

PIONEER SQUARE INDUSTRIAL PARK - PLAT "C", AND AMENDING THE AMENDING AND EXTENDING LOT 27 PIONEER SQUARE INDUSTRIAL PARK - PLAT "B"

A SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

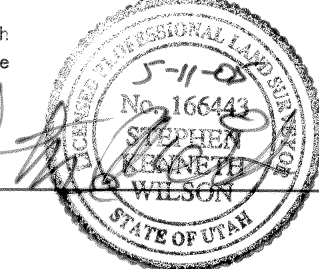
I, STEPHEN KENNETH WILSON, a registered land surveyor, hold Certificate No. 166443, as prescribed by the State of Utah, and do hereby certify that by authority of the owners, I have made an accurate survey of the tract of land shown on this plat and described herewith to be hereafter known as, PIONEER SQUARE INDUSTRIAL PARK - PLAT "C", AND AMENDING THE AMENDING AND EXTENDING LOT 27 PIONEER SQUARE INDUSTRIAL PARK - PLAT "B" and that the same has been surveyed and staked on the ground as shown on this plat.

Beginning at a point North 89°57' East 341.56 feet from the Southwest corner of Lot 31, of Pioneer Square Industrial Park - Plat "B", said point being North 89°45'30" East 19.44 feet and North 0°06'08" West 949.65 feet and North 89°57' East 691.04 feet from the South Quarter Corner of Section 16, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 89°57' East along the South line of said Pioneer Square Industrial Park Plat "B" 254.48 feet; thence South 37°43' East 88.11 feet to the North line of Fremont Drive; thence South 52°17' West along said North line of Fremont Drive 214.42 feet to the West line of amended and extending lot 27 Pioneer Square Industrial Park - plat "B"; thence South 37°43' East along said West line of amended and extending lot 27 Pioneer Square Industrial Park - plat "B" 455.01 feet to the South line of amended and extending lot 27 Pioneer Square Industrial Park - plat "B"; thence North 52°17' East along said South line of amended and extending lot 27 Pioneer Square Industrial Park - plat "B" 551.39 feet; thence South 37°43' East 25.00 feet to the North line of UT-201; thence South 52°17' West along said North line of UT-201 616.45 feet and to a point of a 966.74 foot radius curve to the right, the center of which bears North 37°43' West; thence Southwesterly along said North line of UT-201 and along the arc of said curve to the right 423.509 feet, and through a central angle of 25°06'; thence North 0°03' West 396.07 feet and to a point on a 60.00 foot radius non tangent curve to the right, the center of which bears North 37°37' East; thence Northerly along the arc of said curve to the right 109.807 feet, and through a central angle of 104°40'; thence North 0°03' West 307.76 feet to the point of beginning. Contains 229,172 square feet or 5.2611 acres.

ALSO LESS AND EXCEPTING therefrom that certain parcel conveyed to Bandaloops, L.L.C., a Utah limited liability company, by Qui-Jam Dead recorded September 14, 2004 as Entry No. 9172043 in Book 9C37 at Page 1599 of Official Records, described as follows:

Beginning at point which is the North line of : 25 foot canal easement being South 37°43' East 395 feet from the most Northerly Corner of Lot 27, Pioneer Square Industrial Park Plat "B" subdivision, running thence South 37°43' East 25 feet; thence South 52°17' West 275.7 feet along said line; thence North 37°43' West 25.0 feet; thence North 52°17' East 275.7 feet to the point of beginning.

DATE: 5-11-05



OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as PIONEER SQUARE INDUSTRIAL PARK - PLAT "C", AND AMENDING THE AMENDING AND EXTENDING LOT 27 PIONEER SQUARE INDUSTRIAL PARK - PLAT "B", do hereby dedicate for the perpetual use of the public all streets, alleys, and public easements as shown thereon.

In witness whereof, we have hereunto set our hands this 2nd day of June, 2005.

John Price, Trustee under Declaration of Trust dated December 9, 1995

By: John Price
Its: Trustee

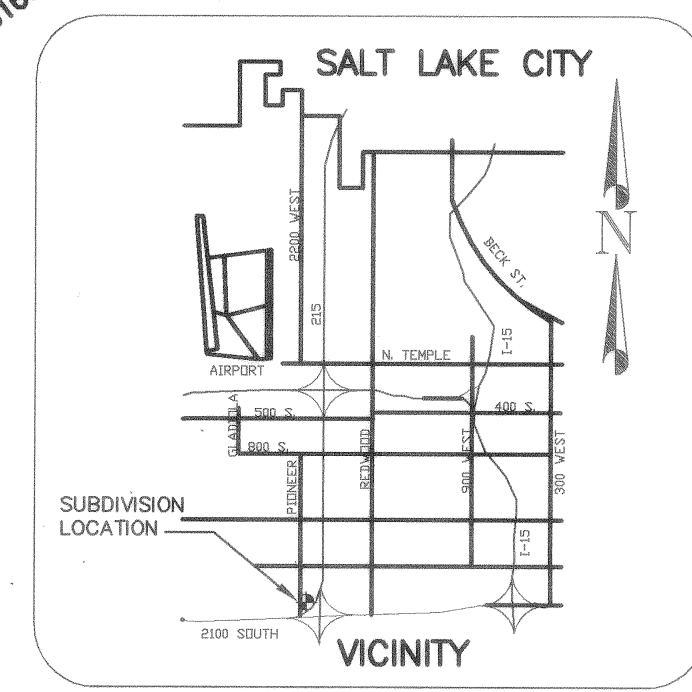
ACKNOWLEDGEMENTS

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

On the 2nd day of June, 2005, personally appeared before me JOHN PRICE, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same, and in his capacity as the Trustee under that certain Declaration of Trust dated December 19, 1995.

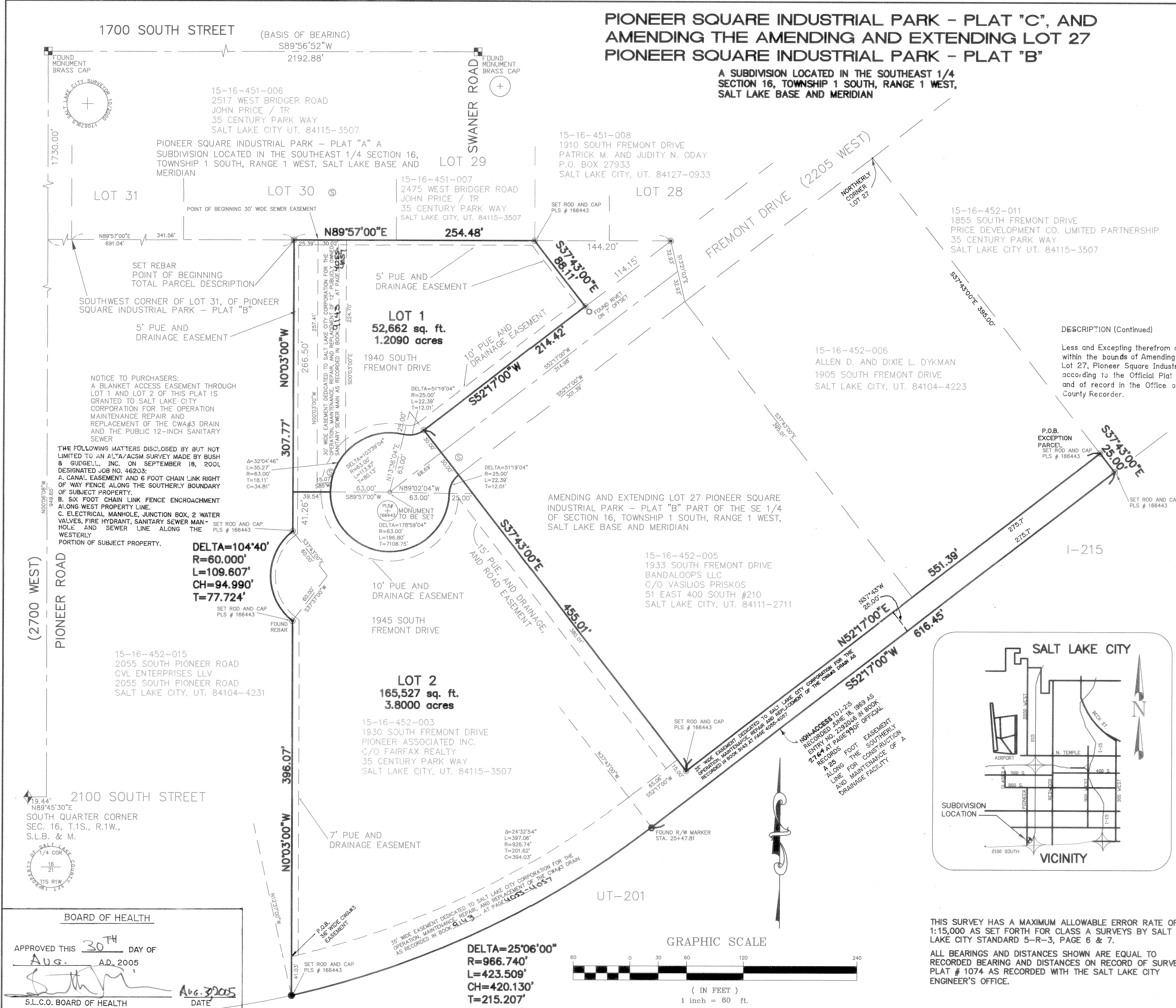
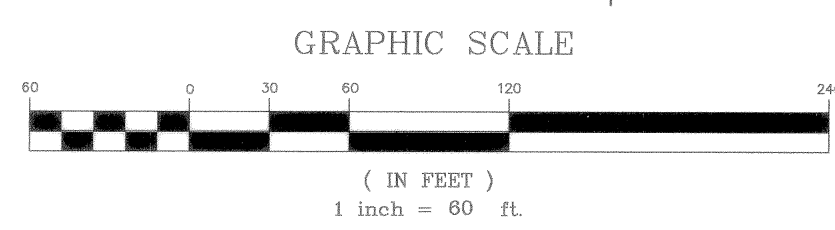
Notary Public JAMES V. LITTLE, VICE CONSUL
Residing in: _____
Commission Expires: _____

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.



THIS SURVEY HAS A MAXIMUM ALLOWABLE ERROR RATE OF 1:15,000 AS SET FORTH FOR CLASS A SURVEYS BY SALT LAKE CITY STANDARD 5-R-3, PAGE 6 & 7.

ALL BEARINGS AND DISTANCES SHOWN ARE EQUAL TO RECORDED BEARING AND DISTANCES ON RECORD OF SURVEY PLAT # 1074 AS RECORDED WITH THE SALT LAKE CITY ENGINEER'S OFFICE.



<p>BOARD OF HEALTH</p> <p>APPROVED THIS <u>30TH</u> DAY OF <u>Aug.</u> AD. 2005</p> <p>S.L.C.O. BOARD OF HEALTH DATE: <u>Aug. 30, 2005</u></p>	<p>PREPARED BY</p> <p>BUSH AND GUDGELL, INC. ENGINEERS, PLANNERS, SURVEYORS</p> <p>555 SOUTH 300 EAST ST. SALT LAKE CITY, UTAH 84111 (801) 364-1212</p> <p>11-20-01 B&G 46203</p>	<p>CITY PLANNING DIRECTOR</p> <p>APPROVED THIS <u>18TH</u> DAY OF <u>JULY</u> 20<u>05</u> BY THE SALT LAKE CITY PLANNING COMMISSION.</p> <p><u>[Signature]</u> 7/18/05 PLANNING DIRECTOR DATE</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.</p> <p><u>[Signature]</u> 6-24-05 CITY ENGINEER DATE</p> <p><u>[Signature]</u> 6/24/2005 CITY SURVEYOR DATE</p>	<p>CITY PUBLIC UTILITIES DEPT.</p> <p>APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS <u>14</u> DAY OF <u>JUNE</u> 20<u>05</u></p> <p><u>[Signature]</u> SALT LAKE CITY PUBLIC UTILITIES DIRECTOR</p>	<p>CITY ATTORNEY</p> <p>APPROVED AS TO FORM THIS <u>24TH</u> DAY OF <u>JUNE</u> 20<u>05</u></p> <p><u>[Signature]</u> SALT LAKE CITY ATTORNEY</p>	<p>CITY APPROVAL</p> <p>PRESENTED TO SALT LAKE CITY THIS <u>29TH</u> DAY OF <u>AUGUST</u> AD. 20<u>05</u> AND IT IS HEREBY APPROVED.</p> <p><u>[Signature]</u> SALT LAKE CITY MAYOR</p>	<p>SALT LAKE COUNTY RECORDER</p> <p>RECORDED # <u>9176306</u></p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>Price Realty Group</u></p> <p>DATE <u>8/30/05</u> TIME <u>3:30PM</u> BOOK <u>2058</u> PAGE <u>273</u></p> <p><u>[Signature]</u> CHIEF DEPUTY, SALT LAKE COUNTY RECORDER</p>	<p>NUMBER _____</p> <p>ACCOUNT _____</p> <p>SHEET <u>1</u></p> <p>OF <u>1</u> SHEETS</p>
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RECORDED
CITY RECORDER

