

201 LOGISTICS CENTER - PLAT 1
 Contains 4 Lots 99.21 acres
 Located in the South Half of Section 21, Township 1 South, Range 2 West,
 Salt Lake Base and Meridian Magna Metro Township, Salt Lake County, Utah

SURVEYOR'S CERTIFICATE

I, Mark N Gregory, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding license number 334576 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owners, I have made an accurate survey of the tract of land shown and described hereon in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into one lot hereafter to be known as 201 Logistics Center - Plat 1 and that the same has been surveyed and monuments have been placed on the ground as represented on this plat.

BOUNDARY DESCRIPTION

An entire tract of land being part or all of nine (9) parcels of land described in the following six (6) documents: 1) Special Warranty Deed recorded October 2, 2018 as Entry No. 12860369 in Book 10718, at Page 2896; 2) Quit Claim Deed recorded October 2, 2018 as Entry No. 12860367 in Book 10718, at Page 2888; 3) Special Warranty Deed recorded October 2, 2018 as Entry No. 12860370 in Book 10718, at Page 2899; 4) Special Warranty Deed recorded February 13, 2019 as Entry No. 12933990 in Book 10752, at Page 7696; 5) Warranty Deed recorded November 21, 1989 as Entry No. 4850413 in Book 6177, at Page 1715; 6) Notice of Approval & Owners Affidavit Property Line Adjustment recorded May 12, 2020 as Entry No. 13268282 in Book 10942, at Page 5675 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the South Half of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Magna Metro Township, Salt Lake County, Utah, and described as follows:

BEGINNING at a point on the southerly right of way line of the SR-201 Frontage Road as depicted on those plans for Utah Department of Transportation (UDOT) Right-of-Way plans as Project No. F-201(387) and the northwesterly corner of a parcel of land described in that certain Warranty Deed recorded April 20, 2016 as Entry No. 12263498 in Book 10422 at Page 9676 in the Office of said Recorder, said point being South 89°58'32" West 1,650.00 feet along the north line of the South Half of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian and South 00°09'13" East 167.92 feet from the East Quarter Corner of said Section 21, and thence South 00°09'13" East 1,564.64 feet to the southerly right of way line of the proposed Beagle Road described as Salt Lake County Project No. EFCWC 19 0016 (FBO Magna Metro Township); thence westerly along said proposed southerly right-of-way line the following fifteen (15) courses: 1) South 87°43'03" West 41.33 feet to a point of tangency of a 4,043.00 foot radius curve to the right, 2) Westerly 480.15 feet along the arc of said curve through a central angle of 06°31'16" and a long chord of North 89°01'19" West 459.90 feet, 3) North 85°45'42" West 714.19 feet to a point of tangency of a 643.00 foot radius curve to the right, 4) Westerly 344.11 feet along the arc of said curve through a central angle of 30°39'45" and a long chord of North 70°25'49" West 340.02 feet, 5) North 55°05'56" West 357.57 feet to a point of tangency of a 557.00 foot radius curve to the left, 6) Westerly 343.75 feet along the arc of said curve through a central angle of 35°21'35" and a long chord of North 72°46'44" West 338.32 feet, 7) South 89°32'29" West 465.25 feet to a point of tangency of a 643.00 foot radius curve to the right, 8) Westerly 282.40 feet along the arc of said curve through a central angle of 25°09'50" and a long chord of North 77°52'36" West 280.14 feet, 9) North 65°17'41" West 155.49 feet to a point of tangency of a 557.00 foot radius curve to the left, 10) Westerly 92.72 feet along the arc of said curve through a central angle of 08°32'14" and a long chord of North 70°03'48" West 92.61 feet, 11) South 24°15'04" West 55.48 feet, 12) North 65°44'48" West 176.01 feet, 13) South 88°06'08" West 222.74 feet, 14) South 89°32'29" West 50.82 feet and 15) South 37°09'52" West 72.59 feet to a point 36.00 feet perpendicularly distant easterly of the west line of said Section 21; thence parallel to said line South 00°08'32" West 181.39 feet to the south line of said Northwest Quarter of the Southwest Quarter of Section 21; thence along said line South 89°56'17" West 36.00 feet to the west line of said Section 21; thence along said line North 00°08'32" East 693.73 feet; thence North 89°56'17" East 42.00 feet to said southerly right-of-way line of the SR-201 Frontage Road; thence along said southerly right of way line the following eight (8) courses: 1) North 44°35'22" East 59.65 feet, 2) North 78°43'32" East 48.93 feet, 3) North 89°55'15" East 65.21 feet to a point of tangency of a 715.00 foot radius curve to the left, 4) Easterly 418.91 feet along the arc of said curve through a central angle of 33°34'09" and along chord of North 73°08'10" East 412.95 feet, 5) North 56°21'06" East 249.25 feet to a point of tangency of a 985.00 foot radius curve to the right, 6) Easterly 577.24 feet along the arc of said curve through a central angle of 33°34'37" and a long chord of North 73°08'25" East 569.01 feet, 7) North 89°55'43" East 1,949.15 feet to a point of tangency of a 5,699.60 foot radius curve to the right and 8) Easterly 355.52 feet along the arc of said curve through a central angle of 03°34'26" and a long chord of South 88°17'05" East 355.46 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

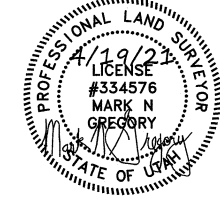
A parcel of land located in the Southwest Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Magna Metro Township, Salt Lake County, Utah, described as follows:

BEGINNING at a point North 00°08'32" East 1,884.65 feet along the west line of the Southwest Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian and South 89°51'28" East 42.00 feet from the Southwest Corner of said Section 21, and thence along the boundary of parcel of land described in that certain Special Warranty Deed recorded September 18, 1987 as Entry No. 4524364 in Book 5962 at Page 1136 of said records the following five courses: 1) South 00°08'32" West (Record = South 00°22'23" West) 119.67 feet parallel to said west line, 2) South 65°30'05" East (Record = South 65°16'14" East) 53.91 feet, 3) North 54°29'55" East (Record = North 54°43'46" East) 60.77 feet, 4) North 35°30'05" West (Record = North 35°16'14" West) 42.12 feet and 5) North 45°31'05" West (Record = North 45°17'14" West) 103.39 feet to the POINT OF BEGINNING. Said parcel contains 7690 square feet or 0.176 acres, more or less.

201 Commerce Center - Plat 1 contains 4,321,601 square feet or 99.210 acres, more or less. 4 Lots.

Date April 19, 2021

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



Tax I.D. No.'s 14-21-30-0006, 14-21-300-007, 14-21-300-020, 14-21-300-021, 14-21-30-0022, 14-21-30-0028, 14-21-30-0029, 14-21-402-006, 14-21-376-008, 14-21-426-010.

OWNERS DEDICATION

Know all men by these presents that the undersigned owners of the tract of land described at left, having caused the same to be subdivided into lots and streets to be hereafter known as:

201 LOGISTICS CENTER - PLAT 1

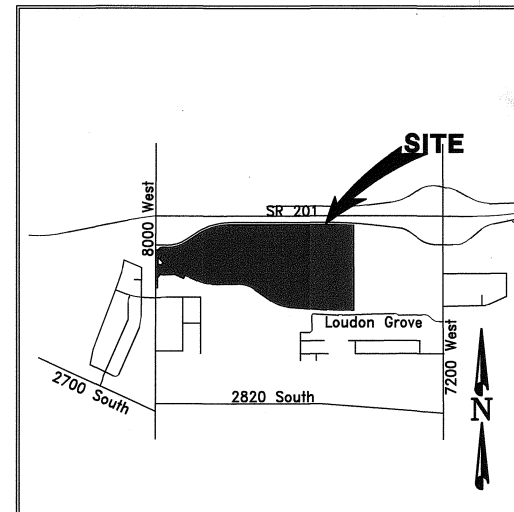
do hereby dedicate for perpetual use of the public all, street right-of-ways, alpha lots and easements as shown on this plat as intended for Public use. Owners hereby agree to warrant and defend and save Magna Metro Township harmless against any assessments or other encumbrance on a dedicated street which will interfere with the Magna Metro Township use, maintenance and operation of the street.

[Signature]
 Kennecott Utah Copper LLC,
 a Utah limited liability company formerly known as Kennecott Utah Copper Corporation, a Delaware corporation

Approved and attested:
[Signature]
 Date 4/26/2021

[Signature]
 7600 West Center, LLC,
 a Utah limited liability company

Approved and attested:
 Date 4/20/2021



VICINITY MAP
 Not to Scale

ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF SALT LAKE }²⁵⁵

On this 26 day of April, 2021, personally appeared before me, Gaby Poirier, the signer of the foregoing instrument, who duly acknowledged to me that (s)he is a Managing Director of Kennecott Utah Copper LLC, a Utah limited liability company formerly known as Kennecott Utah Copper Corporation, a Delaware corporation and is authorized to execute the foregoing Agreement in its behalf and that he or she executed it in such capacity.

Commission Number 699868
 My Commission Expires 1/5/2022
[Signature]
 Print Name: Forest Edward Anthony
 A Notary Public Commissioned in Utah

ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF SALT LAKE }²⁵⁵

On this 20th day of April, 2021, personally appeared before me, Stephen Layton, the signer of the foregoing instrument, who duly acknowledged to me that (s)he is a Director of 7600 West Center, LLC, a Utah limited liability company and is authorized to execute the foregoing Agreement in its behalf and that he or she executed it in such capacity.

Commission Number 712999
 My Commission Expires JULY 8, 2024
[Signature]
 Print Name: Saundra Reiber
 A Notary Public Commissioned in Utah

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Sheet 1 of 4

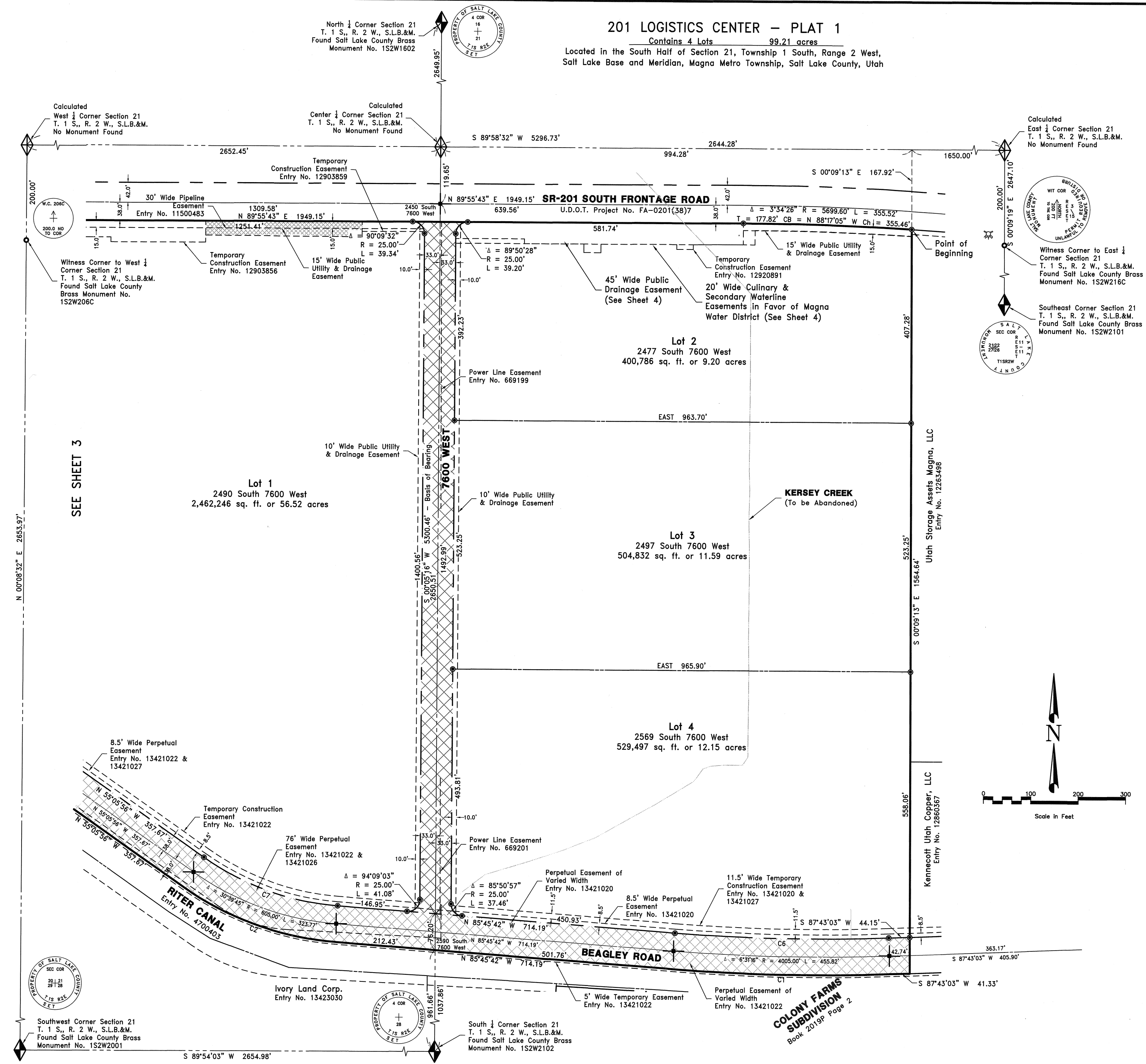
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* 21200 (SUB 2020-000048)

VESTING DEEDS	ADDRESSING APPROVAL	SALT LAKE COUNTY SURVEYOR	UNIFIED FIRE AUTHORITY APPROVAL	PUBLIC UTILITY APPROVAL	SALT LAKE COUNTY ENGINEERING	MAGNA WATER DISTRICT	PREPARED BY:
Entry No. 12933990 Entry No. 4850413 Entry No. 12860369 Entry No. 12860367 Entry No. 13268282 Entry No. 12860370	4-28-2021 <i>[Signature]</i>	Record of Survey No. S2020-11-0813 4-28-2021 <i>[Signature]</i>	4/20/2021 <i>[Signature]</i>	Cable <u>N/A</u> Date: _____ Comcast <u>N/A</u> Date: _____ Rocky Mtn Power <u>N/A</u> Date: _____ Dominion Energy <u>N/A</u> Date: _____ Other _____ Date: _____	4/29/2021 <i>[Signature]</i>	Approved this <u>21st</u> day of <u>APRIL</u> , A.D. 20 <u>21</u> , by the Magna Water District. 4/21/21 <i>[Signature]</i>	 Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000
CHECKED FOR ZONING COMPLIANCE	PLANNING COMMISSION	HEALTH DEPARTMENT	PLAN CHECK	APPROVAL AS TO FORM	MAGNA METRO TOWNSHIP MAYOR	SALT LAKE COUNTY RECORDER	
Zone <u>M-1/EC</u> Lot Area <u>OVER ONE ACRE</u> Lot Width <u>WIDER THAN 20'</u> Front Yard <u>NOT CLOSER THAN 20'</u> Side Yard <u>NOT CLOSER THAN 20'</u> Rear Yard <u>N/A</u> Date <u>4/20/21</u> <i>[Signature]</i>	Approved this <u>27</u> day of <u>APRIL</u> , 20 <u>21</u> , by the Magna Metro Township Planning Commission. 4-27-21 <i>[Signature]</i>	Approved this <u>23</u> day of <u>April</u> , 20 <u>21</u> . 4-23-21 <i>[Signature]</i> Salt Lake County Health Department	I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office. 4-22-2021 <i>[Signature]</i> Plan Review Section Manager	Approved as to form this <u>27</u> day of <u>April</u> , 20 <u>21</u> . 4-27-21 <i>[Signature]</i> Magna Metro Township Attorney	Presented to the Magna Metro Township Council this <u>27</u> day of <u>April</u> , A.D. 20 <u>21</u> , at which time this subdivision was approved and accepted. 4-27-21 <i>[Signature]</i> Magna Metro Township Mayor	State of Utah, County of Salt Lake, recorded and filed at the request of <u>KENNECOTT UTAH COPPER LLC</u> . Date <u>4/29/2021</u> Time <u>2:54</u> Book <u>2021</u> Page <u>104</u> Fees <u>\$208.00</u> 4-29-21 <i>[Signature]</i> Salt Lake County Recorder	

14-21-300-0006-008; 020-022; 028; 029 14-21-31; 32

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LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 24°15'04" W	55.48'	L6	S 89°32'29" W	83.62'
L2	N 89°56'17" E	42.00'	L7	S 65°30'05" E	53.91'
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L4	N 78°43'32" E	48.93'	L9	N 35°30'05" W	42.12'
L5	S 24°15'04" W	73.40'	L10	N 45°31'05" W	103.39'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	4043.00'	460.15'	6°31'16"	N 89°01'19" W	459.90'	230.32'
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C6	3987.00'	451.50'	6°31'16"	N 89°01'19" W	451.25'	225.99'
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LEGEND

- Section Corner Monument Found (As Noted)
- Street Monument To Be Set
- Property Boundary Line
- Right-of-Way Line
- Section Line
- Centerline
- Easement Line
- Set Rebar W/ Cap Stamped "DOMINION ENGINEERING"
- Found Property Monument (As Noted)
- Area hereby Dedicated to Magna Metro Township as a Public Right-of-Way

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Sheet 2 of 4

PREPARED BY:

Dominion
 Engineering Associates, L.C.
 5684 South Green Street
 Murray, Utah 84123 801-713-3000

SALT LAKE COUNTY RECORDER #13648066

State of Utah, County of Salt Lake, recorded and filed at the request of **KENNECOTT UTAH COPPER LLC**

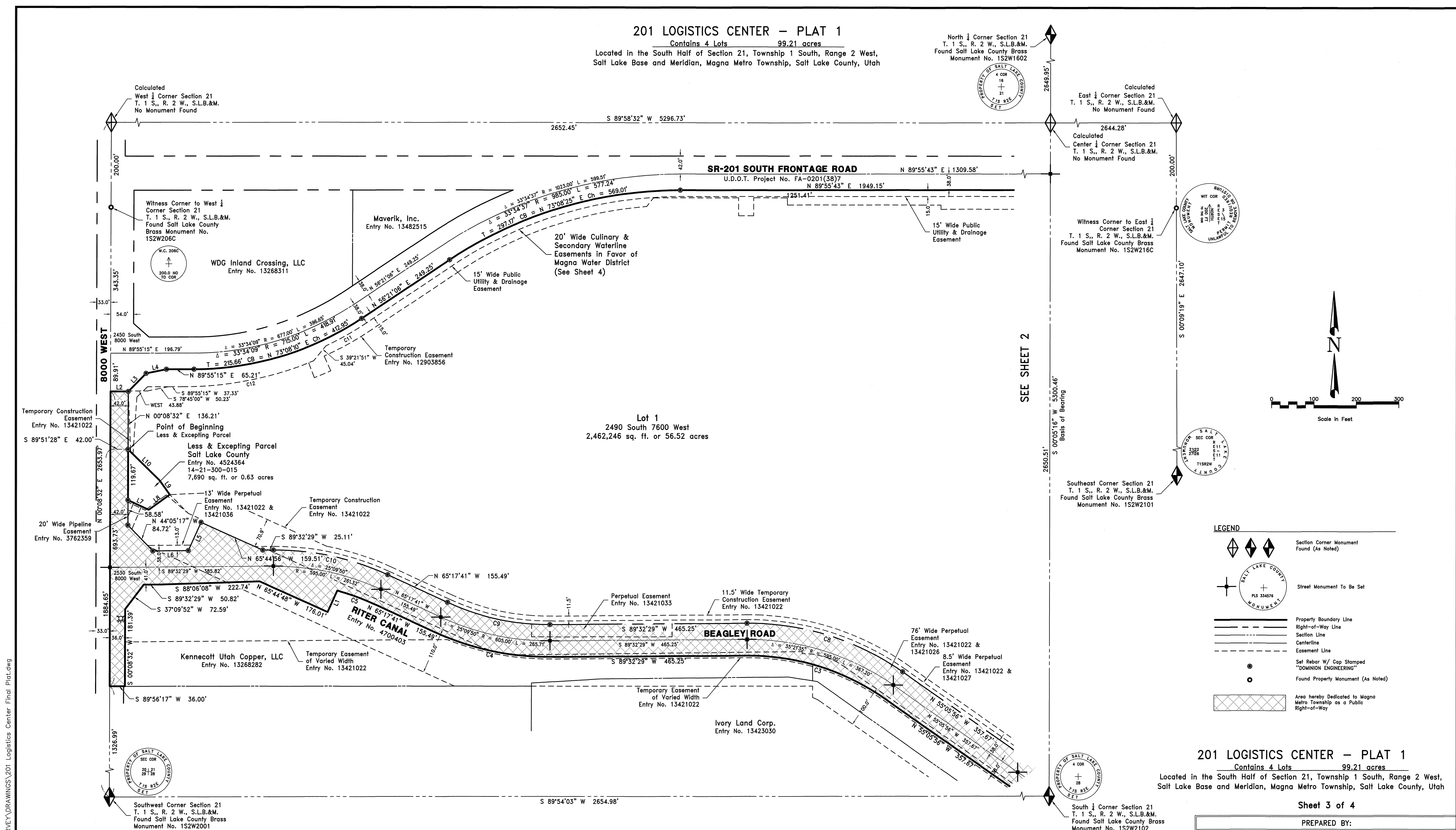
Date 4/29/2021 Time 2:54 Book 2021 Page 104

Fees \$ 208.00

[Signature]
 Salt Lake County Recorder

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North 1/4 Corner Section 21
 T. 1 S., R. 2 W., S.L.B.&M.
 Found Salt Lake County Brass
 Monument No. 152W1602

Calculated
 East 1/4 Corner Section 21
 T. 1 S., R. 2 W., S.L.B.&M.
 No Monument Found

Calculated
 Center 1/4 Corner Section 21
 T. 1 S., R. 2 W., S.L.B.&M.
 No Monument Found

Witness Corner to East 1/4
 Corner Section 21
 T. 1 S., R. 2 W., S.L.B.&M.
 Found Salt Lake County Brass
 Monument No. 152W216C

Southeast Corner Section 21
 T. 1 S., R. 2 W., S.L.B.&M.
 Found Salt Lake County Brass
 Monument No. 152W2101

Calculated
 West 1/4 Corner Section 21
 T. 1 S., R. 2 W., S.L.B.&M.
 No Monument Found

Witness Corner to West 1/4
 Corner Section 21
 T. 1 S., R. 2 W., S.L.B.&M.
 Found Salt Lake County Brass
 Monument No. 152W206C

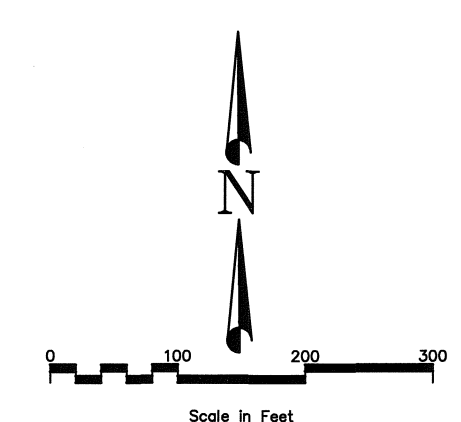
Temporary Construction Easement
 Entry No. 12903856

Temporary Construction Easement
 Entry No. 13421022

20' Wide Pipeline Easement
 Entry No. 3762359

Temporary Easement of Varied Width
 Entry No. 13421022

Southwest Corner Section 21
 T. 1 S., R. 2 W., S.L.B.&M.
 Found Salt Lake County Brass
 Monument No. 152W2001



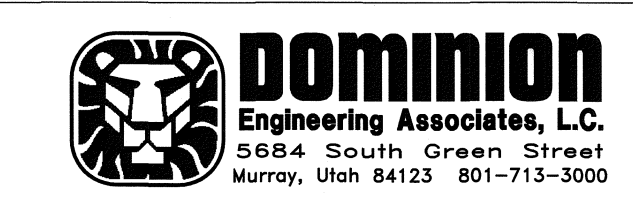
LEGEND

- Section Corner Monument Found (As Noted)
- Street Monument To Be Set
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Sheet 3 of 4

PREPARED BY:



SALT LAKE COUNTY RECORDER # 13648066

State of Utah, County of Salt Lake, recorded and filed at the request of **KENNEDY UTAH COPPER LLC**

Date 4/29/2021 Time 2:54 Book 2021 Page 104

Fees \$ 208.00
Ken O... - DEPUTY
 Salt Lake County Recorder

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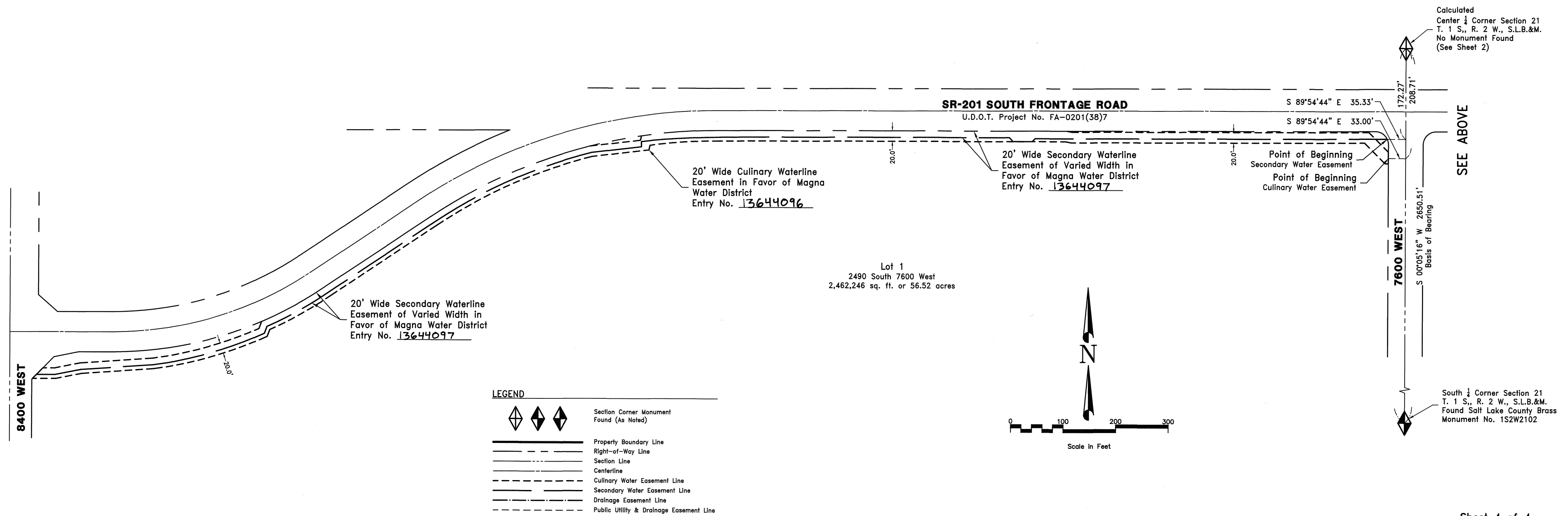
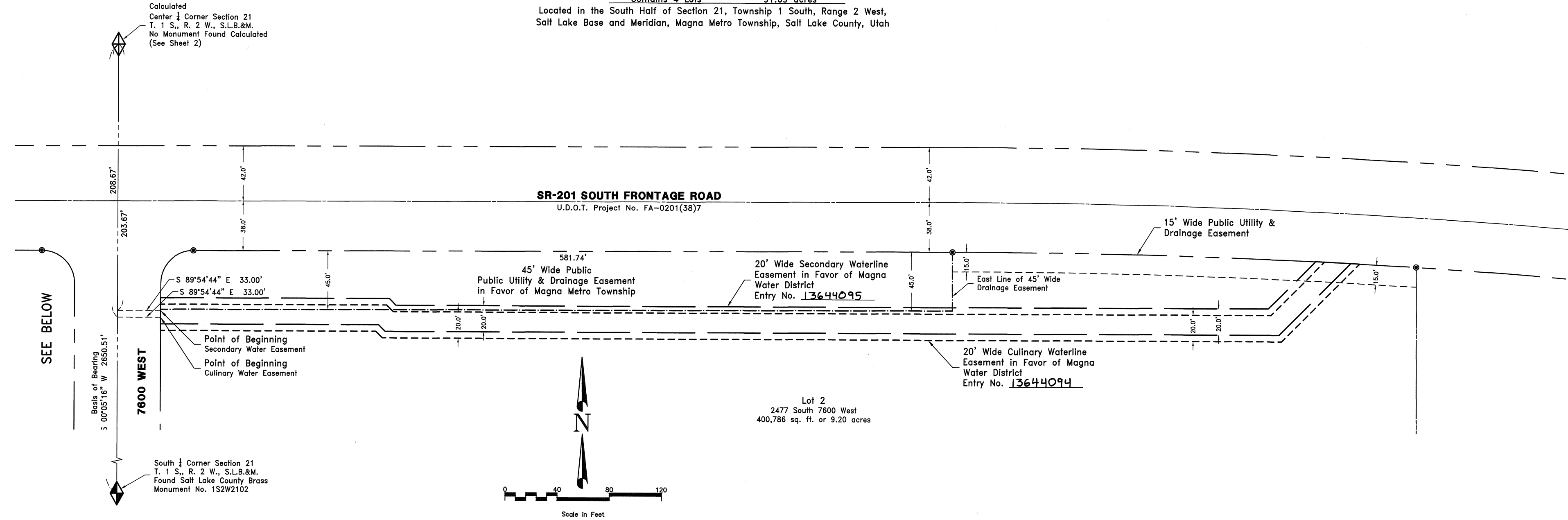
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	Property Boundary Line
	Right-of-Way Line
	Section Line
	Centerline
	Culinary Water Easement Line
	Secondary Water Easement Line
	Drainage Easement Line
	Public Utility & Drainage Easement Line

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PREPARED BY:

Dominion
 Engineering Associates, L.C.
 5684 South Green Street
 Murray, Utah 84123 801-713-3000

Sheet 4 of 4

SALT LAKE COUNTY RECORDER # 13648066

State of Utah, County of Salt Lake, recorded and filed at the request of KENECOTT UTAH COPPER LLC

Date 4/29/2021 Time 2:54 Book 2021 Page 104

Fees \$ 206.00

-DEPUTY
 Salt Lake County Recorder