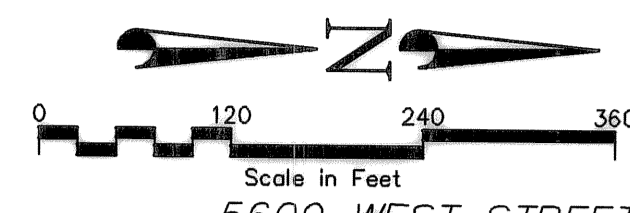


HIGHBURY COMMONS AT LAKE PARK

A SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,
 AND THE SOUTHWEST QUARTER OF SECTION 24,
 TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
 WEST VALLEY CITY, UTAH



SURVEYOR'S CERTIFICATE

I, James Dale Pitkin, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah and that I hold certificate number 171546 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that I have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah Code, and have verified measurements shown, and have subdivided said property into lots and streets hereafter to be known as HIGHBURY COMMONS AT LAKE PARK and that the same has been surveyed and monuments have been placed on the ground as shown hereon.

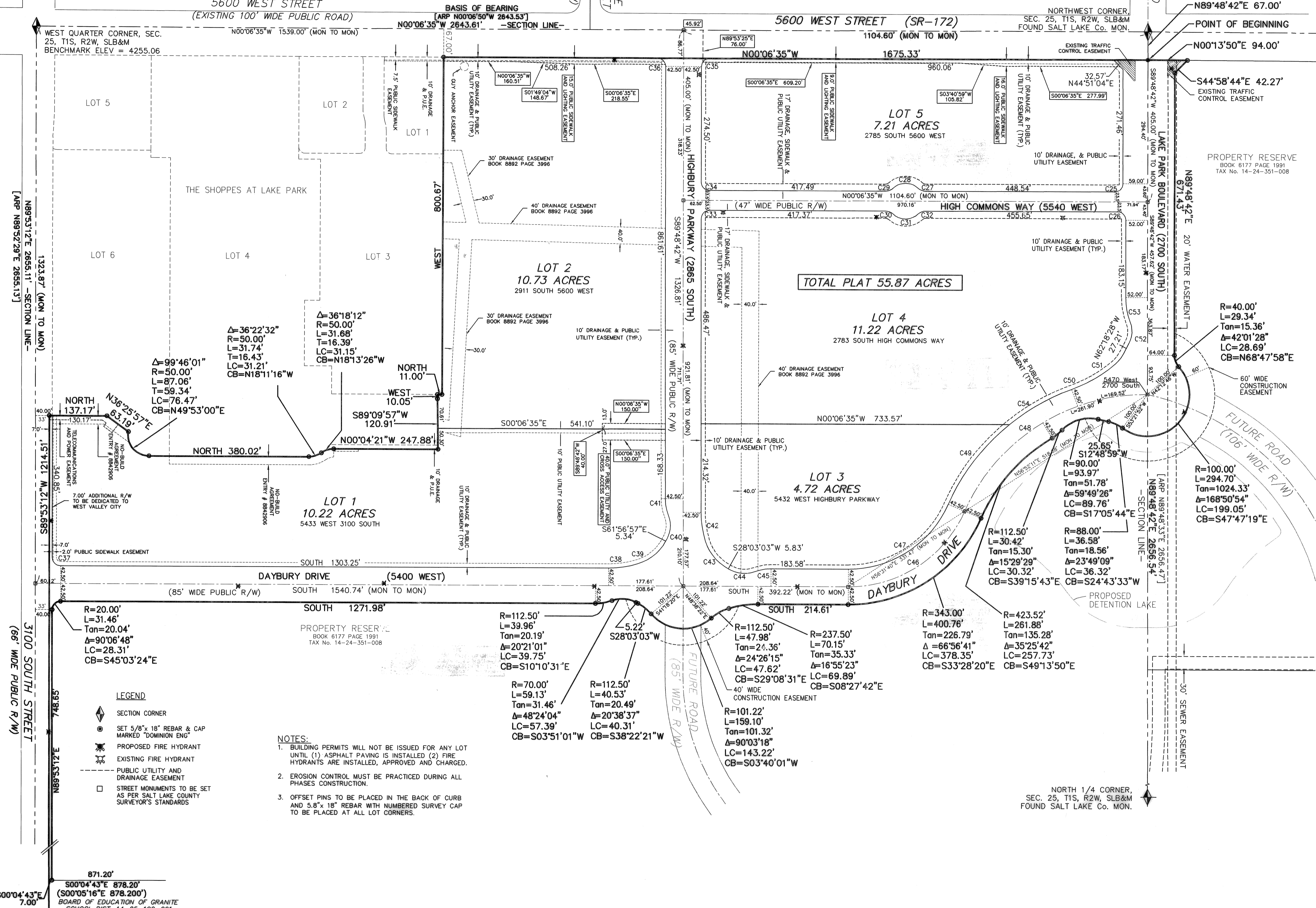
Date: May 18, 2006
 James D. Pitkin
 James D. Pitkin, P.L.S.
 License No. 171546

BOUNDARY DESCRIPTION - Highbury Commons at Lake Park

A parcel of land lying in the Northwest Quarter of Section 25 and in the Southwest Quarter of Section 24, Township 1 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

BEGINNING at a point on the easterly right-of-way line of 5600 West Street (SR-172) which is 67.00 feet North 89°48'42" East from the Salt Lake County survey monument found marking the Northwest Corner of said Section 25, and running thence North 00°13'50" East 94.00 feet along said right-of-way line; thence South 44°58'44" East 42.27 feet; thence North 89°48'42" East 671.43 feet to a point of curvature with a 40.00 foot radius curve to the left; thence northeasterly 29.34 feet along the arc of said curve through a central angle of 42°01'28" (chord bears North 68°47'58" East 28.69 feet) to a point of reverse curvature with a 100.00 foot radius curve to the right; thence easterly and southerly 294.70 feet along the arc of said curve through a central angle of 168°50'54" (chord bears South 47°47'19" East 199.05 feet) to a point of reverse curvature with a 88.00 foot radius curve to the left; thence 36.58 feet along the arc of said curve through a central angle of 23°49'09" (chord bears South 24°43'33" West 36.32 feet) to a point of tangency; thence South 12°48'59" West 25.65 feet to a point of curvature with a 90.00 foot radius curve to the left; thence 93.97 feet along the arc of said curve through a central angle of 59°49'26" (chord bears South 17°05'44" East 89.76 feet) to a point of reverse curvature with a 112.50 foot radius curve to the right; thence 30.42 feet along the arc of said curve through a central angle of 15°29'29" (chord bearing South 39°15'43" East 30.32 feet) to a point of reverse curvature with a 423.52 foot radius curve to the left; thence southeasterly 261.88 feet along the arc of said curve through a central angle of 35°23'42" (chord bears South 49°13'50" East 257.73 feet) to a point of reverse curvature with a 343.00 foot radius curve to the right; thence 400.76 feet along the arc of said curve through a central angle of 66°56'41" (chord bears South 33°28'20" East 378.35 feet) to a point of tangency; thence South 214.61 feet to a point of curvature with a 237.50 foot radius curve to the left; thence southeasterly 70.15 feet along the arc of said curve through a central angle of 16°55'23" (chord bears South 08°27'42" East 69.89 feet) to a point of compound curvature with a 112.50 foot radius curve to the left; thence southeasterly 47.98 feet through a central angle of 24°26'15" (chord bears South 29°08'31" East 47.62 feet) to a point of reverse curvature with a 101.22 foot radius curve to the right; thence 159.10 feet along the arc of said curve through a central angle of 90°03'18" (chord bears South 03°40'01" West 143.22 feet) to a point of reverse curvature with a 112.50 foot radius curve to the left; thence southeasterly 40.53 feet along the arc of said curve through a central angle of 20°38'37" (chord bears South 38°22'21" West 40.31 feet) to a point of tangency; thence South 28°03'03" West 5.22 feet to a point of curvature with a 70.00 foot radius curve to the left; thence 59.13 feet along the arc of said curve through a central angle of 48°24'04" (chord bears South 03°51'01" West 57.39 feet) to a point of reverse curvature with a 112.50 foot radius curve to the right; thence 39.96 feet along the arc of said curve through a central angle of 20°21'01" (chord bears South 10°10'31" East 39.75 feet) to a point of tangency; thence South 1271.98 feet to a point of curvature with a 20.00 foot radius curve to the left; thence 31.46 feet along the arc of said curve through a central angle of 90°06'48" (chord bears South 45°03'24" East 28.31 feet); thence North 89°53'12" East 748.65 feet to a point on the west line of the Lands of Board of Education of Granite School District as recorded in Book 5237 of Page 1143, Salt Lake County Records; thence southerly along said west line South 00°04'43" East 7.00 feet to a point on the northerly right-of-way line of 3100 South Street; thence South 89°53'12" West 1214.51 feet along said right-of-way line; thence North 137.17 feet to and along the easterly boundary line of "The Shoppes at Lake Park" as recorded in the office of the Salt Lake County Recorder; thence North 36°25'57" East 63.19 feet along said line to a point on a non-tangent 50.00 foot radius curve to the left; thence northeasterly 87.06 feet along said line and the arc of said curve through a central angle of 99°46'01" (chord bears North 49°53'00" East 76.47 feet) to a tangent line; thence North 380.02 feet along said line to a point of curvature with a 50.00 foot radius curve to the left; thence Northwesterly 31.74 feet along said line and the arc of said curve through a central angle of 36°22'32" (chord bears North 18°11'16" West 31.21 feet) to a point of reverse curvature with a 50.00 foot radius curve to the right; thence Northwesterly 31.68 feet along said line and the arc of said curve through a central angle of 36°18'12" (chord bears North 18°13'26" West 31.15 feet) to a tangent line; thence North 00°04'21" West 247.88 feet along said line to the northerly boundary line of said Shoppes at Lake Park; thence South 89°09'57" West 120.91 feet along said line; thence West 10.05 feet along said line; thence North 11.00 feet along said line; thence West 800.67 feet along said line to said Easterly right-of-way line of 5600 West Street; thence North 00°06'35" West 1675.33 feet along said line to the POINT OF BEGINNING.

Contains 5 LOTS 55.99 acres.



- LEGEND**
- SECTION CORNER
 - SET 5/8" x 18" REBAR & CAP MARKED "DOMINION ENG"
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - PUBLIC UTILITY AND DRAINAGE EASEMENT
 - STREET MONUMENTS TO BE SET AS PER SALT LAKE COUNTY SURVEYOR'S STANDARDS

- NOTES:**
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY LOT UNTIL (1) ASPHALT PAVING IS INSTALLED (2) FIRE HYDRANTS ARE INSTALLED, APPROVED AND CHARGED.
 - EROSION CONTROL MUST BE PRACTICED DURING ALL PHASES CONSTRUCTION.
 - OFFSET PINS TO BE PLACED IN THE BACK OF CURB AND 5.8" x 18" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOT CORNERS.

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

PLANNING COMMISSION
 APPROVED THIS 24TH DAY OF MAY A.D., 2006 BY THE
 WEST VALLEY CITY PLANNING COMMISSION
 Chairman, West Valley City Planning Commission

SALT LAKE VALLEY HEALTH DEPARTMENT
 APPROVED THIS 25TH DAY OF MAY A.D., 2006
 Salt Lake Valley Health Department

GRANGER-HUNTER IMPROVEMENT DISTRICT
 APPROVED THIS 19TH DAY OF MAY A.D., 2006
 Improvement District Coordinator

ENGINEER'S CERTIFICATE
 I hereby certify that this office has examined this plat and it is correct in accordance with information in this office.
 West Valley City Engineer Date: 6/20/06

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 19TH DAY OF JUNE A.D., 2006
 West Valley City Attorney

WEST VALLEY CITY COUNCIL
 Presented to the West Valley City Council this 5TH day of JUNE A.D., 2006 at which time this subdivision was approved and accepted.
 City Manager Attest: City Recorder

RECORDED # 9774083
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF WEST VALLEY CITY
 DATE 7/5/06 TIME 2:47 PM BOOK 20068 PAGE 185
 FEE \$ 65.00
 \$ 65.00

HIGHBURY COMMONS AT LAKE PARK

A SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,
 AND THE SOUTHWEST QUARTER OF SECTION 24,
 TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
 WEST VALLEY CITY, UTAH

OWNER'S DEDICATION AND CERTIFICATE

Know all men by these presents that the undersigned owners of the tract of land described hereon, having caused the same to be divided into lots, public roads, and parcels together with easements to be hereinafter known as:

HIGHBURY COMMONS AT LAKE PARK

Owners do hereby offer and dedicate to West Valley City, Utah, the public roads as shown on this plat as intended for the use of the public, the same to be used as public thoroughfares forever. Owner does hereby offer and convey to all public and private utility companies, their successors and assigns a permanent non-exclusive utility easement and right-of-way over, under, across, and through those parts or portions of said tract designated on this Plat for the construction, installation, maintenance and repair of subterranean electrical, telephone, communications, natural gas, sewer, water and drainage service lines and facilities. The above described non-exclusive easement and right-of-way is together with the right of access thereto, which would require that no surface construction be allowed which would interfere with normal utility use. In the event it becomes necessary to relocate any utility at the instance or request of any public entity or the owner the person or entity making such request shall pay for all costs and expenses incurred or associated with the same. IN WITNESS WHEREOF, Owner has hereunto set its hand this _____ day of _____, 2006.

Triple S. Investment Co., LLC

By: [Signature]
 Its: BOYD ANDERSON
 MANAGER

SCS Clocktower, LLC

By: [Signature]
 Its: MARK CORNELIUS
 Member

Lake Park Land Investments, LC

By: [Signature]
 Its: BRAYSON D. GARBOTT
 MANAGER

Zions Securities Corporation

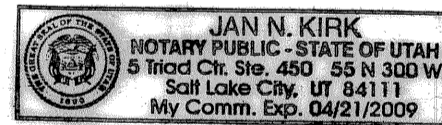
By: [Signature]
 Its: P. DAVID JENSEN
 P. DAVID JENSEN

ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF SALT LAKE } :ss

On the 26th day of May, 2006, there personally appeared before me, Boyd Anderson, who being duly sworn did acknowledge to me that he is the MANAGER of Triple S. Investments, LLC, who executed the foregoing instrument, and acknowledged to me that the foregoing plat was signed on behalf of said entity and acknowledged to me that said entity executed the same.

NOTARY PUBLIC: [Signature]
 RESIDENCE: Salt Lake City, Utah
 MY COMMISSION EXPIRES: 4/21/2009



ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF SALT LAKE } :ss

On the 26th day of May, 2006, there personally appeared before me, Mark Cornelius, who being duly sworn did acknowledge to me that he is the Member of SCS Clocktower, L.L.C., who executed the foregoing instrument, and acknowledged to me that the foregoing plat was signed on behalf of said entity and acknowledged to me that said entity executed the same.

NOTARY PUBLIC: [Signature]
 RESIDENCE: Salt Lake City, Utah
 MY COMMISSION EXPIRES: 4/21/2009

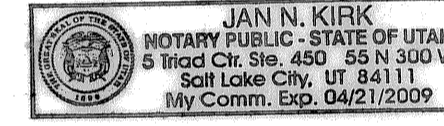


ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF SALT LAKE } :ss

On the 26th day of May, 2006, there personally appeared before me, Brayson D. Garbott, who being duly sworn did acknowledge to me that he is the MANAGER of Lake Park Land Investments, LC, who executed the foregoing instrument, and acknowledged to me that the foregoing plat was signed on behalf of said entity and acknowledged to me that said entity executed the same.

NOTARY PUBLIC: [Signature]
 RESIDENCE: Salt Lake City, Utah
 MY COMMISSION EXPIRES: 4/21/2009

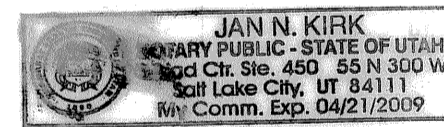


ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF SALT LAKE } :ss

On the 30th day of May, 2006, there personally appeared before me, P. David Jensen, who being duly sworn did acknowledge to me that he is the SVP & COO of Zions Securities Corporation, who executed the foregoing instrument, and acknowledged to me that the foregoing plat was signed on behalf of said entity and acknowledged to me that said entity executed the same.

NOTARY PUBLIC: [Signature]
 RESIDENCE: Salt Lake City, UT
 MY COMMISSION EXPIRES: 4/21/2009



LENDERS CONSENT TO RECORD

The undersigned lender hereby consents to the recording of this plat for the herein described property and the dedications provided herein.

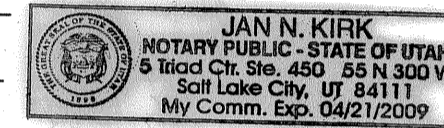
Zions First National Bank Dated this 26th day of May, 2006.
 By: [Signature]
 Its: DAVE JACKMAN
 Vice President

ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF SALT LAKE } :ss

On the 26th day of May, 2006, personally appeared before me, Dave Jackman, who being duly sworn did acknowledge to me that he (she) is the Vice President of Zions First National Bank, and that the foregoing instrument was signed on behalf of said entity, and acknowledged to me that said entity executed the same.

NOTARY PUBLIC: [Signature]
 RESIDENCE: Salt Lake City, Utah
 MY COMMISSION EXPIRES: 4/21/2009



LENDERS CONSENT TO RECORD

The undersigned lender hereby consents to the recording of this plat for the herein described property and the dedications provided herein.

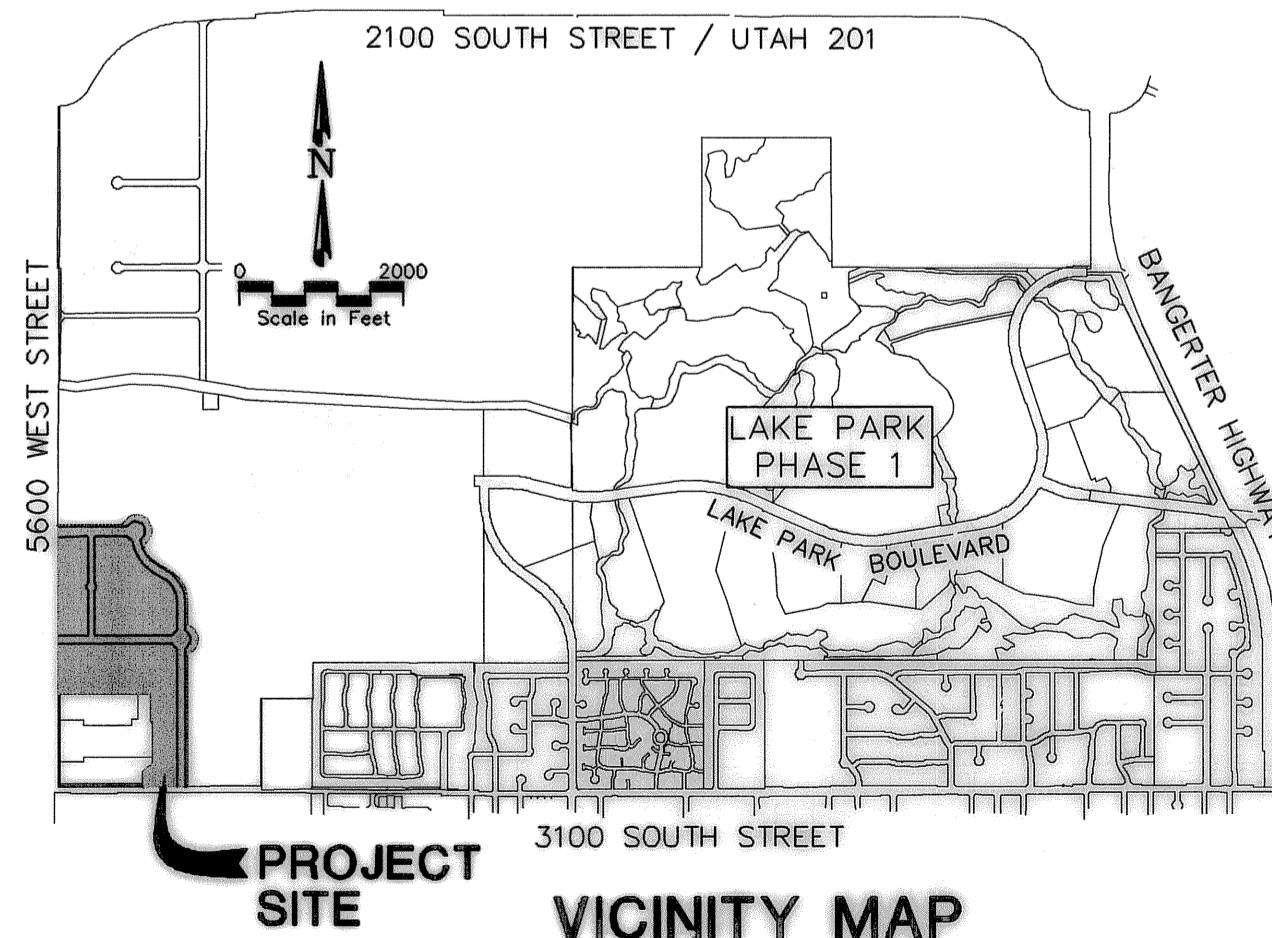
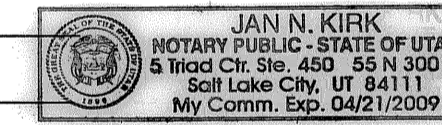
Mango Tree Properties, LC Dated this 26 day of May, 2006.
 By: [Signature]
 Its: Manager

ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF SALT LAKE } :ss

On the 26th day of May, 2006, personally appeared before me, Ryan E. Snow, who being duly sworn did acknowledge to me that he (she) is the Manager of Mango Tree Properties L.C., and that the foregoing instrument was signed on behalf of said entity, and acknowledged to me that said entity executed the same.

NOTARY PUBLIC: [Signature]
 RESIDENCE: Salt Lake City, Utah
 MY COMMISSION EXPIRES: 4/21/2009



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

SUBDIVIDER - ZIONS SECURITIES CORPORATION
 DOUGLAS O. BUCHI
 150 EAST SOCIAL HALL AVENUE
 SUITE 500
 SALT LAKE CITY, UTAH 84147-0100

ZONING - AN APPLICATION FOR REZONING HAS BEEN SUBMITTED AND APPROVED.

BENCHMARK - WEST QUARTER CORNER OF SECTION 25 AS SHOWN HEREON, ELEV = 4256.20

RECORDED # 9774083
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF WEST VALLEY CITY
 DATE 7/5/2006 TIME 2:47PM BOOK 2006 PAGE 135
 FEE \$ 00.00
[Signature]
 Deputy

P:\LakePark\Phase-2\Print-2\Final\Mapplat.dwg 03/26/06