



## LEGAL DESCRIPTION

That certain property located in the County of Salt Lake, State of Utah, more particularly described as follows:

PARCEL 4: 16-06-105-050 (120 S. REGENT ST.) New Tax ID No. 16-06-105-058.

BEGINNING AT A POINT S00°03'21" W98.00 FEET FORM THE NORTHWEST CORNER OF LOT6, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE S89°55'12" E 110.76 FEET TO THE WEST LINE OF REGENT STREET; THENCE S 10°15'19" W ALONG SAID WEST LINE 93.52 FEET; THENCE N 89°55'19"W 108.80 FEET; THENCE N00°03'21"E 93.51 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

ALL OF THAT COLUME OF SPACE WHICH LIES ABOVE AN ELEVATION OF 4320.28 FEET, AS MEASURED VERTICALLY FROM THE NATIONAL GEOTECTIC VERTICAL SATUM 1929, (NGVD 29) USING SALT LAKE CITY NGVD 29 BENCHMARK #1328 DESCRIBED PAGE 2 ELEVATION 4312.487, FORMED BY PROJECTING VERTICALLY UPWARDS THE FOLLOWING BOUNDARY: BEGINNING AT A POINT ON THE WEST LINE OF REGENT STREET, WHICH IS S01°15'19" W 98.02 FEET FROM THE NORTHWEST CORNER OF LOT 6, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE S01°15'19"W ALONG SAID WEST LINE 15.00 FEET; THENCE N89°55;12" W 78.06 FEET; THENCE NORTH 15.00 FEET; THENCE S 89°55'12"E 78.39 FEET TO THE POINT OF BEGINNING.

PARCEL 5: 16-06-105-028 (134 S. REGENT ST.)

COMMENCING AT A POINT 191.5 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT6, BLOCK, 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 56 FEET; THENCE EAST 106 FEET, MORE OR LESS TO THE WEST LINE OF REGENT STREET; THENCE NORTHERLY ALONG SAID WEST LINE OF REGENT STREET, 56 FEET, MORE OR LESS, TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST 107.5 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

ALSO: COMMENCING AT A POINT 247 ½ FEET SOUTH OF THE NORTHWEST CORNER OF LOT 6, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 27 ½ FEET; THENCE EAST 106 FEET MORE OR LESS TO REGENT STREET; THENCE NORTH 27 ½ FEET ALONG REGENT STREET TO A POINT DUE EAST OF THE PLACE OF BEGINNING THENCE WEST 106 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

PARCEL 6: 10-06-105-030 (136 S. REGENT ST.)

BEGINNING AT A POINT NORTH 247.5 FEET FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 102.33 FEET MORE OR LESS TO THE WEST LINE OF REGENT STREET; THENCE NORTH 1°15' EAST ALONG THE WEST LINE OF SAID STREET 43.75 FEET; THENCE WEST 104.25 FEET; THENCE SOUTH 43.75 FEET TO THE PLACE OF BEGINNING.

ALSO: BEGINNING 38 FEET 9 INCHES SOUTH OF THE NORTHEAST CORNER OF LOT 4, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, THENCE EAST 104 FEET 3 INCHES TO THE WEST LINE OF REGENT STREET (FORMERLY KNOWN AS COMMERCIAL STREET); THENCE NORTH 27 FEET 6 INCHES; THENCE WEST 104 FEET 3 INCHES; THENCE SOUTH 27 FEET 6 INCHES, TO THE PLACE OF BEGINNING.

ALSO: BEGINNING 16 ¼ FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, THENCE EAST 107-¾ FEET MORE OR LESS, TO THE WEST LINE OF REGENT STREET (FORMERLY COMMERCIAL STREET); THENCE SOUTH 1 ¼ ° WEST ALONG WEST LINE OF REGENT STREET 27 ½ FEET; THENCE WEST 107-¾ FEET MORE OR LESS, TO LINE DIVIDING LOT 3 AND 4 IN SAID BLOCK; THENCE NORTH 27 ½, FEET MORE OR LESS, TO POINT OF BEGINNING.

ALSO: COMMENCING 16.25 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, THENCE NORTH 38.75 FEET; THENCE EAST 8.12 FEET; THENCE SOUTH 11.25 FEET; THENCE EAST 20 FEET; THENCE NORTH 11.25; THENCE EAST 78.98 FEET MORE OR LESS TO WEST LINE OF REGENT STREET; THENCE SOUTH ABOUT 1°15' WEST ALONG LINE OF SAID STREET 38.75 FEET, MORE OR LESS TO A POINT DUE EAST FROM THE PLACE OF BEGINNING, THENCE WEST 107.75 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

PARCEL 7: 16-06-105-032 (154 S. REGENT ST.)

COMMENCING AT A POINT 247 ½ FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, THENCE EAST 102-1/3 FEET MORE OR LESS TO THE WEST SIDE OF REGENT STREET; THENCE SOUTH 1°15' WEST 22 FEET; THENCE WEST 102 FEET TO THE WEST LINE OF SAID LOT 3; THENCE NORTH 22 FEET TO THE PLACE OF BEGINNING.

PARCEL 8: 16-06-105-034 (160 S. REGENT ST.)

COMMENCING 184.5 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 3, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 41 FEET; THENCE EAST 101 FEET, 5.5 INCHES, MORE OR LESS TO THE WEST LINE OF REGENT STREET (FORMERLY COMMERCIAL STREET); THENCE SOUTH 1°15' WEST 41 FEET; THENCE WEST 100 FEET, 11.75 INCHES, TO THE PLACE OF BEGINNING.

PARCEL 9: 16-06-105-046 (135 S. MAIN ST.)

BEGINNING AT A POINT NORTH 00°03'21" EAST 35.02 FEET ALONG THE EAST LINE OF MAIN STREET FROM THE SOUTHWEST CORNER OF LOT 5, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 00°03'21" EAST 165.10 FEET ALONG A BOUNDARY LINE AS ESTABLISHED BY AGREEMENT RECORDED JANUARY 28, 1948, AS ENTRY NO. 1109267, IN BOOK 586. PAGE 515 OF OFFICIAL RECORDS, TO A POINT ON AN EAST LINE OF LOT 5, IN SAID BLOCK 70; THENCE SOUTH 00°03'25" WEST 48.19 FEET; THENCE SOUTH 89°53'07" WEST 165.10 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY BEING FURTHER DESCRIBED BY THAT CERTAIN SURVEY DATED APRIL 20, 1993 AND FILED IN THE SALT LAKE COUNTY SURVEYOR'S OFFICE AS SURVEY NO. S93-11-0633 TO WIT:

BEGINNING AT A POINT NORTH 00°03'21" EAST 35.02 FEET ALONG THE EAST LINE OF MAIN STREET FROM THE SOUTHWEST CORNER OF LOT 5, BLOCK 70, PLAT "A" SALT LAKE CITY SURVEY, SAID POINT OF BEGINNING ALSO BEING NORTH 0°02'13" WEST 429.27 FEET ALONG THE MONUMENT LINE IN MAIN STREET AND NORTH 89°57'47" EAST 68.40 FEET ALONG SAID EAST LINE OF MAIN STREET TO A BOUNDARY LINE AS ESTABLISHED BY AGREEMENT RECORDED JANUARY 28, 1948, AS ENTRY NO. 1109267M IN BOOK 586, AT PAGE 515 OF OFFICIAL RECORDS; THENCE SOUTH 89°55'29" EAST 165.00 FEET ALONG THE SAID BOUNDARY LINE AS ESTABLISHED BY AGREEMENT RECORDED JANUARY 28, 1948, AS ENTRY NO. 1109267, IN BOOK 586, AT PAGE 515 OF OFFICIAL RECORDS TO A POINT ON THE EAST LINE OF LOT 5 IN SAID BLOCK 70; THENCE SOUTH 00°03'21" WEST 48.18 FEET; THENCE SOUTH 89°53'07" WEST 165.00 FEET TO THE POINT OF BEGINNING.

PARCEL 10:

ALL OF THE HEREINABOVE DESCRIBED PARCELS 4 THROUGH 9 ARE TOGETHER WITH THAT CERTAIN RIGHT OF WAY REFERRED TO AND DESCRIBED IN THE DECREE OF THE THIRD JUDICIAL DISTRICT COURT OF SALT LAKE COUNTY, UTAH, ENTITLED EZRA THOMPSON, ET AL. VS P.W. MADSEN, ET AL., DATED JUNE 27, 1904 AND RECORDED JUNE 30, 1904 IN BOOK 6-G AT PAGES 558 THROUGH 565 IN THE RECORDER'S OFFICE OF SALT LAKE COUNTY, UTAH, AND AS AMENDED BY THOSE CERTAIN AGREEMENT AND BARGAIN AND SALE DEEDS RECORDED DECEMBER 1, 1966, AS ENTRY NO. 2180502 THROUGH AND INCLUDING 2180507 AND ENRTY NO. 2180517 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT WHICH IS 8.12 FEET EAST AND 544.85 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 4, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE ON A CURVE WITH A RADIUS OF ABOUT 20 FEET TO THE RIGHT 31.42 FEET; THENCE EAST 88.44 FEET TO THE WEST LINE OF REGENT STREET; THENCE SOUTHERLY ALONG THE WEST LINE OF REGENT STREET 15 FEET; THENCE WEST 91.80 FEET; THENCE ON A CURVE WITH A RADIUS OF ABOUT 20 FEET TO THE LEFT 28.06 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 70, PLAT "A", SALT LAKE CITY, SURVEY, AND RUNNING THENCE WEST 11.88 FEET; THENCE NORTH 560.07 FEET; THENCE EAST 5.26 FEET; THENCE NORTH 4.78 FEET; THENCE EAST TO A POINT WHICH IS 88.44 FEET WEST FROM THE WEST LINE OF REGENT STREET; THENCE SOUTHWESTERLY 31.42 FEET ALONG A CURVE HAVING A RADIUS OF ABOUT 20 FEET; THENCE WEST 3.36 FEET; THENCE SOUTH 198.60 FEET; THENCE WEST 2.58 FEET; THENCE SOUTH 346.25 FEET; THENCE WEST 2.18 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 70, PLAT "A", SALT LAKE CITY, SURVEY, AND RUNNING THENCE WEST 12.00 FEET; THENCE NORTH 565.00 FEET; THENCE EAST TO A POINT ON THE WEST LINE OF REGENT STREET; THENCE SOUTH 15 FEET; THENCE WEST TO THE EAST LINE OF LOT 5, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 12.00 FEET; THENCE NORTH 565.00 FEET; THENCE EAST TO A POINT ON THE WEST LINE OF REGENT STREET; THENCE SOUTH 15 FEET; THENCE WEST TO THE EAST LINE OF LOT 5, BLOCK 70, PLAT "A" SALT LAKE CITY SURVEY; THENCE SOUTH APPROXIMATELY 545.00 FEET TO THE POINT OF BEGINNING.

PARCEL 11: 16-06-151-003 (167 S. REGENT ST.)

BEGINNING AT A POINT 104 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE EAST 39.5 FEET; THENCE NORTH 25 FEET; THENCE WEST 55 FEET TO THE EAST LINE OF REGENT STREET; THENCE SOUTH 1°30' WEST ALONG SAID EAST LINE TO A POINT DUE WEST FROM BEGINNING; THENCE EAST 15.5 FEET TO THE POINT OF BEGINNING.

PARCEL 12: 16-06-151-004 (169 ½ S REGENT ST.)

BEGINNING 59 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 3, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 39 ½ FEET; THENCE NORTH 45 FEET; THENCE WEST 55 FEET, MORE OR LESS; THENCE SOUTH 1°10' WEST 45 FEET, MORE OR LESS, TO A POINT DUE WEST OF BEGINNING; THENCE EAST 15 ½ FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 13: 16-06-151-018 (167 S. REGENT ST.)

BEGINNING 59 FEET NORTH AND 39.5 FEET EAST AND 21 FEET NORTH FROM THE SOUTHEAST CORNER OF LOT 3, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY; THENCE EAST 39.51 FEET; THENCE NORTH 49 FEET; THENCE WEST 39.51 FEET; THENCE SOUTH 49 FEET TO BEGINNING.