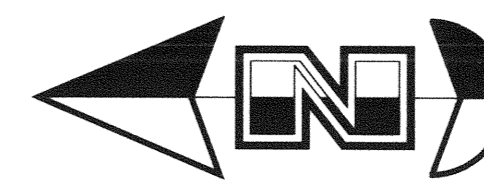


NARRATIVE:

This Survey and Subdivision Plat was requested by Mr. Carl Pitt for purposes of platting four (4) commercial lots. Brass Cap Monuments were found at the North Quarter Corner and the Northeast Corner of Section 21 T3S, R4W, SLB&M, U.S. Survey. A line between these two monuments was assigned the Tooele County Survey bearing of S 89°43'06" W as the basis of bearings.

This property was previously surveyed by Great Basin Engineering - South in March 2000 and that survey was honored.

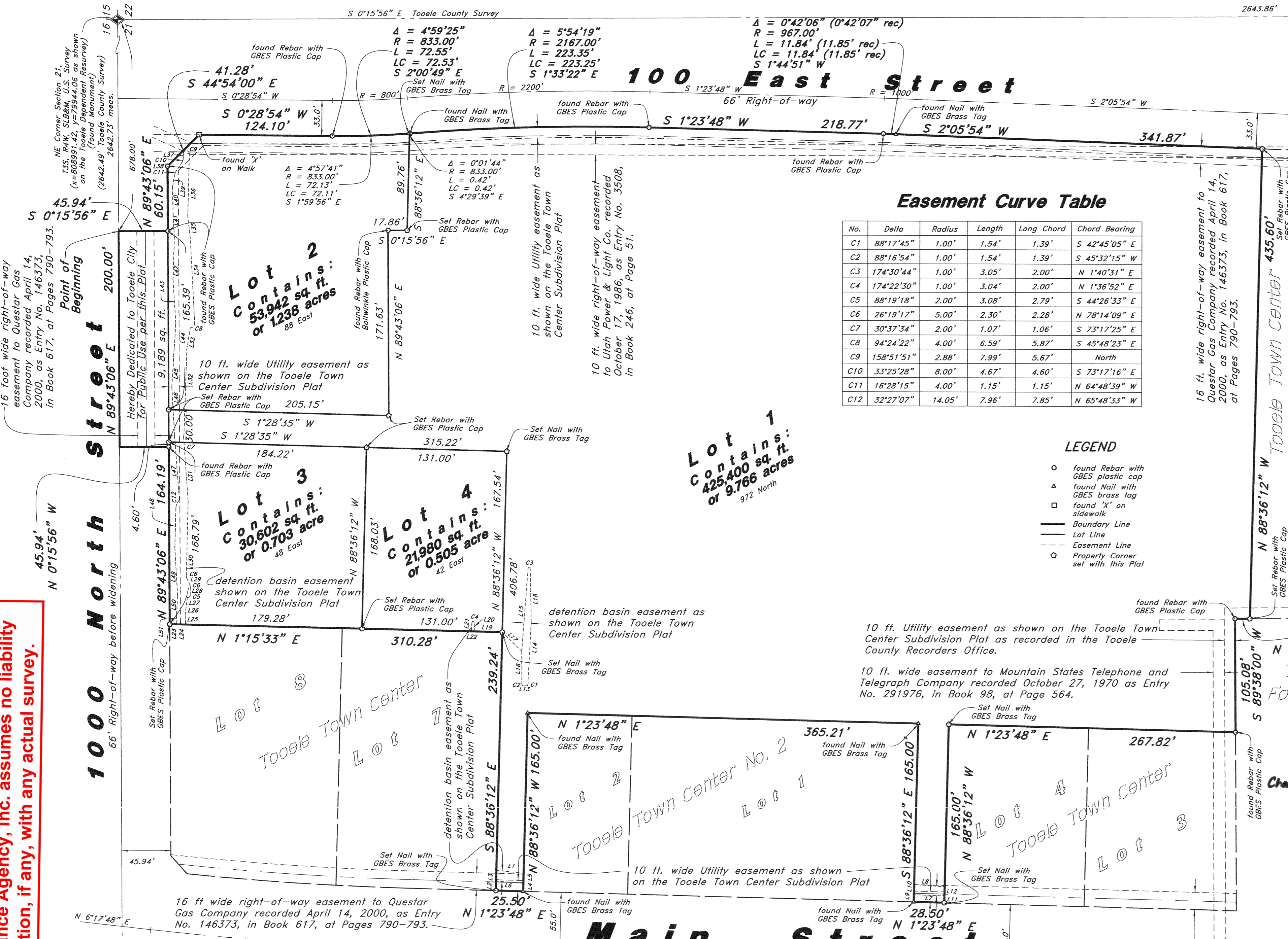
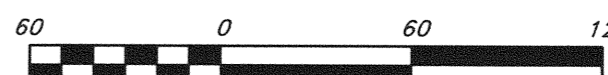
Tooele Town Center No. 3



Vacation and Resubdivision of

All of Lots 1, 9, and 10 Tooele Town Center Subdivision and more ground in Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, U.S. Survey
Tooele City, Tooele County, Utah

Scale: 1" = 60'



Easement Curve Table

No.	Bearing	Radius	Length	Long Chord	Chord Bearing
C1	88°17'45"	1.00'	1.54'	1.39'	S 42°45'05" E
C2	88°16'54"	1.00'	1.54'	1.39'	S 45°32'15" W
C3	174°30'44"	1.00'	3.05'	2.00'	N 1°40'31" E
C4	174°22'30"	1.00'	3.04'	2.00'	N 1°36'52" E
C5	88°19'18"	2.00'	3.08'	2.79'	S 44°26'33" E
C6	26°19'17"	5.00'	2.30'	2.28'	N 78°14'09" E
C7	30°37'34"	2.00'	1.07'	1.06'	S 73°17'25" E
C8	94°24'22"	4.00'	6.59'	5.87'	S 45°48'23" E
C9	158°51'51"	2.88'	7.99'	5.67'	North
C10	33°25'28"	8.00'	4.67'	4.60'	S 73°17'16" E
C11	16°28'15"	4.00'	1.15'	1.15'	N 64°48'39" W
C12	32°27'07"	14.05'	7.96'	7.85'	N 65°48'33" W

LEGEND

- found Rebar with GBES plastic cap
- △ found Nail with GBES brass tag
- found 'X' on sidewalk
- Boundary Line
- - - Easement Line
- - - Property Corner set with this Plat

10 ft. Utility easement as shown on the Tooele Town Center Subdivision Plat as recorded in the Tooele County Records Office.

10 ft. wide easement to Mountain States Telephone and Telegraph Company recorded October 27, 1970 as Entry No. 291976, in Book 98, at Page 564.

16 ft wide right-of-way easement to Questar Gas Company recorded April 14, 2000, as Entry No. 146373, in Book 617, at Pages 790-793.

Easement Line Table

No.	Bearing	Length	No.	Bearing	Length	No.	Bearing	Length	No.	Bearing	Length	No.	Bearing	Length
L1	S 5°36'19" W	25.57'	L12	S 88°36'12" E	8.47'	L23	N 1°15'33" E	5.95'	L34	N 86°59'26" E	80.03'	L45	N 86°29'38" W	36.40'
L2	S 88°36'12" E	8.95'	L13	S 1°23'48" W	3.56'	L24	N 1°15'33" E	8.83'	L35	N 83°19'56" E	19.37'	L46	S 86°41'18" W	44.59'
L3	S 88°36'12" E	9.71'	L14	S 86°53'57" E	58.39'	L25	N 87°21'31" E	9.00'	L36	S 88°34'35" E	58.40'	L47	S 85°42'34" W	58.86'
L4	S 88°36'12" E	7.42'	L15	N 85°34'52" W	77.41'	L26	S 82°46'30" E	16.16'	L37	S 89°18'56" W	4.13'	L48	N 88°32'14" W	37.13'
L5	S 88°36'12" E	9.36'	L16	S 89°40'41" W	31.04'	L27	S 0°16'54" E	0.68'	L38	N 56°34'32" W	10.70'	L49	S 86°45'25" W	44.50'
L6	S 4°49'48" W	25.55'	L17	S 44°11'36" W	25.37'	L28	S 88°36'12" E	7.47'	L39	N 79°45'53" W	13.09'	L50	N 86°45'53" W	17.92'
L7	S 1°59'27" W	28.50'	L18	N 88°55'53" E	50.00'	L29	N 65°04'30" E	6.82'	L40	S 88°44'00" W	25.34'	L51	N 87°10'15" W	8.79'
L8	S 3°51'40" W	28.53'	L19	N 1°15'33" E	26.00'	L30	S 88°36'12" E	69.38'	L41	S 86°47'39" W	21.06'			
L9	S 88°36'12" E	6.65'	L20	N 88°48'07" E	8.26'	L31	N 85°56'00" E	60.05'	L42	N 88°13'10" W	39.17'			
L10	S 88°36'12" E	9.40'	L21	N 85°34'23" W	8.28'	L32	S 88°02'37" E	80.55'	L43	S 86°25'37" W	40.96'			
L11	S 88°36'12" E	6.36'	L22	N 1°15'33" E	2.81'	L33	S 80°38'59" E	19.22'	L44	N 86°25'07" W	22.74'			

Acknowledgement (Corporate)

STATE OF UTAH County of Salt Lake) S.S. On the 18th day of JAN. A.D. 2005, personally appeared before me LORIN K. PUGH who being by me duly sworn, did say that he is a member of IDCLP, L.L.C. and that the foregoing instrument was signed on behalf of said company of its Articles of Organization or its Operating Agreement.

Notary Public signature and seal for Lorin K. Pugh, residing at [address].

Acknowledgement (Corporate)

STATE OF UTAH County of Salt Lake) S.S. On the 17th day of JAN. A.D. 2005, personally appeared before me KEVIN B. HAWKINS who being by me duly sworn, did say that he is a member of Tooele Peripheral Investors, LLC and that the foregoing instrument was signed on behalf of said company of its Articles of Organization or its Operating Agreement.

Notary Public signature and seal for Kevin B. Hawkins, residing at [address].

Acknowledgement (Corporate)

STATE OF UTAH County of Salt Lake) S.S. On the 17th day of JAN. A.D. 2005, personally appeared before me KEVIN B. HAWKINS who being by me duly sworn, did say that he is a member of Amsource Z-Value, L.L.C. and that the foregoing instrument was signed on behalf of said company of its Articles of Organization or its Operating Agreement.

Notary Public signature and seal for Kevin B. Hawkins, residing at [address].

Acknowledgement (Corporate)

STATE OF ALABAMA County of Jefferson) S.S. On the 10th day of March, A.D. 2005, personally appeared before me Charles M. Prior who being by me duly sworn, did say that he is a member of Protective Life Insurance Company and that the foregoing instrument was signed on behalf of said company of its Articles of Organization or its Operating Agreement.

Notary Public signature and seal for Charles M. Prior, residing at Birmingham, AL.

Acknowledgement (Corporate)

STATE OF UTAH County of Salt Lake) S.S. On the 18th day of JAN. A.D. 2005, personally appeared before me LORIN K. PUGH who being by me duly sworn, did say that he is a member of Tooele Federal Credit Union and that the foregoing instrument was signed on behalf of said company of its Articles of Organization or its Operating Agreement.

Notary Public signature and seal for Lorin K. Pugh, residing at [address].

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 362256 as prescribed under the Laws of the State of Utah. I further certify that by the 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 Tooele Town Center No. 3.

And that the same has been correctly surveyed and staked on the ground as shown on this plat.

Boundary Description

A part of the Northeast Quarter of Section 21, Township 3 South, Range 4 West, Salt Lake Base & Meridian, U.S. Survey in the City of Tooele, Tooele County, Utah:

Beginning at a point 678.00 feet South 89°43'06" West along the Section Line from the Northeast Corner of Section 21; and running thence South 0°15'56" East 45.94 feet to the South line of 1000 North Street as widened to 45.94 foot half-width; thence North 89°43'06" East 60.15 feet along said South line of 1000 North Street; thence South 44°54'00" East 41.28 feet to the West Line of 100 East Street as it exists at 33.00 foot half-width; thence along said West Line the following six courses: South 0°28'54" West 124.10 feet to a point of tangency; Southeast along the arc of a 833.00 foot radius curve to the Left a distance of 72.55 feet (Central Angle equals 4°59'25" and Long Chord bears South 2°00'49" East 72.53 feet); to a point of reverse curvature; Southeast along the arc of a 2167.00 foot radius curve to the Right a distance of 223.35 feet (Central Angle equals 5°54'19" and Long Chord bears South 1°33'22" East 223.25 feet) to a point of tangency; South 1°23'48" West 218.77 feet to a point of curvature; Southwesterly along the arc of a 967.00 foot radius curve to the Right a distance of 11.84 feet (11.85 feet record) (Central Angle equals 0°42'06" (0°42'07" record) and Long Chord bears South 1°44'51" West 11.84 feet (11.85 feet record); and South 2°05'54" West 341.87 feet to the Northeast Corner of said Lot 4; thence North 88°36'12" West 165.00 feet along the North Line of said Lot 4 to the East Line of State Highway SR-36 (Main Street) as it exists at 55.00 foot half-width; thence North 1°23'48" East 28.50 feet along said East Line of the State Highway to the Southwest Corner of Lot 1 of the Tooele Town Center Subdivision Number 2 a subdivision in Tooele City, Tooele County, Utah recorded in Book 634 at Page 449-450 in the Office of the Tooele County Recorder; thence North 88°36'12" West 435.60 feet along the North Line of said Lot 2 to the West Line of said subdivision; thence along said subdivision boundary the following two courses: North 0°15'56" West 13.92 feet; and South 89°38'00" West 105.08 feet to the Southeast Corner of Lot 3 of the Tooele Town Center Subdivision; thence North 1°23'48" East 267.82 feet along the East Line of Lots 3 and 4 of said subdivision to the Northeast Corner of said Lot 4; thence North 88°36'12" West 165.00 feet along the North Line of said Lot 4 to the East Line of State Highway SR-36 (Main Street) as it exists at 55.00 foot half-width; thence North 1°23'48" East 28.50 feet along said East Line of the State Highway to the Southwest Corner of Lot 7 of said Tooele Town Center Subdivision; thence South 88°36'12" East 239.24 feet along the South Line of Lot 7 to the Southeast corner of Lot 7; thence North 1°15'33" East 310.28 feet to the Northeast Corner of Lot 8 of said Tooele Town Center Subdivision and the South Line of 1000 North Street as widened to 45.94 foot half-width; thence North 89°43'06" East 164.19 feet along said South Line; thence North 0°15'56" West 45.94 feet to the Section Line; thence North 89°43'06" East 200.00 feet along said Section Line to the point of beginning.

Contains 541,113 sq. ft. or 12,422 acres.

Date: 11 Jan, 2005. Signature of Bruce D. Pimper, Registered Land Surveyor No. 362256, Utah RLS No. 362256.

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all of the property described in the Surveyors Certificate hereon and shown on this Map, and subject to any conditions and restrictions stated hereon, have caused the same to be vacated and resubdivided into lots, blocks, streets, and easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20__.

Signatures and names of owners: IDCLP, L.L.C., Tooele Peripheral Investors, LLC, Amsource Z-Value, L.L.C., Protective Life Insurance Company, Tooele Federal Credit Union, Charles M. Prior, Bruce D. Pimper.

Acknowledgement (Corporate)

STATE OF UTAH County of Salt Lake) S.S. On the 18th day of JAN. A.D. 2005, personally appeared before me BRUCE D. PIMPER who being by me duly sworn, did say that he is a member of Tooele Federal Credit Union and that the foregoing instrument was signed on behalf of said company of its Articles of Organization or its Operating Agreement.

Notary Public signature and seal for Bruce D. Pimper, residing at Tooele, 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.

GREAT BASIN ENGINEERING - SOUTH CONSULTING ENGINEERS and LAND SURVEYORS. 2010 North Redwood Road, P.O. Box 16747 Salt Lake City, Utah 84116.

City Attorney: Approved as to Form this 21st Day of March A.D. 2005. Signature: Roger Johnson.

City Engineer: Approved as to Form this 21st Day of March A.D. 2005. Signature: Paul Jones.

Community Development: Approved as to Form this 13th Day of January A.D. 2005. Signature: Gary Campbell.

Planning Commission: Approved this 13th Day of March A.D. 2005. Signature: Robert H. Thomas.

City Council: Approved this 12th Day of January A.D. 2005. Signature: Christy Lawrence for Valery.

Tooele Town Center No. 3 Vacation and Resubdivision of All of Lots 1, 9, and 10 Tooele Town Center Subdivision and more ground in Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, U.S. Survey, Tooele City, Tooele County, Utah. Tooele County Recorder: Recorded # 237631. Date 3/24/05. Time 11:21 am. Book 1010 Page 54.