

WEST SALT LAKE INTERMODAL SUBDIVISION

PART OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 2 WEST AND SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH

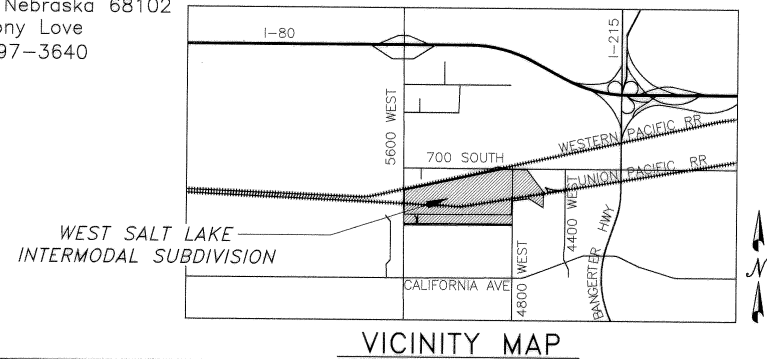
SURVEYOR'S NOTES:

OWNERS: UNION PACIFIC RAILROAD COMPANY
1800 Farnam Street
Omaha, Nebraska 68102
ATTN: Tony Love
(402) 997-3640

ADJACENT PROPERTY OWNERS:
PROPERTY RESERVE, INC.
10 East South Temple Street, Suite 400
Salt Lake City, Utah 84133
ATTN: Mary Vandam
(801) 240-5734

SUBDIVIDER: UNION PACIFIC RAILROAD COMPANY
1800 Farnam Street
Omaha, Nebraska 68102
ATTN: Tony Love
(402) 997-3640

ZONING: M1



OWNER'S DEDICATION

The undersigned, being the owner(s) of the above described tract of land, having caused the same to be subdivided into lots, street, and easements, do hereby dedicate all streets and easements shown on this plat to Salt Lake City Corporation. The undersigned hereby warrant, defend, and save the City harmless against any easements or encumbrances on the dedicated streets and easements. In witness whereof, we have hereunto set our hands.

UNION PACIFIC RAILROAD COMPANY

PROPERTY RESERVE, INC.

By: Tony K. Love, GENERAL MANAGER - REAL ESTATE
Printed Name and Corporate Authority

By: Mark B. Gibbons - President
Printed Name and Corporate Authority

By: Tony K. Love

By: Mark B. Gibbons

Date: November 11, 2002

Date: November 12, 2002

UTAH POWER AND LIGHT CO. 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 of all streets and easements, 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 public streets and easements to Salt Lake City Corporation forever. In witness whereof, we (I) have hereunto set our (my) hand this 15 day of November, 2002.

UTAH POWER AND LIGHT COMPANY

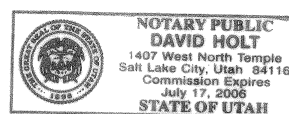
By: Michael J. Wolf Property Agent
Printed Name and Corporate Authority

By: Michael J. Wolf

UTAH POWER AND LIGHT ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) SS
On the 15th day of Nov, 2002, personally appeared before me Michael J. Wolf duly sworn did say, that he (she), the said INDIVIDUAL is the REPRESENTATIVE of UTAH POWER AND LIGHT COMPANY, a corporation, and that the within and foregoing instrument was signed in behalf of said COMPANY by authority of a resolution of its Board of Directors, and said INDIVIDUAL duly acknowledged to me that said corporation executed the same.

By: David Holt
NOTARY PUBLIC



My Commission Expires: July 17, 2006

NARRATIVE

UNION PACIFIC RAILROAD ROW DETERMINATION. The areal extent, location, and orientation of the Union Pacific Railroad Right-of-Way [formerly known as the Oregon Short Line (OSL) and/or Los Angeles & Salt Lake (LA&SL) Railroad(s)], is based on EXISTANT extrinsic physical evidence of the ORIGINAL Right-of-Way LIMITS.

This EVIDENCE consists of thirty (30) steel reinforced concrete fence posts situated along the North and South Right-of-Way limits, and extending over 15,600 feet along the Right-of-Way (approximately 1.5 miles both East and West of the Subject Parcels). These posts are similar in design and construction to other such posts commonly found along other Union Pacific (and OSL/LA&SL) Railroad Right-of-Way(s) in Northern Utah. It is believed that these "POSTS" were set during (or in conjunction with) the initial construction of these Railroads, and THEREFORE constitute PHYSICAL MONUMENTS of the original location, extent, and INTENT of the original entitlement, and the limits thereof.

The location of these "POSTS" were evaluated relative to the current location of the actual TRACKS, extant Right-of-Way Fences (both old and new construction), and the Right-of-Way entitlement documents, Railroad engineering and land validations plats, Sidwell Plats, Area Reference Plats (ARPs), and several historic survey plats (Senior Five Acre Addition et al), and found to be in excellent spacial (both linear and angular) harmony to the historic data sets.

WESTERN PACIFIC RAILROAD ROW DETERMINATION. The areal extent, location, and orientation of the Union Pacific Railroad Right of Way [formerly known as the Western Pacific Railroad], is based on the location and direction of the railroad tracks as currently extant on the ground. This data was confirmed by actual survey ties to the existing Right of Way fences and structures along the current Union Pacific line. The geometric relationship of this extrinsic data was found to be in excellent agreement with the geometric data contained in the entitlement documents, and the Right of Way and Track Maps furnished by the Union Pacific Railroad.

SECTION CORNERS

DESCRIPTION	LATITUDE	LONGITUDE
NW CORNER SEC 12	40°45'17.27474"	112°01'29.76379"
WEST 1/4 CORNER SEC 12	40°44'51.10826"	112°01'29.71749"
NORTH 1/4 CORNER SEC 12	40°45'17.27270"	112°00'55.39138"
NE CORNER SEC 12	40°45'17.26972"	112°00'21.09373"
EAST 1/4 CORNER SEC 12	40°44'51.27982"	112°00'20.96928"
SW CORNER SEC 12	40°44'24.95102"	112°01'29.66901"
SOUTH 1/4 CORNER SEC 12	40°44'24.96358"	112°00'55.31872"
SE CORNER SEC 12	40°44'24.98542"	112°00'20.96778"
NORTH 1/4 CORNER SEC 7	40°45'17.69655"	111°59'47.08816"
CENTER SEC 7	40°44'51.32569"	111°59'46.89687"

BASIS OF BEARING

N00°07'23.6"W along the Section Line between the N 1/2 of Sections 12 and 7.

This Basis of Bearing was determined from Geodetic North at Longitude 111°52'30" West as evidenced by the Utah HARN Network NAD 83/94, station Muhar 1994.

All bearings shown hereon are based on a transverse Mercator projection defined below:

Datum NAD83/94
Origin Latitude = 40°30'00" North
Origin Longitude = 111°52'30" West
Scale @ Central Meridian = 0.999997000
Vertical coefficient = 0.000000000
False Northing = 50,000.000
False Easting = 75,000.000

NOTICE TO PURCHASERS

- An Aviation Easement has been granted to Salt Lake City Corporation relative to continued airport operations. See Entry No. 8435537 Salt Lake County Recorder's Office.
- No ingress or egress shall be allowed along 5600 West.
- Front yard setback is required along 5600 West Street.
- Salt Lake County Landfill is located to the West in Section 11.
- Said Property is subject to the terms and conditions of the Salt Lake City Transportation Master Plan. Entry No. 6408191 Book 7445 Page 1854.
- Said Property is subject to the terms and conditions of a Salt Lake City Corporation Easement Entry No. 4754606 Book 6313 Page 2215.
- Notice is hereby given that the Salt Lake City Fire Marshall in connection with site plan approval 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 on 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.
- ODOR EASEMENT. Grantees interest shall be subject to a perpetual and assignable easement and rights over Grantees property in favor of Salt Lake City Corporation, its successors, and assigns, for discomfort, annoyance, or the like, as may be inherent in, or may arise or occur from or during the operation of waste water treatment or other facilities, including but not limited to wetlands, settling ponds, canals, estuaries, lagoons, and the like, and including any new facilities, additions, expansions, or replacement of said facilities, at approximately 4700 West 300 South, Salt Lake City, Utah. Such discomfort, annoyance, or the like may include but are not limited to odors, offensive smells, insects, and birds.

In perpetuity, said easement and rights and the burden thereof, together with all things which may be alleged to be incidental to or result from the use and enjoyment of said easement and rights, shall constitute permanent burdens and servient tenements on Grantees property, and the same shall run with the land and be binding upon and enforceable against all successors in right, title or interest to said property and shall be unimpaired as to frequency.

Grantee acknowledges and consents to the discomfort, annoyance, and the like, associated with the easement and rights in favor of Salt Lake City Corporation, its successors and assigns. Grantee shall have no right for any claim, damages, demands, actions, costs and charges for injury, illness, nuisance, mental anguish, depreciation of value of property or its use, property damage, and other liabilities, including attorneys fees, against Salt Lake City Corporation, its successors or assigns, arising out of or associated with the construction or operation of waste water treatment or similar facilities, including but not limited to wetlands, settling ponds, canals, estuaries, lagoons, and the like, and including any new facilities, additions, expansions, or replacement of said facilities, at approximately 4700 West 300 South, Salt Lake City, Utah.

9. UTILITY IMPROVEMENTS. The Owners, Union Pacific Railroad Company and Property Reserve, Inc., recognize that water, sewer, and storm drainage utilities are not available to Lots 1, 2 or 3. Preliminary designs are currently underway and the final configuration of new streets and utilities is yet to be determined. The Owners recognize that the burden for all expenses associated with the expansion of water, sewer, and storm drainage facilities including all off-site improvements required to service these properties will be at the expense of the Owners, and are subject to approval of the Salt Lake City Public Utilities Department.

SURVEYOR'S CERTIFICATE

I, LOYAL D. OLSON III, Do hereby certify that I am a registered Land Surveyor, and that I hold certificate No. 4954, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as the WEST SALT LAKE INTERMODAL SUBDIVISION and that same has been correctly surveyed and staked on the ground as shown on this plat. The accuracy of this survey meets Class A standards.

BOUNDARY DESCRIPTION

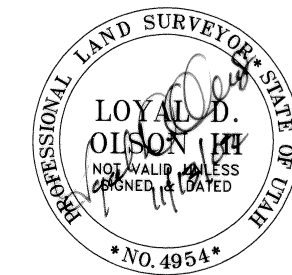
PARCEL 1
A PARCEL OF LAND SITUATED IN A PART OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 2 WEST AND THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, STATE OF UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF 5600 WEST STREET, SAID POINT BEING SITUATED SOUTH 00°01'01.5" WEST 160.095 FEET ALONG THE SECTION LINE, AND SOUTH 89°58'58.5" EAST 40.000 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 12;
THENCE NORTH 00°01'01.5" EAST ALONG SAID EAST LINE, 160.094 FEET TO A POINT;
THENCE NORTH 00°01'14.8" EAST ALONG SAID EAST LINE, 1,573.604 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE WESTERN PACIFIC RAILROAD AS DEFINED IN THAT CERTAIN CONDEMNATION ORDER DATED JULY 3, 1906, AND RECORDED IN BOOK 7-A, PAGES 378 & 379;
THENCE NORTH 77°45'43.8" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 4,877.753 FEET TO A POINT ON THE SOUTH LINE OF 700 SOUTH STREET;
THENCE SOUTH 89°54'17.7" EAST ALONG SAID SOUTH LINE, 448.442 FEET TO THE WEST LINE OF 4800 WEST STREET;
THENCE SOUTH 89°37'58.9" EAST 33.001 FEET TO A POINT ON THE SECTION LINE AND CENTERLINE OF 4800 WEST STREET, SAID POINT BEING SITUATED SOUTH 00°07'23.6" EAST 33.157 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 12;
THENCE SOUTH 89°37'58.9" EAST 33.001 FEET TO THE EAST LINE OF 4800 WEST STREET;
THENCE SOUTH 89°21'56.8" EAST ALONG SAID SOUTH LINE 670.884 FEET TO A POINT ON THE WEST BOUNDARY OF THE PROPERTY DEFINED IN THAT CERTAIN WARRANTY DEED DATED MARCH 3, 1976, AND RECORDED IN BOOK 4123, PAGE 288;
THENCE SOUTH 37°00'00.0" EAST ALONG SAID WEST BOUNDARY, 1,344.120 FEET TO A POINT;
THENCE SOUTH 00°48'00.0" WEST ALONG SAID WEST BOUNDARY, 59.773 FEET TO THE NORTH RIGHT OF WAY LINE OF THE LEAMINGTON CUT OFF OF THE OREGON SHORT LINE RAILROAD, AS DEFINED IN THAT CERTAIN WARRANTY DEED DATED APRIL 14, 1902, AND RECORDED IN BOOK 6-A, PAGE 327;
THENCE SOUTH 80°53'32.0" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 172.551 FEET TO A POINT;
PROPERTY (PARCEL A) DEFINED IN THAT CERTAIN WARRANTY DEED DATED MARCH 6, 1998, RECORDED MARCH 10, 1998, IN BOOK 7904, PAGE 2844;
THENCE SOUTH 00°48'16.5" WEST ALONG THE EAST BOUNDARY LINE OF SAID PROPERTY 476.526 FEET TO A POINT OF INTERSECTION WITH THE SAID EAST BOUNDARY LINE AND THE SOUTH LINE OF THE WEST BRANCH OF THE BRIGHTON NORTH POINT CANAL EASEMENT DEFINED IN THAT CERTAIN EASEMENT AGREEMENT DATED MARCH 10, 1998, AND RECORDED IN BOOK 7904, PAGE 2830;
THENCE NORTH 57°39'36.0" WEST ALONG SAID SOUTH LINE 633.613 FEET TO A POINT;
THENCE SOUTH 80°53'32.0" WEST 838.354 FEET TO A POINT ON THE WEST LINE OF 4800 WEST STREET;
THENCE SOUTH 00°07'23.6" EAST ALONG SAID WEST LINE, 1,057.765 FEET TO A POINT;
THENCE SOUTH 00°04'58.5" WEST ALONG SAID WEST LINE, 125.208 FEET TO A POINT SITUATED SOUTH 00°04'58.5" WEST 125.164 FEET ALONG THE SECTION LINE AND SOUTH 89°54'13.0" WEST 33.000 FEET FROM THE EAST 1/4 CORNER OF SECTION 12;
THENCE SOUTH 89°54'13.0" WEST 5,184.374 FEET TO A POINT;
THENCE SOUTH 44°54'13.0" WEST 49.512 FEET TO THE POINT OF BEGINNING. EXPRESSLY EXCEPTING AND EXCLUDING THAT PORTION OF PARCEL 1 LYING WITHIN THE BOUNDARIES OF 4800 WEST STREET. AREA = 312.228 ACRES, LESS 2.245 ACRES WITHIN 4800 WEST STREET, NET PARCEL 1 AREA = 309.983 ACRES.

PARCEL 2
A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, STATE OF UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SITUATED NORTH 89°08'12.1" EAST 950.482 FEET ALONG THE NORTH LINE OF SAID SECTION 7, AND SOUTH 37°00'00.0" EAST 1,172.491 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 7, SAID POINT BEING ON THE EAST BOUNDARY OF THE PROPERTY DEFINED IN THAT CERTAIN WARRANTY DEED DATED MARCH 3, 1976, AND RECORDED IN BOOK 4123, PAGE 288;
THENCE EASTERLY AND TO THE LEFT 898.165 FEET ALONG THE ARC OF A CURVE WITH A RADIUS OF 2,001.772 FEET, THROUGH A CENTRAL ANGLE OF 25°42'27.9" LONG CHORD = SOUTH 84°24'35.2" EAST, 890.650 FEET TO THE WEST LINE OF 4400 WEST STREET AND THE NORTH RIGHT OF WAY LINE OF THE LEAMINGTON CUT OFF OF THE OREGON SHORT LINE RAILROAD, AS DEFINED IN THAT CERTAIN WARRANTY DEED DATED APRIL 14, 1902, AND RECORDED IN BOOK 6-A, PAGE 327;
THENCE SOUTH 80°53'32.0" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 810.093 FEET TO A POINT ON THE EAST BOUNDARY OF THE PROPERTY DEFINED IN THAT CERTAIN WARRANTY DEED DATED MARCH 3, 1976, AND RECORDED IN BOOK 4123, PAGE 288;
THENCE NORTH 00°48'00.0" EAST ALONG SAID EAST BOUNDARY, 98.346 FEET TO A POINT;
THENCE NORTH 37°00'00.0" WEST ALONG SAID EAST BOUNDARY, 146.069 FEET TO THE POINT OF BEGINNING.

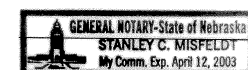
AREA = 1.315 ACRES.



CORPORATE ACKNOWLEDGMENT STATE OF NEBRASKA

County of Douglas
On the 11th day of November, 2002, personally appeared before me, the undersigned notary, Tony K. Love who after being duly sworn, testified to me that he is/are the GENERAL MANAGER - REAL ESTATE of UNION PACIFIC RAILROAD CO.; and that the Owner's Dedication was signed by him in behalf of said COMPANY and that said COMPANY executed the same.

MY COMMISSION EXPIRES

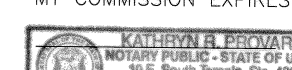


By: Stanley C. Mispelt
NOTARY PUBLIC
RESIDING IN Washington County Nebraska

CORPORATE ACKNOWLEDGMENT STATE OF UTAH

County of Salt Lake
On the 12 day of November, 2002, personally appeared before me, the undersigned notary, Mark B. Gibbons who after being duly sworn, testified to me that he is/are the President of Property Reserve, Inc.; and that the Owner's Dedication was signed by him in behalf of said Corporation and that said Corporation executed the same.

MY COMMISSION EXPIRES



By: Katherine R. Prosser
NOTARY PUBLIC
RESIDING IN Salt Lake City

UDOT
APPROVED AS TO FORM THIS 13 DAY OF November 2002 AND IT IS HEREBY APPROVED.
By: [Signature]
UDOT REPRESENTATIVE

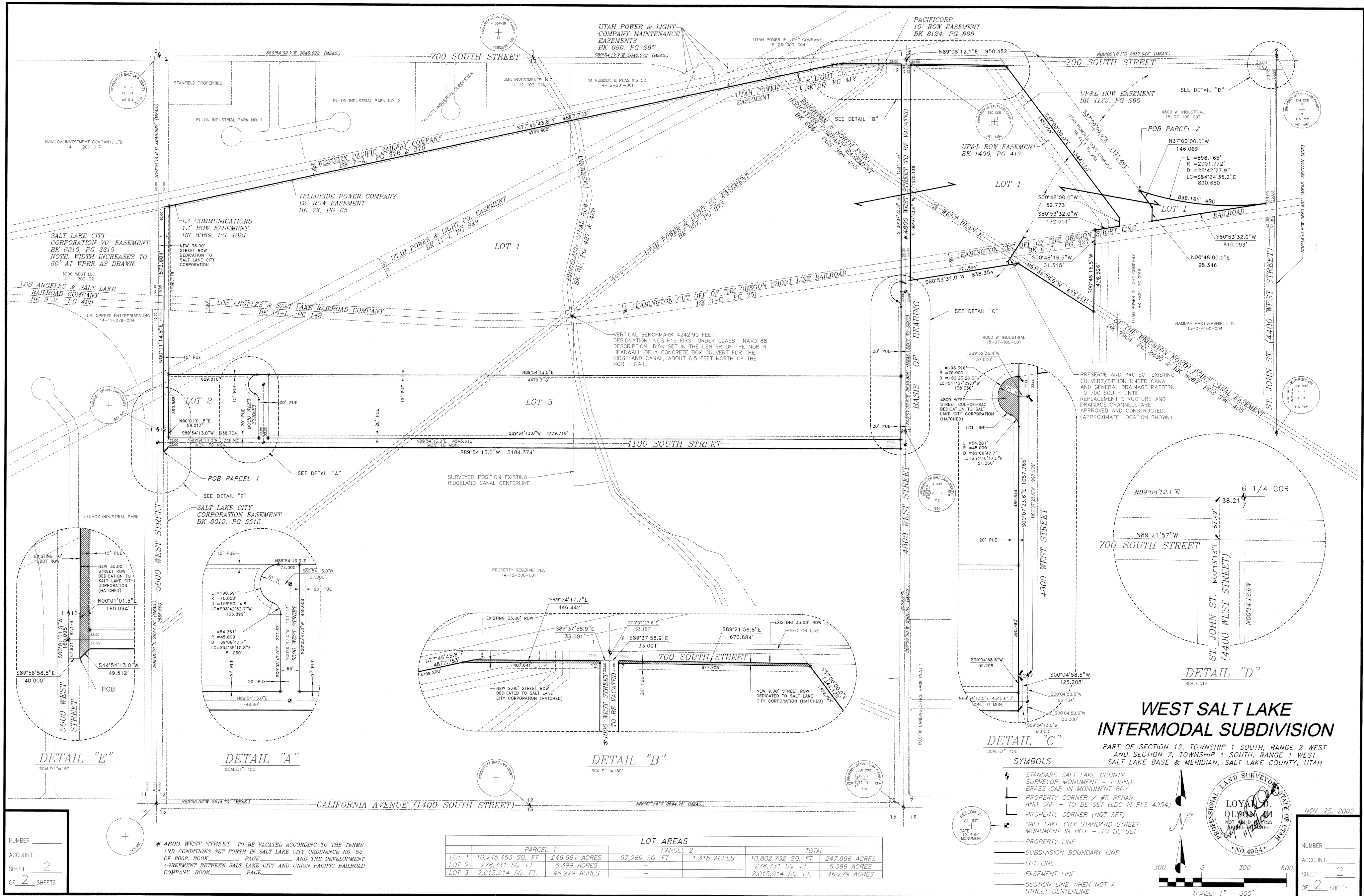
QUESTAR GAS
APPROVED UTILITY EASEMENTS THIS DAY DAY OF 12th Nov. 2002.
By: [Signature]
QUESTAR GAS REPRESENTATIVE

PREPARED BY
REDCON AE INC.
Engineers - Surveyors
90 NORTH MAIN
Bountiful, Utah 84010
(801) 298-2401 FAX (801) 298-2024
PROJECT NO. 401 010-2-4

NUMBER	APPROVED THIS <u>8</u> DAY OF <u>NOV</u> 2002 By: <u>Mary Kay Buchanan</u> DIRECTOR SALT LAKE VALLEY HEALTH DEPARTMENT	APPROVED THIS <u>14th</u> DAY OF <u>NOV</u> 2002 BY THE SALT LAKE CITY PLANNING COMMISSION. By: <u>Douglas J. Wheelwright</u> PLANNING DIRECTOR	I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. By: <u>[Signature]</u> CITY ENGINEER DATE: <u>11-13-02</u>	APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS <u>14th</u> DAY OF <u>November</u> 2002. By: <u>[Signature]</u> SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	APPROVED AS TO FORM THIS <u>26th</u> DAY OF <u>November</u> 2002. By: <u>[Signature]</u> SALT LAKE CITY ATTORNEY	PRESENTED TO SALT LAKE CITY THIS <u>26th</u> DAY OF <u>November</u> 2002 AND IT IS HEREBY APPROVED. By: <u>[Signature]</u> SALT LAKE CITY RECORDER	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>First American Title Co.</u> DATE: <u>11-27-02</u> TIME: <u>1:51pm</u> BOOK: <u>2002P</u> PAGE: <u>345</u> By: <u>[Signature]</u> DEPUTY SALT LAKE COUNTY RECORDER	NUMBER	ACCOUNT	SHEET	OF
1							345	1		2	

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.

RECORDED 15-07-100-007 14-12-300-001 NOV 26 2002 CITY RECORDER 15-A 14-5 63.00 2002P-345



NUMBER _____
 ACCOUNT _____
 SHEET **2**
 OF **2** SHEETS

* 4800 WEST STREET. TO BE VACATED ACCORDING TO THE TERMS AND CONDITIONS SET FORTH IN SALT LAKE CITY ORDINANCE NO. 52 OF 2002, BOOK _____ PAGE _____ AND THE DEVELOPMENT AGREEMENT BETWEEN SALT LAKE CITY AND UNION PACIFIC RAILROAD COMPANY, BOOK _____ PAGE _____

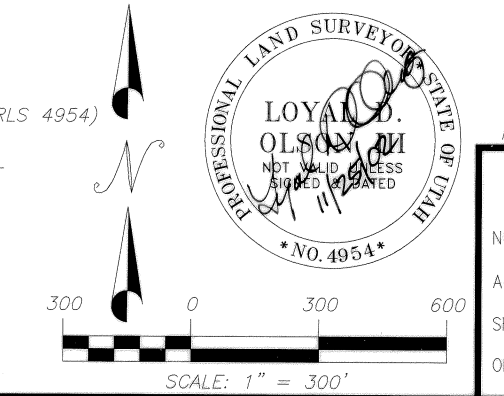
LOT	PARCEL 1		PARCEL 2		TOTAL	
	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES
LOT 1	10,745,463	246.681	57,269	1.315	10,802,732	247.996
LOT 2	278,731	6.399	-	-	278,731	6.399
LOT 3	2,015,914	46.279	-	-	2,015,914	46.279

WEST SALT LAKE INTERMODAL SUBDIVISION

PART OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 2 WEST AND SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH

DETAIL "C"
SCALE: 1"=150'

- SYMBOLS**
- STANDARD SALT LAKE COUNTY SURVEYOR MONUMENT - FOUND BRASS CAP IN MONUMENT BOX.
 - PROPERTY CORNER / 1/4 REBAR AND CAP - TO BE SET (LDC III RLS 4954)
 - PROPERTY CORNER (NOT SET)
 - SALT LAKE CITY STANDARD STREET MONUMENT IN BOX - TO BE SET
 - PROPERTY LINE
 - SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE WHEN NOT A STREET CENTERLINE



NOV. 25, 2002
 NUMBER _____
 ACCOUNT _____
 SHEET **2**
 OF **2** SHEETS

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