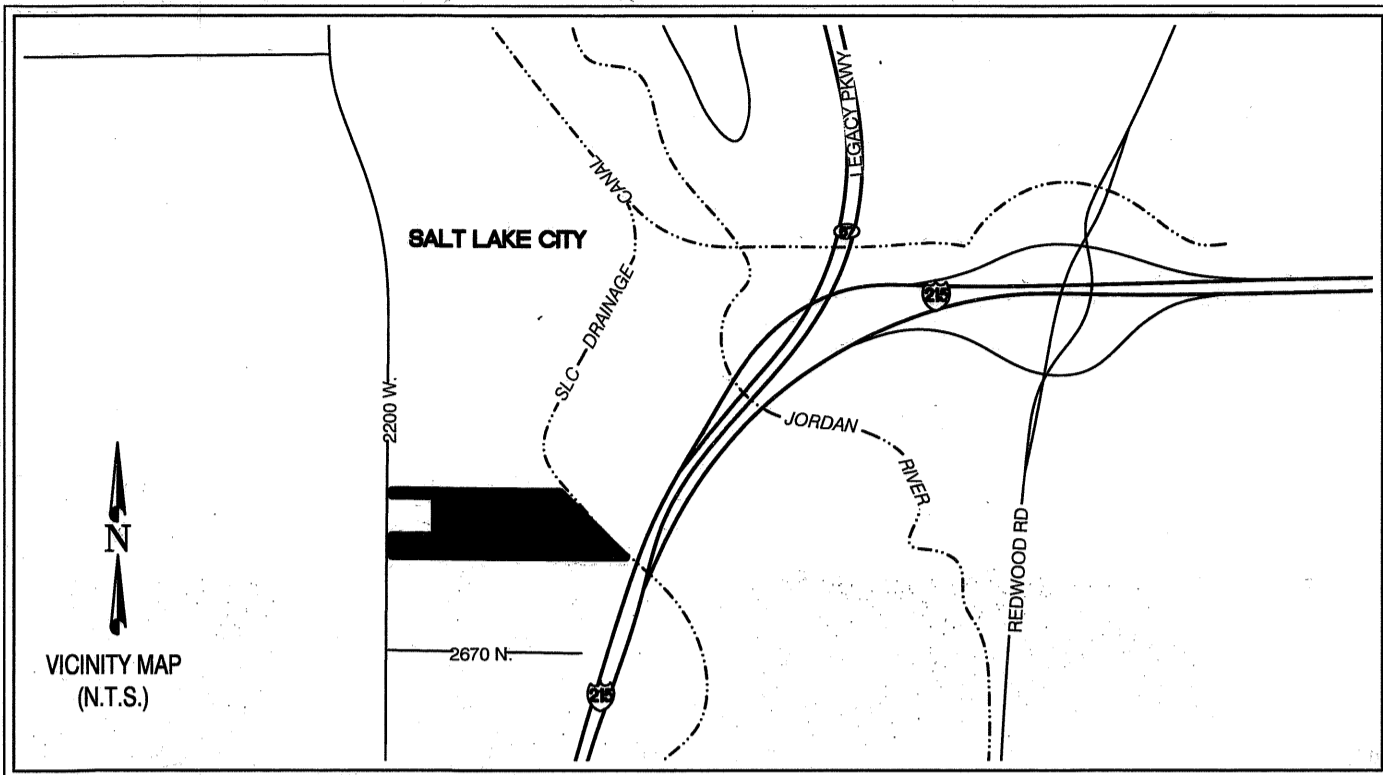


**NORTHPOINT COMMERCE CENTER SUBDIVISION**  
**LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9 & THE SOUTHWEST QUARTER OF SECTION 10,**  
**TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN**  
**2760 NORTH 2200 WEST**  
**SALT LAKE CITY, SALT LAKE COUNTY, UTAH**



**LIEN HOLDER CONSENT TO RECORD**

On 16 day of December, 2013, Larkin Enterprises, L.L.C., predecessor in interest to James Reed Larkin, as to an undivided 50 % interest and Kathleen Steed Larkin, as to an undivided 50 % interest, as Trustor, entered into a CONSTRUCTION DEED OF TRUST with Brighton Bank, as Beneficiary, which Deed of Trust is secured by the property more particularly described in the Construction Deed of Trust. Said Construction Deed of Trust was recorded on December 17, 2013, Entry No. 11777246 in Book 10199 at Page 9460, in the official records of the Salt Lake County Recorder's Office.

BRIGHTON BANK, is fully aware that James Reed Larkin, as to an undivided 50 % interest and Kathleen Steed Larkin, as to an undivided 50 % interest, successor in interest to Larkin Enterprises, L.L.C., a Utah limited liability company, and Gary L. Banford and Holly Price-Banford, Trustees, or Successor Trustee(s) of the Banford Family Revocable Trust, dated March 29, 2021, are in the process of recording a Plat creating a project known as **NORTHPOINT COMMERCE CENTER SUBDIVISION**, and BRIGHTON BANK hereby consents to the recording of the Plat for all purposes shown thereon.

Dated this 16<sup>th</sup> day of March, 2025

BRIGHTON BANK  
By: Traei M. Nelson  
Print Name: Traei M. Nelson  
Title: Vice President

**NOTARY ACKNOWLEDGMENT**

STATE OF Utah )  
COUNTY OF Salt Lake )  
On this 16<sup>th</sup> day of March, in the year 2025, before me, Samantha Teide, a notary public, personally appeared Traei M. Nelson, the Vice President of BRIGHTON BANK proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Lien Holder, Consent to Record regarding the **NORTHPOINT COMMERCE CENTER SUBDIVISION** and was signed by him/her on behalf of said BRIGHTON BANK and acknowledged that he/she/they executed the same.

Commission Number 729164  
My Commission Expires 12-02-2026  
Samantha Teide  
Print Name: Samantha Teide  
A Notary Public Commissioned in Utah

**LIEN HOLDER CONSENT TO RECORD**

On 25 day of February, 2015, Larkin Enterprises, L.L.C., a Utah limited liability company, predecessor in interest to James Reed Larkin, as to an undivided 50 % interest and Kathleen Steed Larkin, as to an undivided 50 % interest, as Trustor, entered into a TRUST DEED FUTURE FILING AND ASSIGNMENT OF RENTS with Mountain West Small Business Finance, as Beneficiary, which Trust Deed is secured by the property more particularly described in the above identified Trust Deed Future Filing and Assignment of Rents. Said Trust Deed Future Filing and Assignment of Rents was recorded on March 6, 2015, Entry No. 12005953 in Book 10302 at Page(s) 7108-7115, in the official records of the Salt Lake County Recorder's Office.

The above stated Trust Deed was assigned to The Small Business Administration, an Agency of the United States, dated February 25, 2015 and recorded March 6, 2015 as Entry No. 12006070 in Book 10302 at Page 7802.

The Small Business Administration, an Agency of the United States, is fully aware that James Reed Larkin, as to an undivided 50 % interest and Kathleen Steed Larkin, as to an undivided 50 % interest, successor in interest to Larkin Enterprises, L.L.C., a Utah limited liability company, and Gary L. Banford and Holly Price-Banford, Trustees, or Successor Trustee(s) of the Banford Family Revocable Trust, dated March 29, 2021, are in the process of recording a Plat creating a project known as **NORTHPOINT COMMERCE CENTER SUBDIVISION**, and The Small Business Administration, an Agency of the United States, hereby consents to the recording of the Plat for all purposes shown thereon.

Dated this 28 day of March, 2025  
THE SMALL BUSINESS ADMINISTRATION, AN AGENCY OF THE UNITED STATES

By: John Gysi  
Print Name: John Gysi  
Title: District Counsel

**NOTARY ACKNOWLEDGMENT**

STATE OF Utah )  
COUNTY OF Salt Lake )  
On this 28<sup>th</sup> day of March, in the year 2025, before me, Diana Pirir, a notary public, personally appeared John Gysi the District Counsel of The Small Business Administration, an Agency of the United States, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Lien Holder Consent to Record regarding the **NORTHPOINT COMMERCE CENTER SUBDIVISION** and was signed by him/her on behalf of said The Small Business Administration, an Agency of the United States, and acknowledged that he/she/they executed the same.

Commission Number 734462  
My Commission Expires Dec. 4, 2027  
Diana Pirir  
Print Name: Diana Pirir  
A Notary Public Commissioned in Utah

**OWNER'S DEDICATION**

Gary L. Banford & Holly Price-Banford, Trustees, or Successor Trustee(s) of the Banford Family Revocable Trust, dated March 29, 2021, the owner(s) of the described tract of land to be hereafter known as **NORTHPOINT COMMERCE CENTER SUBDIVISION**, 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.

Gary L. Banford & Holly Price-Banford, Trustees, or Successor Trustee(s) of the Banford Family Revocable Trust, dated March 29, 2021  
By: Gary L. Banford  
Name: Gary L. Banford  
Title: Trustee  
Date: 3-26-2025

State of Utah )  
County of Salt Lake )

On this 16<sup>th</sup> day of March, in the year 2025, before me, Michael P. Chabries, a Notary Public, personally appeared Gary L. Banford, the Trustee of the Banford Family Revocable Trust, dated March 29, 2021 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 **NORTHPOINT COMMERCE CENTER SUBDIVISION** and was signed by him/her on behalf of said Banford Family Revocable Trust, dated March 29, 2021 and acknowledged that he/she/they executed the same.

Commission Number 732623  
My Commission Expires 8-27-2029  
Signature: Michael P. Chabries  
Print Name: Michael P. Chabries  
A Notary Public Commissioned in Utah

State of Utah )  
County of Salt Lake )

On this 16<sup>th</sup> day of March, in the year 2025, before me, Michael P. Chabries, a Notary Public, personally appeared Hollie Price-Banford the Trustee of the Banford Family Revocable Trust, dated March 29, 2021 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 **NORTHPOINT COMMERCE CENTER SUBDIVISION** and was signed by him/her on behalf of said Banford Family Revocable Trust, dated March 29, 2021 and acknowledged that he/she/they executed the same.

Commission Number 732623  
My Commission Expires 8-27-2029  
Signature: Michael P. Chabries  
Print Name: Michael P. Chabries  
A Notary Public Commissioned in Utah

**OWNERS:**  
James Reed Larkin, as to an undivided 50 % interest,  
Kathleen Steed Larkin, as to an undivided 50 % interest  
2828 N 2200 W  
Salt Lake City, Utah 84116

Gary L. Banford & Holly Price-Banford, Trustees,  
or Successor Trustee(s) of the Banford Family Revocable Trust  
7897 S. 2175 E.  
South Weber, UT 84405

**DEVELOPER:**  
OCC Industrial  
P.O. Box 12437  
Denver, CO 80212

**OWNER'S DEDICATION**

James Reed Larkin, as to an undivided 50 % interest and Kathleen Steed Larkin, as to an undivided 50 % interest, the owner(s) of the described tract of land to be hereafter known as **NORTHPOINT COMMERCE CENTER SUBDIVISION**, 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.

James Reed Larkin, as to an undivided 50 % interest and Kathleen Steed Larkin, as to an undivided 50 % interest  
By: James Reed Larkin  
Name: James Reed Larkin  
Date: 3-26-25  
By: Kathleen Steed Larkin  
Name: Kathleen Steed Larkin  
Date: 3-25-25

State of Utah )  
County of Salt Lake )

On this 16<sup>th</sup> day of March, in the year 2025, before me, Michael P. Chabries, a Notary Public, personally appeared James Reed Larkin, as to an undivided 50% interest 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 **NORTHPOINT COMMERCE CENTER SUBDIVISION** and acknowledged that he/she/they executed the same.

Commission Number 732623  
My Commission Expires 8-27-2029  
Signature: Michael P. Chabries  
Print Name: Michael P. Chabries  
A Notary Public Commissioned in Utah

State of Utah )  
County of Salt Lake )

On this 16<sup>th</sup> day of March, in the year 2025, before me, Michael P. Chabries, a Notary Public, personally appeared Kathleen Steed Larkin, as to an undivided 50% interest 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 **NORTHPOINT COMMERCE CENTER SUBDIVISION** and acknowledged that he/she/they executed the same.

Commission Number 732623  
My Commission Expires 8-27-2029  
Signature: Michael P. Chabries  
Print Name: Michael P. Chabries  
A Notary Public Commissioned in Utah

PREPARED BY:

**CIR CIVIL ENGINEERING + SURVEYING**  
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095  
Phone: (435) 503-7641

**MICHAEL PAUL CHABRIES**  
NOTARY PUBLIC-STATE OF UTAH  
My Commission Expires August 27, 2027  
COMMISSION NUMBER 732623

**BOUNDARY DESCRIPTION**

An entire tract being all or part of those two (2) parcels of land described in that Warranty Deed recorded December 17, 2013 as Entry No. 1177245 in Book 10199, at Page 9457 and Warranty Deed recorded April 2, 2021 as Entry No. 13618776 in Book 11148, at Page 987 in the Office of the Salt Lake County Recorder. Said entire tract is located in the Southeast Quarter of Section 9 and the Southwest Quarter of Section 10, Township 1 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:

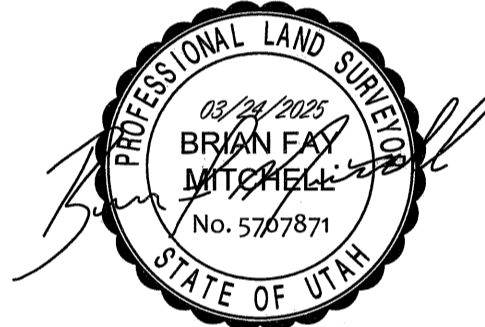
**Beginning** at the intersection of the easterly right-of-way line of 2200 West Street and an existing fence, which is 1325.98 feet N. 89°44'47" W. along the Section Line to the City Monument Line of 2200 West described on that Scannell Logistics Center, Phase 1 recorded June 8, 2023 as Entry No. 14115454 in the Office of said Recorder and 930.49 feet N. 00°17'45" E. (R=along said City Monument Line and 38.50 feet S. 89°42'15" E. from the Southeast Corner of said Section 9; thence S. 88°59'52" E. (Deed = South 89°17'15" East) 198.53 feet along said existing fence to a found red rebar and cap stamped "LS 4265, R.S. Inc." marking a Boundary Line Agreement recorded December 7, 2001 as Entry No. 8085326 in Book 8538, at Page 5539 in the Office of said Recorder and shown on that survey plat filed as S2012-04-0126 in the Office of the Salt Lake County Recorder; thence along said Boundary Line Agreement the following two (2) courses: 1) S. 89°34'49" E. 528.90 feet (Deed = South 89°52'05" East 528.95 feet); 2) S. 89°26'53" E. 441.62 feet (Deed = South 89°44'09" East 437.26 feet) to an existing red rebar and cap stamped "LS 4265, R.S. Inc." marking the northwesterly boundary line that Amended Decree Quietening Title recorded April 25, 2018 as Entry No. 12760564 in Book 10668, at Page 5982 in the Office of said Recorder and shown on those survey plats filed as S01-04-0256, S2009-08-0362, and S2009-08-0363 in the Office of said Surveyor, said line also referred to as the westerly line of the Salt Lake City No. 2 Drain Ditch; thence S. 45°18'34" E. 646.24 feet along said southwesterly boundary line and ditch to a found red rebar and cap stamped "Richardson Surveying, Inc. PLS 152050", marking a Boundary Line Agreement recorded August 4, 2005 as Entry No. 9451694 in Book 9169, at Page 3763 in the Office of said Recorder; thence N. 89°30'32" W. 434.23 feet (Deed = North 89°47'55" West 428.68 feet, BLA = West 432.125) along an existing fence and Boundary Line Agreement to a fence corner and a found red rebar and cap stamped "Richardson Surveying, Inc. PLS 152050"; thence along an existing wire fence the following two (2) courses: 1) N. 89°05'50" W. (Deed = North 89°24'13" West) 118.06 feet to an existing yellow rebar and cap stamped "Miller LS 155641"; 2) N. 89°49'08" W. (Deed = North 89°53'29" West) 228.26 feet to existing yellow rebar and cap stamped "Miller LS 155641"; thence N. 00°17'23" E. 22.26 feet; thence N. 89°39'58" W. 584.40 feet; thence N. 89°40'17" W. 265.65 feet to the easterly right-of-way line of 2200 West Street; thence N. 00°17'45" E. (Deed = North) 117.12 feet along said easterly right-of-way line to an existing wire fence; thence S. 89°49'46" E. 300.24 feet along said existing wire fence; thence N. 00°17'23" E. (Deed = North) 279.91 feet to and along an existing chain link fence and easterly line of an existing decorative wall; thence N. 89°32'22" W. (Deed = North 89°49'45" West) 300.21 feet along the northerly line of said decorative wall more or less to said easterly right-of-way line of 2200 West Street; thence N. 00°17'45" E. (Deed = North) 34.08 feet along said easterly right-of-way line to the **Point of Beginning**.

The above-described entire tract contains 529,088 sq ft., in area or 12.146 acres, more or less  
Statement of Accuracy, Minimum linear closure of 1:15,000  
Parcel Tax ID No's: 08-09-476-028 & 08-09-476-026

**SURVEYOR'S CERTIFICATE**

I, BRIAN F. MITCHELL, with CIR Engineering + Surveying, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5767871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the property described on this plat in accordance with 17-23-17, and have verified all measurements, and have subdivided said property into lots and streets, together with easements, hereafter to be known as **NORTHPOINT COMMERCE CENTER SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this 24<sup>th</sup> day of March, 2025.



**PLAT NOTES:**

- Offset pins to be set in top back of curb and 5/8"x 24" rebar and cap stamped "CIR" to be set at all other lot and boundary corners.
- This subdivision will require the Scannell Logistics Lift Station 1 to provide sewer service. No certificate of occupancy will be issued for these lots until the sewer lift station is completed and commissioned.
- Salt Lake County Flood Control prohibits disturbance and construction within 20 feet of the top of bank of the Salt Lake City No. 2 Drain Ditch.
- Access to the Salt Lake City No. 2 Drain Ditch facility must be maintained at all times.
- Right of Way for Salt Lake City Ditch No. 2 along the Easterly boundary of Parcel 1 and the Westerly boundary of Parcel 2, and any facilities appurtenant thereto, including but not limited to, water pipelines and ditches, as the same may be found to intersect the herein described Land, together with any rights or asserted rights in and to said Canal or pertaining to the use and maintenance of said Canal. The Company further excepts any adverse claim based on (i) the assertion that some of the boundaries of the herein described Land have been affected by a change in the course of said Canal; (ii) the uncertainty of the boundaries of said Canal; and (iii) the assertion that the Land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands.
- Subject to that Development Agreement dated April 29, 2025 and recorded on June 24, 2025 as Entry No. 1440191 in the Official Records of the Salt Lake County Recorder.
- Subject to that Avigation Easement dated March 25, 2025 and recorded on June 26, 2025 as Entry No. 1440203 in the Official Records of the Salt Lake County Recorder.
- All rights associated with the historic irrigation ditch across the property have been abandoned pursuant to that certain Agreement Regarding Abandonment of Prescriptive Easement for Water Conveyance dated February 14, 2025 among OCC Capital Fund, LLC, XCEL Development, LLC and (Laval), and consented to by the North Point Consolidated Irrigation Company, as further evidenced by that certain Termination of Prescriptive Easement for Conveyance of Water dated February 14, 2025 by XCEL Development, LLC and (Laval), recorded on June 26, 2025 as Entry No. 14402197 in the Official Records of the Salt Lake County Recorder.
- All applicable utility companies have been notified regarding the recording of this plat.
- The allowable peak sewer discharge for this site is 1.6 gpm per acre. Any peak sewer discharge over this amount may require offsite infrastructure improvements and/or additional infrastructure fees.
- Infrastructure reimbursement will be due at the time of permitting for any site development or building construction per existing agreements.

SHEET  
1  
2

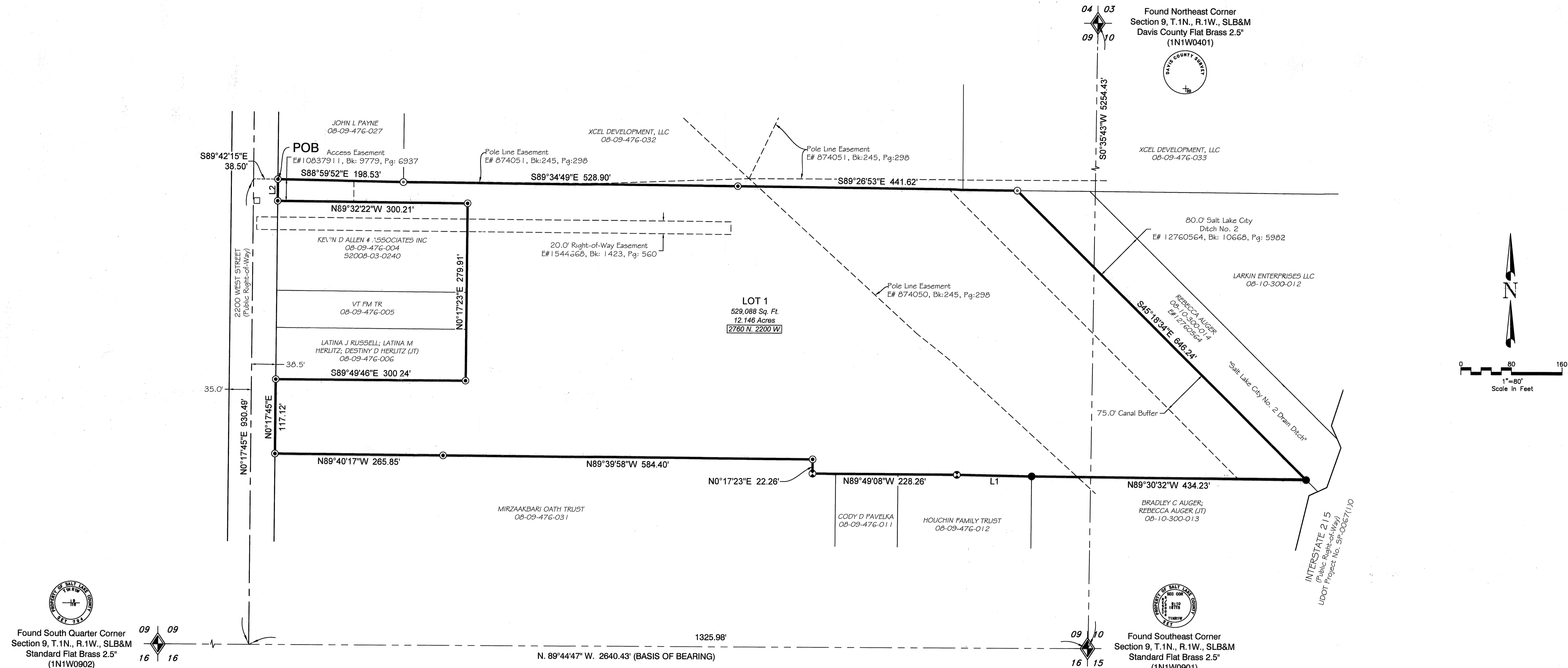
**NORTHPOINT COMMERCE CENTER SUBDIVISION**  
LOCATED IN THE SOUTHEAST 1/4 SECTION 9 & SOUTHWEST 1/4 OF SECTION 10,  
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,  
2760 NORTH 2200 WEST  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

PROJECT: \_\_\_\_\_  
NUMBER: \_\_\_\_\_  
ACCOUNT: \_\_\_\_\_  
SHEET 1  
OF 2 SHEETS

Recorded # 14402204  
State of Utah, County of Salt Lake, Recorded and filed at the request of  
Salt Lake City Dept. of Airports  
Date: 6/16/2025 Time: 11:22 AM Book: 2025P Page: 156  
Fee \$ \$102.00  
Deputy, Salt Lake County Recorder

08-09-476-026, -028 2025P pg 156 1 cat

**NORTHPOINT COMMERCE CENTER SUBDIVISION**  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9 & THE SOUTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
2760 NORTH 2200 WEST  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



**Legend of Symbols & Abbreviations**

- Boundary Line
- - - City Monument Line
- - - Section Line
- - - Adjacent Parcel
- - - Right-of-Way Line
- - - Easement Line
- Set yellow rebar/cap stamped "CIR"
- Found red rebar/cap stamped "L.S. 4265 R.S. INC."
- Found red rebar/cap stamped "Richardson Surveying Inc. PLS 152050"
- ⊙ Found Yellow Rebar and Cap stamped "Miller LS155641"
- Found Nail (On Line)

LINE TABLE		
LINE #	LENGTH	BEARING
L1	118.06	N89° 06' 50"W
L2	34.08	N0° 17' 45"E

PROJECT: \_\_\_\_\_  
NUMBER: \_\_\_\_\_  
ACCOUNT: \_\_\_\_\_  
SHEET 2  
OF 2 SHEETS

PREPARED BY:  
**CIR** CIVIL ENGINEERING  
+ SURVEYING  
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095  
Phone: (435) 503-7641

**NORTHPOINT COMMERCE CENTER SUBDIVISION**  
LOCATED IN THE SOUTHEAST 1/4 SECTION 9 & SOUTHWEST 1/4 OF SECTION 10,  
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,  
2760 NORTH 2200 WEST  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

Recorded # 14402204  
State of Utah, County of Salt Lake, Recorded and filed at the request of  
SLC Dept. of Airports  
Date: 6/26/2025 Time: 11:22 AM Book: 2025P Page: 156  
Fee \$ \$102.00  
Deputy, Salt Lake County Recorder

PROJECT: \_\_\_\_\_  
NUMBER: \_\_\_\_\_  
ACCOUNT: \_\_\_\_\_  
SHEET 2  
OF 2 SHEETS