

Line Table

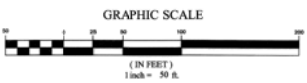
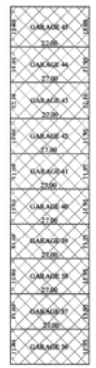
LINE	DIRECTION	LENGTH
L1	N47°21'17"E	14.66
L2	N9°09'09"W	18.13
L3	N9°09'09"W	18.88
L4	N9°09'09"W	13.80
L5	N42°29'46"W	16.72
L6	S42°29'46"W	1.52

NOTES:

- ALL COMMON AREAS ARE TO BE PUBLIC UTILITY EASEMENTS.
- ALL BUILDING WALLS ARE PARALLEL WITH PERPENDICULAR TO OR AT A 45° ANGLE TO REFERENCED BEARING SHOWN ON EACH BUILDING.
- ALL INTERIOR DIMENSIONS AND ELEVATIONS ARE TO FINISHED SURFACE.
- THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY RISKS, CONDITIONS, RISKS, EQUIPMENT, FACILITIES AND ALL OTHER ASPECTS ASSOCIATED WITH AN ARCHITECTURAL PROJECT. THE FUTURE RESIDENTS SHOULD ALSO BE AWARE OF THE RISKS INHERENT WITH LIVESTOCK.

ZONE	PC
TOTAL PROJECT AREA	2.31 ACRES
NUMBER OF UNITS	45
COMMON AREA	1.34 ACRES

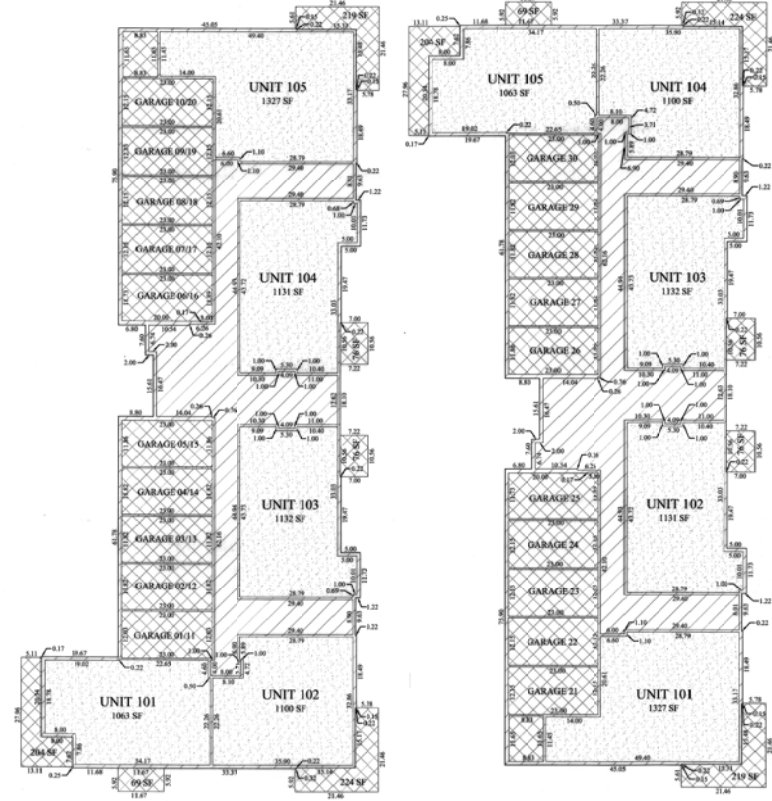
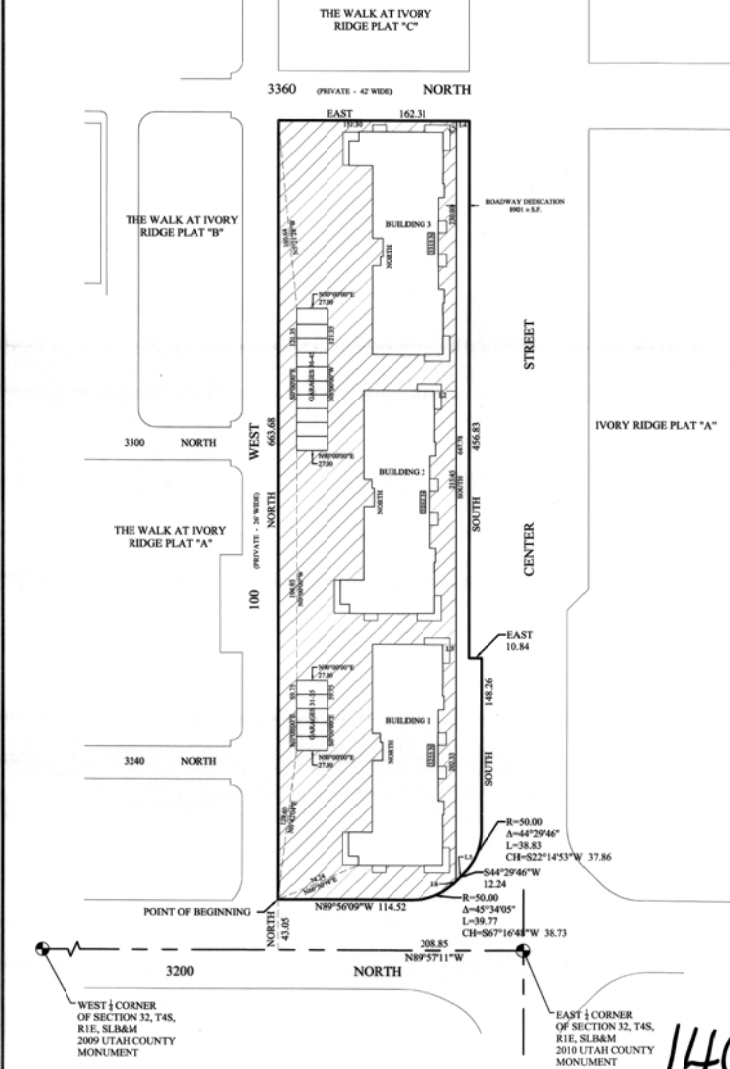
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



LEGEND



*ALL COMMON AREA IS HEREBY DEDICATED AS A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT TO BE MAINTAINED BY THE IDEA



SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED THE LOFTS AT IVORY RIDGE CONDOMINIUMS, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION

All of Lot 2, Plat "B", THE WALK AT IVORY RIDGE, according to the Official Plat thereof on file in the Office of the Utah County Recorder located N89°57'11"W along the 1/2 Section line 208.85 feet and North 03.05 feet from the East 1/4 Corner of Section 32, Township 4 South, Range 1 East, Salt Lake Base & Meridian; thence along the exterior boundary of said Lot 2 the following 9 (nine) courses and distances: North 663.65 feet to the south side of 360 North Street; thence East along said Street 162.31 feet to the west line of Center Street; thence South along said Street 456.83 feet; thence East along said Street 11.84 feet; thence South along said Street 148.28 feet; thence along the arc of a 50.00 foot radius curve to the right 38.83 feet through a central angle of 44°29'46" (chord: S22°14'53"W 37.86 feet); thence along S44°29'46"W 12.24 feet; thence along the arc of a 50.00 foot radius curve to the right 39.77 feet through a central angle of 45°47'45" (chord: S67°16'46"W 38.73 feet) to the northerly line of 3200 North Street; thence N89°57'11"W along said Street 114.52 feet to the point of beginning. Contains: 2.31± acres.

Dennis P. Carlisle
PROFESSIONAL LAND SURVEYOR

August 26, 2013
DATE

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

- CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF THE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES, TO BE PREPARED;
- CONSENT TO THE RECOMENDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDS, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
- CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER/STORM SEWER, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO; AND
- CONVEY UNTO THE CITY OF LEHI THE AREAS DESIGNATED AS PUBLIC STREETS FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 26 DAY OF August, A.D. 2013.

Richard L. Carlisle
Richard L. Carlisle Agent
ICO MULTI-FAMILY HOLDINGS, LLC

STATE OF UTAH
COUNTY OF UTAH

ON THE 26 DAY OF August, A.D. 2013, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS _____ OF ICO MULTI-FAMILY HOLDINGS, L.L.C., A UTAH L.L.C. AND THAT HE BOUND THE OWNERS OF SEWER/STORM SEWER, TELEPHONE, NATURAL GAS, CABLE LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 3/16/16
A NOTARY PUBLIC COMMISSIONED IN UTAH
Salt Lake County
Richard L. Carlisle
NOTARY ADDRESS PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, 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 6 DAY OF August, A.D. 2013.

APPROVED BY MAYOR
APPROVED BY ENGINEER
ATTEST: _____
PLANNING COMMISSION APPROVAL
APPROVED THIS 25th DAY OF July, A.D. 2013, BY THE LEHI CITY PLANNING COMMISSION.
DIRECTOR - SECRETARY
CHAIRMAN, PLANNING COMMISSION

SHEET 1 OF 2

THE LOFTS AT IVORY RIDGE CONDOMINIUMS

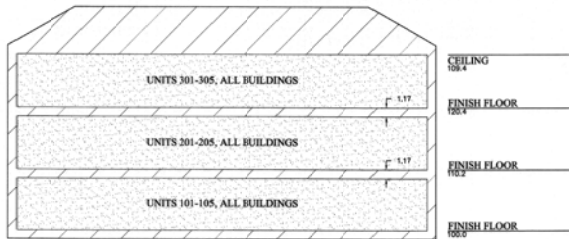
(A VACATION OF LOT 2, PLAT "B", THE WALK AT IVORY RIDGE)

LEHI, UTAH COUNTY, UTAH

SURVEYOR'S SEAL
NOTARY PUBLIC SEAL
LEHI CITY ENGINEER SEAL
LEHI CITY RECORDER SEAL

14030
FIRST FLOOR BUILDINGS 1 & 2
FIRST FLOOR BUILDING 3
sheet 1 of 2

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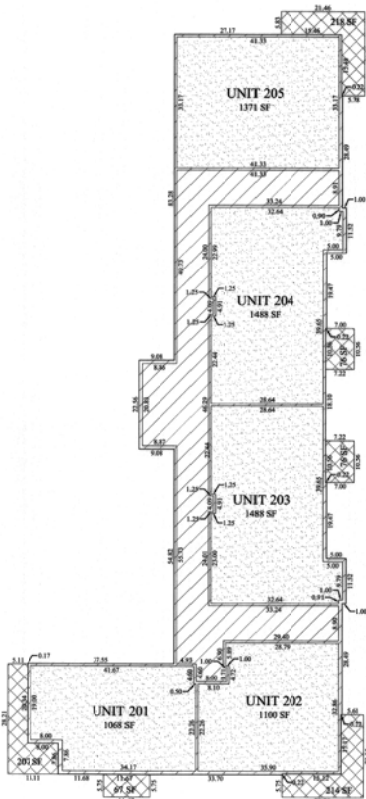
BUILDING ELEVATION
NTS

LEGEND

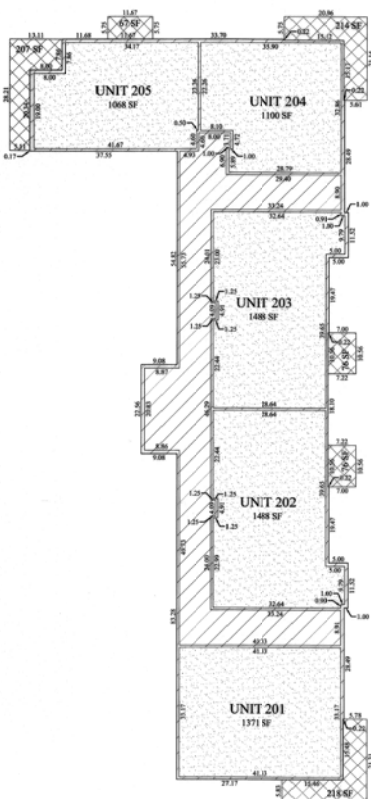
- LIMITED COMMON OWNERSHIP
- PRIVATE OWNERSHIP
- COMMON OWNERSHIP

*ALL COMMON AREA IS HEREBY DEDICATED AS A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT TO BE MAINTAINED BY THE HOA

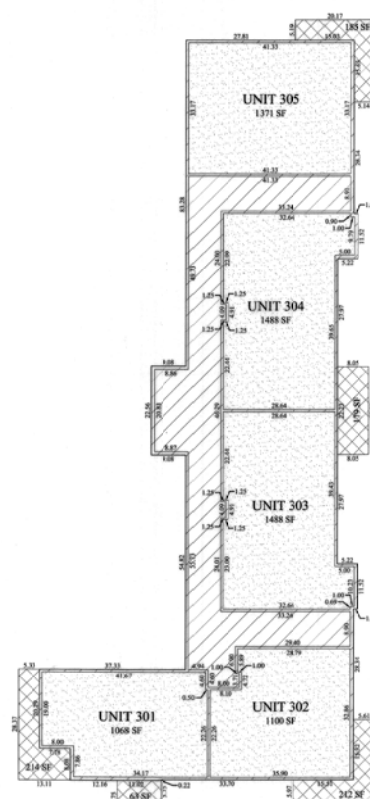
UNIT NO.	BUILDING	ADDRESS
101	1	3255 NORTH CENTER STREET
102	1	3255 NORTH CENTER STREET
103	1	3255 NORTH CENTER STREET
104	1	3255 NORTH CENTER STREET
105	1	3255 NORTH CENTER STREET
201	1	3255 NORTH CENTER STREET
202	1	3255 NORTH CENTER STREET
203	1	3255 NORTH CENTER STREET
204	1	3255 NORTH CENTER STREET
205	1	3255 NORTH CENTER STREET
301	1	3255 NORTH CENTER STREET
302	1	3255 NORTH CENTER STREET
303	1	3255 NORTH CENTER STREET
304	1	3255 NORTH CENTER STREET
305	1	3255 NORTH CENTER STREET
101	2	3285 NORTH CENTER STREET
102	2	3285 NORTH CENTER STREET
103	2	3285 NORTH CENTER STREET
104	2	3285 NORTH CENTER STREET
105	2	3285 NORTH CENTER STREET
201	2	3285 NORTH CENTER STREET
202	2	3285 NORTH CENTER STREET
203	2	3285 NORTH CENTER STREET
204	2	3285 NORTH CENTER STREET
205	2	3285 NORTH CENTER STREET
301	2	3285 NORTH CENTER STREET
302	2	3285 NORTH CENTER STREET
303	2	3285 NORTH CENTER STREET
304	2	3285 NORTH CENTER STREET
305	2	3285 NORTH CENTER STREET
101	3	3315 NORTH CENTER STREET
102	3	3315 NORTH CENTER STREET
103	3	3315 NORTH CENTER STREET
104	3	3315 NORTH CENTER STREET
105	3	3315 NORTH CENTER STREET
201	3	3315 NORTH CENTER STREET
202	3	3315 NORTH CENTER STREET
203	3	3315 NORTH CENTER STREET
204	3	3315 NORTH CENTER STREET
205	3	3315 NORTH CENTER STREET
301	3	3315 NORTH CENTER STREET
302	3	3315 NORTH CENTER STREET
303	3	3315 NORTH CENTER STREET
304	3	3315 NORTH CENTER STREET
305	3	3315 NORTH CENTER STREET



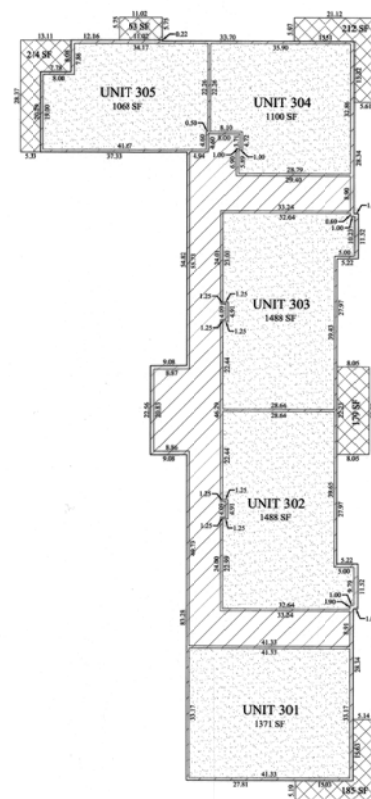
SECOND FLOOR BUILDINGS 1 & 2
NTS



SECOND FLOOR BUILDING 3
NTS



THIRD FLOOR BUILDINGS 1 & 2
NTS



THIRD FLOOR BUILDING 3
NTS

14030 sheet 2 of 2

SHEET 2 OF 2
THE LOFTS AT IVORY RIDGE CONDOMINIUMS
(A VACATION OF LOT 2, PLAT "B", THE WALK AT IVORY RIDGE)
LEHI, UTAH COUNTY, UTAH

SURVEYOR'S SEAL NOTARY PUBLIC SEAL LEHI CITY ENGINEER SEAL LEHI CITY RECORDER SEAL

INTERNATIONAL LAND SURVEYORS ASSOCIATION
STATE OF UTAH

COMMISSIONER 469285
exp. 3/31/16

BY: W&S (2013) 2013.7 Rev 4 1400
SHEET 2 OF 2 SHEET 2 OF 2
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