



State of Utah—Department of Administrative Services

DIVISION OF FACILITIES CONSTRUCTION
AND MANAGEMENT

4110 State Office Building/Salt Lake City, Utah 84114/538-3018

NEW SALT LAKE CITY WINE STORE
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
300 WEST HARRIS AVE. (1563 SOUTH)
DFCM PROJECT NO. 05051030

MARCH 2007

DEMOLITION AND SITE CLEARING PACKAGE

OWNER

DFCM
4110 STATE OFFICE BUILDING
SALT LAKE CITY, UTAH 84114
TEL: (801) 538-3431
FAX: (801) 538-3297
CONTACT: MATTHIAS MUELLER
E-mail: mmueller@utah.gov

OWNER

DABC
1625 SOUTH 900WEST
SALT LAKE CITY, UTAH 84130
TEL: (801) 977-6800
FAX: (801) 977-6889
CONTACT: DENNIS KELLEN
E-mail: dkellen@utah.gov

ARCHITECT

MJSA ARCHITECTS
357 WEST PIERPONT AVE.
SALT LAKE CITY, UTAH 84101
TEL: (801) 364-5161
FAX: (801) 364-5167
CONTACT: MARK WILKINS
E-mail: mwilkins@msaa.com

SURVEYOR'S CERTIFICATE

TO: STATE OF UTAH, DIVISION OF FACILITIES & CONSTRUCTION MANAGEMENT;
 HAFER'S, INC.,
 THE TALON GROUP TITLE AND SETTLEMENT SERVICES, AND
 FIRST AMERICAN TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date:

James D. Pitkin, PLS.
 Utah License No. 171546

NARRATIVE

An ALTA Survey was requested by the State of Utah, D.F.C.M. to facilitate purchase of 1.5 acres of the subject property for future development. The basis of bearings for this survey is N00°01'06"W 2618.10 feet measured between the street monuments found in 300 West Street between 1700 South Street and California Avenue. The intermediate monuments indicate slight differences east and west of the overall monument line, which were ignored for the purposes of this survey. Bearings and distances shown in parentheses "()" are record, all others reflect measured values unless noted otherwise. The benchmark for the site elevations is "SLCP", which is elevation 4269.46 (Salt Lake City Datum).

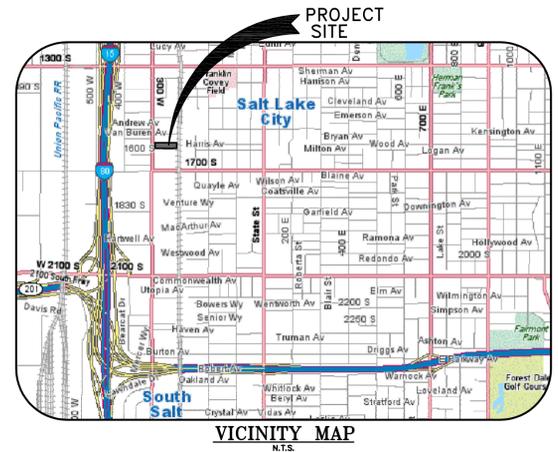
There are apparent differences between the descriptions, documents, plats and surveys of record. Monuments removed by UTA and shown on ROS Map No. S97-09-0651 were not replaced and references aren't easily accessible. Dimensions between street monuments don't match platted information as closely as they could. The property boundaries and block breakdown shown hereon are based upon a best-fit of the information available. Some distances have been proportioned to fit the monuments, survey and reference information available at the time of this survey.

SURVEYOR'S NOTES

- 1) The property shown is located within an area having a Zone Designation of "X" by the Security of Housing and Urban Development of Flood Insurance Rate Map No. 49035C0282_E with a date of identification of September 21, 2001 in Salt Lake County, State of Utah, which is the current Flood Rate Map for the community in which the premises is situated.
- 2) The utilities have been located from field survey measurements and visible indications. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.
- 3) The subject property has direct access to 300 West Street. Harris Avenue is shown as a public street in the records of Salt Lake County, however it's not a through street and appears to provide access to only private property owners.
- 4) There are no painted parking stalls on the site. Parking is on the paved area in the front of the building

REFERENCES

- Commitment for Title Insurance prepared by The Talon Group Title and Settlement Services, Order No. NCS-252385-SLC, Ref. No. Amendment No. 1, Effective Date: August 31, 2006. Including reference documents provided thereof.
- Salt Lake County records: Tax Parcel Map No. 15-13-21 and parcel ownership information thereof; ROS Maps: S97-09-0651, S97-02-0136, S02-12-0665.
- Salt Lake City records: ATLAS Plat for Block 10, 5-Acre Plat A, Big Field Survey.



RECORD DESCRIPTION

(SCHEDULE A, AMENDMENT NO. 1)

PARCEL 1:

Beginning at the Southwest Corner of Lot 4, Block 10, Five Acre Plat "A", Big Field Survey, and running thence North 152.1 feet; thence East 606.9 feet; thence South 152.1 feet; thence West 606.9 feet to the point of beginning.

LESS and EXCEPTING that tract conveyed by that certain Quit Claim Deed in favor of Salt Lake City, a Municipal Corporation recorded March 1, 1977 as Entry No. 2373216 in Book 2939 at Page 494 of Official Records, described as follows:

Beginning at the Southwest Corner of Lot 4, Block 10, Five Acre Plat "A", Big Field Survey, and running thence North 0°01'16" West along the West line of said Lot 4, 152.1 feet; thence East 16.49 feet; thence South 0°01'06" East 152.1 feet; thence West 16.60 feet to the point of beginning.

PARCEL 2:

A right-of-way disclosed by that certain Warranty Deed recorded April 9, 1948 as Entry No. 1116936 in Book 600 at Page 413 of Official Records, described as follows:

A right of way over the East 33 feet of:

Beginning at a point 152.1 feet North of the Southwest Corner of lot 4, Block 10, Five Acre Plat "A", Big Field Survey, and running thence North 135 feet; thence East 606.9 feet; thence South 135 feet; thence West 606.9 feet to the point of beginning.

NEW DESCRIPTIONS

STATE OF UTAH PURCHASE AREA

All of the West 1.5 acres of an entire tract identified as Tax Parcel No. 15-13-256-003 and described in that certain Commitment for Title Insurance (NCS-252385-SLC) prepared by The Talon Group Title and Settlement Services, located in the Northeast Quarter of Section 13, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and part of Lot 4, Block 10, Five Acre Plat "A", Big Field Survey, more particularly described as follows:

BEGINNING at a point on the Easterly boundary line of that certain property deeded to Salt Lake City Corporation as recorded in Book 2939 at Page 494, which is 16.49 feet East from the Southwest corner of said Lot 4, said point also located 14.99 feet North 0°01'06" West along the monument line of 300 West Street (Basis of Bearings) and 38.89 feet North 89°58'30" East from the Salt Lake City monument found marking the intersection of 300 West Street and Harris Avenue, and running thence North 0°01'16" West 152.10 feet along said property; thence East 429.59 feet; thence South 0°01'16" East 152.10 feet; thence West 429.59 feet to the POINT OF BEGINNING.

Contains 65,340 square feet or 1.50 acres.

REMAINDER AREA

All of an entire tract identified as Tax Parcel No. 15-13-256-003 and described in that certain Commitment for Title Insurance (NCS-252385-SLC) prepared by The Talon Group Title and Settlement Services, LESS AND EXCEPTING the West 1.5 acres thereof and located in the Northeast Quarter of Section 13, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and part of Lot 4, Block 10, Five Acre Plat "A", Big Field Survey, more particularly described as follows:

BEGINNING at a point 446.08 feet East from the Southwest corner of said Lot 4 and running thence North 0°01'16" West 152.10 feet; thence East 160.88 feet; thence South 152.10 feet; thence West 160.82 feet to the POINT OF BEGINNING.

Contains 24,466 square feet or 0.56 acres.

P:\DCOM\HAFERS ALTA (1196)\SURVEY\dwg\ALTA.dwg 11/1/2006 8:16:07 AM MST

DRAWN <u>KT 10/06</u> CHECKED <u>JDP 10/06</u> DATE DATE DESIGNED <u>KT 10/06</u> PROJECT ENGINEER DATE APPROVED <u>JDP 10/06</u> JDP DATE PROJECT MANAGER	State of Utah, Division of Facilities, Construction and Management Salt Lake City, Utah	 5684 South Green Street Murray, Utah 84123 801-713-3000	A.L.T.A. / A.C.S.M. LAND TITLE SURVEY HAFER'S PROPERTY - PHASE 1 PART OF THE NE QUARTER OF SECTION 13, T1S, R1W, SALT LAKE BASE & MERIDIAN	PROJECT NO. 1196-01 SHEET NO. 1 of 2 FILE NAME: ALTA.dwg SCALE: 1"=30'	<table border="1"> <tr> <th>NO.</th> <th>REVISIONS</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td>2</td> <td>DIM. & DESC'S FOR 1.5 AC</td> <td>JDP</td> <td>11.3.06</td> </tr> <tr> <td>1</td> <td>ADD LINE OF 1.5 AC AREA</td> <td>JDP</td> <td>11.1.06</td> </tr> <tr> <td>0</td> <td>RELEASED FOR REVIEW</td> <td>JDP</td> <td>11.1.06</td> </tr> </table>	NO.	REVISIONS	BY	DATE	2	DIM. & DESC'S FOR 1.5 AC	JDP	11.3.06	1	ADD LINE OF 1.5 AC AREA	JDP	11.1.06	0	RELEASED FOR REVIEW	JDP	11.1.06
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0	RELEASED FOR REVIEW	JDP	11.1.06																		

1330 SOUTH STREET
(CALIFORNIA AVENUE)

PARAMOUNT AVE.
(1530 SOUTH)

1550 SOUTH

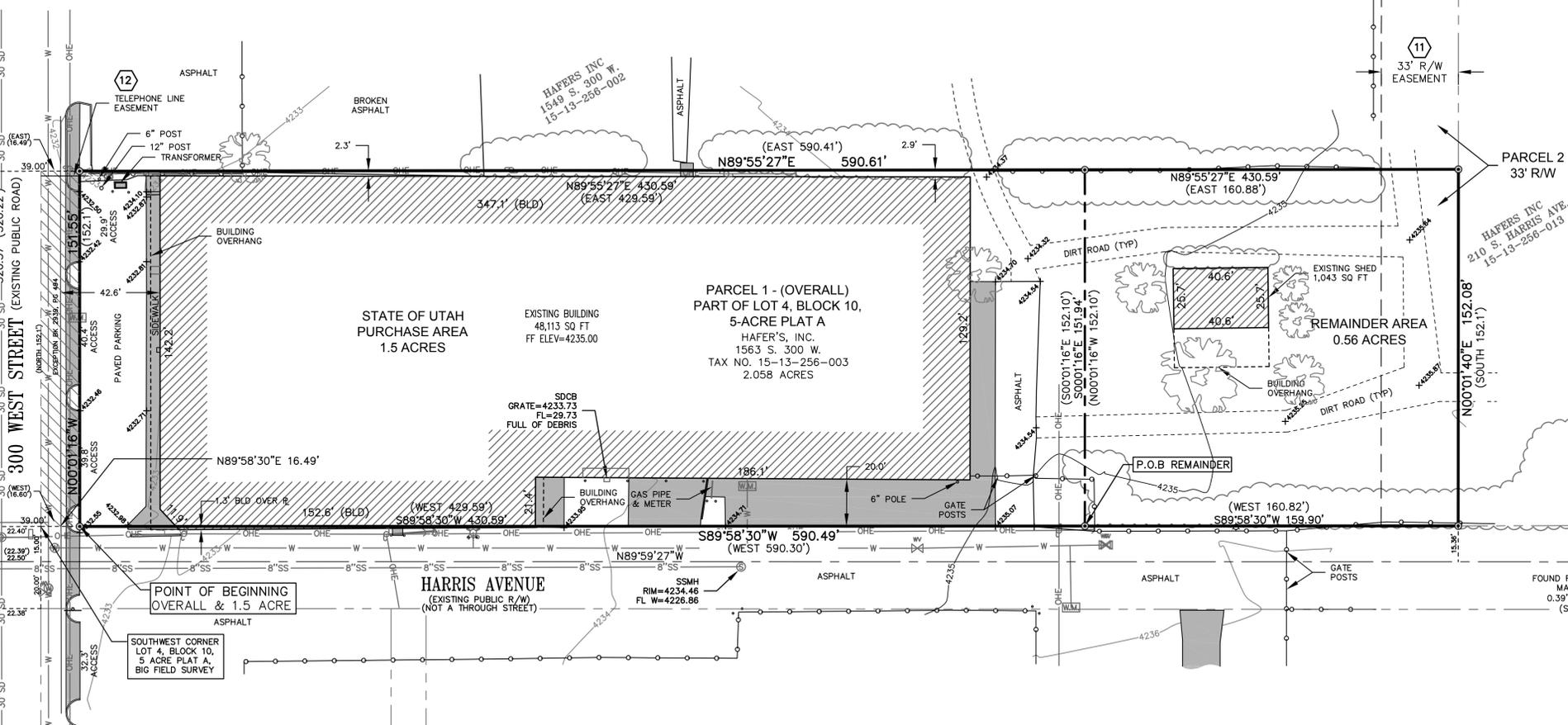
1700 SOUTH STREET

FOUND BRASS
CAP MONUMENT
ON MON. LINE



LEGEND:

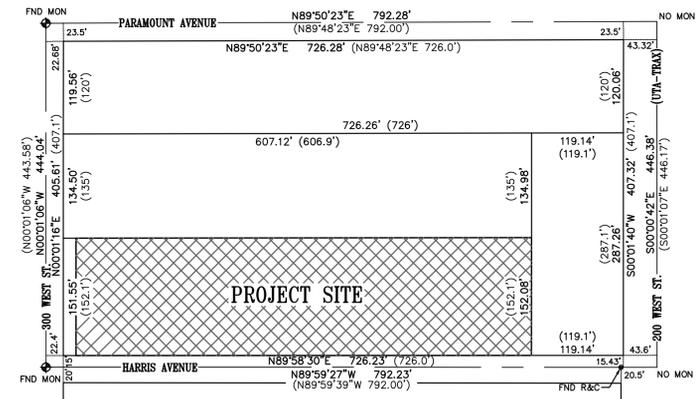
- STREET MONUMENT LINE
- BOUNDARY LINE
- EXISTING CURB
- W --- EXISTING WATER LINE
- SD --- EXISTING STORM DRAIN LINE
- SS --- EXISTING SANITARY SEWER LINE
- OHE --- EXISTING OVERHEAD POWER LINES
- EXISTING BARBED WIRE FENCE
- EXISTING EDGE OF DIRT ROAD
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING STORM DRAIN MANHOLE
- ⊙ EXISTING WATER MANHOLE
- ⊙ EXISTING COMMUNICATION MANHOLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING WATER METER
- ⊙ EXISTING POWER POLE AND GUY WIRE
- ⊙ EXISTING DECIDUOUS TREE
- █ EXISTING CONCRETE
- █ EXISTING BUILDING
- █ ROAD DEED TO CITY (BK 2938 PG 494)
- ⊙ EXISTING STREET SIGN
- ⊙ EXISTING STREET LIGHT
- (BEARING & DISTANCE) RECORD & DEED DATA
- EXISTING CONTOURS (MAJOR)
- EXISTING CONTOURS (MINOR)
- ⊙ SPOT ELEVATION
- EXISTING DENSE TREE GROWTH
- ⊙ SET 5/8" REBAR AND CAP UNLESS OTHERWISE NOTED



EXCEPTIONS

(SCHEDULE B - SECTION 2 EXCEPTIONS, Amendment No. 1)

- 1 - 10 Standard exceptions, not addressed or shown on this survey.
- 11 A 33 foot wide right of way in favor of Hafer's Inc. as described in that certain Warranty Deed recorded April 9, 1948 as Entry No. 1116936 in Book 600 at Page is adjacent to the northerly line of the subject property and is shown hereon.
- 12 An Easement in favor of Mountain States Telephone and Telegraph Co., recorded April 2, 1963 as Entry No. 1909722 in Book 2034 at Page 176 affects the Northwest corner of the subject property and is shown hereon. A width for the easement isn't specified.
- 13 A Deed of Trust With Assignments of Rents dated March 12, 1991, recorded March 13, 1991 as Entry No. 5037976 in Book 6297 at Page 1075 affects the subject property and the parcel adjacent to the north as described therein.
- 14 Salt Lake City Ordinance No. 70 of 2005, adopting the Central Community Master Plan, dated November 1, 2005 as Entry No. 9560336 in Book 9220 at Page 4101 is blanket in nature and includes the area of the subject property.



BLOCK BREAKDOWN - DETAIL
N.T.S.

P:\DCOM\HAFERS ALTA (1196)\SURVEY\dwg\ALTA.dwg 11/1/2006 8:16:07 AM MST

DRAWN	KT 10/06	CHECKED	JDP 10/06
DESIGNED	KT 10/06	PROJECT ENGINEER	
APPROVED	JDP 10/06	PROJECT MANAGER	

State of Utah,
Division of Facilities, Construction and Management

Salt Lake City, Utah



A.L.T.A. / A.C.S.M. LAND TITLE SURVEY
HAFER'S PROPERTY - PHASE 1

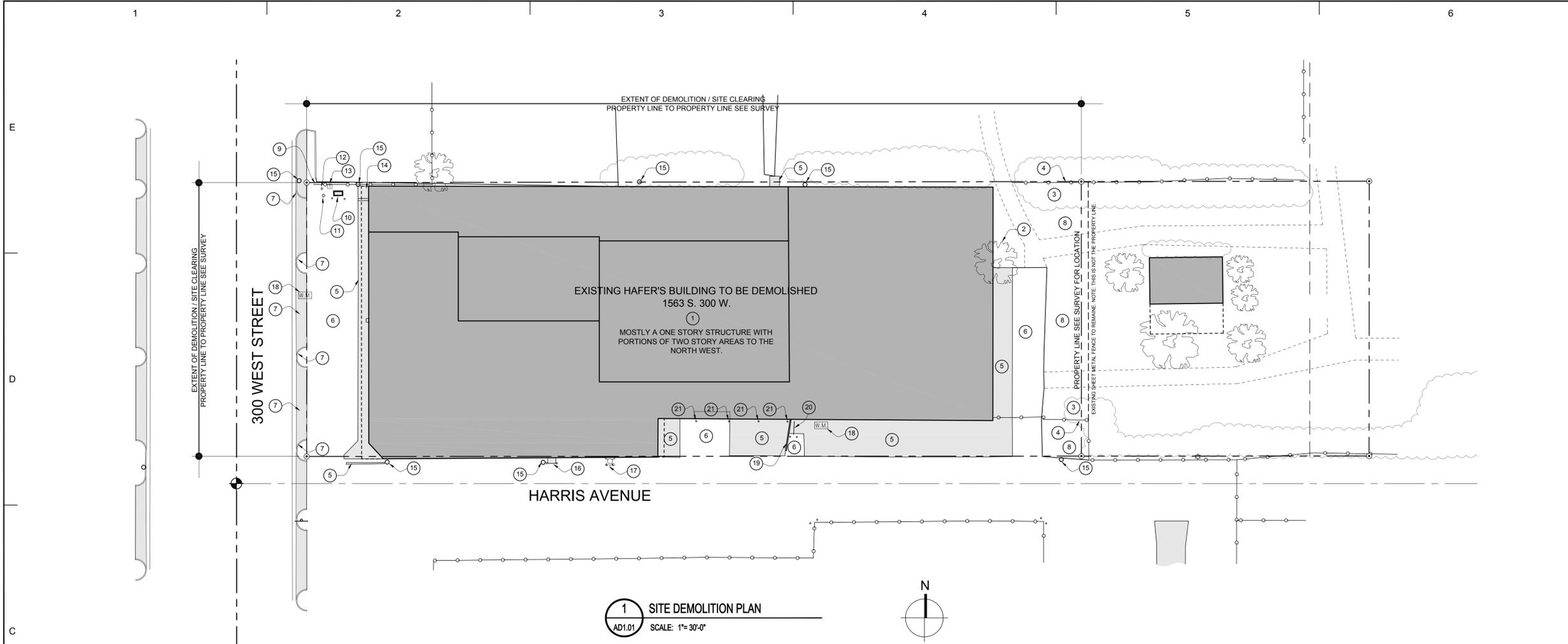
PART OF THE NE QUARTER OF SECTION 13,
T1S, R1W, SALT LAKE BASE & MERIDIAN

PROJECT NO.
1196-01

SHEET NO.
2 of 2

2	DIM. & DESC'S FOR 1.5 AC	JDP	11.3.06
1	ADD LINE OF 1.5 AC AREA	JDP	11.1.06
0	RELEASED FOR REVIEW	JDP	11.1.06
NO.	REVISIONS	BY	DATE

FILE NAME: ALTA.dwg SCALE: 1"=30'



1 SITE DEMOLITION PLAN
AD1.01 SCALE: 1" = 30'-0"

INDEX OF DRAWINGS

SHT#	DESCRIPTION
G0.01	COVER SHEET
S0.01	SURVEY - DOMINION ENGINEERING SHEET 1 OF 2
S0.02	SURVEY - DOMINION ENGINEERING SHEET 2 OF 2
AD0.01	DEMOLITION AND SITE CLEARING PLAN

SEE THE SEPARATE 8 1/2" X 11" PROJECT MANUAL BOOKLET FOR THE DEMOLITION AND SITE CLEARING SPECIFICATIONS



2 AERIAL
AD1.01 SCALE: NONE

The Work includes demolition of the existing Hafer's building, site clearing, utility removal and removing all debris from the site. The intent is to have a clear level graded site free of all structures and associated footings, foundations, site improvements, utilities and landscape unless noted otherwise. See the spec. book for further detail as to scope of work.

REFERENCE NOTES

1. COMPLETELY REMOVE EXISTING BUILDING INCLUDING ALL SUBGRADE STRUCTURES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS, BASEMENTS.
2. REMOVE EXISTING TREE.
3. REMOVE EXISTING TREE / BUSH / VEGETATION TO PROPERTY LINE.
4. REMOVE EXISTING PORTION OF FENCE BACK TO THE NORTHSOUTH FENCE.
5. REMOVE EXISTING CONCRETE PAVING.
6. REMOVE EXISTING ASPHALT PAVING.
7. LEAVE EXISTING CONCRETE CURB, GUTTER, APRON. THIS WILL BE REPLACED UNDER A FUTURE NEW BUILDING CONTRACT.
8. CLEAR THE SITE OF DEBRIS AND VEGETATION BACK TO THE FENCE LINE.
9. REMOVE EAST WEST PORTION OF FENCING.
10. LEAVE TRANSFORMER, ELECTRIC METER, GAS METER AND BOLLARDS.
11. REMOVE EXISTING POLL SIGN AND ITS FOUNDATION.
12. REMOVE OLD RUSTED POLL AND ITS FOUNDATION.
13. LEAVE EXISTING TELEPHONE BOX, BUT REMOVE WOOD LOG POST NEXT TO IT.
14. REMOVE EXISTING CONCRETE STAIRS/STOOP.
15. LEAVE OVERHEAD POWER AND POLE TYPICAL.
16. REMOVE EXISTING CONCRETE PAVING AND BOLLARDS.
17. LEAVE EXISTING FIRE HYDRANT AND BOLLARDS.
18. REMOVE EXISTING WATER METER.
19. REMOVE EXISTING CONCRETE WALL AND FOUNDATION.
20. REMOVE EXISTING GAS METER.
21. REMOVE EXISTING BOLLARD AND ITS FOOTING.



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DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
1625 South 900 West, Salt Lake City, Utah 84130/977-6800

STAMP

DCFM PROJECT NO.:
05051030
MUSA PROJECT NO.:
07005
DATE:
04/02/07

DEMOLITION AND SITE CLEARING PLAN
SCALE: 1" = 30'-0"

REVISIONS:
NEW SALT LAKE CITY WINE STORE
300 West Harris Ave. (1563 South)
357 West Pierpont Avenue □ Salt Lake City, Utah 84101
Telephone 801-384-5161 □ Facsimile 801-384-5167
MJSA
ARCHITECTURE INTERIOR DESIGN
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