P:\Engelnard\NIN TECH EAST VIII\survey\dwg\PLAT.dwg 5/27/2008 8:53:39 AM MDT

NIN TECH EAST VIII

LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 7, AND IN THE SOUTHWEST QUARTER OF SECTION 8, AND IN THE NORTHWEST QUARTER OF SECTION 17, AND IN THE NORTHEAST QUARTER OF 18 ALL IN TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SALT LAKE CITY, SALT LAKE COUNTY, UTAH

CONSENT TO DEDICATE

The undersigned owner(s) of an equitable or legal interest in the above-described tract of land, or portion thereof, does hereby consent to the dedication by the owner thereof all easements and streets, as shown hereon, for the perpetual use of the public. In consideration of the acceptance of this subdivision plat by the governing body of Salt Lake City, the undersigned does hereby dedicate its/their interest in and to the land included within such easements to Salt Lake City.

In witness whereof, we (I) have hereunto set our (my) hand this 30th day of June 2008.

[signature]
FIRST AMERICAN TITLE INSURANCE AGENCY
Underwriting Counsel

ACKNOWLEDGMENT

STATE OF }
COUNTY OF } ss

On the 30 day of June A.D. 2008 Gregory Holbrook personally appeared before me, the undersigned notary, , who, after being duly sworn, testified to me that he is (are) the Underwriting Counsel of the firm of FIRST AMERICAN TITLE INSURANCE AGENCY, a California Corporation doing business under the laws of the State of Utah; and that said Owner's Dedication was signed by Gregory Holbrook in behalf of said firm and that said firm executed the same.

Notary Public: [signature]

Residing at: Salt Lake City Utah

My Commission Expires: July 26, 2011

OWNER'S DEDICATION

Know all men by these presents that we I Gary O McEntee of NINIGRET TECHNOLOGY EAST, L.C. the undersigned owner of the above-described described tract of land, having caused the same to be subdivided into lots and streets do hereby consent to the recordation of this plat and dedicate all public streets shown on this plat to Salt Lake City Corporation and the public utility easements shown on this plat to the utility provider(s). The undersigned does hereby warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation and maintenance of the streets.

In witness whereof I, Gary O McEntee of NINIGRET TECHNOLOGY EAST, L.C. have hereunto set my hand this day of June 4 2008.

[signature]
NINIGRET TECHNOLOGY EAST, L.C.
Name and Title: Gary McEntee / Manager

ACKNOWLEDGMENT

STATE OF
COUNTY OF } ss

On the 4th day of June, 2008, there personally appeared before me, Gary O. McEntee who, being duly sworn did acknowledge to me that he is the Owner of the described property, who executed the foregoing instrument, and acknowledged to me that the foregoing plat was signed on behalf of said entity and acknowledged to me that said entity executed the same.

Notary Public: [signature]
Residing at: Salt Lake County
My Commission Expires: 2-14-2010

ROCKY MOUNTAIN POWER

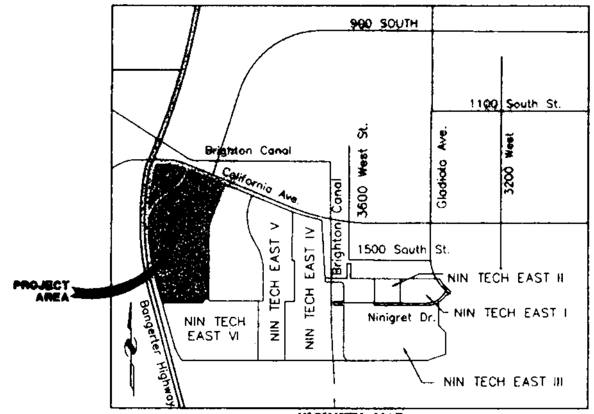
"Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

DEVELOPER

NINIGRET TECHNOLOGY EAST, L.C.
4750 W. 2100 S. SUITE 150
SALT LAKE CITY, UT 84120

SALT LAKE VALLEY HEALTH

APPROVED THIS 2 DAY OF July 2008
[signature]
SALT LAKE VALLEY HEALTH DEPARTMENT



VICINITY MAP
N.T.S.

BOUNDARY DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 7, and in the Southwest Quarter of Section 8, and in the Northwest Quarter of Section 17, and in the Northeast Quarter of 18 all in Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah, and also being a part and portion of that certain property as shown on the Record of Survey Map No. S2004-07-0459 on file in the Office of the Salt Lake County Surveyor, more particularly described as follows:

BEGINNING at the Northwest corner of Lot 17, Nin Tech East VI as recorded in the Office of the Salt Lake County Recorder, which is 1384.01 feet South 00°09'58" East along the Section line and 589.85 feet North 89°51'13" West from the Salt Lake County Survey monument found marking the Northwest corner of said Section 17 (the basis of bearings is North 89°54'49" East 2670.69 feet measured between the Northwest corner and the North Quarter corner of said Section 17), and running thence along the boundary line of said property the following eleven (11) courses: 1) North 15°43'22" West 335.68 feet to a point of curvature of a 3688.96 foot radius curve to the right; 2) Northerly 996.82 feet along the arc of said curve through a central angel of 15°28'56" (chord bears North 07°58'54" West 993.79 feet) to a tangent line; 3) North 00°14'26" West 15.26 feet; 4) South 89°58'06" West 3.43 feet; 5) North 00°27'29" West 29.51 feet; 6) South 89°32'31" West 0.37 feet to a point on a 539.00 foot radius curve to the right; 7) Northeasterly 496.50 feet along the arc of said curve through a central angle of 52°46'38" (chord bears North 26°30'05" East 479.13 feet) to a tangent line; 8) North 52°53'24" East 304.83 feet to a point of curvature of a 609.00 foot radius curve to the left; 9) Northeasterly 327.45 feet along the arc of said curve through a central angel of 30°48'25" (chord bears North 37°29'12" East 323.52 feet) to a tangent line; 10) North 22°04'59" East 79.98 feet to a point on the South right-of-way line of California Avenue; 11) South 88°35'47" East 710.74 feet along said right-of-way line; thence South 67°04'59" West 46.90 feet; thence South 21°29'23" West 637.99 feet to a point of curvature of a 467.00 foot radius curve to the left; thence Southerly 173.96 feet along the arc of said curve through a central angel of 21°20'36" (chord bears South 10°49'05" West 172.96 feet) to a tangent line; thence South 00°08'47" West 1187.63 feet to a point on the North boundary line of said Nin Tech East VI; thence along said boundary line the following four (4) calls: 1) North 89°51'13" West 66.00 feet to a point on a 25.00 foot radius curve to the right; 2) Southwesterly 21.76 feet along the arc of said curve through a central angle of 49°52'33" (chord bears South 25°08'04" West 21.08 feet) to a point of reverse curvature to the left having a radius of 65.00 feet; 3) Southwesterly 56.58 feet along the arc of said curve through a central angle of 49°52'33" (chord bears South 25°08'04" West 54.81 feet); 4) North 89°51'13" West 701.92 feet to the POINT OF BEGINNING.

Contains 2,065,193 square feet, or 47.410 Acres.

Together with a parcel of land located in the Southeast Quarter of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah, being a part and portion of that certain property as shown on the Record of Survey Map No. S2004-07-0459, on file in the Office of the Salt Lake County Surveyor, more particularly described as follows:

BEGINNING at a point on the Southerly right-of-way line of California Avenue, as shown on that certain Salt Lake City Corporation Project No. 38-808-4 (California Avenue right-of-way, sheet 3, dated 3/31/94 and labeled Vault No. 970092 completed by H.W. Lechner), which point is 936.37 feet North 00°13'07" West along the Section line and 186.96 feet South 89°46'53" West from the Salt Lake County monument found marking the Northwest corner of said Section 17 (the basis of bearings is North 89°54'49" East 2670.69 feet measured between the Northwest corner and the North Quarter corner of said Section 17), thence along the Northwesterly line of the relocated railroad right-of-way the following four (4) courses: 1) South 22°04'59" West 80.00 feet to the point of curvature of a 549.00 foot radius curve to the right; 2) Southwesterly 295.19 feet along the arc of said curve through a central angle of 30°48'25" (chord bears South 37°29'12" West 291.64 feet) to a tangent line; 3) South 52°53'24" West 304.83 feet to the point of curvature of a 509.00 foot radius curve to the left; 4) Southwesterly 260.86 feet along the arc of said curve through a central angle of 26°51'53" (chord bears South 39°27'28" West 278.29 feet) to the Easterly right-of-way line of Bangerter Highway (centerline station 1105+16.39), and a point on a 3699.72 foot radius curve to the right; thence Northeasterly 789.22 feet along said Easterly line and the arc of said curve through a central angle of 12°13'20" (chord bears North 00°37'13" East 787.72 feet) to said Southerly right-of-way line of California Avenue; thence along said line the following three (3) courses: 1) South 89°38'42" East 179.61 feet to a point of curvature of a 745.00 foot radius curve to the right; 2) Southeasterly 282.52 feet along the arc of said curve through a central angle of 21°43'41" (chord bears South 78°46'51" East 280.83 feet) to a tangent line; 3) South 67°55'01" East 44.03 feet to the POINT OF BEGINNING.

Contains 235,088 square feet, or 5.396 acres, more or less.

SURVEYOR'S CERTIFICATE

I, James Dale Pitkin, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah and that I hold certificate number 171648 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that I have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah Code, and have verified measurements shown, and have subdivided said property into lots and streets hereafter to be known as NIN TECH EAST VIII and that the same has been surveyed and monuments have been placed on the ground as shown hereon.

Date: May 27, 2008

James D. Pitkin, PLS.
License No. 171648

NOTICE TO PURCHASERS

1. The survey was completed and the corners set as of the date of recording.
2. Bearings and distances shown are measured, unless noted otherwise.
3. Each property owner will be responsible for 100% of the on-site storm runoff detention of that required by Ninigret Technology East, LC & SLC Public Utilities. Runoff shall be restricted to 0.2 cfs/acre release rate from each lot. Each lot owner will be responsible for designing and implementing a grading plan that drains to the storm drain to Gustin Road or Ninigret Drive.
4. Notice is hereby given that the Salt Lake City Fire Marshall, in connection with site plan approvals and the issuance of building permits, may impose, in accordance with City Ordinances, requirements respecting construction of additional on-site fire hydrants and/or fire fighting apparatus access, based upon an examination of the proposed building structure's size, height, bulk, or construction type, to be paid for by the permit applicant and installed and tested prior to any occupancy of any building structures.
5. Building finish floors will be located at or above the determined 100 year flood level. The minimum finish floor elevations are as follows: Lot 18=4235.7, Lot 19=4236.7, Lot 20=4235.9, Lot 21=4235.7, Lot 22=4236.9, Lot 23=4234.9, Lot 24=4234.2, Lot 25=4231.5, Lot 26=4232.7. Parking lots and detention areas should be designed to be above the hydraulic grade line of the adjacent storm drain main line during minor (10 yr. and greater) storm events. The minimum parking lot elevations are as follows: Lot 18=4234.6, Lot 19=4234.0, Lot 20=4234.2, Lot 21=4234.0, Lot 22=4234.2, Lot 23=4232.4, Lot 24=4232.2, Lot 25=4231.2, Lot 26=4232.7. Purchasers should be aware that minor flooding could occur in the parking lots during major storm events.
6. A Commitment for Title Insurance, Order No. NCS-344158-SLC1 Amendment A, dated [illegible] 2008 was provided for this Subdivision by First American Title Insurance Company National Commercial Services. Exceptions referenced hereon are based upon Schedule B – Section 2. Exceptions therein. Exceptions 1 through 11 are not shown or addressed.
7. Reservations in that certain document recorded September 26, 1874 in Book I at Page 817 are presumed to effect the subject property. The copy provided is of poor quality and is illegible. (Title Exception Number 12)
8. ~~Reservations in those certain documents recorded December [illegible] as Entry No. [illegible] in Book [illegible] at Page [illegible] & May [illegible] as Entry No. [illegible] in Book 8755 at Page 800 affect a 60 foot wide strip of land across Lots [illegible] and [illegible] as described in Parcel [illegible] therein.~~ (Title Exception Number 13) This item has been intentionally deleted.
9. The Agreement recorded September 26, 1998 as Entry No. 4680087 in Book 8067 at Page 396 and the subsequent Easement recorded September 26, 1988 as Entry No. 4680088 in Book 6067 at Page 404 is blanket in nature. A portion of the subject property lies within the area described therein, however the agreement and easement is for the Brighton and North Point Canal which lies easterly of and does not affect the subject property. (Title Exception Number 14)
10. The Ordinance No. 48 recorded June 24, 1992 as Entry No. 5279880 in Book 6475 at Page 1687 describes various streets of which the only one effecting the subject property is the existing alignment of California Avenue as shown hereon. (Title Exception Number 15)
11. The Street Dedication Plat recorded April 15, 1998 as Entry No. 6928511 in Book 98-4P of plats at Page 90 was not provided, but was subsequently obtained and affects the subject property along the existing alignment of California Avenue as shown hereon. (Title Exception Number 16)
12. The Deed of Trust recorded July 18, 2002 as Entry No. 8296740 in Book 8621 at Page 4992 and the First Amendment recorded August 12, 2002 as Entry No. 9144355 in Book 9025 at Page 285 affects all of the subject property and other lands as described therein. (Title Exception Number 17)
13. The Avigation Easement recorded August 25, 2003 as Entry No. 8786815 in Book 8868 at Page 6222 affects the subject property and other lands as described therein. (Title Exception Number 18)
14. The Declaration of Protective Covenants, Agreements, Easements, Conditions and Restrictions recorded September 19, 2003 as Entry No. 8824854 in Book 8884 at Page 3521 affects the subject property and other lands as described therein. (Title Exception Number 19)
15. The Notice of Site Management Plan recorded November 5, 2004 as Entry No. 9218066 in Book 9058 at Page 2173 affects the subject property and other lands as described therein. (Title Exception Number 20)
16. The Notice of Obligations recorded November 5, 2004 as Entry No. 9218067 in Book 9058 at Page 2210 affects the subject property and other lands as described therein. (Title Exception Number 21)
17. Unrecorded issues and considerations (Title Exception Number 22) are not addressed until such time as they are provided.
18. Lot 25 assumes the responsibility for maintenance & operation of the private 8" sewer main. The owner will be required to enter into private sewer agreement with Salt Lake County Public Utilities.
19. An Easement for Salt Lake Public Utilities recorded June 30, 2008 as Entry No. 10467929 in Book 9622 at Page 6638, lies adjacent easterly of the subject property and is shown hereon. (Title Exception Number 24)

STATEMENT OF ACCURACY

The survey measurements completed for the preparation of this plat and map were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

RECORDED
AUG [illegible]
CITY RECORDER

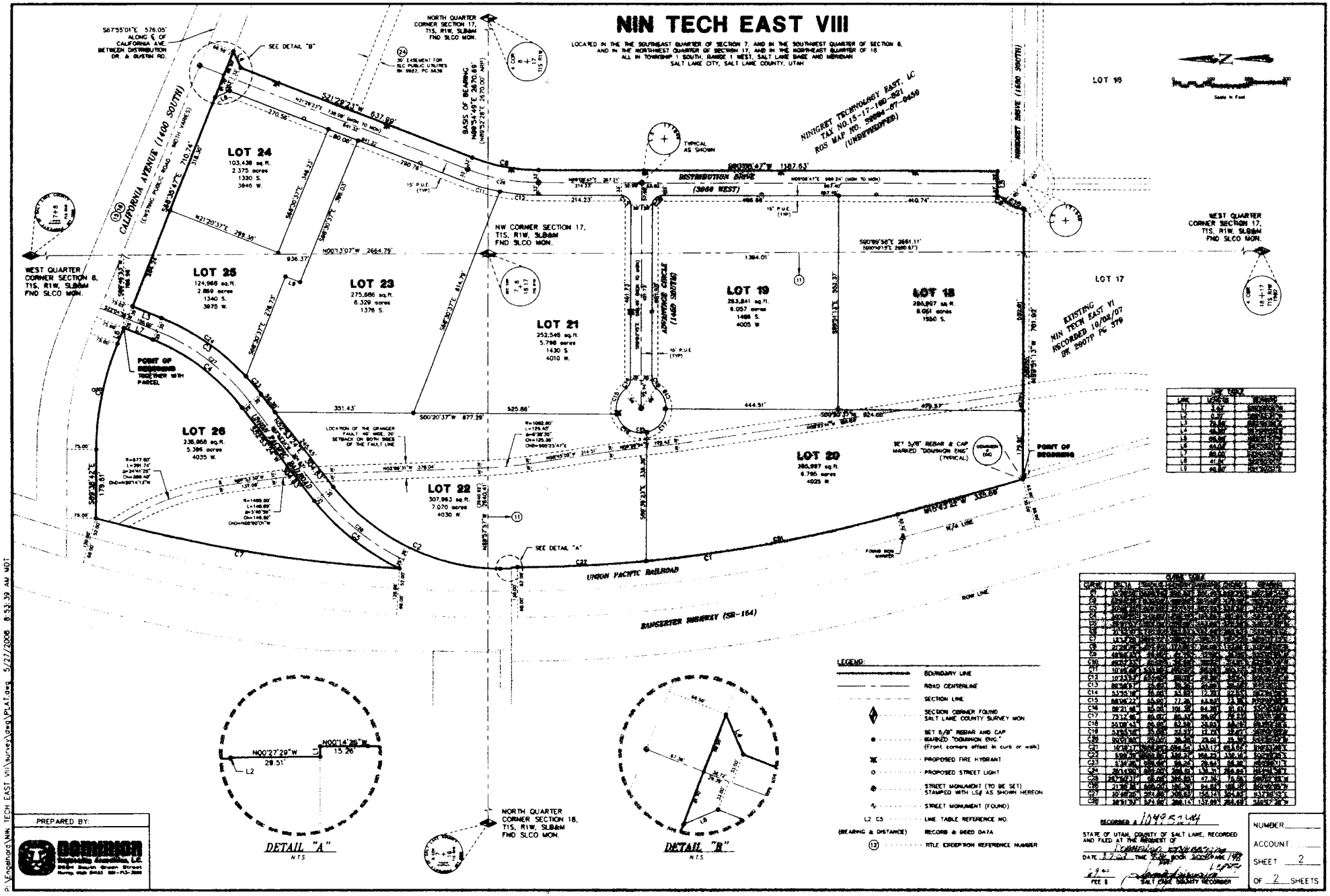
NIN TECH EAST VIII

LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 7, AND IN THE SOUTHWEST QUARTER OF SECTION 8, AND IN THE NORTHWEST QUARTER OF SECTION 17, AND IN THE NORTHEAST QUARTER OF 18 ALL IN TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SALT LAKE CITY, SALT LAKE COUNTY, UTAH

NUMBER ____ ACCOUNT ____ SHEET 1 OF 2 SHEETS	PREPARED BY: DOMINION Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000	PUBLIC UTILITIES DEPARTMENT APPROVED AS TO SANITARY SEWER, STORM DRAINAGE, AND WATER UTILITY DETAIL THIS 1 DAY OF July A.D. 2008 SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	CITY PLANNING DIRECTOR APPROVED THIS 29th DAY OF July 2008, BY THE SALT LAKE CITY PLANNING COMMISSION. SALT LAKE CITY PLANNING DIRECTOR	CITY ENGINEERING DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED. CITY ENGINEER DATE 7-9-08 CITY SURVEYOR DATE	CITY ATTORNEY APPROVED AS TO FORM THIS 30th DAY OF [illegible] AD 2008 AND IS HEREBY APPROVED. SALT LAKE CITY ATTORNEY	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS ___ DAY OF ___ AD ___ AND IS HEREBY APPROVED. SALT LAKE CITY MAYOR SALT LAKE CITY DEPUTY RECORDER	SALT LAKE COUNTY RECORDER 10495244 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Dominion Engineering DATE 8-7-08 TIME [illegible] BOOK 2008P PAGE 198 $ [illegible] FEES SALT LAKE COUNTY RECORDER	NUMBER ____ ACCOUNT ____ SHEET 1 OF 2 SHEETS

NIN TECH EAST VIII

LOCATED IN THE NE SOUTHEAST QUARTER OF SECTION 7, AND IN THE SOUTHWEST QUARTER OF SECTION 8, AND IN THE NORTHWEST QUARTER OF SECTION 17, AND IN THE NORTHEAST QUARTER OF 18 ALL IN TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00'	S89°39'58"E
L2	0.42'	S89°39'58"E
L3	28.51'	S00°27'29"W
L4	15.26'	N00°14'26"W
L5	65.00'	S89°39'58"E
L6	64.00'	S89°39'58"E
L7	65.00'	S89°39'58"E
L8	61.00'	S89°39'58"E
L9	65.00'	S89°39'58"E

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	14°31'48"	1482.00'	375.80'	374.77'	S82°54'29"W
C2	14°31'48"	1518.00'	384.92'	383.85'	S82°54'29"W
C3	2°41'28"	1518.00'	71.27'	71.26'	S89°59'59"W
C4	11°50'20"	1482.00'	306.30'	305.76'	S83°34'13"W
C5	2°41'28"	1482.00'	69.61'	69.60'	S89°59'59"W
C6	90°00'00"	15.00'	23.56'	21.21'	S45°20'37"W
C7	90°00'00"	15.00'	23.56'	21.21'	N44°39'23"W
C8	90°00'00"	15.00'	23.56'	21.21'	N45°20'37"E
C9	90°00'00"	15.00'	23.56'	21.21'	S44°39'23"E
C10	10°33'54"	1482.00'	273.15'	272.77'	S84°03'40"W
C11	10°33'54"	1518.00'	279.80'	279.41'	S84°03'40"W
C12	10°33'54"	1518.00'	279.80'	279.41'	S84°03'40"W
C13	86°36'13"	15.00'	22.67'	20.58'	S46°21'30"W
C14	3°35'16"	15.00'	0.94'	0.94'	S01°38'59"W
C15	86°36'23"	15.00'	22.67'	20.58'	S46°21'30"W
C16	86°21.46"	15.00'	22.61'	20.53'	S46°39'23"E
C17	93°37.46"	15.00'	24.51'	21.92'	N46°39'23"W
C18	35°08.43"	15.00'	9.20'	9.05'	S71°05'37"W
C19	53°55.16"	15.00'	14.12'	13.61'	N26°27'29"W
C20	90°00.00"	15.00'	23.56'	21.21'	N45°20'37"E
C21	10°33'54"	1482.00'	273.15'	272.77'	S84°03'40"W
C22	10°33'54"	1518.00'	279.80'	279.41'	S84°03'40"W
C23	1°49'34"	1518.00'	29.84'	29.84'	S89°34'23"W
C24	36°13.00"	1482.00'	936.61'	921.34'	S68°06'23"W
C25	90°00'00"	15.00'	23.56'	21.21'	S45°20'37"W
C26	90°00'00"	15.00'	23.56'	21.21'	N44°39'23"W
C27	90°00'00"	15.00'	23.56'	21.21'	N45°20'37"E
C28	90°00'00"	15.00'	23.56'	21.21'	S44°39'23"E
C29	90°00'00"	15.00'	23.56'	21.21'	S45°20'37"W
C30	90°00'00"	15.00'	23.56'	21.21'	N44°39'23"W
C31	90°00'00"	15.00'	23.56'	21.21'	N45°20'37"E
C32	90°00'00"	15.00'	23.56'	21.21'	S44°39'23"E

LEGEND:
- BOUNDARY LINE
- ROAD CENTERLINE
- SECTION LINE
- SECTION CORNER FOUND SALT LAKE COUNTY SURVEY MON
- SET 5/8" REBAR AND CAP MARKED "DOMINION ENG." (Front corners offset in curb or walk)
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- STREET MONUMENT (TO BE SET) STAMPED WITH LS# AS SHOWN HEREON
- STREET MONUMENT (FOUND)
- L2 C5 LINE TABLE REFERENCE NO.
- (BEARING & DISTANCE) RECORD & DEED DATA
- (12) TITLE EXCEPTION REFERENCE NUMBER

PREPARED BY:
DOMINION ENGINEERING ASSOCIATES, L.C.
Engineering Surveying Planning
9660 South Sandy Parkway, Suite 300, Sandy, Utah 84070 801-255-3990
Provo, Utah 84601 801-375-3990

RECORDED # 10495144
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
DATE 5-27-08 TIME 8:54 BOOK 2008P PAGE 148
FEE $ 69.00
SALT LAKE COUNTY RECORDER

NUMBER
ACCOUNT
SHEET 2
OF 2 SHEETS

P:\Engelhard\NIN TECH EAST VIII\survey\dwg\PLAT.dwg 5/27/2008 8:53:39 AM MDT