State of Utah

GARY R. HERBERT
Governor

GREGORY S. BELL
Lt. Governor

Department of Administrative Services
KIMBERLY K. HOOD
Executive Director

Division of Facilities Construction and Management
DAVID G. BUXTON
Director

Addendum No. 1

Date: February 26, 2013

To: Contractors

From: Dave McKay – Program Director

Reference: Mid-Valley Health Center – CM/GC
University of Utah – Murray, Utah
DFCM Project No. 12336750

Subject: **Addendum No. 1**

Pages	Addendum Cover Sheet	1	page
	Revised Project Schedule	1	page
	ALTA Survey	1	page
	Total	3	pages

Note: This Addendum shall be included as part of the Contract Documents. Items in this Addendum apply to all drawings and specification sections whether referenced or not involving the portion of the work added, deleted, modified, or otherwise addressed in the Addendum. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to Disqualification.

While we contend that SB220 should only be potentially applicable to a contract issued after the effective date of said bill, this is to clarify that for purposes of this contract, regardless of the execution or effective dates of this contract, the status of Utah Law and remedies available to the State of Utah and DFCM, as it relates to any matter referred to or affected by said SB220, shall be the Utah law in effect at the time of the issuance of this Addendum.

1.1 **SCHEDULE CHANGES:** See attached Revised Project Schedule for interview information.

1.2 **GENERAL ITEMS**: See attached ALTA Survey.

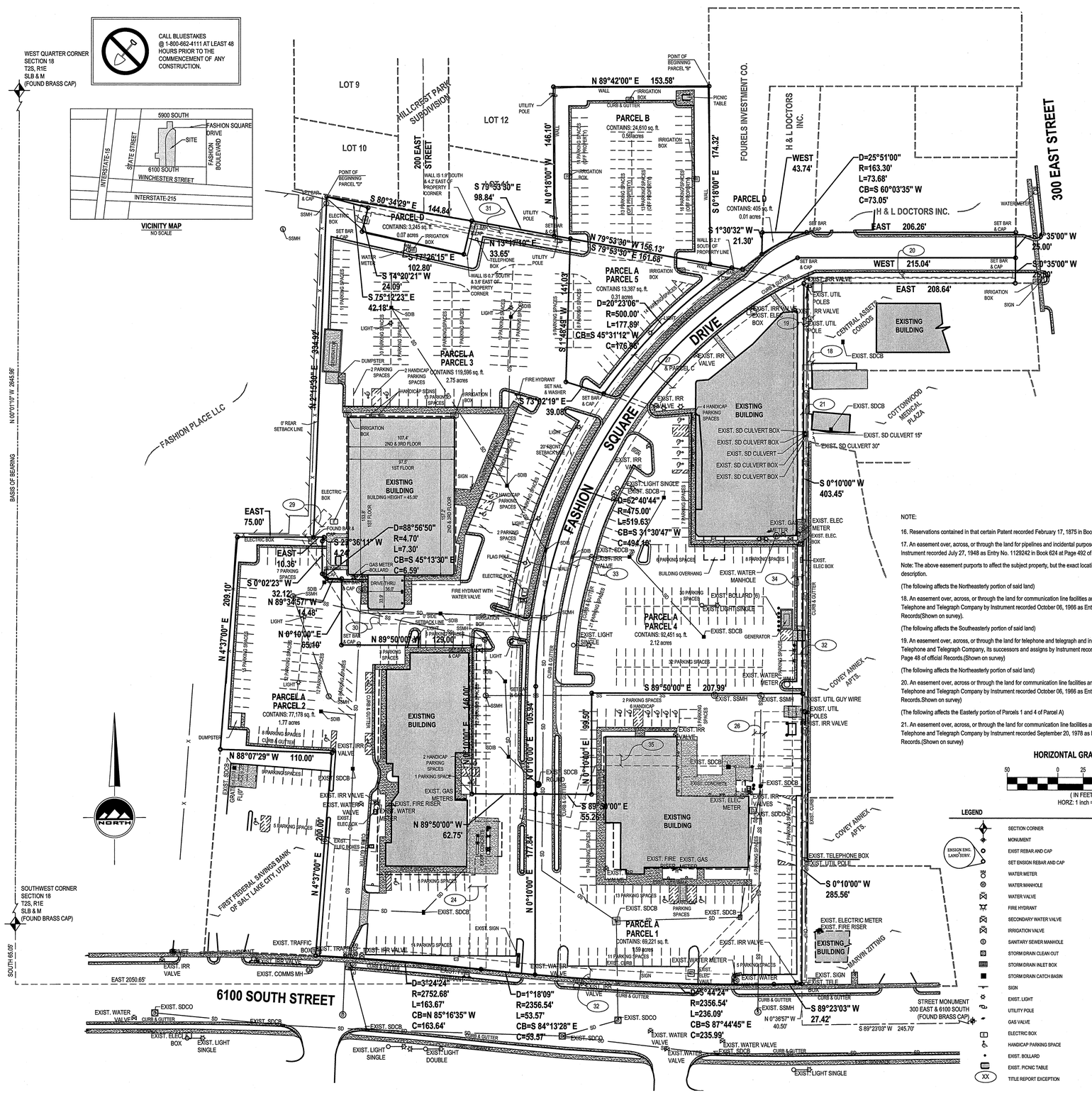
	STATE OF UTAH - DEPARTMENT OF ADMINISTRATIVE SERVICES **Division of Facilities Construction and Management**	DFCM

PROJECT SCHEDULE – REVISED
PER ADDENDUM NO. 1 DATED FEBRUARY 26, 2013

PROJECT NAME: **MID-VALLEY HEALTH CENTER**
UNIVERSITY OF UTAH - MURRAY, UTAH
DFCM PROJECT #: 12336750 **CM/GC**

Event	Day	Date	Time	Place
Request for Proposals Available	Thursday	February 7, 2013	3:00 PM	DFCM web site *
Mandatory Pre-Proposal Site Meeting	Tuesday	February 19, 2013	3:00 PM	Room 241 University Services Bldg University of Utah 1795 South Campus Dr SLC, UT
Last Day to Submit Questions	Friday	February 22, 2013	12:00 NOON	Dave McKay- DFCM, Email dmckay@utah.gov
Addendum Deadline (exception for proposal delays)	Tuesday	February 26, 2013	3:00 PM	DFCM web site *
Cost Proposals, Management Plans, References, Statements of Qualifications, and Termination/Debarment Certifications Due	Tuesday	March 5, 2013	12:00 NOON	DFCM 4110 State Office Bldg, SLC, UT
Short Listing by Selection Committee, if applicable.	Thursday	March 7, 2013	TBD	DFCM website *
Interviews	**Tuesday**	**March 12, 2013**	**TBD**	**Room 241** **University Services Bldg** **University of Utah** **1795 South Campus Dr** **SLC, UT**
Announcement	Monday	March 18, 2013	4:00 PM	DFCM web site *
Requested Substantial Completion Date	Thursday	January 1, 2015		

* **DFCM's web site address is http://dfcm.utah.gov**



SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/ACSM Land Title Survey for use by the client. The Basis of Bearing is the line between the Southwest Corner and the West Quarter Corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian measuring North 00°1'10" West 2645.96 feet.

COMMITMENT DESCRIPTION

Parcel A:

Parcel 1 through 5, Fashion Square Subdivision according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel B:

A non-exclusive right of way for ingress, egress, and other purposes appurtenant to Parcel A, all of which are described in that certain reciprocal right of way and easement grant dated February 09, 1994 and recorded February 23, 1994 as Entry No. 5746665 in Book 6878 at Page 1416 of Official Records, which right of way is more particularly described as follows:

Beginning at a point on the North right of way line of 6100 South Street, said point being West 484.37 feet and North 44.73 feet from a Salt Lake County monument at the intersection of 300 East Street and 6100 South Street and running thence along a 2356.55 foot radius curve to the right along said 6100 South Street 50.19 feet along the arc, chord bears North 84°52'31" West 50.19 feet; thence North 00°10'00" East 281.42 feet, thence running along a 500 foot radius curve to the right 482.28 feet along the arc, chord bears North 27°47'59" East 463.80 feet, thence South 79°53'30" East 11.31 feet, thence running along a 163.30 foot radius curve to the Right 75.83 feet along the arc, chord bears North 59°41'00" East 75.15 feet, thence East 206.26 feet to the West right of way line of 300 East Street, thence South 00°35'00" West along said 300 East Street 50.00 feet; thence West 208.65 feet; thence running along a 450.00 foot radius curve to the left 486.40 feet along the arc, chord bears South 31°07'55" West 463.07; thence South 00° 10'00" West 285.76 feet to the point of beginning.

Parcel C:

The rights and benefits appurtenant to Parcel A, held under that certain Declaration and Grant of Reciprocal Easements as recorded February 23, 1994 as Entry NO. 5746666 in Book 6878 at Page 1422 of Official Records and by that certain amended easement agreement dated December 12, 2007 by Fashion Square, LP, a Utah Limited Liability Partnership recorded December 18, 2007 as Entry No. 10303046 in Book 9549 at Page 5855 of Official Records.

Parcel D:

Beginning at a point on the Easterly line of State Street, South 89°50'54" East along the section line of 603.26 feet; North 02°15'30" East 557.23 feet and East 49.54 feet from the Southwest corner of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and thence East 455.72 feet; North 0°20' East 215.16 feet; East 129.77 feet and South 78°56'30" East along a fence 253.08 feet to the true point of beginning (said point being on the South line of Hillcrest Park Subdivision); thence South 2°15'30" West 334.921 feet along the East line of property described in Warranty Deed recorded in Book 3326 at Page 373 of Official Records to Teachers Insurance and Annuity Association of America; thence West 75 feet; thence South 4°33" West 409.1 feet along said East line of Teachers Insurance Property to a point on the North line of 6100 South Street; thence Southeasterly along the North line of said Street 590 feet, more or less, to the Southwest corner of property described in Warranty Deed recorded in Book 3335 at Page 361 of Official Records, to Today Realtors, Inc.; thence North 0°10' East 715.50 feet, more or less, along the West line of said Today Realtors Property, also the west line of property described in Deed recorded in Book 2495 at Page 34 of official Records to John Gamer, also the West line of Fisher Place Subdivision and also the West line of property described in Deed recorded in Book 2638 at Page 275 of Official Records to Olympia Kitchen Center, Inc., to the Northwest corner of property described in Deed recorded in Book 2638 at Page 275 of Official Records to said Olympia Kitchen Center, Inc.; thence East 204.6 feet along North Line of said Olympia Kitchen Property to the West line of Third East Street thence North 0°35' East along said West line of Street 50 feet to the Southeast corner of property described in Warranty Deed recorded in Book 2070 at Page 11 of official Records to Willis A. Smith, thence West 250 Feet along South line of said Smith Property; thence South 01°26' West 41.53 feet to a fence; thence North 79°53'30" west 435.31 feet along a fence, also the South line of property described in Warranty Deed recorded in Book 567 at Page 449 of official Records to Francis Gillen, and also the South line of Hillcrest Park Subdivision, to the true point of beginning.

Excepting therefrom that portion as described as follows:

Beginning at a point on the North right of way line of 6100 South Street, said point being the Southwest corner of the W. C. Roderick Property, said point being North 69.312 feet and West 835.678 feet from a monument at the intersection of 6100 South Street and 300 East Street, and also being South 33.592 feet and East 1461.09 feet from the Southwest corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and meridian, and running thence North 4°37'00 " West 200.00 feet to the North line of 6100 South Street, said point being on a 2752.675 foot radius curve to the right (chord bears North 88°07'29" West 110.00 feet); thence Northwesterly along the arc of said curve 110.006 feet to the point of beginning.

Also less and excepting therefrom any portion lying within Fashion Square Subdivision plat recorded August 04, 1995 as Entry No. 6135136 in Book 95-8P of Plats at Page 189.

Said property is also known by the street address of:

Parcel 1 of Parcel A: 235 East 6100 South, Murray, UT 84107

Parcel 2 and 5 of Parcel A and Parcel D: 195 East 6100 South, Murray, UT 84107

Parcel 3 of Parcel A: 6056 South Fashionsquare Drive, Murray, UT 84107

Parcel 4 of Parcel A: 6053 South Fashionsqure Drive, Murray, UT 84107

To: Fashion Square, LP, a Utah Limited Partnership, 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 (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 7b1, 8, 9, 10, 11(a) and 13 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 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.

Oct. 9, 2012
Date

Patrick M. Harris
License No. 286882

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by First American Title Insurance Company of Midvale, Utah under Commitment No. 051-5495083, dated effective August 23, 2012.

NOTE:

16. Reservations contained in that certain Patent recorded February 17, 1875 in Book J at Page 249 of official Records.(Blanket in nature)

17. An easement over, across, or through the land for pipelines and incidental purposes, as granted to Mountain Fuel Supply Company by Instrument recorded July 27, 1948 as Entry No. 1129242 in Book 624 at Page 492 of Official Records.

Note: The above easement purports to affect the subject property, but the exact location cannot be determined because of an incomplete legal description.

(The following affects the Northeasterly portion of said land)

18. An easement over, across, or through the land for communication line facilities and incidental purposes, as granted to Mountain States Telephone and Telegraph Company by Instrument recorded October 06, 1966 as Entry No. 2174031 in Book 2499 at Page 47 of Official Records(Shown on survey).

(The following affects the Southeasterly portion of said land)

19. An easement over, across, or through the land for telephone and telegraph and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, its successors and assigns by Instrument recorded October 06, 1966 as Entry No. 2174032 in Book 2499 at Page 48 of official Records.(Shown on survey)

(The following affects the Northeasterly portion of said land)

20. An easement over, across or through the land for communication line facilities and incidental purposes, as granted to Mountain States Telephone and Telegraph Company by Instrument recorded October 06, 1966 as Entry No. 2174036 in Book 2499 at Page 52 of Official Records.Shown on survey)

(The following affects the Easterly portion of Parcels 1 and 4 of Parcel A)

21. An easement over, across, or through the land for communication line facilities and incidental purposes, as granted to Mountain States Telephone and Telegraph Company by Instrument recorded September 20, 1978 as Entry No. 3170858 in Book 4742 at Page 691 of Official Records.(Shown on survey)

(The followings affects a portion of Parcels 2 and 3 of Parcel A)

22. An easement over, across, or through the land for pipelines, gas transmission, and incidental purposes, as granted to Mountain Fuel Supply Company, a Corporation of the State of Utah, its successors and assigns by Instrument recorded August 14, 1980 as Entry No. 3465009 in Book 5136 at Page 469 of Official Records.(Note: Location of easement has been corrected by document within Exception 24)

(The following affects a portion of Parcels 2 and 3 of Parcel A)

24. An easement over, across, or through the land for pipelines and incidental purposes, as granted to Mountain Fuel Supply Company by Instrument recorded August 01, 1983 as Entry No. 3825019 in Book 5479 at Page 546 of Official Records.(Shown on survey)

(The following affects a portion of Parcels 1 and 4 of Parcel A)

26. An easement over, across, or through the land for underground and or overhead power lines and incidental purposes as granted to Murray City Corporation by Instrument recorded December 15, 1988 as Entry No. 4714572 in Book 6889 at Page 1444 of Official Records.(Shown on survey)

(The following affects Parcels 3 and 4 of Parcel A)

27. The terms, provisions, and easements contained in the document entitled "Reciprocal Right of Way and Easement Grant" recorded February 23, 1994 as Entry No. 5746665 in Book 6878 at Page 1416 of Official Records.(Shown on survey)

(The following Affects Parcel A)

28. The terms, provisions, and easements contained in the document entitled "Declaration and Grant of Reciprocal Easements" recorded February 23, 1994 as Entry No. 5746666 in Book 6878 at Page 1422 of Official Records.(Blanket in nature)

An Amended Easement Agreement recorded December 18, 2007 as Entry No. 10303046 in Book 9649 at Page 5855 of Official Records.

(The following affects a portion of Parcels 2 and 3 of Parcel A)

29. An easement over, across, or through the land for underground and/or overhead power lines and incidental purposes, as granted to Murray City Corporation by Instrument recorded August 25, 1994 as Entry No. 5906983 in Book 7007 at Page 310 of Official Records.(Shown on survey)

(The following affects a portion of Parcels 2, 3, and 4 of Parcel A)

30. an easement over, across, or through the land for underground and/or overhead power lines and incidental purposes, as granted to Murray City Corporation by Instrument recorded August 25, 1994 as Entry No. 5906984 in Book 7007 at Page 313 of Official Records.(Shown on survey)

(The following affects the Northwesterly portion of Parcel 3 of Parcel A and Parcel D)

31. An easement over, across, or through the land for telecommunication facilities and incidental purposes, as granted to US West Communications, Inc. by Instrument recorded April 04, 1995 as Entry No. 6054040 in Book 7127 at Page 2120 of Official Records.(Shown on survey)

32. Easements, notes, and restrictions as shown on Fashion Square Subdivision plat recorded August 04, 1995 as Entry No. 6135136 in Book 95-8P of Plats at Page 189.(Shown on survey)

(The following affects a portion of Parcels 3 and 4 of Parcel A)

33. An easement over, across, or through the land for pipelines, gas transmission, and incidental purposes, as granted to Mountain Fuel Supply Company by Instrument recorded February 25, 1997 as Entry No. 6579051 in Book 7604 at Page 2185 of Official Records.(Shown on survey)

(The following affects the Easterly portion of Parcels 1 and 4)

34. An easement over, across, or through the land for underground and/or overhead power lines and incidental purposes, as granted to Murray City Corporation by Instrument recorded March 14, 1997 as Entry No. 6594042 in Book 7619 at Page 93 of Official Records.(Shown on survey)

(The following affects a portion of Parcels 1, 2, and 4 of Parcel A)

35. An easement over, across, or through the land for underground and/or overhead power lines and incidental purposes, as granted to Murray City Corporation by Instrument recorded March 14, 1997 as Entry No. 6594043 in Book 7619 at Page 97 of Official Records.(Shown on survey)

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

LEGEND

- SECTION CORNER
- MONUMENT
- EXIST REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- SECONDARY WATER VALVE
- IRRIGATION VALVE
- SANITARY SEWER MANHOLE
- STORM DRAIN CLEAN OUT
- STORM DRAIN INLET BOX
- STORM DRAIN CATCH BASIN
- SIGN
- EXIST. LIGHT
- UTILITY POLE
- GAS VALVE
- ELECTRIC BOX
- HANDICAP PARKING SPACE
- EXIST. BOLLARD
- EXIST. PICNIC TABLE
- TITLE REPORT EXCEPTION
- IRRIGATION BOX
- FIRE RISER
- CONCRETE
- BUILDING PRIMARY
- BUILDING SECONDARY
- BUILDABLE AREA WITHIN SETBACKS
- EASEMENT LINE
- ADJACENT RIGHT OF WAY
- RIGHT OF WAY
- CENTERLINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- DEED LINE
- TANGENT LINE
- EXIST DITCH FLOW LINE
- FENCE
- EDGE OF ASPHALT
- SANITARY SEWER
- STORM DRAIN LINE
- LAND DRAIN
- WATER LINE
- SECONDARY WATER LINE
- IRRIGATION LINE
- PARKING LINES

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 18
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
MURRAY, SALT LAKE COUNTY, UTAH

ENSIGN

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FASHION SQUARE PARCELS
ALTA/ACSM LAND TITLE SURVEY
FASHION SQUARE BOULEVARD AND 6100 SOUTH STREET
MIDVALE, UTAH

PROFESSIONAL LAND SURVEYOR
10-9-12
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

NO.	DATE	REVISION FOR REVIEW	BY
1			
2			
3			
4			
5			
6			
7			
8			

ALTA/ACSM LAND TITLE SURVEY

PROJECT NUMBER	DATE
4145B	10/3/12
DRAWN BY	CHECKED BY
BG	PH
PROJECT MANAGER	
PH	

1 OF 1