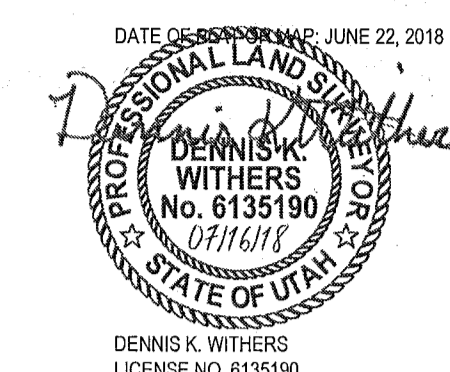


**SURVEYOR'S CERTIFICATE**

TO: STOR-N-LOCK PARTNERS - RIVERDALE, L.L.C., A UTAH LIMITED LIABILITY COMPANY, WELLS FARGO BANK, NATIONAL ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS; FIRST AMERICAN TITLE INSURANCE COMPANY;  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 16, 2018.



DATE OF SURVEY: JUNE 22, 2018

**GENERAL NOTES**

1. MCNEIL ENGINEERING OR MCNEIL ENGINEERING - SURVEYING L.C. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
2. CORNER MONUMENTS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR 2 FEET IN LENGTH AND A RED NYLON CAP STAMPED "MCNEIL ENG." OR A NAIL AND WASHER BEARING THE SAME INSCRIPTION, UNLESS OTHERWISE NOTED HEREON.
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
5. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
6. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.

**TABLE "A" ITEMS**

- 2- THE ADDRESS OF THE SUBJECT PARCEL IS LISTED AS: 4343 SOUTH RIVERDALE RD, RIVERDALE, UTAH 84409
- 4- THE GROSS LAND AREA IS: 118,553 SQ. FT. OR 2.722 ACRES, AS SHOWN HEREON.
- 6a- SEE ZONING INFORMATION THIS SHEET
- 6b- SEE ZONING INFORMATION THIS SHEET
- 7(a)- EXTERIOR DIMENSIONS OF BUILDINGS SHOWN HEREON.
- 7(b)- SQUARE FOOTAGE OF BUILDINGS SHOWN HEREON.
- 7(c)- HEIGHT OF BUILDINGS SHOWN HEREON AND MEASURED AT LOCATIONS INDICATED.
- 8- SUBSTANTIAL IMPROVEMENTS OBSERVED SHOWN HEREON.
- 9- THERE ARE 14 REGULAR PARKING STALLS AND 1 HANDICAP STALLS, TOTALING 14 STALLS IN ALL. NAMES OF ADJOINING OWNERS, SHOWN HEREON.

**DESCRIPTION PER TITLE REPORT**

PARCEL 1:  
 PART OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING 835.23 FEET (837.80 FEET) FROM THE EAST QUARTER CORNER OF SAID SECTION, SAID POINT BEING 50.00 FEET DISTANT AT RIGHT ANGLES ON THE EAST SIDE FROM THE CENTER OF THE UNION PACIFIC RAILROAD RUNNING THENCE N14°32'24"E, 421.80 FEET (NORTH 12°28' EAST, 435.8 FEET) TO THE RAILROAD; THENCE S49°00'00"E, 238.38 FEET (S39°17'15" E, 238.38 FEET) (S39°17'15" (S39°17'15" E, 273.33 FEET (N49°10'30" E, 4.82 FEET (S39°17'15" E, 273.33 FEET) TO THE NORTHWESTERLY LINE OF THAT CERTAIN PROPERTY THAT WAS DEEDED TO THE UTAH DEPARTMENT OF TRANSPORTATION AS PART OF THE BRIDGE REPLACEMENT ON STATE ROUTE 26 KNOWN AS PROJECT NO. 0026; THENCE ALONG SAID NORTHWESTERLY LINE S39°22'27"W, 30.00 FEET (S39°17'15" W, 30.00 FEET) CONTINUING ALONG SAID LINE S23°07'04"W, 52.44 FEET (S24°13'21"W, 52.50) TO THE NEW RIGHT-OF-WAY LINE OF RIVERDALE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE S39°58'56"W, 175.47' (S39°41'17"W) THENCE ALONG SAID RIGHT-OF-WAY LINE S89°14'41"W, 313.74 FEET (S89°08'59"W) TO A POINT ON A 210.54 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG SAID RADIUS CURVE TO THE RIGHT 95.91 FEET (CHORD BEARS S39°07'17"W, 80.09 FEET) TO THE EASTERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY N14°32'24"E, 339.88 FEET (NORTH 12°28) TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED BY THAT CERTAIN BOUNDARY AGREEMENT RECORDED FEBRUARY 01, 2007 AS ENTRY NO. 2239492 OF OFFICIAL RECORDS.

PARCEL 2:  
 THOSE EASEMENTS CREATED BY THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED JANUARY 5, 2007 BY AND BETWEEN STOR-N-LOCK PARTNERS - RIVERDALE, L.L.C., A UTAH LIMITED LIABILITY COMPANY AND RIVERDALE CENTER IV, L.L.C., A UTAH LIMITED LIABILITY COMPANY, RECORDED FEBRUARY 1, 2007 AS ENTRY NO. 2239493 OF OFFICIAL RECORDS.

**SURVEY NARRATIVE**

THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED AT THE REQUEST OF McCULLOUGH-JONES LAND COMPANY FOR THE PURPOSE OF ESTABLISHING THE BOUNDARIES OF THE SUBJECT PARCEL LISTING SCHEDULE B-2 EXCEPTIONS TO COVERAGE CITED IN THE COMMITMENT FOR TITLE INSURANCE.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 1°09'35" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 07, BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 07, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.

THE WEST LINE OF THE SUBJECT PARCEL WAS SET AT A 50.00 FOOT OFFSET FROM THE CENTERLINE OF EASTBOUND TRACKS. THIS OFFSET LINE CLOSELY MATCHES THE LINE ESTABLISHED BY THE RIVERDALE CENTER IV SUBDIVISION.

THE NORTHEASTERLY LINE WAS ESTABLISHED COINCIDENT WITH THE COMMON LINE OF RIVERDALE CENTER IV SUBDIVISION, AS IT IS MONUMENTED ON THE GROUND. NOTE: RECORD TIES TO THE SUBDIVISION DO NOT APPEAR TO MATCH THE GREAT REBAR CAP MARKING THAT LINE. THE LOCATION OF THE SUBDIVISION WAS ADJUSTED TO MATCH THE FOUND MONUMENTS.

THE EASTERLY LINE WAS ESTABLISHED COINCIDENT WITH THE RIGHT OF WAY LINE OF SR-26 (RIVERDALE ROAD) PER THE THOMPSON-HYSSELL "RIGHT OF WAY DEDICATION PLAT", PREPARED FOR THE DEPARTMENT OF TRANSPORTATION. THIS MAP REFERENCES AND MATCHED THE OFFICIAL UDOT RIGHT OF WAY MAPS. SEE SHEETS 8, 9, & 10 PROJECT NO.: STP-BRF-0026(2).

**TITLE INFORMATION**

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON SHOULD BE OBTAINED FROM A TITLE SEARCH PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES. EFFECTIVE DATE: MAY 22, 2018, AT 7:30 AM.

**SCHEDULE B-2 EXCEPTIONS**

- THE FOLLOWING ARE SCHEDULE B-2 EXCEPTIONS TO COVERAGE CITED IN THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE THAT ARE ADDRESSED BY THIS MAP. ITEMS NOT LISTED BELOW ARE WITHIN NOT PLOTTABLE, OR NOT A SURVEY MATTER.
- 10 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR ELECTRIC TRANSMISSION AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH POWER AND LIGHT COMPANY, A CORPORATION BY INSTRUMENT RECORDED MAY 24, 1913 IN BOOK H AT PAGE 407 OF OFFICIAL RECORDS; EASEMENT IS BLANKET IN NATURE. NOTHING PLOTTED.
  - 11 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR CONVEYING GAS AND INCIDENTAL PURPOSES, AS GRANTED TO MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER LAWS OF THE STATE OF UTAH BY INSTRUMENT RECORDED DECEMBER 19, 1939 AS ENTRY NO. 21473 IN BOOK X AT PAGE 50 OF OFFICIAL RECORDS; (NO SPECIFIC LOCATION OF EASEMENT DEFINED. NOTHING SHOWN)
  - 12 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR GAS TRANSMISSION AND INCIDENTAL PURPOSES, AS GRANTED TO MOUNTAIN FUEL SUPPLY COMPANY, A CORPORATION OF THE STATE OF UTAH BY INSTRUMENT RECORDED MARCH 22, 1983 AS ENTRY NO. 876008 IN BOOK 1421 AT PAGE 266 OF OFFICIAL RECORDS; (NO SPECIFIC LOCATION OF EASEMENT AREA DEFINED. GAS LINE LOCATION APPEARS TO BE WITHIN RIVERDALE ROAD RIGHT OF WAY, PER EXHIBIT CITED THEREON; APPROXIMATE LOCATION OF GAS LINE SHOWN HEREON)
  - 13 EFFECTS OF A BOUNDARY LINE AGREEMENT BY AND BETWEEN RIVERDALE CENTER IV, L.L.C., A UTAH LIMITED LIABILITY COMPANY AND STOR-N-LOCK PARTNERS-RIVERDALE, L.L.C., A UTAH LIMITED LIABILITY COMPANY, WHEREIN THE PARTIES THERETO AGREE THAT A COMMON FENCE LINE SHALL BE THE BOUNDARY BETWEEN THEIR RESPECTIVE PROPERTIES, RECORDED FEBRUARY 01, 2007 AS ENTRY NO. 2239492 OF OFFICIAL RECORDS. (SAME AS PARCEL 2, CITED IN SCHEDULE A) DRIVE LANE 1 DEPICTED ON EXHIBIT ATTACHED THERETO, PROVIDED ACCESS TO RIVERDALE ROAD FROM NORTHEASTERLY CORNER OF SUBJECT PARCEL, THROUGH ADJOINING PARCEL, TO THE NORTH. POINT OF ACCESS SHOWN HEREON.)
  - 14 DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED JANUARY 05, 2007 BY AND BETWEEN STOR-N-LOCK PARTNERS-RIVERDALE, L.L.C., A UTAH LIMITED LIABILITY COMPANY AND RIVERDALE CENTER IV, L.L.C., A UTAH LIMITED LIABILITY COMPANY RECORDED FEBRUARY 01, 2007 AS ENTRY NO. 2239493 OF OFFICIAL RECORDS. (SAME AS PARCEL 2, CITED IN SCHEDULE A) DRIVE LANE 1 DEPICTED ON EXHIBIT ATTACHED THERETO, PROVIDED ACCESS TO RIVERDALE ROAD FROM NORTHEASTERLY CORNER OF SUBJECT PARCEL, THROUGH ADJOINING PARCEL, TO THE NORTH. POINT OF ACCESS SHOWN HEREON.)
  - 15 ENVIRONMENTAL INSPECTION EASEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, DATED JUNE 24, 2008 BETWEEN STOR-N-LOCK PARTNERS-RIVERDALE, L.L.C., A UTAH LIMITED LIABILITY COMPANY AND FARM BUREAU LIFE INSURANCE COMPANY OF MICHIGAN, A MICHIGAN INSURANCE CORPORATION, RECORDED JUNE 26, 2008 AS ENTRY NO. 2350356 OF OFFICIAL RECORDS. (NO EASEMENTS TO PLOT. NOTHING SHOWN.)
  - 16 EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION UNDER ACTION NO. 2-10-CV-0477-BSJ IN THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF UTAH, CENTRAL DIVISION - SALT LAKE CITY, BATTLED MOTE, LLC, THE MICHAEL C. NORTH FAMILY TRUST, AND BELLE AUTO TRUCK STOP, INC. FOR THOSE STATES AND ALL OTHERS SIMILARLY SITUATED, PLAINTIFFS, VS. LEVEL 3 COMMUNICATIONS, LLC, SPRING COMMUNICATIONS COMPANY, L.P., AND QWEST COMMUNICATIONS CORPORATION, DEFENDANTS, RECORDED OCTOBER 29, 2013 AS ENTRY NO. 2661998 OF OFFICIAL RECORDS; (NO DEFINITIVE LOCATION OF EASEMENT AREA DEFINED. NOTHING SHOWN.)

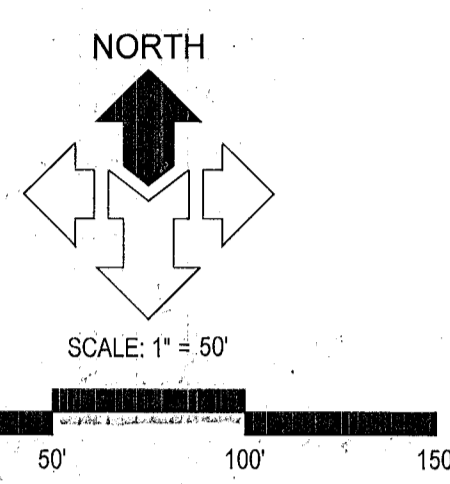
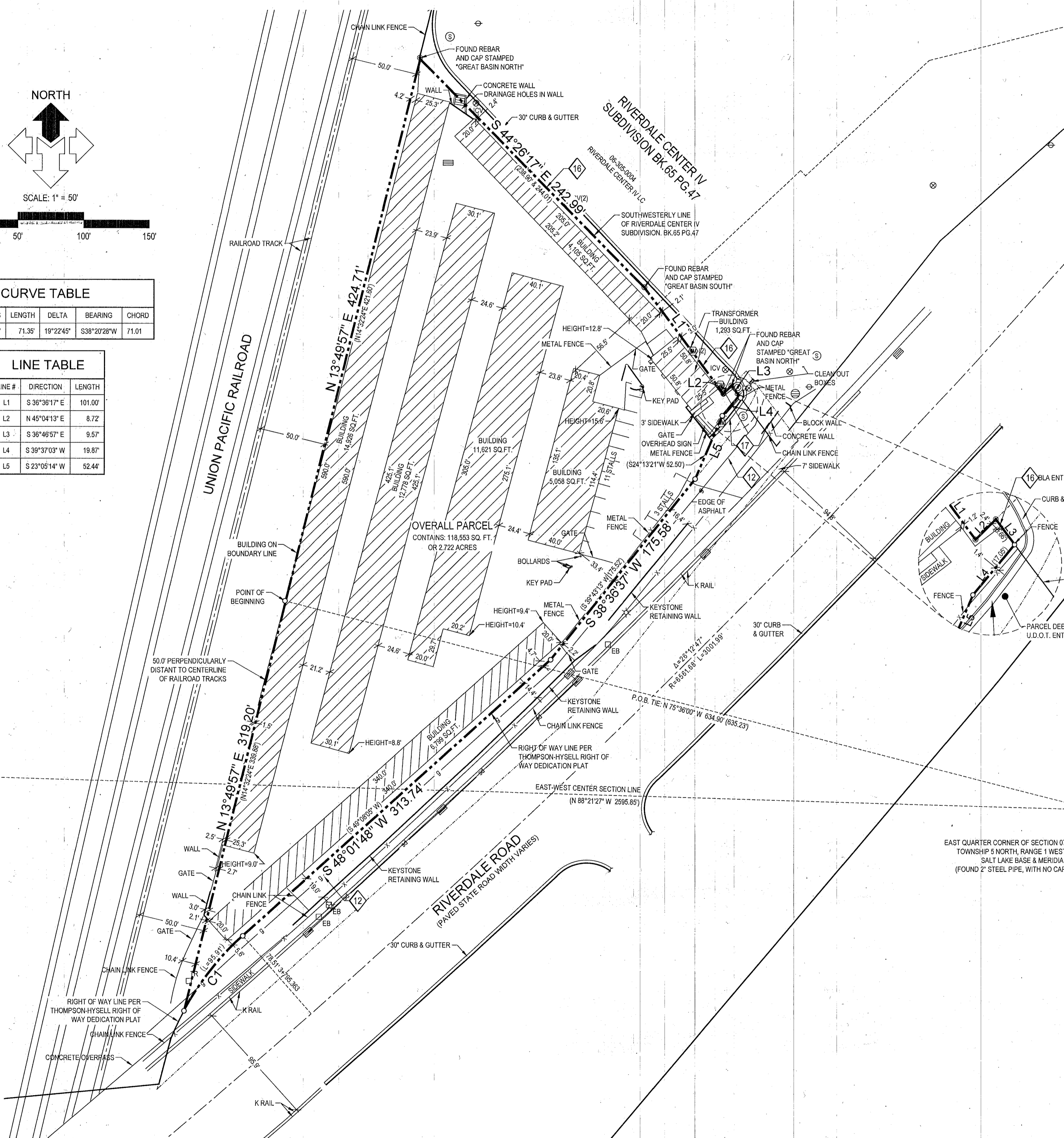
**ZONING INFORMATION**

THE SUBJECT PARCEL IS LOCATED RIVERDALE CITY ZONING DISTRICT "O-3" (REGIONAL COMMERCIAL DISTRICT). PER PER ZONING REPORT DATED JULY 20, 2016, PREPARED BY ZONING INFO NO. SITE 102-0746 THE FOLLOWING ARE GENERAL PROVISIONS/RESTRICTIONS CITED IN THE ABOVE REFERENCED ZONING REPORT. INTERESTED PARTIES SHOULD CONSULT WITH CITY PLANNING STAFF PRIOR TO ANY FUTURE DEVELOPMENT OF THE PARCEL.

BUILDING HEIGHT: 1 STORY; FRONT SETBACK: 20 FEET; REAR SETBACK: 20 FEET; PARKING: 6

PER ZONING LETTER FROM RIVERDALE CITY, DATED JUNE 5, 2016 THE USE AND OPERATION OF THE PARCEL IS LEGAL NONCONFORMING EXISTING CONDITIONS AND STANDARDS ARE LEGALLY "GRANDFATHERED" IN FOR THIS PROPERTY AS A STORAGE UNIT FACILITY SITE. AND THERE ARE NO OUTSTANDING VIOLATIONS WITH RIVERDALE CITY LAWS, ORDINANCES, AND REGULATIONS. NOR ARE THERE ANY OUTSTANDING ISSUES BEING REVIEWED OR ADDRESSED BY RIVERDALE CITY LEADERSHIP.

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 DEC 16 2018  
 BY: 6143



**CURVE TABLE**

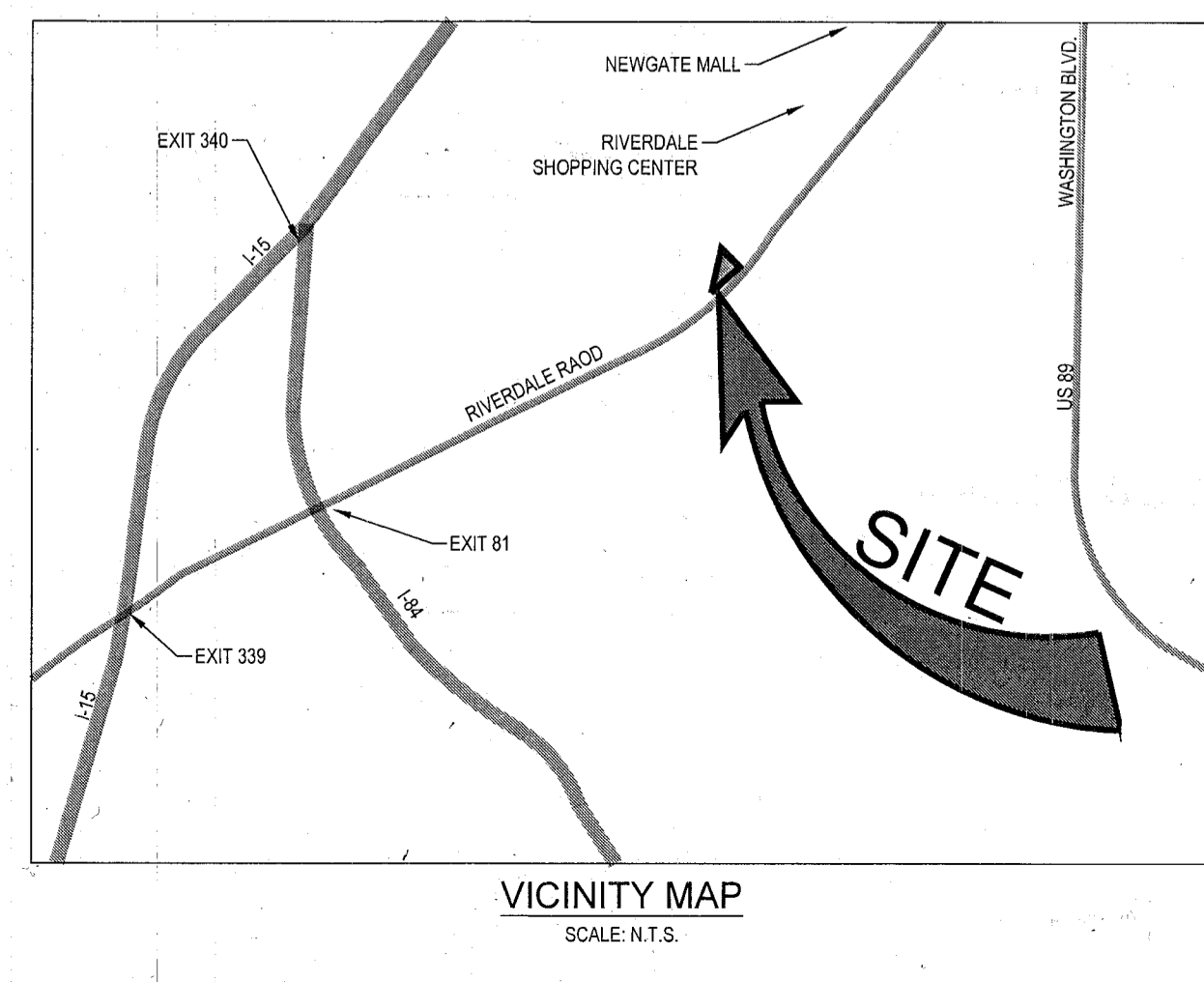
CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	210.94'	71.38'	19°22'45"	S38°20'28"W	71.01'

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S 36°36'17" E	101.00'
L2	N 45°04'13" E	8.72'
L3	S 36°46'57" E	9.57'
L4	S 39°37'03" W	19.87'
L5	S 22°05'14" W	52.44'

**LEGEND**

--- ADJOINING PROPERTY LINE	⊙ FIRE HYDRANT
- - - SUBDIVISION LINE	⊕ WATER MANHOLE
— — — PROPERTY LINE	⊕ WATER METER
- - - SECTION LINE	⊕ WATER VALVE
- - - EASEMENT LINE	⊕ EB ELECTRIC BOX
- - - EXISTING FENCE	⊕ EM ELECTRIC MANHOLE
- - - POWER LINE	⊕ EM ELECTRIC METER
- - - TELEPHONE LINE	GUY WIRE
- - - WATER LINE	⊕ LP LIGHT POLE
- - - SANITARY SEWER LINE	⊕ SP POWER POLE
- - - STORM DRAIN LINE	⊕ TRANS TRANSFORMER
- - - GAS LINE	⊕ SSSCO SANITARY SEWER CLEAN OUT
⊕ IRRIGATION CONTROL VALVE	⊕ SSM SANITARY MANHOLE
⊕ TELEPHONE MANHOLE	⊕ GAS MANHOLE
⊕ TELEPHONE RISER	⊕ RD ROOF DRAIN
⊕ SIGN	⊕ SDM STORM DRAIN CATCH BASIN



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**STOR-N-LOCK PARTNERS - RIVERDALE, LLC PARCEL**

**McCULLOUGH-JONES LAND COMPANY**  
 4343 SOUTH RIVERDALE RD, RIVERDALE, UTAH 84405  
 SECTION INFORMATION

REV	DATE	DESCRIPTION
1	6/22/18	RELEASE TO CLIENT
2	7/16/18	UPDATE PER ZONING REPORT

PROJECT NO: 18337  
 CAD FILE: 18337ALT  
 DRAWN BY: KSL  
 CALC BY: DKW  
 FIELD CREW: SSB  
 CHECKED BY: DKW  
 DATE: 6/22/18

**ALTA/NSPS LAND TITLE SURVEY**

**1 OF 1**