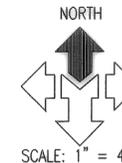


THE SANDY MALL OFFICE COMPLEX - AMENDED

(ELIMINATING THE MAXIMUM NUMBER OF UNITS)

AN OFFICE CONDOMINIUM PROJECT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, 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. 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 THE SANDY MALL OFFICE COMPLEX. I further certify that this Condominium Plat 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.

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

Denise Larive 6501 Pacificorp/Rocky Mtn Power

BOUNDARY DESCRIPTION

LOT 1
BEGINNING AT A POINT SOUTH 00°21'30" EAST 1110.79 FEET AND SOUTH 88°59'30" EAST 197.02 FEET FROM THE NORTHWEST CORNER SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°27'35" WEST 150.28 FEET; THENCE NORTH 89°32'25" EAST 124.47 FEET; THENCE SOUTH 00°27'35" EAST 18.00 FEET; THENCE NORTH 89°32'25" EAST 145.00 FEET; THENCE SOUTH 00°27'35" EAST 139.19 FEET; THENCE NORTH 88°59'30" WEST 269.56 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.891 ACRES AND 22 UNITS.

LOT 2
BEGINNING AT A POINT SOUTH 00°21'30" EAST 1110.79 FEET AND SOUTH 88°59'30" EAST 526.60 FEET FROM THE NORTHWEST CORNER SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°27'35" WEST 158.72 FEET; THENCE SOUTH 78°02'53" EAST 88.40 FEET; THENCE SOUTH 00°27'35" EAST 17.00 FEET; THENCE NORTH 89°32'25" EAST 95.00 FEET; THENCE NORTH 00°27'35" WEST 22.57 FEET; THENCE NORTH 89°32'25" EAST 109.79 FEET; THENCE SOUTH 00°27'35" EAST 152.76 FEET; THENCE NORTH 88°59'30" WEST 291.21 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.955 ACRES AND 26 UNITS.



DATE: Jan 9 '07

UTILITY DEDICATION

SANDY MALL OFFICE COMPLEX OWNER'S ASSOCIATION, A UTAH NON-PROFIT CORPORATION, OWNER OF THE PARCEL OF LAND SHOWN UPON THIS CONDOMINIUM PLAT OF THE SANDY MALL OFFICE COMPLEX, 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 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 SANDY MALL OFFICE COMPLEX, A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND HAS CAUSED A SURVEY TO BE MADE AND THIS CONDOMINIUM PLAT CONSISTING OF 2 SHEETS TO BE PREPARED, AND DOES HEREBY CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT 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 SANDY MALL OFFICE COMPLEX, A UTAH CONDOMINIUM PROJECT FOR INGRESS AND EGRESS, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS OF RECORD, DATED THIS 28th DAY OF February, 2007.

NOTES:

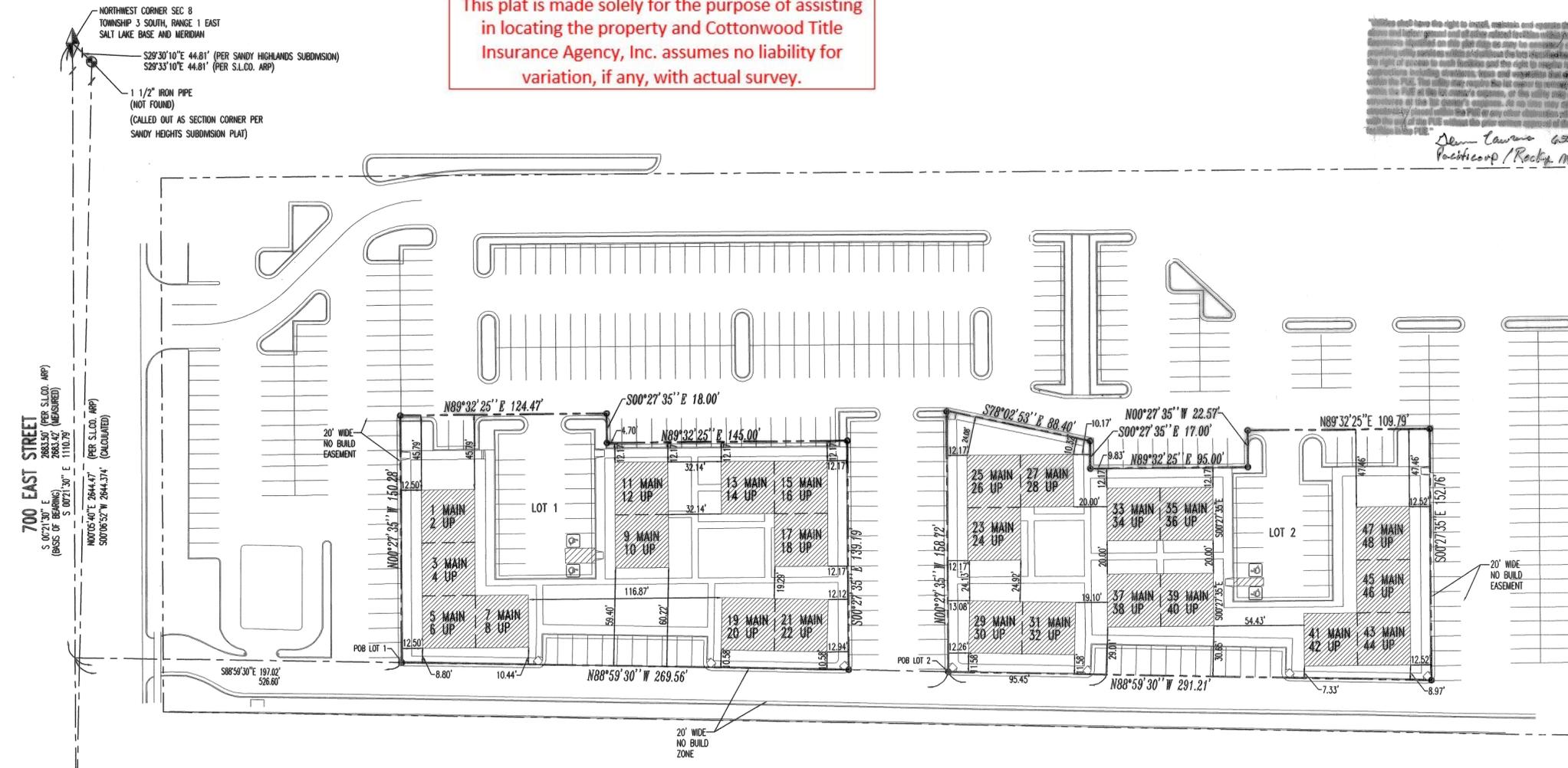
- Requirements have been imposed relating to development of this subdivision and development on each of the lots.
- Building Permits/Certificates of Occupancy may not be issued until certain improvements have been installed.
- Certain measures are required to control blow soil and sand during construction on a lot.

ACKNOWLEDGMENT

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

On the 28 day of February, A.D., 2007, 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 SANDY MALL OFFICE COMPLEX OWNER'S ASSOCIATION, a Utah Non-Profit Corporation and that said Owners Dedication was signed by them in behalf of said Corporation and that the said MEMBER executed the same.

MY COMMISSION EXPIRES: April 24, 2007
Notary Public Signature: *Melanie Loren*
RESIDING IN SALT LAKE COUNTY



NORTHWEST CORNER SEC 8
TOWNSHIP 3 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
S29°30'10"E 44.81' (PER SANDY HIGHLANDS SUBDIVISION)
S29°33'10"E 44.81' (PER S.L.CO. ARP)
1 1/2" IRON PIPE
(NOT FOUND)
(CALLED OUT AS SECTION CORNER PER SANDY HEIGHTS SUBDIVISION PLAT)

700 EAST STREET
S 0°21'30" E 2883.50' (PER S.L.CO. ARP)
(BASIS OF BEGINNING)
S 0°21'30" E 1110.79'
N00°27'35" W 150.28'
(PER S.L.CO. ARP)
S00°27'35" E 124.47' (CALCULATED)
N00°27'35" W 2644.574' (CALCULATED)

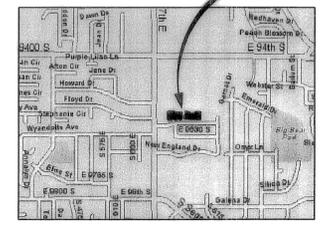
WEST QUARTER CORNER SEC 8
TOWNSHIP 3 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

CONDITIONS OF APPROVAL:

- THAT THE CONDOMINIUM PLAT NAME BE APPROVED BY SALT LAKE COUNTY.
- THAT ALL PREVIOUSLY APPROVED CONDITIONS OF APPROVAL FOR THE SANDY MALL 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 57-9-10 AND SECTION 57-9-13).
- 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.

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

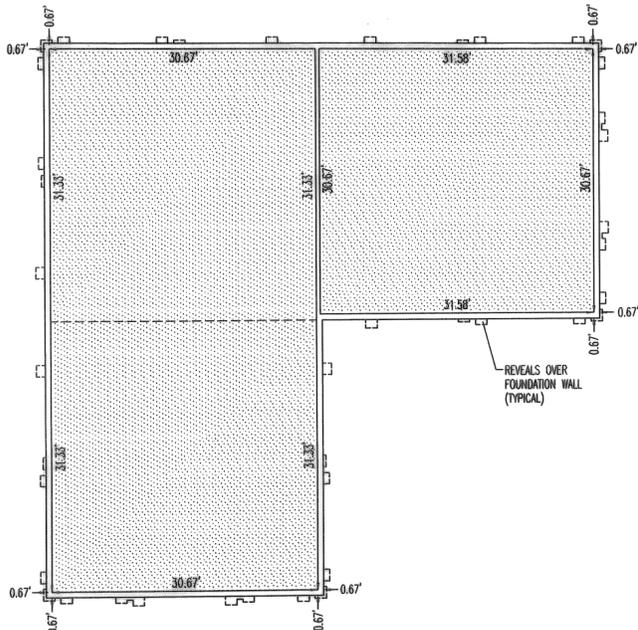


SANDY SUBURBAN IMPROVEMENT DISTRICT APPROVED THIS 19 DAY OF January, A.D., 2007 BY SANDY SUBURBAN IMPROVEMENT DISTRICT. <i>Tracy J. Jones</i> DIRECTOR	QI STAR GAS COMPANY APPROVED TH 19 DAY OF Jan. A.D., 2007 BY QI STAR GAS CO. <i>Scott Johnson</i> QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER APPROVED THIS 14 DAY OF Jan A.D., 2007 BY ROCKY MOUNTAIN POWER. <i>Denise Larive</i> ROCKY MOUNTAIN POWER	QWEST APPROVED THIS 19 DAY OF JANUARY A.D., 2007 BY QWEST. <i>James J. Bradley</i> QWEST	COMCAST APPROVED THIS 19 DAY OF January A.D., 2007 BY COMCAST. <i>Sheryl Johnson</i> COMCAST
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PREPARED BY: McNEIL ENGINEERING AND LAND SURVEYING, L.C. 6895 SOUTH 900 EAST, MIDVALE, UTAH 84117 TEL. (801) 255-7700 FAX (801) 255-1711	BOARD OF HEALTH APPROVED THIS 14 DAY OF March A.D., 2007 BY THE BOARD OF HEALTH. <i>Denise Larive</i> DIRECTOR/REPRESENTATIVE	PUBLIC UTILITIES APPROVED THIS 23 DAY OF January A.D., 2007 BY SANDY CITY PUBLIC UTILITIES. <i>Denise Larive</i> CHIEF ENGINEER	CITY ENGINEER APPROVED THIS 22 DAY OF January A.D., 2007 BY THE SANDY CITY ENGINEER. <i>Michael C. Woodbury</i> SANDY CITY ENGINEER	PLANNING COMMISSION APPROVED THIS 13 DAY OF March A.D., 2007 BY THE SANDY CITY PLANNING COMMISSION. <i>Denise Larive</i> CHAIRMAN, SANDY CITY PLANNING COMMISSION	APPROVAL AS TO FORM APPROVED AS TO FORM THIS 27 DAY OF January A.D., 2007 BY THE SANDY CITY ATTORNEY. <i>Sheryl Johnson</i> SANDY CITY ATTORNEY	CITY MAYOR PRESENTED TO THE SANDY CITY MAYOR THIS 27 DAY OF January A.D., 2007 AT WHICH TIME THIS CONDOMINIUM PLAT WAS ACCEPTED. <i>Tom Dolan</i> SANDY CITY MAYOR	SALT LAKE COUNTY RECORDER RECORDED #1087948 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <i>Western Management, Inc.</i> DATE 9-9-07 TIME 2:18 PM BOOK 1271 PAGE 357 <i>Amanda K. Jones</i> SALT LAKE COUNTY RECORDER
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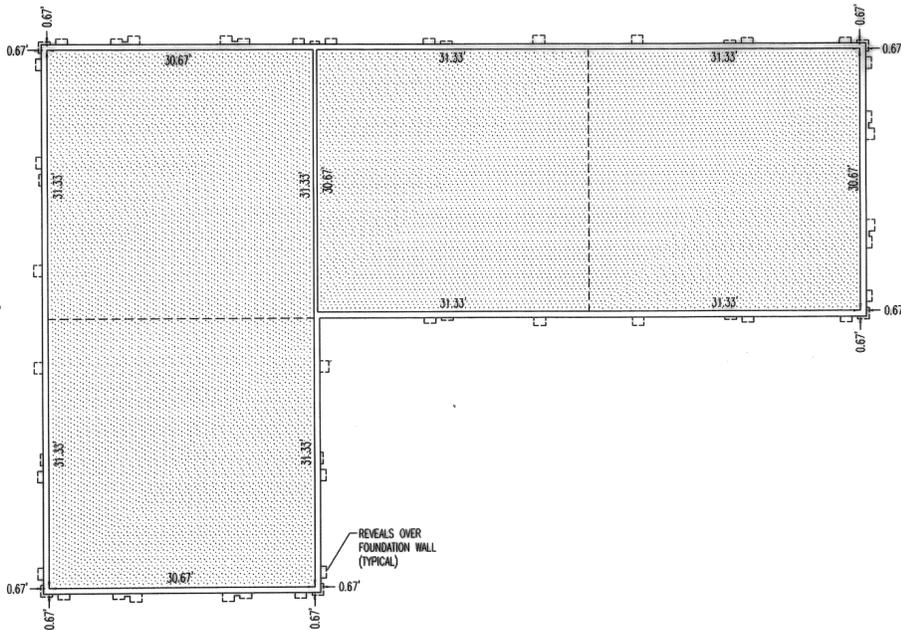
THE SANDY MALL OFFICE COMPLEX - AMENDED

AN OFFICE CONDOMINIUM PROJECT
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, T3S, R1E, SLB&M



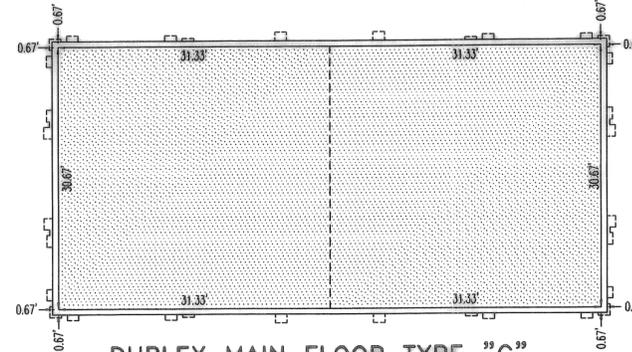
TRIPLEX MAIN FLOOR TYPE "B"

SCALE: 1" = 10'-0"



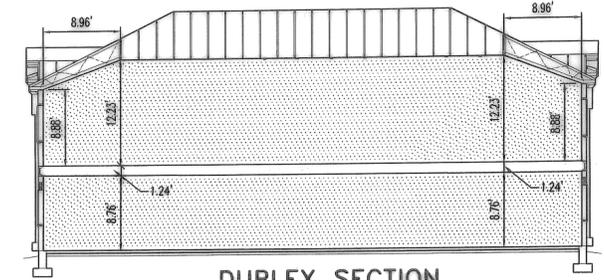
FOUR-PLEX MAIN FLOOR TYPE "A"

SCALE: 1" = 10'-0"



DUPLEX MAIN FLOOR TYPE "C"

SCALE: 1" = 10'-0"

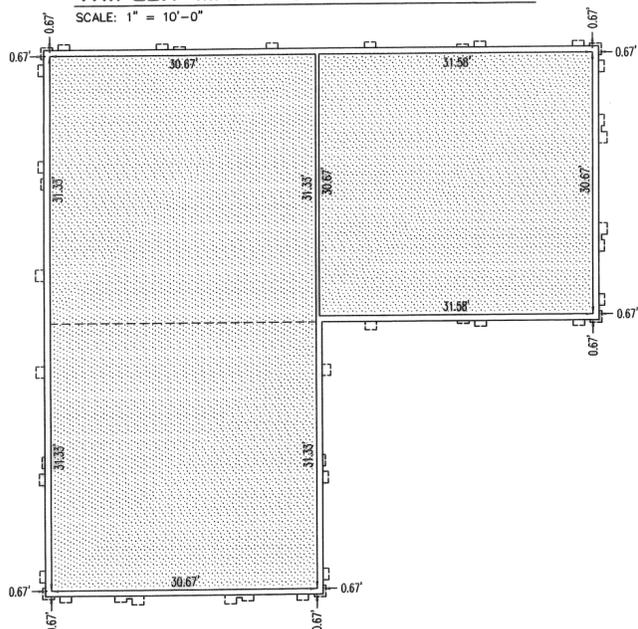


DUPLEX SECTION

SCALE: 1" = 10'-0"

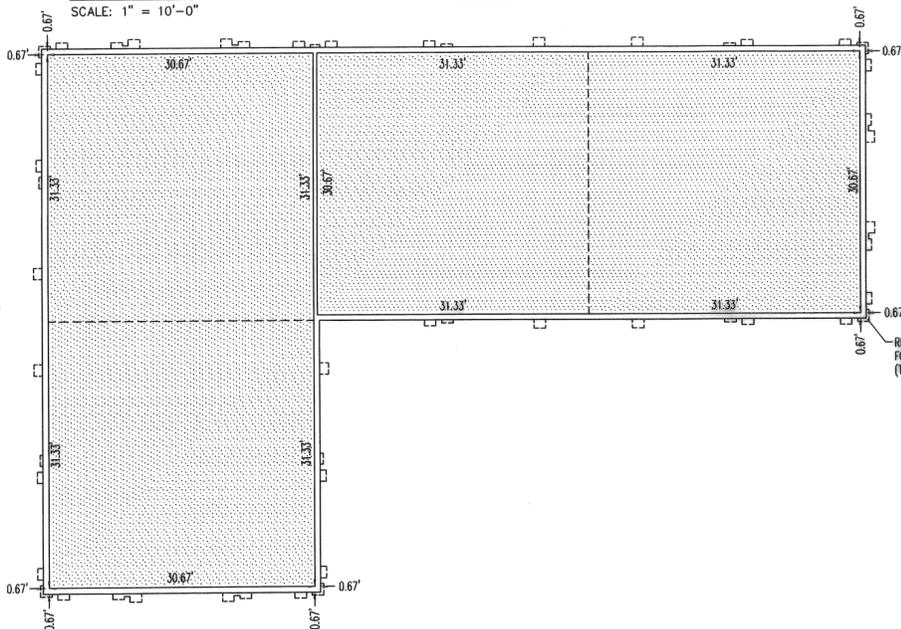
SEE TABLE

SEE TABLE



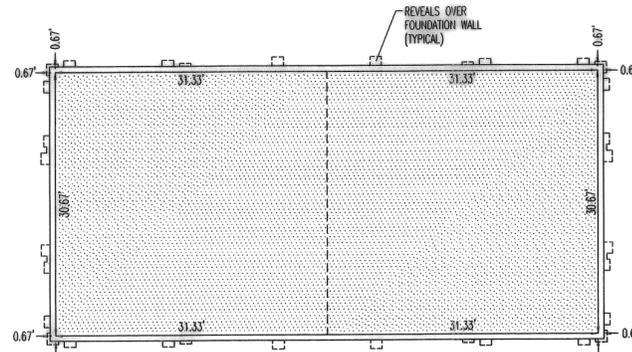
TRIPLEX 2ND FLOOR TYPE "B"

SCALE: 1" = 10'-0"



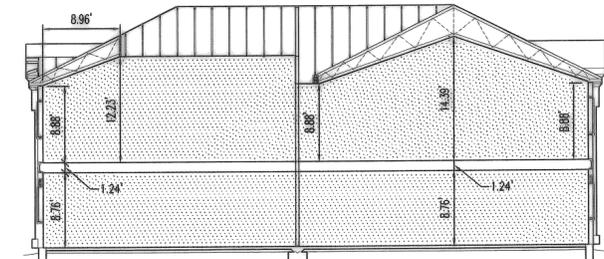
FOUR-PLEX 2ND FLOOR TYPE "A"

SCALE: 1" = 10'-0"



DUPLEX 2ND FLOOR TYPE "C"

SCALE: 1" = 10'-0"

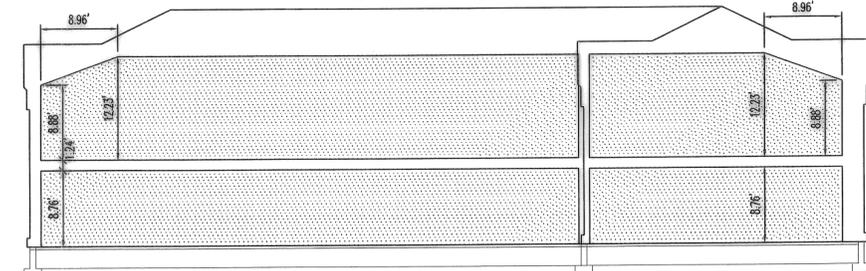


TRIPLEX SECTION

SCALE: 1" = 10'-0"

SEE TABLE

SEE TABLE



FOUR-PLEX SECTION

SCALE: 1" = 10'-0"

SEE TABLE

SEE TABLE

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

UNIT #	FINISHED FLOOR ELEVATION	SQUARE FEET
1	4525.00	961
2	4535.00	961
3	4525.00	961
4	4535.00	961
5	4525.00	961
6	4535.00	961
7	4525.00	961
8	4535.00	961
9	4525.00	961
10	4535.00	961
11	4525.00	961
12	4535.00	961
13	4526.00	969
14	4536.00	969
15	4526.00	961
16	4536.00	961
17	4526.00	961
18	4536.00	961
19	4526.00	961
20	4536.00	961
21	4526.00	961
22	4536.00	961
23	4527.25	969
24	4537.25	969

UNIT #	FINISHED FLOOR ELEVATION	SQUARE FEET
25	4527.25	961
26	4537.25	961
27	4527.25	961
28	4537.25	961
29	4527.00	961
30	4537.00	961
31	4527.00	961
32	4537.00	961
33	4530.50	961
34	4540.50	961
35	4530.50	961
36	4540.50	961
37	4530.50	961
38	4540.50	961
39	4530.50	961
40	4540.50	961
41	4531.00	961
42	4541.00	961
43	4531.00	961
44	4541.00	961
45	4531.00	961
46	4541.00	961
47	4531.00	961
48	4541.00	961

LEGEND

- PRIVATE OWNERSHIP
- COMMON AREA

NOTES:

1. Requirements have been imposed relating to the development of this subdivision and development on each of the lots.
2. Building Permits/Certificates of Occupancy may not be issued until certain improvements have been installed.
3. Certain measures are required to control blowing soil and sand during construction on a lot.

Reference should be made to Sandy City Community Development file S# and Engineering file S# and the Sandy City Land Development Code concerning the above Notes.

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 # 10187948

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF *Urban Management Public*
 DATE 9-9-07 TIME 2:48 PM BOOK 2077 PAGE 337

Amanda W. [Signature]
 SALT LAKE COUNTY RECORDER

260613/97379CP-AMENDED.DWG