



**465 S. MAIN ST.  
SALT LAKE CITY, UT**

**FFKR ARCHITECTS**

730 Pacific Avenue - Salt Lake City, Utah 84104  
 ☎ 801.521.6186 - FFKR.COM

**Gensler**

45 Fremont Street Tel: 415.433.3700  
 Suite 1500 Fax: 415.836.4599  
 San Francisco, CA 94105  
 United States

**PEG**  
 DEVELOPMENT

180 N UNIVERSITY AVE  
 SUITE 200  
 PROVO, UT 84601  
 TEL 801 643 3820

**McNEIL ENGINEERING**

Sandy Utah Office  
 8610 Sandy Parkway, Suite 200  
 Sandy, UT 84070  
 Tel: 888-303-7700

Date	Description
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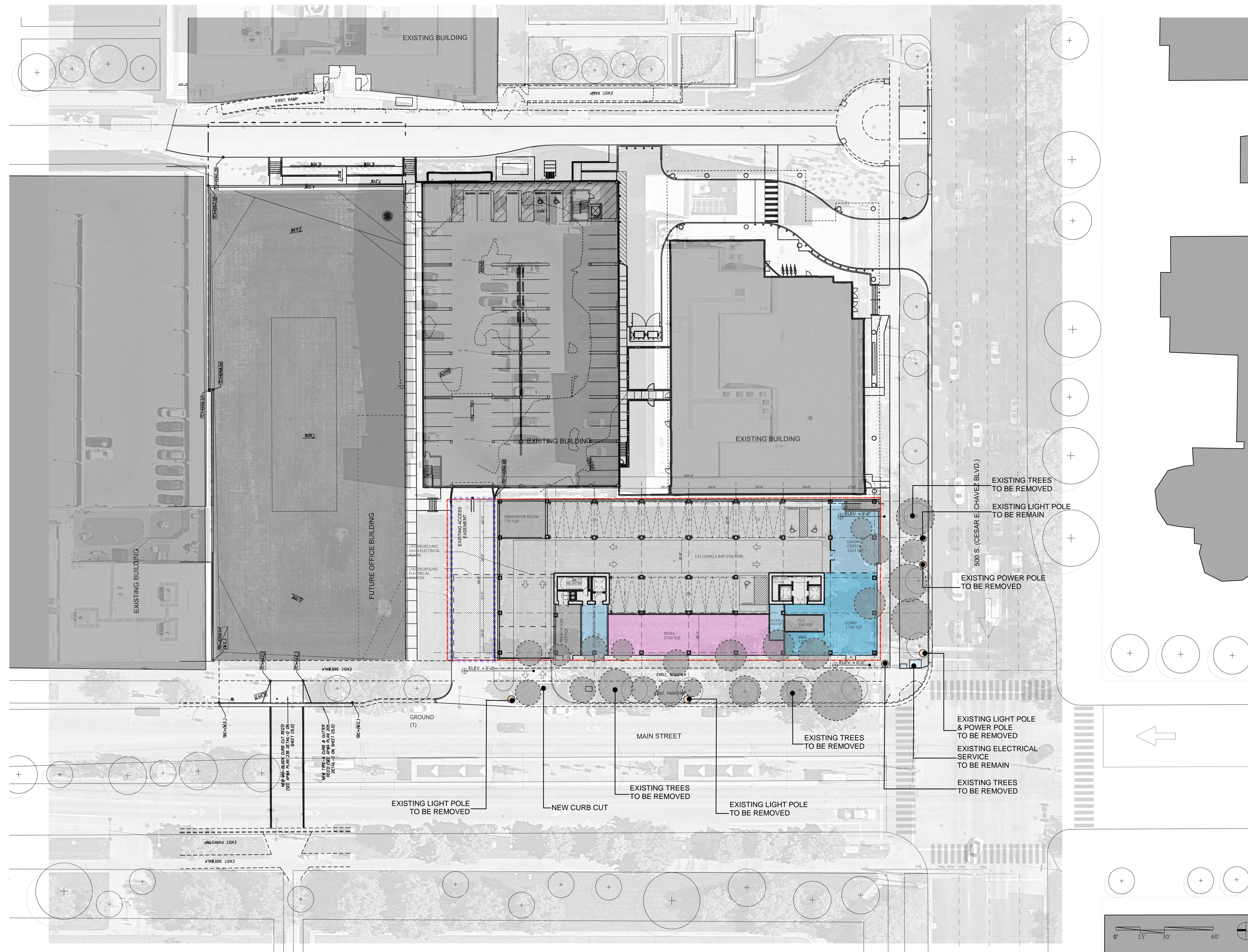
MAY 14, 2021

Description
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COVER

**G0.00**





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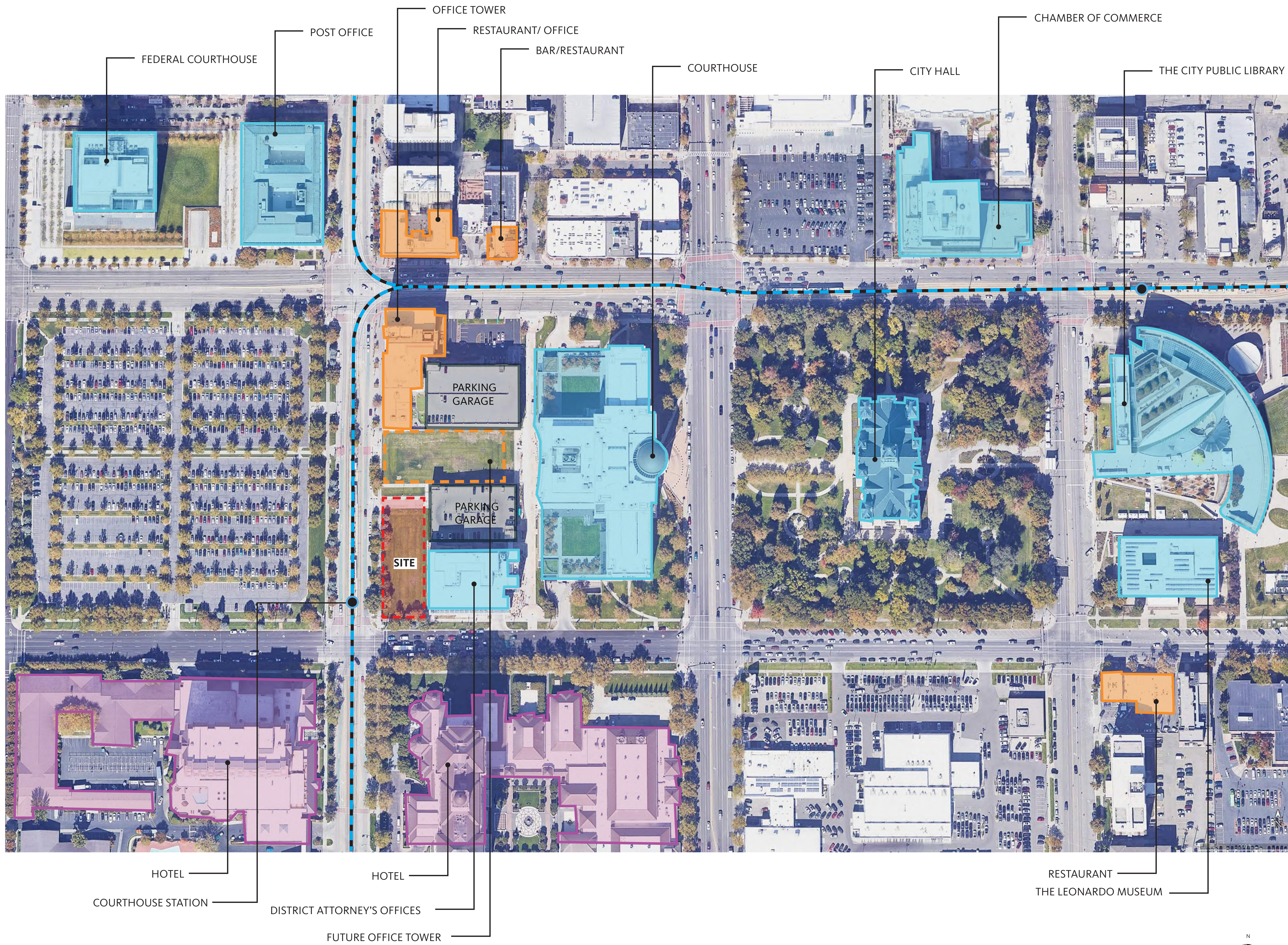
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Date	Description
MAY 14, 2021	

Description
SITE PLAN

**G0.01**





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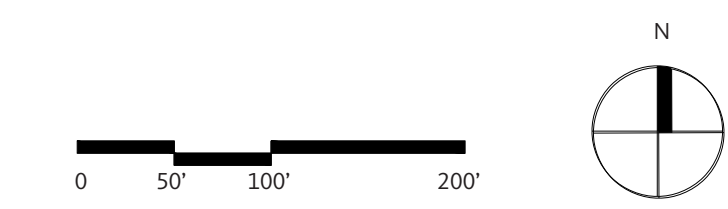
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Date	Description
MAY 14, 2021	

Description  
VICINITY MAP

**G0.02**





# Area & Unit Counts

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
Level 14	1 BD*	1 BD*	1 BD*	1 BD*	1 BD*	1 BD*	1 BD*	1 BD*	1 BD*	1 BD*	2BD*	2BD*	2BD*	2BD*	2BD*	2BD*	2BD*				
Level 13	Studio	Studio	Studio	Studio	Studio	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD
Level 12	537 SF	421 SF	474 SF	504 SF	513 SF	820 SF	821 SF	685 SF	734 SF	785 SF	927 SF	758 SF	734 SF	734 SF	734 SF	1018 SF	1100 SF	1100 SF	1100 SF	1100 SF	1017 SF
Level 11	Studio	Studio	Studio	Studio	Studio	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD
Level 10	537 SF	421 SF	474 SF	504 SF	513 SF	820 SF	821 SF	685 SF	734 SF	785 SF	927 SF	758 SF	734 SF	734 SF	734 SF	1018 SF	1100 SF	1100 SF	1100 SF	1100 SF	1017 SF
Level 9	Studio	Studio	Studio	Studio	Studio	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD
Level 8	537 SF	421 SF	474 SF	504 SF	513 SF	820 SF	821 SF	685 SF	734 SF	785 SF	927 SF	758 SF	734 SF	734 SF	734 SF	1018 SF	1100 SF	1100 SF	1100 SF	1100 SF	1017 SF
Level 7	Studio	Studio	Studio	Studio	Studio	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD
Level 6	537 SF	421 SF	474 SF	504 SF	513 SF	820 SF	821 SF	685 SF	734 SF	785 SF	927 SF	758 SF	734 SF	734 SF	734 SF	1018 SF	1100 SF	1100 SF	1100 SF	1100 SF	1017 SF
Level 5	Studio	Studio	Studio	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	2BD*	2BD	2BD	2BD	2BD	2BD*					
Level 4	474 SF	444 SF	784 SF	645 SF	734 SF	565 SF	565 SF	735 SF	769 SF	SF	1018 SF	844 SF	846 SF	1017 SF							
Level 3	Studio	Studio	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	896	2BD*	2BD	2BD	2BD*						
Level 2	444 SF	784 SF	645 SF	734 SF	565 SF	565 SF	735 SF	840 SF	935 SF	1018 SF	844 SF	846 SF	1017 SF								

\*PREMIUM

	STUDIO	1BED	2BED
Level 15	0	0	0
Level 14	0	10	7
Level 13	5	10	6
Level 12	5	10	6
Level 11	5	10	6
Level 10	5	10	6
Level 9	5	10	6
Level 8	5	10	6
Level 7	5	10	6
Level 6	5	10	6
Level 5	3	7	6
Level 4	2	8	4
Level 3	2	8	4
Level 2	1	8	4
Level 1	0	0	0
<b>Total</b>	<b>48</b>	<b>121</b>	<b>73</b>
<b>%MIX</b>	<b>19.8</b>	<b>50</b>	<b>30.2</b>

<b>New Total</b>	<b>242</b>
<b>Previous Total</b>	<b>244</b>

## ZONING DESCRIPTION:

PROPOSED PROJECT IS LOCATED AT 465 MAIN ST, IN DOWNTOWN SALT LAKE CITY. THE PROPERTY IS CURRENTLY A VACANT LOT THAT HAS BEEN SUBDIVIDED INTO TWO LOTS; THE ONE OUR PROJECT SISTS ON AND THE ADJACENT LOT WHICH WILL HOUSE AN OFFICE BUILDING. THE NEW CONSTRUCTION WILL BE A 9 STORY TOWER BUILT OVER A 5 STORY CONCRETE PODIUM.

THE GROUND FLOOR WILL BE PEDESTRIAN SCALE RETAIL THAT ENGAGES THE STREET AND THE TRAX LINE. THE UPPER FLOORS WILL ALL BE RESIDENTIAL APARTMENTS, WITH A 5TH FLOOR AMENITY DECK AND A ROOFTOP TERRACE. PARKING WILL BE HOUSED BEHIND THE FIRST FLOOR RETAIL AND WILL BE A PARKING STACKER SYSTEM.

ZONE TYPE: D-1 (DISTRICT GENERAL REGULATIONS)  
ZONING REQUIREMENTS: 21A.30.020

### 2. Setbacks:

- Front Yard- 0 (Compliant)
- Side Yard- 0 (Compliant)
- Corner Side Yard- 0 (Compliant)
- Rear Yard- 0 (2 foot provided- Compliant)

### 3. Parking: All off street parking structures must be behind principal building- compliant.

E & F- Controls over Midblock and Corner Buildings

- Per code the Corner building is allowed to be between 100 and 375 feet tall. The midblock buildings beyond 132' from the corner are required to be up to 100'. This property straddles the corner and the owner would like to make the entire building 165 feet in total height.

## OFF STREET PARKING NOTES

Off Street Parking Calculations			
	Requirement	Required	Provided
Residential	0.5 Stalls / Unit	121 Stalls	131 Stalls
Non-Residential	No Spaces up to 25,000 sf; 1 space per 1,000 sf over 25,000 sf	0 Stalls	0 Stalls
ADA Parking	2% requirement	3	3
<b>Total</b>		<b>124 Stalls</b>	<b>134 Stalls</b>

Garage Footprint 10,700 sf

Loading zone provided at street per discussions with Transportation Department. Per Fire review, the loading zone will be required to be signed as "Driver must remain in vehicle," to accommodate fire apparatus access.

## BUILDING DESCRIPTION:

PROPOSED PROJECT IS A 9 STORY MULTIFAMILY RESIDENTIAL TOWER, OVER A 5 STORY CONCRETE PODIUM HOUSING GROUND FLOOR RETAIL, PARKING AND ADDITIONAL FLOORS OF MULTIFAMILY RESIDENTIAL. ACCESS TO PARKING WILL BE FROM MAIN STREET.

THE RESIDENTIAL COMPONENT OF THE PROJECT WILL CONSIST OF 242 UNITS, WITH A MIX OF STUDIOS, 1-BED, AND 2-BED UNITS (SEE UNIT MATRIX)

BUILDING CODE DATA		
BUILDING IDENTIFICATION	465 S. MAIN ST. TOWER	
BUILDING OCCUPANCY CLASSIFICATION	R-2	
AREA ALLOWED (PER 506.2.1)	UNLIMITED SQ. FT.	
SQ. FT. INCREASE ALLOWED BY AREA MODIFICATIONS (PER 506)		
AREA ALLOWED PER FLOOR (506.2)	UNLIMITED SQ. FT.	
AREA PROVIDED	SEE GROSS AREA AT TABLE BELOW	
TYPE OF CONSTRUCTION	1A	
BUILDING HEIGHT ALLOWANCE (PER 504.3)	UNLIMITED	
BUILDING HEIGHT PROVIDED	170	
NUMBER OF STORIES ALLOWED (PER 504.4)	UNLIMITED	
NUMBER OF STORIES PROVIDED	15	
FIRE RATINGS:	WALLS AND PARTITIONS	OPENING PROTECTION
FIRE WALLS (PER 706.4)	3 HOUR	3 HOUR
SHAFT ENCLOSURE GREATER THAN 4 STORIES (PER 713.4)	2 HOUR	1 1/2 HOUR DOOR
MIXED OCCUPANCY SEPARATIONS (PER 713.4F)	2 HOUR	
INTERIOR BEARING WALLS (PER 601)	3 HOUR	
INTERIOR NON-BEARING WALLS (PER 601)	0 HOUR	
EXT. BEARING WALLS (PER 601)	3 HOUR	
EXT. BEARING WALLS GREATER THAN 30' SEPARATION (PER 602)	1 HOUR	
EXT. BEARING WALLS LESS THAN 30' SEPARATION (PER 602)	1 HOUR	
CORRIDOR WALLS (PER 1020.1)	1/2 HOUR	
ELEVATOR SHAFT WALLS (PER 713.4)	2 HOUR	1 1/2 HOUR DOOR
REFUSE CHUTE SHAFT WALLS AND TERMINATION ROOM (PER 713.13)	2 HOUR	1 1/2 HOUR DOOR
REFUSE ACCESS AND ROOMS (PER 713.13)	1 HOUR	3/4 HOUR
FLOOR / CEILING CONSTRUCTION (PER 601)	2 HOUR	
ROOF CEILING CONSTRUCTION (PER 601)	1 1/2 HOUR	
PRIMARY STRUCTURAL FRAME (PER 601)	3 HOUR	
STAIRS:		
STAIR WIDTH (PER 1009.3.2)	MIN. REQUIRED: 48"	MIN. PROVIDED: 44"
ELEVATOR LOBBIES		
REQUIRED (PER 708.14.1)	YES	
FLOOR LOCATIONS:	1-15	
FIRE PROTECTION SYSTEM		
SPRINKLER SYSTEM PROVIDED (PER 903.3.1)	NFPA 13	
STANDPIPES REQUIRED (PER 905)	YES, WET SYSTEM AT STAIRWAYS	
FIRE EXTINGUISHERS (PER 906.3)	PROVIDED 75' MAX TRAVEL DIST./COMMON CORRIDOR/RESIDENTIAL UNITS	
EXITS REQUIRED		
BUILDING EXITS (PER 1009.3.2)	PER FLOOR: 2 MINIMUM WITHIN ALLOWED TRAVEL DISTANCE	
HORIZONTAL EXITS (PER 1009)	SEE PLANS FOR LOCATIONS	
TRAVEL DISTANCE (PER 1017.2)	250 FEET ALLOWED	
DEAD END CORRIDOR (PER 1020.4 EXCEPTION 2)	50 FEET ALLOWED	SEE PLANS PROVIDED
UNITS OF EGRESS (PER 1005.1)	CORRIDOR WIDTH = 0.2 PER OCCUPANT	MINIMUM 44"
	STAIR WIDTH = 0.3 INCH PER OCCUPANT	MINIMUM 48"
ROOF ACCESS		
ROOF ACCESS PROVIDED:	1 STAIRWAY TO ROOF	
ATTIC VENTILATION		
ATTIC VENTILATION REQUIRED (PER 1202.2)	ATTIC VENTILATION PROVIDED PER 1202.2.1	
ATTIC VENTILATION TYPE:	TURBINES	

## CONSTRUCTION & OCCUPANCY SUMMARY:

OCCUPANCY TYPE (PER 2018 IBC):  
R-2 (RESIDENTIAL APARTMENTS) WITH A 3 HOUR SEPERATION AT PODIUM  
S-2 (PARKING GARAGE)

## CONSTRUCTION TYPE (PER 2018 IBC):

TYPE IA

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Date	Description
MAY 14, 2021	

MAY 14, 2021

Description
ZONING

**G0.03**





1. US District Court



2. US District Court Parking



3. US District Court Parking



4. Frank E. Moss United States Courthouse



5. Boston Buildings



6. 379 S Main St.



7. The Green Pig Pub



8. Wall Law Office



9. WOW Atelier Architecture Utah



10. Third District Court



11. Washington Federal Bank



12. Washington Federal Bank



13. Washington Federal Bank



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MAY 05, 2021 DRAFT

Description
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PHOTO SURVEY  
ADJACENT FACADES  
**G0.04**





14. Washington Federal Bank



15. Vacant Lot



16. District Attorney Parking Structure



17. Little America Hotel



18. District Attorney



19. Third District Courthouse



20. Third District Courthouse



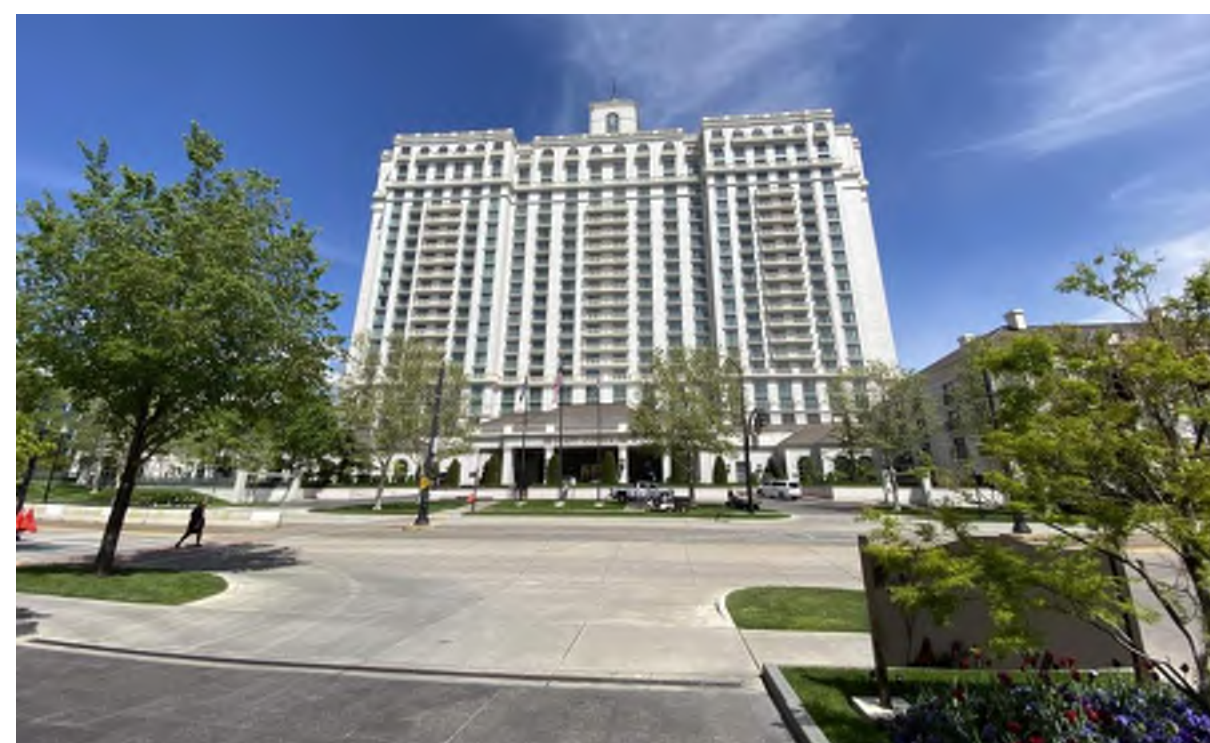
21. Third District Courthouse



22. Grand America Hotel



23. Grand America Hotel



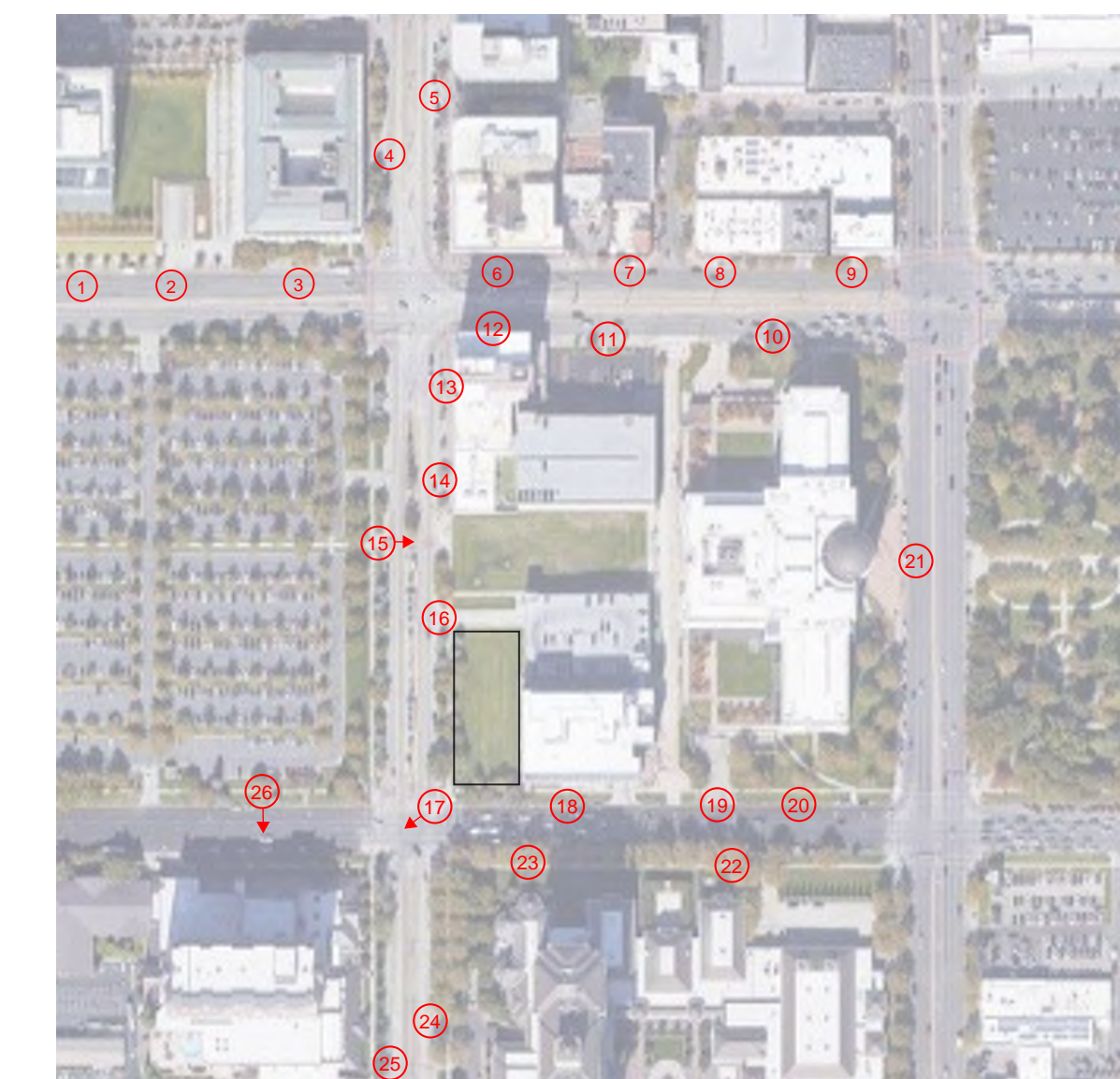
24. Grand America Hotel



25. Little America Hotel



26. Little America Hotel



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Date	Description
MAY 05, 2021	DRAFT

Description  
**PHOTO SURVEY  
ADJACENT FACADES  
G0.05**





1.



2.



3.



4.



5.



6.



7.



8.



9.



10.



11.



12.



13.



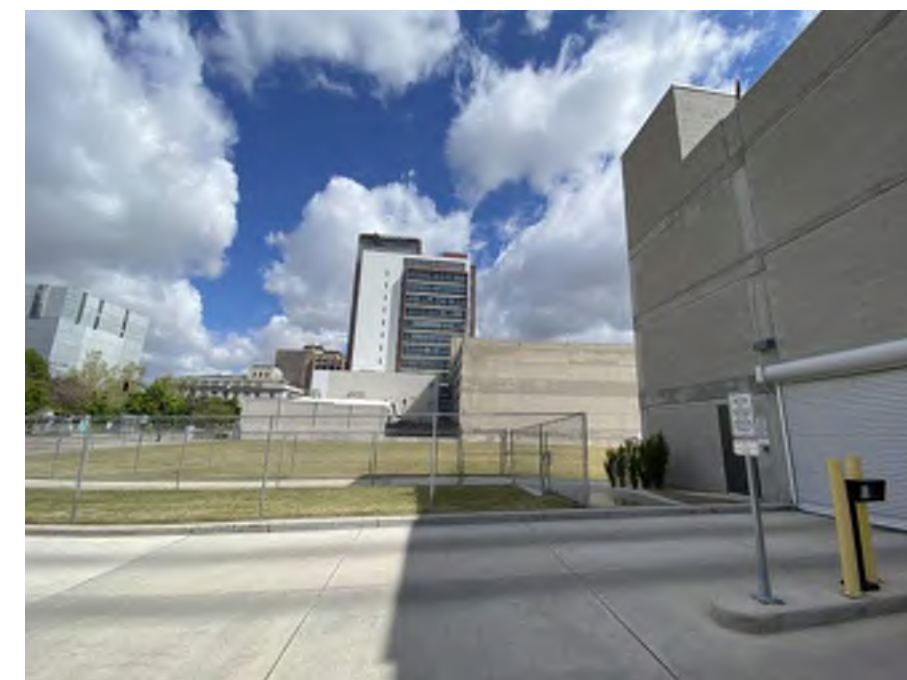
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15.



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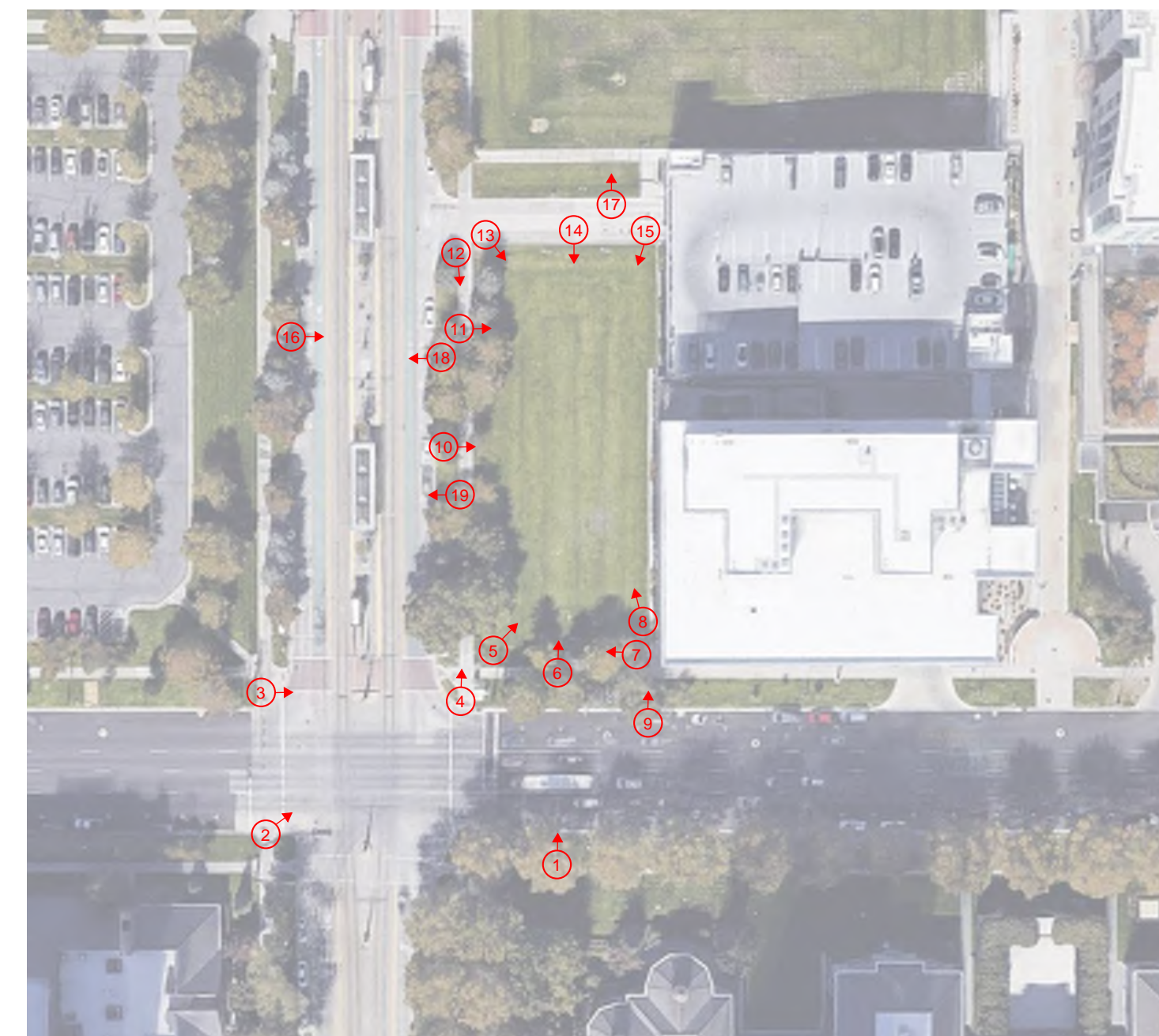
17.



18.



19.



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### PHOTO SURVEY SITE VIEWS G0.06



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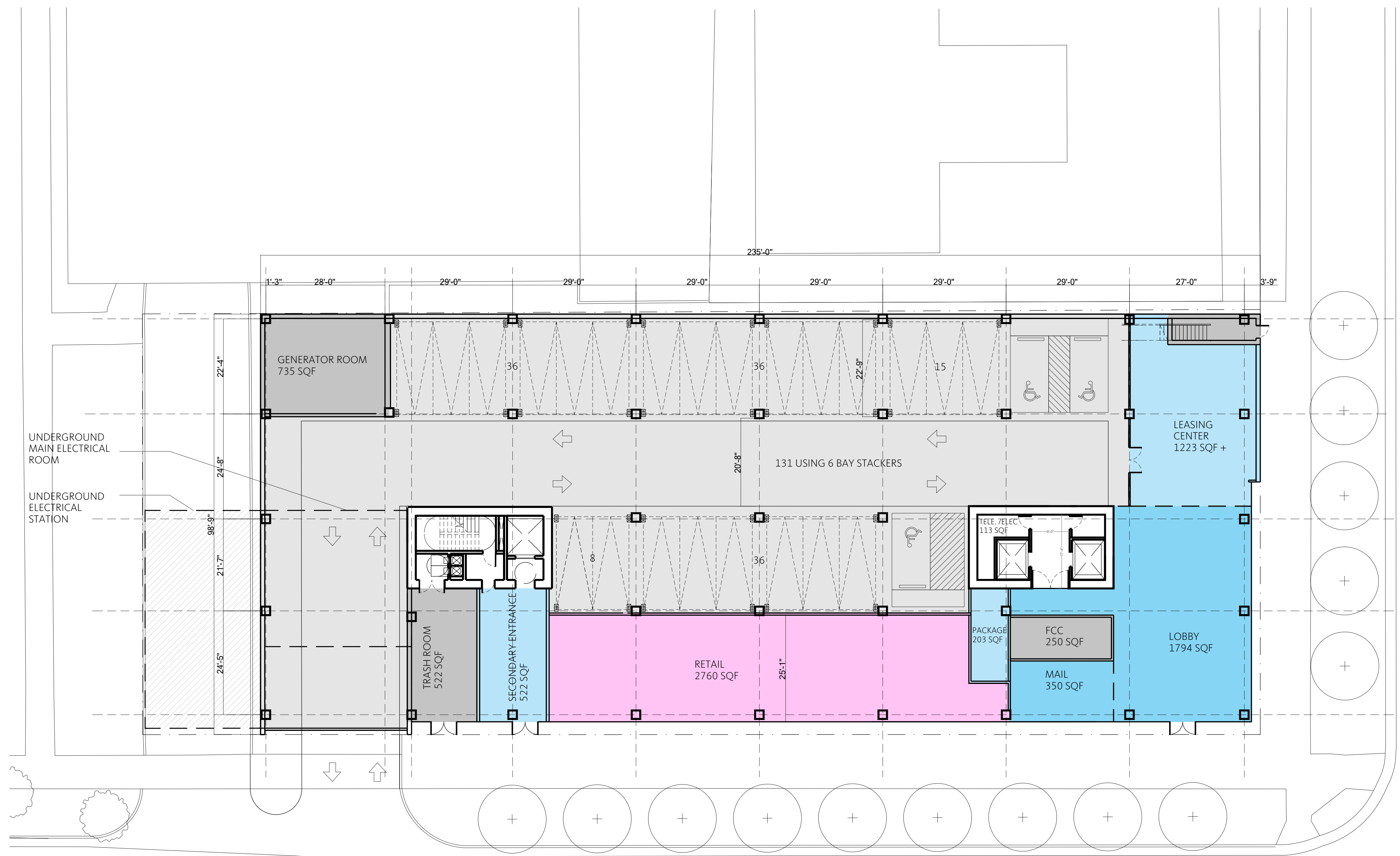
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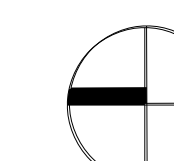
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GROUND  
(1)

MAIN STREET



500 S

Date	Description
MAY 14, 2021	

Description  
FLOOR PLAN LEVEL 01

**A1.00**







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SALT LAKE CITY, UT

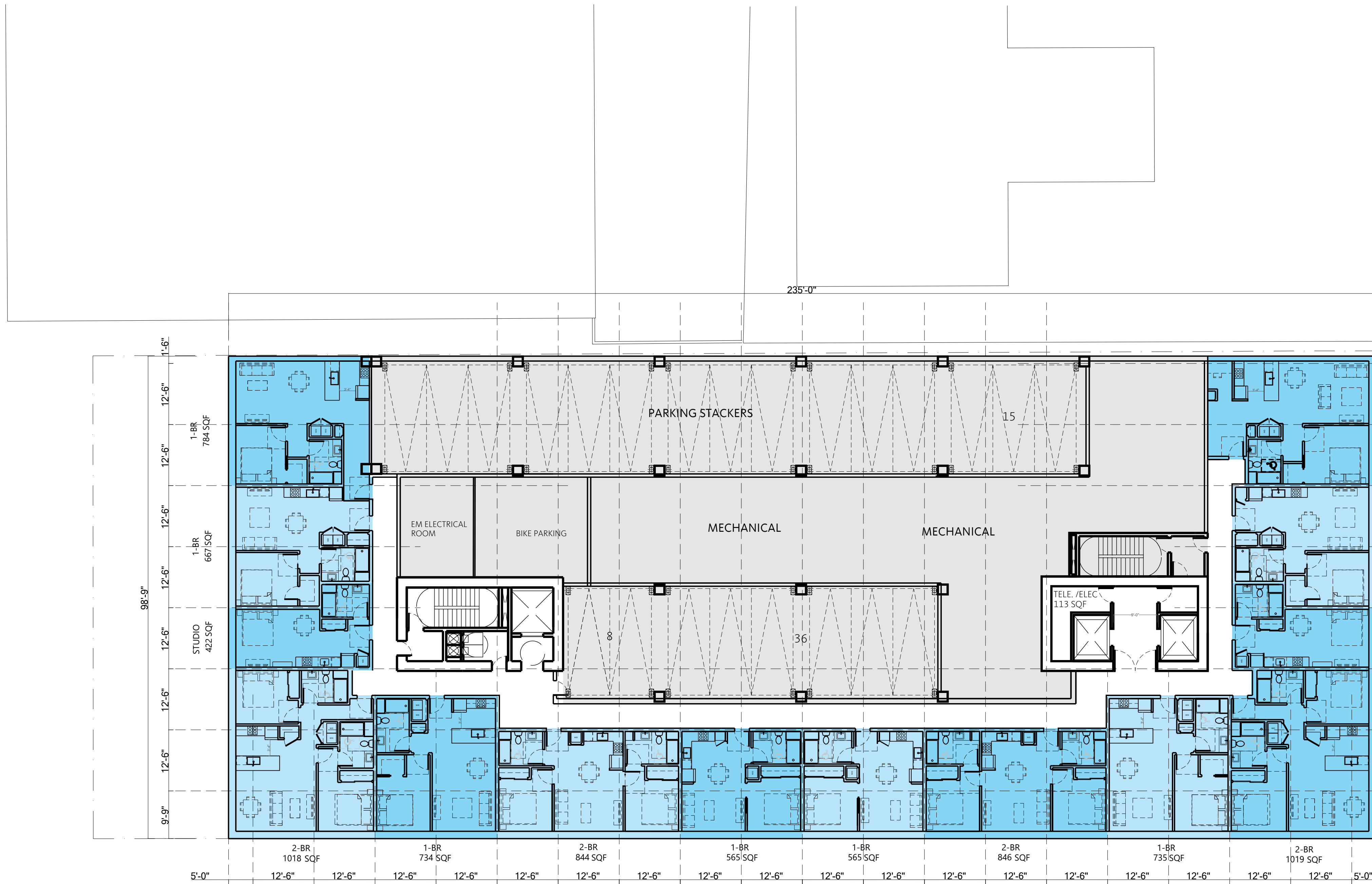
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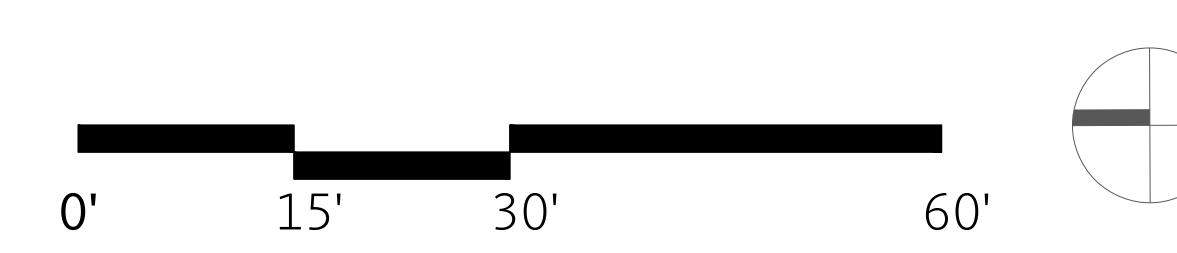
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PLAN  
(L 3-4)



Date	Description
MAY 14, 2021	

Description  
FLOOR PLAN LEVEL 3 - 4

**A1.02**







465 S. MAIN ST.  
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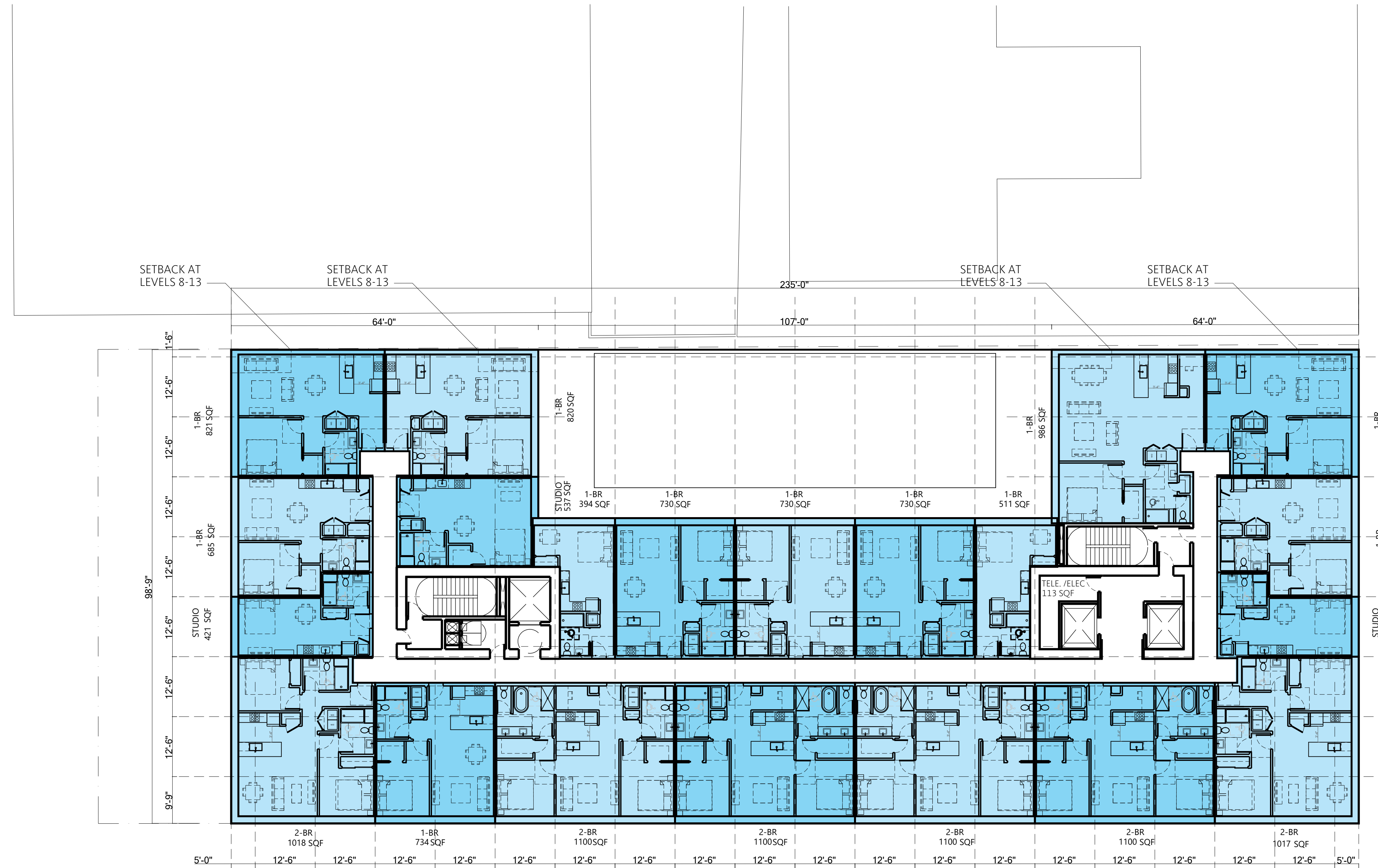
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TYP. PLAN  
(6-13)

Date	Description
MAY 14, 2021	

Description  
FLOOR PLAN LEVEL 6-13

**A1.04**



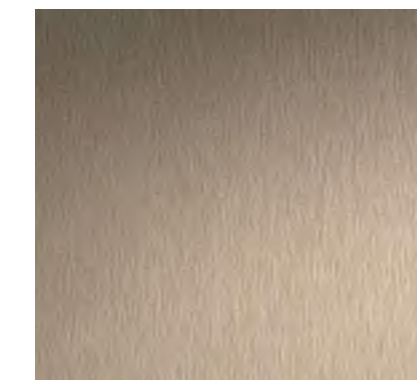




# EXTERIOR ELEVATION WEST NOTES



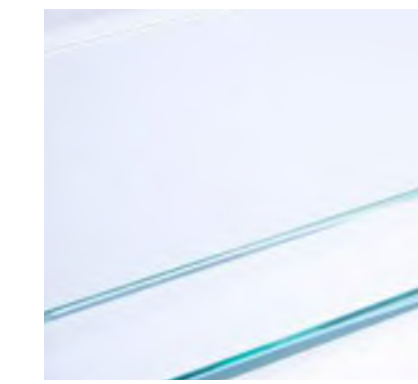
GFRP Panel



Bronze Color Aluminum Panel - 1



Bronze Color Aluminum Panel - 2



Low Iron Glass



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**MAIN STREET ELEVATION**

**A2.00**



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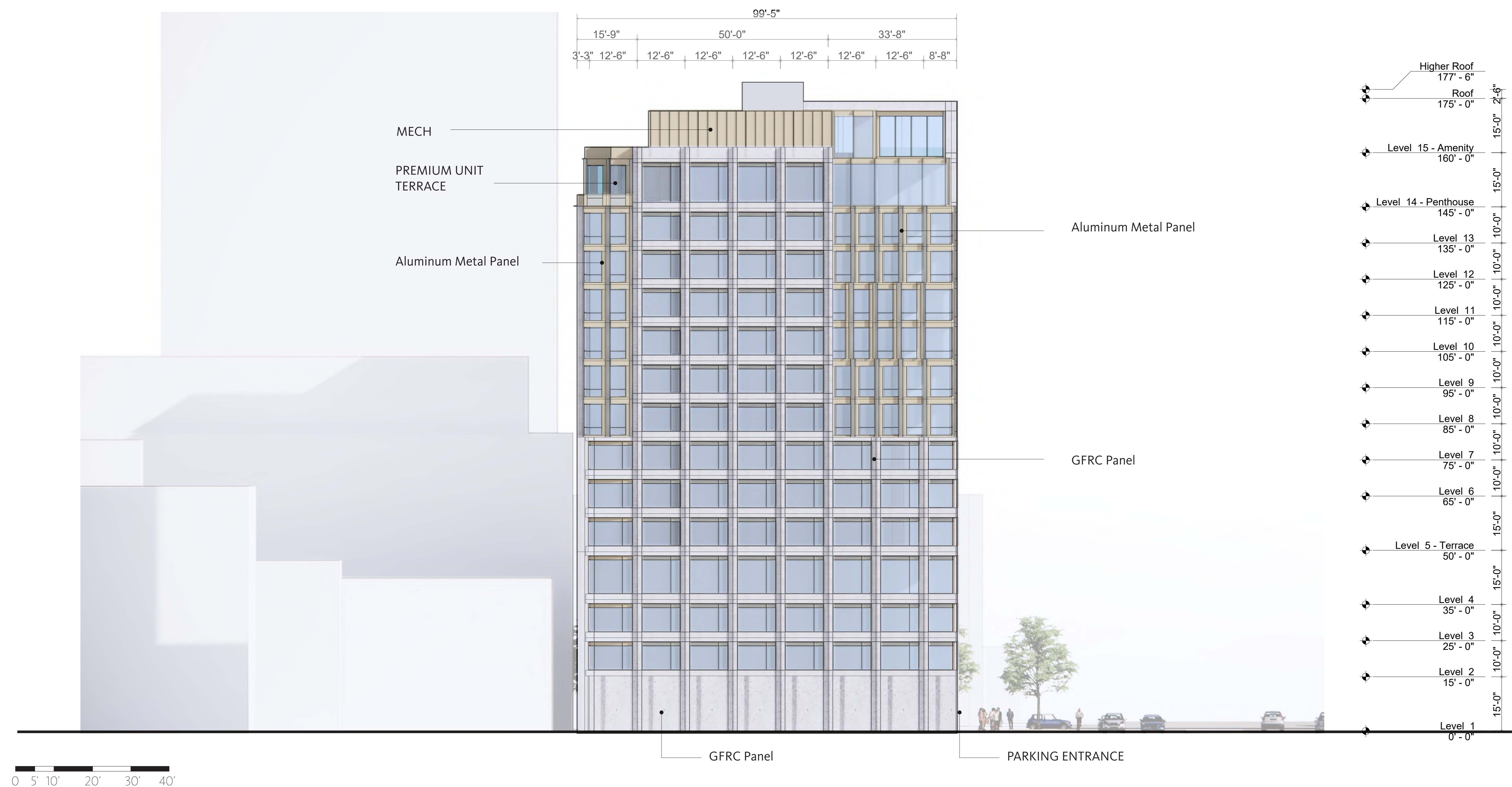
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ELEVATION NORTH

**A2.01**



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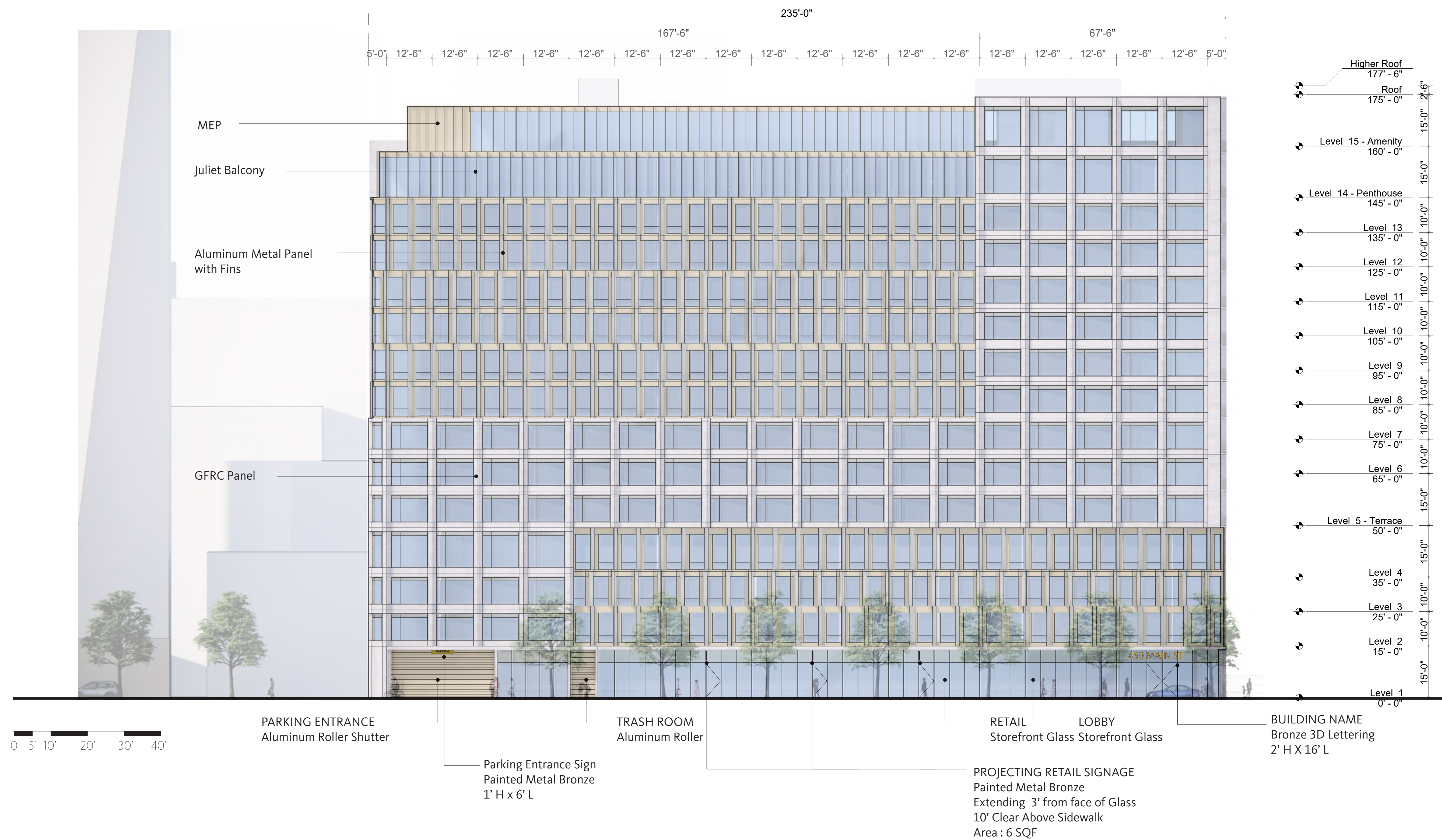
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ELEVATION WEST

**A2.02**



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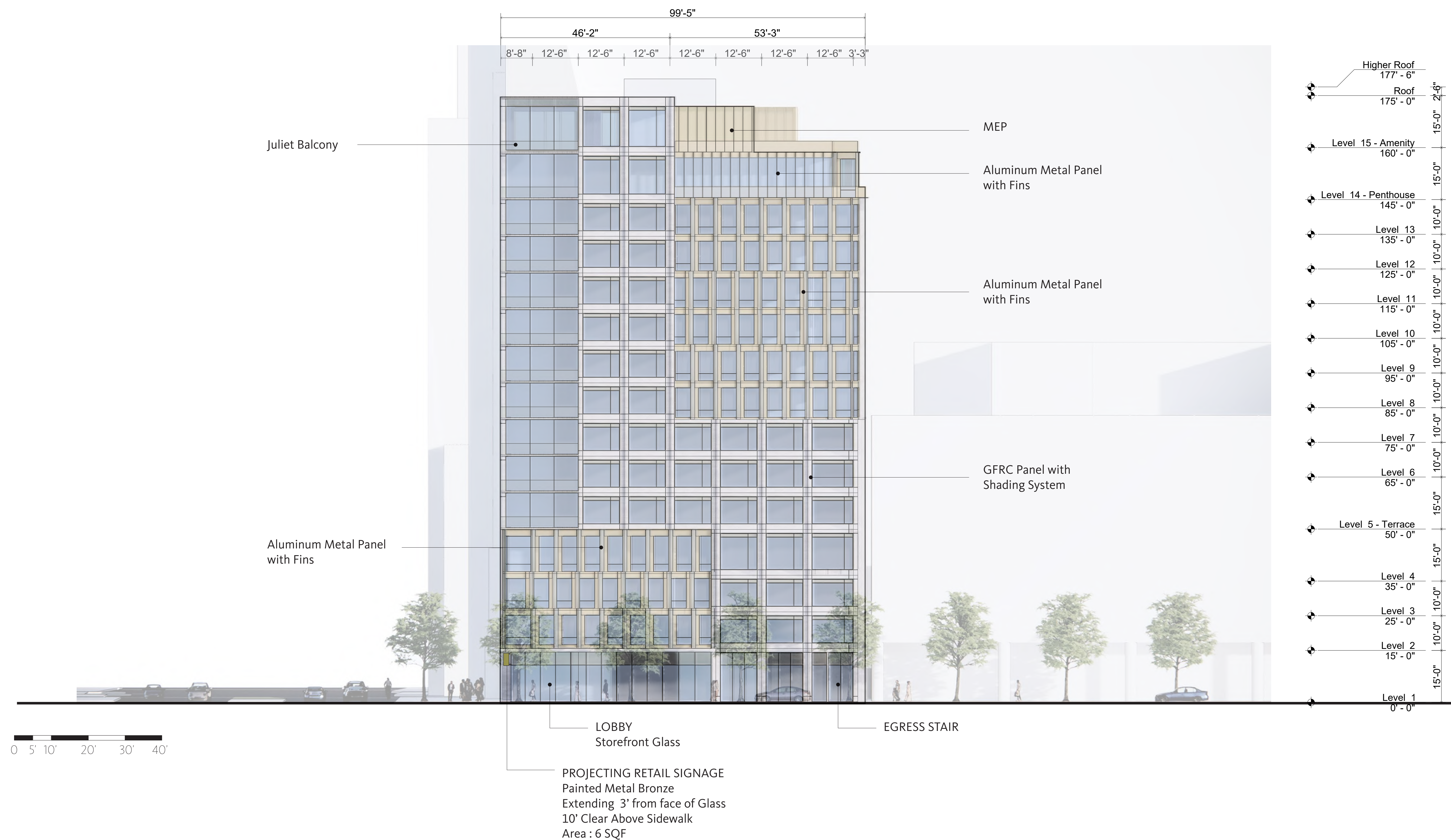
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Description  
ELEVATION SOUTH

**A2.03**



465 S. MAIN ST.  
SALT LAKE CITY, UT

**FFKR ARCHITECTS**  
730 Pacific Avenue - Salt Lake City, Utah 84104  
801.521.6188 - FFKR.COM

**Gensler**

45 Fremont Street  
Suite 1500  
San Francisco, CA 94105  
United States  
Tel: 415.433.3700  
Fax: 415.836.4599

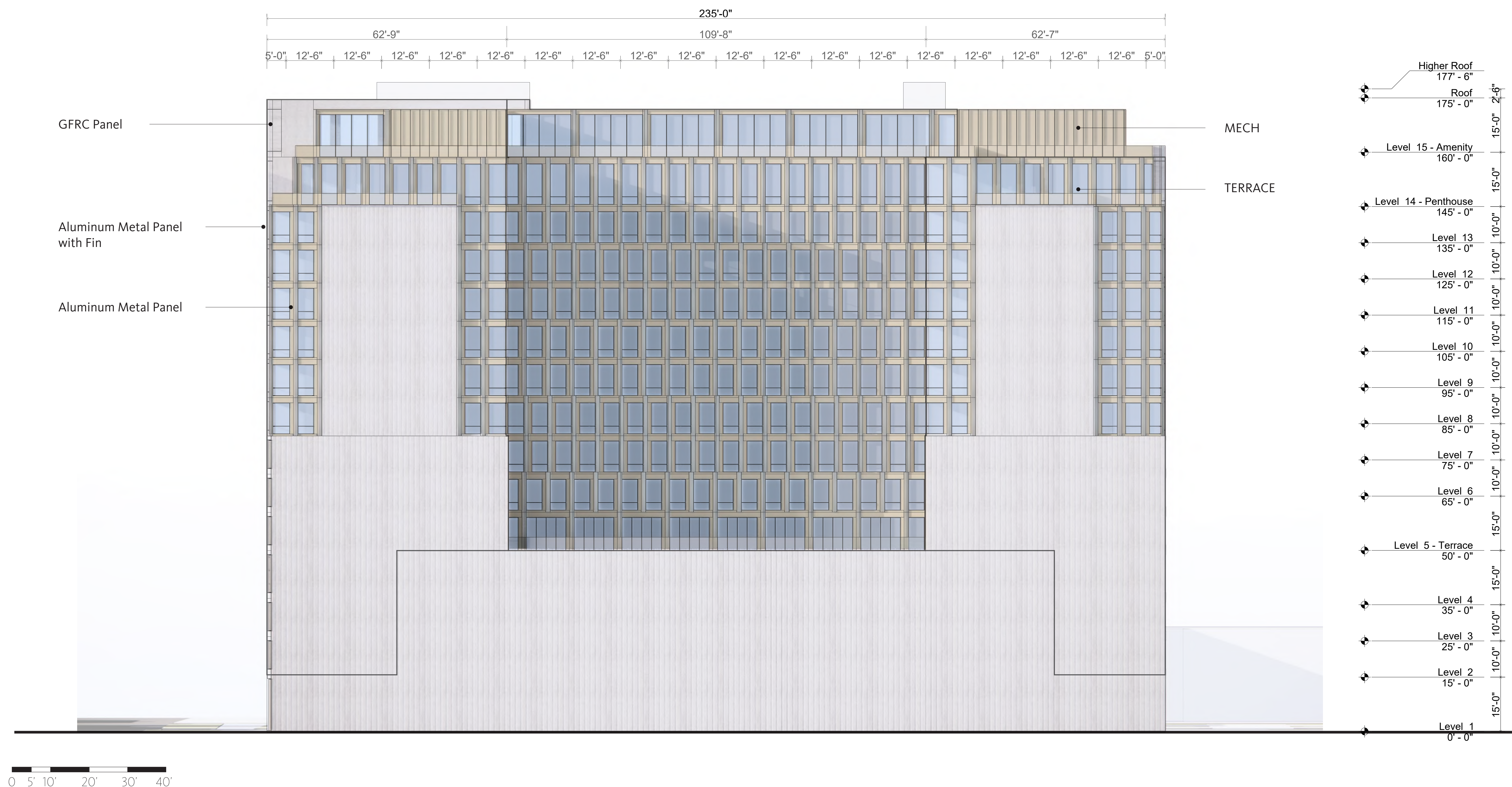
**PEG DEVELOPMENT**  
180 N UNIVERSITY AVE  
SUITE 200  
PROVO, UT 84601  
TEL: 801 643 3820

**MCNEIL ENGINEERING**  
Sandy Utah Office  
8610 Sandy Parkway, Suite 200  
Sandy, UT 84070  
Tel: 888-303-7700

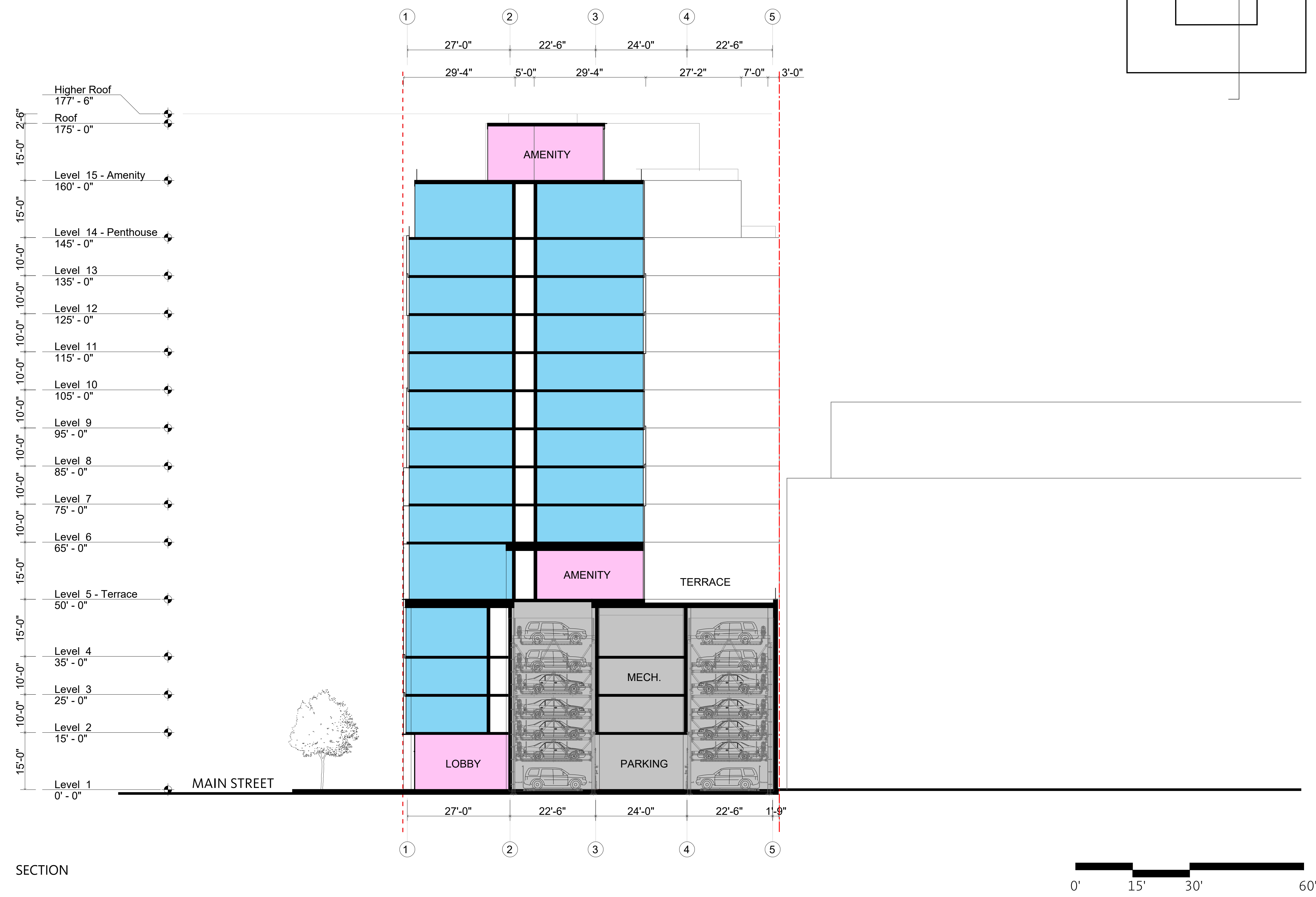
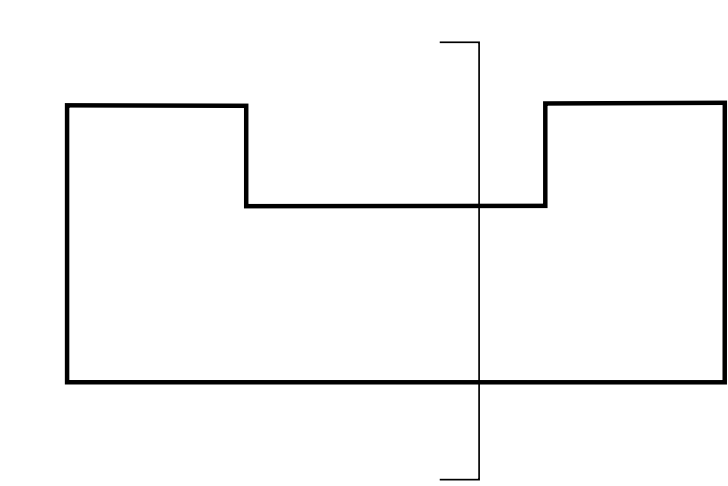
Date	Description
MAY 14, 2021	

Description  
ELEVATION EAST

**A2.04**







SECTION

Date	Description
MAY 14, 2021	

Description
SECTION
<b>A3.00</b>





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SALT LAKE CITY, UT**

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 DEVELOPMENT

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Sandy Utah Office  
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 Sandy, UT 84070  
 Tel: 888-303-7700

Date	Description
MAY 14, 2021	

Description

RENDERED PERSPECTIVE

**A4.00**





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Sandy Utah Office  
8610 Sandy Parkway, Suite 200  
Sandy, UT 84070  
Tel: 888-303-7700

Date	Description
MAY 14, 2021	

Description  
**RENDERED PERSPECTIVE**

**A4.01**





465 S. MAIN ST.  
SALT LAKE CITY, UT

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Sandy Utah Office  
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Sandy, UT 84070  
Tel: 888-303-7700

Date	Description
MAY 14, 2021	

Description  
RENDERED PERSPECTIVE

**A4.02**





465 S. MAIN ST.  
SALT LAKE CITY, UT

**FFKR ARCHITECTS**

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**McNEIL ENGINEERING**

Sandy Utah Office  
8610 Sandy Parkway, Suite 200  
Sandy, UT 84070  
Tel: 888-303-7700

Date	Description
MAY 14, 2021	

Description  
RENDERED PERSPECTIVE

**A4.02**



**DESCRIPTION PER TITLE REPORT**

A PARCEL OF LAND BEING A PART OF LOTS 2, 3, AND 4 OF BLOCK 39, PLAT A, SALT LAKE CITY SURVEY AND DESCRIBED AS A PORTION OF PARCELS A AND B PER THOSE QUIT CLAIM DEEDS RECORDED APRIL 28, 2016, AS ENTRY NO. 1228305 IN BOOK 10425, AT PAGE 5841 AND AS ENTRY NO. 1228306 IN BOOK 10425, AT PAGE 5845 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; SAID PARCEL IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL A ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LOT 2 OF BLOCK 39, WHICH POINT IS 68.72 FEET S. 89°47'38" E. ALONG THE CENTERLINE OF 500 SOUTH STREET AND 53.78 FEET N. 00°12'24" E. FROM A BRASS MONUMENT MARKING THE INTERSECTION OF MAIN STREET AND 600 SOUTH STREET; THENCE N. 00°12'24" E. 410.52 FEET ALONG THE WESTERLY BOUNDARY LINES OF SAID PARCELS A AND B AND WESTERLY LINE OF SAID LOTS 2, 3, AND 4 OF BLOCK 39, TO THE NORTHWESTERLY CORNER OF SAID PARCEL B; THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY LINES OF SAID PARCEL B THE FOLLOWING FOUR (4) COURSES: (1) S. 89°47'29" E. 165.00 FEET; (2) N. 00°58'10" E. 1.98 FEET; (3) S. 89°47'29" E. 165.00 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL B AND EASTERLY LINE OF SAID LOT 4 OF BLOCK 39; (4) S. 00°13'04" W. 121.00 FEET ALONG THE EASTERLY LINE OF SAID LOTS 4 AND 3 OF BLOCK 39; THENCE N. 89°00'00" W. 231.33 FEET; THENCE S. 00°10'00" E. 200.65 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL A AND THE SOUTHERLY LINE OF SAID LOT 2, BLOCK 39; THENCE N. 89°47'29" W. 99.77 FEET ALONG SAID LINES TO THE POINT OF BEGINNING.

**TITLE INFORMATION**

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREIN WAS GAINED FROM TITLE COMMITMENT NO. NCS-970878-SLC1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. EFFECTIVE DATE: JULY 18, 2019, AT 8:00 AM.

**SCHEDULE B-2 EXCEPTIONS**

1. A PERPETUAL EASEMENT AND RIGHT OF WAY IN FAVOR OF SALT LAKE CITY AS SHOWN IN EASEMENT RECORDED APRIL 11, 1953 AS ENTRY NO. 1325291 IN BOOK 998 AT PAGE 612 OF OFFICIAL RECORDS. SURVEY FINDINGS: SHOWN HEREON

(THE FOLLOWING AFFECTS A PORTION OF THE SUBJECT LAND)

2. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR ELECTRICAL DISTRIBUTION CIRCUITS, AND INCIDENTAL PURPOSES, AS PROVIDED THEREIN AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED SEPTEMBER 1, 1965 AS ENTRY NO. 2107810 IN BOOK 2371 AT PAGE 149 OF OFFICIAL RECORDS. SURVEY FINDINGS: SHOWN HEREON

(THE FOLLOWING AFFECTS A PORTION OF THE SUBJECT LAND)

3. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR ELECTRICAL DISTRIBUTION CIRCUITS, AND INCIDENTAL PURPOSES, AS PROVIDED THEREIN AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED SEPTEMBER 1, 1965 AS ENTRY NO. 2107811 IN BOOK 2371 AT PAGE 150 OF OFFICIAL RECORDS. SURVEY FINDINGS: SHOWN HEREON

(THE FOLLOWING AFFECTS A PORTION OF THE SUBJECT LAND, TOGETHER WITH OTHER LAND NOT INCLUDED HEREIN)

4. MUTUAL USE EASEMENT AGREEMENT, BY AND BETWEEN UTAH STATE BUILDING OWNERSHIP AUTHORITY BY AND THROUGH DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, AND WELLS FARGO BANK NORTHWEST, N.A. FORMERLY KNOWN AS FIRST SECURITY BANK, N.A., CORPORATE PROPERTIES GROUP, AND THE TERMS, CONDITIONS, EASEMENTS AND RIGHTS INCIDENTAL THERETO, RECORDED JUNE 5, 2002 AS ENTRY NO. 8255791 IN BOOK 8606 AT PAGE 4260 OF OFFICIAL RECORDS.

REVISED AND RESTATED MUTUAL USE EASEMENT AGREEMENT RECORDED AUGUST 10, 2016 AS ENTRY NO. 1233953 IN BOOK 10462 AT PAGE 4835 OF OFFICIAL RECORDS.

ACCESS EASEMENT AGREEMENT RECORDED JANUARY 13, 2017 AS ENTRY NO. 12454391 IN BOOK 10520 AT PAGE 5594 OF OFFICIAL RECORDS. SURVEY FINDINGS: SHOWN HEREON

(THE FOLLOWING AFFECTS A PORTION OF THE SUBJECT LAND, TOGETHER WITH OTHER LAND NOT INCLUDED HEREIN)

5. MUTUAL USE EASEMENT AGREEMENT, BY AND BETWEEN UTAH STATE BUILDING OWNERSHIP AUTHORITY BY AND THROUGH DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, AND WELLS FARGO BANK NORTHWEST, N.A. FORMERLY KNOWN AS FIRST SECURITY BANK, N.A., CORPORATE PROPERTIES GROUP, AND THE TERMS, CONDITIONS, EASEMENTS AND RIGHTS INCIDENTAL THERETO, RECORDED JUNE 7, 2002 AS ENTRY NO. 8257995 IN BOOK 8607 AT PAGE 856 OF OFFICIAL RECORDS.

REVISED AND RESTATED MUTUAL USE EASEMENT AGREEMENT RECORDED AUGUST 10, 2016 AS ENTRY NO. 1233953 IN BOOK 10462 AT PAGE 4835 OF OFFICIAL RECORDS.

ACCESS EASEMENT AGREEMENT RECORDED JANUARY 13, 2017 AS ENTRY NO. 12454391 IN BOOK 10520 AT PAGE 5594 OF OFFICIAL RECORDS. SURVEY FINDINGS: SHOWN HEREON

6. UTAH DEPARTMENT OF TRANSPORTATION DRAINAGE AGREEMENT AND THE TERMS AND CONDITIONS CONTAINED THEREIN AS RECORDED JULY 19, 2016 AS ENTRY NO. 12232489 IN BOOK 10454 AT PAGE 159 OF OFFICIAL RECORDS. SURVEY FINDINGS: APPEARS TO BLANKET PARCEL, NOTHING TO PLOT

**PROPOSED DESCRIPTIONS**

**PARCEL 1**  
A PARCEL OF GROUND BEING A PART OF LOTS 3 AND 4 OF BLOCK 39, PLAT "A", SALT LAKE CITY SURVEY, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT POINT ON THE WEST OF SAID LOT 3, SAID POINT BEING NORTH 00°12'45" EAST (NORTH 00°12'55" EAST BY DEED) ALONG THE WEST LINE OF SAID BLOCK 39 A DISTANCE OF 249.74 FEET FROM THE SOUTHWEST CORNER OF LOT 2 OF SAID BLOCK 39, AND RUNNING THENCE NORTH 00°12'45" EAST (NORTH 00°12'55" EAST BY DEED) ALONG THE WEST LINE OF SAID BLOCK 39 A DISTANCE OF 160.78 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4 AND TO THE NORTHWESTERLY CORNER OF PARCEL B PER THOSE QUIT CLAIM DEEDS RECORDED APRIL 28, 2016, AS ENTRY NO. 1228305 IN BOOK 10425, AT PAGE 5841 AND AS ENTRY NO. 1228306 IN BOOK 10425, AT PAGE 5845 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE EASTERLY AND SOUTHERLY ALONG THE NORTH AND EAST LINES OF SAID PARCEL B THE FOLLOWING FOUR COURSES: 1) SOUTH 89°47'29" EAST 165.04 FEET (165.00 FEET BY DEED), 2) NORTH 00°12'55" EAST 1.98 FEET (NORTH 00°58'10" EAST BY DEED), 3) SOUTH 89°47'29" EAST 165.00 FEET (165.00 FEET BY DEED) TO A POINT ON THE EAST LINE OF SAID LOT 4, 4) SOUTH 00°13'04" WEST ALONG SAID EAST LINE 121.00 FEET; THENCE WEST 231.33 FEET; THENCE SOUTH 40.92 FEET; THENCE NORTH 89°47'29" WEST 98.90 FEET TO THE POINT OF BEGINNING.

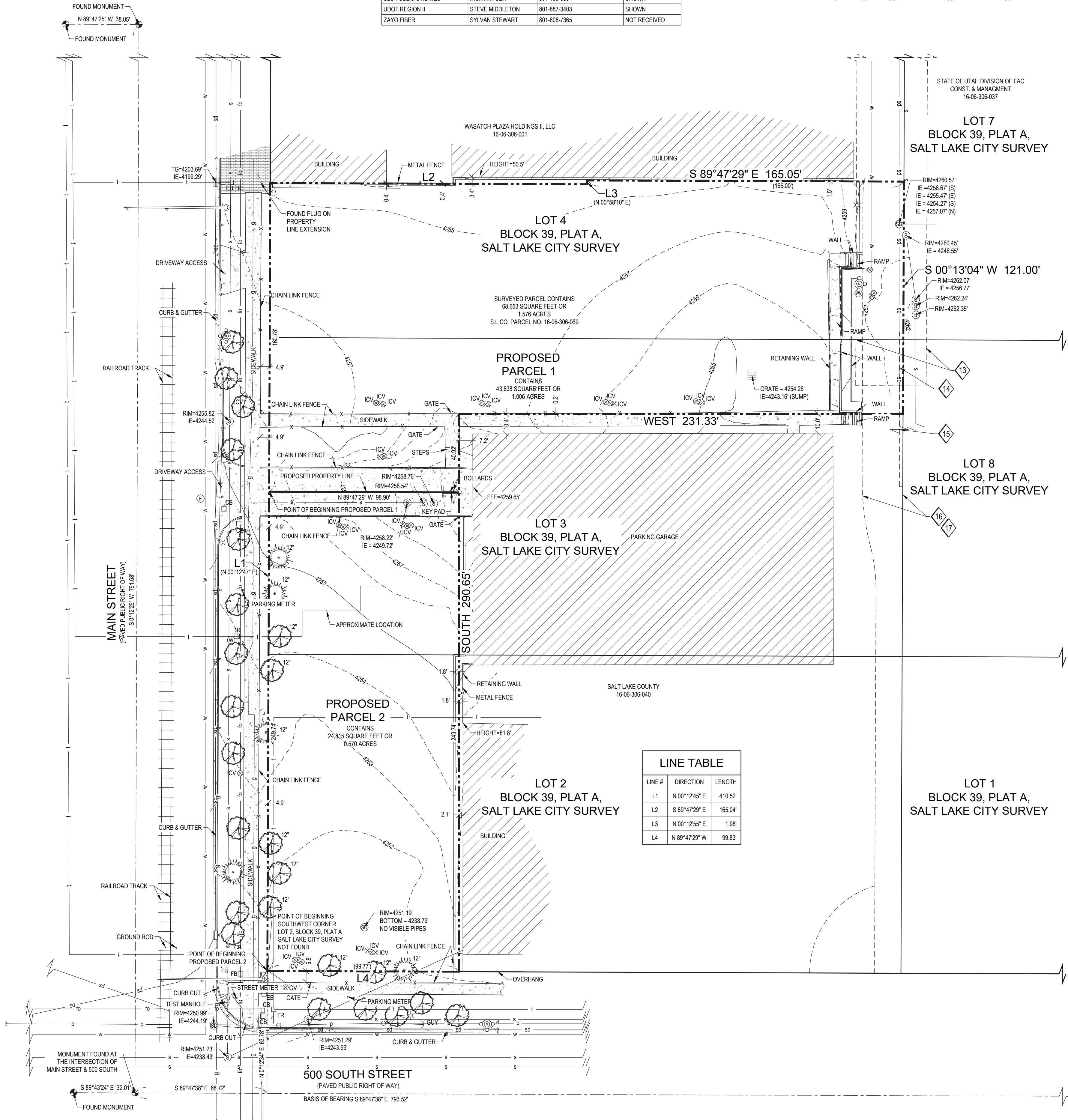
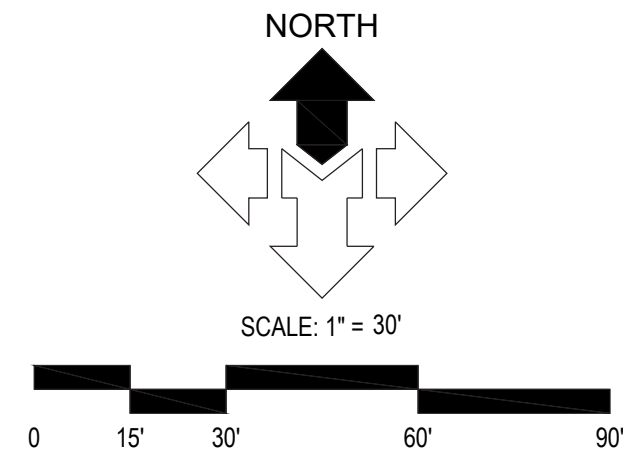
CONTAINS: 43,838 SQUARE FEET OR 1.006 ACRES

**PARCEL 2**  
A PARCEL OF GROUND BEING A PART OF LOTS 2 AND 3 OF BLOCK 39, PLAT "A", SALT LAKE CITY SURVEY, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL "A" PER THOSE QUIT CLAIM DEEDS RECORDED APRIL 28, 2016, AS ENTRY NO. 1228305 IN BOOK 10425, AT PAGE 5841 AND AS ENTRY NO. 1228306 IN BOOK 10425, AT PAGE 5845 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND RUNNING THENCE NORTH 00°12'45" EAST (NORTH 00°12'55" EAST BY DEED) ALONG THE WEST LINE OF SAID BLOCK 39 A DISTANCE OF 249.74 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE SOUTH 89°47'29" EAST 98.90 FEET; THENCE SOUTH 249.74 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A" AND SAID LOT 2; THENCE NORTH 89°47'29" WEST ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 99.83 FEET TO THE POINT OF BEGINNING.

CONTAINS: 24,815 SQUARE FEET OR 0.570 ACRES

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
ELECTRIC LIGHTWAVE	SYLVAN STEWART	801-808-7365	NOT RECEIVED
COMCAST	JEFF HOUSTON	435-224-2356	NOT RECEIVED
TILSON TECHNOLOGY	RYAN JOHN	801-692-7907	NOT RECEIVED
MCI	DEAN BOYERS	972-729-6322	NOT RECEIVED
DOMINION ENERGY	SL MAPPING DEPT.	801-324-3970	SHOWN
CENTURYLINK	TERESA HINTON	801-974-8181	SHOWN
ROCKY MOUNTAIN POWER	JOEL SIMMONS	jps@simmons@rockymt.com	SHOWN
UTOPIA	XIAOTONG WU	801-613-3854	SHOWN
SLC PUBLIC UTILITIES	NICK KRYGER	801-483-6834	SHOWN
UDOT REGION II	STEVE MIDDLETON	801-887-3403	SHOWN
ZAYO FIBER	SYLVAN STEWART	801-808-7365	NOT RECEIVED



**TABLE "A" ITEMS**

- SEE GENERAL NOTE 2
- ADDRESS SHOWN HEREON
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE "X" PER MAP NO. 4905031444, EFFECTIVE ON AUGUST 2, 2012
- GROSS LAND AREA SHOWN HEREON
- CONTOURS SHOWN HEREON
- SUBSTANTIAL FEATURES OBSERVED AT THE TIME OF THIS SURVEY SHOWN HEREON
- THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED; NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY BE ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
- NAMES OF ADJOINERS SHOWN HEREON

**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTANSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°47'38" EAST ALONG THE MONUMENT LINE OF 500 SOUTH STREET, BETWEEN THE FOUND MONUMENTS, LOCATED AT THE INTERSECTIONS OF MAIN STREET AND STATE STREET AS SHOWN ON THIS SURVEY.

**GENERAL NOTES**

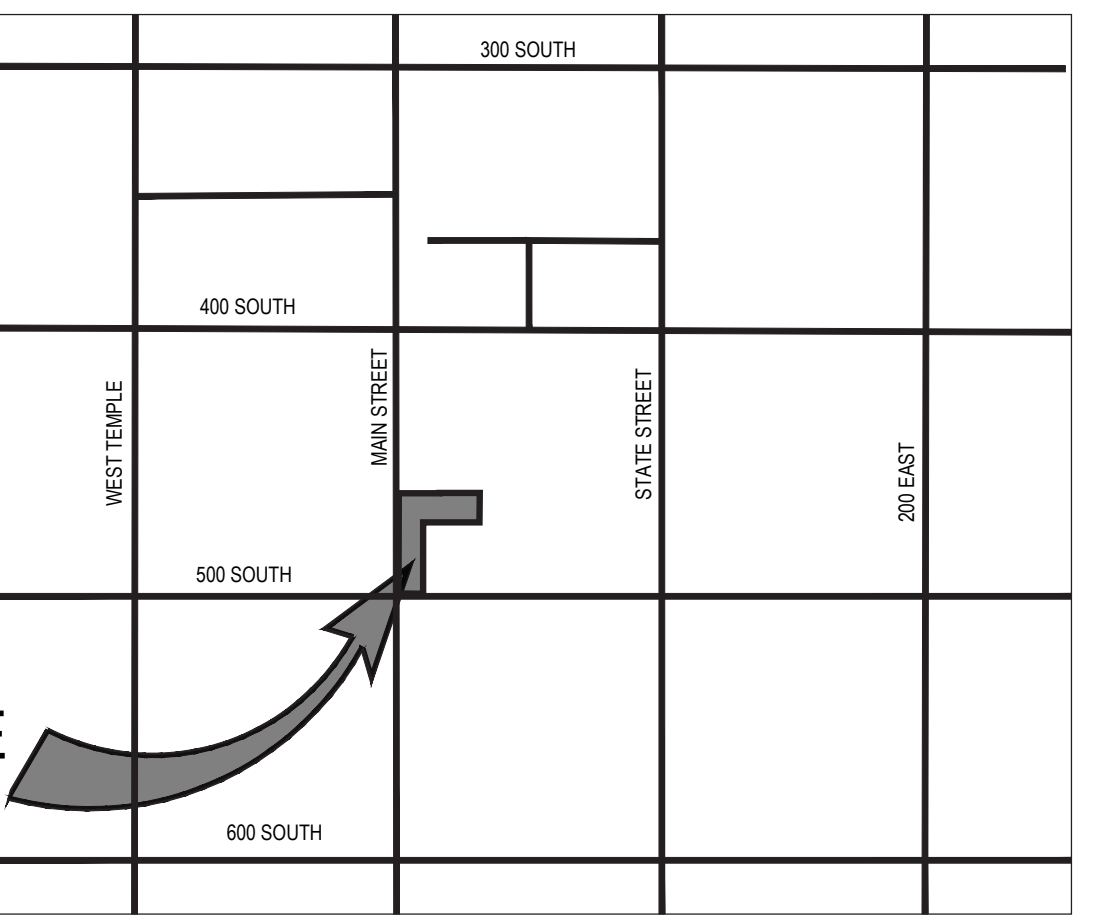
- MNEIL ENGINEERING OR MNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
- CORNER MONUMENTS SET REBAR AND CAP STAMPED "MNEIL ENG"
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
- NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL FOUNDATIONS.

**SURVEYOR'S CERTIFICATE**

TO HINES, FIRST AMERICAN TITLE INSURANCE COMPANY:  
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 ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON AUGUST 28, 2019.  
DATE OF PLAT OR MAP: SEPTEMBER 5, 2019

DAVID B. DRAPER  
LICENSE NO. 6861599

LEGEND	
—	RIGHT OF WAY LINE
---	LOT LINE
- - - -	PROPERTY LINE
- · - · -	MONUMENT LINE
- · - · -	EASEMENT LINE
- x - x -	EXISTING FENCE
- p - p -	POWER LINE
- t - t -	TELEPHONE LINE
- w - w -	WATER LINE
- s - s -	SANITARY SEWER LINE
- sd - sd -	STORM DRAIN LINE
- g - g -	GAS LINE
- - -	MAJOR CONTOUR
- · - · -	MINOR CONTOUR
[Symbol]	CONCRETE
[Symbol]	BUILDING
[Symbol]	CONIFEROUS TREE
[Symbol]	FIRE HYDRANT
[Symbol]	WATER MANHOLE
[Symbol]	ELECTRIC BOX
[Symbol]	GUY WIRE
[Symbol]	LIGHT POLE
[Symbol]	POWER POLE
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	STORM DRAIN CATCH BASIN
[Symbol]	STORM DRAIN MANHOLE
[Symbol]	GAS VALVE
[Symbol]	IRRIGATION CONTROL VALVE
[Symbol]	FIBER OPTIC MANHOLE
[Symbol]	TELEPHONE RISER
[Symbol]	COMMUNICATION BOX
[Symbol]	FIBER BOX
[Symbol]	SIGN
[Symbol]	DECIDUOUS TREE



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**SALT LAKE COUNTY PARCELS**  
465 SOUTH MAIN STREET  
SALT LAKE CITY, UTAH  
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST, S.L.B. & M.

REV	DATE	DESCRIPTION
1	9-19-19	ADD PROPOSED DESCRIPTIONS

PROJECT NO: 19504  
CAD FILE: 19504ALT  
DRAWN BY: KSL  
CALC BY: DBD  
FIELD CREW: HD  
CHECKED BY: DBD  
DATE: 9/5/19

**ALTA/NSPS LAND TITLE SURVEY**  
**1 OF 1**