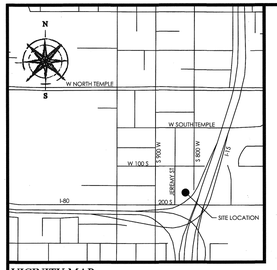
ALTA VUE APARTMENTS

VACATING AND AMENDING MIGLIACCIO, PLAT "A", SUBDIVISION AND A PORTION OF LOTS 1-3, ALL OF LOTS 4, 27, AND 28 OF FRANKLIN SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 2, T1S, R1W, SLB&M

820 W 200 S, SALT LAKE CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP

N.T.S

NOTES

1. #5 REBAR AND CAP (FOCUS ENGINEERING) TO BE SET AT ALL PROPERTY CORNERS.
2. BOUNDARY MISCLOSURE 1:158,821
3. TAX REGULATORY AGREEMENT DATED AUGUST 1, 2021 BETWEEN UTAH HOUSING CORPORATION (ISSUER), U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE (TRUSTEE) AND ALTA VUE APARTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY (BORROWER) RECORDED AUGUST 16, 2021 AS ENTRY NO. 13746447 IN BOOK 11223 AT PAGE 851 OF OFFICIAL RECORDS.
4. LOW-INCOME HOUSING CREDIT COMMITMENT AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS DATED AUGUST 12, 2021 BETWEEN ALTA VUE APARTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY AND UTAH HOUSING CORPORATION, A PUBLIC CORPORATION OF THE STATE OF UTAH, RECORDED AUGUST 16, 2021 AS ENTRY NO. 13746448 IN BOOK 11223 AT PAGE 874 OF OFFICIAL RECORDS.
5. CONSOLIDATED PARCEL NUMBERS:
   - 5.1. PARCEL 1: 15-02-232-031-0000
   - 5.2. PARCEL 2: 15-02-232-021-0000
   - 5.3. PARCEL 3: 15-02-232-022-0000
   - 5.4. PARCEL 4: 15-02-232-036-0000
   - 5.5. PARCEL 5: 15-02-232-037-0000
   - 5.6. PARCEL 6: 15-02-232-035-0000
   - 5.7. PARCEL 7: 15-02-232-038-0000
   - 5.8. PARCEL 8: 15-02-232-026-0000
   - 5.9. PARCEL 9: 15-02-232-034-0000
   - 5.10. PARCEL 10: 15-02-232-030-0000
6. EASEMENTS, NOTES AND RESTRICTIONS EFFECTUATED AND SHOWN ON SUBDIVISION PLAT RECORDED FEBRUARY 05,1999 AS ENTRY No. 7247926 IN BOOK 99-2P OF PLATS AT PAGE 33 [redacted] UPON RECORDIATION OF THIS PLAT. VACATED AND ARE
7. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PUBLIC UTILITY FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO ALL PUBLIC UTILITIES BY INSTRUMENT RECORDED:
   - 7.1. SEPTEMBER 08, 2021 AS ENTRY NO. 13766757 IN BOOK 11235 AT PAGE 3378 OF OFFICIAL RECORDS
   - 7.2. SEPTEMBER 08, 2021 AS ENTRY NO. 13766758 IN BOOK 11235 AT PAGE 3381 OF OFFICIAL RECORDS
   - 7.3. SEPTEMBER 08, 2021 AS ENTRY NO. 13766759 IN BOOK 11235 AT PAGE 3384 OF OFFICIAL RECORDS
   - 7.4. SEPTEMBER 08, 2021 AS ENTRY NO. 13766760 IN BOOK 11235 AT PAGE 3387 OF OFFICIAL RECORDS
   - 7.5. SEPTEMBER 08, 2021 AS ENTRY NO. 13766761 IN BOOK 11235 AT PAGE 3390 OF OFFICIAL RECORDS
   - 7.6. SEPTEMBER 08, 2021 AS ENTRY NO. 13766762 IN BOOK 11235 AT PAGE 3993 OF OFFICIAL RECORDS
   - 7.7. SEPTEMBER 08, 2021 AS ENTRY NO. 13766763 IN BOOK 11235 AT PAGE 3396 OF OFFICIAL RECORDS

CONSENT TO RECORD

On 16th day of AUGUST, 2021, ALTA VUE APARTMENTS, LLC, entered into a Deed of Trust, Assignment of Leases and Rents, Assignment of Contracts, Security Agreement, and Fixture ("Deed of Trust") with KEYBANK NATIONAL ASSOCIATION, 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 AUGUST 16TH 2021, Entry No.13746450 in Book 11223 at Page 932, in the official records of the Salt Lake County Recorder's Office.

KEYBANK NATIONAL ASSOCIATION, is fully aware that ALTA VUE APARTMENTS, LLC, is in the process of recording a Plat creating a project known as ALTA VUE APARTMENTS, and KEYBANK NATIONAL ASSOCIATION, hereby consents to the recording of the Plat for all purposes shown thereon.

Dated this 12 day of April, 2022

KEYBANK NATIONAL ASSOCIATION

By: [signature]
Name: JONATHAN WOODLAND
Title: VICE PRESIDENT

Notary Acknowledgment

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

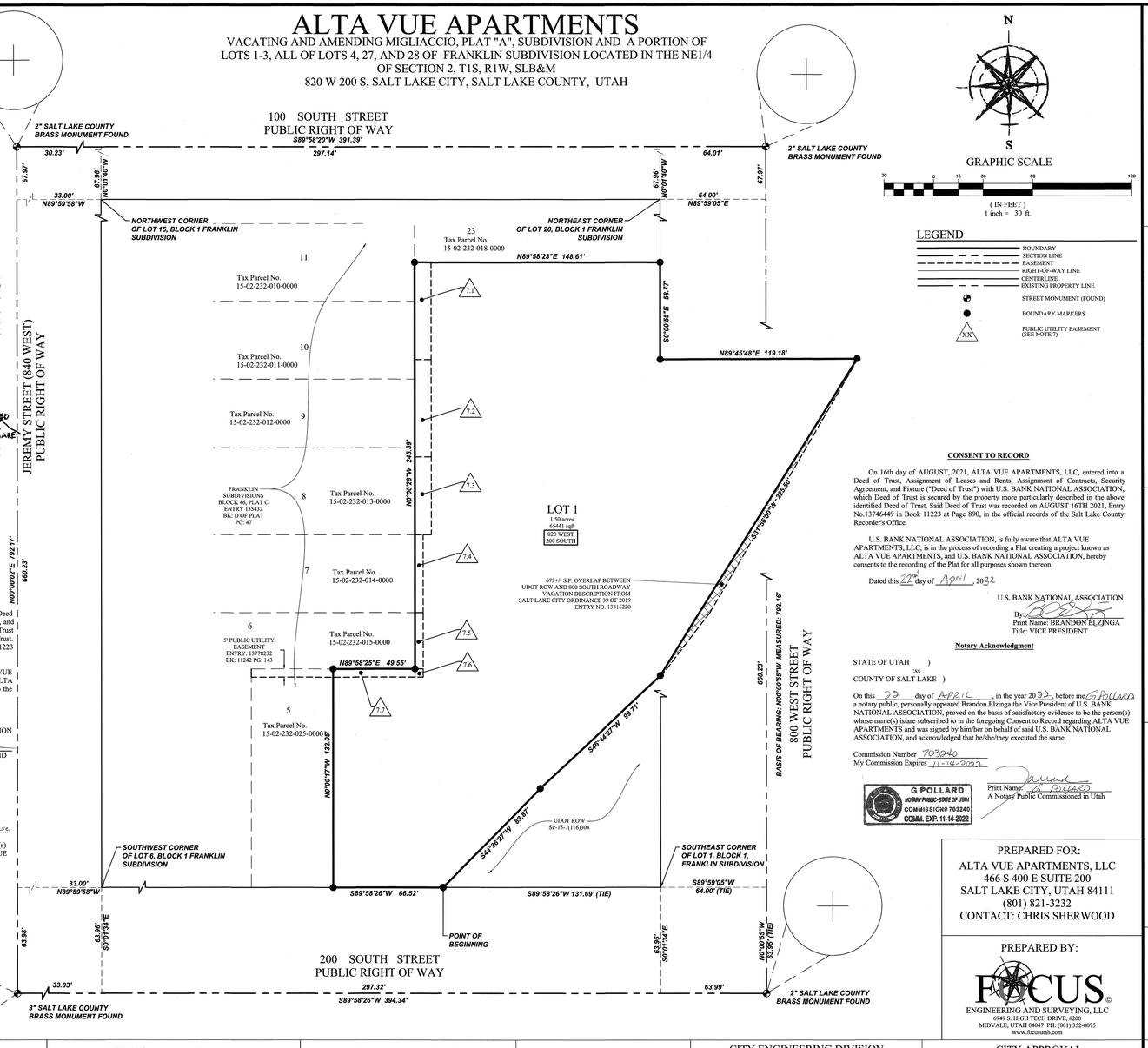
On this 22 day of April, in the year 2022, before me Angela Lowe, a notary public, personally appeared Jonathan Woodland, Vice President of KEYBANK NATIONAL ASSOCIATION, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Consent to Record regarding ALTA VUE APARTMENTS and was signed by him/her on behalf of said KEYBANK NATIONAL ASSOCIATION, and acknowledged that he/she/they executed the same.

Commission Number 718902
My Commission Expires 6-17-2025

ANGELA D. LOWE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 718902
COMM. EXP. 6-17-2025

[signature]
Print Name: Angela D Lowe
A Notary Public Commissioned in Utah

SALT LAKE COUNTY RECORDER 8-84



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING PROPERTY LINE
- STREET MONUMENT (FOUND)
- BOUNDARY MARKERS
- PUBLIC UTILITY EASEMENT (SEE NOTE 7)

CONSENT TO RECORD

On 16th day of AUGUST, 2021, ALTA VUE APARTMENTS, LLC, entered into a Deed of Trust, Assignment of Leases and Rents, Assignment of Contracts, Security Agreement, and Fixture ("Deed of Trust") with U.S. BANK NATIONAL ASSOCIATION, 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 AUGUST 16TH 2021, Entry No.13746449 in Book 11223 at Page 890, in the official records of the Salt Lake County Recorder's Office.

U.S. BANK NATIONAL ASSOCIATION, is fully aware that ALTA VUE APARTMENTS, LLC, is in the process of recording a Plat creating a project known as ALTA VUE APARTMENTS, and U.S. BANK NATIONAL ASSOCIATION, hereby consents to the recording of the Plat for all purposes shown thereon.

Dated this 22nd day of April, 2022

U.S. BANK NATIONAL ASSOCIATION

By: [signature]
Print Name: BRANDON ELZINGA
Title: VICE PRESIDENT

Notary Acknowledgment

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On this 22 day of APRIL, in the year 2022, before me G POLLARD a notary public, personally appeared Brandon Elzinga the Vice President of U.S. BANK NATIONAL ASSOCIATION, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Consent to Record regarding ALTA VUE APARTMENTS and was signed by him/her on behalf of said U.S. BANK NATIONAL ASSOCIATION, and acknowledged that he/she/they executed the same.

Commission Number 703240
My Commission Expires 11-14-2022

G POLLARD
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 703240
COMM. EXP. 11-14-2022

[signature]
Print Name: G POLLARD
A Notary Public Commissioned in Utah

PREPARED FOR:
ALTA VUE APARTMENTS, LLC
466 S 400 E SUITE 200
SALT LAKE CITY, UTAH 84111
(801) 821-3232
CONTACT: CHRIS SHERWOOD

PREPARED BY:
FOCUS®
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, #200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, With Focus Engineering and Surveying, LLC, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, have verified all measurements, and have subdivided said tract of land into lots and easements, to be hereafter known as ALTA VUE APARTMENTS, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct. I further certify that the reference markers shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey as shown on that certain record of map S2021-12-0840, as recorded in the office of the Salt Lake County Surveyor's office.

PROFESSIONAL LAND SURVEYOR 04/13/22 No. 183395 EVAN J. WOOD STATE OF UTAH

[signature] 04/13/2022
EVAN J. WOOD — DATE
PROFESSIONAL LAND SURVEYOR
License NO. 183395

BOUNDARY DESCRIPTION

All of Lot 1 and Lot 2, MIGLIACCIO, PLAT "A", SUBDIVISION, according to the Official Plat thereof recorded February 5, 1999 as entry No. 7247926, in Book 99-2P at Page 33 in the Office of the Salt Lake County Recorder, All of Lot 27, Lot 28 and Lot 4, and portions of Lot 1, Lot 2 and Lot 3 of FRANKLIN SUBDIVISION, according to the Official Plat thereof recorded as Entry No. 135432 in the Office of the Utah County Recorder and a portion of 800 West Street vacated by Entry No. 13316220 in the Office of the Salt Lake County Recorder, more particularly described as follows:

Beginning at the Intersection of the North Right-of-Way line of 200 South Street and the Westerly Right-of-Way line of Interstate 15 as defined by the Record of Survey prepared by ESI Engineering Inc. on Behalf of UDOT for UDOT Project No. SP-15-7(116)304, located S89°58'26"W along said Right-of-Way of 200 South Street 131.69 feet from the Southeast Corner of Lot 1, Block 1, FRANKLIN SUBDIVISION, according to the Official Plat thereof recorded as Entry No. 135432 in the Office of the Utah County Recorder, said Block Corner being located N00°00'55"W along the Monument line of 800 West Street 63.95 feet and S89°59'05"W 64.00 feet from the Salt Lake City Brass Cap Monument found at the intersection of 800 West Street and 200 South Street; thence S89°58'26"W along said Right-of-Way of 200 South Street 66.52 feet to the Southwest Corner of Lot 4 of said FRANKLIN SUBDIVISION; thence N00°00'17"W along the West line of said Lot 4 a distance of 132.05 feet to the Northwest Corner of said Lot; thence N89°58'25"E along the North line of said lot 49.55 feet to the Southwest Corner of Lot 1 of said FRANKLIN SUBDIVISION; thence N00°00'26"W 245.59 feet along the West line of said lot and the West lines of Lots 24 through 28 of said Franklin Subdivision to the Northwest Corner of MIGLIACCIO, PLAT "A", SUBDIVISION, according to the Official Plat thereof recorded February 5, 1999 as entry No. 7247926, in Book 99-2P at Page 33 in the Office of the Salt Lake County Recorder; thence N89°58'23"E along the North line of said Plat 148.61 feet to the Northeast Corner of said Plat; thence S00°00'55"E along the East line of said plat 58.77 feet to the Northeast Corner of Lot 1 of said plat, said point also being the Northwesterly Corner of that portion of 800 West Street vacated by Salt Lake City Ordinance No. 39 of 2019 recorded as Entry No. 13316220 in the Office of the Salt Lake County Recorder; thence N89°45'48"E along the North line of said vacation 119.18 feet to the Westerly Right-of-Way line of Interstate 15 as defined by the Record of Survey prepared by ESI Engineering Inc. on Behalf of UDOT for UDOT Project No. SP-15-7(116)304; thence along said right of way the following three (3) courses: 1) S31°56'00"W 225.50 feet; 2) S46°44'27"W 99.71 feet; 3) S44°36'27"W 83.87 feet to the point of beginning.

Contains: 65,441 square feet or 1.50 acres+/-
1 Lot

OWNER'S DEDICATION AND CONSENT TO RECORD

ALTA VUE APARTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS ALTA VUE APARTMENTS, 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(S) HEREBY CONSENT(S) AND GIVE(S) APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 22nd DAY OF April A.D. 20 22

OWNER:

ALTA VUE APARTMENTS, LLC,
A UTAH LIMITED LIABILITY COMPANY

BY: [signature]
NAME: JEREMY THAXTON
ITS: GOVERNING PERSON

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF DAVIS

ON THE 22 DAY OF APRIL, 2022 BEFORE ME G POLLARD, A NOTARY PUBLIC, PERSONALLY APPEARED JEREME THAXTON THE GOVERNING PERSON OF ALTA VUE APARTMENTS, LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING ALTA VUE APARTMENTS AND WAS SIGNED BY HIM/HER ON BEHALF OF SAID ALTA VUE APARTMENTS, LLC, AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

MY COMMISSION No. 703240
MY COMMISSION EXPIRES: 11-14-2022

G POLLARD
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 703240
COMM. EXP. 11-14-2022

[signature]
PRINT NAME: G POLLARD
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY

ALTA VUE APARTMENTS
VACATING AND AMENDING MIGLIACCIO, PLAT "A", SUBDIVISION AND A PORTION OF LOTS 1-3, ALL OF LOTS 4, 27, AND 28 OF FRANKLIN SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 2, T1S, R1W, SLB&M
820 W 200 S, SALT LAKE CITY, SALT LAKE COUNTY, UTAH

CITY ATTORNEY	PUBLIC UTILITIES DEPT.	SALT LAKE COUNTY HEALTH DEPARTMENT	CITY PLANNING DIRECTOR	CITY ENGINEERING DIVISION	CITY APPROVAL	SALT LAKE COUNTY RECORDER
APPROVED AS TO FORM THIS 8th DAY OF August A.D. 2022 SALT LAKE CITY ATTORNEY	APPROVED AS TO SANITARY SEWER, STORM DRAINAGE AND WATER UTILITY DETAIL THIS 6 DAY OF May A.D. 2022 BY THE SALT LAKE PUBLIC UTILITIES DIRECTOR. SALT LAKE PUBLIC UTILITIES DIRECTOR	APPROVED THIS 6th DAY OF May A.D. 2022. SALT LAKE COUNTY HEALTH DEPT. ~~DIRECTOR~~	APPROVED THIS 20th DAY OF July A.D. 2022 SALT LAKE CITY PLANNING DIRECTOR	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE 5/17/22 — CITY ENGINEER DATE 5/12/22 — CITY SURVEYOR DATE	PRESENTED TO SALT LAKE CITY THIS 6 DAY OF September A.D. 2022 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. SALT LAKE CITY TREASURER SALT LAKE CITY MAYOR	RECORDED # 14015967 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: Alta Vue Apartments LLC DATE 9/15/22 TIME 12:18 BOOK 2022P PAGE 215 $ 60.00 FEE SALT LAKE COUNTY DEPUTY RECORDER

NUMBER ____
ACCOUNT ____
SHEET 1 OF 1

NUMBER ____
ACCOUNT ____
SHEET 1 OF 1

Z:_2020\20-0589 VUE APARTMENTS\DESIGN 20-0589\DWG\SHEETS\C2.0 FINAL PLAT.DWG

15-02-232-021 $60.00