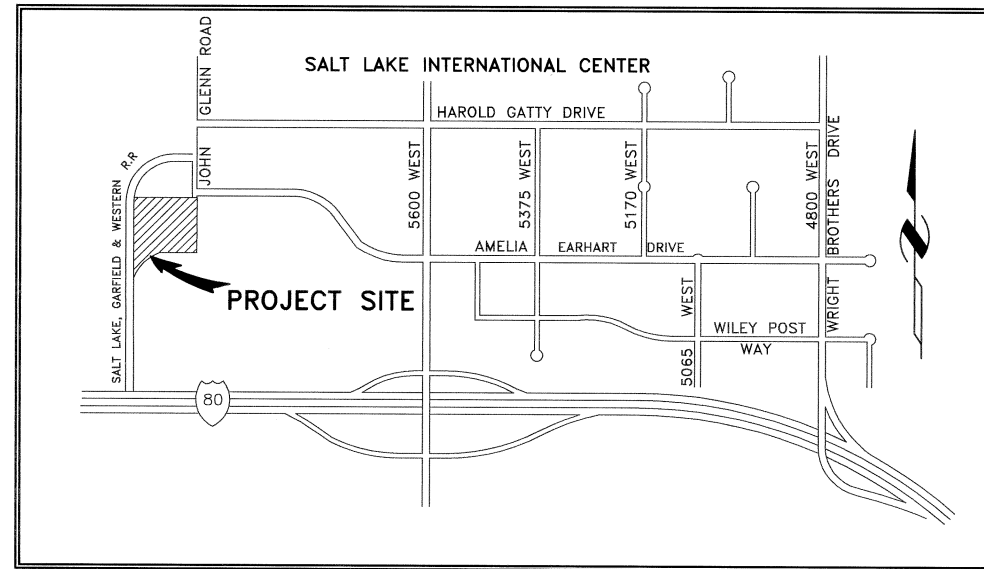


BONNEVILLE CENTER SUBDIVISION - PLAT B1

PART OF THE WEST HALF OF SECTION 35,
TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, UTAH

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



VICINITY MAP
N.T.S.

OWNERS DEDICATION:

Know all by these presents that we (I) the undersigned owner(s) of the described tract of land hereon, having caused the same to be subdivided into lots and streets to hereafter be known as BONNEVILLE CENTER SUBDIVISION - PLAT B1, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do 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 and do further dedicate the easements as shown for use by all suppliers of utility or other necessary services.

In witness whereof, we (I) have hereunto set our (my) hand this 31 day of July, 2001.

Zions Securities Corporation successor by merger to Beneficial Development Company

Owner(s)

By: William Kurt Money
PRESIDENT

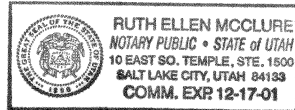
ACKNOWLEDGMENT

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

On the 31 day of July, 2001, personally appeared before me William Kurt Money, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same in his capacity as President of

Zions Securities Corporation successor by merger to Beneficial Development Company,

Owner(s)



Ruth Ellen McClure
NOTARY PUBLIC
My Commission Expires: 12-17-01

NOTICE TO PURCHASERS

The property is subject to the following:

- A right of way and easement to construct, operate, maintain, replace and remove such communication facilities as the grantees from time to time may require, consisting of underground cables, wires, conduits, manholes, drains and splicing boxes, surface testing terminals, repeaters and markers and other appurtenances upon, over and under a strip of land one rod wide, as granted to American Telephone and Telegraph Company of Wyoming, its associated and allied companies, it and their respective successors, assigns, lessees and agents, by Right of Way Grant recorded as Entry No. 936708 in Book 321 at Page 618 of official records.
- Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of "Bonneville Center", dated June 10, 1981, terms and conditions recorded July 1, 1981 as Entry No. 3574000 in Book 5258 at Page 1172 of official records. Amended and Restated Declaration of Easements, Covenants and Restrictions for Bonneville Center, dated January 29, 1997, terms and conditions recorded February 11, 1997 as Entry No. 6570367 in Book 7596 at Page 2627 of official records.
- An Easement and Right of Way for the Brighton Canal as it may be found to intersect and cross the subject property as disclosed by official Salt Lake County plats.
- The terms and conditions of that certain Right-of-Way and Easement Agreement in favor of Brighton and North Point Irrigation Company, as granted by Beneficial Development Company and being more particularly described in said Agreement, dated February 16, 1996 and recorded July 17, 1996 as Entry No. 6407862 in Book 7445 at Page 850 of Official Records.
- All on-site drainage such as bottom of detention basins, dock areas, finished floors, etc. shall be above the maximum water surface in the Little Goggin Drain. Maximum W.S. 18.69.
- No building, structures, landscaping, fencing, etc. may be constructed within the Little Goggin Drain Easement without the approval of the Salt Lake City Public Utilities Department.

GRANT OF EASEMENT:

An easement of varied width, as shown hereon, is granted to Salt Lake City Corporation for the construction, operation, maintenance, inspection and repair of the Little Goggin Drain. Said easement is described as follows:

BEGINNING at a point on the west right of way line of John Glenn Road (6070 South) South 89°58'51" West 490.27 feet along the Section line and South 0°02'54" West 2638.48 feet along said west right of way line from the North Quarter Corner of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, and thence North 89°58'15" West 425.76 feet to a point of non-tangency of a 561.69 foot radius curve to the left, of which the radius point bears South 20°44'24" East; thence Southwesterly 72.49 feet along said curve through a central angle of 7°23'39"; thence North 89°58'15" West 266.37 feet; thence North 0°05'35" West 697.50 feet; to a point of tangency of a 530.00 foot radius curve to the right; thence Northeasterly 26.98 feet along said curve through a central angle of 2°55'00"; thence North 89°58'45" East 60.08 feet to a point of non-tangency of a 470.00 foot radius curve to the left, of which the radius point bears South 86°48'46" East; thence Southwesterly 26.91 feet along said curve through a central angle of 3°16'49"; thence South 0°05'35" East 637.63 feet; thence South 89°58'15" East 169.21 feet to a point of tangency of a 25.00 foot radius curve to the left; thence Northeasterly 35.08 feet along said curve through a central angle of 80°24'21" to a point of reverse curvature of a 35.00 foot radius curve to the right; thence Southeasterly 119.60 feet along said curve through a central angle of 195°46'58"; thence South 89°58'15" East 440.20 feet; thence South 0°02'54" West 30.00 feet to the POINT OF BEGINNING. Said easement encompasses 1.72 acres or 74,730. square feet, more or less.

A perpetual easement for access to the Little Goggin Drain is also granted to Salt Lake City Corporation across Lot 5 of this plat.

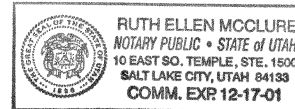
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) ss
COUNTY OF SALT LAKE)

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capacity as President of Zions Securities Corporation successor by merger to Beneficial Development Company

Owner(s)



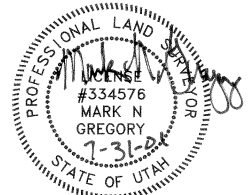
Ruth Ellen McClure
NOTARY PUBLIC
My Commission Expires: 12-17-01

SURVEYOR'S CERTIFICATE:

I, Mark N Gregory, a Professional Land Surveyor, holding Certificate No. 334576, as prescribed by the laws of the State of Utah, do hereby certify that by authority of the owners, I have made an accurate survey of the tract of land shown on this plat and described herewith, and have subdivided said tract of land into a single lot to be hereafter known as BONNEVILLE CENTER SUBDIVISION - PLAT B1, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this 31st day of July, 2001.

Mark N Gregory
Mark N Gregory
P.L.S. No. 334576



BOUNDARY DESCRIPTION:

A parcel of land located in the West Half of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, State of Utah more particularly described as follows:

BEGINNING at a point on the west right-of-way line of John Glenn Road (6070 West), said point being South 89°58'51" West 490.27 feet along the Section line and South 0°02'54" West 1943.35 feet along said west right-of-way line from the North Quarter Corner of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, thence South 0°02'54" West along said west right-of-way line 695.13 feet; thence North 89°58'15" West 425.76 feet to a point of non-tangency of a 561.69 foot radius curve to the left, of which the radius point bears South 20°44'24" East; thence Southwesterly 497.77 feet along said curve through a central angle of 50°46'34" to the west line of the property described in that certain Special Warranty Deed recorded in Book 7484 at Page 2304 of official records; thence along said west line the following two courses: North 0°05'35" West 1014.88 feet to a point of tangency of a 530.00 foot radius curve to the right and Northeasterly 26.98 feet along said curve through a central angle of 02°55'00"; thence North 89°58'45" East 761.15 feet to the POINT OF BEGINNING. Contains 13.07 acres, more or less, and 1 Lot.

NARRATIVE:

The purpose of this survey is to retrace the property recorded September 9, 1996 as Entry No. 6450221 in Book 7484 at Page 2304 in the office of the Salt Lake County recorder and to create a single lot subdivision from a portion of said property. The North Quarter and Northwest Corners of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian and the Salt Lake City street monuments found in John Glenn Road at its intersections with Amelia Earhart Drive and Harold Gatty Drive were used to control the location of the subject property.

BASIS OF BEARING:

The basis of bearing of this survey is South 89°58'51" West between the Salt Lake County Monuments found marking the North Quarter and Northwest Corners of said Section 35.

NOTES:

- This plat and the survey on which it is based were made in accordance with the accuracy standards adopted by ALTA and ACSM in effect on the date of this certification.
- The bearings and distances shown are measured, unless noted otherwise.

RECORDED

SEP 24 2001

CITY RECORDER



PREPARED BY: BINGHAM ENGINEERING 5160 Wiley Post Way, Salt Lake City, UT 84116 (801) 532-2520 www.binghamnet.com	PUBLIC UTILITIES DEPARTMENT APPROVED AS TO SANITARY SEWER, STORM WATER AND WATER UTILITY DETAIL, THIS <u>1st</u> DAY OF <u>Aug</u> . <u>Barbara W. Horton</u> SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	CITY PLANNING DIRECTOR APPROVED THIS <u>31</u> DAY OF <u>July</u> 20 <u>01</u> BY THE SALT LAKE CITY PLANNING COMMISSION. 20 <u>Shirley A. Johnson</u> SALT LAKE CITY PLANNING DIRECTOR	CITY ENGINEERING DIVISION 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. <u>David L. Smith</u> CITY ENGINEER DATE <u>8-6-01</u> <u>David L. Smith</u> CITY SURVEYOR DATE <u>8/6/2001</u>	CITY ATTORNEY APPROVED AS TO FORM THIS <u>30th</u> DAY OF <u>September</u> A.D. 20 <u>01</u> , AND IS HEREBY APPROVED. <u>James F. Little</u> SALT LAKE CITY ATTORNEY	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS <u>29th</u> DAY OF <u>September</u> A.D. 20 <u>01</u> , AND IS HEREBY APPROVED. <u>David L. Smith</u> SALT LAKE CITY MAYOR <u>Deborah Jones</u> SALT LAKE CITY DEPUTY RECORDER	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS <u>29th</u> DAY OF <u>August</u> 20 <u>01</u> . <u>James F. Little</u>	SALT LAKE COUNTY RECORDER # <u>501920</u> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>BINGHAM ENGINEERING</u> DATE <u>10/1/01</u> TIME <u>10:00 AM</u> BOOK <u>2001</u> PAGE <u>295</u> FEES <u>\$6.00</u> <u>Jeanne Pedley</u> CHIEF CLERK, SALT LAKE COUNTY RECORDER	NUMBER _____ ACCOUNT _____ SHEET <u>1</u> OF <u>2</u> SHEETS
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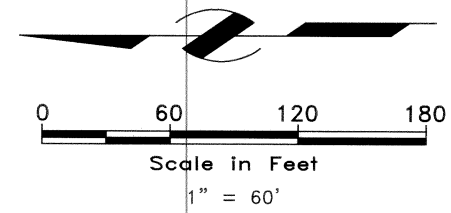
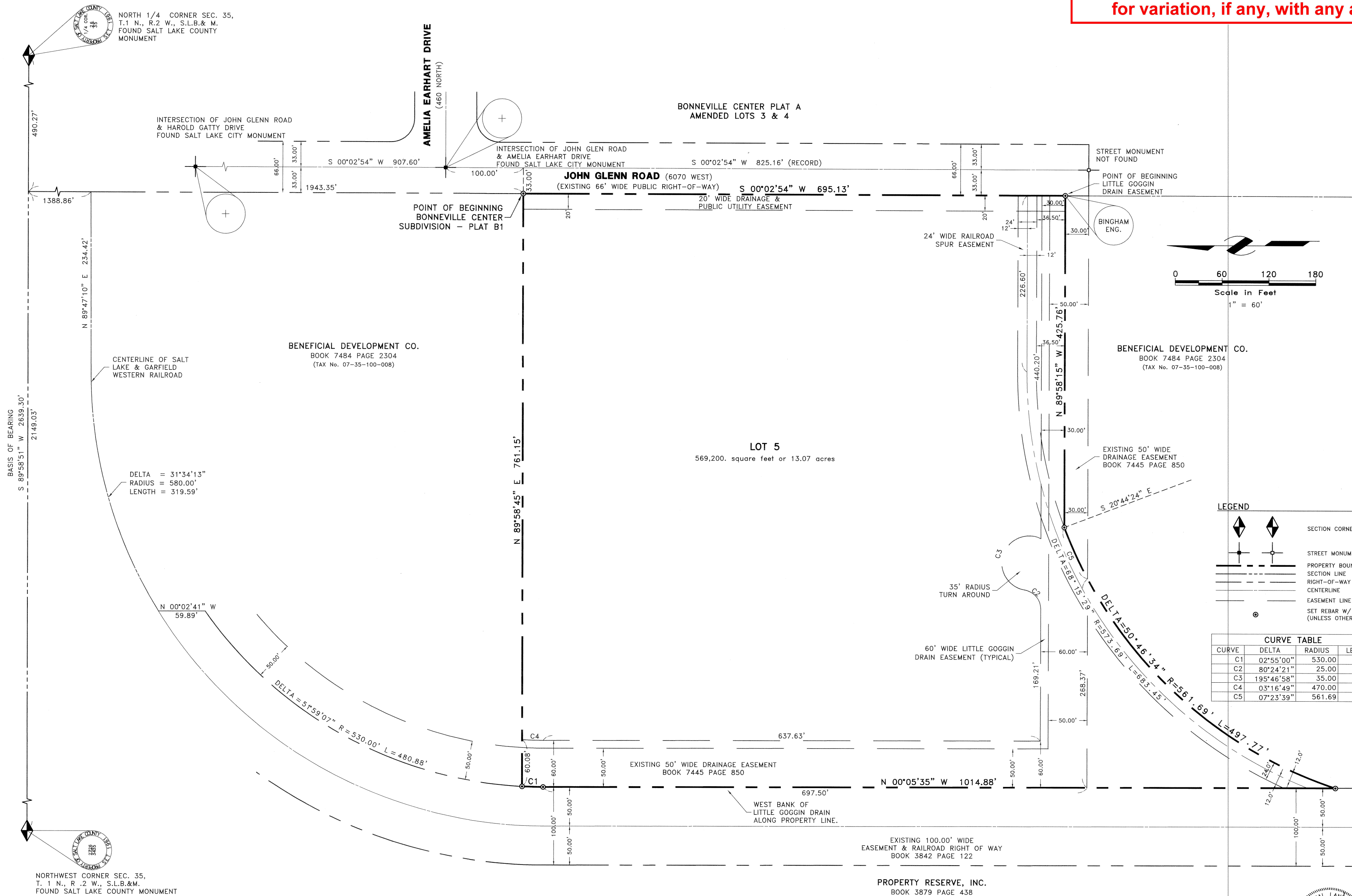
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(100-008)

7R 935 12FS186100 2001P-295

BONNEVILLE CENTER SUBDIVISION - PLAT B1
 PART OF THE WEST HALF OF SECTION 35,
 TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
 SALT LAKE COUNTY, UTAH

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LEGEND

- SECTION CORNER MONUMENTS FOUND (AS NOTED)
- STREET MONUMENT FOUND, NOT FOUND
- PROPERTY BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- SET REBAR W/ CAP STAMPED "BINGHAM ENG." (UNLESS OTHERWISE NOTED)

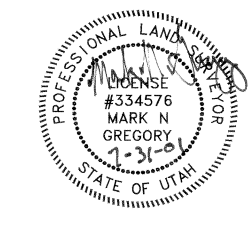
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	02°55'00"	530.00	26.98
C2	80°24'21"	25.00	35.08
C3	195°46'58"	35.00	119.60
C4	03°16'49"	470.00	26.91
C5	07°23'39"	561.69	72.49

NORTH 1/4 CORNER SEC. 35,
 T.1 N., R.2 W., S.L.B.& M.
 FOUND SALT LAKE COUNTY
 MONUMENT

NORTHWEST CORNER SEC. 35,
 T. 1 N., R. 2 W., S.L.B.&M.
 FOUND SALT LAKE COUNTY MONUMENT

PREPARED BY:
BINGHAM ENGINEERING
 5160 Wiley Post Way, Salt Lake City, Ut 84116
 (801) 532-2520 www.binghamnet.com



NUMBER _____
 ACCOUNT _____
 SHEET 2
 OF 2 SHEETS

2001P-295