

SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH SURVEYING AND MAPPING, LLC, AND THAT I HOLD LICENSE NO. 1070886 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT ON NOVEMBER 21, 2018 BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS LEGACY INDUSTRIAL PARK LOT 7 AMENDED SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

WILLIS D. LONG
PLS 1070886
SURVEYING AND MAPPING, LLC
9980 S SANDY PARKWAY, SUITE 200
SANDY, UTAH 84070
385.246.5124

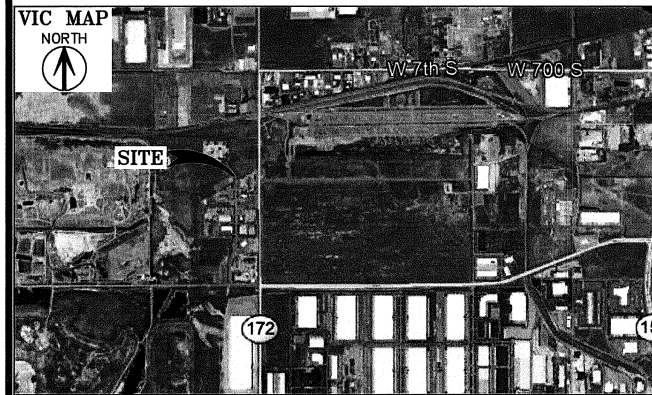


LEGAL DESCRIPTION:

OVERALL BOUNDARY BEGINNING AT A POINT WHICH IS THE SOUTHEAST CORNER OF LOT 7, LEGACY INDUSTRIAL PARK, RECORDED IN THE SALT LAKE COUNTY CLERK AND RECORDERS OFFICE, ENTRY 7189827, BOOK 98-12P, PAGE 344, THE SAME POINT BEING 61'35"00" WEST 778.02 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, T1S, R2W, S.L.B. &M.; THENCE SOUTH 61'35"00" WEST 848.24 FEET; THENCE NORTH 00°02'08" WEST 673.10 FEET; THENCE NORTH 90°00'00" EAST 484.13 FEET; THENCE SOUTHEAST ALONG A CURVE TO THE LEFT 136.50 FEET HAVING A RADIUS OF 80.50 FEET, A CHORD BEARING S48°34'33"E 120.72 FEET; THENCE SOUTHEAST ALONG A CURVE TO THE RIGHT 24.29 FEET HAVING A RADIUS OF 24.50 FEET, A CHORD BEARING S68°45'13"E 23.30 FEET; THENCE S40°21'20"E 199.75 FEET TO A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 35.62 FEET, HAVING A RADIUS OF 217.00 FEET WITH A CHORD BEARING AND DISTANCE OF S35°39'12"E 35.58 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL OF 7.289 ACRES (317,512 SQUARE FEET), MORE OR LESS

BASIS OF BEARINGS

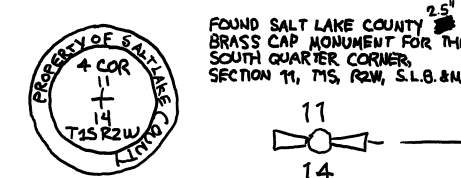
THE BASIS OF BEARINGS WAS ESTABLISHED AS NORTH 89°55'44" WEST A DISTANCE OF 2666.36 FEET BETWEEN THE SOUTHEAST CORNER OF SECTION 11 AND THE SOUTH QUARTER CORNER OF SECTION 11, AS SHOWN HERE ON.



SURVEYORS NOTE

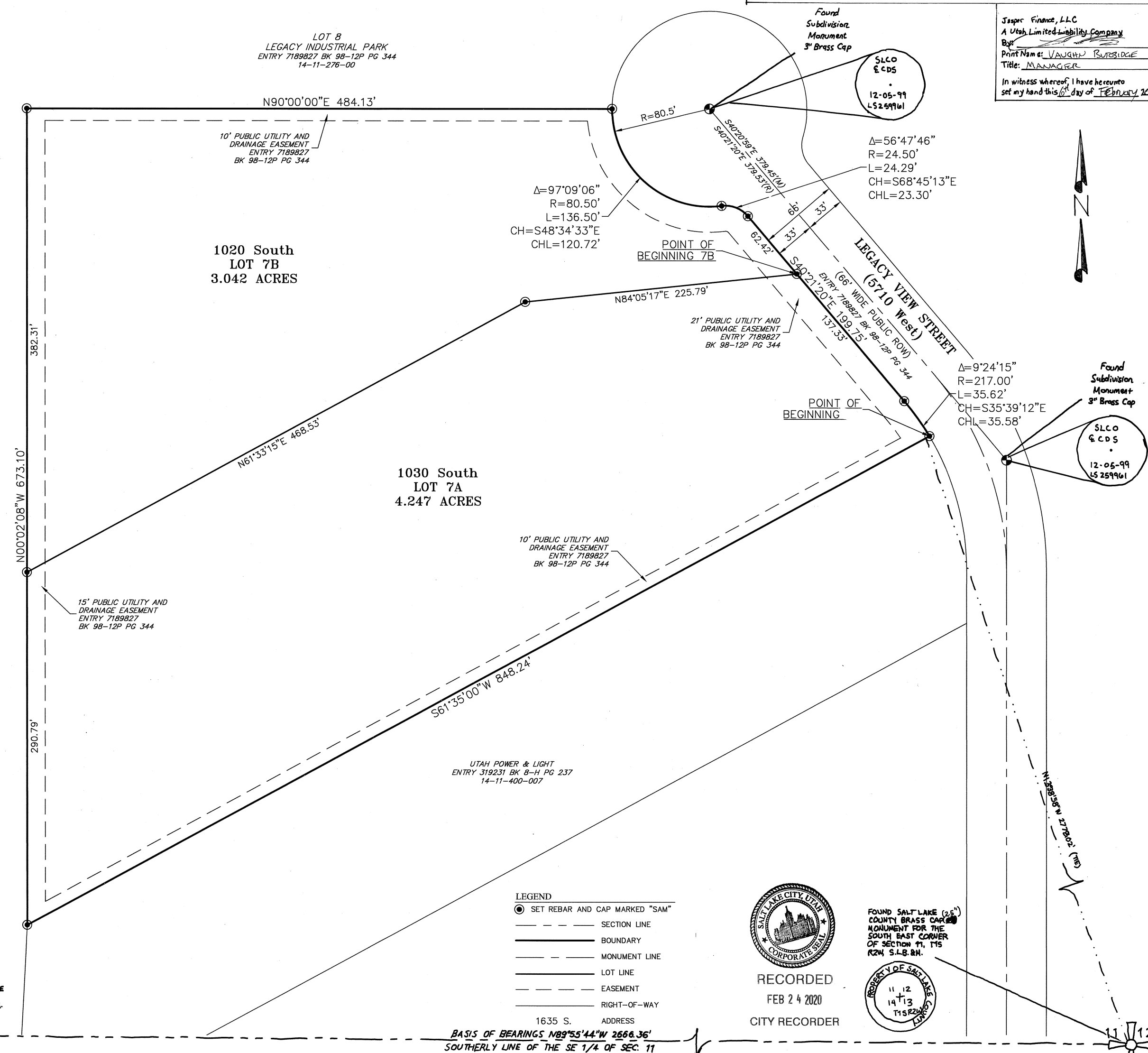
The property described hereon is subject to the following:

- 1. Easement in favor of Salt Lake City Corporation for the free and unrestricted passage of aircraft...
2. Statement of accuracy, Minimum linear closure of 1:15,000.
3. Applicable tax serial number (14-11-276-007)-Utah State Code Section 14-21-20.
4. Special Zoning exception recorded March 9, 2009 to install a ground Public Utility Transformer Case...
5. Zoning: M-1: For Industrial use.
6. Floodplain: Subject property lies within Zone X, Zone X (Areas of Minimal Flood Hazard) as areas determined to be outside the 0.2% annual chance floodplain...
7. Subject to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Restrictive Covenant recorded November 10, 1998 as Entry No. 7150393...
8. Easement Deed by Court Order in Settlement of Landowner Action, recorded September 24, 2013 as Entry No. 1172918...
9. Lots 7A and 7B were formerly known as Lot 7 of the Legacy Industrial Park, recorded in the Salt Lake County Clerk and Recorder's Office, Entry 7189827, Book 98-12P, Page 344.
10. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Protective Covenants, Agreements, Easements, Conditions and Restrictions for Legacy Industrial Park recorded December 22, 1998 as Entry No. 7189886...



LEGACY INDUSTRIAL PARK LOT 7 AMENDED

LOCATED IN THE SOUTH 1/2 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN BEING APART OF LEGACY INDUSTRIAL PARK SUBDIVISION SALT LAKE CITY

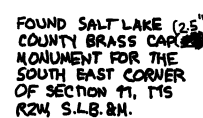


LEGEND

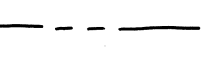
- SET REBAR AND CAP MARKED "SAM"
SECTION LINE
BOUNDARY
MONUMENT LINE
LOT LINE
EASEMENT
RIGHT-OF-WAY
ADDRESS



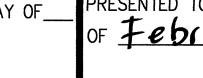
RECORDED FEB 24 2020 CITY RECORDER



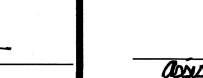
RECORDED FEB 24 2020 CITY RECORDER



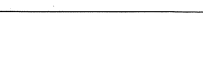
RECORDED FEB 24 2020 CITY RECORDER



RECORDED FEB 24 2020 CITY RECORDER



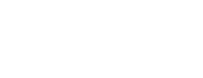
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ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF SALT LAKE On this 24th day of February, 2020, before me, Kory Mortimer, a Notary Public, personally appeared Dallas Stewart, Manager of High Summit Real Estate Investments, LLC, who presented to me the basis of satisfactory evidence to the person(s) whose name(s) is/are subscribed in the foregoing Owner's Declaration and Consent regarding the LEGACY INDUSTRIAL PARK LOT 7 AMENDED and was signed by him/her on behalf of said Jager Finance, LLC and acknowledged that he/she executed the same. Commission Number 689952 My Commission Expires 7/27/2020

Signature: Dallas Stewart Title: Manager In witness whereof, I have hereunto set my hand this 24th day of February, 2020.

Signature: Kory Mortimer Title: Notary Public Commissioned in Utah In witness whereof, I have hereunto set my hand this 24th day of February, 2020.

OWNERS DEDICATION

Jager Finance, LLC, High Summit Real Estate Investments, LLC, a Utah Limited Liability Company, Dawson Asset Holdings, LLC, a Utah Limited Liability Company, VDB Properties, LLC, a Utah Limited Liability Company, and FAE Holdings 464292R, LLC, a Utah Limited Liability Company, the owners of described tract of land to be hereafter known as LEGACY INDUSTRIAL PARK LOT 7 AMENDED, does hereby dedicate for the perpetual use of the public, all streets, easements and other property as reflected on this plat to be dedicated for public use. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown therein. High Summit Real Estate Investments, LLC, Dawson Asset Holdings, LLC, a Utah Limited Liability Company, a Utah Limited Liability Company, By: Dallas Stewart, Print Name: Dallas Stewart, Title: Manager, In witness whereof, I have hereunto set my hand this 24th day of February, 2019.

ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF SALT LAKE On this 24th day of October, 2019, before me, Kory Mortimer, a Notary Public, personally appeared Dallas Stewart, the Manager of High Summit Real Estate Investments, LLC, who presented to me the basis of satisfactory evidence to the person(s) whose name(s) is/are subscribed in the foregoing Owner's Declaration and Consent regarding the LEGACY INDUSTRIAL PARK LOT 7 AMENDED and was signed by him/her on behalf of said Jager Finance, LLC and acknowledged that he/she executed the same. Commission Number 689952 My Commission Expires 7/27/2020

ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF SALT LAKE On this 23rd day of October, 2019, before me, Kory Mortimer, a Notary Public, personally appeared Joseph Dawson, the Manager of Dawson Asset Holdings, LLC, who presented to me the basis of satisfactory evidence to the person(s) whose name(s) is/are subscribed in the foregoing Owner's Declaration and Consent regarding the LEGACY INDUSTRIAL PARK LOT 7 AMENDED and was signed by him/her on behalf of said Dawson Asset Holdings, LLC and acknowledged that he/she executed the same. Commission Number 689952 My Commission Expires 7/27/2020

ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF SALT LAKE On this 24th day of October, 2019, before me, Kory Mortimer, a Notary Public, personally appeared Vaughn Burbridge, the Manager of VDB Properties, LLC, who presented to me the basis of satisfactory evidence to the person(s) whose name(s) is/are subscribed in the foregoing Owner's Declaration and Consent regarding the LEGACY INDUSTRIAL PARK LOT 7 AMENDED and was signed by him/her on behalf of said VDB Properties, LLC and acknowledged that he/she executed the same. Commission Number 689952 My Commission Expires 7/27/2020

ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF SALT LAKE On this 21st day of October, 2019, before me, Kory Mortimer, a Notary Public, personally appeared Vaughn Burbridge, the Manager of FAE Holdings 464292R, LLC, who presented to me the basis of satisfactory evidence to the person(s) whose name(s) is/are subscribed in the foregoing Owner's Declaration and Consent regarding the LEGACY INDUSTRIAL PARK LOT 7 AMENDED and was signed by him/her on behalf of said FAE Holdings 464292R, LLC and acknowledged that he/she executed the same. Commission Number 689952 My Commission Expires 7/27/2020

LEGACY INDUSTRIAL PARK LOT 7 AMENDED LOCATED IN THE SOUTH HALF OF SECTION 11 TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY

DEVELOPER/APPLICANT PREPARED BY SAM 9980 South Sandy Park Way Suite 200 Sandy, Utah 84070

Approval table with columns for City Public Utilities Department, Salt Lake County Health Department, City Engineering Division, City Planning Director, City Attorney, City Approval, and Salt Lake County Recorder. Includes dates, signatures, and official stamps.

54-00 14-11-276-007 14-11-21,22,41,42