

# NIN TECH EAST VII

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17 AND THE NORTHWEST QUARTER OF SECTION 16,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
SALT LAKE COUNTY, UTAH

### LENDER'S CONSENT AGREEMENT

On this 22 day of May, 2008, Nininet Technology East, LLC entered into a Trust Deed agreement with Bank Name: BANK OF AMERICA, N.A. recorded on 5/15/2008 as Entry No. 2008-001 in Book No. 1000 of Page 282. Bank Name: BANK OF AMERICA, N.A. is fully aware that Nininet Technology East, LLC is in the process of recording a plat affecting said property and hereby consents and gives approval to the recording of the plat for recording.

CREDIT TITLE  
Bank Name: BANK OF AMERICA, N.A. Dated: May 8, 2008  
Home and Title Insurance: As Provided by the Lender

### ACKNOWLEDGMENT

STATE OF UT  
COUNTY OF SP

On this 22 day of May, 2008, there personally appeared before me, Richard G. Head, who, being duly sworn did acknowledge to me that he is the Owner of the described property. He 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.

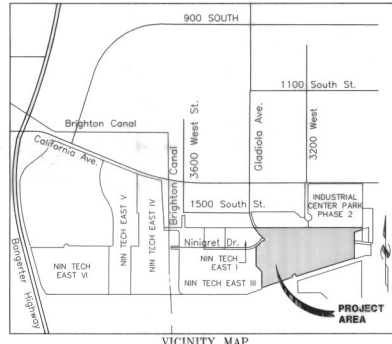
Notary Public: Richard G. Head  
Residing at: 1010 S. 2000 E.  
My Commission Expires: 10-10-2010

### OWNER'S DEDICATION

Know all men by these presents that we, Richard G. Head, of NININET TECHNOLOGY EAST, L.C. the undersigned owner of the described parcel of land, having caused the same to be subdivided into lots and streets do hereby consent to the dedication of this plat and dedicate all public streets shown on this plat to Salt Lake City Corporation and the public city 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, Richard G. Head, of NININET TECHNOLOGY EAST, L.C. have hereunto set my hand this day of May, 2008.

Richard G. Head  
NININET TECHNOLOGY EAST, L.C.  
Name and Title:



### SURVEYOR'S CERTIFICATE

I, James Dale Pihl, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah and that I have certificate number 171548 in accordance with Title 54, 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 17-21-17, Utah Code and have marked measurements shown, and have subdivided said property into lots and streets hereafter to be known as NIN TECH EAST VII and that the same has been surveyed and monuments have been placed on the ground as shown hereon.

Date: February 15, 2008  
James D. Pihl, PLS  
License No. 171548



### NOTICE TO PURCHASERS

- The survey was completed and the corners set as of the date of recording.
- Bearings and distances shown are measured, unless noted otherwise.
- Each property owner will be responsible for 100% of the on-site storm runoff detention that is required by Nininet Technology East, L.C. & SLC Public Utilities. Runoff shall be retained 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 South Road or Nininet Drive.
- Notice is hereby given that the Salt Lake City Fire Marshal, in connection with site plan approvals and the issuance of building permits, may impose, in accordance with City Ordinances, requirements regarding 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.
- Building finish grades will be located at or above the determined 100 year flood level. The minimum finish floor elevations are as follows: Lots 16 through 22 = 4239.00. 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 elevation are as follows: Lots 16 through 22 = 4235.50. Purchasers should be aware that minor flooding could occur in the parking lots during major storm events.
- A Flood Hazard Report was issued Order No. 492092, Amendment No. 1, dated 10/14/2008 for this Subdivision by First American Title Insurance Agency. Exceptions referenced herein are based upon Schedule B of said report. Exceptions 1 through 10 are not shown or addressed.
- An Electrical Transmission Line Easement, recorded February 1, 1949 as Entry No. 1147390 in Book 660 at Page 158 of Official Records, affects the entire subject property and is blanketed in nature. (Exception 11)
- Partial Release of Easement recorded January 26, 2000 as Entry No. 9282995 in Book 9087 at Page 5102 of Official Records, lies adjacent westerly of the subject property and does not affect it. (Exception 12)
- Reservations contained in that certain Utah Claim Deed recorded July 19, 1950 as Entry No. 1208478 in Book 787 at Page 380 of Official Records, affects all of the subject property and is blanketed in nature. (Exception 13)
- An easement for the existing water distribution system of canals, ditches, pipelines and all appurtenant works and facilities of the Brighton and North Irrigation Company, recorded September 26, 1988 as Entry No. 4980088 in Book 6067 at Page 404 of Official Records, affects the entire subject property and is blanketed in nature. (Exception 13)
- Utah Deed of Trust dated July 16, 2002, recorded July 18, 2002 as Entry No. 8286740 in Book 8621 at Page 4993 of Official Records, affects the entire subject property and is blanketed in nature. (Exception 14)
- First Amendment to Utah Deed of Trust recorded August 12, 2004 as Entry No. 8144355 in Book 9025 at Page 285 of Official Records. (Exception 14)
- An Easement in favor of SALT LAKE CITY CORPORATION for the free and unobstructed passage of aircraft of any kind is, through, across and about the airspace over the land recorded August 25, 2003 as Entry No. 8786875 in Book 898 at Page 6222 of Official Records, affects the entire subject property and is blanketed in nature. (Exception 15)
- Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within that certain Declaration of Protective Covenants, Agreements, Easements, Conditions and Restrictions for Nininet Technology Park East, recorded September 15, 2003 as Entry No. 8824854 in Book 8884 at Page 5521 of Official Records, affects the entire subject property and is blanketed in nature. (Exception 15)
- A storm drain easement for a 30-inch main line, recorded August 31, 2004 as Entry No. 8166887 in Book 9032 at Page 1813 of Official Records, lies within the future right-of-way of Gladys Street as shown hereon. The legal description provided has an incorrect tie to the beginning but is shown correctly on the map. (Exception 17)
- Note: Said Easement was recorded October 22, 2004 as 8204840 in Book 9051 at Page 8786 of Official Records, lies within the future right-of-way of Gladys Street as shown hereon. The legal description provided has an incorrect tie to the beginning but is shown correctly on the map. (Exception 17)
- Notice of Site Management Plan for the Eastern Alum Ponds recorded November 05, 2004 as Entry No. 8218666 in Book 9058 at Page 2173 of Official Records, affects the entire subject property and is blanketed in nature. (Exception 18)
- A power line easement, recorded May 12, 2005 as Entry No. 9375007 in Book 9130 at Page 1419 of Official Records, affects a portion of the subject property and is shown hereon. (Exception 18)
- The following table lists the impact fee offset credits for each lot.

Lot	Area	%	Offset Credit Amount
16	6,840	63%	\$16,410.56
17	4,077	37%	\$15,150.99
18	1,715	0	\$ 0
19	2,250	0	\$ 0
20	4,710	0	\$ 0
21	17,216	0	\$ 0
22	5,108	0	\$ 0
			TOTAL = \$116,679.97

### BOUNDARY DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 17 and in the Northwest Quarter of Section 16, Township 1 South, Range 1 West, Salt Lake Base & Meridian and being a portion of that certain Record of Survey Map filed on No. 2004-07-04569 in the Office of the Salt Lake County Surveyor, more particularly described as follows:

BEING and in a portion of the centerline of Gladys Street as shown on that certain Official Map No. 6, 3230 West Gladys Street recorded in Book 93-29 at Page 24 and the Southeast corner of Industrial Center Park Phase 2 Subdivision as recorded in Book 97-8P at page 237 in the Office of the Salt Lake County Recorder, which is 1505.83 feet North 89°54'29" East along the Section line and 8693.33 feet South 02°52'34" West from the North Quarter corner of said Section 17 (the ends of bearings is North 89°54'29" East 2650.82 feet along said Section line between the North Quarter and Northeast corner of said Section 17, as shown on said Record of Survey Map), and running thence North 89°54'47" East 2291.46 feet along said Phase 2 Subdivision and the Southerly boundary line of Industrial Center Park Phase 2 Subdivision, recorded in Book 89-6P at Page 60 to a point, which is 13.20 feet South 89°54'47" West from the Southeast corner of said Phase 2 Subdivision; thence South 00°43'52" East 45.80 feet along the East line of the property described in Book 8187 at Page 3208; thence South 70°38'29" West 171.24 feet along said property; thence South 00°19'39" East 546.19 feet to the Southeast corner of said property; thence South 72°07'05" West 1159.83 feet along the Southerly line of said property to the Southwest corner; thence South 70°17'04" West 137.53 feet along the Southerly line of the property described in Book 6531 at Page 2106 to the Westerly boundary line of said Gladys Street and the Easterly boundary line of Nin Tech East III as recorded in Book 2005P at page 281; thence Northwesterly 59.26 feet along said subdivision and the one of a 788.00 foot radius curve to the left and through a central angle of 342°01'47" (chord bears North 20°42'00" West 59.24 feet); thence following the boundary of said Nin Tech East III the following ten courses, South 70°16'05" West 24.00 feet; thence South 52°07'23" West 87.81 feet; thence South 37°52'27" East 23.96 feet; thence South 70°14'45" West 72.22 feet; thence South 70°50'16" West 207.94 feet; thence South 70°57'18" West 212.00 feet; thence South 70°52'14" West 199.76 feet; thence North 02°52'48" West 342.88 feet; thence North 44°35'35" West 177.12 feet; thence North 02°24'49" West 400.00 feet to the Northeast corner of Lot 4 of said subdivision and the Southerly boundary line of Nininet Drive and the boundary of Nin Tech East I as recorded in Book 2003P at page 295; thence following the boundary of said Nin Tech East I the following six courses, Northwesterly 114.67 feet along the one of a 383.00 foot radius curve to the left and through a central angle of 170°09'17" (chord bears North 42°27'47" East 114.24 feet) to a tangent line; thence North 42°53'03" East 58.57 feet to a point of curvature with a 25.00 foot radius curve to the right; thence Easterly 39.27 feet along the arc of said curve through a central angle of 97°00'07" (chord bears North 88°53'03" East 39.36 feet); thence North 42°53'03" East 42.00 feet to the centerline of said Gladys Street; thence North 49°16'37" East 70.53 feet along said street to a point of curvature with a 810.00 foot radius curve to the right; thence Northwesterly 270.07 feet along the arc of said curve and said road through a central angle of 19°03'58" (chord bears North 39°33'58" West 268.76 feet) to the POINT OF BEGINNING. Contains 45.26 acres.

### 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".

SALE LAKE VALLEY HEALTH  
APPROVED THIS 13 DAY OF May, 2008  
Richard G. Head  
SALE LAKE VALLEY HEALTH DIRECTOR

DEVELOPER  
NININET TECHNOLOGY EAST, L.C.  
4700 W. 2100 S., SUITE 150  
SALT LAKE CITY, UT 84120  
(NOTE: SEE AFFIDAVIT 10571336 BK 9022 PA 3054)

NUMBER \_\_\_\_\_  
ACCOUNT \_\_\_\_\_  
SHEET 1  
OF 2 SHEETS

PREPARED BY:  
PUBLIC UTILITIES DEPARTMENT  
APPROVED AS TO SANITARY SEWER, STORM DRAINAGE AND WATER UTILITY DETAILS THIS 13 DAY OF May, A.D. 2008  
Richard G. Head  
SALE LAKE CITY PUBLIC UTILITIES DIRECTOR

CITY PLANNING DIRECTOR  
APPROVED THIS 15 DAY OF September, 2008 BY THE SALT LAKE CITY PLANNING COMMISSION  
Richard G. Head  
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 AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.  
Richard G. Head  
DATE 5/15/08  
CITY SURVEYOR

CITY ATTORNEY  
APPROVED AS TO FORM THIS 15 DAY OF May, 2008, AND IS HEREBY APPROVED.  
Richard G. Head  
DATE 5/15/08  
SALT LAKE CITY ATTORNEY

CITY APPROVAL  
PRESENTED TO SALT LAKE CITY THIS 15 DAY OF May, 2008, AND IS HEREBY APPROVED.  
Richard G. Head  
DATE 5/15/08  
SALT LAKE CITY CITY CLERK/DEPUTY RECORDER

SALT LAKE COUNTY RECORDER  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Richard G. Head  
DATE 10/11/08 TIME 2:00 PM PAGE 206  
FEES \$ 17.00  
SALT LAKE COUNTY RECORDER

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

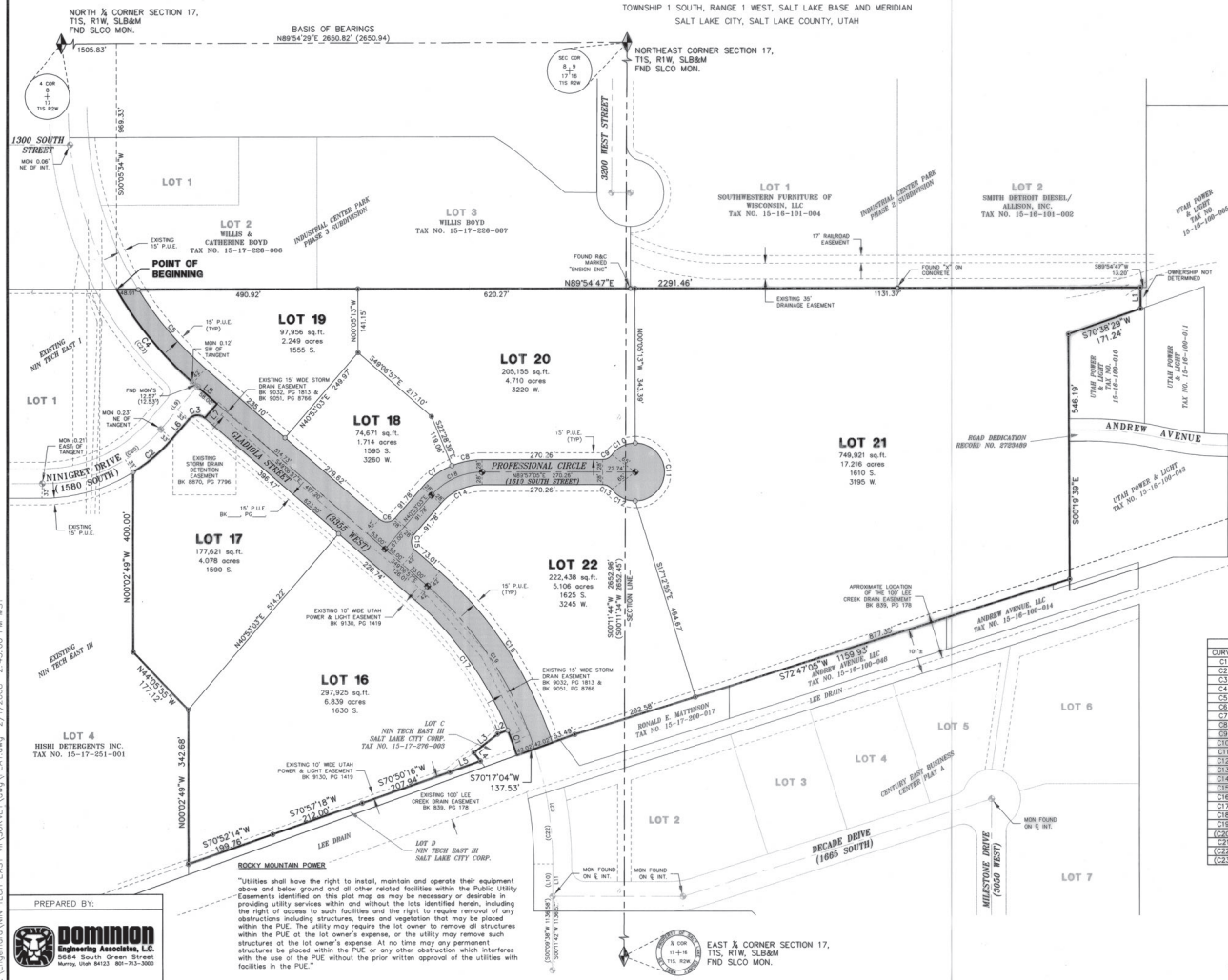


NIN TECH EAST VII  
NE 1/4 SECTION 17 AND THE NW 1/4 SECTION 16,  
T1S, R1E, S16M

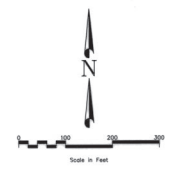
P:\Surveys\NIN TECH EAST VII SURVEY\NIN TECH EAST VII 2008 - 2-14-08 PM.MST 2/7/2008 2:43:00 PM.MST

# NIN TECH EAST VII

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17 AND THE NORTHWEST QUARTER OF SECTION 16,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



- LEGEND:**
- BOUNDARY LINE
  - ROAD CENTERLINE
  - SECTION LINE
  - - - - - PUBLIC UTILITY EASEMENT (P.U.E.)
  - - - - - TYPICAL UNLESS NOTED OTHERWISE
  - SECTION CORNER FOUND
  - SALT LAKE COUNTY SURVEY MON.
  - SET 5/8" REBAR AND CAP
  - MARKED "TOWNSHIP ENG"
  - FOUND PROPERTY CORNER
  - FRONT LOT CORNER TO BE OFFSET ON LINE IN THE CURB OR WALK
  - PROPOSED STREET LIGHT
  - STREET MONUMENT (TO BE SET)
  - TYPICAL STREET MONUMENT (FOUND)
  - UNLESS OTHERWISE NOTED
  - LINE TABLE REFERENCE NO.
  - DEDICATED PUBLIC ROAD
  - RECORD INFORMATION (BEARING & DISTANCE) (L5)



**LINE TABLE**

LINE	LENGTH	BEARING
L1	46.80'	S07°14'30"E
L2	24.00'	S72°16'30"W
L3	67.61'	S54°07'33"W
L4	23.90'	S37°30'27"E
L5	72.92'	S20°19'34"W
L6	58.57'	N45°53'03"E
L7	42.00'	N45°53'03"E
L8	70.53'	N48°36'57"W
L9	106.97'	N45°53'03"E
(L10)	71.67'	N50°09'38"E
L11	71.67'	N00°11'17"E

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	2°21'15"	768.00'	86.26'	216.64'	89.24'	N02°14'30"E
C2	17°08'17"	383.00'	114.67'	114.24'	148.77'	N45°53'03"E
C3	6°00'00"	25.00'	39.27'	25.00'	35.36'	N85°53'03"E
C4	1°00'00"	810.00'	230.01'	136.27'	268.76'	N30°53'56"W
C5	17°16'43"	768.00'	231.60'	116.68'	230.73'	S40°28'55"E
C6	6°00'00"	25.00'	39.27'	25.00'	35.36'	N85°53'03"E
C7	6°00'00"	178.00'	82.76'	42.14'	82.01'	S41°12'32"W
C8	22°25'45"	178.00'	89.68'	35.29'	69.24'	S78°42'13"W
C9	33°55'18"	25.00'	23.53'	13.72'	22.87'	N42°46'28"E
C10	53°38'13"	65.00'	61.23'	33.10'	58.99'	S63°30'33"W
C11	180°00'00"	65.00'	204.90'	130.00'	130.00'	N00°00'00"E
C12	53°38'13"	65.00'	61.12'	33.03'	58.89'	S63°30'48"E
C13	63°35'18"	25.00'	23.53'	12.72'	22.87'	N30°53'56"W
C14	49°04'00"	125.00'	124.48'	53.69'	131.30'	S65°20'04"W
C15	6°00'00"	25.00'	39.27'	25.00'	35.36'	S04°16'57"E
C16	33°55'18"	864.00'	458.80'	238.65'	458.24'	N33°59'19"W
C17	26°40'00"	768.00'	357.44'	189.02'	354.22'	N35°46'57"W
C18	49°04'00"	150.00'	128.46'	68.47'	124.57'	S65°20'04"W
C19	49°04'00"	810.00'	436.95'	224.63'	436.92'	N33°59'19"W
(C20)	89°14'44"	350.00'	300.93'	160.47'	291.74'	N65°30'55"E
C21	180°00'00"	810.00'	250.00'	150.00'	250.00'	S00°00'00"E
(C22)	11°15'50"	810.00'	158.24'	79.88'	158.98'	N05°26'50"W
(C23)	180°00'00"	810.00'	271.67'	-	270.00'	N30°26'27"W

PREPARED BY:  
**DOMINION**  
Engineering Associates, L.L.C.  
2684 South Green Street  
Reno, NV 89423 951-710-2000

"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 site 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 P.U.E. The utility may require the lot owner to remove such structures within the P.U.E. at the lot owner's expense, or the utility may remove such structures of the lot owner's expense. At no time may any permanent structures be placed within the P.U.E. or any other obstruction which interferes with the use of the P.U.E. without the prior written approval of the utilities with facilities in the P.U.E."

EAST 1/4 CORNER SECTION 17,  
T1S, R1W, S16&M  
FND SLCO MON.

RECORDED: 10542768  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:  
DATE 08/14/24 BY THE SALT LAKE COUNTY CLERK PAGE 2/24  
\$ 17.00  
FEE \$  
SALT LAKE COUNTY RECORDER  
NUMBER:  
ACCOUNT:  
SHEET 2  
OF 2 SHEETS

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