

CENTREPOINTE BUSINESS PARK

PART OF THE NORTHWEST QUARTER OF SECTION 22, AND THE SOUTHWEST QUARTER
OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, 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.

OWNER'S DEDICATION

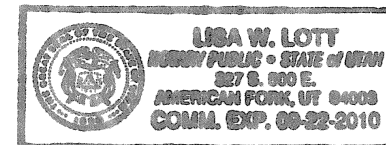
Know all by these presents that we (I) the undersigned owner(s) of the described tract of land hereon, having caused the same to be subdivided into lots and streets to hereafter be known as CENTREPOINTE BUSINESS PARK, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do 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 and do further dedicate the easements as shown for the use by all suppliers of utility or other necessary services.

In witness whereof, we (I) have hereunto set our (my) hand this 12th day of March, 2008


COREY M. BRAND, MANAGING MEMBER CENTREPOINTE PROPERTIES LLC.

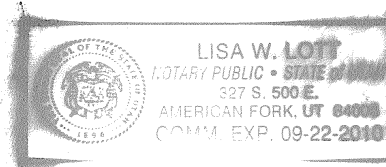
ACKNOWLEDGMENT

STATE OF UTAH } ss
COUNTY OF WINK }

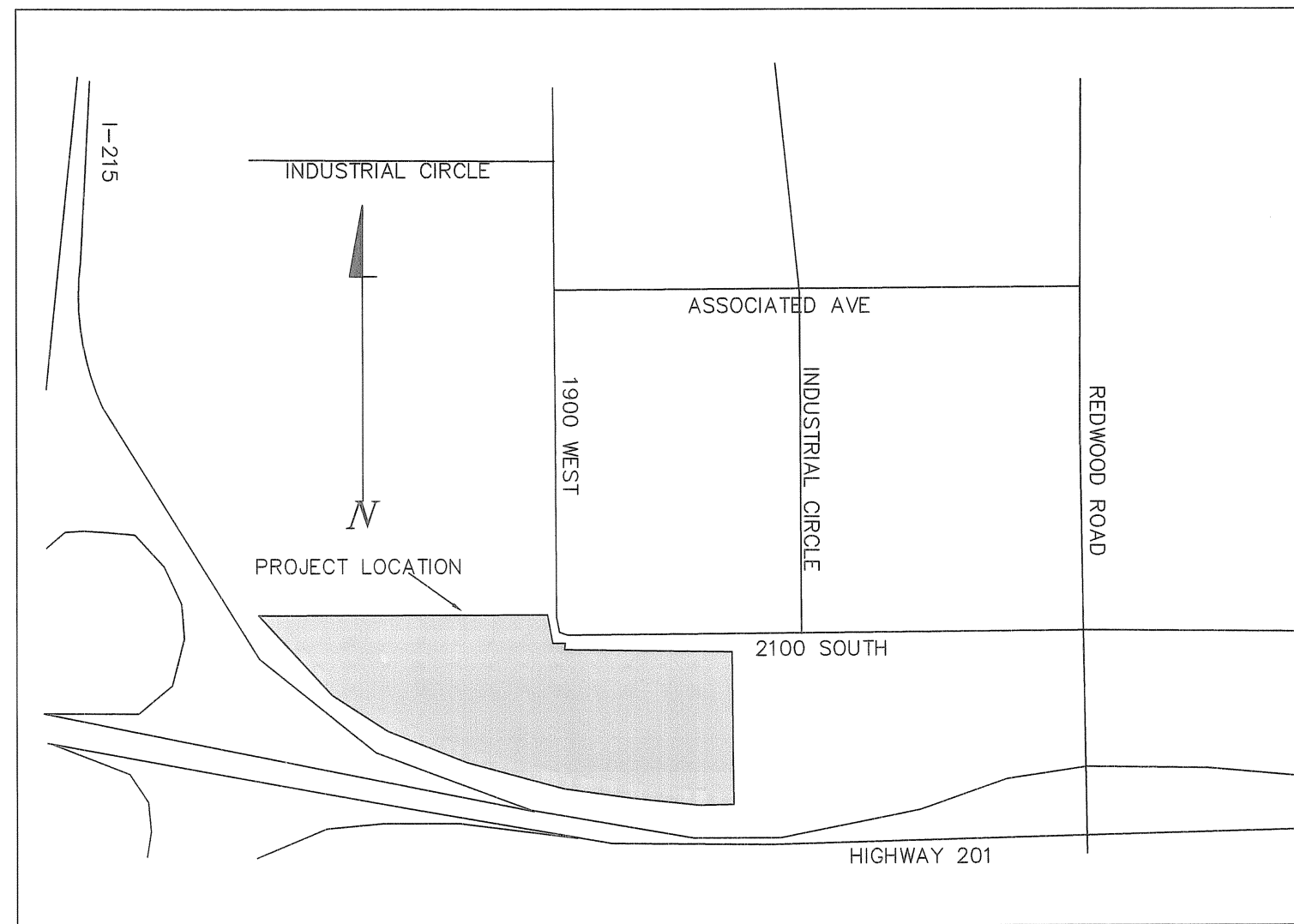


On the 12th day of March, A.D., 2008, personally appeared before me, the undersigned notary, Corey M. Brand, who, after being duly sworn, testified to me that he (they) is (are) the general partner(s) of the firm of PORTFOLIO INVESTMENTS, LLC, a Utah limited liability company existing under the laws of the State of Utah; and that said owner's Dedication was signed by him in behalf of said partnership and that said partnership executed the same.

Notary Public: 
Residing at: 92210 AMERICAN FORK



My Commission Expires: 9-22-10



VICINITY MAP N.T.S.

NOTICE TO PURCHASERS:

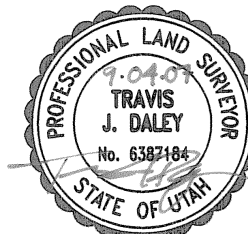
- 1) Subject to any Special Assessments contained within Salt Lake City Special Districts including Street Lighting, Curb and Gutter, and Main Street Improvements where applicable.
- 2) Subject to (a) Unpatented mining claims; (b) reservations or exceptions in patents, or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including but not limited to, easements or equitable servitudes; or (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public record.
- 3) All purchasers of lots containing private drainage and utility easements agree to the on-going maintenance of said easements in order to avoid burden to other lot owners.
- 4) Access to Salt Lake City Corporation must remain unrestricted for water meter and detector check reads, inspection and maintenance.
- 5) No buildings, structures, trees, etc. may be built within the Utility Easements hereon dedicated to Salt Lake City Corporation.
- 6) An easement over, across or through the land for electric transmission, distribution and telephone circuits and incidental purposes, as granted to Utah Power and Light Company, a corporation, its successors in interest and assigns by Instrument recorded May 17, 1945 as Entry No. 1001273 in Book 423 Page 253 of Official records.
- 7) An easement over, across or through the land for an underground storm sewer line and incidental purposes, a granted to John M. Wallace and Leleand S. Swaner by Instrument recorded April 14, 1960 as Entry No. 1710833 in Book 1702 at Page 633 of Official Records.
- 8) An easement over, across or through the land for electric transmission, distribution and telephone circuits and incidental purposes, as granted to Utah Power and Light Company, a corporation, its successors in interest and assigns by Instrument recorded July 05, 1963 as Entry No. 1930716 in Book 2070 at Page 645 of Official Records.
- 9) An easement over, across or through the land for utilities and incidental purposes, as granted to IML Freight, Inc. as disclosed by Quit Claim Deed recorded October 03, 1972 as Entry No. 2489354 in Book 3168 at Page 365 of Official Records.
- 10) An easement over, across or through the land for electric transmission and distribution lines, communications circuits, fiber optic cables and incidental purposes, as granted to Utah Power and Light Company, a corporation, its successors in interest and assigns by Instrument recorded December 11, 1986 as Entry No. 4365235 in Book 5851 at Page 1289 of Official Records.
- 11) An easement over, across or through the land for Freeway State Route 201 and incidental purposes, as granted to Utah Department of Transportation as disclosed by Warranty Deed recorded May 06, 2005 as Entry No. 9370468 in Book 9128 at Page 1782 of Official Records.
- 12) An easement over, across or through the land for Freeway State Route 201 and incidental purposes, as granted to Utah Department of Transportation by Instrument recorded May 06, 2005 as Entry No. 9370469 in Book 9128 at Page 1784 of Official Records.
- 13) A Deed of Trust dated July 29, 2005 by and between Portfolio Investments, LLC as Trustor in favor of Far West Bank as Trustee and Far West Bank as Beneficiary, to secure an original indebtedness of \$2,700,000.00 and any other amounts or obligations secured thereby, recorded August 01, 2005 as Entry No. 9447854 in Book 9167 at Page 3909 of Official Records.
- 14) Access is limited to those openings permitted by the State of Utah as evidenced by various conveyances of record.
- 15) A 20' wide easement for the operation, maintenance and access to the existing storm drain system granted to Public Utilities, Recorded May 24, 2007 as Entry No. 10110502 in Book 9468 at Pages 4410-4412 of Official Records.

SURVEYOR'S CERTIFICATE

I, Travis J. Daley, a Professional Land Surveyor, holding Certificate No.6387184, 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, and have subdivided said tract of land into lots and streets to be hereafter known as CENTREPOINTE BUSINESS PARK, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this 12th day of March, 2008.


TRAVIS J. DALEY, PLS
License No. 6387184



LEGAL DESCRIPTION:

Commencing at the Northwest corner of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian, thence North 89°45'30" East 1016.14 feet; thence North 00°03'08" West 83.40 feet to the point of beginning; thence South 00°03'08" East 116.47 feet; thence North 89°45'30" East 45.81 feet; thence South 00°00'00" East 17.00 feet; thence North 89°45'30" East 516.56 feet; thence South 00°00'00" East 450.28 feet to the Northerly right-of-way line of the 2100 South freeway; thence South 89°33'02" West 71.47 feet along said right-of-way; thence North 85°46'24" West 150.01 feet along said right-of-way; thence Northwest 384.11 feet along a 5609.58 radius curve to the right along said right-of-way line (chord bears North 80°53'44" West 384.04 feet); thence North 76°34'36" West 227.94 feet along said right-of-way line; thence Northwest 653.73 feet along a 1208.24' radius curve to the right along said right-of-way line (chord bears North 56°48'35" West 645.79 feet); thence North 41°34'01" West 133.35 feet along said right-of-way line; thence leaving said right-of-way line North 89°44'51" East 888.43 feet along an existing 6' tall chain link fence to the point of beginning, containing 540,785 square feet, 12.41 acres more or less.

LENDER'S CONSENT

On August 01, 2007 Wells Fargo Bank, National Association entered into a Trust Deed Agreement with Centrepointe Properties LLC, for, \$25,915,317.00, recorded on August 09, 2007 as Entry # 10189131 in Book 9501, at Page 8218. I Todd Thompson, Vice President of Wells Fargo Bank National Association am fully aware that Centrepointe Properties LLC, is in the process of recording a plat affecting said property. I Todd Thompson, Vice President of Wells Fargo Bank National Association hereby consent and give approval to the recording of the plat for subdivision of said land for Centrepointe Properties LLC.

 3/28/08
Date
Todd Thompson of Wells Fargo Bank National Association

ACKNOWLEDGMENT

STATE OF Utah } ss
COUNTY OF Wink }

On the 28th day of March, A.D., 2008, personally appeared before me, the undersigned notary, Todd Thompson, who, after being duly sworn, testified to me that he (they) is (are) the general partner(s) of the firm of Wells Fargo Bank National Association, a National Association doing business under the laws of the state of Utah, and that said Lender's Consent was signed by him in behalf of said partnership and that said partnership executed the same.

Notary Public: 
Residing at: _____

My Commission Expires: _____

BASIS OF BEARING:

The Basis of Bearing for this survey was established between the found monuments at the intersections of 2100 South Street and 1900 West Street, and 2100 South Street, and Empire Road. Said Basis is North 89°45'30" East 742.52 feet.

NOTES:


- A) This plat and the survey on which it is based were made in accordance with the accuracy standards adopted by ALTA and ACSM in effect on the date of the certification of an "URBAN" survey.
- B) The survey was completed and the corners set on June 11th, 2007.
- C) The bearings and distances shown are measured, unless noted otherwise.

ADDITIONAL EASEMENTS:




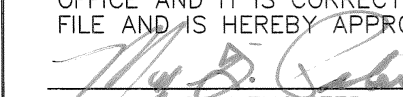
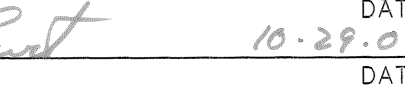
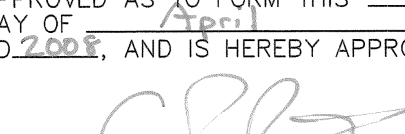

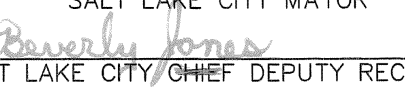

- 1) A perpetual easement for a private water line on site twenty feet in width centered over the following description for the construction, operation and continued maintenance, repair, alteration, inspection, relocation and replacement of a water line. Being more particularly described as follows:
Commencing at the Northwest corner of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°45'32" East 1084.51 along the North Section line of said section; thence South 00°00'00" East 50.07 feet to the point of beginning; thence South 00°00'00" East 60.18 feet; thence South 90°00'00" East 455.13 feet; thence South 00°00'00" West 293.24 feet; thence North 89°45'56" West 539.10 feet; thence North 00°56'39" West 291.07 feet; thence North 90°00'00" East 88.56 feet to the point of termination.
- 2) A private cross drainage easement twenty feet in width centered on the following description, being more particularly described as follows.
Commencing at the Northwest corner of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°45'30" East 1280.17 feet; thence South 00°00'00" East 64.68 feet to the point of beginning; thence South 89°35'04" East 230.05 feet; thence South 62°55'37" East 47.28 feet; thence South 06°00'49" East 106.82 feet; thence South 00°00'00" East 176.52 feet to the point of termination.
- 3) A private cross drainage easement twenty feet in width centered on the following description, being more particularly described as follows.
Commencing at the Northwest corner of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°45'30" East 1280.17 feet; thence South 00°00'00" East 448.96 feet to the point of beginning; thence South 89°54'33" East 288.62 feet to the point of termination.
- 4) A private blanket cross access easement over lot 1, lot 2 and lot 3.

RECORDED
APR 15 2008
CITY RECORDER



SALT LAKE VALLEY HEALTH DEPT
APPROVED AS TO FORM THIS 18th
DAY OF October
AD 2007, AND IS HEREBY APPROVED.

DIRECTOR
S.L. VALLEY HEALTH DEPT.

P:\PROJECTS\CENTRE POINTE NEW\DWG\PLAT2.DWG 9/04/2007

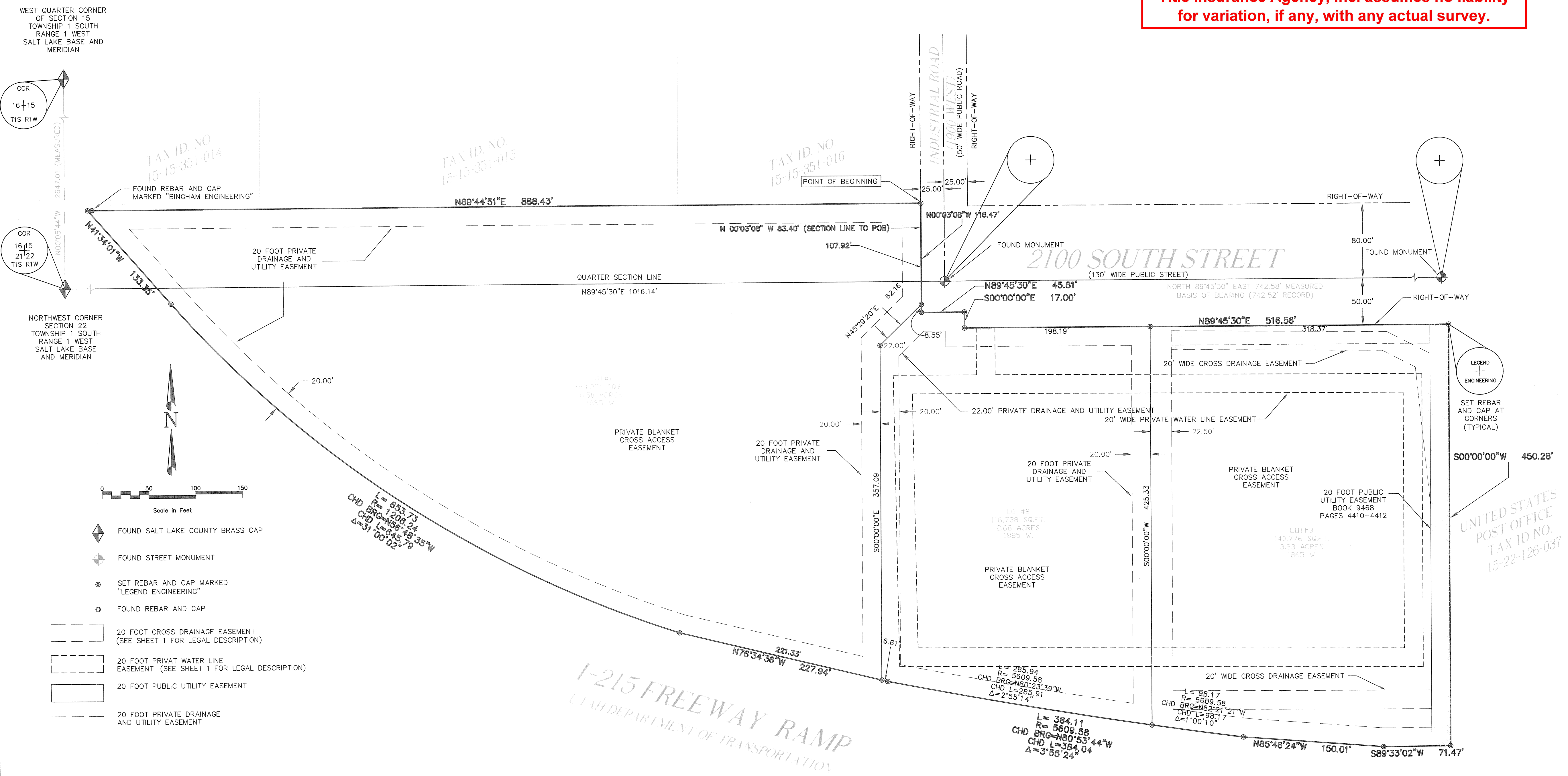
NUMBER _____	PREPARED BY:  LEGEND ENGINEERING, LLC 50 West 100 North SALT LAKE CITY, UT 84103 PHONE: 801-464-4888 FAX: 801-464-4889 WWW.LEGENDENGINEERING.COM	PUBLIC UTILITIES DEPARTMENT APPROVED AS TO SANITARY SEWER, DRAINAGE AND WATER UTILITY DETAIL THIS DAY OF <u>Oct</u> A.D. <u>2007</u>  JEFFREY NIEMI SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	CITY PLANNING DIRECTOR APPROVED THIS <u>14th</u> DAY OF <u>November</u> BY THE SALT LAKE CITY PLANNING COMMISSION.  SALT LAKE CITY PLANNING DIRECTOR	CITY ENGINEERING DIVISION 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.  10-29-07 CITY ENGINEER  10-29-07 CITY SURVEYOR	CITY ATTORNEY APPROVED AS TO FORM THIS <u>7th</u> DAY OF <u>April</u> AD <u>2008</u> , AND IS HEREBY APPROVED.  SALT LAKE CITY ATTORNEY	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS DAY OF <u>April</u> AD <u>2008</u> AND IS HEREBY APPROVED.  SALT LAKE CITY MAYOR  SALT LAKE CITY CHIEF DEPUTY RECORDER	SALT LAKE COUNTY RECORDER ENTRY No. <u>10479339</u> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>LEGEND ENGINEERING</u> DATE <u>7/16/2008</u> TIME <u>1:27PM</u> BOOK <u>2008P</u> PAGE <u>180</u> \$ <u>63.00</u> FEES  DEPUTY SALT LAKE COUNTY RECORDER	NUMBER _____ ACCOUNT _____ SHEET <u>1</u> OF <u>2</u> SHEETS
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15-22-11, 12 15-22-10-004, 06, \$63.00
15-15-31 007/11-27-171-017056

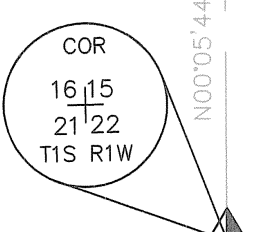
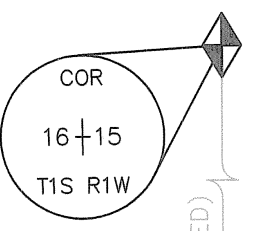
CENTREPOINTE BUSINESS PARK

PART OF THE NORTHWEST QUARTER OF SECTION 22, AND THE SOUTHWEST QUARTER
OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, UTAH

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WEST QUARTER CORNER OF SECTION 15 TOWNSHIP 1 SOUTH RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

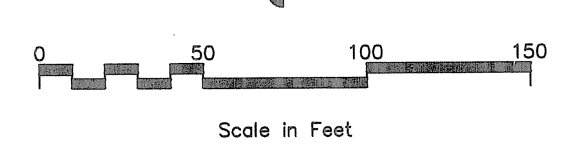


NORTHWEST CORNER SECTION 22 TOWNSHIP 1 SOUTH RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

TAX ID NO. 15-15-351-014

TAX ID NO. 15-15-351-015

TAX ID NO. 15-15-351-016



- FOUND SALT LAKE COUNTY BRASS CAP
- FOUND STREET MONUMENT
- SET REBAR AND CAP MARKED "LEGEND ENGINEERING"
- FOUND REBAR AND CAP
- 20 FOOT CROSS DRAINAGE EASEMENT (SEE SHEET 1 FOR LEGAL DESCRIPTION)
- 20 FOOT PRIVATE WATER LINE EASEMENT (SEE SHEET 1 FOR LEGAL DESCRIPTION)
- 20 FOOT PUBLIC UTILITY EASEMENT
- 20 FOOT PRIVATE DRAINAGE AND UTILITY EASEMENT

LOT#1
283,271 SQ.FT.
4.50 ACRES
1885 W

LOT#2
116,738 SQ.FT.
2.68 ACRES
1885 W

LOT#3
140,776 SQ.FT.
3.23 ACRES
1865 W

I-215 FREEWAY RAMP
UTAH DEPARTMENT OF TRANSPORTATION

UNITED STATES POST OFFICE
TAX ID NO. 15-22-126-037

PREPARED BY:

LEGEND ENGINEERING, LLC
62 West 100 North
HEBER CITY, UT 84088
PHONE: 435-854-4888
TOLL FREE FAX: 1-888-310-9972
www.legendengineering.com



RECORDED # 10479339
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
LEGEND ENGINEERING
DATE 7/16/2008 TIME 1:27PM BOOK 2008 PAGE 180
FEE \$ 63.00
DEPUTY SALT LAKE COUNTY RECORDER

2100 SOUTH FREEWAY
UT 201 UTAH DEPARTMENT OF TRANSPORTATION

NUMBER	_____
ACCOUNT	_____
SHEET	2
OF	2 SHEETS

P:\PROJECTS\CENTRE POINTE NEW DWG\PLAT2.DWG 9-04-07