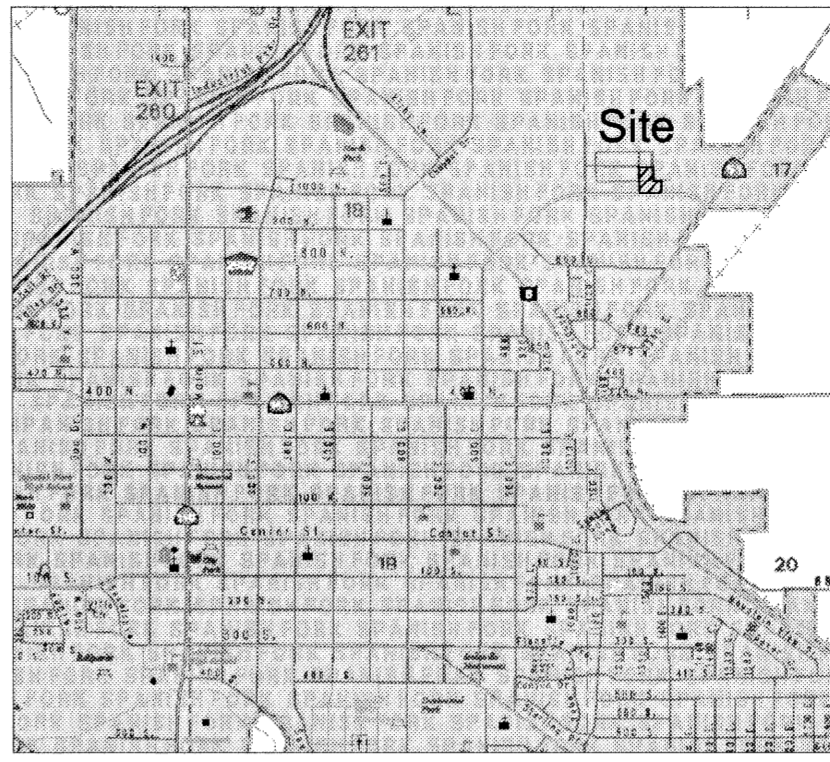
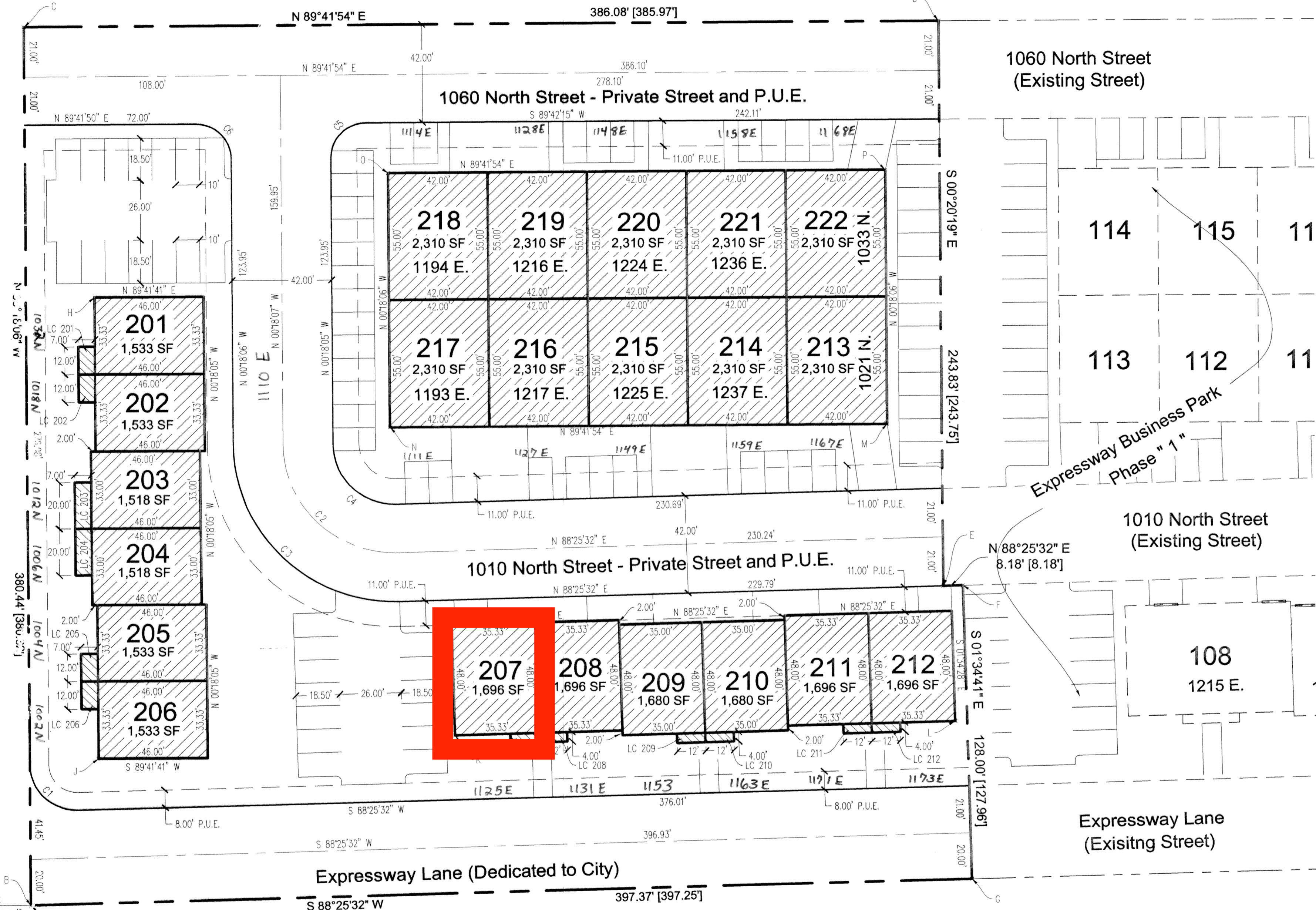


NORTH
1" = 30'

Northwest corner
Section 17,
Township 8 South,
Range 3 East,
S.L.B. & M.

Future Development



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 Expressway Business Park Phase 2, A Utah Condominium Project, that the record of survey map for said Condominium Project, consisting of 1 page, 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 reestablish this survey.

Date MAY 16, 2005
(Registered Land Surveyor (see seal below))

Boundary Description

Commencing at a point located North 00°18'06" West along the Section line 34.28 feet and East 33.03 feet from the West quarter corner of Section 17, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°18'06" West 380.44 feet; thence North 89°41'54" East 386.08 feet; thence South 00°20'19" East 243.83 feet; North 88°25'32" East 8.18 feet; thence South 01°34'41" East 128.00 feet; thence South 88°25'32" West 397.37 feet to the point of beginning.

Area: 146,494 sq.ft. or 3.36 Acres
Basis of Bearing = North 00°18'06" West along the Section line

Owner's Certificate and Dedication

The Undersigned owner ("Owner", without regard to number of 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 Declaration of Condominium ("Declaration") to be prepared for a Utah Condominium Project (the "Project"); owner hereby consents to the permanent dedication 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 the 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 those 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 and other common areas intended for 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 9/14 2005
Owner: EXPRESSWAY BUSINESS PARK, LLC
By: REED H. LARSEN, V.P.
HOMEHAND FUNDING CORP., MANAGER

Acknowledgment

Approved: Johann M. Cleveland
Notary Public
(See Seal Below)

Acceptance by the City of Spanish Fork

Approved this 27th day of April, 2005 by Spanish Fork City, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other Parcels of land intended for public purposes for the perpetual use of the public. The City recognizes that this plat clarifies ownership of property with the dedication shown herein this 27th day of April, A.D. 2005.
Approved: David A. Taylor City Manager
Approved: Keith R. Clark Clerk / Recorder

Occupancy Restriction Notice

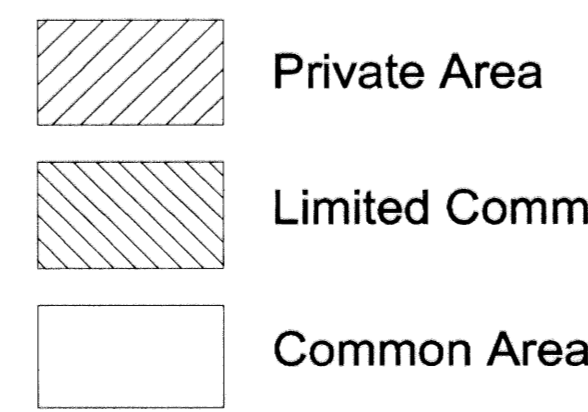
The City of Spanish Fork has an Ordinance which restricts the occupancy of buildings within this subdivision. According, it is unlawful to occupy any building located within this subdivision without first having obtained a certificate of occupancy issued by the City.

State Plane Coordinates

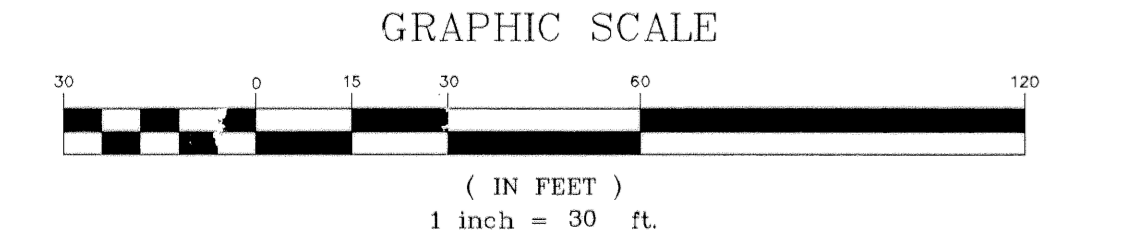
No.	Northing	Easting
A	651,746.1100	1,962,260.7900
B	651,780.3817	1,962,293.6300
C	652,160.7002	1,962,291.6278
D	652,162.7326	1,962,677.5900
E	651,918.9846	1,962,679.0311
F	651,919.2094	1,962,687.2095
G	651,791.2964	1,962,690.7331
H	652,043.8851	1,962,321.2338
J	651,844.6144	1,962,322.2828
K	651,854.3073	1,962,472.6437
L	651,860.1121	1,962,683.8339
M	651,988.6648	1,962,655.5403
N	651,987.5593	1,962,445.6063
O	652,097.5248	1,962,445.0272
P	652,098.6302	1,962,654.9613

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	20.00'	31.86'	20.45'	28.60'	S 45°56'17" E	91°16'22"
C2	47.00'	74.87'	48.06'	67.20'	S 45°56'17" E	91°16'21"
C3	68.00'	108.32'	69.53'	97.23'	S 45°56'19" E	91°16'16"
C4	26.00'	41.42'	26.58'	37.18'	N 45°56'17" E	91°16'21"
C5	15.00'	23.56'	15.00'	21.21'	S 44°41'51" W	90°00'09"
C6	15.00'	23.56'	15.00'	21.21'	S 45°17'50" W	89°59'45"

Note:
All Water lines up to and including the meter, all Sewer mains, Pressurized Irrigation lines up to and including the stop and waste valve, all electric meters, and all electric service lines up to the mast on overhead installations and to the top of the meter base for underground installations, are to be dedicated to the City of Spanish Fork.



Note:
All culinary water and pressurized irrigation lines up to and including the meter, all sanitary sewer mains, all electric meters, and all electric and SFCA communication service lines up to the mast on overhead installations and to the top of the meter base for underground installations are dedicated to Spanish Fork City.



Developer
EXPRESSWAY BUSINESS PARK, LLC
1227 EXPRESSWAY LANE
SPANISH FORK, UT
84660

Board of Health
Approved subject to the following described conditions:
City - County Health Department

Fire Marshal
Approved subject to the following described conditions:
Fire Marshal

Planning Commission Approval
Approved this 5th day of November, A.D. 2003, by the Spanish Fork City Planning Commission.
Director: Emil P... City Planner
Resolution No. _____

Conditions of Approval

Prepared by
Dudley & Associates, Inc.
Orem, Utah
353 East 1200 South
801-224-1252

Phase " 2 "

Expressway Business Park

Condominiums

Spanish Fork Utah County, Utah

Scale: 1" = 30 Feet

REGISTRED LAND SURVEYOR
No. 147089
Roger D. Dudley
STATE OF UTAH

Notary Public Seal

CITY ENGINEER
SPANISH FORK CITY UTAH

CLERK / RECORDER
SPANISH FORK CITY UTAH

Prepared by Dudley and Associates, Inc. Orem, Utah

11326

SEC. 17 T8S R3E T4 150