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Book - 10937 Pg - 5397-5408
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 12 P.

When recorded mail to:

4th South Associates, LLC
c/o Vectra Management Group
175 South Main Street, Suite 610
Salt Lake City, UT 84111

File No. NCS-944881

LOT LINE ADJUSTMENT



Affects Parcel Numbers: 15-01-428-023-0000, 15-01-428-002-0000,
15-01-428-004-0000, 15-01-428-005-0000

CASE PLNSUB2020-00089
FINDINGS AND ORDER
CONSOLIDATION OF LOTS/PARCELS NOT PART OF
A PREVIOUSLY RECORDED SUBDIVISION
355 S 200 W

A request by *Matt Krambule*, representing 4th South Associates LLC (owner), to consolidate 4 lots/parcels that are not part of a previously recorded subdivision. The subject property is located in a D-1 Central Business and D-3 Downtown Warehouse/Residential zoning district. The proposal must meet criteria for consolidation per 20.32.020 of the Salt Lake City Subdivisions and Condominiums Ordinance.

CRITERIA:

- A. The consolidation complies with all zoning regulations including maximum lot size, if applicable.
- B. The consolidation will not yield two principal buildings on one lot, unless permitted in the zoning district or by an approved planned development.

FINDINGS:

- The proposed consolidation meets the above criteria.

ORDER:

The consolidation of parcels is hereby granted approval with the following conditions:

1. The applicant shall record the approved recordable instrument and this document in the Office of the Salt Lake County Recorder.
2. The deed, or other approved instrument, shall clearly indicate that the parcels are being consolidated into one parcel and one legal description.
3. City approval shall expire 90 calendar days from the date this document was notarized unless both this document and the approved instrument for consolidating property are recorded within that time.
4. City approval for consolidations is only valid upon recording of the approved deed or other recordable instrument.

FAILURE OF THE APPLICANT TO ABIDE BY THE CONDITIONS OF THIS ORDER SHALL CAUSE IT TO BECOME NULL AND VOID, WHICH IS IN EFFECT THE SAME AS IT HAVING BEEN DENIED.

Dated this 15th Day of April, 2020 in Salt Lake City, Utah.

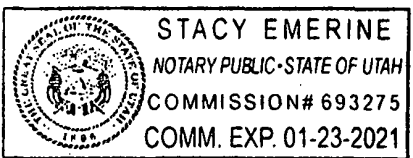
Chris Earl, Associate Planner
On behalf of the Planning Director

State of Utah)
County of Utah) SS

On this the 15th day of April, 20 20, personally appeared before me, Chris Earl, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Stacy Em
NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: Jan 23, 2021 Utah



Attachment 1

**Property Information for Lot/ Parcel Consolidation submitted by PEG SLC 360 South,
LLC**

Property Information for parcel involved in the Lots Line Adjustment:

Property 1

Address: 180 West 400 South Salt Lake City, Utah 84101

Parcel Number: 15014280030000

Owner Name: 4TH SOUTH ASSOCIATES, LLC (Manager: Raju L. Shah)

Owner Email: rshah@vectra.com

Property 2

Address: 355 South 200 West Salt Lake City, Utah 84101

Parcel Number: 15014280020000

Owner Name: 4TH SOUTH ASSOCIATES, LLC (Manager: Raju L. Shah)

Owner Email: rshah@vectra.com

Property 3

Address: 164 West 400 South Salt Lake City, Utah 84101

Parcel Number: 15014280040000

Owner Name: 4TH SOUTH ASSOCIATES, LLC (Manager: Raju L. Shah)

Owner Email: rshah@vectra.com

Property 4

Address: 130 West 400 South Salt Lake City, Utah 84101

Parcel Number: 15014280230000

Owner Name: SLHP B INVESTORS, LLC (Manager: Michael Bingham)

Owner Email: michaelb@bluedicap.com

Attachment 2

Legal Descriptions for Lot/ Parcel Consolidation submitted by PEG SLC 360 South, LLC

Current Boundaries

Parcel 1:

15-01-428-0050000:

COMMENCING 64.0 FEET WEST OF THE SOUTHEAST CORNER OF LOT 3, BLOCK 50, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH $0^{\circ}17'$ EAST 62.30 FEET ALONG THE EAST FACE OF THE EAST WALL OF A BRICK BUILDING; THENCE NORTH ALONG THE WEST LINE OF AN ALLEY-WAY 102.70 FEET; THENCE WEST 48.63 FEET; THENCE SOUTH 165.0 FEET; THENCE EAST 48.5 FEET TO THE POINT OF BEGINNING.

Parcel 2:

15-01-428-0040000:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 50, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 52.5 FEET; THENCE NORTH 13 RODS; THENCE WEST 52.5 FEET; THENCE SOUTH 13 RODS TO THE POINT OF BEGINNING.

Parcel 3:

15-01-428-0020000:

BEGINNING 8 RODS NORTH FROM THE SOUTHWEST CORNER OF LOT 4, BLOCK 50, PLAT "A", SALT LAKE CITY SURVEY; THENCE EAST 10 RODS; THENCE NORTH 5 RODS; THENCE WEST 10 RODS; THENCE SOUTH 5 RODS TO POINT OF BEGINNING.

Parcel 4:

15-01-428-0230000:

BEGINNING 48 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 4, BLOCK 50, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 67.5 FEET; THENCE EAST 165 FEET; THENCE NORTH 67.5 FEET; THENCE WEST 165 FEET TO THE POINT OF BEGINNING.

Proposed Boundaries

A part of Lots 3 and 4, Block 50, Plat A, Salt Lake City Survey lying within the East Half of Section 1, Township 1 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the East Line of 200 West Street Located 132.07 feet North $0^{\circ}13'48''$ East along the West Line of said Block 50 from the Southwest Corner of said Block 50; and running thence North $0^{\circ}13'48''$ East 150.18 feet along the East Line of 200 West Street to the South Line of Broadway Lofts Condominiums as staked on the ground; thence South $89^{\circ}47'02''$ East 165.08 feet along said South Line to the Lot Line common to said Lots 3 and 4; thence South $0^{\circ}13'48''$ West 67.75 feet along said Lot Line; thence South $89^{\circ}46'33''$ East 52.48 feet; thence South $0^{\circ}13'51''$ West 49.50 feet; thence South $89^{\circ}46'33''$ East 49.54 feet; thence South $0^{\circ}13'55''$ West 102.70 feet; thence South $0^{\circ}32'03''$ West 62.30 feet to the North Line of 400 South Street; thence North $89^{\circ}46'57''$ West 101.68 feet along said North Line to the Lot Line common to said Lots 3 and 4; thence North $0^{\circ}13'48''$ East 132.10 feet along said Lot Line; thence North $89^{\circ}47'33''$ West 165.08 feet to the point of beginning.

**Contains 44,209 sq. ft.
or 1.015 acres**

**LETTER OF AUTHORIZATION
FOR LOT/PARCEL CONSOLIDATION**

SLHP B Investors, LLC

Property Owner

15-01-428-0230000; legal description of parcel composing Subject Property attached hereto as Exhibit A

Subject Property

Salt Lake City, Salt Lake County, Utah

Jurisdiction and State

This letter authorizes PEG SLC 360 South, LLC to represent the above-named Property Owner with respect to the Subject Property in the jurisdiction and state named above. This authorization includes, but is not limited to, completing, filing, and negotiating all matters relating to a Lot/Parcel Consolidation application.

If there are any questions concerning this authorization please contact the following:
Matt Krambule, (801) 390-2948, mkrambule@pegcompanies.com

This authorization shall remain effective as long as permitted by law or until revoked in writing by the owner. The person signing below certifies that they are a duly appointed officer, representative or agent of the Subject Owner and that they have the legal capacity to execute this authorization.

SLHP B INVESTORS, LLC

By: _____

Title: Manager

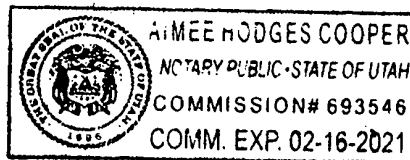
State of Utah)

ss.

County of UTAH)

On this 1st day of JULY, in the year 2019, before me AIMEE COOPER, a notary public, personally appeared MICHAEL BINGHAM an individual, a manager of SLHP B INVESTORS, LLC, proved on the basis of satisfactory evidence to be the persons whose name is subscribed to in this document, and acknowledged he executed the same.

(Notary Seal)



Notary Signature

Exhibit A

15-01-428-0230000:

BEGINNING 48 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 4, BLOCK 50, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 67.5 FEET; THENCE EAST 165 FEET; THENCE NORTH 67.5 FEET; THENCE WEST 165 FEET TO THE POINT OF BEGINNING.

**LETTER OF AUTHORIZATION
FOR LOT/PARCEL CONSOLIDATION**

4th South Associates, LLC

Property Owner

15-01-428-0050000, 15-01-428-0040000, 15-01-428-0030000, 15-01-428-0020000; legal descriptions of parcels composing Subject Property attached hereto as Exhibit A

Subject Property

Salt Lake City, Salt Lake County, Utah

Jurisdiction and State

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15-01-428-0040000:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 50, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 52.5 FEET; THENCE NORTH 13 RODS; THENCE WEST 52.5 FEET; THENCE SOUTH 13 RODS TO THE POINT OF BEGINNING.

15-01-428-0030000:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 50, PLAT "A", SALT LAKE CITY SURVEY; THENCE EAST 10 RODS; THENCE NORTH 8 RODS, THENCE WEST 10 RODS; THENCE SOUTH 8 RODS TO THE POINT OF BEGINNING.

15-01-428-0020000:

BEGINNING 8 RODS NORTH FROM THE SOUTHWEST CORNER OF LOT 4, BLOCK 50, PLAT "A", SALT LAKE CITY SURVEY; THENCE EAST 10 RODS; THENCE NORTH 5 RODS; THENCE WEST 10 RODS; THENCE SOUTH 5 RODS TO POINT OF BEGINNING.

