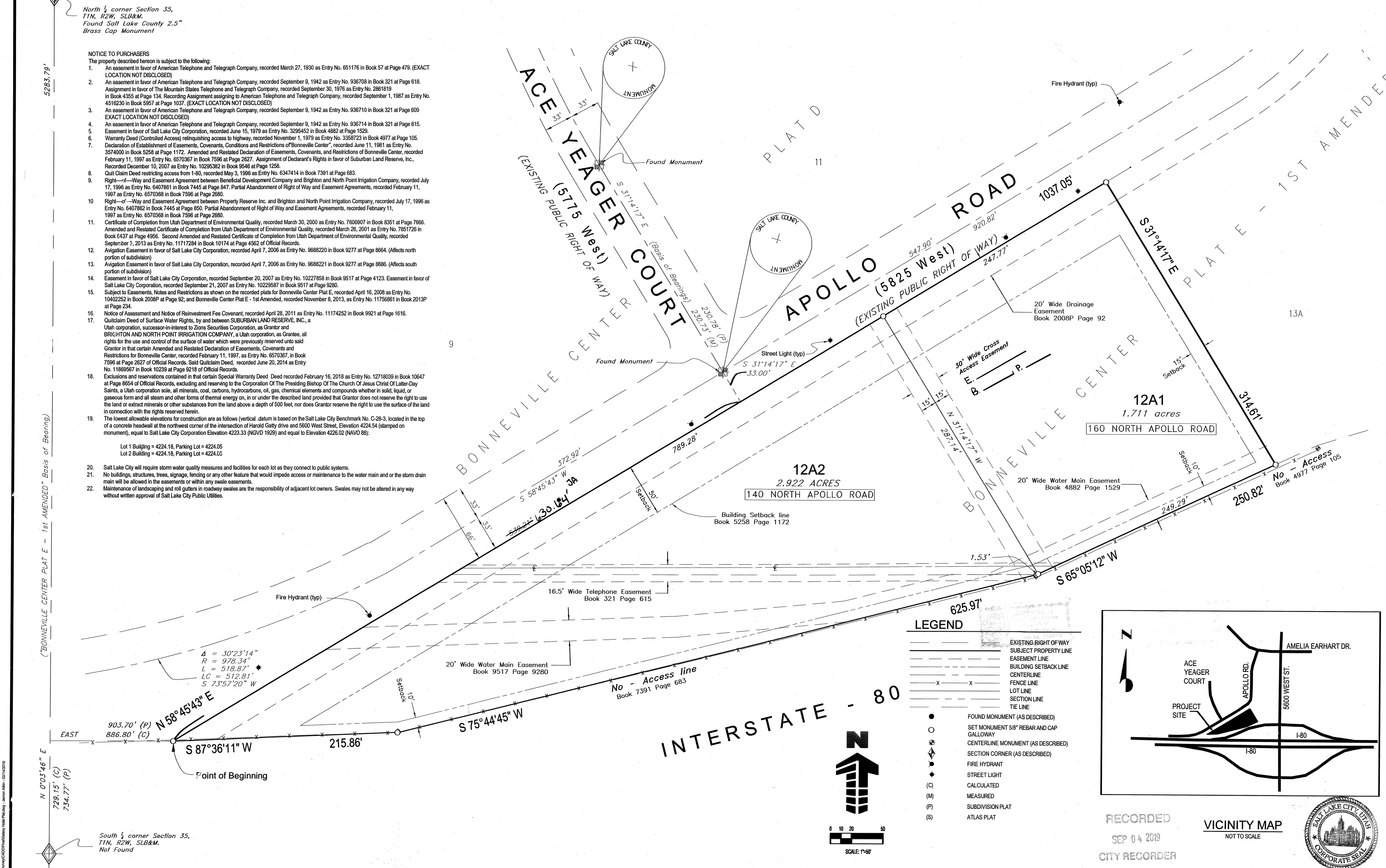


BONNEVILLE CENTER PLAT E - 1ST AMENDED LOT 12A

SUBDIVIDING LOT 12A
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 2 WEST
 SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH



- NOTICE TO PURCHASERS**
 The property described herein is subject to the following:
1. An easement in favor of American Telephone and Telegraph Company, recorded March 27, 1930 as Entry No. 651176 in Book 57 at Page 478. (EXACT LOCATION NOT DISCLOSED)
 2. An easement in favor of American Telephone and Telegraph Company, recorded September 8, 1942 as Entry No. 536708 in Book 321 at Page 618. Assignment in favor of The Mountain States Telephone and Telegraph Company, recorded September 30, 1976 as Entry No. 282819 in Book 432 at Page 124. Reassignment to American Telephone and Telegraph Company, recorded September 1, 1987 as Entry No. 451620 in Book 397 at Page 107. (EXACT LOCATION NOT DISCLOSED)
 3. An easement in favor of American Telephone and Telegraph Company, recorded September 8, 1942 as Entry No. 536710 in Book 321 at Page 619. (EXACT LOCATION NOT DISCLOSED)
 4. An easement in favor of American Telephone and Telegraph Company, recorded September 8, 1942 as Entry No. 536714 in Book 321 at Page 618.
 5. Easement in favor of Salt Lake City Corporation, recorded June 15, 1979 as Entry No. 3256452 in Book 482 at Page 153.
 6. Warranty Deed (Controlled Access) relinquishing access to highway, recorded November 1, 1979 as Entry No. 338722 in Book 497 at Page 165.
 7. Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of Bonnevillle Center, recorded June 11, 1991 as Entry No. 357400 in Book 528 at Page 1172. Amended and Restated Declaration of Easements, Covenants, and Restrictions of Bonnevillle Center, recorded February 11, 1997 as Entry No. 4205007 in Book 798 at Page 3577. Assignment of Developer's Rights in favor of Suburban Land Reserve, Inc., recorded December 10, 2007 as Entry No. 1025382 in Book 848 at Page 1258.
 8. Salt Claim Deed relinquishing access from 180' recorded May 3, 1988 as Entry No. 524714 in Book 791 at Page 683.
 9. Right-of-Way and Easement Agreement between Beneficial Development Company and Brighton and North Point Irrigation Company, recorded July 17, 1986 as Entry No. 640760 in Book 745 at Page 847. Partial Abandonment of Right of Way and Easement Agreements, recorded February 11, 1997 as Entry No. 4205008 in Book 798 at Page 3580.
 10. Right-of-Way and Easement Agreement between Property Reserve Inc. and Brighton and North Point Irrigation Company, recorded July 17, 1986 as Entry No. 640760 in Book 745 at Page 847. Partial Abandonment of Right of Way and Easement Agreements, recorded February 11, 1997 as Entry No. 4205008 in Book 798 at Page 3580.
 11. Certificate of Completion from Utah Department of Environmental Quality, recorded March 20, 2000 as Entry No. 7008007 in Book 851 at Page 766. Amended and Restated Certificate of Completion from Utah Department of Environmental Quality, recorded March 20, 2001 as Entry No. 7651728 in Book 847 at Page 496. Second Amended and Restated Certificate of Completion from Utah Department of Environmental Quality, recorded September 3, 2013 as Entry No. 1177268 in Book 1014 at Page 4552 of Official Records.
 12. Assignment in favor of Salt Lake City Corporation, recorded April 7, 2006 as Entry No. 8688221 in Book 927 at Page 866. (Affects north portion of subdivision)
 13. Assignment in favor of Salt Lake City Corporation, recorded April 7, 2006 as Entry No. 8688221 in Book 927 at Page 866. (Affects south portion of subdivision)
 14. Easement in favor of Salt Lake City Corporation, recorded September 20, 2007 as Entry No. 1027858 in Book 917 at Page 4123. Easement in favor of Salt Lake City Corporation, recorded September 21, 2007 as Entry No. 1022860 in Book 917 at Page 4030.
 15. Subject to Easements, Notes and Restrictions as shown on the recorded plats for Bonnevillle Center Plat E, recorded April 16, 2009 as Entry No. 1042022 in Book 2089P at Page 92, and Bonnevillle Center Plat E - 1st Amended, recorded November 8, 2013, as Entry No. 1175689 in Book 2013P at Page 24.
 16. Notice of Assessment and Notice of Payment Fee Covenant, recorded April 20, 2011 as Entry No. 1117452 in Book 912 at Page 1616.
 17. Cancellation Deed of Surface Water Rights, by and between SUBURBAN LAND RESERVE, INC., a Utah corporation, successor-in-interest to Zions Securities Corporation, as Grantor and BRIGHTON AND NORTH POINT IRRIGATION COMPANY, a Utah corporation, as Grantee, all rights for the use and control of the surface of water which were previously reserved unto said Grantor in that certain Amended and Restated Declaration of Easements, Covenants and Restrictions for Bonnevillle Center, recorded February 11, 1997, as Entry No. 4205007 in Book 798 at Page 3577 of Official Records. Said Cancellation Deed, recorded June 20, 2014 as Entry No. 1188995 in Book 1029 at Page 921 of Official Records.
 18. Exclusions and reservations contained in that certain Special Warranty Deed Deed recorded February 18, 2014 as Entry No. 12718029 in Book 10647 at Page 854 of Official Records, including and reserving to the Corporation of The Church of Jesus Christ of Latter Day Saints, a Utah corporation, all minerals, oil, carbon, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid or gaseous form and all steam and other forms of thermal energy on, in or under the described land provided that Grantor does not reserve the right to use the land or extract minerals or other substances from the land above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the land in connection with the rights reserved herein.
 19. The lowest elevations for construction are as follows: (vertical datum is based on the Salt Lake City Benchmark No. C-293.3, located in the top of a concrete headwall at the northwest corner of the intersection of Harold Gentry Drive and 5600 West Street, Elevation 4224.54 (stamp on monument), equal to Salt Lake City Elevation 4223.33 (NOVD 1929) and equal to Elevation 4226.02 (NOVD 86).
 - Lot 1 Building = 4224.18, Parking Lot = 4224.05
 Lot 2 Building = 4224.18, Parking Lot = 4224.05
 20. Salt Lake City will require storm water quality measures and facilities for each lot as they connect to public systems.
 21. No buildings, structures, trees, signage, fencing or any other feature that would impede access or maintenance to the water main and/or the storm drain shall be allowed in the easements or within any easement.
 22. Maintenance of landscaping and roll up gutters in roadway swales are the responsibility of adjacent lot owners. Swales may not be altered in any way without written approval of Salt Lake City Public Utilities.

SURVEYOR'S CERTIFICATE
 I, Jeron R. Arkin II, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 5892544 in accordance with Title 38, Chapter 22, of Utah State Code. I further certify by authority of the center(s), that I have completed a survey of the property described in this plat in accordance with Section 17-25-17, of said Code and have established and tract of land into lots, blocks, streets, and easements, hereafter to be known as BONNEVILLE CENTER PLAT E - 1ST AMENDED LOT 12A and the same has or will be correctly surveyed, stated, and recommended on the grounds as shown on this plat, and that this plat is true and correct. This plat is based upon the following documents recorded at the Salt Lake County Records Office: A subdivision plat titled Bonnevillle Center Plat E - 1st Amended in Book 2013P at Page 254.

Date of Plat: July 9, 2019
 Signature: *Jeron R. Arkin II*
 Registration No.: 5892544
 Gateway
 515 South 700 East, Suite 3F
 Salt Lake City, UT 84102
 (801) 953-1357

BOUNDARY DESCRIPTION
 LOT 12A BONNEVILLE CENTER PLAT E - 1ST AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED NOVEMBER 8, 2013, AS ENTRY NO. 1175689, IN BOOK 2013P OF PLATS AT PAGE 234 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDERS OFFICE. (Tax ID: 07-35-476-004)

Contains: 4.63 acres

NARRATIVE
 The purpose of this subdivision is to subdivide Lot 12A of Bonnevillle Center Plat E into 2 Lots. Salt Lake County brass cap monuments were found at the intersection of Ace Yeager Court and Apollo Road and in Ace Yeager Court along the centerline at the point of curvature, a line bearing South 31°14'17" East between these two monuments was used as the Basis of Bearings. The minimum linear closure of the boundary of this subdivision is within 1:5,000.

OWNER'S CONSENT TO RECORD
 COSMO HOTELS MANAGEMENT, LLC, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER

BONNEVILLE CENTER PLAT E - 1ST AMENDED LOT 12A
 HEREBY CONSENTS AND GIVE APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN. THERE ARE NO STREETS, EASEMENTS OR OTHER PROPERTY REFLECTED ON THIS PLAT TO BE DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS 10th DAY OF July 2019

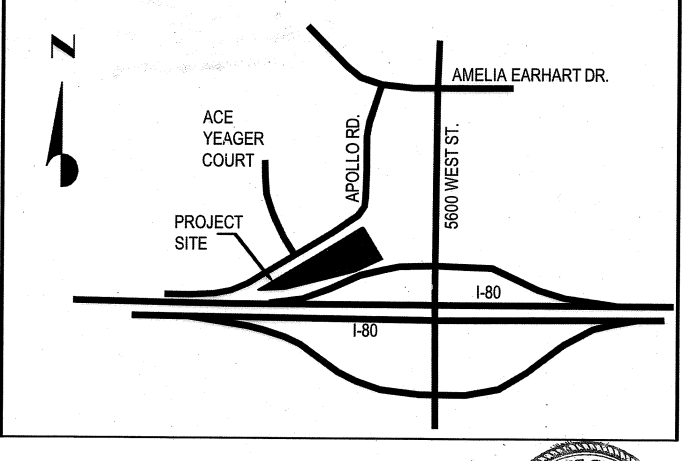
Paramjit Kaur
 COSMO HOTELS MANAGEMENT, LLC
 PARAMJIT KAUR
 TITLE MANAGING MEMBER

NOTARY ACKNOWLEDGMENT
 STATE OF UTAH, COUNTY OF SALT LAKE, BEFORE ME, Scott Nadel, a Notary Public, Personally appeared PARAMJIT KAUR, THE MANAGING MEMBER OF COSMO HOTELS MANAGEMENT, LLC (PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S CONSENT TO RECORD REGARDING THE BONNEVILLE CENTER PLAT E - 1ST AMENDED LOT 12A AND WAS SIGNED BY HIM ON BEHALF OF SAID COSMO HOTELS MANAGEMENT, LLC AND ACKNOWLEDGED THAT HE EXECUTED THE SAME. COSMO HOTELS MANAGEMENT, LLC

COMMISSION NUMBER: 175427
 MY COMMISSION EXPIRES: 9/16/2022

Scott Nadel
 NOTARY PUBLIC COMMISSIONER

- LEGEND**
- EXISTING RIGHT-OF-WAY
 - SUBJECT PROPERTY LINE
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - CENTERLINE
 - FENCE LINE
 - LOT LINE
 - SECTION LINE
 - THE LINE
- FOUND MONUMENT (AS DESCRIBED)
 - SET MONUMENT (SIP REBAR AND CAP GALLOWAY)
 - CENTERLINE MONUMENT (AS DESCRIBED)
 - SECTION CORNER (AS DESCRIBED)
 - FIRE HYDRANT
 - STREET LIGHT
 - CALCULATED
 - MEASURED
 - SUBDIVISION PLAT
 - ATLAS PLAT



RECORDED SEP 04 2019 CITY RECORDER
 VICINITY MAP NOT TO SCALE

NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS	CITY PUBLIC UTILITIES DEPT. APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS 25th DAY OF July, 2019. <i>[Signature]</i> SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS 26th DAY OF July, 2019. <i>[Signature]</i> S. L. COUNTY HEALTH DEPARTMENT	CITY ENGINEERING DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. CITY ENGINEER: <i>[Signature]</i> DATE: 7/30/19 CITY SURVEYOR: <i>[Signature]</i> DATE: July 30, 2019	CITY PLANNING DIRECTOR APPROVED THIS 27th DAY OF August, 2019 BY THE SALT LAKE CITY PLANNING COMMISSION. PLANNING DIRECTOR: <i>[Signature]</i> DATE: 8/7/2019	CITY ATTORNEY APPROVED AS TO FORM THIS 23rd DAY OF August, 2019. CITY ATTORNEY: <i>[Signature]</i>	CITY APPROVAL PRESENTED TO SALT LAKE CITY THIS 4th DAY OF September, 2019 AND IT IS HEREBY APPROVED. SALT LAKE CITY MAYOR: <i>[Signature]</i> SALT LAKE CITY RECORDER: <i>[Signature]</i>	SALT LAKE COUNTY RECORDER #13078765 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Mark G Hendry DATE: 09/20/2019 TIME: 9:50 AM BOOK: 2019P PAGE: 203 FEE: \$54.00 SALT LAKE COUNTY RECORDER: <i>[Signature]</i>	NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS
	854.00 07-35-41.42 07-35-476-004							

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.