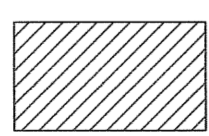


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



A Reciprocal Cross Access and Utility Easement for the use of Lots 1, 2 & 3, Phase V11, Riverwoods Research & Business Park

Curve Data Table with columns: Curve, Radius, Length, Tangent, Chord, Bearing, Delta. Lists curves C1 through C14 with their respective geometric data.

Acceptance by Mayor

The Mayor of the City of Provo, County of Utah, Accepts this Record of Survey Map of Riverwoods Research and Business Park, Phase VII, Planned Unit Development.

Approved by Mayor Lewis K. Billings, Attest - Clerk, Recorder, Attest - Engineer Nicholas Jones.

T - Table with columns: Line, Length, Bearing. Lists lines T1 through T36 with their lengths and bearings.

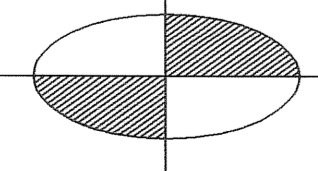
State Plane Coordinates with columns: No., Northing, Easting. Lists points A through VV with their corresponding coordinate values.

Owner's Certificate, Consent to Record, Supersedeure of prior Plat, Dedication and Conveyance

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map:

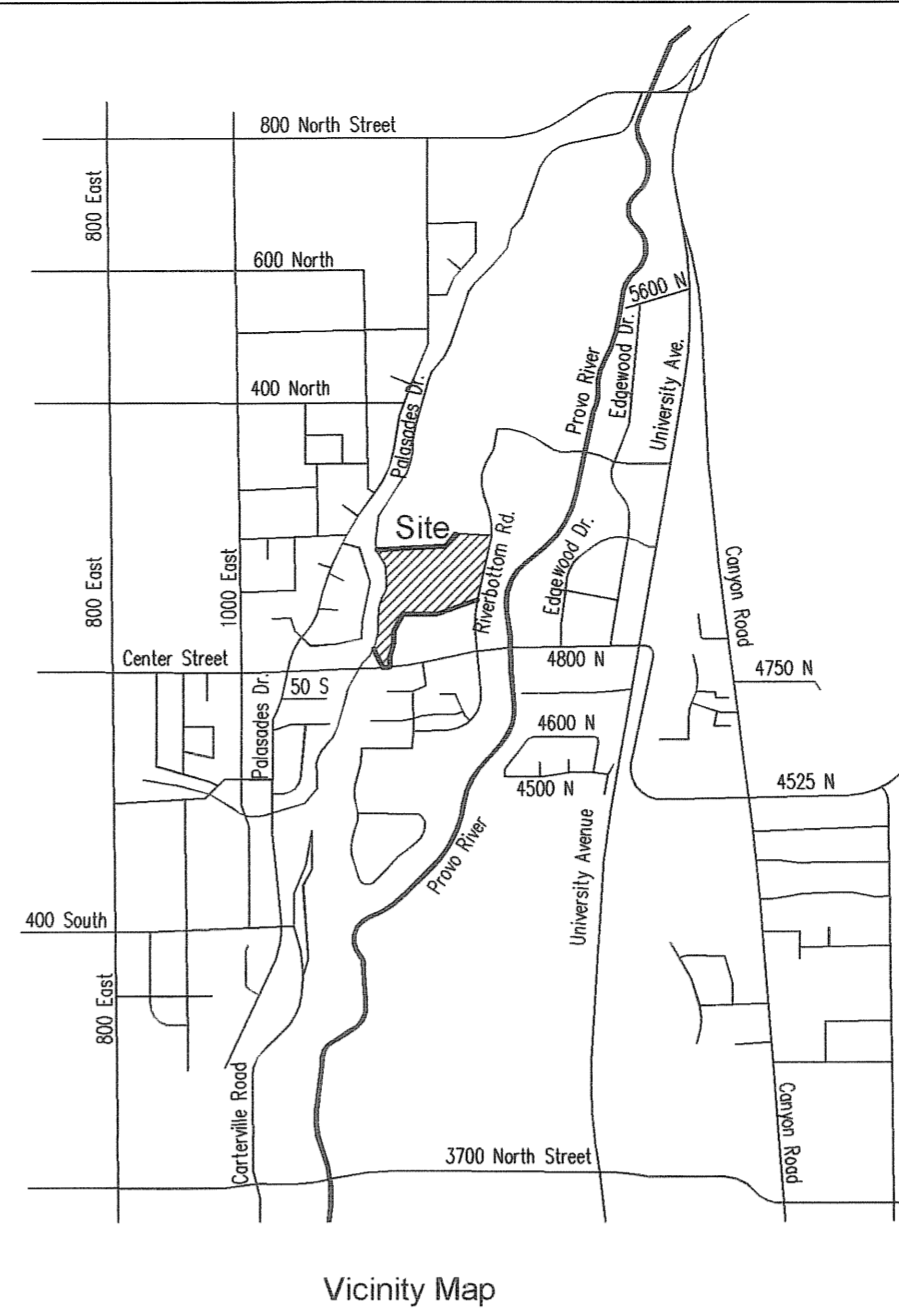
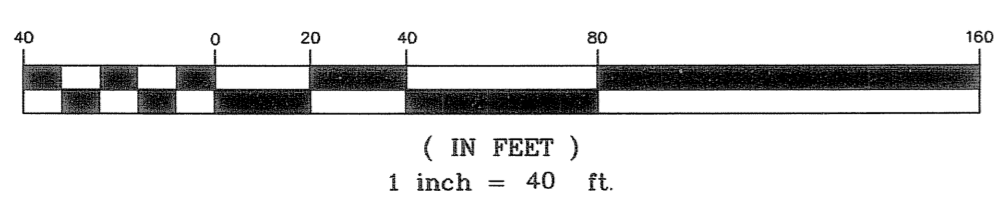
- 1. Certify that they are the sole owner of Fee Simple Title to the land shown and described on this plat, have caused this Plat of said land to be prepared.
2. Consent to the recordation hereon in the office of the County Recorder of Utah County, State of Utah, with the intent and purpose that upon such recordation that certain entitled "Phase VII, Riverwoods Research and Business Park" Recorded in said office on November 5, 1981, as Entry No. 43795, Map File No. 4327, shall be superseded and replaced and is also located in its entirety by this plat.
3. Dedicate the public streets shown hereon and lying within said land for the perpetual use of the public.
4. Convey unto Riverwoods Research and Business Park Owners Association, a Utah Non-profit corporation.
A. A perpetual, nonexclusive easement in, under, over, along, upon, through, and across that area designated as "30' P.U.E., Drainage and pedestrian easement" on this plat for the maintenance, repair and replacement, as required of the trails, landscaping, improvements, and appurtenances thereto within said area. Said easement shall constitute a portion of the common facilities as defined in that certain Master Declaration of Protective Covenants, Conditions and Restrictions for Riverwoods Research and Business Park Recorded October 24, 1991 as Entry No. 42273 in book 2847, at page 618, in the Office of the County Recorder Utah County, State of Utah (herein called the "Declaration"); and
B. A Perpetual Easement for the purposes as provided in the Article of the Declaration entitled "Repair and Maintenance, including, without limitation, maintaining the drainage facilities and easements, and inspecting each lot at any reasonable time for compliance with said article; and
C. Convey unto the respective private utility companies and the public utility agencies providing the utility services in question, their successors and assigns, a Perpetual non-exclusive easement in, under, along, through, and across those areas on this maintenance, repair and replacement, as required of subterranean electrical, telephone, Natural Gas, Cable Television, Sewer and Water Lines and Appurtenances thereto, together with the right of access thereto.
In witness hereof we have hereunto set our hands this 17 day of September, A.D. 2008

PREPARED BY



DUDLEY AND ASSOCIATES INC.

GRAPHIC SCALE



State Plane Coordinates

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147089 as prescribed under the laws of the State of Utah. I further certify that at the request of the owner of the below-described land, I performed a Survey of said land; that the boundary description before correctly describes the land surface upon which will be constructed Riverwoods Research and Business Park Phase VII, A Planned Unit Development Project. I further certify that the reference markers shown on said map are located as shown and are sufficient to readily retracement or re-establish this survey.

Date 9-15-08 (Registered Land Surveyor (see seal below))

Boundary Description

Commencing at a point located South 00°45'09" East along the Section line 1477.11 feet and West 1419.65 feet from the Northeast corner of Section 13, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the Westerly boundary line to 300 West Street as follows: South 11°31'41" West 19.39 feet, South 12°06'35" West 200.21 feet, South 11°58'56" West 35.52 feet, South 12°03'06" West 52.09 feet, South 10°05'37" West 24.25 feet, South 10°19'19" West 32.14 feet, thence South 72°15'49" West 450.77 feet; thence North 82°41'46" West 107.19 feet; thence South 87°24'14" West 314.53 feet; thence along the Boundary line of Lot 2, Amended Phase II, Riverwoods Research and Business Park as follows: South 33°56'56" West 35.00 feet, South 08°54'20" West 85.63 feet, South 02°45'04" East 71.27 feet, South 25°33'05" East 17.48 feet; thence South 08°55'53" East 34.48 feet, North 02°16'42" West 16.89 feet, North 02°28'54" East 201.71 feet, North 10°16'43" East 49.87 feet, North 15°27'23" East 58.57 feet, North 22°57'09" East 50.77 feet, North 02°49'57" East 53.79 feet, North 10°53'11" East 33.68 feet, North 19°41'46" East 42.76 feet, North 23°13'23" East 42.33 feet, North 14°38'41" East 44.08 feet, North 08°08'45" West 66.59 feet, North 15°10'16" West 46.64 feet, North 21°12'39" West 85.31 feet, North 21°05'51" West 53.46 feet, North 19°03'12" West 49.35 feet, North 15°55'20" West 73.37 feet, North 10°00'12" West 53.07 feet, North 00°07'17" East 3.22 feet; thence East thence along the Northernly Boundary line of Lot 2, Amended Phase II, Riverwoods Research and Business Park 747.35 feet; thence North 37°39'29" East thence along the Boundary line of Lot 2, Amended Phase II, Riverwoods Research and Business Park 92.32 feet; thence along the Southernly Boundary line of Park Circle as follows: along the arc of a 50.00 foot radius curve to the left 88.17 feet left (chord bears South 83°02'14" East 77.18 feet), along the arc of a 40.00 foot radius curve to the right 28.57 feet (chord bears North 66°54'30" East 27.97 feet), North 87°22'33" East 228.00 feet, along the arc of a 23.00 foot radius curve to the right 41.81 feet (chord bears South 40°23'53" East 36.29 feet) to the point of beginning.

Area: 760,643 sq. ft. 17.46 Ac.

Basis of Bearing = North 00°45'09" West along the Section line from the East quarter corner to the Northeast corner of Section 16.

Owner's Certificate and Consent to Record

Know all men by these presents that the undersigned owners of the tract of land described hereon as Planned Unit Development located on said tract of land have caused a survey to be made and this record of survey map consisting of one (1) sheet(s) to be prepared, do hereby give our consent to the recordation of this record of survey map. In witness hereof we have hereunto set our hands this 17 day of September, A.D. 2008

K.C. Gardner Riverwoods Holding LLC

By: Ken C. Gardner - Manager

Acknowledgement

STATE OF UTAH } COUNTY OF UTAH } S.S. On the 17 day of September, A.D. 2008, personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

My Commission Expires 11-21-2011

By: Constance Miller - Notary Public

UTILITY DEDICATION

K.C. Gardner Riverwoods LLC owner(s) of the Parcel of land which is shown upon the Plat of Riverwoods Research and Business Park, Phase VII, Planned Unit Development, consent to the preparation and recordation of this Plat and does hereby offer and convey to all Public Utility Agencies and their successors and assigns a permanent easement and right of way as shown by the areas marked "Utility Easement", and "Private Streets" on the within plat for the construction and maintenance of subterranean electrical, telephone, natural gas, sewer and water lines appurtenances, together with the right of access there to. It is also hereby understood that all Units have a cross easement through each other for the placement of necessary utilities to serve adjacent Units.

Reservation of Common Areas

K.C. Gardner Riverwoods LLC in recording this plat of Riverwoods Research and Business Park, Phase VII, Planned Unit Development, has designated certain areas of land as "Private Streets", and "Common Areas", intended for the use by the owners in Riverwoods Research and Business Park, Phase VII, Planned Unit Development, for ingress, egress, recreation, and other related activities. The designated areas are not dedicated hereby for the use by the general public but are reserved for the common use and enjoyment of the owners in Riverwoods Research and Business Park, Phase VII, Planned Unit Development, as more fully provided in the declaration of covenants, conditions and restriction, applicable to Riverwoods Research and Business Park, Phase VII, Planned Unit Development, said declaration of covenants, conditions and restrictions is hereby incorporated and made part of this official plat and becomes effective upon the date that this plat is recorded in the official records of Utah County, Utah.

Community Development Approval

Approved this 25 day of September, A.D. 2008 by the Provo City Community Development Director. Directly: Gary McGinn

Occupancy Restriction Notice

The City of Provo has an Ordinance which restricts the occupancy of buildings within this subdivision. According, it is unlawful to occupy any building located within this subdivision without first having obtained a certificate of occupancy issued by the City.

Phase VII

Riverwoods Research and Business Park

Including a Vacation of Lot 2, Phase II Amended Riverwoods Research and Business Park

Planned Unit Development

Provo City, Utah County, Utah

Scale: 1" = 100 Feet

Seals for Surveyor, Notary Public, City-County Engineer, and Clerk-Recorder.

APC-9-23-08

PH 11 AM 11 SEC 15 MINUTE TUID (BOT) LOT 2, RIVERWOODS RESEARCH & BUSINESS PARK

12875