

**ALTA / NSPS LAND TITLE SURVEY
3586 NORTH 2000 WEST
FARR WEST CITY, UTAH 84404**

SCHEDULE B - SECTION II EXCEPTIONS


Order Number: 5921581
Reference Number: 16-011251
Effective Date: 06/28/2016 at 8:00 AM

To: Pick-A-Part Properties, L.L.C., a Utah limited liability company
Founders Title Company
Chicago Title Insurance Company
Copart, Inc.

together with their respective successors and assigns and any reinsurer of Title Company, and its successors and assigns, each of whom may rely thereon.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(c), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19, and 21. The field work was completed on August 11, 2016.

Date of Plat: September 2, 2016


Professional Land Surveyor
Nathan B. Weber, PLS
License No. 5152762

Legal Description

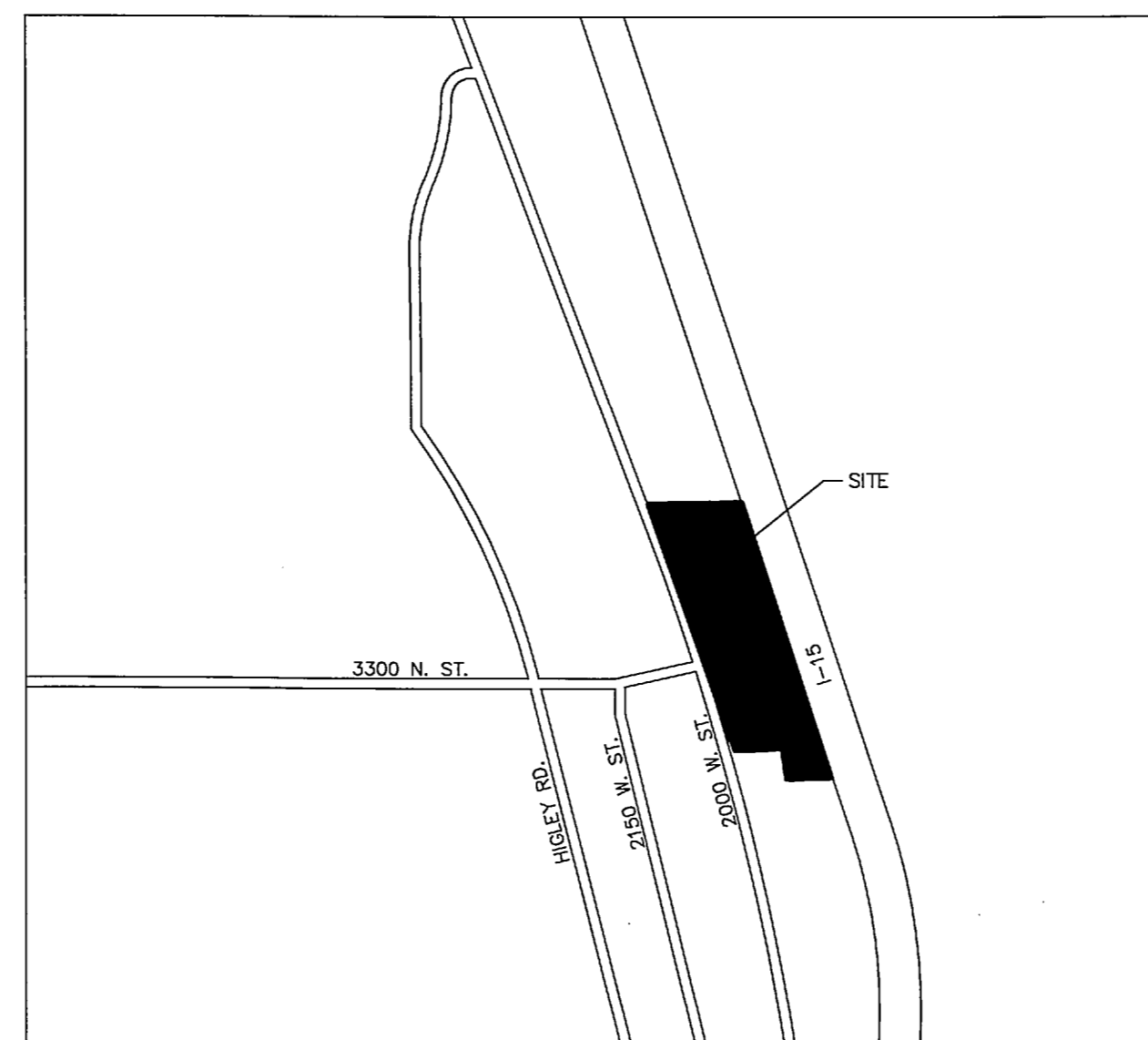
North Parcel :

A Part of the Southeast Quarter of Section 23, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Farr West City, Weber County, Utah. Beginning at a point on the Easterly line of 2000 West Street (State Route 126 (U-84)), being 1245.34 feet South 87°44'15" West along the Section line and Northwesterly along said Easterly line and the arc of a 11,519.20 foot radius curve to the left a distance of 161.99 feet (Central Angle equals 0°48'21", Center bears South 71°02'21" West, and Long Chord bears North 19°21'50" West 161.99 feet), and running thence two (2) courses along said Easterly line of 2000 West Street as follows: (1) Northwesterly along the arc of a 11,519.20 foot radius curve to the left a distance of 173.76 feet (Delta Angle equals 0°51'51", Center bears South 19°46'00" West, Long Chord bears North 20°11'56" West 173.76 feet); and (2) North 20°37'52" West 601.70 feet along said Easterly line of 2000 West Street; thence North 88°48'38" East 517.96 feet to the Westerly line of Interstate 15; South 18°07'09" East 624.19 feet along said Westerly line; thence South 72°14'29" West 366.83 feet; thence South 70°14'00" West 96.27 feet to the point of Beginning.

South Parcel:

A part of the Southeast Quarter of Section 23, and the Northeast Quarter of Section 26, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Farr West City, Weber County, Utah. Beginning at a point on the Easterly line of 2000 West Street (State Route 126 (U-84)), being 1245.34 feet South 87°44'15" West along the Section line from the Northeast corner of said Section 26, and running thence Northwesterly along the arc of a 11,519.20 foot radius curve to the left a distance of 161.99 feet (Central Angle equals 0°48'21", Center bears South 71°02'21" West, and Long Chord bears North 19°21'50" West 161.99 feet) along said Easterly line of 2000 West Street; thence North 70°14'00" East 96.27 feet; thence North 72°14'29" East 366.83 feet to the Westerly line of Interstate 15; thence two (2) courses along said Westerly line as follows: (1) South 18°07'09" East 770.27 feet; and (2) Southeasterly along the arc of a 5,609.58 foot radius curve to the right a distance of 217.07 feet (Central Angle equals 2°13'02", Center bears South 71°2'51" West, and Long Chord bears South 17°00'38" East 217.05 feet) to the North line of Farr West City Commercial Subdivision, Farr West City, Weber County, Utah; thence South 88°00'59" West 244.66 feet along said North line; thence North 7°58'02" West 171.25 feet to and along an existing fence line; thence South 87°44'21" West 264.55 feet to said Easterly line of 2000 West Street (State Route 126 (U-84)); thence Northwesterly along the arc of a 11,519.20 foot radius curve to the left a distance of 516.08 feet (Central Angle equals 2°34'01", Center bears South 73°36'22" West, and Long Chord bears North 17°40'39" West 516.03 feet) along said Easterly line to the point of Beginning.

12. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantee: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
Recorded: August 4, 1982
Entry No.: 861683
Book/Page: 1406/1617
- Survey Findings: The easement is located in the easterly portion of the North and South Parcels and in the south portion of the North parcel as shown. Unable to determine the plotted location of the last call of description based on the information of record. This item affects the North and South Parcels.
13. Easement and the terms, conditions and limitations contained therein:
Recorded: May 26, 1987
Entry No.: 1012501
Book/Page: 1518/346
- Survey Findings: The easement is located in the easterly portion of the North and South Parcels and in the north portion of the North parcel as shown. This item affects the North and South Parcels.
14. Notice of Claim of Interest by Reagan Outdoor Advertising and the terms, conditions and limitations contained therein:
Recorded: March 28, 2007
Entry No.: 2252068
- Survey Findings: This item is blanket in nature and not plotted hereon. This item affects the North and South Parcels.



VICINITY MAP
NO SCALE

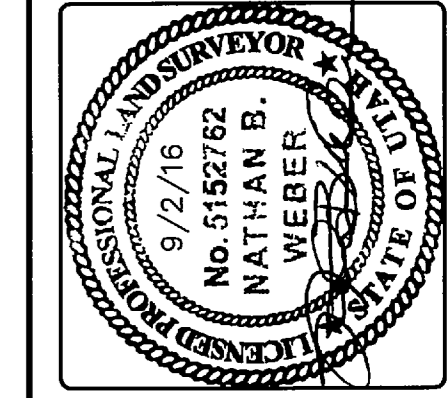
Notes:

- The basis of bearing is North 87°44'15" East between the found brass cap monuments at the Southeast Corner and the South Quarter corner of Section 23, Township 7 North, Range 2 West, Salt Lake Base and Meridian. The survey control was established with GPS from the Utah State VRS system. The GPS data was measured on the Utah State Plane Central USF NAD83 system and was then projected to a local ground system for this survey.
- The purpose of this survey is to retrace and monument the boundary of the described property according to the official records and the location of pertinent existing improvements located on the ground.
- This does not represent a title search by the surveyor. Title information was provided by others for the subject property.
- The location of underground utilities as shown hereon are base on above ground structures and blue stake locations. Additional maps were acquired from utility GIS and mapping departments for verification. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, please contact blue stakes and appropriate agencies.
- North Parcel contains 333,052 square feet or 7.645 acres and South Parcel contains 382,626 square feet or 8.783 acres.
- North and South Parcels have access to 2000 West Street.
- The Purported address of the site is 3586 North 2000 West, Farr West City, Utah 84404.
- North and South Parcels are located within Zone X of the Flood Insurance Rate Map, Community Parcel No. 49057C0200E, which bears and effective date of December 16, 2005.
- North and South Parcels are located in Zone M-1 per the Farr West City Zoning Map.
 - Minimum Lot Area—No requirement
 - Minimum Lot Width—No requirement
 - Maximum Building Height—No requirement
 - Minimum Frontage:
 - Front Yard—20.00'
 - Side Yard—None
 - Rear Yard—None

Conditional uses are restricted to the following: Assembling. Construction services. Dry cleaning and laundry facilities. Major automobile repair, including body work. Packaging. Primary metal industries. Processing. Public and quasi-public uses. Research and development. Warehousing and storage units. Wireless telecommunications facilities.

Parking requirements: See sections 17.44.130 through 17.44.150 of this title. (Ord. 93-003 § 8-6(4)), Farr West City Code
- South Parcel is 76' from the intersection of 2000 West Street and 3300 North Street.
- No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting fieldwork.
- No proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- No observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- There are no parking spaces located on THE North and South Parcels.
- North and South Parcels do not lie within any wetland areas per the Farr West City Maps.
- There is no evidence of the ground being used a cemetery.
- The legal descriptions describe the same property as insured in such title insurance commitment and all property specific exceptions have been noted hereon.
- All areas in Reciprocal Easement Agreements ("REAs") have been denoted on the survey. The limits of any offsite appurtenant easements, if any, are also shown hereon. The limits of any REAs of offsite appurtenant and beneficial easements to the surveyed property are reported, including the location of all buildings, parking spaces, and other improvements thereon.

No.	DATE	REVISIONS	BY



**DIAMOND
LAND SURVEYING, LLC**

6243 South Greenpine Drive
Farr West, Utah 84123
Phone (801) 966-6032
office@diamondlandsurveying.com
www.diamondlandsurveying.com

Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
ALTA/NSPS Land Title Surveys

ALTA/NSPS LAND TITLE SURVEY
3586 NORTH 2000 WEST
FARR WEST, UTAH 84404

ENERCON

RECEIVED
JAN 05 2017
BY: 5636A

DATE PLOTTED	9/2/16
JOB No.	16-132
SHEET	1 OF 2

ALL REPORTS, DRAWINGS, FIELD DATA, FIELD NOTES, EXAMINES, SPECIFICATIONS, CALCULATIONS, ESTIMATES OR ANY REPRESENTATIONS CONTAINED HEREON ARE THE SOLE PROPERTY OF DIAMOND DESIGN AND LAND SURVEYING UNLESS PREVIOUSLY ESTABLISHED BY PRECEDENCE OR WRITTEN AGREEMENT.

