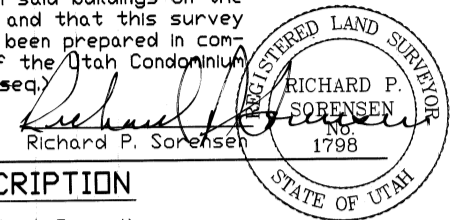


SURVEYOR'S CERTIFICATE

I, Richard P. Sorensen, registered Land Surveyor, Utah license No. 1798, do hereby certify that by authority of the record owner thereof, I have surveyed the tract of land shown hereon, the record of external boundaries of which are described below. I further certify that the reference markers shown on this record of survey map are located as indicated and are sufficient to re-trace or re-establish this survey, that the information shown herein is sufficient to establish accurately the horizontal and vertical boundaries of the buildings and of each unit and convertible space located within said buildings on the tract of land described above, and that this survey and record of survey map have been prepared in compliance with the requirements of the Utah Condominium Ownership Act. (UCA 57-8-1, et seq.)



Date _____
Richard P. Sorensen

BOUNDARY DESCRIPTION

Description of Parcel No. 1 (West Parcel)
Beginning at a point which is N0°03'09"W 545.85 feet along the quarter section line from the Center of Section 23, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence N0°03'09"W along said quarter section line 209.70 feet; thence S89°25'07"E 367.51 feet; thence South 224.43 feet; thence N75°34'40"W 124.89 feet; thence Southwesterly along the arc of a 141.64 foot radius curve to the left, chord bears S82°59'23"W 103.51 feet, a distance of 105.97 feet; thence S61°33'26"W 114.07 feet to Big Cottonwood Canyon Road; thence Northwesterly along said Road along the arc of a 348.55 foot radius curve to the left, chord bears N38°33'43"W 69.47 feet, a distance of 69.58 feet to the point of beginning. (Contains 1.820 Acres)

Together with a 60 foot wide right of way, beginning at the Southwest corner of the above described property, said point being N0°03'09"W 491.53 feet along the quarter Section line and East 43.25 feet from the Center of Section 23, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence N61°33'26"E 114.07 feet; thence Northwesterly along the arc of a 141.64 foot radius curve to the right, chord bears N82°59'24"E 103.51 feet, a distance of 105.97 feet; thence S75°34'40"E 124.89 feet; thence South 61.95 feet; thence N75°34'40"W 140.32 feet; thence Southwesterly along the arc of an 81.64 foot radius curve to the left, chord bears S82°59'24"W 59.66 feet, a distance of 61.08 feet; thence S61°33'26"W 114.63 feet; thence Northwesterly along the arc of a 348.55 foot radius curve to the left and the Easterly right of way line of Big Cottonwood Canyon Road, chord bears N27°54'18"W 60.00 feet, a distance of 60.08 feet to the point of beginning.

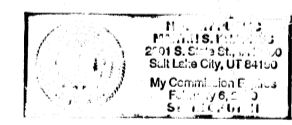
OWNERS CERTIFICATE OF CONSENT TO RECORD

KNOW ALL MEN by these presents that MILLPOINTE ASSOCIATES, who is the owner of the tract of land hereon and the improvements located on said tract of land do hereby make this record certificate. We have caused a survey to be made and this record of survey map, consisting of 3 sheets, to be prepared and we have consented and do consent to the recordation of this record of survey map in accordance with and hereby submit the tract of land described hereon to the UTAH CONDOMINIUM OWNERSHIP ACT. In witness thereof we have set our hands this 18th day of November A.D. 1999.

Peter N. Williams / Managing Member
Ronald A. Ferrin / Managing Member

ACKNOWLEDGEMENT

STATE OF UTAH
County of Salt Lake } s.s.



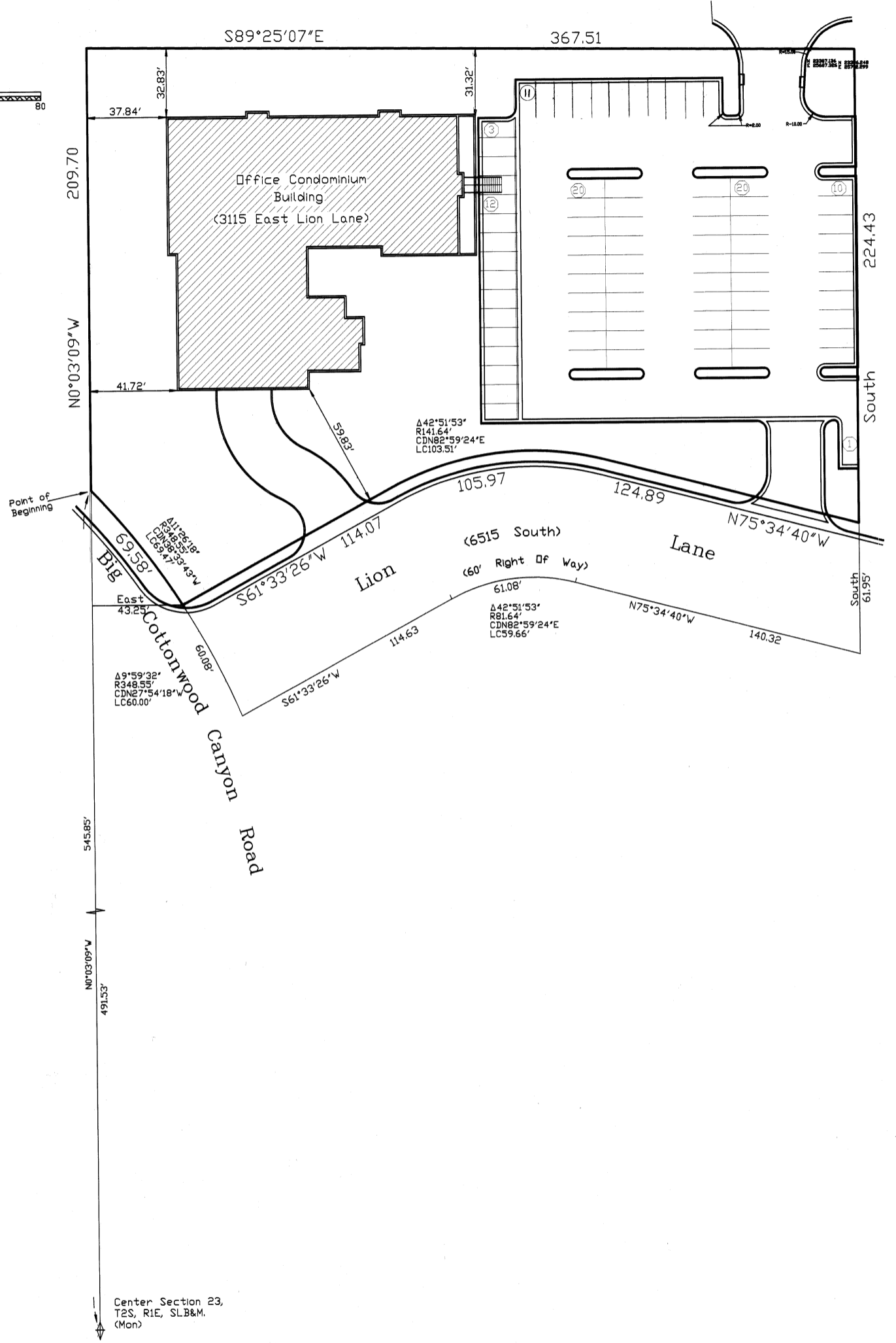
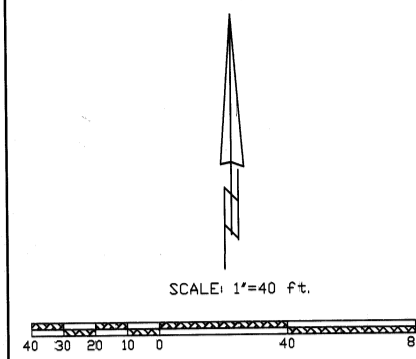
MY COMMISSION EXPIRES FEB 6, 2000
Martin S. Knappus
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE
ON THE 18th DAY OF NOVEMBER, AD 1999 PERSONALLY APPEARED BEFORE ME Peter N. Williams & Ronald A. Ferrin WHO BEING DULY SWORN, DID SAY THAT THEY THE SAID Peter N. Williams & Ronald A. Ferrin IS THE MANAGING MEMBER OF MILLPOINTE ASSOCIATES A UTAH CORPORATION, AND THAT THE WITHIN OWNERS DEDICATION WAS SIGNED IN BEHALF OF SAID MILLPOINTE ASSOCIATES BY AUTHORITY OF THEIR PARTNERS AND THE SAID MILLPOINTE ASSOCIATES ACKNOWLEDGED TO ME THAT SAID MILLPOINTE ASSOCIATES EXECUTED THE SAME.
Martin S. Knappus SALT LAKE COUNTY
NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY
MY COMMISSION EXPIRES FEBRUARY 6, 2000

LEGEND:

- 1. = Private Ownership (SEE SHEETS 2 & 3 for detailed ownership of Buildings)
- 2. = Common Ownership
- 3. = Limited Common Area
- 4. = Parking (No. of spaces)



Center Section 23, T2S, R1E, SLB&M. (Mon)

STREET AND ADDRESS FRONTAGE COORDINATES APPROVED
Richard P. Sorensen
Registered Land Surveyor
Address Coordinates

PREPARED BY:
RICHARD P. SORENSEN
CIVIL ENGINEER & LAND SURVEYOR
4880 HIGHLAND CIRCLE
SALT LAKE CITY, UTAH 277-7705

RECORD OF SURVEY MAP
Millpointe
OFFICE CONDOMINIUMS-Phase 1

PAGE 1 of 3

SALT LAKE COUNTY COMMISSION
THIS PLAT IS APPROVED AND COMPLIES WITH THE ZONING ORDINANCE REQUIREMENTS OF SALT LAKE COUNTY, UTAH.
DATE 11/17/99
William A. Marsh
ZONING ADMINISTRATOR

RECORDED # 7516418
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AT THE REQUEST OF: MILLPOINTE ASSOCIATES, LLC
DATE 11-19-1999 TIME 12:04pm BOOK 99-11P PAGE 306
FEE \$ \$92.00
Ann W. Whitcomb
SALT LAKE COUNTY RECORDER

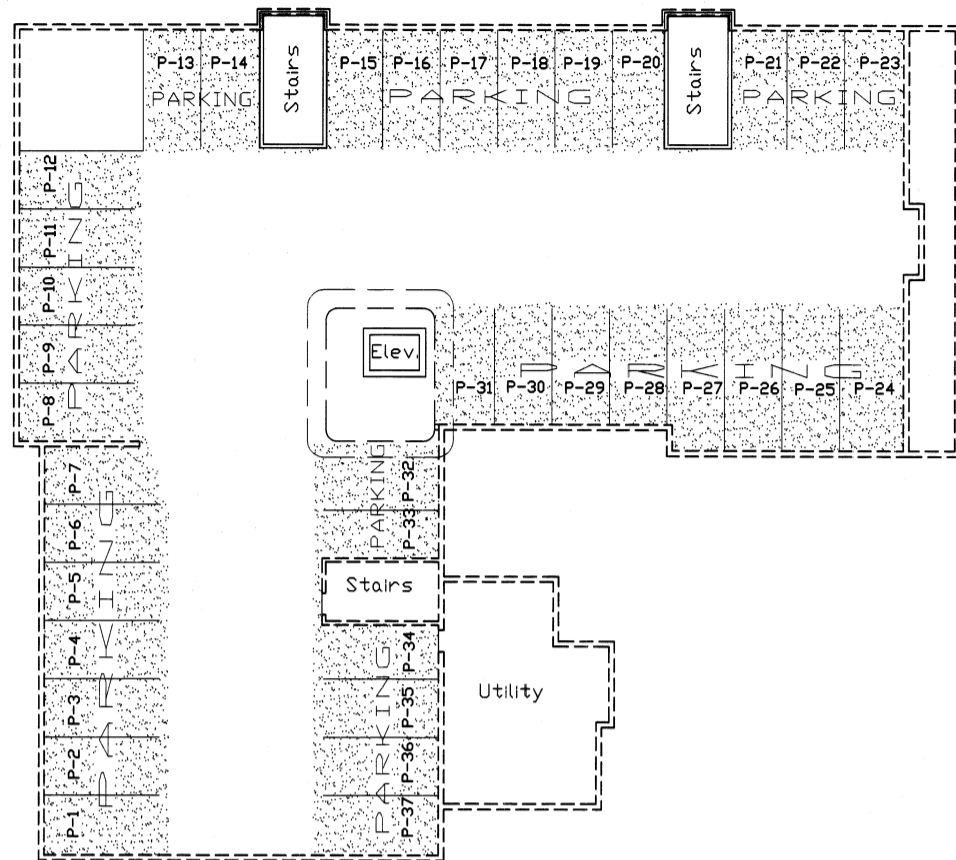
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18380 22-23-21 \$92.00

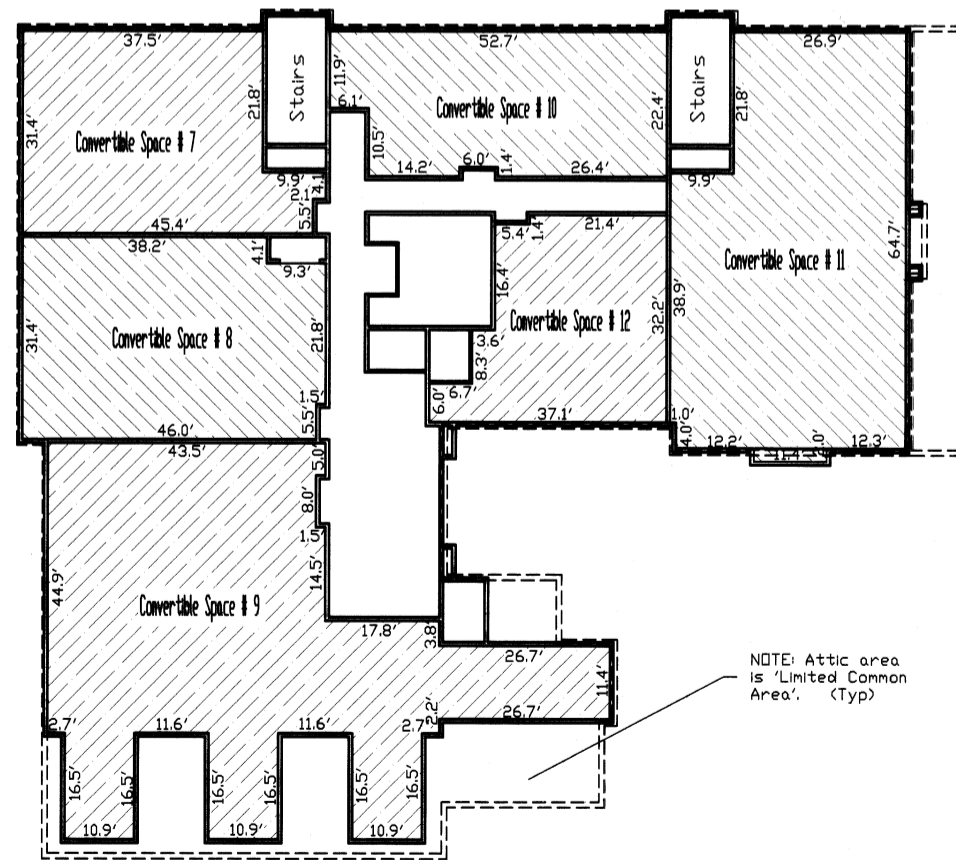
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99-11P-306 1 of 3

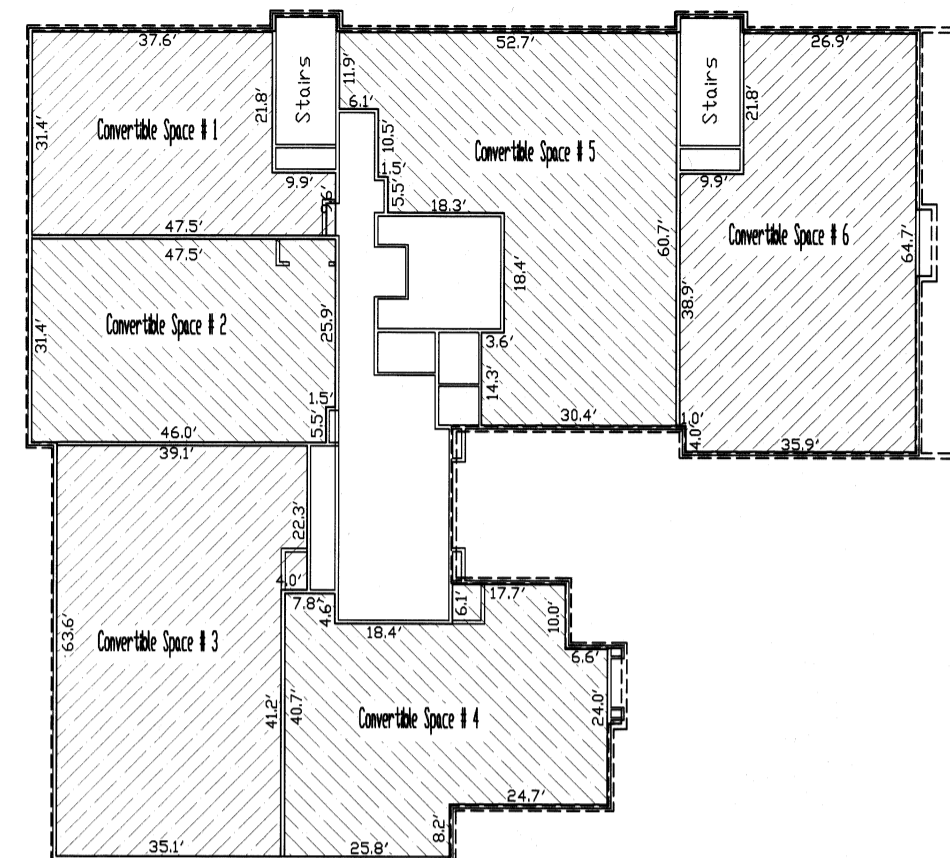
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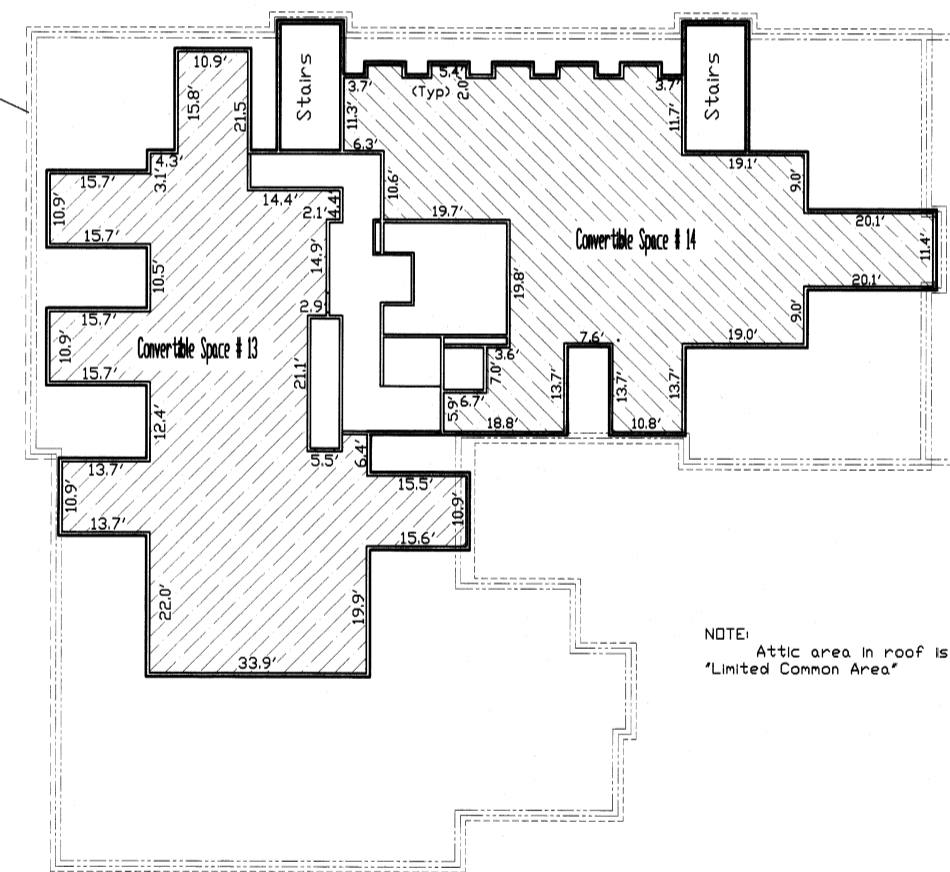
Floor = Elev. 4448.00
 Ceiling = 4455.83
PARKING LEVEL
 Scale: 1"=20'



Floor = Elev. 4469.00
 Ceiling = 4477.83
SECOND LEVEL
 Scale: 1"=20'



Floor = Elev. 4458.00
 Ceiling = 4466.83
MAIN LEVEL
 Scale: 1"=20'



Floor = Elev. 4480.00
 Ceiling = 4488.83
THIRD LEVEL
 Scale: 1"=20'

- LEGEND:**
- 1. [Hatched Box] = Private Ownership
 - 2. [Dotted Box] = Common Ownership
 - 3. [Cross-hatched Box] = Limited Common Area
 - 4. [Vertical Lines Box] = Parking.

PREPARED BY:
RICHARD P. SORENSEN
 CIVIL ENGINEER & LAND SURVEYOR
 4880 HIGHLAND CIRCLE
 SALT LAKE CITY, UTAH 277-7705

RECORD OF SURVEY MAP
Millpointe
 OFFICE CONDOMINIUMS-Phase 1

SALT LAKE COUNTY COMMISSION
 THIS PLAT IS APPROVED AND COMPLIES WITH THE ZONING ORDINANCE REQUIREMENTS OF SALT LAKE COUNTY, UTAH.
 DATE 11/17/99 William A. Marsh
 ZONING ADMINISTRATOR

RECORDED # 7516418
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AT THE REQUEST OF: Millpointe Associates LLC
 DATE 11-19-1999 TIME 12:04pm BOOK 99-11P PAGE 306
 FEE \$ 92.00
 SALT LAKE COUNTY RECORDER

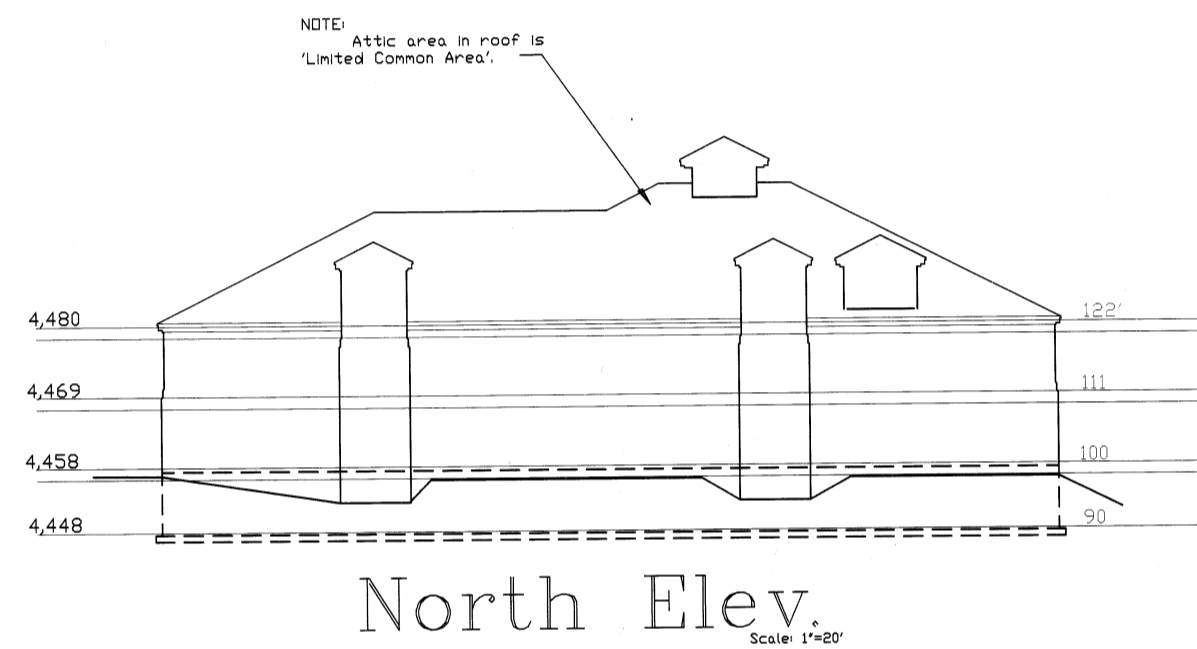
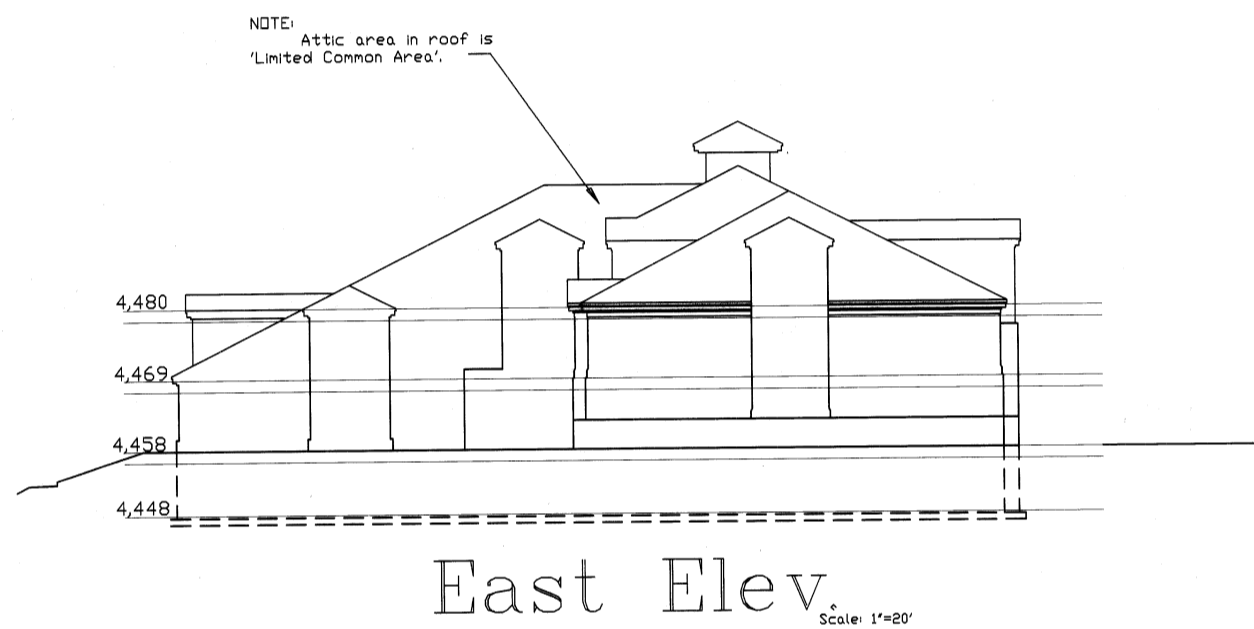
STREET AND ADDRESS FRONTAGE COORDINATES APPROVED
William A. Marsh & Co.
 Development Signifiers
 Address Coordinator

99-11P-306
2053

9221

99-11P-306

18380



LEGEND:

- 1. = Private Ownership
- 2. = Common Ownership
- 3. = Limited Common Area
- 4. = Parking.

PREPARED BY:
RICHARD P. SORENSEN
CIVIL ENGINEER & LAND SURVEYOR
4880 HIGHLAND CIRCLE
SALT LAKE CITY, UTAH 277-7705

RECORD OF SURVEY MAP
Millpointe
OFFICE CONDOMINIUMS-Phase 1

PAGE 3 of 3

SALT LAKE COUNTY COMMISSION
THIS PLAT IS APPROVED AND COMPLIES WITH THE ZONING ORDINANCE REQUIREMENTS OF SALT LAKE COUNTY, UTAH.
DATE 11/17/99
ZONING ADMINISTRATOR *William A. Marsh*
18380

RECORDED # 7510418
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AT THE REQUEST OF: *MILL POINTE ASSOCIATES LLC*
DATE 11-19-1999 TIME 12:04pm BOOK 99-110 PAGE 306
FEE \$ 92.00
SALT LAKE COUNTY RECORDER *Frank S. ...*

99-11P-306 343

7735

99-11P-306