

SCHEDULE B-II ITEMS

- 14. SAID LAND IS INCLUDED WITHIN THE BOUNDARIES OF THE SALT LAKE CITY UTAH CENTRAL BUSINESS IMPROVEMENT DISTRICT NO. 14, AS DISCLOSED IN RESOLUTION NO. 71 OF 1991... 29. AN UNRECORDED LEASE DATED JULY 5, 2016 BY AND BETWEEN PIERPOINT TPI LLC (LANDLORD) AND DELORES WILSON, AN ALTERNATIVE OFFICE SOURCE (TENANT), AS DISCLOSED IN THAT CERTAIN SUBORDINATION, NON-DISTURBANCE, ATTORNMENT AND ESTOPPEL AGREEMENT RECORDED JANUARY 31, 2017 AS ENTRY NO. 1246636 IN BOOK 10525 AT PAGE 522 OF OFFICIAL RECORDS... 30. AN UNRECORDED LEASE DATED MAY 24, 2016 BY AND BETWEEN PIERPOINT TPI LLC (LANDLORD) AND APOCALYPTIC BURGER (TENANT), AS DISCLOSED IN THAT CERTAIN SUBORDINATION, NON-DISTURBANCE, ATTORNMENT AND ESTOPPEL AGREEMENT RECORDED JANUARY 31, 2017 AS ENTRY NO. 1246638 IN BOOK 10525 AT PAGE 532 OF OFFICIAL RECORDS... 31. AN UNRECORDED LEASE DATED AUGUST 31, 2015 BY AND BETWEEN PIERPOINT TPI LLC (LANDLORD) AND COLLECTION 1-D, LLC (TENANT), AS DISCLOSED IN THAT CERTAIN SUBORDINATION, NON-DISTURBANCE, ATTORNMENT AND ESTOPPEL AGREEMENT RECORDED JANUARY 31, 2017 AS ENTRY NO. 1246638 IN BOOK 10525 AT PAGE 532 OF OFFICIAL RECORDS... 32. AN UNRECORDED LEASE DATED APRIL 27, 2016 BY AND BETWEEN PIERPOINT TPI LLC (LANDLORD) AND CARLON JUSTUS, LLC (TENANT), AS DISCLOSED IN THAT CERTAIN SUBORDINATION, NON-DISTURBANCE, ATTORNMENT AND ESTOPPEL AGREEMENT RECORDED JANUARY 31, 2017 AS ENTRY NO. 1246638 IN BOOK 10525 AT PAGE 532 OF OFFICIAL RECORDS... 33. AN UNRECORDED LEASE DATED JUNE 1, 2016 BY AND BETWEEN PIERPOINT TPI LLC (LANDLORD) AND HEIDI JENSEN STUDIO (TENANT), AS DISCLOSED IN THAT CERTAIN SUBORDINATION, NON-DISTURBANCE, ATTORNMENT AND ESTOPPEL AGREEMENT RECORDED JANUARY 31, 2017 AS ENTRY NO. 1246639 IN BOOK 10525 AT PAGE 532 OF OFFICIAL RECORDS... 34. AN UNRECORDED LEASE DATED MARCH 17, 2016 BY AND BETWEEN PIERPOINT TPI LLC (LANDLORD) AND HOINS PHOTOGRAPHY, LLC (TENANT), AS DISCLOSED IN THAT CERTAIN SUBORDINATION, NON-DISTURBANCE, ATTORNMENT AND ESTOPPEL AGREEMENT RECORDED JANUARY 31, 2017 AS ENTRY NO. 1246655 IN BOOK 10525 AT PAGE 606 OF OFFICIAL RECORDS... 35. AN UNRECORDED LEASE DATED DECEMBER 30, 2015 BY AND BETWEEN PIERPOINT TPI LLC (LANDLORD) AND MACQUE AND RYE, LLC (TENANT), AS DISCLOSED IN THAT CERTAIN SUBORDINATION, NON-DISTURBANCE, ATTORNMENT AND ESTOPPEL AGREEMENT RECORDED JANUARY 31, 2017 AS ENTRY NO. 1246657 IN BOOK 10525 AT PAGE 6106 OF OFFICIAL RECORDS... 36. AN UNRECORDED LEASE DATED AUGUST 13, 2015 BY AND BETWEEN PIERPOINT TPI LLC (LANDLORD) AND MISA ARCHITECTS, P.C. (TENANT), AS DISCLOSED IN THAT CERTAIN SUBORDINATION, NON-DISTURBANCE, ATTORNMENT AND ESTOPPEL AGREEMENT RECORDED JANUARY 31, 2017 AS ENTRY NO. 1246659 IN BOOK 10525 AT PAGE 6116 OF OFFICIAL RECORDS... 37. AN UNRECORDED LEASE DATED JUNE 18, 2015 BY AND BETWEEN PIERPOINT TPI LLC (LANDLORD) AND STACEY FOSTER (TENANT), AS DISCLOSED IN THAT CERTAIN SUBORDINATION, NON-DISTURBANCE, ATTORNMENT AND ESTOPPEL AGREEMENT RECORDED JANUARY 31, 2017 AS ENTRY NO. 1246659 IN BOOK 10525 AT PAGE 6126 OF OFFICIAL RECORDS... 26. DEED OF TRUST AND ASSIGNMENT OF RENTS TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY: TRUSTOR: PIERPOINT TPI LLC, A DELAWARE LIMITED LIABILITY COMPANY... 27. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY: TRUSTOR: PIERPOINT TPI LLC, A DELAWARE LIMITED LIABILITY COMPANY... 28. AN UNRECORDED LEASE DATED AUGUST 16, 2016 BY AND BETWEEN PIERPOINT TPI LLC (LANDLORD) AND ALLENBROGG LLC (TENANT), AS DISCLOSED IN THAT CERTAIN SUBORDINATION, NON-DISTURBANCE, ATTORNMENT AND ESTOPPEL AGREEMENT RECORDED JANUARY 31, 2017 AS ENTRY NO. 1246659 IN BOOK 10525 AT PAGE 582 OF OFFICIAL RECORDS...

PARCEL 1: COMMENCING 54.27 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK 61, PLAT A, SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 60.73 FEET; THENCE EAST 410 FEET; THENCE SOUTH 115 FEET; THENCE WEST 327.5 FEET; THENCE NORTH 4.7 FEET; THENCE NORTHWESTERLY PARALLEL WITH AND 8.5 FEET DISTANT FROM THE CENTERLINE OF A SPUR TRACK 98.27 FEET TO THE BEGINNING.

PARCEL 2: BEGINNING 150 FEET WEST FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 61, PLAT A, SALT LAKE CITY SURVEY AND RUNNING THENCE WEST 100 FEET; THENCE NORTH 115 FEET; THENCE EAST 100 FEET; THENCE SOUTH 115 FEET TO THE BEGINNING.

NARRATIVE

THE PURPOSE OF THIS ALTA/NSPS SURVEY IS TO LOCATE THE PROPERTY OF PIERPOINT TPI LLC, ALSO REFERRED TO AS APN NUMBER 1501820010000, AND TO DEPICT REQUESTED TITLE-RELATED ITEMS THEREON. THE SUBJECT TRACT WAS FOUND TO BE DEPICTED IN AN ALTA/NSPS SURVEY NUMBERED S2015-09-0461, RECORDED IN THE OFFICE OF THE SURVEYOR OF SALT LAKE COUNTY, UTAH. A MAG-NAIL WAS RECOVERED ON THE WESTERLY BOUNDS OF THE SUBJECT TRACT, BUT NO OTHER MONUMENTS WERE FOUND AROUND THE SUBJECT TRACT. HOWEVER, ALL CENTERLINE MONUMENTS DEPICTED IN SAID ALTA/NSPS SURVEY WERE RECOVERED DURING THE FIELD WORK OF THIS PROJECT. BY USING THE BEARINGS AND DISTANCES PORTRAYED IN SAID ALTA/NSPS SURVEY THE UNMOUNTED CORNER POSITIONS WERE CALCULATED. LINES EXTENDING FROM ALL FOUND AND/OR CALCULATED CORNER POSITIONS ESTABLISH THE BOUNDS OF THE SUBJECT TRACT, WITH NO GAPS OR OVERLAYS IN EVIDENCE.

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 136150-DTF WITH AN EFFECTIVE DATE OF OCTOBER 20, 2020 AT 7:30 AM.

GENERAL SURVEY NOTES

- 1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
2. THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEYING REQUIREMENTS.
3. ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
4. AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATIONS OF ISOLATED GRAVESTONES.
5. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83-2011, AS MEASURED ALONG THE CENTERLINE OF 300 WEST WHICH BEARS N 07°15'50" E PER GPS COORDINATE OBSERVATIONS.
LATITUDE: 40°45'51.08187"
LONGITUDE: -111°54'0.51024"
CONVERGENCE ANGLE: 00°19'22.76007"
6. THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
7. THE PARCELS CONTAINED IN THE RECORD DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAP, GORES OR OVERLAYS.
8. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM PIERPOINT AVENUE BEING A PUBLICLY DEDICATED RIGHT OF WAY.
9. AT THE TIME OF THE FIELD WORK, THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
10. AT THE TIME OF THE FIELD WORK, OWNERSHIP OF FENCING SHOWN HEREON IS UNKNOWN TO THIS SURVEYOR.
11. IN REGARDS TO TABLE 'A' ITEM 1(A), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL.
12. IN REGARDS TO TABLE 'A' ITEM 10(A), AT THE TIME OF THIS SURVEY, THERE WERE NO PARTY WALLS DESIGNATED BY THE CLIENT AS REFERENCE HEREON.
13. IN REGARDS TO TABLE 'A' ITEM 14, THE NEAREST INTERSECTION OF STREETS IS THAT OF PIERPOINT AVENUE AND 400 WEST WHICH IS APPROXIMATELY LOCATED AT THE N.W. CORNER OF THE SUBJECT PROPERTY.
14. IN REGARDS TO TABLE 'A' ITEM 16, AT THE TIME OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
15. IN REGARDS TO TABLE 'A' ITEM 17, AT THE TIME OF THIS SURVEY, NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
16. IN REGARDS TO TABLE 'A' ITEM 18, AT THE TIME OF THIS SURVEY, NO VISIBLE FIELD DELINEATION MARKERS FOR WETLANDS WERE OBSERVED.
17. THE DISTANCES SHOWN HEREON ARE GRID COMBINED SCALE FACTOR GRID TO GROUND=1.0001725"

Table with 2 columns: DATE, REVISION HISTORY. Includes fields for CURS PROJECT NO., SCALE, DRAWN BY, APPROVED BY.

SITE PICTURE



VICINITY MAP



LAND AREA

56833 SQUARE FEET ±
1.305 ACRES ±

PARKING SPACES

REGULAR= 19 HANDICAP= 0
TOTAL= 19

ZONING DATA

Table with 3 columns: ZONING ITEM, REQUIRED, PARKING REQUIREMENTS. Includes rows for PERMITTED USE, MINIMUM LOT AREA, MAX BUILDING COVERAGE, etc.

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE 'X' UNDEVELOPED ON FLOOD INSURANCE RATE MAP NUMBER 49035C0144H, WHICH BEARS AN EFFECTIVE DATE OF 8/2/2012 RESPECTIVELY AND IS NOT IN A SPECIAL FLOOD HAZARD AREA...

SIGNIFICANT OBSERVATIONS

- THE BUILDING APPEARS TO POTENTIALLY EXTEND OVER THE BOUNDARY LINE BY AS MUCH AS 1.69'.
PORTION OF EXISTING PARKING AREA EXTENDS BEYOND THE BOUNDARY LINE.
WALL APPEARS TO POTENTIALLY EXTEND OVER THE PROPERTY LINE BY AS MUCH AS 0.31'.
PLANTER APPEARS TO POTENTIALLY EXTEND OVER THE PROPERTY LINE BY AS MUCH AS 2.68'.
FENCE APPEARS TO EXTEND OVER THE PROPERTY LINE BY AS MUCH AS 7.49'.
CONCRETE SIDEWALK EXTENDS OVER THE PROPERTY LINE BY AS MUCH AS 1.68'.

ALTA/NSPS LAND TITLE SURVEY

PIERPOINT RETAIL
325-331 W. PIERPOINT AVE

SALT LAKE COUNTY SALT LAKE CITY, UTAH, 84101

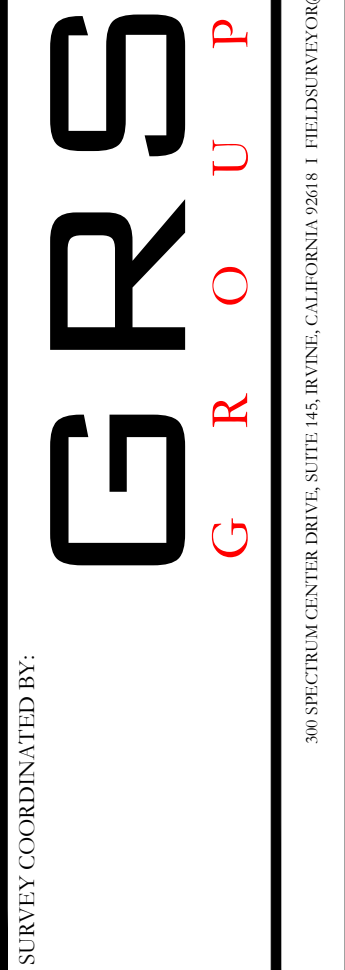
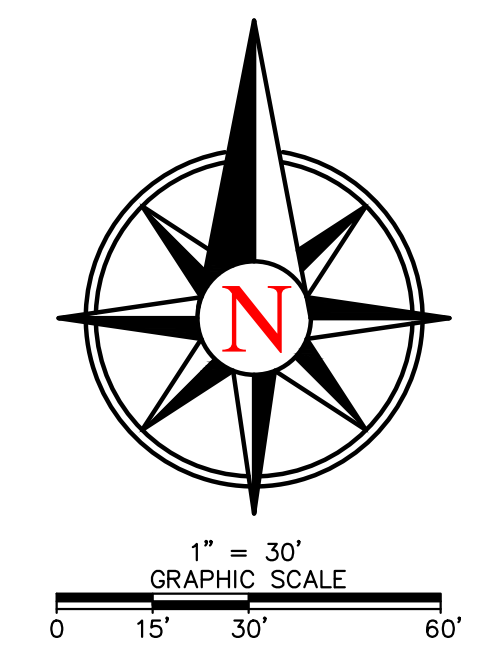
SURVEYOR'S CERTIFICATE

TO: CHICAGO 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 MEDIUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6a, 6b, 7a, 7d, 7e, 8, 9, 10a, 13, 14, 16, 17, 18, and 20 (S1.0M) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/12/2020. DATE OF PLAT OR MAP: 11/16/2020

11/16/2020
REGISTERED SURVEYOR: JASON M. PAGE
PROFESSIONAL LAND SURVEYOR NO.: 11756602
STATE OF UTAH

SURVEYED BY:
BLEW & ASSOCIATES, PA
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
479-4434506
EMAIL: SURVEY@BLEWJW.COM

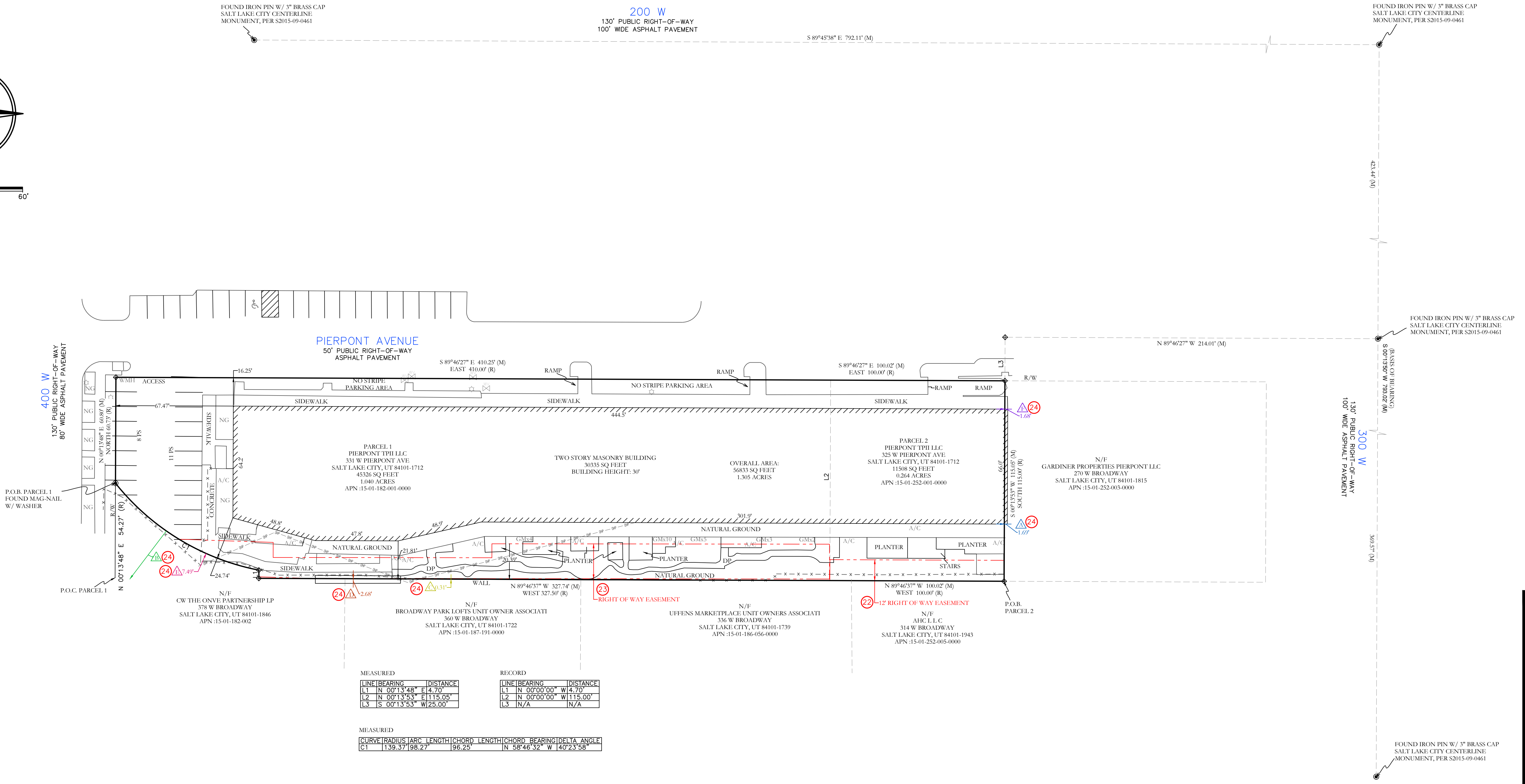
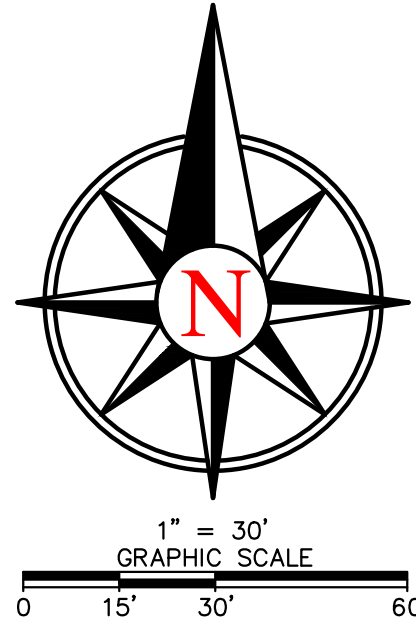
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LEGEND

- SQ.FT. SQUARE FEET
- NO PARKING AREA
- HANDICAP PARKING SPACE
- PARKING SPACE(S)
- R/W RIGHT-OF-WAY
- C/L CENTERLINE OF ROAD
- M MEASURED DIMENSION
- R RECORD DIMENSION
- EM ELECTRIC METER
- AC AC UNIT W/CONCRETE PAD
- TV TELECOMMUNICATIONS VAULT
- EV ELECTRIC VAULT
- TP TELECOMMUNICATIONS PEDESTAL
- CI CURB INLET
- EB ELECTRIC BOX
- NG NATURAL GROUND
- GI GRATED INLET
- GM GAS METER
- A/C AIR CONDITIONER
- WMH WATER MANHOLE
- DP DIRT PATH
- NG NATURAL GROUND
- COMPUTED POINT AS NOTED
- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- GAS VALVE
- WATER VALVE
- STORM MANHOLE
- SANITARY MANHOLE
- UTILITY POLE
- GLY ANCHOR
- LIGHT POLE
- FIRE HYDRANT
- SIGN
- BOLLARD
- OVERHEAD UTILITY LINE
- FENCE LINE
- EASEMENT
- PROPERTY LINE



MEASURED		RECORD			
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°13'48"	E 4.70'	L1	N 00°00'00"	W 4.70'
L2	N 00°13'53"	E 115.05'	L2	N 00°00'00"	W 115.00'
L3	S 00°13'53"	W 25.00'	L3	N/A	N/A

MEASURED					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	139.37'	98.27'	98.25'	N 58°48'32" W	40°23'58"

SURVEY COORDINATED BY: **GRS**  
 G R O U P  
 300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 | FIELDSURVEY@GRS-GLOBAL.COM | PHONE: 330-779-1167