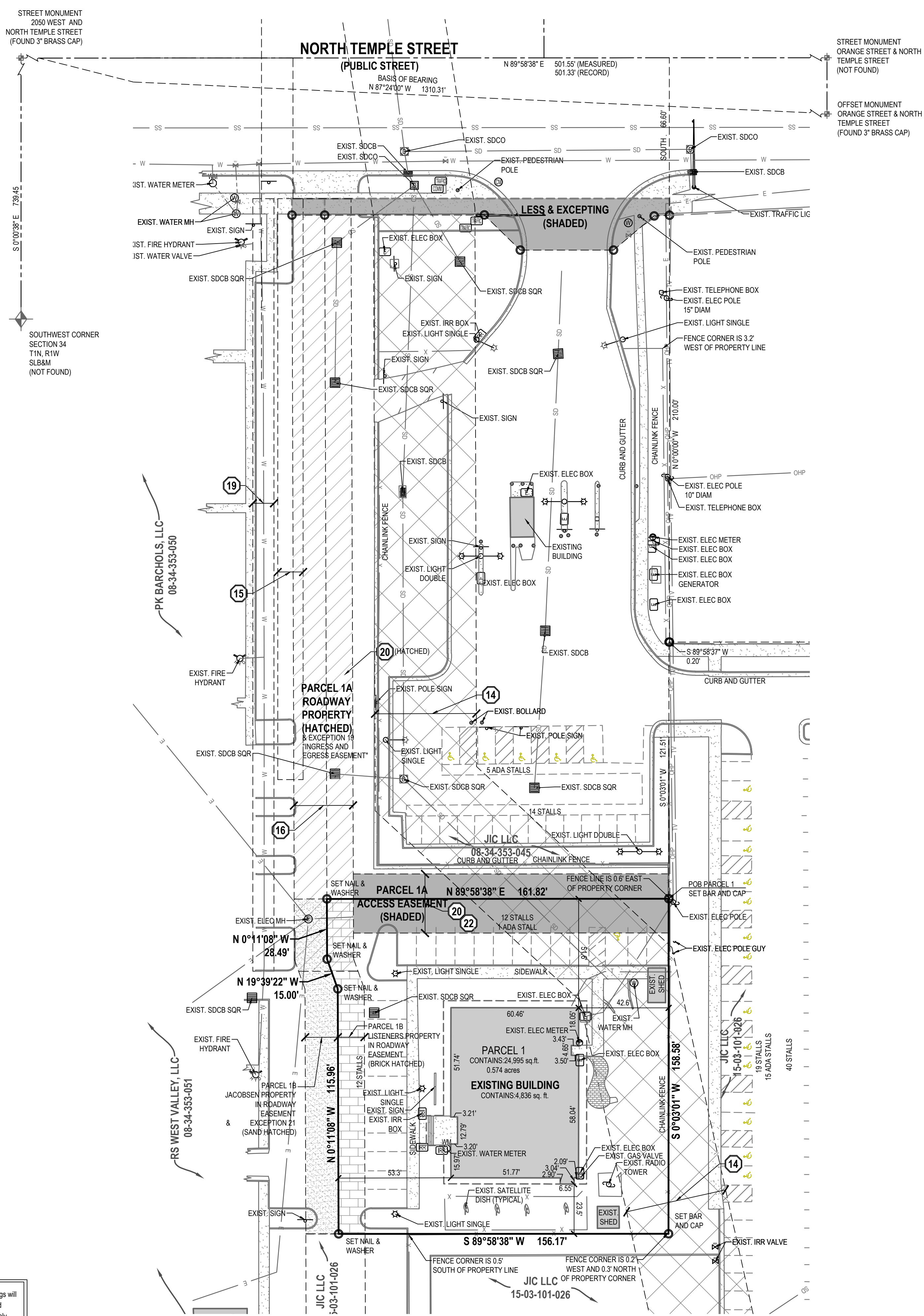




**LEGEND**

- SECTION CORNER
- MONUMENT
- SET NAIL & WASHER
- SET INSIGN REBAR AND CAP
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION VALVE
- SANITARY SEWER MANHOLE
- STORM DRAIN CLEAN OUT
- STORM DRAIN CATCH BASIN
- STORM DRAIN COMBO BOX
- SIGN
- UTILITY MANHOLE
- UTILITY POLE
- GAS METER
- GAS LINE
- MINOR CONTOURS 1' INCREMENT
- MAJOR CONTOURS 5' INCREMENT
- CONCRETE
- ADJACENT RIGHT OF WAY
- RIGHT OF WAY
- SECTION LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- DEED LINE
- TANGENT LINE
- FENCE
- EDGE OF ASPHALT
- SANITARY SEWER
- STORM DRAIN LINE
- WATER LINE
- IRRIGATION LINE
- TELEPHONE LINE
- OVERHEAD POWER
- EXISTING BUILDING
- SCHEDULE B-2 REFERENCE
- PARCEL 1A
- PARCEL 1B
- EXCEPTION 14

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 locator 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.



**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 monument at 2050 West North Temple Street and the offset monument at Orange Street and North Temple Street, and measures North 97°24'00" West 1310.31 feet.

**COMMITMENT DESCRIPTIONS**  
**PARCEL 1:**  
Beginning at a point North 89°58'38" East 501.33 feet and South 00°04'57" West (South in some instruments of record) 66.60 feet and South 00°11'08" West (South in some instruments of record) 210.00 feet and South 89°58'38" West 0.20 feet and South 00°03'01" West (South 00°14'09" West in some instruments of record) along an existing fence line 121.51 feet from a Salt Lake City Survey monument, said Salt Lake City monument being North 739.33 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 Carfield and Western Railroad, said survey monument also being South 89°58'38" West 2577.29 feet from a Salt Lake City survey monument located at the intersection of North Temple Street and Redwood Road, and said point of beginning also being on the South line of property conveyed to STEVISM, INC. in that certain Special Warranty Deed recorded December 19, 1997 as Entry No. 6819548 in Book 7835 at Page 2538 of the official records of the Salt Lake County Recorder and running South 00°03'01" West along an existing fence line 158.58 feet, thence North 89°58'38" West 156.17 feet, thence North 00°11'08" West 115.96 feet, thence North 19°39'22" West 14.99 feet, thence North 00°11'08" West 28.50 feet, more or less, to the South line of the said STEVISM, INC. property, thence North 89°58'38" East along said South line 161.82 feet, more or less, to the point of beginning.

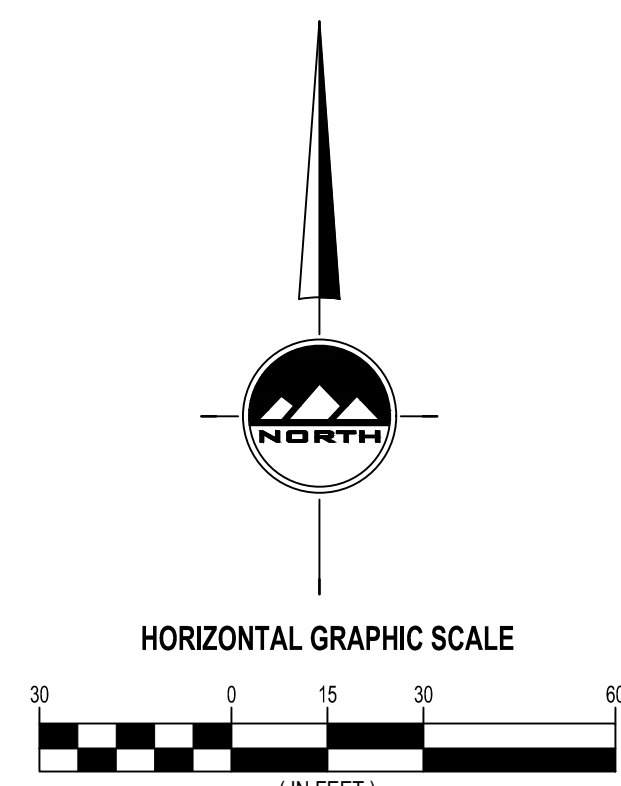
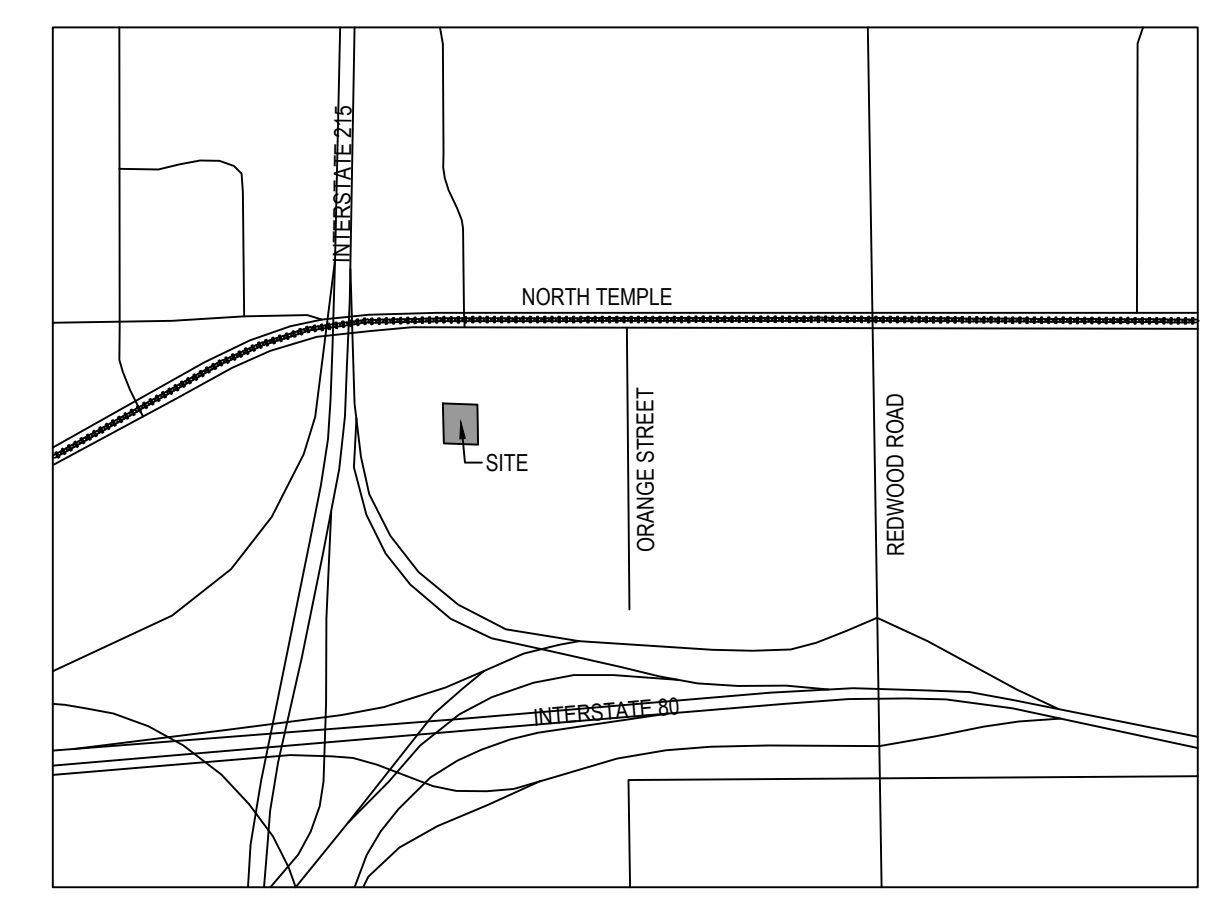
**PARCEL 1A:**  
The non-exclusive easements, appurtenant to Parcel 1 above, for vehicular and pedestrian access, ingress, and egress, as set forth and defined in that certain Easement and Maintenance Agreement recorded December 19, 1997 as Entry No. 6819547 in Book 7835 at Page 2526 in the official records of the Salt Lake County Recorder.  
**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 1B:**  
The non-exclusive easement, appurtenant to Parcel 1 above, for ingress and egress, as set forth and defined in that certain Declaration and Grant of Easements recorded April 21, 2000 as Entry No. 7622377 in Book 8356 at Page 6011 in the official records of the Salt Lake County Recorder.  
To: (i)North Temple LIHTC, LLC, a Utah limited liability company; (ii)Listeners Community Radio of Utah, Inc., a Utah Corporation; (iii)Old Republic 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, 11, 13, 14 and 19 of Table A hereof.  
The field work was completed on May 5, 2020.  
Date of Plat or Map: May 11, 2020.

Date: 7/28/20  
Patrick M. Harris  
License No. 286882

- Note: For conditions of record not shown herein 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. 126339-CAY, dated effective April 17, 2020.
- Schedule B-2 Exemptions**
- Subsequent assessments or taxes and any penalties and interest, due to any change in the Land usage or loss of exemption.
  - 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 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.
  - Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
  - 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)
  - 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. (affects Parcel 1A) (Shown on survey)
  - An easement for ingress, egress and regress as disclosed by that certain Warranty Deed 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. 2621894 in Book 3587 at Page 24. (Shown on survey)
  - Rights of tenancy in the Land, if any, and rights of all parties claiming by, through or under said tenancy.
  - 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.
  - 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.
  - Easement, terms and conditions of that certain Declaration and Grant of Easements, dated April 8, 1994 and recorded April 11, 1994 as Entry No. 5791610 in Book 6915 at Page 2902. (Shown on survey)
  - Easement, terms and conditions of that certain Easement and Maintenance Agreement, dated December 18, 1997 and recorded December 19, 1997 as Entry No. 6819547 in Book 7835 at Page 2526. (Shown on survey)
  - Easements, terms and conditions of that certain Declaration and Grant of Easements, dated April 18, 2000 and recorded April 21, 2000 as Entry No. 7622377 in Book 8356 at Page 6011. (Shown on survey)
  - Terms and conditions of that certain Agreement, dated April 18, 2000 and recorded April 21, 2000 as Entry No. 7622377 in Book 8356 at Page 6020. (Shown on survey)
  - Abstract of Findings and Order wherein the request for a variance to construct an office-warehouse complex, a portion of the buildings for which would front on a private road, contrary to the provisions of the Zoning Ordinance in a Commercial "C-1" and an Industrial "I4-1" District was granted with provisions, dated December 13, 1976 and recorded December 13, 1976 as Entry No. 2886322 in Book 4425 at Page 707. (Blanket in nature)
  - Salt Lake City Ordinance No. 9 of 2000 Rezoning Properties Located at 1935 West, 1973 West and 1975 West North Temple Street, and Amending the Allowed Uses in the Business Park Zoning District, recorded March 15, 2000 as Entry No. 7595888 in Book 8348 at Page 4592. (Blanket in nature)
  - Revolving Credit Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby; Trustor: Listeners Community Radio of Utah, Inc., a Utah Corporation; Trustee: Bank of American Fork, a Division of People's Intermountain Bank; Beneficiary: Bank of American Fork, a Division of People's Intermountain Bank; Amount: \$100,000.00; Dated: May 17, 2019; Recorded: May 22, 2019 as Entry Number 12993642 in Book 10783 at Page 6965. (Non-survey related)

**TABLE A**

- All monuments used and set are shown on survey.
- 1971 West North Temple Street, Salt Lake City, Utah.
- Subject parcels are located in Flood Zone "X" per FEMA FIRM map 49050C0139E, effective September 21, 2001.
- Parcel 1 contains: 24,995 sq. ft. or 0.574 acres.
- Exterior dimensions of building are shown on survey.
- 7(a) Square footage of building is shown on survey.
- Substantial features are shown on survey.
- Subject parcels contain 24 regular parking stalls and 1 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.



LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34  
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

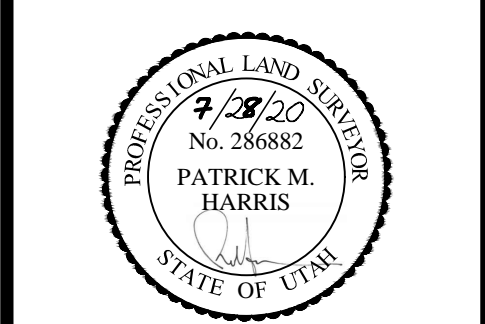
CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
GARDNER BATT  
423 WEST BROADWAY, SUITE 230  
SALT LAKE CITY, UTAH 84101  
CONTACT:  
MIKE BATT  
PHONE: 2308-293-2301

**KRCL PROPERTY  
ALTA-NSPS LAND TITLE SURVEY  
1971 WEST NORTH TEMPLE STREET  
SALT LAKE CITY, UTAH**



**ALTA-NSPS LAND TITLE SURVEY**

PROJECT NUMBER: 9372      PRINT DATE: 7/28/20  
DRAWN BY: C ANDERSON      CHECKED BY: P HARRIS  
PROJECT MANAGER: P HARRIS

**1 OF 1**