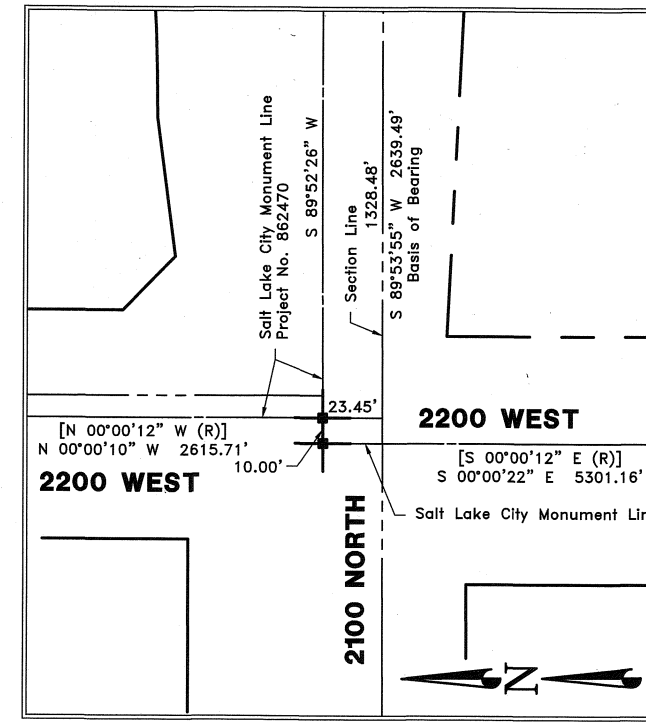
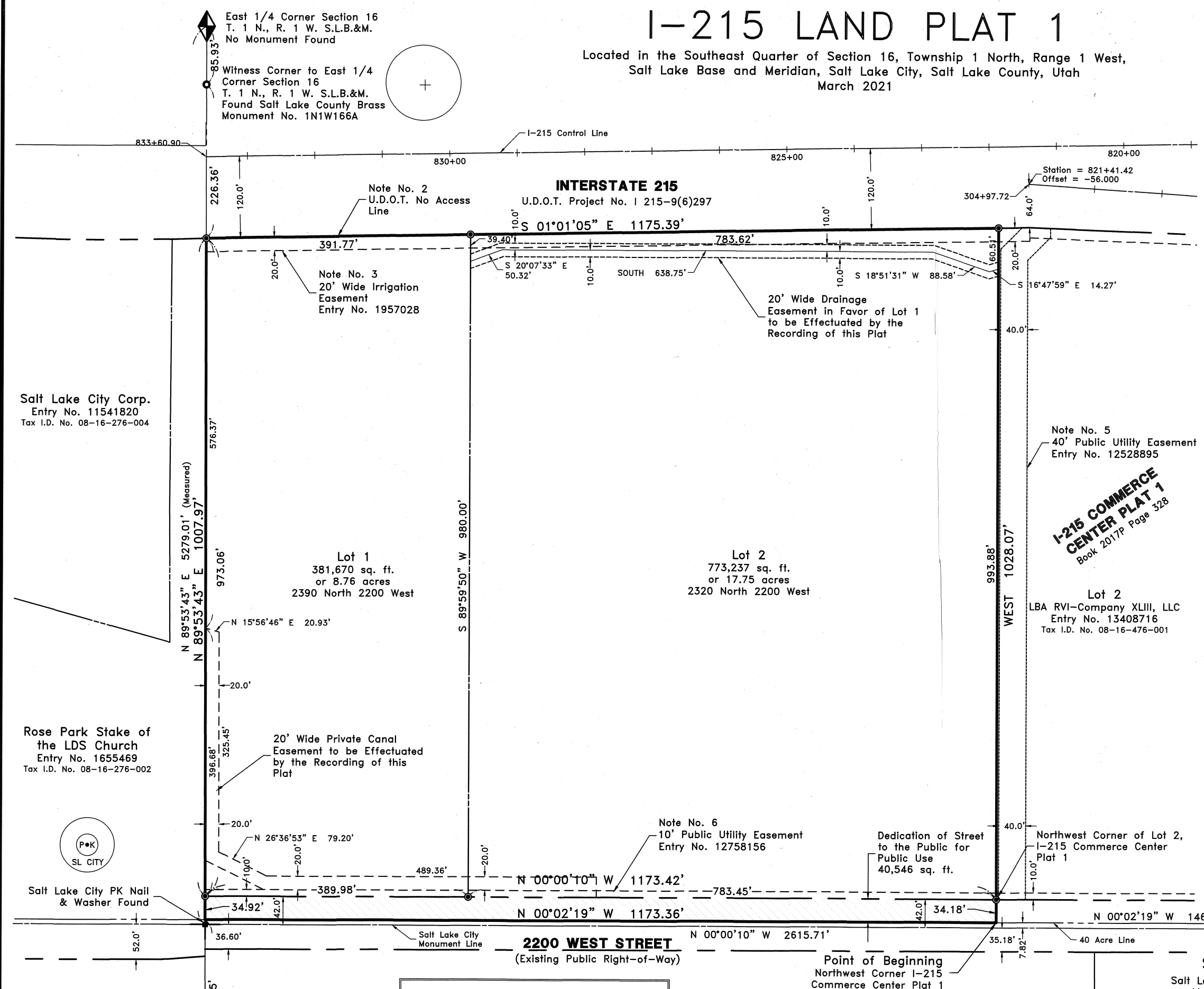
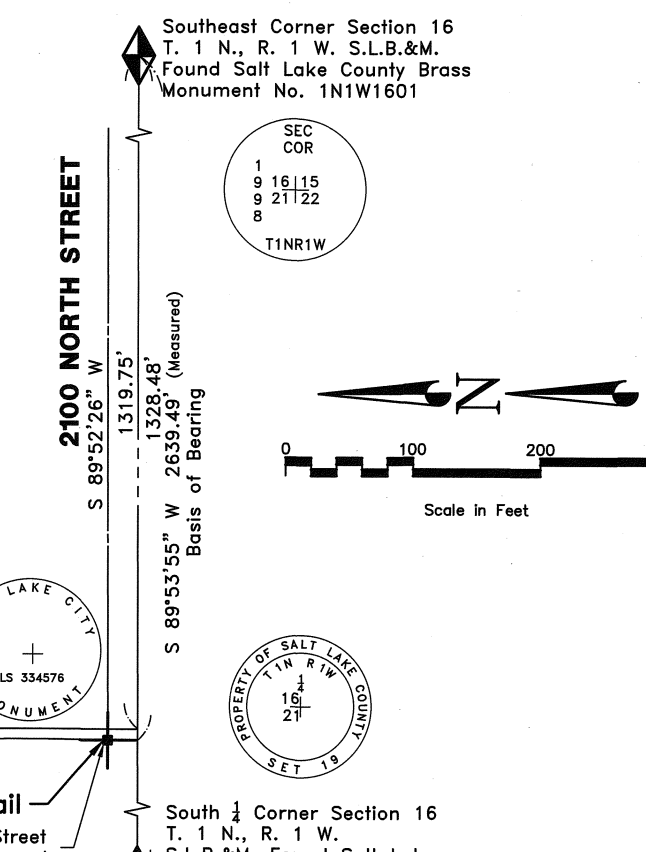


I-215 LAND PLAT 1

Located in the Southeast Quarter of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah
March 2021



Detail
1" = 50'



VICINITY MAP
Not to Scale

SURVEYOR'S CERTIFICATE
I, Mark N Gregory do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 334576 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owner, I have made an accurate survey of the tract of land shown and described herein in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into lots and streets hereafter to be known as I-215 LAND PLAT 1 and that the same has been surveyed and monuments have been found on the ground as represented on this plat.

BOUNDARY DESCRIPTION:
A parcel of land located in Southeast Quarter of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:
BEGINNING at the Northwest Corner of I-215 Commerce Center Plat 1, a subdivision recorded November 22, 2017 as Entry No. 12685320 in Book 2017P of the Salt Lake County records, said corner being South 89°53'55" West 1,319.75 feet along the south line of the Southeast Quarter of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian and North 0°02'19" West 1,465.88 feet from the Southeast Corner of said Section 16, and thence along the west line of the East Half of said Section 16 North 0°02'19" West 1,173.36 feet to the north line of said Southeast Quarter; thence along said line North 89°53'43" East 1,007.97 feet to the west line of Interstate 215; thence along said line South 01°01'05" East 1,175.39 feet to the Northeast Corner of said I-215 Commerce Center Plat 1; thence West 1,028.07 feet to the POINT OF BEGINNING. Said parcel contains 1,195,449 square feet or 27.44 acres, more or less.

Veiling Deed: Special Warranty Deed Entry No. 12570509 R.O.S. No. S2007-12-1156, Tax I.D. No. 08-16-400-019.
Date: March 17, 2021

Mark N Gregory
P.L.S. No. 3345760
Dominion Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123
801-713-3000

OWNER'S DEDICATION
Hamilton I-215 Logistics Center LLC, the owner of the described tract of land to be hereafter known as I-215 LAND PLAT 1, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. The undersigned owner(s) hereby dedicate to the public for public use the area shown on this plat to be dedicated as a street and become part of 2200 West Street, and hereby consents and gives approval to the recording of this plat for all purposes shown therein.

In witness whereof, I have hereunto set my hand this day of March 26 20 21.

Hamilton I-215 Logistics Center LLC
By: [Signature]
Print Name: George Arnold
Title: Managing Member

STATE OF Utah
COUNTY OF Salt Lake

On this 26 day of March, in the year 20 21, before me Saundra Reiber, a notary public, personally appeared George Arnold, the Managing Member of Hamilton I-215 Logistics Center LLC, who proved to be the person(s) whose name(s) is/are subscribed to in the foregoing Owner's Dedication regarding the I-215 LAND PLAT 1 and was signed by him/her on behalf of said Hamilton I-215 Logistics Center LLC and acknowledged that he/she/they executed the same.

Commission Number 712999
My Commission Expires July 8, 2024
Saundra Reiber
Print Name: Saundra Reiber
A Notary Public Commissioned in Utah

NOTARY ACKNOWLEDGMENT
STATE OF Utah
COUNTY OF Salt Lake

On this 26 day of March, in the year 20 21, before me Saundra Reiber, a notary public, personally appeared Timothy P. Raccuia, the Senior Vice President of Zions Bancorporation, N.A., who proved to be the person(s) whose name(s) is/are subscribed to in the foregoing Consent to Record the I-215 LAND PLAT 1 and was signed by him/her on behalf of said Zions Bancorporation, N.A. and acknowledged that he/she/they executed the same.

Commission Number 712999
My Commission Expires July 8, 2024
Saundra Reiber
Print Name: Saundra Reiber
A Notary Public Commissioned in Utah

NOTES:

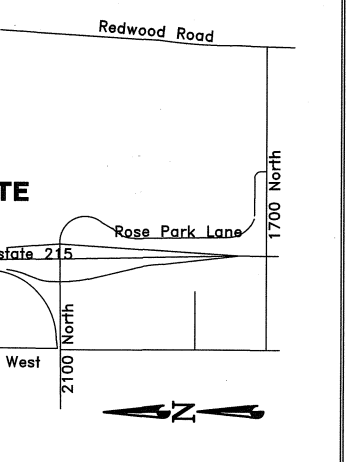
- Acknowledgement of Ditch Right recorded April 13, 1920 as Entry No. 430931 in Book 3-0 of Liens and Leases at Page 320 of official records.
- Lack of access to Interstate 215 as evidenced by that certain Warranty Deed recorded November 01, 1963 as Entry No. 1957027 in Book 2118 of Page 64 of official records. Said Warranty Deed was re-recorded March 31, 1965 to correct legal description as Entry No. 2071648 in Book 2310 at Page 257 of official records.
- Easement for irrigation facilities recorded November 01, 1963 as Entry No. 1957028 in Book 2118 of Page 65 of official records.
- Avigation Easement Land, recorded November 7, 2016 as Entry No. 12407343 in Book 10497 at Page 1930.
- Easement for a 40-foot wide perpetual easement and right-of-way for a 24-inch RCP storm drainage main recorded May 4, 2017, as Entry No. 12528895 in Book 10554 at Page 4091. (Lies within I-215 Commerce Center Plat 1).
- Grant of 10' Wide Public Utility Easement for the construction, reconstruction, operation, maintenance, repair, replacement, and removal of utilities recorded April 23, 2018, as Entry No. 12758156 in Book 10667 at Page 3932.
- Construction and Term Loan Trust Deed, Assignment of Rents, Security Agreement and Fixture Filing recorded December 18, 2020 as Entry Number 13505063 in Book 11083 at Page 8361. Assignment of Leases recorded December 18, 2020 as Entry No. 13505064 in Book 11083, at Page 8390.

P:\HAMILTON PARTNERS - LEONE 55 ACRES\SURVEY\dwg\I215 Land Plat 1.dwg

ACCURACY STATEMENT
The survey measurements completed for the preparation of this plat meet the minimum standard of closure of 1:15,000.

OWNER: SALT LAKE COUNTY HEALTH DEPARTMENT
Hamilton I-215 Logistics Center LLC
5292 South College Drive, Suite 203
Murray, Utah 84123

Approved this 7 day of April, 2021.
[Signature]
Salt Lake County Health Department



LIEN HOLDER CONSENT
On the 19th day of December, 2020, the Hamilton I-215 Logistics Center LLC, a Delaware limited liability company, entered into a Construction and Term Loan Trust Deed, Assignment of Rents, Security Agreement and Fixture Filing ("Deed of Trust") with Zions Bancorporation, N.A., dba Zions First National Bank, which Deed of Trust is secured by the property more particularly described in the above identified Deed of Trust. Said Deed of Trust was recorded on December 18, 2020, Entry No. 13505063 in Book 11083 at Pages 8361-8389, in the official records of the Salt Lake County Recorder's Office.

Zions Bancorporation, N.A. is fully aware that Hamilton I-215 Logistics Center LLC, is in the process of recording a Plat creating a project known as I-215 Land Plat 1, and Zions Bancorporation, N.A. hereby consents to the recording of the Plat for all purposes shown thereon.

Zions Bancorporation, N.A.
By: [Signature]
Print Name: Timothy P. Raccuia
Title: Senior Vice President

NOTARY ACKNOWLEDGMENT
STATE OF Utah
COUNTY OF Salt Lake

On this 26 day of March, in the year 20 21, before me Saundra Reiber, a notary public, personally appeared Timothy P. Raccuia, the Senior Vice President of Zions Bancorporation, N.A., who proved to be the person(s) whose name(s) is/are subscribed to in the foregoing Consent to Record the I-215 LAND PLAT 1 and was signed by him/her on behalf of said Zions Bancorporation, N.A. and acknowledged that he/she/they executed the same.

Commission Number 712999
My Commission Expires July 8, 2024
Saundra Reiber
Print Name: Saundra Reiber
A Notary Public Commissioned in Utah

LEGEND

- Section Corner Monument (As Noted)
- Street Monument Found
- Road Dedication Line
- Right-of-Way Line
- Section Line
- Monument Line
- Lot Line
- Easement Line
- Set Back W/ Cap Stamped "DOMINION ENGINEERING" (Unless Otherwise Noted)
- Area Being Dedicated as a Public Right-of-Way

I-215 LAND PLAT 1
Located in the Southeast Quarter of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah March 2021

NUMBER	OWNER:	PREPARED BY:	PUBLIC UTILITIES DEPARTMENT	CITY PLANNING DIRECTOR	CITY ENGINEERING DIVISION	CITY ATTORNEY	CITY APPROVAL	SALT LAKE COUNTY RECORDER	NUMBER
ACCOUNT	Hamilton I-215 Logistics Center LLC 5292 South College Drive, Suite 203 Murray, Utah 84123	Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000	Approved as to Sanitary Sewer, Storm Drainage and Water Utility Detail this <u>6th</u> day of <u>April</u> , 20 <u>21</u> . <u>[Signature]</u> Salt Lake City Public Utilities Director	Approved this <u>14th</u> day of <u>April</u> , 20 <u>21</u> by the Salt Lake City Planning Commission. <u>[Signature]</u> Salt Lake City Planning Director	I hereby certify that I have had this plat examined by this office and it is correct in accordance with information on file. R.O.S. No. S2007-12-1156. <u>[Signature]</u> 4/16/21 Date <u>[Signature]</u> 4/16/21 Date City Engineer City Surveyor	Approved as to form this <u>23rd</u> day of <u>April</u> , 20 <u>21</u> . <u>[Signature]</u> Salt Lake City Attorney	Presented to Salt Lake City this <u>29</u> day of <u>April</u> , 20 <u>21</u> and is hereby approved. <u>[Signature]</u> Salt Lake City Mayor <u>[Signature]</u> Salt Lake City Recorder	State of Utah, County of Salt Lake, recorded and filed at the request of <u>Hamilton I-215 Logistics Center LLC</u> Date <u>05/04/2021</u> Time <u>10:13AM</u> Book <u>2021P</u> Page <u>111</u> Fees <u>\$54.00</u> <u>[Signature]</u> Salt Lake County Recorder	ACCOUNT
SHEET <u>1</u>									SHEET <u>1</u>
OF <u>1</u> SHEETS									OF <u>1</u> SHEETS