

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.

SURVEYOR'S CERTIFICATE

I, Joseph Don Richardson, Professional Land Surveyor No. 4265, State of Utah, as President, RICHARDSON SURVEYING, INC., a Utah Corporation, hereby certify to Zions Securities Corporation, a Utah Corporation, that have surveyed the following described properties to be dedicated to West Valley City, a Utah municipal corporation, for the perpetual use of the public as rights-of-way, hereafter to be known as:

LAKE PARK BOULEVARD:
A 106 foot wide parcel of property, the centerline of which is described as follows: Beginning at a point North 89°50'50" West 40.00 feet along the Quarter Section Line and South 89°50'50" West 40.00 feet from the East Quarter Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence westerly and southerly for the following thirteen courses:
1. North 89°50'53" West 57.072 feet.
2. Southeast 129.989 feet along a 685.00 foot radius curve to the left (long chord bears South 35°49'33" West 112.917 feet).
3. South 18°30'00" East 687.315 feet.
4. Southeast 1347.743 feet along a 780.00 foot radius curve to the right (long chord bears South 31°00'00" West 1185.233 feet).
5. South 80°30'00" West 890.000 feet.
6. Northwest 768.861 feet along a 1315.000 foot radius curve to the right (long chord bears North 82°45'00" West 757.256 feet).
7. North 65°00'00" East 758.288 feet.
8. Northwest 824.668 feet along a 1800.000 foot radius curve to the left (long chord bears North 81°45'00" West 814.321 feet).
9. South 82°30'00" West 648.099 feet.
10. Northwest 195.805 feet along a 1500.000 foot radius curve to the right (long chord bears North 86°30'00" West 572.427 feet).
11. North 75°30'00" West 242.132 feet.
12. Northwest 189.805 feet along a 750.000 foot radius curve to the left (long chord bears North 82°45'00" West 189.298 feet).
13. WEST 373.840 feet to the point of ending of this right-of-way, and with both sides of said right-of-way extended from its easterly terminus to the westerly line of Bangarter Highway on the East and likewise both sides extended from its westerly terminus to the easterly line of the Property Reserve, Inc. owned by IDEAL CONCRETE CORP., EXCEPTING THE FOLLOWING PROPERTY OWNED BY IDEAL CONCRETE CORP.: Beginning at a point North 89°50'50" West 40.00 feet along the Quarter Section Line from the East Quarter Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 89°50'50" West 227.252 feet along the south line of the Ideal Concrete Corporation property; thence Northwesterly 171.818 feet along a 738.000 foot radius curve to the right (Delta= 13°20'21", chord bears North 83°29'57" East 171.428 feet); thence South 89°50'53" East 56.931 feet to the west line of the West Valley Highway (now known as the Bangarter Highway); thence South 19.914 feet to the point of beginning. The effect of this exception is that LAKE PARK BOULEVARD is less than 106 feet wide at and near West Valley Highway (now known as Bangarter Highway).
TOGETHER WITH THE FOLLOWING RIGHT TURN LANE ON THE EASTERLY SIDE OF LOT 101 (12' X 443.68' RIGHT TURN LANE): Beginning at a point of tangency on the westerly line of LAKE PARK BOULEVARD, said point also being North 89°50'50" West 798.794 feet along the Quarter Section Line and South 254.127 feet from the East Quarter Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 18°30'00" East 443.680 feet along said westerly line to Engineer's Station 28+00; thence South 71°30'00" West 12.000 feet; thence North 18°30'00" West 443.680 feet; thence North 71°30'00" East 12.000 feet to the point of beginning. Containing 5324.16 sq. ft., or 0.12222 acre, more or less.
TOGETHER WITH THE FOLLOWING RIGHT TURN LANE ON THE SOUTHERLY SIDE OF LOT 101 (12' X 518.193' RIGHT TURN LANE): Beginning at a point of tangency on the northerly line of LAKE PARK BOULEVARD, said point also being North 89°50'50" West 1150.109 feet along the Quarter Section Line and SOUTH 2054.571 feet from the East Quarter Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 09°30'00" West 12.000 feet; thence Northeast 312.941 feet along a 715.000 foot radius curve to the left (radius point bears North 09°30'00" West 715.000 feet, chord bears North 87°48'57" East 310.448 feet); thence North 34°34'38" East 12.000 feet to said northerly line of Engineer's Station 40+20; thence Southwesterly 318.193 feet along a 727.000 foot radius curve to the right (Delta= 25°04'38", chord bears South 87°47'41" West 318.860 feet) to the point of beginning. Containing 3786 sq. ft., or 0.08691 acre.
TOGETHER WITH THE FOLLOWING RIGHT TURN LANE WIDENING STRIP AT THE SOUTHERLY SIDE OF THE INTERSECTION OF LAKE PARK BOULEVARD AND PARKWAY BOULEVARD: Beginning at a point South 89°59'39" West 904.599 feet along the Section Line and NORTH 51.440 feet from the Southeast Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence Northwesterly 83.333 feet along an 884.000 foot radius curve to the right (Delta= 04°19'36", chord bears South 66°28'56" West 63.720 feet); thence South 78°11'16" West 106.316 feet to a point on the southerly right-of-way line of Lake Park Boulevard, described above; thence Northwesterly 707.037 feet along said southerly line, an 833.000 foot radius curve to the left (Delta= 48°37'54", chord bears North 51°33'37" East 686.004 feet); thence South 65°58'24" East 82.841 feet thence Southeast 410.344 feet along a 1383.000 foot radius curve to the left (Delta= 12°00'00", long chord bears South 74°28'24" East 408.841 feet); thence North 82°58'24" West 50.000 feet; thence North 81°05'27" West 162.996 feet; thence Northwesterly 192.863 feet along a 1394.000 foot radius curve to the right (Delta= 08°12'53", chord bears North 70°04'51" West 159.692 feet); thence North 65°58'24" West 36.844 feet; thence Southwesterly 56.972 feet along a 39.000 foot radius curve to the left (Delta= 83°42'32", chord bears South 72°10'20" West 56.045 feet); thence Southwesterly 500.887 feet along an 844.000 foot radius curve to the right (Delta= 34°00'04", chord bears South 47°19'06" West 493.540 feet) to the point of beginning. Containing 11094 sq. ft., or 0.25468 acre, more or less.

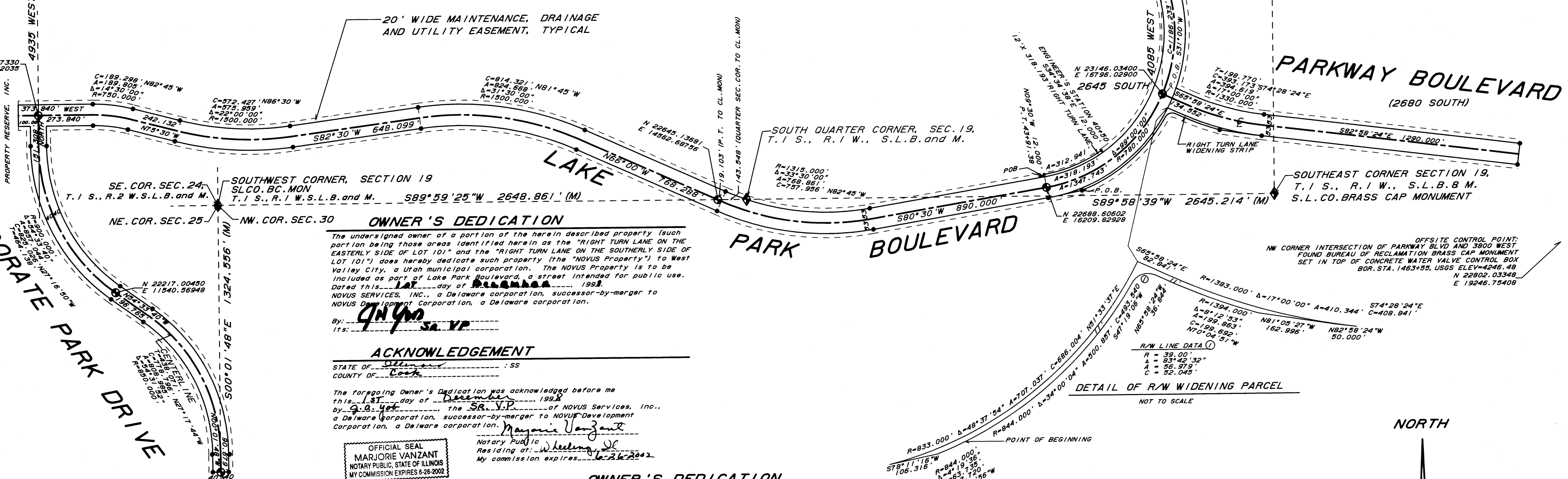
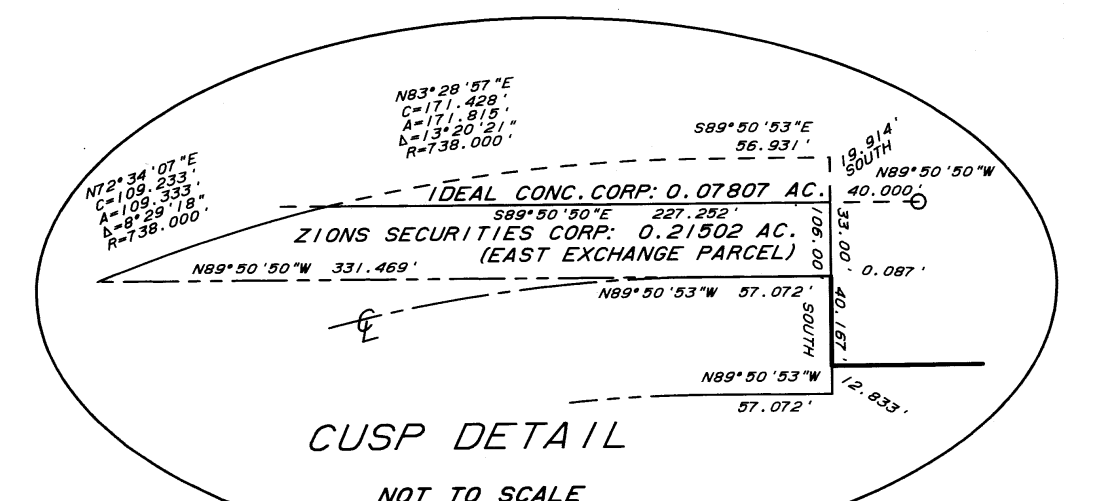
PARKWAY BOULEVARD (2680 SOUTH):
A 106 foot wide parcel of property, the centerline of which is described as follows: Beginning at a point on the centerline of Lake Park Boulevard, described above, said point also being North 89°50'50" West 2147.830 feet from the East Quarter Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence southerly for the following three courses:
1. South 89°28'24" East 134.252 feet.
2. Southeast 394.619 feet along a 1330.00 foot radius curve to the left (long chord bears South 74°28'24" East 393.173 feet).
3. South 82°58'24" East 1290.00 feet to a point on the westerly line of the West Valley Highway, now known as the Bangarter Highway) and point of ending of this right-of-way, and with both sides of said right-of-way extended from its easterly terminus to the westerly line of said Bangarter Highway, and likewise with both sides of said right-of-way terminating at the easterly line of said Lake Park Boulevard.
CORPORATE PARK DRIVE (APPROXIMATELY 4800 WEST):
An eighty foot wide parcel of property, the centerline of which is described as follows: Beginning at a point on the centerline of 4800 West, said point also being South 00°01'48" East 1324.556 feet along the Section Line from the Southwest Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00°01'48" West 90.679 feet; thence Northwesterly 808.985 feet along an 850.000 foot radius curve to the left (Delta= 54°31'52" and long chord bears North 27°17'44" West 778.796 feet); thence North 54°31'52" West 778.796 feet; thence Northwesterly 827.064 feet along a 900.000 foot radius curve to the right (long chord bears North 27°16'50" West 825.026 feet); thence North 151.308 feet to the centerline of Lake Park Boulevard described above and point of ending of this right-of-way, and with both sides of said right-of-way extended from its southerly terminus to the southerly boundary of the Lake Park Corporate Centre property.

NOTES AND LEGEND

1. THE RIGHT-OF-WAY PROPERTY DESCRIBED HEREON IS DEDICATED SUBJECT TO THE EFFECTS OF THE MASTER DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR LAKE PARK CORPORATE CENTRE, RECORDED FEBRUARY 6, 1996, ENTRY NUMBER 6274849 OF THE SALT LAKE COUNTY RECORDER'S OFFICE, AND SUPPLEMENTARY AGREEMENTS THERETO. THE EASEMENTS SHOWN ON THIS PLAT WERE CREATED PURSUANT TO SAID MASTER DECLARATION AND ARE SHOWN ON THIS PLAT FOR INFORMATION PURPOSES ONLY. THIS PLAT IS NOT INTENDED IN ANY WAY TO CHANGE THE SCOPE OF SAID EASEMENTS, THE PARTIES BENEFITTED THEREBY, OR ANY OTHER MATTERS RELATED THERETO.
 2. THE APPROVALS ON THIS PLAT (SHEET No. 1) ALSO APPLY TO THE DATA FOUND ON SHEETS No. 2, 3, 4 AND 5 OF THIS GROUP OF PLATS.
- R..... INDICATES A CURVE RADIUS LENGTH
A..... INDICATES CURVE ARC LENGTH
Δ..... INDICATES CURVE DELTA ANGLE
C..... INDICATES CURVE CHORD LENGTH
T..... INDICATES CURVE TANGENT LENGTH
..... INDICATES A FOUND SALT LAKE COUNTY BRASS CAP MONUMENT.
..... INDICATES A BRASS CAP MONUMENT TO BE SET.
..... INDICATES A 2" X 1/2" DIAMETER REBAR WITH 1" DIAMETER PLASTIC CAP TO BE SET FOR BOUNDARY MARKER.
(M)..... INDICATES A MEASUREMENT OF THIS SURVEY.
21..... INDICATES A POINT IDENTIFICATION NUMBER (TYPICAL).
G.M.H.D..... INDICATES GRANGER-HUNTER IMPROVEMENT DISTRICT.

REVISIONS

REV. 1: 25 NOV. '98: REVISE NOTES AND LEGEND.



VICINITY MAP

(NOT TO SCALE)
S.R. 201, U.S. ALT. HWY 50
2100 SOUTH STREET

NORTH

SCALE: 1"=300'

OWNER'S DEDICATION
The undersigned owner of a portion of the herein described property (each portion being those areas identified herein as the "RIGHT TURN LANE ON THE EASTERLY SIDE OF LOT 101" and the "RIGHT TURN LANE ON THE SOUTHERLY SIDE OF LOT 101") does hereby dedicate such property (the "NOVUS Property") to West Valley City, a Utah municipal corporation, the NOVUS Property is to be included as part of Lake Park Boulevard, a street intended for public use.
Dated this 13th day of December, 1998.
Zions Securities Corporation, a Utah Corporation, which is the successor in interest by merger to Beneficial Development Company, a Utah corporation.
By: *Joseph Don Richardson*
Its: *President*

ACKNOWLEDGEMENT
The foregoing Owner's Dedication was acknowledged before me this 13th day of December, 1998, by *Joseph Don Richardson*, the President of NOVUS Services, Inc., a Delaware corporation, successor-by-merger to NOVUS Development Corporation, a Delaware corporation.
Notary Public *Marjorie VanZant*
Residing at: *1212 S. 2000 E.*
My commission expires: *12-28-2002*

OWNER'S DEDICATION
The undersigned owner of the herein described parcels of right-of-way property (other than the NOVUS Property) hereby dedicates to West Valley City, a Utah municipal corporation, those areas being identified herein as "LAKE PARK BOULEVARD, PARKWAY BOULEVARD AND CORPORATE PARK DRIVE", to be streets intended for public use.
Dated this 13th day of December, 1998.
Zions Securities Corporation, a Utah Corporation, which is the successor in interest by merger to Beneficial Development Company, a Utah corporation.
By: *Joseph Don Richardson*
Its: *President*

ACKNOWLEDGEMENT
The foregoing Owner's Dedication was acknowledged before me this 13th day of December, 1998, by *Joseph Don Richardson*, the President of Zions Securities Corporation, a Utah Corporation, which is the successor in interest by merger to Beneficial Development Company, a Utah corporation.
Notary Public *Marjorie VanZant*
Residing at: *1212 S. 2000 E.*
My commission expires: *12-28-2002*

GRANGER-HUNTER IMPROVEMENT DISTRICT APPROVED THIS 4th DAY OF December, 1998. <i>Dennis P. Pollock</i> DISTRICT ENGINEER	W. V. C. PLANNING COMMISSION APPROVED THIS 12th DAY OF DEC, 1998. <i>Frank H. ...</i> COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR	W. V. C. ENGINEERING DEPARTMENT APPROVED THIS 11th DAY OF Dec, 1998. <i>...</i> WEST VALLEY CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM ON THIS 13th DAY OF Dec, 1998. <i>...</i> WEST VALLEY CITY ATTORNEY	WEST VALLEY CITY COUNCIL PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS 13th DAY OF Dec, 1998, AT WHICH TIME THIS ROAD DEDICATION PLAT WAS APPROVED AND ACCEPTED. <i>...</i> CITY RECORDER
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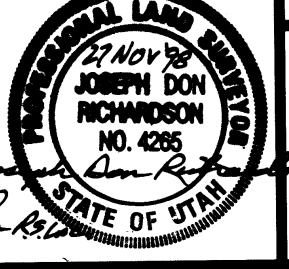
FOR: ZIONS SECURITIES CORPORATION
10 EAST SOUTH TEMPLE, SUITE 1500
SALT LAKE CITY, UTAH 84133

THESE ROADS ARE A PART OF SECTIONS 19, 20 AND 30, OF T. 1 S., R. 1 W., S. L. B. 8 M., AND SECTIONS 24 AND 25 OF T. 1 S., R. 2 W., S. L. B. 8 M., WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

SHEET No. 1 OF 5
DRAWING No. 336LPRDS. 2D
DATE: 6 OCTOBER 1998

SALT LAKE COUNTY RECORDER
STATE OF UTAH
RECORDED AT THE REQUEST OF: West Valley City

ENTRY NUMBER 7195177
BOOK 98-12P PAGE 349
DATE: 12-18-98
TIME: 3:19 pm FEE: No Fee
...
DEPUTY SALT LAKE COUNTY RECORDER



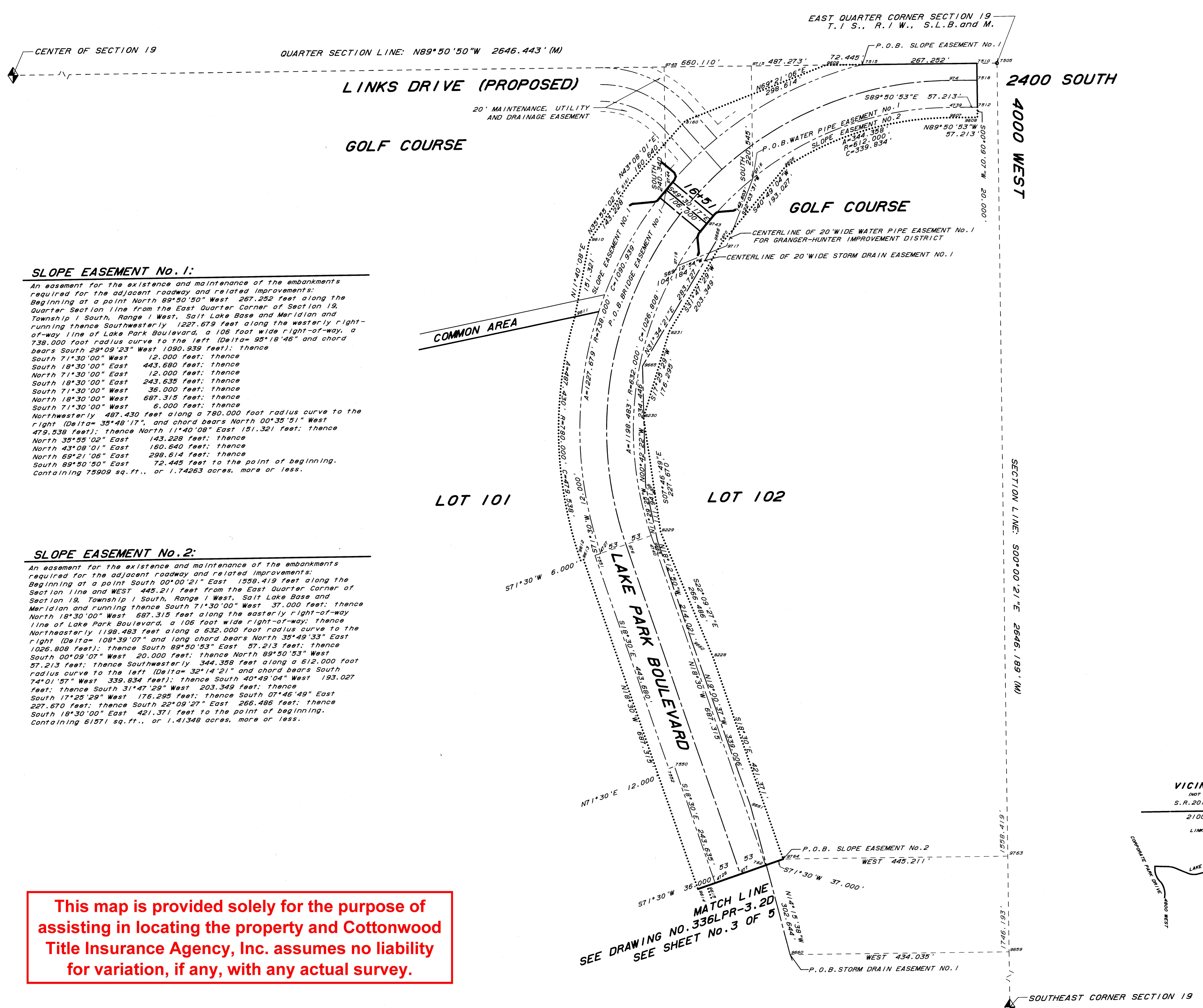
PREPARED BY:
RICHARDSON SURVEYING, INC.
3448 SOUTH 100 WEST
BOUNTIFUL, UTAH 84010
(801) 298-1615

98-12P-349 1005

15-19-301-306
14-25-226-004

15-19-42, 41, 32, 31 14-84-42, 14-25-22
15-30-11, 12, 21, 22 15-20-31

No Fee **98-12P-349**



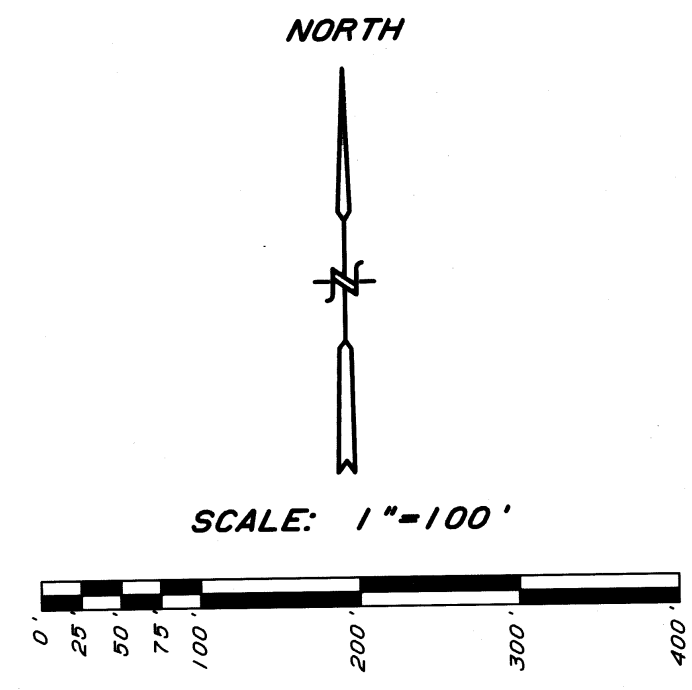
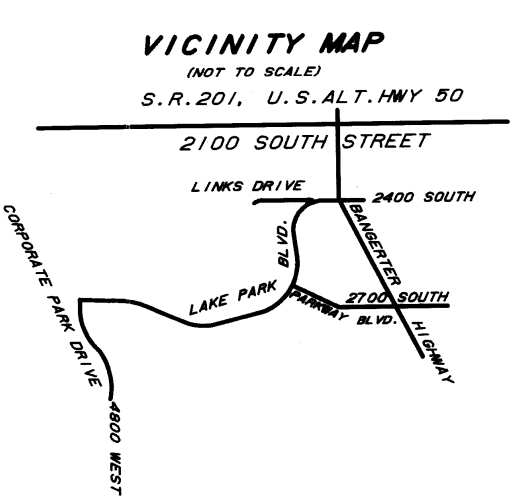
SLOPE EASEMENT No. 1:
 An easement for the existence and maintenance of the embankments required for the adjacent roadway and related improvements: Beginning at a point North 89°50'50" West 267.252 feet along the Quarter Section line from the East Quarter Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence Southwesterly 1227.679 feet along the westerly right-of-way line of Lake Park Boulevard, a 106 foot wide right-of-way, a 738,000 foot radius curve to the left (Delta= 95°18'46" and chord bears South 29°09'23" West 1090.939 feet); thence South 71°30'00" West 12,000 feet; thence South 18°30'00" East 443.680 feet; thence North 71°30'00" East 12,000 feet; thence South 18°30'00" East 243.635 feet; thence South 71°30'00" West 36,000 feet; thence North 18°30'00" West 687.315 feet; thence South 71°30'00" West 6,000 feet; thence Northwesterly 487.430 feet along a 780,000 foot radius curve to the right (Delta= 35°48'17", and chord bears North 00°35'51" West 479.538 feet); thence North 11°40'08" East 151.321 feet; thence North 35°55'02" East 143.228 feet; thence North 43°08'01" East 160.640 feet; thence North 69°21'06" East 298.614 feet; thence South 89°50'50" East 72.445 feet to the point of beginning, containing 15909 sq. ft., or 1.74263 acres, more or less.

SLOPE EASEMENT No. 2:
 An easement for the existence and maintenance of the embankments required for the adjacent roadway and related improvements: Beginning at a point South 00°00'21" East 1598.419 feet along the Section line and WEST 445.211 feet from the East Quarter Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence South 71°30'00" West 37,000 feet; thence North 18°30'00" West 687.315 feet along the easterly right-of-way line of Lake Park Boulevard, a 106 foot wide right-of-way; thence Northwesterly 1198.483 feet along a 632,000 foot radius curve to the right (Delta= 108°39'07" and long chord bears North 35°49'33" East 1026.808 feet); thence South 89°50'53" East 57.213 feet; thence South 00°09'07" West 20,000 feet; thence North 89°50'53" West 57.213 feet; thence Southwesterly 344.358 feet along a 612,000 foot radius curve to the left (Delta= 32°14'21" and chord bears South 74°01'57" West 339.834 feet); thence South 40°49'04" West 193.027 feet; thence South 31°47'29" West 203.349 feet; thence South 17°25'29" West 176.295 feet; thence South 07°46'49" East 227.670 feet; thence South 22°09'27" East 266.486 feet; thence South 18°30'00" East 421.371 feet to the point of beginning, containing 61571 sq. ft., or 1.41348 acres, more or less.

BRIDGE EASEMENT No. 1:
 A FORTY FOOT WIDE EASEMENT FOR BRIDGE AND UNDERPASS OPERATION AND MAINTENANCE, AT ENGINEER'S STATION 16+51 OF LAKE PARK BOULEVARD, the center line of which is described as follows: Beginning at a point on the northwesterly right-of-way line of Lake Park Boulevard, said point also being North 89°50'50" West 650.110 feet along the Quarter Section line and SOUTH 240.340 feet from the East Quarter Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence South 49°30'17" East 106,000 feet to the point of ending of this easement and with both sides of this easement extended to both right-of-way lines.

STORM DRAIN EASEMENT No. 1:
 A TWENTY FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: Beginning at an existing storm drain clean out box, said box also being South 00°00'21" East 1746.193 feet along the Section line and WEST 434.035 feet from the East Quarter Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence along an existing storm drain system for the following six courses:
 1. North 14°15'38" West 302.644 feet,
 2. North 19°00'37" West 339.005 feet,
 3. North 18°12'50" West 214.021 feet,
 4. North 11°29'25" West 111.941 feet,
 5. North 00°42'22" West 234.445 feet,
 6. North 31°34'21" East 283.727 feet to a waterway and point of ending of this easement, and with both sides of this easement extended to said waterway.

WATER PIPE EASEMENT No. 1 FOR G.H.I.D.
 A TWENTY FOOT WIDE EASEMENT FOR OPERATION AND MAINTENANCE OF A 12" DIAMETER WATER PIPE, NEAR ENGINEER'S STATION 16+51 OF LAKE PARK BOULEVARD, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: Beginning at a point on the southeasterly right-of-way line of Lake Park Boulevard, said point also being North 89°50'50" West 487.273 feet along the Quarter Section line and SOUTH 220.545 feet from the East Quarter Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence South 22°03'31" West 142.603 feet; thence South 69°12'54" West 104.184 feet to the point of ending of this easement and with both sides of this easement extended to said right-of-way line from each terminus.



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.

MATCH LINE
 SEE DRAWING NO. 336LPR-3.2D
 SEE SHEET No. 3 OF 5

SHEET No. 2 OF 5
 DRAWING No. 336LPR-2.2D
 DATE: 6 OCTOBER 1998

SALT LAKE COUNTY RECORDER
 STATE OF UTAH
 RECORDED AT THE REQUEST OF: West Valley City

ROAD AND EASEMENT DEDICATION PLAT
 LAKE PARK BOULEVARD,
 PARKWAY BOULEVARD (2680 SOUTH),
 CORPORATE PARK DRIVE,
 (A PART OF LAKE PARK CORPORATE CENTRE)

ENTRY NUMBER 7195177
 BOOK 98-12P PAGE 349
 DATE: 12-18-98
 TIME: 3:19 pm
 FEE: No Fee
 DEPUTY SALT LAKE COUNTY RECORDER

RICHARDSON SURVEYING, INC.
 3448 SOUTH 100 WEST
 BOUNTIFUL, UTAH 84010
 (801) 298-1615

FOR: ZIONS SECURITIES CORPORATION
 10 EAST SOUTH TEMPLE, SUITE 1500
 SALT LAKE CITY, UTAH 84133

THESE ROADS AND EASEMENTS ARE A PART OF SECTIONS 19, 20 AND 30, T. 1 S., R. 1 W., AND SECTIONS 24 AND 25 OF T. 1 S., R. 2 W., SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

98-12P-349

98-12P-349

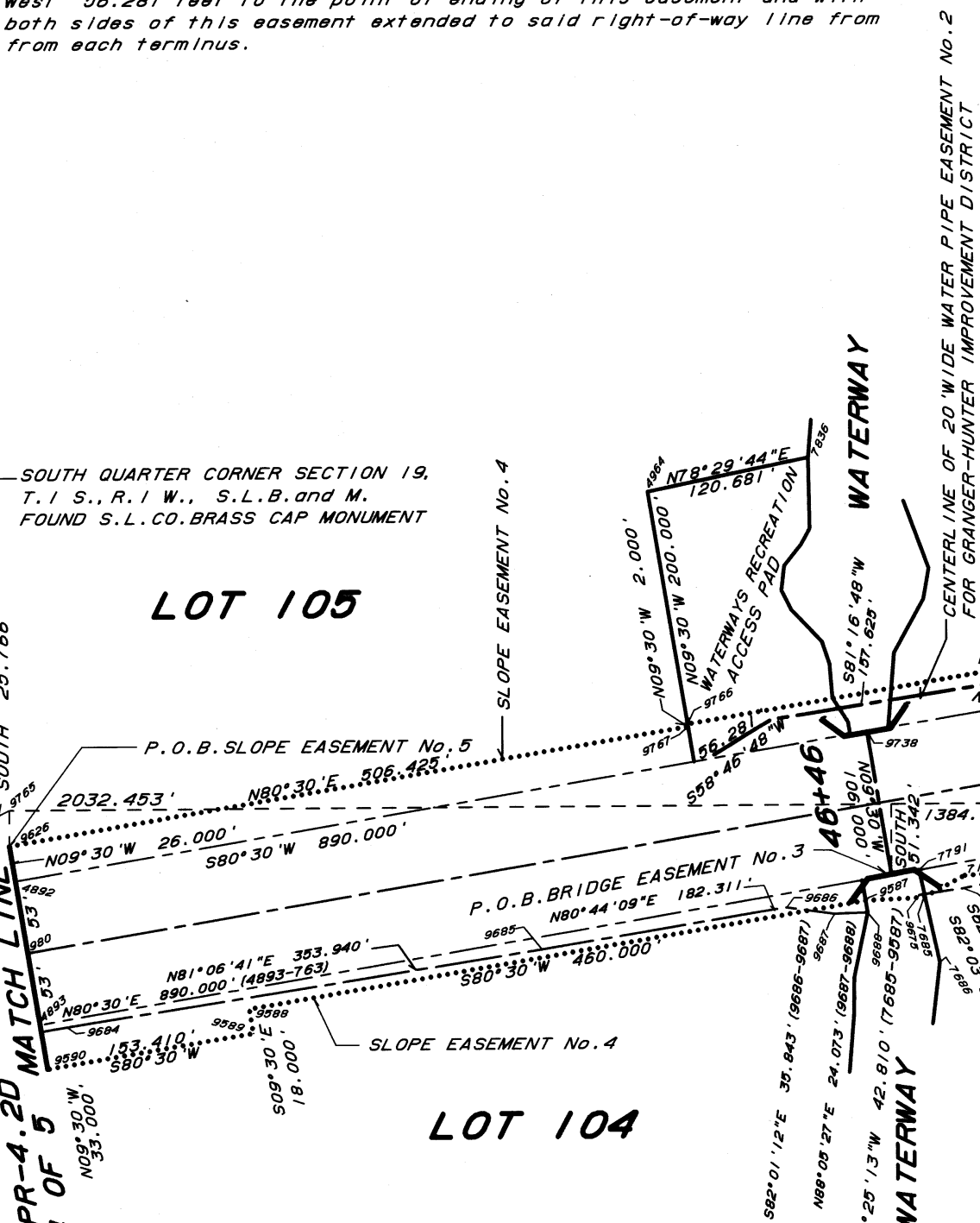
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SLOPE EASEMENT NO. 5:

An easement for the existence and maintenance of the embankments required for the adjacent roadway and related improvements. Beginning at a point South 89°58'39" West 2032.453 feet along the Section line and SOUTH 25.766 feet from the Southeast Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 80°30'00" East 506.425 feet; thence North 09°30'00" West 2.000 feet; thence North 80°30'00" East 383.575 feet; thence Northwesterly 644.645 feet along a 539.000 foot radius curve to the left (Delta= 52°50'26" and chord bears North 54°04'47" East 622.042 feet); thence South 62°20'26" East 11.000 feet; thence Northwesterly 472.002 feet along a 710.000 foot radius curve to the left (Delta= 56°09'34" and chord bears North 04°34'47" East 556.658 feet); thence North 71°30'00" East 17.000 feet; thence Southwesterly 937.972 feet along the westerly right-of-way line of Lake Park Boulevard, a 106 foot wide right-of-way, a 727.000 foot radius curve to the right (Delta= 73°55'22" and chord bears South 18°27'41" West 874.256 feet); thence North 34°34'38" West 12.000 feet; thence Southwesterly 312.941 feet along a 715.000 foot radius curve to the right (Delta= 25°04'38" and chord bears South 67°57'41" West 310.449 feet); thence South 09°30'00" East 12.000 feet; thence South 80°30'00" West 890.000 feet; thence North 09°30'00" East 26.000 feet to the point of beginning. Containing 48370 sq. ft., or 1.11042 acres, more or less.

WATER PIPE EASEMENT No. 2 FOR G.H.I.D.

A TWENTY FOOT WIDE EASEMENT FOR OPERATION AND MAINTENANCE OF A 24" DIAMETER WATER PIPE, NEAR ENGINEER'S STATION 46+46 OF LAKE PARK BOULEVARD, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: Beginning at a point on the northerly right-of-way line of Lake Park Boulevard, said point also being South 89°58'39" West 1270.034 feet along the Section line and NORTH 75.158 feet from the Southeast Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 76°13'12" West 47.269 feet; thence South 81°16'48" West 137.625 feet; thence South 58°46'48" West 56.281 feet to the point of ending of this easement and with both sides of this easement extended to said right-of-way line from each terminus.



EAST QUARTER CORNER SECTION 19, T. 1 S., R. 1 W., S. L. B. and M. FOUND NEW S. L. CO. COPPER RIVET

SLOPE EASEMENT NO. 3:

An easement for the existence and maintenance of the embankments required for the adjacent roadway and related improvements. Beginning at a point North 00°00'21" West 1087.770 feet along the Section line and WEST 445.211 feet from the Southeast Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence South 18°30'00" East 27.951 feet; thence South 75°00'00" West 7.452 feet; thence Southwesterly 518.614 feet along an 863.000 foot radius curve to the right (Delta= 34°25'53" and chord bears South 00°32'30" West 510.945 feet); thence South 63°58'24" East 56.589 feet; thence Southeasterly 369.509 feet along a 1242.00 foot radius curve to the left (Delta= 17°00'00" and chord bears South 74°28'24" East 367.159 feet); thence South 07°01'36" West 15.000 feet; thence South 82°58'24" East 496.040 feet; thence South 89°35'28" East 234.286 feet; thence South 82°58'24" East 141.158 feet; thence South 79°17'45" East 420.944 feet; thence South 06°55'23" West 20.000 feet; thence North 82°58'24" West 1290.036 feet along the northerly right-of-way line of Parkway Boulevard, a 106 foot wide right-of-way; thence Northwesterly 378.894 feet along a 1277.000 foot radius curve to the right (Delta= 17°00'00" and chord bears North 74°28'24" West 377.905 feet); thence North 65°58'24" West 83.637 feet; thence Northwesterly 558.986 feet along the easterly right-of-way line of Lake Park Boulevard, a 106 foot wide right-of-way, an 833.000 foot radius curve to the left (Delta= 38°26'54" and chord bears North 00°43'27" East 548.556 feet); thence North 71°30'00" East 37.000 feet to the point of beginning. Containing 70731 sq. ft., or 1.62377 acres, more or less.

STORM DRAIN EASEMENT NO. 2:

A TWENTY FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: Beginning at an existing storm drain clean out box, said box also being North 00°00'21" West 375.710 feet along the Section line and EAST 137.075 feet from the Southeast Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence along an existing storm drain system for the following three courses: 1. South 84°46'12" East 221.237 feet, 2. North 84°09'50" East 232.464 feet, 3. North 43°36'16" East 75.812 feet to a waterway and point of ending of this easement, and with both sides of this easement extended to said waterway.

SLOPE EASEMENT NO. 4:

An easement for the existence and maintenance of the embankments required for the adjacent roadway and related improvements. Beginning at a point North 00°00'21" West 287.206 feet along the Section line and WEST 60.156 feet from the Southeast Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence South 82°58'24" East 1289.958 feet along the southerly right-of-way line of Parkway Boulevard, a 106 foot wide right-of-way; thence South 07°02'44" West 20.000 feet; thence North 86°39'05" West 420.895 feet; thence North 82°58'24" West 141.158 feet; thence North 76°21'20" West 234.286 feet; thence North 82°58'24" West 496.040 feet; thence South 07°01'36" West 15.000 feet; thence North 79°08'28" West 293.494 feet; thence North 69°27'46" West 165.958 feet; thence Southwesterly 542.661 feet along a 883.000 foot radius curve to the right (Delta= 39°12'43" and chord bears South 47°58'25" West 534.161 feet); thence North 5.056 feet; thence South 70°08'28" West 62.376 feet; thence South 79°14'23" West 169.997 feet; thence South 86°19'11" West 200.245 feet; thence South 62°39'10" West 34.138 feet; thence South 87°25'13" West 42.810 feet; thence South 80°30'00" West 460.000 feet; thence South 09°30'00" East 19.000 feet; thence North 80°30'00" West 153.410 feet; thence North 09°30'00" West 33.000 feet; thence North 80°30'00" East 890.000 feet along the southerly right-of-way line of Lake Park Boulevard; thence Northwesterly 67.223 feet along the southerly line of a right turn lane, an 833.000 foot radius curve to the left (Delta= 04°37'25" and chord bears North 78°11'17" East 67.205 feet); thence North 76°11'16" East 106.318 feet; thence Northwesterly 564.592 feet along an 844.000 foot radius curve to the left (Delta= 38°19'40" and chord bears North 49°28'54" East 554.124 feet); thence Northwesterly 56.979 feet along a 39.000 foot radius curve to the right (Delta= 83°42'32" and long chord bears North 72°10'20" East 52.045 feet); thence South 65°58'24" East 36.844 feet; thence Southwesterly 99.863 feet along a 1394.000 foot radius curve to the left (Delta= 08°12'53" and chord bears South 70°04'31" East 199.692 feet); thence South 81°05'27" East 162.996 feet; thence South 82°58'24" East 50.000 feet to the point of beginning. Containing 99014 sq. ft., or 2.2306 acres, more or less.

BRIDGE EASEMENT No. 2:

A FORTY FOOT WIDE EASEMENT FOR BRIDGE AND UNDERPASS OPERATION AND MAINTENANCE, AT ENGINEER'S STATION 106+96 OF PARKWAY BOULEVARD, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: Beginning at a point on the southerly right-of-way line of Parkway Boulevard, said point also being North 00°00'21" West 189.336 feet along the Section line and EAST 733.865 feet from the Southeast Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 07°01'36" East 106.000 feet to the point of ending of this easement and with both sides of this easement extended to both right-of-way lines.

SANITARY SEWER EASEMENT FOR GRANGER-HUNTER IMPROVEMENT DISTRICT:

An easement for the operation and maintenance of a sanitary sewer line and related facilities described as follows: Beginning at a point on the southerly right-of-way line of Parkway Boulevard, a 106 foot wide right-of-way, said point also being North 00°00'21" West 176.359 feet along the Section line and EAST 839.152 feet from the Southeast Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence South 82°58'24" East 40.507 feet along said right-of-way line; thence South 35°11'22" East 72.065 feet; thence South 89°28'59" East 217.025 feet; thence North 06°11'11" East 28.771 feet to said right-of-way line; thence South 82°58'24" East 32.003 feet along said right-of-way line; thence South 06°11'11" West 28.129 feet; thence South 89°28'59" East 46.075 feet; thence SOUTH 72.706 feet; thence WEST 38.887 feet; thence NORTH 43.058 feet; thence North 89°28'59" West 372.025 feet; thence North 35°11'22" West 114.665 feet to the point of beginning. Containing 17423 sq. ft., or 0.39988 acre, more or less.

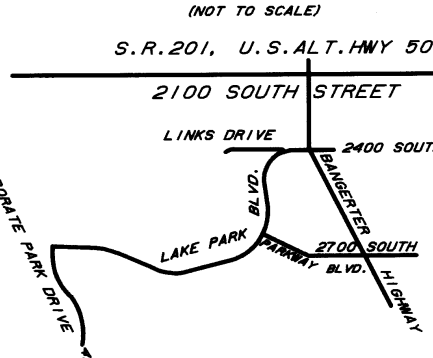
STORM DRAIN EASEMENT NO. 3:

A TWENTY FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: Beginning at an existing storm drain clean out box, said box also being North 00°00'21" West 365.949 feet along the Section line and WEST 508.102 feet from the Southeast Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence along an existing storm drain system for the following four courses: 1. South 45°34'15" West 306.364 feet, 2. South 61°36'44" West 304.408 feet, 3. South 78°25'49" West 343.477 feet, 4. South 82°03'08" West 32.919 feet to a waterway and point of ending of this easement, and with both sides of this easement extended to said waterway.

BRIDGE EASEMENT No. 3:

A FORTY FOOT WIDE EASEMENT FOR BRIDGE AND UNDERPASS OPERATION AND MAINTENANCE, AT ENGINEER'S STATION 46+46 OF LAKE PARK BOULEVARD, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: Beginning at a point on the southerly right-of-way line of Lake Park Boulevard, said point also being South 89°58'39" West 1384.001 feet along the Section line and SOUTH 51.342 feet from the Southeast Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 09°30'00" West 106.000 feet to the point of ending of this easement and with both sides of this easement extended to both right-of-way lines.

VICINITY MAP



NORTH

SCALE: 1"=100'

REVISIONS:

REV. 1: 16 OCT '98: ADD COURSE TO STORM DRAIN EASEMENT No. 2.

RICHARDSON SURVEYING, INC.
3448 SOUTH 100 WEST
BOUNTIFUL, UTAH 84010
(801) 298-1615

FOR: ZIONS SECURITIES CORPORATION
10 EAST SOUTH TEMPLE, SUITE 1500
SALT LAKE CITY, UTAH 84133

THESE ROADS AND EASEMENTS ARE A PART OF SECTIONS 19, 20 AND 30, T. 1 S., R. 1 W., AND SECTIONS 24 AND 25 OF T. 1 S., R. 2 W., SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

ROAD AND EASEMENT DEDICATION PLAT
LAKE PARK BOULEVARD,
PARKWAY BOULEVARD (2680 SOUTH),
CORPORATE PARK DRIVE,
(A PART OF LAKE PARK CORPORATE CENTRE)

SHEET No. 3 OF 5
DRAWING No. 336LPR-3.2D
DATE: 6 OCTOBER 1998

SALT LAKE COUNTY RECORDER
STATE OF UTAH
RECORDED AT THE REQUEST OF: West Valley City

ENTRY NUMBER 7195177

BOOK 98-12P PAGE 349

DATE: 12-18-98

TIME: 3:19 PM

FEE: No Fee

DEPUTY SALT LAKE COUNTY RECORDER

98-12P-349

98-12P-349

STORM DRAIN EASEMENT NO. 5:

A TWENTY FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: Beginning at an existing storm drain clean out box, said box also being South 89°59'25" West 1245.485 feet along the Section line and NORTH 482.939 feet from the South Quarter Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence along an existing storm drain system for the following eight courses:

1. North 85°48'50" West 220.979 feet;
2. North 87°02'26" West 91.423 feet;
3. South 83°31'12" West 39.518 feet;
4. South 82°20'47" West 161.872 feet;
5. South 80°32'44" West 182.097 feet;
6. North 86°50'28" West 63.534 feet;
7. North 92°16'47" West 74.558 feet;
8. North 77°55'15" West 42.057 feet to a waterway and point of ending of this easement, and with both sides of this easement extended to said waterway.

WATER PIPE EASEMENT No. 4 FOR G.H.I.D.

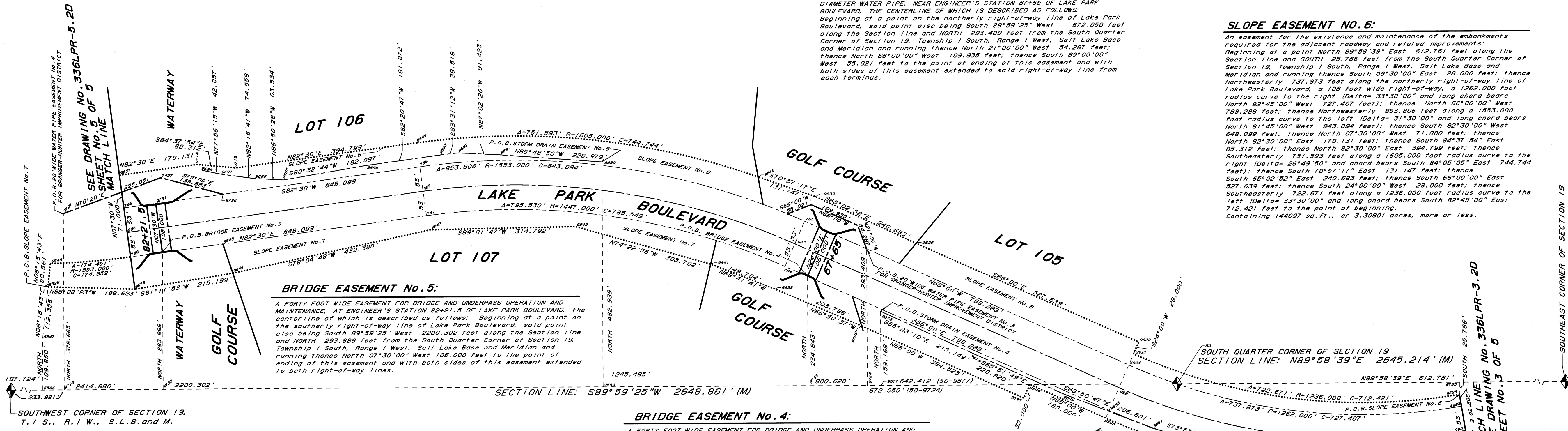
A TWENTY FOOT WIDE EASEMENT FOR OPERATION AND MAINTENANCE OF A 24" DIAMETER WATER PIPE, NEAR ENGINEER'S STATION 82+21.5 OF LAKE PARK BOULEVARD, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: Beginning at a point on the northerly right-of-way line of Lake Park Boulevard, said point also being South 89°59'25" West 2414.880 feet along the Section line and NORTH 378.665 feet from the South Quarter Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 70°20'00" East 225.051 feet; thence South 75°00'00" East 139.683 feet to the point of ending of this easement and with both sides of this easement extended to said right-of-way line from each terminus.

WATER PIPE EASEMENT No. 3 FOR G.H.I.D.

A TWENTY FOOT WIDE EASEMENT FOR OPERATION AND MAINTENANCE OF A 24" DIAMETER WATER PIPE, NEAR ENGINEER'S STATION 67+65 OF LAKE PARK BOULEVARD, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: Beginning at a point on the northerly right-of-way line of Lake Park Boulevard, said point also being South 89°59'25" West 672.050 feet along the Section line and NORTH 293.409 feet from the South Quarter Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 21°00'00" West 54.287 feet; thence North 66°00'00" West 109.935 feet; thence South 69°00'00" West 55.021 feet to the point of ending of this easement and with both sides of this easement extended to said right-of-way line from each terminus.

SLOPE EASEMENT NO. 6:

An easement for the existence and maintenance of the embankments required for the adjacent roadway and related improvements: Beginning at a point North 89°58'39" East 612.761 feet along the Section line and SOUTH 25.766 feet from the South Quarter Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence South 09°30'00" East 26.000 feet; thence Northwesterly 737.873 feet along the northerly right-of-way line of Lake Park Boulevard, a 106 foot wide right-of-way, a 1262.000 foot radius curve to the right (Delta= 33°30'00" and long chord bears North 82°45'00" West 727.407 feet); thence North 56°00'00" West 768.288 feet; thence Northwesterly 853.806 feet along a 1553.000 foot radius curve to the left (Delta= 31°30'00" and long chord bears North 81°45'00" West 843.094 feet); thence South 82°30'00" West 648.099 feet; thence North 07°30'00" West 71.000 feet; thence North 82°30'00" East 170.131 feet; thence South 84°37'54" East 85.312 feet; thence North 82°30'00" East 394.799 feet; thence Southeasterly 751.593 feet along a 1605.000 foot radius curve to the right (Delta= 26°49'50" and chord bears South 84°08'05" East 744.744 feet); thence South 70°57'17" East 131.147 feet; thence South 65°02'52" East 240.683 feet; thence South 66°00'00" East 527.639 feet; thence South 24°00'00" West 28.000 feet; thence Southeasterly 722.671 feet along a 1236.000 foot radius curve to the left (Delta= 33°30'00" and long chord bears South 82°45'00" East 712.421 feet to the point of beginning. Containing 144097 sq. ft., or 3.30801 acres, more or less.



BRIDGE EASEMENT No. 5:

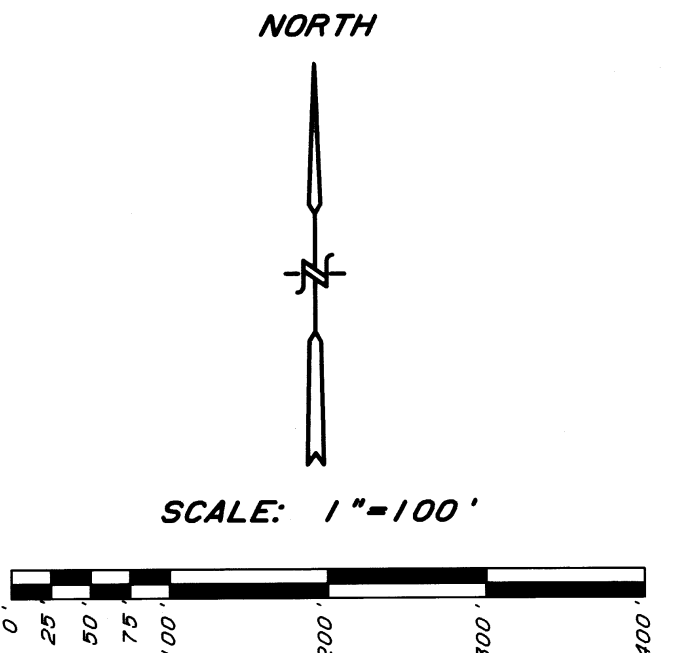
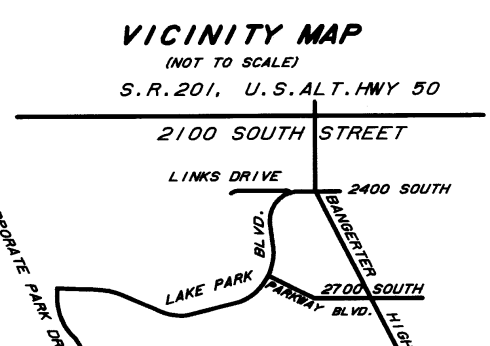
A FORTY FOOT WIDE EASEMENT FOR BRIDGE AND UNDERPASS OPERATION AND MAINTENANCE, AT ENGINEER'S STATION 82+21.5 OF LAKE PARK BOULEVARD, the centerline of which is described as follows: Beginning at a point on the southerly right-of-way line of Lake Park Boulevard, said point also being South 89°59'25" West 2200.302 feet along the Section line and NORTH 293.889 feet from the South Quarter Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 07°30'00" West 106.000 feet to the point of ending of this easement and with both sides of this easement extended to both right-of-way lines.

BRIDGE EASEMENT No. 4:

A FORTY FOOT WIDE EASEMENT FOR BRIDGE AND UNDERPASS OPERATION AND MAINTENANCE, AT ENGINEER'S STATION 67+65 OF LAKE PARK BOULEVARD, the centerline of which is described as follows: Beginning at a point on the southerly right-of-way line of Lake Park Boulevard, said point also being South 89°59'25" West 800.620 feet along the Section line and NORTH 234.643 feet from the South Quarter Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 24°00'00" East 106.000 feet to the point of ending of this easement and with both sides of this easement extended to both right-of-way lines.

SLOPE EASEMENT NO. 7:

An easement for the existence and maintenance of the embankments required for the adjacent roadway and related improvements: Beginning at a point North 89°59'25" East 187.724 feet along the Section line and NORTH 109.860 feet and North 06°15'43" East 112.356 feet from the Southwest Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 06°15'43" East 50.561 feet; thence Northwesterly 174.451 feet along the southerly right-of-way line of Lake Park Boulevard, a 106 foot wide right-of-way, a 1553.000 foot radius curve to the left (Delta= 06°26'10" and chord bears North 85°43'05" East 174.359 feet); thence North 82°30'00" East 648.099 feet; thence Southeasterly 795.530 feet along a 1447.000 foot radius curve to the right (Delta= 31°30'00" and long chord bears South 81°45'00" East 785.549 feet); thence South 66°00'00" East 768.288 feet; thence Southeasterly 795.845 feet along a 1368.000 foot radius curve to the left (Delta= 33°30'00" and long chord bears South 82°45'00" East 788.505 feet); thence South 09°30'00" East 33.000 feet; thence Northwesterly 499.627 feet along a 1401.000 foot radius curve to the right (Delta= 20°25'58" and chord bears North 89°17'01" West 496.984 feet); thence NORTH 15.280 feet; thence Northwesterly 313.198 feet along a 1386.000 radius curve to the right (Delta= 12°56'50" and chord bears North 72°28'28" West 312.532 feet); thence North 66°00'00" West 180.000 feet; thence South 24°00'00" West 32.000 feet; thence North 66°00'00" West 384.523 feet; thence North 66°50'37" West 203.788 feet; thence North 69°41'41" West 149.704 feet; thence North 74°22'56" West 303.702 feet; thence South 89°01'47" West 314.792 feet; thence South 79°04'48" West 439.380 feet; thence South 81°11'53" West 215.199 feet; thence North 88°08'23" West 188.623 feet to the point of beginning. Containing 139534 sq. ft., 3.11143 acres, more or less.



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.

SHEET No. 4 OF 5
DRAWING No. 336LPR-4.2D
DATE: 6 OCT. 1998

SALT LAKE COUNTY RECORDER
STATE OF UTAH
RECORDED AT THE REQUEST OF: West Valley City

RICHARDSON SURVEYING, INC.
3448 SOUTH 100 WEST
BOUNTIFUL, UTAH 84010
(801) 298-1615

FOR: ZIONS SECURITIES CORPORATION
10 EAST SOUTH TEMPLE, SUITE 1500
SALT LAKE CITY, UTAH 84133

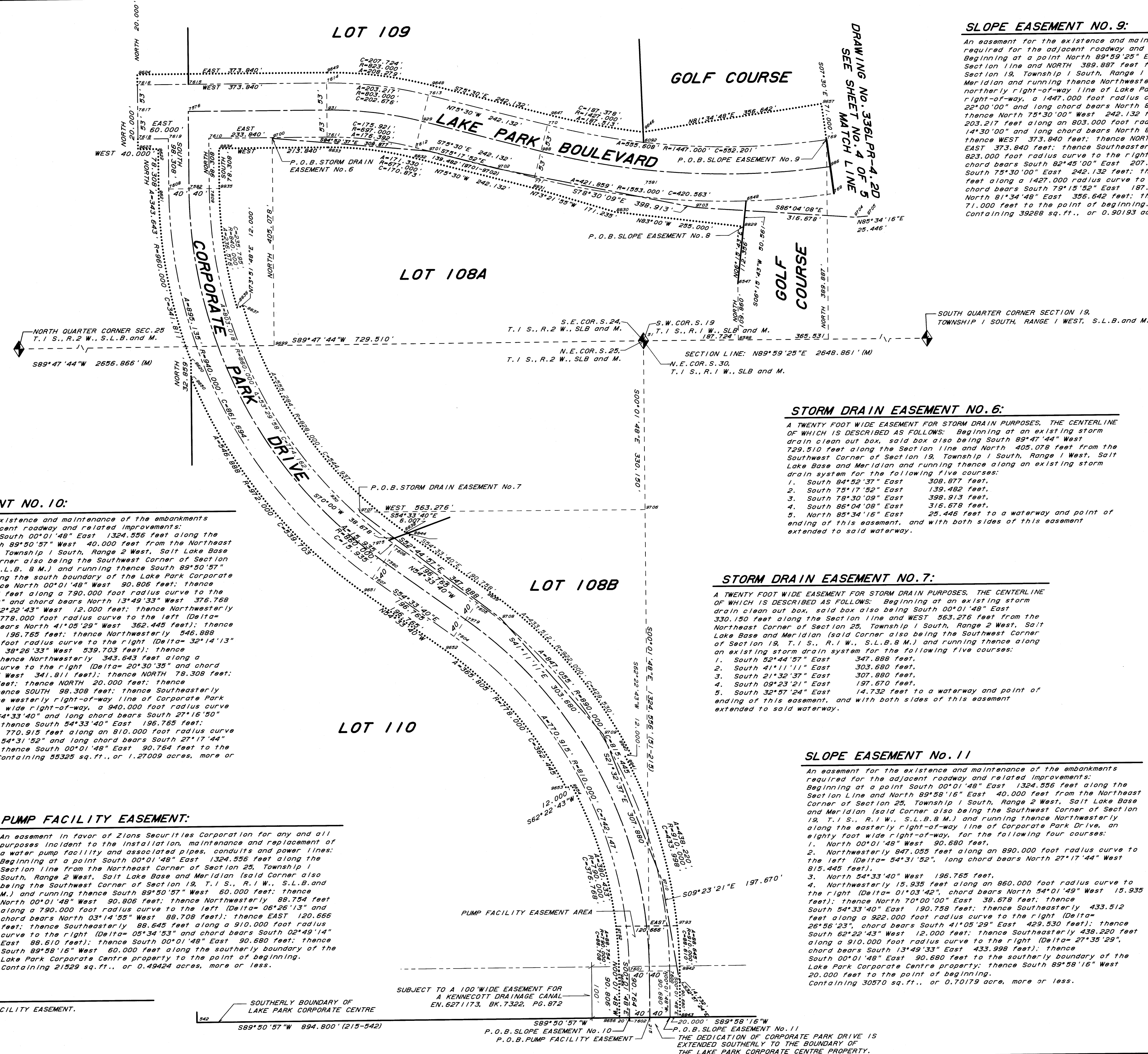
THESE ROADS AND EASEMENTS ARE A PART OF SECTIONS 19, 20 AND 30, T.1 S., R.1 W., AND SECTIONS 24 AND 25 OF T.1 S., R.2 W., SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

ROAD AND EASEMENT DEDICATION PLAT
LAKE PARK BOULEVARD,
PARKWAY BOULEVARD (2680 SOUTH),
CORPORATE PARK DRIVE,
(A PART OF LAKE PARK CORPORATE CENTRE)

ENTRY NUMBER 7195177
BOOK 98-122 PAGE 349
DATE: 12-18-98
TIME: 3:13 PM
FEE: No Fee
DEPUTY SALT LAKE COUNTY RECORDER

98-122-349

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.



SLOPE EASEMENT NO. 9:

An easement for the existence and maintenance of the embankments required for the adjacent roadway and related improvements: Beginning at a point North 89°59'25" East 365.531 feet along the Section line and NORTH 389.887 feet from the Southwest Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian (said Corner also being the Southwest Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian) and running thence Northwesterly 555.608 feet along the northerly right-of-way line of Lake Park Boulevard, a 106 foot wide right-of-way, a 1447.000 foot radius curve to the left (Delta= 22°00'00" and long chord bears North 86°30'00" West 552.201 feet); thence North 75°30'00" West 242.132 feet; thence Northwesterly 203.217 feet along an 803.000 foot radius curve to the left (Delta= 14°30'00" and long chord bears North 82°45'00" West 202.676 feet); thence WEST 373.840 feet; thence NORTH 20.000 feet; thence EAST 373.840 feet; thence Southeasterly 208.279 feet along an 823.000 foot radius curve to the right (Delta= 14°30'00" and long chord bears South 82°45'00" East 207.724 feet); thence South 75°30'00" East 242.132 feet; thence Southeasterly 187.513 feet along a 1427.000 foot radius curve to the left (Delta= 07°31'44" and chord bears South 79°15'52" East 187.378 feet); thence North 91°34'48" East 356.642 feet; thence South 07°30'00" East 71.000 feet to the point of beginning, containing 39288 sq. ft., or 0.90193 acres, more or less.

SLOPE EASEMENT No. 8:

An easement for the existence and maintenance of the embankments required for the adjacent roadway and related improvements: Beginning at a point North 89°59'25" East 187.724 feet along the Section Line and NORTH 109.860 feet and North 06°15'43" East 112.356 feet from the Southwest Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 93°00'00" West 255.000 feet; thence North 73°21'55" West 171.235 feet; thence North 75°30'00" West 242.132 feet; thence Northwesterly 171.330 feet along a 677.000 foot radius curve to the left (Delta= 14°30'00", long chord bears North 82°45'00" West 170.873 feet); thence WEST 213.840 feet; thence SOUTH 78.308 feet; thence Southeasterly 236.576 feet along a 840.000 foot radius curve to the left (Delta= 16°08'12", chord bears South 08°04'06" East 235.795 feet); thence North 73°14'48" East 12.000 feet; thence Southwesterly 555.264 feet along an 828.000 foot radius curve to the left (Delta= 38°25'28", chord bears South 35°20'56" East 544.937 feet); thence South 54°33'40" East 6.007 feet to the south line of Lot 108A; thence South 70°00'00" West 38.678 feet to the easterly right-of-way line of Corporate Park Drive, an eighty foot wide right-of-way; thence Northwesterly 803.018 feet along said right-of-way line, an 850.000 foot radius curve to the right (Delta= 53°29'58", chord bears North 26°44'59" West 774.162 feet); thence NORTH 98.308 feet to the southerly right-of-way line of Lake Park Boulevard, a 106 foot wide right-of-way; thence along said southerly line for the following four courses: 1. EAST 233.840 feet 2. Southeasterly 176.392 feet along a 697.000 foot radius curve to the right (Delta= 14°30'00", long chord bears South 82°45'00" East 175.921 feet); 3. South 75°30'00" East 242.132 feet; 4. Southeasterly 421.889 feet along a 1553.000 foot radius curve to the left (Delta= 15°33'50", chord bears South 83°16'55" East 420.563 feet); thence South 06°15'43" West 50.261 feet along the east line of Lot 108A to the point of beginning, containing 51814 sq. ft., or 1.18949 acres, more or less.

STORM DRAIN EASEMENT NO. 6:

A TWENTY FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: Beginning at an existing storm drain clean out box, said box also being South 89°47'44" West 729.510 feet along the Section line and North 405.078 feet from the Southwest Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian (said Corner also being the Southwest Corner of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian) and running thence along an existing storm drain system for the following five courses: 1. South 84°52'37" East 308.677 feet, 2. South 75°17'52" East 139.482 feet, 3. South 78°30'09" East 398.913 feet, 4. South 86°04'08" East 316.678 feet, 5. North 85°34'16" East 29.446 feet to a waterway and point of ending of this easement, and with both sides of this easement extended to said waterway.

STORM DRAIN EASEMENT NO. 7:

A TWENTY FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: Beginning at an existing storm drain clean out box, said box also being South 00°01'48" East 1324.556 feet along the Section line and North 89°58'16" East 40.000 feet from the Northeast Corner of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian (said Corner also being the Southwest Corner of Section 19, T. 1 S., R. 1 W., S. L. B. & M.) and running thence along an existing storm drain system for the following five courses: 1. South 52°44'57" East 347.898 feet, 2. South 41°11'11" East 303.680 feet, 3. South 21°32'37" East 307.880 feet, 4. South 09°23'21" East 197.670 feet, 5. South 32°57'24" East 14.732 feet to a waterway and point of ending of this easement, and with both sides of this easement extended to said waterway.

SLOPE EASEMENT NO. 10:

An easement for the existence and maintenance of the embankments required for the adjacent roadway and related improvements: Beginning at a point South 00°01'48" East 1324.556 feet along the Section line and South 89°50'57" West 40.000 feet from the Northeast Corner of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian (said Corner also being the Southwest Corner of Section 19, T. 1 S., R. 1 W., S. L. B. & M.) and running thence South 89°50'57" West 20.000 feet along the south boundary of the Lake Park Corporate Centre property; thence North 00°01'48" West 90.806 feet; thence Northwesterly 380.433 feet along a 790.000 foot radius curve to the left (Delta= 27°35'29" and chord bears North 13°49'33" West 376.768 feet); thence South 62°22'43" West 12.000 feet; thence Northwesterly 365.805 feet along a 778.000 foot radius curve to the left (Delta= 26°56'23" and chord bears North 41°05'29" West 362.445 feet); thence North 54°33'40" West 196.765 feet; thence Northwesterly 546.888 feet along a 972.000 foot radius curve to the right (Delta= 32°14'13" and chord bears North 38°26'33" West 539.703 feet); thence NORTH 32.859 feet; thence Northwesterly 343.643 feet along a 960.000 foot radius curve to the right (Delta= 20°30'35" and chord bears North 10°15'17" West 341.811 feet); thence NORTH 78.308 feet; thence WEST 40.000 feet; thence NORTH 20.000 feet; thence EAST 60.000 feet; thence SOUTH 98.308 feet; thence Southeasterly 895.135 feet along the westerly right-of-way line of Corporate Park Drive, an eighty foot wide right-of-way, a 940.000 foot radius curve to the left (Delta= 54°33'40" and long chord bears South 27°18'50" East 861.694 feet); thence South 54°33'40" East 196.765 feet; thence Southeasterly 770.915 feet along an 810.000 foot radius curve to the right (Delta= 54°31'52" and long chord bears South 27°17'44" East 742.147 feet); thence South 00°01'48" East 90.764 feet to the point of beginning, containing 55325 sq. ft., or 1.27009 acres, more or less.

PUMP FACILITY EASEMENT:

An easement in favor of Zions Securities Corporation for any and all purposes incident to the installation, maintenance and replacement of a water pump facility and associated pipes, conduits and power lines: Beginning at a point South 00°01'48" East 1324.556 feet along the Section line from the Northeast Corner of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian (said Corner also being the Southwest Corner of Section 19, T. 1 S., R. 1 W., S. L. B. & M.) and running thence South 89°50'57" West 60.000 feet; thence North 00°01'48" West 90.806 feet; thence Northwesterly 88.754 feet along a 790.000 foot radius curve to the left (Delta= 06°26'13" and chord bears North 03°14'55" West 88.708 feet); thence EAST 120.666 feet; thence Southeasterly 88.645 feet along a 910.000 foot radius curve to the right (Delta= 08°34'33" and chord bears South 02°49'14" East 86.610 feet); thence South 00°01'48" East 90.680 feet; thence South 89°58'16" West 60.000 feet along the southerly boundary of the Lake Park Corporate Centre property to the point of beginning, containing 21529 sq. ft., or 0.49424 acres, more or less.

REVISIONS:
REV. 1, 25 NOV. '98, PUMP FACILITY EASEMENT.

SHEET No. 5 OF 5
DRAWING No. 336LPR-5.2D
DATE: 6 OCT. 1998

SALT LAKE COUNTY RECORDER
STATE OF UTAH
RECORDED AT THE REQUEST OF: West Valley City

ROAD AND EASEMENT DEDICATION PLAT
LAKE PARK BOULEVARD,
PARKWAY BOULEVARD (2680 SOUTH),
CORPORATE PARK DRIVE,
(A PART OF LAKE PARK CORPORATE CENTRE)

ENTRY NUMBER 7195177
BOOK 28-121 PAGE 349
DATE: 12-18-98
TIME: 3:19 pm
FEE: No Fee
Deputy Salt Lake County Recorder

RICHARDSON SURVEYING, INC.
3448 SOUTH 100 WEST
BOUNTIFUL, UTAH 84010
(801) 298-1615

FOR: ZIONS SECURITIES CORPORATION
10 EAST SOUTH TEMPLE, SUITE 1500
SALT LAKE CITY, UTAH 84133

THESE ROADS AND EASEMENTS ARE A PART OF SECTIONS 19, 20 AND 30, T. 1 S., R. 1 W., AND SECTIONS 24 AND 25 OF T. 1 S., R. 2 W., SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

98-12P-349