

SOUTH JORDAN PLAZA

AN OFFICE CONDOMINIUM PROJECT

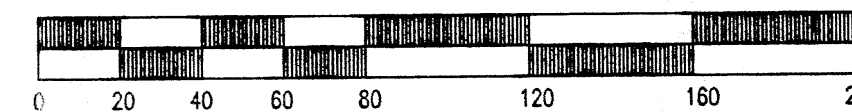
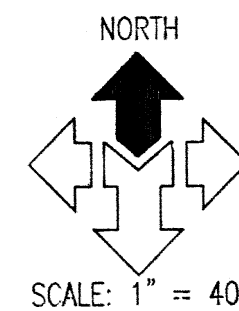
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, T3S, R1W, SLB&M

SURVEYOR'S CERTIFICATE

I, Dale K. Bennett do hereby certify that I am a Professional Engineer and Land Surveyor, and that I hold Certificate No. 103381, 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 SOUTH JORDAN PLAZA. 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.

LEGEND

- SECTION CORNER MONUMENT
- S.L.C.O. BRASS CAP MONUMENT (RING & LID)
- SUBDIVISION BOUNDARY CORNER
- BOUNDARY LINE OF OVERALL SUBDIVISION
- MONUMENT LINE
- PRIVATE OWNERSHIP
- COMMON AREA
- FIRE HYDRANT
- LIGHT POLE



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.

ACKNOWLEDGMENT

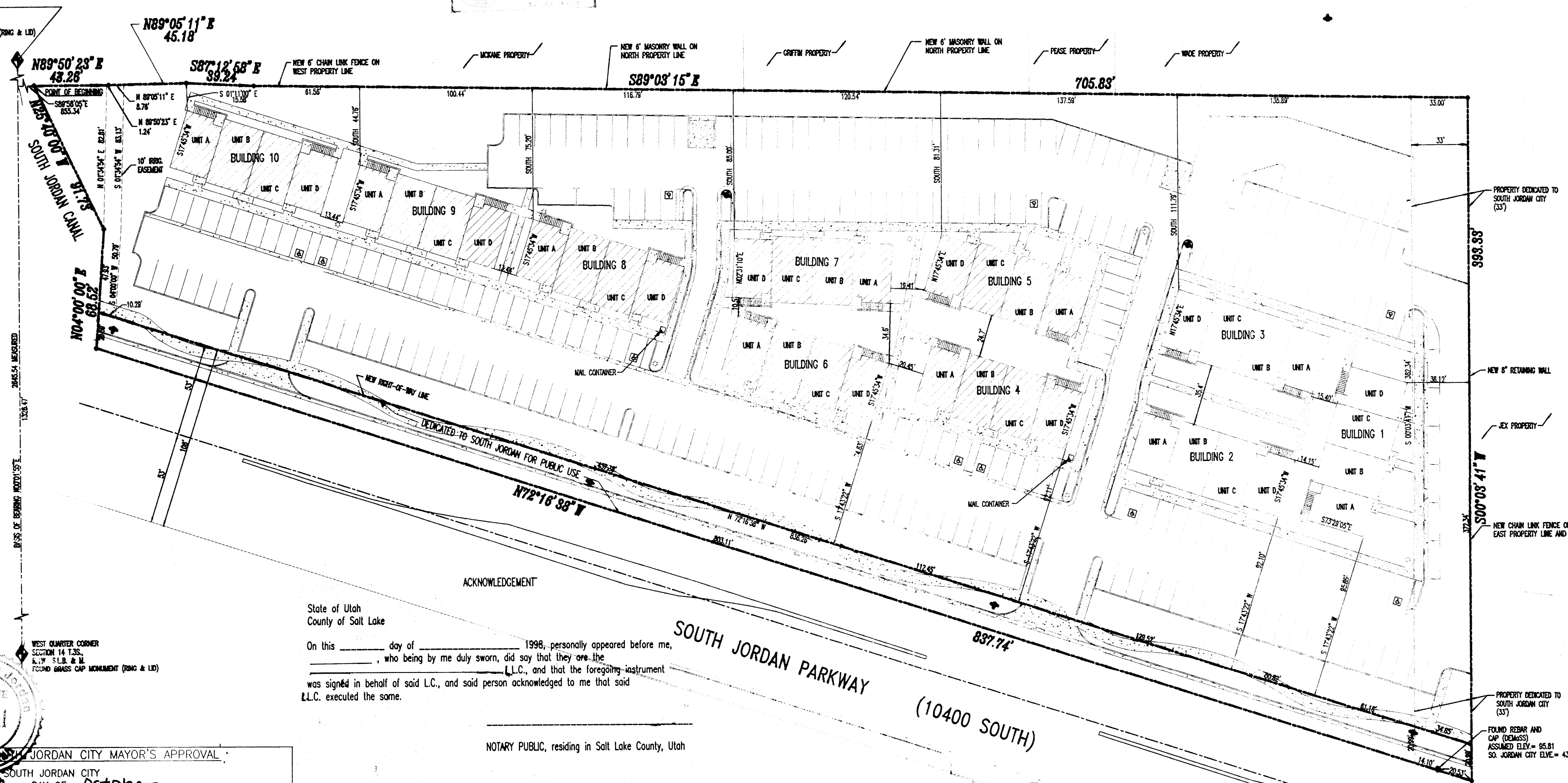
STATE OF UTAH } S.S.
 COUNTY OF Wasatch }
 On the 19 day of November A.D. 1998, personally appeared before me, the undersigned Notary Public, in and for said County of Wasatch, in said State of Utah, Walt Parcel who after being duly sworn, acknowledged to me that he is a member of South Jordan Plaza, L.L.C., and that he signed the owners dedication freely and voluntarily for and in behalf of said L.L.C. for the purposes therein mentioned.
 MY COMMISSION EXPIRES November 29, 1999
 NOTARY PUBLIC
 RESIDING IN Utah

ADDRESSES

NOTE: EACH BUILDING CONTAINS 4 UNITS EACH SHARING THE SAME MAIN ADDRESS.

BUILDING #	ADDRESS
01	1108 WEST SOUTH JORDAN PARKWAY (10400 SOUTH)
02	1122 WEST SOUTH JORDAN PARKWAY (10400 SOUTH)
03	1124 WEST SOUTH JORDAN PARKWAY (10400 SOUTH)
04	1184 WEST SOUTH JORDAN PARKWAY (10400 SOUTH)
05	1188 WEST SOUTH JORDAN PARKWAY (10400 SOUTH)
06	1208 WEST SOUTH JORDAN PARKWAY (10400 SOUTH)
07	1204 WEST SOUTH JORDAN PARKWAY (10400 SOUTH)
08	1218 WEST SOUTH JORDAN PARKWAY (10400 SOUTH)
09	1228 WEST SOUTH JORDAN PARKWAY (10400 SOUTH)
10	1234 WEST SOUTH JORDAN PARKWAY (10400 SOUTH)

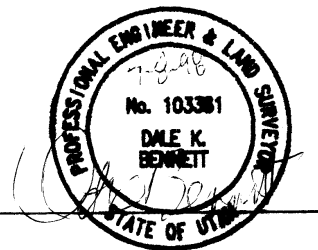
NORTHWEST CORNER SECTION 14 T3S, R1W, SLB&M FOUND BRASS CAP MONUMENT (RING & LID)



BOUNDARY DESCRIPTION

BEGINNING AT A POINT N00°01'55"E ALONG THE SECTION LINE 1326.47 FEET AND S89°58'05"E 855.34 FEET FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 1320.00 FEET, WEST 1380.98 FEET AND S25°40'00"E 19.15 FEET FROM THE CENTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE EXTENSION OF TWO FENCE LINES, RUNNING THENCE ALONG SAID FENCE THE FOLLOWING FOUR COURSES 1.) N89°50'23"E 43.26 FEET 2.) N89°05'11"E 45.18 FEET 3.) S89°12'58"E 39.24 FEET 4.) S89°03'15"E 705.83 FEET TO A POINT ON THE EAST LINE OF A QUIT CLAIM DEED RECORDED IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER THENCE S00°03'41"W ALONG SAID EAST LINE 393.33 FEET TO THE NORTH RIGHT OF WAY LINE OF THE SOUTH JORDAN PARKWAY (10400 SOUTH STREET) SAID RIGHT OF WAY BEING 66.00 FEET THENCE N72°16'38"W ALONG SAID RIGHT OF WAY AS ESTABLISHED BY MEASURED LOCATION OF CENTER LINE MONUMENTS FOUND ON THE SOUTH JORDAN PARKWAY 837.74 FEET; THENCE N04°00'00"E 68.52 FEET; THENCE N25°40'00"W 91.73 FEET TO THE POINT OF BEGINNING. CONTAINS 5.02 ACRES, MORE OR LESS.

DATE: 7/6/98



UTILITY DEDICATION

OWNER OF THE PARCEL OF LAND SHOWN UPON THIS RECORD OF SURVEY MAP OF THE SOUTH JORDAN PLAZA, 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 THERE 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 SOUTH JORDAN PLAZA A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND 'AS 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 SOUTH JORDAN PLAZA, A UTAH CONDOMINIUM PROJECT FOR INGRESS AND EGRESS, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS OF RECORD, DATED THIS _____ DAY OF _____ 19____.

[Signature] Executive Vice President
[Signature] South Jordan Plaza LLC
[Signature] South Jordan Plaza LLC

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
 County of Salt Lake }
 On the 19 day of October A.D. 1998, personally appeared before me Walt Parcel and Charloth Holman who being by me duly sworn, did say that they are the Executive Vice President and Secretary of South Jordan Plaza LLC and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors; and said persons acknowledged to me that said corporation executed the same.

MY COMMISSION EXPIRES: 11-8-98
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY
 Utah

WEST QUARTER CORNER SECTION 14 T3S, R1W, SLB&M FOUND BRASS CAP MONUMENT (RING & LID)

ACKNOWLEDGMENT

State of Utah
 County of Salt Lake
 On this _____ day of _____ 1998, personally appeared before me, _____ who being by me duly sworn, did say that they are the _____ L.L.C., and that the foregoing instrument was signed in behalf of said L.L.C., and said person acknowledged to me that said L.L.C. executed the same.

NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission expires: _____




JORDAN CITY MAYOR'S APPROVAL
 PRESENTED TO SOUTH JORDAN CITY THIS 20th DAY OF October A.D. 1998, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Sharon DeLuna SOUTH JORDAN CITY CLERK
Jim McMillin SOUTH JORDAN CITY MAYOR

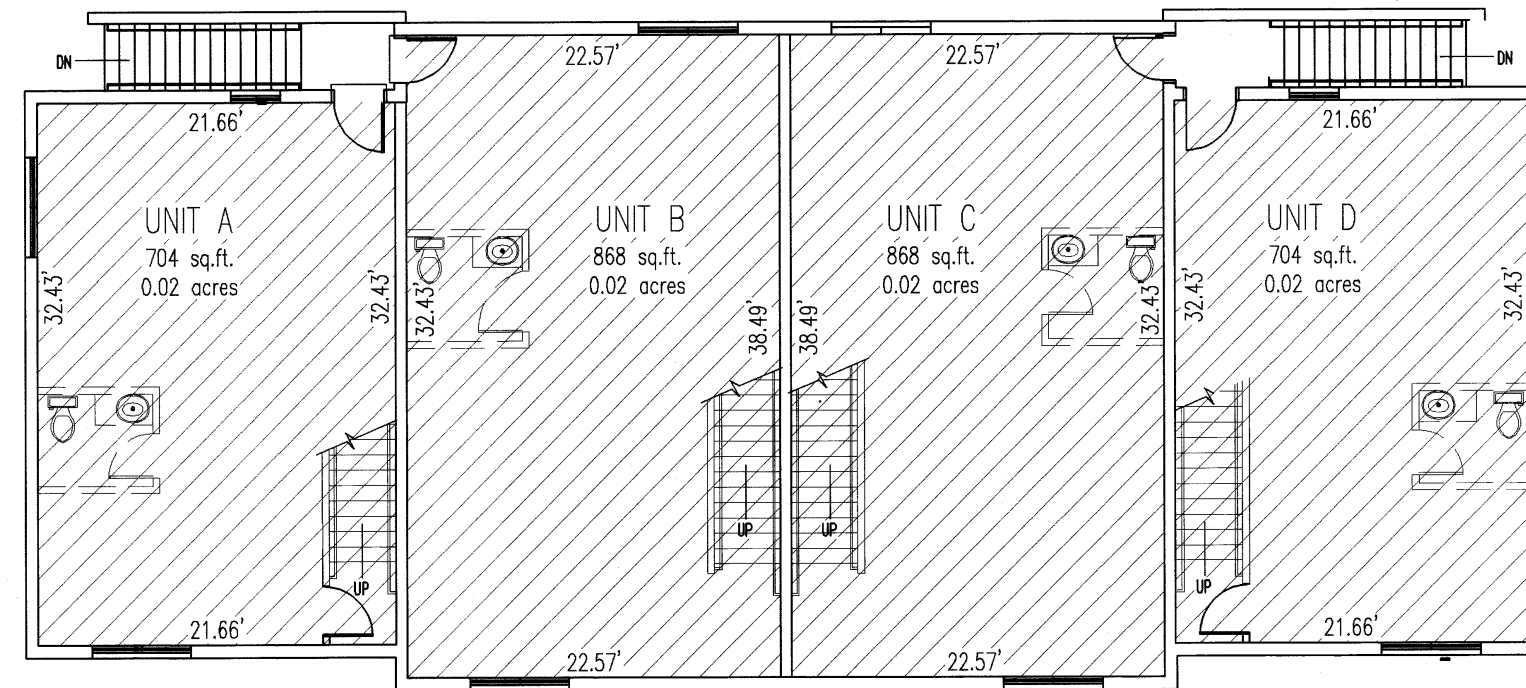
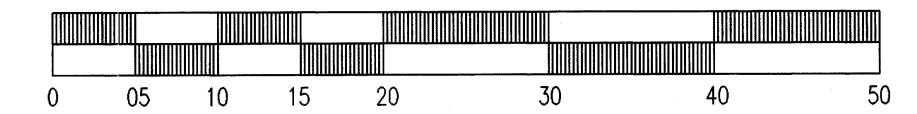
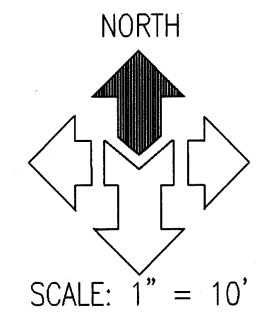
<p>PREPARED BY:</p> <p>McNEIL ENGINEERING AND LAND SURVEYING, L.C. 6895 SOUTH 900 EAST, MIDVALE, UTAH 84047 TEL (801) 255-7700 FAX (801) 255-8071</p>	<p>PLANNING COMMISSION</p> <p>APPROVED THIS <u>23rd</u> DAY OF <u>Sept.</u> A.D. 19<u>98</u> BY THE SOUTH JORDAN CITY PLANNING COMMISSION.</p> <p><i>[Signature]</i> CHAIRMAN, SOUTH JORDAN CITY PLANNING COMM.</p>	<p>BOARD OF HEALTH</p> <p>APPROVED AS TO FORM THIS <u>10th</u> DAY OF <u>August</u> A.D. 19<u>98</u></p> <p><i>[Signature]</i> DIRECTOR, S.L. CO. BOARD OF HEALTH</p>	<p>FLOOD CONTROL DEPT.</p> <p>APPROVED AS TO FORM THIS <u>10th</u> DAY OF <u>August</u> A.D. 19<u>98</u> <i>[Signature]</i> <i>[Signature]</i> FLOOD CONTROL COORDINATION</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS <u>13th</u> DAY OF <u>October</u> A.D. 19<u>98</u></p> <p><i>[Signature]</i> SOUTH JORDAN CITY ATTORNEY</p>	<p>SOUTH JORDAN ENGINEERING DEPT.</p> <p>I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p><u>9/3/98</u> DATE</p> <p><i>[Signature]</i> CITY ENGINEER</p>	<p>SALT LAKE COUNTY RECORDER</p> <p>RECORDED # <u>7160254</u> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>SOUTH JORDAN</u> DATE <u>11-19-98</u> TIME <u>1:30 PM</u> BOOK <u>98</u> PAGE <u>328</u> \$ <u>101.00</u> FEE \$</p> <p><i>[Signature]</i> CHIEF DEPUTY SALT LAKE COUNTY RECORDER</p>
<p>TCI CABLE VISION OF UTAH</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 19<u>98</u></p>	<p>U.S. WEST COMMUNICATIONS</p> <p>APPROVED THIS <u>4th</u> DAY OF <u>Aug</u> A.D. 19<u>98</u> BY U.S. WEST COMMUNICATIONS</p> <p><i>[Signature]</i> U.S. WEST COMMUNICATIONS</p>	<p>UTAH POWER & LIGHT CO.</p> <p>APPROVED THIS <u>5th</u> DAY OF <u>Aug.</u> A.D. 19<u>98</u> BY UTAH POWER & LIGHT CO.</p> <p><i>[Signature]</i></p>	<p>QUESTAR</p> <p>APPROVED THIS <u>4</u> DAY OF <u>AUGUST</u> A.D. 19<u>98</u> BY QUESTAR.</p> <p><i>[Signature]</i></p>	<p>S.L. CO. SEWERAGE IMPROVEMENT DISTRICT No. 1</p> <p>APPROVED THIS <u>29</u> DAY OF <u>July</u> A.D. 19<u>98</u> BY THE IMPROVEMENT DISTRICT</p> <p><i>[Signature]</i> SALT LAKE CO. SEWERAGE DISTRICT NO. 1 - DISTRICT MANAGER</p>	<p>DATE <u>9/3/98</u></p> <p>DATE <u>7/14-11, 27-14-12</u></p>	<p>98-11P-328</p> <p>9859501.dwg</p>

SOUTH JORDAN PLAZA

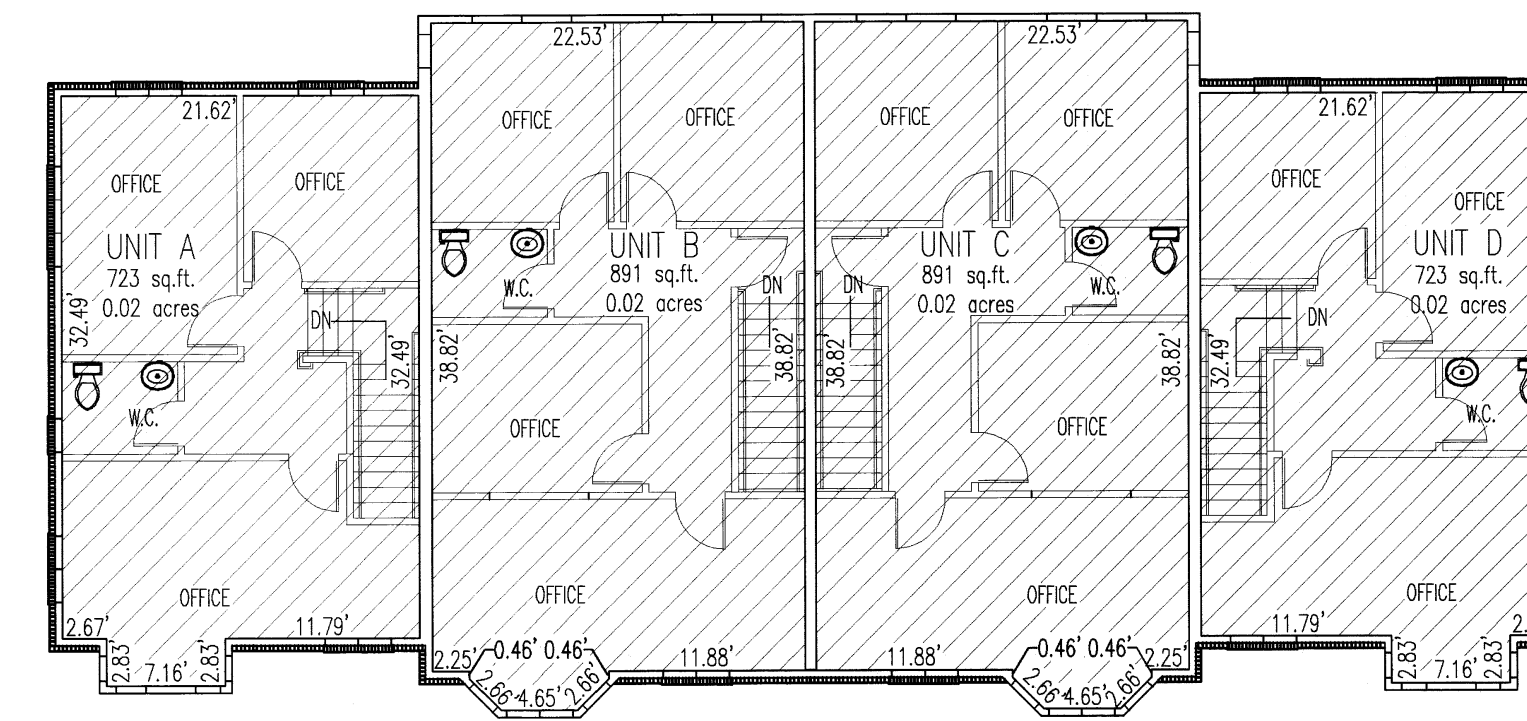
AN OFFICE CONDOMINIUM PROJECT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, T3S, R1W, SLB&M

LEGEND

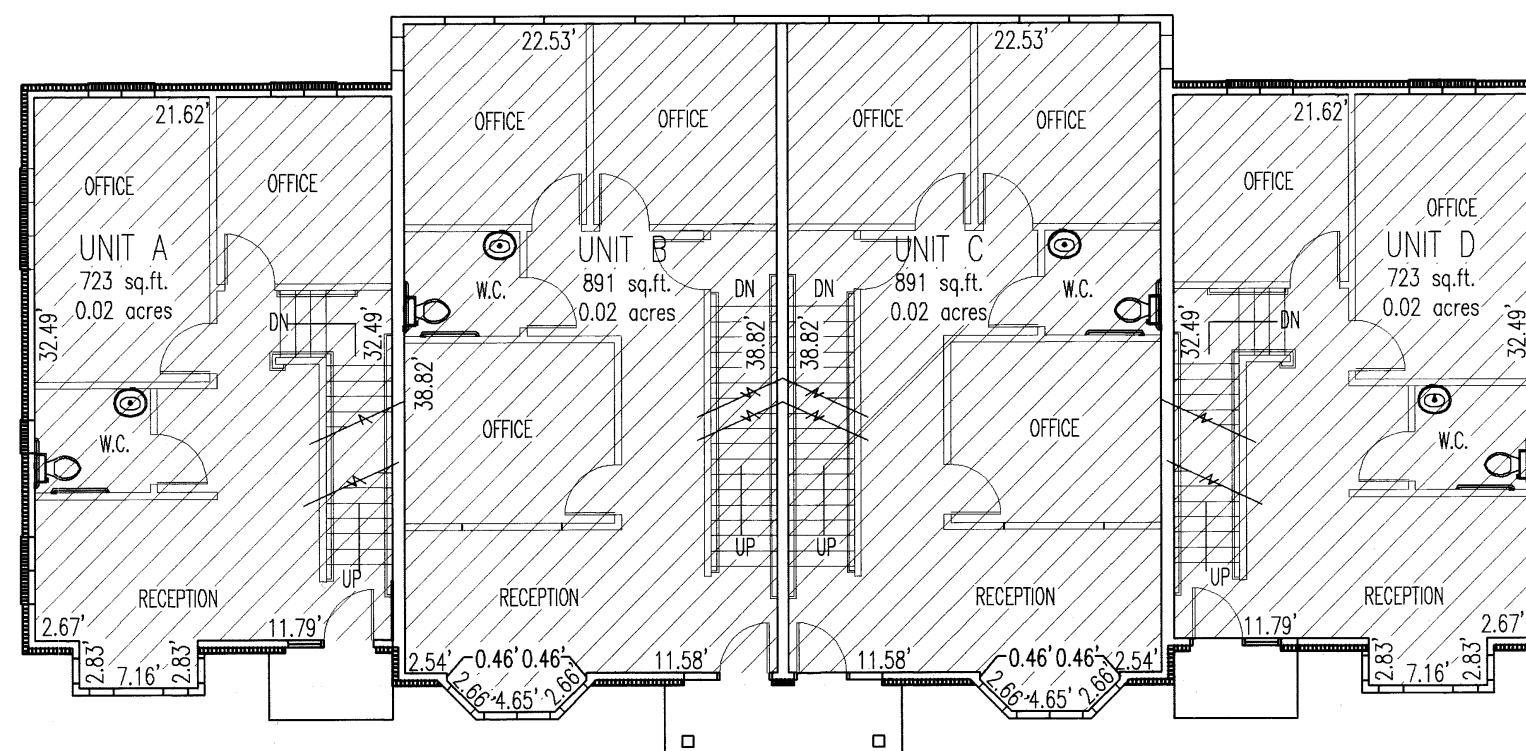
-  BUILDING WALLS
-  INTERIOR WALLS
-  PRIVATE OWNERSHIP



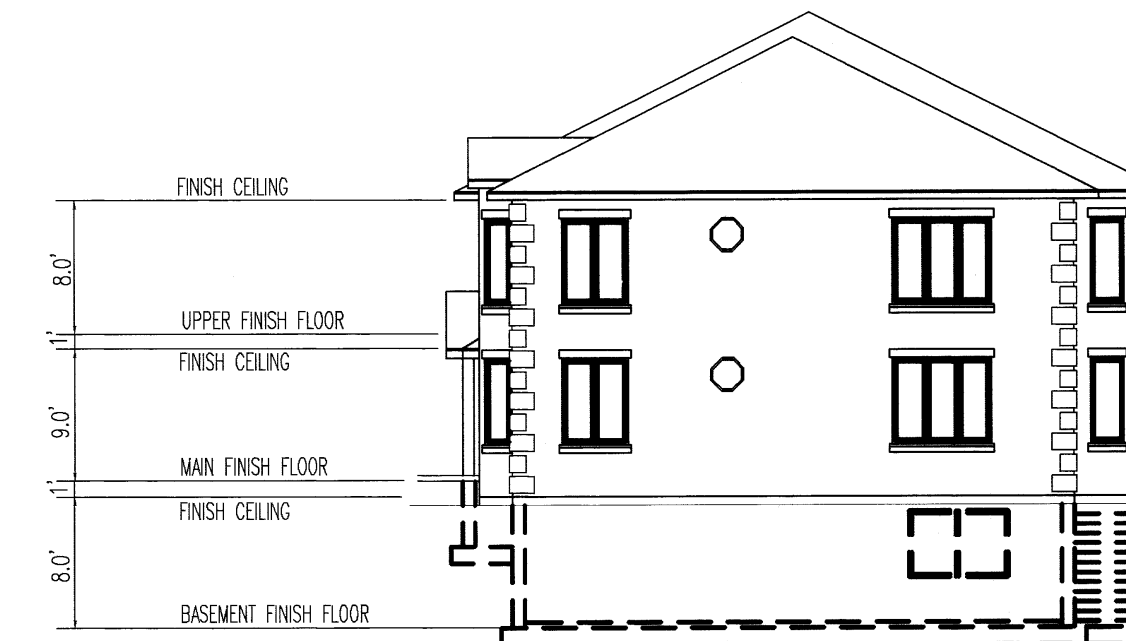
BASEMENT FLOOR PLAN
 SCALE 1" = 10'



SECOND FLOOR PLAN
 SCALE 1" = 10'



MAIN FLOOR PLAN
 SCALE 1" = 10'



RIGHT SIDE ELEVATION
 SCALE 1" = 10'

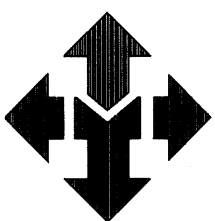


LEFT SIDE ELEVATION
 SCALE 1" = 10'

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FLOOR ELEVATIONS			
UNIT	BASEMENT	MAIN	UPPER
BLDG 1	4389.09	4398.09	4408.09
BLDG 2	4390.24	4399.24	4409.24
BLDG 3	4388.19	4397.19	4407.19
BLDG 4	4392.94	4401.94	4411.94
BLDG 5	4390.79	4399.79	4409.79
BLDG 6	4396.19	4405.19	4415.19
BLDG 7	4390.44	4399.44	4409.44
BLDG 8	4396.69	4405.69	4415.69
BLDG 9	4388.44	4407.44	4417.44
BLDG 10	4402.19	4411.19	4421.19

PREPARED BY:



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

SALT LAKE COUNTY RECORDER

RECORDED # 7160254

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF SOUTH JORDAN

DATE 11-19-98 TIME 1:30 PM BOOK 98-11P PAGE 328

FEE \$ 10.00

David J. [Signature]
 CHIEF DEPUTY SALT LAKE COUNTY RECORDER

98-11P-328