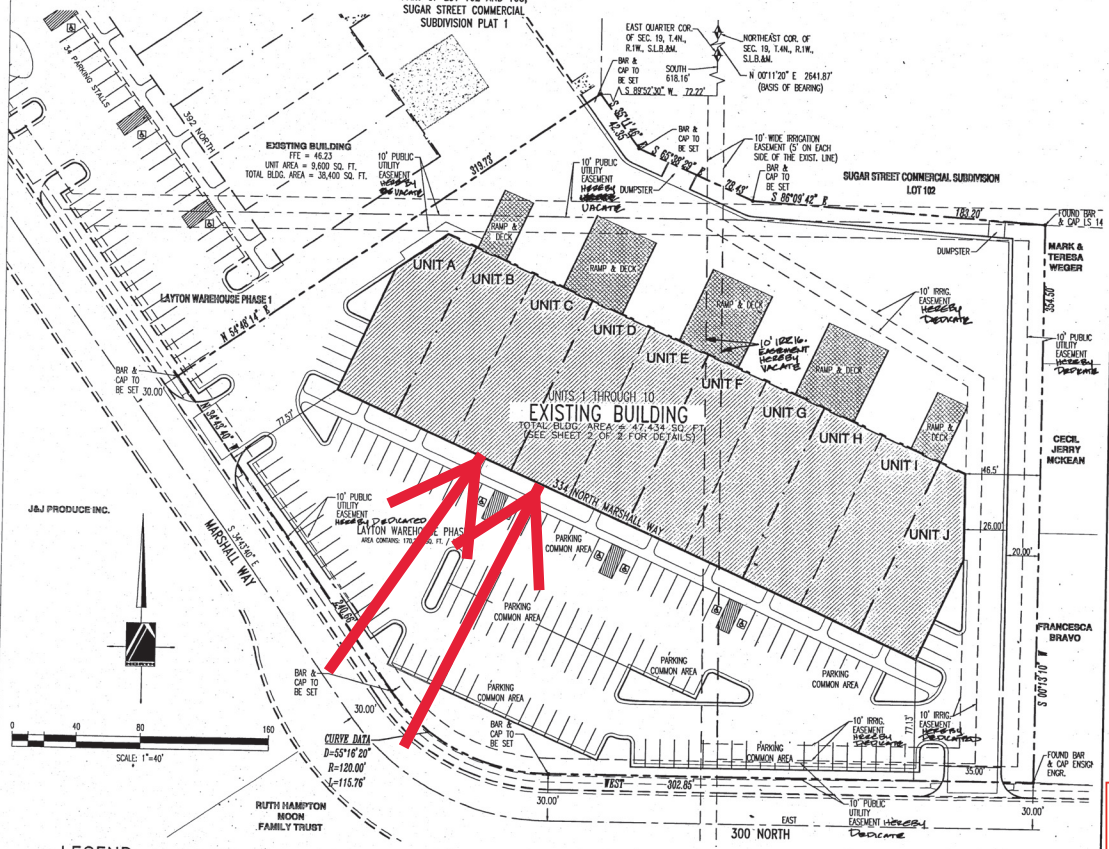


LAYTON WAREHOUSE PHASE 2 A CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 19,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH
PART OF LOT 102 AND 103,
SUGAR STREET COMMERCIAL
SUBDIVISION PLAT 1



NARRATIVE

THIS RECORD OF SURVEY MAP WAS REQUESTED BY U.S. DEVELOPMENT FOR THE PURPOSE OF DEFINING THE AIR SPACE FOR EACH CONDOMINIUM UNIT, A LINE BEARING NORTH 071°20' EAST BETWEEN THE NORTHEAST CORNER AND EAST CORNER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN WAS USED AS THE BASIS OF BEARING.

NOTE:
1. BUILDING CONSTRUCTION OF THIS PROJECT WAS COMPLETE AT THE TIME THIS RECORD OF SURVEY MAP WAS PREPARED.
2. EACH CONDOMINIUM UNIT CONTAINED WITHIN THE PROJECT IS AS SHOWN AND IS DESIGNATED BY A NUMBER. (SEE SHEET 2 OF 2)
COMMON AREAS AND FACILITIES - [Symbol] COMMON AREA TO INCLUDE A CROSS ACCESS
PROGRESS/ACCESS EASEMENT FOR VEHICULAR TRAFFIC AND STORM DRAINAGE
PRIVATE OWNERSHIP - [Symbol]
LIMITED COMMON AREAS AND FACILITIES - [Symbol]
EXTERIOR FOUNDATION OF BUILDING - [Symbol]

3. ALL RAMPS AND DOCKING AREAS, CONTAINED WITHIN THE PROJECT ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE CONDOMINIUM UNIT TO WHICH THEY ARE ATTACHED AND/OR APPURTENANT.
4. ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN ON DIAGONAL STRIPE OR CROSS HATCHED LINES ARE CONSIDERED COMMON AREA, INCLUDING COVERED AND UNCOVERED PARKING, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA.
5. DIMENSIONS ON SHEET 1 OF 1 ARE TO EXTERIOR FOUNDATION ONLY.
6. ALL COMMON AREA IS CONSIDERED TO BE AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS

ON THE 25th DAY OF October, 2004, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, DAN BRODIE, BEING (1) IN NUMBER, WHO DAILY SHOWS AND SAYS THAT HE IS THE MANAGER OF BARNES BANKING COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED FREELY FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: Layton, Utah
A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION EXPIRES: Sept. 1, 2004

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS

ON THE 25th DAY OF October, 2004, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, MARY LYNN HOWARD, BEING (1) IN NUMBER, WHO DAILY SHOWS AND SAYS THAT HE IS THE MANAGER OF J&J PRODUCE INCORPORATED, AND THAT SAID INSTRUMENT WAS SIGNED FREELY FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: Layton, Utah
A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION EXPIRES: Sept. 1, 2004

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS

ON THE 25th DAY OF October, 2004, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, MARY LYNN HOWARD, BEING (1) IN NUMBER, WHO DAILY SHOWS AND SAYS THAT HE IS THE MANAGER OF J&J PRODUCE INCORPORATED, AND THAT SAID INSTRUMENT WAS SIGNED FREELY FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: Layton, Utah
A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION EXPIRES: Sept. 1, 2004

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS

ON THE 25th DAY OF October, 2004, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, MARY LYNN HOWARD, BEING (1) IN NUMBER, WHO DAILY SHOWS AND SAYS THAT HE IS THE MANAGER OF J&J PRODUCE INCORPORATED, AND THAT SAID INSTRUMENT WAS SIGNED FREELY FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: Layton, Utah
A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION EXPIRES: Sept. 1, 2004

NOTE:
Certain structures designated herein
EXISTING UTILITY AND IRRIGATION EASEMENTS LOCATED ON THAT PART OF LOTS 102 AND 103 SUGAR STREET COMMERCIAL SUBDIVISION PLAT 1 COVERED BY THIS DEDICATION PLAT ARE HEREBY VACATED UPON RECORPATION OF THIS PLAT.

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, STEPHEN J. FACKRELL, A DULY REGISTERED PROFESSIONAL UTAH LAND SURVEYOR, AS REQUIRED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 19057, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED TRACT OF LAND AT THE INSTANCE OF U.S. DEVELOPMENT - LAYTON WAREHOUSE PHASE 2 AND IS BASED ON INFORMATION ON RECORD AT THE DAVIS COUNTY RECORDER'S OFFICE.

A PART OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

WHICH IS ALL OF LAYTON WAREHOUSE, A UTAH COMMERCIAL SUBDIVISION LOCATED IN LAYTON CITY, DAVIS COUNTY, UTAH.

I FURTHER CERTIFY THAT THE ABOVE DESCRIPTION CORRECTLY DESCRIBES THE PERIMETER OF THE SURFACE OF THE LAND ON WHICH HAS BEEN CONSTRUCTED "LAYTON WAREHOUSE PHASE 2", THAT THE PROPERTY CORNERS HAVE BEEN ACCURATELY SET ON THE GROUND AND ARE SUFFICIENT TO RE-ESTABLISH OR RE-ESTABLISH THIS SURVEY; THAT THIS RECORD OF SURVEY MAP CONSISTING OF TWO (2) SHEETS WAS PREPARED IN ACCORDANCE WITH THE UTAH CONDOMINIUM ACT AND REPRESENTS A TRUE AND ACCURATE MAP OF THE LAND AND THEREON-PERSON TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STEPHEN J. FACKRELL DATE: 10/25/04
LICENSE NO. 19057

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, DAN BRODIE, MANAGER OF U.S. DEVELOPMENT, BARNES BANKING COMPANY AND J & J PRODUCE INCORPORATED, OWNER(S) OF THE TRACT OF LAND DESCRIBED HEREIN, LAYTON WAREHOUSE PHASE 2, DO HEREBY MAKE THIS CERTIFICATE THAT SAID OWNER(S) HAVE CAUSED A SURVEY TO BE MADE, AND THIS RECORD OF SURVEY MAP CONSISTING OF TWO (2) SHEETS TO BE PREPARED, THAT SAID OWNER(S) HAS CONSENTED TO AND DO HEREBY CONSENT TO THE RECORPATION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS IN SECTION 57-8-13(1) OF THE "UTAH CONDOMINIUM OWNERSHIP ACT", CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND CONVERTIBLE SPACE, AND ALSO GRANT AND DEDICATE UNTO ALL OWNERS OF UNITS UPON WHICH PRIVATE UTILITY LINES ARE CONSTRUCTED FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION, AN EASEMENT OVER SUCH UTILITY LINES FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION, ALL AS SET FORTH HEREIN, AND DO HEREBY VACATE AND ABANDON ALL EXISTING UTILITY AND IRRIGATION EASEMENTS LOCATED ON THAT PART OF LOTS 102 AND 103 SUGAR STREET COMMERCIAL SUBDIVISION PLAT 1 COVERED BY THIS DEDICATION PLAT ARE HEREBY VACATED UPON RECORPATION OF THIS PLAT.

SIGNED THIS 25th DAY OF October, 2004.
Dan Brodie, Manager Barnes Banking Company
Mary Lynn Howard, President U.S. Development Inc.
Vice President: Bruce Barry Gray

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS

ON THE 25th DAY OF October, 2004, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, DAN BRODIE, BEING (1) IN NUMBER, WHO DAILY SHOWS AND SAYS THAT HE IS THE MANAGER OF BARNES BANKING COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED FREELY FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: Layton, Utah
A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION EXPIRES: Sept. 1, 2004

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS

ON THE 25th DAY OF October, 2004, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, DAN BRODIE, BEING (1) IN NUMBER, WHO DAILY SHOWS AND SAYS THAT HE IS THE MANAGER OF BARNES BANKING COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED FREELY FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: Layton, Utah
A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION EXPIRES: Sept. 1, 2004

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS

ON THE 25th DAY OF October, 2004, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, DAN BRODIE, BEING (1) IN NUMBER, WHO DAILY SHOWS AND SAYS THAT HE IS THE MANAGER OF BARNES BANKING COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED FREELY FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: Layton, Utah
A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION EXPIRES: Sept. 1, 2004

LAYTON WAREHOUSE PH. 2 DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°52'30" WEST ALONG SECTION LINE 72.22 FEET AND 618.16 SOUTH FROM THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN SAID POINT ALSO BEING LOCATED EAST CONTIGUOUS WITH THE COMMON LOT LINE BETWEEN LOTS 102 & 103 SUGAR STREET COMMERCIAL SUBDIVISION PLAT NO. 1, PART OF LOT 3, LAYTON INDUSTRIAL PARK AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER 354.11 FEET AND NORTH 79.02 FEET FROM THE NORTHEAST CORNER OF SAID LOT 103 AND RUNNING THENCE SOUTH 33°14'46" EAST 42.35 FEET; THENCE SOUTH 63°30'29" EAST 78.45 FEET THENCE SOUTH 86°09'42" EAST 183.20 FEET TO THE NORTHEAST CORNER OF SAID LOT 103; THENCE SOUTHWEST, WESTERLY & NORTHERLY THE FOLLOWING (4) CALLS ALONG THE PERIMETER OF SAID LOT 103: SOUTH 07°17'10" WEST 254.50 FEET TO THE NORTH LINE OF 300 NORTH STREET, WEST 302.85 FEET TO A POINT OF CURVATURE, NORTHEASTERLY ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 55°16'20" A DISTANCE OF 115.76 FEET (CHORD BEARS: NORTH 62°15'56" WEST 114.33 FEET), NORTH 34°45'40" WEST ALONG THE EAST LINE OF MARSHALL WAY 240.66 FEET, THENCE NORTH 54°48'14" EAST 119.73 FEET TO THE POINT OF BEGINNING.

CONTAINS 170,034 SQ. FT.
337

LAYTON WAREHOUSE PHASE 2 A CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH

PAID FEE FOR RECORD AND RECORDED THIS 25th DAY OF October, 2004 AT 2:57 PM IN RECORDS PAGE 352

DAVIS COUNTY RECORDER
RECORDED THIS 25th DAY OF October, 2004 AT 2:57 PM IN RECORDS PAGE 352

BY: [Signature] DEPUTY RECORDER

LEGEND

- BAR & CAP TO BE SET SAMPED "PINNACLE"
- SECTION CORNER
- BOUNDARY LINE
- CENTER LINE
- SECTION LINE
- ADJACENT PROPERTY LINE

153 AL-010
SHEET 1 OF 2

PINNACLE

Engineering & Land Surveying, Inc.
1533 North Hillside Rd., Suite #2
Layton, UT 84041
Phone: (801) 638-7271
Fax: (801) 544-6651

CITY ATTORNEY'S APPROVAL

APPROVED THIS 17th DAY OF November, 2004

[Signature]
LAYTON CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 25th DAY OF October, 2004
BY THE LAYTON CITY PLANNING COMMISSION.

[Signature]
CHAIRMAN, LAYTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS 17th DAY OF October, 2004
BY THE LAYTON CITY ENGINEER.

[Signature]
LAYTON CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS 21st DAY OF October 2004
BY THE LAYTON CITY COUNCIL.

[Signature]
LAYTON CITY RECORDER

DAVIS COUNTY RECORDER

RECORDED THIS 25th DAY OF October, 2004 AT 2:57 PM IN RECORDS PAGE 352

[Signature]
DAVIS COUNTY RECORDER

4127-1-1-2014

1-5814

1-5814

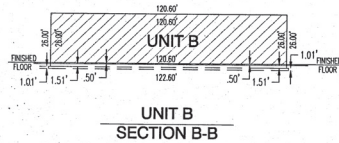
4127-2

4127-2

LAYTON WAREHOUSE PHASE 2 A CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH
PART OF LOTS 102 AND 103
SUGAR STREET COMMERCIAL
SUBDIVISION PLAT 1

4127-2



UNIT B
SECTION B-B



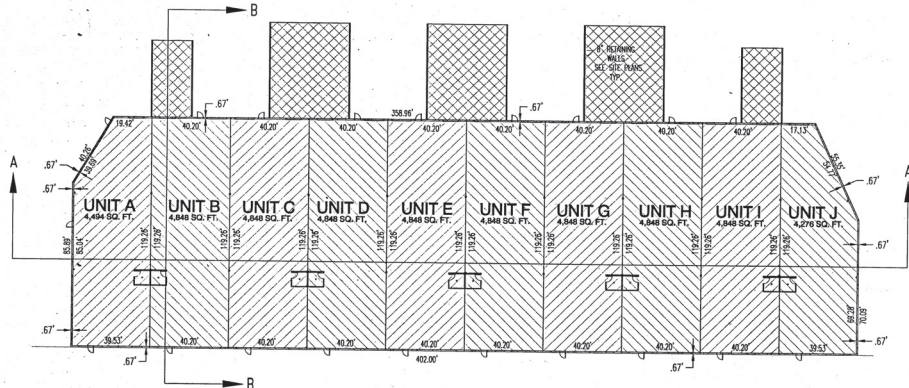
UNIT A
AIR SPACE 4,370 SQ. FT.
WALL SPACE 124 SQ. FT.
OVERALL AREA 4,494 SQ. FT.

UNITS B - I
AIR SPACE 4,794 SQ. FT.
WALL SPACE 54 SQ. FT.
OVERALL AREA 4,848 SQ. FT.

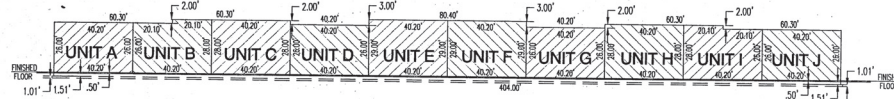
UNIT J
AIR SPACE 4,155 SQ. FT.
WALL SPACE 121 SQ. FT.
OVERALL AREA 4,276 SQ. FT.

- NOTE:
- BUILDING CONSTRUCTION OF THIS PROJECT WAS COMPLETE AT THE TIME THIS RECORD OF SURVEY MAP WAS PREPARED.
 - EACH CONDOMINIUM UNIT CONTAINED WITHIN THE PROJECT IS AS SHOWN AND IS DESIGNATED BY A NUMBER. (SEE SHEETS 2 THROUGH 4)
 - COMMON AREAS AND FACILITIES - [Symbol] COMMON AREA TO INCLUDE A CROSS ACCESS WALKWAY/DECK/ESCAPEMENT FOR VEHICULAR TRAFFIC AND STORM DRAINAGE.
 - PRIVATE OWNERSHIP - [Symbol]
 - LIMITED COMMON AREAS AND FACILITIES - [Symbol]
 - EXTERIOR FOUNDATION OF BUILDING - [Symbol]

- ALL RAMPS & DOCKING AREAS, CONTAINED WITHIN THE PROJECT ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE CONDOMINIUM UNIT TO WHICH THEY ARE ATTACHED AND/OR APPOINTMENT.
- ALL OTHER AREA OWNED WITHIN THE PROJECT, BUT NOT SHOWN ON DIMENSIONAL STRIPS OR CROSS-HATCHED LINES ARE CONSIDERED COMMON AREA, INCLUDING COVERED AND UNCOVERED PARKING, STORM WATER DETENTION AND DRAINAGE ESCAPEMENT AREA.
- DIMENSIONS ON SHEET 1 OF 1 ARE TO EXTERIOR FOUNDATION ONLY.
- ALL COMMON AREA IS CONSIDERED TO BE AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.



UNITS A - J
FLOOR PLAN



UNITS A - J
SECTION A-A

SHEET 2 OF 2

5-581P

LAYTON WAREHOUSE PHASE 2

Pinnacle
Engineering & Land Surveying, Inc.
1512 North 2000th Rd, Suite #2
Layton, UT 84041
Phone: (801) 438-7271
Fax: (801) 444-0661



DAVIS COUNTY RECORDER

ENTRY NO. 2026872 FEE PAID 1/18 FILED FOR RECORD AND RECORDED THIS 25TH DAY OF OCTOBER, 2024 AT 12:59 PM IN BOOK 3651 OF OFFICIAL RECORDS PAGE 292.

Michael McLaughlin
DAVIS COUNTY RECORDER

DEPUTY RECORDER

5-581P