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Book - 10902 Pg - 3143-3148  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
220 SOUTH LLC  
347 CONGRESS ST  
BOSTON MA 02210  
BY: TBA, DEPUTY - WI 6 P.

After recording, return to:

200 South LLC  
347 Congress Street  
Boston, MA 02210

Tax statements to be sent to:

200 South LLC  
347 Congress Street  
Boston, MA 02210

Tax Parcel Nos. 16-06-151-015-0000  
16-06-151-016-0000  
16-06-151-022-0000

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**PARCEL CONSOLIDATION  
AND DEED**

This Parcel Consolidation and Deed is made and entered into, as of the 4<sup>th</sup> day of February, 2020 (the "Effective Date"), by **200 SOUTH, LLC**, a Delaware Limited Liability Company ("200 South, LLC"), located and having a mailing address at 347 Congress Street Boston, MA 02210.

**RECITALS**

A. Whereas, 200 South LLC is the owner in fee simple of the following described parcels of real property (collectively, the "Existing Parcels"):

i. "Existing Parcel 1" (Tax No. 16-06-151-016-0000):

Commencing at the Southeast corner of Lot 1, Block 70, Plat "A", Salt Lake City Survey, running thence West 140 feet; thence North 90.75 feet; thence West 25 feet; thence North 41.25 feet; thence East 165 feet; thence South 132 feet to the point of beginning.

ii. "Existing Parcel 2" (Tax No. 16-06-151-022-0000):

Commencing at a point 132 feet North of the Southeast corner of Lot 1, Block 70, Plat "A", Salt Lake City Survey, running thence West 165 feet; thence North 49 feet; thence East 165 feet; thence South 49 feet to the point of beginning.

iii. "Existing Parcel 3" (Tax No. 16-06-151-015-0000):

Commencing at a point 140 feet West of the Southeast corner of Lot 1, Block 70, Plat "A", Salt Lake City Survey, running thence West 25 feet; thence North 90.75 feet; thence East 25 feet; thence South 90.75 feet to the point of beginning.

B. Whereas, 200 South LLC desires to consolidate the common boundaries of the Existing Parcels into a single parcel boundary in accordance with Section 10-9a-523 of the Utah Code as follows (collectively, the "Consolidated Parcel"):

i. "Consolidated Parcel 1" (Tax No. 16-06-151-016-0000)

Beginning at the Southeast corner of Lot 1, Block 70, Plat "A", Salt Lake City Survey, said point also being North 89°46'26" West 66.35 feet and North 0°34'49" East 62.40 feet from a Salt Lake City Brass Cap Monument at the intersection of State Street and 200 South Street, and running thence North 89°37'22" West 164.62 feet along the north right of way line of 200 South Street; thence North 0°08'45" East 181.18 feet; thence South 89°30'25" East 165.16 feet to a point on the west right of way line of State Street; thence South 0°18'52" West 180.85 feet along said west right of way line to the POINT OF BEGINNING.

Containing 29,847 square feet or 0.6852 acres, more or less.

C. Whereas, 200 South, LLC effectuates the adjustment of the common boundaries of the Existing Parcels, and, thereby, adjust the legal descriptions of the existing parcels into the Consolidated Parcel in accordance with Section 10-9a-523 of the Utah Code as follows.

**TERMS AND CONDITIONS**

NOW, THEREFORE, IN FURTHERANCE OF THE FOREGOING:

1. Reconfiguration. 200 South, LLC, by the execution hereof, acknowledges, confirms and agrees that, from and after the Effective Date:

(i) the legal descriptions of the Existing Parcels are, and shall be, the legal descriptions of the Consolidated Parcel;

(ii) the following boundary line is, and shall be, the actual, legal and correct common boundary of the subject parcel:

Beginning at the Southeast corner of Lot 1, Block 70, Plat "A", Salt Lake City Survey, said point also being North 89°46'26" West 66.35 feet and North 0°34'49" East 62.40 feet from a Salt Lake City Brass Cap Monument at the intersection of State Street and 200 South Street, and running thence North 89°37'22" West 164.62 feet along the north right of way line of 200 South Street; thence North 0°08'45" East 181.18 feet; thence South 89°30'25" East 165.16 feet to a point on the west right of way line of State Street; thence South 0°18'52" West 180.85 feet along said west right of way line to the POINT OF BEGINNING.

2. Conveyance. Further, consistent with the foregoing:

(i) 200 South, LLC hereby conveys and warrants only against all claiming by, through or under it, and acts of itself, to itself the Consolidated Parcel.

(ii) Except as otherwise specified herein, nothing contained herein shall be construed as giving, granting, conveying, or relinquishing any existing easement rights, interests, or claims.

200 South, LLC - Parcel Consolidation

3. The terms and conditions of this parcel consolidation shall be and hereby are made binding on the successors and assigns of the parties hereto.

4. Approval. The intent of the foregoing conveyance is to effectuate the parcel consolidation approved by the Salt Lake City Planning Division on January 29<sup>th</sup>, 2020, as shown in that certain ALTA Survey, recorded as Survey Number S-2020-02-0148 in the Official Records of Salt Lake County, Utah. Accordingly, following the recordation of this Parcel Consolidation and Deed, the underlying property shall be described as set forth in Recital B.

5. Miscellaneous. This Parcel Consolidation and Deed is made for the purposes set forth herein and no more, is not intended to effect a subdivision of the Existing Parcels or the Adjusted Parcels, or any part thereof, within the meaning of Utah law, and is intended to be subject to and made in compliance with any and all applicable zoning ordinances, laws, rules and regulations. This Parcel Consolidation and Deed (a) shall constitute a covenant running with the land; (b) shall benefit and bind every person having any fee, leasehold or other interest in any portion of the Existing Parcels or the Consolidated Parcel; and (c) shall benefit and be binding upon any person whose title is acquired by voluntary conveyance, judicial foreclosure, trustee's sale, deed in lieu of foreclosure or otherwise. This Agreement shall be construed, applied and enforced in accordance with the laws of the State of Utah and shall be recorded in the official real estate records of Salt Lake County, Utah (the "Official Records"). The Recitals are hereby incorporated herein and made a part hereof. This Parcel Consolidation and Deed may be amended or modified only by a written instrument executed by the parties and recorded in the Official Records.

*[signature and acknowledgment]*

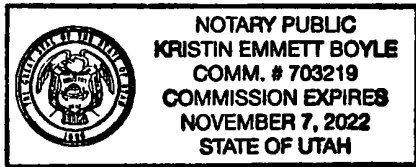
**200 SOUTH, LLC,**  
a Delaware Limited Liability Company

By: [Signature]  
Name: Ed Lewis  
Its: Manager

**Acknowledgment:**

STATE OF UTAH )  
 ) ss.  
COUNTY OF SUMMIT )

On this 4 day of February, 2020, before me, the undersigned Notary Public in and for said State, personally appeared Edward Lewis, known or identified to me to be the owner of **200 SOUTH, LLC**, a Delaware Limited Liability Company, that executed the foregoing instrument and duly acknowledged to me that said corporation executed the same.



Kristin Emmett Boyle  
Notary Public  
Residing at: 1796 Prospector Ave P.C.  
My Commission expires: 11/7/2022



**CASE PLNSUB2020-00022**  
**FINDINGS AND ORDER**  
**CONSOLIDATION OF LOTS/PARCELS NOT PART OF**  
**A PREVIOUSLY RECORDED SUBDIVISION**

Affects Parcel Numbers:  
 16-06-151-015-0000, 16-06-151-016-0000, 16-06-151-022-0000

A request by 200 South LLC (owner) to consolidate three (3) parcels that are not part of a previously recorded subdivision into one parcel with one legal description. The subject properties are located in the D-1 (Downtown) zoning district. The proposal must meet criteria for consolidation per 20.32.020 of the Salt Lake City Subdivisions and Condominiums Ordinance. Please see attached Exhibit A for current legal descriptions and the proposed legal description.

**CRITERIA:**

- A. The consolidation complies with all zoning regulations including maximum lot size, if applicable.
- B. The consolidation will not yield two principal buildings on one lot, unless permitted in the zoning district or by an approved planned development.

**FINDINGS:**

- The proposed consolidation meets the above criteria.

**ORDER:**

The consolidation of the parcels is hereby granted approval with the following conditions:

1. The applicant shall record the approved recordable instrument and this document in the Office of the Salt Lake County Recorder.
2. The deed, or other approved instrument, shall clearly indicate that the parcels are being consolidated into one parcel and one legal description.
3. City approval shall expire 90 calendar days from the date this document was notarized unless both this document and the approved instrument for consolidating property are recorded within that time.
4. City approval for consolidations is only valid upon recording of the approved deed or other recordable instrument.

FAILURE OF THE APPLICANT TO ABIDE BY THE CONDITIONS OF THIS ORDER SHALL CAUSE IT TO BECOME NULL AND VOID, WHICH IS IN EFFECT THE SAME AS IT HAVING BEEN DENIED.

Dated this 29th day of January, 2020 in Salt Lake City, Utah.

*Kristina Gilmore*

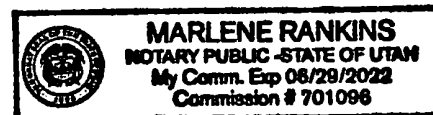
Kristina Gilmore, Principal Planner  
 On behalf of the Planning Director

State of Utah )  
 ) SS  
 County of Salt Lake )

On this the 29th day of January, 2020, personally appeared before me, Kristina Gilmore, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.

*M. Rankins*  
 NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: 06/29/2022



## **Exhibit A**

### **EXISTING DESCRIPTIONS**

#### **PARCEL 1 (16-06-151-016-0000)**

Commencing at the Southeast corner of Lot 1, Block 70, Plat "A", Salt Lake City Survey, running thence West 140 feet; thence North 90.75 feet; thence West 25 feet; thence North 41.25 feet; thence East 165 feet; thence South 132 feet to the point of beginning.

#### **PARCEL 2 (16-06-151-022-0000)**

Commencing at a point 132 feet North of the Southeast corner of Lot 1, Block 70, Plat "A", Salt Lake City Survey, running thence West 165 feet; thence North 49 feet; thence East 165 feet; thence South 49 feet to the point of beginning.

#### **PARCEL 3 (16-06-151-015-0000)**

Commencing at a point 140 feet West of the Southeast corner of Lot 1, Block 70, Plat "A", Salt Lake City Survey, running thence West 25 feet; thence North 90.75 feet; thence East 25 feet; thence South 90.75 feet to the point of beginning.

### **PROPOSED CONSOLIDATED DESCRIPTION**

Beginning at the Southeast corner of Lot 1, Block 70, Plat "A", Salt Lake City Survey, said point also being North 89°46'26" West 66.35 feet and North 0°34'49" East 62.40 feet from a Salt Lake City Brass Cap Monument at the intersection of State Street and 200 South Street, and running thence North 89°37'22" West 164.62 feet along the north right of way line of 200 South Street; thence North 0°08'45" East 181.18 feet; thence South 89°30'25" East 165.16 feet to a point on the west right of way line of State Street; thence South 0°18'52" West 180.85 feet along said west right of way line to the POINT OF BEGINNING.

Contains: 29,847 square feet or 0.6852 acres.