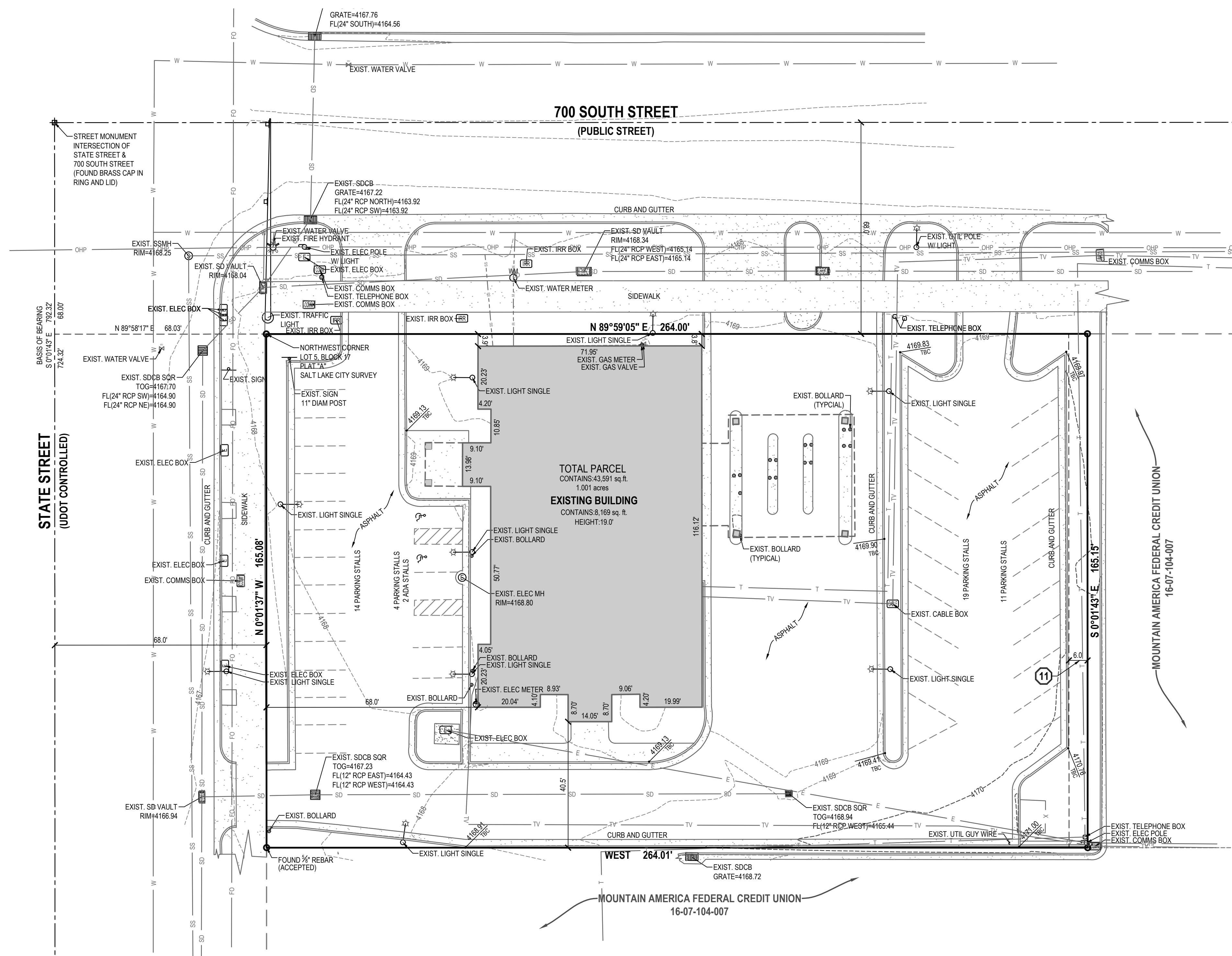


811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK
STREET MONUMENT
INTERSECTION OF
700 SOUTH STREET AND STATE STREET
ELEV = 4168.43



LEGEND

	SECTION CORNER		STORM DRAIN CATCH BASIN		MINOR CONTOURS 1' INCREMENT		DEED LINE		SECONDARY WATERLINE
	MONUMENT		STORM DRAIN COMBO BOX		MAJOR CONTOURS 5' INCREMENT		TANGENT LINE		IRRIGATION LINE
	EXIST REBAR AND CAP		STORM DRAIN CULVERT		CONCRETE		EXIST DITCH FLOW LINE		CENTERLINE
	SET ENSIGN REBAR AND CAP		SIGN		ELECTRIC METER		FENCE		PROPERTY LINE
	SET RIVET		UTILITY MANHOLE		STORM DRAIN CLEAN OUT		EDGE OF ASPHALT		ADJACENT PROPERTY LINE
	WATER METER		UTILITY POLE		SANITARY SEWER MANHOLE		SANITARY SEWER		ELECTRIC POWERLINE
	WATER MANHOLE		GAS METER		WATER LINE		STORM DRAIN LINE		TELEPHONE LINE
	WATER VALVE		TREE		ADJACENT RIGHT OF WAY		GAS LINE		IRRIGATION VALVE
	FIRE HYDRANT		OVERHEAD POWER LINE		RIGHT OF WAY		BUILDING PRIMARY		SCHEDULE B-2 REFERENCE NUMBER

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 requests 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.

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 between the two Street Monuments at the Intersection of 700 South Street and State Street and the Intersection of 800 South Street and State Street, and measures South 0°01'43" East 792.32 feet.

COMMITMENT DESCRIPTION
BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 17, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 16 RODS; THENCE SOUTH 10 RODS; THENCE WEST 16 RODS; THENCE NORTH 10 RODS TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION
A parcel of land situate in the Northwest Quarter of Section 7, Township 1 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at the Northwest Corner of Lot 5, Block 17, Plat "A", SALT LAKE CITY SURVEY, said point being at the intersection of the Easterly Right-of-Way of State Street and the Southerly Right-of-Way of 700 South Street, said point also South 0°01'43" East 68.00 feet along the monument line and North 89°58'17" East 68.03 feet from the Street Monument at the Intersection of 700 South Street and State Street, and running:
thence North 89°59'05" East 264.00 feet along the Southerly Right-of-Way of said 700 South Street;
thence South 0°01'43" East 165.15 feet to a point on the South line of Lot 5, Block 17, Plat "A", SALT LAKE CITY SURVEY;
thence West 264.01 feet along the South line of said Lot 5 to a point on the Easterly Right-of-Way of said State Street;
thence North 0°01'37" West 165.08 feet along said Easterly Right-of-Way to the point of beginning.

Contains 43,591 square feet or 1.001 acres.
To: (i)711 LLC, a Utah limited liability company; and (ii)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 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, 5, 7(a), 7(b), 7(c), 8, 9, 11, 13 and 19 of Table A hereof.
The field work was completed on October 25, 2019.
Date of Plat or Map: November 1, 2019.

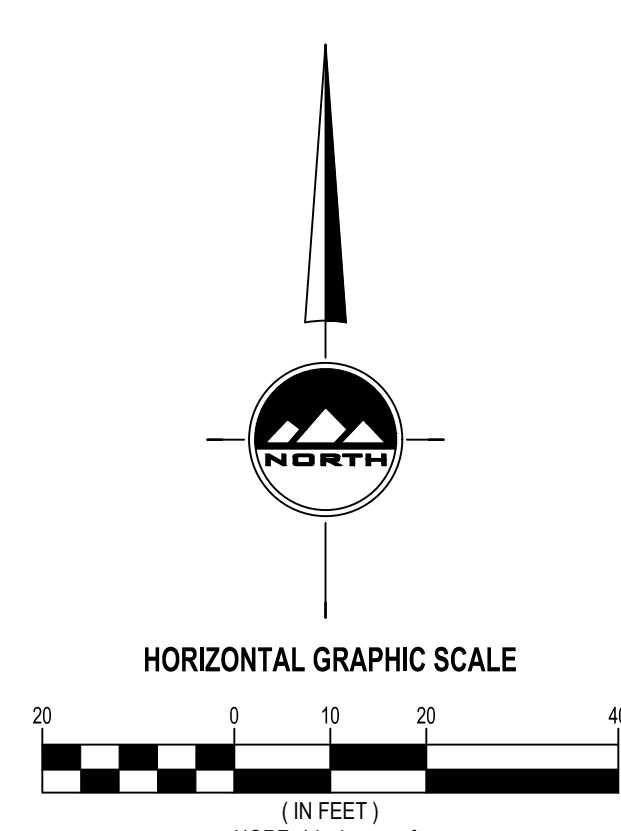
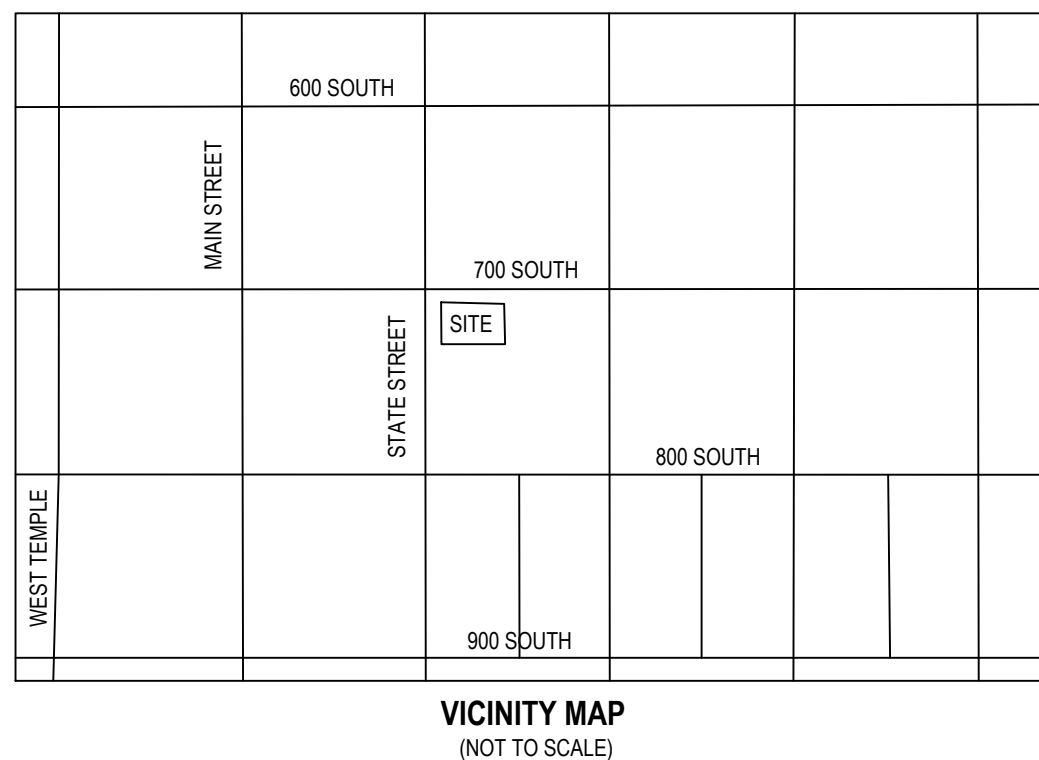
11/4/19
Date
Patrick M. Harris
License No. 286882

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 First American Title Insurance Company, of Salt Lake City, Utah under Commitment No. NCS-982250-SLC1, dated effective September 27, 2019.

- Schedule B-2 Exceptions
- The Land is included within the boundaries of Salt Lake City, SLC Metro Water, SLC Sub Sanitary in taxing, and is subject to charges and assessments made thereby.
 - An easement over, across or through the Land for communication and other facilities and incidental purposes, as granted to the Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded July 07, 1975 as Entry No. 2723250 in Book 3906 at Page 228 of Official Records. (Does not affect)
 - An easement over, across or through the Land for communication and other facilities and incidental purposes, as granted to the Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded July 19, 1989 as Entry No. 4800988 in Book 6144 at Page 1328 of Official Records. (Shown on survey)
 - Salt Lake City Ordinance No. 70 of 2005 (Adopting the Central Community Master Plan) recorded November 22, 2005 as Entry No. 9560336 in Book 9220 at Page 4101 of Official Records. (Blanket in nature)
 - Salt Lake City Ordinance No. 51 of 2018 (Adoption of State Street Community Reinvestment Area Project Area Plan) recorded October 31, 2018 as Entry No. 12877619 in Book 10726 at Page 4973 of Official Records. (Blanket in nature)
 - Deed of Trust dated March 08, 2019 by and between 711 LLC, a Utah limited liability company as Trustor in favor of Mountain America Federal Credit Union as Trustee and Mountain America Federal Credit Union as Beneficiary, to secure an original indebtedness of \$1,147,250.00 and any other amounts or obligations secured thereby, recorded March 11, 2019 as Entry No. 12947159 in Book 10759 at Page 2119 of Official Records. (Blanket in nature)
 - An Assignment of Rents recorded March 11, 2019 as Entry No. 12947160 in Book 10759 at Page 3228 of Official Records, wherein 711 LLC, a Utah limited liability company assigns all rents, leases, income and profits accruing from the land to Mountain America Federal Credit Union. (Non-survey related)
 - Trust Deed Fixture Filing and Assignment of Rents dated April 01, 2019 by and between 711 LLC, a Utah limited liability company as Trustor in favor of the Administrator of the Small Business Administration, an agency of the government of the United States of America as Trustee and Mountain West Small Business Finance as Beneficiary, to secure an original indebtedness of \$950,000.00 and any other amounts or obligations secured thereby, recorded April 09, 2019 as Entry No. 12964806 in Book 10768 at Page 1825 of Official Records. (Blanket in nature)
 - According to Official Records, the Beneficial Interest of Mountain West Small Business Finance under said Deed of Trust was assigned to the Small Business Administration, an Agency of the United States Government by that certain Assignment recorded April 09, 2019 as Entry No. 12964862 in Book 10768 at Page 2200 of Official Records. (Blanket in nature)
 - Terms, conditions and provisions contained within said SBA Third Party Lender Agreement recorded April 09, 2019 as Entry No. 12964808 in Book 10768 at Page 1835 of Official Records. (Non-survey related)
 - A Lease, executed by 711 LLC, as Lessor and SAPA Investments Corp, as Lessee, recorded April 09, 2019 as Entry No. 12964809 in Book 10768 at Page 1844 of Official Records. (Non-survey related)
Addendum to Lease Agreement recorded April 09, 2019 as Entry No. 12964810 in Book 10768 at Page 1847 of Official Records. (Non-survey related)
 - The present ownership of the leasehold rights as disclosed by the herein-above mentioned lease and any other matters affecting said lease are not shown herein.
 - Terms, conditions and provisions, as set forth within that certain Real Estate Lease Subordination and Assignment of Rents recorded April 09, 2019 Entry No. 12964811 Book 10768 Page 1851 of Official records. (Non-survey related)
 - The State Construction Registry discloses the following Preliminary Notice(s): (None within the last 12 months)

TABLE A

- All monuments used and set are shown on survey.
- Address is 711 South State Street, Salt Lake City, Utah.
- Subject parcel is located in Flood Zone "X", per FEMA FIRM map 49035C0144H, effective August 2, 2012.
- Subject parcel contains: 43,591 sq. ft. or 1.001 acres.
- 1 foot contours are shown on survey.
- (a) Exterior dimensions of building are shown on survey.
- (b)(1) Square footage of building is shown on survey.
- (c) Height of building is shown on survey.
- Substantial features are shown on survey.
- Subject parcel contains 38 parking stalls and 2 ADA parking stalls.
- Existing utilities are shown on survey.
- Adjoining owners are shown on survey.
- All plottable easement are shown on survey.



LOCATED IN THE NORTHWEST QUARTER
OF SECTION 7
TOWNSHIP 1 SOUTH, RANGE 1 EAST
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

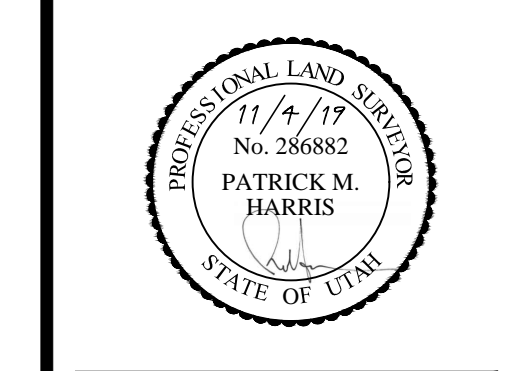
RICHFIELD
Phone: 435.896.2983

www.ensigneng.com

FOR:
PEG SLC 711 SOUTH LLC
180 NORTH UNIVERSITY, SUITE 200
PROVO, UTAH 84601

CONTRACT:
MARTY BILLIACIC
PHONE: 801-655-1998

BANK OF UTAH
ALTA-NSPS LAND TITLE & TOPOGRAPHY SURVEY
711 SOUTH STATE STREET
SALT LAKE CITY, UTAH



**ALTA-NSPS
LAND TITLE &
TOPOGRAPHY
SURVEY**

PROJECT NUMBER 9451 PRINT DATE 11/4/19
DRAWN BY C.ANDERSON CHECKED BY P.HARRIS
PROJECT MANAGER P.HARRIS

1 OF 1