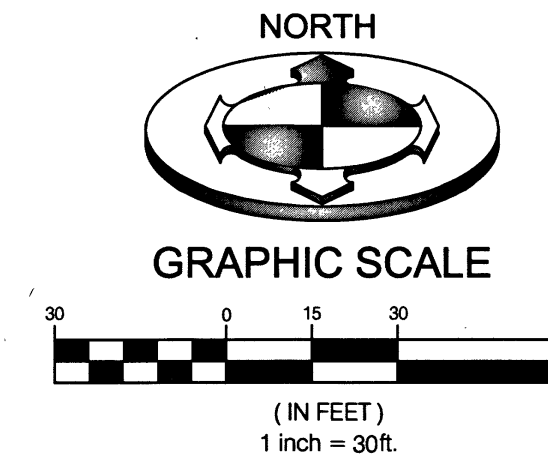


PLAT OF ARTSPACE COMMONS

A UTAH MIXED USE CONDOMINIUM
 LOCATED IN NORTHWEST QUARTER OF SECTION 12,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST
 SALT LAKE BASE AND MERIDIAN
 ALSO BEING IN BLOCK 8, PLAT "A", SALT LAKE CITY SURVEY



SURVEYOR'S CERTIFICATE

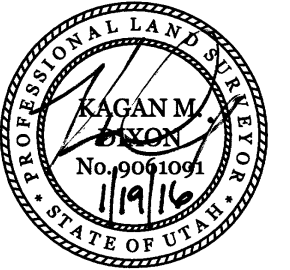
I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 9061091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE CAUSED TO BE MADE UNDER MY DIRECTION THIS CONDOMINIUM PLAT OF ARTSPACE COMMONS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE BUILDINGS AND PROPERTY ARE SHOWN CORRECTLY.

PLAT OF ARTSPACE COMMONS A MIXED USE CONDOMINIUM

BOUNDARY DESCRIPTION

ALL OF LOTS 7 & 8, PLAT "A", SALT LAKE CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

CONTAINS 108,995 SQUARE FEET OR 2.502 ACRES, MORE OR LESS



AS-SURVEYED DESCRIPTION

ALL OF LOTS 7 & 8, PLAT "A", SALT LAKE CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

MORE PARTICULARLY DESCRIBED AS:
 BEGINNING AT THE NORTHEAST CORNER OF LOT 8 OF PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 00°00'16" WEST 330.20 FEET ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 89°57'38" WEST 330.07 FEET TO THE SOUTH-WEST CORNER OF LOT 7 OF SAID PLAT "A", SALT LAKE CITY SURVEY, THENCE NORTH 00°00'12" EAST 330.22 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 89°57'24" EAST 330.08 FEET TO THE POINT OF BEGINNING. **#Block 8**

CONTAINS 108,995 SQUARE FEET OR 2.502 ACRES, MORE OR LESS

OWNER'S CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT SCRAP, LLC., A UTAH LIMITED LIABILITY COMPANY, THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AS THE "ARTSPACE COMMONS A MIXED USE CONDOMINIUM" LOCATED ON SAID TRACT OF LAND, DO HEREBY CERTIFY THAT THEY HAVE CAUSED A SURVEY TO BE MADE AND HAVE HAS THIS RECORD OF SURVEY MAP CONSISTING OF 8 SHEETS; AND DO HEREBY CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE UTAH "CONDOMINIUM OWNERSHIP ACT", AND THAT THEY HAVE CAUSED THIS INSTRUMENT TO BE KNOWN AS:

PLAT OF ARTSPACE COMMONS A MIXED USE CONDOMINIUM

Jessica Norie 1-21-2016
 JESSICA NORIE, PRESIDENT DATE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ARTSPACE COMMONS OWNERS ASSOCIATION, INC., ACTING FOR AND BEHALF OF, AND PURSUANT TO THE AUTHORIZATION OF SUCH OWNERS, DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS, EASEMENTS AND OTHER PROPERTY AS SHOWN ON THIS PLAT AND HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN THEREIN IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 21st DAY OF January, 2016.

ARTSPACE COMMONS OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION

BY: *Jessica Norie* PRINTED NAME: JESSICA NORIE

ITS: PRESIDENT of *ArtSpace, Manager of Scrap, LLC*

OWNER'S CONSENT

NOTARY ACKNOWLEDGEMENT

State of Utah }
 Summit County } S.S.

ON THE 21st DAY OF Jan, A.D., 2016, JESSICA NORIE PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN, DID ACKNOWLEDGE THAT SHE IS THE PRESIDENT OF ARTSPACE, MANAGER OF SCRAP, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING OWNER'S CONSENT REGARDING THE PLAT OF ARTSPACE COMMONS WAS SIGNED BY HER ON BEHALF OF SAID SCRAP, LLC.

COMMISSION NUMBER 678158

MY COMMISSION EXPIRES 7-9-2018

Anna Irons
 PRINTED NAME: ANNA IRONS
 A NOTARY PUBLIC COMMISSIONED IN UTAH

OWNER'S DEDICATION

NOTARY ACKNOWLEDGEMENT

State of Utah }
 Summit County } S.S.

ON THE 21st DAY OF Jan, A.D., 2016, JESSICA NORIE PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN, DID ACKNOWLEDGE THAT SHE IS THE PRESIDENT OF ARTSPACE COMMONS OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION, AND THAT THE FOREGOING OWNER'S DEDICATION REGARDING THE PLAT OF ARTSPACE COMMONS WAS SIGNED BY HER ON BEHALF OF SAID ARTSPACE COMMONS OWNERS ASSOCIATION, INC.

COMMISSION NUMBER 678158

MY COMMISSION EXPIRES 7-9-2018

Anna Irons
 PRINTED NAME: ANNA IRONS
 A NOTARY PUBLIC COMMISSIONED IN UTAH

LIEN HOLDER'S CONSENT

NOTARY ACKNOWLEDGEMENT

State of Utah }
 Summit County } S.S.

ON THE 20th DAY OF January, A.D., 2016, GEORGE COBURN PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE THAT HE IS THE CRA SENIOR CREDIT MANAGER OF ALLY BANK, A UTAH STATE CHARTERED BANK, AND THAT THE FOREGOING LIEN HOLDERS' CONSENT REGARDING THE PLAT OF ARTSPACE COMMONS WAS SIGNED BY HIM ON BEHALF OF SAID ALLY BANK.

COMMISSION NUMBER 685662

MY COMMISSION EXPIRES 10-13-19

Allison Trease
 PRINTED NAME: ALLISON TREASE
 A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTES:

- 1 - PARKING:
 103 STANDARD STALLS
 4 ADA STALLS
- 2 - ALL ROOFS ARE CONSIDERED COMMON AREA.
- 3 - UNIT SQUARE FOOTAGE TOTALS
 UNIT 1A = 96,268
 UNIT 2 = 10,005
 COMMON AREA = 24,828
 (THIS TOTAL DOES NOT INCLUDE ROOF TOPS OR AREA OUTSIDE OF BUILDINGS)
 LIMITED COMMON AREA (BALCONIES) = 6,442
- 4 - THE BOUNDARY SHOWN IS WITHIN THE 1 : 15000 TOLERANCE.
- 5 - THE BENCHMARK FOR THIS CONDOMINIUM PLAT IS THE MONUMENT AT THE INTERSECTION OF 400 WEST STREET AND 900 SOUTH STREET AS SHOWN HEREON.
- 6 - AN EASEMENT BETWEEN SCRAP, LLC A UTAH LIMITED LIABILITY COMPANY AND BARRELL, LLC, A UTAH LIMITED LIABILITY COMPANY, ON FILE AT THE SALT LAKE COUNTY RECORDERS OFFICE AS ENTRY NO. 10573592 IN BOOK 9663 AT PAGE 883.
- 7 - AN ENVIRONMENTAL COVENANT, RECORDED ON APRIL 29, 2009 AS ENTRY NO. 10687187 AND 10687188 IN BOOK 9716 AT PAGES 761 AND 776 OF OFFICIAL RECORDS.
 CERTIFICATE OF COMPLETION - RECORDED ON MAY 20, 2009 AS ENTRY NO. 10707393 IN BOOK 9725 AT PAGE 1716 OF OFFICIAL RECORD.
 FIRST AMENDMENT CERTIFICATE OF COMPLETION - RECORDED ON JANUARY 7, 2010 AS ENTRY NO. 10874465 IN BOOK 9795 AT PAGE 836 OF OFFICIAL RECORDS.

LEGEND

- STREET MONUMENT (FOUND)
- BOUNDARY CORNER (AS NOTED ON PLAT)
- MONUMENT LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- RIGHT OF WAY LINE
- EASEMENT LINE
- COMMON AREA

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.



RECORDED
 FEB 15 2016
 CITY RECORDER

CITY BUILDING OFFICIAL

APPROVED THIS 28th DAY OF Jan, A.D., 2016

[Signature]
 CITY BUILDING OFFICIAL

PLAT OF ARTSPACE COMMONS A MIXED USE CONDOMINIUM

LOCATED IN NORTHWEST QUARTER OF SECTION 12,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST
 SALT LAKE BASE AND MERIDIAN

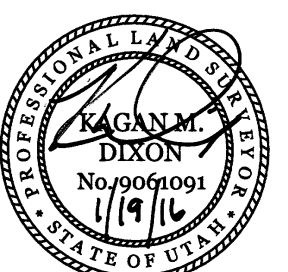
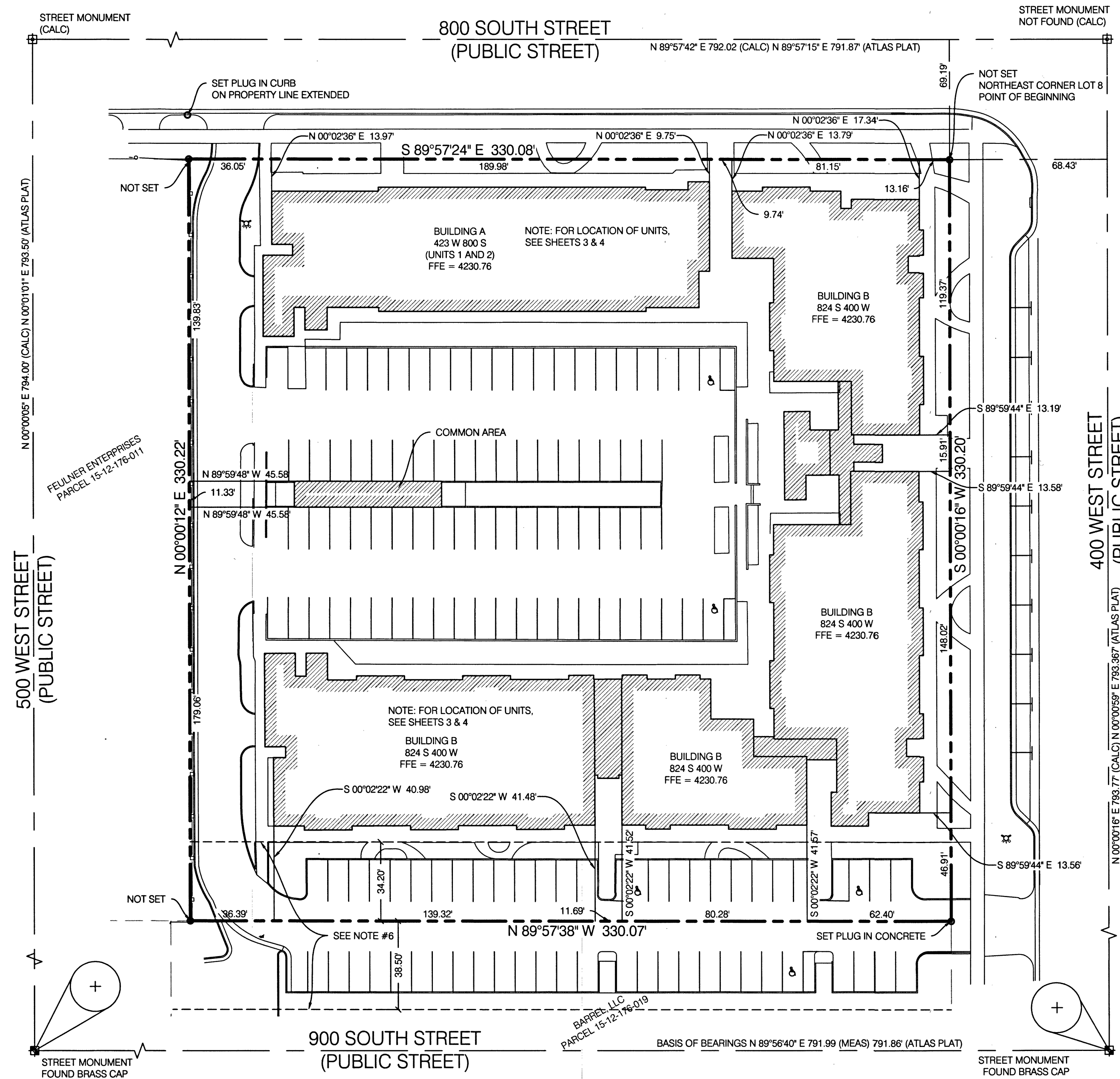
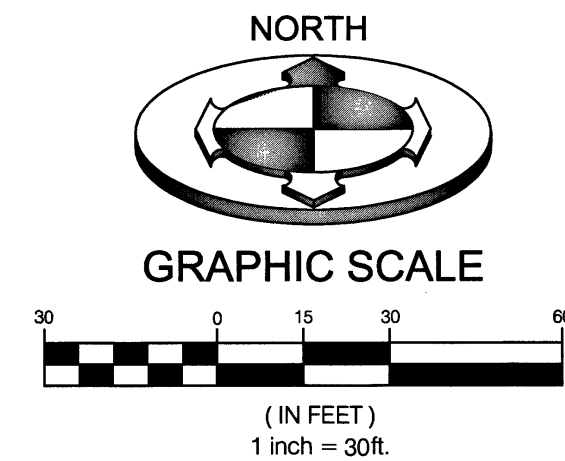
SHEET 1 OF 8

 BENCHMARK ENGINEERING & LAND SURVEYING CIVIL 9130 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com	SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED THIS <u>21</u> DAY OF <u>January</u> , A.D., 2016 <i>Rich Sedberry</i> SALT LAKE VALLEY HEALTH DEPARTMENT	CITY PLANNING DIRECTOR APPROVED THIS <u>28th</u> DAY OF <u>Jan</u> , A.D., 2016 BY THE SALT LAKE CITY PLANNING COMMISSION. <i>Neel Mehta</i> PLANNING DIRECTOR DATE	CITY DEPT. PUBLIC UTILITIES APPROVED AS TO FORM THIS <u>21st</u> DAY OF <u>January</u> , A.D., 2016 <i>[Signature]</i> SALT LAKE CITY PUBLIC UTILITIES DIRECTOR	CITY ENGINEER DIVISION I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE. 1-26-2016 <i>[Signature]</i> CITY ENGINEER	CITY ATTORNEY APPROVED THIS <u>9th</u> DAY OF <u>Jan</u> , A.D., 2016 <i>[Signature]</i> SALT LAKE CITY ATTORNEY	CITY APPROVAL PRESENTED TO THE MAYOR OF SALT LAKE CITY THIS <u>16th</u> DAY OF <u>Feb.</u> , A.D., 2016 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. <i>[Signature]</i> SALT LAKE CITY RECORDER SALT LAKE CITY MAYOR	SALT LAKE COUNTY RECORDED # <u>12225801</u> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>Jessica Norie</u> , DATE <u>Feb 22, 2016</u> TIME <u>10:26 AM</u> BOOK <u>2016</u> PAGE <u>46</u> \$243.00 FEE \$ <i>Lorrie Davis Deputy</i> SALT LAKE COUNTY RECORDER	NUMBER _____ ACCOUNT _____ SHEET _____ OF _____ SHEETS
	15-12-176-013 15-12-12 \$243.00							1504057cp.dwg

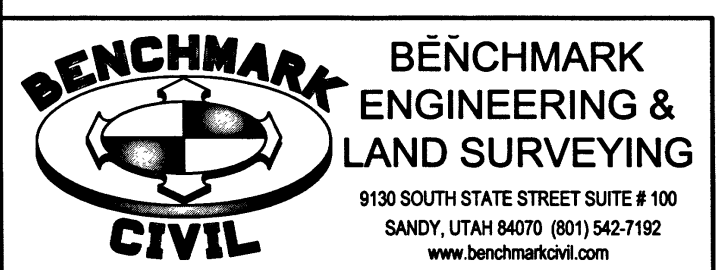
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

PLAT OF ARTSPACE COMMONS

A UTAH MIXED USE CONDOMINIUM
 LOCATED IN NORTHWEST QUARTER OF SECTION 12,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST
 SALT LAKE BASE AND MERIDIAN
 ALSO BEING IN BLOCK 8, PLAT "A", SALT LAKE CITY SURVEY



SHEET 2 OF 8

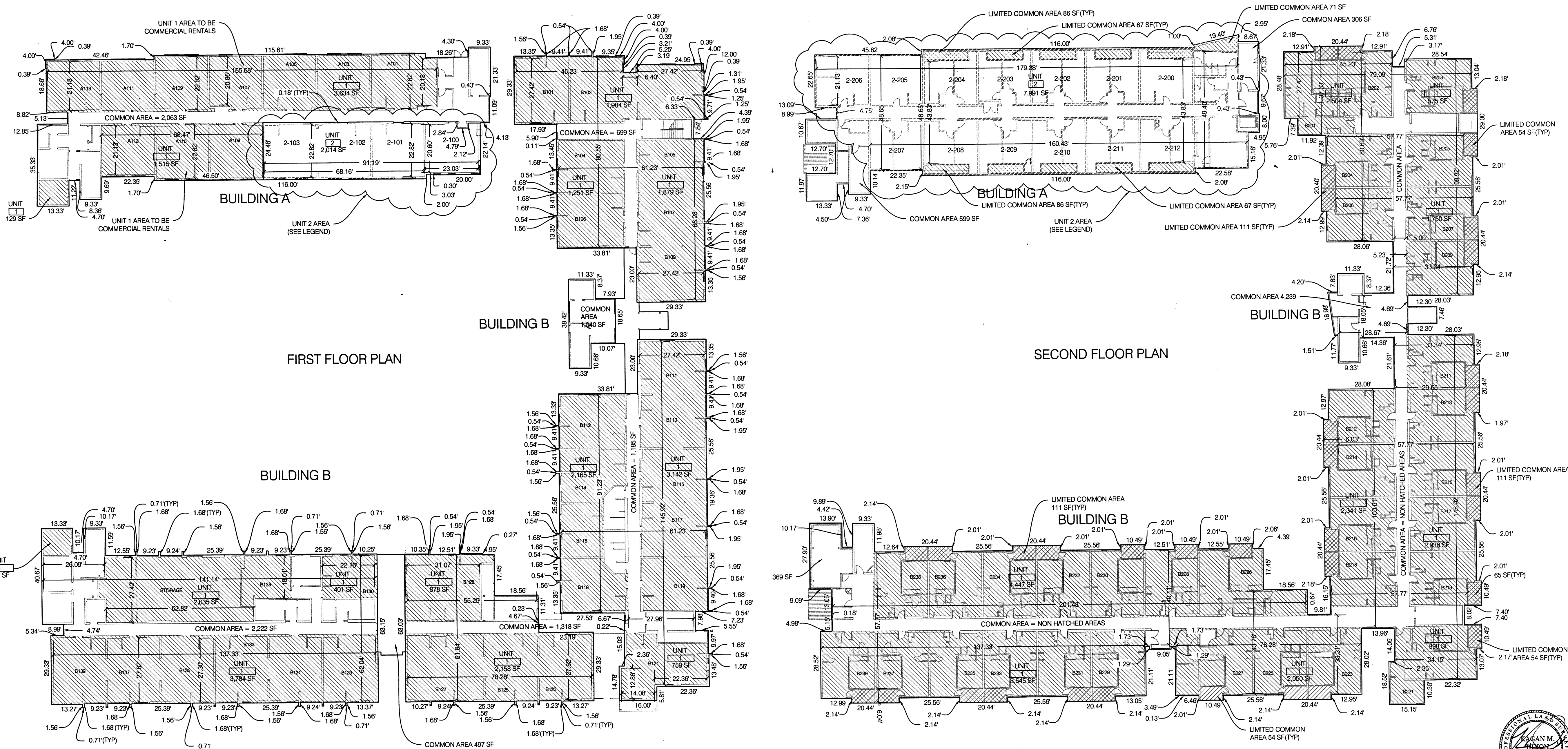
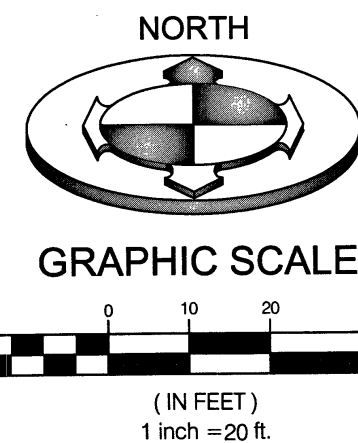


SALT LAKE COUNTY RECORDER
 RECORDED # 12225802
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Jessica Nornie
 DATE 02/22/16 TIME 0:21:00 BOOK 244 PAGE 46
 FEE \$ 243.00
 Lerrin Davis
 CHIEF DEPUTY SALT LAKE COUNTY RECORDER

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PLAT OF ARTSPACE COMMONS

A UTAH MIXED USE CONDOMINIUM
 LOCATED IN NORTHWEST QUARTER OF SECTION 12,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST
 SALT LAKE BASE AND MERIDIAN
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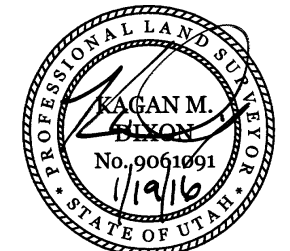


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LEGEND

- COMMON AREA
- LIMITED COMMON AREA
- UNIT 1
- UNIT 2

SHEET 3 OF 8
SALT LAKE COUNTY RECORDER
 RECORDED # 12225801
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Jessica Norne
 DATE 02/21/16 TIME 10:21 AM PAGE 46
 FEE \$ 243.00
 CHIEF DEPUTY Tommi Jean Dault
 SALT LAKE COUNTY RECORDER



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PLAT OF ARTSPACE COMMONS

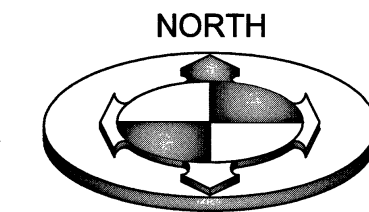
A UTAH MIXED USE CONDOMINIUM

LOCATED IN NORTHWEST QUARTER OF SECTION 12,

TOWNSHIP 1 SOUTH, RANGE 1 WEST

SALT LAKE BASE AND MERIDIAN

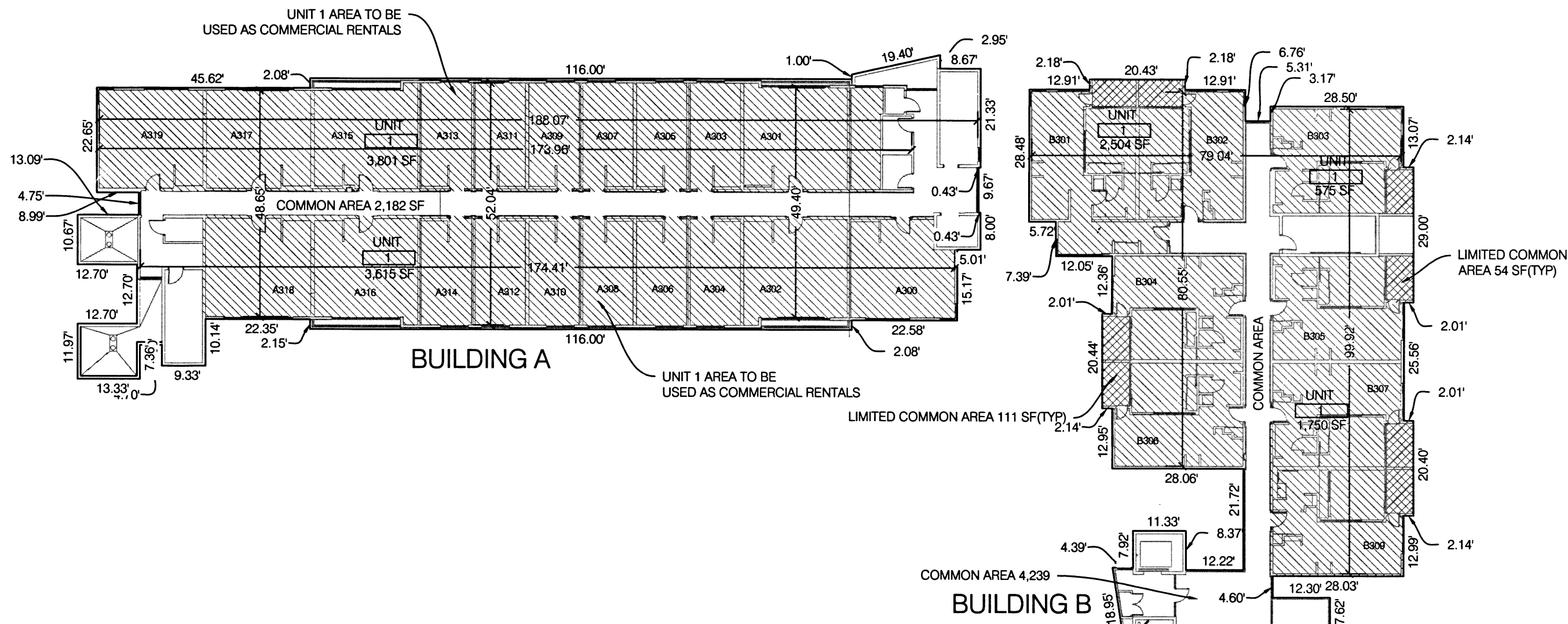
ALSO BEING IN BLOCK 8, PLAT "A", SALT LAKE CITY SURVEY



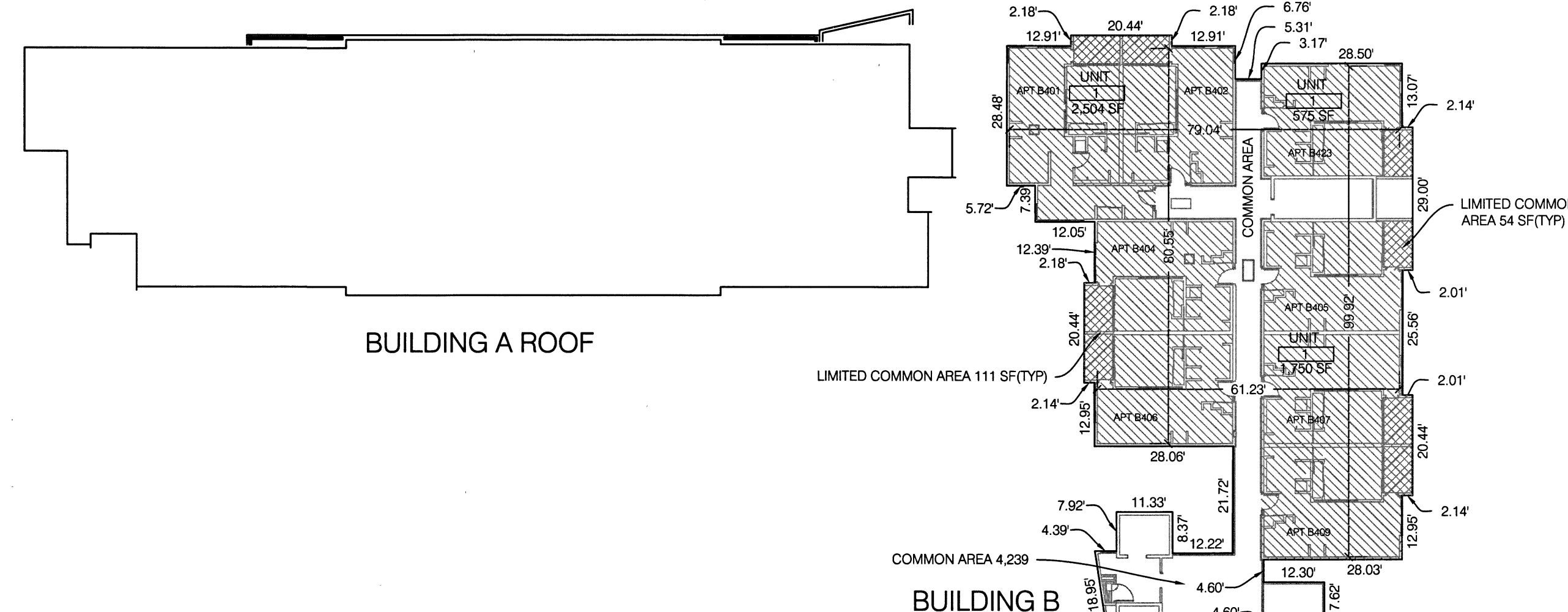
GRAPHIC SCALE



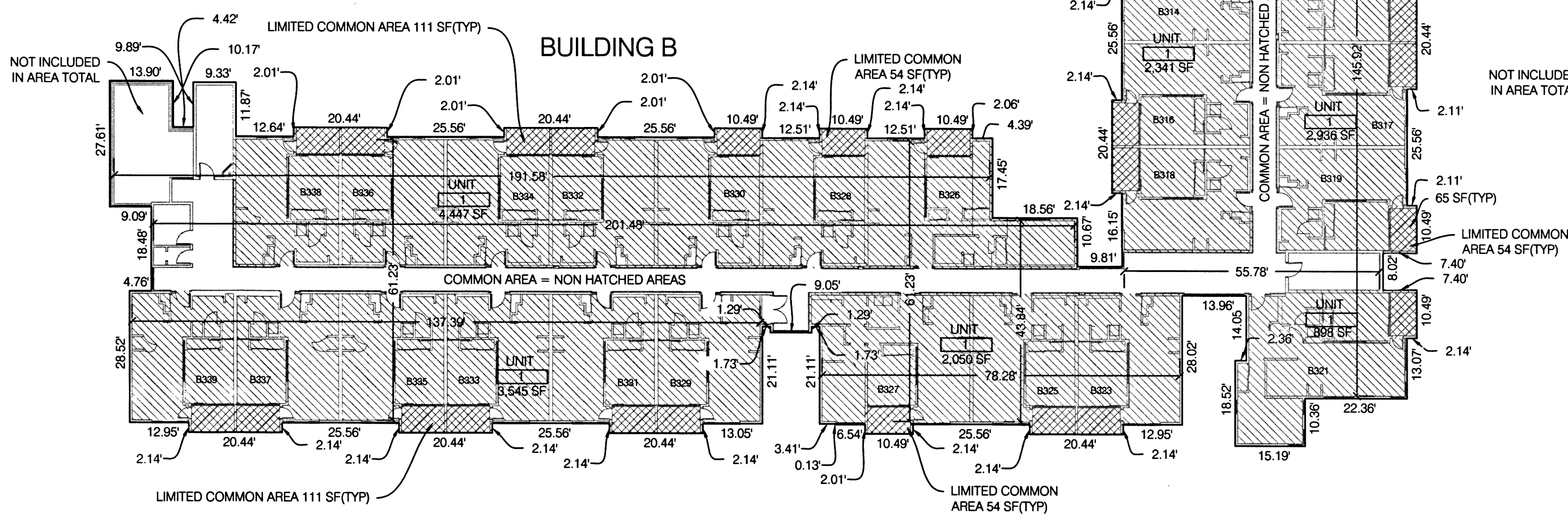
(IN FEET)
1 inch = 20 ft.



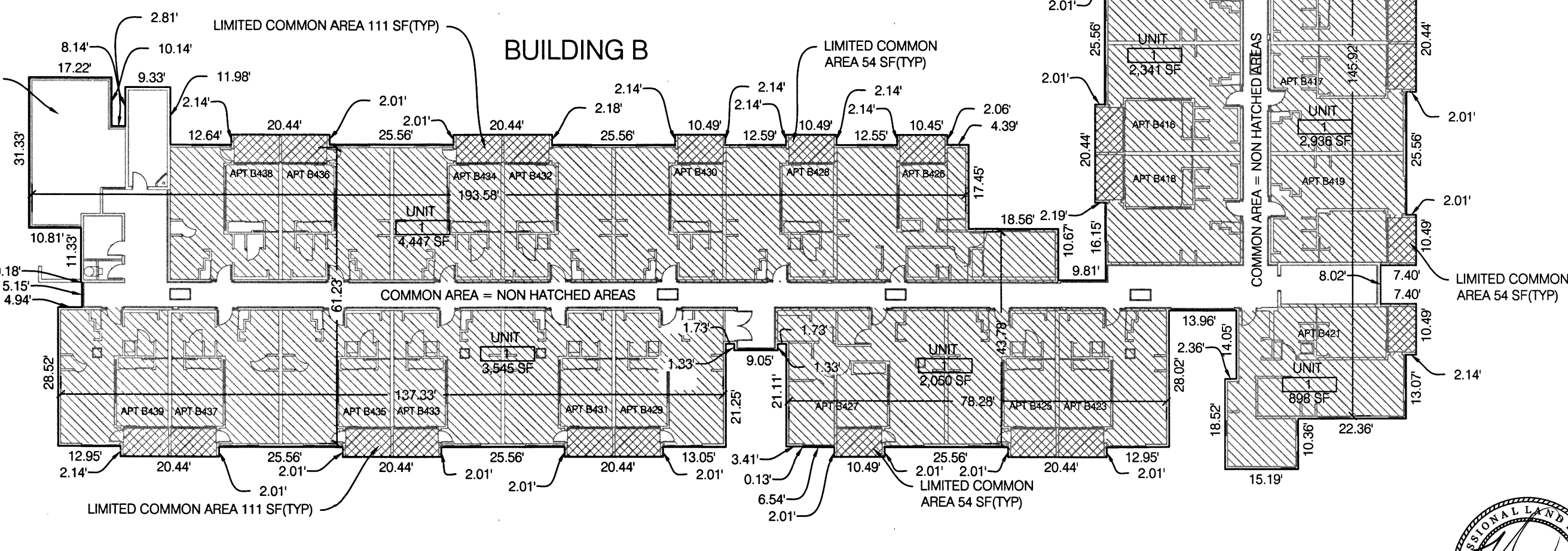
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



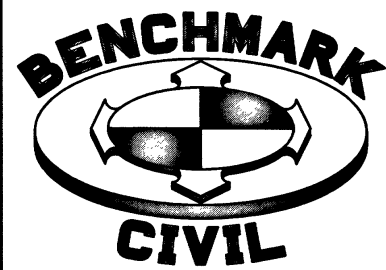
BUILDING B



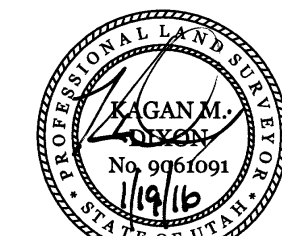
BUILDING B

LEGEND

- COMMON AREA
- LIMITED COMMON AREA
- UNIT 1
- UNIT 2



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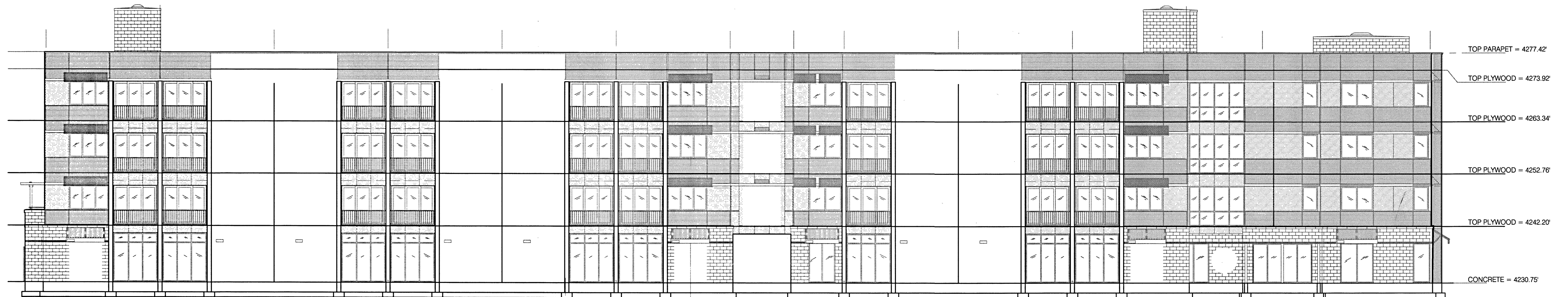


SALT LAKE COUNTY RECORDER
RECORDED # 12225802
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF *Jessica Norrie*
DATE *02/21/16* TIME *02:26 PM* PAGE *46*
FEE \$ *243.00*
CHIEF DEPUTY *Jenna Sam Dault*
SALT LAKE COUNTY RECORDER

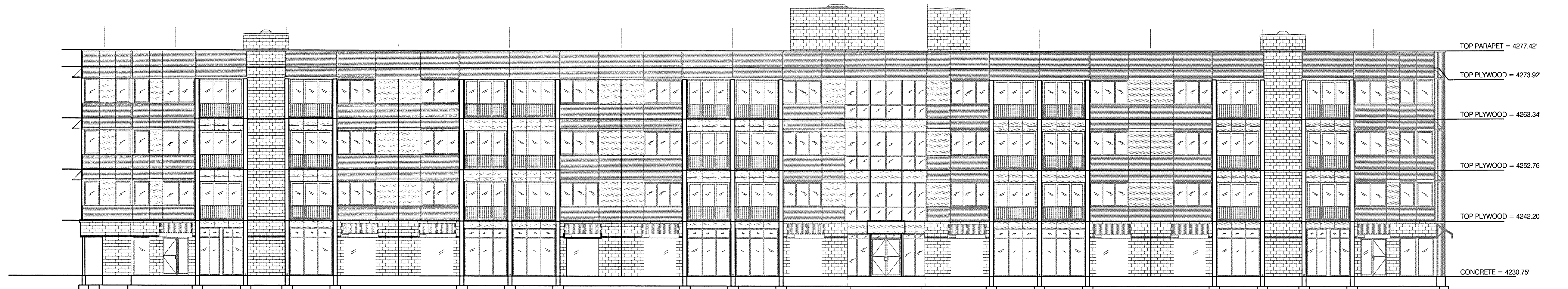
PLAT OF ARTSPACE COMMONS

A UTAH MIXED USE CONDOMINIUM

LOCATED IN NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 1 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ALSO BEING IN BLOCK 8, PLAT "A", SALT LAKE CITY SURVEY



BUILDING B SOUTH ELEVATION



BUILDING B EAST ELEVATION

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PLAT OF ARTSPACE COMMONS

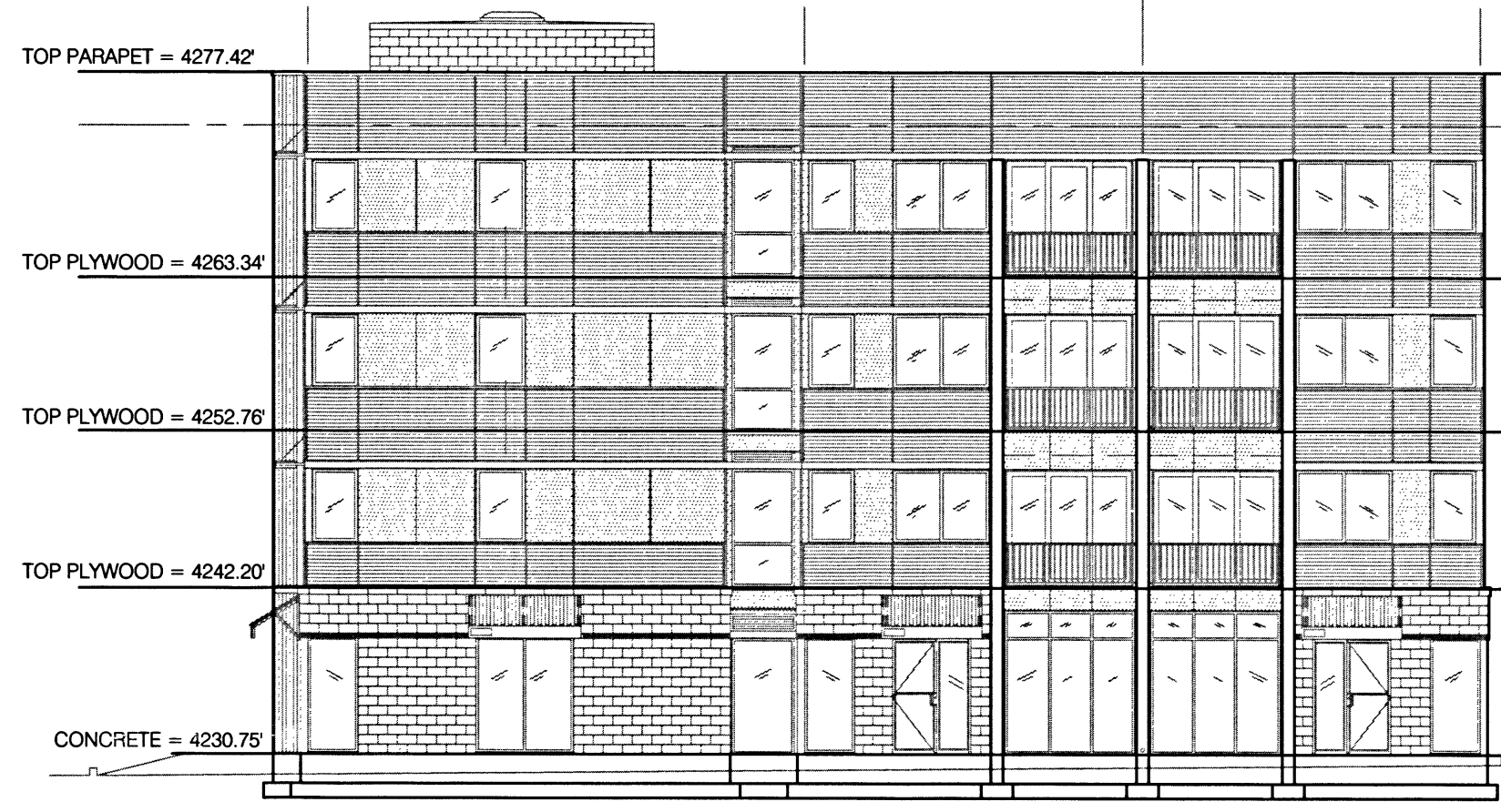
A UTAH MIXED USE CONDOMINIUM

LOCATED IN NORTHWEST QUARTER OF SECTION 12,

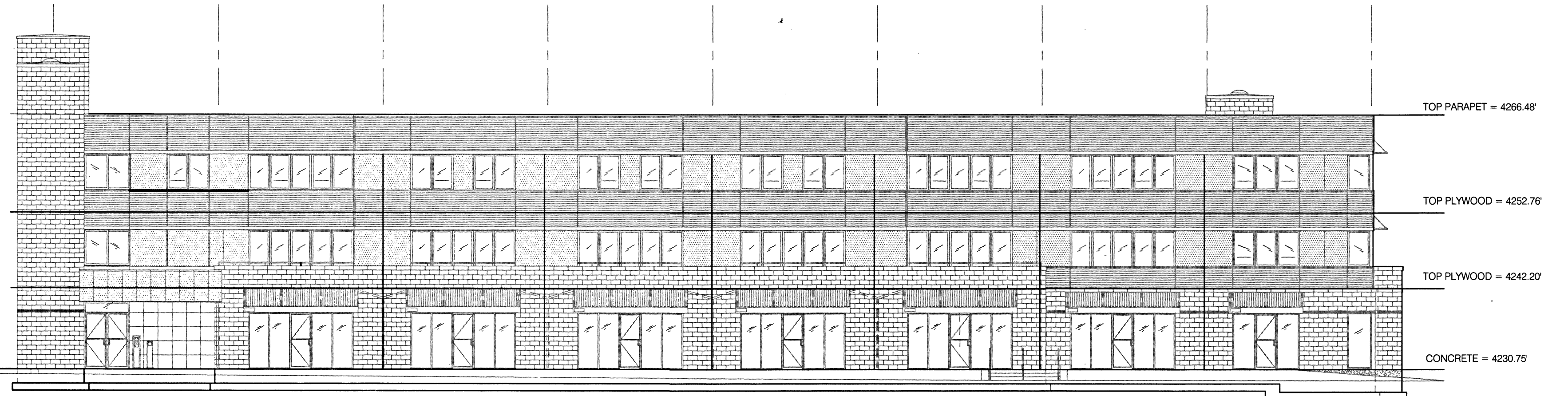
TOWNSHIP 1 SOUTH, RANGE 1 WEST

SALT LAKE BASE AND MERIDIAN

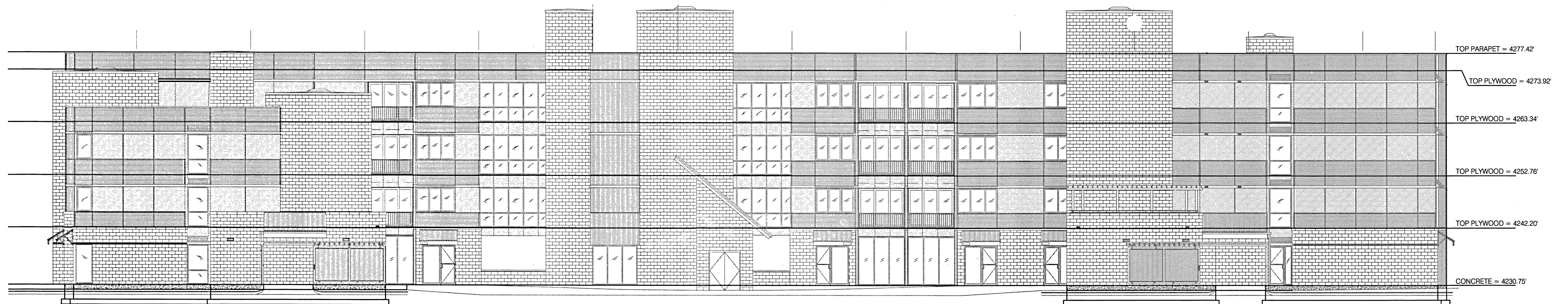
ALSO BEING IN BLOCK 8, PLAT "A", SALT LAKE CITY SURVEY



BUILDING B NORTH ELEVATION



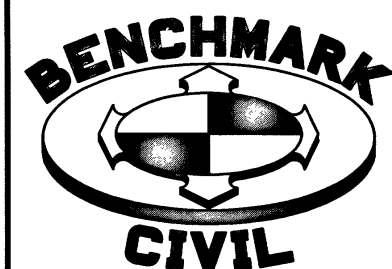
BUILDING A NORTH ELEVATION



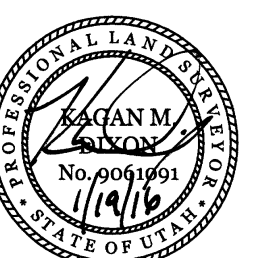
BUILDING A WEST ELEVATION

BUILDING B WEST ELEVATION

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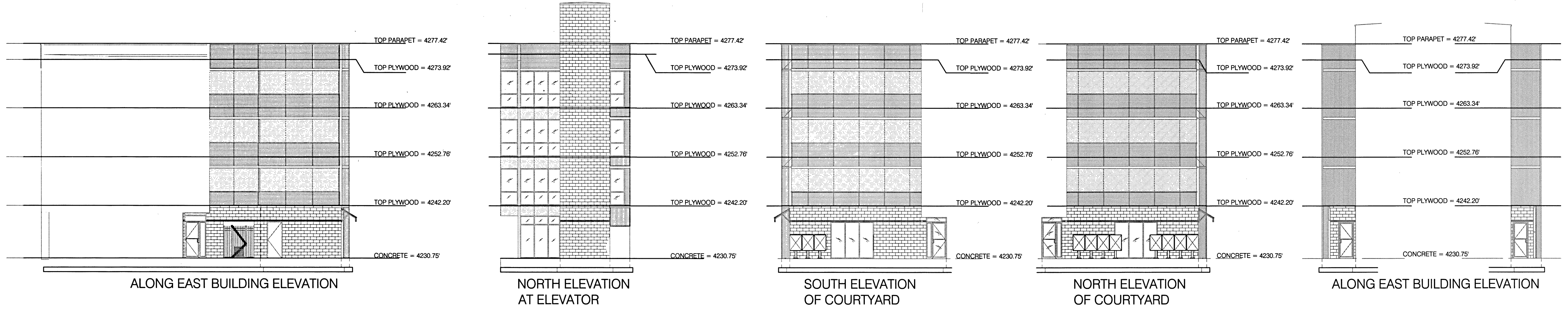


SHEET 6 OF 8

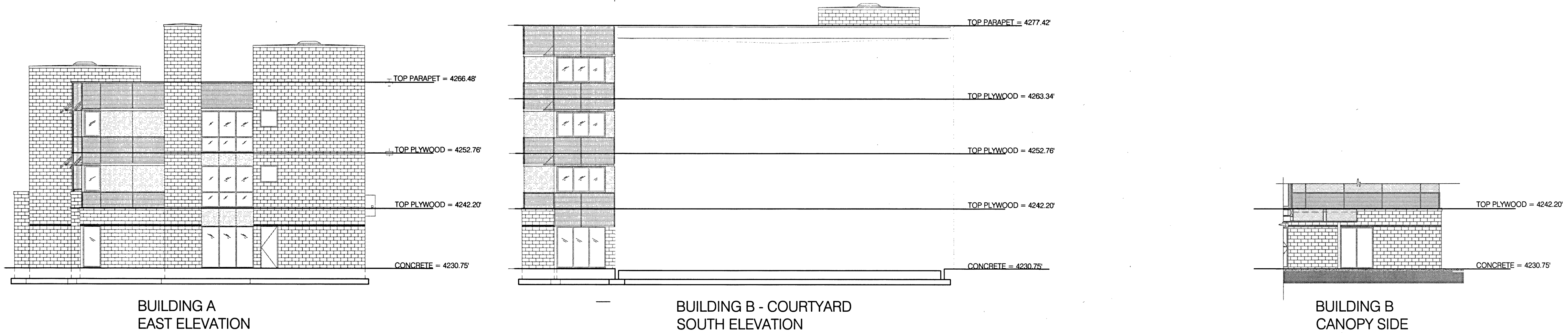
SALT LAKE COUNTY RECORDER
RECORDED # 12225802
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND
FILED AT THE REQUEST OF *Jessica Norrie*
DATE *02/22/16* TIME *10:20 AM* BOOK *11916* PAGE *46*
FEE \$ *243.00*
CHIEF DEPUTY *Logan M. Norrie*
SALT LAKE COUNTY RECORDER

PLAT OF ARTSPACE COMMONS

A UTAH MIXED USE CONDOMINIUM
 LOCATED IN NORTHWEST QUARTER OF SECTION 12,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST
 SALT LAKE BASE AND MERIDIAN
 ALSO BEING IN BLOCK 8, PLAT "A", SALT LAKE CITY SURVEY



BUILDING B



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 BENCHMARK ENGINEERING & LAND SURVEYING
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SALT LAKE COUNTY RECORDER
 RECORDED # 12225802
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Jessica Norrie
 DATE 02/22/16 TIME 10:20 AM BOOK 5000 PAGE 46
 FEE \$ 243.00
 Loni J. Davis
 CHIEF DEPUTY SALT LAKE COUNTY RECORDER

PROFESSIONAL LAND SURVEYOR
 JESSICA M. NORRIE
 No. 9061094
 1/19/16
 STATE OF UTAH

SHEET 7 OF 8

PLAT OF ARTSPACE COMMONS

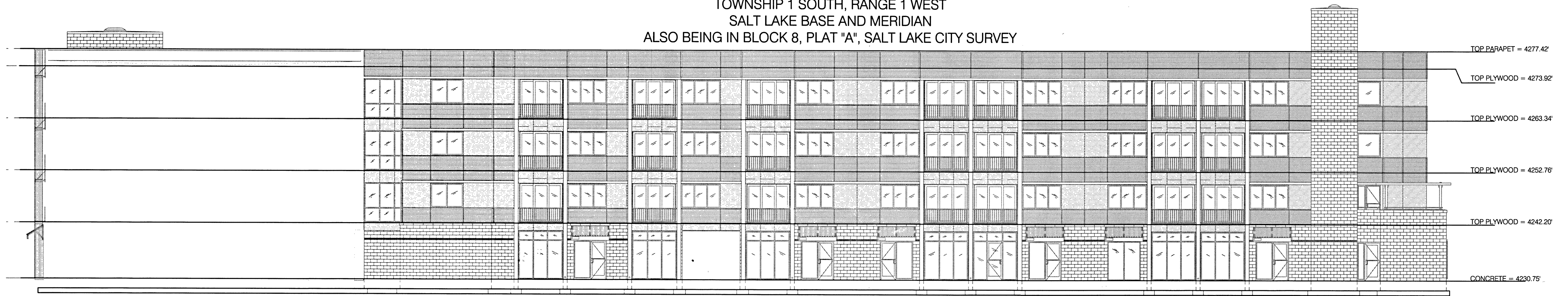
A UTAH MIXED USE CONDOMINIUM

LOCATED IN NORTHWEST QUARTER OF SECTION 12,

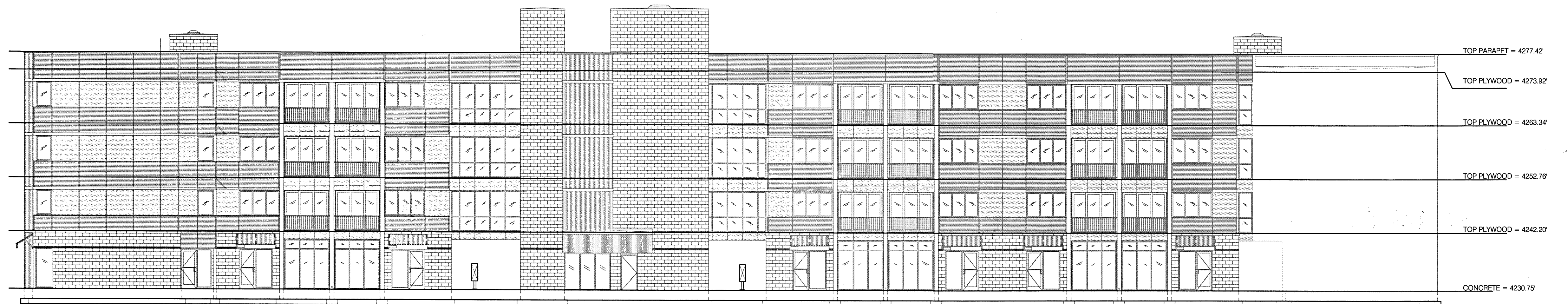
TOWNSHIP 1 SOUTH, RANGE 1 WEST

SALT LAKE BASE AND MERIDIAN

ALSO BEING IN BLOCK 8, PLAT "A", SALT LAKE CITY SURVEY



BUILDING B - COURTYARD
NORTH ELEVATION

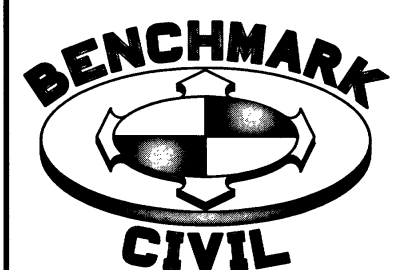


BUILDING B - COURTYARD
WEST ELEVATION

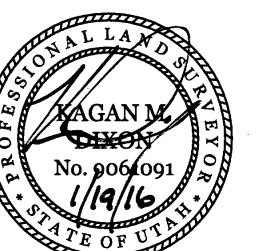
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BUILDING A - COURTYARD
SOUTH ELEVATION



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SHEET 8 OF 8

SALT LAKE COUNTY RECORDER
RECORDED #12225802
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND
FILED AT THE REQUEST OF Jessica Nornie
DATE 07/27/16 TIME 10:24 AM BOOK 2016 PAGE 46
FEE \$ 243.00
Low Sam Deery
CHIEF DEPUTY SALT LAKE COUNTY RECORDER