



# RIVERBEND INDUSTRIAL PARK

LOCATED IN THE WEST HALF OF SECTION 10,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN.  
SHEET 2 OF 2

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.

## NOTICE TO PURCHASER:

THIS PLAN WAS PREPARED BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FOUNDERS TITLE COMPANY. THE FOLLOWING ARE NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B SECTION 2 OF REFERENCED TITLE REPORT:

ITEMS 1 THRU 18 ARE ISSUES RELATED TO SALT LAKE COUNTY TAX ASSESSMENT AND ARE NOT ADDRESSED BY THIS PLAN. Your property is included within the boundaries of Salt Lake City, and is subject to the charges and assessments thereof.

17. Rights of ingress and/or egress from a dedicated street or alleyway are not disclosed of record, and such rights will be excluded from the coverage of our Policy. (Affects all parcels except "Road" parcels)

18. Rights associated with the Canal along the North line of "South/Asap" parcel and the South line of Parcel "A-C".

19. Rights associated with the Surplus Canal along the South line of "South/Asap" parcels.

20. EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantor: MARY O. ADAMS  
Location: (Exact location not disclosed)  
Date: March 11, 1992  
Recorded: March 27, 1992  
Book/Page: 8259/2524

21. EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantor: BANK OF AMERICA  
Location: SALT LAKE CITY  
Date: February 8, 2006  
Recorded: February 13, 2006  
Book/Page: 9540/2000

22. Rights of access to 1-215 have been relinquished to the State of Utah by instrument recorded August 18, 1971, as Entry No. 240433A, in Book 2898, at page 623, of Official Records.

23. Rights of access to 1-215 have been relinquished to the State of Utah by instrument recorded October 5, 1971, as Entry No. 241248, in Book 3048, at page 440, of Official Records.

24. Rights of access to 1-215 have been relinquished to the State of Utah by instrument recorded March 7, 1972, as Entry No. 2441248, in Book 3048, at page 440, of Official Records.

25. The effects of Salt Lake City Ordinance No. 72, of 1953, for widening and relocation of Indiana Avenue and 500 South, recorded November 15, 1953, as Entry No. 369445 in Book 3007, at Page 977, of Official Records.

26. The effects of Salt Lake City Ordinance No. 72, of 1953, for widening and relocation of Indiana Avenue and 500 South, recorded November 15, 1953, as Entry No. 369445 in Book 3007, at Page 977, of Official Records.

27. The effects of Salt Lake City Ordinance No. 72, of 1953, for widening and relocation of Indiana Avenue and 500 South, recorded November 15, 1953, as Entry No. 369445 in Book 3007, at Page 977, of Official Records.

28. Standard Form Agreement for Release of Installation of Public Water Improvement dated March 10, 1992 and recorded March 12, 1992, as Entry No. 3216468 in Book 6423, at Page 1530, of Official Records.

29. Standard Form Agreement for Release of Installation of Public Water Improvement dated March 10, 1992 and recorded March 12, 1992, as Entry No. 3216468 in Book 6423, at Page 1530, of Official Records.

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33. LAND USE EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantor: UNITED STATES AND THE STATE OF UTAH  
Location: (Exact location not disclosed)  
Date: March 11, 1992  
Recorded: March 27, 1992  
Book/Page: 8259/2524

34. LAND USE EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantor: UNITED STATES AND THE STATE OF UTAH  
Location: (Exact location not disclosed)  
Date: March 11, 1992  
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35. LAND USE EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantor: UNITED STATES AND THE STATE OF UTAH  
Location: (Exact location not disclosed)  
Date: March 11, 1992  
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36. LAND USE EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantor: UNITED STATES AND THE STATE OF UTAH  
Location: (Exact location not disclosed)  
Date: March 11, 1992  
Recorded: March 27, 1992  
Book/Page: 8259/2524

37. "Intentionally Deeded"

38. "Intentionally Deeded"

42. DEED OF TRUST  
Trustor: State Guaranty, a Trustee, LLC  
Beneficiary: Bank of America  
Date: February 8, 2006  
Recorded: February 13, 2006  
Book/Page: 9540/2000

43. EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantor: Salt Lake City Corporation, a municipal corporation  
Location: (Exact location not disclosed)  
Date: March 12, 2008  
Recorded: March 13, 2008  
Book/Page: 9540/2000

44. EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantor: Salt Lake City Corporation, a municipal corporation  
Location: (Exact location not disclosed)  
Date: March 12, 2008  
Recorded: March 13, 2008  
Book/Page: 9540/2000

45. EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantor: Salt Lake City Corporation, a municipal corporation  
Location: (Exact location not disclosed)  
Date: March 12, 2008  
Recorded: March 13, 2008  
Book/Page: 9540/2000

46. EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantor: Salt Lake City Corporation, a municipal corporation  
Location: (Exact location not disclosed)  
Date: March 12, 2008  
Recorded: March 13, 2008  
Book/Page: 9540/2000

47. EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantor: Salt Lake City Corporation, a municipal corporation  
Location: (Exact location not disclosed)  
Date: March 12, 2008  
Recorded: March 13, 2008  
Book/Page: 9540/2000

48. EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantor: Salt Lake City Corporation, a municipal corporation  
Location: (Exact location not disclosed)  
Date: March 12, 2008  
Recorded: March 13, 2008  
Book/Page: 9540/2000

49. EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantor: Salt Lake City Corporation, a municipal corporation  
Location: (Exact location not disclosed)  
Date: March 12, 2008  
Recorded: March 13, 2008  
Book/Page: 9540/2000

50. EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantor: Salt Lake City Corporation, a municipal corporation  
Location: (Exact location not disclosed)  
Date: March 12, 2008  
Recorded: March 13, 2008  
Book/Page: 9540/2000

## CONSENT TO DEDICATE:

THE UNDERSIGNED TRUSTEE OF AN EQUITABLE OR LEGAL INTEREST IN THE DESCRIBED PROPERTY, HEREBY CONSENTS TO THE DEDICATION OF THE DESCRIBED PROPERTY TO THE PUBLIC USE OF THE STATE OF UTAH, AND TO THE RECORDING OF THIS INSTRUMENT IN THE PUBLIC RECORDS OF THE STATE OF UTAH, AND TO THE WITHDRAWAL OF SAID PROPERTY FROM THE PRIVATE CONTROL OF THE TRUSTEE.

TRUSTEE SIGNATURE: *[Signature]*  
NAME: TRUSTEE SIGNATURE  
ADDRESS: BANK OF AMERICA  
CITY: UTAH

## ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF INDIAN WELLS  
ON THIS 7th DAY OF April, 2006, PERSONALLY APPEARED TRUSTEE SIGNATURE, who being by me duly sworn, affirmed that they are the owner of the above described property, and that the within instrument was signed in behalf of said corporation and that the contents of the same are true and correct to the best of their knowledge and belief, and that the corporation executed the same.

MY COMMISSION EXPIRES  
12-17-2006



RIVERBEND INDUSTRIAL PARK  
SHEET 2 OF 2

PREPARED BY:  
**WILDING ENGINEERING, INC.**  
REGISTERED PROFESSIONAL ENGINEER  
No. 12345

STATE OF UTAH COUNTY OF INDIAN WELLS RECORDED AND FILED AT THE CLERK'S OFFICE OF THE COUNTY CLERK OF THE COUNTY OF INDIAN WELLS UTAH  
DATE APRIL 11 2006 BOOK 9540 PAGE 2000  
RECORDED AT 9540/2000  
FILE 9540/2000

NUMBER \_\_\_\_\_ OF \_\_\_\_\_ SHEETS  
ACCOUNT \_\_\_\_\_ SHEET \_\_\_\_\_