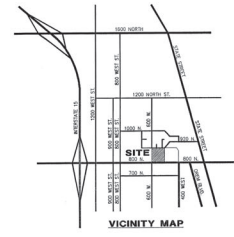


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



LINE	LENGTH	BEARING
T1	52.82	N 00°07'55" W
T2	45.10	N 03°22'27" E
T3	20.00	N 03°24'16" W
T4	30.08	N 03°46'38" E
T5	40.71	N 00°24'16" W

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 HAVE PERFORMED A SURVEY OF SAID LAND, THAT THE BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONVEYED PINEHURST PLAZA OFFICE CONDOMINIUMS, PHASE 1, AMENDED, AN EXPANDABLE CONDOMINIUM PROJECT, THAT THE RECORD SURVEY MAP FOR SAID CONDOMINIUM PROJECT CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-1(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: 4-23-27
(Registered Land Surveyor (see seal below))

BOUNDARY DESCRIPTION

All of Phase 1, Pinehurst Plaza Office Condominiums, an Expandable Condominium, as shown on record in the office of the Utah County Recorder, and properly being described as: Commencing North 02°39'35" West along the Section line 161.745 feet and East 160.812 feet from the West quarter corner of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 02°24'16" West 112.58 feet; thence North 82°25'44" East 37.65 feet; thence North 02°24'16" West 65.00 feet; thence South 82°25'44" West 37.65 feet; thence North 02°24'16" West 20.09 feet; thence North 44°35'44" East 194.58 feet; thence North 00°07'55" West 52.22 feet; thence North 03°22'27" East 45.10 feet; thence North 02°24'16" West 20.00 feet; thence North 03°46'38" East 30.08 feet; thence North 00°24'16" West 40.71 feet; thence North 00°24'16" East 182.83 feet; thence South 00°40'37" East 524.57 feet; thence Along Pinehurst Plaza Subdivision, Plat "B", North 89°17'38" West 24.08 feet; thence South 89°44'03" West 187.28 feet; thence South 89°19'42" West 116.98 feet to the point of beginning.

Area: 133,024 sq.ft. or 3.05 Acres

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

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNER ("OWNER", WITHOUT REGARD TO NUMBER OF OWNERS) OF THE ABOVE-DESCRIBED LAND HEREBY CERTIFIES THAT OWNER HAS CAUSED THIS 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 OFFICE CONDOMINIUMS, PHASE 1, AMENDED, AN EXPANDABLE CONDOMINIUM PROJECT. THE PROJECT'S OWNER HEREBY CONSENTS TO THE CONCURRENT RECORDED OF THE MAP 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 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 FIRMAMENT EASEMENT AND RIGHT-OF-WAY AND TO THE UTILITIES REFLECTED ON THE MAP AS "COMMON AREAS" (INCLUDING PRIVATE STREETS AND DRIVEWAYS) FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THEREIN.

RESERVATION OF COMMON AREAS

THE UNDERSIGNED OWNER, IN RECORDING THIS RECORD OF SURVEY MAP, HAS DESIGNATED COMMON AREAS OF LAND AS PRIVATE DRIVEWAYS, STREETS OR OTHER COMMON AREAS INTENDED OF USE BY OWNERS OF THE CONDOMINIUM UNITS WITHIN THE PROJECT, THEIR GUESTS AND INVITEES, WHICH 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.

DATE: 4-24-2027

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UNIT 987 REAL PROPERTY LLC
UNIT 988 REAL PROPERTY LLC
UNIT 989 REAL PROPERTY LLC
UNIT 990 REAL PROPERTY LLC
UNIT 991 REAL PROPERTY LLC
UNIT 992 REAL PROPERTY LLC
UNIT 993 REAL PROPERTY LLC
UNIT 994 REAL PROPERTY LLC
UNIT 995 REAL PROPERTY LLC
UNIT 996 REAL PROPERTY LLC
UNIT 997 REAL PROPERTY LLC
UNIT 998 REAL PROPERTY LLC
UNIT 999 REAL PROPERTY LLC
UNIT 1000 REAL PROPERTY LLC

PLAT VACATION NOTICE

THE CITY OF OREM IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF A PORTION OF AMENDED PHASE 1, PINEHURST PLAZA OFFICE CONDOMINIUMS, AN EXPANDABLE CONDOMINIUM, AND THAT THERE IS GOOD CAUSE FOR THE VACATION. THEREFORE AMENDED PHASE 1, PINEHURST PLAZA OFFICE CONDOMINIUMS, AN EXPANDABLE CONDOMINIUM, IS HEREBY VACATED.

CONDITIONS OF APPROVAL

PLANNING COMMISSION APPROVAL

APPROVED THIS 19 DAY OF April A.D. 2027 BY THE OREM CITY PLANNING COMMISSION:

PLANNING DIRECTOR

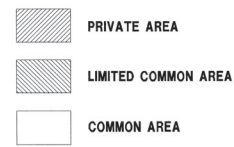
CHAIRMAN PLANNING COMMISSION

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 PURSUIT OF USE OF THE PUBLIC. THIS 22 DAY OF April A.D. 2027.

BY RESOLUTION NO. _____
APPROVED _____
City Engineer (See Seal)

Approved as to Form _____
City Attorney Date _____



500 WEST ST.

12271(1 of 2)

AGENCY APPROVALS

STATE OF UTAH
COUNTY OF UTAH
CITY OF OREM
PLANNING COMMISSION
NOTARY PUBLIC

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)

Amended Amended PHASE "1"

Pinehurst Plaza Office Condominiums

An Expandable Condominium
(Including a Vacation of Amended Phase 1, Pinehurst Plaza Office Condominiums)

Orem City Utah County, Utah

Scale: 1" = 50 Feet

APPROVED BY: _____
Notary Public Seal

APPROVED BY: _____
City-County Engineer Seal

APPROVED BY: _____
City Recorder Seal

SEAL OF THE SURVEYOR

