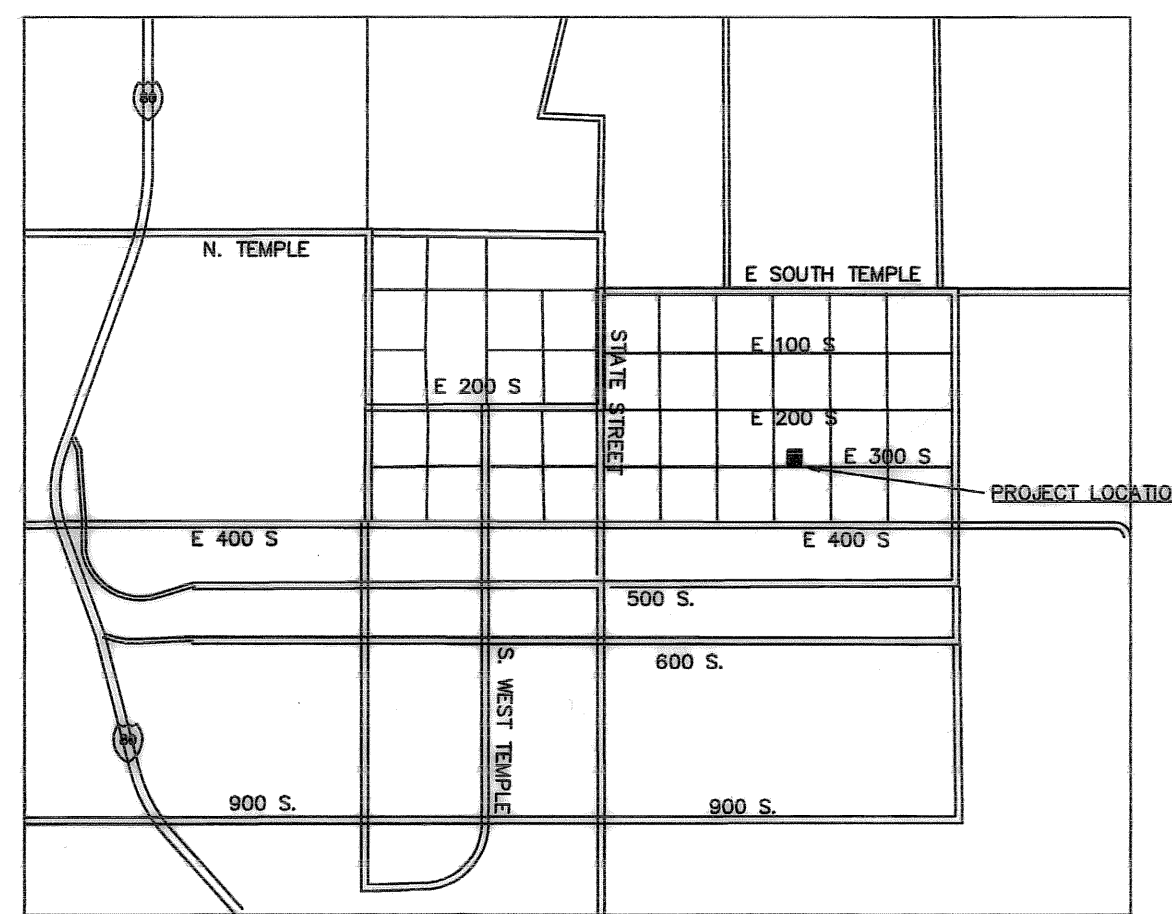


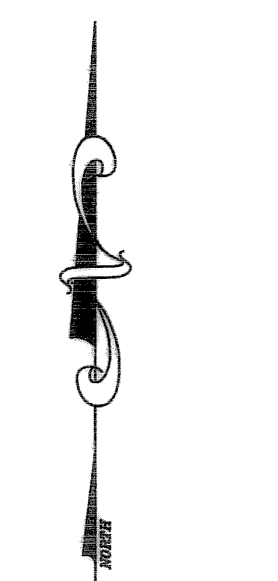
IVANHOE APARTMENTS A UTAH CONDOMINIUM PROJECT

Located in Lot 2, Block 48, Plat "B", Salt Lake City Survey
In the Northeast 1/4 Section 6, T1S, R1E, SLB&M
(415/417/419 E. 300 So.)

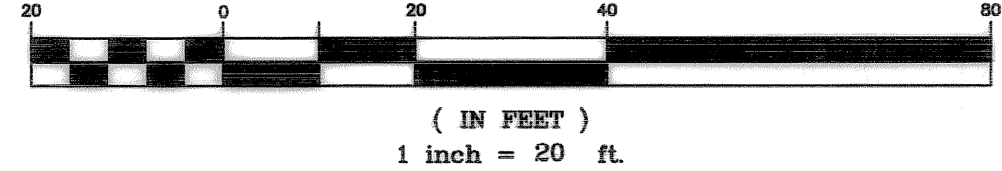


VICINITY MAP
NOT TO SCALE

LEGEND	
	= POWER POLE
	= WATER VALVE
	= LIGHT POLE
	= FIRE HYDRANT
	= SET REBAR AND CAP
	= SET RIVET
	= CITY MONUMENT FOUND
	= FENCE
	PRIVATE SPACE

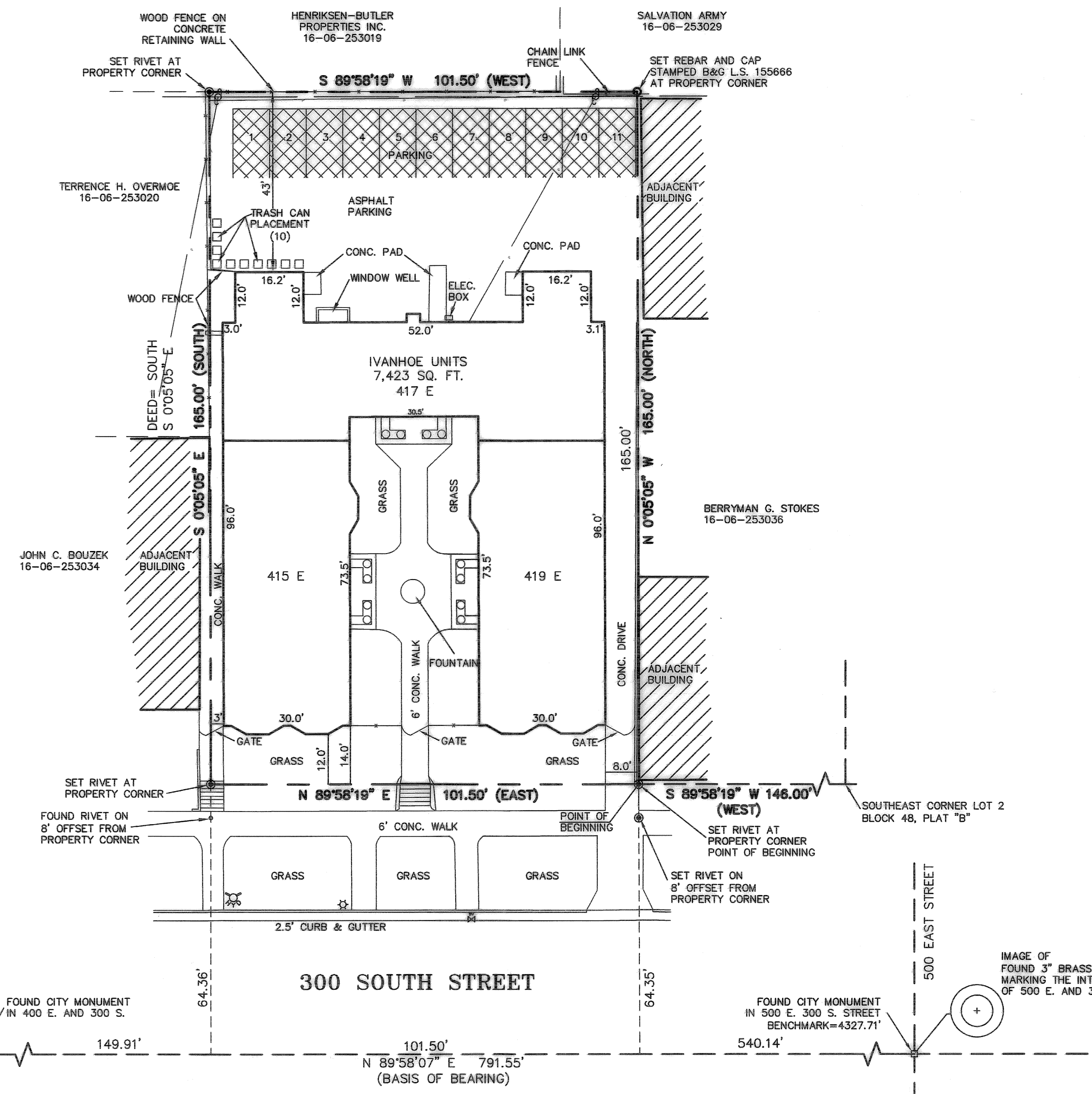


GRAPHIC SCALE



BUILDING SERVICES & LICENSING DIRECTOR
APPROVED THIS 17TH DAY OF MARCH, 2008
[Signature]
BUILDING OFFICIAL DATE

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.

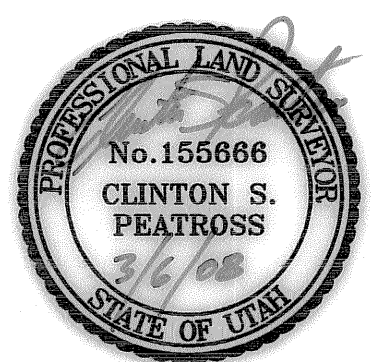


INDEX

SHEET #1-	RECORD OF SURVEY PLAT, GENERAL NOTES.
SHEET #2-	LEVEL ONE DETAILS AND FLOOR SPACE DESIGNATION.
SHEET #3-	LEVEL TWO DETAILS AND FLOOR SPACE DESIGNATION

SURVEYORS CERTIFICATION

I, CLINTON S. PEATROSS, a professional land surveyor, holding Certificate No. 155666, as prescribed by the State of Utah, do hereby certify that by the authority of the record owner thereof, I have supervised an accurate survey of the tract of land shown on this map, the record external boundaries of which are described hereon. I further certify that the reference markers shown on this Record of Survey Map are located as indicated and are sufficient readily to retrace or re-establish this Survey, that the information shown herein is sufficient to establish accurately the horizontal and vertical boundaries of the building and units located within said building on the tract of land hereinafter described, and that this Survey and Record of Survey Map complies with the provisions of Section 57-8-13 (1) of the Utah Condominium Ownership Act.



PROPERTY DESCRIPTION

Beginning at a point 146 feet West of the Southeast corner of Lot 2, Block 48, Plat "B", Salt Lake Survey, and running thence North 10 rods; thence West 101 1/2 feet; thence South 10 rods, thence East 101 1/2 feet to the place of beginning. Contains 16,747 sq. ft. or 0.38 acres.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Accuracy Standards as adopted by the ACSM and with the Minimum Linear Closure of 1:15,000, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

NOTICE TO PURCHASER:

- Owners are aware the building has 19 units and 11 parking spaces; some units will have parking and some will not.
- Stalls are for private use only and will be sold for \$10,000 each.
- There are additional rules and regulations in the Condominium By Laws regarding parking and the parking lot that the owners/lessees will need to adhere to.
- All water, fire, sewer, and storm drain utilities serving the property are privately owned and maintained by the Home Owners Association.
- Salt Lake City Ordinance No. 70 of 2005 adopting the Central Community Master Plan, pursuant to Petition No. 400-01-36, recorded November 22, 2005 as Entry No. 9560336, in Book 9220, at Page 4101, Salt Lake County Recorders Office.
- An easement between Ivanhoe and TCI Cablevision of Utah, Inc. dated February 4, 2000 and recorded September 29, 2000 as Entry No. 7729288 and Book 8391 at Page 1741. (Affects the entire parcel)
- Subject to those matters, as disclosed on that certain survey prepared by BUSH & GUDGELL, INC., having been certified under the date of August 16, 2006, by CLINTON S. PEATROSS, a Professional Land Surveyor holding license No. 155666.
- Deed of Trust between Carl E. Armknecht and Leila B. Armknecht and Home Savings Bank in the amount of \$1,700,000.00, dated September 17, 2007 and recorded September 18, 2007 as Entry No. 10225945 and Book 9516 at Page 5617

OWNERS DEDICATION

Know all men by these presents that I, Carl Armknecht, Ivanhoe Condominiums, LLC, the undersigned owner of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as Ivanhoe Condominiums, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

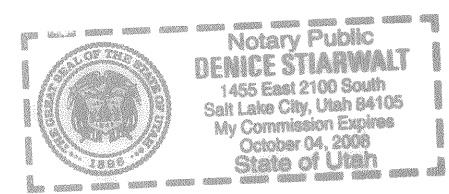
In witness whereof I, Carl Armknecht, Ivanhoe Condominiums, LLC have hereunto set my hand this 6 day of March, 2008.

[Signature]
Carl Armknecht, Manager, Ivanhoe Condominiums, LLC

ACKNOWLEDGMENT TO OWNER'S DEDICATION-CONDOMINIUMS

STATE OF UTAH
COUNTY OF SALT LAKE
On the 6 day of MARCH, A.D. 2008 Carl Armknecht, Ivanhoe Condominiums, LLC 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, acknowledged to me that he/she signed the foregoing owners dedication regarding Ivanhoe Condominiums.

NOTARY PUBLIC
[Signature]
MY COMMISSION EXPIRES: 10-4-2008



LENDER'S CONSENT AGREEMENT

On September 17, 2007, Home Savings Bank entered into a Trust Deed agreement with Ivanhoe Condominiums, LLC for \$1,700,000 recorded on September 18, 2007 as Entry No. 10225945, Book 9516 and Page 5617. Home Savings Bank is fully aware that Ivanhoe Condominiums, LLC is in the process of recording a plat affecting said property. Home Savings Bank hereby consents and gives approval to the recording of the plat and the declaration of Condominium for Carl E. Armknecht and Leila B. Armknecht. The property description is depicted above.

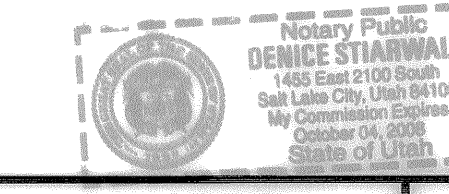
[Signature]
Don Ballard, Vice President, Home Savings Bank

LENDER'S CONSENT ACKNOWLEDGEMENT

On this day before me, the undersigned Notary Public, personally appeared Home Savings Bank to me known to be the individual described in and who executed the Lender Consent Agreement, and acknowledged that he signed the Lender Consent Agreement, as his free and voluntary act and deed, for the uses and purposes therein mentioned.

RECORDED under my hand and official seal this 6th day of March, 2008.

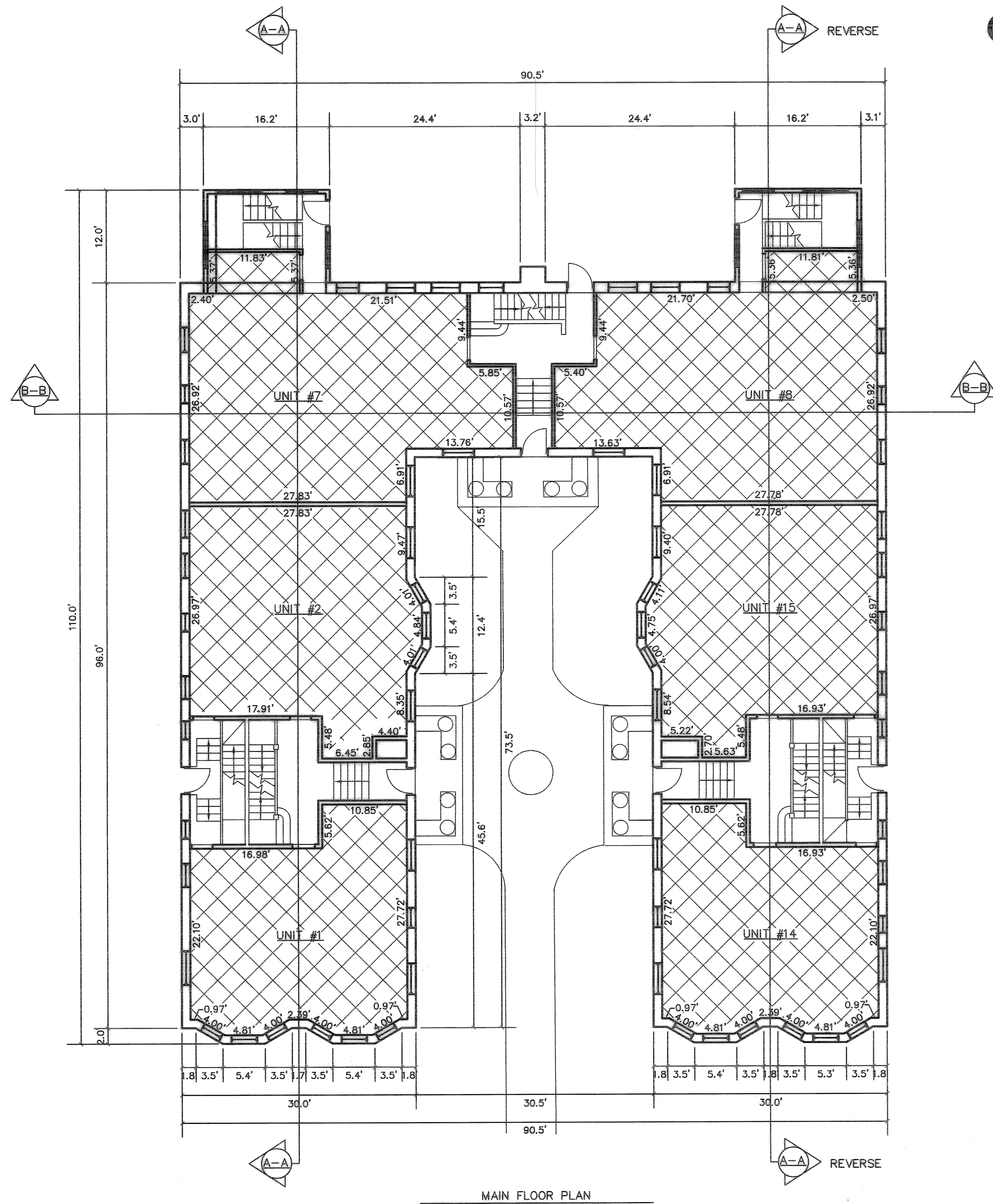
NOTARY PUBLIC
[Signature]
MY COMMISSION EXPIRES: 10-4-2008



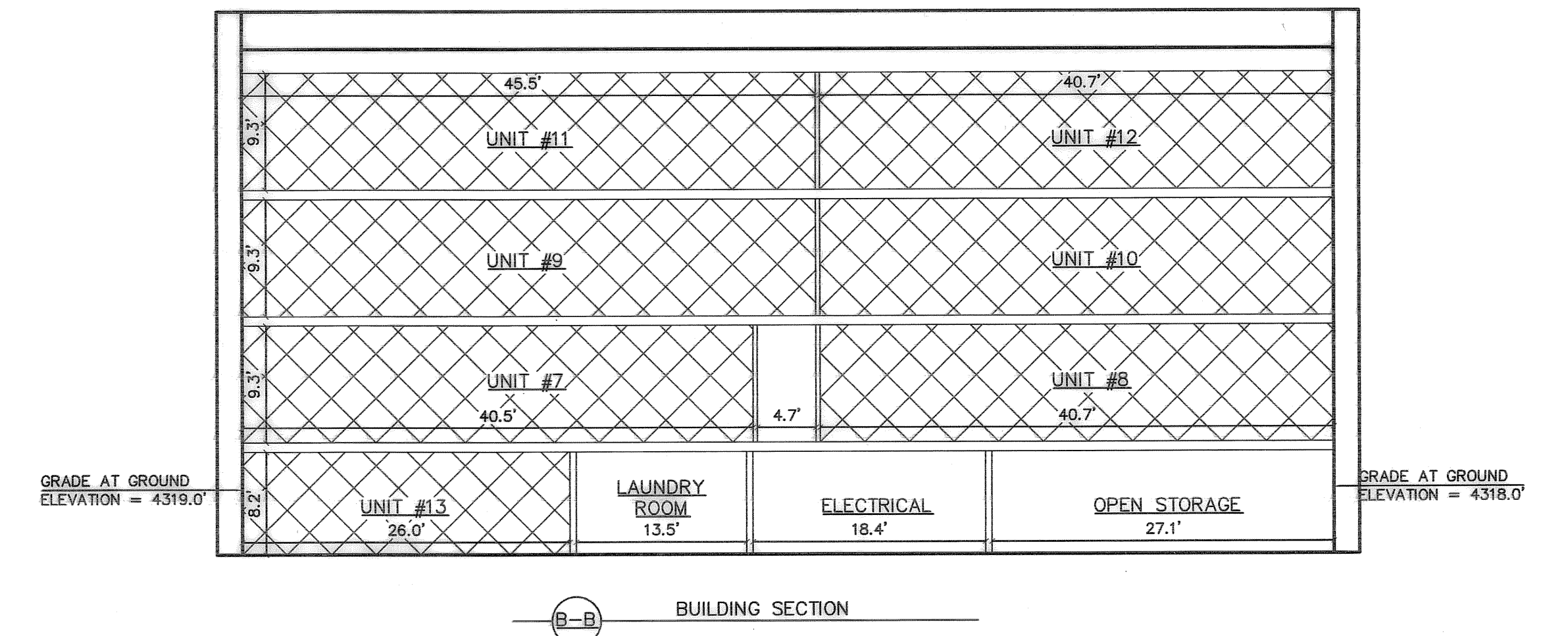
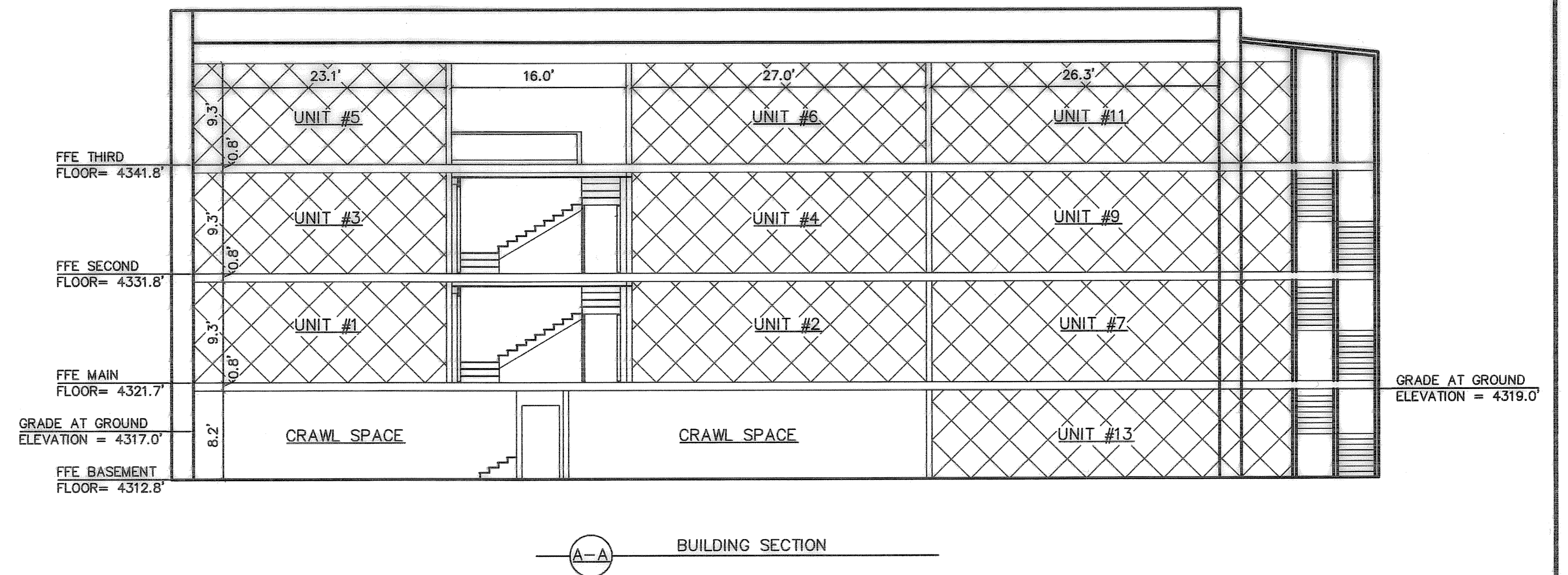
RECORDED
MAR 24 2008
CITY RECORDER

NUMBER	PREPARED BY BUSH AND GUDGELL, INC. ENGINEERS, PLANNERS, SURVEYORS	BOARD OF HEALTH APPROVED THIS <u>11TH</u> DAY OF <u>MARCH</u> , 2008 <i>[Signature]</i> DIRECTOR SLOO BOARD OF HEALTH	CITY PLANNING DIRECTOR APPROVED THIS <u>12</u> DAY OF <u>MARCH</u> 2008 BY THE SALT LAKE CITY PLANNING COMMISSION. <i>[Signature]</i> PLANNING DIRECTOR DATE	CITY ENGINEERING DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. <i>[Signature]</i> CITY ENGINEER DATE CITY SURVEYOR DATE	SALT LAKE HEALTH DEPT. APPROVED THIS _____ DAY OF _____, 2008 SALT LAKE HEALTH DIRECTOR	CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS <u>6</u> DAY OF <u>MARCH</u> , 2008 <i>[Signature]</i> SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	CITY ATTORNEY APPROVED AS TO FORM THIS <u>17TH</u> DAY OF <u>MARCH</u> , 2008 <i>[Signature]</i> SALT LAKE CITY ATTORNEY	CITY MAYOR PRESENTED TO SALT LAKE CITY THIS <u>6</u> DAY OF <u>MARCH</u> , 2008 AND IT IS HEREBY APPROVED. <i>[Signature]</i> SALT LAKE CITY MAYOR	SALT LAKE COUNTY RECORDER RECORDED # <u>10392914</u> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: <u>Richard Kunkle & Wm</u> DATE <u>3-24-08</u> TIME <u>12:40</u> BOOK <u>2008</u> PAGE <u>65</u> FEE \$ <u>110.00</u> CHIEF DEPUTY, SALT LAKE COUNTY RECORDER	NUMBER _____ ACCOUNT _____ SHEET <u>1</u> OF <u>3</u> SHEETS
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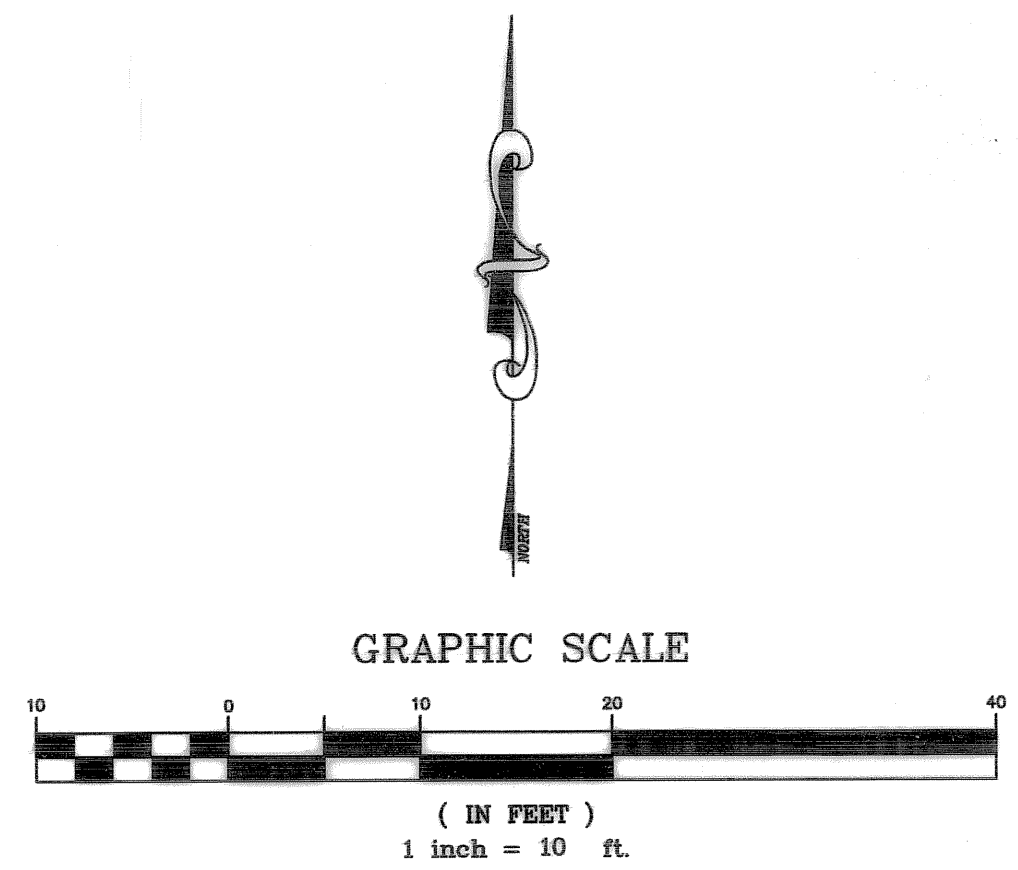
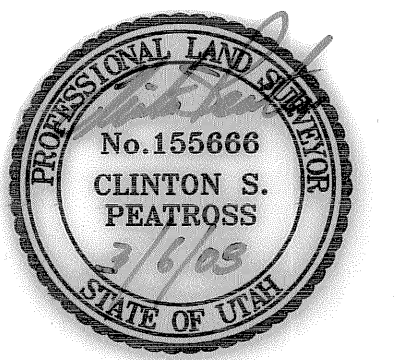
IVANHOE APARTMENTS CONDO CONVERSION PROJECT



FLOOR SPACE AREA TABLE	
APART. #	SQ. FT. AREA-
1	709 SQ. FT.
2	814 SQ. FT.
7	1033 SQ. FT.
8	1034 SQ. FT.
14	708 SQ. FT.
15	811 SQ. FT.



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PREPARED BY
BUSH AND GUDGELL, INC.
ENGINEERS, PLANNERS, SURVEYORS
525 SOUTH 300 EAST
SALT LAKE CITY, UTAH
84111 (801) 364-1212
DATE 02-29-08 B&G NO. 47568

FLOOR SPACE DESIGNATION

PRIVATE SPACE-		LIMITED COMMON-	
COMMON SPACE-			

SALT LAKE COUNTY RECORDER

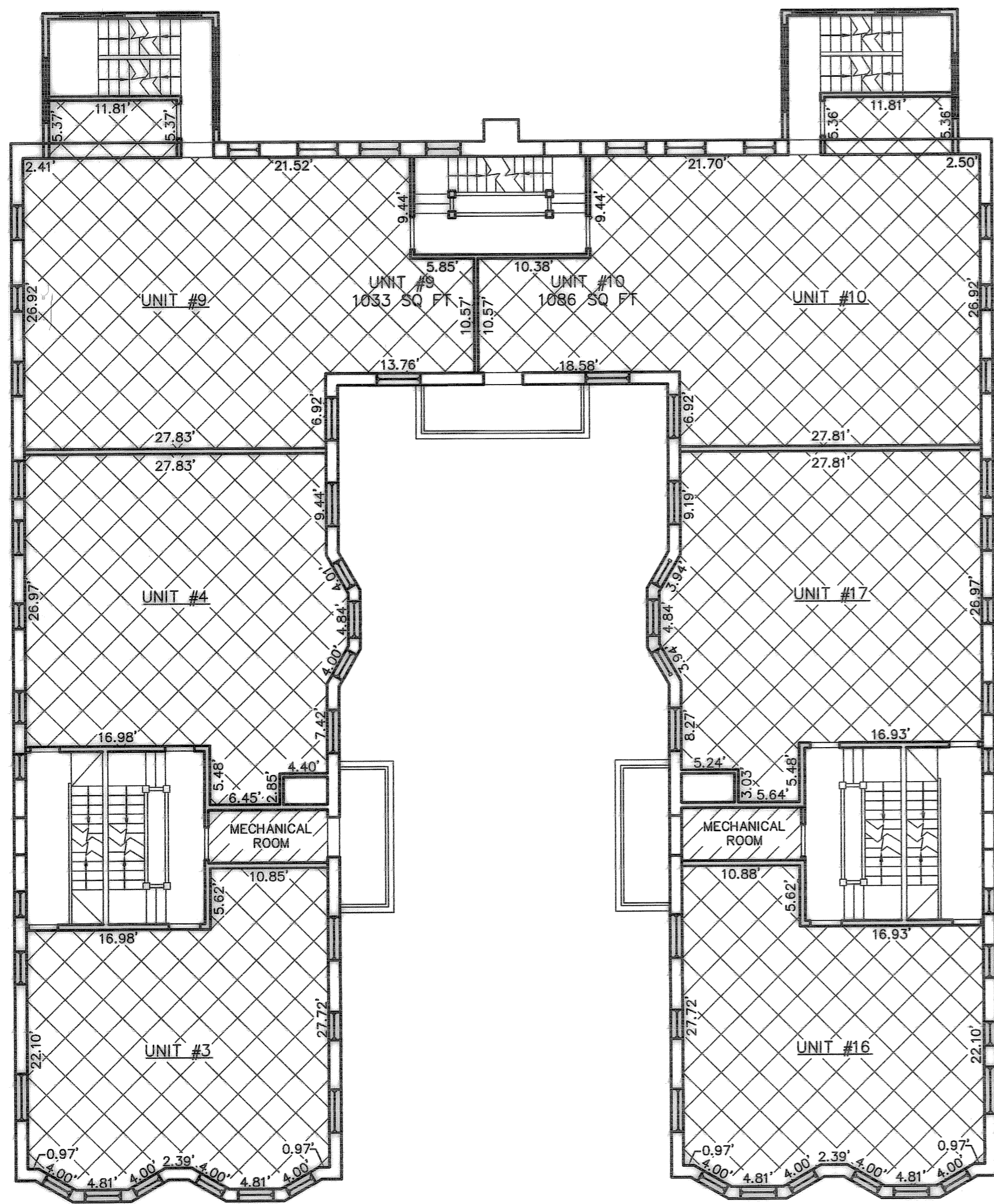
RECORDED#

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF *Richard Kunkle & Gunn*

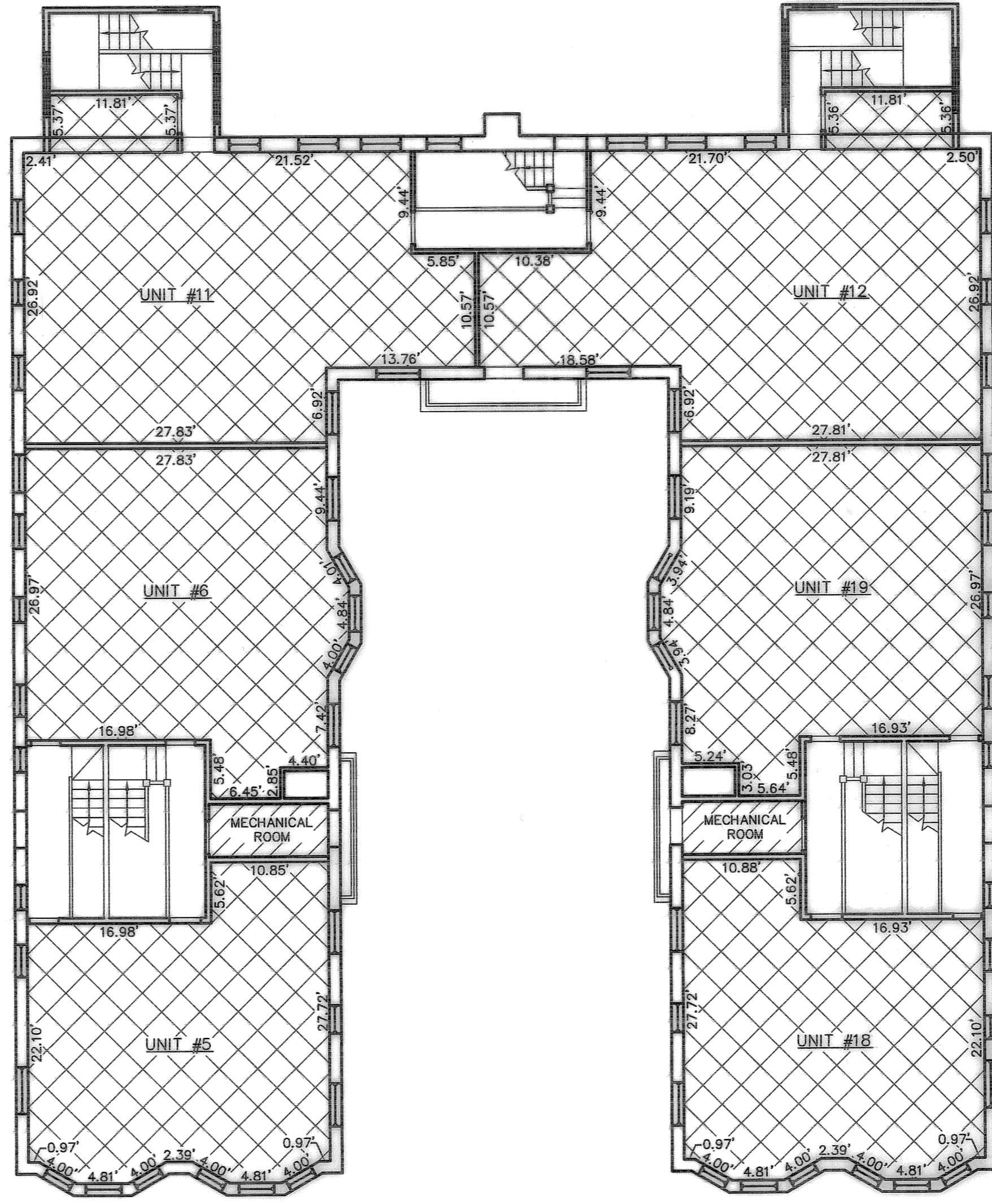
DATE *3-24-08* TIME *12:40* BOOK *2008 P* PAGE *65*

FEE\$ *110.00* CHIEF DEPUTY, SALT LAKE COUNTY RECORDER

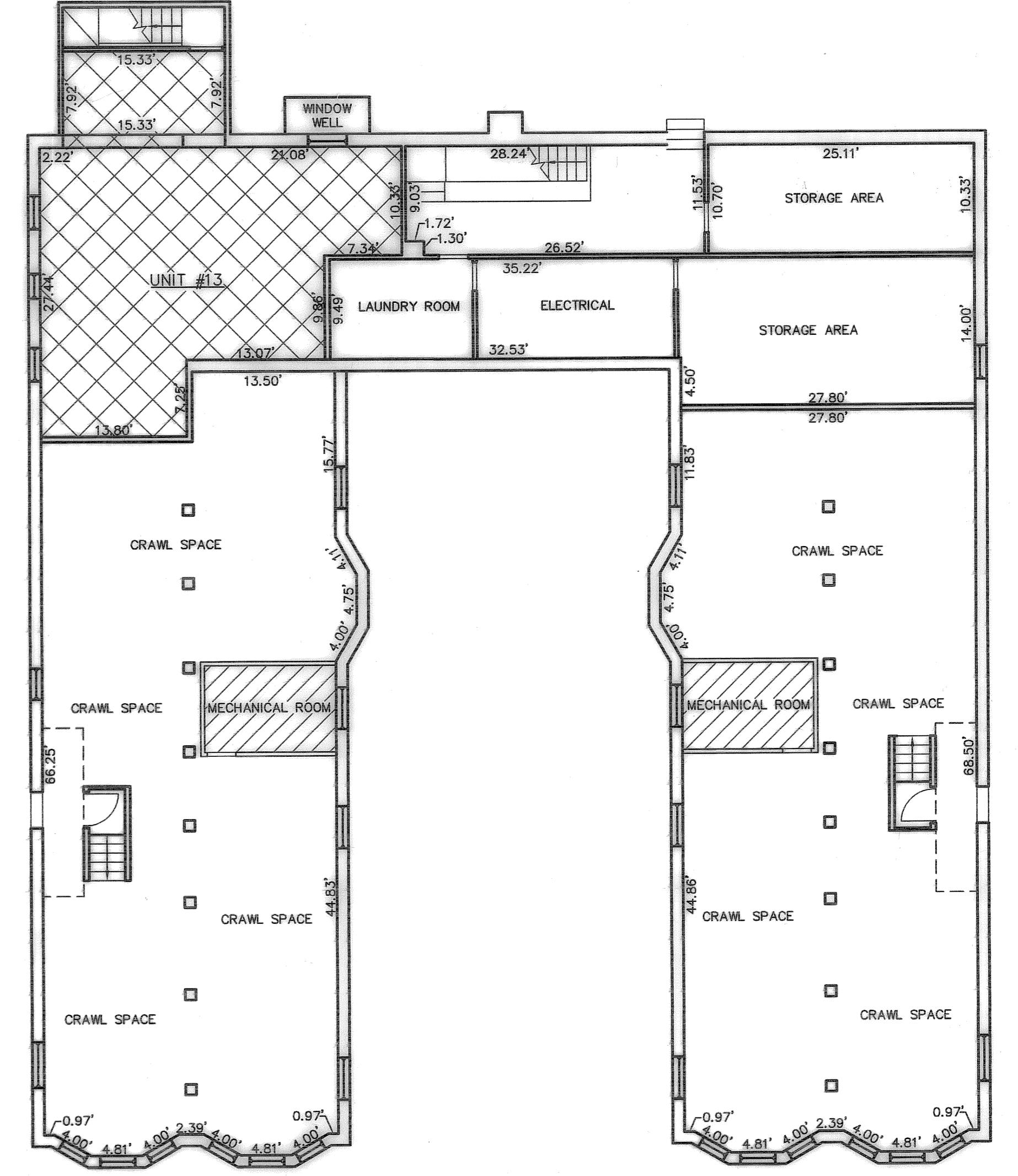
NUMBER _____
ACCOUNT _____
SHEET <i>2</i>
OF <i>3</i> SHEETS



SECOND FLOOR PLAN



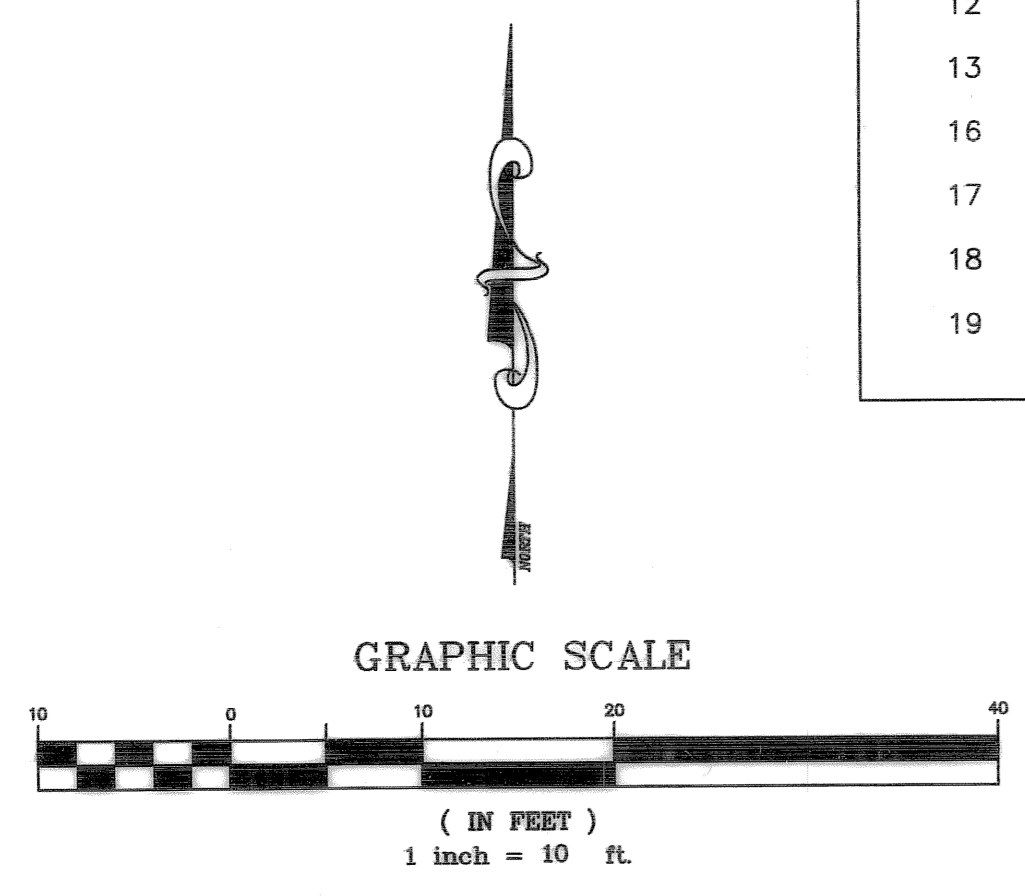
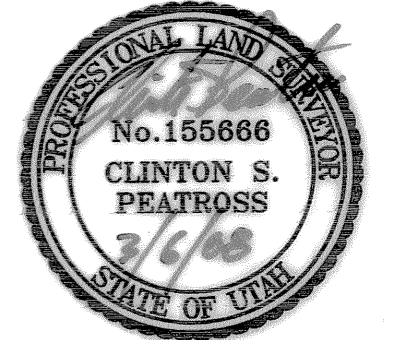
THIRD FLOOR PLAN



BASEMENT FLOOR PLAN

FLOOR SPACE AREA TABLE	
APART. #	SQ. FT. AREA
3	709 SQ. FT.
4	814 SQ. FT.
5	709 SQ. FT.
6	814 SQ. FT.
9	1033 SQ. FT.
10	1086 SQ. FT.
11	1033 SQ. FT.
12	1086 SQ. FT.
13	833 SQ. FT.
16	709 SQ. FT.
17	810 SQ. FT.
18	709 SQ. FT.
19	810 SQ. FT.

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PREPARED BY
BUSH AND GUDGELL, INC.
 ENGINEERS, PLANNERS, SURVEYORS

525 SOUTH 300 EAST
 SALT LAKE CITY, UTAH
 84111 (801) 364-1212

DATE 02-29-08 B&G NO. 47568



SALT LAKE COUNTY RECORDER	
RECORDED#	
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>Richard Kimble, Winn</u>	
DATE <u>3-20-08</u> TIME <u>12:40</u> BOOK <u>2008</u> PAGE <u>65</u>	NUMBER _____
FEE \$ <u>110.00</u> CHIEF DEPUTY, SALT LAKE COUNTY RECORDER	ACCOUNT _____
	SHEET <u>3</u>
	OF 3 SHEETS