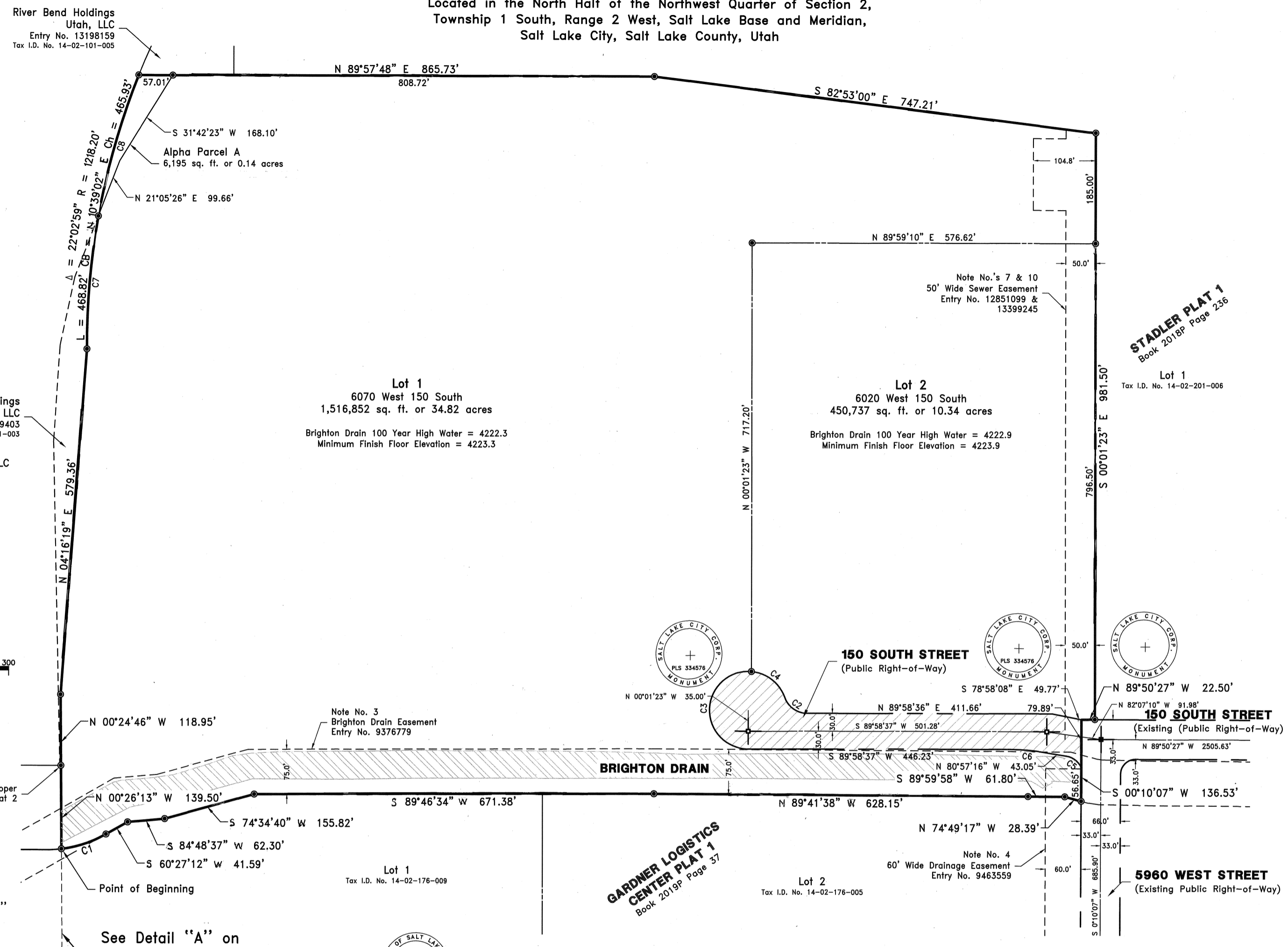


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

MOUNTAIN VIEW INDUSTRIAL PARK PLAT 1

Located in the North Half of the Northwest Quarter of Section 2,
Township 1 South, Range 2 West, Salt Lake Base and Meridian,
Salt Lake City, 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 certificate 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 owner, 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 lots and streets hereafter to be known as **MOUNTAIN VIEW INDUSTRIAL PARK PLAT 1** and that the same has been surveyed and monuments have been found on the ground as represented on this plat.

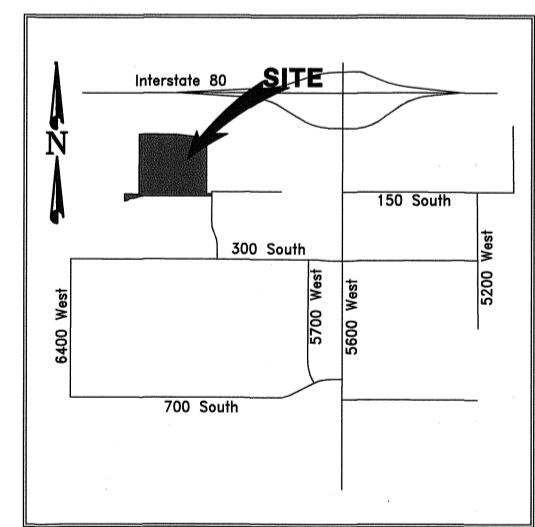
PLAT BOUNDARY DESCRIPTION
A parcel of land located in the North Half of Section 2, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:
BEGINNING at a point South 89°49'53" East 1,040.61 feet along the south line of the Northwest Quarter of Section 2, Township 1 South, Range 2 West, Salt Lake Base and Meridian, North 00°10'07" East 86.00 feet to the east line of Copper Crossing Plat 2, a subdivision recorded January 14, 2019 as Entry No. 12918169 in Book 2019P at Page 15 of the records of the Salt Lake County Recorder and along said line the following five courses: 1) North 00°01'10" East 226.30 feet, 2) North 00°27'22" West 113.52 feet, 3) North 01°19'50" West 111.78 feet, 4) North 01°30'43" East 130.43 feet and 5) North 00°26'13" West 524.02 feet from the West Quarter Corner of said Section 2, and thence North 00°26'13" West 139.50 feet to the Northeast Corner of said Copper Crossing Plat 2; thence North 00°24'46" West 118.95 feet; thence North 04°16'19" East 579.36 feet; to a point on the arc of a 1,218.20 foot non-tangent curve to the right; thence Northerly 468.82 along the arc of said curve through a central angle of 22°02'59" and a long chord of North 10°39'02" East 465.93 feet to the southwestern line of Lot 1, Stadler Plat 1, a subdivision recorded June 19, 2018 as Entry No. 12793976 in Book 2018P at Page 236 of said records; thence along the southwestern line of said subdivision the following five courses: 1) North 89°57'48" East 865.73 feet, 2) South 82°53'00" East 747.21 feet, 3) South 00°01'23" East 981.50 feet, 4) North 89°50'27" West 22.50 feet and 5) South 00°10'07" West 136.53 feet to the north line of Gardner Logistics Center Plat 1, a subdivision recorded January 28, 2019 as Entry No. 12924984 in Book 2019P at Page 37 of said records; thence along said line and the westerly extension thereof the following four courses: 1) North 74°49'17" West 28.39 feet, 2) South 89°59'58" West 61.80 feet, 3) North 89°41'38" West 628.15 feet and 4) South 89°46'34" West 671.38 feet; thence along the south line of the Brighton Drain Easement, recorded May 13, 2005 as Entry No. 9376779 in Book 9150 at Page 8141 of said records the following three courses: 1) South 74°34'40" West 155.82 feet, 2) South 84°48'37" West 62.30 feet and 3) South 60°27'12" West 41.59 feet to a point of tangency of a 201.30 foot radius curve to the right; thence Westerly 79.36 feet along the arc of said curve through a central angle of 22°35'16" and a long chord of South 71°44'50" West 78.85 feet to the POINT OF BEGINNING.

Contains 2,018,362 square feet or 46.33 acres, more or less.
Vesting Deed: Special Warranty Deed Entry No. 13414066. R.O.S. No. S2017-09-0638. Tax I.D. No. 14-02-101-006 and 14-02-176-007.
Date: December 28, 2021
Mark N Gregory
P.L.S. No. 334576
Dominion Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123
801-713-3000

OWNER'S DEDICATION
CH Realty IX-GBB I Salt Lake City 300 Street North, L.P., a Delaware limited partnership, the owner of the described tract of land to be hereafter known as Mountain View Industrial Park Plat 1, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. The undersigned owner(s) hereby dedicate to the public for public use the area shown on this plat to be dedicated as a street and become part of 150 South Street, and hereby consents and gives approval to the recording of this plat for all purposes shown therein.

In witness whereof, I have hereunto set my hand this 4th day of January, 2022.
CH Realty IX-GBB I Salt Lake City 300 Street North, L.P. by GB BCG Development GP, LLC, the General Partner
By: Michael D. Ball Its: General Partner
Print Name: Michael Ball
Title: Manager

NOTARY ACKNOWLEDGMENT
STATE OF Utah)
COUNTY OF Salt Lake)
On this 4th day of January, in the year 2022, before me Sandra Reiber, a notary public, personally appeared Michael Ball the Manager of CH Realty IX-GBB I Salt Lake City 300 Street North, L.P., a Delaware limited partnership proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Owner's Dedication regarding the Mountain View Industrial Park Plat 1 and was signed by him/her on behalf of said CH Realty IX-GBB I Salt Lake City 300 Street North, L.P., a Delaware limited partnership and acknowledged that he/she/they executed the same.
Commission Number 712999 GB BCG Development GP, LLC, the General Partner of
My Commission Expires July 8, 2024
Sandra Reiber
Print Name: Sandra Reiber
A Notary Public Commissioned in Utah



MOUNTAIN VIEW INDUSTRIAL PARK PLAT 1

Located in the North Half of the Northwest Quarter of Section 2,
Township 1 South, Range 2 West, Salt Lake Base and Meridian,
Salt Lake City, Salt Lake County, Utah

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	201.30'	79.36'	22°35'16"	N 71°44'50" E	78.85'	40.20'
C2	40.00'	49.24'	70°31'46"	S 54°45'30" E	46.19'	28.28'
C3	65.00'	209.57'	184°43'35"	S 2°21'48" W	129.89'	1575.01'
C4	65.00'	74.63'	65°46'48"	N 52°23'01" W	70.59'	42.03'
C5	32.86'	32.58'	56°48'24"	S 52°33'04" E	31.26'	17.77'
C6	290.00'	45.90'	9°04'06"	N 85°29'19" W	45.85'	23.00'
C7	1218.20'	223.06'	10°29'28"	S 4°52'17" W	222.75'	111.84'
C8	1218.20'	245.76'	11°33'32"	S 15°53'46" W	245.34'	123.30'

LEGEND

- Section Corner Monument Found (As Noted)
- Salt Lake City Street Monument Found, To Be Set
- Property Boundary Line
- Section Line
- Right-of-Way Line
- Monument Line
- Easement Line
- Self Rebar W/ Cap Stamped "DOMINION ENGINEERING" (Unless Otherwise Noted)
- Area Dedicated to the Public as a Public Right-of-Way by the Recording of This Plat
- Brighton Drain High Water Line

PREPARED BY: **DOMINION Engineering Associates, L.C.**
5684 South Green Street
Murray, Utah 84123 801-713-3000

DEVELOPER: CH Realty IX-GBB I Salt Lake City
300 Street South, L.P.
423 West Broadway, Suite 230
Salt Lake City, UT 84101

NUMBER _____	PUBLIC UTILITIES DEPARTMENT	SALT LAKE COUNTY HEALTH DEPARTMENT	SALT LAKE CITY ENGINEERING DIVISION	CITY PLANNING DIRECTOR	SALT LAKE CITY ATTORNEY	SALT LAKE CITY APPROVAL	SALT LAKE COUNTY RECORDER <u>13970951</u>	NUMBER _____
ACCOUNT _____	Approved as to Sanitary Sewer, Storm Drainage and Water Utility Detail this <u>13th</u> day of <u>January</u> , 20 <u>22</u> .	Approved this <u>14th</u> day of <u>January</u> , 20 <u>22</u> .	I hereby certify that I have had this plat examined by this office and it is correct in accordance with information on file.	Approved this <u>4th</u> day of <u>February</u> , 20 <u>22</u> by the Salt Lake City Planning Commission.	Approved as to form this <u>4th</u> day of <u>May</u> , 20 <u>22</u> .	Presented to Salt Lake City this <u>17</u> day of <u>May</u> , 20 <u>22</u> , and is hereby approved.	State of Utah, County of Salt Lake, recorded and filed at the request of <u>CH Realty IX-GBB I Salt Lake City 300 North L.P.</u>	ACCOUNT _____
SHEET <u>1</u>	<u>[Signature]</u> Salt Lake City Public Utilities Director	<u>[Signature]</u> Salt Lake County Health Department	<u>[Signature]</u> 1/21/22 City Engineer <u>[Signature]</u> 1/25/22 City Surveyor	<u>[Signature]</u> Salt Lake City Planning Director	<u>[Signature]</u> Salt Lake City Attorney	<u>[Signature]</u> Salt Lake City Recorder	Date <u>6/16/2022</u> Time <u>10:17am</u> Book <u>2022P</u> Page <u>140</u>	SHEET <u>1</u>
OF <u>2</u> SHEETS							Fees \$ <u>106.00</u> Deputy Salt Lake County Recorder	OF <u>2</u> SHEETS

MOUNTAIN VIEW INDUSTRIAL PARK PLAT 1

Located in the North Half of the Northwest Quarter of Section 2,
Township 1 South, Range 2 West, Salt Lake Base and Meridian,
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NOTES:

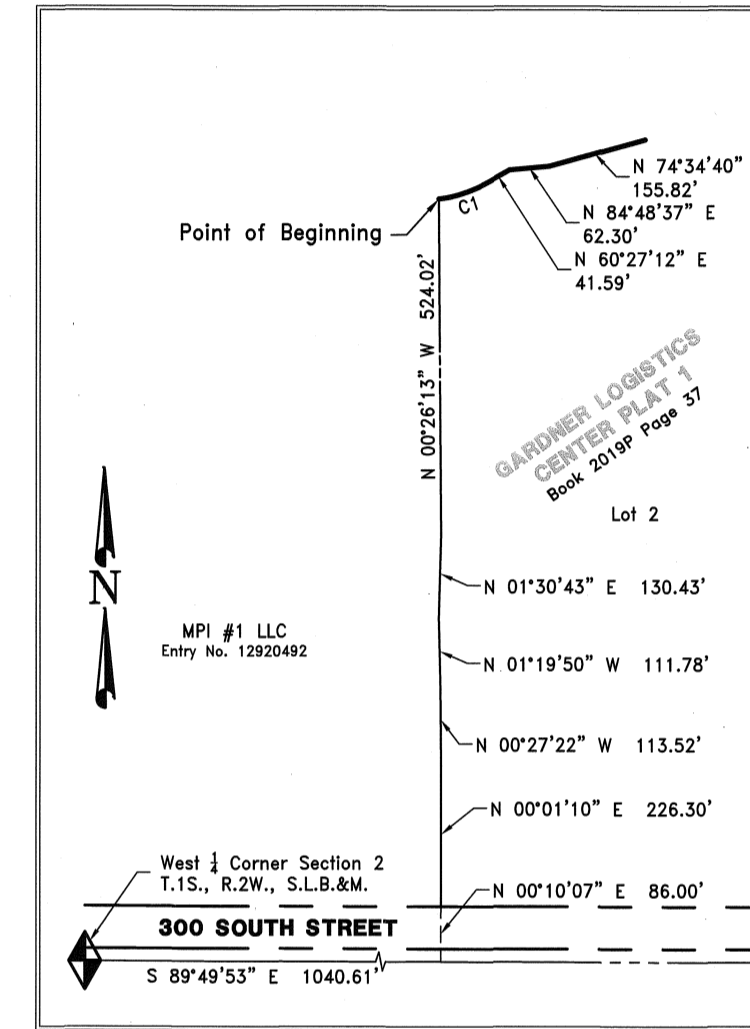
1. The land is included within the boundaries of Salt Lake City, the Metropolitan Water District of Salt Lake and Sandy Area, Inland Port Authority Area, and is subject to charges and assessments made thereby.
2. Easement to Use Distribution System recorded September 26, 1988 as Entry No. 4680089 in Book 6067 at Page 404 of official records.
3. Easement for a drainage ditch known as the Brighton Drain recorded May 13, 2005 as Entry No. 9376779 in Book 9130 at Page 8141 of official records. The interest of Brighton and North Point Irrigation Company was conveyed to Salt Lake City Corporation, by Quit Claim Deed recorded May 13, 2005 as Entry No. 9376778 in Book 9130 at Page 8138 of official records.
4. Easement, in favor of Salt Lake City Corporation, as Grantee, for a drainage ditch and incidental rights and purposes thereunder, and the terms and conditions thereof, recorded August 17, 2005 as Entry No. 9463559 in Book 9175 at Page 1061 of official records.
5. Avigation Easement recorded November 14, 2007 as Entry No. 10274783 in Book 9537 at Page 559 of official records.
6. Reservations defined in that certain Special Warranty Deed recorded February 8, 2018 as Entry No. 12712886 in Book 10645 at Page 5094 and November 14, 2019 as Entry No. 13124350 in Book 10860 at Page 2161 of official records.

NOTES:

7. Sewer Easement Agreement recorded September 18, 2018 as Entry No. 12851099 in Book 10713 at Page 5402 of official records.
8. Grant of Access Easement recorded March 07, 2019 as Entry No. 12945812 in Book 10758 at Page 5666 of official records.
9. Notice of Lot Line Adjustment Approval recorded March 10, 2020 as Entry No. 13213231 in Book 10907 at Page 8441 of official records.
10. Sewer Easement Agreement recorded September 21, 2020 as Entry No. 13399245 in Book 11022 at Page 5040 of official records.
11. Notice of Lot Line Adjustment Approval recorded December 17, 2020 as Entry No. 13502872 in Book 11082 at Page 5608 of official records.
12. Memorandum of Utility Permit Agreement recorded March 04, 2021 as Entry No. 13586169 in Book 11130 at Page 344 of official records.

ACCURACY STATEMENT

The survey measurements completed for the preparation of this plat meet the minimum standard of closure of 1:15,000.



Detail "A"
1" = 200'

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SALT LAKE COUNTY RECORDER		NUMBER _____
State of Utah, County of Salt Lake, recorded and filed at the request of _____		ACCOUNT _____
Date _____	Time _____	Book _____
Page _____		SHEET <u>2</u>
\$ _____		OF <u>2</u> SHEETS
Fees _____		
Deputy Salt Lake County Recorder		

NUMBER _____	PREPARED BY:	DEVELOPER
ACCOUNT _____	Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000	CH Realty IX-GBB I Salt Lake City 300 Street South, L.P. 423 West Broadway, Suite 230 Salt Lake City, UT 84101
SHEET <u>2</u>		
OF <u>2</u> SHEETS		

P:\GARDNER BATT 90 AC ALTA UPDATE 3285\SURVE\DRAWINGS\Mountain View Industrial Park.dwg