

ELEV = 4229.40'

STREET MONUMENT

2050 WEST STREET &

NORTH TEMPLE STREET

@ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF AN CONSTRUCTION.

CALL BLUESTAKES

### SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title Survey for use by the client. The Basis of Bearing is the line monument at 2050 West North Temple Street and the offset monument at Orange Street and North Temple Street, and measures North 87°24'00" West 1310.33 feet.

### COMMITMENT DESCRIPTIONS

PARCEL 1:

Beginning on the South right of way line of North Temple Street at a point North 89°12'01" East 504.03 feet, more or less, and North 700.45 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said section corner being an unmarked County Survey monument located at the South right of way line of the Salt Lake Garfield and Western Railroad, said beginning point is also South 00°04'57" West 34.69 feet and North 89°12'01" East 504.03 feet, more or less, and North 700.45 feet, more or less, from an unmarked County Survey monument which is South 89°57'27" West 2639.8 feet from the North quarter corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian as shown on the Area Reference Plat on file in the Salt Lake County Surveyor's office and said point of beginning being also North 89°58'38" East 501.33 feet and South 66.60 feet from a Salt Lake City Survey monument, said monument being South 89°58'38" West 2577.29 feet from a Salt Lake City monument at the intersection of North Temple Street and Redwood Road to the North said point of beginning having also been described as being East 504 feet and North 704 feet, more or less, from the Southwest corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running thence South 210.00 feet; thence South 89°58'38" West 0.20 feet to a fence line; thence South 00°14'09" West along said fence line 121.51 feet: thence South 89°58'38" West 161.82 feet; thence North 331.51 feet to the South right of way line of said North Temple Street; thence North 89°58'38" East along said South line, 162.52 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land in fee, being part of an entire tract of property, situate in the Southwest quarter of the Southwest quarter of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian incident to the construction of the "Airport Light Rail Transit Project", a Utah Transit Authority project, known as "ALRT", and described as follows:

Beginning at the Northeast corner of said entire tract and the Southerly right of way line of North Temple Street, which point is 34.69 feet South 00°04'57" West and 504.03 feet North 89°12'01" East and 700.61 feet North (Record 700.45 feet North) from the Southwest corner of said Section 34: thence South 7.93 feet along the Easterly boundary line of said entire tract: thence South 87°09'19" West 7.22 feet: thence South 50°03'30" West 25.11 feet; thence West 44.14 feet; thence North 45°42'14" West 23.78 feet; thence South 89°57'15" West 74.90 feet to the Westerly boundary line of said entire tract: thence North 7.81 feet along said Westerly boundary line to the Northwest corner of said entire tract and said Southerly right of way line; thence North 89°58'38" East 162.52 feet along said Southerly right of way line and the Northerly boundary line of said entire tract to the point of beginning.

### PARCEL 1A:

The non-exclusive easements, appurtenant to Parcel 1, for vehicular and pedestrian access, ingress, and egress as created by that certain Easement and Maintenance Agreement recorded December 19, 1997 as Entry No. 6819547 in Book 7835 at Page 2526 of official records.

LESS AND EXCEPTING THEREFROM the portions conveyed to the Utah Transit Authority, a public transit district organized and existing pursuant to Utah Law, in that certain Warranty Deed recorded May 17, 2010 as Entry No. 10953630 in Book 9826 at Page 1210 of the official records of the Salt Lake County Recorder, and in that certain Warranty Deed recorded May 17, 2010 as Entry No. 10953632 in Book 9826 at Page 1214 of the official records of the Salt Lake County Recorder.

### PARCEL 2:

Commencing at the Northwest corner of Section 3, Township 1 South, Range 1 West Salt Lake Base and Meridian; thence South 00°00'44" East 33.27 feet; thence North 89°56'42" East 78.42 feet to the point of beginning; thence North 89°56'42" East 280.18 feet; thence North 00°03'18" West 33.27 feet; thence South 89°56'42" West 26.17 feet; thence North 00°11'08" West 298.49 feet; thence North 19°39'22" West 15.00 feet; thence North 00°11'08" West 360.05 feet to the Southerly right-of-way line of North Temple Street; thence along said right-of-way North 89°58'38" East 15.50 feet; thence leaving said right-of-way South 00°11'08" East 360.00 feet; thence South 19°39'22" East 15.00 feet; thence South 00°11'08" East 115.96 feet; thence North 89°58'38" East 156.17 feet; thence North 00°03'01" East 280.09 feet; thence North 89°58'38" East 175.20 feet; thence North 00°11'08" West 210.00 feet to the Southerly right-of-way line of North Temple Street; thence along said right-of-way North 89°58'38" East 301.21 feet; thence leaving said right-of-way South 00°00'43" East 672.30 feet; thence North 89°56'42" East 307.01 feet to the Westerly right-of-way line of Orange Street; thence along said right-of-way South 00°03'08" East 333.60 feet; thence leaving said right-of-way South 89°57'38" West 672.39 feet; thence South 14°26'08" East 330.19 feet; thence South 89°59'16" West 247.56 feet; thence Northwesterly 241.64 feet along the arc of a 1015.92 foot radius curve to the right (chord bears North 46°56'43" West 241.07 feet); thence Northwesterly 499.01 feet along the arc of a 1105.92 foot radius curve to the right (chord bears North 23°10'21" West 494.79 feet), more or less, to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land in fee, being part of an entire tract of property, situate in the Southwest guarter of the Southwest guarter of Section 34. Township 1 North, Range 1 West, Salt Lake Base and Meridian incident to the construction of the "Airport Light Rail Transit Project", a Utah Transit Authority project, known as "ALRT", and described as follows:

Beginning at the Northwest corner of said entire tract and the Southerly right of way line of North Temple Street, which point is 325.91 feet North 89°57'15" East along the section line and 672.63 feet North from the Southwest corner of said Section 34; thence North 89°58'38" East 15.50 feet along said Southerly right of way line and the Northerly boundary line of said entire tract; thence South 00°11'08" East 7.81 feet along an Easterly boundary line of said tract; thence South 89°57'15" West 15.50 feet to the Westerly boundary line of said entire tract; thence North 00°11'08" West 7.81 feet along said Westerly boundary line to the point of beginning.

### AS-SURVEYED DESCRIPTIONS

A parcel of land situate in the Southwest Quarter of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning on the Southerly Right-of-Way of North Temple Street, said point being North 89°58'38" East 501.52 feet along the monument line and South 00°01'22" East 74.54 feet from the Street Monument at 2050 West Street and North Temple Street, said monument being North 0°00'38" West 739.45 feet from the Southwest Corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running;

PARCEL 1

- thence South 202.06 feet; thence South 89°58'37" West 0.20 feet;
- thence South 00°03'01" West 121.51 feet:
- thence South 89°58'38" West 161.82 feet:

thence North 00°11'08" West 323.70 feet to a point on the Southerly Right-of-Way of said North Temple Street; thence along the Southerly Right-of-Way of said North Temple Street the following (5) five courses: 1) North 89°57'15" East 75.55 feet: 2)South 45°42'14" East 23.78 feet; 3)East 44.14 feet; 4)North 50°03'30" East 25.11 feet; 5)North 87°09'19" East 7.22 feet to the point of beginning.

Contains 51,582 square feet or 1.184 acres.

PARCEL 2

A parcel of land situate in the Southwest Quarter of Section 34, Township 1 North, Range 1 West, and in the Northwest Quarter of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

thence North 89°56'4
thence North 00°03'1
thence South 89°56'4
thence North 00°11'0
thence North 19°39'2
thence North 00°11'0
thence North 89°57'1
thence South 00°11'(
thence South 19°39'2
thence South 00°11'0
thence North 89°58'3
thence North 00°03'0
thence North 89°58'3
thence North 00°11'0
thence North 89°58'3
thence South 00°00'2
thence North 89°56'4
thence South 00°03'0
thence South 89°57'3
thence South 14°26'
thence South 89°59'
thence Northwesterly

beginning.

11, 13, 14 and 19 of Table A hereof.

Date of Plat or Map: October 11, 2019.

12/13/19

effective November 21, 2019.

Beginning at a point on the Northeasterly Right-of-Way of Interstate 215, said point being South 00°00'38" East 739.45 feet to the Southwest Quarter of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridain, and South 00°00'44" East 33.27 feet and North 89°56'42" East 75.90 feet from the Street Monument at 2050 West Street and North Temple Street, and running;

- 42" East 280.18 feet;
- '18" West 33.27 feet: '42" West 26.17 feet:
- '08" West 298.49 feet:
- 22" West 15.00 feet; '08" West 352.24 feet to a point on the Southerly Right-of-Way of North Temple Street;
- 15" East 15.50 feet along said Southerly Right-of-Way; '08" East 352.20 feet;
- 22" East 15.00 feet:
- '08" East 115.96 feet; '38" East 156.17 feet;
- '01" East 280.09 feet;
- '38" Fast 175.20 feet: 08" West 210.00 feet to a point on the Southerly Right-of-Way of said North Temple Street;
- 38" East 301.21 feet along said Southerly Right-of-Way; '43" East 672.30 feet;
- 42" East 307.01 feet to a point on the Westerly Right-of-Way of Orange Street;
- '08" East 333.60 feet along said Westerly Right-of-Way; "38" West 672.39 feet;
- '08" East 330.19 feet;
- '16" West 247.56 feet to a point on the said Northeasterly Right-of-Way of Interstate 215;

/ 241.64 feet along the arc of a 1.015.92 foot radius curve to the right (center bears North 36°14'27" East and the chord bears North 46°56'43" West 241.07 feet with a central angle of 13°37'41") along said Northeasterly Right-of-Way; thence Northwesterly 499.01 feet along the arc of a 1.105.92 foot radius curve to the right (center bears North 53°54'04" East and the chord bears North 23°10'21" West 494.79 feet with a central angle of 25°51'10") along said Northeasterly Right-of-Way to the point of

Contains 819.754 square feet or 18.819 acres.

### To: (i)Gardner Batt Holdings, LLC; (ii)J.I.C. LLC, a Washington limited liability company; (iii)Old Republic National Title Insurance Company; and (iv)Cottonwood Title Insurance Agency, Inc.

- This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 9,
- The field work was completed on October 9, 2019.

Patrick M. Harris License No. 286882

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Cottonwood Title Insurance Agency, Inc., of Salt Lake City, Utah under Commitment No. 118082-CAY, 1st Amended, dated 11.

- Taxes for the year 2019 are estimated in the amount of \$201,900.66, subject to final certification by Salt Lake County under Parcel No. 15-03-101-026. Taxes for the year 2018 have been paid in the amount of \$215,575.13 under Parcel No. 15-03-101-026. [28] (affects Parcel 2)
- The herein described Land is located within the boundaries of Salt Lake City, Salt Lake Metropolitan Water District, Salt Lake City Mosquito Abatement District, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.
- Minerals of whatsoever kind, subsurface and surface substances, including but not 12. limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- 13. Claim, right, title or interest to water or water rights whether or not shown by the public records.
- 14. Pole Line Easement in favor of Utah Power and Light Company 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 November 27, 1957, as Entry No. 1567108, in Book 1463, at Page 448. (Shown on survey)
- Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded April 19, 1973, as Entry No. 2533458, in Book 3306, at Page 15. (Shown on survey)
- 16. An easement for ingress, egress and regress as created by that certain Warranty Dewed recorded May 15, 1974 as Entry No. 2621883 in Book 3587 at Page 22 and that certain Agreement recorded May 15, 1974 as Entry No. 2621884 in Book 3587 at Page 24 of official records. (Shown on survey)
- Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded October 1, 1974, as Entry No. 2655196, in Book 3692, at Page 493.(Unable to plot)
- A right of way for a canal, as the same may be found to intersect the described Land, as disclosed by various instruments of record, including, but not limited to, that certain Quit Claim Deed from Brighton and North Point Canal to STATE ROAD COMMISSION OF UTAH (now known as UDOT or Utah Department of Transportation) recorded February 19, 1975 as Entry No. 2685662 in Book 3788 at Page 15 of official records. (Shown on survey)
- Easement in favor of the Utah Department of Transportation for the purpose of constructing and maintaining a drainage facility and appurtenant parts thereof incident to the construction of a freeway known as Project No. 215-9 and incidental purposes, by instrument dated October 25, 1978 and recorded December 12, 1978. as Entry No. 3209992, in Book 4785, at Page 248. (Shown on survey)
- Easement in favor of the Utah Department of Transportation for the purpose of constructing and maintaining a drainage facility and appurtenant parts thereof incident to the construction of a freeway known as Project No. 215-9 and incidental purposes, by instrument dated November 15, 1978 and recorded December 12, 1978, as Entry No. 3209993, in Book 4785, at Page 249. (Shown on survey)
- 21. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded October 3, 1980, as Entry No. 3485264, in Book 5159, at Page 528. (Unable to plot)
- Easement in favor of Utah Power and Light Company 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 September 12, 1985, as Entry No. 4136353, in Book 5690, at Page 337. (Shown on survey)
- Easement in favor of Utah Power and Light Company 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 March 29, 1988, as Entry No. 4602809, in Book 6014, at Page 2685. (Shown on survey)
- (24.) Declaration and Grant of Easements by and between Robert H. Breinholt and Jane . Breinholt, jointly and severally, as individuals and Heber S. Jacobsen, an individual, dated April 8, 1994 and recorded April 11, 1994 as Entry No. 5791610 in Book 6915 at Page 2902. (Shown on survey)
- Terms and conditions contained in that certain Easement and Maintenance Agreement recorded December 19, 1997 as Entry No. 6819547 in Book 7835 at Page 2526 and in that certain Agreement recorded April 21, 2000 as Entry No. 7622378 in Book 8356 at Page 6020. (Shown on survey)
- (26.) Declaration and Grant of Easements by and between Listeners Community Radio of Utah, Inc. and Heber S. Jacobsen, an individual, dated April 18, 2000 and recorded April 21, 2000 as Entry No. 7622377 in Book 8356 at Page 6011. (Shown on survey) ( 39.
- Underground Power Utility Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitations: wires, fibers, cables and other conductors and conduits therefore; and

pads, transformers, switches, cabinets, and vaults on, across or under said Land and incidental purposes, by instrument dated October 2, 2008 and recorded October 3. 2008, as Entry No. 10534986, in Book 9648, at Page 6088. (Shown on survey)

- Underground Power Utility Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitations: wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, cabinets, and vaults on, across or under said Land and incidental purposes, by instrument dated October 2, 2008 and recorded October 3, 2008, as Entry No. 10534987, in Book 9648, at Page 6092. (Shown on survey)
- Underground Power Utility Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitations: wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, cabinets, and vaults on, across or under said Land and incidental purposes, by instrument dated October 14, 2008 and recorded October 15, 2008, as Entry No. 10542033, in Book 9651, at Page 3598. (Shown on survey)
- Underground Power Utility Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitations: wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, cabinets, and vaults on, across or under said Land and incidental purposes, by instrument dated October 14, 2008 and recorded October 15, 2008, as Entry No. 10542034, in Book 9651, at Page 3602. (Shown on survey)
- Right of Way and Easement Grant, in favor of Questar Gas Company, a corporation of the State of Utah, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded October 24, 2008, as Entry No. 10548479, in Book 9653, at Page 7671. (Shown on survey)
- Abstract of Findings and Order wherein the request for a special exception to install two public utility structures for electrical power in the CC Commercial Corridor and BP Business Park Zoning Districts was granted, recorded October 31, 2008 as Entry No. 10553119 in Book 9655 at Page 6309. (Blanket in nature)
- Underground Power Utility Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitations: wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, cabinets, and vaults on, across or under said Land and incidental purposes, by instrument dated October 14, 2008 and recorded January 8, 2009, as Entry No. 10594025, in Book 9672, at Page 5227. (Shown on survey)
- Underground Power Utility Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitations: wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, cabinets, and vaults on, across or under said Land and incidental purposes, by instrument dated October 14, 2008 and recorded January 8, 2009, as Entry No. 10594027, in Book 9672, at Page 5233. (Shown on survey)
- 35. Abstract of Findings and Order wherein the request to develop a new commercial parking lot and mini-warehouse was granted with conditions dated October 15, 2008 and recorded February 11, 2009 as Entry No. 10620408 in Book 9684 at Page 9779. (Blanket in nature)
- Declaration of Easement by Diamond Parking Inc., a Washington corporation for a nonexclusive and perpetual right-of-way and easement, together with all necessary accessories and appurtenances thereto, and incidental purposes, by instrument dated June 9, 2009 and recorded June 19, 2009, as Entry No. 10733921, in Book 9737, at Page 3705. (Blanket in nature)

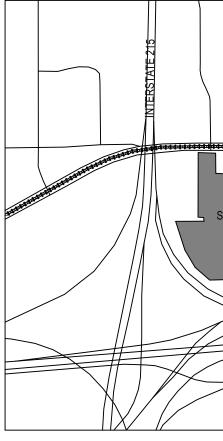
NOTE: Said document was not executed by the Owner of record.

Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power 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 September 30, 2010, as Entry No. 11043142, in Book 9864, at Page 1575. (Shown on survey)

Underground Right of Way Easement in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power 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 September 30, 2010, as Entry No. 11043143, in Book 9864, at Page 1579. (Shown on survey)

Corrective Right of Way Easement recorded October 25, 2010 as Entry No. 11059997 in Book 9871 at Page 7554. (Shown on survey)

- Lack of access to Interstate 215 abutting Parcel 2 on the West as evidenced by that certain Quit Claim Deed (Controlled Access) recorded November 24, 1976 as Entry No. 2880112 in Book 4415 at Page 406 and in that certain Warranty Deed (Controlled Access) recorded March 29, 1988 as Entry No. 4602810 in Book 6014 at Page 2688. (Shown on survey)
- 40. Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture



VICINITY MAP

(NOT TO SCALE)

Filing (Security for Construction Loan) to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: J.I.C. LLC, a Washington limited liability company; Trustee: First American Title Insurance Company; Beneficiary: U.S. Bank National Association, a national banking association; Amount: \$9,225,000.00; Dated: November 14, 2008; Recorded: November 14, 2008 as Entry Number 10561293 in Book 9658 at Page 6383.

Substitution of Trustee naming National Title Agency, LLC, Successor Trustee, dated April 30, 2010, and recorded May 17, 2010, as Entry No. 10953634, in Book 9826, at Page 1219.

First Amendment to Deed of Trust recorded January 23, 2012 as Entry No. 11318980 in Book 9984 at Page 9431.

Second Amendment to Deed of Trust recorded November 16, 2012 as Entry No. 11516042 in Book 10078 at Page 2102.

Third Amendment to Deed of Trust recorded November 4, 2016 as Entry No. 12405759 in Book 10496 at Page 4038. (Non-survey related)

Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing (Security for Construction Loan) to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: J.I.C. LLC, a Washington limited liability company; Trustee: First American Title Insurance Company; Beneficiary: U.S. Bank National Association, a national banking association; Amount: \$1,650,000.00; Dated: May 14, 2009; Recorded: May 14, 2009 as Entry No. 10702490 in Book 9723 at Page 448.

Substitution of Trustee naming National Title Agency, LLC, Successor Trustee, dated April 30, 2010, and recorded May 17, 2010, as Entry No. 10953636, in Book 9826, at Page 1225.

First Amendment to Deed of Trust recorded January 23, 2012 as Entry No. 11318959 in Book 9984 at Page 9349.

Second Amendment to Deed of Trust recorded November 16, 2012 as Entry No. 11516041 in Book 10078 at Page 2094.

Third Amendment to Deed of Trust recorded November 4, 2016 as Entry No. 12405758 in Book 10496 at Page 4030. (Non-survey related)

An unrecorded Lease dated October 20, 2008, executed by J.I.C. LLC, a Washington limited liability company as Landlord and Diamond Parking Services, LLC, a Washington limited liability company as Tenant as disclosed to the Company.

Said Lease was subordinated to the lien of that certain Deed of Trust recorded as Entry No. 10561293 pursuant to that certain Subordination, Estoppel and Attornment Agreement recorded November 14, 2008 as Entry No. 10561294 in Book 9658 at Page 6418 of official records. (Non-survey related)

An unrecorded Lease dated September 30, 2016, executed by J.I.C. LLC, a Washington limited liability company as Lessor and Jonathon D. Diamond, as Trustee of the Joel & Julie Diamond Multi-Generational Trust and Diamond Parking Services, LLC as Lessee as disclosed to the Company.

Said Lease was subordinated to the lien of those certain Deeds of Trust recorded Novembver 14, 2008 as Entry No. 10561293 in Book 9858 at Page 6383 and recorded May 14, 2009 Entry No. 10702490 in Book 9723 at Page 448 pursuant to that certain Subordination Agreement - Lease recorded November 4, 2016 as Entry No. 12405760 in Book 10496 at Page 4043 of official records. (Non-survey related)

44. Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area. encroachments, or any other facts which an ALTA/NSPS Survey. (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.

45. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s)

46. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.

TABLE A

- 1925 West & 1969 West North Temple Street, Salt Lake City, Utah. Subject parcels are located in Flood Zone "X" per FEMA FIRM map
- 49035C0139E, effective September 21, 2001.
- Parcel 1 contains: 51,582 sq.ft. or 1.184 acres. Parcel 2 contains: 819,754 sq.ft. or 18.819 acres.
- Substantial features are shown on survey.
- Subject parcels contain 944 regular parking stalls and 20 ADA parking stalls.
- Existing utilities are shown on survey. Adjoining owners are shown on survey.
- Nearest street is shown on survey. All plottable easements are shown on survey.
- NORTH TEMPLE INTERSTATE 80

**OF SECTION 34** TOWNSHIP 1 NORTH, RANGE 1 WEST & IN THE NORTHWEST QUARTER OF SECTION 3 TOWNSHIP 1 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN SALT LAKE CITY, SALT LAKE COUNTY, UTAH ENSIGN THE STANDARD IN ENGINEERING

SALT LAKE CITY 45 W. 10000 S., Suite 500 Sandy, UT 84070 Phone: 801.255.0529

LAYTON Phone: 801.547.1100

TOOELE Phone: 435.843.3590 CEDAR CITY

Phone: 435.865.1453 RICHFIELD Phone: 435.896.2983

# WWW.ENSIGNENG.COM

DIAMOND PARKING 605 1ST AVENUE, SUITE 600 SEATTLE, WA 98104 CONTACT: DAVID MAIMON PHONE: 206-436-7300

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ALTA-NSPS LAND **TITLE SURVEY** 

PROJECT NUMBER PRINT DATE 9372 12/13/19 DRAWN BY CHECKED BY C.ANDERSON P.HARRIS PROJECT MANAGER P.HARRIS

LOCATED IN THE SOUTHWEST QUARTER



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SECTION CORNER

SET NAIL & WASHER

WATER METER

WATER MANHOLE

WATER VALVE

FIRE HYDRANT

SIGN

UTILITY MANHOLE

UTILITY POLE

GAS METER

CONCRETE

RIGHT OF WAY

ADJACENT RIGHT OF WAY

ADJACENT PROPERTY LINE

---- DEED LINE

FENCE

----- TANGENT LINE

EDGE OF ASPHALT SANITARY SEWER

SD STORM DRAIN LINE

------- W ------- WATER LINE

------ IRR ------ IRRIGATION LINE

(#)

OVERHEAD POWER

EXISTING BUILDING

SCHEDULE B-2 REFERENCE

PROPERTY LINE

IRRIGATION VALVE

SANITARY SEWER MANHOLE

STORM DRAIN CLEAN OUT

STORM DRAIN CATCH BASIN

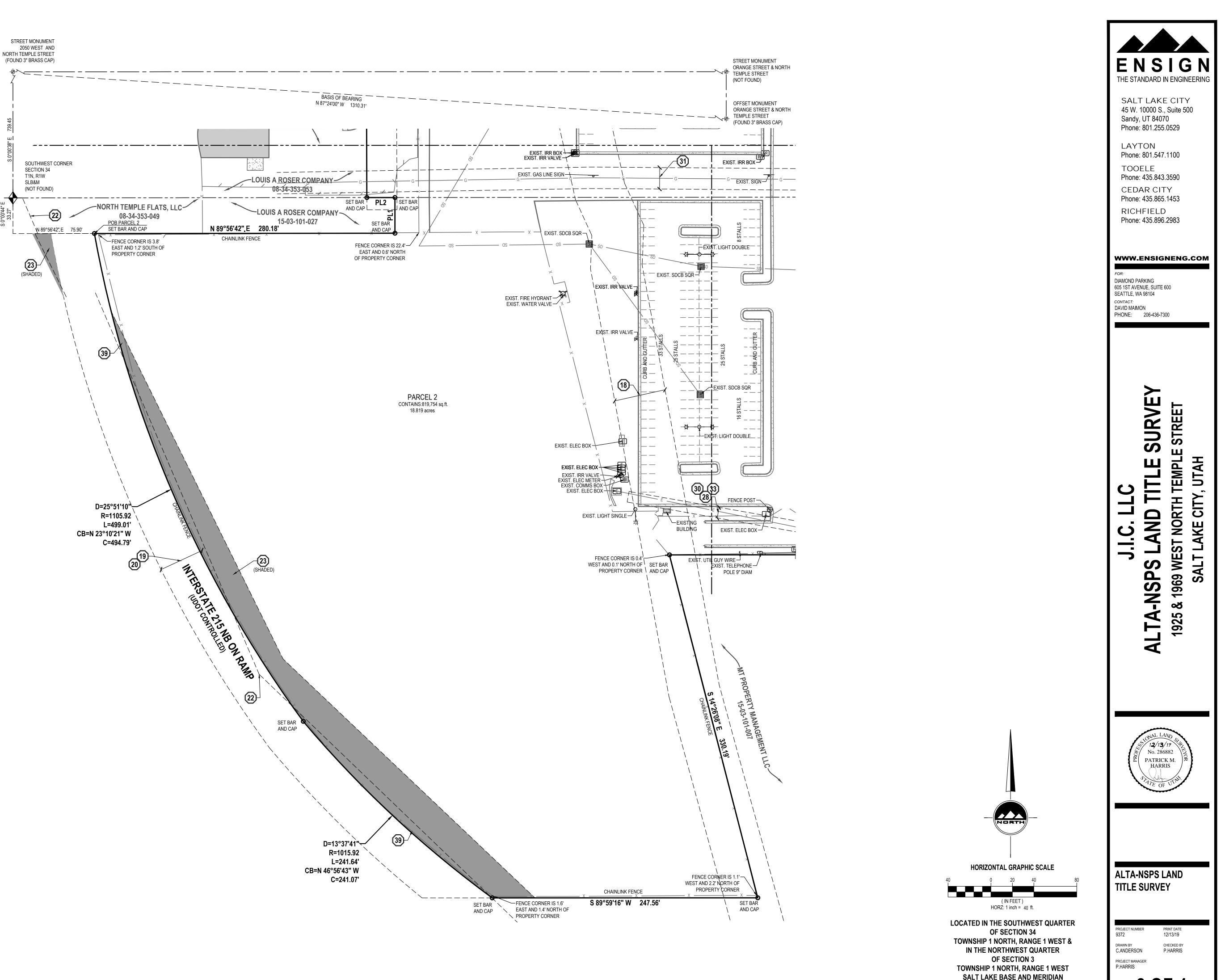
STORM DRAIN COMBO BOX

MINOR CONTOURS 1' INCREMENT

MAJOR CONTOURS 5' INCREMENT

SET ENSIGN REBAR AND CAP

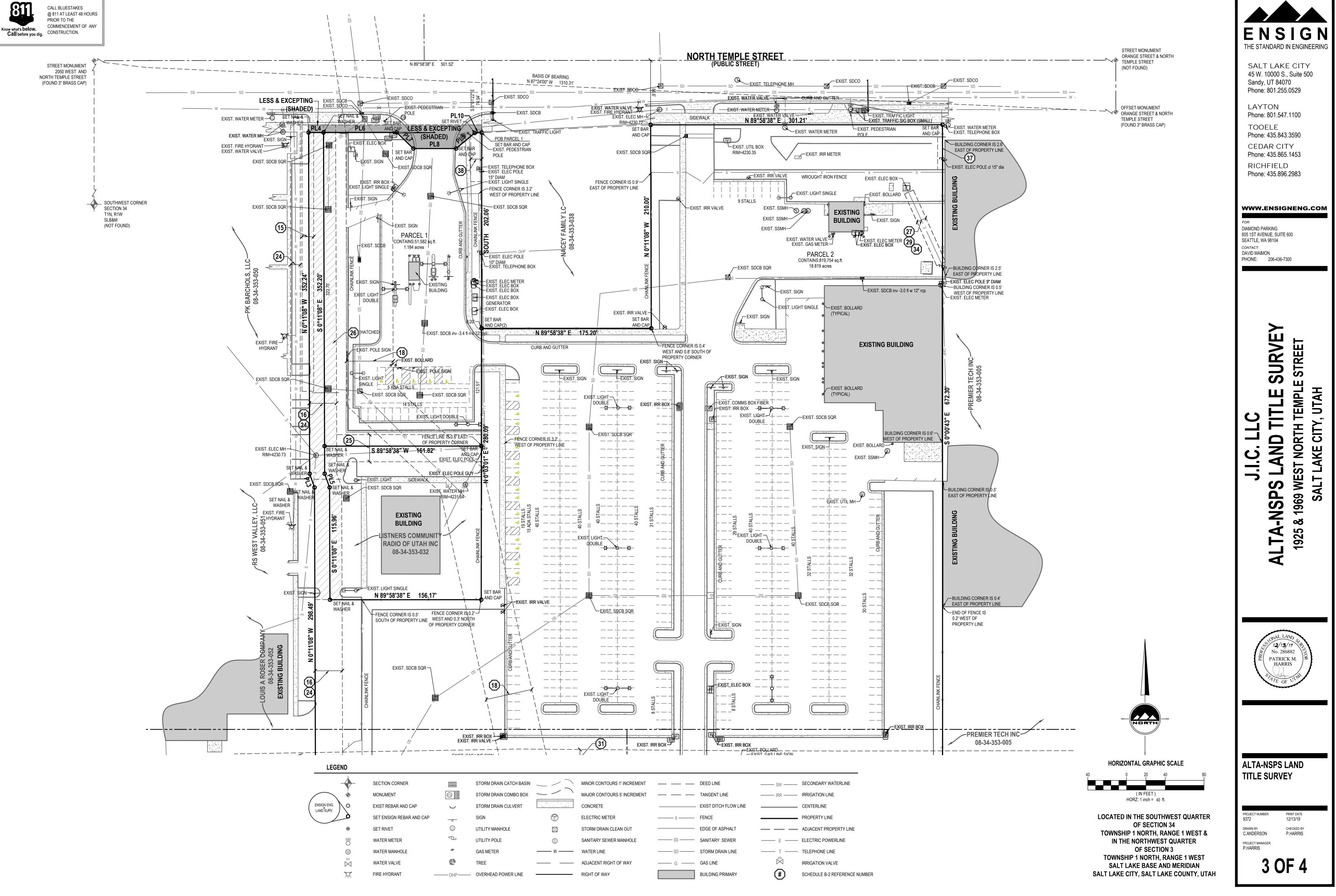
MONUMENT



2 OF 4

SALT LAKE CITY, SALT LAKE COUNTY, UTAH

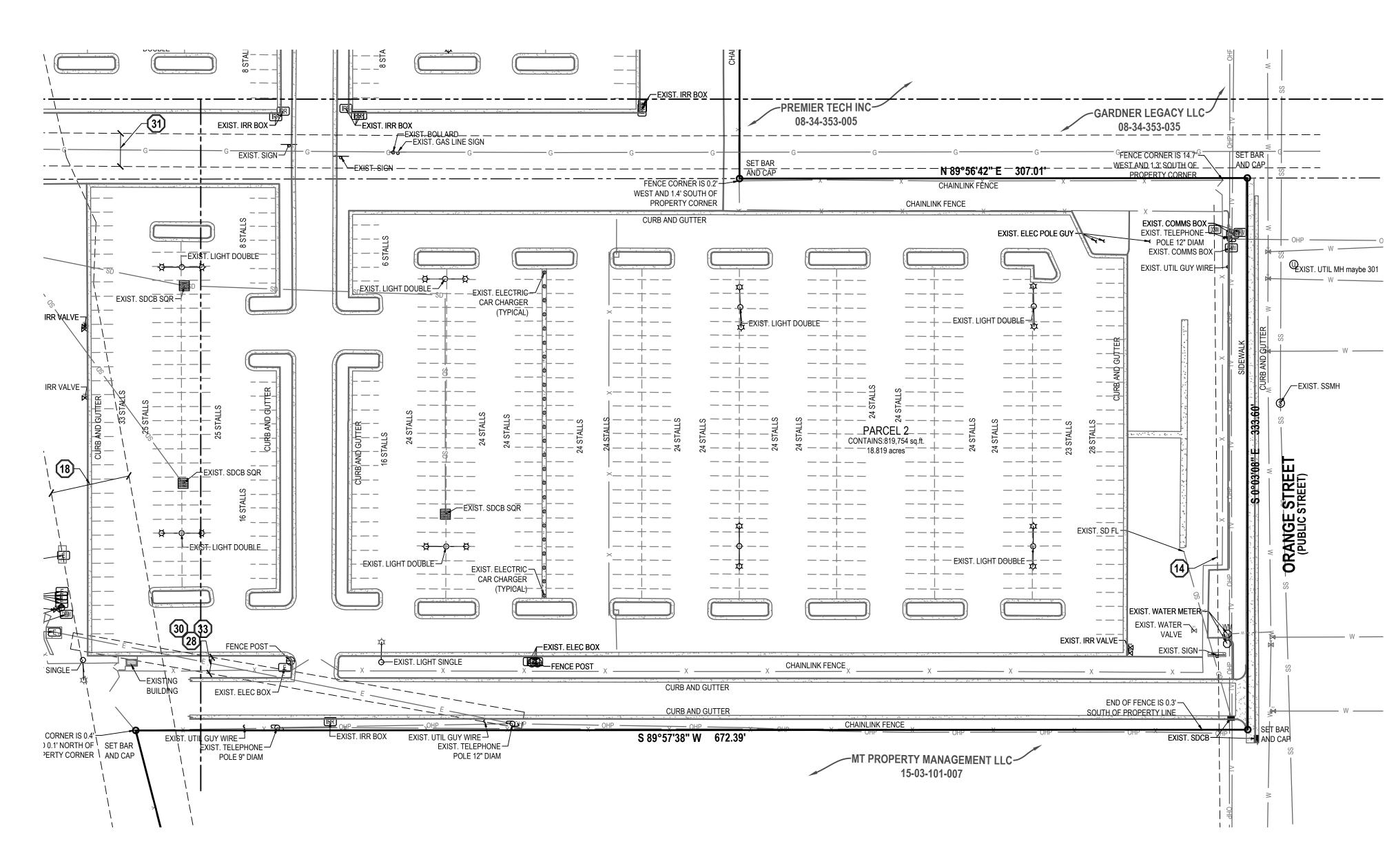
Note to the client, insurer and lender- With regard to Table A, item 11 source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requesters from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or private utility locate request may be necessary.

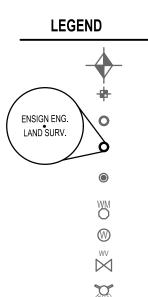


	STORM DRAIN CATCH BASIN STORM DRAIN COMBO BOX STORM DRAIN CULVERT		MINOR CONTOURS 1' INCREMENT MAJOR CONTOURS 5' INCREMENT CONCRETE		TANGENT LINE	SW IRR	
	SIGN	Ê	ELECTRIC METER	X	FENCE		PROPERTY LINE
$\bigcirc$	UTILITY MANHOLE	D	STORM DRAIN CLEAN OUT		EDGE OF ASPHALT		ADJACENT PROPERTY LINE
G	UTILITY POLE	S	SANITARY SEWER MANHOLE	SS	SANITARY SEWER	—— E ——	ELECTRIC POWERLINE
	GAS METER	— w —	WATER LINE	SD	STORM DRAIN LINE	— т —	TELEPHONE LINE
67	TREE		ADJACENT RIGHT OF WAY	—— G ——	GAS LINE		IRRIGATION VALVE
OHP	OVERHEAD POWER LINE		RIGHT OF WAY		BUILDING PRIMARY	(#)	SCHEDULE B-2 REFERENCE NUMBER



CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY





SECTION CORNER MONUMENT EXIST REBAR AND CAP SET ENSIGN REBAR AND CAP SET RIVET WATER METER WATER MANHOLE WATER VALVE FIRE HYDRANT

	STORM DRAIN CATCH BASIN		MINOR CONTOURS 1' INCREMENT		DEED LINE	SW	SECONDARY WATERLINE
$\bigcirc$	STORM DRAIN COMBO BOX		MAJOR CONTOURS 5' INCREMENT		TANGENT LINE	IRR	IRRIGATION LINE
$\checkmark$	STORM DRAIN CULVERT		CONCRETE		EXIST DITCH FLOW LINE		CENTERLINE
	SIGN	Ē	ELECTRIC METER	X	FENCE		PROPERTY LINE
$\bigcirc$	UTILITY MANHOLE	D	STORM DRAIN CLEAN OUT		EDGE OF ASPHALT		ADJACENT PROPERTY LINE
С О	UTILITY POLE	S	SANITARY SEWER MANHOLE	SS	SANITARY SEWER	—— E ——	ELECTRIC POWERLINE
	GAS METER	——— W ———	WATER LINE		STORM DRAIN LINE	— T —	TELEPHONE LINE
<b>6</b> 2	TREE		ADJACENT RIGHT OF WAY	G	GAS LINE		IRRIGATION VALVE
- OHP	OVERHEAD POWER LINE		RIGHT OF WAY		BUILDING PRIMARY	(#)	SCHEDULE B-2 REFERENCE NUMBER

