

SURVEYOR'S CERTIFICATE:

To HP Utah Management LLC, a Delaware limited liability company, Cottonwood Title Insurance Agency, Inc. and Stewart Title Guaranty 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 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The fieldwork was completed on November 11, 2020.

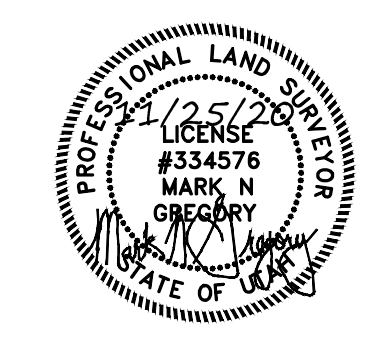
BOUNDARY DESCRIPTION

BEGINNING 57.5 feet East from the Northwest corner of Lot 5, Block 62, Plat A, Salt Lake City Survey; thence East 206.5 feet; thence South 251 feet; thence West 186.5 feet; thence North 45 feet; thence West 20 feet; thence North 206 feet to the BEGINNING.

BEING ALSO DESCRIBED OF RECORD AS FOLLOWS:

BEGINNING at the point of intersection of the West line of Rio Grande Street and the North line of Block 62, Plat "A", Salt Lake City Survey, which point is 68.5 feet South and 27.5 feet West from the Survey Monument lines in Second South Street and Rio Grande Street and running thence West in the North line of said Block 62 a distance of 206.5 feet; thence South 206 feet; thence East 20 feet; thence South 45 feet; thence East 186.5 feet to a point 27.5 feet West from the monument line of said Rio Grande Street; thence North 251 feet to the POINT OF BEGINNING; said described lands being a part of Lots 5 and 6, Block 62, Plat "A", Salt Lake City Survey.

Date: November 25, 2020



Mark N Gregory
 P.L.S. No. 334576

NARRATIVE:

The purpose of this survey is to retrace Lots 3, 4, 5 and 6 of Block 62, Plat "A", Salt Lake City Survey in order to perform a topographical and ALTA/NSPS Land Title Survey on a portion of said Lots 5 and 6. The Salt Lake City monuments found marking the intersections of 200 South, 300 South, Rio Grande and 500 West Streets are used to control the location of said Block 62. The measured monuments found contain an excess in length. This excess is proportioned throughout said block and the survey shown hereon reflects this proportion.

The west line of the subject property is shown as it is depicted by that certain Salt Lake City Record of Survey Map No. 1434 filed as No. S2003-06-0401 in the office of the Salt Lake County Surveyor.

A commitment for title insurance prepared by Cottonwood Title Insurance Agency, Inc. (File Number 136222-CAB, dated October 28, 2020) was provided and relied upon for this survey.

The Elevation Benchmark for the project is the Salt Lake City monument "BM 2129", Elevation = 4232.35. BM 2129 lies 70 feet north and 230 feet east of the intersection of 400 South & 500 West Streets. The rivet found at the southeast corner of the subject property has an elevation of 4238.06.

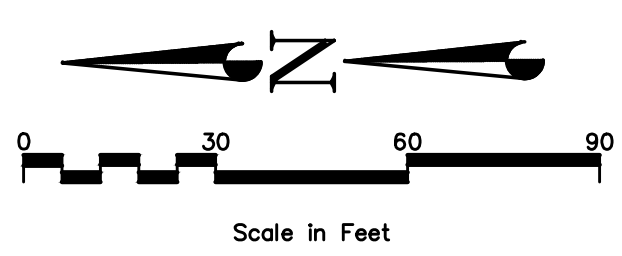
Record dimensions are shown in brackets [].

BASIS OF BEARING:

The basis of bearing for this survey is South 00°01'04" East along the monument line of Rio Grande Street per the Salt Lake City Record of Survey Map No. 1084 on file as No. S93-025-0146 in the Office of the Salt Lake County Surveyor.

SCHEDULE B - PART II EXCEPTIONS:

- Exception No. 14:** Easements for public utilities, pipelines or facilities installed in any portion of the vacated street, lying within the Land, together with the right of ingress and egress to repair, maintain, replace, and remove the same, as disclosed by that certain Ordinance recorded June 10, 1947 as Entry No. 1084956 in Book 542 at Page 185. Survey findings: All observable evidence of utilities existing within the easterly 6 feet of the subject property is shown hereon.
- Exception No. 15:** Abstract of Findings and Order recorded August 12, 1987 as Entry No. 4505877 in Book 5950 at Page 1980. Survey findings: A zoning variance for parking was approved for the subject property.
- Exception No. 16:** Abstract of Findings and Order recorded February 2, 1989 as Entry No. 4732127 in Book 6101 at Page 1319. Survey findings: A zoning variance for parking was approved for the subject property.
- Exception No. 17:** Abstract of Findings and Order recorded September 6, 1989 as Entry No. 4819750 in Book 6156 at Page 2681. Survey findings: A zoning variance for parking was approved for the subject property.
- Exception No. 18:** Notice of Adoption of Redevelopment Plan Entitled "Depot District Redevelopment Project Area Plan", recorded October 22, 1998 as Entry No. 7127194 in Book 8133 at Page 1835. Amended Notice of Adoption of Redevelopment Plan Entitled "Depot District Redevelopment Project Area Plan", recorded May 6, 1999 as Entry No. 7345726 in Book 8275 at Page 1402. Survey findings: The subject property is located within the boundary of the Project cited and is subject to its terms.
- Exception No. 19:** Memorandum of Encroachment Lease recorded September 10, 2014 as Entry No. 11911145 in Book 10259 at Page 2286. Survey findings: The former owners of the subject property were granted a permit for an entrance ramp for their building. The building no longer exists.
- Exception No. 20:** Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s). Survey findings: The issues cited in this exception are not matters of survey.
- Exception No. 21:** 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.
- Exception No. 22:** Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. Survey findings: The issues cited in this exception are not matters of survey.



LEGEND

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|--|--|--|--|
| | Salt Lake City Street Monument Found, Not Found | | Existing Overhead Electric Line |
| | Property Boundary Line | | Existing Water Line |
| | Right-of-Way Line | | Existing Fiber Optic Line |
| | Monument Line | | Existing Gas Line |
| | Easement Line | | Existing Elevation Contour Line |
| | Set Rebar w/ Cap Stamped "DOMINION ENGINEERING" (Unless Otherwise Noted) | | Existing Light Pole, Electric Box |
| | Found Property Monument (As Noted) | | Existing Water Valve, Man Hole, Fire Hydrant |
| | Edge of Existing Improvements (As Noted) | | Existing Sewer Man Hole |
| | Existing Chain Link Fence | | Existing Storm Man Hole, Catch Basin |
| | Existing Wrought Iron Fence | | Existing Telephone Box, Man Hole |
| | Existing Storm Drain Line | | Existing Fiber Optic Box |
| | Existing Sewer Line | | Existing Sign |

DRAWN MNG 11/20 DATE	CHECKED DOM 11/20 DATE
DESIGNED DATE	PROJECT ENGINEER
APPROVED DATE	DOM PROJECT MANAGER

HAMILTON PARTNERS

SALT LAKE CITY, ALT LAKE COUNTY, UTAH

Dominion
 Engineering Associates, L.C.
 5684 South Green Street
 Murray, Utah 84123 801-713-3000

BLOCK 62, PLAT "A", SALT LAKE CITY SURVEY
IN THE NW 1/4 SECTION 1, T.1S., R.1W., S.L.B.&M.

ALTA/NSPS LAND TITLE SURVEY

PROJECT NO. 3336-01	SHEET NO. 1 of 1
NO.	REVISIONS
BY	DATE
FILE NAME:	SCALE: 1"=30'

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