# THE REGENT AT CITY CREEK CONDOMINIUMS, A UTAH LEASEHOLD CONDOMINIUM PROJECT

### PLAT NOTES:

1. The condominium project and regime (the "Project") created pursuant to this Condominium Plat (this 'Plat'), and the Declaration of Condominium of The Regent at City Creek 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 Project is subject and subordinate to all of the terms, provisions, and conditions of that certain Residential Tower Airspace Lease, recorded on <u>February</u>, 2011, as Entry No. <u>1134083</u>, in Book <u>1105</u>, beginning on Page <u>2602</u>, in the official records of the Salt Lake County Recorder (the 'Lease').

2. In addition to the Lease, the Project is subject and subordinate to that certain Amended and Restated City Creek Center Master Declaration of Easements, recorded on January 12, 2010, as Entry No. 10877609, in Book 9796, beginning on Page 4404, in the official records of the Salt Lake County Recorder (the Master Declaration"). Because the rights and obligations of all parties having or acquiring an ownership interest in any portion of the Project 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 Project is advised to review in detail all of the notes, disclosures, information, limitations, restrictions, covenants, conditions, easements, terms, and provisions of the Lease, the Master Declaration, the Declaration and this Plat.

3. The airspace and other property leased under the terms of the Lease (the "Leased Property") have been leased for a set term of years (subject to rights and/or options to renew). 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 Project or the improvements related thereto (including, without limitation, the ownership interests of any owners of any condominium units (the "Units") within the Project), 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 leasehold or other interests. The terms and provisions of this termination and reversion of rights are more fully described in the Lease and the Declaration.

4. 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 footgaes, and sizes determined by applicable architects 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 Project. 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 Project, 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 Project as ultimately and originally constructed shall be deemed the actual dimensions, square footages, and sizes for all purposes in connection with the Project.

5. 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 and heights 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 with respect to the Project. 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.

6. The address for a Unit in the Project shall be "35 East 100 South" together with the applicable Unit number/designation and the other applicable city, state, and zip code information.

			W S Temple St	
CITY BUILDING	DAY OF	₩ 2no.:	W 100 S SITE (36) Orpheum Ave Regent St St St St St St St St St St St St St S	E:
NUMBER ACCOUNT SHEET OF SHEETS	HEALTH APPROVED THIS_ December, 201 Jeem DESIGNEE	AKE VALLEY DEPARTMENT 28 TH DAY OF 0. Manufactor SALT LAKE VALLEY H DEPARTMENT	<u>CITY PLANNING DIRECTOR</u> <u>APPROVED THIS 29</u> DAY OF <u>December</u> , 2010, BY THE SALT LAKE CITY PLANNING COMMISSION. <u>Multiplanning Director</u> DATE	I HEREN AND IT CITY EN CITY SU

PLAT NOTES CONTINUED:

7. 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 a parking garage and related parking facilities under, near, adjacent to, or around the building and/or other improvements contained within the Project (collectively, the "Parking Garage"). Notwithstanding the foregoing, at all times that the Project 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 seventy-five (75) 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 75" (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 seventy-five (75) parking stalls for use by the Project, or (ii) allow an inspection of the parking areas to verify same. The commitment of City Creek Livina. LLC and Affiliate to provide the parking described in this Note #7 is set forth in that certain Master Parking Agreement dated \_ Fabruary 11\_\_\_, 2011, between City Creek Living, LLC, Affiliate, and the owners association for the Project (a notice of such Master Parking Agreement was recorded with the Salt Lake County Recorder on February 19 , 2011, as Entry No. \_\_\_\_\_\_). 8. Certain interior walls within the Units, as well as other walls throughout the building containing the Project, include certain piping, plumbing, venting, utilities, and other facilities and improvement which run between, benefit, and/or service multiple Units and/or Common Areas (the "Common Service Facilities"). As more fully described in the Declaration, such walls containing the Common Service Facilities shall be deemed Common Areas and shall not be considered as part of any single Unit regardless of whether or not (i) such walls are located wholly within any one Unit, or (ii) such walls and/or Common Service Facilities are shown, depicted or otherwise designated on this Plat.

### LEGAL DESCRIF MON:

An airspace lease parcel lying and situate in the Northwest Quarter of Section 1, Township 1 South, Range 1 East, Salt Lake Base and Meridian. Salt Lake City. Salt Lake County. Utah. being a part of Lot 2, Block 75, Plat "A", Salt Lake City Survey. Basis of bearing for subject parcel being South 89°57'24" West 794.18 feet coincident with the center line of 100 South Street from the stone well monument monumentalizing the center of intersection of said 100 South Street and State Struet (100 East) and a one inch copper rivet monument set flush with concrete at the intersection of Main Street and said 100 South Street. 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, 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:

100 South and State Streets thence South 89'57'24" West 65.03 feet coincident with the monument line of said 100 South Street: Thence North 00°02'36" West 62.69 feet to the southeast corner of said Block 75; Thence South 89°58'14" West 463.16 feet coincident with the south boundary of said Block 75; Thence vertical up to elevation 4311.00 feet and the True point of beginning of an airspace lease parcel contained between elevations 4311.00 and 4337.50 feet (Level 1); Thence South 89'58'14" West 20.02 feet coincident with said south block boundary; Thence NORTH 7.92 feet; Thence North 23'18'56" West 2.95 feet to a point on the arc of a 208.50 foot radius curve to the right center bears North 67'05'22" East; Thence northerly 14.99 feet along the arc of said 208.50 foot radius curve through a central angle of 04°07'11" to a point of compound curvature: Thence northerly 16.40 feet along the arc of a 50.00 foot radius curve to the riaht (center bears North 71°12'33" East) through a central gnale of 18°47'27" to a point of tangency; Thence NORTH 78.65 feet; Thence EAST 21.17 feet; Thence NORTH 8.38 feet: Thence EAST 76.71 feet: Thence SOUTH 3.50 feet; Thence EAST 5.69 feet; Thence SOUTH 6.09 feet Thence WEST 5.64 feet; Thence NORTH 1.11 feet; Thence WEST 8.09 feet; Thence NORTH 4.12 feet; Thence WEST 63.21 feet; Thence SOUTH 4.03 feet; Thence EAST 4.38 feet; Thence SOUTH 45.45 feet; Thence EAST 9.30 feet; Thence SOUTH 29.88 feet; Thence WEST 11.11 feet: Thence SOUTH 44.05 feet to the point of beginning. Thence vertical up to elevation 4337.50 feet; Thence NORTH 13.83 feet; Thence EAST 0.32 feet to the point of beginning of an airspace lease parcel contained between elevations 4337.50 and 4355.25 feet (Level 2); Thence SOUTH 1.36 feet; Thence South 76'40'52" West 18.63 feet to a point on the arc of a 300.00 foot radius curve to the left center bears North 66'01'17" East; Thence southerly 2.47 feet along the arc of said 300.00 foot radius curve through a central angle of 00°28'16"; Thence South 76°43'42" West 2.55 feet to a point on the arc of a 302.50 foot radius curve to the right center bears North 65'38'38" East: Thence northerly 3.18 feet along the arc of said 302.50 foot radius curve through a central angle of 00°36'07"; Thence EAST 1.50 feet to a point on the arc of a 207.50 foot radius curve to the right center bears North 66'15'36" East; Thence northerly 15.55 feet along the arc or said 207.50 foot radius curve through a central anale of 04 17'41". Thence WEST 3.74 feet: Thence NORTH 96.62 feet; Thence EAST 34.02 feet; Thence NORTH 8.95 feet: Thence EAST 26.38 feet; Thence SOUTH 6.55 feet; Thence WEST 13.34 feet; Thence SOUTH 12.28 feet: Thence EAST 9.36 feet; Thence SOUTH 6.08 feet to the point of beginning of an airspace lease parcel contained between elevations 4337.50 and 4349.04 feet; Thence EAST 33.08 feet to the point of beginning of an airspace lease parcel contained between elevations 4337.50 and 4355.25; Thence NORTH 8.33 feet; Thence WEST 20.44 feet; Thence NORTH 16.44 feet; Thence EAST 20.08 feet; Thence SOUTH 2.27 feet; Thence EAS' 14.11 feet: Thence SOUTH 17.78 feet: Thence EAST 4.17 feet: Thence SOUTH 4.72 feet to the point of beginning of an airspace lease parcel contained between elevations 4337.50 and 4349.60; Thence SOUTH 90.45 feet; Thence WEST 18.07 feet to the point of beginning of an airspace lease parcel contained between elevations 4337.50 and 4349.04: Thence WEST 31.26 feet to the point of beginning of an airspace lease parcel contained between elevations 4337.50 and 4355.25; Thence WEST 4.87 feet; Thence SOUTH 1.58 feet; Thence WEST 2.00 feet; Thence NORTH 2.50 feet; Thence WEST 22.37 feet to the point of beginning.

CITY ENGINEERING DIVISIO	<u>DN</u>
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED	
AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON	FILE.
Alm Var	12/21/2010
CITY ENGINEER	DATE
Peter Musher (acating)	12-21-2010
CITY SURVEYOR	DATE

A PART OF BLOCK 75, PLAT "A", SALT LAKE CITY SURVEY LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH

(35 EAST 100 SOUTH, SALT LAKE CITY, UTAH)

Commencing at the stone well monument monumentalizing the center line intersection of

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.

### LEGAL DESCRIPTION CONTINUED:

Thence vertical up to elevation 4355.25 and the point of beginning of an airspace lease parcel contained between elevations 4355.25 and 4373.25 feet (Level 3): Thence SOUTH 1.36 feet: Thence South 76'40'52" West 18.63 feet to a point on the arc of a 300.00 foot radius curve to the left center bears North 66°01'17" East: Thence southerly 2.47 feet alona the arc of said 300.00 foot radius curve through a central angle of 00°28'16"; Thence South 76'43'42" West 3.30 feet: Thence SOUTH 5.18 feet to the south boundary of said Block 75: Thence South 89'58'14" West 86.85 feet coincident with said south boundary at said elevations 4355.25 to 4373.25 feet: Thence NORTH 61.75 feet: Thence EAST 34.91 feet; Thence NORTH 4.99 feet: Thence EAST 5.66 feet: Thence NORTH 39.49 feet: Thence EAST 30.12 feet: Thence NORTH 5.68 feet: Thence WEST 6.79 feet: Thence NORTH 15.92 feet: Thence EAST 13.82 feet: Thence SOUTH 8.72 feet: Thence EAST 21.08 feet: Thence SOUTH 9.66 feet: Thence FAST 10.14 feet: Thence SOUTH 5.31 feet: Thence WEST 0.25 feet: Thence SOUTH 42.47 feet: Thence WEST 4.04 feet; Thence SOUTH 5.58 feet; Thence EAST 4.04 feet: Thence SOUTH 16.36 feet; Thence EAST 0.27 feet; Thence SOUTH 14.41 feet; Thence WEST 2.22 feet; Thence SOUTH 11.29 feet; Thence EAST 0.46 feet; Thence SOUTH 0.15 feet to the point of beginning. Thence vertical up to elevation 4373.25 and the point of beginning of an airspace lease

parcel contained between elevations 4373.25 and 4383.58 feet (Level 4); Thence SOUTH 1.36 feet: Thence South 76°40'52" West 18.63 feet to a point on the arc of a 300.00 foot radius curve to the left center bears North 66.01'17" East: Thence southerly 2.47 feet alona the arc of said 300.00 foot radius curve through a central angle of 00°28'16"; Thence South 76°43'42" West 3.30 feet: Thence SOUTH 5.18 feet to the south boundary of said Block 75: Thence South 89'58'14" West 86.85 feet coincident with said south boundary at said elevations 4373.25 to 4383.58 feet: Thence NORTH 72.97 feet: Thence EAST 0.52 feet; Thence NORTH 91.55 feet: Thence EAST 80.57 feet; Thence SOUTH 11.22 feet; Thence EAST 12.64 feet: Thence SOUTH 8.71 feet; Thence EAST 7.81 feet; Thence NORTH 14.83 feet; Thence EAST 36.06 feet; Thence SOUTH 22.83 feet to a point on the arc of a 1.08 foot radius curve to the right center bears South 17'38'18" East; Thence southerly 1.52 feet along the arc of said 1.08 foot radius curve through a central anale of 80'09'07": Thence EAST 11.29 feet; Thence SOUTH 6.05 feet; Thence EAST 0.38 feet; Thence SOUTH 12.07 feet: Thence EAST 14.12 feet; Thence NORTH 9.66 feet: Thence EAST 8.67 feet: Thence SOUTH 25.51 feet; Thence WEST 22.79 feet; Thence SOUTH 81.37 feet: Thence WEST 20.90 feet; Thence SOUTH 6.52 feet; Thence WEST 22.48 feet: Thence SOUTH 0.31 feet to the point of beginning.

Thence vertical up to elevation 4383.58 and the point of beginning of an airspace lease parcel contained between elevations 4383.58 and 4393.83 feet (level 5); Thence SOUTH 1.36 feet: Thence South 76°40'52" West 18.63 feet to a point on the arc of a 300.00 foot radius curve to the left center bears North 66'01'17" East; Thence southerly 2.47 feet through a central angle of 00°28'16"; Thence South 76°43'42" West 2.55 feet to a point on the arc of a 302.50 foot radius curve to the right center bears North 65'38'38" East: Thence northerly 10.31 feet through a central angle of 01°57'07": Thence South 79'44'07" West 13.51 feet; Thence South 56'52'18" West 1.22 feet to a point on the arc of a 135.58 foot radius curve to the right center bears North 56'52'18" East: Thence northerly 115.60 feet through a central angle of 48°51'03"; Thence South 74°16'39" East 0.42 feet along a radial line to a point on the arc of a 135.17 foot radius curve to the right; Thence northerly 35.17 feet through a central angle of 14.54'25"; Thence South 59°24'18" East 0.17 feet along a radial line to a point on the arc of a 132.96 foot radius curve to the right; Thence northerly 6.85 feet along the arc of said 132.96 foot radius curve through a central angle of 02°57'06"; Thence EAST 10.90 feet; Thence SOUTH 7.17 feet: Thence EAST 10.83 feet; Thence NORTH 6.76 feet; Thence EAST 0.70 feet; Thence NORTH 1.98 feet; Thence EAST 56.88 feet; Thence SOUTH 28.50 feet; Thence WEST 8.75 feet; Thence SOUTH 112.83 feet; Thence WEST 11.10 feet; Thence SOUTH 6.52 feet; Thence WEST 22.48 feet; Thence SOUTH 0.31 feet to the point of beginning; Thence vertical up to elevation 4393.83 feet and the point of beginning of an airspace lease parcel contained between elevations 4393.83 and up (level 6); Thence SOUTH 1.36 feet: Thence South 76°40'52" West 18.63 feet to a point on the arc of a 300.00 foot radius curve to the left center bears North 66°01'17" East; Thence southerly 2.47 feet through a central angle of 00°28'16"; Thence South 76°43'42" West 2.55 feet to a point on the arc of a 302.50 foot radius curve to the right center bears North 65'38'38" East: Thence northerly 10.31 feet through a central angle of 01°57'07"; Thence South 79°44'07" West 13.51 feet; Thence South 56'52'18" West 1.22 feet to a point on the arc of a 135.58 foot radius curve to the right center bears North 56°52'18" East: Thence northerly 115.60 feet through a central angle of 48'51'03"; Thence South 74'16'39" East 0.42 feet along a radial line to a point on the arc of a 135.17 foot radius curve to the right; Thence northerly 35.17 feet through a central anale of 14°54'25"; Thence South 59'24'18" East 0.17 feet along a radial line to a point on the arc of a 132.96 foot radius curve to the right; Thence northerly 6.85 feet along the arc of said 132.96 foot radius curve through a central angle of 02°57'06"; Thence EAST 10.29 feet to a point on the arc of a 209.30 foot radius curve to the right center bears South 70°49'07" East: Thence northerly 2.39 feet along the arc of said 209.30 foot radius curve through a central angle of 00'39'12"; Thence EAST 2.66 feet to a point on the arc of a 206.80 foot radius

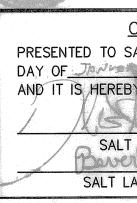
curve to the left center bears South 69'54'54" East; Thence southerly 2.30 feet along the arc of said 206.80 foot radius curve through a central angle of 00°38'16"; Thence EAST 47.06 feet: Thence SOUTH 2.50 feet: Thence EAST 6.08 feet: Thence SOUTH 19.67 feet: Thence EAST 4.46 feet; Thence SOUTH 117.67 feet; Thence WEST 11.10 feet; Thence SOUTH 6.52 feet: Thence WEST 22.48 feet; Thence SOUTH 0.31 feet to the point of beginning. TOGETHER WITH an easement in, on, above, and over all adjacent property for any and all protrusions, awnings, overhangs, and/or other encroachments of architectural features

and/or other portions of the building, structures, and/or improvements as originally designed and constructed within the airspace described above.



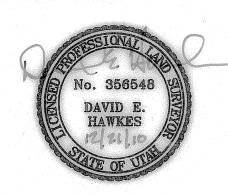
CITY PUBLIC UTILITIES DEPT.
APPROVED AS TO SANITARY SEWER AND
WATER DETAILS THIS 27 DAY OF
DECRMBER, 2010.
Telho
SALT LAKE CITY PUBLIC UTILITIES, DIRECTOR

CITY ATTORNEY APPROVED AS TO FORM THIS DAY OF
SALT LAKE CITY ATTORNEY



### SURVEYOR'S CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 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 THE REGENT AT CITY CREEK CONDOMINIUMS, a Utah leasehold condominium project, to be prepared, and does hereby consent to the recordation of this Condominium Plat in accordance with the Utah Condominium Ownership Act.

In witness hereof, the undersigned set his hand this <u>21</u> day of <u>December</u> 2010.

CITY CREEK LIVING, LLC,

Title: Manaaer

**ACKNOWLEDGMEN** 

STATE OF UTAH COUNTY OF SALT LAKE S.S.

On this <u>21</u> day of <u>December</u>, 2010, 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.

Chane Tuck

Notary Public for Utah

RETARY PUBLIC - STATE OF My Comm. Exp. 08/2 Commission #

SHEET

OF\_\_\_\_\_SHEETS

### FEE OWNER'S CONSENT TO RECORD

Know all men by these presents, that City Creek Reserve, Inc., a Utah non-profit corporation, the fee owner of the hereon described land, does hereby consent to the recordation 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 <u>215</u> day of <u>December</u> 2010.

CITY CREEK RESERVE. INC.,

Name: Mark B. Gibbons Title: President

### ACKNOWLEDGMENT

\$690.00

COUNTY OF SALT LAKE S.S.

On this 2/2 day of December \_\_\_\_, 2019, 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. Diane Tuck Notary Public for Utah Prepared By: WIN PEAKS Engineering & Land Surveying 2264 NORTH 1450 EAST LEHI, UTAH 84043 (801) 450-3511, (801) 439-0700 FAX SALT LAKE COUNTY RECORDER # 1134085 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Kirtin 3 Mc Conkie NUMBER ACCOUNT\_ DATE: 2.14 2011 TIME: 3.00 PM BOOK: 2011 PAGE: 17

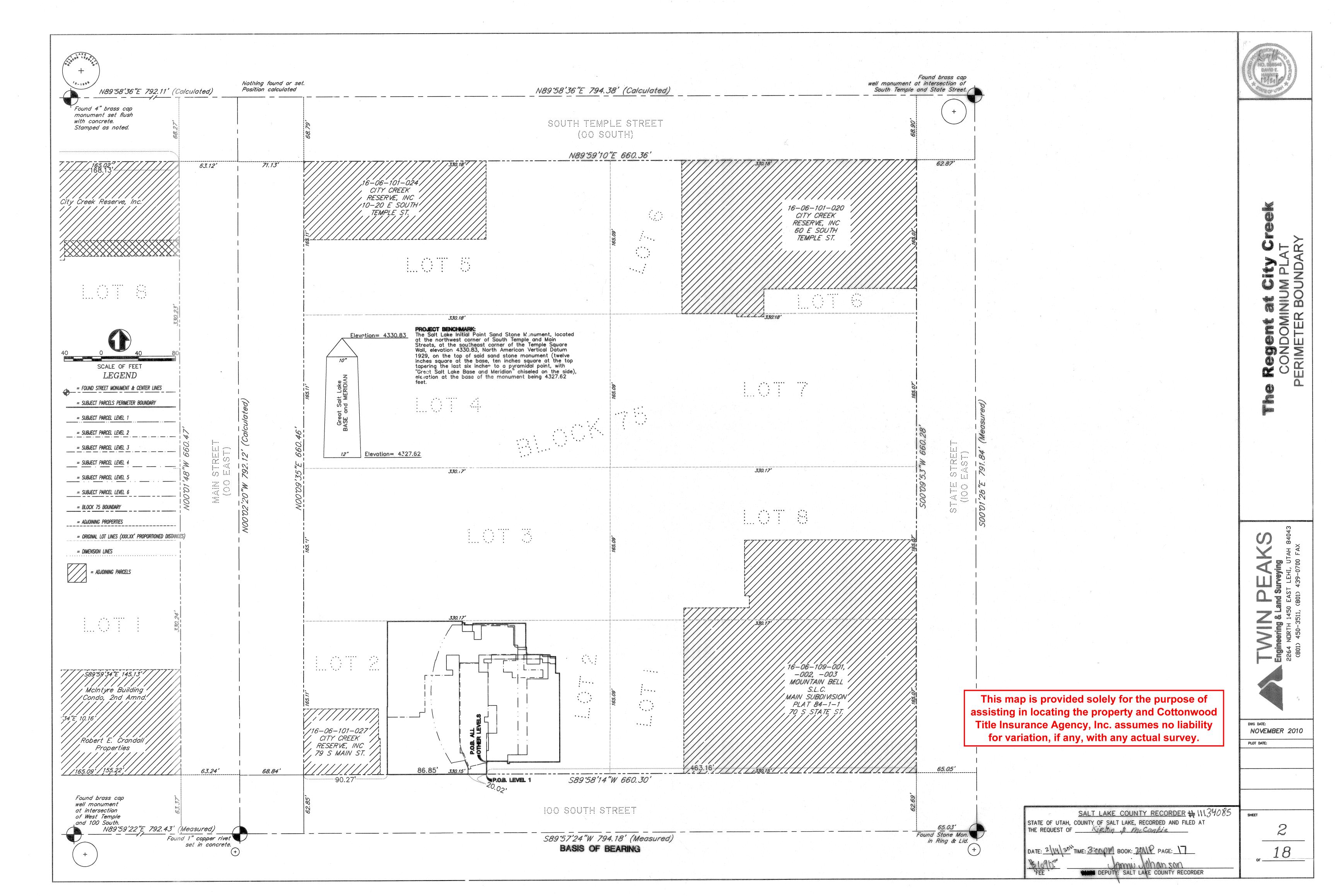
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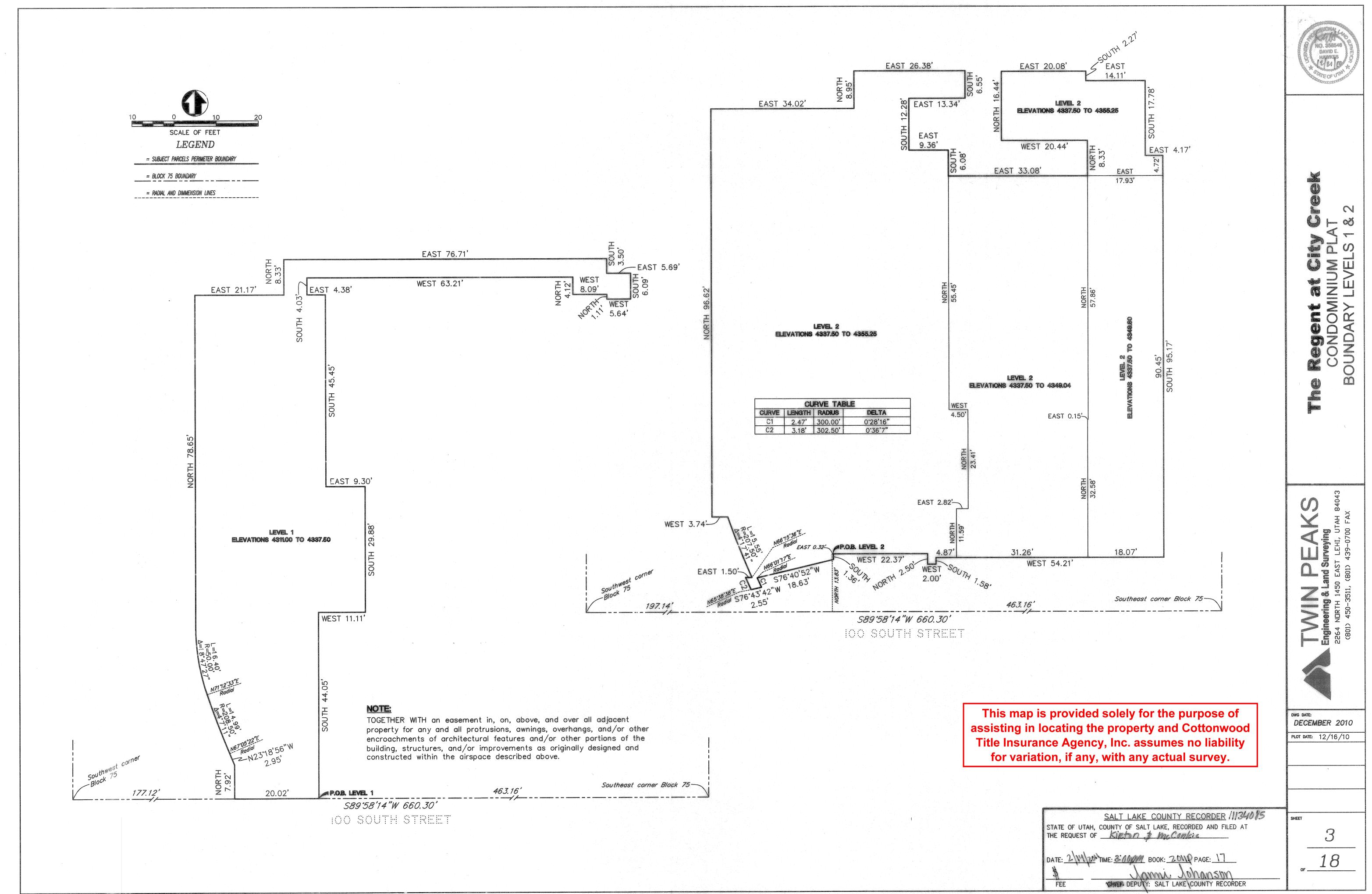
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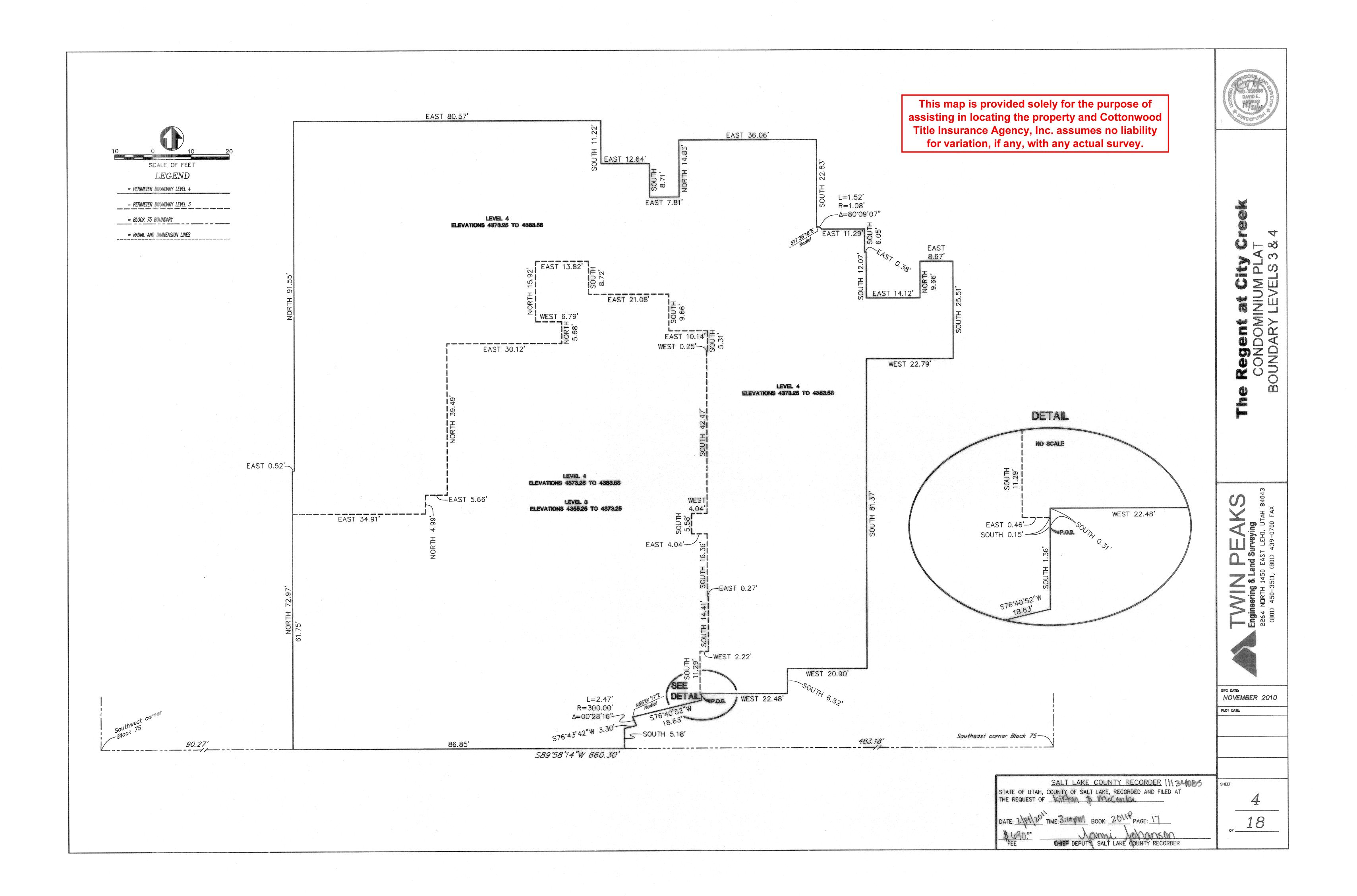
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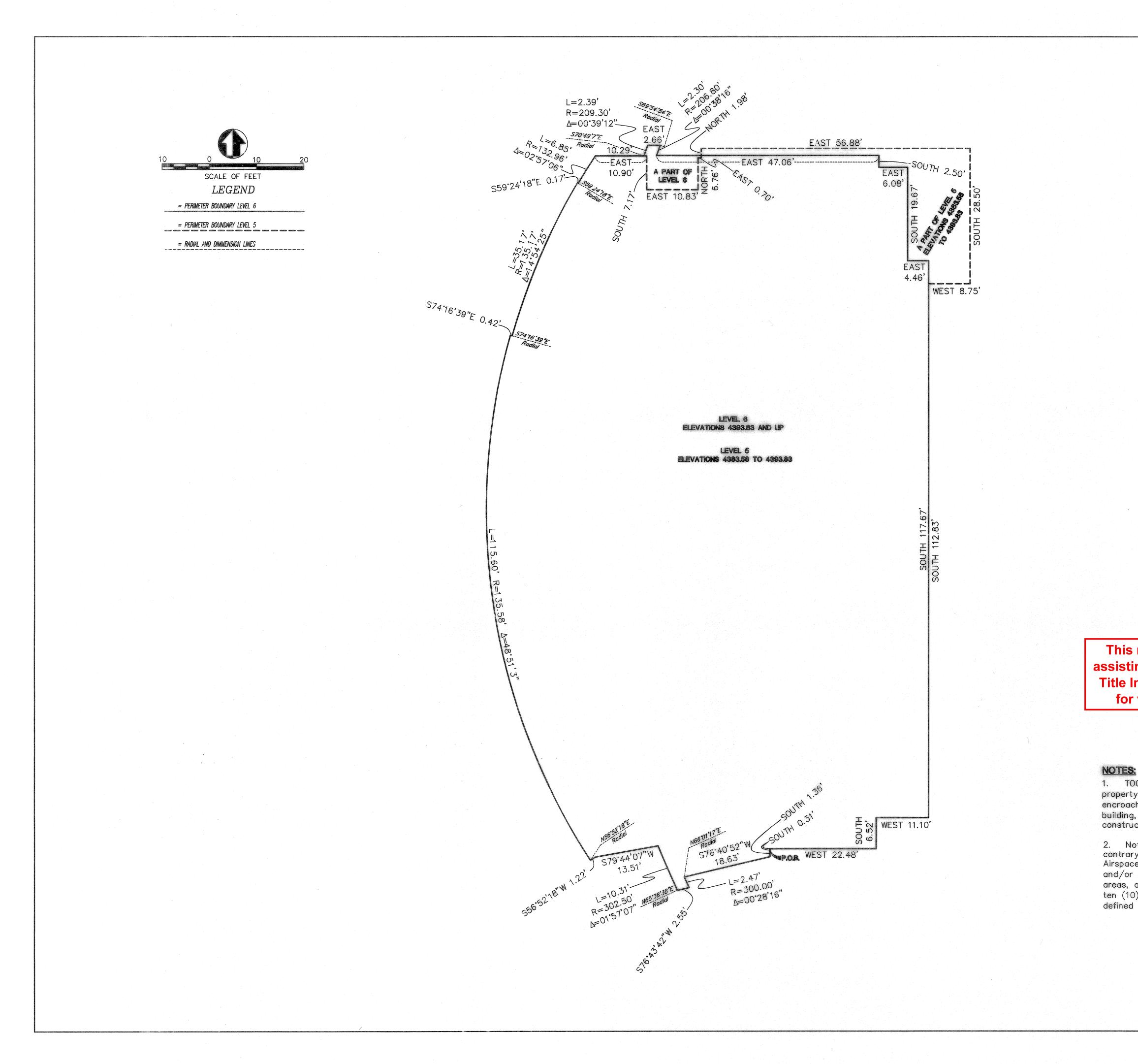
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AND IT IS HEREBY	APPROVED.		
1 LAL	(Anniel)	6.	
SALT L	AKE CITY-MAY	(OR	
SALT LAKE	E CITY RECOR	DER	
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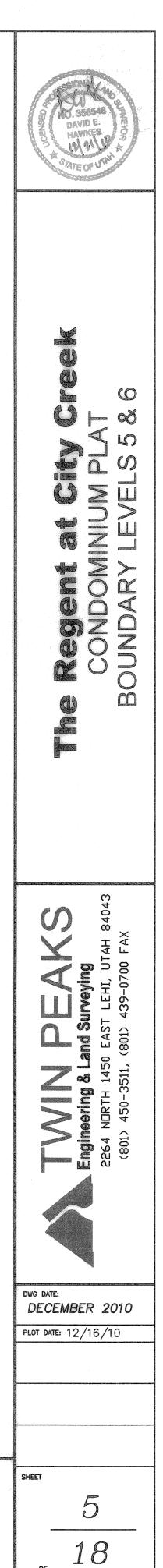


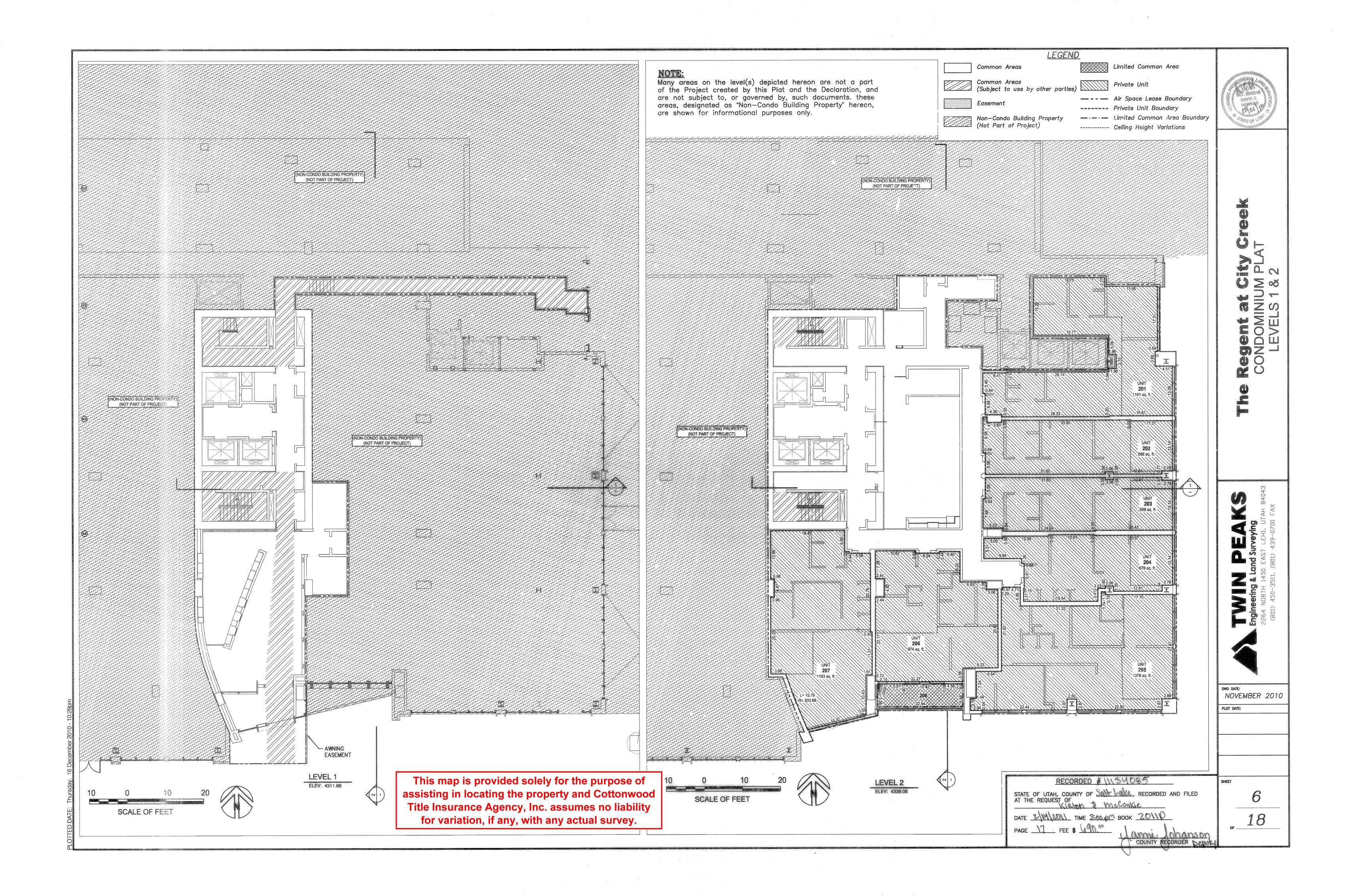


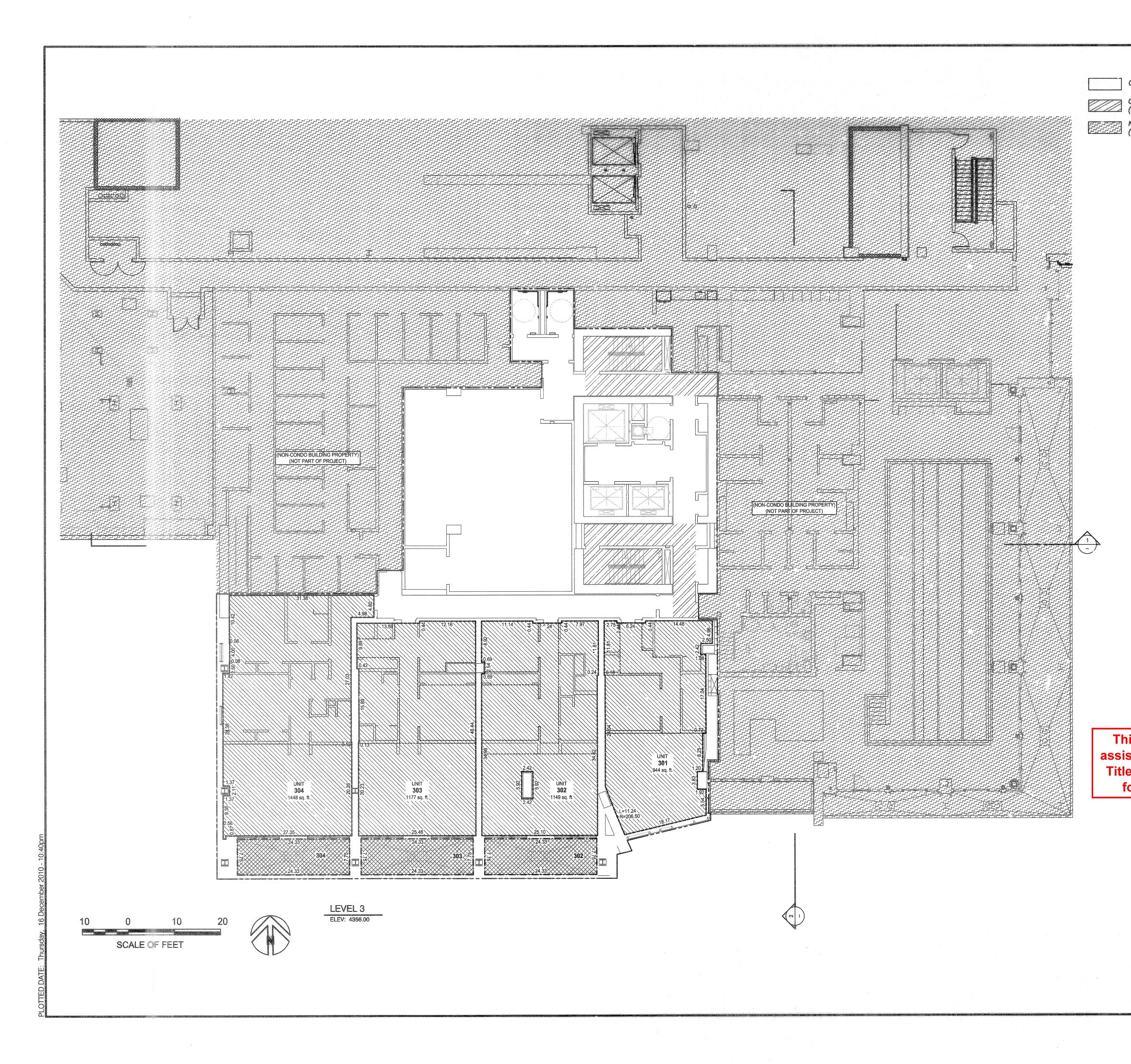
1. TOGETHER WITH an easement in, on, above, and over all adjacent property for any and all protrusions, awnings, overhangs, and/or other encroachments of architectural features and/or other portions of the building, structures, and/or improvements as originally designed and constructed within the airspace described above.

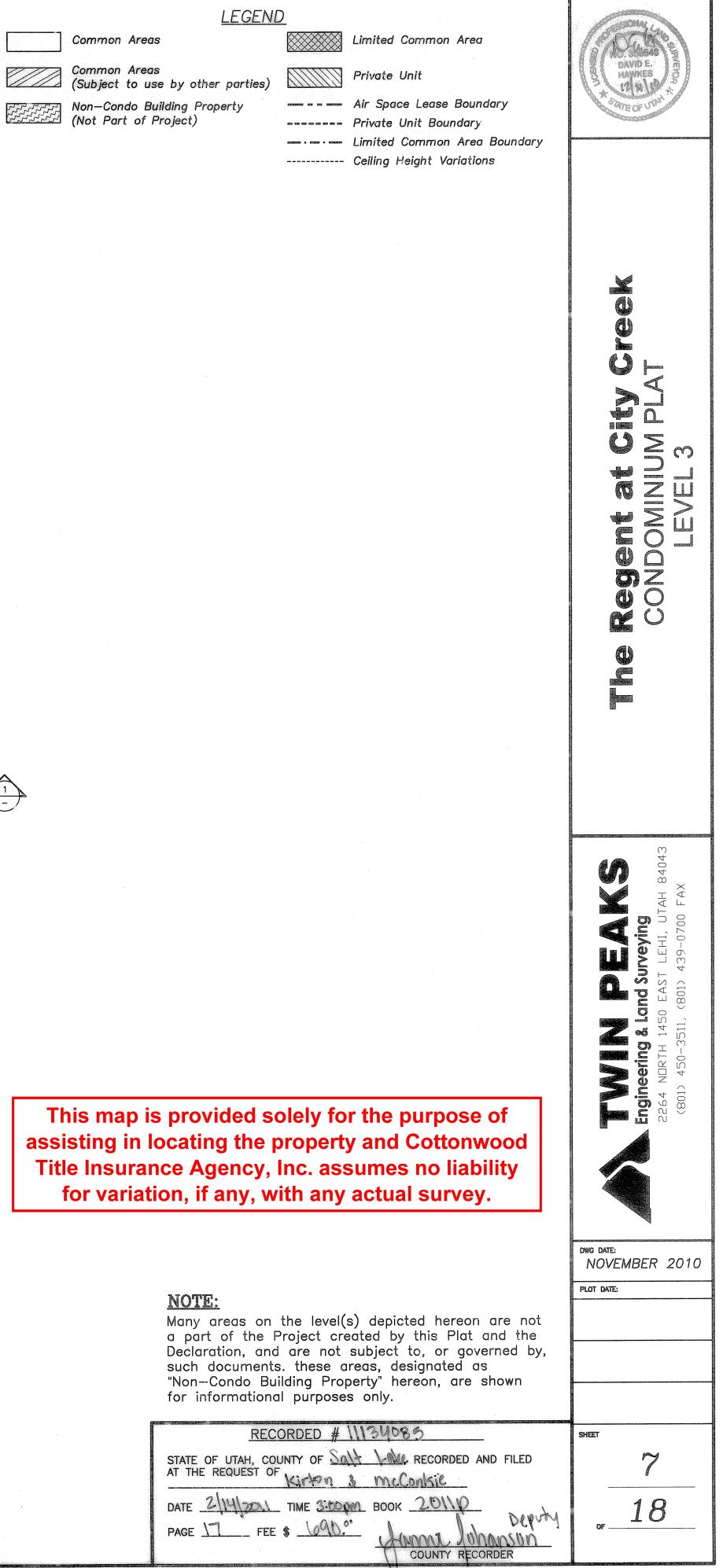
2. Notwithstanding any depiction, illustration, or description to the contrary on this Plat, as more fully set forth in the Lease, the Airspace Lessor has reserved for itself, and any of its successors and/or assigns, (i) a non-exclusive easement for use of all rooftop areas, and (ii) an exclusive easement for use of all airspace beginning ten (10) feet above all roof lines and all "Balconies" (as such term is defined in the Declaration), as originally constructed.

SALT LAKE COUNTY RECORDER 11134085	SHEET	
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Kithon & McConvie	_	5
DATE: 2/14/201 TIME: 3:00 pm BOOK: 2011 PAGE: 17	0F	18
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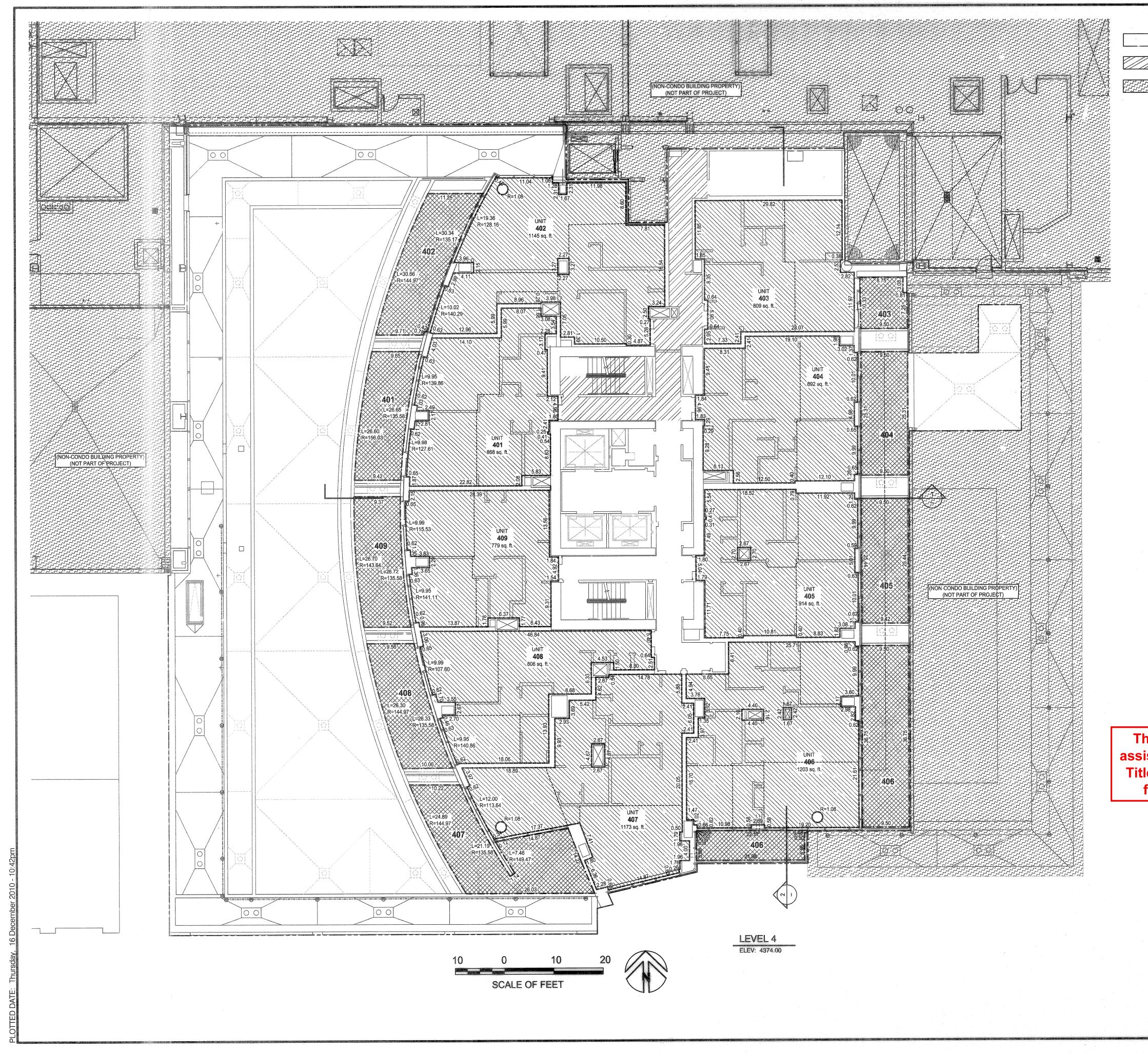






Common Areas

Non-Condo Building Property (Not Part of Project)



	<u>LEGEI</u>	<u>ND</u>		
	Common Areas		Limited Common Area	SUSSIONAL LING
2	Common Areas (Subject to use by other parties)		Private Unit	DAVID E. M HAWKES O
المرجو	Non-Condo Buildina Property		Air Space Lease Boundary	1 12 u 19 *
	(Not Part of Project)	200 200 200 200 200 200 200 200	Private Unit Boundary	OTATE OF UTA
			Limited Common Area Boundary	
			Ceiling Height Variations	
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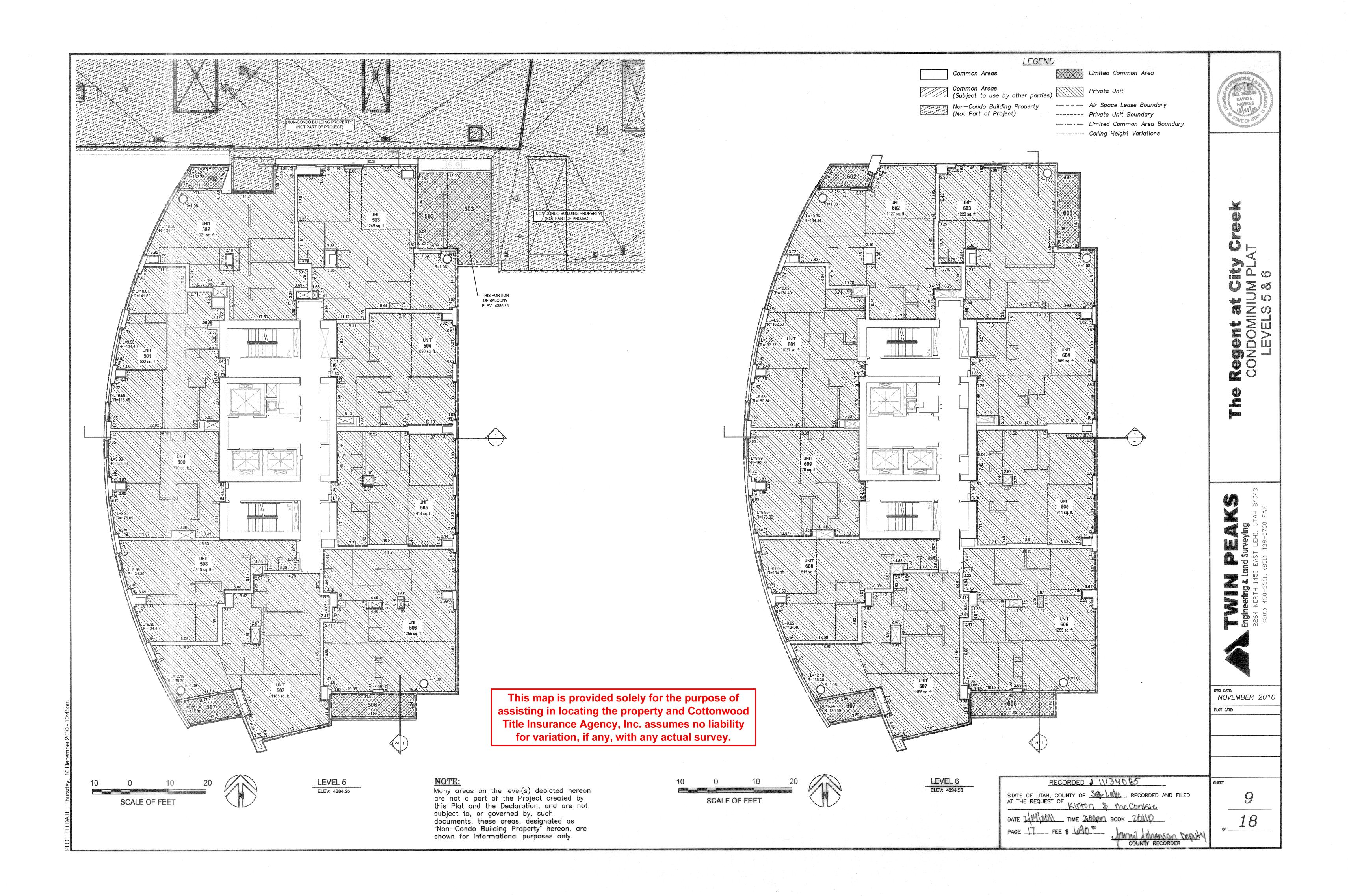
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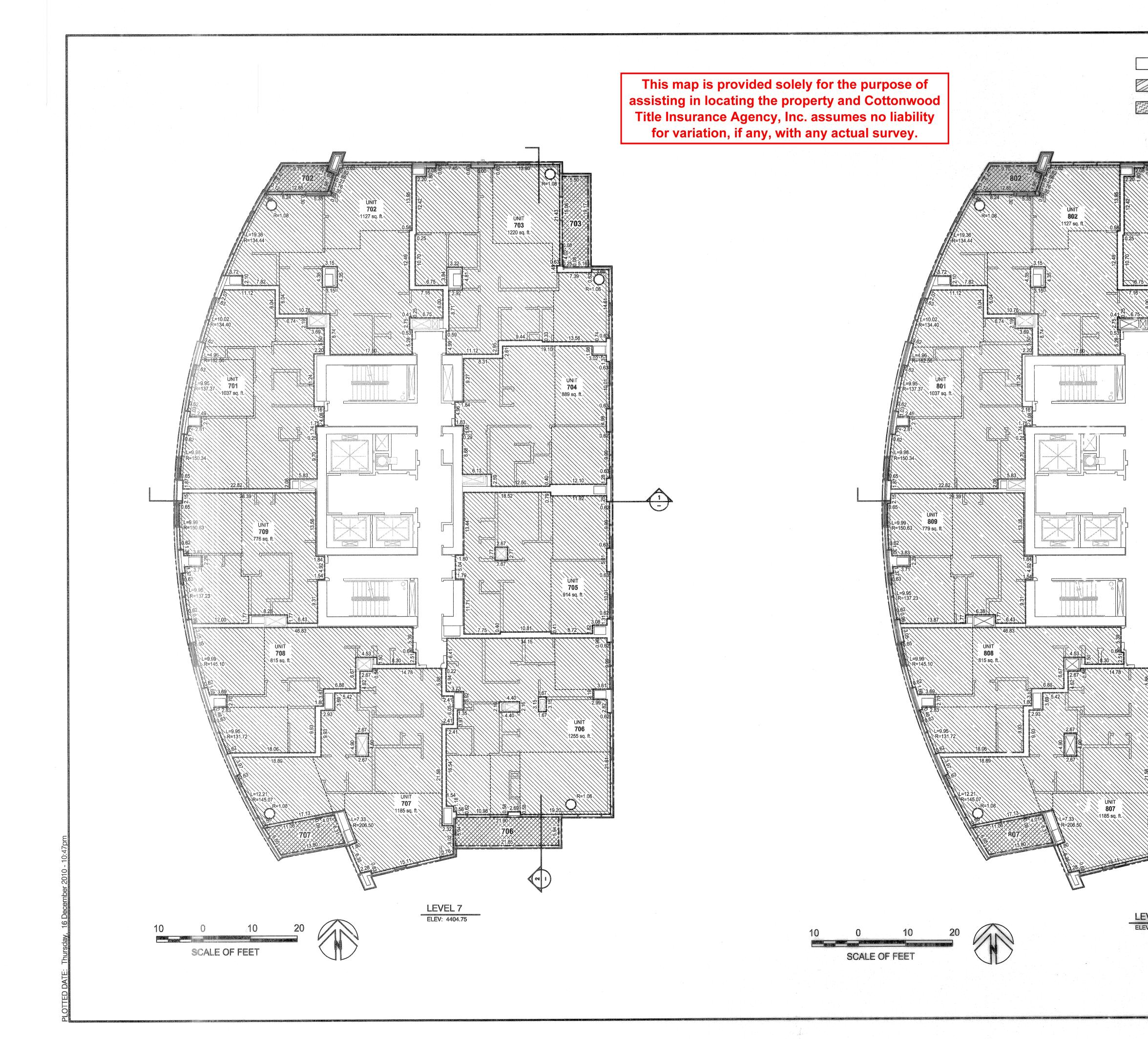
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Engineering

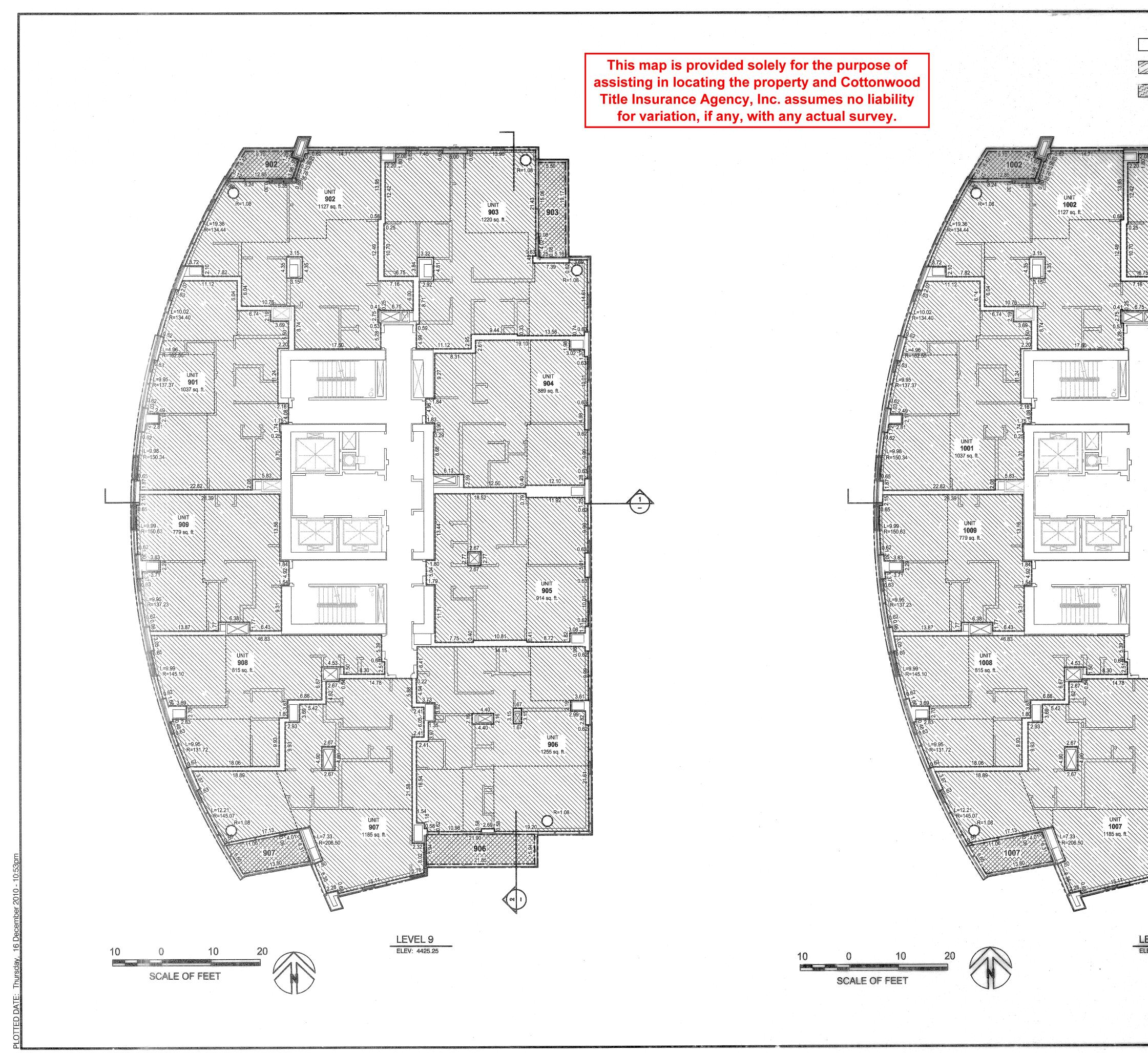
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

		dwg date: NOVEMBER 2010
	NOTE:	PLOT DATE:
	Many areas on the level(s) depicted hereon are not a part of the Project 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.	
See Statistics with	RECORDED # 1134085	SHEET
	STATE OF UTAH, COUNTY OF Sale Lake, RECORDED AND FILED AT THE REQUEST OF Kirton & McCunkie	8
	DATE 2-14 2011 TIME 3:00 PM BOOK 2011P	18
	PAGE 17 FEE \$ 690.00 Unit whan she Depty	OF



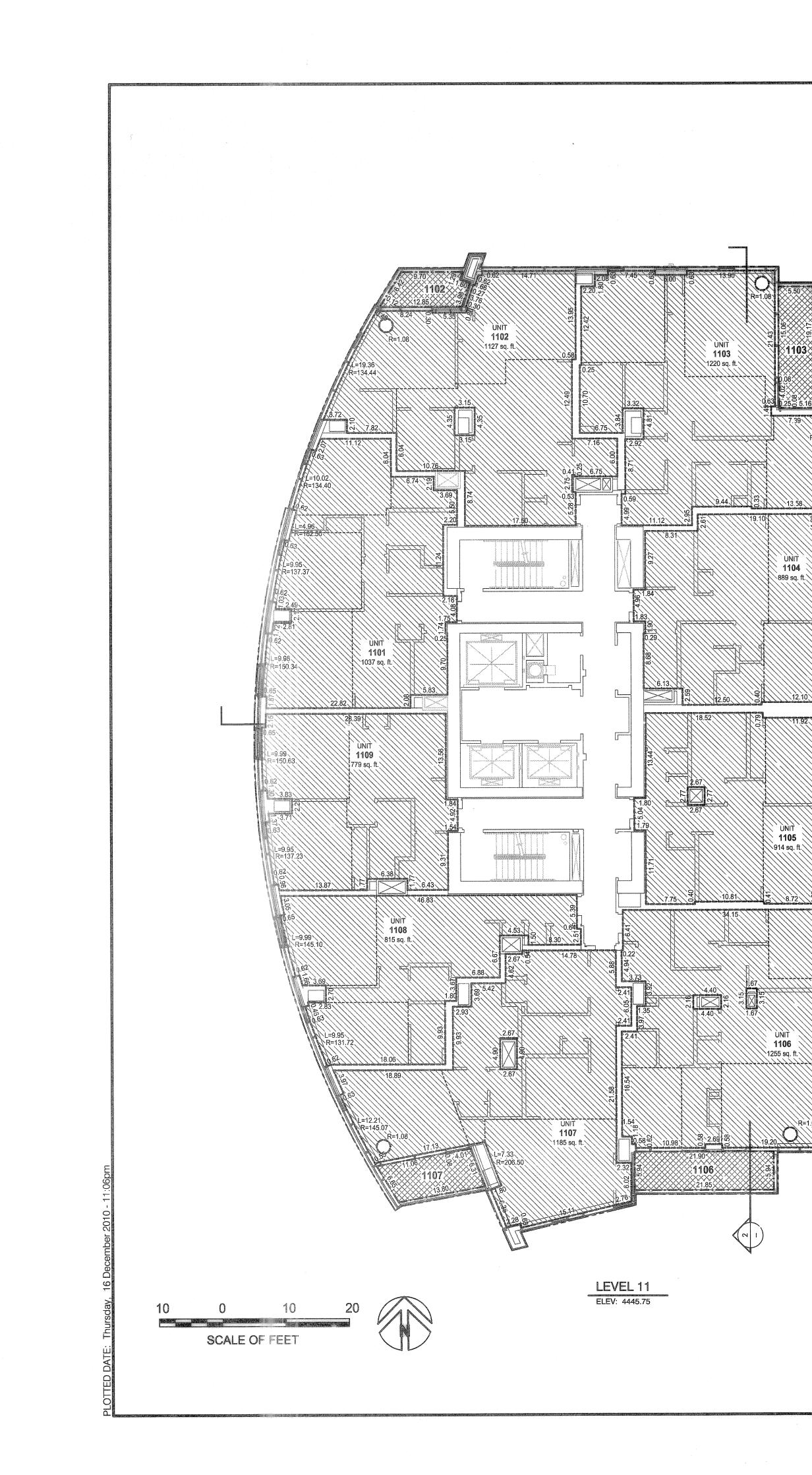


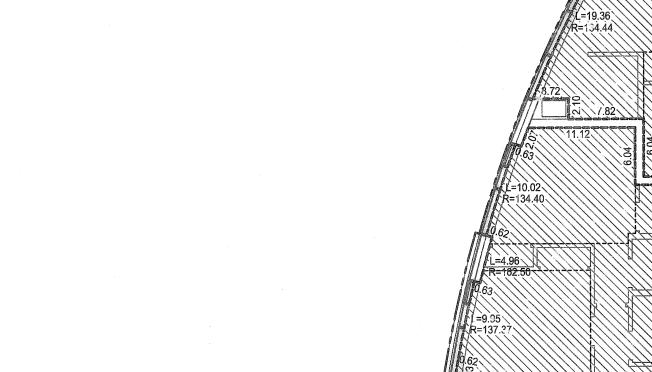
LEGEI Common Areas Common Areas (Subject to use by other partie Non-Condo Building Property (Not Part of Project)	Limited Common Area	BAVID E HANKES DAVID E HANKES DAVID E
1390     1390     550       120 sq ft     1390     1350       120 sq ft     100     1350       120 sq ft     1350     1350       120 sq ft     1350     1350       1112     1350     1350       1112     1350     1350       1112     1350     1350       1112     1350     1350       1112     1350     1350       1112     1350     1350       1112     1350     1350       1112     1350     1350       1112     1350     1350       1112     1350     1350       1112     1350     1350       1112     1350     1350       1112     1350     1350       1112     1150     1350       1112     1150     1350       1112     1150     1350       1112     1150     1150       1112     1150     1150       1110     1150     1150       1110     1150     1150       1110     1150     1150       1110     1150     1150       1110     1150     1150		The Regent at City Creek Condominum Plat Levels 7 & 8
2.322 B.		ALLE STATES AND A CONTRACT STATES AND
VEL 8		PLOT DATE:
STATE OF UTAH, O AT THE REQUEST DATE 2/14/2011	CORDED # 1134085 COUNTY OF SAME MAKE, RECORDED AND FILED OF KIRDON & MCCONKIE TIME 200 000 BOOK 2011P EE \$ 1990." EE \$ 1990." COUNTY RECORDER	SHEET <u>10</u> <u>18</u> of <u>18</u>



	<u>LEGEND</u>		
	as se by other parties)	Limited Common Area Private Unit Air Space Lease Boundary Private Unit Boundary Limited Common Area Boundary Ceiling Height Variations	ANTE OF UTINE
	03 sq. ft. 0,63 0,250 0,65		The Regent at Gity Greek CONDOMINIUM PLAT LEVELS 9 & 10
	UNIT 1005 914 sq. ft. 0.63 914 sq. ft. 0.622 3.08 10.81 10.81 91.7 91.7 91.7 91.7 91.7 91.7 91.7 91.		TWIN PEAKS Figineering & Lanks 2264 NDRTH 1450 EAST LEHI, UTAH 84043 (801) 450-3511, (801) 439-0700 FAX
232 276 276 EVEL 10 EVEL 10 EV: 4435.50	RECORDED #		dwg date: NOVEMBER 2010 Plot date: Sheet 111
		McConkie McConkie Marchanie BOOK 20140 Mani Juhanson Depity COUNTY RECORDER	11 <u>18</u> of

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UNIT 1202 1127 sq. ft.

UNIT **1201** 1037 sq. ft.

> UNIT **1209** 779 sq. ft.

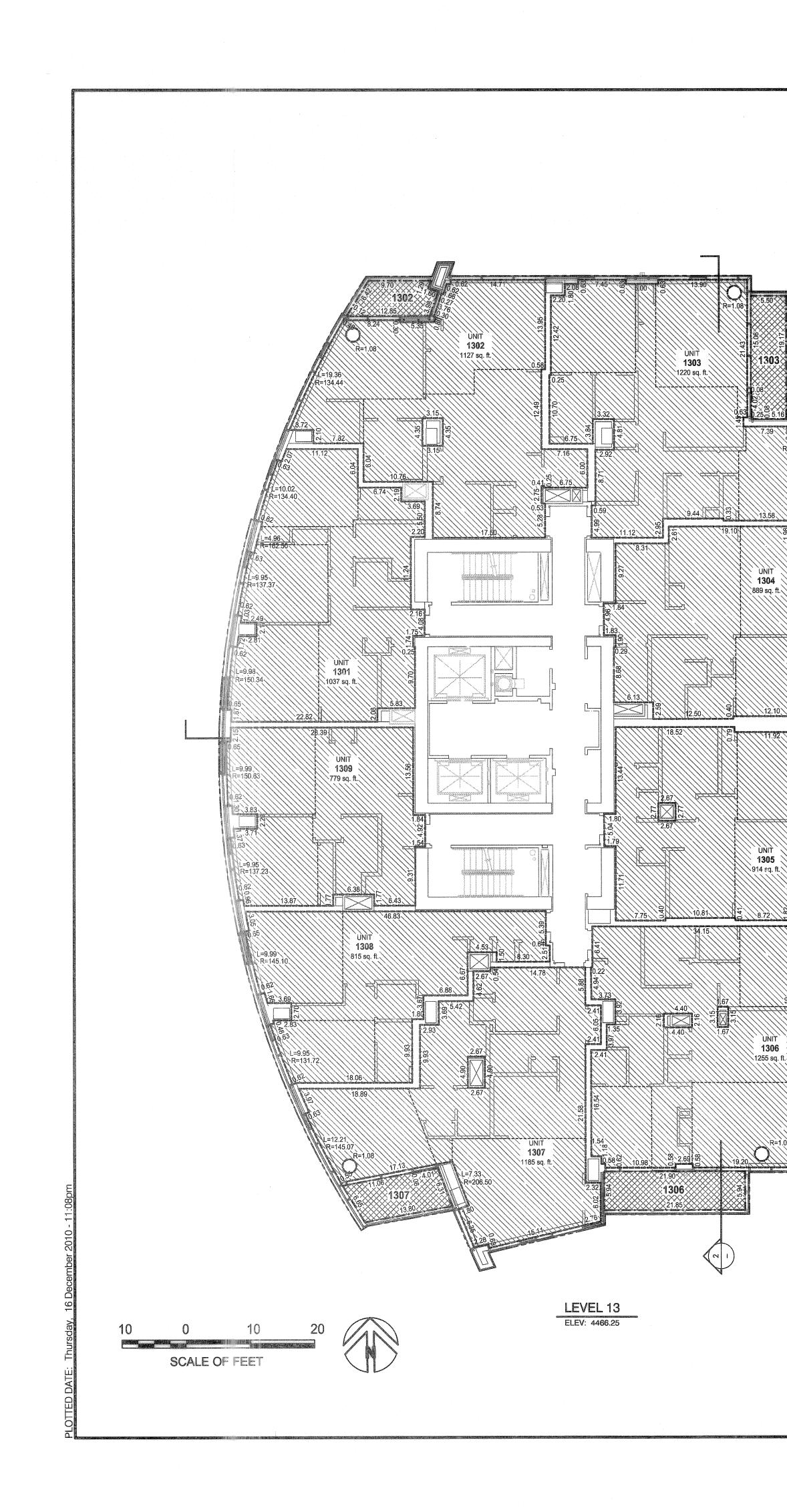
> > **1208** 815 sq. ft.

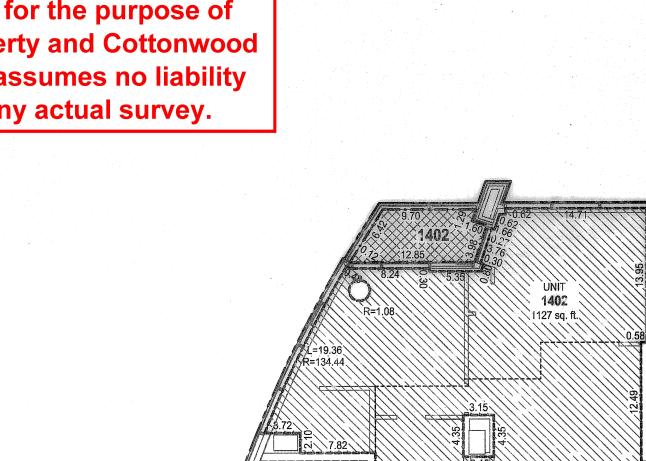
L=9.98 R=150.34

1 L=9.99 R=150.63 UNIT 1207 1185 sq. ft.

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<u>LEGEND</u>	ne na provinskom vana na provinskom u stanovno stanovno na pravno stanovno stanovno stanovno na pravno na pravn Na pravno na	
Common Areas	Limited Common Area	CT.18
Common Areas (Subject to use by other parties)	Private Unit Air Space Lease Boundary	DAVID E- HAMMER 00 S
(Not Part of Project)	Private Unit Boundary Limited Common Area Boundary Ceiling Height Variations	* STATE OF UTAN
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0.59 9.44 13.58 7 10.63 19.10 7 3.02 5 7 3.02 5 7 3.02 5 7 1 3.02 7 7 1 3.02 7 7 1 3.02 7 7 1 1 3.02 7 7 1 1 3.02 7 7 1 1 3.02 7 1 1 3.02 7 1 1 3.02 7 1 1 3.02 7 1 1 3.02 7 1 1 3.02 7 1 1 3.02 7 1 1 3.02 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
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		84043
UNIT 1205 914 sq. ft.		LAH FAX
		ULT LEHI, UT 439-0700
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2.41 		NDRTH 1 450-
2.4 <sup>1</sup> 1201 sq. ft.		<b>Engin</b> 2264 (801)
R=1.08		
		dwg date: NOVEMBER 2010
2765		PLOT DATE:
LEVEL 12 ELEV: 4456.00 RECORDED #	11134085	SHEET
STATE OF UTAH, COUNTY OF SALE	H MAL, RECORDED AND FILED B Macankia	12
DATE 2/14/2.011 TIME 3:000 PAGE 17 FEE \$ 190.00	M BOOK 2011p	of <u>18</u>
	COUNTY RECORDER	





UNIT 1401 1037 sq. ft.

> UNIT 1**409** 779 sq. ft.

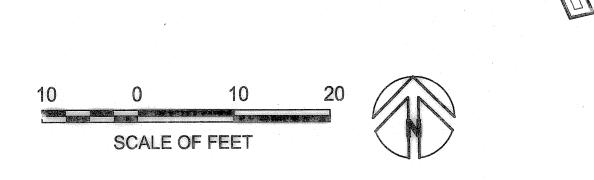
> > UNIT **1407** 1185 sq. ft.

L=4.96

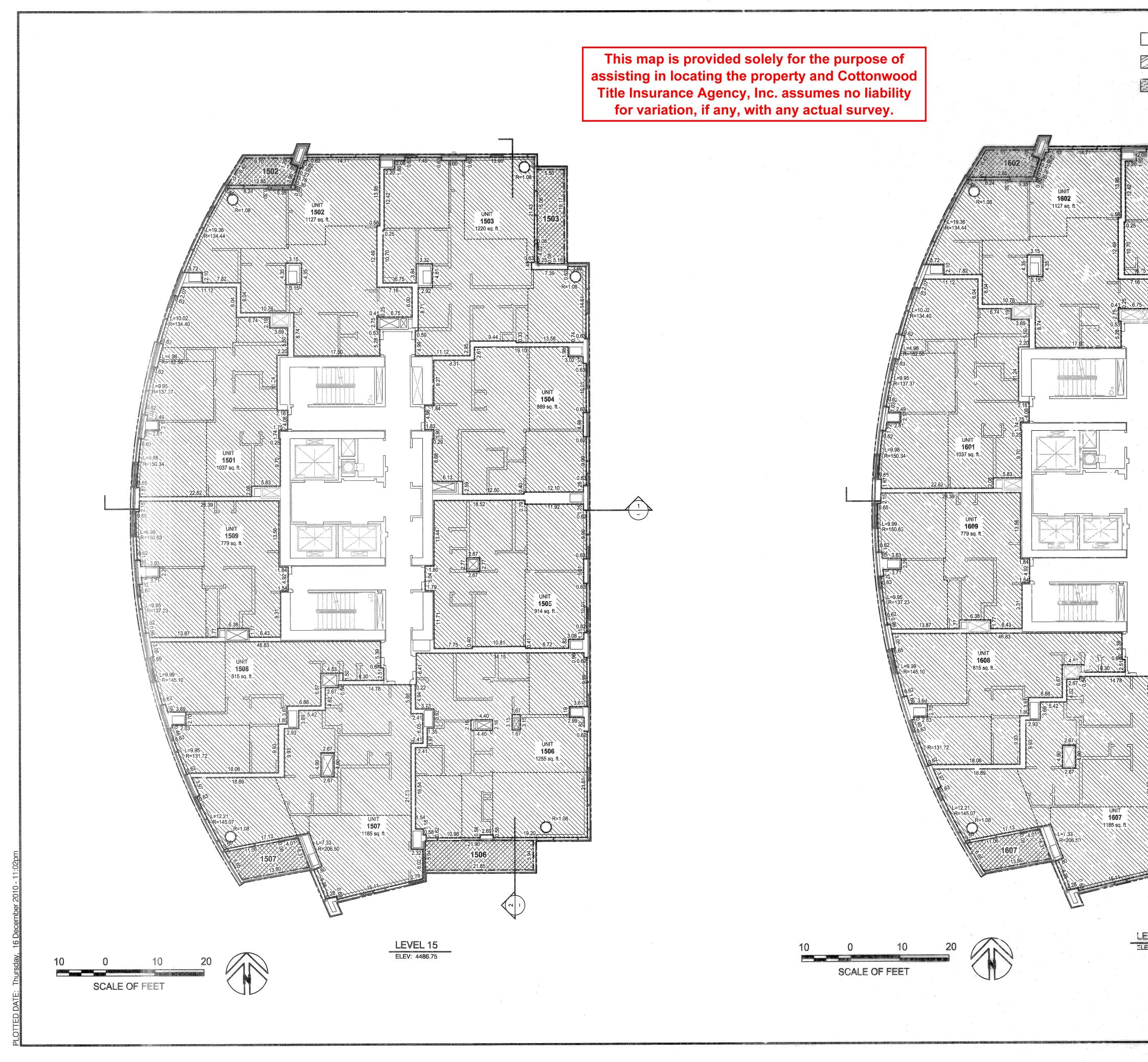
L=9.95 R=137.37



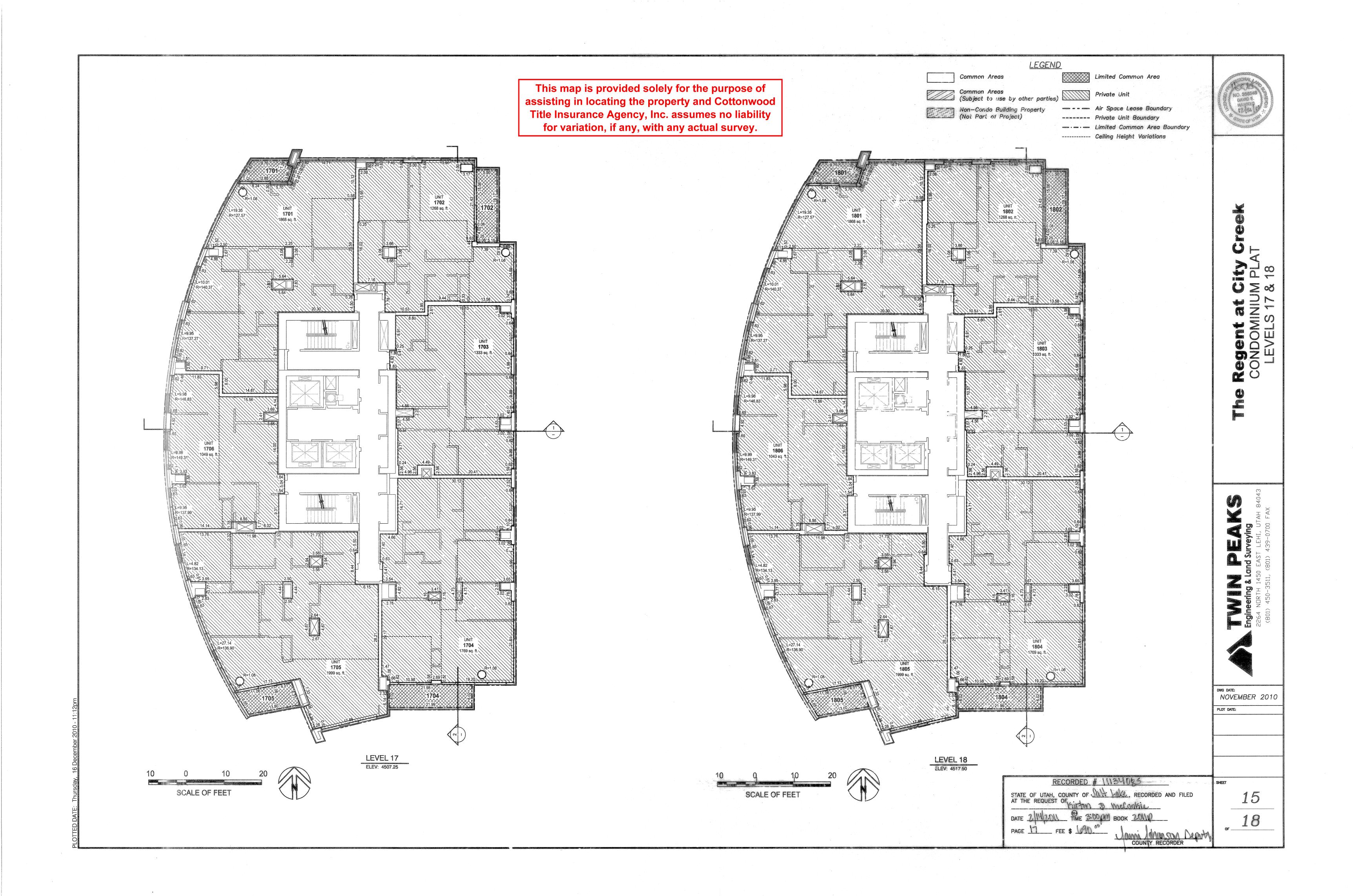


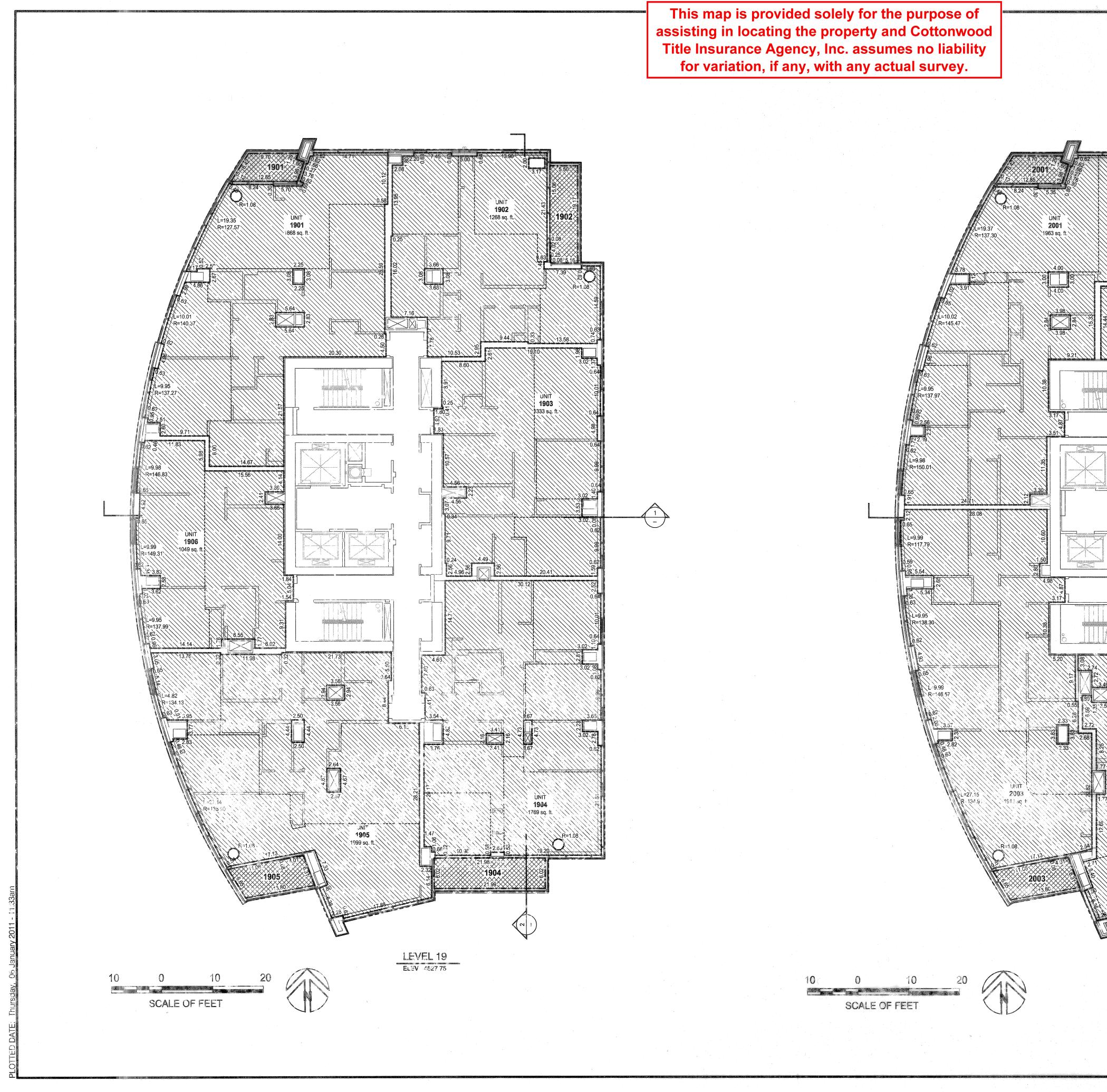


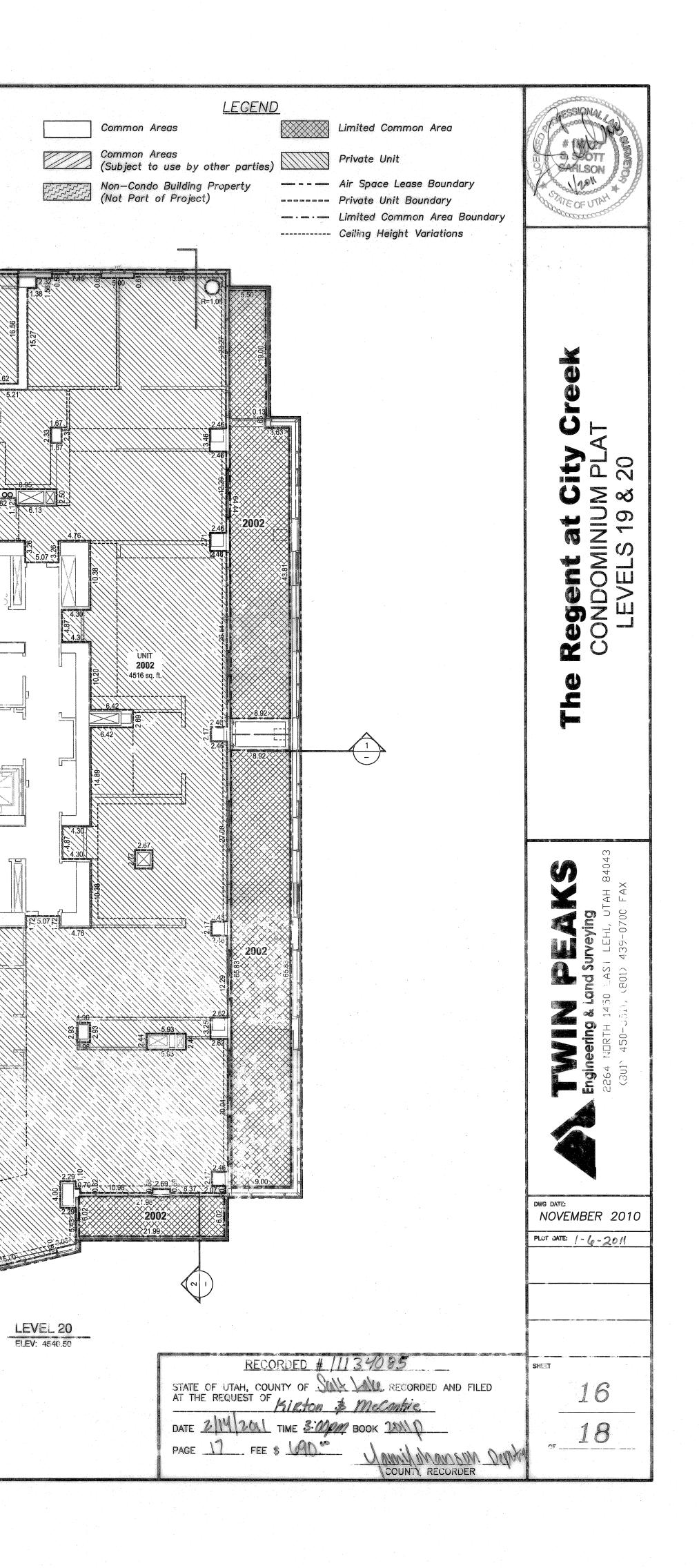
LEGEN Common Areas Common Areas (Subject to use by other partie Non-Condo Building Property (Not Part of Project)	Limited Common Area	DAVID E. BANID E. BANID E. BANINES. DAVID E. BANINES.
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7.75     10.81     17.5     8.72       10.81     15     8.72       10.91     167     9.72       10.91     167     9.72       10.91     167     9.72       10.91     167     9.72       10.91     167     9.72       10.91     167     9.72       10.91     167     9.72       10.91     167     9.72       10.92     1.40     91.72       1.35     1.40     91.72       1.35     1.67     UNIT       1406     1255 sq.       19.70     19.70       2.32     75     10.98       2.32     75     10.98		0105 HAD SAME NOR HILL UT (801) 450-3511, (801) 439-0700
LEVEL 14 ELEV: 4476.50 REC STATE OF UTAH, C AT THE REQUEST C DATE 2/14/2011	CORDED # M34686 OUNTY OF SAN LAKE, RECORDED AND FILED OF KIRSON & MCCONTRE TIME 3000M BOOK ZOND E \$ LAD. E \$ LAD. DOWN BOOK ZOND COUNTY RECORDER	PLOT DATE:

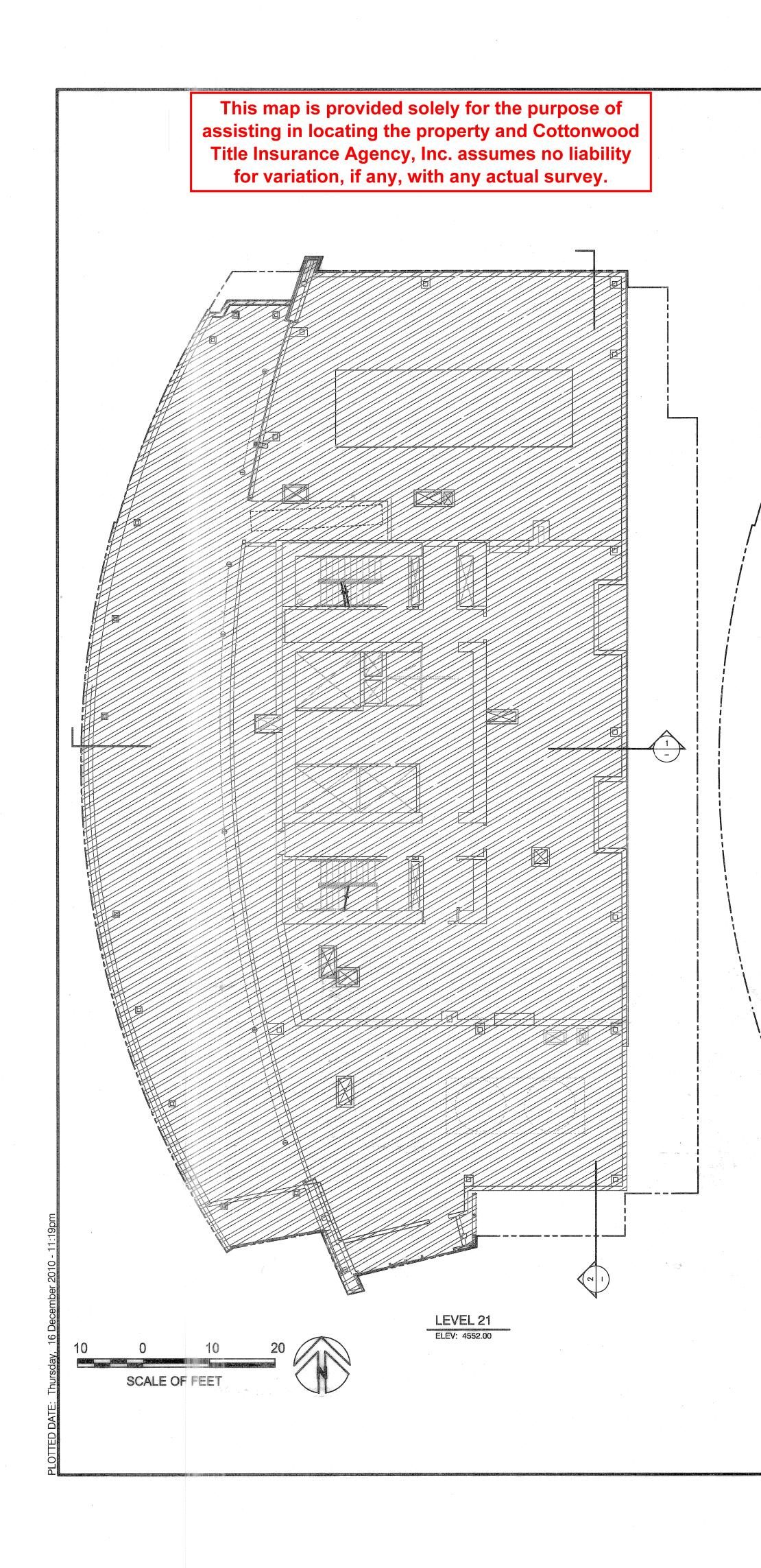


	<u>LEGEND</u>		
Common Areas		Limited Common Area	COULS CONTRACTION
Common Areas (Subject to use by or	ther parties)	Private Unit	DAVID E. HAWKES
प्रतिनिद्धि Non–Condo Building F	Property	Air Space Lease Boundary Private Unit Boundary Limited Common Area Boundary Ceiling Height Variations	A STATE OF UTIN
	<b>स्त</b>		
3.32 13.90 100 100 100 100 100 113.90 PR=1 1603 1220 sq. ft. 13.32 1220 sq. ft. 1220 sq. ft. 1220 sq. ft.	08 550 550 50 51 1603 51 1603 51 1603 51 1603 51 1603 51 51 51 51 51 51 51 51 51 51		
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	0.66 86.7 0.62 0.63 12.10 11.92 11.92 11.92 11.92 11.92 10.62 10.62 10.63 10.63 10.63 10.63 10.63 10.65		
1.80 2.67 1.80 2.67 1.79 1.79 1.79 1.75 0.22 0.22 0.22 1.75 1.80 1.0.81 1.80 1.0.81 1.80 1.0.81 1.80 1.0.81	0.63 0.63 UNIT 1605 914 sq. ft. 0.622 0.622 0.622 0.622 0.622 0.622 0.622 0.622 0.622 0.622 0.622 0.622 0.63 0.63 0.63 0.63 0.63 0.63 0.63 0.63 0.63 0.63 0.62		N PEAKS Land Surveying 1450 EAST LEHI, UTAH 84043 511, (801) 439-0700 FAX
$3 \frac{3}{241}$ $2 \frac{41}{912}$ 1.35 $2 \frac{41}{912}$ 1.35 $4 \frac{40}{912}$ 1.35 $4 \frac{40}{912}$ 1.57 $4 \frac{40}{912}$ 1.57 1.67 1.67 1.67 1.67 1.67 1.67 1.67 1.67 1.67 1.67 1.67 1.67 1.67 1.67 1.67 1.98 1.99 1.90			Month in the second sec
VEL 16 EV: 4497.00			PLOT DATE:
		M BOOK 20110 - Jami, July 100 COUNTY RECORDER	SHEET <hr/> 14 <hr/> 18 <hr/> of









**NOTE:** Notwithstanding any depiction, illustration, or description to the contrary on this Plat, as more fully set forth in the lease, the Airspace Lessor has reserved for itself, and any of its successors and/or assigns, (i) a non-exclusive easement for use of all rooftop areas, and (ii) an exclusive easement for use of all airspace beginning ten (10) feet above all roof lines and all "Balconies" (as such term is defined in the declaration), as originally constructed.

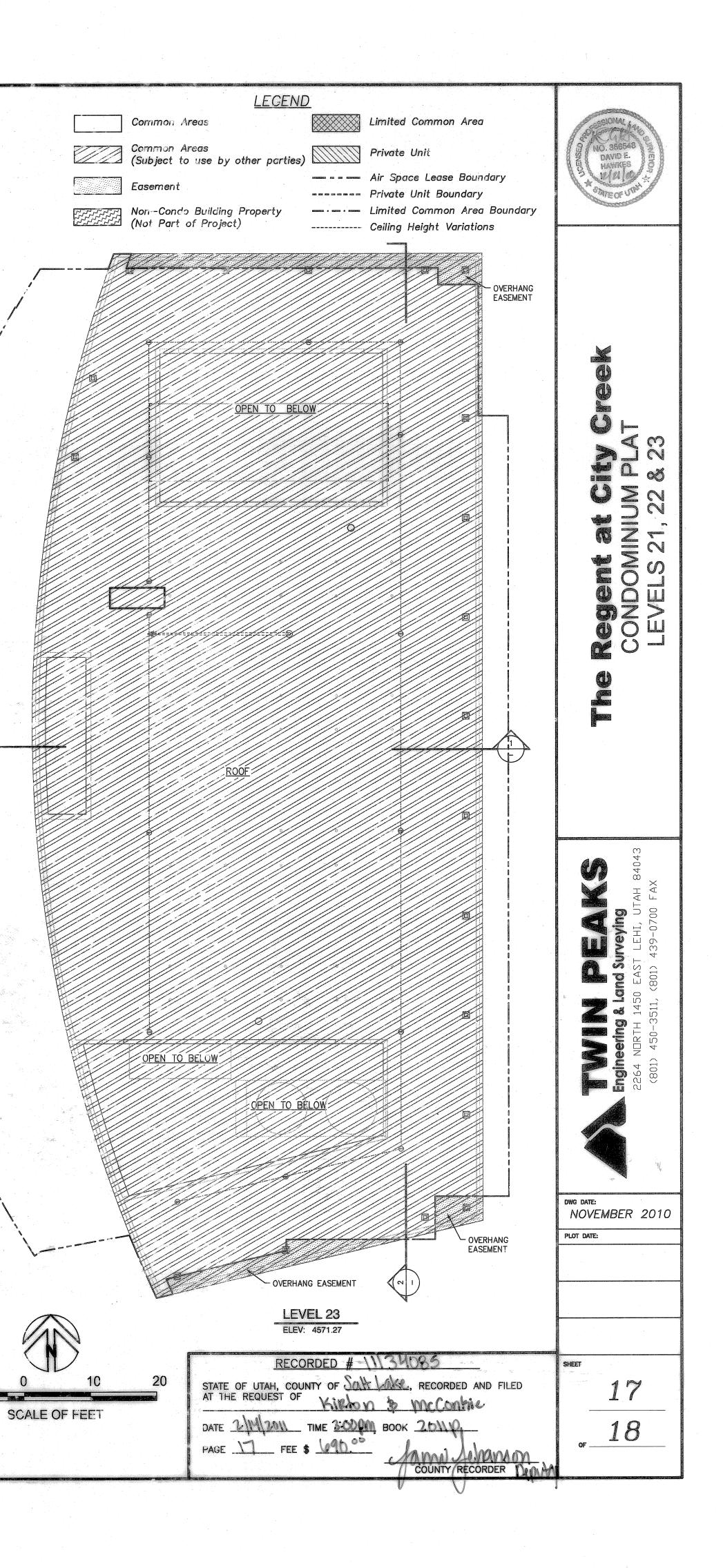
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SCALE OF FEET

LEVEL 22 ELEV: 4561.00

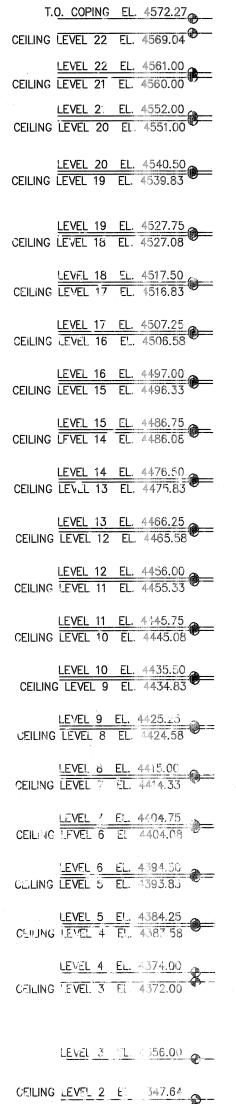
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OVERHANG EASEMENT

1904

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CEILING LEVEL 2 E 347.64 CEILING LEVEL 2 EL 346.06 LEVEL 2 EL. 4-538.06 CEILING LEVEL 1 EL. 4-337.50

LE<u>VEL 1 EL. 4312.00 FF</u>

<u>UNIT 2002</u> <u>UNIT 1904</u> <u>UNIT 1903</u> <u>UNIT 1804</u> UNIT 1803 <u>UNIT 1704</u> <u>UNIT 1703</u> <u>'JNIT 1605</u> <u>UNIT 1606</u> <u>UNIT 1505</u> <u>UNIT 1506</u> UNIT 1405 UNIT 1406 UNIT 1305 <u>UNIT 1306</u> <u>UNIT 1206</u> UNIT 1205 <u>UNIT 1:06</u> UNIT 1105 <u>UNIT 1005</u> <u>UNIT 1006</u> <u>UNIT 905</u> <u>UNIT 906</u> UNIT 806 <u>UNIT 805</u> UNIT 705 <u>UNI 706</u> UNIT 306 <u>UNIT 605</u> <u>UNIT 504</u> <u>UNIT 506</u> <u>UNIT 505</u> 1.1111.11 <u>UNIT 405</u> UNI1 406

<u>UNIT 1604</u> <u>UNIT 1504</u> <u>UNIT 1404</u> UNIT 1304 UNIT 204 UNIT 1104 <u>UNIT 1004</u> <u>UNIT 904</u> UNIT 804 <u>UNIT 704</u> UNIT 604

UNIT 404

SECTION 2

UNIT 1902

UNIT 1802

<u>UNIT 1702</u>

<u>UNIT 1603</u>

UNIT 1503

UNIT 1403

UNIT 1303

UNIT 1203

UNIT 1103

<u>UNIT 1003</u>

<u>UNIT 903</u>

<u>UNIT 803</u>

<u>UNIT 703</u>

UNIT 603

<u>UNIT 503</u>

UNIT 403



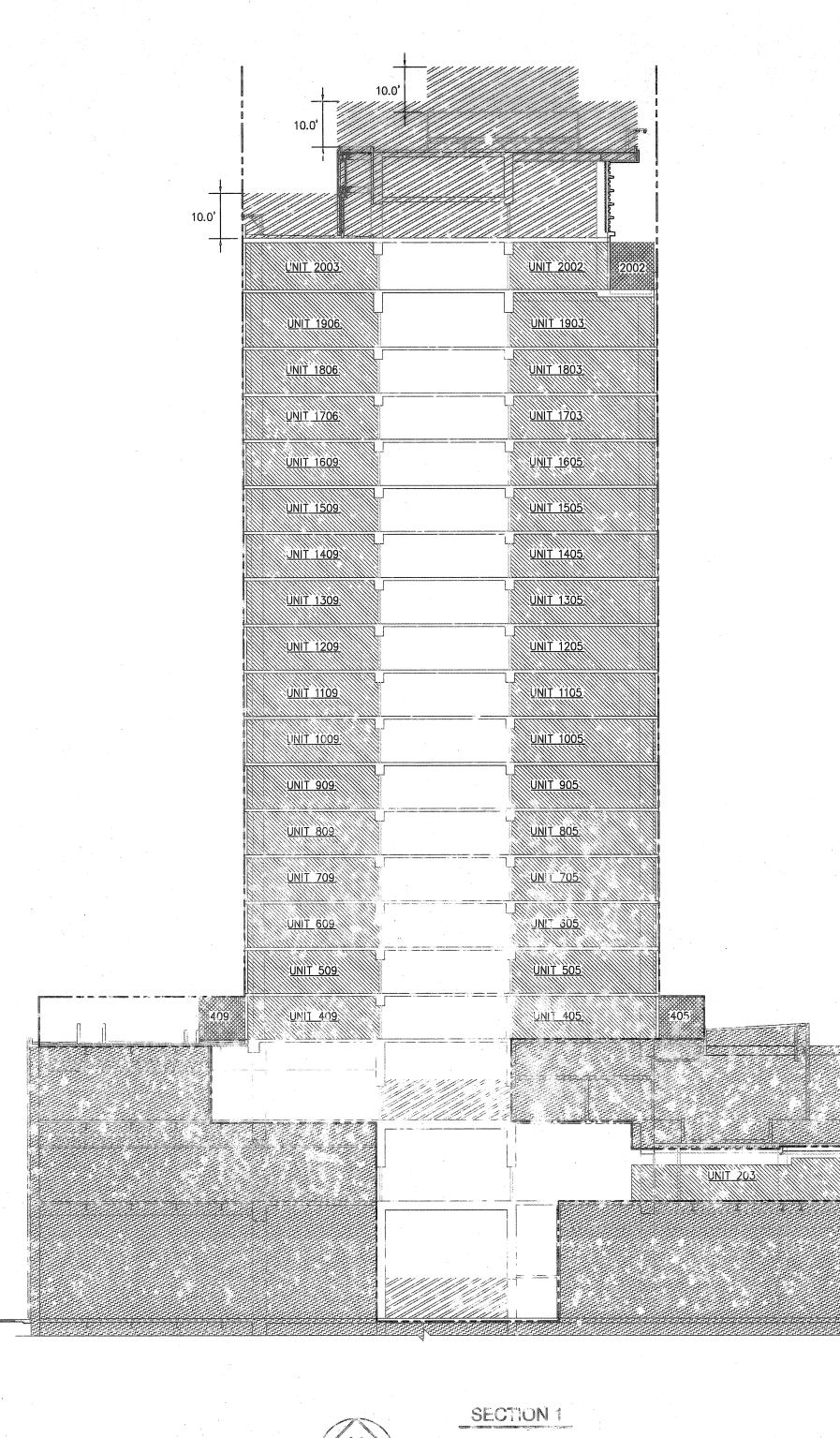
<u>∪NI<sup>+</sup> 206</u>

# NOTE:

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**OVERHANG EASEMENT** 

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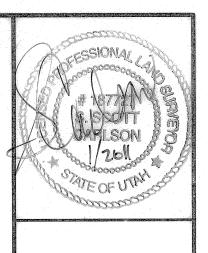
## LEGEND

Common Areas

Easement

# Limited Common Area

Private Unit



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18

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Common Areas (Subject to use by other parties) Non—Condo Building Property (Not Part of Project)

--- Air Space Lease Boundary ----- Private Unit Boundary ---- Limited Common Area Boundary ----- Ceiling Height Variations

T.O. COPING EL. 4572.27 CEILING LEVEL 22 EL. 4570.00 CEILING LEVEL 22 EL. 4569.04 0 CONDOMINIUM PLA SECTIONS LEVEL 22 EL. 4561.00 CEILING LEVEL 21 EL. 4560.00 LEVEL 21 EL. 4552.00 CEILING LEVEL 20 EL. 4551.00 LEVEL 20 EL. 4540.50 CEILING LEVEL 19 EL. 4539.83 CEILING LEVEL 19 EL. 4538.83 EEVEL 19 EL. 4527.75 CEILING LEVEL 18 EL. 4527.08 LEVEL 18 EL. 4517.50 CEILING LEVEL 17 EL. 4516.83 ELVEL 17 EL. 4507.25 CEILING LEVEL 16 EL. 4506.58 LEVEL 16 EL. 4497.00 CEILING LEVEL 15 EL. 4496.33 <u>LEVEL 15 EL. 4486.75</u> CEILING LEVEL 14 EL. 4486.08 LEVEL 14 EL. 4476.50 CEILING LEVEL 13 EL. 4475.83 EVEL 13 EL. 4466.25 CEILING LEVEL 12 EL. 4465.58 <u>LEVEL 12 EL. 4456.00</u> CEILING LEVEL 11 EL. 4455.33 EVEL 11 EL. 4445.75 CEILING LEVEL 10 EL. 4445.08 S EEVEL 10 EL. 4435.50 CEILING LEVEL 9 EL. 4434.83 Ń LEVEL 9 EL. 4425.25 CEILING LEVEL 8 EL. 4424.58 ving. LEVEL 8 EL. 4415.00 CEILING LEVEL 7 EL. 4414.33 LEVEL 7 EL. 4404.75 CEILING LEVEL 6 EL. 4404.08 Engineering & Lo EVEL 6 EL. 4394.50 CEILING LEVEL 5 EL. 4393.83 EEVEL 5 EL. 4384.25 CEILING LEVEL 4 FL. 4383.58 EVEL 4 EL. 4374.00 CEILING LEVEL 3 EL. 4373.25 LEVEL 3 EL. 4356.00 CEILING LEVE: 2 EL. 4347.56 CEILING LEVEL 2 EL. 4346.06 LEVEL 2 LL. 4338.06 CEILING LEVEL 1 EL. 4337.47 DWG DATE: NOVEMBER 2010 PLOT DATE: 1-6-2011 \_\_\_\_\_LEVEL 1 EL. 4311.66 FF RECORDED # 1134085 STATE OF UTAH, COUNTY OF Salt Lake, Recorded and filed at the request of Kirton & McConkic

DATE 2/14/2011 TIME 3:0000 BOOK 2010

PAGE 17 FEE \$ 190° Cland Gulling Deputy COUNTY RECORDER