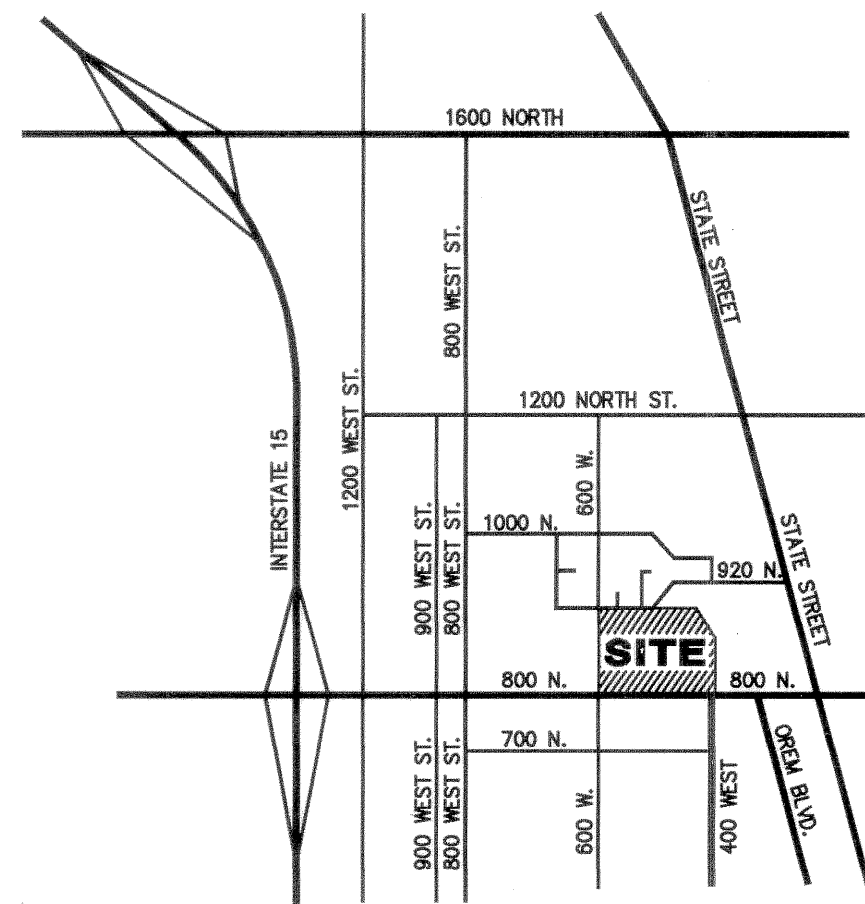


NORTH
1" = 40'



VICINITY MAP

SURVEYOR'S CERTIFICATE
I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147089 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 RETAIL CONDOMINIUMS, A CONVERTIBLE SPACE CONDOMINIUM PROJECT, THAT THE RECORD OF SURVEY MAP FOR SAID CONDOMINIUM PROJECT, CONSISTING OF 2 SHEETS, IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT, AND THAT THE REFERENCE MARKERS SHOWN ON SAID MAP ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

DATE: Feb 28, 2002
SURVEYOR: Roger D. Dudley
(See Seal Below)

BOUNDARY DESCRIPTION
COMMENCING AT A POINT LOCATED N 00°39'38" W ALONG THE SECTION LINE, 389.82 FEET AND EAST 1989.03 FEET FROM THE WEST QUARTER CORNER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS

BEARING	DISTANCE	REMARKS
N 00°40'37" W	304.43'	
N 89°35'44" E	499.53'	
S 43°45'59" E	211.41'	
ARC LENGTH	46.20'	CHD BEARS S 11°07'18" W 45.91' R = 119.00'
S 00°34'22" E	158.29'	
ARC LENGTH	158.60'	
ARC LENGTH	79.34'	CHD BEARS N 70°14'04" W 77.78' R = 115.00'
ARC LENGTH	58.57'	CHD BEARS N 70°12'29" W 57.42' R = 85.00'
N 89°56'50" W	349.05'	TO THE POINT OF BEGINNING.
		AREA = 4.49ACRES

BASIS OF BEARING = N 00°39'38" W ALONG THE SECTION LINE

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 RECORD OF SURVEY MAP ("MAP") AND A DECLARATION OF CONDOMINIUM ("DECLARATION") TO BE PREPARED FOR PINEHURST PLAZA RETAIL CONDOMINIUMS, A CONVERTIBLE SPACE CONDOMINIUM PROJECT (THE "PROJECT"). OWNER HEREBY CONSENTS TO THE CONCURRENT RECORDATION OF THE MAP AND DECLARATION AND THEREBY SUBMITS THE DESCRIBED LAND TO THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT. OWNER HEREBY DEDICATES ANY PUBLIC STREETS REFLECTED ON THE MAP FOR USE BY THE GENERAL PUBLIC AND DECLARES ALL OTHER DRIVEWAYS OR PRIVATE STREETS REFLECTED ON THE MAP 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 THESE AREAS REFLECTED ON THE MAP 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 RECORD OF SURVEY MAP, HAS DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE DRIVEWAYS, STREETS OR OTHER COMMON AREAS INTENDED FOR THE USE BY OWNERS OF THE CONDOMINIUM UNITS WITHIN THE PROJECT, THEIR GUESTS AND INVITEES, AND 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: 28 FEB 2002

OWNER: PINEHURST AT 800 NORTH LLC
By: Bruce R. Dickerson
Manager - BRUCE R. DICKERSON

ACKNOWLEDGEMENT

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

THIS RECORD OF SURVEY MAP WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF February 2002 BY BRUCE R. DICKERSON IN THE CAPACITY INDICATED.
MY COMMISSION EXPIRES: 3/1/2004

OCCUPANCY RESTRICTION NOTICE

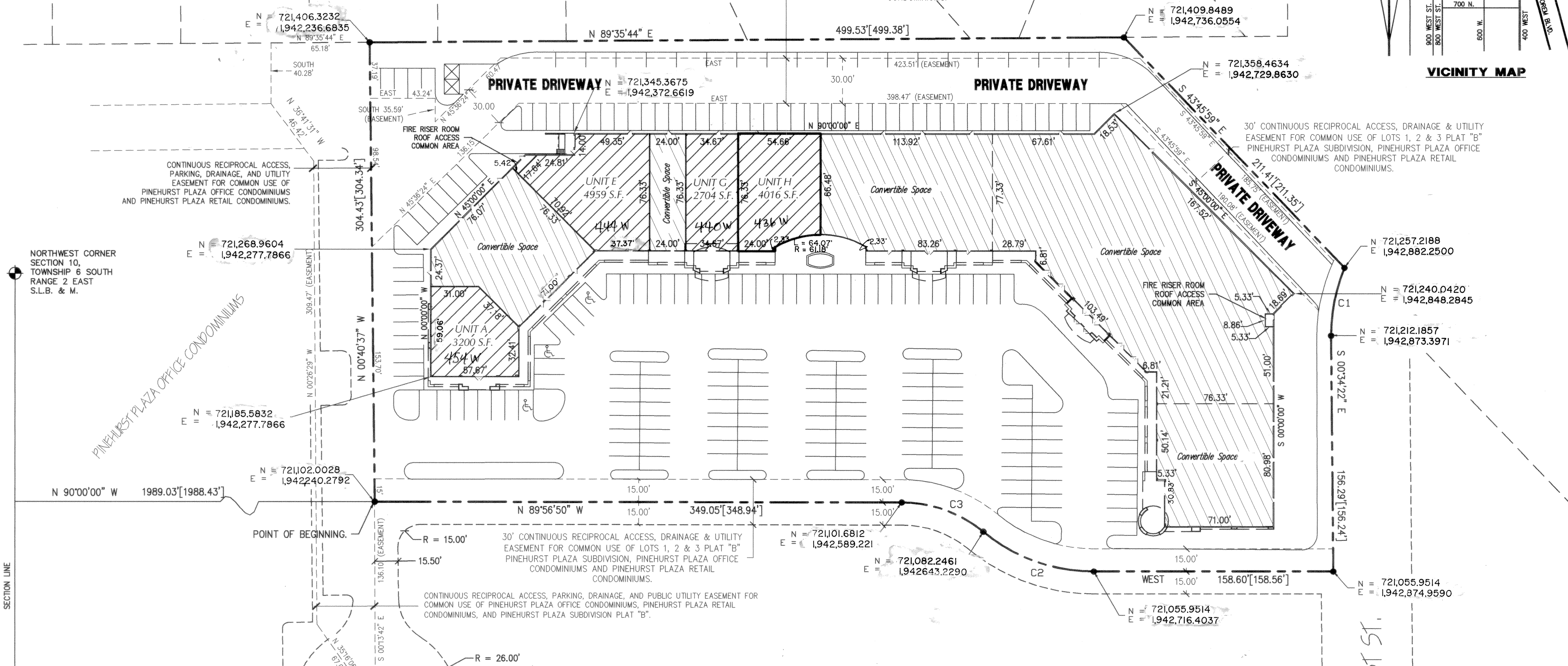
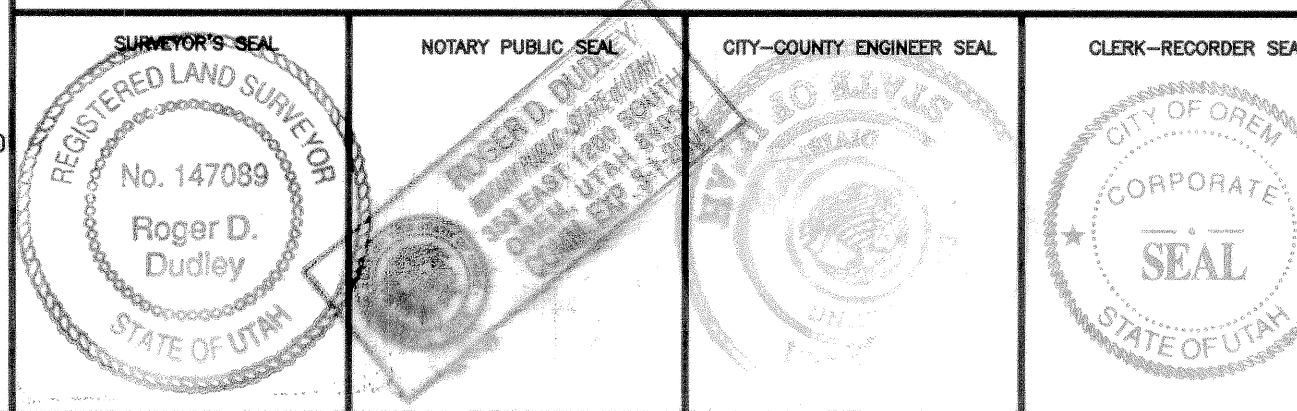
THE CITY OF OREM HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS UTAH CONDOMINIUM PROJECT, ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS UTAH CONDOMINIUM PROJECT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

SHEET 1 OF 2 SHEET(S)

PINEHURST PLAZA
RETAIL CONDOMINIUMS

A CONVERTIBLE SPACE CONDOMINIUM
(INCLUDING A VACATION OF LOT 4, PLAT "B"
PINEHURST PLAZA SUBDIVISION)

OREM CITY UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET

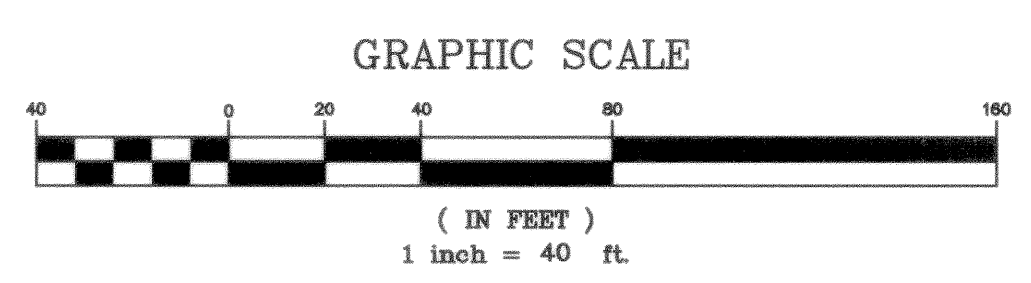


9430-107 (sheet 1 of 2)

800 NORTH ST.

N = 720,718.320
E = 1,940,256.270

WEST QUARTER CORNER
SECTION 10,
TOWNSHIP 6 SOUTH
RANGE 2 EAST
S.L.B. & M.



- PRIVATE AREA
- CONVERTIBLE SPACE
- COMMON AREA

Approved as to form
[Signature]
CITY ATTORNEY
DATE: 3/1/02

NOTE:
THE OWNER AND THE DEVELOPER OF THE PROPERTY ARE RESPONSIBLE TO COMPLY WITH ALL ENVIRONMENTAL AND WETLANDS REGULATIONS.

CONDITIONS OF APPROVAL

PLANNING COMMISSION APPROVAL

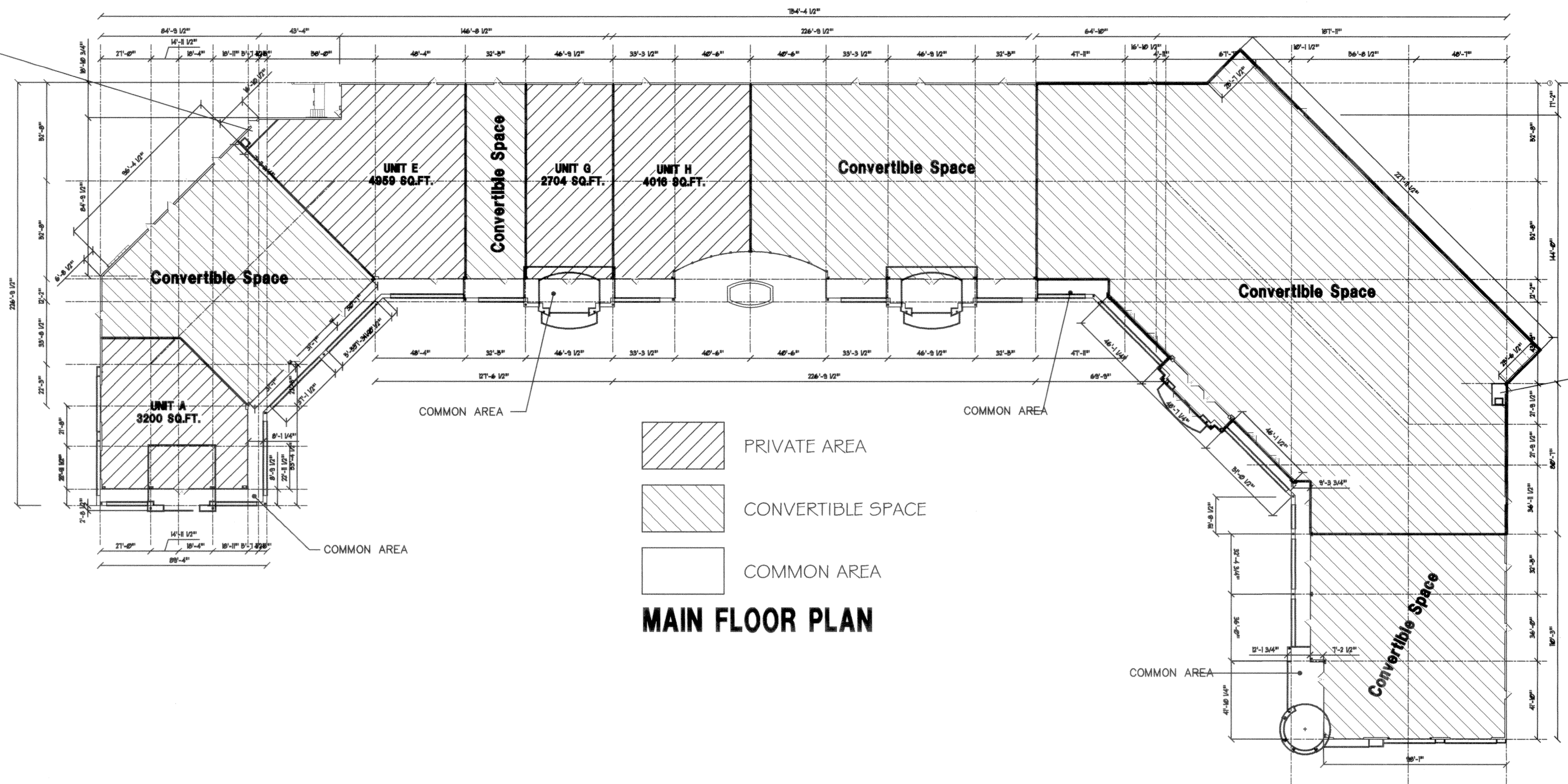
APPROVED THIS 5th DAY OF May A.D. 1999 BY THE OREM CITY PLANNING COMMISSION.
[Signature] PLANNING DIRECTOR
[Signature] CHAIRMAN PLANNING COMMISSION

ACCEPTANCE BY THE CITY OF OREM

THE CITY OF OREM, COUNTY OF UTAH, APPROVES THIS PROJECT AND HEREBY ACCEPTS THE DECLARATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 5 DAY OF May A.D. 2002

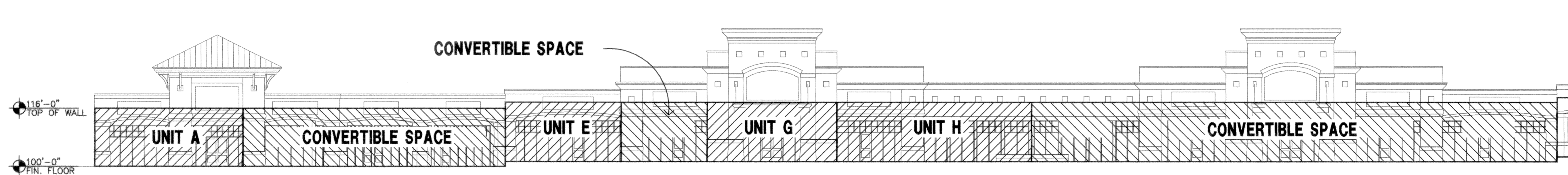
BY RESOLUTION NO. [Signature]
APPROVED [Signature] ATTEST [Signature]
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

FIRE RISER ROOM
ROOF ACCESS
COMMON AREA

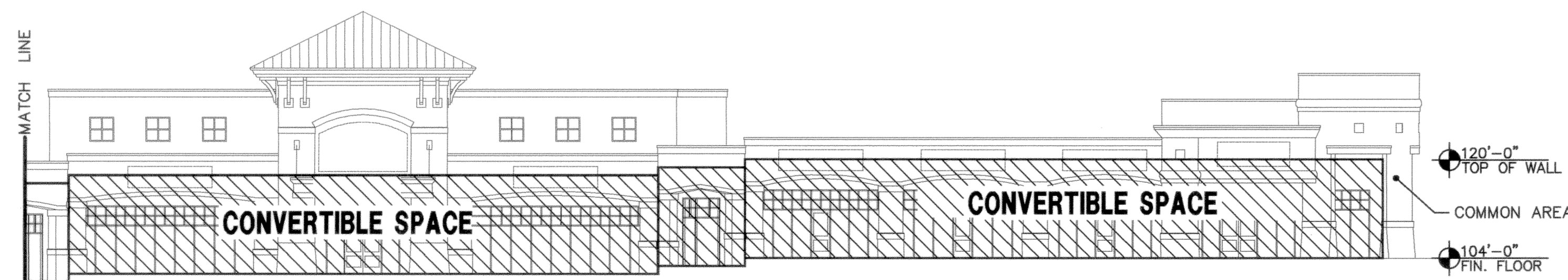


FIRE RISER ROOM
ROOF ACCESS
COMMON AREA

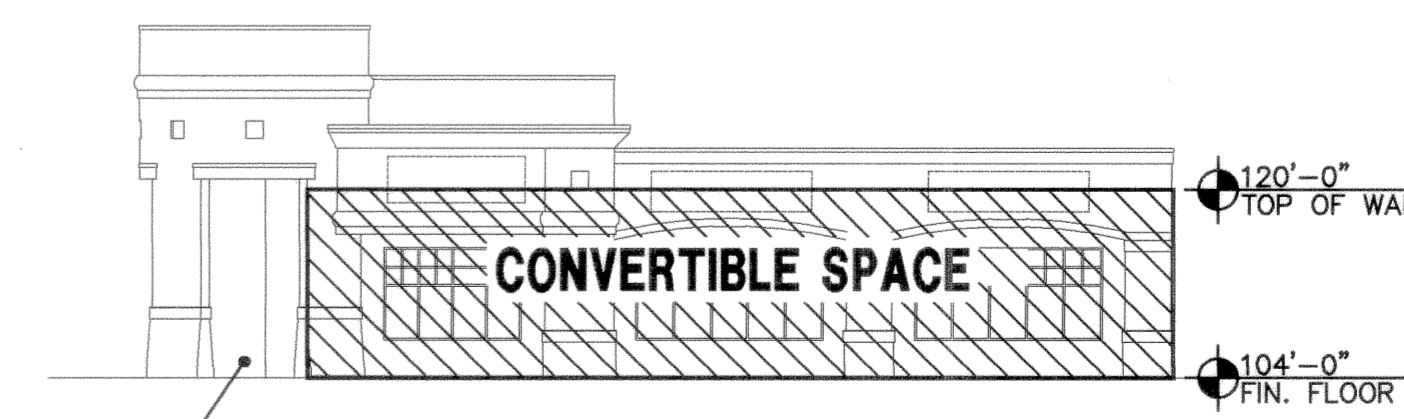
MAIN FLOOR PLAN



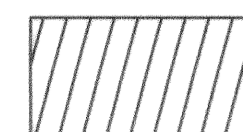
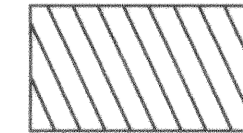

SOUTH ELEVATION



SOUTHWEST ELEVATION



SOUTH ELEVATION

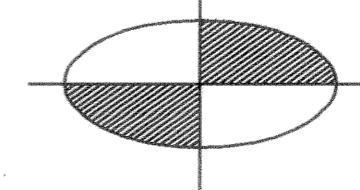
-  PRIVATE AREA
-  CONVERTIBLE SPACE
-  COMMON AREA

ENT. 55148; 2008 JUL 1 340
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2002 MAY 05 9:05 AM FEE 64.00 BY BR
RECORDED FOR OREG CITY

**PINEHURST PLAZA
RETAIL CONDOMINIUMS**

SHEET 2 OF 2

9430-107 (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 _____

TULOAD SEC 10-TUG-RZE