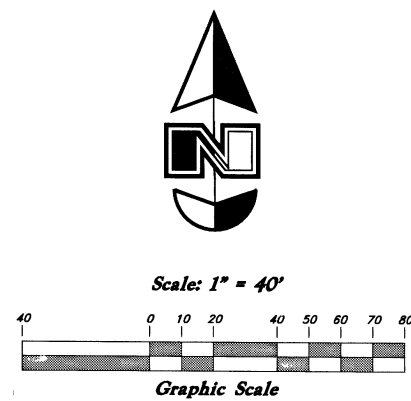


Vicinity Map  
Not to Scale



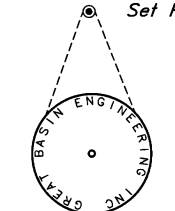
PARCEL LINE DATA		
SEGMENT	LENGTH	BEARING
L1	15.02'	N 0°04'58" W
L2	15.02'	N 90°00'00" E

# FMC West Valley Subdivision

A part of the Southeast 1/4 of Section 30, T1S, R1W, SLB&M, U.S. Survey  
West Valley City, Salt Lake County, Utah

### Legend

- Set Nail & Washer Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- Found Nail
- PUE Public Utility Easement
- Set Rebar & Cap



CAP DETAIL Lot 3

A 3/8" rebar 24" long with plastic cap (see detail above) was set of all property corners as shown.

### SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plot of FMC West Valley Subdivision in West Valley City, Salt Lake County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Salt Lake County Recorder's Office. Monuments have been found or placed as represented on this plot.

Signed this 1 day of June, 2016.

6242920  
License No.

1-6-2016  
No. 12312035  
Andy Hubbard

### DESCRIPTION

A part of the Southeast Quarter of Section 30, Township 1 South, Range 1 West, Salt Lake Base and Meridian, in Salt Lake County, Utah.  
Beginning at a point 994.10 feet South 89°56'54" West along the Section line and 283.00 feet North 0°04'58" West along the East right of way line of Pioneer Parkway from the Southeast corner of said Section 30; and running thence North 0°04'58" West 337.00 feet along the East right of way line of Pioneer Parkway to the South right of way line of Pioneer Parkway; thence due East 465.92 feet along said South right of way line to the West boundary line of the Gus Paulos Chevrolet, Inc Property (Salt Lake County Recorder Parcel #15-30-478-022); thence due South 266.58 feet to the North boundary line of the Mountain West Physicians Plaza Condos in West Valley City, Salt Lake County, Utah; thence three (3) courses along said North Boundary line as follows:  
(1) South 89°56'54" West 285.00 feet; (2) South 0°04'58" East 70.00 feet; and South 89°56'54" West 180.53 feet to the point of beginning.

Contains: 3.142 acres, 2 Lots

### OWNER'S DEDICATION AND CONSENT TO RECORD

West Salt Lake Real Estate Ventures, LLC, owner of Lot 1 and MPT of West Valley City, LLC, owner of Lot 2, as unrelated entities but collective owners of the herein described tract of land, hereby set apart and subdivide the same into Lots and street as shown on this plot, and name said tract FMC West Valley Subdivision, and do hereby dedicate to West Valley City for the perpetual use of the public all streets shown on this plot as intended 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 (PUE) shown on this plot, 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 and / or noted on this plot to the parties indicated and purposes shown hereon.

Signed this 2nd day of June, 2016.

West Salt Lake Real Estate Ventures, LLC MPT of West Valley City, LLC  
(by MPT Operating Partnership, LP)

by: SHAWN PORTER its: MEMBER MPT of West Valley City, LLC  
By: MPT Operating Partnership, L.P.  
its: Sole Member

By: Edward S. Alden, Jr. its: Chairman, President & CEO

### ACKNOWLEDGMENT LOT 1 OWNER (WEST SALT LAKE REAL ESTATE VENTURES, LLC)

State of ARIZONA  
County of MARICOPA  
The foregoing instrument was acknowledged before me this 1st day of JUNE 2016 by SHAWN PORTER, MEMBER, WEST SALT LAKE REAL ESTATE VENTURES, LLC, a company.  
Residing At: MARICOPA COUNTY, Arizona  
Commission Number: 333373  
Commission Expires: AUGUST 12, 2018  
AMY L. HANSEN  
Print Name  
A Commissioned Notary Public

### ACKNOWLEDGMENT LOT 2 OWNER (MPT OF WEST VALLEY CITY, LLC)

State of ILLINOIS  
County of JEFFERSON  
The foregoing instrument was acknowledged before me this 2nd day of June 2016 by Edward S. Alden, Jr., Chairman, President & CEO, MPT Operating Partnership, L.P., a company.  
Residing At: JEFFERSON COUNTY, Illinois  
Commission Number: 011912020  
Brandi Dipiazza  
Print Name  
A Commissioned Notary Public

### NARRATIVE

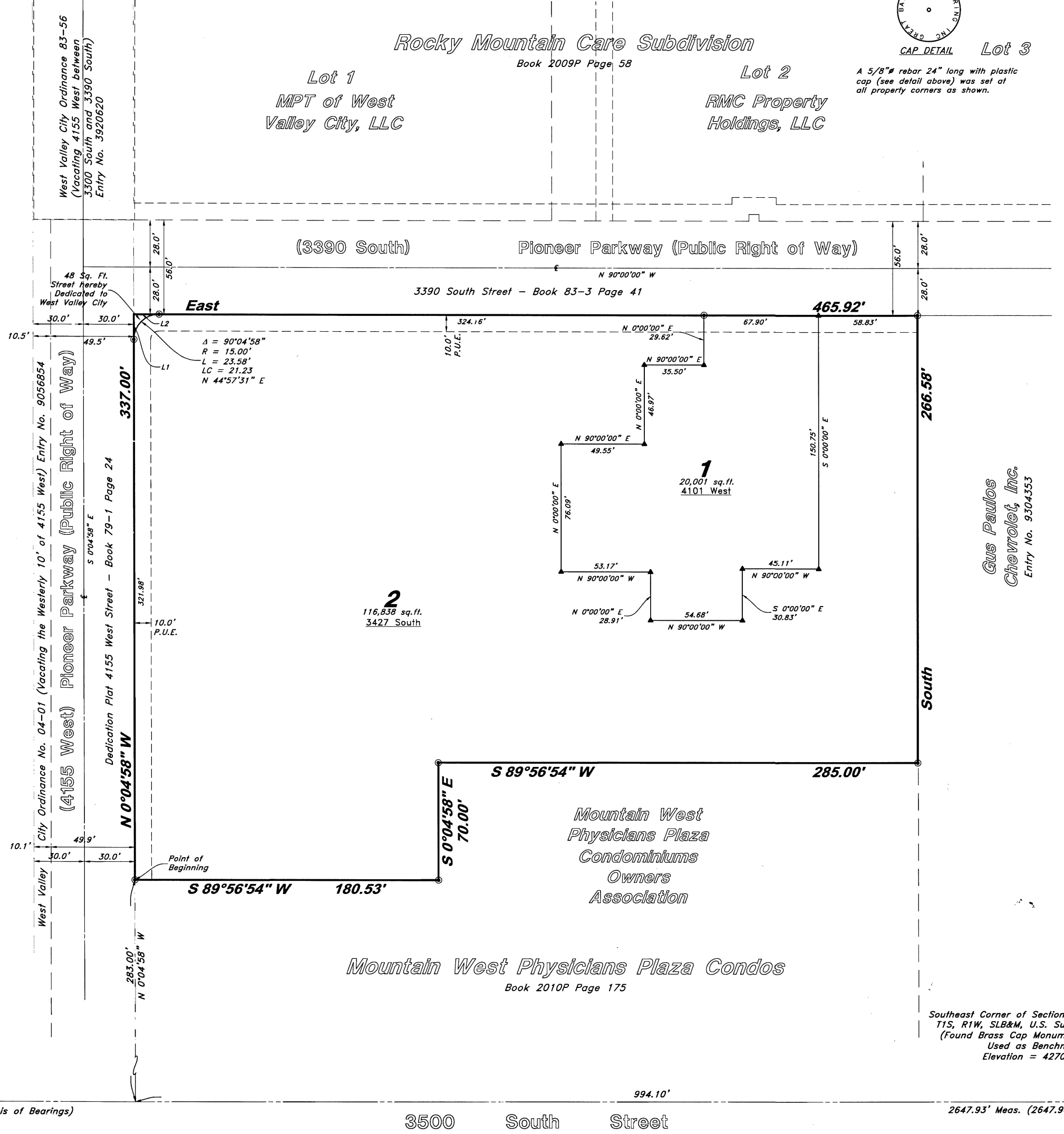
This Plot was requested by Mr. Jared Cox of Vista Design Group, LLC for the purpose of subdividing this property into 2 Lots.  
A line between monuments found for the South Quarter Corner and the Southeast Corner of Section 30 was assigned the bearing of N 89°56'54" E as the Basis of Bearings.  
Property Corners were set as depicted on this Survey.

### NOTES

- Geotechnical Report was completed by Intermountain GeoEnvironmental Services, Inc. (IGES), Job No. 02153-002 effective August 14, 2015.
- Ground Water Elevation is shown to be 7.5 feet below grade (4259.50). The finished floor elevation of proposed buildings shall be a minimum of 4265.00.
- Offset pins to be placed in the back of curb and 3/8" x 24" rebar with numbered survey cap to be placed at all rear corners prior to any occupancy, unless otherwise indicated.
- Lots within this development are subject to an Easement Agreement between MPT of West Valley LLC, Jordan Valley Medical Center, LP, and West Salt Lake Real Estate Ventures, LLC Recorded as Entry #12244998 in the Salt Lake County Recorder's Office.

### LOT OWNERS

LOT 1: West Salt Lake Real Estate Ventures, LLC  
LOT 2: MPT of West Valley City, LLC



**GREAT BASIN ENGINEERING**  
8740 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAN (801)394-4515 B.L.C. (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

**WEST VALLEY PLANNING COMMISSION APPROVAL**  
APPROVED THIS 1st DAY OF June 2016, BY THE WEST VALLEY CITY PLANNING COMMISSION.  
Chair, WEST VALLEY CITY PLANNING COMMISSION

**SALT LAKE VALLEY HEALTH DEPARTMENT APPROVAL**  
APPROVED THIS 7 DAY OF June 2016, BY THE SALT LAKE VALLEY HEALTH DEPARTMENT.

**GRANGER HUNTER IMPROVEMENT DISTRICT**  
APPROVED THIS 7 DAY OF June 2016, BY THE GRANGER HUNTER IMPROVEMENT DISTRICT.

**CITY ENGINEER APPROVAL**  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
WEST VALLEY ENGINEER

**CITY ATTORNEY'S APPROVAL**  
APPROVED THIS 21st DAY OF June 2016, BY THE WEST VALLEY CITY ATTORNEY.

**WEST VALLEY CITY COUNCIL**  
APPROVED THIS 20 DAY OF June 2016, BY THE WEST VALLEY CITY COUNCIL.

### FMC West Valley Subdivision

A part of the Southeast 1/4 of Section 30, T1S, R1W, SLB&M, U.S. Survey  
West Valley City, Salt Lake County, Utah

RECORDED # 12312035  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF West Valley City  
DATE 06/30/2016 TIME 2:57PM BOOK 2016P PAGE 141  
FEE \$32.00  
SALT LAKE COUNTY RECORDER

15-30-478-043,044 \$32.00 15-30-42