1020 Lincoln Road
Idaho Falls, Idaho 83401 (208) 524-6175

WESTRIDGE COMMERCIAL PLAZA

PHASE 1

PURSUANT TO IDAHO CODE, TITLE 55, CHAPTER 15
CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
BEING PART OF LOT 6, BLOCK 1, FIRST AMENDED PLAT OF WESTRIDGE COMMERCIAL PLAZA

Instrument # 1373129
IDAHO FALLS, BONNEVILLE, IDAHO
9-15-2010 01:10:49 No. of Pages: 1
Recorded for : MOUNTAIN RIVER
RONALD LONGMORE Fee: 11.00
Ex-Officio Recorder Deputy
Index to: PLAT

Mountain River Engineering

RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of the WESTRIDGE COMMERCIAL PLAZA, PHASE 1, an addition to the City of Idaho Falls, Bonneville County, Idaho was filed for recording in the office of the Recorder of Bonneville County, Idaho on this 15 day of Sept 2010 at 1:10 pm and recorded under Instrument Number 1373129 and 03-111

Bonneville County Recorder

TREASURER'S CERTIFICATE

I, the undersigned County Treasurer in and for the County of Bonneville, State of Idaho, per the requirements of Idaho Code 50-1308, do hereby certify that all county property taxes due for the property included in this project are current.

Date: Sept 15, 2010

Bonneville County Treasurer

EXAMINING SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this plat and find it to be correct and acceptable as required in Section 50-1305 of the Idaho Code.

Date: 9/15/10

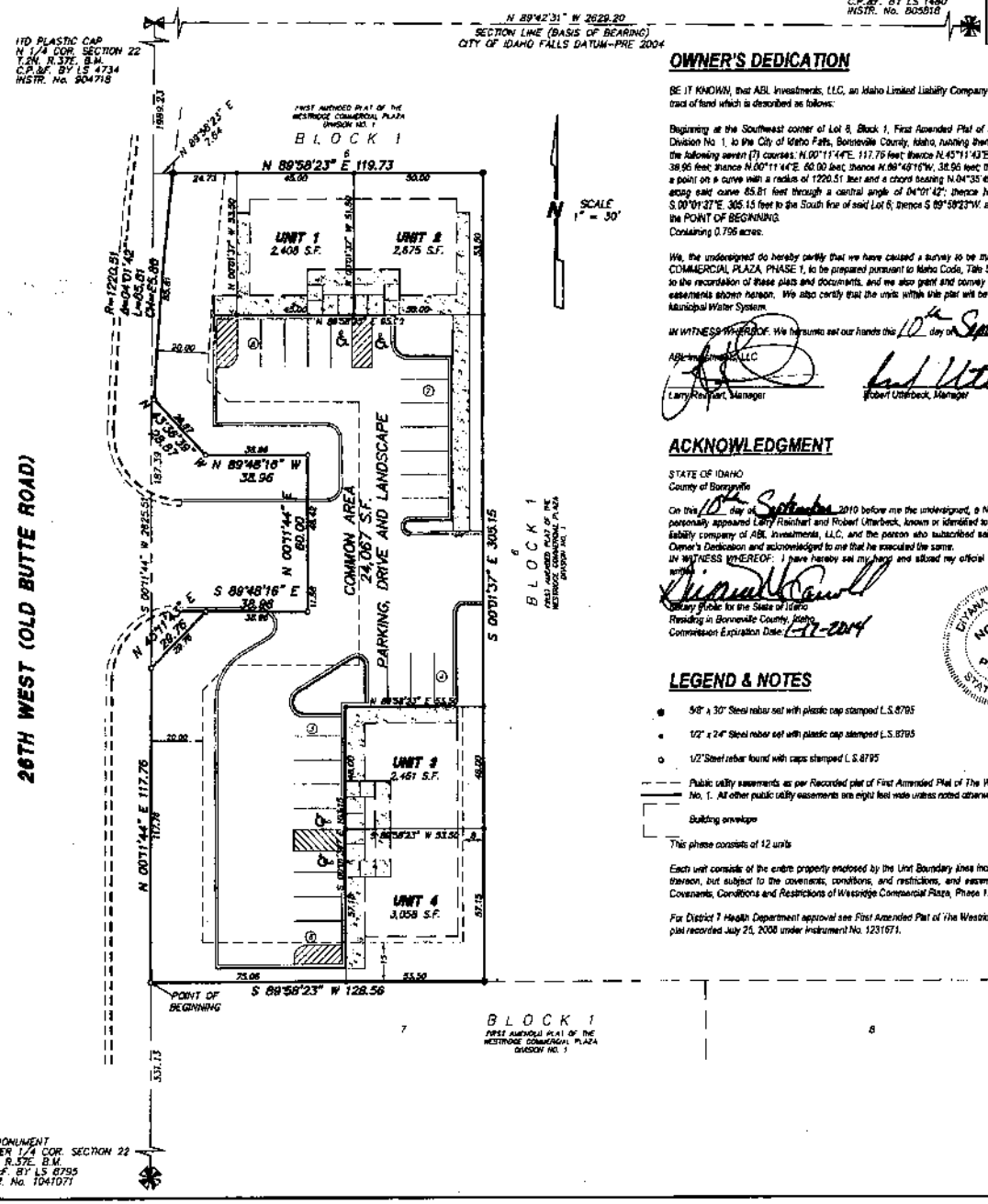
Bonneville County Surveyor PLS 12640

SURVEYOR'S CERTIFICATE

I, Robert Jon Meible, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho and that this WESTRIDGE COMMERCIAL PLAZA, PHASE 1, a condominiums project as described in the Declaration of Covenants, Conditions and Restrictions, was drawn from an actual survey made on the ground under my supervision and accurately represents the points plotted hereon and is in conformance with the Condominium Property Act under Chapter 55-15-1 of the Idaho Code.

STATE OF IDAHO
CERTIFICATE NO. 8795

PROFESSIONAL LAND SURVEYOR 8795 9-8-10 STATE OF IDAHO ROBERT JON MEIBLE



OWNER'S DEDICATION

BE IT KNOWN, that ABL Investments, LLC, an Idaho Limited Liability Company are the owners of land within that tract of land which is described as follows:

Beginning at the Southeast corner of Lot 6, Block 1, First Amended Plat of the Westridge Commercial Plaza, Division No. 1, in the City of Idaho Falls, Bonneville County, Idaho, running thence along the Lot line of said Lot 6 the following seven (7) courses: N.00°11'44"E. 117.76 feet; thence N.45°11'43"E. 29.78 feet; thence S.89°48'16"E. 38.96 feet; thence N.00°11'44"E. 60.00 feet; thence N.89°48'16"W. 38.96 feet; thence N.43°36'39"W. 29.87 feet to a point on a curve with a radius of 1220.51 feet and a chord bearing N.04°35'49"E. 85.80 feet; thence to the right along said curve 85.81 feet through a central angle of 04°01'42"; thence N.89°58'23"E. 119.73 feet; thence S.00°01'37"E. 305.15 feet to the South line of said Lot 6; thence S.89°58'23"W. along said South line 128.56 feet to the POINT OF BEGINNING.
Containing 0.756 acres.

We, the undersigned do hereby certify that we have caused a survey to be made, and the plat of WESTRIDGE COMMERCIAL PLAZA, PHASE 1, to be prepared pursuant to Idaho Code, Title 55, Chapter 15, and we do consent to the recordation of these plats and documents, and we also grant and convey to the City of Idaho Falls, all utility easements shown hereon. We also certify that the units within this plat will be served by the City of Idaho Falls Municipal Water System.

IN WITNESS WHEREOF. We hereunto set our hands this 10th day of September 2010.

ABL Investments, LLC

Larry Reinhart, Manager

Robert Utterbeck, Manager

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville

On this 10th day of September 2010 before me the undersigned, a Notary Public in and for said State, personally appeared Larry Reinhart and Robert Utterbeck, known or identified to me to be managers in the limited liability company of ABL Investments, LLC, and the person who subscribed said company name to the attached Owner's Dedication and acknowledged to me that he executed the same.
IN WITNESS WHEREOF: I have hereby set my hand and affixed my official seal the day and year first above written.

Notary Public for the State of Idaho
Residing in Bonneville County, Idaho
Commission Expiration Date: 6-12-2014

GLYNN MCCARROLL NOTARY PUBLIC STATE OF IDAHO

LEGEND & NOTES

- 5/8" x 30" Steel rebar set with plastic cap stamped L.S.8795
- 1/2" x 24" Steel rebar set with plastic cap stamped L.S.8795
- 1/2" Steel rebar found with caps stamped L.S.8795
- Public utility easements as per Recorded plat of First Amended Plat of The Westridge Commercial Plaza, Division No. 1. All other public utility easements are eight feet wide unless noted otherwise.
- Building envelope

This phase consists of 12 units

Each unit consists of the entire property enclosed by the Unit Boundary lines including the land and all improvements thereon, but subject to the covenants, conditions, and restrictions, and easements set forth in the Declaration of Covenants, Conditions and Restrictions of Westridge Commercial Plaza, Phase 1.

For District 7 Health Department approval see First Amended Plat of The Westridge Commercial Plaza, Division No. 1 plat recorded July 25, 2008 under instrument No. 1231671.

7805-C D.M.