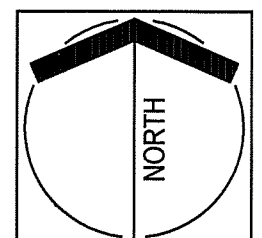


### PARK LANE COMMONS

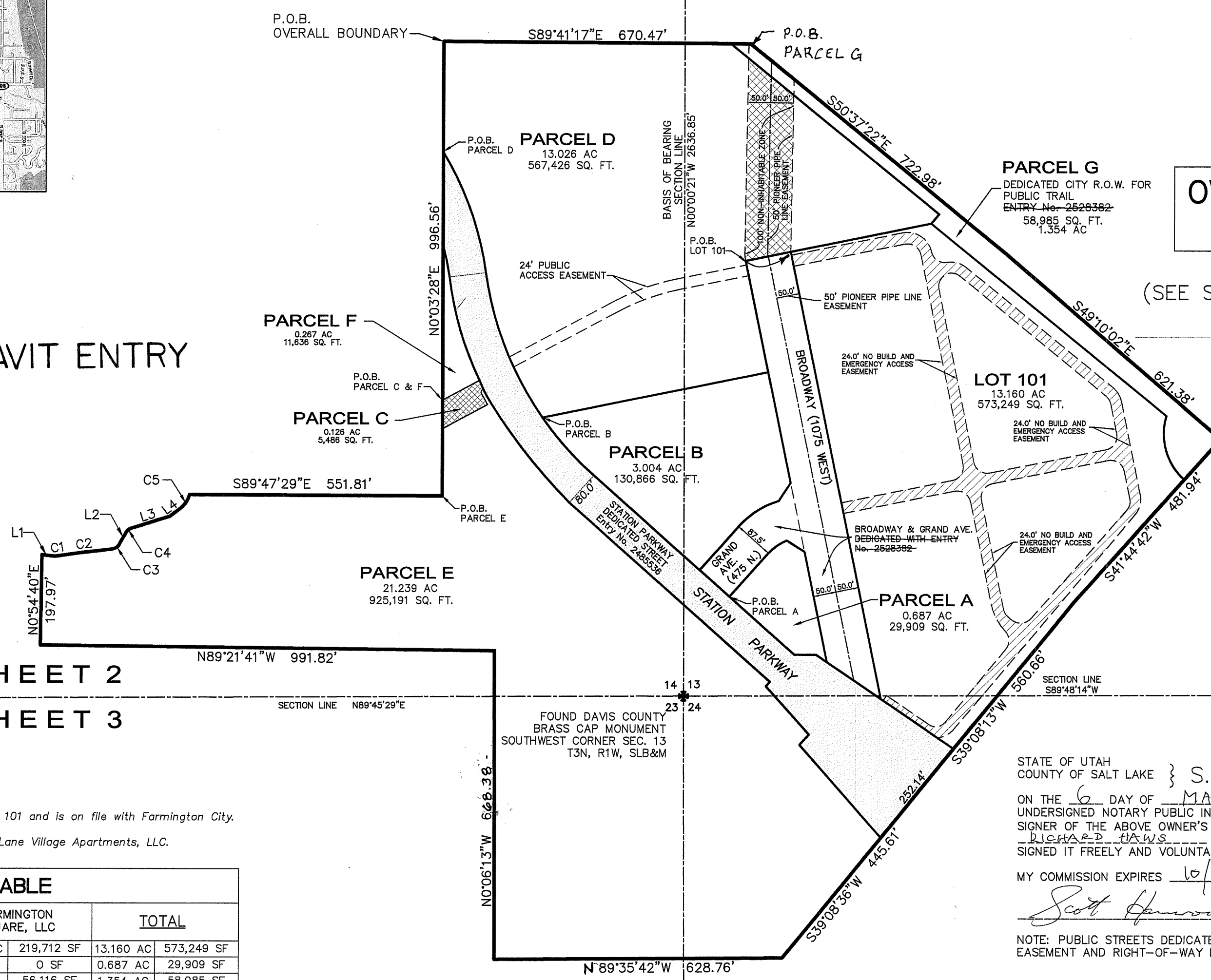
FARMINGTON CITY, DAVIS COUNTY, UTAH  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13,  
THE SOUTHEAST QUARTER OF SECTION 14, THE NORTHEAST QUARTER OF  
SECTION 23, AND THE NORTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
DAVIS COUNTY, UTAH



### OVERALL BOUNDARY AND SHEET LAYOUT

(SEE SHEET 4 FOR LEGAL DESCRIPTIONS)

SEE SHEET 5 FOR DAVIS CO. BEARINGS



ADDRESS AFFIDAVIT ENTRY  
2701637

EASEMENT ENTRY  
2696171

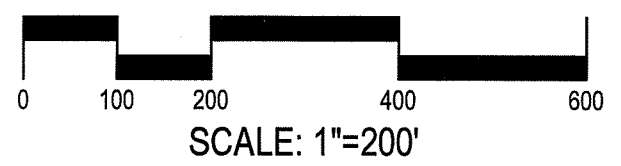
SHEET 2  
SHEET 3

FOUND BRASS CAP MONUMENT  
NORTH 1/4 CORNER SEC. 23  
T3N, R1W, SLB&M

FOUND DAVIS COUNTY  
BRASS CAP MONUMENT  
SOUTHWEST CORNER SEC. 13  
T3N, R1W, SLB&M

- NOTES:
- Soils report for Lot 101 has been prepared for Lot 101 and is on file with Farmington City.
  - All Sewer Laterals for Lot 101 are owned by Park Lane Village Apartments, LLC.

PARCEL AREA TABLE			
PARCEL	DAUFAUSKIE INVESTMENTS II, L.C.	FARMINGTON SQUARE, LLC	TOTAL
LOT 101	8.12 AC 353,537 SF	5.040 AC 219,712 SF	13.160 AC 573,249 SF
PARCEL A	0.687 AC 29,909 SF	0 AC 0 SF	0.687 AC 29,909 SF
PARCEL G	0.07 AC 2,869 SF	1.28 AC 56,116 SF	1.354 AC 58,985 SF
PARCEL B	1.180 AC 51,463 SF	1.824 AC 79,403 SF	3.004 AC 130,866 SF
PARCEL C	0 AC 0 SF	0.126 AC 5,486 SF	0.126 AC 5,486 SF
PARCEL D	0.140 AC 6,200 SF	12.886 AC 561,226 SF	13.026 AC 567,426 SF
PARCEL E	20.44 AC 890,503 SF	0.58 AC 25,253 SF	21.239 AC 925,191 SF
PARCEL F	0 AC 0 SF	0.267 AC 11,636 SF	0.267 AC 11,636 SF
STATION PKWY	2.77 AC 120,586 SF	1.41 AC 61,264 SF	4.17 AC 181,850 SF
ADDITIONAL GAS LINE EASEMENT	0 AC 0 SF	0.42 AC 18,411 SF	0.42 AC 18,411 SF



BASELINE SURVEYING, Inc  
1059 East 2100 South  
Salt Lake City, UT 84106 (801) 209-2152

STATE OF UTAH COUNTY OF SALT LAKE } S.S.  
ON THE 6<sup>TH</sup> DAY OF MAY 2011 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF DAVIS IN SAID STATE OF UTAH THE SIGNER OF THE ABOVE OWNER'S CERTIFICATE, WHO DULY ACKNOWLEDGED TO ME THAT HE, RICHARD HAYS IS A MANAGER OF FARMINGTON SQUARE, LLC AND THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USE AND PURPOSE THEREIN MENTIONED.  
MY COMMISSION EXPIRES 10/12/11 \*FARMINGTON SQUARE, LLC

Scott Harwood NOTARY PUBLIC RESIDING IN DAVIS COUNTY  
NOTE: PUBLIC STREETS DEDICATED HEREON ARE SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR PRIVATE UTILITIES.

STATE OF UTAH COUNTY OF SALT LAKE } S.S.  
ON THE 2<sup>TH</sup> DAY OF APRIL 2011 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF DAVIS IN SAID STATE OF UTAH THE SIGNER OF THE ABOVE OWNER'S CERTIFICATE, WHO DULY ACKNOWLEDGED TO ME THAT HE, MARK SCHWENDMANN IS A MANAGER OF PARK LANE VILLAGE PARTNERS, LLC AND THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USE AND PURPOSE THEREIN MENTIONED.  
MY COMMISSION EXPIRES 10/12/11 \*PARK LANE VILLAGE PARTNERS, LLC

Scott Harwood NOTARY PUBLIC RESIDING IN DAVIS CO.  
NOTE: PUBLIC STREETS DEDICATED HEREON ARE SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR PRIVATE UTILITIES.

SURVEYORS CERTIFICATE  
I, RUSSELL E. CAMPBELL, DO HEREBY REPRESENT THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 316833 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY. THE PURPOSE OF THIS SURVEY IS TO MARK THE BOUNDARY OF THE BELOW DESCRIBED PROPERTY IN THE FIELD WITH A REBAR AND CAP AT EACH PROPERTY CORNER AND PREPARE THIS MAP SHOWING THE SURVEY, THE INFORMATION AROUND THE PROPERTY AND THE TOTAL AREA.

R. Campbell  
RUSSELL E. CAMPBELL, UTAH PLS 316833 DATE 4/19/2011

OWNERS DEDICATION AND CONSENT TO RECORD  
KNOW ALL MEN BY THESE PRESENTS THAT THE OWNER OF THE HEREON DESCRIBED TRACTS OF LAND HEREBY CAUSES THE SAME TO BE DIVIDED INTO A LOT, PARCELS, AND STREETS TOGETHER WITH ALL INGRESS AND EGRESS EASEMENTS, AS DEPICTED OR DESCRIBED ON THIS PLAT, HEREINAFTER TO BE KNOWN AS  
PARK LANE COMMONS

AND DO HEREBY DEDICATE THE STREETS AS INDICATED HEREON AND TRAIL (PARCEL G) FOR PERPETUAL USE OF THE PUBLIC. THE UNDERSIGNED FURTHER CONSENTS TO THE RECORDATION OF THIS PLAT IN ACCORDANCE WITH UTAH STATE LAW.  
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND(S) THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_

K. J. Bond BY: DAUFUSKIE INVESTMENTS II, L.C.  
Scott Harwood BY: FARMINGTON SQUARE, LLC  
Scott Harwood BY: PARK LANE VILLAGE PARTNERS LLC  
Scott Harwood BY: FARMINGTON CITY

STATE OF UTAH COUNTY OF SALT LAKE } S.S.  
ON THE 29<sup>TH</sup> DAY OF APRIL 2011 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF DAVIS IN SAID STATE OF UTAH THE SIGNER OF THE ABOVE OWNER'S CERTIFICATE, WHO DULY ACKNOWLEDGED TO ME THAT HE, K. FRANK REED IS A MANAGER OF DAUFUSKIE INVESTMENTS II, L.C. AND THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USE AND PURPOSE THEREIN MENTIONED.  
MY COMMISSION EXPIRES 10-22-11 \*DAUFUSKIE INVESTMENTS II, L.C.  
Scott Harwood NOTARY PUBLIC RESIDING IN DAVIS COUNTY

NOTE: PUBLIC STREETS DEDICATED HEREON ARE SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR PRIVATE UTILITIES.

STATE OF UTAH COUNTY OF SALT LAKE } S.S.  
ON THE 4<sup>TH</sup> DAY OF MAY 2011 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF DAVIS IN SAID STATE OF UTAH THE SIGNER OF THE ABOVE OWNER'S CERTIFICATE, WHO DULY ACKNOWLEDGED TO ME THAT HE, SCOTT HARVEY IS A MAYOR OF FARMINGTON CITY AND THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USE AND PURPOSE THEREIN MENTIONED.  
MY COMMISSION EXPIRES 12/5/2011  
Holly Gadd NOTARY PUBLIC RESIDING IN DAVIS COUNTY

NOTE: PUBLIC STREETS DEDICATED HEREON ARE SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR PRIVATE UTILITIES.

Holly Gadd NOTARY PUBLIC - STATE OF UTAH  
130 NORTH MAIN FARMINGTON, UT 84005 COMM. EXP. 12/05/2011  
SHEET 1 OF 15

DAVIS COUNTY RECORDER

ENTRY NO 2598621 FEE PAID \$ 188.00

FILED FOR RECORD AND RECORDED THIS 12<sup>TH</sup> DAY OF May, 2011 AT PAGE 657 IN BOOK 5272

OF OFFICIAL RECORDS  
BY Scott Harwood DAVIS COUNTY RECORDER  
Scott Harwood DEPUTY RECORDER

IRRIGATION COMPANY APPROVAL  
APPROVED THIS 6<sup>TH</sup> DAY OF May A.D., 2011  
BY Heber Basin Water Conservancy District  
Janet Johnson

SEWER DISTRICT APPROVAL  
APPROVED THIS 26 DAY OF April A.D., 2011  
BY THE CENTRAL DAVIS SEWER DISTRICT.  
Will S. Houston

PLANNING COMMISSION  
APPROVED THIS 25 DAY OF April A.D., 2011  
BY THE FARMINGTON CITY PLANNING COMMISSION.  
Scott Harwood  
CHAIRMAN FARMINGTON CITY PLANNING COMM.

FARMINGTON CITY ENGINEER  
APPROVED THIS 21<sup>ST</sup> DAY OF April A.D., 2011  
BY THE FARMINGTON CITY ENGINEER.  
Paul Scott  
FARMINGTON CITY ENGINEER

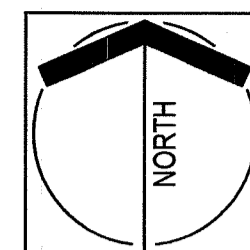
APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS 20<sup>TH</sup> DAY OF May A.D., 2011  
Scott Harwood  
FARMINGTON CITY ATTORNEY

CITY COUNCIL APPROVAL  
PRESENTED TO FARMINGTON CITY COUNCIL THIS 4<sup>TH</sup> DAY OF May A.D., 2011  
AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
Holly Gadd Scott Harwood  
FARMINGTON CITY RECORDER MAYOR

# PARK LANE COMMONS

## FARMINGTON CITY, DAVIS COUNTY, UTAH

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13,  
THE SOUTHEAST QUARTER OF SECTION 14, THE NORTHEAST QUARTER OF  
SECTION 23, AND THE NORTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
DAVIS COUNTY, UTAH



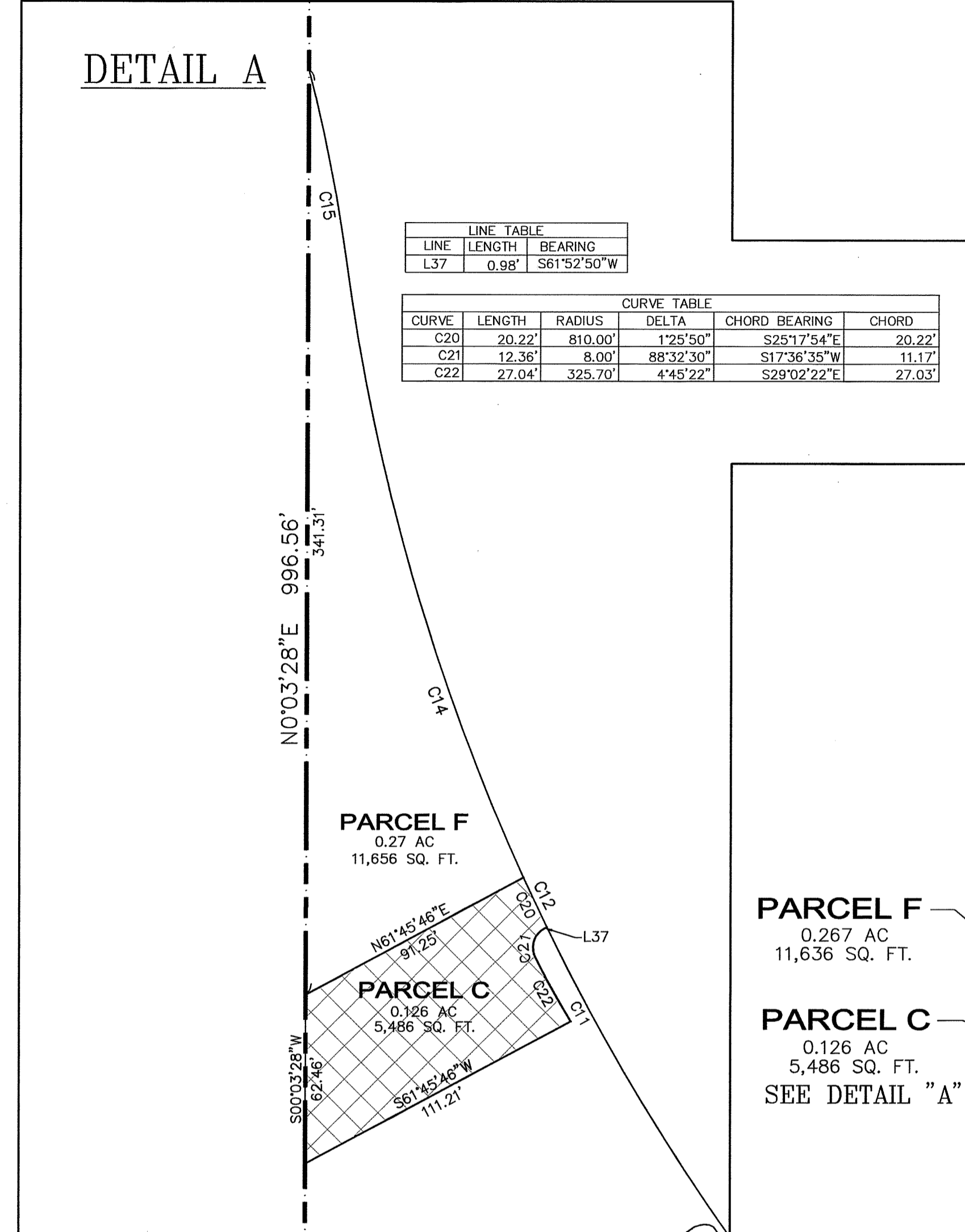
LOT 101 EASEMENT LINE AND CURVE DATA

LINE TABLE		CURVE TABLE				
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA
L37	0.98'	S81°52'50"W	C30	82.71'	53.66'	88°19'02"
L40	248.43'	S78°30'09"W	C31	46.47'	30.00'	88°45'07"
L41	416.50'	N50°40'08"W	C32	44.52'	52.00'	49°03'17"
L42	208.73'	N11°29'51"W	C33	35.55'	52.00'	39°10'17"
L43	618.12'	N39°58'28"E	C34	46.71'	52.00'	51°28'19"
L44	247.02'	N78°30'09"E	C35	38.42'	52.46'	41°57'17"
L45	468.84'	S11°29'51"E	C36	48.39'	30.36'	91°19'40"
L46	247.81'	S78°30'09"W	C37	47.12'	30.00'	90°00'00"
L47	247.81'	N78°30'09"E	C38	47.12'	30.00'	90°00'00"
L48	228.19'	S11°29'51"E	C39	66.64'	121.17'	31°30'39"
L49	208.24'	S39°16'10"W	C40	44.32'	29.92'	84°51'16"
L50	111.79'	N55°40'42"W	C41	40.66'	26.40'	88°13'33"
L51	13.50'	S33°53'00"W	C42	47.12'	30.00'	90°00'00"
L52	389.93'	N11°29'51"W	C43	45.97'	30.00'	87°47'45"
L53	258.53'	S78°30'09"W	C44	19.40'	28.00'	39°42'09"
L54	87.63'	S11°28'48"E	C45	73.80'	30.00'	140°57'09"
L55	413.17'	S50°32'42"E	C46	47.12'	30.00'	90°00'00"
L56	258.53'	N78°30'09"E	C47	25.81'	28.00'	52°48'52"
L57	82.64'	S11°29'51"E	C48	46.68'	31.13'	85°54'19"
L58	316.36'	S41°19'00"W	C49	20.54'	30.00'	39°13'59"
L59	10.18'	N50°43'50"W	C50	47.12'	30.00'	90°00'00"
L60	245.03'	N11°29'51"W				

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	19.10	S82°42'27"E
L2	27.03	N30°16'43"E
L3	89.87	N72°41'18"E
L4	26.14	N53°19'50"E
L5	43.46	N89°41'17"W
L6	260.79	S50°37'22"E
L7	327.80	S50°51'43"E
L8	26.87	S39°22'38"W
L9	143.47	S55°40'42"E
L10	28.88	N55°40'42"W
L11	46.66	S89°46'36"W
L12	128.06	N41°44'09"E
L13	45.98	S57°19'50"E
L14	47.04	S33°03'04"W
L15	128.01	S41°44'09"W
L18	13.28	N41°46'17"E
L19	141.39	N41°32'56"W
L20	30.60	N41°46'17"E
L21	87.50	S48°13'43"E
L24	25.92	S89°22'36"W
L25	229.42	N38°52'25"E
L27	20.06	S55°40'42"E
L28	214.53	S38°52'25"W
L31	24.00	S11°29'22"E
L32	153.29	N78°30'09"E
L33	153.29	N78°30'09"E
L34	258.42	S61°45'46"W
L35	260.26	S61°45'46"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	16.44	58.50	16°06'06"
C2	118.15	2149.21	3°08'59"
C3	24.08	20.86	66°08'24"
C4	12.11	17.18	40°23'14"
C5	39.92	62.46	36°37'10"
C6	153.14	135.00	64°59'35"
C8	48.97	107.00	26°31'19"
C9	105.20	194.50	30°59'21"
C10	169.78	730.00	13°19'33"
C11	314.06	810.00	22°12'54"
C12	570.73	810.00	40°22'16"
C13	514.30	730.00	40°21'57"
C14	236.45	810.00	16°43'32"
C15	73.33	610.00	6°53'17"
C16	281.89	690.00	23°24'27"
C17	142.58	488.00	16°44'23"
C18	24.07	730.00	1°53'21"
C19	149.59	512.00	16°44'23"
C24	127.71	730.00	10°01'24"
C25	192.74	730.00	15°07'40"

### DETAIL A



**PARCEL F**  
0.267 AC  
11,636 SQ. FT.

**PARCEL C**  
0.126 AC  
5,486 SQ. FT.  
SEE DETAIL "A"

**PARCEL D**  
13.03 AC  
567,426 SQ. FT.

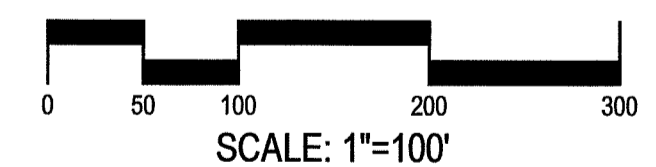
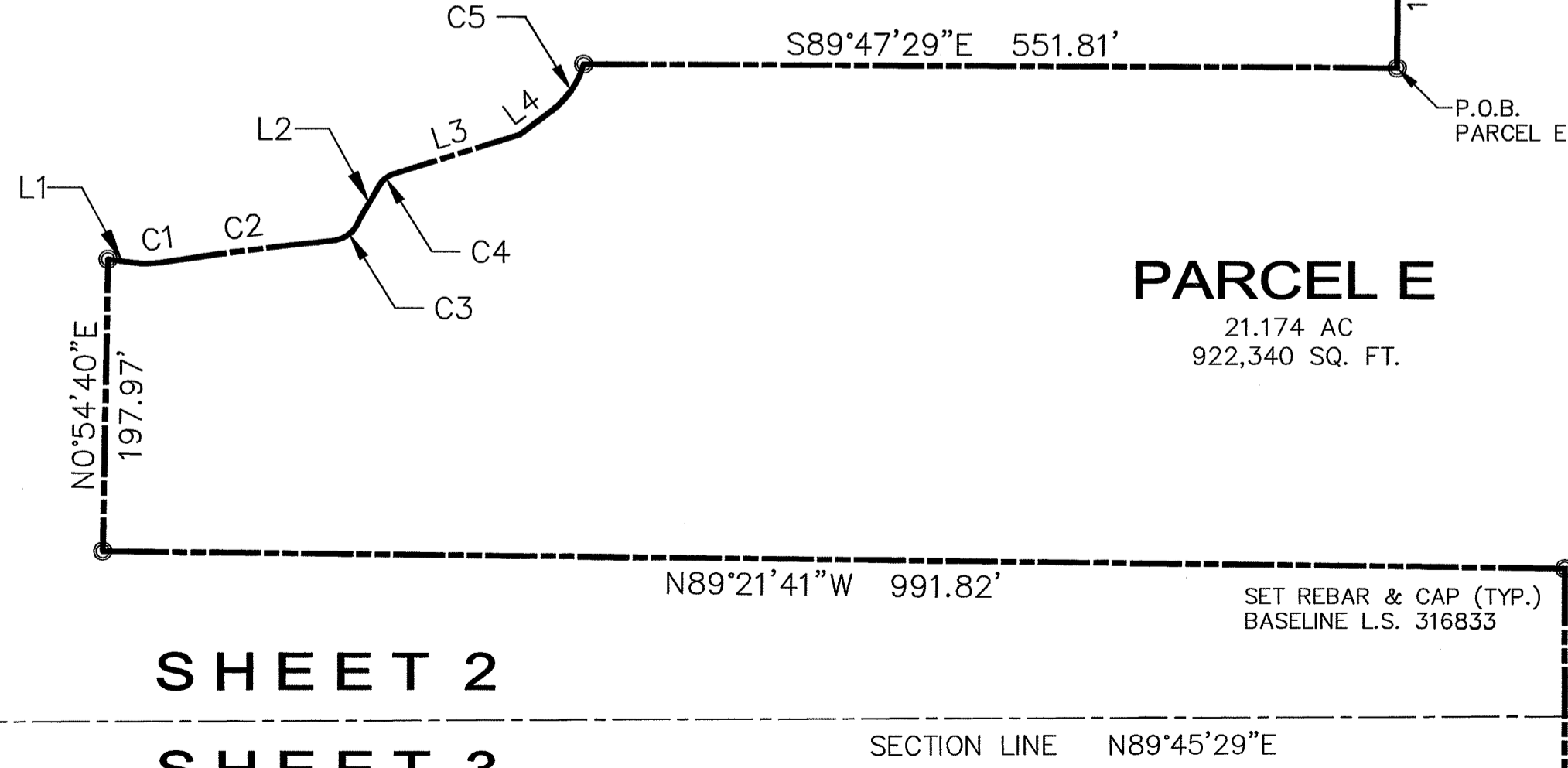
**PARCEL B**  
3.004 AC  
130,866 SQ. FT.

**PARCEL E**  
21.174 AC  
922,340 SQ. FT.

**PARCEL A**  
0.687 AC  
29,909 SQ. FT.

**PARCEL G**  
1.354 AC  
58,985 SQ. FT.  
QUIT CLAIMED TO FARMINGTON CITY  
Entry No. 2528382  
Book 5024 Page 746

**LOT 101**  
13.160 AC  
573,249 SQ. FT.



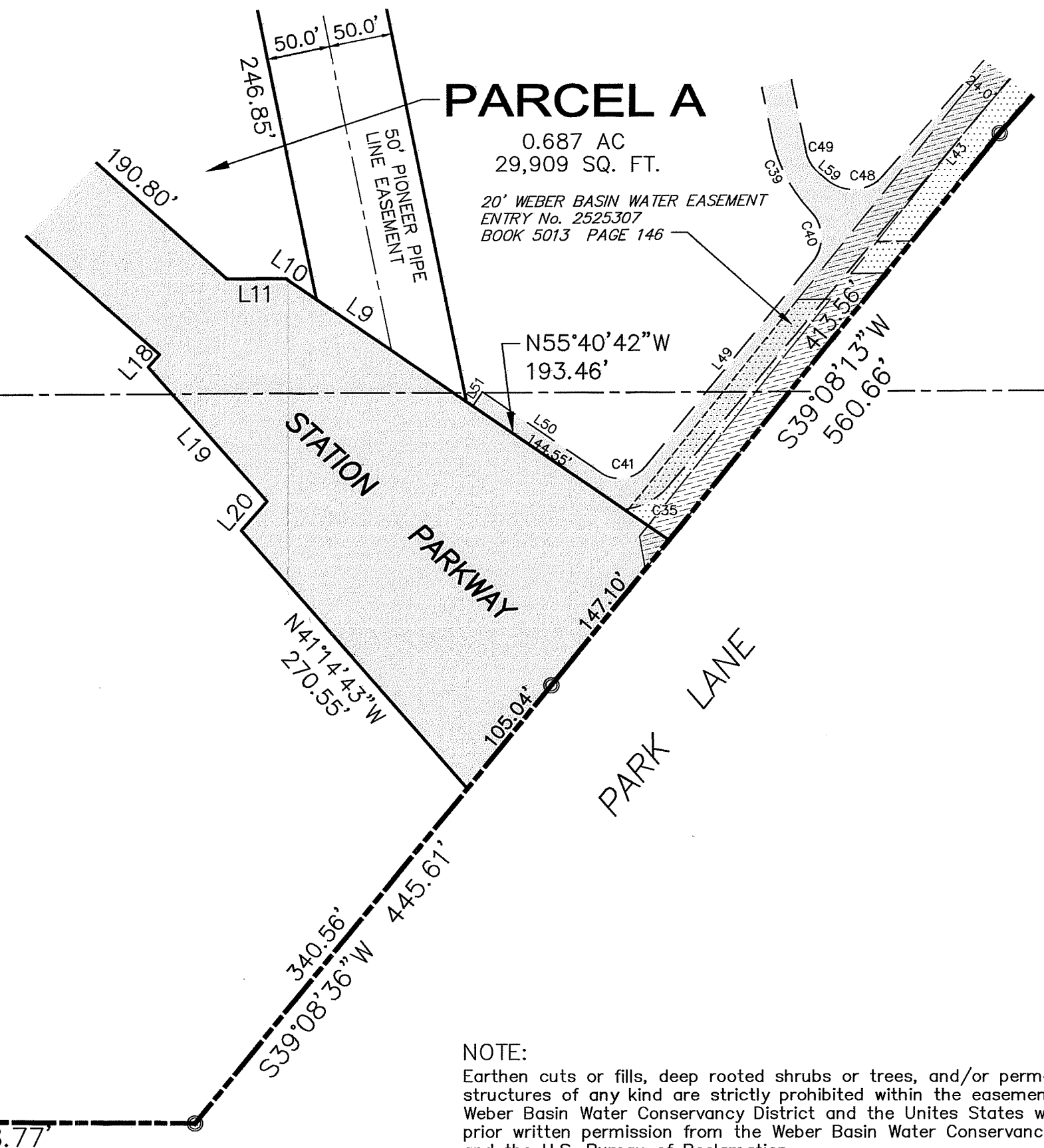
SHEET 2 OF 5

**DAVIS COUNTY RECORDER**  
ENTRY NO. 2528621 FEE PAID \$188.00  
FILED FOR RECORD AND RECORDED THIS 12<sup>TH</sup> DAY OF  
May, 2011 AT PAGE 657 IN BOOK 5272  
OF OFFICIAL RECORDS

BY Heidi Ann Mangrum DAVIS COUNTY RECORDER  
DEPUTY RECORDER

# PARK LANE COMMONS

**FARMINGTON CITY, DAVIS COUNTY, UTAH**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13,  
 THE SOUTHEAST QUARTER OF SECTION 14, THE NORTHEAST QUARTER OF  
 SECTION 23, AND THE NORTHWEST QUARTER OF SECTION 24,  
 TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
 DAVIS COUNTY, UTAH



SHEET 2

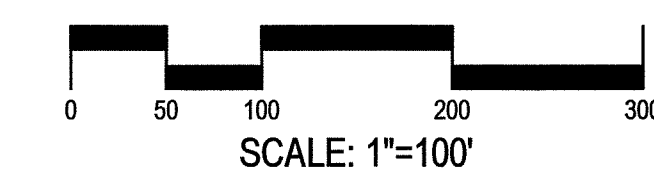
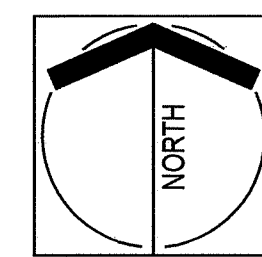
SHEET 3

LINE	LENGTH	DIRECTION
L1	19.10	S82°42'27"E
L2	27.03	N30°16'43"E
L3	89.87	N72°41'18"E
L4	26.14	N53°19'50"E
L5	43.46	N89°41'17"W
L6	260.79	S50°37'22"E
L7	327.80	S50°51'43"E
L8	26.87	S39°22'38"W
L9	143.47	S55°40'42"E
L10	28.88	N55°40'42"W
L11	46.66	S89°46'36"W
L12	128.06	N41°44'09"E
L13	45.98	S57°19'50"E
L14	47.04	S33°03'04"W
L15	128.01	S41°44'09"W
L16	13.28	N41°46'17"E
L17	141.39	N41°32'56"W
L18	30.60	N41°46'17"E
L19	87.50	S48°13'43"E
L20	25.92	S89°22'36"W
L21	229.42	N38°52'25"E
L22	20.06	S55°40'42"E
L23	214.53	S38°52'25"W
L24	24.00	S11°29'22"E
L25	153.29	N78°30'09"E
L26	153.29	N78°30'09"E
L27	258.42	S61°45'46"W
L28	260.26	S61°45'46"W

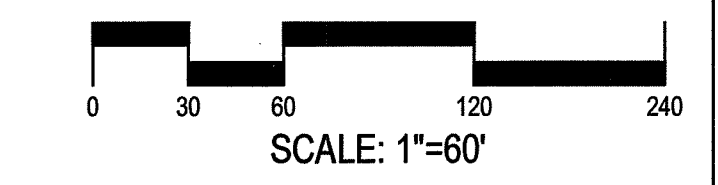
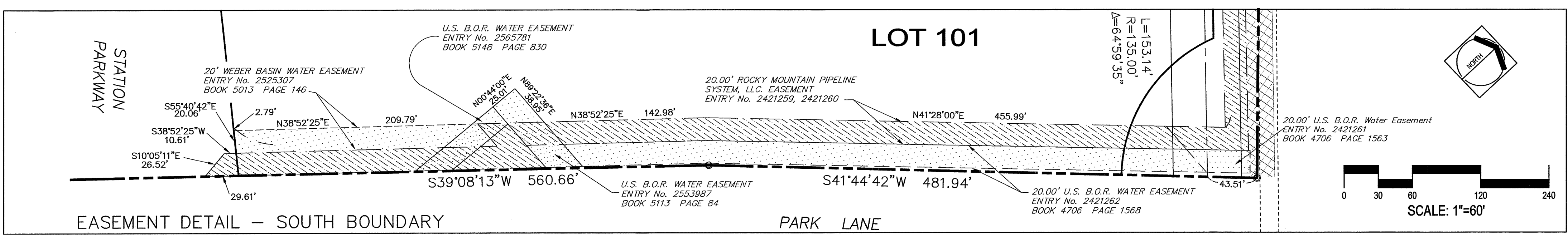
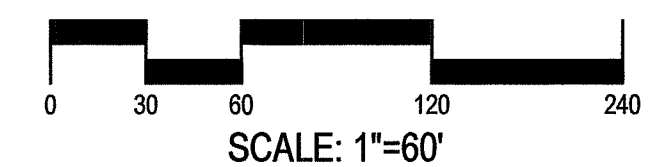
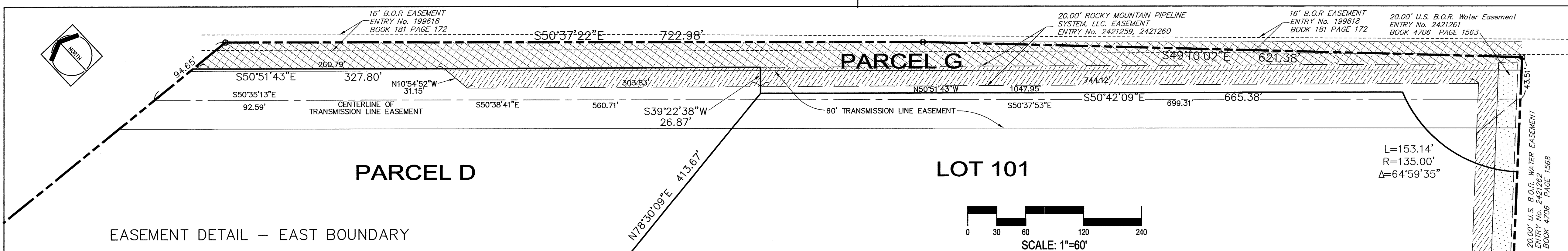
CURVE	LENGTH	RADIUS	DELTA
C1	16.44	58.50	16°06'06"
C2	118.15	2149.21	3°08'59"
C3	24.08	20.86	68°08'24"
C4	12.11	17.18	40°23'14"
C5	39.92	62.46	36°37'10"
C6	153.14	135.00	64°59'35"
C7	48.97	107.00	26°13'19"
C8	105.20	194.50	30°59'21"
C9	169.78	730.00	13°19'33"
C10	314.06	810.00	22°12'54"
C11	570.73	810.00	40°22'16"
C12	514.30	730.00	40°21'57"
C13	236.45	810.00	16°43'32"
C14	73.33	610.00	6°53'17"
C15	281.89	690.00	23°42'27"
C16	142.98	488.00	16°44'23"
C17	24.07	730.00	1°53'21"
C18	149.59	512.00	16°44'23"
C19	20.22	810.00	01°25'50"
C20	127.71	730.00	10°01'24"
C21	192.74	730.00	15°07'40"

### LOT 101 EASEMENT LINE AND CURVE DATA

LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA
L37	0.98'	S61°52'50"W	C30	82.71'	53.66'	88°19'02"
L38	248.43'	S78°30'09"W	C31	46.47'	30.00'	88°45'07"
L39	416.50'	N50°40'08"W	C32	44.52'	52.00'	49°03'17"
L40	208.73'	N11°29'51"W	C33	35.55'	52.00'	39°10'11"
L41	618.12'	N39°58'28"E	C34	46.71'	52.00'	51°28'19"
L42	247.02'	N78°30'09"E	C35	38.42'	52.46'	41°57'17"
L43	468.84'	S11°29'51"E	C36	48.39'	30.36'	91°19'40"
L44	247.81'	S78°30'09"W	C37	47.12'	30.00'	90°00'00"
L45	247.81'	N78°30'09"E	C38	47.12'	30.00'	90°00'00"
L46	228.19'	S11°29'51"E	C39	66.64'	121.17'	31°30'39"
L47	208.24'	S39°16'10"W	C40	44.32'	29.92'	84°51'16"
L48	111.79'	N55°40'42"W	C41	40.66'	26.40'	83°13'33"
L49	13.50'	S33°53'00"W	C42	47.12'	30.00'	90°00'00"
L50	389.93'	N11°29'51"W	C43	45.97'	30.00'	87°47'45"
L51	258.53'	S78°30'09"W	C44	19.40'	28.00'	39°42'09"
L52	67.63'	S11°28'48"E	C45	73.80'	30.00'	140°57'09"
L53	413.17'	S50°32'42"E	C46	47.12'	30.00'	90°00'00"
L54	258.53'	N78°30'09"E	C47	29.81'	28.00'	52°48'50"
L55	62.84'	S11°29'51"E	C48	46.68'	31.13'	85°54'19"
L56	316.36'	S41°19'00"W	C49	20.54'	30.00'	39°13'59"
L57	10.18'	N50°43'50"W	C50	47.12'	30.00'	90°00'00"
L58	245.03'	N11°29'51"W				



NOTE:  
 Earthen cuts or fills, deep rooted shrubs or trees, and/or permanent structures of any kind are strictly prohibited within the easement of the Weber Basin Water Conservancy District and the United States without the prior written permission from the Weber Basin Water Conservancy District and the U.S. Bureau of Reclamation.



SHEET 3 OF 5

**DAVIS COUNTY RECORDER**  
 ENTRY NO. **2548621** FEE PAID **8188.00**  
 FILED FOR RECORD AND RECORDED THIS **12<sup>th</sup>** DAY OF  
**May**, 20**11** AT PAGE **657** IN BOOK **5272**  
 OF OFFICIAL RECORDS  
 BY *[Signature]* DAVIS COUNTY RECORDER  
 DEPUTY RECORDER

# PARK LANE COMMONS

## FARMINGTON CITY, DAVIS COUNTY, UTAH

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, THE SOUTHEAST QUARTER OF SECTION 14, THE NORTHEAST QUARTER OF SECTION 23, AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN DAVIS COUNTY, UTAH

### OVERALL BOUNDARY DESCRIPTION

Beginning at a point on the south line of Burke Lane, said point being North 00°00'21" West 1431.51 feet along the Section Line (basis of bearing) and North 89°41'17" West 526.84 feet from the Southwest Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, and running thence along said south line South 89°41'17" East 670.47 feet, more or less, to the westerly right of way of the Union Pacific Railroad; thence along said westerly right of way South 50°37'22" East 722.98 feet; thence continuing along said westerly right of way South 49°10'02" East 621.38 feet, more or less, to the northerly right of way of Park Lane; thence along said northerly right of way of Park Lane the following three (3) courses: 1) South 41°44'42" West 481.94 feet, 2) South 39°08'13" West 560.66 feet, 3) South 39°08'36" West 445.61 feet; thence North 89°35'42" West 628.77 feet; thence North 00°06'13" West 668.38 feet; thence North 89°21'41" West 991.82 feet; thence North 00°54'40" East 197.97 feet; thence South 82°42'27" East 19.10 feet to a point of curvature of a 58.50 foot radius curve to the left, the center of which bears North 07°17'33" East; thence easterly along the arc of said curve 16.44 feet through a central angle of 16°06'06" to a point of curvature of a 2149.21 foot radius curve to the right, the center of which bears South 08°48'32" East; thence easterly along the arc of said curve 118.15 feet through a central angle of 03°08'59" to a point of curvature of a 20.86 foot radius curve to the left, the center of which bears North 05°39'33" West; thence northeasterly along the arc of said curve 24.08 feet through a central angle of 66°08'24"; thence North 30°16'43" East 27.03 feet to a point of curvature of a 17.18 foot radius curve to the right, the center of which bears South 59°43'17" East; thence northeasterly along the arc of said curve 12.11 feet through a central angle of 40°23'14"; thence North 72°41'18" East 89.87 feet; thence North 53°19'50" East 26.14 feet to a point of curvature of a 62.46 foot radius curve to the left, the center of which bears North 36°40'10" West; thence northeasterly along the arc of said curve 39.92 feet through a central angle of 36°37'10"; thence South 89°47'29" East 551.81 feet; thence North 00°03'28" East 996.56 feet to the point of beginning.

Containing 2,598,612 sq. ft., or 59.656 acres.

### LEGAL DESCRIPTION – LOT 101

Beginning at a point North 0°00'21" West 975.32 feet along the section line and East 231.54 feet from the Southwest Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, and running:

Thence North 78°30'09" East 313.67 feet; Thence South 50°42'09" East 665.38 feet; Thence southeasterly 153.14 feet along the arc of a 135.00 foot radius curve to the left, (center bears South 73°15'43" East and long chord bears South 15°45'31" East 145.06 feet, with a central angle of 64°59'35"), to the northwesterly line of Park Lane as established in the field by existing UDOT Right of Way Markers; Thence South 41°44'42" West 362.74 feet along the northwesterly line of Park Lane as established in the field by existing UDOT Right of Way Markers to an existing UDOT Right of Way Marker; Thence South 39°08'13" West 413.56 feet along the northwesterly line of Park Lane as established in the field by existing UDOT Right of Way Markers to the southeasterly line of "Station Parkway Street Dedication" recorded October 6, 2009, as Entry no. 2485536 in Book 4875 at Page 330 of the records of Davis County; Thence North 55°40'42" West 193.46 feet along the southeasterly line of the said "Station Parkway Street Dedication"; Thence North 11°29'22" West 1000.89 feet to the point of beginning.

Contains 573,249 sq. ft, 13.160 acres.

### LEGAL DESCRIPTION – PARCEL A

Beginning at a point North 00°00'21" West 218.57 feet and East 99.52 feet from the Southwest Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian (basis of bearing being North 00°00'21" West 2636.85 feet from said Southwest Corner to the West Quarter Corner of said Section 13, and running thence North 41°44'09" East 128.06 feet to a point of curvature of a 107.00 foot radius curve to the right, the center of which bears South 48°15'51" East; thence northeasterly along the arc of said curve 48.97 feet through a central angle of 26°13'19"; thence South 57°19'50" East 45.98 feet; thence South 11°29'22" East 246.85 feet; thence North 55°40'42" West 28.88 feet; thence South 89°46'36" West 46.66 feet; thence North 48°13'43" West 190.80 feet to the point of beginning.

Containing 29,909 sq. feet or 0.687 of an acre.

### LEGAL DESCRIPTION – PARCEL B

Beginning at a point North 00°00'21" West 610.24 feet and West 309.42 feet from the Southwest Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian (basis of bearing being North 00°00'21" West 2636.85 feet from said Southwest Corner to the West Quarter Corner of said Section 13) and running thence North 78°30'38" East 502.80 feet; thence South 11°29'22" East 247.28 feet; thence South 33°03'04" West 47.04 feet to a point of curvature of a 194.50 foot radius curve to the left, the center of which bears South 17°16'29" East; thence southwesterly along the arc of said curve 105.20 feet through a central angle of 30°59'21"; thence South 41°44'09" West 128.01 feet; thence North 48°13'43" West 310.18 feet to a point of curvature of a 730.00 foot radius curve to the right, the center of which bears North 41°46'17" East; thence northwesterly along the arc of said curve 169.78 feet through a central angle of 13°19'33" to the point of beginning. Containing 130,866 sq. ft or 3.004 acres

### LEGAL DESCRIPTION – PARCEL C

Beginning at a point North 00°00'21" West 647.79 feet and West 527.71 feet from the Southwest Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian (basis of bearing being North 00°00'21" West 2636.85 feet from said Southwest Corner to the West Quarter Corner of said Section 13) and running thence North 61°45'46" East 91.25 feet to a point of curvature of a 810.00 foot radius curve to the left, the center of which bears North 65°25'01" East; thence southeasterly along the arc of said curve 20.22 feet through a central angle of 01°25'50"; thence South 61°52'50" West 0.98 feet to a point of curvature of a 8.00 foot radius curve to the left, the center of which bears South 28°07'10" East; thence southerly along the arc of said curve 12.36 feet through a central angle of 88°32'30" to a point of curvature of a 325.70 foot radius curve to the left, the center of which bears North 63°20'19" East; thence southeasterly along the arc of said curve 27.04 feet through a central angle of 04°45'22"; thence South 61°45'46" West 111.21 feet; thence North 00°03'28" East 62.46 feet to the point of beginning.

Containing 5,486 sq. ft. or 0.126 of an acre.

### LEGAL DESCRIPTION – PARCEL D

Beginning at a point North 00°00'21" West 1192.01 feet and West 527.10 feet from the Southwest Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian (basis of bearing being North 00°00'21" West 2636.85 feet from said Southwest Corner to the West Quarter Corner of said Section 13) and running thence North 00°03'28" East 242.37 feet; thence South 89°41'17" East 627.01 feet; thence South 50°37'22" East 260.79 feet; thence South 50°51'43" East 327.80 feet; thence South 39°22'38" West 26.87 feet; thence South 78°30'09" West 413.67 feet; thence South 11°29'22" East 250.00 feet; thence South 78°30'38" West 502.80 feet to a point of curvature of a 730.00 foot radius curve to the right, the center of which bears North 55°05'50" East; thence northerly along the arc of said curve 344.52 feet through a central angle of 27°02'24" to a point of curvature of a 690.00 foot radius curve to the left, the center of which bears South 82°14'15" West; thence northerly along the arc of said curve 281.89 feet through a central angle of 23°24'27" to the point of beginning.

Containing 567,426 sq. ft or 13.026 acres.

### LEGAL DESCRIPTION – PARCEL E

Beginning at a point North 00°00'21" West 437.82 feet and West 527.94 feet from the Southwest Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian (basis of bearing being North 00°00'21" West 2636.85 feet from said Southwest Corner to the West Quarter Corner of said Section 13) and running thence North 00°03'28" East 147.51 feet; thence North 61°45'46" East 111.21 feet to a point of curvature of a 325.70 foot radius curve to the right, the center of which bears North 58°34'58" East; thence northwesterly along the arc of said curve 27.04 feet through a central angle of 04°45'22" to a point of curvature of an 8.00 foot radius curve to the right, the center of which bears North 63°20'19" East; thence northerly along the arc of said curve 12.36 feet through a central angle of 88°32'30"; thence North 61°52'50" East 0.98 feet to a point of curvature of a 810.00 foot radius curve to the left, the center of which bears North 63°59'11" East; thence southeasterly along the arc of said curve 314.06 feet through a central angle of 22°12'54"; thence South 48°13'43" East 588.48 feet; thence South 41°46'17" West 13.28 feet; thence South 41°32'56" East 141.39 feet; thence South 48°13'43" West 30.60 feet; thence South 41°14'43" East 270.55 feet; thence South 39°08'36" West 340.56 feet; thence North 89°35'42" West 628.77 feet; thence North 00°06'13" West 668.38 feet; thence North 89°21'41" West 991.82 feet; thence North 00°54'40" East 197.97 feet; thence South 82°42'27" East 19.10 feet to a point of curvature of a 58.50 foot radius curve to the left, the center of which bears North 07°17'33" East; thence easterly along the arc of said curve 16.44 feet through a central angle of 16°06'06" to a point of curvature of a 2149.21 foot radius curve to the right, the center of which bears South 08°48'32" East; thence easterly along the arc of said curve 118.15 feet through a central angle of 03°08'59" to a point of curvature of a 20.86 foot radius curve to the left, the center of which bears North 05°39'33" West; thence northeasterly along the arc of said curve 24.08 feet through a central angle of 66°08'24"; thence North 30°16'43" East 27.03 feet to a point of curvature of a 17.18 foot radius curve to the right, the center of which bears South 59°43'17" East; thence northeasterly along the arc of said curve 12.11 feet through a central angle of 40°23'14"; thence North 72°41'18" East 89.87 feet; thence North 53°19'50" East 26.14 feet to a point of curvature of a 62.46 foot radius curve to the left, the center of which bears North 36°40'10" West; thence northeasterly along the arc of said curve 39.92 feet through a central angle of 36°37'10"; thence South 89°47'29" East 551.81 feet to the point of beginning.

Containing 922,340 sq. ft., or 21.174 acres.

### LEGAL DESCRIPTION – PARCEL F

Beginning at a point North 00°00'21" West 647.79 feet and West 527.71 feet from the Southwest Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian (basis of bearing being North 00°00'21" West 2636.85 feet from said Southwest Corner to the West Quarter Corner of said Section 13) and running thence North 00°03'28" East a distance of 341.31 feet to a point of curvature of a 610.00 foot radius curve to the right, the center of which bears South 75°21'21" West; thence southerly along the arc of said curve 73.33 feet through a central angle of 06°53'17" to a point of curvature of a 810.00 foot radius curve to the left, the center of which bears North 82°08'33" East; thence southerly along the arc of said curve 236.45 feet through a central angle of 16°43'32"; thence South 61°45'46" West a distance of 91.25 feet to the point of beginning. Containing 11,636 sq. ft or 0.267 of an acre.

### LEGAL DESCRIPTION – PARCEL G

COMMENCING FROM A POINT NORTH 00°00'21" WEST 1431.51 FEET ALONG THE SECTION LINE; THENCE SOUTH 89°41'17" EAST FOR A DISTANCE OF 143.63 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN TO THE POINT OF BEGINNING. THENCE SOUTH 50°37'22" EAST FOR A DISTANCE OF 722.98 FEET TO A POINT ON A LINE. THENCE SOUTH 49°10'02" EAST FOR A DISTANCE OF 621.38 FEET TO A POINT ON A LINE. THENCE SOUTH 41°44'42" WEST FOR A DISTANCE OF 119.20 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 32°31'30.35", HAVING A RADIUS OF 135.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 31°59'32" WEST FOR A DISTANCE OF 75.61 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 32°28'03.39", HAVING A RADIUS OF 135.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 00°30'15" EAST FOR A DISTANCE OF 75.48 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE NORTH 50°42'09" WEST FOR A DISTANCE OF 665.38 FEET TO A POINT ON A LINE. THENCE NORTH 39°22'38" EAST FOR A DISTANCE OF 26.87 FEET TO A POINT ON A LINE. THENCE NORTH 50°51'43" WEST FOR A DISTANCE OF 327.80 FEET TO A POINT ON A LINE. THENCE NORTH 50°37'22" WEST FOR A DISTANCE OF 260.79 FEET TO A POINT ON A LINE. THENCE SOUTH 89°41'17" EAST A DISTANCE OF 43.46 FEET TO THE POINT OF BEGINNING. Containing 58,985 sq. ft or 1.354 acres.

### LEGAL DESCRIPTION – BROADWAY AND GRAND AVENUE.

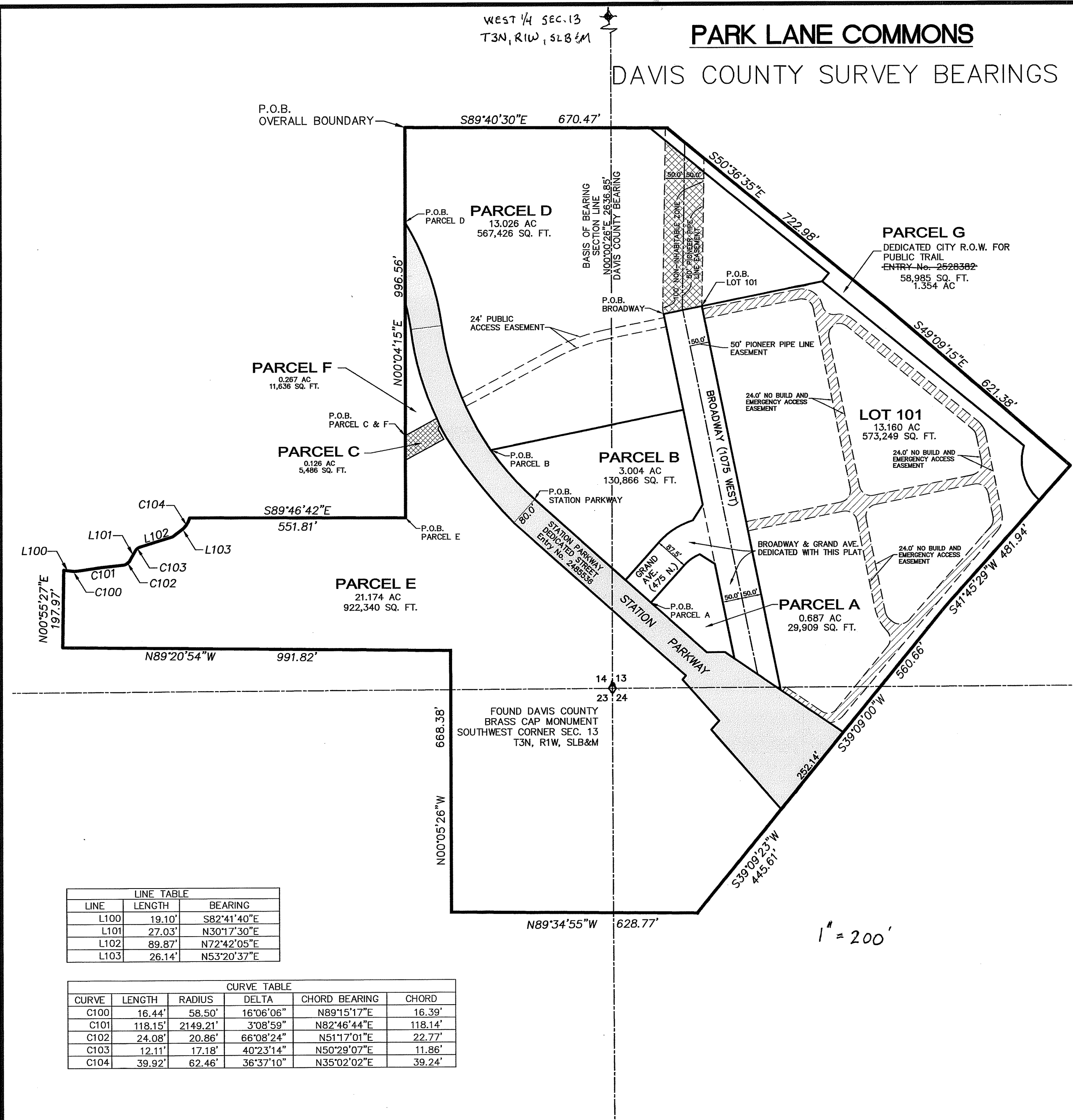
Beginning at a point North 00°00'21" West 955.38 feet and East 133.54 feet from the Southwest Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian (basis of bearing being North 00°00'21" West 2636.85 feet from said Southwest Corner to the West Quarter Corner of said Section 13) thence North 78°30'09" East 100.00 feet; thence South 11°29'22" East 1000.89 feet; thence North 55°40'42" West 143.47 feet; thence North 11°29'22" West 246.85 feet; thence North 57°19'50" West 45.98 feet to a point of curvature of a 107.00 foot radius curve to the left, the center of which bears South 22°02'32" East; thence southwesterly along the arc of said curve 48.97 feet through a central angle of 26°13'19"; thence South 41°44'09" West 128.06 feet; thence North 48°13'43" West 87.50 feet; thence North 41°44'09" East 128.01 feet to a point of curvature of a 194.50 foot radius curve to the right, the center of which bears South 48°15'51" East; thence northeasterly along the arc of said curve 105.20 feet through a central angle of 30°59'21"; thence North 33°03'04" East 47.04 feet; thence North 11°29'22" West 497.28 feet to the point of beginning.

### LEGAL DESCRIPTION – STATION PARKWAY

Beginning at a point North 00°00'21" West 483.49 feet and West 197.04 feet from the Southwest Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian (basis of bearing being North 00°00'21" West 2636.85 feet from said Southwest Corner to the West Quarter Corner of said Section 13) thence South 48°13'43" East 588.48 feet; thence North 89°46'36" East 46.66 feet; thence South 55°40'42" East 366.80 feet; thence South 39°08'13" West 147.10 feet; thence South 39°08'36" West 105.04 feet; thence North 41°14'43" West 270.55 feet; thence North 41°46'17" East 30.60 feet; thence North 41°32'56" West 141.39 feet; thence North 41°46'17" East 13.28 feet; thence North 48°13'43" West 588.48 feet to a point of curvature of a 810.00 foot radius curve to the right, the center of which bears North 41°46'17" East; thence northwesterly along the arc of said curve 570.73 feet through a central angle of 40°22'16" to a point of curvature of a 610.00 foot radius curve to the left, the center of which bears South 82°14'38" West; thence northerly along the arc of said curve 73.33 feet through a central angle of 06°53'17"; thence North 00°03'28" East 202.91 feet to a point of curvature of a 690.00 foot radius curve to the right, the center of which bears South 58°49'48" West; thence southerly along the arc of said curve 281.89 feet through a central angle of 23°24'27" to a point of curvature of a 730.00 foot radius curve to the left, the center of which bears North 82°08'14" East; thence southeasterly along the arc of said curve 514.30 feet through a central angle of 40°21'57" to the point of beginning.

SHEET 4 OF 5

<b>DAVIS COUNTY RECORDER</b>	
ENTRY NO <u>2598621</u>	FEE PAID <u>\$ 188.00</u>
FILED FOR RECORD AND RECORDED THIS <u>12<sup>th</sup></u> DAY OF <u>May</u> , 20 <u>11</u> AT PAGE <u>657</u> IN BOOK <u>5272</u>	
OF OFFICIAL RECORDS	
BY <u>Miranda J. Mangrum</u> DAVIS COUNTY RECORDER	
DEPUTY RECORDER	



**OVERALL BOUNDARY DESCRIPTION**

Beginning at a point on the south line of Burke Lane, said point being North 00°00'26" East 1431.51 feet along the Section Line (basis of bearing) and North 89°40'30" West 526.84 feet from the Southwest Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, and running thence along said south line South 89°40'30" East 670.47 feet, more or less, to the westerly right of way of the Union Pacific Railroad; thence along said westerly right of way South 50°36'35" East 722.98 feet; thence continuing along said westerly right of way South 49°09'15" East 621.38 feet, more or less, to the northerly right of way of Park Lane; thence along said northerly right of way of Park Lane the following three (3) courses: 1) South 41°45'29" West 481.94 feet, 2) South 39°09'00" West 560.66 feet, 3) South 39°09'23" West 445.61 feet; thence North 89°34'55" West 628.77 feet; thence North 00°05'26" West 668.38 feet; thence North 89°20'54" West 991.82 feet; thence North 00°53'27" East 197.97 feet; thence South 82°41'40" East 19.10 feet to a point of curvature of a 58.50 foot radius curve to the left, the center of which bears North 07°18'20" East; thence easterly along the arc of said curve 16.44 feet through a central angle of 16°06'06" to a point of curvature of a 2149.21 foot radius curve to the right, the center of which bears South 08°47'46" East; thence easterly along the arc of said curve 118.15 feet through a central angle of 03°08'59" to a point of curvature of a 20.86 foot radius curve to the left, the center of which bears North 05°38'46" West; thence northeasterly along the arc of said curve 24.08 feet through a central angle of 66°08'24"; thence North 30°17'30" East 27.03 feet to a point of curvature of a 17.18 foot radius curve to the right, the center of which bears South 59°42'30" East; thence northeasterly along the arc of said curve 12.11 feet through a central angle of 40°23'14"; thence North 72°42'05" East 89.87 feet; thence North 53°20'37" East 26.14 feet to a point of curvature of a 62.46 foot radius curve to the left, the center of which bears North 36°39'23" West; thence northeasterly along the arc of said curve 39.92 feet through a central angle of 36°37'10"; thence South 89°46'42" East 551.81 feet; thence North 00°04'15" East 996.56 feet to the point of beginning.

Containing 2,598,612 sq. ft., or 59.656 acres.

**LEGAL DESCRIPTION - LOT 101**

Beginning at a point North 0°00'26" East 231.54 feet along the section line and East 231.54 feet from the Southwest Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, and running:  
Thence North 78°30'56" East 313.67 feet;  
Thence South 50°41'22" East 665.38 feet;  
Thence southeasterly 153.14 feet along the arc of a 135.00 foot radius curve to the left, (center bears South 73°14'56" East and long chord bears South 15°44'43" East 145.06 feet, with a central angle of 64°59'35"), to the northeasterly line of Park Lane as established in the field by existing UDOT Right of Way Markers;  
Thence South 41°45'29" West 362.74 feet along the northeasterly line of Park Lane as established in the field by existing UDOT Right of Way Markers to an existing UDOT Right of Way Marker;  
Thence South 39°09'00" West 413.56 feet along the northeasterly line of Park Lane as established in the field by existing UDOT Right of Way Markers to the southeasterly line of "Station Parkway Street Dedication" recorded October 6, 2009, as Entry No. 2485536 in Book 4875 at Page 330 of the records of Davis County;  
Thence North 55°39'55" West 193.46 feet along the southeasterly line of the said "Station Parkway Street Dedication"; thence North 11°28'35" West 1000.89 feet to the point of beginning.

Containing 573,249 sq. ft., 13.160 acres.

**LEGAL DESCRIPTION - PARCEL A**

Beginning at a point North 00°00'26" East 218.55 feet and East 99.52 feet from the Southwest Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian (basis of bearing being North 00°00'26" East 2636.85 feet from said Southwest Corner to the West Quarter Corner of said Section 13, and running thence North 41°44'56" East 128.06 feet; to a point of curvature of a 107.00 foot radius curve to the right, the center of which bears South 48°15'04" East; thence northeasterly along the arc of said curve 48.97 feet through a central angle of 26°13'19"; thence South 57°19'03" East 45.98 feet; thence South 11°28'35" East 246.85 feet; thence North 55°39'55" West 28.88 feet; thence South 89°47'22" West 46.66 feet; thence North 48°12'56" West 190.80 feet to the point of beginning.

Containing 29,909 sq. feet or 0.687 of an acre.

**LEGAL DESCRIPTION - PARCEL B**

Beginning at a point North 00°00'26" East 610.31 feet and West 309.42 feet from the Southwest Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian (basis of bearing being North 00°00'26" East 2636.85 feet from said Southwest Corner to the West Quarter Corner of said Section 13, and running thence North 78°31'25" East 502.80 feet; thence South 11°28'35" East 247.28 feet; thence South 33°03'51" West 47.04 feet to a point of curvature of a 194.50 foot radius curve to the left, the center of which bears South 17°15'42" East; thence southeasterly along the arc of said curve 105.20 feet through a central angle of 30°59'21"; thence South 41°44'56" West 128.01 feet; thence North 48°12'56" West 310.18 feet to a point of curvature of a 730.00 foot radius curve to the right, the center of which bears North 41°47'04" East; thence northwesterly along the arc of said curve 169.78 feet through a central angle of 13°19'33" to the point of beginning.

Containing 130,866 sq. ft or 3.004 acres

**LEGAL DESCRIPTION - PARCEL C**

Beginning at a point North 00°00'26" East 647.91 feet and West 527.71 feet from the Southwest Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian (basis of bearing being North 00°00'26" East 2636.85 feet from said Southwest Corner to the West Quarter Corner of said Section 13) and running thence North 00°00'26" East 2636.85 feet to a point of curvature of a 810.00 foot radius curve to the left, the center of which bears North 65°25'48" East; thence southeasterly along the arc of said curve 20.22 feet through a central angle of 01°25'50"; thence South 61°53'37" West 0.98 feet to a point of curvature of a 8.00 foot radius curve to the left, the center of which bears South 28°06'23" East; thence southerly along the arc of said curve 12.36 feet through a central angle of 88°32'30"; thence southeasterly along the arc of said curve 27.04 feet through a central angle of 04°45'22"; thence South 61°46'33" West 111.21 feet; thence North 00°04'15" East 62.46 feet to the point of beginning.

Containing 5,486 sq. ft. or 0.126 of an acre.

**LEGAL DESCRIPTION - PARCEL D**

Beginning at a point North 00°00'26" East 1192.13 feet and West 527.10 feet from the Southwest Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian (basis of bearing being North 00°00'26" East 2636.85 feet from said Southwest Corner to the West Quarter Corner of said Section 13) and running thence North 00°04'15" East 242.37 feet; thence South 89°40'30" East 627.01 feet; thence South 50°36'35" East 260.79 feet; thence South 50°50'58" East 327.80 feet; thence South 39°23'25" West 26.87 feet; thence South 78°30'56" West 413.67 feet; thence South 11°28'35" East 250.00 feet; thence South 78°31'25" West 502.80 feet to a point of curvature of a 730.00 foot radius curve to the right, the center of which bears North 55°06'37" East; thence northerly along the arc of said curve 344.52 feet through a central angle of 27°02'24" to a point of curvature of a 690.00 foot radius curve to the left, the center of which bears South 82°15'02" West; thence northerly along the arc of said curve 281.89 feet through a central angle of 23°24'27" to the point of beginning.

Containing 567,426 sq. ft or 13.026 acres.

**LEGAL DESCRIPTION - PARCEL E**

Beginning at a point North 00°00'26" East 437.94 feet and West 527.94 feet from the Southwest Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian (basis of bearing being North 00°00'26" East 2636.85 feet from said Southwest Corner to the West Quarter Corner of said Section 13, and running thence North 00°04'15" East 147.51 feet; thence North 61°46'33" East 111.21 feet to a point of curvature of a 325.70 foot radius curve to the right, the center of which bears North 58°35'44" East; thence northwesterly along the arc of said curve 27.04 feet through a central angle of 04°45'22" to a point of curvature of a 8.00 foot radius curve to the right, the center of which bears North 63°21'06" East; thence northerly along the arc of said curve 12.36 feet through a central angle of 88°32'30"; thence North 61°53'37" East 0.30 feet to a point of curvature of a 317.70 foot radius curve to the left, the center of which bears North 64°47'44" East; thence southeasterly along the arc of said curve 34.82 feet through a central angle of 06°16'48" to a point of curvature of a 1315.96 foot radius curve to the left, the center of which bears North 57°43'15" East; thence southeasterly along the arc of said curve 278.38 feet through a central angle of 12°07'14"; thence South 48°12'56" East 588.48 feet; thence South 41°47'04" West 13.28 feet; thence South 41°32'09" East 141.39 feet; thence South 41°47'04" West 30.60 feet; thence South 41°13'56" East 270.55 feet; thence South 39°09'23" West 340.56 feet; thence North 89°34'55" West 628.77 feet; thence North 00°05'26" West 668.38 feet; thence North 89°20'54" West 991.82 feet; thence North 00°55'27" East 197.97 feet; thence South 82°41'40" East 19.10 feet to a point of curvature of a 58.50 foot radius curve to the left, the center of which bears North 07°18'20" East; thence easterly along the arc of said curve 16.44 feet through a central angle of 16°06'06" to a point of curvature of a 2149.21 foot radius curve to the right, the center of which bears South 08°47'46" East; thence easterly along the arc of said curve 118.15 feet through a central angle of 03°08'59" to a point of curvature of a 20.86 foot radius curve to the left, the center of which bears North 05°38'46" West; thence northeasterly along the arc of said curve 24.08 feet through a central angle of 66°08'24"; thence North 30°17'30" East 27.03 feet to a point of curvature of a 17.18 foot radius curve to the right, the center of which bears South 59°42'30" East; thence northeasterly along the arc of said curve 12.11 feet through a central angle of 40°23'14"; thence North 72°42'05" East 89.87 feet; thence North 53°20'37" East 26.14 feet to a point of curvature of a 62.46 foot radius curve to the left, the center of which bears North 36°39'23" West; thence northeasterly along the arc of said curve 39.92 feet through a central angle of 36°37'10"; thence South 89°46'42" East 551.81 feet to the point of beginning. Containing 922,340 sq. ft., or 21.174 acres.

**LEGAL DESCRIPTION - PARCEL F**

Beginning at a point North 00°00'26" East 647.91 feet and West 527.71 feet from the Southwest Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian (basis of bearing being North 00°00'26" East 2636.85 feet from said Southwest Corner to the West Quarter Corner of said Section 13) and running thence North 00°04'15" East a distance of 341.31 feet to a point of curvature of a 610.00 foot radius curve to the right, the center of which bears South 75°22'07" West; thence southerly along the arc of said curve 73.33 feet through a central angle of 06°53'17" to a point of curvature of a 810.00 foot radius curve to the left, the center of which bears North 82°09'20" East; thence southerly along the arc of said curve 236.45 feet through a central angle of 16°43'32"; thence South 61°46'33" West a distance of 91.25 feet to the point of beginning.

Containing 11,636 sq. ft or 0.267 of an acre.

**LEGAL DESCRIPTION - PARCEL G**

COMMENCING FROM A POINT NORTH 00°00'26" EAST 1431.51 FEET ALONG THE SECTION LINE (BASIS OF BEARING); THENCE SOUTH 89°40'30" EAST FOR A DISTANCE OF 143.63 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN TO THE POINT OF BEGINNING. THENCE SOUTH 50°36'35" EAST FOR A DISTANCE OF 722.98 FEET TO A POINT ON A LINE. THENCE SOUTH 49°09'15" EAST FOR A DISTANCE OF 621.38 FEET TO A POINT ON A LINE. THENCE SOUTH 41°45'29" WEST FOR A DISTANCE OF 119.20 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 64°59'34", HAVING A RADIUS OF 135.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 15°44'43" WEST FOR A DISTANCE OF 145.06 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE NORTH 50°41'22" WEST FOR A DISTANCE OF 665.38 FEET TO A POINT ON A LINE. THENCE NORTH 39°23'25" EAST FOR A DISTANCE OF 26.87 FEET TO A POINT ON A LINE. THENCE NORTH 50°50'58" WEST FOR A DISTANCE OF 327.80 FEET TO A POINT ON A LINE. THENCE NORTH 50°36'35" WEST FOR A DISTANCE OF 260.79 FEET TO A POINT ON A LINE. THENCE SOUTH 89°40'30" EAST A DISTANCE OF 43.46 FEET TO THE POINT OF BEGINNING.

Containing 58,985 sq. ft or 1.354 acres.

**LEGAL DESCRIPTION - BROADWAY AND GRAND AVE.**

Beginning at a point North 00°00'26" East 955.35 feet and East 133.54 feet from the Southwest Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian (basis of bearing being North 00°00'26" East 2636.85 feet from said Southwest Corner to the West Quarter Corner of said Section 13) thence North 78°30'56" East 100.00 feet; thence South 11°28'35" East 1000.89 feet; thence North 55°39'55" West 143.47 feet; thence North 11°28'35" West 246.85 feet; thence North 57°19'03" West 45.98 feet to a point of curvature of a 107.00 foot radius curve to the left, the center of which bears South 22°01'45" East; thence southeasterly along the arc of said curve 48.97 feet through a central angle of 26°13'19"; thence South 41°44'56" West 128.06 feet; thence North 48°12'56" West 87.50 feet; thence North 41°44'56" East 128.01 feet to a point of curvature of a 194.50 foot radius curve to the right, the center of which bears South 48°15'04" East; thence northeasterly along the arc of said curve 105.20 feet through a central angle of 30°59'21"; thence North 33°03'51" East 47.04 feet; thence North 11°28'35" West 497.28 feet to the point of beginning.

LINE	LENGTH	BEARING
L100	19.10'	S82°41'40"E
L101	27.03'	N30°17'30"E
L102	89.87'	N72°42'05"E
L103	26.14'	N53°20'37"E

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C100	16.44'	58.50'	16°06'06"	N89°15'17"E	16.39'
C101	118.15'	2149.21'	3°08'59"	N82°46'44"E	118.14'
C102	24.08'	20.86'	66°08'24"	N51°17'01"E	22.77'
C103	12.11'	17.18'	40°23'14"	N50°29'07"E	11.86'
C104	39.92'	62.46'	36°37'10"	N35°02'02"E	39.24'

**LEGAL DESCRIPTION - STATION PARKWAY**

Beginning at a point North 00°00'26" East 483.54 feet and West 197.04 feet from the Southwest Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian (basis of bearing being North 00°00'26" East 2636.85 feet from said Southwest Corner to the West Quarter Corner of said Section 13) thence South 48°12'56" East 588.48 feet; thence North 89°47'22" East 46.66 feet; thence South 55°39'55" East 365.80 feet; thence South 39°09'00" West 147.10 feet; thence South 39°09'23" West 105.04 feet; thence North 41°13'56" West 270.55 feet; thence North 41°47'04" East 30.60 feet; thence North 41°32'09" West 141.39 feet; thence North 41°47'04" East 13.28 feet; thence North 48°12'56" West 588.48 feet to a point of curvature of a 810.00 foot radius curve to the right, the center of which bears North 41°47'04" East; thence northwesterly along the arc of said curve 570.73 feet through a central angle of 40°22'16" to a point of curvature of a 610.00 foot radius curve to the left, the center of which bears South 82°15'25" West; thence northerly along the arc of said curve 73.33 feet through a central angle of 06°53'17"; thence North 00°04'15" East 202.91 feet to a point of curvature of a 690.00 foot radius curve to the right, the center of which bears South 58°50'35" West; thence southerly along the arc of said curve 281.89 feet through a central angle of 23°24'27" to a point of curvature of a 730.00 foot radius curve to the left, the center of which bears North 82°09'01" East; thence southeasterly along the arc of said curve 514.30 feet through a central angle of 40°21'57" to the point of beginning.

SHEET 5 OF 5

**DAVIS COUNTY RECORDER**

ENTRY NO 2598621 FEE PAID \$ 188.00

FILED FOR RECORD AND RECORDED THIS 12<sup>th</sup> DAY OF May, 2011 AT PAGE 657 IN BOOK 5222

OF OFFICIAL RECORDS

BY Maria M. Wang DAVIS COUNTY RECORDER

DEPUTY RECORDER