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| Effective Date | Search From Date | Order No. | County |
| ***12/5/2019*** | ***Prior-1900*** | ***120914-DTF*** | ***Salt Lake***  |

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| Vesting | ***11753691*** | Vest Matches County: Y N  |
| Legal | ***11753691 as to parcel 1-3(fee)*** ***Parcel 4: The leasehold estate created by that certain Ground Lease Agreement executed by ArevKap, LLC, a Utah limited liability company, as lessor and Pioneer Partners, LC, a Utah limited liability company, as Lessee, dated October 11, 1996, as evidenced by that certain Memorandum of Ground Lease Agreement recorded February 11, 1999 as Entry No. 7253547 in Book 8248 at Page 6083 of Official Records, as said Ground Lease Agreement was purportedly amended by that certain First Amendment of Memorandum of Ground Lease Agreement recorded October 18, 1999 as Entry No. 7492035 in Book 8316 at Page 6722 of Official Records (the interest, as Lessee, of Pioneer Partners, LC, a Utah limited liability company, was purportedly conveyed to Ford Building Salt Lake, LLC, a Michigan limited liability company by that certain Special Warranty Deed recorded November 4, 2013 as Entry No. 11753691 in Book 10190 at Page 1591 of Official Records), and the interest, as Lessee, being assigned to Coworking Investors, LLC, a Delaware limited liability company, by and through that certain Assignment of\_\_\_\_\_\_\_\_(leave blank) recorded \_\_\_\_\_\_\_(leave blank) as Entry No. \_\_\_\_\_\_(leave blank) in Book\_\_\_\_\_(leave blank) at Page\_\_\_\_\_(leave blank), in and the following described ground: (insert M&B description for parcel 4 in 11753691)******Parcel 5: A non-exclusive easement for emergency ingress and egress, appurtenant to parcel 2, as established by that certain Fire Escape Easement Agreement recorded November 2, 1999 as Entry No. 7504222 in Book 8320 at Page 4872 of Official Records, and as amended by that certain Amendment to Fire Escape Easement Agreement recorded July 26, 2013 as Entry No. 11691676 in Book 10162 at Page 8228 of Official Records.***  | Legal Matches County: Y N |
| Address | ***280 South, 234 South, and 244 South 400 West Salt Lake City 84101*** | Address Matches County: Y N |
| Property Type | ***Estate Type: FEE SIMPLE to parcel 1-3; Leasehold to parcel 4; Easement to Parcel 5.***  | ***LP: Y / N***  | Homeowners: Y N |

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| Exception code | Tax Amount | Year | Parcel No.  | Delinquent Taxes Y N |
| **9.****10.****11.****12.** | **TAXX****PD****TAXXPD****TAXXPD****TAXXPD** | **$*****1,177.44******$192,705.99******$5,813.11******3,811.73*** | ***2019******2019******2019******2019*** | ***15-01-179-004 Parcel 1******15-01-179-010 Parcel 2******15-01-179-008 Parcel 3******15-01-179-009 Parcel 4*** |

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| No. | Exception |  |
| **13.** | ***DISsl01n*** |  |
| **14.** | ***SLSIDP*** | ***Utah Central Business Improvement Assessment Area No. DA-CBIA-19*** |
| **15.** | ***WATXRIGH*** |  |
| **16.** | ***MINXMIN*** |  |
| **17.** | ***DOCXREC*** | ***7127194*** |
|  | ***DOCXREC*** | ***7345726*** |
| **18.** | ***ABSXFIN*** | ***7323612*** |
| **19.** | ***ORDINANCE*** | ***9560336*** |
| **20.** | ***DOCXREC*** | ***12972656*** |
| **21.** | ***EASXGOO*** | ***WESTERLY*** |
| **22.** |  | ***Easement, terms, and conditions of that certain 2454645*** |
| **23.** |  | ***Terms and conditions of that certain 7504222*** |
|  | ***AMDXAMD*** | ***11691676*** |
| **24.** | ***LEAXMEMO*** | ***7253547 (use doc title)*** |
|  | ***AMDXAMD*** | ***7492035*** |
| **25.** | ***DOCXREC*** | ***12212245*** |
| **26.** | ***DTSXOTH*** | ***7542841*** |
|  | ***DOCXREC*** | ***7542842*** |
|  | ***DOCXREC*** | ***11753692*** |
| **27.** | ***UCCXUCC*** | ***7542843*** |
|  | ***AMDXAMD*** | ***9260720*** |
|  | ***AMDXAMD*** | ***10842578*** |
|  | ***AMDXAMD*** | ***11753693*** |
|  | ***AMDXAMD*** | ***11897203*** |
|  | ***AMDXAMD*** | ***13084991*** |
| **28.** | ***DOCXREC*** | ***11963227 (affects parcel 4)*** |
| **29.** | ***TENXLAN*** |  |
| **30.** | ***LEAXPART*** |  |

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| No. | Requirement | Exception |
| **1.** | ***LLCRAG*** | ***FORD BUILDING*** |
| **2.** | ***LLCRAG*** | ***COWORKING*** |
| **3.** | ***LLCRAG*** | ***AREVKAP*** |
| **4.** | ***WDRSWD*** |  |
| **5.** | ***LEARLEA*** |  |
| **6.** | ***LEARREC*** |  |
| **7.** | ***DTSRNEW*** |  |
| **8** | ***DTSRDOT*** | ***26*** |
| **9.** | ***RELRMISC*** | ***28*** |
| **10.** | ***U/W APPROVAL*** |  |

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| Judgment Search | J | F | B |
| ***AREVKAP*** |  |  |  |
| ***FORD BUILDING SALT LAKE*** |  |  |  |
| ***COWORKING INVESTORS*** |  |  |  |
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| **CHAIN** | ***NONE*** | **OVERLIMITS** |  | **SCR** |  | **PLT** |  |

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| **Search Date: 12/16/2019 11:42 AM By:**  | **Bases/Priors Used:** |
| **Search Proofed By:**  |
| **Type Date:** **By:**  |
| **Commitment Proofed By:**  |