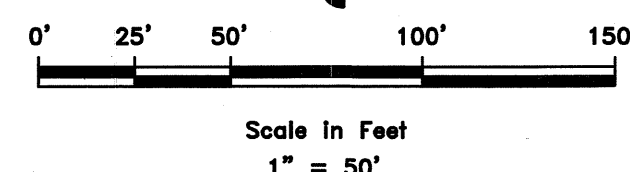


VICINITY MAP
(N.T.S.)



SITE BENCHMARK:
BRASS CAP MONUMENT MARKING THE CENTER OF
PROFESSIONAL CIRCLE, CUL-DE-SAC. ELEVATION=4234.32
DATUM= NGVD 29 PER NIN TECH VII LOT 21 AMENDED

LEGEND

- SET REBAR/CAP MARKED
"CIR PLS 5152617"
- SET NAIL AND WASHER
"CIR PLS 5152617"
- FOUND REBAR AND CAP
(AS NOTED)
- FOUND MONUMENT (AS NOTED)
- BOUNDARY LINE
- ADJOINING PARCEL LINE
- EASEMENT LINE
- COMMON AREA
- PRIVATE AREA

PLAT NOTES:

- Subject to the covenants, conditions and restrictions of that certain Aviation Easement recorded, August 25, 2003 as Entry No. 876813 in Book 888 at Page 622.
- Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within that certain declaration of protective covenants, agreements, easements, conditions and restrictions for Ninigret Technology Park East recorded September 19, 2003 as Entry No. 8824654 in Book 8884 at Page 521 of Official Records, and any amendments thereto.
- Terms, conditions, provisions, restrictions, easements and incidental purposes, as set forth in that certain notice of site management plan for the Eastern Alam ponds recorded November 5, 2004 as Entry No. 9218066 in Book 9058 at Page 2173 of Official Records. Notice of Obligations by Ninigret Technology Park, L.C., recorded November 5, 2004 as Entry No. 9218067 in Book 9058 at Page 2210.
- Easements, notes and restrictions as shown on the official plat of Nin Tech East VII recorded October 16, 2008, as Entry No. 10542768 in Book 2008p of plats at Page 266 and as shown on the recorded plat for Nin Tech East VII Lot 21, Amended, recorded December 22, 2017 as Entry No. 12684965 in Book 2017P at Page 343.
- Terms, conditions, provisions, restrictions, reservations, easements and incidental purposes, as set forth in that certain Special Warranty Deed recorded December 31, 2008 as Entry No. 10589626 in Book 9670 at Page 33 of Official Records. Amendment to Special Warranty Deed Restriction recorded May 18, 2009 as Entry No. 10705137 in Book 9724 at Page 1507 of Official Records.
- Abstract of Findings and Order recorded January 30, 2009 as Entry No. 10611527 in Book 9680 at Page 8477 of Official Records.
- Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within that certain Environmental Covenant recorded February 24, 2009 as Entry No. 10630767 in Book 9689 at Page 1861 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).
- Terms, conditions, provisions, restrictions, easements, assessments, and incidental purposes, as set forth in that certain Temporary Monitoring Well Easement Agreement recorded February 26, 2009 as Entry No. 10632869 in Book 9690 at Page 9820 of Official Records.
- Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within that certain Declaration of Covenants and Restrictions recorded May 18, 2009 as Entry No. 10705138 in Book 9724 at Page 1512 of Official Records, and any amendments hereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c). Amended and Restated Declaration of Covenants and Restrictions recorded April 5, 2012 as Entry No. 11364432 in Book 10005 at Page 9809 of Official Records.
- Terms, Conditions, Reservations, Covenants and Restrictions as set forth in that certain Special Warranty Deed recorded April 6, 2017 as Entry No. 12510215 in Book 10545 at Page 2563 of Official Records.
- Terms, conditions and provisions, as set forth with in that certain Reciprocal Drainage Easement Agreement and the terms, conditions and limitations contained therein, dated September 13, 2017 as Entry No. NCS-990594-SLC1 executed by Sorrento Investments, LLC, a Utah limited liability company and recorded September 13, 2017 as Entry No. 12615562 in Book 10598 at Page 2479 of Official Records.
- Easements, notes and restrictions as shown on the Official Plat of Nin Tech East VII Lot 21 Amended recorded December 22, 2017, as Entry No. 12684965 in Book 2017P of Plats at Page 343 of Official Records.
- Terms, conditions and provisions, as set forth with in that certain Hazardous Substances Certificate and Indemnity Agreement, recorded October 21, 2019 as Entry No. 13103920 in Book 10848 at Page 3028 of Official Records.
- Underground Right of Way Easement in favor of Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded January 10, 2020, as Entry No. 13167792, in Book 10883, at Page 6445.

SORRENTO COMMERCIAL CONDOMINIUMS -A UTAH CONDOMINIUM PROJECT- BEING ALL OF LOT 21B NIN TECH EAST VII LOT 21 AMENDED

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16 TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
3195 W PROFESSIONAL CIRCLE, SALT LAKE CITY, UTAH

INFORMATION	ACRES	SQUARE FEET	% TOTAL	#
TOTAL PROJECT AREA	8.47	368,974	100	
COMMON SPACE	4.354	189,683	51.36	
PRIVATE SPACE	4.12	179,291	48.64	
PARKING STALLS				154 STALLS

**LOT 21A
380,945 SF
8.75 ACRES**

**368,974 SF
8.47 ACRES**

EXISTING SHARED ACCESS, UTILITY,
& STORM WATER EASEMENT AS
PER NIN TECH EAST VII LOT 21
AMENDED, RECORDED AS ENTRY
NO. 12684965

N89°57'50"E 39.59'

UTAH POWER AND LIGHT
(15-16-100-010)

ANDREW AVENUE

N72°47'05"E 152.32'

N72°47'05"E 123.42'

UTAH POWER AND LIGHT
(15-16-100-043)

FOUND REBAR/CAP
MARKED "DOMINION"

ANDREW AVENUE LLC
(15-16-100-014)

COMMON AREA NOTE:
ALL COMMON AREAS WILL BE MAINTAINED BY THE HOME OWNERS
ASSOCIATION (HOA) AS SPECIFIED IN THE HOMEOWNERS ASSOCIATION
AGREEMENT.

STATEMENT OF ACCURACY: MINIMUM LINEAR CLOSURE OF 1:15,000

Persuant to Utah State Code 54-3-27(5),
notification has been given to all relevant
public utilities about the creation of
this subdivision.

**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.**

CITY BUILDING OFFICIAL

APPROVED THIS 24th DAY OF

March 2020

BUILDING OFFICIAL DATE

RECORDED

MAR 26 2020

CITY RECORDER



CITY ATTORNEY

APPROVED AS TO FORM THIS

25 DAY OF March

2020 BY THE

SALT LAKE CITY PLANNING

COMMISSION.

DATE 3/24/2020

SALT LAKE CITY ATTORNEY

CITY PLANNING DIRECTOR

APPROVED THIS 24th DAY OF

March 2020 BY THE

SALT LAKE CITY PLANNING

COMMISSION.

DATE 3/24/2020

PLANNING DIRECTOR

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.

DATE 3/17/2020

CITY ENGINEER

DATE 3/17/2020

CITY SURVEYOR

**SALT LAKE COUNTY
HEALTH DEPARTMENT**

APPROVED THIS 11th DAY OF

MARCH 2020

Gerry Bourke

S.L. COUNTY HEALTH DEPARTMENT

CITY PUBLIC UTILITIES DEPT.

APPROVED AS TO SANITARY SEWER AND
WATER DETAILS THIS 10th DAY
OF March 2020

SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

PROJECT:

DATE:

NUMBER

ACCOUNT

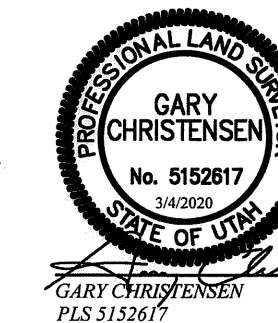
SHEET 1

2 SHEETS

SURVEYOR'S CERTIFICATE:

I, Gary G. Christensen of CIR Engineering, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 5152617 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this Record of Survey Plat in accordance with Section 17-23-20 and have verified all measurements; that the reference monuments shown on this Record of Survey Plat are located as indicated and are sufficient to retrace or reestablish this survey; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of Real Property.

Signed this 4th day of March, 2020.



RECORD BOUNDARY DESCRIPTION

ALL OF LOT 21B, NIN TECH EAST VII LOT 21 AMENDED.

BASIS OF BEARINGS:

The Basis of Bearings was established as South 89°57'05" West between the monumented centerline of 1610 South Street between the monument at approximately 3250 W Professional Circle and the monument at the end of the Professional Circle cul-de-sac.

OWNER'S DEDICATION AND CONSENT TO RECORD

SORRENTO INVESTMENTS, LLC, the owners of the described tract of land to be hereafter known as "SORRENTO COMMERCIAL CONDOMINIUMS - A UTAH CONDOMINIUM PROJECT - BEING ALL OF LOT 21B OF NIN TECH EAST VII", does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. Owner hereby consents and gives approval to the recording of this plat for all purposes shown herein.

In witness whereof, I have hereunto set my hand this 4th day of March, 2020.

SORRENTO INVESTMENTS, LLC

By: Tom Stuart

Print Name: TOM STUART

Title: Manager

NOTARY ACKNOWLEDGMENT

STATE OF UTAH)

COUNTY OF SALT LAKE)

On this 4th day of March, in the year 2020, before me, Jan B Thomas, Notary Public, personally appeared Tom Stuart, the Manager of Sorrento Investments, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in the foregoing Owner's Dedication and Consent regarding the "SORRENTO COMMERCIAL CONDOMINIUMS - A UTAH CONDOMINIUM PROJECT - BEING ALL OF LOT 21B OF NIN TECH EAST VII" and was signed by him on behalf of said SORRENTO INVESTMENTS, LLC and acknowledged that he executed the same.

Commission Number 91221
My Commission Expires 6/23/26

Signature: Jan B Thomas
Print Name: Jan B Thomas
A Notary Public Commissioned in Utah

HOA OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that SORRENTO HOA, the undersigned association of unit owners, acting for and on behalf of, and pursuant to the authorization of such owners of the described tract of land to be hereafter known as "SORRENTO COMMERCIAL CONDOMINIUMS", does hereby dedicate for the perpetual use of the public all streets and other property as reflected and shown on this plat to be dedicated for public use in accordance with the Utah Condominium Ownership Act. HOA Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown herein.

DATED this 5th day of March, 2020

SORRENTO HOA

By: Cecy Cen

Print Name: Cecy Cen

Title: President

Notary Acknowledgment

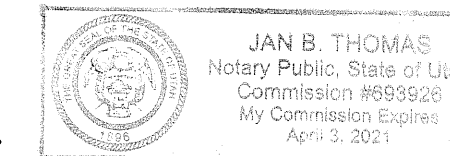
STATE OF UTAH)

COUNTY OF SALT LAKE)

On this 5th day of March, in the year 2020, before me, Jan B Thomas, Notary Public, personally appeared Cecy Cen, the President of Sorrento HOA, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and the foregoing HOA Owner's Dedication and Consent to Record regarding the "SORRENTO COMMERCIAL CONDOMINIUMS" was signed by him/her on behalf of said Sorrento HOA and acknowledged that he/she executed the same.

Commission Number 43221
My Commission Expires 6/23/26

Signature: Jan B Thomas
Print Name: Jan B Thomas
A Notary Public Commissioned in Utah



SORRENTO COMMERCIAL CONDOMINIUMS - A UTAH CONDOMINIUM PROJECT - BEING ALL OF LOT 21B NIN TECH EAST VII LOT 21 AMENDED

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16 TOWNSHIP 1
SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
3195 W PROFESSIONAL CIRCLE, SALT LAKE CITY, UTAH

PREPARED BY:

**CIR
ENGINEERING, L.L.C.**
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

PROJECT:

DATE:

NUMBER

ACCOUNT

SHEET 1

OF 2 SHEETS

3/04/2020

1"=50'

1 OF 2

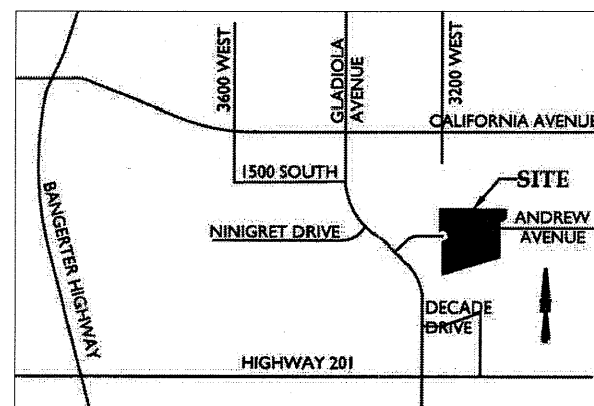
PRJ-N21PP-PLAT1

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF Tom Stuart Construction
DATE 3/27/2020 TIME 11:52 AM BOOK 2020P PAGE 68

\$ 108.00 FEES

KR Ral DEPUTY
SALT LAKE COUNTY RECORDER

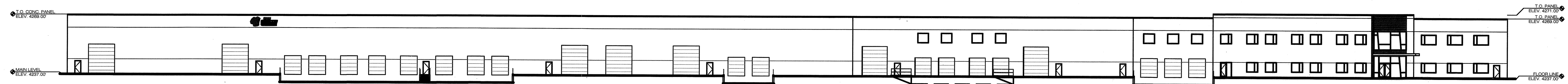
15-16-102-003 15-16-11 \$108.00



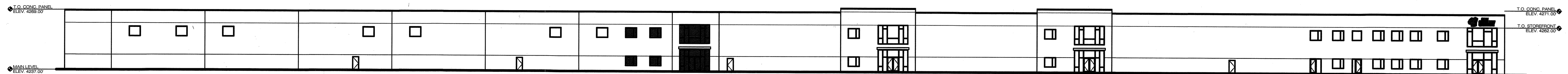
VICINITY MAP
(N.T.S.)

SORRENTO COMMERCIAL CONDOMINIUMS
- A UTAH CONDOMINIUM PROJECT -
BEING ALL OF LOT 21B NIN TECH EAST VII LOT 21 AMENDED
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16 TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

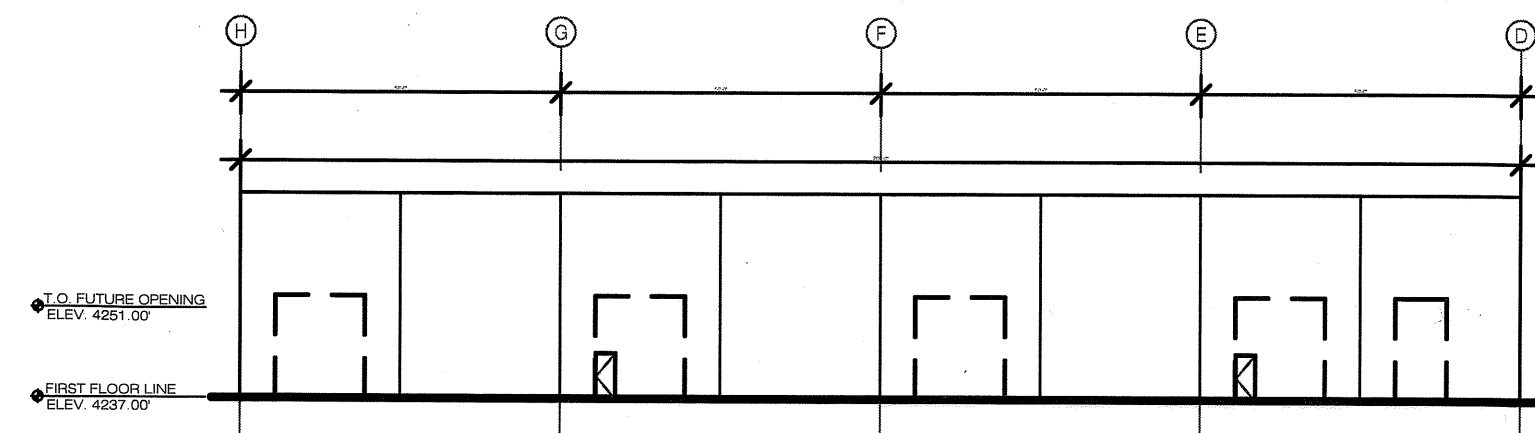
NORTH ELEVATION



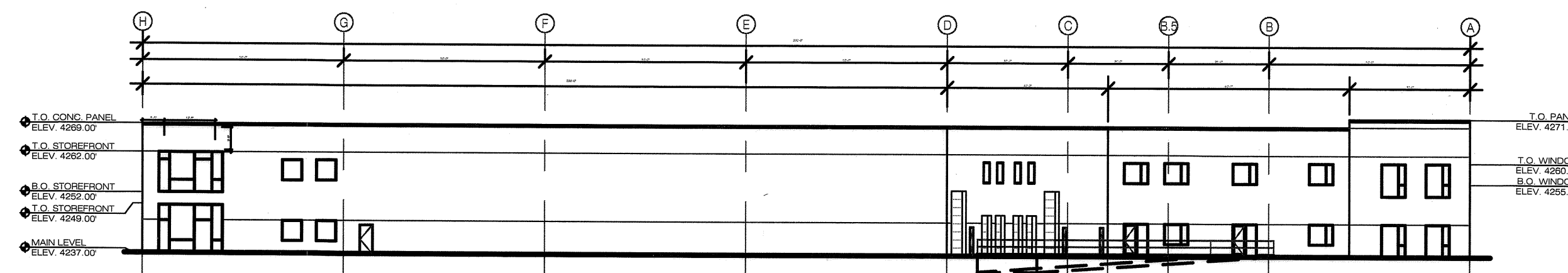
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



LIEN HOLDER CONSENT

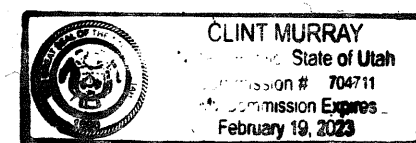
On 10th day of October, 2019, the Sorrento Investments, LLC, a Utah limited liability company, entered into a Construction Deed of Trust ("Deed of Trust") with Sunwest Bank, which Deed of Trust is secured by the property more particularly described in the above identified Deed of Trust. Said Deed of Trust was recorded on October 21, 2019, Entry No. 13103918 in Book 10848 at Page 3000, in the official records of the Salt Lake County Recorder's Office.

UCC Financing Statement executed by Sorrento Investments, LLC, as debtor in favor of Sunwest Bank, as Secured Party, recorded October 21, 2019 as Entry No. 13103921 in Book 10848 at Page 3038 in the official records of the Salt Lake County Recorder's Office.

Sunwest Bank is fully aware that Sorrento Investments, LLC a Utah limited liability company is in the process of recording a Plat creating a project known as SORRENTO COMMERCIAL CONDOMINIUMS, and Sunwest Bank hereby consents to the recording of the Plat for all purposes shown thereon.

Dated this 18 day of MARCH, 2020

SUNWEST BANK
By: CHAD CANTER
Print Name: SVP, MARKET PRESIDENT
Title: Notary Acknowledgment

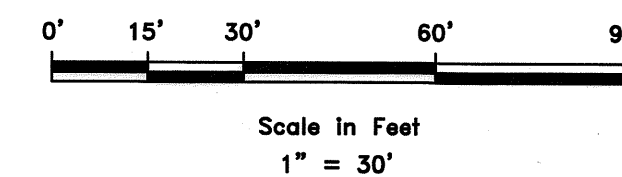
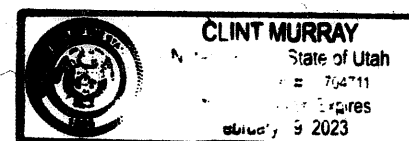


STATE OF UTAH)
COUNTY OF SALT LAKE)

On this 18 day of March, in the year 2020, before me Clint Murray, a notary public, personally appeared Chad Canter, the SVP of Sunwest Bank, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Lien Holder Consent regarding the SORRENTO COMMERCIAL CONDOMINIUMS, and was signed by him/her on behalf of said Sunwest Bank and acknowledged that he/she/they executed the same.

Commission Number 704711
My Commission Expires February 12, 2023

Print Name: Clint Murray
A Notary Public Commissioned in Utah



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.

SORRENTO COMMERCIAL CONDOMINIUMS
- A UTAH CONDOMINIUM PROJECT -
BEING ALL OF LOT 21B NIN TECH EAST VII
LOT 21 AMENDED

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16 TOWNSHIP 1
SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
3195 W PROFESSIONAL CIRCLE, SALT LAKE CITY, UTAH

PROJECT: _____
DATE: _____
NUMBER: _____
ACCOUNT: _____
SHEET 2
2 SHEETS

SALT LAKE COUNTY RECORDER #13227836		3/04/2020	PROJECT:
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF TOM STUART CONSTRUCTION		1"=30'	DATE:
DATE 3/27/2020 TIME 11:52AM BOOK 2020D PAGE 68		2 OF 2	NUMBER
\$108.00 FEES		PRJ-N21PP-PLAT1	ACCOUNT
K.R. P. DEGEN SALT LAKE COUNTY RECORDER		OF 2 SHEETS	SHEET