

RICHARDS COURT CONDOMINIUMS, A UTAH LEASEHOLD CONDOMINIUM PROJECT

A PART OF BLOCK 76, PLAT "A", SALT LAKE CITY SURVEY
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

PLAT NOTES:

- The condominium project and regime (the "Regime") created pursuant to this Condominium Plat (this "Plat") and the Declaration of Condominium of the Richards Court Condominiums recorded concurrently herewith (the "Declaration"), is a "Leasehold Condominium" as more fully described in the Utah Condominium Ownership Act, Utah Code Sections 57-8-1 through 57-8-38 inclusive, as the same may be amended from time to time (the "Condominium Act"), as a "Leasehold Condominium". The Regime is subject and subordinate to all of the terms, provisions, and conditions of that certain Residential Tower Airspace Lease, recorded on 10/27/2009 as Entry No. 2009-0174859, in Book 924, beginning on Page 5133, in the official records of the Salt Lake County Recorder (as more fully described in the Declaration, the "Lease").
- In addition to the Lease, the Regime is subject and subordinate to that certain City Creek Center Amended and Restated Master Declaration of Easements, recorded on 10/27/2009, as Entry No. 106771459, in Book 5133, beginning on Page 484, in the official records of the Salt Lake County Recorder (as more fully described in the Declaration, the "Master Declaration"). Because the rights and obligations of all parties having or acquiring an ownership interest in any portion of the Regime described by this Plat shall be governed by the Lease, the Master Declaration, the Declaration and this Plat, any potential purchaser or transferee of any portion of, or unit within, the Regime is advised to review in detail all of the notes, information, limitations, restrictions, covenants, conditions, terms, and provisions of the Lease, the Master Declaration, the Declaration and this Plat.
- The airspace and other property leased under the terms of the Lease (the "Leased Property") have been leased for a set term of years. Upon the termination, cancellation or expiration of the term of the Lease, or any portion thereof, any ownership interests of any third parties (the "Third Party Interests") in all or any portion of the Regime or the improvements related thereto (including, without limitation, the ownership interests of any owners of any condominium units (the "Units") within the Regime), shall be automatically terminated and cancelled. Upon such termination and/or cancellation, all Third Party Interests shall automatically and immediately revert back to the Airspace Lessor (as such term is defined in the Declaration) who shall own all portions of the Leased Property in fee simple, which ownership shall not thereafter be subject to any claims or interests. The terms and provisions of this termination and reversion of rights are more fully described in the Lease and the Declaration.
- All dimensions, square footages, and sizes shown on this Plat are calculated in accordance with the Condominium Act. Such calculations typically differ from the dimensions, square footages, and sizes determined by the architect and others who use methods of determining the size of the Units which are different than those imposed by the Condominium Act. Consequently, there may be differences in the dimensions, square footages, and sizes in the different documents relating to the Units and the Regime. In addition, changes or variations will likely occur during construction. In all events, the dimensions, square footages, and sizes set forth on this Plat, and in other current documentation relating to the Units and the Regime, are approximate and, notwithstanding anything to the contrary herein or therein, the dimensions, square footages, and sizes of the Units and other portions of the Regime as ultimately constructed shall be deemed the actual dimensions, square footages, and sizes for all purposes under the Regime.
- Certain ceilings in the Units and/or "Common Areas" (as such term is defined in the Declaration) have variations, insets, enclosed duct work, and other similar architectural features resulting in the ceilings having many different elevation measurements that are difficult to depict on this Plat. Consequently, the ceilings as depicted hereon are shown to the bottom of the concrete slab of the floor above. However, notwithstanding the ceiling measurements and elevations on this Plat, or anything else to the contrary herein, the interior finishes of the ceiling designs and elevations as actually and originally constructed shall be deemed the actual elevations and upper limits of the Units for all purposes under the Regime. As more fully set forth in the Declaration, all spaces and areas between the interior finishes of the ceiling, as originally constructed, of any one Unit, and the interior finishes of the floor, as originally constructed, of the Unit(s) directly above such first Unit, shall be Common Areas.
- The address for a Unit in the East Tower shall be 45 West South Temple plus the applicable Unit number/designation (along with other applicable city and zip code information).
- The address for a Unit in the West Tower shall be 55 West South Temple plus the applicable Unit number/designation (along with other applicable city and zip code information).
- The following parking rights are available to the Regime. All parking for owners and occupants of the Units shall be provided by private agreement (the "Private Parking Agreements") between each individual owner or occupant of a Unit and an affiliate of City Creek Living, LLC ("Affiliate"), which Affiliate owns and/or is currently constructing a parking garage and related parking facilities under, near, adjacent to, or around the buildings and/or other improvements contained within the Regime (collectively, the "Parking Garage"). Notwithstanding the foregoing, at all times that the Regime is in existence, City Creek Living, LLC shall insure that Affiliate and/or City Creek Living, LLC will always provide and make available at least forty-five (45) parking stalls to the owners and/or occupants of the Units through the Private Parking Agreements, which parking stalls shall be within the portion of the Parking Garage located within or under "Block 76" (as such term is defined in the Master Declaration). At any time upon reasonable notice from Salt Lake City ("City"), City Creek Living, LLC shall (i) provide to City such documents or other information as are reasonably necessary to evidence the satisfaction of this requirement to designate and/or allocate at least forty-five (45) parking stalls for use by the Regime, or (ii) allow an inspection of the parking areas to verify same. The commitment of City Creek Living, LLC and the Affiliate to provide the parking described in this Note 8 is set forth in that certain Master Parking Agreement dated 10/27/2009, as Entry No. 2009-0174859, between City Creek Living, LLC, the Affiliate owning the Parking Garage, and the owners association for the Regime (a notice of which Master Parking Agreement was recorded with the Salt Lake County Recorder on 10/27/2009 as Entry No. 2009-0174859).

LEGAL DESCRIPTION WEST TOWER:

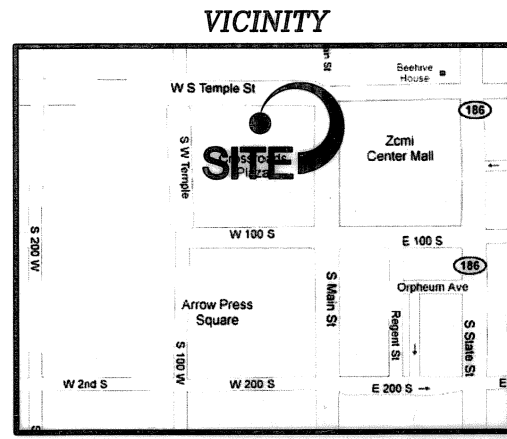
An airspace lease parcel lying and situate in the Northeast Quarter of Section 1, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah, being a part of Lot 6, Block 76, Plat "A", Salt Lake City Survey. Basis of bearing for subject parcel being North 00°00'58" West 791.94 feet coincident with the monument line of West Temple Street from the brass cap well monument memorializing the center of intersection of 100 South Street and said West Temple Street and a four inch brass cap monument set flush with concrete at the intersection of West Temple and South Temple Streets, stamped "Salt Lake City, REDCON LS#8498, 12-1998". Project Benchmark being the Salt Lake Initial Point Sand Stone Monument, located at the northwest corner of South Temple and Main Streets, at the southeast corner of the Temple Square Wall, elevation 4330.83 feet, North American Vertical Datum 1929, on the top of said sand stone monument (twelve inches square at the base, ten inches square at the top tapering the last six inches to a pyramidal point, with "Great Salt Lake Base and Meridian" chiseled on the side), elevation at the base of the monument being 4327.62 feet. Subject parcel being more particularly described as follows:

Commencing at said point of intersection of 100 South and West Temple Streets, thence North 00°00'58" West 723.90 feet coincident with the monument line of said West Temple Street; Thence North 89°59'41" East 68.76 feet to the Northwest corner of said Block 76; Thence North 89°59'41" East 234.30 feet coincident with the north boundary of said Block 76; Thence vertical up to elevation 4336.75 and the TRUE POINT OF BEGINNING of a parcel comprising the air space contained between elevations 4336.75 and 4361.08; Thence North 89°59'41" East 39.73 feet coincident with the north line of said Block 76 at said elevations; Thence South 28°38'10" East 25.99 feet; Thence South 3.08 feet; Thence East 8.95 feet; Thence South 118.39 feet; Thence West 125.72 feet; Thence North 30.05 feet; Thence North 89°59'41" East 56.84 feet; Thence North 9.74 feet; Thence East 2.66 feet; Thence North 5.59 feet; Thence East 5.08 feet; Thence North 98.89 feet to the point of beginning. Thence vertical up to elevation 4361.08 feet and the TRUE POINT OF BEGINNING of a parcel comprising the air space between said elevation 4361.08 and up; Thence North 89°59'41" East 39.73 feet coincident with the north line of said Block 76 at said elevations; Thence South 28°38'10" East 25.99 feet; Thence South 3.08 feet; Thence East 8.95 feet; Thence South 118.39 feet; Thence West 61.14 feet; Thence North 144.28 feet to the point of beginning.

Together with the following described Main Floor (Level 1) Air Space Easements:

Commencing at the Salt Lake City brass cap well monument memorializing the point of intersection of 100 South and West Temple Streets, thence North 00°00'58" West 723.90 feet coincident with the monument line of said West Temple Street; Thence North 89°59'41" East 68.76 feet to the Northwest corner of said Block 76; Thence North 89°59'41" East 234.30 feet coincident with the north boundary of said Block 76; Thence vertical up to elevation 4315.72 feet and the TRUE POINT OF BEGINNING of a parcel comprising the air space contained between elevations 4315.72 and 4336.75 (Parcel 1); Thence North 89°59'41" East 27.78 feet coincident with the north line of said Block 76 at said elevations; Thence South 30.10 feet; Thence East 1.52 feet; Thence South 24.21 feet; Thence West 5.73 feet; Thence South 21.16 feet; Thence West 16.48 feet to a vertical step up to elevation 4318.58 and the TRUE POINT OF BEGINNING of a parcel comprising the air space between elevations 4318.58 and 4336.75 (Parcel 2); Thence South 7.10 feet; Thence West 4.70 feet; Thence South 6.71 feet; Thence East 21.09 feet; Thence South 8.69 feet; Thence West 21.89 feet; Thence South 14.70 feet; Thence West 3.01 feet; Thence South 30.61 feet; Thence West 17.80 feet; Thence North 12.14 feet; Thence East 7.90 feet; Thence North 15.86 feet; Thence East 4.45 feet; Thence North 11.80 feet; Thence East 2.30 feet; Thence North 15.58 feet; Thence East 4.57 feet; Thence North 13.44 feet to a vertical step down to elevation 4315.72 feet to a point on said parcel 1; Thence North 75.46 feet to the point of beginning of said Parcel 1;

Commencing at the Salt Lake City brass cap well monument memorializing the point of intersection of 100 South and West Temple Streets, thence North 00°00'58" West 723.90 feet coincident with the monument line of said West Temple Street; Thence North 89°59'41" East 68.76 feet to the Northwest corner of said Block 76; Thence North 89°59'41" East 234.30 feet coincident with the north boundary of said Block 76; Thence North 89°59'41" East 27.78 feet coincident with the north line of said Block 76; Thence South 30.10 feet; Thence East 1.52 feet; Thence South 24.21 feet; Thence West 5.73 feet; Thence South 21.16 feet; Thence West 16.48 feet; Thence South 7.10 feet; Thence West 4.70 feet; Thence South 6.71 feet; Thence East 21.09 feet; Thence South 8.69 feet; Thence West 21.89 feet; Thence South 14.70 feet; Thence West 3.01 feet; Thence South 30.61 feet; Thence West 17.80 feet; Thence North 12.14 feet; Thence East 7.90 feet; Thence North 15.86 feet; Thence East 4.45 feet; Thence North 11.80 feet; Thence East 2.30 feet; Thence North 15.58 feet; Thence East 4.57 feet; Thence North 13.44 feet to a vertical step down to elevation 4315.72 feet to a point on said parcel 1; Thence North 75.46 feet to the point of beginning of said Parcel 1;



LEGAL DESCRIPTION EAST TOWER:

An airspace lease parcel lying and situate in the Northeast Quarter of Section 1, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah, being a part of Lot 7, and Richards Street, a vacated street, Block 76, Plat "A", Salt Lake City Survey. Basis of bearing for subject parcel being North 00°00'58" West 791.94 feet coincident with the monument line of West Temple Street from the brass cap well monument memorializing the center of intersection of 100 South Street and said West Temple Street and a four inch brass cap monument set flush with concrete at the intersection of West Temple and South Temple Streets, stamped "Salt Lake City, REDCON LS#8498, 12-1998". Project Benchmark being the Salt Lake Initial Point Sand Stone Monument, located at the northwest corner of South Temple and Main Streets, at the southeast corner of the Temple Square Wall, elevation 4330.83 feet, North American Vertical Datum 1929, on the top of said sand stone monument (twelve inches square at the base, ten inches square at the top tapering the last six inches to a pyramidal point, with "Great Salt Lake Base and Meridian" chiseled on the side), elevation at the base of the monument being 4327.62 feet. Subject parcel being more particularly described as follows:

Commencing at said point of intersection of 100 South and West Temple Streets, thence North 00°00'58" West 723.90 feet coincident with the monument line of said West Temple Street; Thence North 89°59'41" East 68.76 feet to the Northwest corner of said Block 76; Thence North 89°59'41" East 384.18 feet coincident with the north boundary of said Block 76; Thence vertical up to elevation 4337.66 and the TRUE POINT OF BEGINNING of a parcel comprising the air space contained between elevations 4337.66 and 4393.30; Thence North 89°59'41" East 107.93 feet coincident with the north boundary of said Block 76 at said elevations; Thence South 144.30 feet; Thence West 129.34 feet; Thence North 118.39 feet; Thence East 8.95 feet; Thence North 3.08 feet; Thence South 28°38'10" East 26.00 feet to the point of beginning; Thence North 9.74 feet; Thence East 2.66 feet; Thence North 5.59 feet; Thence East 5.08 feet; Thence North 98.89 feet to the point of beginning. Thence vertical up to elevation 4361.08 feet and the TRUE POINT OF BEGINNING of a parcel comprising the air space between said elevation 4361.08 and up; Thence North 89°59'41" East 39.73 feet coincident with the north boundary of said Block 76 at said elevations; Thence South 28°38'10" East 25.99 feet; Thence South 3.08 feet; Thence East 8.95 feet; Thence South 118.39 feet; Thence West 61.14 feet; Thence North 144.28 feet to the point of beginning.

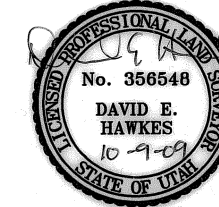
Less and Excepting therefrom the following described Air Space:

Commencing at the Salt Lake City brass cap well monument memorializing the point of intersection of 100 South and West Temple Streets, thence North 00°00'58" West 723.90 feet coincident with the monument line of said West Temple Street; Thence North 89°59'41" East 68.76 feet to the Northwest corner of said Block 76; Thence North 89°59'41" East 384.18 feet coincident with the north boundary of said Block 76; Thence South 28°38'10" West 26.00 feet; Thence South 3.08 feet; Thence West 8.95 feet; Thence South 73.68 feet; Thence East 49.89 feet; Thence vertical up to elevation 4337.66 to the TRUE POINT OF BEGINNING of a parcel comprising the air space contained between elevations 4337.66 and 4354.00 (Parcel 7); Thence East 10.59 feet; Thence South 9.30 feet; Thence West 10.59 feet; Thence North 9.30 feet to the point of beginning of said Parcel 7; Thence South 9.30 feet; Thence East 10.59 feet; Thence North 78°40'50" East 7.52 feet to the TRUE POINT OF BEGINNING of a parcel comprising the air space contained between elevations 4337.66 and 4354.00 (Parcel 8); Thence East 5.36 feet; Thence South 6.32 feet; Thence East 11.62 feet; Thence North 6.04 feet; Thence East 19.46 feet; Thence North 57.33 feet; Thence East 16.44 feet; Thence South 21.74 feet; Thence East 8.50 feet; Thence South 72.17 feet; Thence West 61.38 feet; Thence North 36.88 feet to the point of beginning of said Parcel 8.

Together with the following described Main Floor (Level 1) Air Space Easements:

Commencing at the Salt Lake City brass cap well monument memorializing the point of intersection of 100 South and West Temple Streets, thence North 00°00'58" West 723.90 feet coincident with the monument line of said West Temple Street; Thence North 89°59'41" East 68.76 feet to the Northwest corner of said Block 76; Thence North 89°59'41" East 402.25 feet coincident with the north boundary of said Block 76; Thence vertical up to elevation 4319.66 feet and the TRUE POINT OF BEGINNING of a parcel comprising the air space contained between elevations 4319.66 and 4337.66 (Parcel 4); Thence North 89°59'41" East 31.71 feet coincident with the north boundary of said Block 76 at said elevations; Thence South 27.78 feet; Thence West 0.50 feet; Thence South 8.67 feet; Thence East 1.42 feet; Thence South 13.19 feet; Thence West 1.42 feet; Thence South 30.65 feet; Thence West 10.77 feet; Thence North 2.04 feet; Thence West 11.25 feet; Thence South 10.06 feet; Thence East 11.25 feet; Thence South 10.30 feet; Thence West 9.93 feet; Thence North 0.62 feet; Thence West 11.74 feet; Thence North 39.75 feet; Thence East 4.19 feet; Thence North 30.24 feet; Thence West 2.96 feet; Thence North 28.97 feet to the point of beginning of said Parcel 4; Thence North 89°59'41" East 79.61 feet coincident with the north boundary of said Block 76; Thence vertical up to elevation 4321.89 to the TRUE POINT OF BEGINNING of a parcel comprising the air space contained between elevations 4321.89 and 4337.66 (Parcel 5); Thence North 89°59'41" East 10.25 feet coincident with the north boundary of said Block 76 at said elevations; Thence South 30.83 feet; Thence West 8.06 feet; Thence North 16.09 feet; Thence West 2.19 feet; Thence North 14.74 feet to the point of beginning of said Parcel 5; Thence North 89°59'41" East 10.25 feet coincident with the north boundary of said Block 76; Thence South 144.30 feet; Thence West 129.34 feet; Thence vertical down to elevation 4319.66 and the TRUE POINT OF BEGINNING of a parcel comprising the air space contained between elevations 4319.66 and 4337.66 (Parcel 6); Thence North 8.20 feet; Thence East 17.69 feet; Thence South 1.08 feet; Thence East 17.83 feet; Thence North 4.07 feet; Thence East 25.15 feet; Thence South 4.13 feet; Thence West 18.59 feet; Thence South 7.05 feet; Thence West 42.07 feet to the point of beginning of said Parcel 6;

SURVEYOR'S CERTIFICATE:
I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 350548 in accordance with Utah Code Annotated Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, and that a survey of the described tract of land has been completed by me in accordance with Utah Code Annotated 17-23-17, and that I have verified all measurements and have placed monuments as shown hereon. I further certify that this Condominium Plat complies with the provisions of Section 57-8-13(1) of the Utah Condominium Ownership Act, Utah Code Annotated.



LEASEHOLD OWNER'S CONSENT TO RECORD

Know all men by these presents, that City Creek Living, LLC, a Utah limited liability company, the current owner of a leasehold interest in the hereon described land, has caused a survey to be made, and this Condominium Plat of the RICHARDS COURT CONDOMINIUMS, a Utah leasehold condominium project, to be prepared, and does hereby consent to the recording of this Condominium Plat in accordance with the Utah Condominium Ownership Act.

In witness hereof, the undersigned set his hand this 9th day of October, 2009.

CITY CREEK LIVING, LLC,
a Utah limited liability company

By: Mark B. Gibbons
Name: Mark B. Gibbons
Title: Manager

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

On this 4th day of October, 2009, personally appeared before me Mark B. Gibbons known or satisfactorily proved to me to be the Manager of City Creek Living, LLC, a Utah limited liability company, who acknowledged to me that he signed the foregoing instrument in his capacity as Manager for and in behalf of said limited liability company.

Suzuki D. Soperano
Notary Public for Utah

FEE OWNER'S CONSENT TO RECORD

Know all men by these presents, that City Creek Reserve, Inc., a Utah corporation, the fee owner of the hereon described land, does hereby consent to the recording of this Condominium Plat in accordance with the Utah Condominium Ownership Act; provided, however, that in providing such consent, said fee owner does not subject any of its fee interest in the described land to this Condominium Plat or to the Condominium Regime. Leasehold owner's leasehold interest is the only property interest subject to the Condominium Plat and the Condominium Regime.

In witness hereof, the undersigned set his hand this 4th day of October, 2009.

CITY CREEK RESERVE, INC.,
a Utah nonprofit corporation

By: Mark B. Gibbons
Name: Mark B. Gibbons
Title: President

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

On this 4th day of October, 2009, personally appeared before me Mark B. Gibbons known or satisfactorily proved to me to be the President of City Creek Reserve, Inc., a Utah nonprofit corporation, who acknowledged to me that he signed the foregoing instrument in his capacity as President for and in behalf of said corporation.

Suzuki D. Soperano
Notary Public for Utah

Prepared By:
TWIN PEAKS
Engineering & Land Surveying
1880 NORTH 800 EAST LEHI, UTAH 84043
(801) 450-3511, (801) 439-0700 FAX

SHEET 1 OF 18

CITY BUILDING DEPARTMENT
APPROVED THIS 5th DAY OF October, 2009, BY THE SALT LAKE CITY BUILDING DEPARTMENT.
BUILDING OFFICIAL: [Signature] DATE: _____

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED THIS 14th DAY OF October, 2009, BY THE SALT LAKE VALLEY HEALTH DEPARTMENT.
DIRECTOR: [Signature] DATE: _____

CITY PLANNING DIRECTOR
APPROVED THIS 2nd DAY OF November, 2009, BY THE SALT LAKE CITY PLANNING DIRECTOR.
PLANNING DIRECTOR: [Signature] DATE: _____

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: [Signature] DATE: 10/20/2009
CITY SURVEYOR: [Signature] DATE: _____

CITY PUBLIC UTILITIES DEPT.
APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS 14th DAY OF November, 2009.
SALT LAKE CITY PUBLIC UTILITIES DIRECTOR: [Signature] DATE: _____

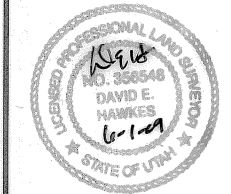
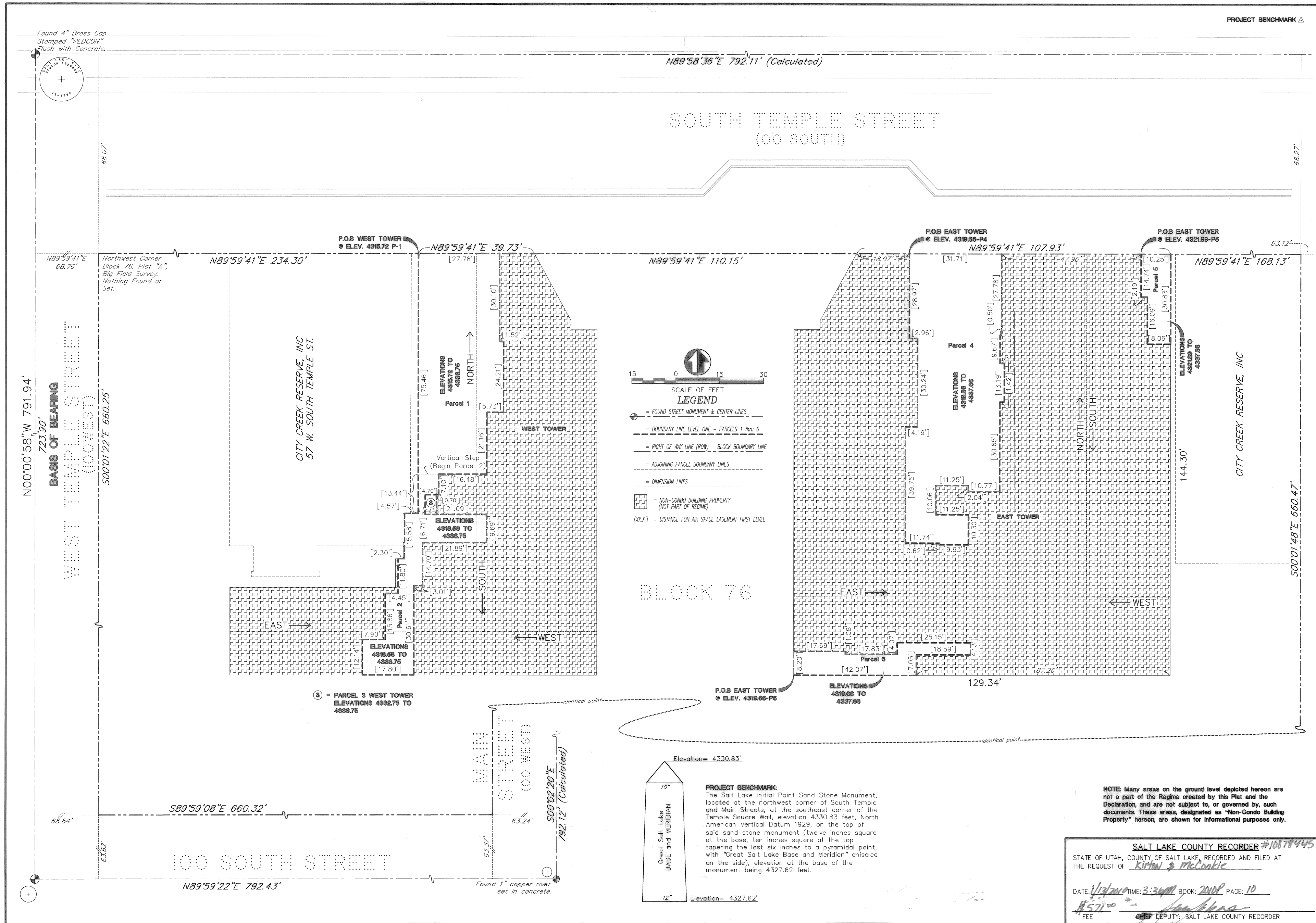
CITY ATTORNEY
APPROVED AS TO FORM THIS 12th DAY OF November, 2009.
SALT LAKE CITY ATTORNEY: [Signature] DATE: _____

CITY APPROVAL
PRESENTED TO SALT LAKE CITY THIS DAY OF NOV, 2009, AND IT IS HEREBY APPROVED.
SALT LAKE CITY MAYOR: [Signature]
SALT LAKE CITY RECORDER: [Signature]

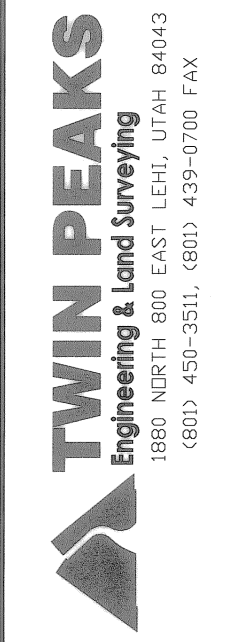
SALT LAKE COUNTY RECORDER #1078445
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF [Signature]
DATE: 11/3/2009 TIME: 3:34 PM BOOK: 20108 PAGE: 10
FEE: \$571.00
DEPUTY: SALT LAKE COUNTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET _____
OF _____ SHEETS

15-01-227-058
15-1-22
NOV 24 2009
CITY RECORDER



Richards Court Condominiums
 Condominium Plat
 Main Floor (Level 1) Air Space Easements

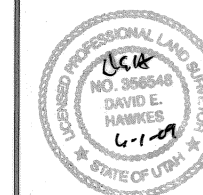


END DATE: February 2009
 PLOT DATE:

SALT LAKE COUNTY RECORDER #10178445
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF *Kirby & McCotic*
 DATE: 1/13/2009 TIME: 3:34pm BOOK: 2009 PAGE: 10
 FEE: \$571.00
 DEPUTY: SALT LAKE COUNTY RECORDER

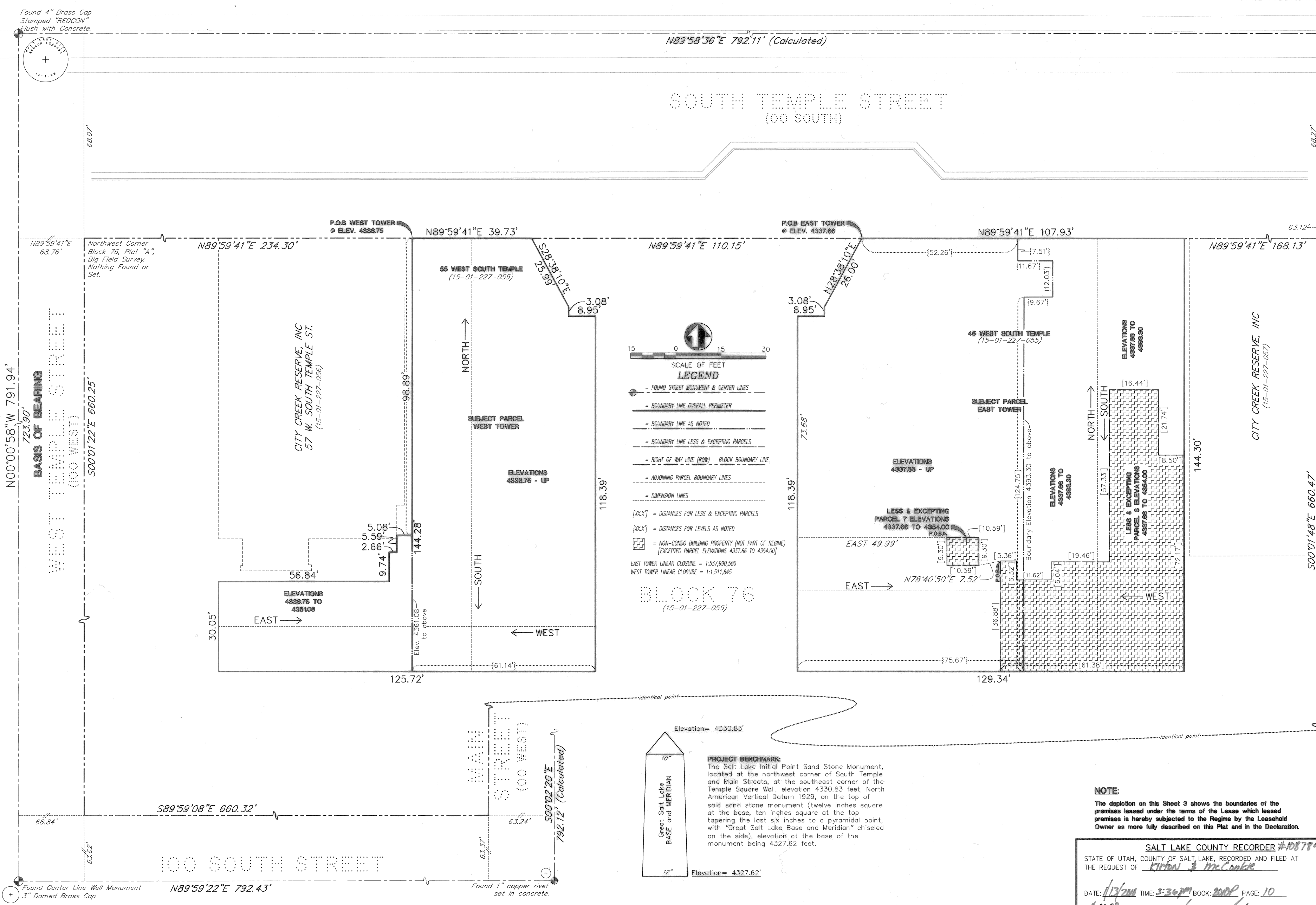
SHEET
 2
 OF
 16

PROJECT BENCHMARK



N89°58'36"E 792.11' (Calculated)

SOUTH TEMPLE STREET
(00 SOUTH)



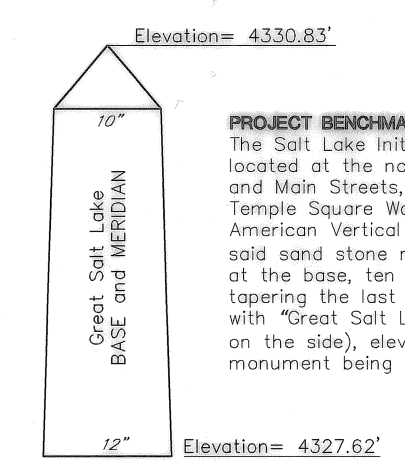
SCALE OF FEET
15 0 15 30

LEGEND

- FOUND STREET MONUMENT & CENTER LINES
- BOUNDARY LINE OVERALL PERIMETER
- BOUNDARY LINE AS NOTED
- BOUNDARY LINE LESS & EXCEPTING PARCELS
- RIGHT OF WAY LINE (ROWN) - BLOCK BOUNDARY LINE
- ADJOINING PARCEL BOUNDARY LINES
- DIMENSION LINES

[XXX] = DISTANCES FOR LESS & EXCEPTING PARCELS
 [XXX] = DISTANCES FOR LEVELS AS NOTED
 [XXX] = NON-CONDO BUILDING PROPERTY (NOT PART OF RECORD)
 [EXCEPTED PARCEL ELEVATIONS 4337.66 TO 4354.00]
 EAST TOWER LINEAR CLOSURE = 1:537,990.500
 WEST TOWER LINEAR CLOSURE = 1:1,511,845

BLOCK 76
(15-01-227-055)

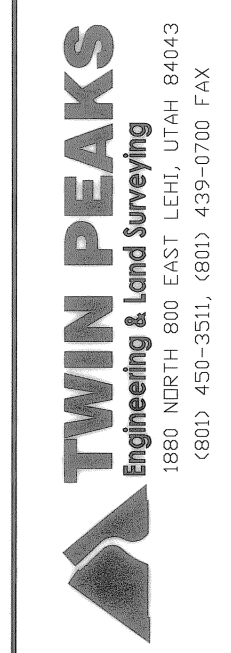


PROJECT BENCHMARK:
 The Salt Lake Initial Point Sand Stone Monument, located at the northwest corner of South Temple and Main Streets, at the southeast corner of the Temple Square Well, elevation 4330.83 feet, North American Vertical Datum 1929, on the top of solid sand stone monument (twelve inches square at the base, ten inches square at the top tapering the last six inches to a pyramidal point, with "Great Salt Lake Base and Meridian" chiseled on the side), elevation at the base of the monument being 4327.62 feet.

NOTE:
 The depiction on this Sheet 3 shows the boundaries of the premises leased under the terms of the Lease which leased premises is hereby subjected to the Regime by the Leasehold Owner as more fully described on this Plat and in the Declaration.

SALT LAKE COUNTY RECORDER #10878445
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Kirtan & McConnell
 DATE: 1/13/2011 TIME: 3:36 PM BOOK: 2008 PAGE: 10
 FEE: \$11.00
 DEPUTY: SALT LAKE COUNTY RECORDER

Richards Court Condominiums
 Condominium Plat
 Residential Tower Airspace Lease Boundary

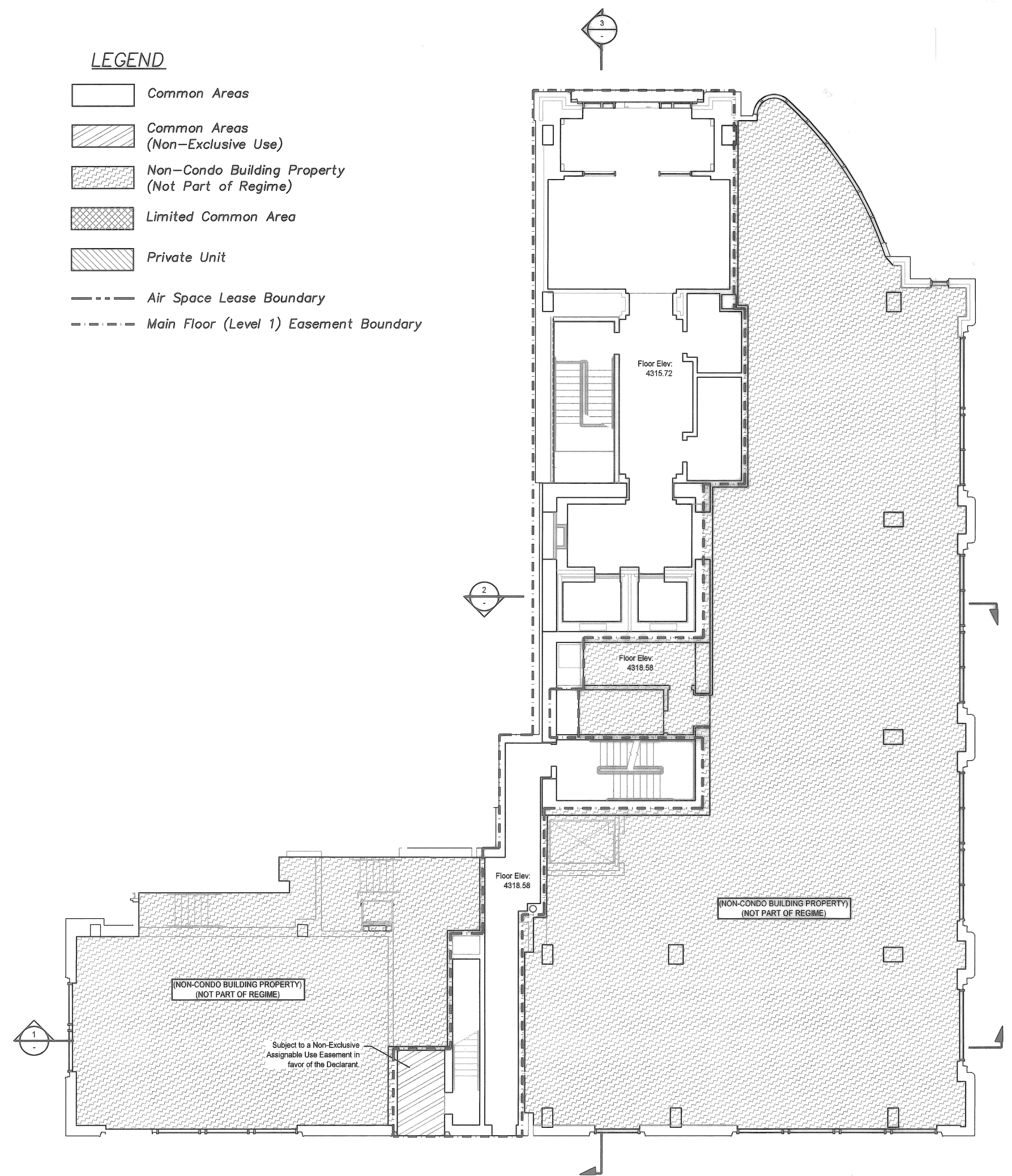


DATE: February 2009

PLOT DATE:

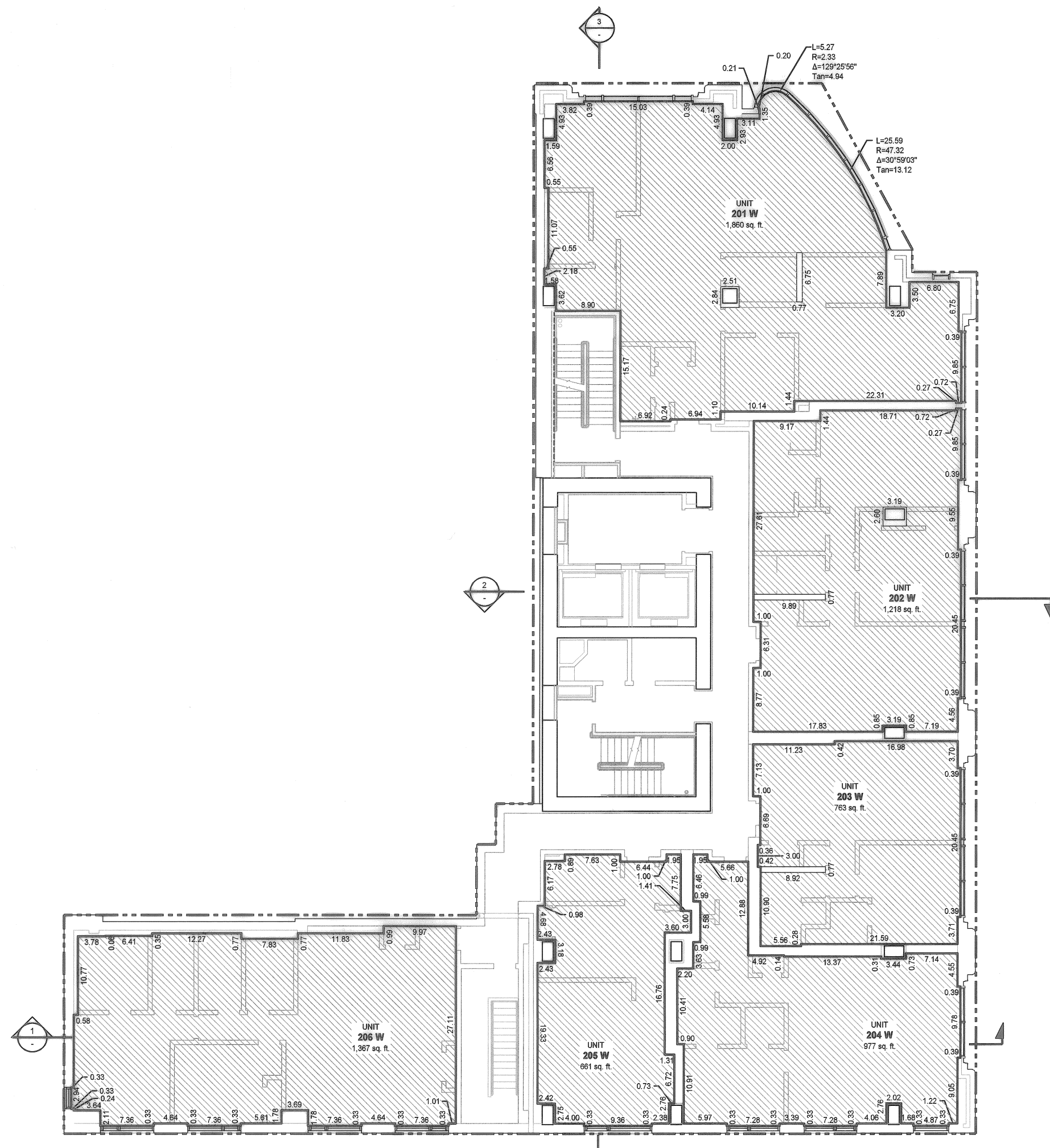
SHEET 3 of 16

- LEGEND**
- Common Areas
 - Common Areas (Non-Exclusive Use)
 - Non-Condo Building Property (Not Part of Regime)
 - Limited Common Area
 - Private Unit
 - Air Space Lease Boundary
 - Main Floor (Level 1) Easement Boundary

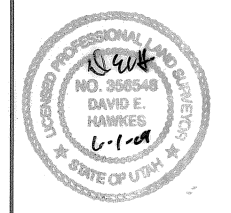
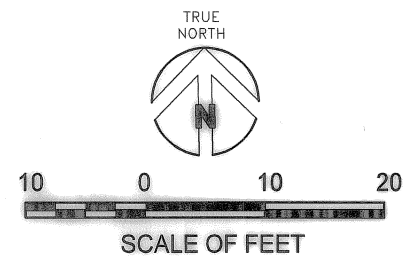


LEVEL 1

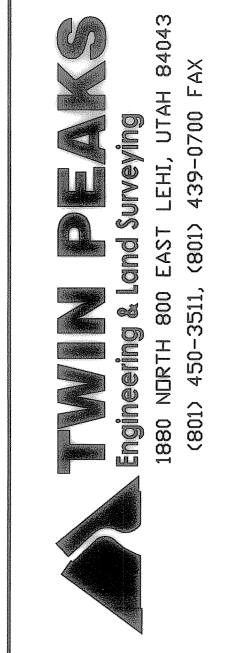
NOTE: Many areas on Level 1 depicted hereon are not a part of the Regime created by this Plat and the Declaration, and are not subject to, or governed by, such documents. These areas, designated as "Non-Condo Building Property" hereon, are shown for informational purposes only.



LEVEL 2
ELEV: 4396.75



Richards Court Condominiums
CONDOMINIUM PLAT
WEST TOWER-LEVELS 1 & 2



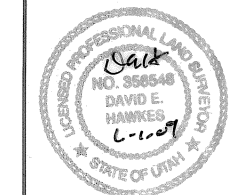
DWG DATE: FEBRUARY 09

PLOT DATE:

SHEET
4
16

RECORDED # 10878445
STATE OF UTAH, COUNTY OF Salt Lake RECORDED AND FILED
AT THE REQUEST OF
KIRTON & MCCARTHY
DATE 1/13/2010 TIME 2:34pm BOOK 2010P
PAGE 10 FEE \$ 571.00
County Recorder

PLOTTED DATE: Monday, 09 March 2009 - 11:44am



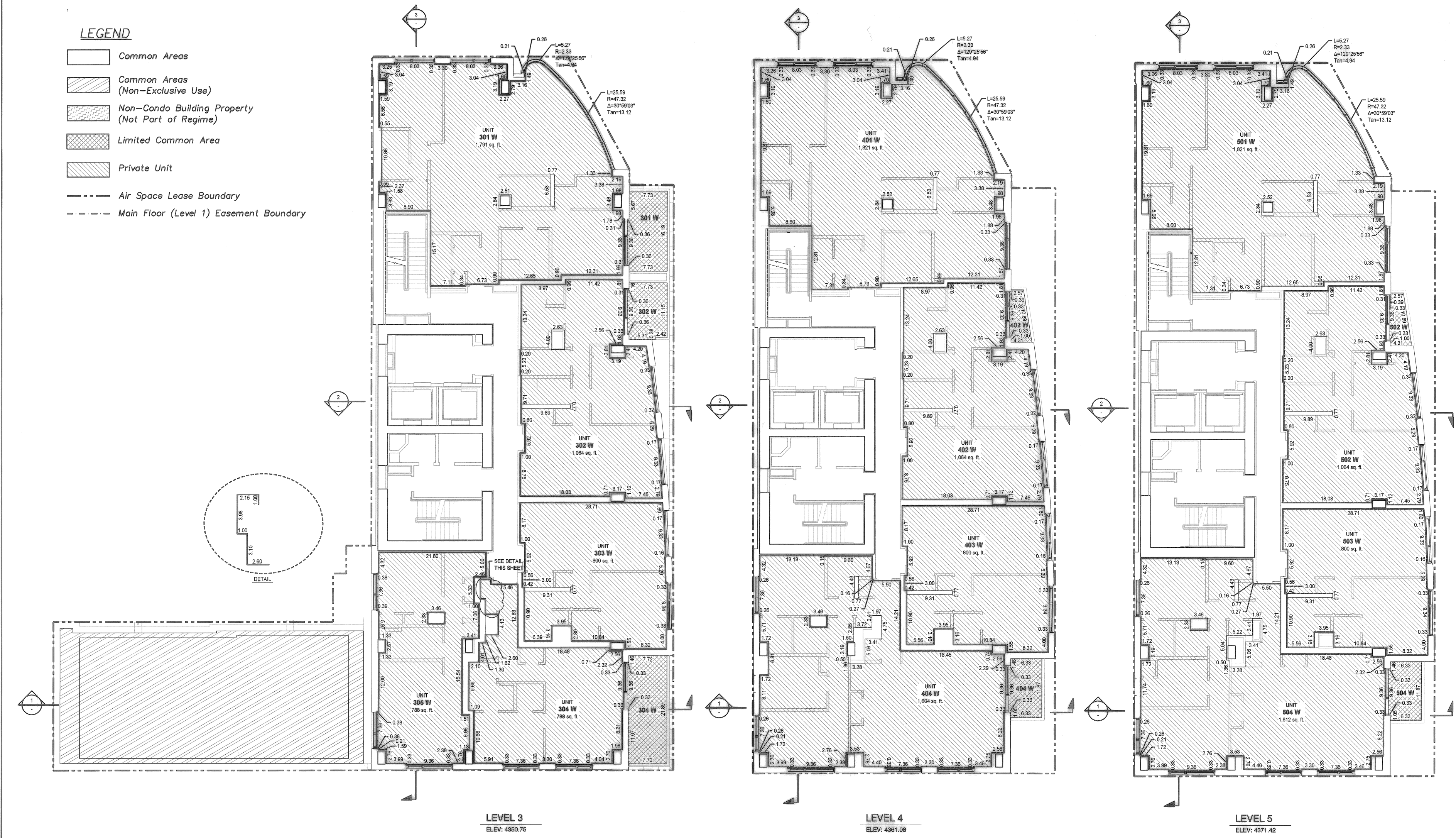
Richards Court Condominiums
 CONDOMINIUM PLAT
 WEST TOWER-LEVELS 3, 4 & 5

TWIN PEAKS
 Engineering & Land Surveying
 1880 NORTH 800 EAST LEHI, UTAH 84043
 (801) 430-3511, (801) 439-0700 FAX

DWG DATE: FEBRUARY 09
 PLOT DATE:

SHEET
 5
 of
 16

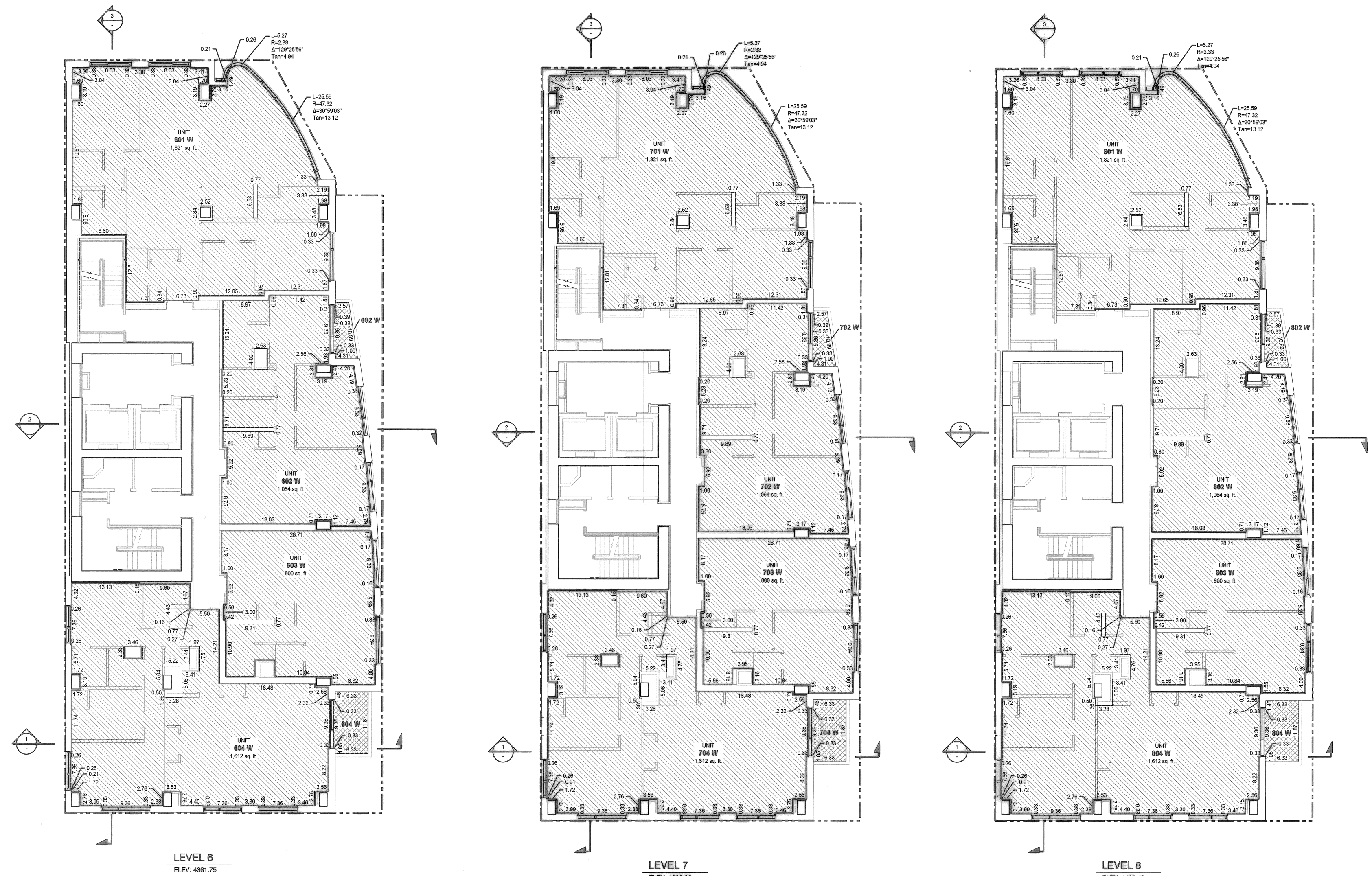
- LEGEND**
- Common Areas
 - Common Areas (Non-Exclusive Use)
 - Non-Condo Building Property (Not Part of Regime)
 - Limited Common Area
 - Private Unit
 - Air Space Lease Boundary
 - Main Floor (Level 1) Easement Boundary



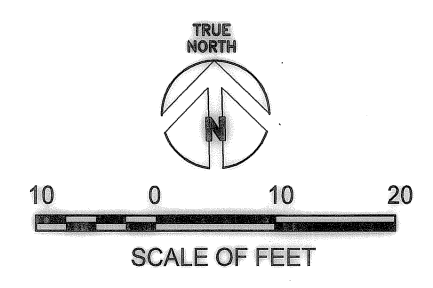
RECORDED # 10878445
 STATE OF UTAH, COUNTY OF Salt Lake, RECORDED AND FILED
 AT THE REQUEST OF
 TWIN PEAKS ENGINEERING & LAND SURVEYING
 DATE 1/13/2010 TIME 3:36 PM BOOK 2008
 PAGE 10 FEE \$ 576.⁰⁰
 J. Williams
 COUNTY RECORDER

PLOTTED DATE: Monday, 09 March 2009 - 11:52am

PLOTTED DATE: Monday, 09 March 2009 - 11:54am

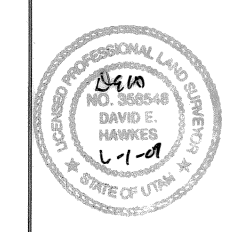


- LEGEND**
- Common Areas
 - Common Areas (Non-Exclusive Use)
 - Non-Condo Building Property (Not Part of Regime)
 - Limited Common Area
 - Private Unit
 - Air Space Lease Boundary



RECORDED # 10878445
 STATE OF UTAH, COUNTY OF Salt Lake, RECORDED AND FILED
 AT THE REQUEST OF Kirtan & McKenzie
 DATE 1/13/2010 TIME 3:34 PM BOOK 2008
 PAGE 10 FEE \$ 571.00
 Jody M. Smith
 COUNTY RECORDER

DRG DATE:	FEBRUARY 09
PLT DATE:	
SHEET	6
OF	16



Richards Court Condominiums
 CONDOMINIUM PLAT
 WEST TOWER-LEVELS 6, 7 & 8

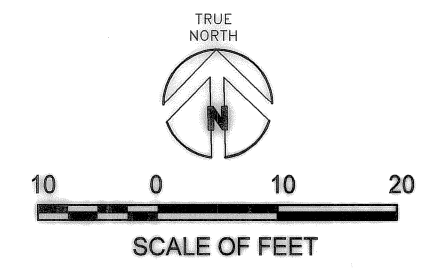
TWIN PEAKS
 Engineering & Land Surveying
 1880 NORTH 800 EAST LEHI, UTAH 84043
 (801) 450-3511, (801) 439-0700 FAX

PLOTTED DATE: Monday, 09 March 2010 - 11:04am



LEGEND

- Common Areas
- Common Areas (Non-Exclusive Use)
- Non-Condo Building Property (Not Part of Regime)
- Limited Common Area
- Private Unit
- Air Space Lease Boundary



NOTE: Notwithstanding any depiction to the contrary on this Plat, as more fully set forth in the Lease, the Airspace Lessor has reserved for itself, and any successors and/or assigns, an exclusive easement for use of all airspace beginning ten (10) feet above the roof lines (and the "Balconies" as such term is defined in the Declaration), as originally constructed, of all portions of the East Tower and the West Tower.

RECORDED # 10878445
 STATE OF UTAH, COUNTY OF Salt Lake, RECORDED AND FILED
 AT THE REQUEST OF Kirtley & McCook
 DATE 1/13/2010 TIME 3:34PM BOOK 2010P
 PAGE 10 FEE \$ 521.00
Jessica R. Remy
 COUNTY RECORDER

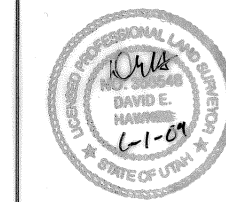
DRG DATE: FEBRUARY 09
 PLOT DATE:

SHEET
7
 of 16

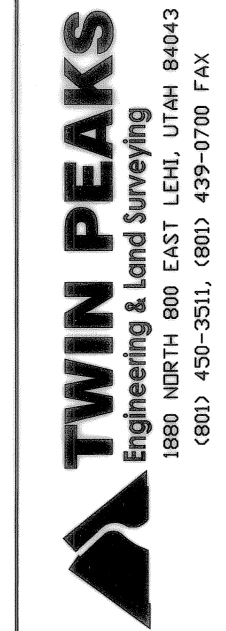


Richards Court Condominiums
 CONDOMINIUM PLAT
 WEST TOWER-LEVELS 9, 10 & 11

TWIN PEAKS
 Engineering & Land Surveying
 1880 NORTH 800 EAST LEHI, UTAH 84043
 (801) 450-3511, (801) 439-0700 FAX



Richards Court Condominiums
 CONDOMINIUM PLAT
 WEST TOWER-SECTIONS



DWG DATE: FEBRUARY 09

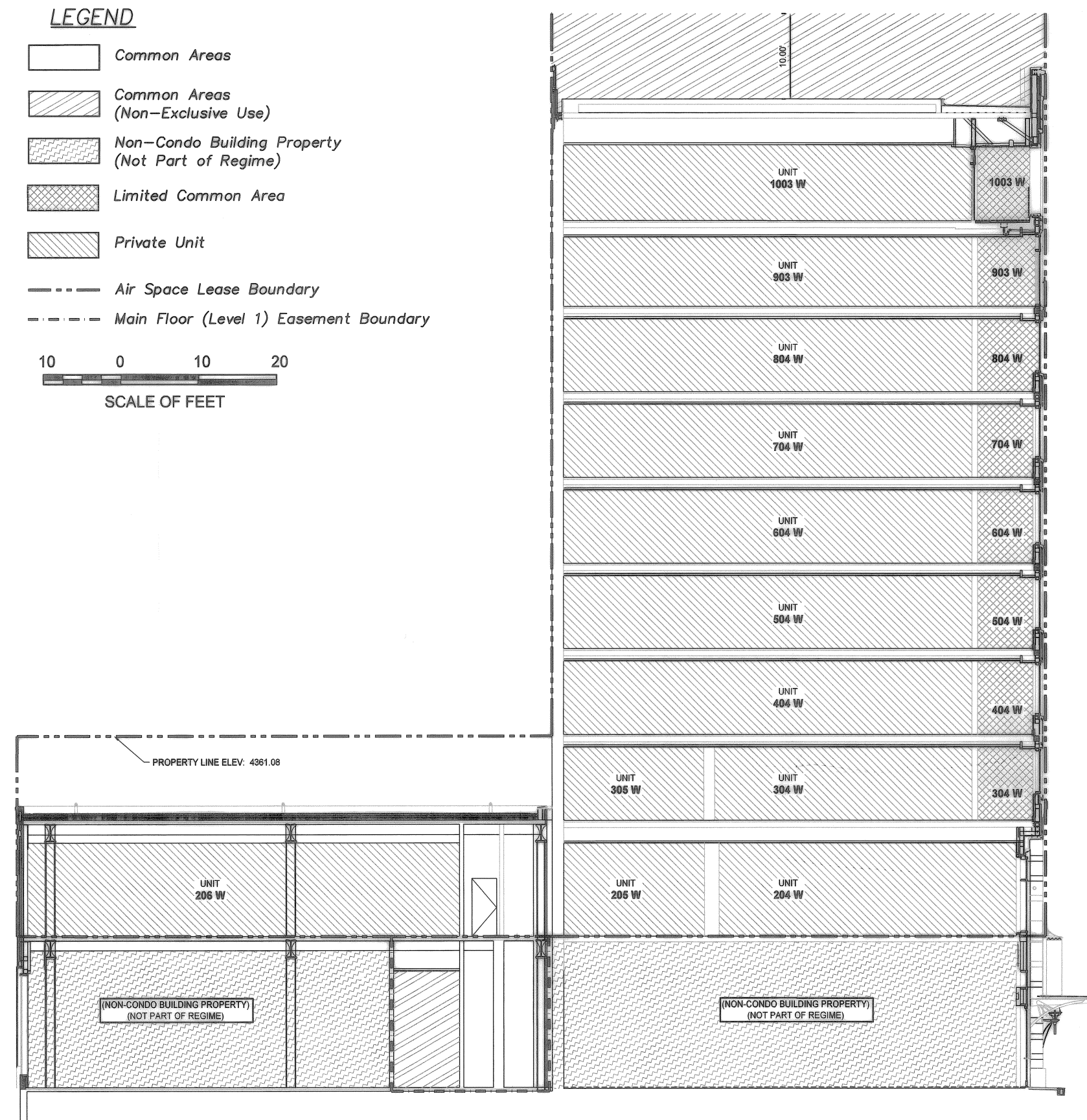
PLAT DATE:

SHEET
 8
 16

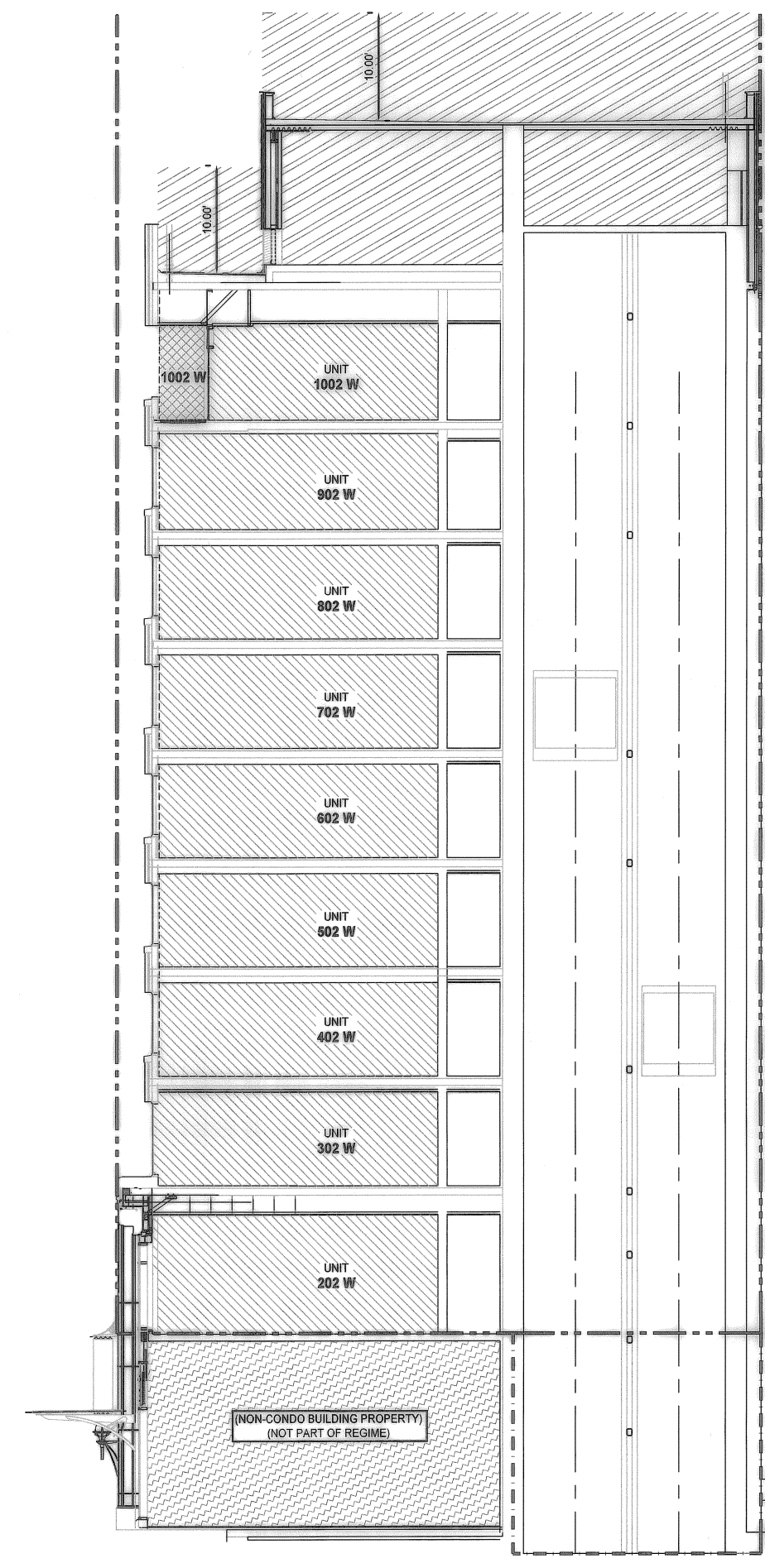
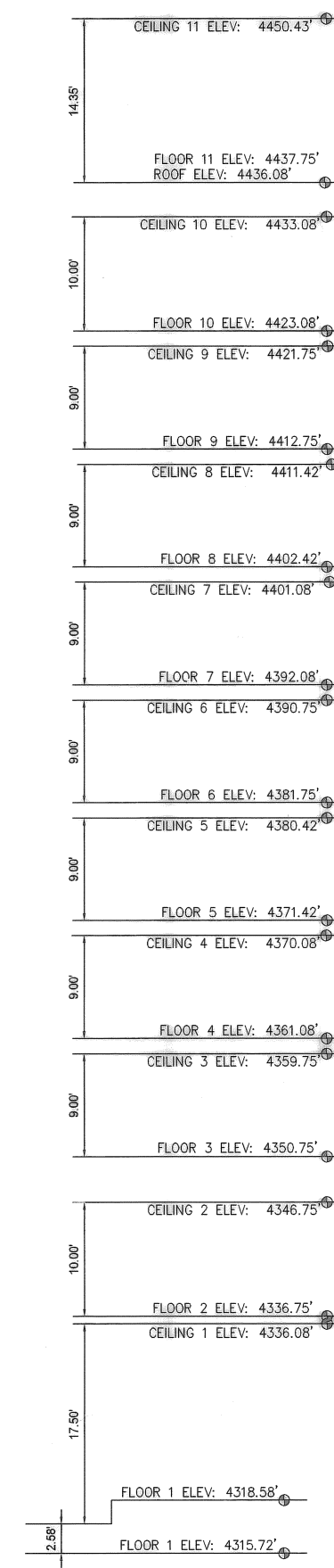
LEGEND

- Common Areas
- Common Areas (Non-Exclusive Use)
- Non-Condo Building Property (Not Part of Regime)
- Limited Common Area
- Private Unit
- Air Space Lease Boundary
- Main Floor (Level 1) Easement Boundary

10 0 10 20
 SCALE OF FEET



SECTION 1
 (NORTH FACING)

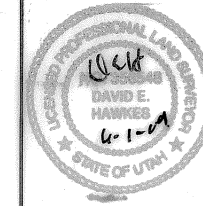


SECTION 2
 (SOUTH FACING)

NOTE: Notwithstanding any depiction to the contrary on this Plat, as more fully set forth in the Lease, the Airspace Lessor has reserved for itself, and any successors and/or assigns, an exclusive easement for use of all airspace beginning ten (10) feet above the roof lines and balconies, as originally constructed, of all portions of the East Tower and the West Tower.

RECORDED # 10878445
 STATE OF UTAH, COUNTY OF Salt Lake, RECORDED AND FILED AT THE REQUEST OF Kirtin & McCorkle
 DATE 1/13/2010, TIME 2:34 PM, BOOK 200P
 PAGE 10, FEE \$ 571.⁰⁰
 Jay Deady
 COUNTY RECORDER

PLOTTED DATE: Monday, 09 March 2009 - 1:13pm



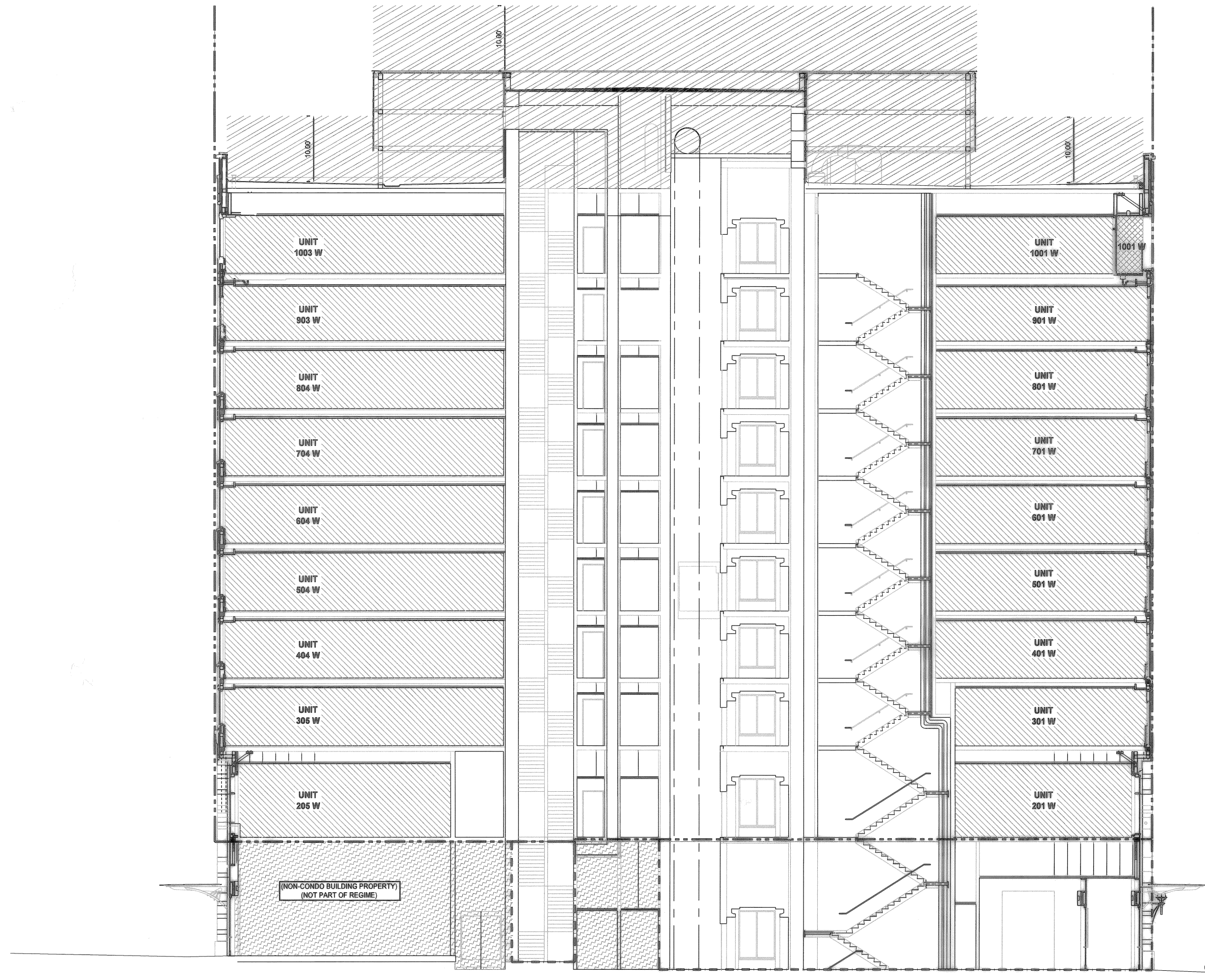
Richards Court Condominiums
 CONDOMINIUM PLAT
 WEST TOWER-SECTIONS

TWIN PEAKS
 Engineering & Land Surveying
 1880 NORTH 800 EAST, LEHI, UTAH 84043
 (801) 450-3511, (801) 459-0700 FAX

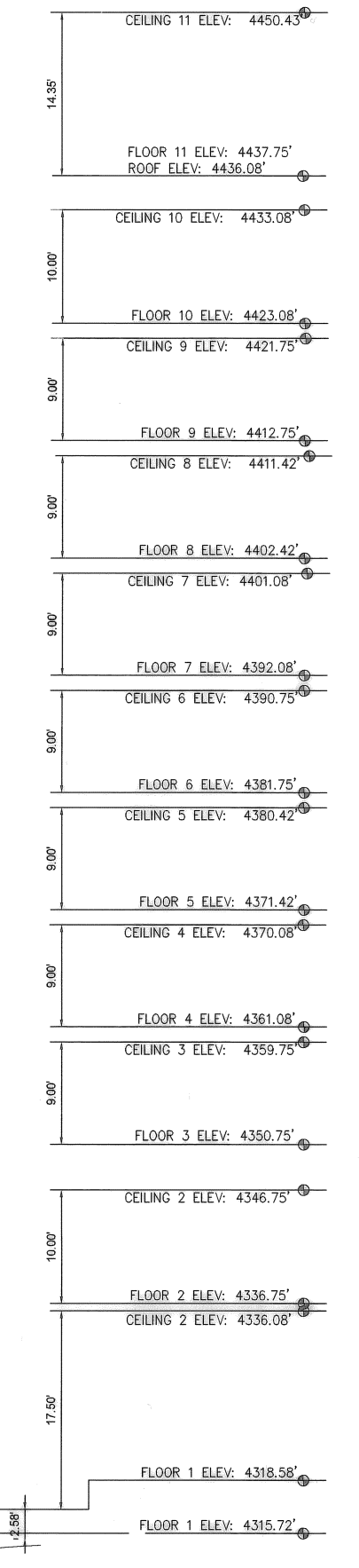
DWG DATE: FEBRUARY 09
 PLOT DATE:

SHEET
 9
 16

PLOTTED DATE: Monday, 09 March 2010 - 11:17am



SECTION 3
 (WEST FACING)



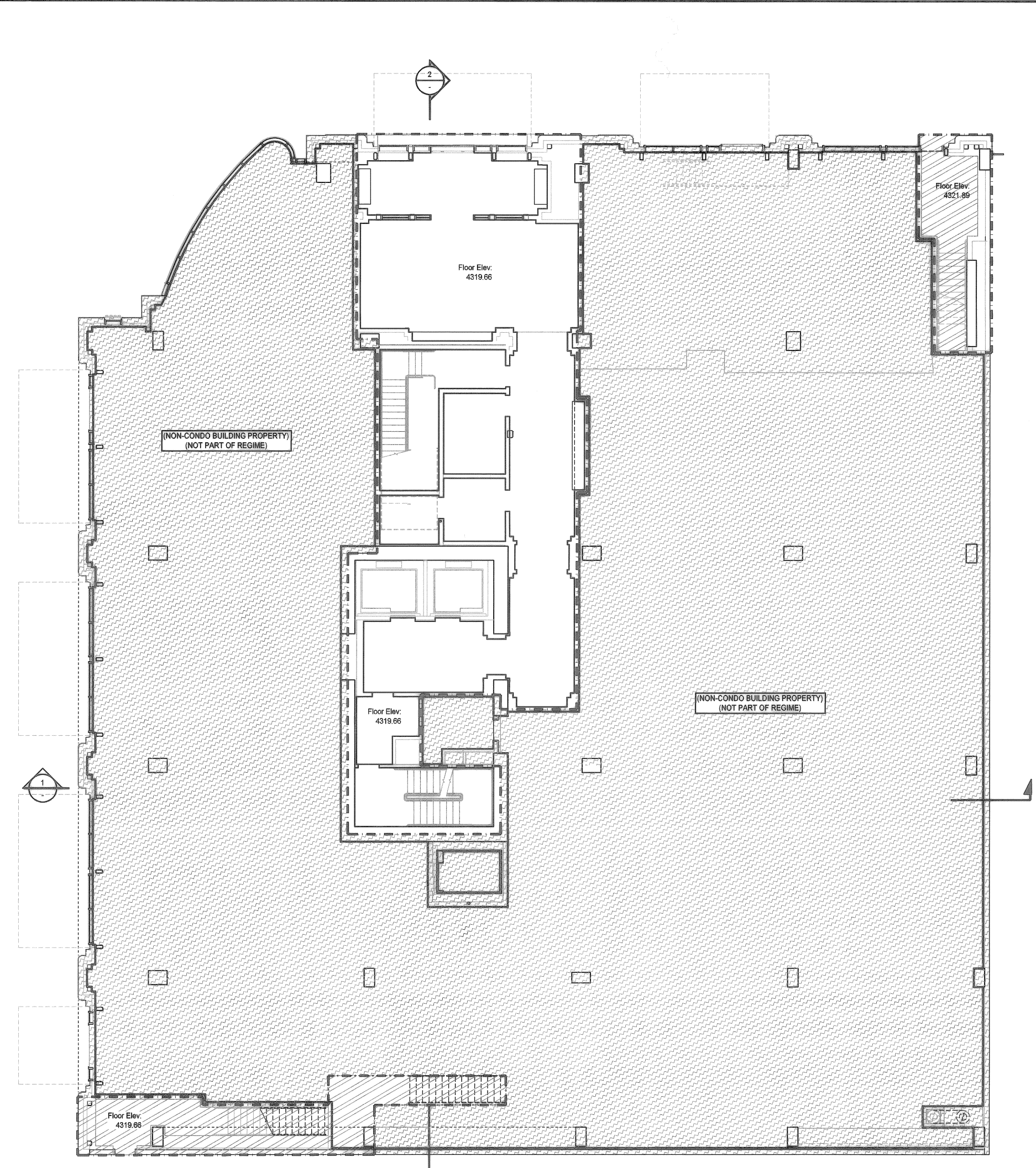
LEGEND

- Common Areas
- Common Areas (Non-Exclusive Use)
- Non-Condo Building Property (Not Part of Regime)
- Limited Common Area
- Private Unit
- Air Space Lease Boundary
- Main Floor (Level 1) Easement Boundary

NOTE: Notwithstanding any depiction to the contrary on this Plat, as more fully set forth in the Lease, the Airspace Lessor has reserved for itself, and any successors and/or assigns, an exclusive easement for use of all airspace beginning ten (10) feet above the roof lines and balconies, as originally constructed, of all portions of the East Tower and the West Tower.

RECORDED # 11878445
 STATE OF UTAH, COUNTY OF Salt Lake, RECORDED AND FILED AT THE REQUEST OF Kirtan S. McConkie
 DATE 1/13/2010 TIME 3:36 PM BOOK 2008
 PAGE 10 FEE \$ 571.⁰⁰
 Jennifer Dewitz
 COUNTY RECORDER

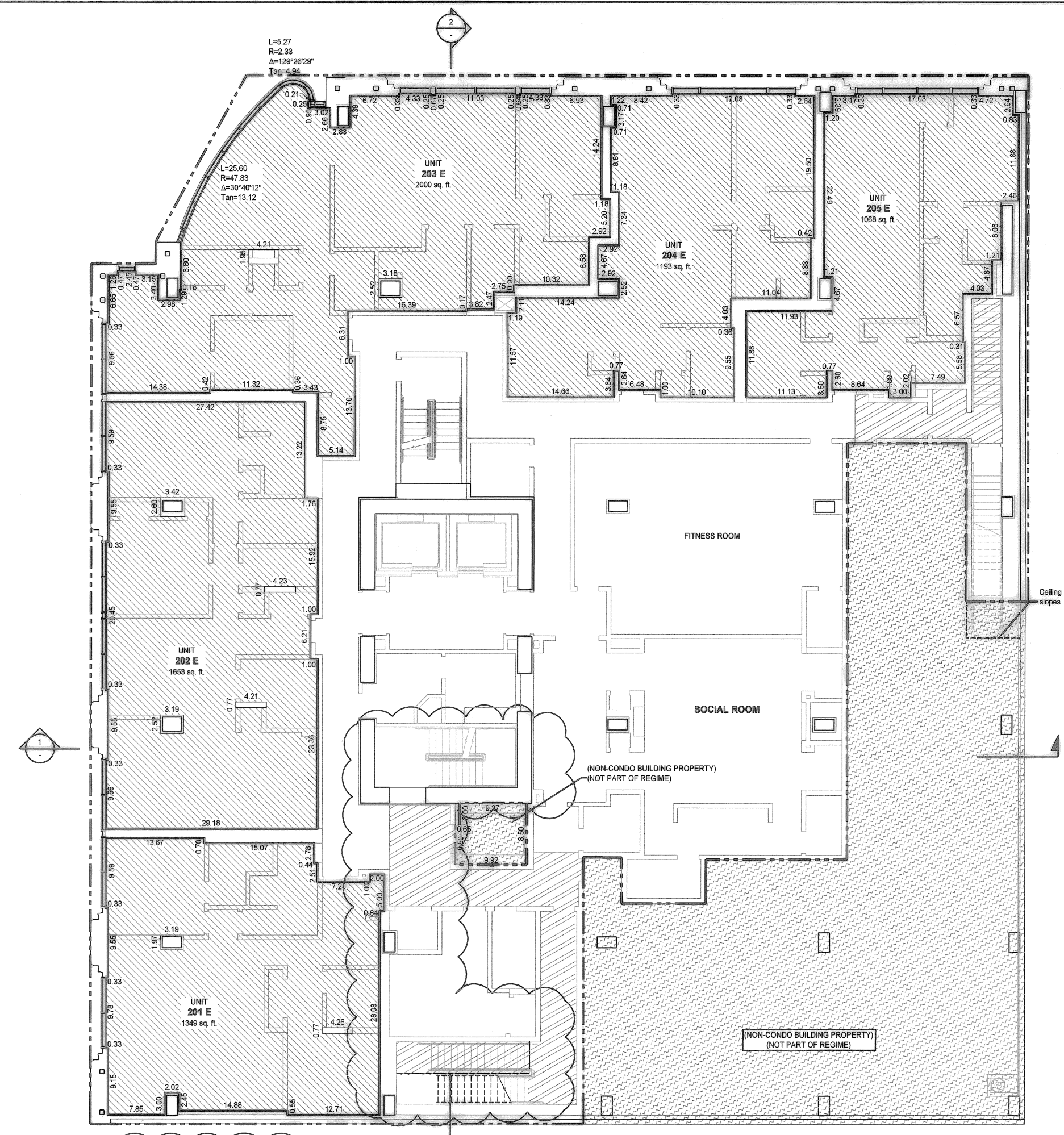
PLOTTED DATE: Monday, 09 March 2009 - 1:26pm



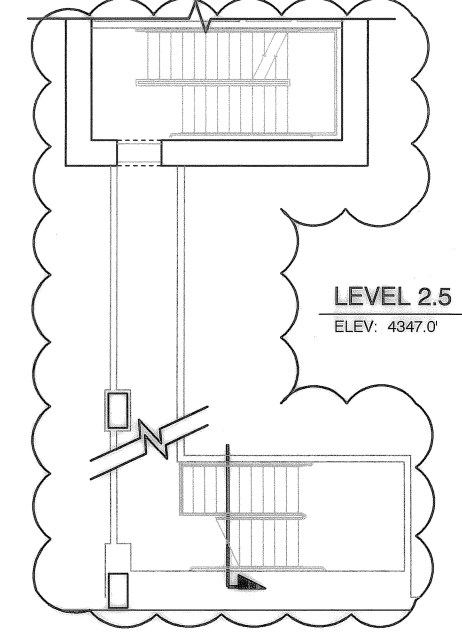
- LEGEND**
- Common Areas
 - Common Areas (Non-Exclusive Use)
 - Non-Condo Building Property (Not Part of Regime)
 - Limited Common Area
 - Private Unit
 - Air Space Lease Boundary
 - Main Floor (Level 1) Easement Boundary

LEVEL 1

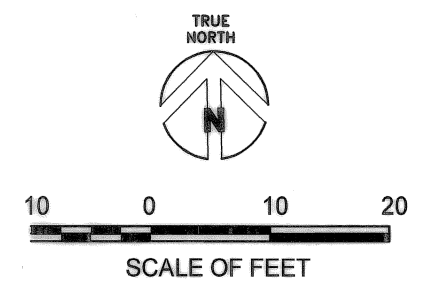
NOTE: Many areas on Levels 1 and 2 depicted hereon are not a part of the Regime created by this Plat and the Declaration, and are not subject to, or governed by, such documents. These areas, designated as "Non-Condo Building Property" hereon, are shown for informational purposes only.



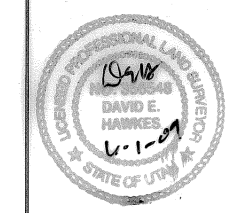
LEVEL 2
ELEV: 4337.66



LEVEL 2.5
ELEV: 4347.0



RECORDED # 10878445
 STATE OF UTAH, COUNTY OF Salt Lake RECORDED AND FILED
 AT THE REQUEST OF Kirby & McConkie
 DATE 1/13/2010 TIME 3:36pm BOOK 2010P
 PAGE 10 FEE \$ 571.00
James Wilson, Deputy
 COUNTY RECORDER

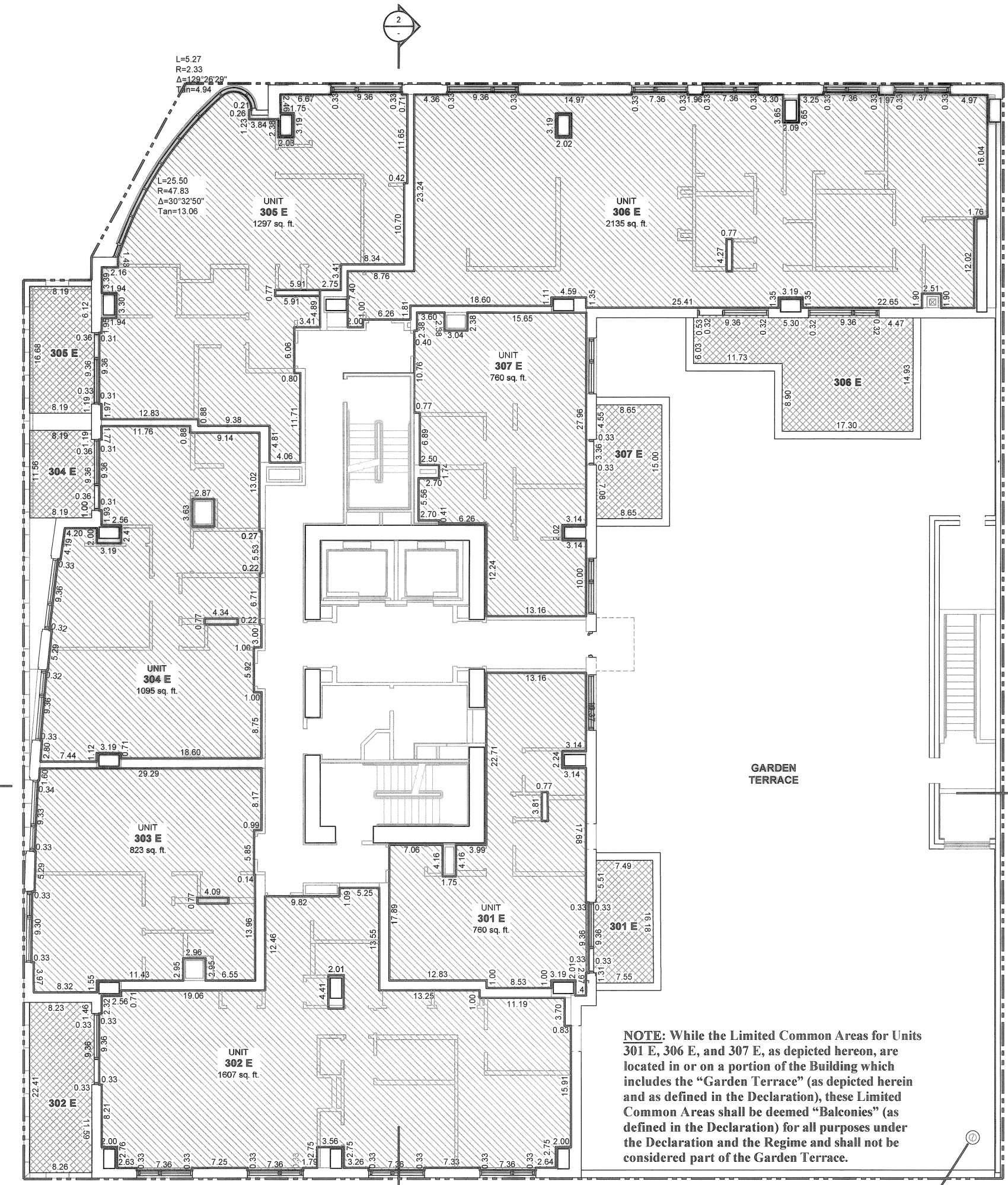


Richards Court Condominiums
 CONDOMINIUM PLAT
 EAST TOWER-LEVELS 1, 2 & 2.5

TWIN PEAKS
 Engineering & Land Surveying
 1880 NORTH 800 EAST, LEHI, UTAH 84043
 (801) 450-3511, (801) 439-0700 FAX

DWG DATE:	FEBRUARY 09
PLOT DATE:	
SHEET	10
	16

PLOTTED DATE: Monday, 09 March 2009 - 1:49pm

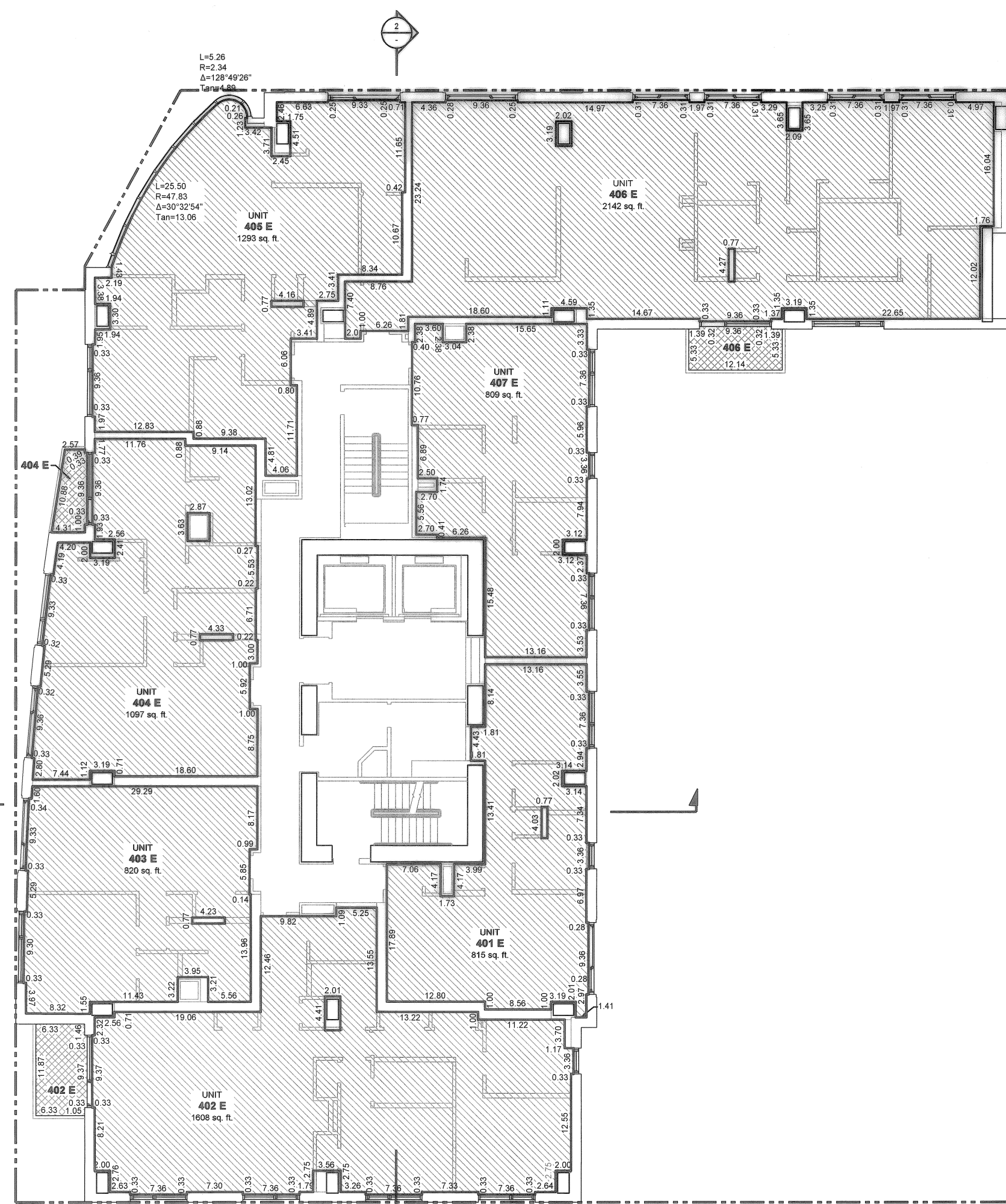


NOTE: While the Limited Common Areas for Units 301 E, 306 E, and 307 E, as depicted hereon, are located in or on a portion of the Building which includes the "Garden Terrace" (as depicted herein and as defined in the Declaration), these Limited Common Areas shall be deemed "Balconies" (as defined in the Declaration) for all purposes under the Declaration and the Regime and shall not be considered part of the Garden Terrace.

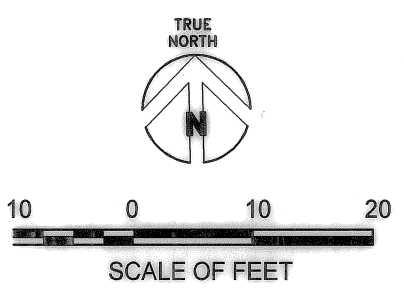
Subject to a Non-Exclusive Assignable Use Easement in favor of the Declarant.

- LEGEND**
- Common Areas
 - Common Areas (Non-Exclusive Use)
 - Non-Condo Building Property (Not Part of Regime)
 - Limited Common Area
 - Private Unit
 - Air Space Lease Boundary

LEVEL 3
ELEV. 4355.69'



LEVEL 4
ELEV. 4366.07'

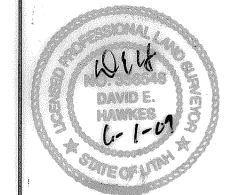


RECORDED # 10870445
 STATE OF UTAH, COUNTY OF Salt Lake, RECORDED AND FILED
 AT THE REQUEST OF Kirby & McOrkie
 DATE 4/13/2009 TIME 3:34pm BOOK 2010P
 PAGE 10 FEE \$ 571.00
 Jennifer Dwyer
 COUNTY RECORDER

DWG DATE: FEBRUARY 09

PLOT DATE:

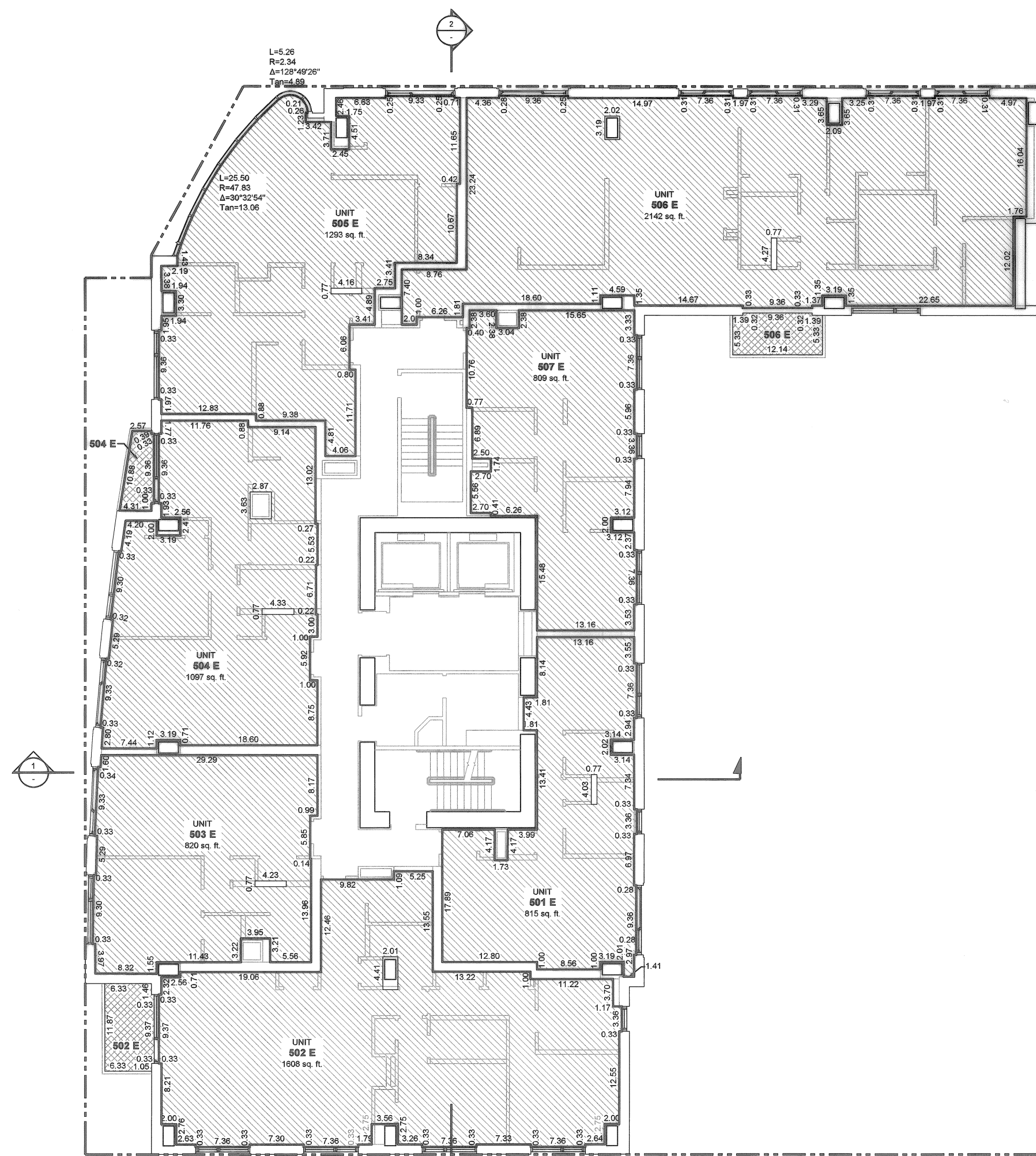
SHEET 11 of 16



Richards Court Condominiums
CONDOMINIUM PLAN
EAST TOWER-LEVELS 3 & 4



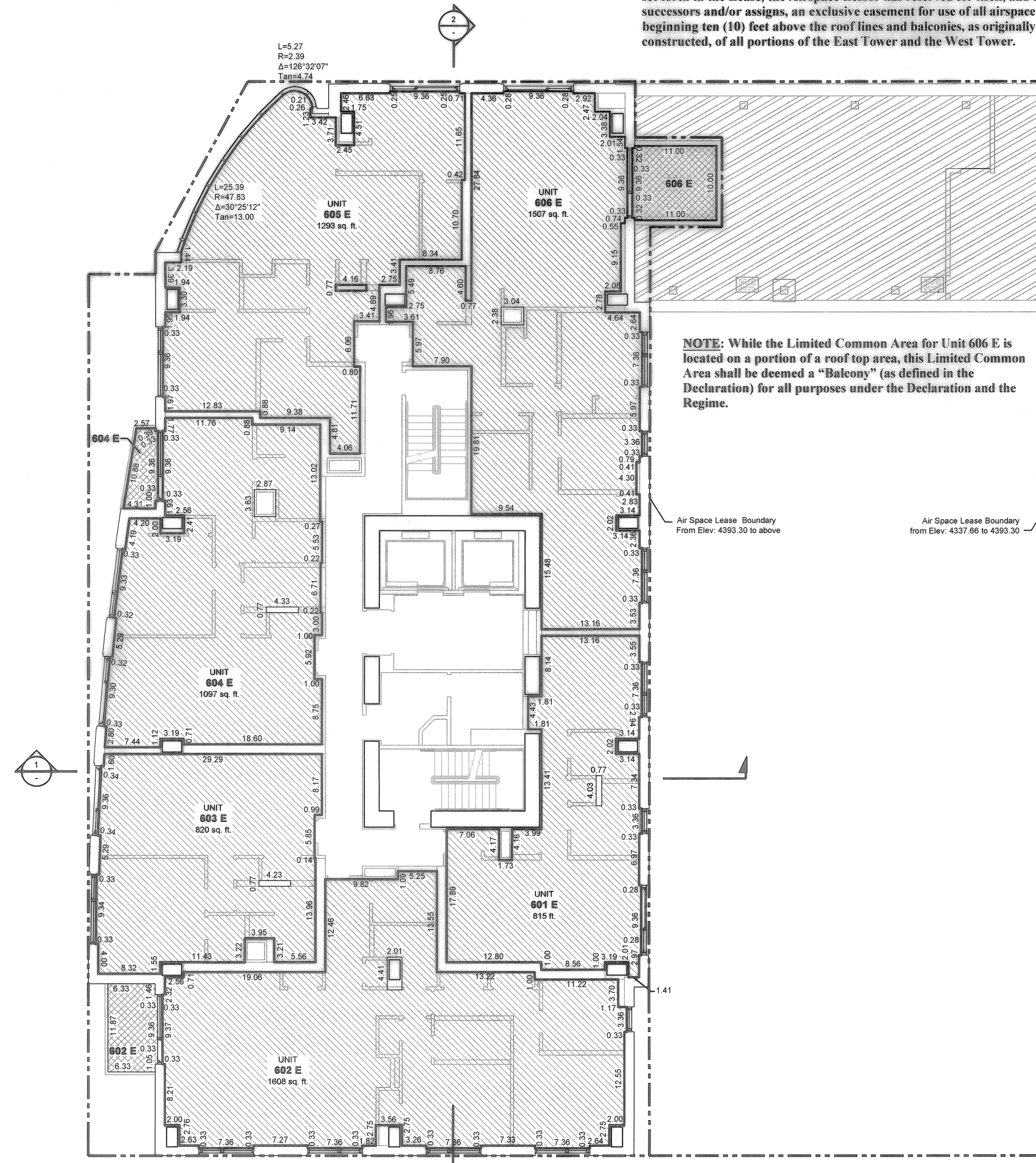
PLOTTED DATE: Monday, 09 March 2009 - 1:46pm



LEGEND

- Common Areas
- Common Areas (Non-Exclusive Use)
- Non-Condo Building Property (Not Part of Regime)
- Limited Common Area
- Private Unit
- Air Space Lease Boundary

LEVEL 5
ELEV. 4376.33'



LEVEL 6
ELEV. 4390.66'

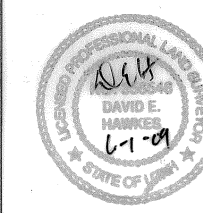


NOTE: Notwithstanding any depiction to the contrary on this Plat, as more fully set forth in the Lease, the Airspace Lessor has reserved for itself, and any successors and/or assigns, an exclusive easement for use of all airspace beginning ten (10) feet above the roof lines and balconies, as originally constructed, of all portions of the East Tower and the West Tower.

NOTE: While the Limited Common Area for Unit 606 E is located on a portion of a roof top area, this Limited Common Area shall be deemed a "Balcony" (as defined in the Declaration) for all purposes under the Declaration and the Regime.

Air Space Lease Boundary
From Elev. 4393.30 to above

Air Space Lease Boundary
from Elev. 4357.66 to 4393.30



Richards Court Condominiums
CONDOMINIUM PLAT
EAST TOWER-LEVELS 5 & 6

TWIN PEAKS
Engineering & Land Surveying
1880 NORTH 800 EAST LEHI, UTAH 84043
(801) 450-3511, (801) 439-0700 FAX

DWG DATE: **FEBRUARY 09**

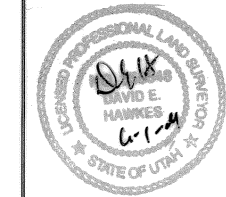
PLOT DATE:

SHEET

12

16

RECORDED # 10878445
STATE OF UTAH, COUNTY OF Salt Lake, RECORDED AND FILED
AT THE REQUEST OF Kirtina & McConkie
DATE 1/13/2010 TIME 3:30 PM BOOK 2009
PAGE 10 FEE \$ 571.00
Aracelis Johnson-Deputy
COUNTY RECORDER



Richards Court Condominiums
 CONDOMINIUM PLAT
 EAST TOWER-LEVELS 7, 8 & 9

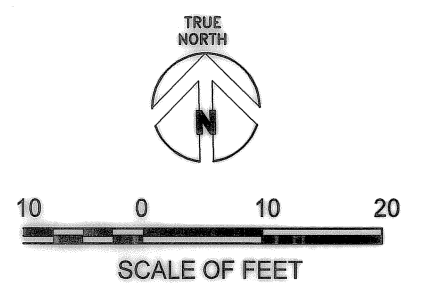
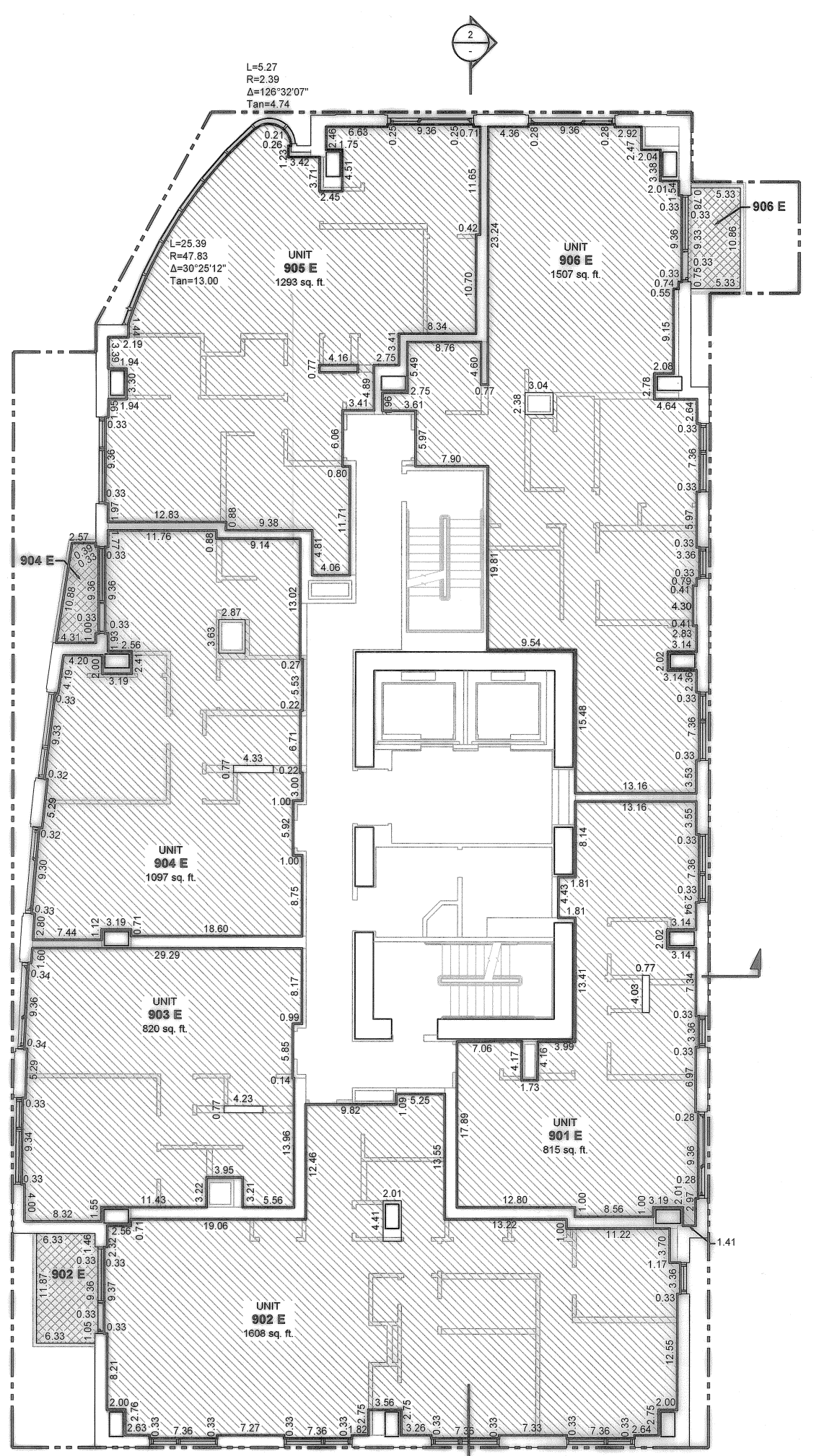
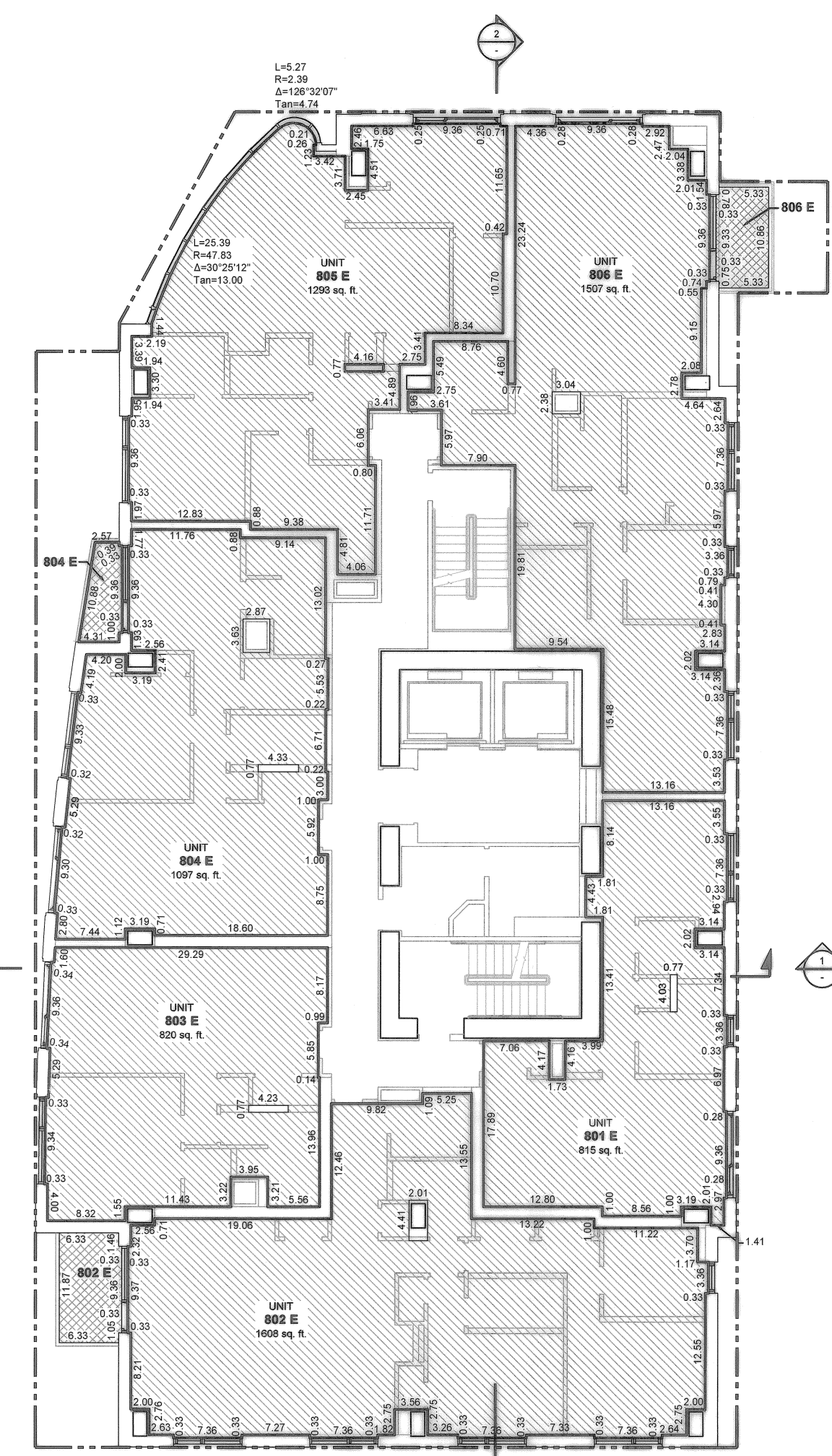
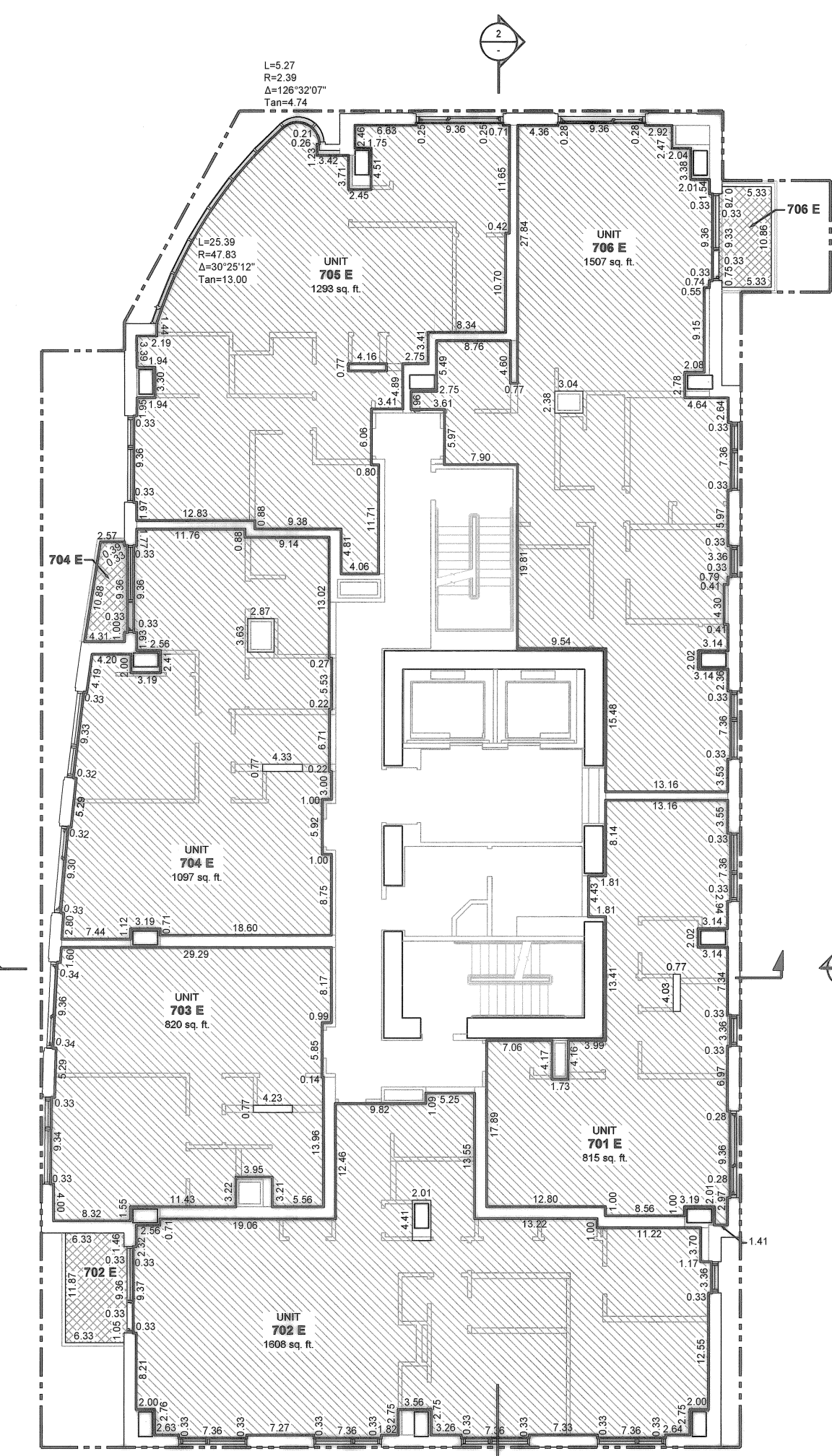
TWIN PEAKS
 Engineering & Land Surveying
 1880 NORTH 800 EAST LEHI, UTAH 84043
 (801) 450-3511, (801) 439-0700 FAX

DWG DATE: **FEBRUARY 09**
 PLOT DATE:

SHEET
 13
 of
 16

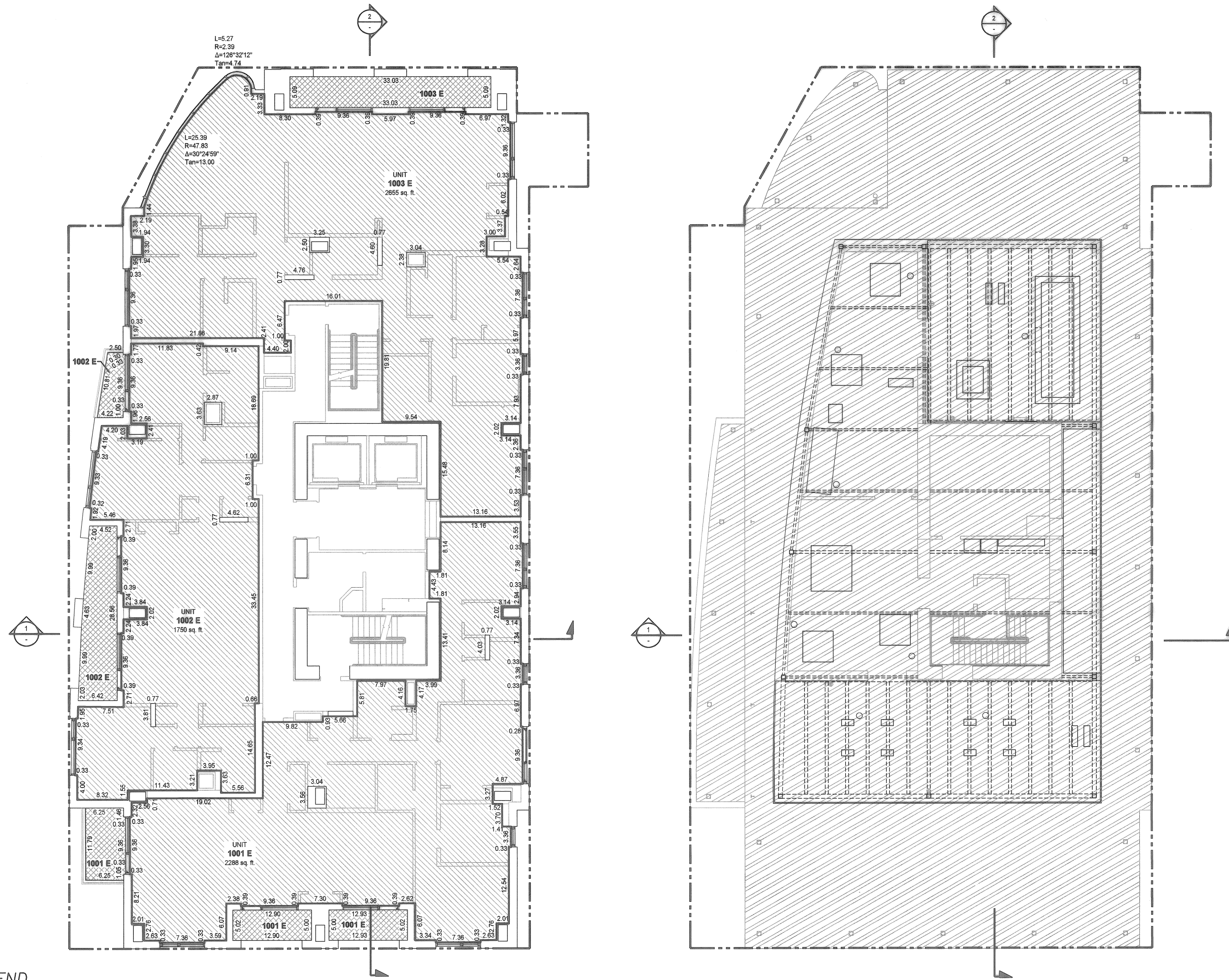
PLOTTED DATE: Monday, 09 March 2009 - 11:41:20m

- LEGEND**
- Common Areas
 - Common Areas (Non-Exclusive Use)
 - Non-Condo Building Property (Not Part of Regime)
 - Limited Common Area
 - Private Unit
 - Air Space Lease Boundary


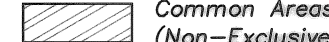
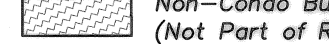
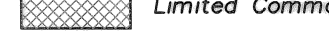
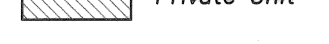



RECORDED # 10878445
 STATE OF UTAH, COUNTY OF Salt Lake, RECORDED AND FILED
 AT THE REQUEST OF Karlson & McCann
 DATE 1/13/2010 TIME 3:34 PM BOOK 2008
 PAGE 10 FEE \$ 521.00
Joy A. [Signature]
 COUNTY RECORDER

PLOTTED DATE: Monday, 09 March 2009 - 1:54pm



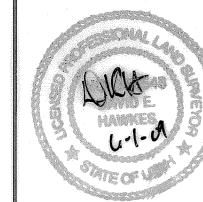
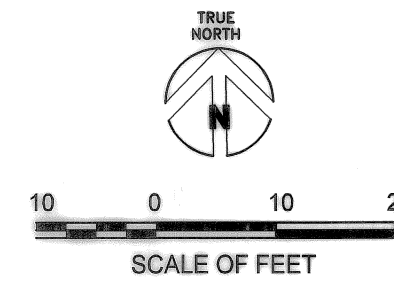
LEGEND

-  Common Areas
-  Common Areas (Non-Exclusive Use)
-  Non-Condo Building Property (Not Part of Regime)
-  Limited Common Area
-  Private Unit
-  Air Space Lease Boundary

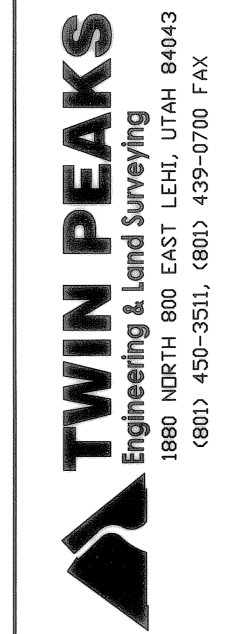
LEVEL 10
ELEV 4428.00'

LEVEL 11
ROOF ELEV 4441.00'
FLOOR ELEV 4442.67'

NOTE: Notwithstanding any depiction to the contrary on this Plat, as more fully set forth in the Lease, the Airspace Lessor has reserved for use of all airspace beginning ten (10) feet above the roof lines (and the "Balconies" as such term is defined in the Declaration), as originally constructed, of all portions of the East Tower and the West Tower



Richards Court Condominiums
CONDOMINIUM PLAT
EAST TOWER LEVELS 10 & 11

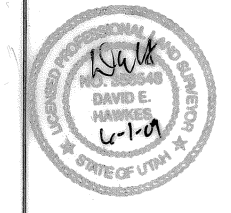


DWG DATE: FEBRUARY 09

PLOT DATE:

SHEET
14
OF
16

RECORDED # 10878443
STATE OF UTAH, COUNTY OF Salt Lake, RECORDED AND FILED
AT THE REQUEST OF Kirtux & McConkie
DATE 1/13/2010 TIME 3:30 PM BOOK 2010 P
PAGE 10 FEE \$ 571.00
County Recorder

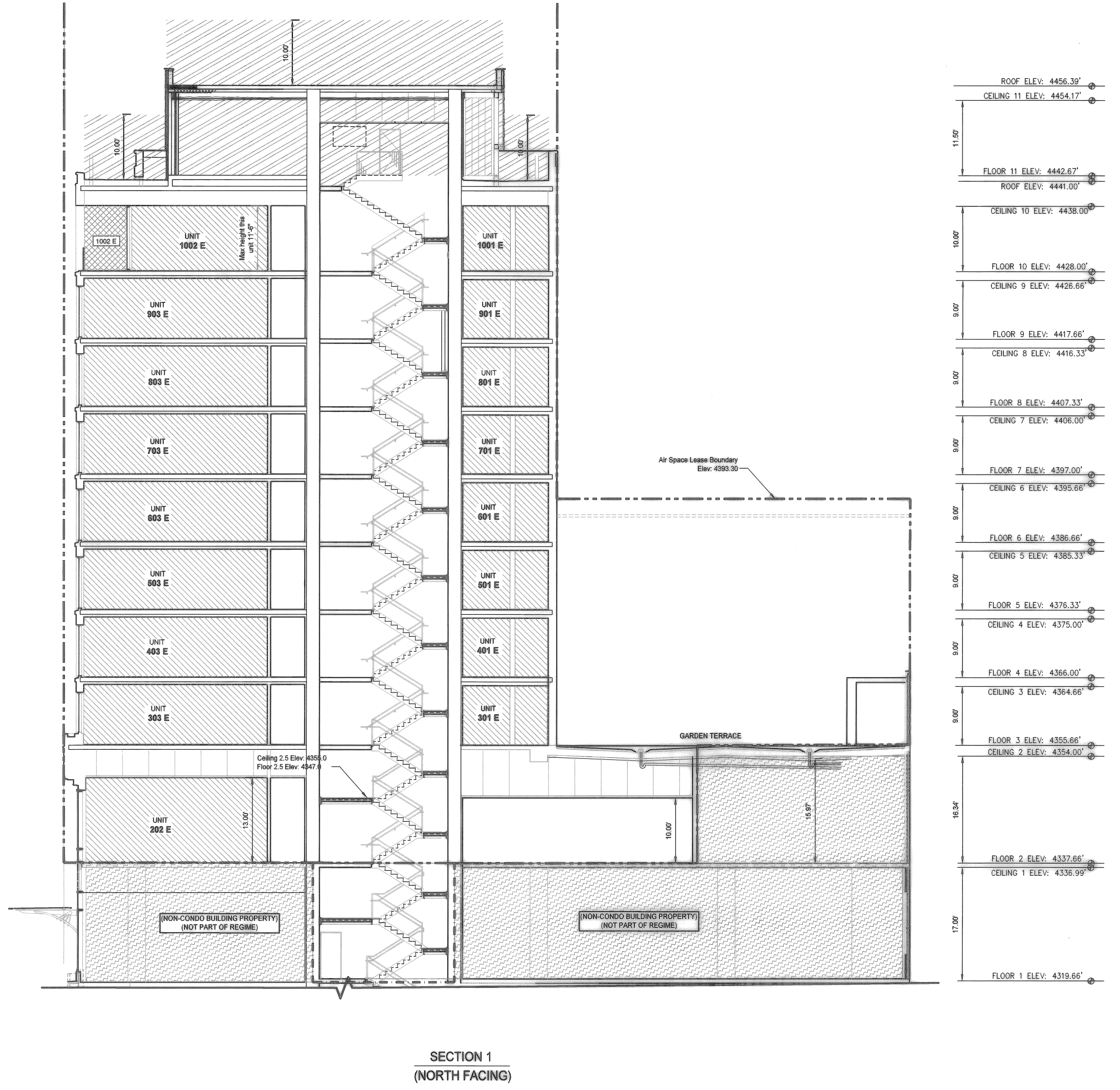


Richards Court Condominiums
CONDOMINIUM PLAT
EAST TOWER-SECTIONS

TWIN PEAKS
 Engineering & Land Surveying
 1880 NORTH 800 EAST LEHI, UTAH 84043
 (801) 450-3511, (801) 439-0700 FAX

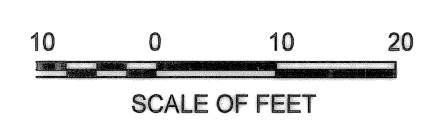
DWG DATE: FEBRUARY 09
 PLOT DATE:

SHEET
 15
 16



LEGEND

- Common Areas
- Common Areas (Non-Exclusive Use)
- Non-Condo Building Property (Not Part of Regime)
- Limited Common Area
- Private Unit
- Air Space Lease Boundary
- Main Floor (Level 1) Easement Boundary

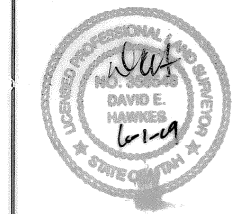


NOTE: Notwithstanding any depiction to the contrary on this Plat, as more fully set forth in the Lease, the Airspace Lessor has reserved for itself, and any successors and/or assigns, an exclusive easement for use of all airspace beginning ten (10) feet above the roof lines and balconies, as originally constructed, of all portions of the East Tower and the West Tower.

RECORDED # 10878443
 STATE OF UTAH, COUNTY OF Salt Lake, RECORDED AND FILED
 AT THE REQUEST OF Kirtan J. McConkie
 DATE 1/13/2010 TIME 3:34PM BOOK 2010
 PAGE 10 FEE \$ 571.00
Jan. M. Deputy
 COUNTY RECORDER

PLOTTED DATE: Monday, 09 March 2009 - 2:07pm

SECTION 1
 (NORTH FACING)

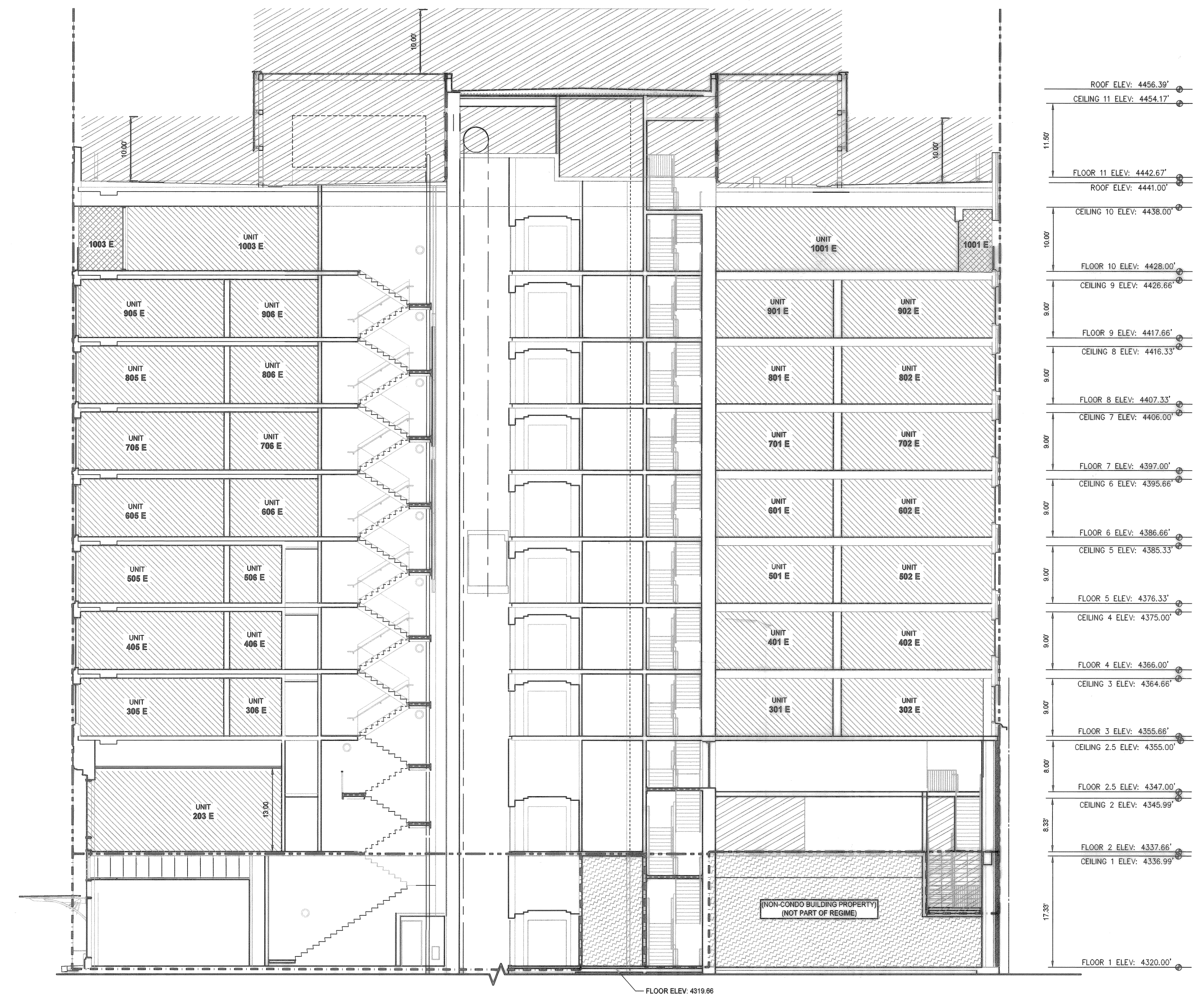


Richards Court Condominiums
 CONDOMINIUM PLAT
 EAST TOWER-SECTIONS

TWIN PEAKS
 Engineering & Land Surveying
 1880 NORTH 800 EAST LEHI, UTAH 84043
 (801) 439-3511, (801) 439-0700 FAX

DWG DATE: FEBRUARY 09
 PLOT DATE:

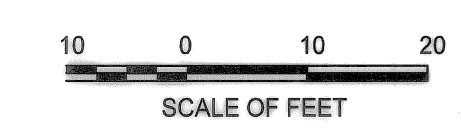
SHEET
 16
 of
 16



ROOF ELEV:	4456.30'
CEILING 11 ELEV:	4454.17'
11.00'	
FLOOR 11 ELEV:	4442.67'
ROOF ELEV:	4441.00'
CEILING 10 ELEV:	4438.00'
10.00'	
FLOOR 10 ELEV:	4428.00'
CEILING 9 ELEV:	4426.66'
9.00'	
FLOOR 9 ELEV:	4417.66'
CEILING 8 ELEV:	4416.33'
8.00'	
FLOOR 8 ELEV:	4407.33'
CEILING 7 ELEV:	4406.00'
7.00'	
FLOOR 7 ELEV:	4397.00'
CEILING 6 ELEV:	4395.66'
6.00'	
FLOOR 6 ELEV:	4386.66'
CEILING 5 ELEV:	4385.33'
5.00'	
FLOOR 5 ELEV:	4376.33'
CEILING 4 ELEV:	4375.00'
4.00'	
FLOOR 4 ELEV:	4366.00'
CEILING 3 ELEV:	4364.66'
3.00'	
FLOOR 3 ELEV:	4355.66'
CEILING 2.5 ELEV:	4355.00'
2.50'	
FLOOR 2.5 ELEV:	4347.00'
CEILING 2 ELEV:	4345.99'
2.00'	
FLOOR 2 ELEV:	4337.66'
CEILING 1 ELEV:	4336.99'
1.75'	
FLOOR 1 ELEV:	4320.00'

LEGEND

- Common Areas
- Common Areas (Non-Exclusive Use)
- Non-Condo Building Property (Not Part of Regime)
- Limited Common Area
- Private Unit
- Air Space Lease Boundary
- Main Floor (Level 1) Easement Boundary



SECTION 2
 (EAST FACING)

NOTE: Notwithstanding any depiction to the contrary on this Plat, as more fully set forth in the Lease, the Airspace Lessor has reserved for itself, and any successors and/or assigns, an exclusive easement for use of all airspace beginning ten (10) feet above the roof lines and balconies, as originally constructed, of all portions of the East Tower and the West Tower.

RECORDED 110278443
 STATE OF UTAH, COUNTY OF Salt Lake, RECORDED AND FILED
 AT THE REQUEST OF Kirtan P. McCook
 DATE 1/13/2010 TIME 3:34pm BOOK 20108
 PAGE 10 FEE \$ 571.00
Ja A. Dwyer
 COUNTY CLERK

PLOTTED DATE: Monday, 09 March 2009 - 2:08pm