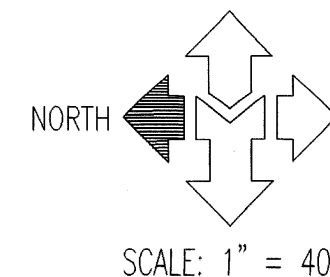


MONROE PLAZA PHASE 1

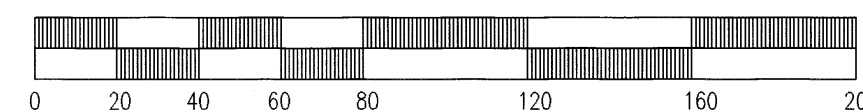
AN OFFICE CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER SECTION 1, T.3S., R.1W., S.L.B. & M.

PLATMANS NOTE: SEE AFFIDAVIT RECORDED 8-7-98 ENTRY 7051270 BK.8059 PG.2505

CHANGING NAME TO: **MONROE PROFESSIONAL PLAZA PHASE 1**



SCALE: 1" = 40'



BENCHMARK
FOUND S.L. CO.
BRASS CAP MONUMENT
RING AND LID
ELEV. = 4410.230

STATE STREET

EAST QUARTER CORNER
SECTION 1, TOWNSHIP 3 SOUTH
RANGE 1 WEST SALT LAKE BASE
AND MERIDIAN
(NOT FOUND)

N00°02'55"W 2644.38' (PER S.L. CO. ARP)

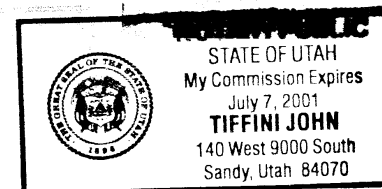
GUARDIAN STATE BANK

By James B. Bunker
its Vice President

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

On the 22 day of August, A.D., 1998, I 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 GUARDIAN STATE BANK and that said Dedication was signed by them in behalf of said BANK and that the said MEMBER executed the same.

MY COMMISSION EXPIRES: 1-1-2001



NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

SOUTHEAST CORNER
SECTION 1, TOWNSHIP 3 SOUTH
RANGE 1 WEST SALT LAKE BASE
AND MERIDIAN
(NOT FOUND)

LEGEND

- SECTION CORNER MONUMENT
- S.L.CO. BRASS CAP MONUMENT (RING & LID)
- SUBDIVISION BOUNDARY CORNER
- BOUNDARY LINE OF OVERALL SUBDIVISION
- MONUMENT LINE
- PRIVATE OWNERSHIP
- COMMON AREA
- LIMITED COMMON AREA

Conditions of Approval:

- That the condominium plat name be approved by Salt Lake County.
- That all previously approved conditions of approval for the Monroe Plaza Office project on this site remain in full force and are not nullified or removed with this approval.
- That prior to recordation of the final condominium plat, all requirements of the Condominium Conversion be satisfied. (Section 15-30, Sandy City Development Code)
- That all units comply with all requirements of the Uniform Building Code regarding condominium conversions.
- That prior to plat recordation, the Deputy City Attorney and Planning Staff review and approve the declaration of condominium, project bylaws, and the record of survey map. That these documents include all information required according to State Statute (Utah Code Annotated, Section 57-8-10 and Section 57-8-13).
- That the applicant be required to submit all necessary documents to the Salt Lake County Recorder's Office regarding this conversion. Said documents shall include any deeds, declaration of condominium and associated bylaws as they may apply.
- That copies of all recorded documents for this project be submitted to the Planning Department to place in the project file for future reference.

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. 150786, 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 MONROE BUSINESS 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 SOUTH 89°59'19" WEST 1312.76 FEET AND SOUTH 836.69 FEET FROM THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°31'00" EAST 202.76 FEET; THENCE SOUTH 436.66 FEET; THENCE SOUTH 43°21'21" WEST 65.21 FEET; THENCE SOUTH 89°29'26" WEST 157.08 FEET; THENCE NORTH 00°06'26" WEST 483.76 FEET TO THE POINT OF BEGINNING CONTAINS 2.233 ACRES

PLATMANS NOTE: SEE SAME AFFIDAVIT FOR P&B CORRECTION

NORTH 89°59'19" WEST

DATE: July 21 '98

UTILITY DEDICATION

MONROE PROFESSIONAL PLAZA LLC & LYT LLC OWNER OF THE PARCEL OF LAND SHOWN UPON THIS RECORD OF SURVEY MAP OF THE MONROE BUSINESS PARK PHASE 1, 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 SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATERLINES, AND APPURTENANCES TERE TO, 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 MONROE BUSINESS PARK PHASE 1, 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 MONROE BUSINESS PARK, A UTAH CONDOMINIUM PROJECT FOR INGRESS AND EGRESS, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS OF RECORD, DATED THIS 22 DAY OF July, 1998.

OWNER

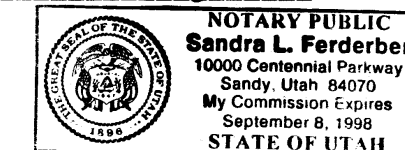
MONROE PLAZA PHASE 1

ACKNOWLEDGMENT

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

On the 22nd day of July, A.D., 1998, I 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 MONROE PROFESSIONAL PLAZA, LLC 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: 9-8-98



NOTARY PUBLIC
Sandra L. Forderber
RESIDING IN SALT LAKE COUNTY

SHEET 1 OF 2

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.

QUESTAR GAS COMPANY

APPROVED THIS 22 DAY OF July
A.D., 1998, BY MOUNTAIN FUEL SUPPLY CO.

QUESTAR GAS COMPANY

TCI CABLEVISION

APPROVED THIS 22nd DAY OF July
A.D., 1998, BY TCI CABLEVISION

TCI CABLEVISION

UTAH POWER & LIGHT CO.

APPROVED THIS 21st DAY OF July
A.D., 1998, BY UTAH POWER & LIGHT CO.

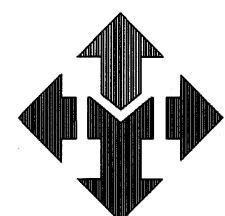
UTAH POWER & LIGHT CO.

U.S. WEST COMMUNICATIONS

APPROVED THIS 22 DAY OF July
A.D., 1998, BY U.S. WEST COMMUNICATIONS

U.S. WEST COMMUNICATIONS

PREPARED BY:



McNEIL ENGINEERING
AND LAND SURVEYING, L.C.

6895 SOUTH 900 EAST, MIDVALE, UTAH 84047

TEL. (801) 255-7700 FAX (801) 255-8071

SANDY CITY MAYOR

PRESENTED TO THE SANDY CITY MAYOR THIS 5th
DAY OF August, A.D., 1998, AT WHICH TIME THIS
CONDOMINIUM PLAT WAS ACCEPTED.

Tom Dahan
CITY MAYOR

Cindy Chesnut, Deputy
ATTEST: CITY RECORDER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 4th DAY
OF August, A.D., 1998, BY THE SANDY
CITY ATTORNEY.

Kathleen R. Jeffery
SANDY CITY ATTORNEY

SANDY CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS
PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE
INFORMATION ON FILE IN THIS OFFICE.

Jon Olsen 7/28/98
SANDY CITY ENGINEER

PLANNING COMMISSION

APPROVED THIS 31st DAY OF
July, A.D., 1998, BY THE SANDY CITY
PLANNING COMMISSION.

Donald B. Milne
CHAIRMAN SANDY CITY PLANNING COMMISSION

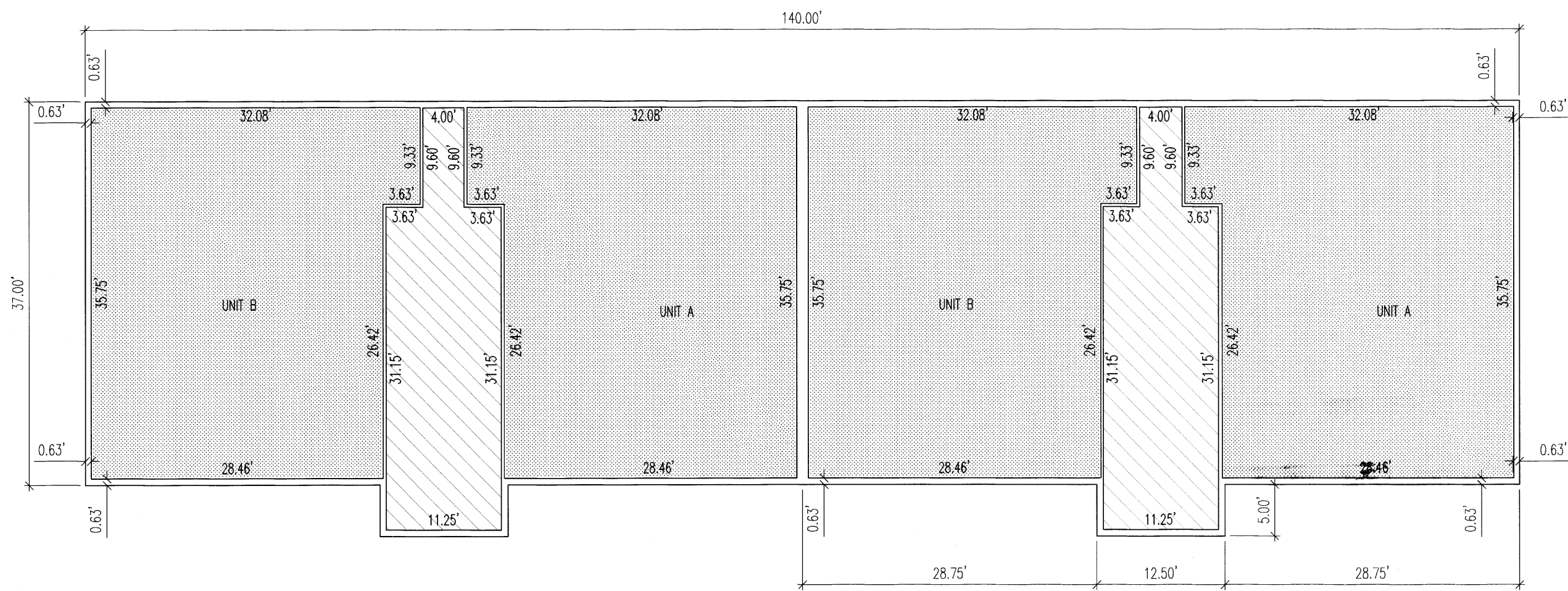
SALT LAKE COUNTY RECORDER

RECORDED # 7048754
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND
FILED AT THE REQUEST OF MONROE PLAZA LLC
DATE 8-6-98 TIME 11:27 A.M. BOOK 98-88 PAGE 211
FEE \$ 6.00
Maury Johnson
SALT LAKE COUNTY RECORDER

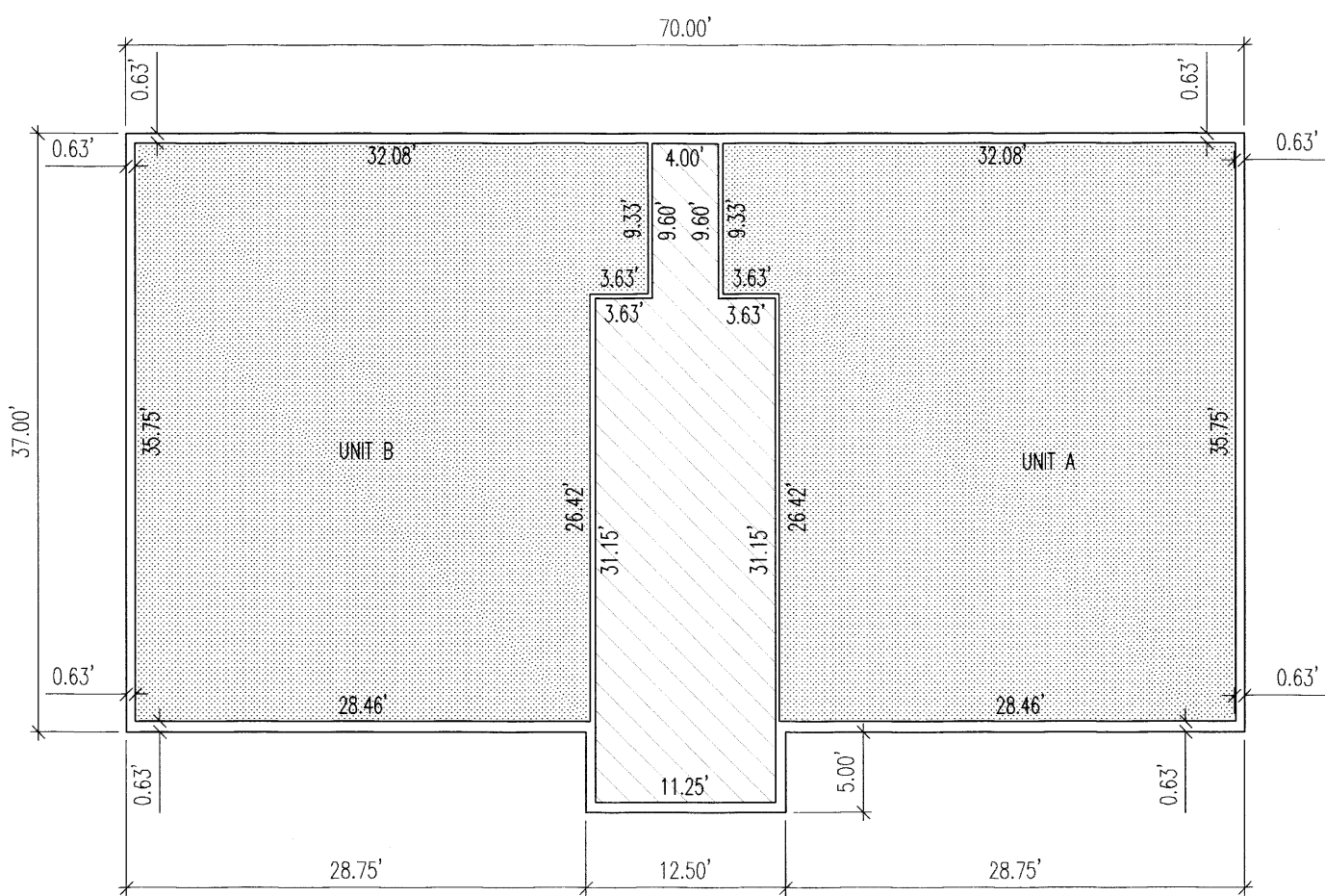
MONROE PLAZA PHASE 1

AN OFFICE CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, T.3S., R.1E., S.L.B. & M.

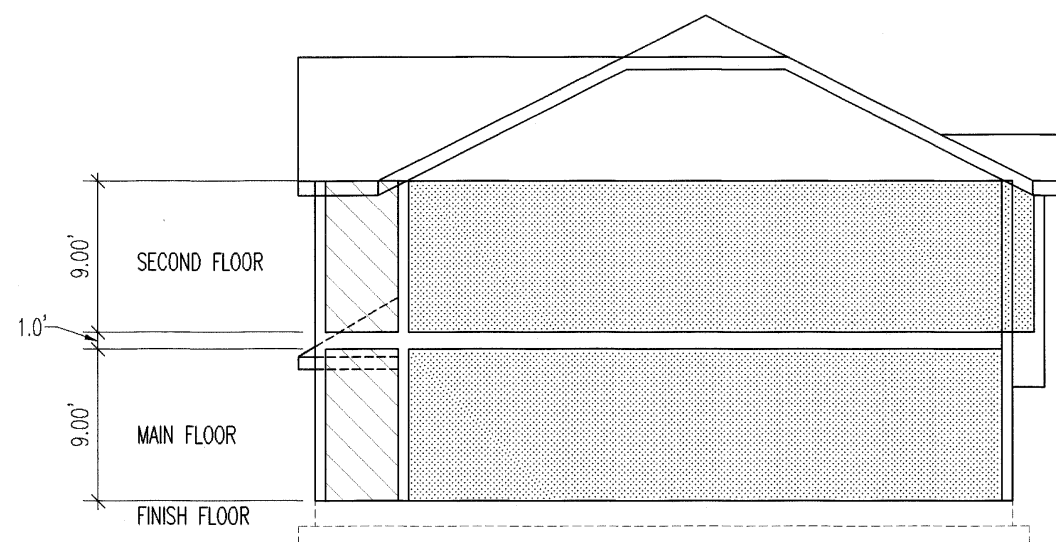
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



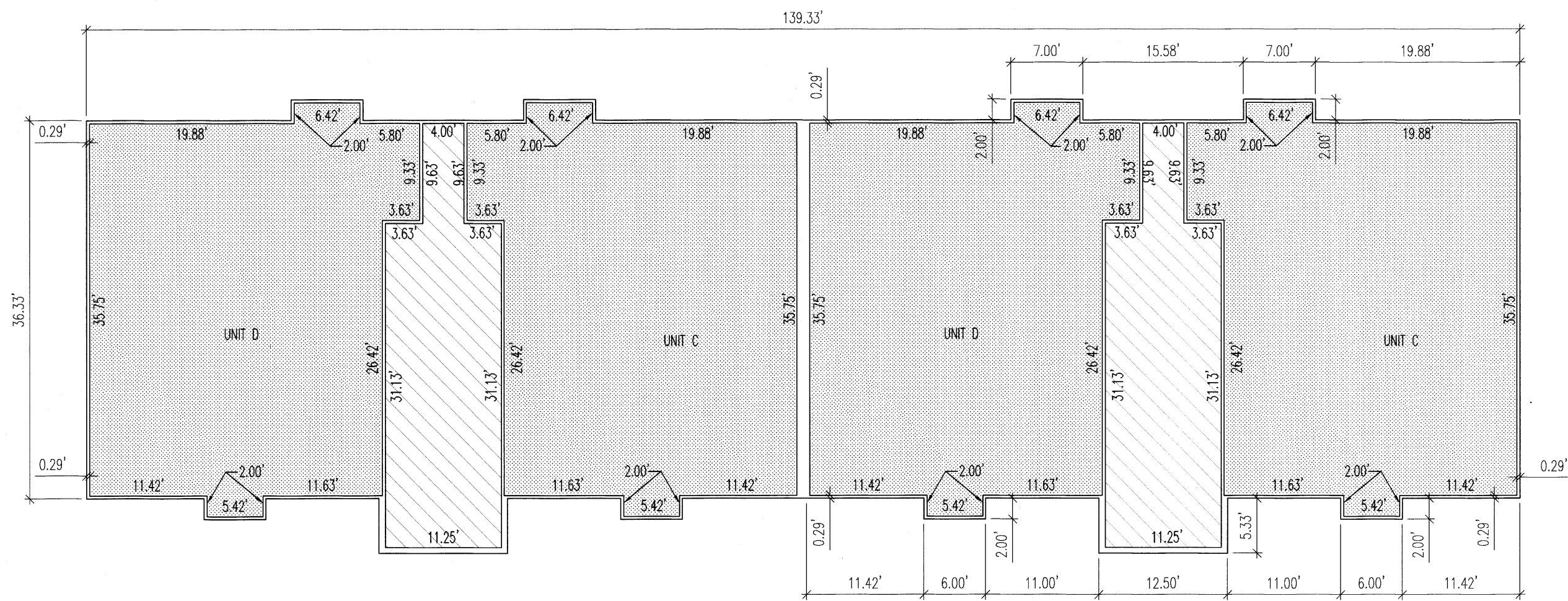
8 PLEX - MAIN FLOOR PLAN
SCALE: 1" = 10'-0"



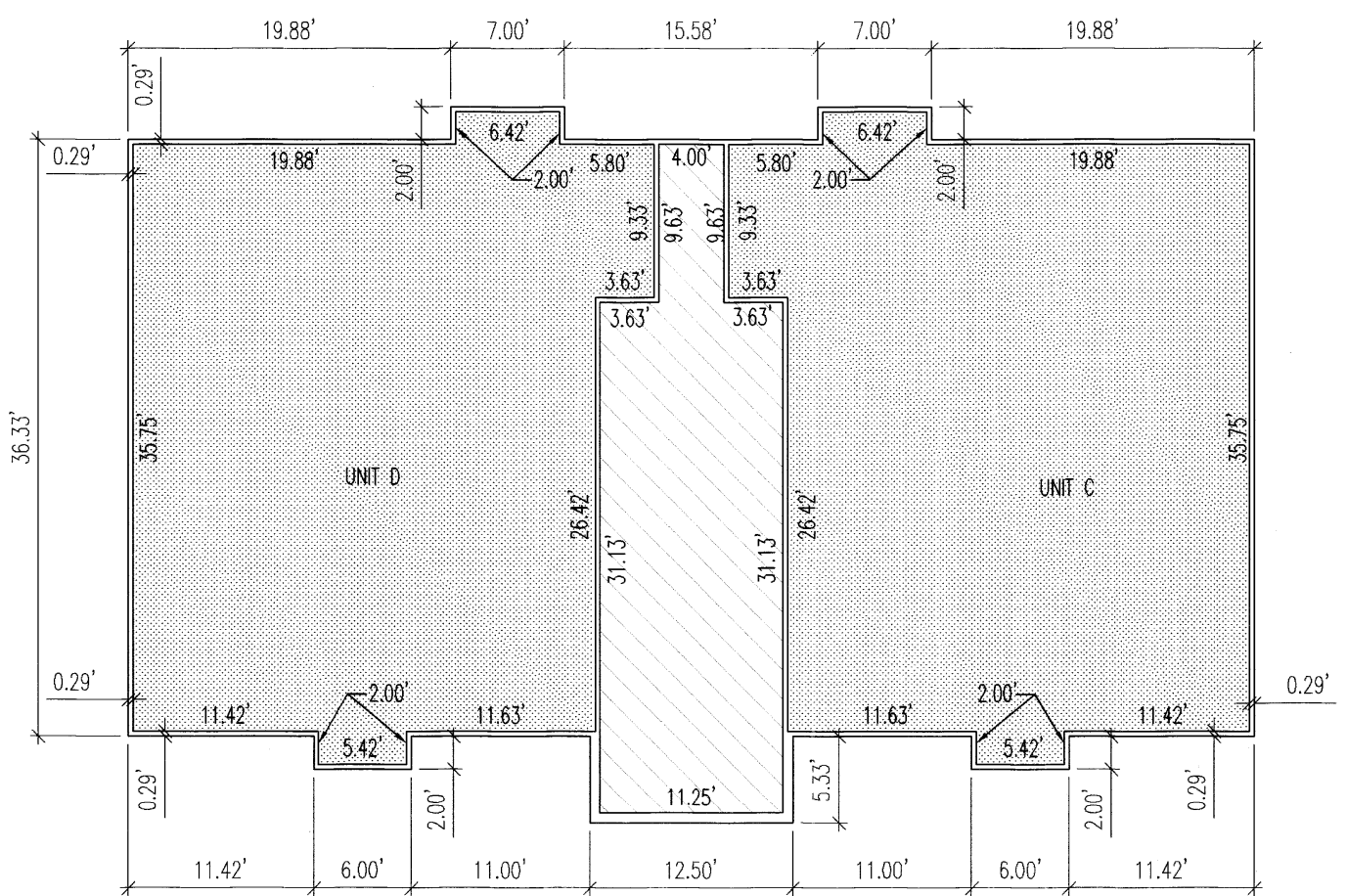
4 PLEX - MAIN FLOOR PLAN
SCALE: 1" = 10'-0"



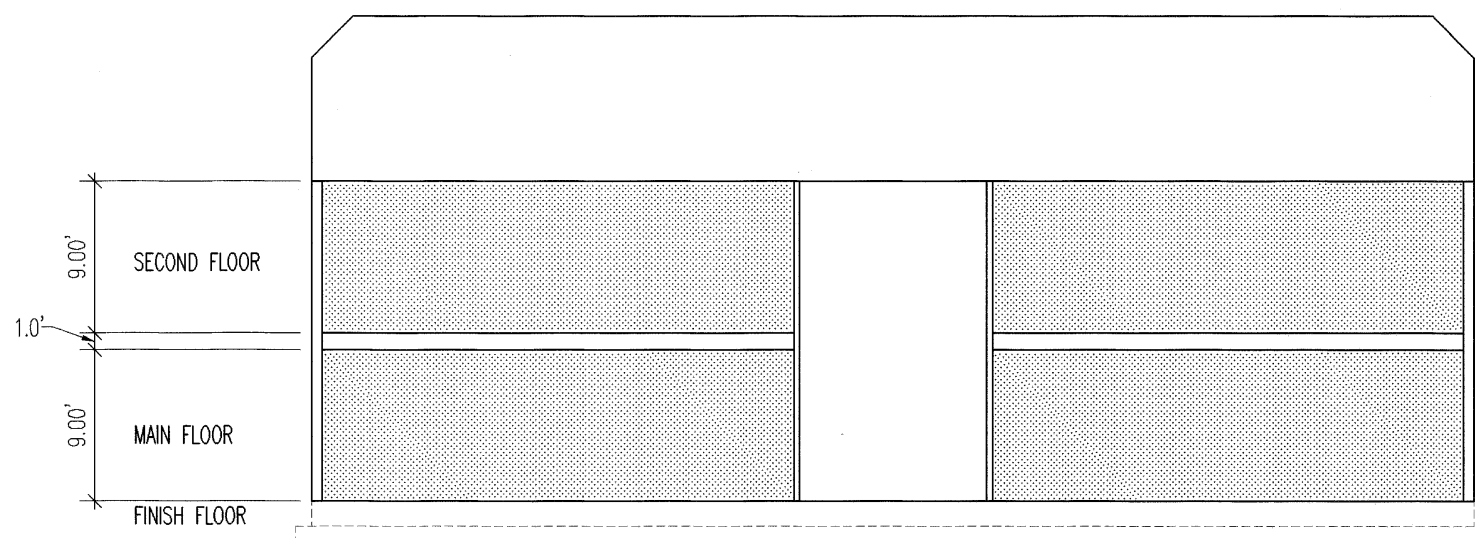
SECTION
SCALE: 1" = 10'-0"



8 PLEX - UPPER FLOOR PLAN
SCALE: 1" = 10'-0"



4 PLEX - UPPER FLOOR PLAN
SCALE: 1" = 10'-0"



SECTION
SCALE: 1" = 10'-0"

TOTAL NUMBER OF UNITS = 28

BUILDING	UNIT NUMBER	FINISH FLOOR ELEVATION	SQUARE FOOTAGE
9121 S.	A	4393.00'	1050 SQ. FT.
	B	4393.00'	1050 SQ. FT.
	C	4403.00'	1075 SQ. FT.
	D	4403.00'	1075 SQ. FT.
9125 S.	A	4393.00'	1050 SQ. FT.
	B	4393.00'	1050 SQ. FT.
	C	4403.00'	1075 SQ. FT.
	D	4403.00'	1075 SQ. FT.

BUILDING	UNIT NUMBER	FINISH FLOOR ELEVATION	SQUARE FOOTAGE
9131 S.	A	4396.50'	1050 SQ. FT.
	B	4396.50'	1050 SQ. FT.
	C	4406.50'	1075 SQ. FT.
	D	4406.50'	1075 SQ. FT.
9133 S.	A	4396.50'	1050 SQ. FT.
	B	4396.50'	1050 SQ. FT.
	C	4406.50'	1075 SQ. FT.
	D	4406.50'	1075 SQ. FT.

BUILDING	UNIT NUMBER	FINISH FLOOR ELEVATION	SQUARE FOOTAGE
9135 S.	A	4396.50'	1050 SQ. FT.
	B	4396.50'	1050 SQ. FT.
	C	4406.50'	1075 SQ. FT.
	D	4406.50'	1075 SQ. FT.
9137 S.	A	4396.50'	1050 SQ. FT.
	B	4396.50'	1050 SQ. FT.
	C	4406.50'	1075 SQ. FT.
	D	4406.50'	1075 SQ. FT.

BUILDING	UNIT NUMBER	FINISH FLOOR ELEVATION	SQUARE FOOTAGE
9149 S.	A	4399.50'	1050 SQ. FT.
	B	4399.50'	1050 SQ. FT.
	C	4409.50'	1075 SQ. FT.
	D	4409.50'	1075 SQ. FT.

LEGEND

- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA

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

SHEET 2 OF 2

SALT LAKE COUNTY RECORDER

RECORDED # **7048754**
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND
FILED AT THE REQUEST OF **MONROE PLAZA LLC**
DATE **8-6-98** TIME **11:29 A.M.** BOOK **988** PAGE **211**

FEE \$ **28.00**

SALT LAKE COUNTY RECORDER

02-20-511

97379CN1.DWG