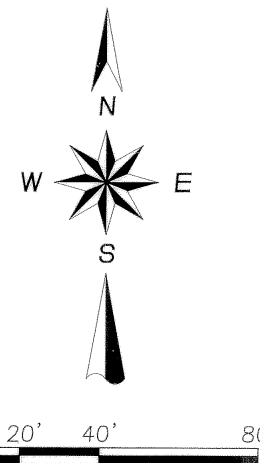


CONFLUENCE PLACE CONDOMINIUMS

COMMERCIAL CONDOMINIUM PROJECT

A PART OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE MERIDIAN MURRAY CITY, SALT LAKE COUNTY, UTAH

N 89°55'00" E 2646.72 (R)
N 89°52'13" E 2649.11 (C)



- ◆ FOUND SECTION CORNER
- ◇ NOT FOUND SECTION CORNER
- ⊕ FOUND REBAR & CAP - LS #152956
- ⊙ FOUND STREET MONUMENT

- PRIVATE OWNERSHIP
- ▨ COMMON AREA

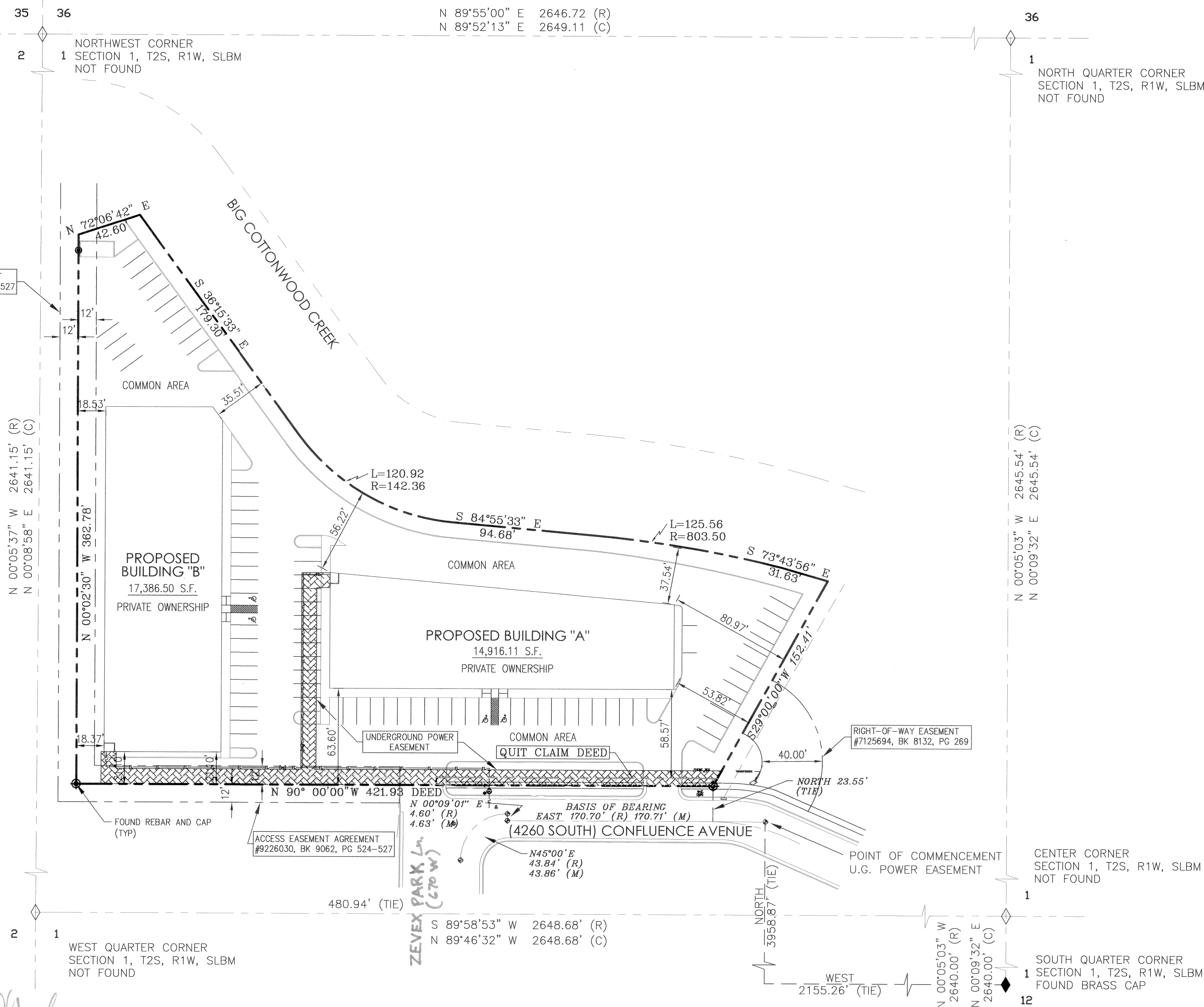
- REFERENCES**
- COTTONWOOD CONFLUENCE CONDOMINIUMS BOUNDARY SURVEY - PREPARED BY LAND DESIGN 7412 SOUTH STATE STREET, SUITE 201
 - LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) CASE NO. 05-08-0251A
 - EXHIBIT "A" TAX ID NO. 21-01-151-001
 - QUIT-CLAIM DEED #9397385, BK 9141, PG 7384
 - ACCESS EASEMENT AGREEMENT #9226030, BK 9062, PG 524-527
 - RIGHT-OF-WAY EASEMENT #7125694, BK 8132, PG 269

ACCESS EASEMENT AGREEMENT #9226030, BK 9062, PG 524-527

ACCESS EASEMENT AGREEMENT #9226030, BK 9062, PG 524-527

RIGHT-OF-WAY EASEMENT #7125694, BK 8132, PG 269

Approved: *[Signature]* Fire Dept.
Approved: *[Signature]* Water Dept.
Approved: *[Signature]* Street Dept.
P.U.E. Approval: *[Signature]* Power Dept.



SURVEYORS CERTIFICATE

I, Kyle Cook do hereby certify that I am a professional land surveyor and that I hold Certificate no. 270852 as prescribed by the laws of the State of Utah, and that I caused to be made under my direction and by authority of the owner(s), this survey map of the Confluence Place Condominiums, was checked and verified, and that the survey is in accordance with the provisions of subsection (f) of section 57-8-13 of the Utah Condominium Ownership Act, and in accordance to the Amended Determination document provided by F.E.M.A.

Date: 12/15/05 Professional Land Surveyor: *[Signature]*

BOUNDARY DESCRIPTION

A portion of Section 1, Township 2 South, Range 1 West, Salt Lake Base Meridian, as described in the Warranty Deed recorded as Document No. 9226029 in Book 9062, Pages 521, 522 and 523, in the Office of the Recorder, Salt Lake County, Utah (Tax ID: 21-01-151-001), Being more particularly described as follows:

The Portion of property to be removed from the SFHA is more particularly described by the following metes and bounds:

BEGINNING at the southwest corner of the lot, which lies West a distance of 2611.94 feet and North a distance of 3982.55 feet from the South 1/4 corner of said Section 1;

thence N00°02'30"W, 362.78 feet;

thence N72°06'42"E, 42.60 feet;

thence S36°15'33"E, 179.30 feet; thence 120.92 feet along a curve to the left having a radius of 142.36 feet;

thence S84°55'33"E, 94.68 feet;

thence 125.56 feet along a curve to the right having a radius of 803.50 feet; thence S73°43'56"E, 31.63 feet;

thence S29°00'00"W, 152.41 feet;

thence N00°00'00"W, 421.95 feet to the POINT OF BEGINNING

LESS AND EXCEPTING: QUIT-CLAIM DEED #9397385 BK 9141 PG 7384

Beginning 44.97 feet North of the Northwest corner of Parcel "D" of the recorded Cottonwood Confluence Center Subdivision Plat, recorded as Entry No. 5669177, in Book 93-11 of Plats, at Page 320, on November 30, 1993, said point is also North 1316.42 feet and West 1024.893 feet from the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 1, Township 2 South, Range 1 West, Salt Lake Base Meridian and running thence East 151.22 feet; thence North 29° 00' 00" East 5.75 feet; thence West 186.008 feet; thence South 5.029 feet; thence East 32.00 feet to the Point of Beginning.

The purpose of this QUIT-CLAIM DEED is to dedicate street Right of Way to Murray City.

TOGETHER WITH AND SUBJECT TO: Access Easement Agreement # 9226030, Book 9062, Page 524-527, Salt Lake County Records Office.

UNDERGROUND POWER EASEMENT

A parcel of land 10 feet in width, being 5 feet left and right of the described centerline of which is described as follows:

COMMENCING at a point which lies North 48°06'27" West a distance of 42.95 feet from a found P.I. street monument at 4260 South Confluence Ave, said point being the point of beginning which lies on the southeasterly boundary line of the Confluence Place Condominium Plat; running thence West a distance of 403.35 feet; thence North a distance of 16.10 feet more or less to the point which lies on the south line of Building "B" and being the point of terminus.

A parcel of land 10 feet in width, being 5 feet left and right of the described centerline of which is described as follows:

COMMENCING at a point which lies North 83°39'11" West a distance of 304.67 feet from a found P.I. street monument at 4260 South Confluence Ave, said point being the point of beginning which lies on the south boundary line of the Confluence Place Condominium Plat; running thence North a distance of 125.03 feet; thence East a distance of 13.78 feet more or less to the point which lies on the west line of Building "A" and being the point of terminus.

RIGHT-OF-WAY EASEMENT

A parcel of land 40 feet in width, the centerline of which is described as follows:

BEGINNING at a point on the westerly line of Parcel "C", Cottonwood Confluence Center said point being North 29°00'00" East 60.00 feet from the Southwest corner of Parcel "C", Cottonwood Confluence Center, and running thence South 61°00'00" East 3.00 feet to the point of tangency with a 40.00 foot curve to the right; thence along the arc of said curve 62.832 feet through a central angle of 90°00'00" (chord bears South 16°00'00" East 56.569 feet); thence South 29°00'00" East 4.117 feet to a point on the northerly line of Confluence Avenue (4260 South Street) and the point of terminus.

UTILITY DEDICATION

Confluence Place, L.C., owner of the parcel of land shown upon this record of survey map of the Confluence Place Condominiums, consents to the preparation of this map and does hereby offer and convey to all public utility agencies and their successors and assigns a permanent easement and right-of-way to the areas shown on said map as common areas for the construction and maintenance of subterranean electrical, telephone, natural gas, sewer and water lines, and appurtenances thereto, together with the right of access.

OWNERS DEDICATION

Know all men by these present that the undersigned owners of the tract of land described hereon as Confluence Place Condominiums, a Utah Condominium project located on said tract of land has caused a survey to be made and this record of survey map consisting of 2 sheets to be prepared, and does hereby consent to the recording of this record of survey map and submit this property to the Utah Condominium Ownership Act, and does hereby designate all streets, unless otherwise indicated, as private streets intended for the use of the condominium owners in the Confluence Place Condominiums, a Utah Condominium Project for ingress and egress, subject to any restrictions and easements of record.

dated this 15th day of Dec., 2005.
Confluence Place, L.C.
By: *[Signature]* Managing Member

ACKNOWLEDGMENT

STATE OF UTAH, SS
County of Salt Lake

On the 15th day of Dec., 2005, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in State of Utah, the signer () of the above Owner's Dedication, in number, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

4-27-08 *[Signature]* Notary Public
My Commission Expires April 27, 2008

CONFLUENCE PLACE CONDOMINIUMS FINAL PLAT

A PART OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE MERIDIAN

SHEET 1 OF 2

PREPARED BY: **CSA COOK-SANDERS ASSOCIATES INC.**
PREPARED FOR: **BRUBAKER CONSTRUCTION INC.**

MURRAY CITY MAYOR
Presented to the Murray City Mayor this 20 day of DECEMBER, 2005, at which time this condominium plat was accepted.
[Signature] City Mayor
Attest: City Recorder

APPROVED AS TO FORM
Approved as to form this 20 day of DECEMBER, 2005 by the Murray City Attorney.
[Signature] Murray City Attorney

MURRAY CITY ENGINEER
Approved this 20 day of DEC, 2005
[Signature] Murray City Engineer

PLANNING COMMISSION
Approved this 15th day of DEC, 2005 by the Murray City Planning Commission.
[Signature] Chairman Murray City Planning Commission

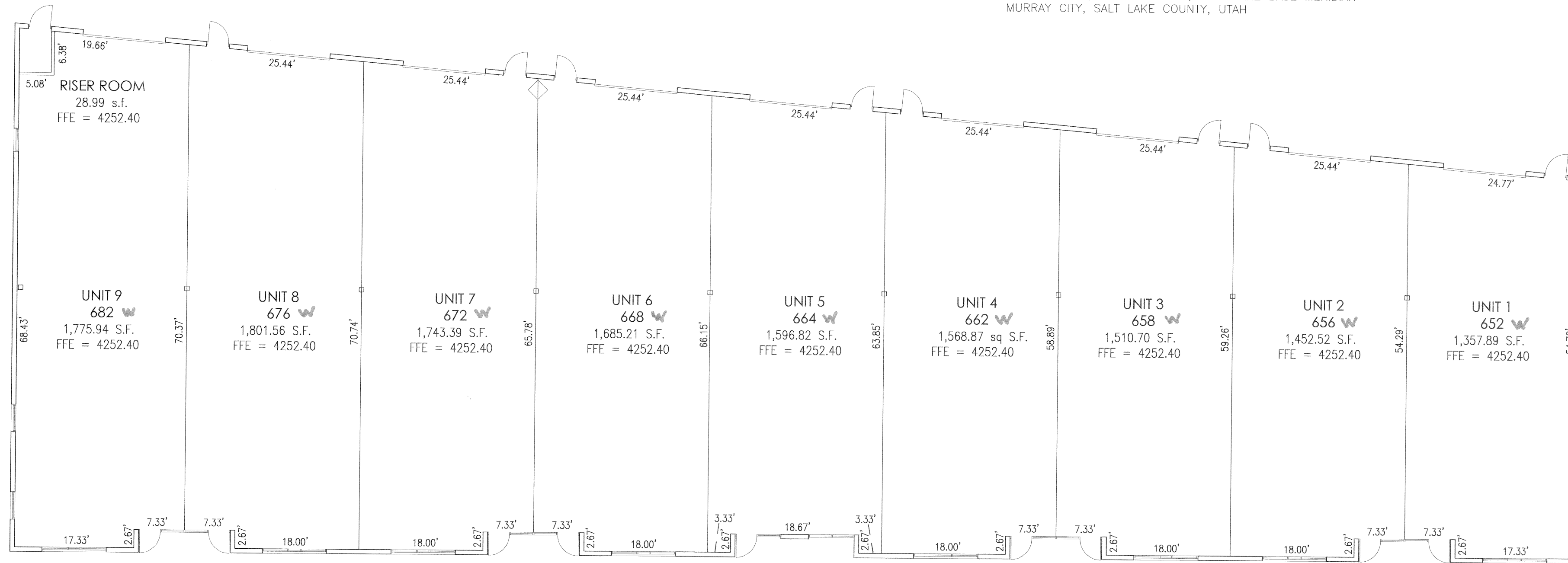
BOARD OF HEALTH
Approved this 13 day of December 2005
[Signature] Salt Lake County Board of Health

SALT LAKE COUNTY RECORDER
Recorded No. 9602634
State of Utah, County of Salt Lake, recorded and filed at the request of *[Signature]*
Date 1/15/06 Time 11:20 AM, Book No. 2006P Page No. 5
[Signature] Salt Lake County Recorder

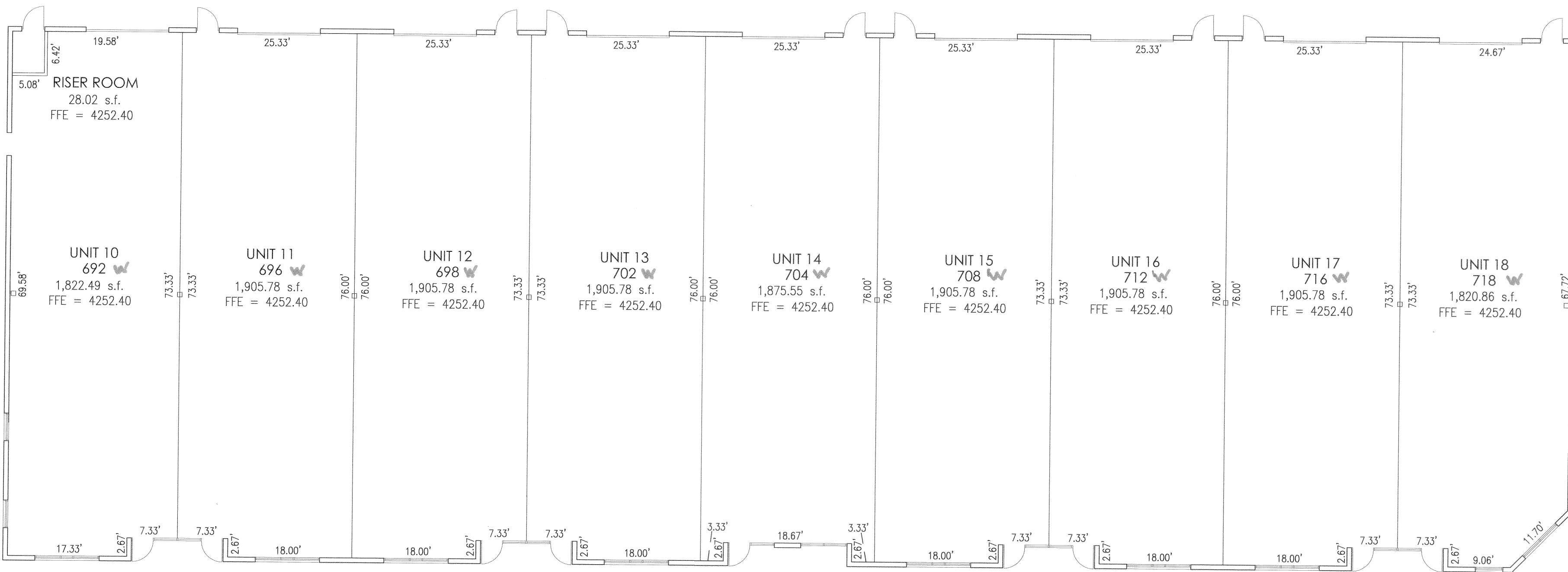
CONFLUENCE PLACE CONDOMINIUMS

COMMERCIAL CONDOMINIUM PROJECT

A PART OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE MERIDIAN MURRAY CITY, SALT LAKE COUNTY, UTAH

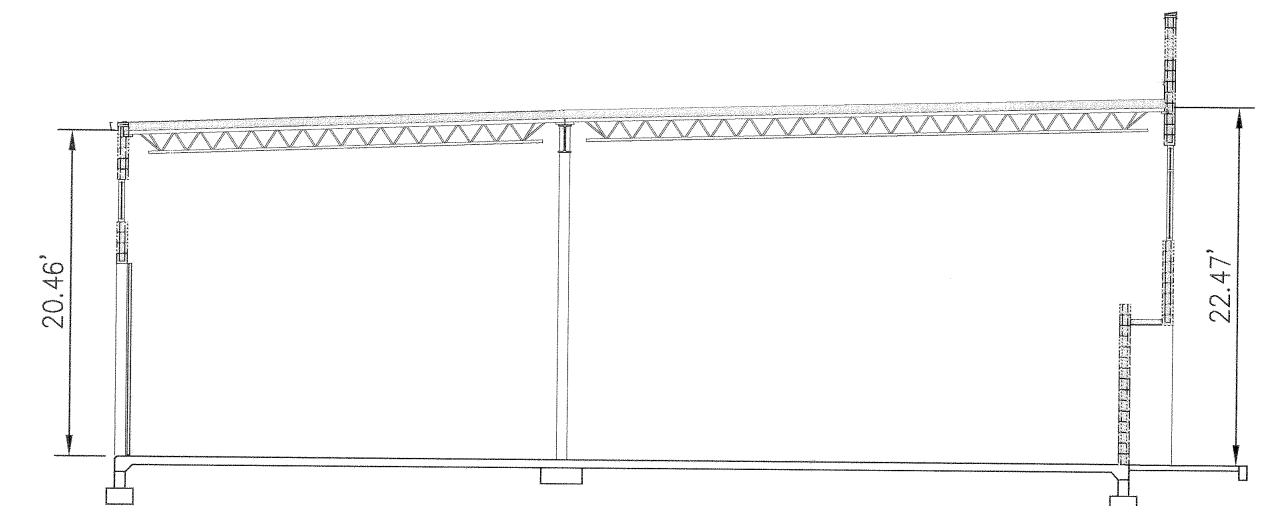


BUILDING "A" FLOOR PLAN
SCALE: 1" = 10'-0"

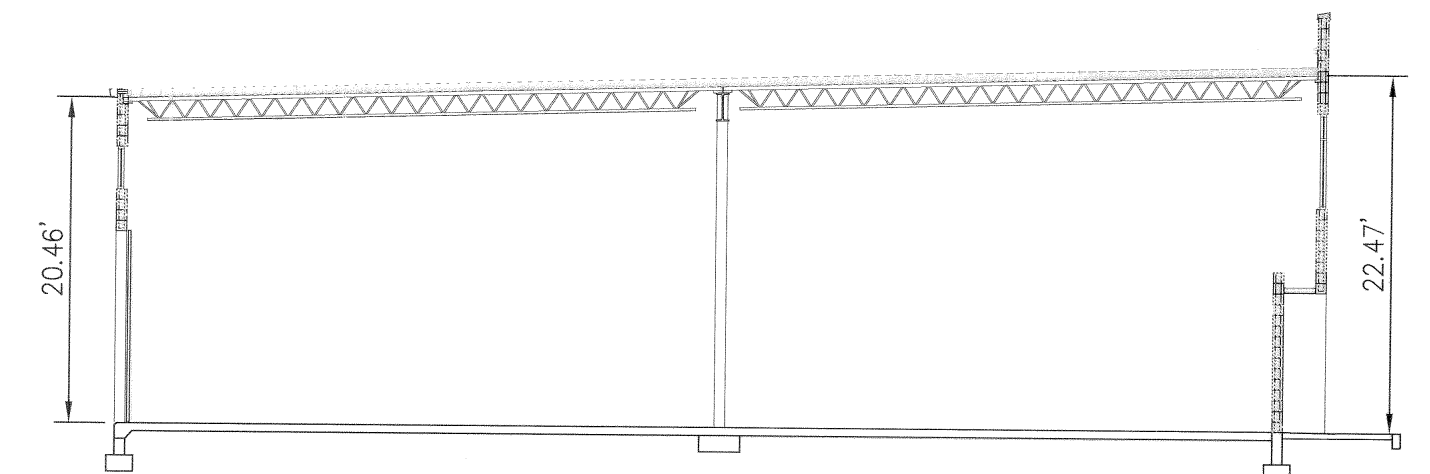


BUILDING "B" FLOOR PLAN
SCALE: 1" = 10'-0"

BUILDING "A"		BUILDING "B"	
UNIT	ADDRESS	UNIT	ADDRESS
1	652 WEST CONFLUENCE AVENUE	10	692 WEST CONFLUENCE AVENUE
2	656 WEST CONFLUENCE AVENUE	11	696 WEST CONFLUENCE AVENUE
3	658 WEST CONFLUENCE AVENUE	12	698 WEST CONFLUENCE AVENUE
4	662 WEST CONFLUENCE AVENUE	13	702 WEST CONFLUENCE AVENUE
5	664 WEST CONFLUENCE AVENUE	14	704 WEST CONFLUENCE AVENUE
6	668 WEST CONFLUENCE AVENUE	15	708 WEST CONFLUENCE AVENUE
7	672 WEST CONFLUENCE AVENUE	16	712 WEST CONFLUENCE AVENUE
8	676 WEST CONFLUENCE AVENUE	17	716 WEST CONFLUENCE AVENUE
9	682 WEST CONFLUENCE AVENUE	18	718 WEST CONFLUENCE AVENUE



BUILDING "A" SECTION
SCALE: 1" = 10'-0"



BUILDING "B" SECTION
SCALE: 1" = 10'-0"

PREPARED BY:
CSA COOK-SANDERS ASSOCIATES INC.
331 SOUTH 100 SOUTH, SUITE 2000, SALT LAKE CITY, UTAH 84143
(801) 464-4541

PREPARED FOR:
BRUBAKER CONSTRUCTION INC.
250 SOUTH COMMERCE, SUITE 2000, SALT LAKE CITY, UTAH 84143
(801) 581-1800

SALT LAKE COUNTY RECORDER
Recorded No. 960264
State of Utah, County of Salt Lake, recorded and filed at the request of Brubaker
Date 1/5/06 Time 11:30 AM in Book No. 2000 Page No. 5
Feb 8
Salt Lake County Recorder