



NORTH
1" = 50'

600 West St.

900 North Street

Sunridge Plat 'D'

26 25 24 23 22 21 20 19 18

N 89°35'44" E 296.99' [296.90']

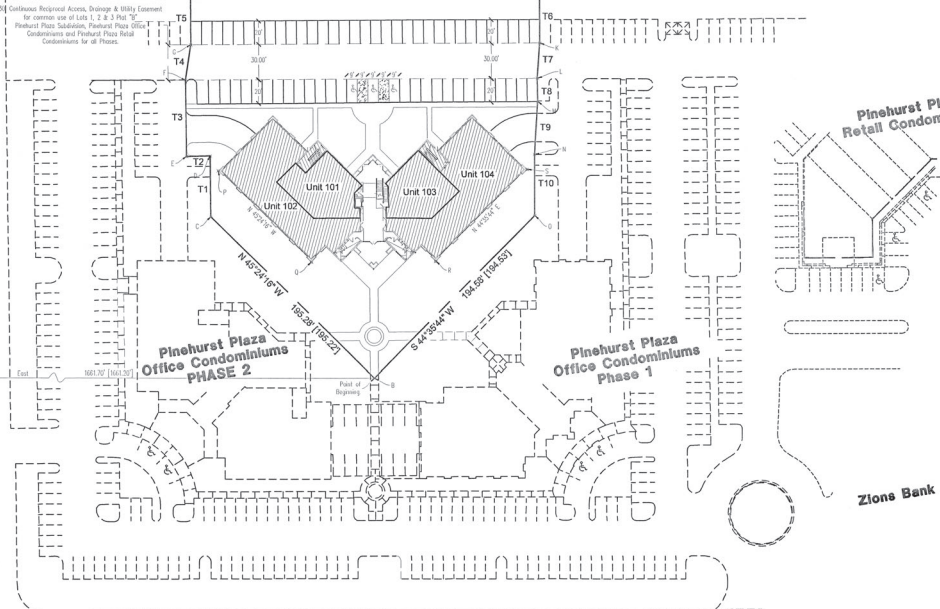
Continuous Registered Access, Design & Utility Easement for common use of Lots 1, 2 & 3 Plat "D", Pinehurst Plaza Subdivision, Pinehurst Plaza Office Condominiums and Pinehurst Plaza Retail Condominiums as of Plans.

Found Northwest corner Section 10, Range 2 East, S.18 & W.

T-Table

LINE	LENGTH	BEARING
11	15.89'	S 89°52'22" E
12	15.93'	S 89°52'22" E
13	45.11'	S 89°52'22" E
14	30.32'	S 89°52'22" E
15	40.71'	S 89°52'22" E
16	30.80'	S 89°52'22" E
17	30.80'	S 89°52'22" E
18	40.80'	S 89°52'22" E
19	40.71'	S 89°52'22" E
20	50.32'	S 89°52'22" E

Found West quarter corner Section 10, Range 2 East, S.18 & W.



State Plane Coordinates

No.	Northing	Easting
A	720,718.3200	1,940,256.2700
B	721,078.6070	1,941,913.3174
C	721,215.6836	1,941,774.3318
D	721,267.2551	1,941,773.7213
E	721,267.1192	1,941,793.7607
F	721,332.2622	1,941,752.9910
G	721,362.2521	1,941,757.3990
H	721,402.5522	1,941,757.1117
J	721,405.0480	1,942,054.0092
K	721,364.3479	1,942,054.2965
L	721,334.3394	1,942,052.3153
M	721,314.3463	1,942,052.4564
N	721,269.3376	1,942,049.8028
O	721,217.1290	1,942,049.9231
P	721,254.9800	1,941,780.6857
Q	721,177.0737	1,941,859.6998
R	721,177.8206	1,941,965.5140
S	721,256.8347	1,942,043.4204

SURVEYOR'S CERTIFICATE

I, EDGAR D. DODLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 14789 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 BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED Pinehurst Plaza Office Condominiums, Phase 3 Amended, AN EXPANDABLE CONDOMINIUM PROJECT; THAT THE CONDOMINIUM PLAN FOR SAID CONDOMINIUM PROJECT, CONSISTING OF 18(23) PAGES, IS ACCURATE AND COMPLETES WITH THE PROVISIONS OF SECTION 57-1-1(3) OF THE UTAH CONDOMINIUM OWNERSHIP ACT; AND THAT THE REFERENCE MARKERS SHOWN ON SAID PLAN ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

DATE: 12/14/06

(Registered Land Surveyor (see seal below))

BOUNDARY DESCRIPTION

Commencing at a point located North 00°39'58" West along the Section line 360.42 feet and East 1661.70 feet from the West Quarter Corner of Section 10, Township 4 South, Range 2 East, Salt Lake Base and Meridian, said point also being on the Eastern boundary line of Phase 2, Pinehurst Plaza Office Condominiums; thence along the Eastern boundary line of said Phase 2, Pinehurst Plaza Office Condominiums as follows: North 45°24'16" West 195.28 feet; thence North 07°42'37" West 51.83 feet; thence South 89°57'22" West 19.97 feet; thence North 00°00'37" West 65.17 feet; thence North 89°21'47" East 30.32 feet; thence North 00°24'16" West 40.71 feet to the South boundary line of Sunridge Subdivision Plat "D"; thence North 89°25'44" East, along the South boundary of said Sunridge Subdivision Plat "D" 296.99 feet to a point on the Western boundary line of Amended Phase 1, Pinehurst Plaza Office Condominiums; thence along the Western boundary line of Amended Phase 1, Pinehurst Plaza Office Condominiums as follows: South 07°24'16" East 40.71 feet; thence South 07°46'38" West 30.08 feet; thence South 07°24'16" East 20.00 feet; thence South 03°22'27" West 45.00 feet; thence South 00°07'52" East 52.22 feet; thence South 43°25'44" West 194.58 feet, to the point of beginning.

Area = 1.69 Acres

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNER ("OWNER", WITHOUT REGARD TO NUMBER OR GENDER) OF THE ABOVE-DESCRIBED LAND HEREBY CERTIFIES THAT OWNER HAS CAUSED A SURVEY TO BE MADE OF SAID LAND AND THIS CONDOMINIUM PLAN ("PLAN") AND A SUPPLEMENTAL DECLARATION OF CONDOMINIUM ("DECLARATION") TO BE PREPARED FOR Pinehurst Plaza Office Condominiums, Phase 3 Amended, OF THE PROJECT; OWNER HEREBY CONSENTS TO THE CONDOMINIUM REGISTRATION OF THE PLAN AND DECLARATION AND HEREBY SUBMITS THE DESCRIBED LAND TO THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT; OWNER HEREBY DEDICATES ANY PUBLIC STREETS REFLECTED ON THE PLAN FOR USE BY THE GENERAL PUBLIC AND RESERVES ALL OTHER DRIVeways OR PRIVATE STREETS REFLECTED ON THE PLAN TO BE PRIVATE AND INTENDED FOR USE ONLY BY OWNERS OF CONDOMINIUM UNITS WITHIN THE PROJECT, THEIR GUESTS AND INVITEES, AS REFLECTED IN THE PROVISIONS OF THE DECLARATION.

UTILITY DEDICATION

THE UNDERSIGNED OWNER HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY IN AND TO THOSE AREAS REFLECTED ON THE PLAN AS "COMMON AREAS" INCLUDING PRIVATE STREETS AND PRIVATE DRIVeways FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

THE UNDERSIGNED OWNER, IN RECORDING THIS CONDOMINIUM PLAN, HAS DESIGNATED CERTAIN AREAS OF SAID PRIVATE DRIVeways, STREETS OR OTHER COMMON AREAS INTENDED FOR USE BY OWNERS OF THE CONDOMINIUM UNITS WITHIN THE PROJECT, THEIR GUESTS AND INVITEES, WHO ARE HEREBY RESERVED FOR THEIR COMMON USE AND ENJOYMENT AS MORE FULLY SET FORTH AND PROVIDED IN THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

DATED: December 15, 2006

OWNER: PINEHURST PLAZA OFFICE CONDOMINIUMS, INC. by _____

REAL PROPERTY LLC _____

REAL PROPERTY LLC _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

THIS CONDOMINIUM PLAN WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF December 20, 2006 BY THE 2(1) OF THE 18(23) PAGES IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES: 8/14/08 _____
NOTARY PUBLIC

OCCUPANCY RESTRICTION NOTICE

THE CITY OF DREEM HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS UTAH CONDOMINIUM PROJECT. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS UTAH CONDOMINIUM PROJECT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

Phase 3 '3' Amended

Pinehurst Plaza Office Condominiums

An Expandable Condominium

OREM CITY SCALE: 1" = 60 FEET

UTAH COUNTY, UTAH

APPROVED TO FORM

City Attorney Date

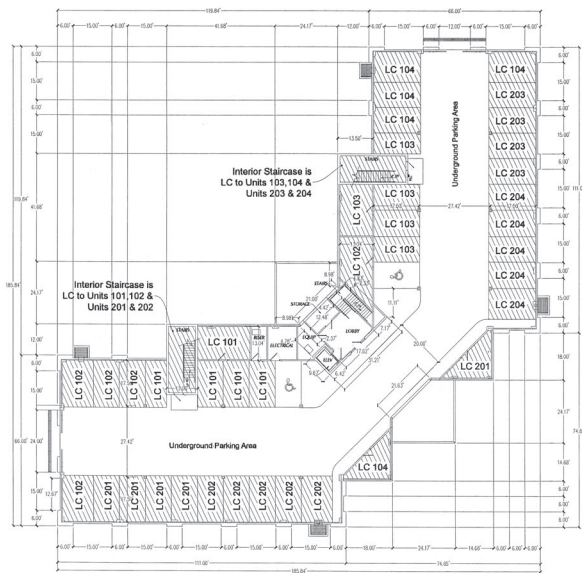
SEALS: SURVEYOR'S SEAL, NOTARY PUBLIC SEAL, CITY-COUNTY ENGINEER SEAL, CLEM-REGISTERED SEAL

- COMBINED AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

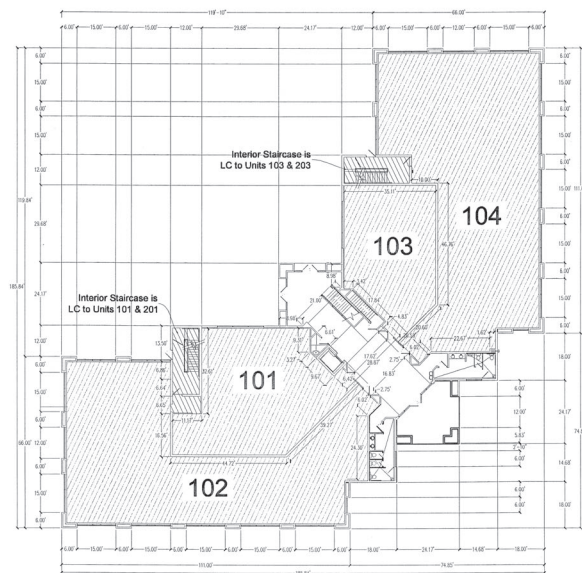
This plat is made solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with actual survey.

12053 sheet 1 of 2

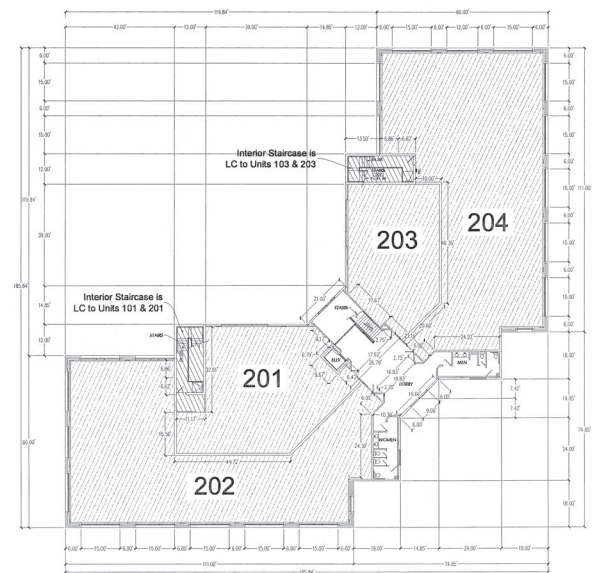
SEC. 10, T.4S, R.2E, S.18, W.2E, PINHURST PLAZA OFFICE CONDO. PHASE 3



Basement Floor Plan

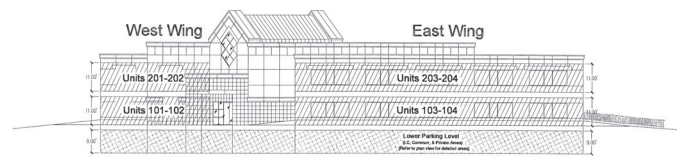


Main Floor Plan

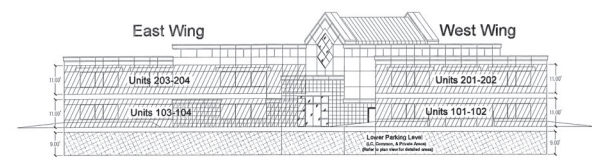


Upper Floor Plan

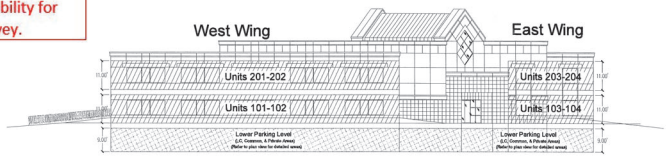
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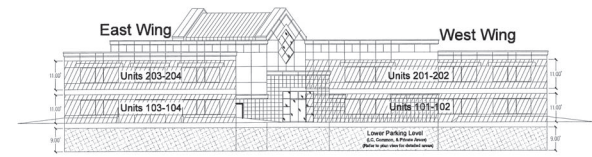
Front Elevation # 1



Rear Elevation # 1



Front Elevation # 2



Rear Elevation # 2

- COMBINED AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

Main Floor Addressing

House Panel	500 West 800 North
Unit 101	502 West 800 North
Unit 102	504 West 800 North
Unit 103	506 West 800 North
Unit 104	508 West 800 North
Unit 105	510 West 800 North

Upper Floor Addressing

House Panel	500 West 800 North
Unit 201	512 West 800 North
Unit 202	514 West 800 North
Unit 203	516 West 800 North
Unit 204	518 West 800 North
Unit 205	520 West 800 North

Phase ' 3 ' Amended
Pinehurst Plaza Office Condominiums

Sheet 2 of 2

PREPARED BY DUDLEY AND ASSOCIATES INC.	ENTRY No. _____ STATE OF UTAH COUNTY OF _____ RECORDED AND FILED AT THE REQUEST OF _____
	DATE _____ TIME _____ MAP _____ Fee _____ COUNTY RECORDER _____

12053 sheet 2 of 2