

WESTPORT INDUSTRIAL PARK - PLAT 6

Located in the East Half of Section 2, Township 1 South, Range 2 West, SLB&M.
Salt Lake City, Salt Lake County, Utah

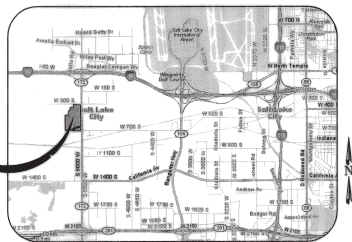
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SURVEYOR'S CERTIFICATE

I, James Dale Pitkin, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold certificate number 171546 in accordance with Title 36, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that I have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah Code, and have verified measurements shown, and have subdivided said property into lots and streets hereafter to be known as WESTPORT INDUSTRIAL PARK - PLAT 6, and that the same has been surveyed and monuments have been placed on the ground as shown hereon.

Date:

James D. Pitkin, P.L.S.
License No. 171546



BOUNDARY DESCRIPTION

A parcel of land located in the East half of Section 2, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah, more particularly described as follows:

BEGINNING at the Southeast corner of Lot 1 of Westport Industrial Park Plat 1 as recorded in the Office of the Salt Lake County Recorder, which is 1652.22 feet North 89°54'09" West along the Section line and 42.00 North 00°05'51" East from the Southeast corner of said Section 2 (the basis of bearings is North 00°13'25" West 2640.77 feet measured along the Section line between the Southeast corner and the East Quarter corner of said Section 2), and running thence North 00°13'25" West 1546.16 feet along said Lot 1; thence North 89°46'35" East 370.46 feet; thence North 00°13'25" West 455.00 feet; thence North 89°46'35" East 150.38 feet; thence North 00°13'25" West 308.78 feet; thence North 89°46'35" East 336.62 feet; thence North 00°13'25" West 300.00 feet to a point on the southern right-of-way line of 300 South Street; thence along said right-of-way line the following six (6) courses: 1) South 89°49'53" East 303.28 feet to a point of curvature with a 788.00 foot radius curve to the right; 2) thence Easterly 70.65 feet along the arc of said curve through a central angle of 05°08'14" (chord bears South 87°15'46" East 70.63 feet) to a tangent line; 3) South 84°14'59" East 154.16 feet to a point of curvature with a 864.00 foot radius curve to the left; 4) thence Easterly 82.42 feet along the arc of said curve through a central angle of 02°31'46" (chord bears South 87°17'32" East 82.39 feet) to a tangent line; 5) North 89°46'35" East 85.00 feet to a point of curvature with a 50.00 foot radius curve to the right; 6) thence Southeastery 78.54 feet along the arc of said curve through a central angle of 90°00'00" (chord bears South 45°13'25" East 70.71 feet) to a tangent line and the Westerly right-of-way line of 5600 West Street; thence along said right-of-way line South 00°13'25" East 2098.17 feet to a point of curvature with a 50.00 foot radius curve to the right and the Northern boundary of 700 South Street as dedicated on the plat of Westport Industrial Park Plat 3 as recorded in the Office of the Salt Lake County Recorder, and running thence along said Street the following nine (9) courses: 1) southwesterly 78.62 feet along the arc of said curve through a central angle of 90°19'16" (chord bears South 44°56'13" West 70.91 feet) to a tangent line; 2) thence North 89°54'09" West 74.49 feet to a point of curvature with a 1042.00 foot radius curve to the left; 3) thence westerly 363.91 feet along the arc of said curve through a central angle of 20°00'37" (chord bears South 80°03'52" West 362.07 feet) to a point of reverse curvature with a 25.00 foot radius curve to the right; 4) thence northwesterly 37.91 feet along the arc of said curve through a central angle of 16°53'02" (chord bears North 66°28'15" West 34.38 feet); 5) South 66°58'16" West 66.00 feet to a point on a 25.00 foot radius curve to the right; 6) thence southerly 37.91 feet along the arc of said curve through a central angle of 86°53'02" (chord bears South 20°24'47" West 34.38 feet) to a point of reverse curvature with a 1042.00 foot radius curve to the left; 7) thence southwesterly 193.28 feet along the arc of said curve through a central angle of 10°37'59" (chord bears South 58°32'29" West 193.00 feet) to a point of reverse curvature with a 958.00 foot radius curve to the right; 8) thence westerly 616.48 feet along the arc of said curve through a central angle of 36°52'12" (chord bears South 71°39'45" West 605.89 feet) to a tangent line; 9) North 89°54'09" West 284.97 feet to the POINT OF BEGINNING.

Contains 3,326,452 square feet, or 76.365 Acres.

TOGETHER WITH:

A parcel of land located in the Southeast Quarter of Section 2, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah, more particularly described as follows:

BEGINNING at a point on the southerly right-of-way line of 700 South Street as dedicated on the plat of Westport Industrial Park Plat 3 and recorded in the Office of the Salt Lake County Recorder, which is 979.08 feet North 89°54'09" West along the Section line and 33.00 North 00°05'51" East from the Southeast corner of said Section 2 (the basis of bearings is North 00°13'25" West 2640.77 feet measured along the Section line between the Southeast corner and the East Quarter corner of said Section 2), said point also being on a 1042.00 foot radius curve to the left, and running thence along said right-of-way line the following six (6) courses: 1) Northwesterly 272.77 feet along the arc of said curve through a central angle of 14°59'55" (chord bears North 60°43'37" East 271.99 feet) to a point of reverse curvature with a 958.00 foot radius curve to the right; 2) thence Easterly 344.34 feet along the arc of said curve through a central angle of 20°55'38" (chord bears North 63°31'08" East 342.48 feet); 3) North 82°06'27" East 138.06 feet to a point of curvature with a 948.00 foot radius curve to the right; 4) thence Easterly 132.20 feet along the arc of said curve through a central angle of 07°59'25" (chord bears North 86°06'09" East 132.16 feet) to a tangent line; 5) South 89°49'09" East 75.57 feet to a point of curvature with a 30.00 foot radius curve to the right; 6) thence Southeastery 78.26 feet along the arc of said curve through a central angle of 89°40'44" (chord bears South 45°03'47" East 70.51 feet) to a tangent line and the Westerly right-of-way line of 5600 West Street; thence along said right-of-way line South 00°13'25" East 265.28 feet; thence North 89°54'09" West 938.89 feet to the POINT OF BEGINNING.

Contains 202,864 square feet, or 4.657 Acres.

ROCKY MOUNTAIN POWER

"Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

OWNER'S DEDICATION

Know all men by these presents that we, Brian R. Carrington or Property Reserve, Inc., the undersigned owner of the above-described tract of land, having caused the same to be subdivided into lots and streets do hereby consent to the recordation of this plat and dedicate all public streets shown on this plat to Salt Lake City Corporation and the public utility easements shown on this plat to the utility provider(s). The undersigned does hereby warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation and maintenance of the streets.

In witness whereof, I, Brian R. Carrington of PROPERTY RESERVE, INC. have hereunto set my hand this 8th day of September, 2009.

Brian R. Carrington
PROPERTY RESERVE, INC. a Utah Corporation
Brian Carrington, President

ACKNOWLEDGMENT

STATE OF Utah

COUNTY OF Salt Lake

On this 8th day of September, 2009, there personally appeared before me, the undersigned notary, Brian R. Carrington, who, being duly sworn did acknowledge to me that he is the Owner of the described property, who executed the foregoing instrument, and acknowledged to me that the foregoing plat was signed on behalf of said entity and acknowledged to me that said entity executed the same.

My Notary Public: Annex R. Smith a notary public in and for the State of Utah.
Residing at Cedarville, UT
My Commission Expires: July 27, 2010

NOTICE TO PURCHASERS

- The survey measurements completed for the preparation of this plat were made in accordance with the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification. The reference to Title Exceptions are based upon the Commitment for Title Insurance No. 1398856, prepared by Bonville Superior Title Company, Inc.
- The survey was completed and the corners set as of the date of this certification.
- The bearings and distances shown are measured, unless noted otherwise. Those shown in parenthesis indicate record data.
- Notice is hereby given that the Salt Lake City Fire Marshal, in connection with site plan approvals and the issuance of building permits, may impose, in accordance with City Ordinances, requirements respecting construction of additional on-site fire hydrants and/or fire fighting apparatus access, based upon an examination of the proposed building structure's size, height, bulk, or construction type, to be paid for by the permit applicant and installed and tested prior to any occupancy of any building structures.
- Grantee's interest shall be subject to a perpetual and assignable easement and rights over Grantee's property in favor of Salt Lake City Corporation, its successors, and assigns, for discolorment, annoyance, or the like, as may be inherent in, or may arise or occur from or during the operation of waste water treatment and other facilities, including but not limited to wetlands, settling ponds, canals, estuaries, lagoons, and the like, and including any new facilities, additions, expansions, or replacement of said facilities, at approximately 4700 West 300 South, Salt Lake City, Utah. Such discolorment, annoyance, or the like may include but are not limited to odors, offensive smells, insects, and birds, in perpetuity, said easement and rights and the burden thereof, together with all things which may be alleged to be incidental to or to result from the use and enjoyment of said easement and rights, shall constitute permanent burdens and servient tenements on Grantee's property, and the same shall run with the land and be binding upon and enforceable against all successors in right, title or interest to said property and shall be unlimited as to frequency. Grantee acknowledges and consents to the discolorment, annoyance, and the like, associated with the easement and rights in favor of Salt Lake City Corporation, its successors and assigns. Grantee shall have no right for any claim, damages, demands, actions, costs and charges for injury, illness, nuisance, mental anguish, depreciation of value of property or its use, property damage, and other liabilities, including attorney's fees, against Salt Lake City Corporation, its successors or assigns, arising out of or associated with the construction or operation of waste water treatment or similar facilities, including but not limited to wetlands, settling ponds, canals, estuaries, lagoons, and the like, and including any new facilities, additions, expansions, or replacement of said facilities, at approximately 4700 West 300 South, Salt Lake City, Utah.

NOTICE TO PURCHASERS (CONTINUED)

F. Building finish floors will be located at or above the determined 100 year flood level. Parking lots and detention areas should be designed to be above the hydraulic grade line of the adjacent storm drain main line during minor (10 yr. and greater) storm events. The minimum finish floor and parking lot elevations are as follows: (Salt Lake City Datum - National Geodetic Vertical Datum 1929)

LOT NO.	FINISH FLOOR ELEV.	PARKING LOT ELEV.
11	4229.6	4227.6
12	4230.1	4227.8
13	4230.7	4228.4
14	4230.1	4227.8
15	4230.7	4228.4
16	4230.5	4228.8
17	4230.5	4228.8
18	4230.5	4228.9
20	4228.6	4227.8
21	4229.3	4228.8
22	4229.3	4228.8
23	4229.9	4228.0
24	4230.7	4228.7
25	4228.6	4227.8

Purchasers should be aware that minor flooding could occur in parking lots during major storm events. Lots will be required to provide detention. Maximum allowable release rate is 0.2 cfs/acre for each lot.

TITLE EXCEPTIONS

- A Formland Assessment Act, recorded September 16, 1998 as Entry No. 7088397, in Book 8095 at Page 1348, and recorded March 27, 2007 as Entry No. 10046498 in Book 9440 at Page 6288, and recorded March 27, 2007 as Entry No. 10046499 in Book 9440 at Page, is blanket in nature and affects the entire subject property.
- A Right of Way and Easement in favor of Utah Power & Light Company, recorded March 31, 1964 as Entry No. 1989215, in Book 2172, Page 33, affects a portion of the subject property as shown hereon.
- A Right of Way and Easement in favor of Utah Power & Light Company, recorded April 25, 1974 as Entry No. 2451837, in Book 3065, Page 526, affects a 16' strip of land at the north end of the subject property as shown hereon.
- A Right of Way and Easement in favor of Mountain States Telephone and Telegraph Company, a Colorado Corporation, recorded June 26, 1990 as Entry No. 4933648, in Book 6231, Page 2246, affects a strip along the easterly boundary line of the subject property as shown hereon.
- A Right of Way and Easement in favor of Mountain States Telephone and Telegraph Company, recorded June 26, 1990 as Entry No. 4933656, in Book 6231, Page 2269, affects a strip along the easterly boundary line of the subject property as shown hereon.
- A Right of Way and Easement in favor of Kern River Gas Transmission Company, recorded May 23, 1991 as Entry No. 5070641, in Book 6318, Page 2322, Amendment to Right-of-Way and Easement recorded March 19, 1992, as Entry No. 5218456, in Book 6427, Page 0617, Affidavit of Right-of-Way and Easement Certificate Description in favor of Kern River Gas Transmission Company, recorded January 15, 1993 as Entry No. 5415346 in Book 6589 at Page 1372, Amendment to Right-of-Way and Easement recorded March 20, 2002 as Entry No. 8180895 in Book 8578 at Page 3527, affects the nor' westerly portion of the subject property as shown hereon.
- Distribution of Right of Way Easement by and between Property Reserve, Inc., Ka Desert Title Holding Corporation and Pacificorp, an Oregon Corporation, recorded May 8, 1998 as Entry No. 6957491 in Book 7972 at Page 519, lies southerly of the subject property and does not affect it.
- Memorandum of Option and Purchase Agreement dated September 28, 2004 by and between Property Reserve, Inc., a Utah non-profit corporation, and FCI Salt Lake, LLC, a Utah limited liability company, recorded May 13, 2008 as Entry No. 9376781 in Book 9130 at Page 8151, is blanket in nature and affects the entire area of the subject property.
- Memorandum of Development Agreement upon the terms and conditions as set forth therein, recorded May 13, 2005, as Entry No. 9376784, is blanket in nature and affects the entire area of the subject property.
- Easement and right of way upon the terms and conditions therein provided, in favor of Salt Lake City Corporation, recorded June 2, 2005 as Entry No. 9392853, affects a portion of land through the center of the subject property as shown hereon.
- Easement and right of way upon the terms and conditions therein provided, in favor of Salt Lake City Corporation, recorded June 23, 2005 as Entry No. 9412866, affects a portion of land through the center of the subject property as shown hereon.
- Easement and right of way upon the terms and conditions therein provided, in favor of Salt Lake City Corporation, recorded April 5, 2006 as Entry No. 9688840, affects a portion of land through the center of the subject property as shown hereon.
- An Avigation Easement for free and unrestricted passage of aircraft above a mean sea level of 4377.4 feet and other terms and conditions thereof recorded November 14, 2007 as Entry No. 10247873, in Book 9537, Page 559, is blanket in nature and affects the entire area of the subject property.
- Public Utilities and drainage easement and incidentals as reserved on proposed plat.



RECORDED WESTPORT INDUSTRIAL PARK - PLAT 6

OCT 13 2009 Located in the East Half of Section 2, Township 1 South, Range 2 West, SLB&M, Salt Lake City, Salt Lake County, Utah

CITY RECORDER

<p>NUMBER _____</p> <p>ACCOUNT _____</p> <p>SHEET 1</p> <p>OF 2 SHEETS</p>	<p>PREPARED BY:</p> <p>DOMINION Engineering Associates, L.C. 3684 South Green Street Utah, Utah 84123 901-713-3003</p>	<p>PUBLIC UTILITIES DEPARTMENT</p> <p>APPROVED AS TO SANITARY SEWER, STORM DRAINAGE, AND WATER UTILITY DETAIL THIS <u>10</u> DAY OF <u>September</u>, A.D. 20<u>09</u>.</p> <p><u>James Dale Pitkin</u> SALT LAKE CITY PUBLIC UTILITIES DIRECTOR</p>	<p>CITY PLANNING DIRECTOR</p> <p>APPROVED THIS <u>6</u> DAY OF <u>October</u>, 20<u>09</u> BY THE SALT LAKE CITY PLANNING COMMISSION.</p> <p><u>John R. Smith</u> SALT LAKE CITY PLANNING DIRECTOR</p>	<p>CITY ENGINEERING DIVISION</p> <p>I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.</p> <p><u>John R. Smith</u> DATE <u>9-29-09</u> CITY ENGINEER <u>John R. Smith</u> DATE <u>9-29-09</u> CITY SURVEYOR</p>	<p>CITY ATTORNEY</p> <p>APPROVED AS TO FORM THIS <u>8</u> DAY OF <u>September</u>, 20<u>09</u>, AND IS HEREBY APPROVED.</p> <p><u>John R. Smith</u> DATE <u>9-29-09</u> SALT LAKE CITY ATTORNEY</p>	<p>CITY APPROVAL</p> <p>PRESENTED TO SALT LAKE CITY THIS <u>10</u> DAY OF <u>October</u>, 20<u>09</u>, AND IS HEREBY APPROVED.</p> <p><u>John R. Smith</u> DATE <u>10/15/09</u> TIME <u>3:24 PM</u> SALT LAKE CITY MAYOR <u>James Stewart</u> SALT LAKE CITY DEPUTY RECORDER</p>	<p>SALT LAKE COUNTY RECORDER</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>J&M SUNDLING</u></p> <p>DATE <u>10/15/09</u> TIME <u>3:24 PM</u> BOOK <u>2009P</u> PAGE <u>130</u></p> <p>FEE \$ <u>75.00</u></p> <p><u>James Stewart</u> SALT LAKE COUNTY RECORDER</p>	<p>NUMBER _____</p> <p>ACCOUNT _____</p> <p>SHEET 1</p> <p>OF 2 SHEETS</p>
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SEE AFFIDAVIT #1096155

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