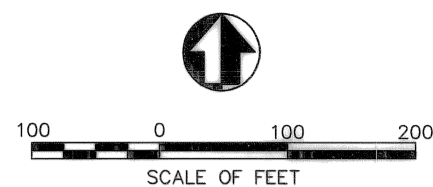
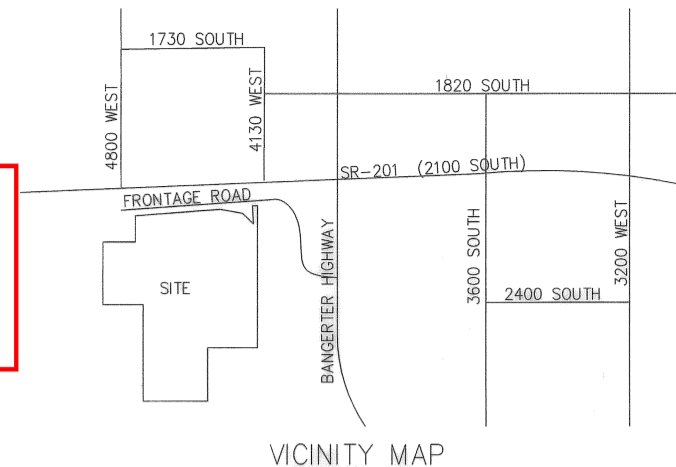


201 COMMERCE CENTER SUBDIVISION NO. 1

LOCATED IN THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, 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.



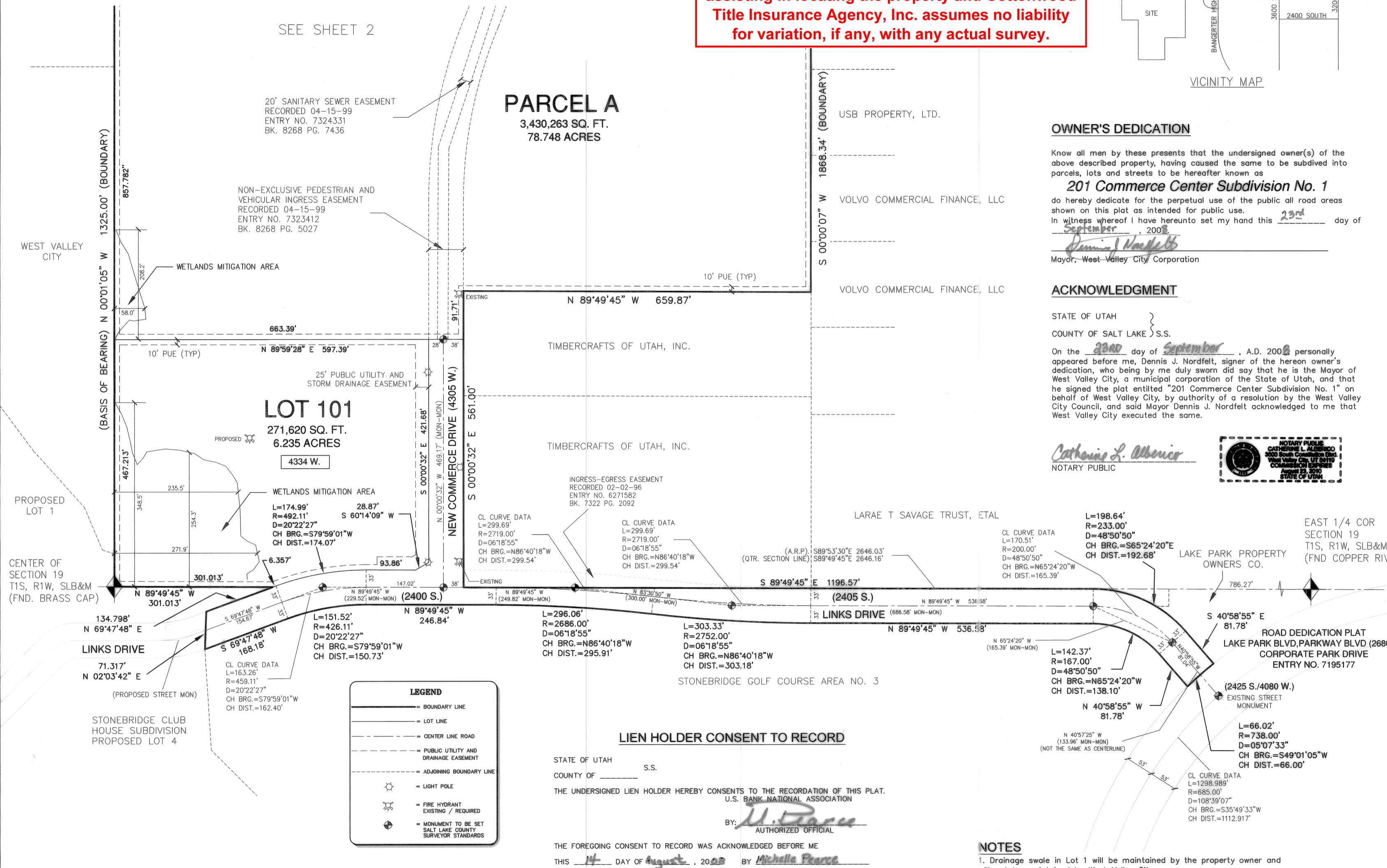
SEE SHEET 2

PARCEL A
3,430,263 SQ. FT.
78.748 ACRES

20' SANITARY SEWER EASEMENT
RECORDED 04-15-99
ENTRY NO. 7324331
BK. 8268 PG. 7436

NON-EXCLUSIVE PEDESTRIAN AND VEHICULAR INGRESS EASEMENT
RECORDED 04-15-99
ENTRY NO. 7324342
BK. 8268 PG. 5027

LOT 101
271,620 SQ. FT.
6.235 ACRES
4334 W.



LEGEND

- BOUNDARY LINE
- LOT LINE
- CENTER LINE ROAD
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- ADJOINING BOUNDARY LINE
- LIGHT POLE
- FIRE HYDRANT EXISTING / REQUIRED
- MONUMENT TO BE SET SALT LAKE COUNTY SURVEYOR STANDARDS

LIEN HOLDER CONSENT TO RECORD

STATE OF UTAH }
COUNTY OF _____ } S.S.
THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT.
U.S. BANK NATIONAL ASSOCIATION

BY: *[Signature]*
AUTHORIZED OFFICIAL
THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME
THIS 14 DAY OF August, 2008 BY *[Signature]*
MY COMMISSION EXPIRES 01/22/2011

RESIDING IN Salt Lake City
NOTARY PUBLIC
[Signature]
NOTARY PUBLIC
IVANNA SYMCO
172 S. Allen St. 10th Floor
Salt Lake City, UT 84101
My Commission Expires 04/23/2011
State of Utah

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the above described property, having caused the same to be subdivided into parcels, lots and streets to be hereafter known as
201 Commerce Center Subdivision No. 1
do hereby dedicate for the perpetual use of the public all road areas shown on this plat as intended for public use.
In witness whereof I have hereunto set my hand this 23rd day of September, 2008
[Signature]
Mayor, West Valley City Corporation

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.
On the 23rd day of September, A.D. 2008 personally appeared before me, Dennis J. Nordfelt, signer of the hereon owner's dedication, who being by me duly sworn did say that he is the Mayor of West Valley City, a municipal corporation of the State of Utah, and that he signed the plat entitled "201 Commerce Center Subdivision No. 1" on behalf of West Valley City, by authority of a resolution by the West Valley City Council, and said Mayor Dennis J. Nordfelt acknowledged to me that West Valley City executed the same.

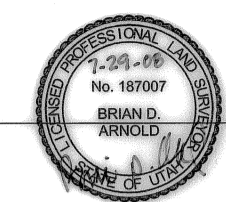
[Signature]
NOTARY PUBLIC



- NOTES**
- Drainage swale in Lot 1 will be maintained by the property owner and will not be maintained by West Valley City.
 - Erosion control must be placed during all phases of construction.
 - Off-set pins to be placed in the back of curb and 5/8" X 18" rebar with numbered survey cap to be placed at all rear corners prior to any occupancy.
 - Building permits will not be issued for any building until 1) asphalt paving is installed; and 2) fire hydrants are installed, approved and charged.

SURVEYOR'S CERTIFICATE

I, Brian D. Arnold, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 187007 as prescribed by the Laws of the State of Utah. I further certify that by Authority of the Owners I have made a Survey of the Parcel of Land shown on this Plat and have subdivided said Parcel of Land into lots and streets, hereafter known as
201 Commerce Center Subdivision No. 1
and that the same has been correctly surveyed and staked on the ground as shown on this Plat.



June 27, 2008
Date

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the North Half and the Southeast Quarter of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian, West Valley City, Salt Lake County, Utah, being more particularly described as follows:

BEGINNING at a point on the South line of 2100 South Frontage Road said point being North 89°46'20" West 416.88 feet along the section line and South 00°00'57" East 80.00 feet from the North Quarter corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence the following two (2) courses coincident with said South line of 2100 South Frontage Road (1) South 89°46'20" East 1324.29 feet (2) South 84°47'20" East 361.70 feet; thence South 47°23'20" East 55.16 feet; thence North 00°20'37" East 33.66 feet to said South line; thence the following two (2) courses coincident with said South line of 2100 South Frontage Road (1) South 84°47'20" East 2.56 feet (2) South 85°51'20" East 13.05 feet to the 1/16 line; thence coincident with said 1/16 line South 00°00'07" West 87.74 feet; thence North 47°23'30" West 78.14 feet; thence North 88°17'28" West 20.00 feet; thence South 01°42'32" West 69.05 feet; thence North 90°00'00" East 79.56 feet to the 1/16 line; thence coincident with said 1/16 line South 00°00'07" West 1868.34 feet; thence North 89°49'45" West 659.87 feet; thence South 00°00'32" East 561.00 feet to the center quarter section line; thence South 89°49'45" East 1196.57 feet coincident with said center quarter section line; thence Southeasterly 196.64 feet along the arc of a 233.00 foot radius curve to the right (chord bears South 65°24'20" East 192.68 feet) through a central angle of 48°50'50"; thence South 40°58'55" East 81.78 feet to the Northerly Right-of-way of Lake Park Blvd.; thence Southwesterly 66.02 feet along the arc of a 738.00 foot radius curve to the left (chord bears South 49°01'05" West 66.00 feet) through a central angle of 05°07'33"; thence North 40°58'55" West 81.78 feet; thence Northwesterly 142.37 feet along the arc of a 167.00 foot radius curve to the left (chord bears North 65°24'20" West 138.10 feet) through a central angle of 48°50'50"; thence North 89°49'45" West 536.58 feet; thence Westerly 303.33 feet along the arc of a 2752.00 foot radius curve to the right (chord bears North 86°40'18" West 303.18 feet) through a central angle of 06°18'55"; thence Westerly 296.06 feet along the arc of a 2686.00 foot radius curve to the left (chord bears North 86°40'18" West 295.91 feet) through a central angle of 06°18'55"; thence North 89°49'45" West 246.84 feet; thence Westerly 151.52 feet along the arc of a 426.11 foot radius curve to the left (chord bears South 79°59'01" West 150.73 feet) through a central angle of 20°22'27"; thence South 69°47'48" West 168.18 feet; thence North 02°03'42" East 71.317 feet; thence North 69°47'48" East 134.798 feet to the center quarter section line; thence North 89°49'45" West 301.013 feet coincident with said center quarter section line to the center of said Section 19; thence North 00°01'05" West 1325.00 feet coincident with the center quarter section line; thence North 89°49'50" West 661.88 feet; thence North 00°01'08" West 830.57 feet; thence South 89°48'00" East 245.00 feet; thence North 00°00'57" West 414.98 feet to the POINT OF BEGINNING.

OWNER'S DEDICATION

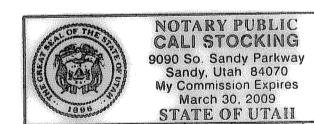
Know all men by these presents that we, The Argent Group 201, LLC, the undersigned owner of the above described tract of land known as
201 Commerce Center Subdivision No. 1
do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. In witness whereof I have hereunto set my hand this 14th day of August, A.D., 2008.

David S. Layton, Manager

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.
On this 14th day of August, 2008, personally appeared before me, David S. Layton, the Manager of The Argent Group 201, LLC, the signer of the hereon Owner's Dedication and he acknowledged to me that he signed for the purposes therein mentioned.

[Signature]
NOTARY PUBLIC



201 COMMERCE CENTER SUBDIVISION NO. 1

LOCATED IN THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

PSOMAS
4179 RIVERBOAT ROAD
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

DATE: 07-29-08	DESIGNED: BDA
SCALE: 1" = 100'	DRAFTED: BDA
PROJECT No.: 8RPD010100	CHECKED: BDA

PLANNING COMMISSION
APPROVED THIS 20th DAY OF August, A.D., 2008 BY THE CITY OF WEST VALLEY PLANNING COMMISSION.
[Signature]
CHAIRMAN, WEST VALLEY CITY PLANNING COMMISSION

GRANGER HUNTER IMPROVEMENT DISTRICT
APPROVED THIS Sixth DAY OF August, A.D., 2008.
[Signature]
DISTRICT ENGINEER

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED THIS 7th DAY OF August, A.D., 2008.
[Signature]
DIRECTOR

WEST VALLEY CITY ENGINEERING DIVISION
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
25 Aug 08
DATE
[Signature]
CITY ENGINEER

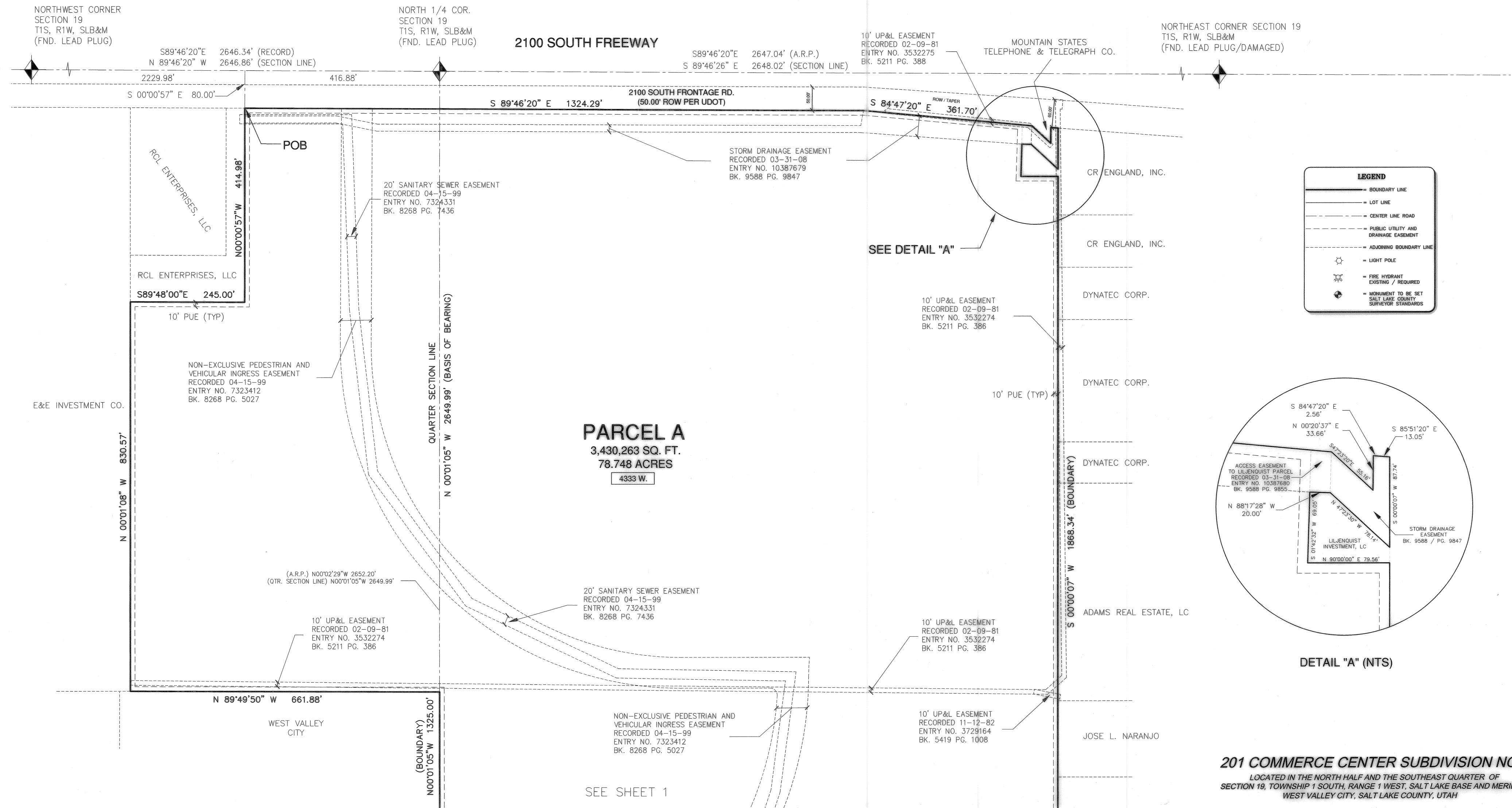
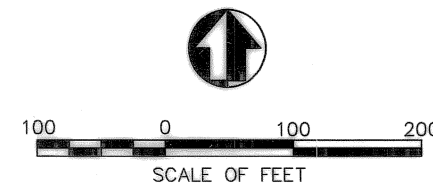
APPROVAL AS TO FORM
APPROVED THIS 27th DAY OF August, A.D., 2008.
[Signature]
WEST VALLEY CITY ATTORNEY

WEST VALLEY CITY COUNCIL
PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS 25th DAY OF September, A.D., 2008, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
[Signature]
CITY RECORDER
[Signature]
CITY MANAGER

SALT LAKE COUNTY RECORDER
RECORDED 10529106
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF WEST VALLEY CITY
DATE 9-26-08 TIME 2:18PM BOOK 2008P PAGE 250
FEE \$ 62.00
[Signature]
SALT LAKE COUNTY RECORDER

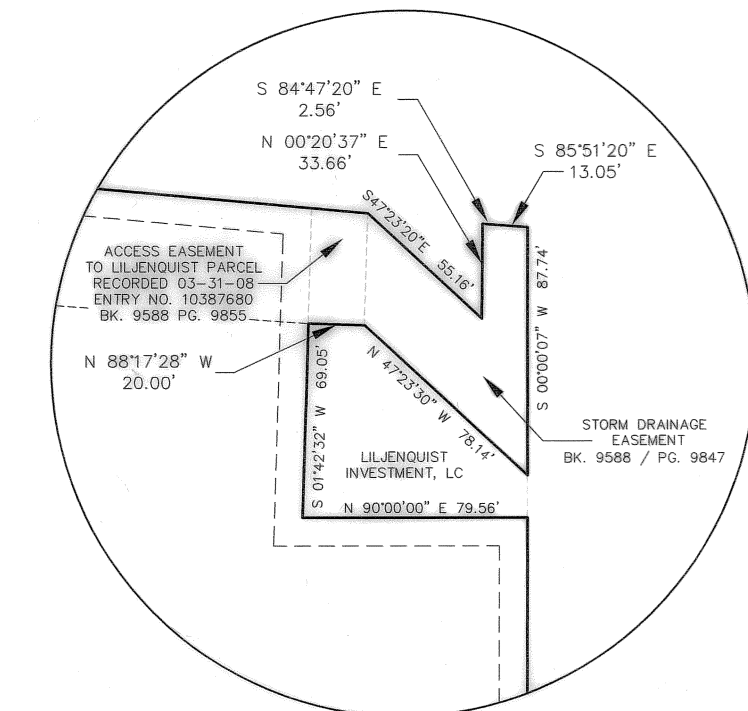
201 COMMERCE CENTER SUBDIVISION NO. 1

LOCATED IN THE NORTH HALF AND THE SOUTHEAST QUARTER OF
SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH



LEGEND

- BOUNDARY LINE
- LOT LINE
- CENTER LINE ROAD
- - - PUBLIC UTILITY AND DRAINAGE EASEMENT
- - - ADJOINING BOUNDARY LINE
- ☆ LIGHT POLE
- ⊗ FIRE HYDRANT EXISTING / REQUIRED
- ⊕ MONUMENT TO BE SET SALT LAKE COUNTY SURVEYOR STANDARDS



DETAIL "A" (NTS)

201 COMMERCE CENTER SUBDIVISION NO. 1
LOCATED IN THE NORTH HALF AND THE SOUTHEAST QUARTER OF
SECTION 19, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

PSOMAS
4179 RIVERBOAT ROAD
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

DATE: 07-29-08	DESIGNED: BDA
SCALE: 1" = 100'	DRAFTED: BDA
PROJECT No.: BRPD010100	CHECKED: BDA

SALT LAKE COUNTY RECORDER
ENTRY NUMBER 10523106
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF WEST VALLEY CITY
DATE 9-26-08 TIME 2:18PM BOOK 2008 PAGE 250
FEE \$ 62.⁰⁰
SALT LAKE COUNTY RECORDER