



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

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.

UTAH DEPARTMENT OF
TRANSPORTATION
33-01-277-005

UTAH DEPARTMENT OF
TRANSPORTATION
33-01-276-001

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 West Quarter Corner and the Northwest Corner of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and measures North 0°22'27" East 2.60594 feet.

COMMITMENT DESCRIPTIONS

- PARCEL 1:
Lot 2, 136 CENTER OFFICE PLAT, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder's office, recorded March 15, 2017 as Entry No. 12459731 in Book 2017P at Page 52.
- PARCEL 1A:
A non-exclusive right-of-way and easement for vehicular and pedestrian ingress and egress and vehicular parking, appurtenant to Parcel 1, as set forth and defined in that certain Grant of Access and Parking Easement dated March 21, 2017 and recorded March 24, 2017 as Entry No. 12501722 in Book 10540 at Page 9394.
- PARCEL 1B:
A non-exclusive right-of-way and easement for vehicular and pedestrian ingress and egress appurtenant to Parcel 1, as set forth and defined in that certain Grant of Access Easement dated February 5, 2018 and recorded March 22, 2018 as Entry No. 12739403 in Book 10658 at Page 889.
- PARCEL 1C:
A non-exclusive easement for vehicular parking, appurtenant to Parcel 1, as set forth and defined in that certain Grant of Parking Easement dated June 6, 2018 and recorded June 26, 2018 as Entry No. 12798842 in Book 10687 at Page 7176.

SURVEYOR'S CERTIFICATION

This survey was made for the benefit of: (i)Boyer 136 Office 1, L.C., a Utah limited liability company; (ii)LoanCore Capital Markets LLC, its successors and/or assigns; (iii)The Boyer Company, L.C., a Utah limited liability company; (iv)Cottonwood Title Insurance Agency, Inc.; and (v)Old Republic National 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, 19 and 20 of Table A hereof.

The field work was completed on February 12, 2020.

Date of Plat or Map: February 19, 2020.

3/6/20
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 Cottonwood Title Insurance Agency, Inc., of Salt Lake City, Utah under Commitment No. 122662-CAF 3rd Amended, dated effective February 13, 2020.

Schedule B-2 Exceptions

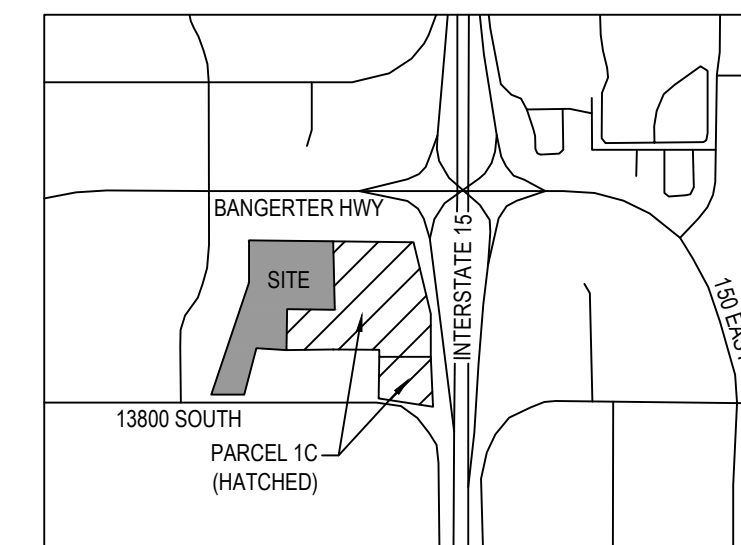
- The herein described Land is located within the boundaries of Oraper City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, South Valley Sewer District, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder. (Non-survey related)
- Intentionally deleted by Title Company.
- Claim, right, title or interest by water or water rights whether or not shown by the Public Records. (Non-survey related)
- Easements, notes and restrictions as shown on the recorded plat for 136 Center Office Plat, recorded March 15, 2017 as Entry No. 12459731 in Book 2017P at Page 52. (Shown on survey)
- Intentionally deleted by Title Company.
- Right of Way and Easement Grant, in favor of Wasatch Gas Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded June 1, 1931, as Entry No. 676301, in Book 95, at Page 174. (Blanket in nature)
- Notice of Easement and Right-of-Way by Mountain Fuel Supply Company, recorded September 24, 1993 as Entry No. 5612548 in Book 6760 at Page 1954. (Blanket in nature)
- Right-of-Way Agreement and the terms, conditions and limitations contained therein, recorded February 27, 1940, as Entry No. 875144, in Book 245 of Deeds, at Page 491. (Blanket in nature)
- Intentionally deleted by Title Company.
- Easement in favor of South Valley Sewer District, a body politic of the State of Utah for a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, by instrument recorded December 14, 2016 as Entry No. 12433843 in Book 10510 at Page 904. (Shown on survey)
- Acknowledgement and Disclosure regarding development of property located within a Natural Hazards Special Study Area for high liquefaction potential recorded January 12, 2017 as Entry No. 12452786, in Book 10520, at Page 104. (Blanket in nature)
- Commercial Sewer Connection Agreement between Boyer Bangert, LC and South Valley Sewer District, a political subdivision of the State of Utah, dated November 9, 2016 and recorded February 27, 2017 as Entry No. 12484033 in Book 10532 at Page 8880. (Blanket in nature)
- Grant of Access and Parking Easement by East Bay Associates No. 2 Ltd., a Utah limited partnership and Boyer Bangert, L.C., a Utah limited liability company, dated March 21, 2017 and recorded March 24, 2017 as Entry No. 12501722 in Book 10540 at Page 9394. (Shown on survey)
- Easement in favor of South Valley Sewer District, a body politic of the State of Utah for a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities and incidental purposes, by instrument recorded June 1, 2017 as Entry No. 12546929 in Book 10563 at Page 5421. (Shown on survey)
- Grant of Access Easement by Boyer Bangert, L.C., a Utah limited liability company, Boyer Bangert Office 1, L.C., a Utah limited liability company, East Bay Associates No. 2, L.C., a Utah limited liability company (fka East Bay Associates No. 2, LTD, a Utah limited partnership), East Bay Lot 2 Owner, L.C., a Utah limited liability company, 93 South Main, LLC, a Utah limited liability company and Home Builders, LLC, a Utah limited liability company, dated February 5, 2018 and recorded March 22, 2018 as Entry No. 12739403 in Book 10658 at Page 889. (Shown on survey)
- Declaration of Sign Covenants and Easements by East Bay Associates No. 2 LTD, a Utah limited partnership and Boyer Bangert, L.C., a Utah limited liability company, dated April 12, 2018 and recorded April 20, 2018 as Entry No. 12758060 in Book 10667 at Page 3505. (Blanket in nature)
- Grant of Parking Easement by Boyer Bangert, L.C., a Utah limited liability company, Boyer Bangert Office 1, L.C., a Utah limited liability company, East Bay Associates No. 2, L.C., a Utah limited liability company (fka East Bay Associates No. 2, LTD, a Utah limited partnership and East Bay Lot 2 Owner, L.C., a Utah limited liability company, dated June 6, 2018 and recorded June 26, 2018 as Entry No. 12798842 in Book 10687 at Page 7176. (Blanket in nature)
- Intentionally deleted by Title Company.
- 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 November 4, 2019, as Entry No. 13115710, in Book 10855, at Page 5935. (Shown on survey)
- Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Boyer Bangert Office 1, L.C., a Utah limited liability company and East Bay Lot 2 Owner, L.C., a Utah limited liability company, Trustee: Cottonwood Title Insurance Agency, Inc.; Beneficiary: U.S. Bank National Association, a national banking association. Amount: \$27,730,000.00; Dated: April 18, 2017; Recorded: April 19, 2017 as Entry Number 12518615 in Book 10549 at Page 3229. (Non-survey related)
- A lease dated June 1, 2018 by and between Boyer Bangert Office 1, L.C., a Utah limited liability company and East Bay Lot 2 Owner, L.C., a Utah limited liability company (Landlord) and Dealertrack, Inc., a Delaware corporation (Tenant), as disclosed in that certain Memorandum of Lease recorded July 12, 2018 as Entry No. 12809237 in Book 10692 at Page 9031. (Non-survey related)
- Intentionally deleted by Title Company.
- Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s). (Non-survey related)
- 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. (Non-survey related)

TABLE A

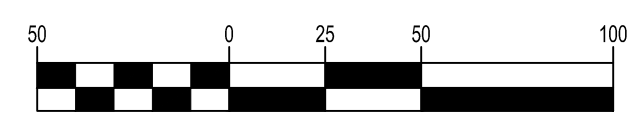
- All monuments used and set are shown on survey.
- Address is 13693 South 200 West, Draper, Utah.
- Subject parcel is located in Flood Zone X, per FEMA FIRM map 490350444G, effective September 25, 2009.
- Subject parcel contains 373,207 sq. ft. or 8.568 acres.
- Subject parcel is zoned "C30-130C" Commercial Special District 136 Center, per Zoning Report provided by PZR Report, dated March 2, 2020.
Building Setbacks:
Front: 10 feet.
Side/Rear: None required.
Buffer: 10 feet along 200 West
Building Height: 30 stories / 422 feet.
Parking: Minimum 573 Total Parking Spaces
Maximum 1,310 Total Parking Spaces
- Shown on survey.
- Exterior dimensions of building are shown on survey.
- Square footage of building is shown on survey.
- Height of building is shown on survey.
- Substantial features are shown on survey.
- Subject parcel contains 600 parking stalls and 14 ADA parking stalls, there are an additional 188 stalls per parking easement.
- No party walls on subject parcel.
- Existing utilities are shown on survey.
- Adjoining owners are shown on survey.
- Nearest street is shown on survey.
- No evidence of recent construction on subject parcel.
- No known changes to street right-of-ways at time of survey.
- No delineated wetlands at time of survey.
- All plottable easements are shown on survey.
- Minimum amount of Professional Liability Insurance has been met.

NOTES:

- Said described property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map NO. 490350444G, with a date of identification of September 25, 2009, for Community Panel No. 490244, in Salt Lake County, State of Utah, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The property has direct physical access to 13800 South Street, a dedicated public street or highway, by way of the Access Easement recorded in Book 10658 at Page 889.
- The total number of striped parking spaces required by local zoning ordinance is 573. The number of actual parking spaces on the subject property is 668, including 14 designated as handicapped spaces and an additional 188 stalls per parking easement.
- The property described herein is the same as the property described in Title Report Commitment No. 122662-CAF 3rd Amended with an effective date of February 13, 2020 on that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effects on the subject property.
- The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises, there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Utah.
- The parcels are contiguous along their common boundary lines with no gaps or gores.
- All major corners of the boundary of the property are located on the survey based on references to existing monuments outside the property boundary.
- Parcels 1A and 1C provide additional parking to the East of the subject parcel, as shown survey.
- Tax parcel number is 33-01-276-021.



HORIZONTAL GRAPHIC SCALE



LOCATED IN THE NORTHEAST QUARTER
OF SECTION 1
TOWNSHIP 4 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
DRAPER, SALT LAKE COUNTY, UTAH



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

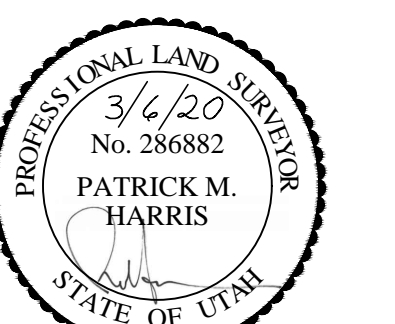
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NORTHMARK CAPITAL
4525 SOUTH WASATCH BOULEVARD, SUITE 335
SALT LAKE CITY, UTAH 84124

CONTACT:
TARA JEWKES
PHONE: 801-273-4106

**136 CENTER OFFICE
ALTA-NSPS LAND TITLE SURVEY**
13693 SOUTH 200 WEST
DRAPER, UTAH



**ALTA-NSPS LAND
TITLE SURVEY**

PROJECT NUMBER 884Q PRINT DATE 3/6/20
DRAWN BY C.ANDERSON CHECKED BY P.HARRIS
PROJECT MANAGER P.HARRIS

1 OF 1

LEGEND

- | | | | |
|--|--------------------------|--|-------------------------------|
| | SECTION CORNER | | MINOR CONTOURS 1' INCREMENT |
| | MONUMENT | | MAJOR CONTOURS 5' INCREMENT |
| | SET NAIL & WASHER | | CONCRETE |
| | SET ENSIGN REBAR AND CAP | | ADJACENT RIGHT OF WAY |
| | WATER METER | | RIGHT OF WAY |
| | WATER MANHOLE | | SECTION LINE |
| | WATER VALVE | | PROPERTY LINE |
| | FIRE HYDRANT | | ADJACENT PROPERTY LINE |
| | IRRIGATION VALVE | | DEED LINE |
| | SANITARY SEWER MANHOLE | | TANGENT LINE |
| | STORM DRAIN CLEAN OUT | | FENCE |
| | STORM DRAIN CATCH BASIN | | EDGE OF ASPHALT |
| | STORM DRAIN COMBO BOX | | SANITARY SEWER |
| | SIGN | | STORM DRAIN LINE |
| | UTILITY MANHOLE | | WATER LINE |
| | UTILITY POLE | | IRRIGATION LINE |
| | GAS METER | | TELEPHONE LINE |
| | GAS LINE | | OVERHEAD POWER |
| | EXISTING BUILDING | | SCHEDULE B-2 REFERENCE NUMBER |

NORTHWEST CORNER
SECTION 1
T4S, R1W
SLB&M
(FOUND 2.5" FLAT BRASS CAP)

WEST QUARTER CORNER
SECTION 1
T4S, R1W
SLB&M
(FOUND 2.5" FLAT BRASS CAP)

WEST QUARTER CORNER
SECTION 1
T4S, R1W
SLB&M
(FOUND 2.5" FLAT BRASS CAP)

WITNESS CORNER
NORTHEAST CORNER
SECTION 1
T4S, R1W
SLB&M
(FOUND 2.5" FLAT BRASS CAP)

NORTHEAST CORNER
SECTION 1
T4S, R1W
SLB&M
(NOT FOUND)

EAST QUARTER CORNER
SECTION 1
T4S, R1W
SLB&M
(NOT FOUND)

