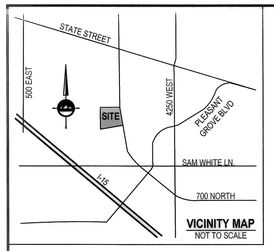
RESIDENCES AT MAYFIELD PLAT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
PLEASANT GROVE, UTAH COUNTY, UTAH

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.

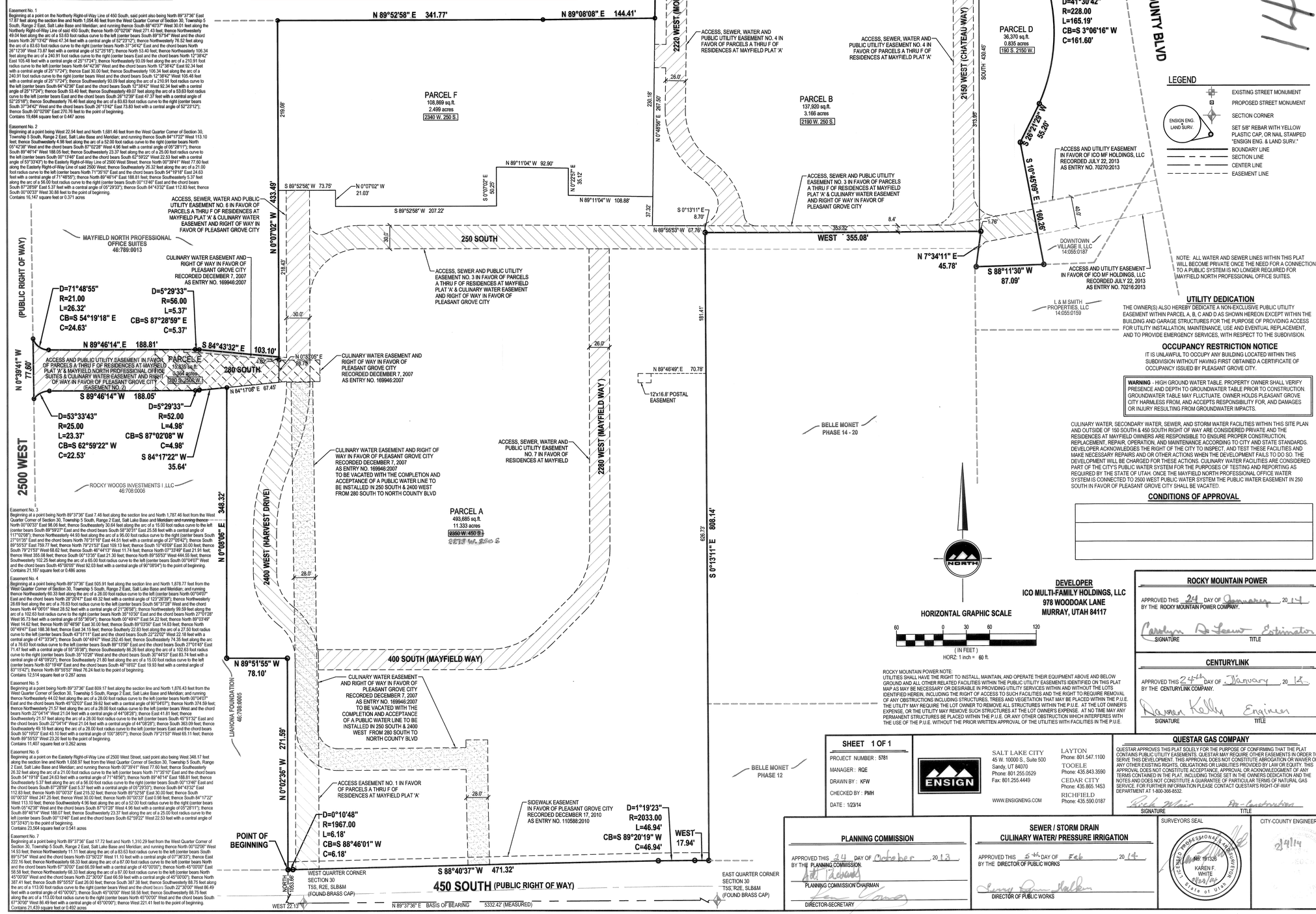


VICINITY MAP
NOT TO SCALE

Easement No. 1
Beginning at a point on the Northerly Right-of-Way Line of 450 South, said point also being North 89°37'36" East 17.87 feet along the section line and North 1,054.46 feet from the West Quarter Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 88°40'37" West 30.01 feet along the Northerly Right-of-Way Line of said 450 South; thence North 00°02'08" West 271.43 feet; thence Northwesterly 49.04 feet along the arc of a 53.63 foot radius curve to the left (center bears South 89°57'54" West and the chord bears North 26°13'42" West 47.34 feet with a central angle of 52°23'12"); thence Northwesterly 76.52 feet along the arc of a 83.63 foot radius curve to the right (center bears North 37°34'42" East and the chord bears North 26°12'39" West 73.87 feet with a central angle of 52°25'18"); thence North 53.40 feet; thence Northeasterly 106.34 feet along the arc of a 240.91 foot radius curve to the right (center bears East and the chord bears North 12°39'42" East 105.48 feet with a central angle of 25°17'24"); thence Northeasterly 93.09 feet along the arc of a 210.91 foot radius curve to the left (center bears North 64°42'36" West and the chord bears North 12°39'42" East 92.34 feet with a central angle of 25°17'24"); thence East 30.00 feet; thence Southeasterly 106.34 feet along the arc of a 240.91 foot radius curve to the right (center bears West and the chord bears South 12°39'42" West 105.48 feet with a central angle of 25°17'24"); thence Southwesterly 93.09 feet along the arc of a 210.91 foot radius curve to the left (center bears South 64°42'36" East and the chord bears South 12°39'42" West 92.34 feet with a central angle of 25°17'24"); thence South 53.40 feet; thence Southeasterly 49.07 feet along the arc of a 53.63 foot radius curve to the left (center bears East and the chord bears South 26°12'39" East 47.37 feet with a central angle of 52°23'18"); thence Southeasterly 76.46 feet along the arc of a 83.63 foot radius curve to the right (center bears South 37°34'42" West and the chord bears South 26°13'42" East 73.83 feet with a central angle of 52°22'12"); thence South 00°02'08" East 270.76 feet to the point of beginning.
Contains 19,484 square feet or 0.447 acres

Easement No. 2
Beginning at a point being West 22.54 feet and North 1,681.46 feet from the West Quarter Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 84°17'22" West 113.10 feet; thence Southwesterly 4.98 feet along the arc of a 52.00 foot radius curve to the right (center bears North 05°42'38" West and the chord bears South 87°02'08" West 4.96 feet with a central angle of 05°28'11"); thence South 89°46'14" West 188.05 feet; thence Southwesterly 23.37 feet along the arc of a 25.00 foot radius curve to the left (center bears South 00°13'46" East and the chord bears South 64°19'18" East 24.63 feet with a central angle of 71°48'55"); thence North 89°46'14" East 188.81 feet; thence Southwesterly 5.37 feet along the arc of a 56.00 foot radius curve to the right (center bears South 00°13'46" East and the chord bears South 87°28'59" East 5.37 feet with a central angle of 05°29'33"); thence South 84°43'32" East 112.83 feet; thence North 00°00'33" East 215.32 feet; thence North 89°52'58" East 30.00 feet; thence South 00°00'33" West 247.25 feet; thence West 30.00 feet; thence North 00°00'33" East 0.98 feet; thence South 84°17'22" West 113.10 feet; thence Southwesterly 4.98 feet along the arc of a 52.00 foot radius curve to the right (center bears North 05°42'38" West and the chord bears South 87°01'28" West 4.96 feet with a central angle of 05°28'11"); thence South 89°46'14" West 188.07 feet; thence Southwesterly 23.37 feet along the arc of a 25.00 foot radius curve to the left (center bears South 00°13'46" East and the chord bears South 62°59'22" West 22.53 feet with a central angle of 53°33'43") to the point of beginning.
Contains 23,564 square feet or 0.541 acres

Easement No. 3
Beginning at a point being North 89°37'36" East 17.72 feet and North 1,310.29 feet from the West Quarter Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running thence North 00°02'08" West 14.93 feet; thence Northwesterly 11.11 feet along the arc of a 83.63 foot radius curve to the left (center bears South 89°57'54" West and the chord bears North 03°50'23" West 11.10 feet with a central angle of 07°36'33"); thence East 222.16 feet; thence Northeasterly 68.33 feet along the arc of a 87.00 foot radius curve to the left (center bears North and the chord bears North 67°30'00" East 66.59 feet with a central angle of 45°00'00"); thence North 45°00'00" East 58.58 feet; thence Northeasterly 68.33 feet along the arc of a 87.00 foot radius curve to the left (center bears North 45°00'00" West and the chord bears North 22°30'00" East 66.59 feet with a central angle of 45°00'00"); thence North 387.41 feet; thence South 89°55'53" East 26.00 feet; thence South 387.38 feet; thence Southwesterly 88.75 feet along the arc of a 113.00 foot radius curve to the right (center bears West and the chord bears South 22°30'00" West 86.49 feet with a central angle of 45°00'00"); thence South 45°00'00" West 58.58 feet; thence Southwesterly 88.75 feet along the arc of a 113.00 foot radius curve to the right (center bears North 45°00'00" West and the chord bears South 67°30'00" West 86.49 feet with a central angle of 45°00'00"); thence West 221.41 feet to the point of beginning.
Contains 21,439 square feet or 0.492 acres



LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

NOTE: ALL WATER AND SEWER LINES WITHIN THIS PLAT WILL BECOME PRIVATE ONCE THE NEED FOR A CONNECTION TO A PUBLIC SYSTEM IS NO LONGER REQUIRED FOR MAYFIELD NORTH PROFESSIONAL OFFICE SUITES.

UTILITY DEDICATION

THE OWNER(S) ALSO HEREBY DEDICATE A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT WITHIN PARCEL A, B, C AND D AS SHOWN HEREON EXCEPT WITHIN THE BUILDING AND GARAGE STRUCTURES FOR THE PURPOSE OF PROVIDING ACCESS FOR UTILITY INSTALLATION, MAINTENANCE, USE AND EVENTUAL REPLACEMENT, AND TO PROVIDE EMERGENCY SERVICES, WITH RESPECT TO THE SUBDIVISION.

OCCUPANCY RESTRICTION NOTICE

IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT HAVING FIRST OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY PLEASANT GROVE CITY.

WARNING - HIGH GROUND WATER TABLE. PROPERTY OWNER SHALL VERIFY PRESENCE AND DEPTH TO GROUNDWATER TABLE PRIOR TO CONSTRUCTION. GROUNDWATER TABLE MAY FLUCTUATE. OWNER HOLDS PLEASANT GROVE CITY HARMLESS FROM, AND ACCEPTS RESPONSIBILITY FOR, AND DAMAGES OR INJURY RESULTING FROM GROUNDWATER IMPACTS.

CULINARY WATER, SECONDARY WATER, SEWER, AND STORM WATER FACILITIES WITHIN THIS SITE PLAN AND OUTSIDE OF 150 SOUTH & 450 SOUTH RIGHT OF WAY ARE CONSIDERED PRIVATE AND THE RESIDENCES AT MAYFIELD OWNERS ARE RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS. DEVELOPER ACKNOWLEDGES THE RIGHT OF THE CITY TO INSPECT, AND TEST THESE FACILITIES AND MAKE NECESSARY REPAIRS AND OR OTHER ACTIONS WHEN THE DEVELOPMENT FAILS TO DO SO. THE DEVELOPMENT WILL BE CHARGED FOR THESE ACTIONS. CULINARY WATER FACILITIES ARE CONSIDERED PART OF THE CITY'S PUBLIC WATER SYSTEM FOR THE PURPOSES OF TESTING AND REPORTING AS REQUIRED BY THE STATE OF UTAH. ONCE THE MAYFIELD NORTH PROFESSIONAL OFFICE WATER SYSTEM IS CONNECTED TO 2500 WEST PUBLIC WATER SYSTEM THE PUBLIC WATER EASEMENT IN 250 SOUTH IN FAVOR OF PLEASANT GROVE CITY SHALL BE VACATED.

CONDITIONS OF APPROVAL

DEVELOPER
ICO MULTI-FAMILY HOLDINGS, LLC
978 WOODOAK LANE
MURRAY, UTAH 84117

ROCKY MOUNTAIN POWER NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

SURVEYOR'S CERTIFICATE

I, KAREN F. WHITE do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 191326 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as RESIDENCES AT MAYFIELD PLAT "A", and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point on the Northerly Right-of-Way line of 450 South Street, said point being the Southeast Corner of Lot 5 of Mayfield Subdivision Plat "A", said point also being West 22.13 feet and North 1,053.66 feet from the West Quarter Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running

thence North 00°02'36" West 271.59 feet along the Easterly Boundary Line of said Lot 5 of Mayfield Subdivision Plat "A";
thence North 89°51'55" West 78.10 feet along the Easterly Boundary Line of said Lot 5 of Mayfield Subdivision Plat "A";
thence North 00°08'06" East 348.32 feet along the Easterly Boundary Line of said Lot 5 of Mayfield Subdivision Plat "A" and the Easterly Boundary Line of Lot 6 of Mayfield Subdivision Plat "A" to the Northeast Corner said Lot 6 of Mayfield Subdivision Plat "A";
thence South 84°17'22" West 35.64 feet along the Northerly Boundary Line of said Lot 6 of Mayfield Subdivision Plat "A";
thence Southwesterly 4.98 feet along the arc of a 52.00 foot radius curve to the right (center bears North 05°42'38" West and the chord bears South 87°02'08" West 4.98 feet with a central angle of 05°29'33") along the Northerly Boundary Line of said Lot 6 of Mayfield Subdivision Plat "A";
thence South 89°46'14" West 188.05 feet along the Northerly Boundary Line of said Lot 6 of Mayfield Subdivision Plat "A";
thence Southwesterly 23.37 feet along the arc of a 25.00 foot radius curve to the left (center bears South 00°13'46" East and the chord bears South 62°59'22" West 22.53 feet with a central angle of 53°33'43") along the Northerly Boundary Line of said Lot 6 of Mayfield Subdivision Plat "A" to the Easterly Right-of-Way Line of 2500 West Street;
thence North 00°39'41" West 77.60 feet along the Easterly Right-of-Way Line of said 2500 West Street to the Southwesterly Corner of Lot 7 of said Mayfield Subdivision Plat "A";
thence Southeasterly 26.32 feet along the arc of a 21.00 foot radius curve to the left (center bears North 71°36'10" East and the chord bears South 54°19'18" East 24.63 feet with a central angle of 71°48'55") along the Southerly Boundary Line of said Lot 7 of Mayfield Subdivision Plat "A";
thence North 89°46'14" East 188.81 feet along the Southerly Boundary Line of said Lot 7 of Mayfield Subdivision Plat "A";
thence Southeasterly 5.37 feet along the arc of a 56.00 foot radius curve to the right (center bears South 00°13'46" East and the chord bears South 87°28'59" East 5.37 feet with a central angle of 05°29'33") along the Southerly Boundary Line of said Lot 7 of Mayfield Subdivision Plat "A";
thence South 84°43'32" East 103.10 feet along the Southerly Boundary Line of said Lot 7 of Mayfield Subdivision Plat "A" to the Southeast Corner of said Lot 7 of Mayfield Subdivision Plat "A";
thence North 00°39'41" West 77.60 feet along the Easterly Boundary Line of said Lot 7 of Mayfield Subdivision Plat "A";
thence North 89°52'58" East 341.77 feet;
thence North 89°08'08" East 144.41 feet;
thence North 00°47'06" East 194.21 feet;
thence East 472.40 feet;
thence South 06°38'12" East 88.30 feet;
thence South 17°39'06" East 59.92 feet;
thence Southwesterly 165.19 feet along the arc of a 228.00 foot radius curve to the right (center bears South 72°20'55" West and the chord bears South 03°06'16" West 161.60 feet with a central angle of 41°30'42");
thence South 26°21'29" West 55.20 feet;
thence South 10°45'09" East 160.26 feet;
thence South 88°11'30" West 87.09 feet to a point on the Easterly Boundary Line of Belle Monet Plat 14 Condominiums;
thence North 07°34'11" East 45.78 feet along the Easterly Boundary Line of Belle Monet Plat 14 Condominiums to the Northeast Corner of said Belle Monet Plat 14 Condominiums;
thence West 355.08 feet to along the Northerly Boundary Line of Belle Monet Plat 14 Condominiums;
thence South 00°13'11" East 808.14 feet along the Northerly Boundary Line of Belle Monet Plat 14 Condominiums to the Northerly Right-of-Way Line of 450 South Street;
thence West 17.94 feet along the Northerly Right-of-Way Line of 450 South Street;
thence westerly 46.94 feet along the arc of a 2,033.00 foot radius curve to the left (center bears South and the chord bears South 89°20'19" West 46.94 feet with a central angle of 01°19'23");
thence South 88°40'37" West 471.32 feet along the Northerly Right-of-Way Line of 450 South Street;
thence Southwesterly 6.18 feet along the arc of a 1,967.00 foot radius curve to the right (center bears North 01°19'23" West and the chord bears South 88°46'01" West 6.18 feet with a central angle of 00°10'48") along the Northerly Right-of-Way Line of 450 South Street to the point of beginning.

Contains 853,175 Square Feet or 19.586 Acres

OWNER'S DEDICATION

Known all men by these present that the undersigned are the owner(s) of the hereon described tract of land and hereby cause the same to divided into lots and streets together with easements as set forth hereafter to be known as:

RESIDENCES AT MAYFIELD SUBDIVISION PLAT 'A'

The undersigned owner(s) hereby dedicate to Pleasant Grove City all those parts or portions of said tract of land on said plat designated hereon as streets, the same to be used as public thoroughfares forever. The undersigned owner(s) also hereby convey to any and all public utility companies providing service to the hereon described tract a perpetual, non-exclusive easement over the streets and public utility easements shown on this plat, the same to be used for drainage and the installation, maintenance and operation of public utility service lines and facilities.

In witness whereof I / we have hereunto set my / our hand this 24 day of January A.D., 20 14

James G. Seaberg, Manager; ICO Multi-Family Holdings, LLC

Ariel and Fochia B. Ricks

ACCEPTANCE BY LEGISLATIVE BODY

The City of Pleasant Grove, County of Utah, approves this subdivision and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public.

This 10 day of Nov, 20 13 A.D.

Mayor — Date — Engineer — Attest — Clerk-Recorder

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake

On the 24 day of January A.D., 2014, James G. Seaberg, personally appeared before me, the undersigned Notary Public, a notary public commissioned in Utah, in and for said County of Salt Lake in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Manager of ICO Multi Family Holdings LLC a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

NOTARY FULL NAME: Donna Perkins, COMMISSION NO. 582978
MY COMMISSION EXPIRES: 5-30-2014
NOTARY PUBLIC — RESIDING IN Salt Lake COUNTY.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake

On the 24 day of January A.D., 20 14, Richard L. Ricks personally appeared before me, the undersigned Notary Public, a notary public commissioned in Utah, in and for said County of Salt Lake in the State of Utah, who after being duly sworn, acknowledged to me that He/She/They freely and voluntarily signed.

NOTARY FULL NAME: Donna Perkins, COMMISSION NO. 582978
MY COMMISSION EXPIRES: 5-30-2014
NOTARY PUBLIC — RESIDING IN Salt Lake COUNTY.

DONNA PERKINS NOTARY PUBLIC - STATE OF UTAH COMMISSION # 582978 COMM. EXP. 05-30-2014

ROCKY MOUNTAIN POWER

APPROVED THIS 24 DAY OF January 20 14
BY THE ROCKY MOUNTAIN POWER COMPANY.
SIGNATURE — TITLE: Coordinator Easement Estimation

CENTURYLINK

APPROVED THIS 24th DAY OF January 20 14
BY THE CENTURYLINK COMPANY.
SIGNATURE — TITLE: Engineer

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

SIGNATURE — TITLE: Pre-Construction

SHEET 1 OF 1
PROJECT NUMBER : 5781
MANAGER : RQE
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 1/23/14

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNENG.COM

PLANNING COMMISSION

APPROVED THIS 24 DAY OF October 20 13
BY THE PLANNING COMMISSION.
PLANNING COMMISSION CHAIRMAN — DIRECTOR-SECRETARY

SEWER / STORM DRAIN
CULINARY WATER/ PRESSURE IRRIGATION

APPROVED THIS 5th DAY OF Feb 20 14
BY THE DIRECTOR OF PUBLIC WORKS
DIRECTOR OF PUBLIC WORKS

SURVEYORS SEAL: LICENSED PROFESSIONAL LAND SURVEYOR, No. 191326, KAREN F. WHITE, STATE OF UTAH, 8/24/06

CITY-COUNTY ENGINEER SEAL: 2/4/14

CLERK-RECORDER SEAL: PLEASANT GROVE CITY, CORPORATE SEAL

UTAH COUNTY RECORDERS OFFICE
ENT 13947:2014 Map # 14166
JEFFERY SMITH
UTAH COUNTY RECORDER
2014 Mar 03 8:34 am FEE 36.00 BY SS
RECORDED FOR PLEASANT GROVE CITY CORPORA

RESIDENCES AT MAYFIELD SUBDIVISION PLAT 'A'

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,
PLEASANT GROVE CITY, UTAH COUNTY, UTAH

SEC 30 T5S R2E TL-01 to 07