

Narrative

This Survey update was requested by Brinshore Development LLC prerequisite to development of this property.
 This Survey retraces and honors the previous underlying 2012 The Plaza at State Street Condominium plat.
 A line between monuments found along State Street at 300 South Street and 200 South Street was assigned the VRS Bearing of North 0°13'00" East as the Basis of Bearings to place the Survey on the State plane Basis.
 The City Atlas Plat Bearings will need to be rotated Clockwise 14'43" onto State plane Basis.
 Cardinal directions called within the surrounding deed descriptions were held to the Salt Lake City standard of being parallel to the controlling lot lines.
 Overages and shortages found both ways within this block have been prorated into the dead dimensions.
 Floral Street Right-of-way width varies per survey and deed dimensions as retraced from various documents of record.
 No Property Corners were placed with this Survey.

Benchmark

Benchmark 1167 A Plug at the Northwest Quadrant of the intersection of 200 South and State street
 Elevation = 4,296.537 feet assigned using GPS Methods
 Observed September 15, 2019

Flood Plain Data

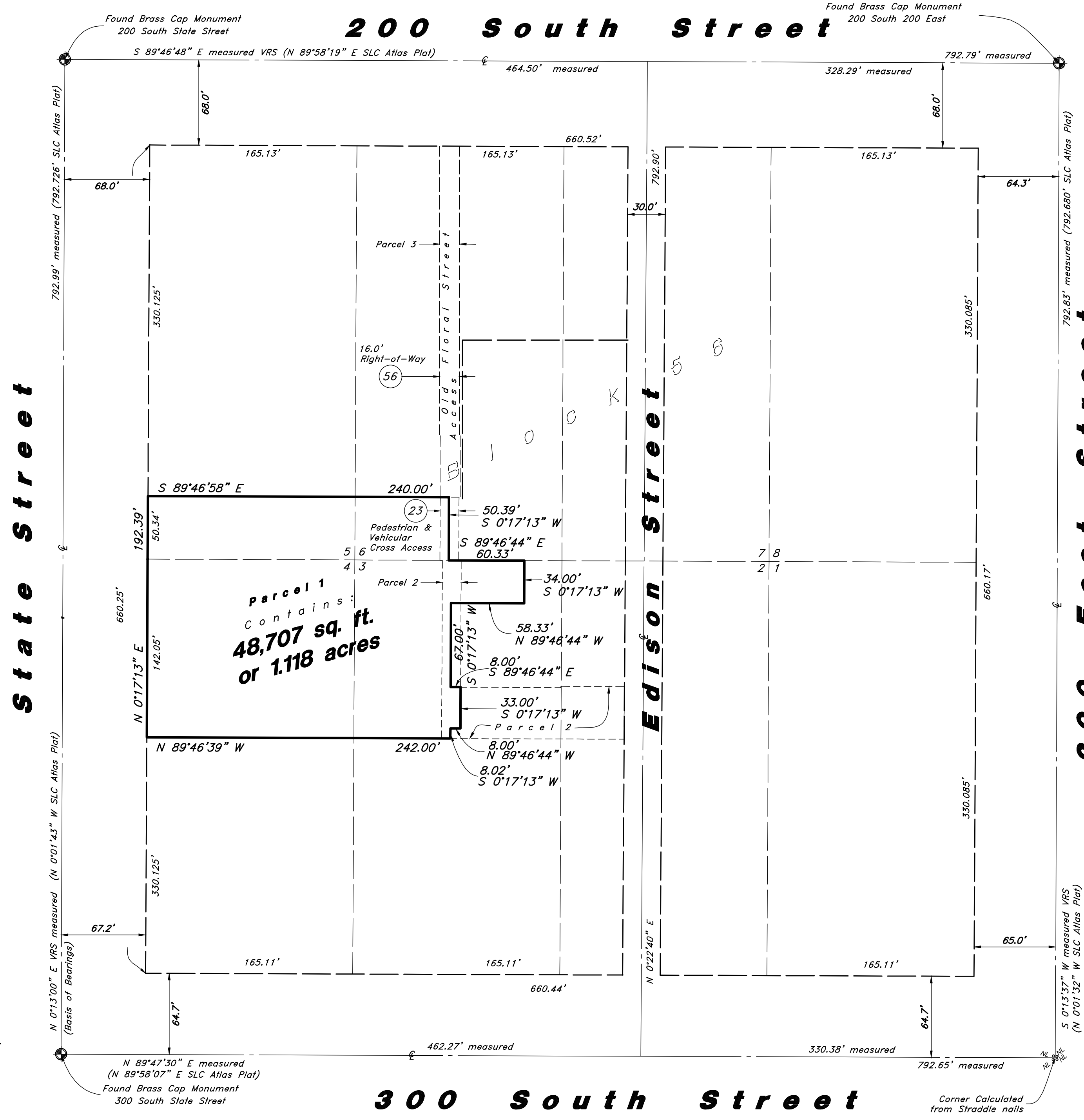
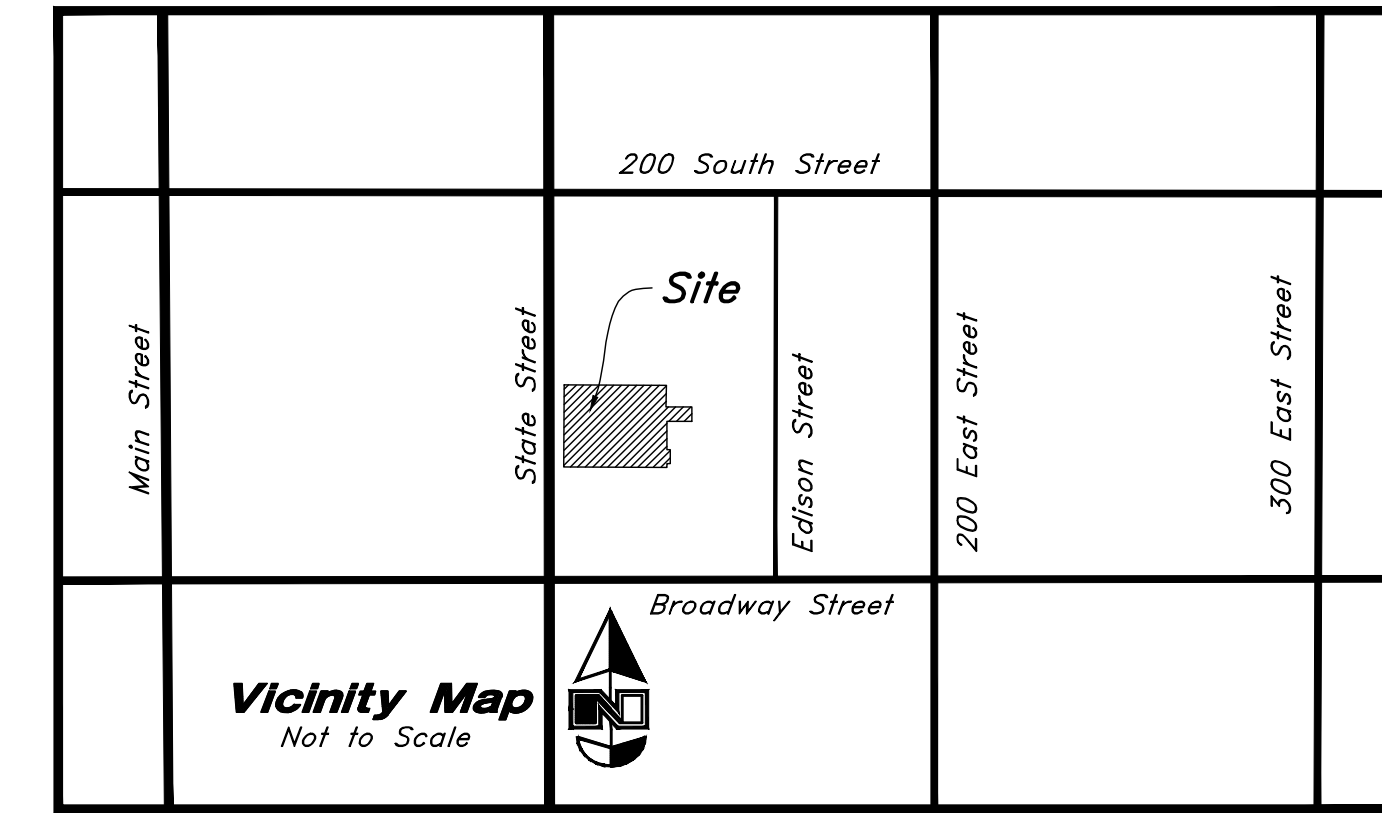
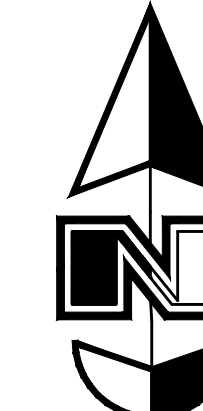
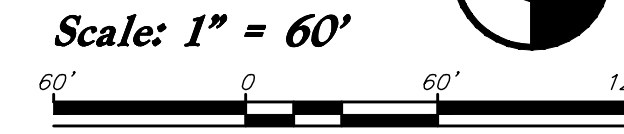
This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Salt Lake County, Utah and Incorporated Areas Map Number 49035C0144H dated August 2, 2012 Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

Zoning Information

Zone = D-1 (Central Business District)
 Building Setback Requirements = no minimum (Maximum 5')
 Front yard = none
 Back yard = none (interior)
 Side yard = none (interior)
 Height Restrictions = 100'

Notes

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.
 According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.
 Pertaining to ALTA requirement No. 6: No zoning information was supplied for review, information provided was found on the Salt Lake City Zoning Website. slc.gov/planning/zoning
 Pertaining to ALTA requirement No. 8: There were no observed areas of substantial refuse on the site.
 Pertaining to ALTA requirement No. 9: There are no parking stalls on this site.
 Pertaining to ALTA requirement No. 16: There is observable evidence of earth moving work, building construction or building additions within recent months.
 Pertaining to ALTA requirement No. 17: There is no observable evidence of recent street or sidewalk construction and no evidence of street right-of-way changes from the controlling jurisdiction.



Title Information

- This survey was completed using Title Report File No. 106919-TTF 4th Amended dated April 1, 2020 from Cottonwood Title issued by Old Republic National Title Insurance Company.
 The following survey related items circled (Solid) from Schedule B - Part II of the title report are plotted on the survey:
 The following survey related items circled (Dashed) from Schedule B - Part II of the title report blanket all or a portion of this site but contain nothing to plot:
 The following survey related items not circled from Schedule B - Part II of the title report could not be plotted:
 20 Right of Way and Easement to Mountain Fuel Supply Company recorded September 29, 1950, as Entry No. 1217983, in Book 802, at Page 516. (exact location not disclosed)
 21 Right of Way and Easement to Mountain Fuel Supply Company recorded September 29, 1950, as Entry No. 1217984, in Book 802, at Page 517. (exact location not disclosed)
 22 Right of Way and Easement to Mountain Fuel Supply Company recorded September 29, 1950, as Entry No. 1217985, in Book 802, at Page 518. (exact location not disclosed)
 23 Relocation of Right of Way, recorded June 26, 1989 as Entry No. 4792136 in Book 6138 at Page 974 and re-recorded July 12, 1989 as Entry No. 4798572 in Book 6142 at Page 2221 and recorded July 12, 1989 as Entry No. 4798573 in Book 6142 at Page 2226 and recorded July 12, 1989 as Entry No. 4798574 in Book 6142 at Page 2231 and recorded July 18, 1989 as Entry No. 4800568 in Book 6144 at Page 546 and an Affidavit recorded February 17, 2012 as Entry No. 11334528 in Book 9992 at Page 1127 and a Cross Easement Agreement recorded April 11, 2012 as Entry No. 11368179 in Book 10007 at Page 5320 (Parcel 2).
 25 Easement Agreement to U S West Communications, Inc. dated October 5, 1998 and recorded December 15, 1998, as Entry No. 7189686, in Book 8197, at Page 193.
 28 Any non-exclusive easements and rights of way which affect the Common Areas as shown on the Record of Survey Map (including any amendments and/or supplements thereto) and as set forth in the Declaration (and any Amendments and/or Supplements thereto) as referred to herein. Subject to any exclusive easements which affect the Common Areas or "Limited Common Areas" and/or Facilities which are appurtenant to said Unit, as shown on the Record of Survey Map and as set forth in the Declaration, and any Amendments and/or Supplements to such Record of Survey Map and Declaration as referred to herein. Subject to notes, restrictions and/or notices to purchasers as stated on the Record of Survey Map.
 29 Declaration for the Plaza at State Street recorded April 11, 2012 as Entry No. 11368184 in Book 10007 at Page 5398 references Condominium plat along with exception 23 above but contains nothing to plot.
 30 Housing Rent Restriction Agreement by and among Redevelopment Agency of Salt Lake City, a public agency and Tannach Properties, L.L.C., a Utah limited liability company, dated April 11, 2012 and recorded April 11, 2012 as Entry No. 11368381 in Book 10007 at Page 6485 covers the Condominium plat but contains nothing to plot.
 31 Low-Income Housing Credit Commitment Agreement and Declaration of Restrictive Covenants by and between Tannach Properties, L.L.C., a Utah limited liability company, its successors and assigns and Utah Housing Corporation, a public corporation of the State of Utah, dated January 30, 2012 and recorded April 11, 2012 as Entry No. 11368383 in Book 10007 at Page 6543 covers the Condominium plat but contains nothing to plot.
 56 Development Agreement recorded April 11, 2012 as Entry No. 11368181 in Book 10007 at Page 5356.

Record Descriptions

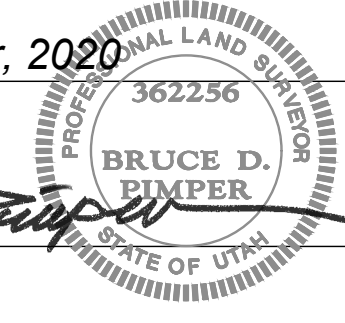
PARCEL 1:
 All of Unit A, Unit B and Unit 1, contained within THE PLAZA AT STATE STREET CONDOMINIUM PLAT, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah as Entry No. 11368183 in Book 2012P at Page 41, and in the Declaration for The Plaza at State Street, a Mixed Use Condominium Development, recorded in Salt Lake County, Utah on April 11, 2012 as Entry No. 11368184 in Book 10007 at Page 5398, of the official records, and all amendments thereto.
 TOGETHER WITH: (a) The undivided ownership interest in said condominium project's Common Areas and Facilities which is appurtenant to said units, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said units, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said condominium project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.
 PARCEL 2:
 A non-exclusive easement and right of way, appurtenant to Parcel 1 described herein, for the purpose of providing pedestrian and vehicular access, as established and described in Cross Easement Agreement recorded April 11, 2012 as Entry No. 11368179 in Book 10007 at Page 5320, official records.
 PARCEL 3:
 A non-exclusive right of way, appurtenant to Parcel 1 described herein, over an existing alleyway commonly known as "Floral Avenue" or "Floral Street", located in Lot 6, Block 56, Plat "A", Salt Lake City Survey, purported to be 16 feet in width, extending South from the North line of said Lot 6 to the Northernmost line of the exterior boundary of THE PLAZA AT STATE STREET CONDOMINIUM PLAT as recorded in Book 2012P of Plats at Page 41 of the official records of the Salt Lake County Recorder, said right of way being disclosed in various instruments of record, including that certain Warranty Deed recorded January 6, 2000 as Entry No. 7549476 in Book 8334 at Page 8191 of the official records of the Salt Lake County Recorder.

Certification

To Redevelopment Agency of Salt Lake City, Brinshore Development LLC, Old Republic National Title Insurance Company and Cottonwood Title.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6, 8 and 11 of Table A thereof. The field work was completed on September 15, 2019.

Date: 27 Apr, 2020

Bruce D. Pimper
 Bruce D. Pimper
 Utah PLS No. 362256

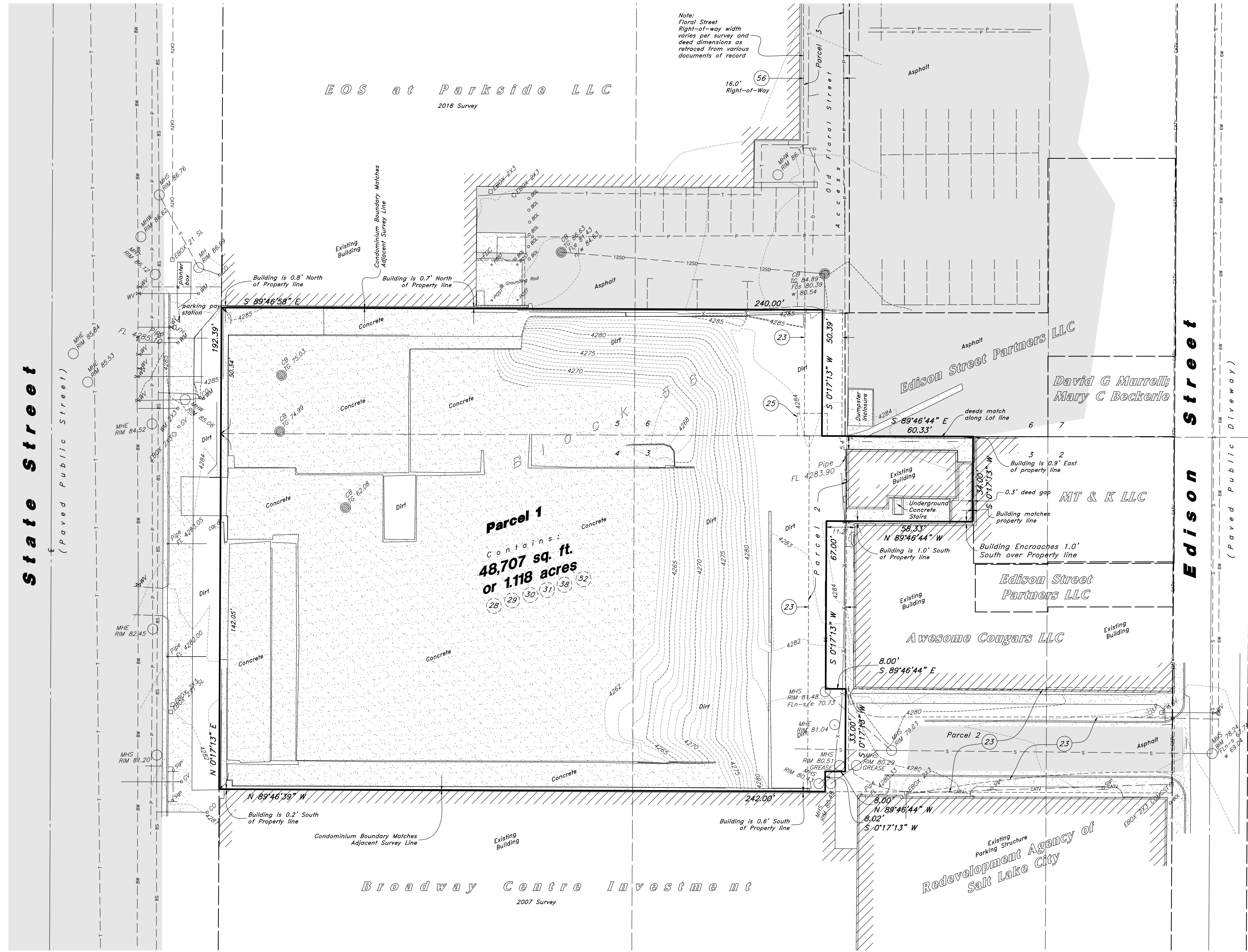


Designed by: BDP
 Drafted by: TC
 Client Name:
 Brinshore Development LLC
 19-165as update

ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 801.321.8629 - AWengineering.net

ALTA / NSPS Land Title Survey
Brinshore
 245, 255 and 265 South State
 Salt Lake City, Salt Lake County, Utah
 A Part of the NW 1/4 of Section 6, T1S, R1E, S16&M, U.S. Survey

23 Sep, 2019
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Note:
Floral Street
Right-of-way width
varies per survey and
dead dimensions as
retraced from various
documents of record

EOS at Parkside LLC
2018 Survey

Scale: 1" = 20'



Legend

- Property Line
- Easement Line
- Adjoiner Line
- Sanitary Sewer Line
- Culinary Water Line
- Storm Drain Line
- Fiber Optic Line
- Gas Line
- Overhead Power
- Buried Electric
- Buried Cable
- Telephone Line
- Centerline
- Fence Line
- Manhole
- Catch Basin
- Fire Hydrant
- Water Valve
- Gas Meter
- Power Pole
- Guy Wire
- Sign
- Light Pole
- Telephone Box
- Electrical Box
- Centerline Monument
- Asphalt
- Concrete

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 Salt Lake City, Salt Lake County, Utah
 A Part of the NW 1/4 of Section 6, T1S, R1E, S16&M, U.S. Survey

Broadway Centre Investment
2007 Survey

Existing Structure
Parking Structure
Redevelopment Agency of
Salt Lake City

27 April 2020

Bruce D. Pimper
 362256
 BRUCE D. PIMPER
 STATE OF UTAH

23 Sep, 2019
 SHEET NO.
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