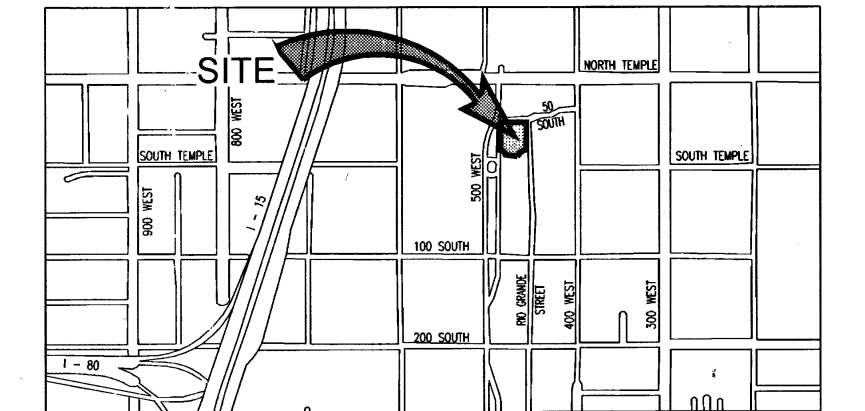
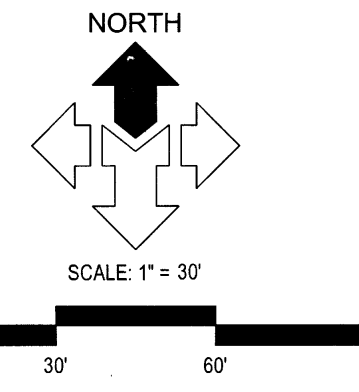


GATEWAY BLOCK D CONDOMINIUM PLAT

AMENDING LOT 6A, BOYER GATEWAY LOT 6 AMENDED

SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN



VICINITY MAP

SCALE: N.T.S.

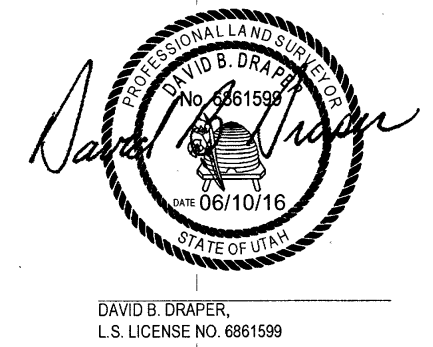
SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6861599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND ACCURATELY DESCRIBED THE LAND SURFACE UPON WHICH THERE HAS BEEN CONSTRUCTED GATEWAY BLOCK D CONDOMINIUMS, AMENDING LOT 6A, BOYER GATEWAY LOT 6 AMENDED, A UTAH COMMERCIAL CONDOMINIUM PROJECT. I FURTHER CERTIFY THAT THIS RECORD OF SURVEY MAP IS ACCURATE AND HAS BEEN PREPARED IN COMPLIANCE WITH THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS MAP, AND THAT THE BUILDING DIMENSIONS ARE OR WILL BE AS SHOWN ON THIS MAP.

BOUNDARY DESCRIPTION

ALL OF LOT 6A, BOYER GATEWAY SUBDIVISION LOT 6 AMENDED, SAID LOT 6A BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BOYER GATEWAY SUBDIVISION, AS RECORDED IN BOOK 2019 OF PLATS AT PAGE 37 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND RUNNING THENCE ALONG THE NORTHERLY AND EASTERLY LINE OF SAID LOT 6 THE FOLLOWING TWO COURSES: 1) NORTH 89°58'47" EAST 220.92 FEET TO A POINT ON THE ARC OF A 133.89 FOOT NON TANGENT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 171°14" A DISTANCE OF 101.16 FEET, CHORD BEARS SOUTH 52°35'30" WEST 98.77 FEET; THENCE NORTH 82°32'57" WEST 102.33 FEET TO A POINT ON THE ARC OF A 43.53 FOOT NON TANGENT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°36'09" A DISTANCE OF 61.24 FEET, CHORD BEARS NORTH 46°43'16" WEST 56.31 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 6; THENCE NORTH ALONG SAID WESTERLY LINE 243.34 FEET TO THE POINT OF BEGINNING.

CONTAINS 59,839.53 SQ. FT. OR 1.374 ACRES



OWNER'S DEDICATION

GATEWAY ASSOCIATES, LTD., THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS GATEWAY BLOCK D CONDOMINIUM PLAT, AMENDING LOT 6A, BOYER GATEWAY LOT 6 AMENDED, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN THEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 10th DAY OF JUNE, 2016.
GATEWAY ASSOCIATES, LTD. A UTAH LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER
BOYER GATEWAY, L.C., A UTAH LIMITED LIABILITY COMPANY, BY ITS MANAGER
THE BOYER COMPANY, L.C., A UTAH LIMITED LIABILITY COMPANY
BY: *[Signature]*
NAME: **BRADY WOLFHORN**
TITLE: MANAGER

LIEN HOLDER'S CONSENT

Wells Fargo Bank, National Association, entered into a Construction Deed of Trust, absolute Assignment of leases and rents, security agreement and future filing ("Deed of Trust") with Gateway Associates, LTD, a Utah limited liability company, which Deed of Trust is secured by the property more particularly described in the above identified Deed of Trust. Said Deed of Trust was recorded on June 23, 2005, as Entry No. 9413044 in Book 9149 at Page 2756 in the official records of the Salt Lake County, and that certain Additional Advance and Consolidation Agreement (short form), recorded December 30, 2005 as entry no. 9589910 in book 9237 in the official records of the Salt Lake County, and Second Additional Advance and Consolidation Agreement (short form), recorded October 16, 2006, as entry no. 987821 in book 9365 at page 7625 in the official records of the Salt Lake County, and Notice of Sale, recorded March 21, 2006, as Entry no. 9689009 in Book 9289 at Page 5151, and a Modification Agreement recorded March 31, 2011, as entry no. 11159796 in Book 9915, at Page 3965 in the official records of the Salt Lake County, and a Modification Agreement Amending Deed of Trust, recorded July 12, 2013, as Entry no. 11802859, in Book 10158, at Page 5074 in the official records of the Salt Lake County, and a Subordination of Lien recorded July 18, 2013, as Entry no. 11898462, in Book 10160, at Page 4591 in the official records of the Salt Lake County, and a Memorandum of Eleventh Modification Agreement recorded March 19, 2015, as Entry No. 12019396, in Book 10306, at Page 5174 in the official records of the Salt Lake County.

Wells Fargo Bank, National Association is fully aware that Gateway Associates, LTD is in the process of recording a plat creating a project known as Boyer Gateway Lot 6 Amended, and Wells Fargo Bank, National Association hereby consents to the recording of the plat for all purposes shown Wells Fargo Bank, National Association hereby consents to the recording of the plat for all purposes shown thereon.
Signed this 10th day of June, 2016.

By: *[Signature]*
Printed Name: **Michael Asay**
Title: **Vice President**

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE } S.S.
ON THE 10th DAY OF June, 2016, PERSONALLY APPEARED BEFORE ME **Michael Asay**, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE THAT HE IS THE **Vice President** OF WELLS FARGO BANK, NATIONAL ASSOCIATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED BY HIM ON BEHALF OF WELLS FARGO BANK, NATIONAL ASSOCIATION.
COMMISSION NUMBER: **636190**
MY COMMISSION EXPIRES: **11-9-19**
[Signature]
A NOTARY PUBLIC COMMISSIONED IN UTAH

GATEWAY BLOCK D CONDOMINIUM PLAT
AMENDING LOT 6A, BOYER GATEWAY LOT 6 AMENDED
SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, UTAH

EASEMENT NO.	RECORD DATE	ENTRY NO.	BOOK	PAGE	EASEMENT TYPE
1	DECEMBER 24, 1998	7202242	8208	2815	UTILITY EASEMENT DEED AND AGREEMENT
2	JANUARY 13, 2000	7553961	8336	1170	EASEMENT AGREEMENT
	FEBRUARY 26, 2001	7829965	8427	4667	EASEMENT AGREEMENT
	APRIL 22, 2013	11622650	10129	5755	EASEMENT AGREEMENT
3	JANUARY 13, 2000	7553963	8336	1217	RIO GRANDE STREET GRANT OF EASEMENT
	AUGUST 7, 2000	7693049	8379	5484	RIO GRANDE STREET GRANT OF EASEMENT
	MAY 6, 2005	9370280	9128	481	RIO GRANDE STREET GRANT OF EASEMENT
4	DECEMBER 20, 2007	10305520	9550	5547	RIO GRANDE STREET GRANT OF EASEMENT
	APRIL 22, 2013	11622651	10129	5760	RIO GRANDE STREET GRANT OF EASEMENT
	JANUARY 13, 2000	7553964	8336	1240	PLAZA PEDESTRIAN AND PUBLIC USE EASEMENT AND PROGRAMMING AGREEMENT
5	AUGUST 7, 2000	7693049	8379	5484	PLAZA PEDESTRIAN AND PUBLIC USE EASEMENT AND PROGRAMMING AGREEMENT
	MAY 6, 2005	9370282	9128	506	PLAZA PEDESTRIAN AND PUBLIC USE EASEMENT AND PROGRAMMING AGREEMENT
	APRIL 22, 2013	11622651	10129	5760	PLAZA PEDESTRIAN AND PUBLIC USE EASEMENT AND PROGRAMMING AGREEMENT
6	JANUARY 13, 2000	7553965	8336	1263	NORTH TEMPLE FRONTAGE ROAD GRANT OF EASEMENT
	AUGUST 7, 2000	7693049	8379	5484	NORTH TEMPLE FRONTAGE ROAD GRANT OF EASEMENT
	MAY 6, 2005	9370279	9128	466	NORTH TEMPLE FRONTAGE ROAD GRANT OF EASEMENT
7	APRIL 22, 2013	11622651	10129	5760	NORTH TEMPLE FRONTAGE ROAD GRANT OF EASEMENT
	JANUARY 13, 2000	7553967	8336	1302	HOTEL PEDESTRIAN EASEMENT
	MAY 6, 2005	9370283	9128	525	HOTEL PEDESTRIAN EASEMENT
8	JULY 7, 2000	7674967	8373	5614	PARKS BLOCKS AGREEMENT
	APRIL 22, 2013	11622650	10129	5755	OWNERS AMENDMENT TO CITY PROJECT AGREEMENTS
	DECEMBER 14, 2000	7780370	8408	1288	PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY
9	FEBRUARY 8, 2001	7817246	8422	8263	EASEMENT
	NOVEMBER 9, 2001	8057055	8524	3993	RIGHT OF WAY EASEMENT
	FEBRUARY 4, 2009	10614629	9682	4172	CORRECTION OF EASEMENT
10	MARCH 31, 2009	10681526	9704	2907	CORRECTION OF EASEMENT
	APRIL 7, 2003	8600407	8772	5889	DECLARATION OF EASEMENTS
	JANUARY 27, 2006	9621734	9248	2947	NON-EXCLUSIVE RIGHT OF WAY & EASEMENT
13	JANUARY 22, 2008	10328682	9561	1129	DECLARATION OF BRIDGE COVENANTS AND EASEMENTS

DOC. TYPE	RECORD DATE	ENTRY NO.	BOOK	PAGE
CC & R	MAY 6, 2005	9370292	9128	605
CC & R	MAY 31, 2005	9390612	9137	7862
CC & R	JUNE 16, 2011	11199576	9931	2981
CC & R	AUGUST 2, 2011	11222233	9940	8522
CC & R	JULY 18, 2013	11886492	10160	4591
PARKING AGREEMENT	JUNE 16, 2011	11199717	9931	3495
PARKING AGREEMENT	AUGUST 2, 2011	11222232	9940	8516
CC & R	JULY 18, 2013	11886487	10160	4520
CC & R	JULY 18, 2013	11886486	10160	4498
CC & R	JULY 18, 2013	11886490	10160	4556
COURT ORDER	SEPTEMBER 24, 2013	11729918	10190	1
DEPOT NO BUILDING EASEMENT AGREEMENT	NOVEMBER 25, 2013	11786167	10195	1502
ENCROACHMENT AGREEMENT	FEBRUARY 9, 2001	7817943	8423	1139
ENCROACHMENT AGREEMENT	MAY 6, 2005	9370291	9128	595

BENCHMARK = 4260.84 (N.G.V.D. 29) U.S.G.S. MONUMENT 556 LOCATED IN FRONT OF THE CENTER EAST ENTRANCE OF THE UNION PACIFIC BUILDING IN THE PLANTER, (NAVD 88 ELEVATION = 4263.59)
NOTE: MEETS MINIMUM ALLOWABLE ERROR OF 1:15,000 FOR CLASS A SURVEYS

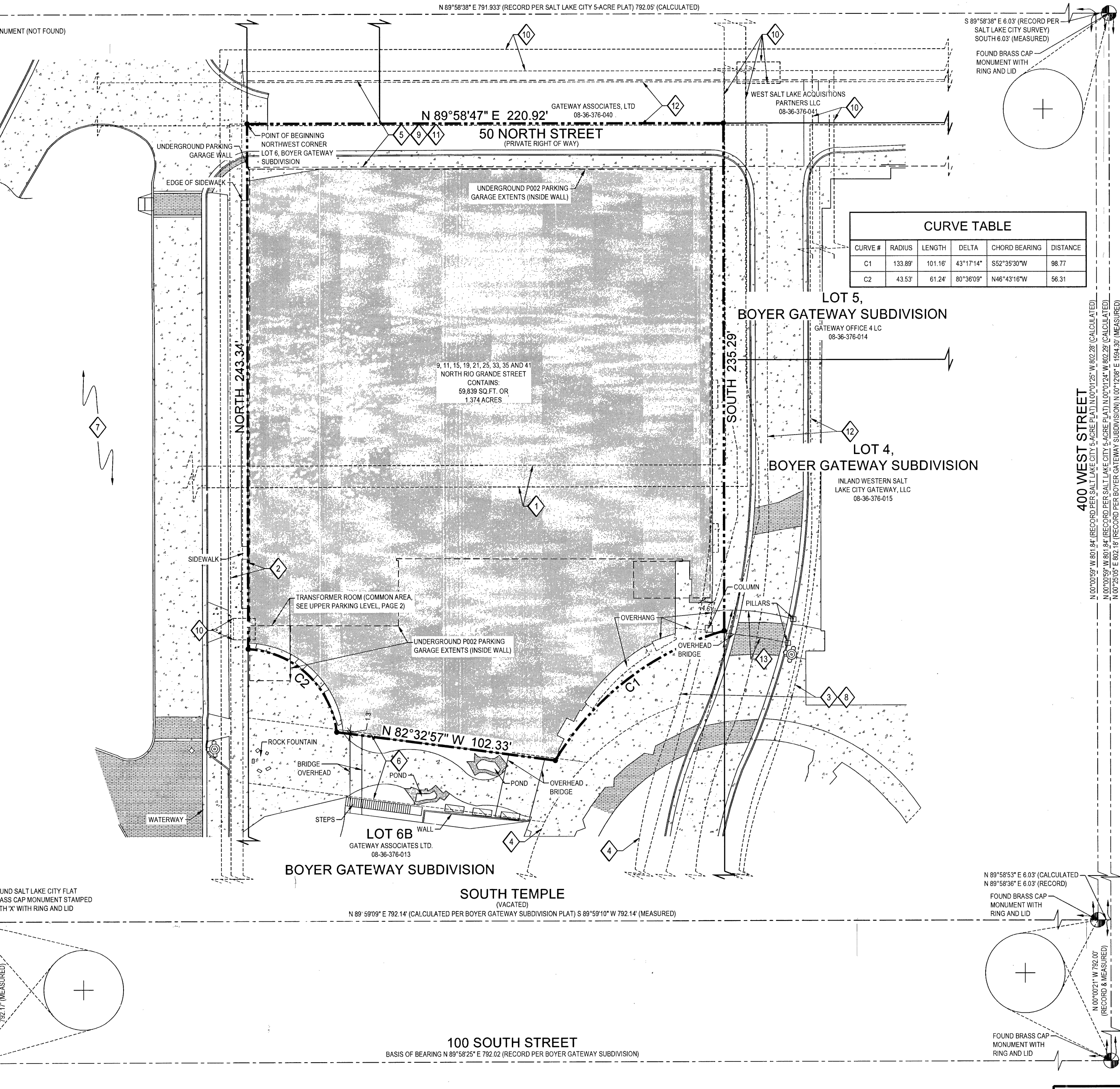
LEGEND

- SUBDIVISION BOUNDARY
- MONUMENT LINE/CENTER LINE OF ROAD
- ADJOINING LOT LINE
- EASEMENT LINE
- SET REBAR & CAP OR NAIL & WASHER STAMPED MCNEIL ENG OR BRASS PLUG
- EXISTING FIRE HYDRANT
- BUILDING
- CONCRETE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	133.89	101.16	43°17'14"	S52°35'30"W	98.77
C2	43.53	61.24	80°36'09"	N46°43'16"W	56.31

LOT 5, BOYER GATEWAY SUBDIVISION
GATEWAY OFFICE LLC
08-36-376-014

LOT 4, BOYER GATEWAY SUBDIVISION
INLAND WESTERN SALT LAKE CITY GATEWAY, LLC
08-36-376-015



BUILDING SERVICES
APPROVED THIS 10th DAY OF June, A.D. 2016.
[Signature]

CITY PUBLIC UTILITIES DEPT.
APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS 13th DAY OF June, 2016.
[Signature]
SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

CITY ENGINEERING DIVISION
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE.
DATE: 6/14/2016
DATE: 6/13/2016
[Signature]
CITY SURVEYOR

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF SALT LAKE } S.S.
ON THE 10th DAY OF June, 2016, PERSONALLY APPEARED BEFORE ME **Brian Cochran**, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE THAT HE IS THE MANAGER OF THE BOYER COMPANY, L.C., A UTAH LIMITED LIABILITY COMPANY, WHICH IS THE MANAGER OF BOYER GATEWAY, L.C., A UTAH LIMITED LIABILITY COMPANY, WHICH IS THE GENERAL PARTNER OF GATEWAY ASSOCIATES, LTD, A UTAH LIMITED PARTNERSHIP AND THAT THE FOREGOING INSTRUMENT WAS SIGNED BY HIM ON BEHALF OF THE BOYER COMPANY, L.C., A UTAH LIMITED LIABILITY COMPANY.
COMMISSION NUMBER: 673835
MY COMMISSION EXPIRES: 1/22/18
[Signature]
A NOTARY PUBLIC COMMISSIONED IN UTAH

SALT LAKE VALLEY HEALTH DEPARTMENT
APPROVED THIS 13th DAY OF June, A.D. 2016.
[Signature]
SALT LAKE VALLEY HEALTH DEPARTMENT

CITY PLANNING DIRECTOR
APPROVED THIS 14th DAY OF June, A.D. 2016, BY THE SALT LAKE CITY PLANNING COMMISSION.
[Signature]
PLANNING DIRECTOR

CITY ATTORNEY
APPROVED AS TO FORM THIS 15th DAY OF June, A.D. 2016.
[Signature]
SALT LAKE CITY ATTORNEY

CITY APPROVAL
PRESENTED TO THE SALT LAKE CITY THIS 16th DAY OF June, A.D. 2016, AND IS HEREBY APPROVED.
[Signature]
SALT LAKE CITY RECORDER - ASSISTANT

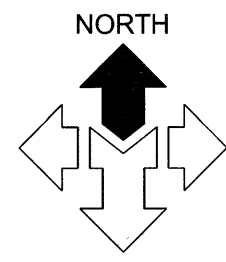
SALT LAKE COUNTY RECORDER
RECORD NO. 12306377
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF **Landmark Title**
DATE: 06/23/2016 TIME: 1:00 PM BOOK: 2016P PAGE: 137
FEE: \$99.00
[Signature]
SALT LAKE COUNTY RECORDER

S:\2016\16064\Survey\Prod_Dwg\16064 Gateway Condominiums.dwg, Jun. 10, 2016 - 7:45am

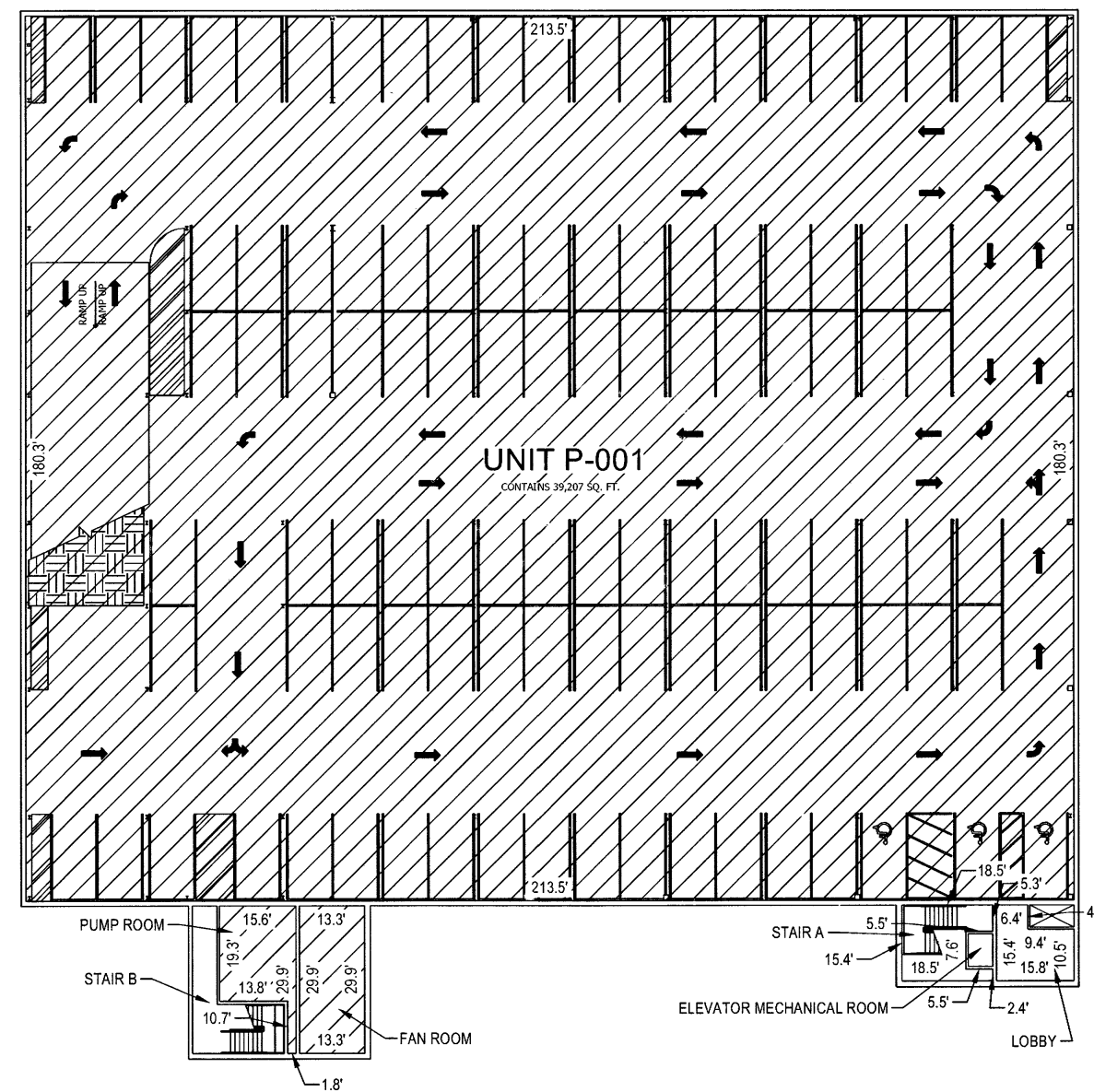
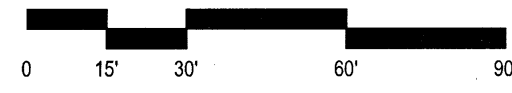
GATEWAY BLOCK D CONDOMINIUM PLAT

AMENDING LOT 6A, BOYER GATEWAY LOT 6 AMENDED

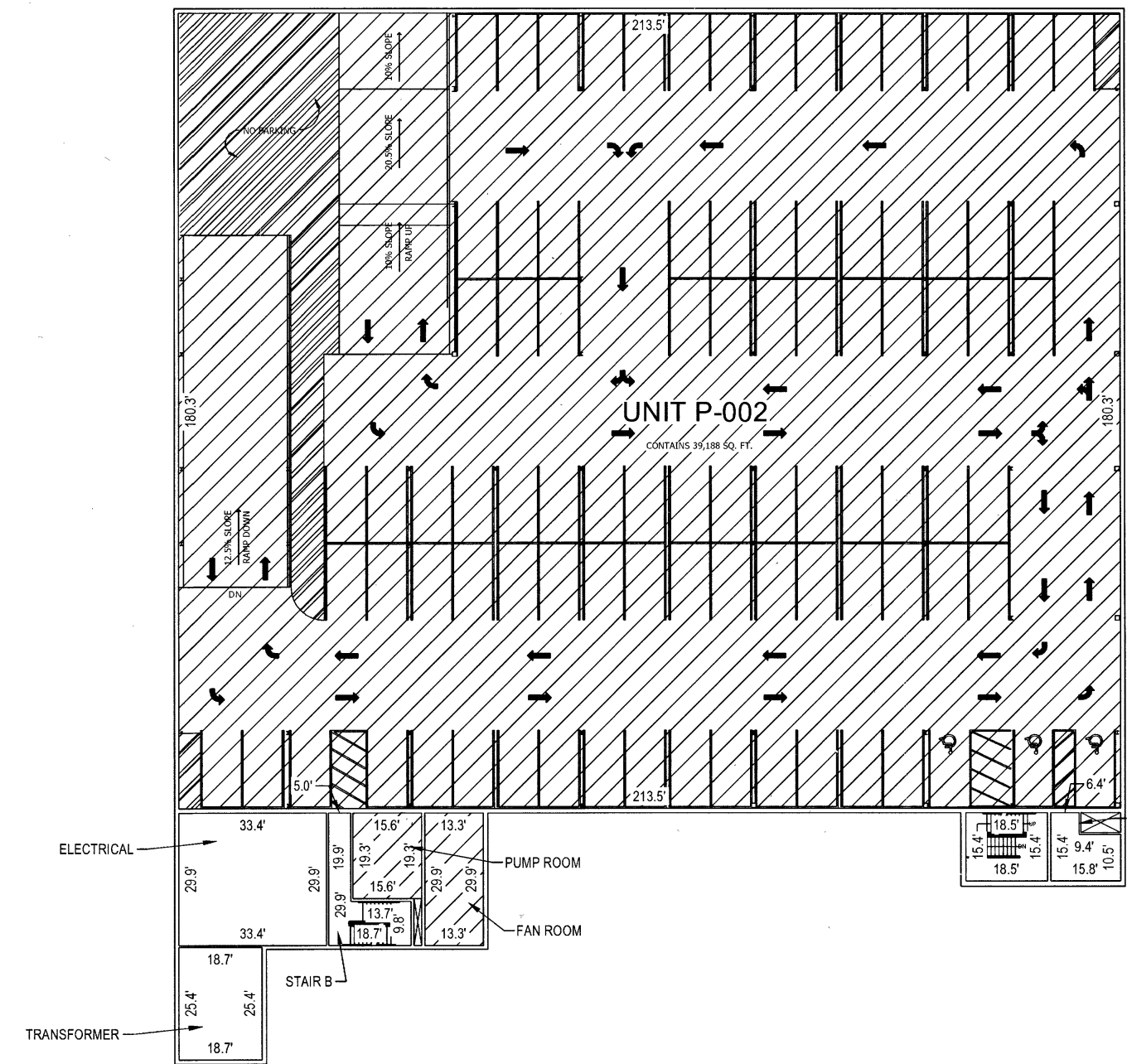
SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN



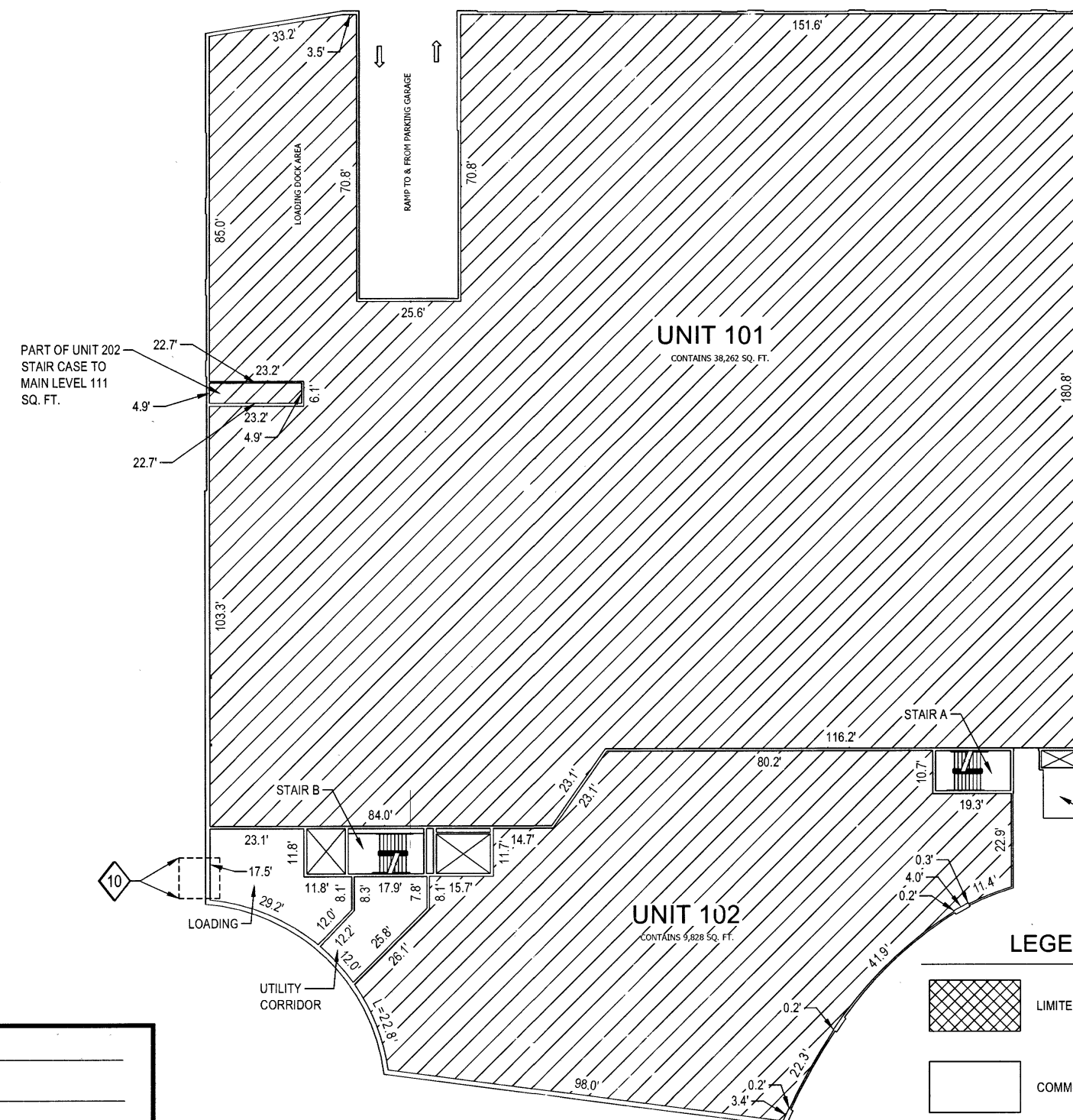
SCALE: 1" = 30'



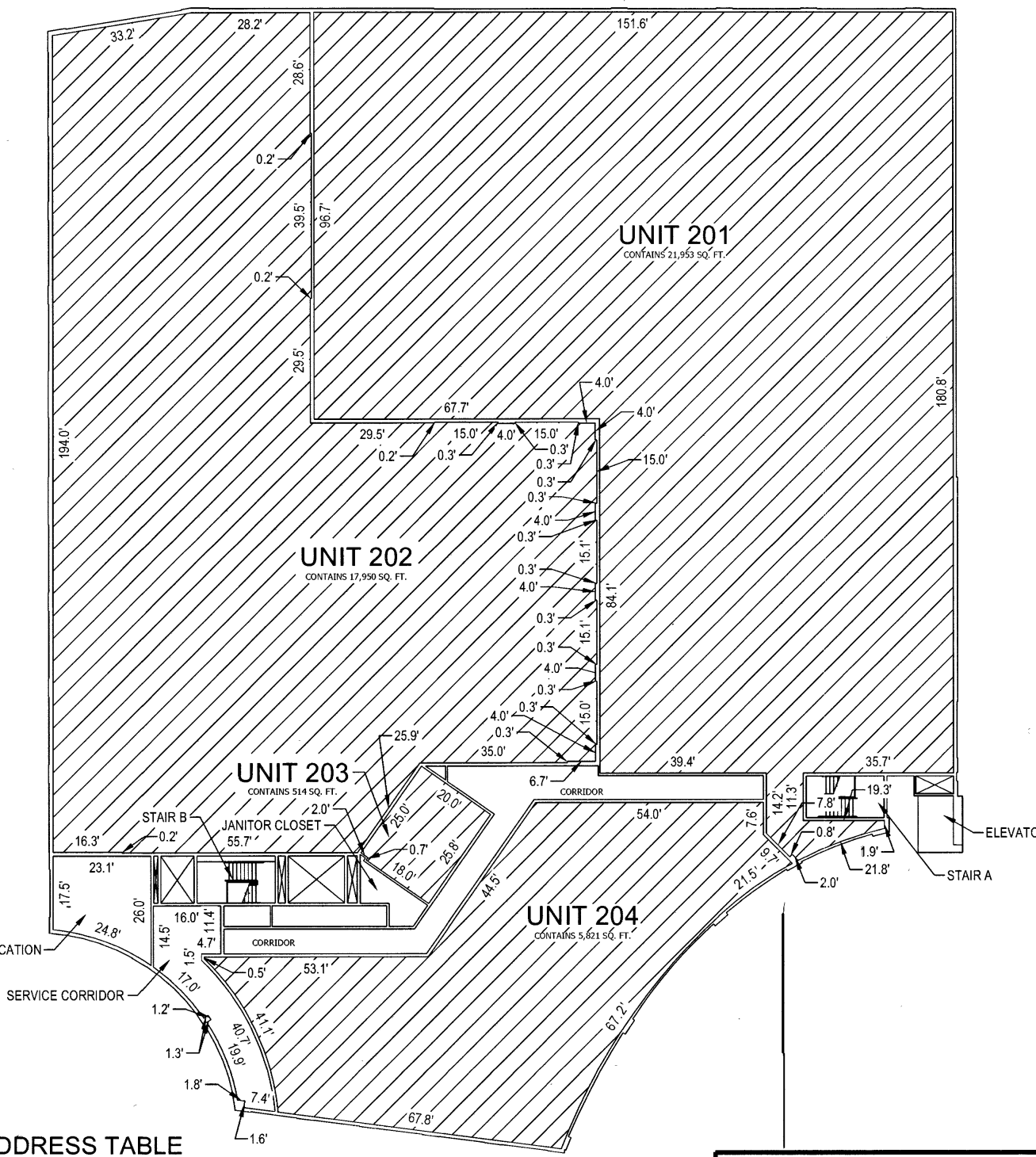
LOWER PARKING LEVEL



UPPER PARKING LEVEL



FIRST LEVEL



SECOND LEVEL

LEGEND

- LIMITED COMMON AREA
- COMMON AREA
- PRIVATE OWNERSHIP

ADDRESS TABLE

UNIT 101 - 33, 35 NORTH RIO GRANDE STREET
UNIT 102 - 11, 15 NORTH RIO GRANDE STREET
UNIT 201 - 41 NORTH RIO GRANDE STREET
UNIT 202 - 21 NORTH RIO GRANDE STREET
UNIT 203 - 9 NORTH RIO GRANDE STREET
UNIT'S P-001 & P-002 - 485 WEST 50 NORTH

GATEWAY BLOCK D CONDOMINIUM PLAT

AMENDING LOT 6A, BOYER GATEWAY LOT 6 AMENDED
SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, UTAH

NUMBER _____
ACCOUNT _____
SHEET 2
OF 3
SHEETS

PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnellengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

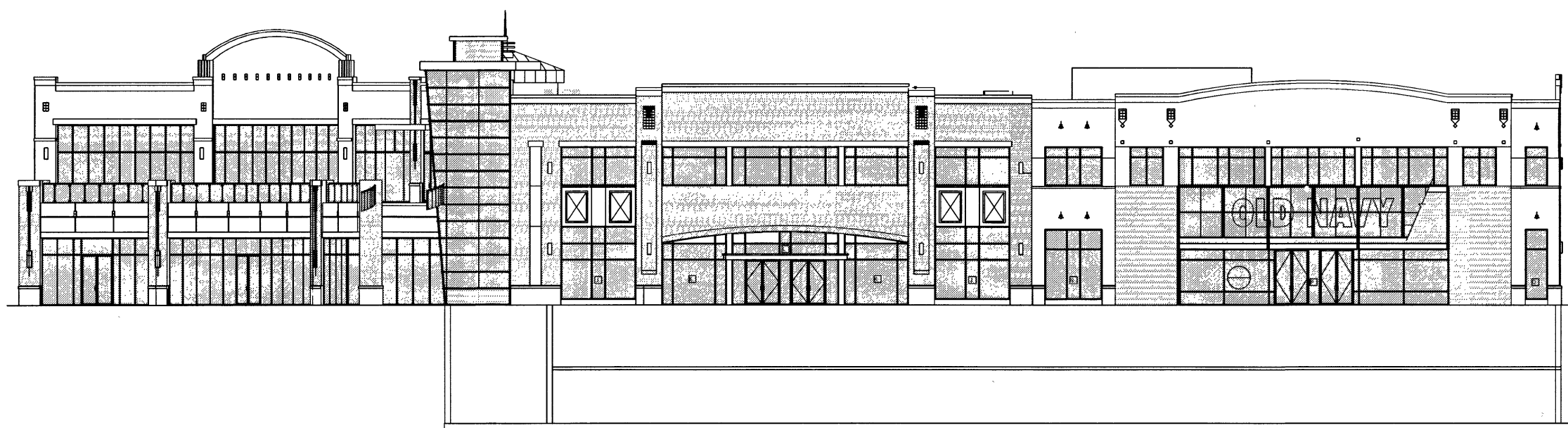
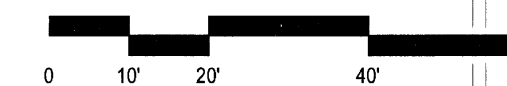
SALT LAKE COUNTY RECORDER
RECORD NO. 12306377
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Landmark Title
DATE 06/23/16 TIME 1:00 PM BOOK 2016P PAGE 137
\$ 99.00
Lorrie Ann Deputy
SALT LAKE COUNTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET 2
OF 3
SHEETS

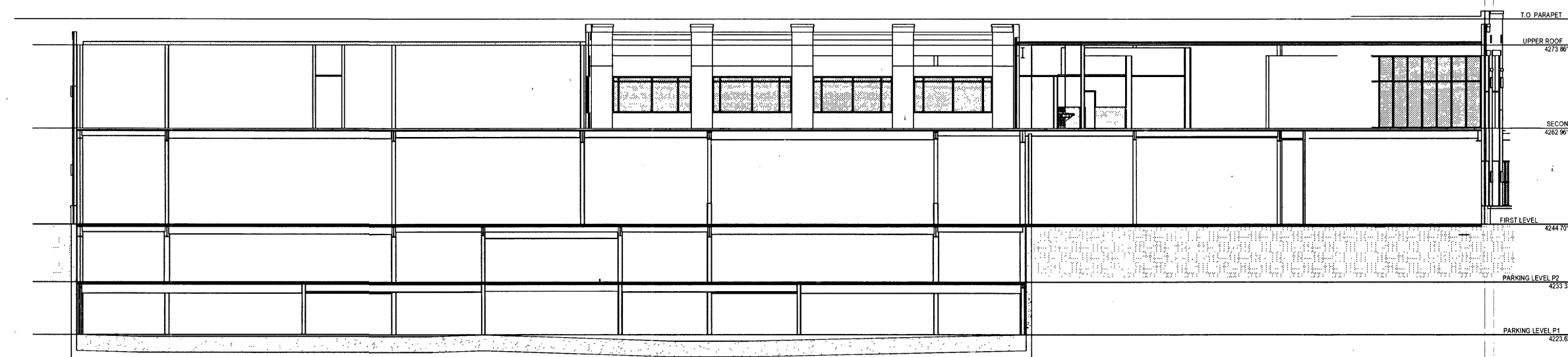
GATEWAY BLOCK D CONDOMINIUM PLAT

AMENDING LOT 6A, BOYER GATEWAY LOT 6 AMENDED

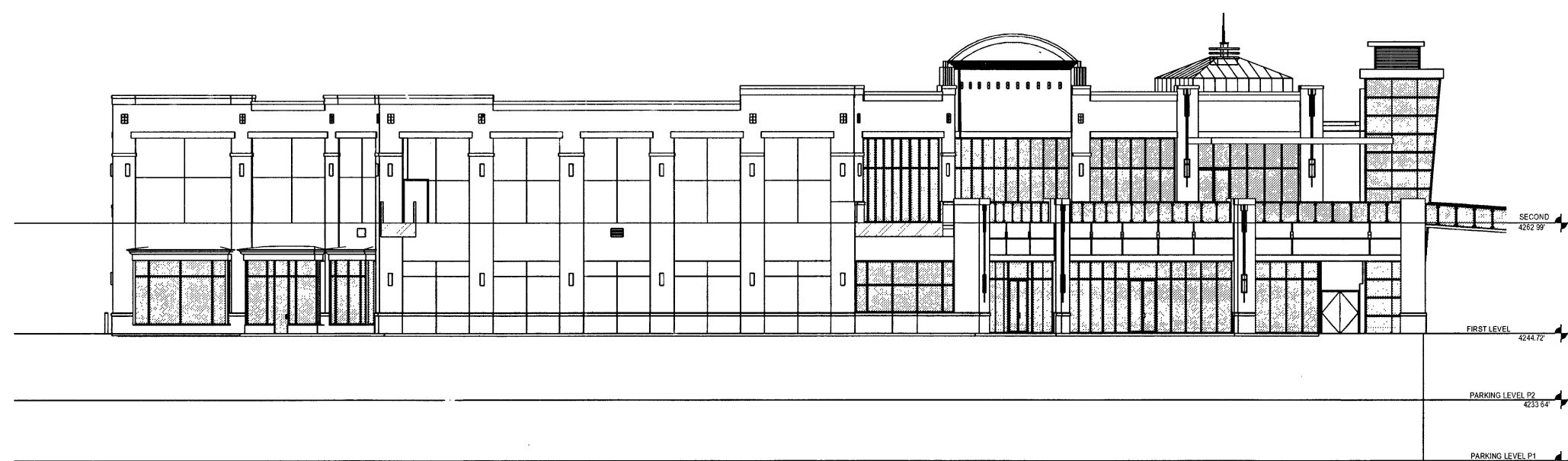
SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN



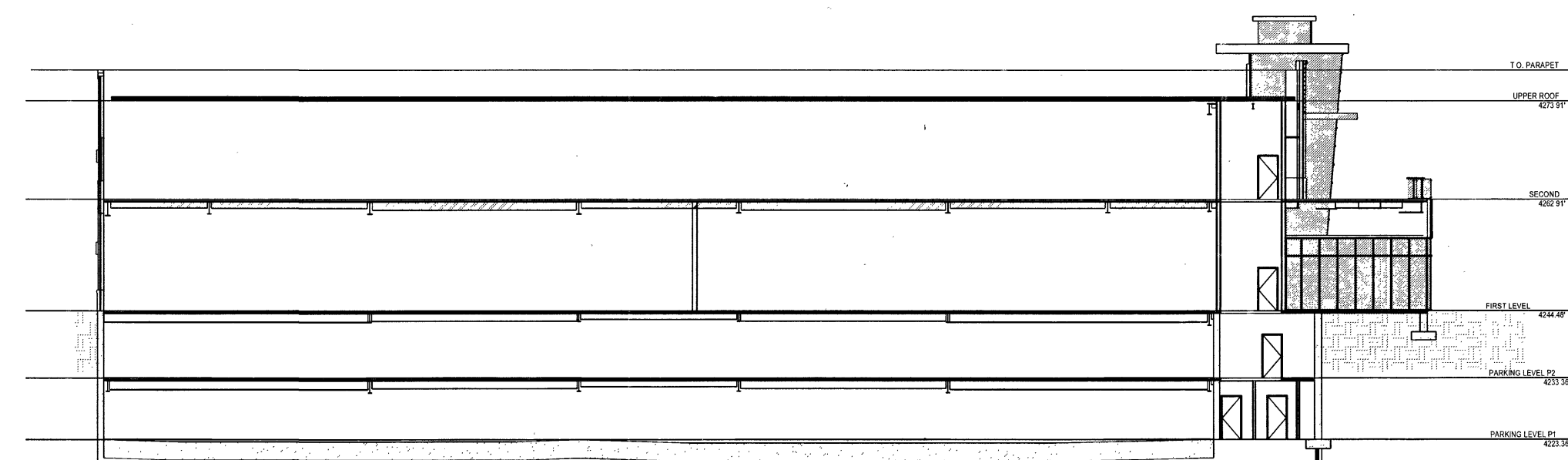
EAST ELEVATION



SECTION



SOUTH ELEVATION



SECTION

GATEWAY BLOCK D CONDOMINIUM PLAT

AMENDING LOT 6A, BOYER GATEWAY LOT 6 AMENDED
SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, UTAH

NUMBER	3
ACCOUNT	3
SHEET	3
OF SHEETS	3

PREPARED BY:
McNEIL ENGINEERING™
 Economic and Sustainable Designs, Professionals You Know and Trust
 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
 Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & HDS

SALT LAKE COUNTY RECORDER
 RECORD NO. 12306377
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Landmark Title
 DATE: 06/23/16 TIME: 1:00 PM BOOK: 2016P PAGE: 137
\$ 99.00 FEE \$
Louise Lane Deputy
 SALT LAKE COUNTY RECORDER

NUMBER	3
ACCOUNT	3
SHEET	3
OF SHEETS	3

S:\2016Files\160384\Survey\Proc_Dwg\160384_Gateway_Condo.dwg Jun 10, 2016 - 7:48am