

THE WESTMINSTER OFFICE PARK

AN OFFICE CONDOMINIUM PROJECT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, T3S, R1E, SLB&M

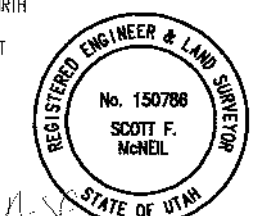
SURVEYOR'S CERTIFICATE

I, Scott F. McNeil do hereby certify that I am a Professional Engineer and Land Surveyor, and that I hold Certificate No. 150788, as prescribed under the 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 that the description correctly describes the land surface upon which there has been constructed THE WESTMINSTER OFFICE PARK. I further certify that this Record of Survey is accurate and has been prepared in compliance with the provisions of the Utah Condominiums Ownership Act, and that the same has been surveyed and staked on the ground as shown on this map, and that the building dimensions are or will be shown on this plat.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 700 EAST STREET, SAID POINT BEING SOUTH 00°21'30" EAST ALONG THE SECTION LINE 1657.607 FEET AND NORTH 89°53'08" WEST 53.002 FEET FROM THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°21'30" EAST 329.340 FEET; THENCE NORTH 89°32'50" WEST 200.260 FEET TO THE EAST LINE OF 650 EAST STREET, SAID EAST LINE ALSO BEING THE EAST LINE OF THE SANDY HEIGHTS NO. 3 SUBDIVISION AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 00°06'52" EAST ALONG SAID EAST LINE 202.146 FEET; THENCE SOUTH 89°53'08" EAST 87.514 FEET; THENCE NORTH 00°06'52" EAST 126.000 FEET TO THE SOUTH LINE OF SAID SANDY HEIGHTS SUBDIVISION; THENCE SOUTH 89°53'08" EAST ALONG SAID SOUTH LINE 100.025 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.219 ACRES



DATE July 16, 1997

UTILITY DEDICATION

PEREGRINE PROPERTIES, L.L.C. A UTAH LIMITED LIABILITY COMPANY OWNER OF THE PARCEL OF LAND SHOWN UPON THIS RECORD OF SURVEY MAP OF THE WESTMINSTER OFFICE PARK, A UTAH CONDOMINIUM PROJECT, 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 SUBTERANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES, AND APPURTENANCES THERETO, TOGETHER WITH THE RIGHTS OF ACCESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED HEREON AS THE WESTMINSTER OFFICE PARK, 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 RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMITS 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 WESTMINSTER OFFICE PARK, A UTAH CONDOMINIUM PROJECT FOR INGRESS AND EGRESS, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS OF RECORD, DATED THIS _____ DAY OF _____ 19____.

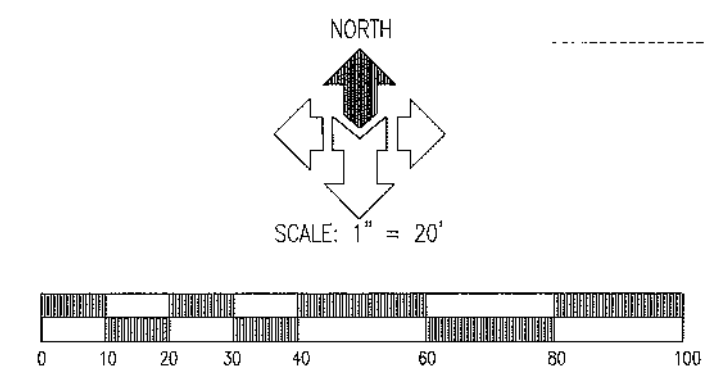
Michael M. Anderson Beneficiary
Robert A. Nelson Beneficiary
 PEREGRINE PROPERTIES, A UTAH LIMITED LIABILITY COMPANY
 JEROME HARRIS-BOWERS, CARL K. FOLLETT, SR.
 MANAGING MEMBER

Michael M. Anderson Director 7-16-97
 Michael M. Anderson
 Senior Vice President

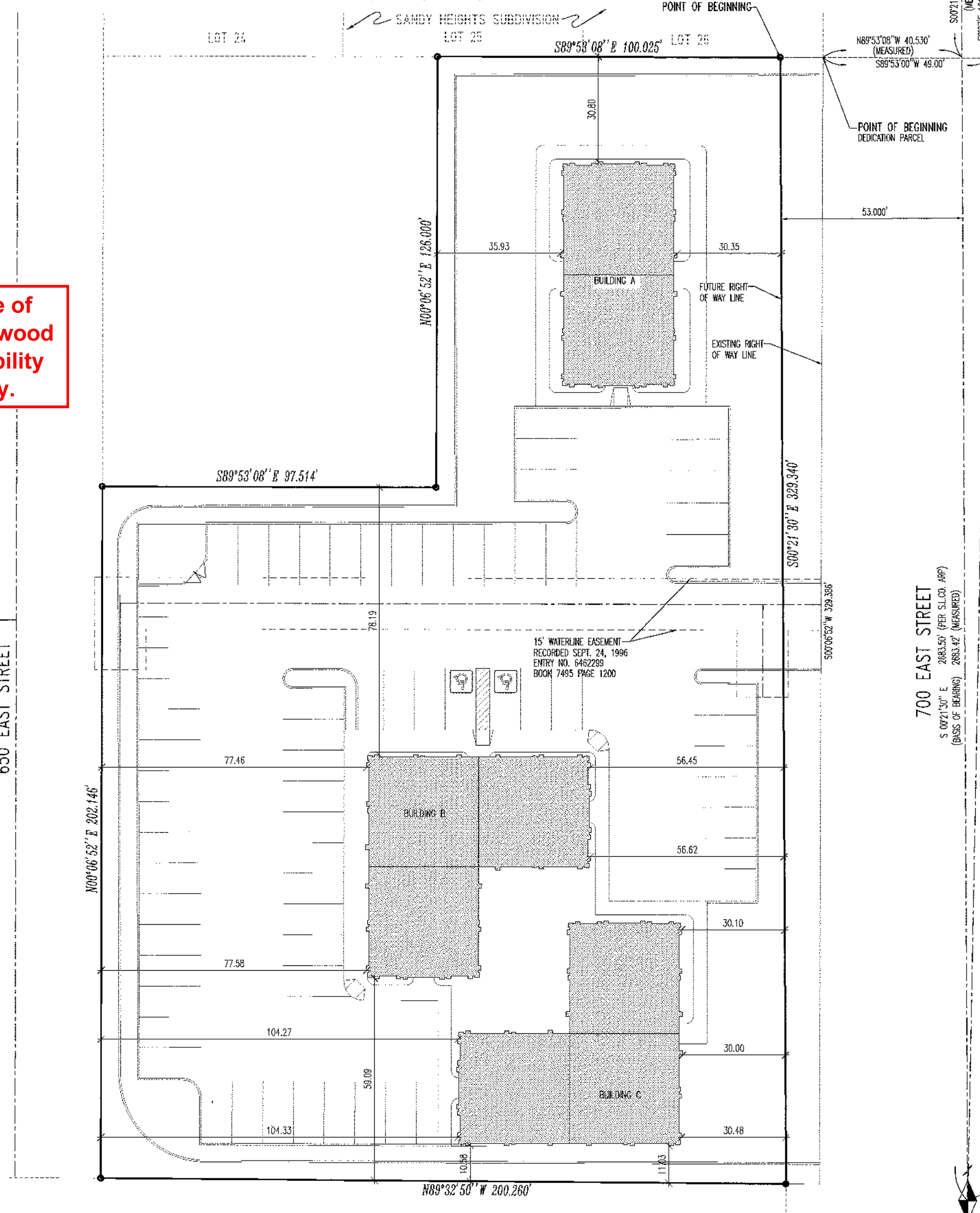
ACKNOWLEDGMENT

STATE OF UTAH } s.s.
 County of Salt Lake }
 On the 16th day of July A.D. 1997, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, who being by me duly sworn, testified to me that they are the members of Peregrine Properties, L.L.C. and that said Owners Dedication was signed by them in behalf of said LLC and that the said MEMBER executed the same.

MY COMMISSION EXPIRES: 8-24-99
Sharon H. Whitcomb
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY



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.



Subscribed and sworn to this 16 day of July 1997
 By *Robert A. Nelson*
 Notary

- LEGEND**
- SECTION CORNER MONUMENT
 - S.L.C.O. BRASS CAP MONUMENT (RING & LID)
 - SUBDIVISION BOUNDARY CORNER
 - BOUNDARY LINE OF OVERALL SUBDIVISION
 - EASEMENT/RIGHT-OF-WAY LINE
 - MONUMENT LINE
 - PRIVATE OWNERSHIP
 - COMMON AREA
 - P.U.E. & D.E. PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT

EAST QUARTER CORNER SEC 7 TOWNSHIP 3 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN



SANDY CITY APPROVAL
 APPROVED AS TO FORM THIS 19 DAY OF MAY A.D. 1997
Michael D. Carlson
 SANDY CITY COMMUNITY DEVELOPMENT DIRECTOR
 28-7-22 28-07-219-006

SALT LAKE COUNTY RECORDER
 RECORDED # 6709137
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF SECURITY TITLE INS. AGENCY
 DATE 8-7-97 TIME 8:27 A.M. BOOK 98 PAGE 243
 FEE \$ 6000
 \$ 6000 CHIEF DEPUTY SALT LAKE COUNTY RECORDER
97-8P-243 97035CON.DWG

PREPARED BY:
McNEIL ENGINEERING AND LAND SURVEYING, L.C.
 6895 SOUTH 900 EAST, MIDVALE, UTAH 84047
 TEL. (801) 255-7700 FAX (801) 255-8071

DRAWING NUMBER 97-8P-243

THE WESTMINSTER OFFICE PARK

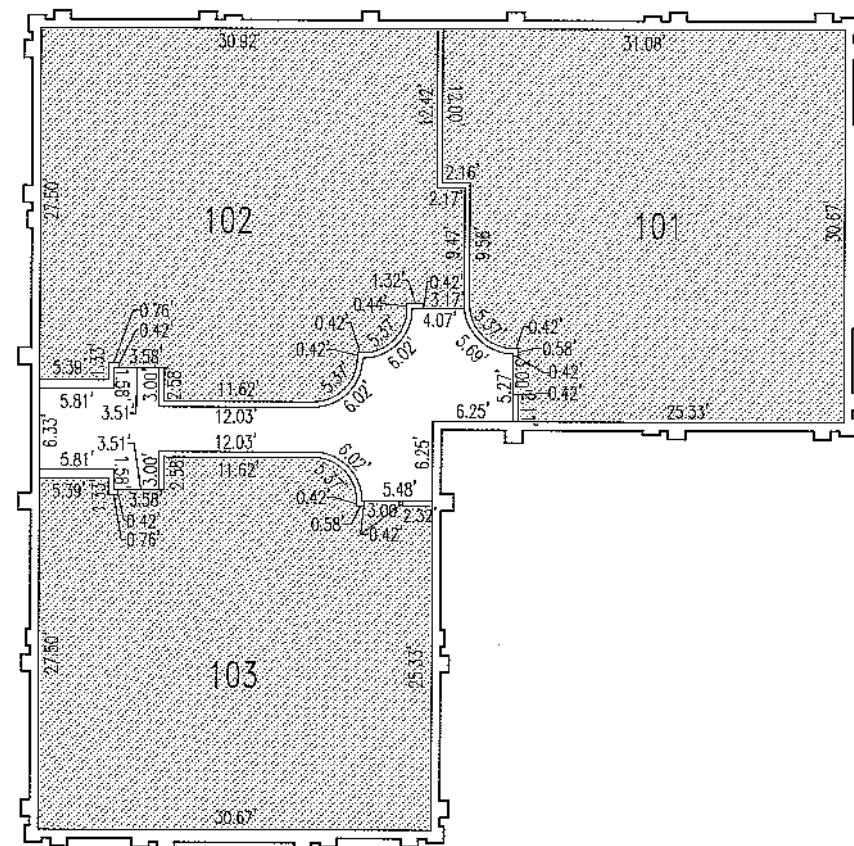
AN OFFICE CONDOMINIUM PROJECT
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, T3S, R1E SLB&M

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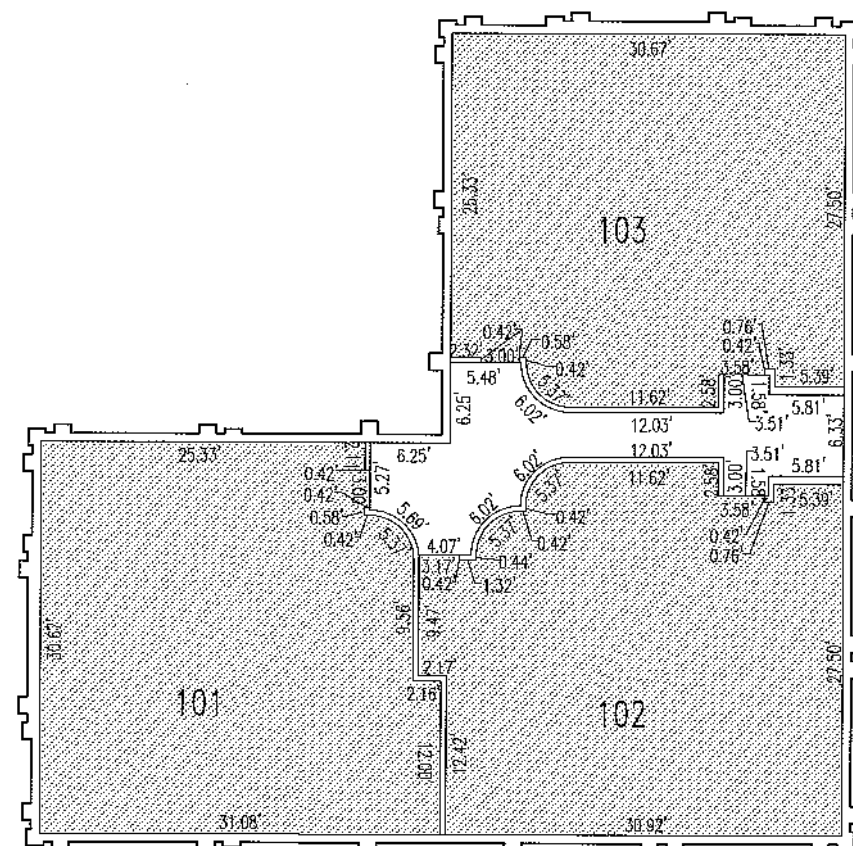
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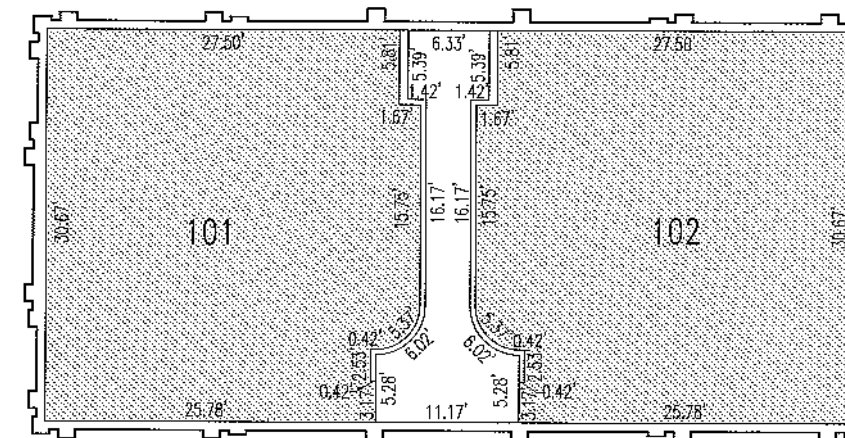
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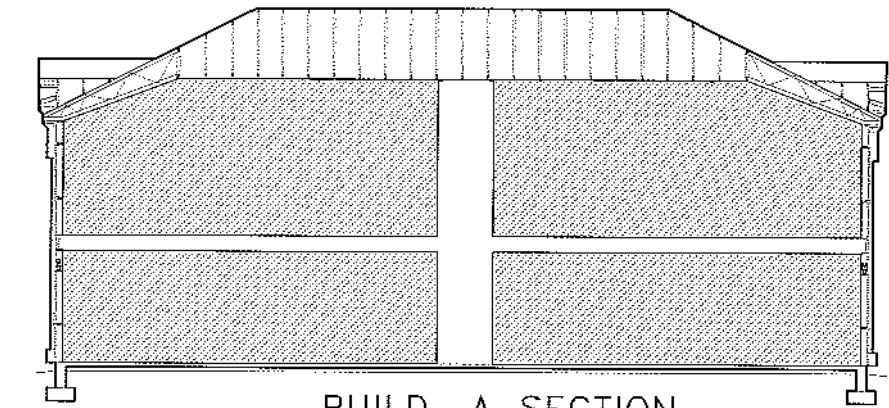
BUILD. B MAIN FLOOR
 SCALE: 1" = 10'-0"



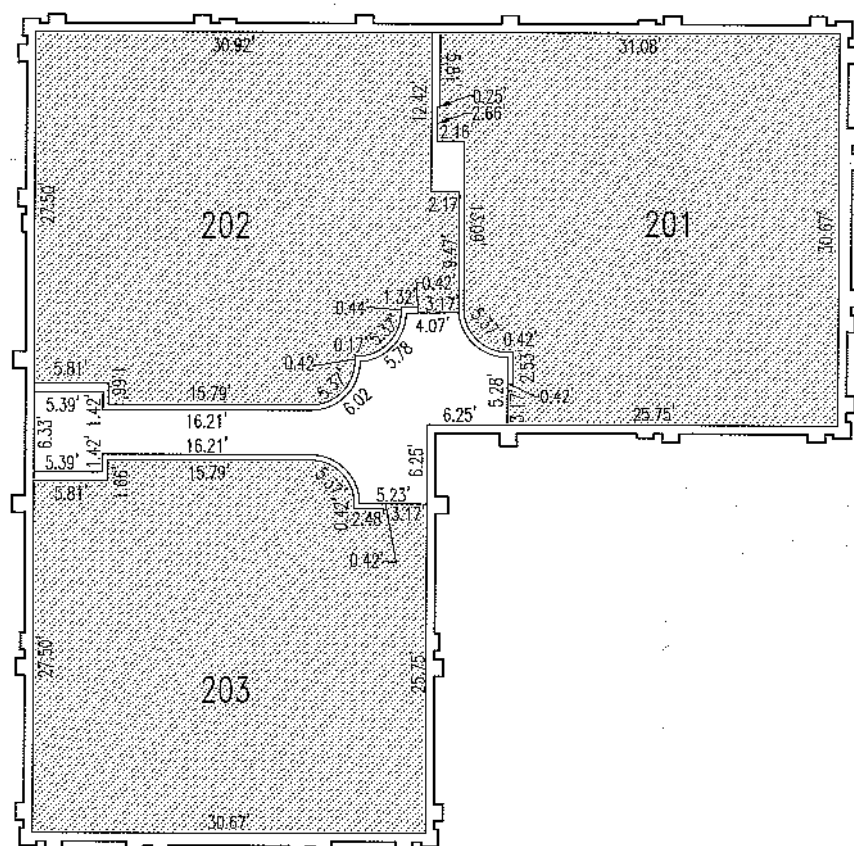
BUILD. C MAIN FLOOR
 SCALE: 1" = 10'-0"



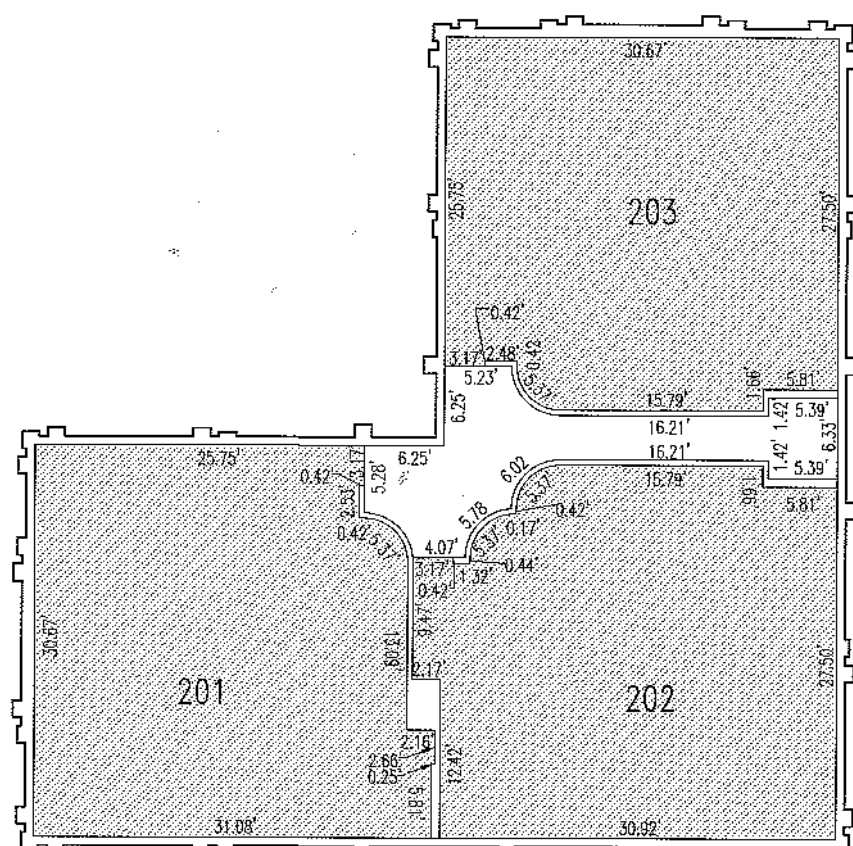
BUILD. A MAIN FLOOR
 SCALE: 1" = 10'-0"



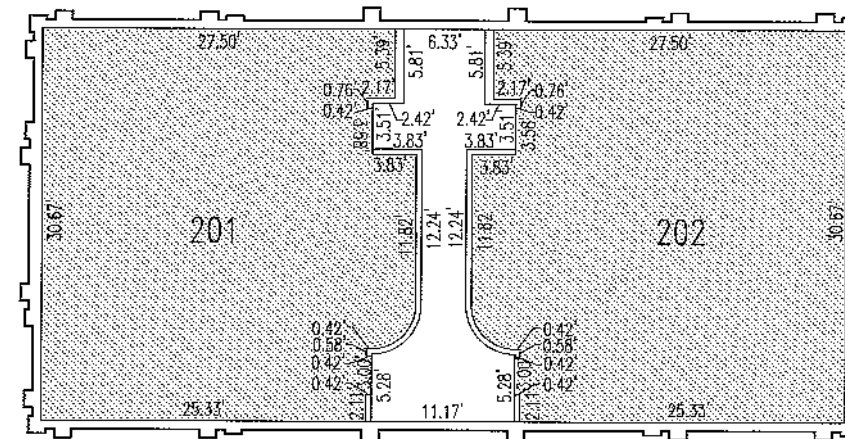
BUILD. A SECTION
 SCALE: 1" = 10'-0"



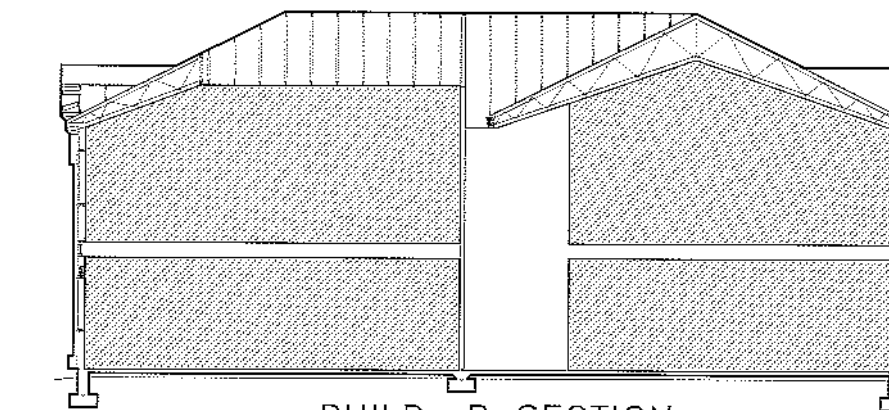
BUILD. B 2ND FLOOR
 SCALE: 1" = 10'-0"



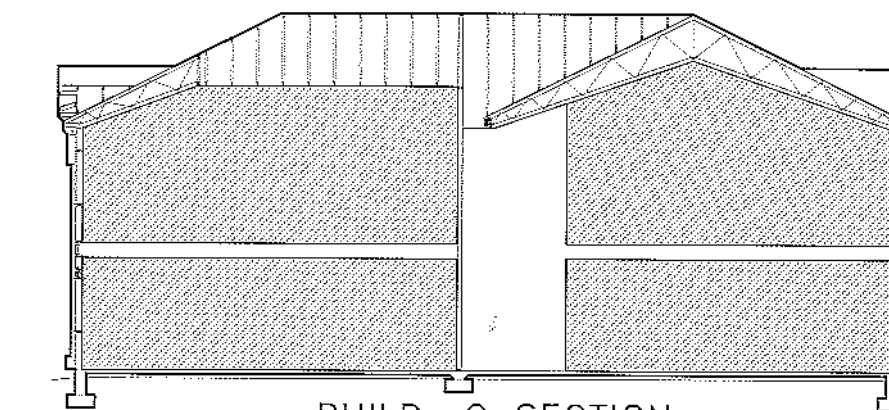
BUILD. C 2ND FLOOR
 SCALE: 1" = 10'-0"



BUILD. A 2ND FLOOR
 SCALE: 1" = 10'-0"



BUILD. B SECTION
 SCALE: 1" = 10'-0"



BUILD. C SECTION
 SCALE: 1" = 10'-0"

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LEGEND

- PRIVATE OWNERSHIP
- COMMON AREA



BUILDING NUMBER	LEVEL	ELEVATION
BUILDING A	1	4517.02
BUILDING A	2	4526.94
BUILDING B	1	4516.02
BUILDING B	2	4525.94
BUILDING C	1	4516.82
BUILDING C	2	4526.74

SHEET 2 OF 2
 SALT LAKE COUNTY RECORDER
 RECORDED # 6709137
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND
 FILED AT THE REQUEST OF SECURITY TITLE INS AGENCY
 DATE 8-7-97 TIME 8:27 A.M. BOOK 9788 PAGE 243
 FEE \$ 69.00
 CHIEF DEPUTY SALT LAKE COUNTY RECORDER
 97-8P-243 97835CP2.DWG