

RIVERBEND INDUSTRIAL PARK

LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

SHEET 2 OF 2

NOTICE TO PURCHASER:

THIS PLAT WAS PREPARED BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FOUNDERS TITLE COMPANY, ORDER NO. F-00065926, DATED APRIL 5, 2005.
THE FOLLOWING ARE NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B SECTION 2 OF REFERENCED TITLE REPORT.

ITEMS 1 THRU 15 ARE ISSUES RELATED TO SALT LAKE COUNTY TAX ASSESSMENT AND ARE NOT ADDRESSED BY THIS PLAT.

16. Said property is included within the boundaries of Salt Lake City, and is subject to the charges and assessments

17. Rights of ingress and/or egress from a dedicated street or highway are not disclosed of record, and such rights will be excluded from the coverage of our Policy. (Affects all parcels except "Road" parcel)

18. Rights associated with the Canal along the North line of "South/Rear" parcel and the South line of Parcel "N-C".

19. Rights associated with the Surplus Canal along the South line of "South/Rear" parcels.

20. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantor: MARY O. ADAMS
Grantee: WASATCH GAS
Location: (Exact location not disclosed)
Purpose: Gas pipe lines, and incidental purposes
Dated: March 1, 1929
Recorded: March 22, 1929
Entry No.: 628763
Book/Page: 56/229

21. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantor: COMMERCIAL SECURITY BANK, TRUSTEE

Grantee: SALT LAKE CITY
Location: Beginning at a point on the South line of Indiana Avenue, said point being North 0°03'08" West 1,235.90 feet and North 89°55'56" East 953.30 feet from the West quarter corner of Section 10, Township 1 South, Range 1 West, Salt Lake Base and Meridian, thence South 89°55'56" West along said South line 20.0 feet; thence South 0°03'08" East 995.0 feet, more or less, to the North bank of a canal; thence Southeasterly along said North bank 20.0 feet, more or less, to a point South 0°03'08" East from the point of beginning; thence North 0°03'08" West 1,000.00 feet, more or less, to point of beginning.

Purpose: A perpetual 20 foot right of way and easement for the construction, maintenance, replacement and repair of an 8 inch water main, water service lines and water meters (Watermain Extension No. 3446), and incidental purposes Dated: February 19, 1968

Recorded: March 1, 1968
Entry No.: 2235576

22. Rights of access to I—215 have been relinquished to the State of Utah by instrument recorded August 19, 1971, as Entry No. 2404338, in Book 2989, at page 623, of Official Records.

23. Rights of access to I—215 have been relinquished to the State of Utah by instrument recorded October 5, 1971, as Entry No. 2413413, in Book 3003, at page 801, of Official Records.

24. Rights of access to I—215 have been relinquished to the State of Utah by instrument recorded March 7, 1972, as Entry No. 2441249, in Book 3048, at page 440, of Official Records.

25. The effects of Salt Lake City Ordinance No. 72 of 1983 for widening and relocation of Indiana Avenue and 900 South, recorded November 15, 1983, as Entry No. 3869405 in Book 5507, at Page 977, of Official Records.

26. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: L. CLAIR WILLIAMSEN AND LARRY D. WILLIAMSEN
Grantee: HARRY ROSS INDUSTRIES, INC.

Location: A right of way and easement for ingress and egress, over and across the following described property:

Beginning at a point on the South line of Indiana Avenue, said point being North 0.03.08. West 1268.68 feet and North 89.55.56. East 893.30 feet from the West quarter corner of Section 10, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence North 89.55.56. East 66.00 feet; thence South 0.03.08. East 251.34 feet; thence South 89.55.56. West 66.00 feet; thence North 0.03.08. West 251.34 feet to the point of beginning. Purpose: Ingress and egress, over and across above property, and incidental purposes

Dated: May 10, 1985 Recorded: May 10, 1985 Entry No.: 4085015 Book/Page: 5653/1723

Book/Page: 2636/261

27. Any easements and/or rights of way for the water distribution system and appurtenances of the Brighton and North Point Irrigation Company and/or the State of Utah Board of Water Resources, as the same may be found to intersect the herein described property, as disclosed by mesne instruments of record, including that certain Easement To Use Distribution System recorded September 26, 1988, as Entry No. 4680089, in Book 6067, at page 404, of Official Records.

28. Standard Form Agreement for Waiver of Installation of Public Way Improvement dated March 10, 1992 and recorded March 12, 1992, as Entry No. 5214086 in Book 6423, at Page 1539, of Official Records.

29. LAND USE EASEMENT
Grantor: WILLIAMSEN INVESTMENT COMPANY
Grantee: UNITED STATES AND THE STATE OF UTAH
Location: See document
Purpose: See document
Recorded: March 18, 1999
Entry No.: 7292784
Book/Page: 8259/5198

30. LAND USE EASEMENT
Grantor: L. CLAIR WILLIAMSEN; LARRY D. WILLIAMSEN; SHIRLEY WILLIAMSEN AND SOUTHWEST INVESTMENT COMPANY
Grantee: UNITED STATES AND THE STATE OF UTAH
Location: See document for particulars

Purpose: See document for particulars
Purpose: See document for particulars
Recorded: March 18, 1999
Entry No.: 7292785
Book/Page: 8259/5204

31. LAND USE EASEMENT
Grantor: WILLIAMSEN INVESTMENT COMPANY
Grantee: UNITED STATES AND THE STATE OF UTAH
Location: See document for particulars
Purpose: See document for particulars
Recorded: March 18, 1999
Entry No.: 7292786
Book/Page: 8259/5212

32. LAND USE EASEMENT
Grantor: L. CLAIR WILLIAMSEN; LARRY D. WILLIAMSEN; SHIRLEY WILLIAMSEN AND SOUTHWEST INVESTMENT COMPANY
Grantee: UNITED STATES AND THE STATE OF UTAH
Location: See document for particulars

Location: See document for particulars
Purpose: See document for particulars
Recorded: March 18, 1999
Entry No.: 7292787
Book/Page: 8259/5217

33. LAND USE EASEMENT
Grantor: WILLIAMSEN INVESTMENT COMPANY
Grantee: UNITED STATES AND THE STATE OF UTAH
Location: See document for particulars
Purpose: See document for particulars
Recorded: March 18, 1999
Entry No.: 7292788
Book/Page: 8259/5224

34. LAND USE EASEMENT
Grantor: L. CLAIR WILLIAMSEN; LARRY D. WILLIAMSEN; SHIRLEY WILLIAMSEN AND SOUTHWEST INVESTMENT COMPANY
Grantee: UNITED STATES AND THE STATE OF UTAH
Location: See document for particulars
Purpose: See document for particulars

Recorded: March 18, 1999 Entry No.: 7292789 Book/Page: 8259/5233

35. LAND USE EASEMENT
Grantor: WILLIAMSEN INVESTMENT COMPANY
Grantee: UNITED STATES AND THE STATE OF UTAH
Location: See document for particulars
Purpose: See document for particulars
Recorded: March 18, 1999

Entry No.: 7292790 Book/Page: 8259/5244

36. LAND USE EASEMENT
Grantor: L. CLAIR WILLIAMSEN; LARRY D. WILLIAMSEN; SHIRLEY WILLIAMSEN AND SOUTHWEST INVESTMENT COMPANY
Grantee: UNITED STATES AND THE STATE OF UTAH
Location: See document for particulars
Purpose: See document for particulars
Recorded: March 18, 1999

Entry No.: 7292791 Book/Page: 8259/5251

38. "Intentionally Deleted"

37. "Intentionally Deleted"

39. "Intentionally Deleted"

Book / Page: 9254 / 2371

40. DEED OF TRUST
Trustor: Yates, Bolinder, & Yates, LLC
Trustee: Bank of American Fork
Beneficiary: Bank of American Fork
Amount: \$3,256,159.00, plus interest
Dated: February 8, 2006
Recorded: February 10, 2006
Entry No.: 9635005

41. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: Yates, Bolinder, & Yates, LLC
Grantee: Salt Lake City Corporation, a municipal corporation
Purpose: drainage facilities, and incidental purposes
Dated: March 13, 2006
Recorded: March 14, 2006
Entry No.: 9661115

42. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantor: Yates, Bolinder, & Yates, LLC Grantee: Salt Lake City Corporation, a municipal corporation Purpose: CWA Drain No. 1, and incidental purposes

Dated: March 13, 2006 Recorded: March 14, 2006 Entry No.: 9661116 Book/Page: 9266/1693

Book/Page: 9266/1690

CONSENT TO DEDICATE:

THE UNDERSIGNED TRUSTEE OF AN EQUITABLE OR LEGAL INTEREST IN THE DESCRIBED RIVERBEND INDUSTRIAL PARK DOES HEREBY CONSENT TO THE DEDICATION BY THE OWNER THEREOF ALL STREETS AND EASEMENTS, AS SHOWN HEREON, FOR THE PERPETUAL USE OF THE PUBLIC. THE UNDERSIGNED DOES HEREBY DEDICATED ITS INTEREST IN AND TO THE LAND INCLUDED WITHIN SUCH PUBLIC STREETS AND EASEMENTS TO SALT LAKE CITY CORPORATION FOREVER.

TRUSTEE SIGNATURE: Stephen & Seumon S

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE UTAH

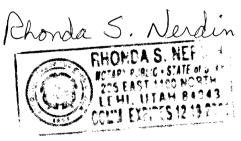
ON THIS 7th DAY OF April A.D.; 2006, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT-LAKE, IN SAID STATE OF UTAH, Stephen 5. Swenson WHO BEING BY ME DULY SWORN OR AFFIRMED DID AFFIRM THAT THEY ARE

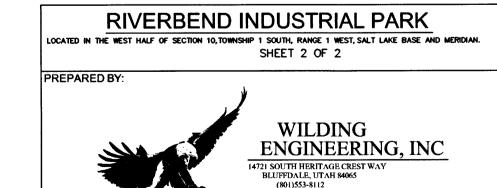
THE Benior Vice President

OF BANK OF AMERICAN FORK

AND THAT THE WITHIN INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND SAID PERSON ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES
12-19-2006





NUMBER

ACCOUNT_

OF_____ SHEETS

SHEET_

SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF FOUNDERS TITLE

DATE 13.00 TIME 12:58 P.M. BOOK 2000P PAGE 12.4

RECORDED # 9751288

<u>81.00</u>

David Done

DEPUTY: SALT LAKE COUNTY RECORDER

NUMBER______ACCOUNT_____SHEET_____SHEETS