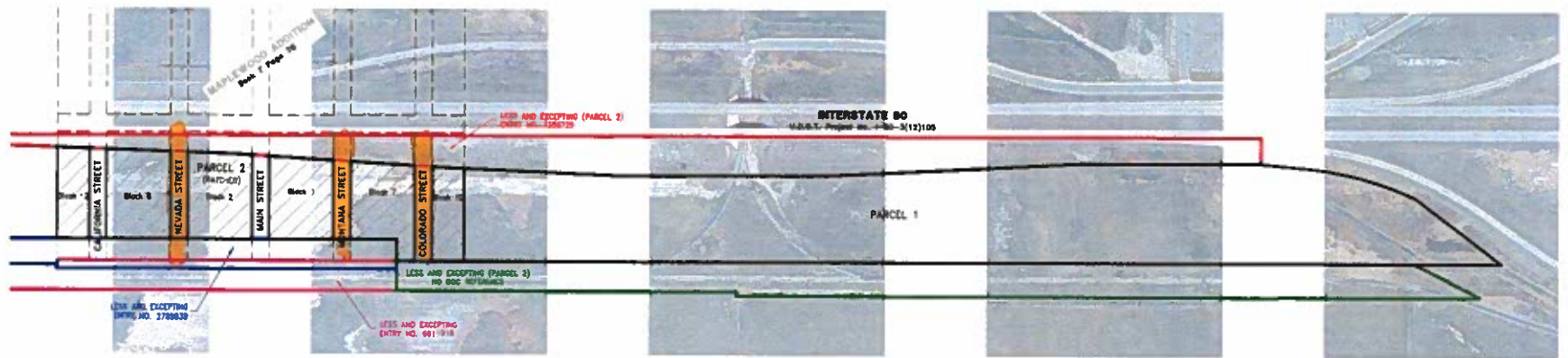




DRAWN BY: J. J. J. DATE: 11/21/21
 CHECKED BY: J. J. J. DATE: 11/21/21
 DESIGNED BY: J. J. J. DATE: 11/21/21
 APPROVED BY: J. J. J. DATE: 11/21/21

PATRIOT RAIL
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



PARCEL EXHIBIT
METRO NATIONAL TITLE COMMITMENT NO. 92580
 IN THE SE 1/4 SEC 34, SW 1/4 & SE 1/4 SEC 35,
 TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

PROJECT NO.		4038
SHEET NO.		1 OF 1
DATE	BY	DATE
11/21/21	J. J. J.	11/21/21
11/21/21	J. J. J.	11/21/21

MAPLEWOOD ADDITION - SALT LAKE CITY

SURVEYORS' CERTIFICATE

[illegible]

PARCELS OF LAND DESIGNATED FOR PUBLIC USE

STREETS
Avenues and street are 66 ft wide and 1800 ft long running east and west.
Streets are 66 ft wide and 1800 ft. long running north and south.

DIMENSIONS OF ULOCALS

TIMBER SHIMS OR BLOCKS

Blocks one to eight inclusive are swept by 200 ft.

" nine, twelve	" 300	" 125
" fifteen, seventeen	" 240	" 172
" thirteen and eighteen	" 175	" 125

OWNERS DEDICATION

OWNERS' DECLARATION
 KNOW all men by these presents that THE HOMER REALTY COMPANY owners of the above described land having caused the same to be subdivided into blocks, streets and avenues is in heretofore known as MAPLEWOOD ADDITION TO SALT LAKE CITY, a hereby declare for the perpetual use of the public all parcels of land designated in the Surveyors Certificate and shown on this map as intended for public use. In witness whereof we have hereunto set our hands and seals this 20 day of January A.D. 1911.

In presence of

[illegible]

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

State of Utah }
County of Salt Lake }

On this 36th day of January A.D. 1911 personally appeared before me the undersigned Notary Public in and for said Salt Lake County, Thomas Hunter and E.W. Guss, being duly sworn, and they have acknowledged to me that the President of the Secretary respectively of The Homer Smith Company and that the aforesaid instrument was signed in behalf of said Corporation, by authority of a resolution of the Board of Directors and the said Thomas Hunter and E.W. Guss acknowledge to me that said Corporation executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

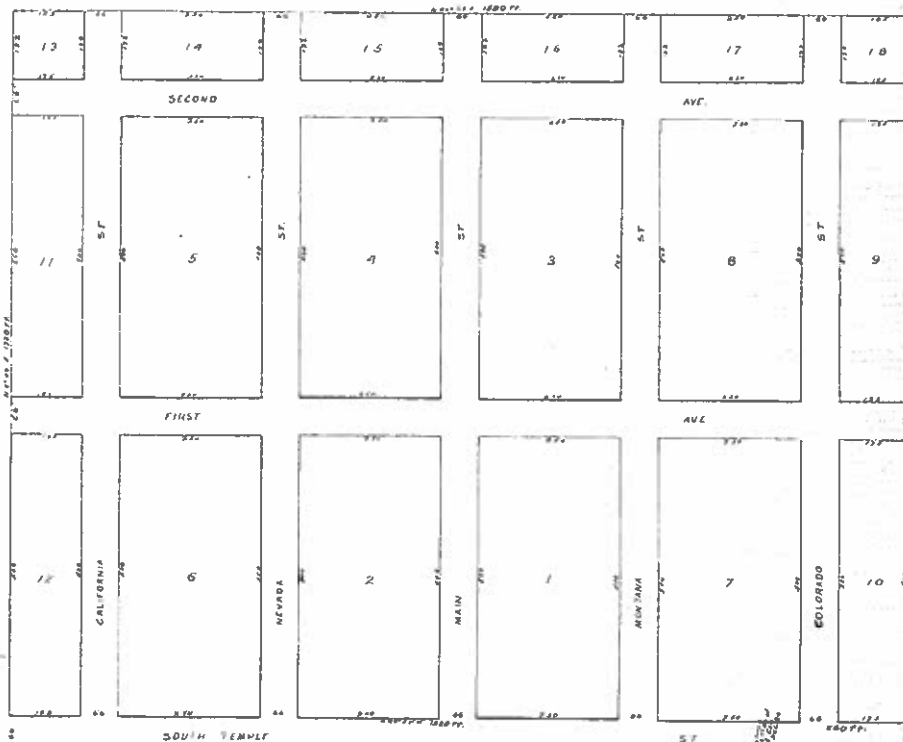
for E. W. Guss

COUNTY SURVEYOR'S CERTIFICATE

COUNTY SURVEYORS CERTIFICATE
I hereby certify that I have examined and checked
the dimensions given on this map and found the same
correct.

County Surveyor.

Approved by the Board of
County Commissioners this 2nd
day of ~~January~~ AD 1911.
Thomas J. [illegible]
County Clerk.



70

F-70

SURVEYOR'S CERTIFICATE

I, James E. Peltz, a Professional Land Surveyor as prescribed by the laws of the State of Utah and holding License Number 173548, do hereby certify a survey of the described property was made under my direction and the map herein is a true and correct representation of said survey.

Date September 27, 2023

James E. Peltz
P.L.S. No. 173548



PROPERTY DESCRIPTION
(Record of Survey No. S2021-04-0204 on file at the office of the Salt Lake County Surveyor)

PARCEL 1

A Parcel of land located southerly of the Interstate 80 Highway, Utah Department of Transportation Project No. 1-80-2(12)105 and northerly of the Salt Lake Garfield & Western Railroad property in the Southeast Quarter of Section 34, Township 1 North, Range 2 West, Salt Lake Base & Meridian in Salt Lake City, Salt Lake County, Utah, and being a part and portion of that certain property as described in the Special Warranty Deed recorded as Entry Number 4720114, more particularly described as follows:

That certain part and portion of Block 12, Mapsecond Addition to Salt Lake City, recorded in Book "T" at Page 70, BEGINNING at a point 1318.45 feet South 89°56'44" West along the Township and Section line and 150.00 feet North 0°02'32" East from the Stone monument found marking the Southeast corner of said Section 34 (referenced as 14292401) in the records of the Salt Lake County Surveyor) and running thence North 0°02'32" East 354.70 feet along the west boundary of said Block 12 to said boundary of the I-80 Highway; thence South 89°57'37" East 125.03 feet along said Highway to the east boundary of said Block 12; thence South 0°02'37" West 250.50 feet along said line to the boundary of said Railroad; thence South 89°56'44" West 124.85 feet along said line to the POINT OF BEGINNING. Containing 44,096 square feet or 1.012 acres, more or less.

PARCEL 2

A Parcel of land located southerly of the Interstate 80 Highway, Utah Department of Transportation Project No. 1-80-2(12)105 and northerly of the Salt Lake Garfield & Western Railroad property in the Southeast Quarter of Section 34, Township 1 North, Range 2 West, Salt Lake Base & Meridian in Salt Lake City, Salt Lake County, Utah, and being a part and portion of that certain property as described in the Special Warranty Deed recorded as Entry Number 4720114, more particularly described as follows:

That certain part and portion of Block 6, Mapsecond Addition to Salt Lake City, recorded in Book "T" at Page 70, BEGINNING at a point 1284.48 feet South 89°56'44" West along the Township and Section line and 150.00 feet North 0°02'32" East from the Stone monument found marking the Southeast corner of said Section 34 (referenced as 14292401) in the records of the Salt Lake County Surveyor) and running thence North 0°02'37" East 348.41 feet along the west boundary of said Block 6 to said boundary of the I-80 Highway; thence South 89°57'37" East 250.50 feet along said Highway to the east boundary of said Block 6; thence South 0°02'37" West 340.18 feet along said line to the boundary of said Railroad; thence South 89°56'44" West 240.31 feet along said line to the POINT OF BEGINNING. Containing 66,044 square feet or 1.575 acres, more or less.

PARCEL 3

A Parcel of land located southerly of the Interstate 80 Highway, Utah Department of Transportation Project No. 1-80-2(12)105 and northerly of the Salt Lake Garfield & Western Railroad property in the Southeast Quarter of Section 34, Township 1 North, Range 2 West, Salt Lake Base & Meridian in Salt Lake City, Salt Lake County, Utah, and being a part and portion of that certain property as described in the Special Warranty Deed recorded as Entry Number 4720114, more particularly described as follows:

That certain part and portion of Block 2, Mapsecond Addition to Salt Lake City, recorded in Book "T" at Page 70, BEGINNING at a point 812.58 feet South 89°56'44" West along the Township and Section line and 150.00 feet North 0°02'32" East from the Stone monument found marking the Southeast corner of said Section 34 (referenced as 14292401) in the records of the Salt Lake County Surveyor) and running thence North 0°02'37" East 337.98 feet along the west boundary of said Block 2 to said boundary of the I-80 Highway; thence South 89°57'37" East 170.51 feet along said Highway to the east boundary of said Block 2; thence South 0°02'37" West 327.43 feet along said line to the boundary of said Railroad; thence South 89°56'44" West 248.91 feet along said line to the POINT OF BEGINNING. Containing 63,347 square feet or 1.513 acres, more or less.

PARCEL 4

A Parcel of land located southerly of the Interstate 80 Highway, Utah Department of Transportation Project No. 1-80-2(12)105 and northerly of the Salt Lake Garfield & Western Railroad property in the Southeast Quarter of Section 34, Township 1 North, Range 2 West, Salt Lake Base & Meridian in Salt Lake City, Salt Lake County, Utah, and being a part and portion of that certain property as described in the Special Warranty Deed recorded as Entry Number 4720114, more particularly described as follows:

That certain part and portion of Block 1, Mapsecond Addition to Salt Lake City, recorded in Book "T" at Page 70, BEGINNING at a point 486.88 feet South 89°56'44" West along the Township and Section line and 150.00 feet North 0°02'32" East from the Stone monument found marking the Southeast corner of said Section 34 (referenced as 14292401) in the records of the Salt Lake County Surveyor) and running thence North 0°02'37" East 333.53 feet along the west boundary of said Block 1 to said boundary of the I-80 Highway; thence South 89°57'37" East 230.38 feet along said Highway to the east boundary of said Block 1; thence South 0°02'37" West 307.80 feet along said line to the boundary of said Railroad; thence South 89°56'44" West 218.50 feet along said line to the POINT OF BEGINNING. Containing 76,884 square feet or 1.740 acres, more or less.

PARCEL 5

A Parcel of land located southerly of the Interstate 80 Highway, Utah Department of Transportation Project No. 1-80-2(12)105 and northerly of the Salt Lake Garfield & Western Railroad property in the Southeast Quarter of Section 34 and in the Southeast Quarter of Section 23, Township 1 North, Range 2 West, Salt Lake Base & Meridian in Salt Lake City, Salt Lake County, Utah, and being a part and portion of that certain property as described in the Special Warranty Deed recorded as Entry Number 4720114, more particularly described as follows:

That certain part and portion of Block 2, Mapsecond Addition to Salt Lake City, recorded in Book "T" at Page 70, BEGINNING at a point 180.80 feet South 89°56'44" West along the Township and Section line and 150.00 feet North 0°02'32" East from the Stone monument found marking the Southeast corner of said Section 34 (referenced as 14292401) in the records of the Salt Lake County Surveyor) and running thence North 0°02'37" East 303.68 feet along the west boundary of said Block 2 to said boundary of the I-80 Highway; thence South 89°57'37" East 230.38 feet along said Highway to the east boundary of said Block 2; thence South 0°02'37" West 372.13 feet along said line to the boundary of said Railroad; thence South 89°56'44" West 85.08 feet along said line, thence North 0°04'33" East 84.50 feet along said line, thence South 89°56'44" West 180.85 feet to the POINT OF BEGINNING. Containing 79,758 square feet or 1.831 acres, more or less.

PARCEL 6

A Parcel of land located southerly of the Interstate 80 Highway, Utah Department of Transportation Project No. 1-80-2(12)105 and northerly of the Salt Lake Garfield & Western Railroad property in the Southeast Quarter of Section 35, Township 1 North, Range 2 West, Salt Lake Base & Meridian in Salt Lake City, Salt Lake County, Utah, and being a part and portion of that certain property as described in the Special Warranty Deed recorded as Entry Number 4720114, more particularly described as follows:

That certain part and portion of Block 10, Mapsecond Addition to Salt Lake City, recorded in Book "T" at Page 70, BEGINNING at a point 135.27 feet North 89°57'48" East along the Township and Section line and 86.00 feet North 0°02'17" West from the Stone monument found marking the Southeast corner of said Section 34 (referenced as 14292401) in the records of the Salt Lake County Surveyor) and running thence North 0°02'37" East 348.53 feet along the west boundary of said Block 10 to said boundary of the I-80 Highway; thence South 89°57'37" East 22.77 feet along said Highway; thence South 89°57'37" East 102.30 feet along said Highway to the east boundary of said Block 10; thence South 0°02'14" West 282.24 feet along said line to the boundary of said Railroad; thence South 89°57'48" West 124.63 feet along said line to the POINT OF BEGINNING. Containing 45,588 square feet or 1.047 acres, more or less.

PARCEL 7

A Parcel of land located southerly of the Interstate 80 Highway, Utah Department of Transportation Project No. 1-80-2(12)105 and northerly of the Salt Lake Garfield & Western Railroad property in the Southeast Quarter of Section 35, Township 1 North, Range 2 West, Salt Lake Base & Meridian in Salt Lake City, Salt Lake County, Utah, and being a part and portion of that certain property as described in the Special Warranty Deed recorded as 12712808, more particularly described as follows:

BEGINNING at a point 280.14 feet North 89°57'48" East along the Township and Section line and 86.00 feet North 0°02'17" West from the Stone monument found marking the Southeast corner of said Section 34 (referenced as 14292401) in the records of the Salt Lake County Surveyor) and running thence North 0°02'37" East 352.34 feet along the west boundary of said Block 10 to said boundary of the I-80 Highway; thence South 89°57'15" East 588.34 feet along said Highway; thence North 89°57'37" East 110.63 feet along said Highway to said Railroad and a point on a 522.82 foot radius non-tangent curve to the right; thence South 89°57'37" East 125.03 feet along said Highway to the east boundary of said Block 10; thence South 47°11'38" West 465.80 feet along said Railroad to a non-tangent line; thence South 89°57'48" West 844.88 feet along said Railroad to the POINT OF BEGINNING. Containing 308,808 square feet or 7.048 acres, more or less.

PARCEL 8

A Parcel of land located southerly of the Interstate 80 Highway, Utah Department of Transportation Project No. 1-80-2(12)105 and northerly of the Salt Lake Garfield & Western Railroad property in the Southeast Quarter of Section 35, Township 1 North, Range 2 West, Salt Lake Base & Meridian in Salt Lake City, Salt Lake County, Utah, and being a part and portion of that certain property as described in the Special Warranty Deed recorded as 12712808, more particularly described as follows:

BEGINNING at a point 1002.15 feet North 89°57'48" East along the Township and Section line and 86.00 feet North 0°02'17" West from the Stone monument found marking the Southeast corner of said Section 34 (referenced as 14292401) in the records of the Salt Lake County Surveyor) and running thence North 0°02'37" East 352.34 feet along the west boundary of said Block 10 to said boundary of the I-80 Highway; thence South 89°57'15" East 588.34 feet along said Highway; thence North 89°57'37" East 110.63 feet along said Highway to said Railroad and a point on a 522.82 foot radius non-tangent curve to the right; thence South 89°57'37" East 125.03 feet along said Highway to the east boundary of said Block 10; thence South 47°11'38" West 465.80 feet along said Railroad to a non-tangent line; thence South 89°57'48" West 844.88 feet along said Railroad to the POINT OF BEGINNING. Containing 64,888 square feet or 1.501 acres, more or less.

PARCEL 9

A Parcel of land located southerly of the Interstate 80 Highway, Utah Department of Transportation Project No. 1-80-2(12)105 and northerly of the Salt Lake Garfield & Western Railroad property in the Southeast Quarter of Section 35, Township 1 North, Range 2 West, Salt Lake Base & Meridian in Salt Lake City, Salt Lake County, Utah, and being a part and portion of that certain property as described in the Special Warranty Deed recorded as 12712808, more particularly described as follows:

BEGINNING at a point 1888.05 feet North 89°57'48" East along the Township and Section line and 86.00 feet North 0°02'17" West from the Stone monument found marking the Southeast corner of said Section 34 (referenced as 14292401) in the records of the Salt Lake County Surveyor) and running thence North 0°02'37" East 352.34 feet along the west boundary of said Block 10 to said boundary of the I-80 Highway; thence South 89°57'15" East 588.34 feet along said Highway; thence North 89°57'37" East 110.63 feet along said Highway to said Railroad and a point on a 522.82 foot radius non-tangent curve to the right; thence South 89°57'37" East 125.03 feet along said Highway to the east boundary of said Block 10; thence South 47°11'38" West 465.80 feet along said Railroad to a non-tangent line; thence South 89°57'48" West 844.88 feet along said Railroad to the POINT OF BEGINNING. Containing 1,018,488 square feet or 23.361 acres, more or less.

REMARKS

A property boundary and topographic mapping survey of the subject property was requested by Salt Lake Garfield and Western Railroad as a part of future design considerations.

The descriptions used are a part and portion of those described in these certain Special Warranty Deeds recorded as Entry Numbers 4720114 & 12712808 and Corrective Warranty Deed recorded as Entry No. 12714306, which do not specifically describe each of the parcel areas separately. Parcel descriptions were prepared for Property Reserve Inc. as shown on ROS No. S2021-04-0204 and are used for this survey at the request of Salt Lake Garfield and Western Railroad.

The blocks of bearings for this survey in North 89°57'48" East 2540.22 feet measured between the Southeast Corner and South Quarter Corner of Section 35, Township 1 North, Range 2 West, Salt Lake Base & Meridian as referenced as S2021-04-0204.

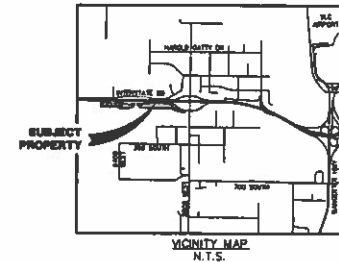
The vertical benchmark utilized for the elevation shown is the brass cap monument found marking the West Quarter Corner of Section 2, T1S, R2W, S8E44 (Salt Lake County Instrument No. 12080385), elevation 4228.58' (NAVD83).

SURVEYOR'S NOTES

A. The witness shown have been located from reliable indications surveyed on the project site and from information provided. The surveyor has not physically located the underground utilities and makes no guarantee that the witness shown herein comprise all such utilities in the area other than as indicated.

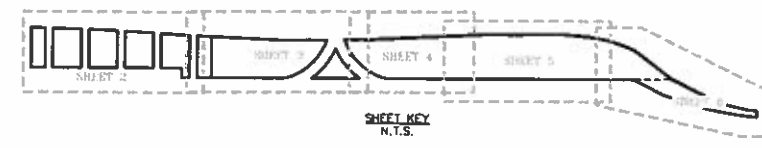
REFERENCES

1. Record of Survey No. S2021-04-0204 & S2023-04-0201



UTILITY CONTACTS

Culinary Water, Storm Drain & Sanitary Sewer	Salt Lake City	801-347-8024 publicutil@slccity.gov
Power	Rocky Mountain Power	503-813-8993 gloadpt@rockymtnpower.com
Natural Gas	Dominion Energy	801-324-3870 map.requests@dominionenergy.com
Natural Gas	UNEV Pipeline LLC (Holly Energy)	972-322-7389 crowford.adams@hollyenergy.com
Telecommunications	CentraCom Interactive	435-427-3331 a.foote@centracom.com
Telecommunications	Lumen/CenturyLink	385-479-7357 larry.bohler@lumen.com
Telecommunications	FirstDigital Telecom	801-456-1095 bbm@firstdigital.com
Telecommunications	Verizon Business (MO)	800-624-8675 investigations@verizon.com
Telecommunications	Syrinx Networks	800-454-7214 gib@syrixnetworks.net
Telecommunications	Utopia Fiber	801-613-3854 xuv@utopiafiber.org
Telecommunications	Zayo Fiber Solutions	360-228-2613 tch.esp@zayo.com
Telecommunications	Beehive Engineering	435-837-6141 engineering@beehive.net
Telecommunications	Google Fiber	801-471-5104 gfbw-utility-requests@google.com
Telecommunications & Traffic Signals	UDOT Region II	801-887-3403 r2permit@utah.gov



SALT LAKE GARFIELD & WESTERN RAILROAD
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



PROPERTY BOUNDARY & TOPOGRAPHIC SURVEY
APPROXIMATELY 6 SOUTH 5600 WEST
IN THE SW 1/4 of SEC 34, SW 1/4 & SE 1/4 SEC 35,
TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

PROJECT NO.	4004
SHEET NO.	1 of 6
DATE	SEP 27, 2023
BY	JEP
CHECKED BY	JEP
DATE	SEP 27, 2023
SCALE	N/A

DATE: 9/27/2023 DRAWN BY: JEP CHECKED BY: JEP DATE: 9/27/2023

