

SUBDIVISION PLAT NOTES:

- This Subdivision is within the Lowland conservation overlay
- Easement is effectuated by the recording of this plat.
- Roadway is Dedicated to the Public for Public Use.
- This subdivision affects parcels 07-27-100-009-0000, 07-27-100-010-0000.
- Statement of Accuracy: This plat meets the minimum allowable error of 1:15,000
- Terms, conditions and easements as created in those certain documents entitled Judgment and Decree of Partition and Order Amending Judgment and Decree of Partition and Correcting Clerical Errors recorded August 30, 1983 as Entry Nos. 3837774 and 3837773 in Book 5487 at Pages 125 and 105 of Official Records.
- Terms, conditions, restrictions and easements as contained within that certain Northwest Quadrant Community Reinvestment Area Plan recorded February 06, 2018 as Entry No. 12711238 in Book 10644 at Page 8459 of Official Records.
- Terms, conditions, and incidentals as disclosed by License and Easement Agreement by and between G-Bar Ventures, LLC, a Utah Liability company and State of Utah, Division of Facilities Construction and Management recorded April 22, 2019 as Entry No. 12971854 in Book 10771 at Page 9664 of Official Records.
- Access Agreement by and between G Bar Ventures, LLC, a Utah limited liability company and XR Quadrant Development, LLC, a Utah limited liability company as disclosed by Memorandum of Agreement recorded November 30, 2020 as Entry No. 13478495 in Book 11070 at Page 9623 of Official Records. Memorandum of Access Agreement dated November 06, 2020 by and between G Bar Ventures, LLC, a Utah limited liability company and XR Quadrant Development, LLC, a Utah limited liability company recorded November 30, 2020 as Entry No. 13478495 in Book 11070 at Page 9623 of Official Records. NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of a blank or incomplete legal description.
- A Boundary Line Adjustment Agreement, With Quitclaim recorded December 16, 2020 as Entry No. 13501436 in Book 11082 at Page 586 of Official Records.
- Aviation Easement in favor of SALT LAKE CITY CORPORATION for the free and unrestricted passage of aircraft of any and all kinds in, through, across, and about the airspace over the Land recorded January 04, 2021 as Entry No. 13519966 in Book 11092 at Page 6864 of Official Records.
- Terms, conditions, restrictions and easements as contained within that certain Declaration of Easements, Covenants and Restrictions recorded January 04, 2021 as Entry No. 13519967 in Book 11092 at Page 6864 of Official Records. As amended by that certain Amended and Restated Declaration of Easements, Covenants and Restrictions recorded June 14, 2021 as Entry No. 13690259 in Book 11190 at Page 1486 of Official Records.
- Temporary Access License Agreement recorded May 06, 2021 as Entry No. 13655235 in Book 11170 at Page 1704 of Official Records. Corrective Temporary Access License Agreement recorded May 14, 2021 as Entry No. 13664483 in Book 11175 at Page 757 of Official Records.

14 Building Finished Floors will be located at a minimum 2 feet above the determined 100 year Flood level, Lot 1: 4223.7 Lot 2: 4224.3 PARCELS A: 4224.90

CONSENT TO RECORD

On 10 day of February, 2022, XR QUADRANT I, LLC, a Utah limited liability company, entered into a DEED OF TRUST, SECURITY AGREEMENT, FIXTURE FILING, FINANCING STATEMENT AND ASSIGNMENT OF LEASES AND RENTS WITH AIG ASSET MANAGEMENT (U.S.), LLC, which Deed of Trust is secured by the property more particularly described in the above identified Deed of Trust. Said Deed of Trust was recorded on February 10, 2022, Entry No. 13888732 in Book 11304 at Page(s) 6226-6252, in the official records of the Salt Lake County Recorder's Office.

AIG ASSET MANAGEMENT (U.S.), LLC, is fully aware that XR QUADRANT I, LLC, a Utah limited liability company, is in the process of recording a Plat creating a project known as **THE QUADRANT - PLAT "A"**, and AIG ASSET MANAGEMENT (U.S.), LLC hereby consents to the recording of the Plat for all purposes shown thereon.

A UCC Financing Statement was subsequently executed by XR Quadrant I, LLC, as Debtor, in favor of AIG Asset Management (U.S.), LLC, a Delaware limited liability company, as Secured Party recorded 2/10/2022 as Entry No. 13888734 in Book 11304 at Page 6264 of Official Records.

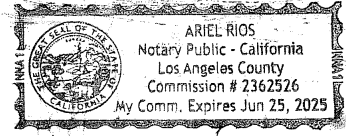
Dated this 6 day of SEPT, 2022

AIG ASSET MANAGEMENT (U.S.), LLC
By: Michelle Campion
Print Name: MICHELLE CAMPION
Title: VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
On this 6 day of SEPT, in the year 2022, before me ARIEL RIOS, a notary public, personally appeared MICHELLE CAMPION the VICE PRESIDENT of AIG ASSET MANAGEMENT (U.S.), LLC proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Consent to Record regarding the **THE QUADRANT - PLAT "A"** and was signed by him/her on behalf of said AIG ASSET MANAGEMENT (U.S.), LLC and acknowledged that he/she/they executed the same.

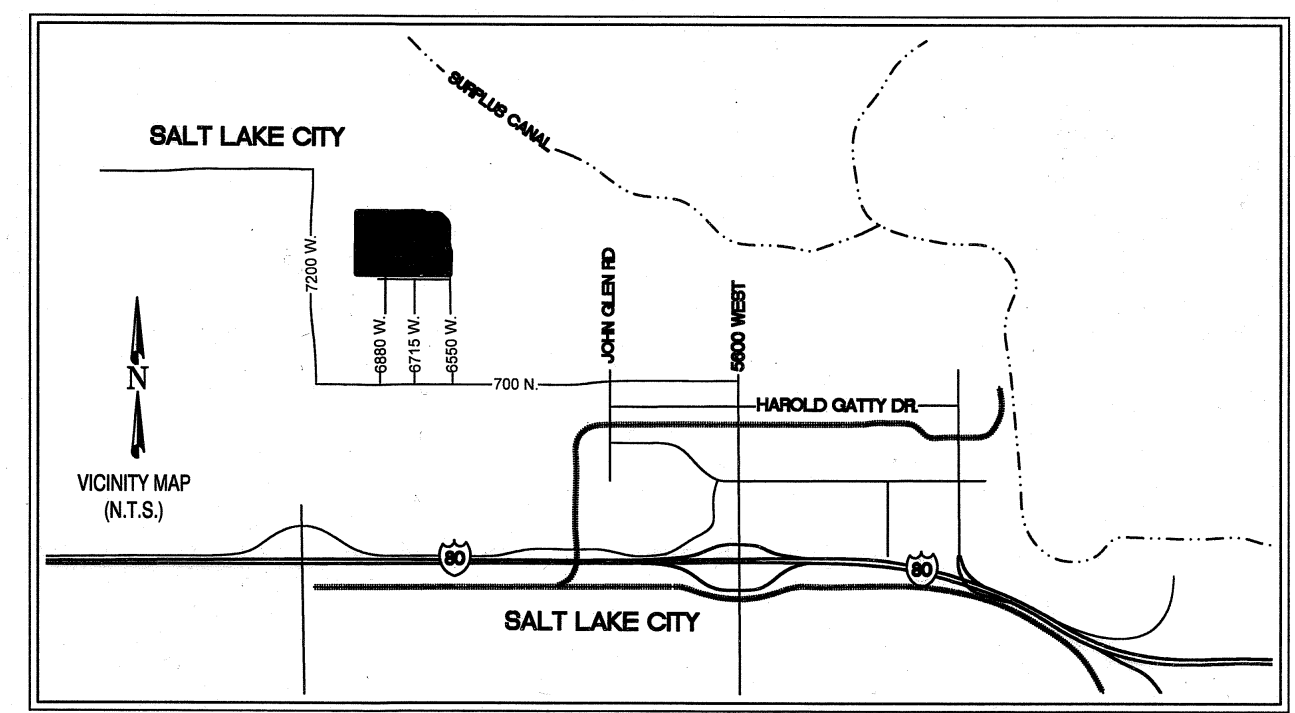
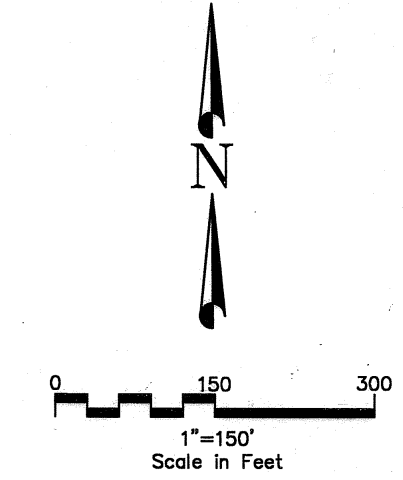
Commission Number 2362526
My Commission Expires JUNE 25, 2025



Signature: [Signature]
Print Name: ARIEL RIOS
A Notary Public Commissioned in CALIFORNIA

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.

THE QUADRANT - PLAT "A"
LOCATED IN THE NORTH HALF OF SECTION 27,
TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



OWNER'S DEDICATION

XR QUADRANT DEVELOPMENT, LLC, a Utah limited liability company, the owner of the described tract of land to be hereafter known as **THE QUADRANT - PLAT "A"**, 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. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this 2nd day of August, 2022.

XR QUADRANT DEVELOPMENT, LLC,
a Utah limited liability company,
by its two Managers:

QUADRANT MANAGEMENT, LLC,
a Utah limited liability company,
by its Manager:

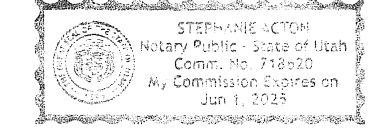
THE RITCHIE GROUP, L.C.,
a Utah limited liability company
By: [Signature]
Paul W. Ritchie, Manager

ALLIED SOLUTIONS GROUP, INC.,
a Utah corporation
By: [Signature]
Joseph Hunt, President

NOTARY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)
On this 2nd day of August, in the year 2022, before me Stephanie Acton, a notary public, personally appeared Paul W. Ritchie, Manager of The Ritchie Group, L.C., Manager of Quadrant Management, LLC, Manager of XR Quadrant Development, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in the foregoing Owner's Dedication regarding **THE QUADRANT - PLAT "A"** and was signed by him on behalf of said The Ritchie Group, L.C., Manager of Quadrant Management, LLC, Manager of XR Quadrant Development, LLC and acknowledged that he executed the same.

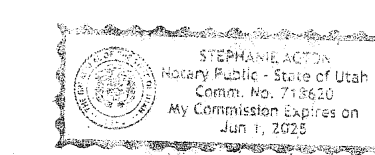
Commission Number 718620
My Commission Expires 6-1-2025



Signature: [Signature]
Print Name: Stephanie Acton
A Notary Public Commissioned in Utah

STATE OF UTAH)
COUNTY OF SALT LAKE)
On this 2nd day of August, in the year 2022, before me Stephanie Acton, a notary public, personally appeared Joseph Hunt, President of Allied Solutions Group, Inc., Manager of XR Quadrant Development, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in the foregoing Owner's Dedication regarding **THE QUADRANT - PLAT "A"** and was signed by him on behalf of said Allied Solutions Group, Inc., Manager of XR Quadrant Development, LLC and acknowledged that he executed the same.

Commission Number 718620
My Commission Expires 6-1-2025



Signature: [Signature]
Print Name: Stephanie Acton
A Notary Public Commissioned in Utah

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by its two Managers:

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by its Manager:

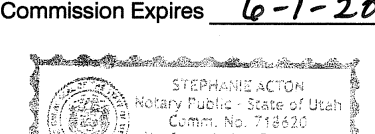
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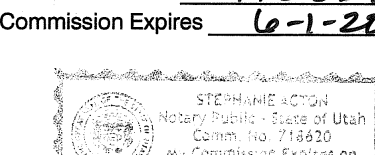
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My Commission Expires 6-1-2025



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Print Name: Stephanie Acton
A Notary Public Commissioned in Utah

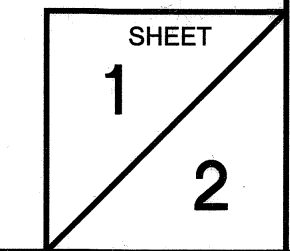
STATE OF UTAH)
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My Commission Expires 6-1-2025



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A Notary Public Commissioned in Utah

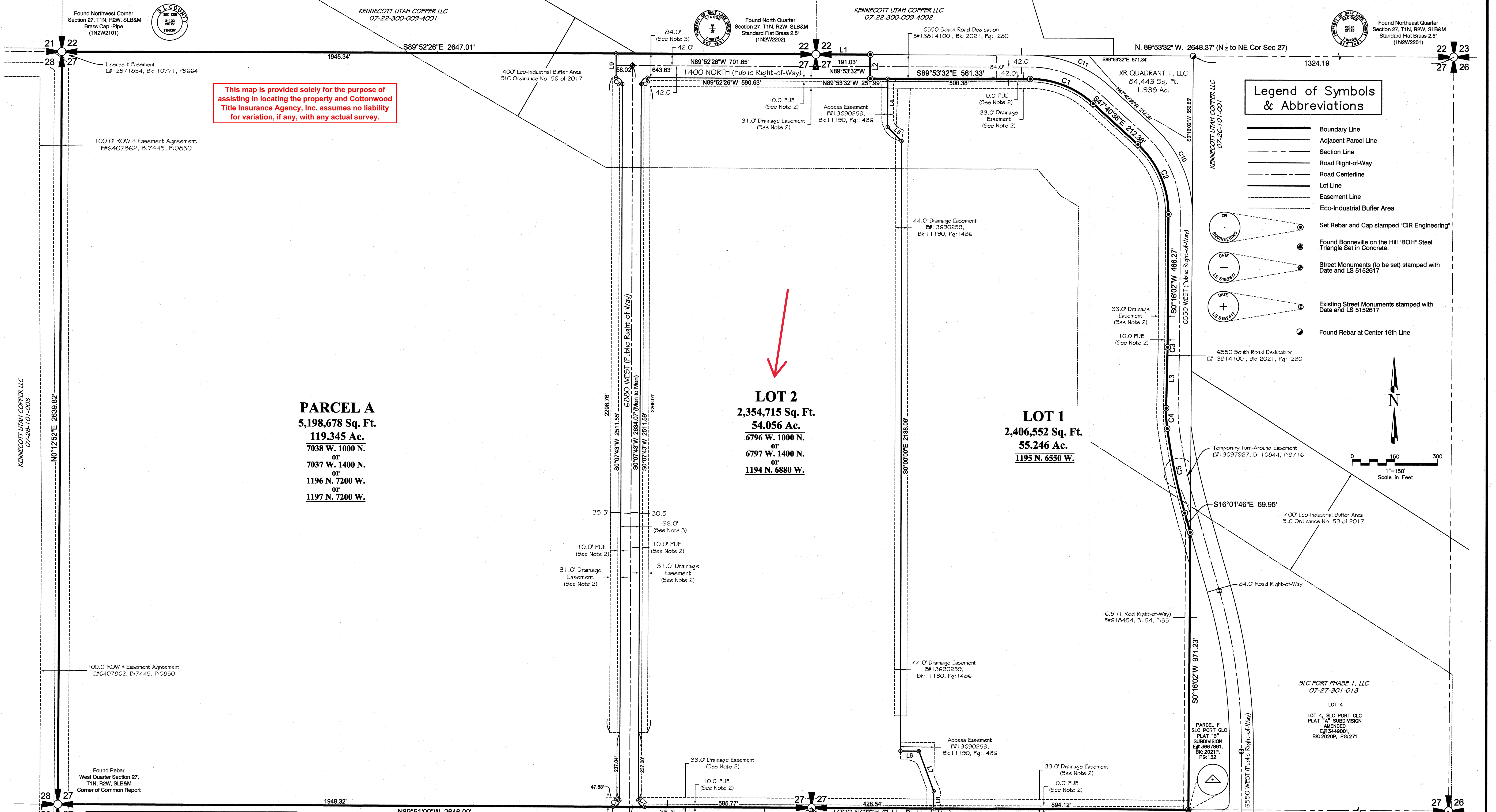
OWNERS / DEVELOPER:
XR Quadrant I, LLC /
XR Quadrant Development, LLC
1245 East Brickyard Road, Suite 70
Salt Lake City, Utah 84106



PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

THE QUADRANT - PLAT "A"
LOCATED IN THE NORTH HALF OF SECTION 27,
TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

PROJECT: _____ NUMBER: _____ ACCOUNT: _____ SHEET 1 OF 2 SHEETS	S.L. CITY PUBLIC UTILITIES DEPT. Approved as to sanitary sewer and water details this 18 th day of August, A.D. 2022. <u>[Signature]</u> Director, S.L. City Public Utilities	S.L. COUNTY HEALTH DEPARTMENT Approved this 19 day of August, A.D. 2022. <u>[Signature]</u> S.L. County Health Department	CITY ENGINEERING DIVISION I hereby certify that I have had this plat examined by this office and it is correct in accordance with information on file. <u>[Signature]</u> 8/19/22 City Engineer <u>[Signature]</u> 8/19/22 City Surveyor	CITY PLANNING DIRECTOR Approved this 22 nd day of August, A.D. 2022 by the Salt Lake City Planning Commission. <u>[Signature]</u> Planning Director	CITY ATTORNEY Approved to form this 15 th day of September, A.D. 2022. <u>[Signature]</u> Salt Lake City Attorney	CITY APPROVAL Presented to Salt Lake City this 20 day of Sept. A.D. 2022 and is hereby approved. <u>[Signature]</u> Salt Lake City Mayor <u>[Signature]</u> Salt Lake City Recorder	SALT LAKE COUNTY RECORDER Recorded # <u>14022063</u> State of Utah, County of Salt Lake, Recorded and filed at the request of <u>XR Quadrant I, LLC</u> Date: <u>9/27/22</u> Time: <u>04:27pm</u> Book: <u>2022P</u> Page: <u>229</u> \$106.00 Fee \$ <u>[Signature]</u> Deputy, Salt Lake County Recorder	PROJECT: _____ NUMBER: _____ ACCOUNT: _____ SHEET 1 OF 2 SHEETS
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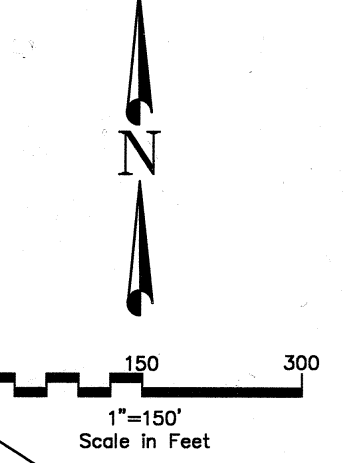
PARCEL A
 5,198,678 Sq. Ft.
 119.345 Ac.
 7038 W. 1000 N.
 or
 7037 W. 1400 N.
 or
 1196 N. 7200 W.
 or
 1197 N. 7200 W.

LOT 2
 2,354,715 Sq. Ft.
 54.056 Ac.
 6796 W. 1000 N.
 or
 6797 W. 1400 N.
 or
 1194 N. 6880 W.

LOT 1
 2,406,552 Sq. Ft.
 55.246 Ac.
 1195 N. 6550 W.

Legend of Symbols & Abbreviations

- Boundary Line
- Adjacent Parcel Line
- Section Line
- Road Right-of-Way
- Road Centerline
- Lot Line
- Easement Line
- Eco-Industrial Buffer Area
- Set Rebar and Cap stamped "CIR Engineering"
- Found Bonneville on the Hill "BOH" Steel Triangle Set in Concrete.
- Street Monuments (to be set) stamped with Date and LS 5152617
- Existing Street Monuments stamped with Date and LS 5152617
- Found Rebar at Center 16th Line



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	242.40	329.00	42°12'54"	S68° 47' 05"E	236.96
C2	275.30	329.00	47°56'40"	S23° 42' 18"E	267.34
C3	5.07	287.00	1°00'45"	S0° 46' 25"W	5.07
C4	72.16	455.00	9°05'13"	S3° 15' 49"E	72.09
C5	301.87	2104.00	8°13'14"	S11° 55' 02"E	301.61
C6	35.34	22.50	89°59'51"	S45° 07' 38"W	31.82
C7	35.34	22.50	89°58'52"	S44° 51' 43"E	31.81
C8	35.35	22.50	90°01'16"	S44° 52' 55"E	31.83
C9	35.35	22.50	90°01'08"	S45° 08' 17"W	31.83

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C10	345.59	413.00	47°56'40"	N23° 42' 18"W	335.60
C11	304.29	413.00	42°12'54"	N68° 47' 05"W	297.46

LINE TABLE					
LINE #	LENGTH	BEARING	L5	L6	S45° 00' 00"E
L1	191.01	S89° 53' 32"E	L6	64.26	N90° 00' 00"E
L2	84.00	S0° 06' 28"W	L7	149.29	S20° 36' 31"E
L3	208.39	S1° 16' 48"W	L8	60.05	S40° 00' 00"E
L4	170.43	S0° 00' 00"E	L9	84.00	S0° 06' 28"W

SHEET
 2
 2

PREPARED BY:

CIR CIVIL ENGINEERING + SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, UT 84095
 Phone: (435)503-7641

SALT LAKE COUNTY RECORDER

Recorded # _____
 State of Utah, County of Salt Lake, Recorded and filed at the request of _____

Date: _____ Time: _____ Book: _____ Page: _____

Fee \$ _____ Deputy, Salt Lake County Recorder

THE QUADRANT - PLAT "A"
 LOCATED IN THE NORTH HALF OF SECTION 27,
 TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH

PROJECT: _____
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 SHEET 2
 OF 2 SHEETS