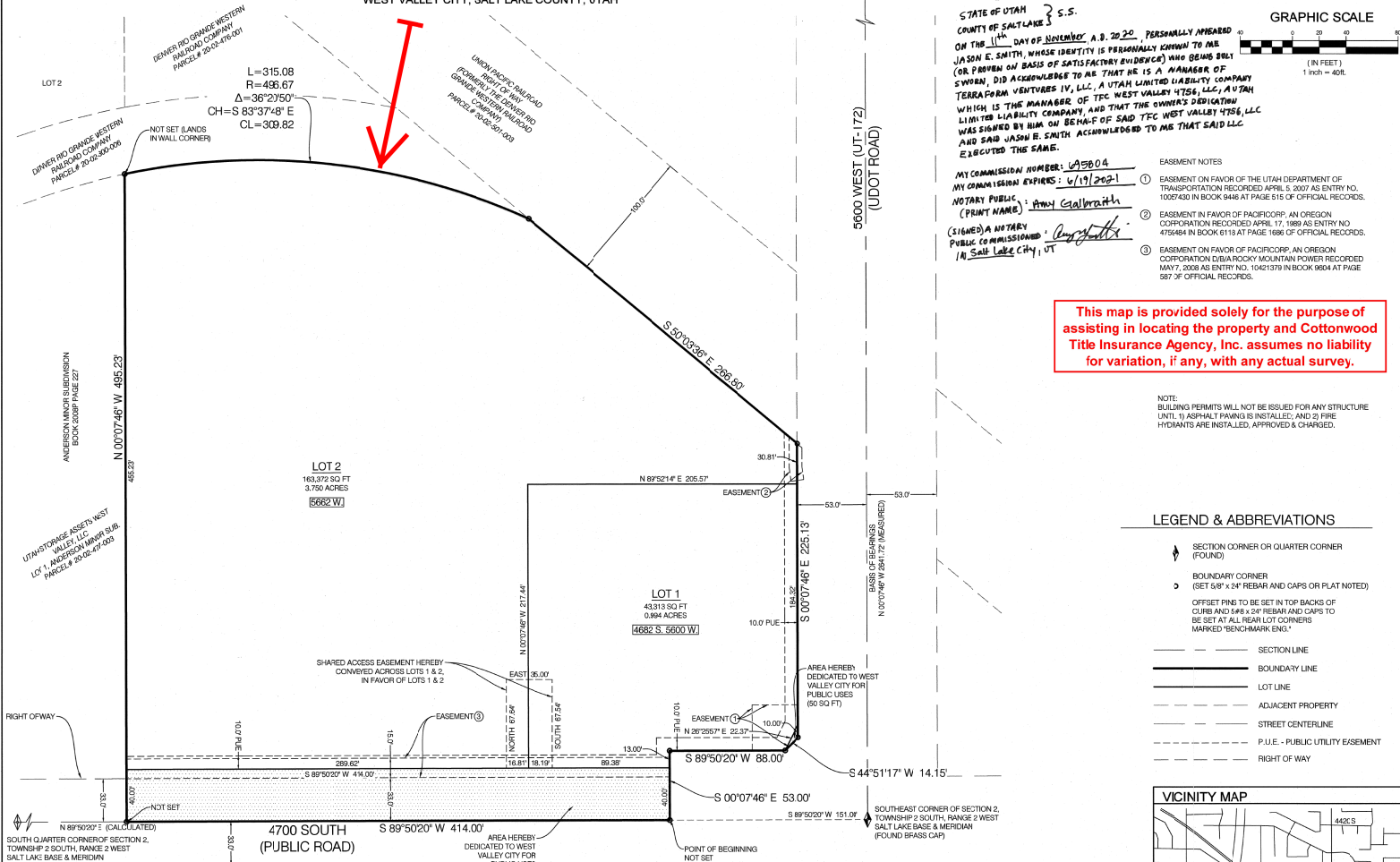
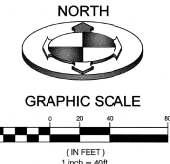


4700 S 5600 W COMMERCIAL SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH



EAST QUARTER CORNER OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
(FOUND BRASS CAP)



LLC ACKNOWLEDGEMENT
STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }
ON THE 11th DAY OF NOVEMBER, A.D. 2020, PERSONALLY APPEARED TO ME JASON E. SMITH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON BASIS OF SATISFACTORY EVIDENCE) WHO BEING SOET SWORN, DID ACKNOWLEDGE TO ME THAT HE IS A MANAGER OF TERRAFORM VENTURES IV, LLC, A UTAH LIMITED LIABILITY COMPANY WHICH IS THE MANAGER OF TEC WEST VALLEY 4756, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID TEC WEST VALLEY 4756, LLC AND SAID JASON E. SMITH ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

MY COMMISSION NUMBER: 69504
MY COMMISSION EXPIRES: 6/19/2021
NOTARY PUBLIC (PRINT NAME): Amy Galbraith
(SIGNED) A NOTARY PUBLIC COMMISSIONED IN Salt Lake City, UT

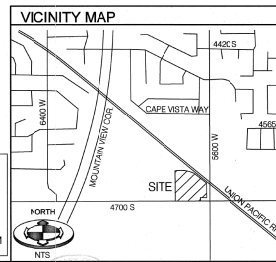
EASEMENT NOTES

- EASEMENT IN FAVOR OF THE UTAH DEPARTMENT OF TRANSPORTATION RECORDED APRIL 5, 2007 AS ENTRY NO. 10027430 IN BOOK 946 AT PAGE 515 OF OFFICIAL RECORDS.
- EASEMENT IN FAVOR OF PACIFICORP, AN OREGON CORPORATION RECORDED APRIL 17, 1989 AS ENTRY NO. 478494 IN BOOK 611 AT PAGE 1686 OF OFFICIAL RECORDS.
- EASEMENT ON FAVOR OF PACIFICORP, AN OREGON CORPORATION OREGON ROCKY MOUNTAIN POWER RECORDED MAY 7, 2008 AS ENTRY NO. 10421379 IN BOOK 9604 AT PAGE 587.3 OF OFFICIAL RECORDS.

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.

NOTE:
BUILDING PERMITS WILL NOT BE ISSUED FOR ANY STRUCTURE UNTIL 1) ASPHALT PAVING IS INSTALLED, AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED & CHARGED.

- LEGEND & ABBREVIATIONS**
- SECTION CORNER OR QUARTER CORNER (FOUND)
 - BOUNDARY CORNER (SET 5/8" x 3/4" REBAR AND CAPS OR PLAT NOTED)
 - OFFSET PINS TO BE SET IN TOP BACKS OF CURBS AND 5/8" x 3/4" REBAR AND CAPS TO BE SET AT ALL REAR LOT CORNERS MARKED "BENCHMARK ENG."
 - SECTION LINE
 - BOUNDARY LINE
 - LOT LINE
 - ADJACENT PROPERTY
 - STREET CENTERLINE
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - RIGHT OF WAY



SALT LAKE COUNTY SURVEYOR
RECORD OF SURVEY FILE #: S2020-04-0283
Steve V. Swaid
COUNTY SURVEYOR REVIEW DATE 11/19/2020

LLC ACKNOWLEDGEMENT
STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }
ON THE 11th DAY OF NOVEMBER, A.D. 2020, PERSONALLY APPEARED BEFORE ME, ELLIOT B. SMITH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON BASIS OF SATISFACTORY EVIDENCE) WHO BEING SOET SWORN, DID ACKNOWLEDGE TO ME THAT HE IS A MANAGER OF TERRAFORM VENTURES IV, LLC, A UTAH LIMITED LIABILITY COMPANY, WHICH IS THE MANAGER OF TEC WEST VALLEY 4756, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID TEC WEST VALLEY 4756, LLC AND SAID ELLIOT B. SMITH ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

MY COMMISSION NUMBER: 69504
MY COMMISSION EXPIRES: 6/19/2021
NOTARY PUBLIC (PRINT NAME): Amy Galbraith
(SIGNED) A NOTARY PUBLIC COMMISSIONED IN Salt Lake City, UT

PROPERTY ADDRESS:
5622 W 4700 S
WEST VALLEY CITY, UT

OWNER/DEVELOPER:
TERRAFORM COMPANIES, LLC
ELLIOT SMITH
6770 S 900 E SUITE 102
SALT LAKE CITY, UT 84047
PHONE: 801-278-4689
EBSMITH@TERRAFORMCO.COM

SURVEYOR'S CERTIFICATE
I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 726031 IN ACCORDANCE WITH TITLE 58, CHAPTER 2, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 1723-17, AND HAVE SUBMITTED THE SET OF LAND INTO LOTS, AND STREETS TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

4700 S 5600 W COMMERCIAL SUBDIVISION
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING A PORTION OF THE LANDS DESCRIBED IN THAT WARRANTY DEED RECORDED OCTOBER 20, 2014, AS ENTRY NO. 11746629, IN BOOK 10187, AT PAGE 1008 AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT SOUTH 89°50'20" WEST 151.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 89°50'20" WEST 414.00 FEET TO THE WESTERLY RIGHT OF WAY OF ANDERSON MINOR SUBDIVISION RECORDED SEPTEMBER 8, 2008, AS ENTRY NO. 10516987, IN BOOK 20089, AT PAGE 627, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, THENCE NORTH 00°07'46" WEST 496.23 FEET ALONG SAID WESTERLY LINE TO THE NORTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION, BEING ON THE SOUTHERLY LINE OF THE RAILROAD RIGHT OF WAY, THENCE SOUTHEASTERLY 315.08 FEET ALONG THE ARC OF A 496.87 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, CHORD BEARS SOUTH 87°37'49" EAST 309.82 FEET TO THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY, THENCE SOUTH 87°03'39" EAST 289.85 FEET ALONG SAID SOUTHERLY LINE TO THE WESTERLY RIGHT OF WAY OF 5600 SOUTH STREET, THENCE SOUTH 00°07'46" EAST 225.15 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE, THENCE SOUTH 44°51'17" WEST 14.15 FEET, THENCE SOUTH 89°50'20" WEST 88.00 FEET, TOGETHER WITH 89°00'00" EAST 53.00 FEET TO THE POINT OF BEGINNING.

(BASIS OF BEARINGS: NORTH 00°07'46" WEST 2641.72 FEET FROM THE BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 2 AND THE BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 2.)
CONTAINS 223,295.30 SQ FT OR 5.128 ACRES, MORE OR LESS,
2 LOTS



OWNER'S DEDICATION AND CONSENT TO RECORD
KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, TO BE HEREAFTER KNOWN AS THE

4700 S 5600 W COMMERCIAL SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL STREETS AND OTHER PROPERTY AS REFLECTED AND SHOWN ON THIS PLAT TO BE DEDICATED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN OR NOTED ON THIS PLAT TO THE PARTIES IDENTIFIED AND FOR THE PURPOSES SHOWN HEREON. IN WITNESS WHEREOF, I HAVE SIGNED THIS PLAT THIS _____ DAY OF _____, A.D. 20____.

Richard R. DePa (TRUSTEE OF THE RICHARD AND ROBYN DEFA TRUST, U/I/D SEPTEMBER 20, 2013)
Robyn R. DePa (TRUSTEE OF THE RICHARD AND ROBYN DEFA TRUST, U/I/D SEPTEMBER 20, 2013)
Terraform Ventures IV, LLC (BY: JASON E. SMITH)
Terraform Companies, LLC (BY: ELLIOT B. SMITH)

ACKNOWLEDGEMENT
BY: *Jason E. Smith* NAME: JASON E. SMITH TITLE: MANAGER
BY: *Elliot B. Smith* NAME: ELLIOT B. SMITH TITLE: MANAGER

STATE OF Utah } S.S.
COUNTY OF Salt Lake }
ON THE 11th DAY OF NOVEMBER, A.D. 2020, PERSONALLY APPEARED BEFORE ME, ROBERT JOSEPH DEFA WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BEING SOET SWORN, ACKNOWLEDGED TO ME THAT HE IS THE TRUSTEE OF THE RICHARD AND ROBYN DEFA TRUST, U/I/D SEPTEMBER 20, 2013, AND THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION NUMBER: 69504
MY COMMISSION EXPIRES: 6/19/2021
NOTARY PUBLIC (PRINT NAME): Amy Galbraith
(SIGNED) A NOTARY PUBLIC COMMISSIONED IN Salt Lake City, UT

TRUSTEE ACKNOWLEDGEMENT
STATE OF Utah } S.S.
COUNTY OF Salt Lake }
ON THE 11th DAY OF NOVEMBER, A.D. 2020, RICHARD R. DEFA AND ROBYN R. DEFA, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID COUNTY OF UTAH, STATE OF UTAH, THEY WHO BEING SOET SWORN, ACKNOWLEDGED TO ME THAT THEY ARE THE TRUSTEES OF THE RICHARD AND ROBYN DEFA TRUST, U/I/D SEPTEMBER 20, 2013, AND THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION NUMBER: 69504
MY COMMISSION EXPIRES: 6/19/2021
NOTARY PUBLIC (PRINT NAME): Amy Galbraith
(SIGNED) A NOTARY PUBLIC COMMISSIONED IN Salt Lake City, UT

4700 S 5600 W COMMERCIAL SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkinc.com

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED AS TO FORM THIS 10th DAY OF November, A.D. 2020

GRANGER HUNTER IMPROVEMENT DISTRICT
APPROVED AS TO FORM THIS 11th DAY OF November, A.D. 2020

PLANNING COMMISSION
APPROVED THIS 16th DAY OF November, A.D. 2020 BY THE WEST VALLEY CITY PLANNING COMMISSION.

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 19th DAY OF November, A.D. 2020

WEST VALLEY CITY COUNCIL
PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS 19th DAY OF November, A.D. 2020 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

RECORDED # 1346923
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF West Valley City DATE 11/23/2020 TIME 10:02 AM BOOK 20207 PAGE 8282