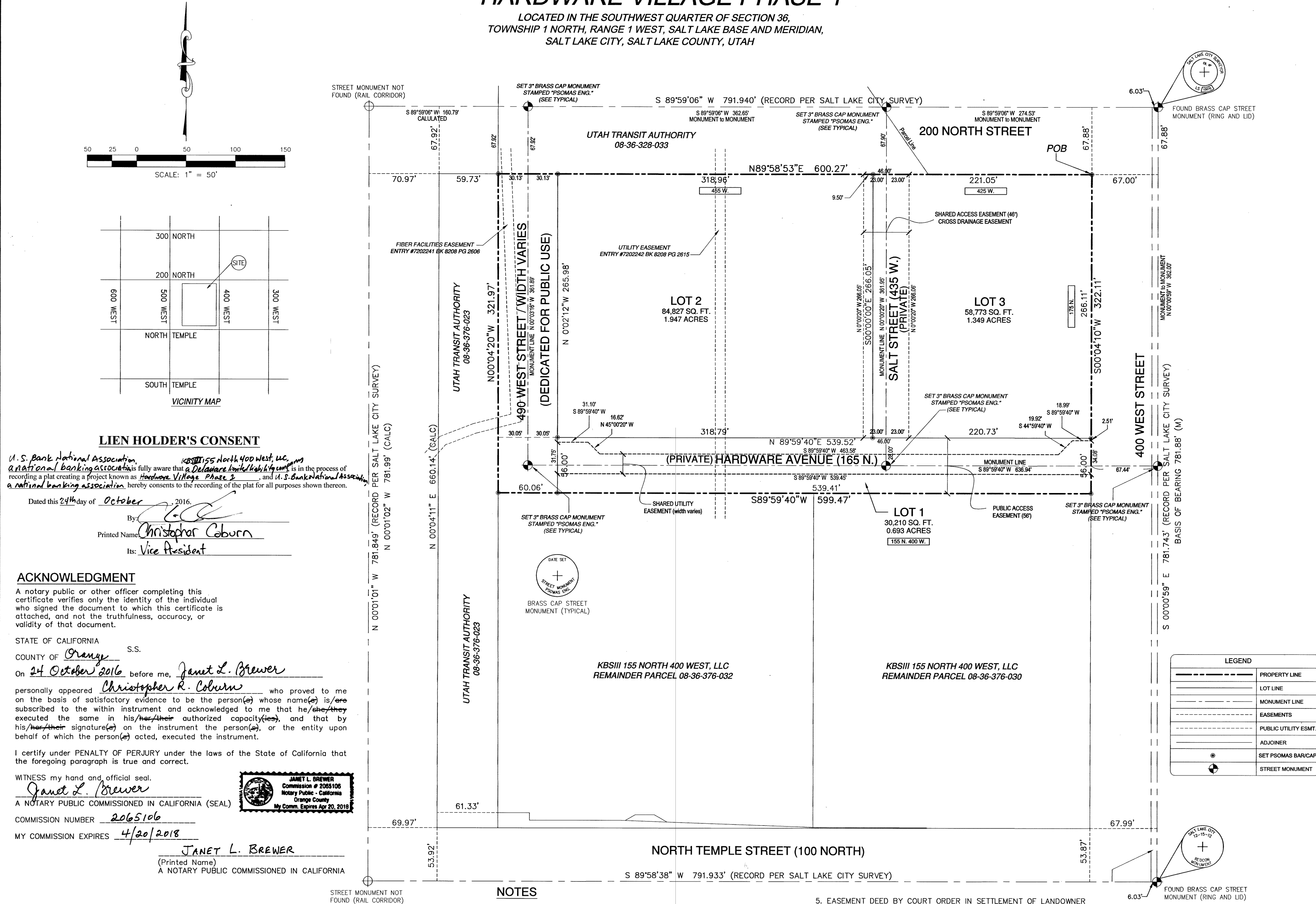


# HARDWARE VILLAGE PHASE 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



## LIEN HOLDER'S CONSENT

I, KBSIII 155 North 400 West, LLC, a Delaware limited liability company, do hereby consent to the recording of the plat for all purposes shown therein.

Dated this 24th day of October, 2016.  
By: Christopher Coburn  
Printed Name: Christopher Coburn  
Is: Vice President

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Orange S.S.  
On 24 October 2016 before me, Janet L. Brewer  
personally appeared Christopher R. Coburn  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.  
Janet L. Brewer  
A NOTARY PUBLIC COMMISSIONED IN CALIFORNIA (SEAL)  
COMMISSION NUMBER 2065106  
MY COMMISSION EXPIRES 4/20/2018  
JANET L. BREWER  
(Printed Name)  
A NOTARY PUBLIC COMMISSIONED IN CALIFORNIA

## NOTES

1. A 5/8" X 24" rebar with a Psomas survey cap to be placed at all Lot corners. (If needed, a rivet or a nail and washer will be set)
2. Boundary description has a minimum closure error of 1:15,000
3. Plot parcels: 08-36-376-030 and 08-36-376-032
4. Plot 10, of Blocks 82,83,84,97,98,99,100,101,102 OFFICIAL SURVEY OF PLAT "A" SALT LAKE CITY SURVEY was used to control Block 98.
5. EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION recorded September 24, 2013 as Entry No. 11729918, in Book 10180, at Page 63 of the Official Records.
6. EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION recorded October 29, 2013 as Entry No. 11750572, in Book 10188, at Page 6049 of the Official Records.
7. EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION recorded November 25, 2013 as Entry No. 11766167, in Book 10195, at Page 1502 of the Official Records.

**PSOMAS**

4179 RIVERBOAT ROAD  
Salt Lake City, Utah 84123  
(801) 270-5777 (801) 270-5782 (FAX)

DATE: 08-27-16  
DESIGNED: BDA  
SCALE: 1" = 50'  
DRAFTED: BDA  
PROJECT No.: BANI010500  
CHECKED: BDA

CITY PUBLIC UTILITIES DEPT.  
APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS 1st DAY OF November, 2016.  
Laura Reister  
SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

SALT LAKE VALLEY HEALTH DEPARTMENT  
APPROVED THIS 2 DAY OF November, 2016.  
Rick J. Smith  
S.L. VALLEY HEALTH DEPARTMENT

CITY ENGINEERING DIVISION  
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.  
Michael O'Connell  
CITY ENGINEER  
DATE: 11-3-2016  
DATE: 11-3-2016

CITY PLANNING DIRECTOR  
APPROVED THIS 20th DAY OF December, 2016, BY THE SALT LAKE CITY PLANNING COMMISSION.  
Nail Vira  
PLANNING DIRECTOR  
DATE: 12-20-2016

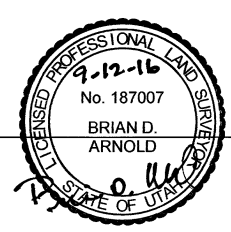
CITY ATTORNEY  
APPROVED AS TO FORM THIS 9th DAY OF JANUARY, 2017.  
Paul S. Smith  
SALT LAKE CITY ATTORNEY

CITY APPROVAL  
PRESENTED TO SALT LAKE CITY THIS 17th DAY OF JANUARY, 2017, AND IT IS HEREBY APPROVED.  
Natalie Young  
SALT LAKE CITY MAYOR  
Ellen Wang  
SALT LAKE CITY RECORDER

SALT LAKE COUNTY RECORDER 12473510  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Landmark Title  
DATE: 02/09/2017 TIME: 12:59 PM BOOK: 2017P PAGE: 27  
FEE \$33.00  
Louise J. Smith  
CHIEF DEPUTY: SALT LAKE COUNTY RECORDER

## SURVEYOR'S CERTIFICATE

I, Brian D. Arnold, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 187007 as prescribed by the Laws of the State of Utah. I further certify that by Authority of the Owners I have made a Survey of the Parcel of Land shown on this Plat and have subdivided said Parcel of Land into parcels and streets, together with easements hereafter known as  
**Hardware Village Phase 1**  
and that the same has been correctly surveyed and staked on the ground as shown on this Plat.



September 12, 2016  
Date

## BOUNDARY DESCRIPTION

A portion of Block 98, Plat "A", Salt Lake City Survey, lying and situate in the Southwest Quarter of Section 36, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah, being more particularly described as follows:

BEGINNING at the Northeast Corner of Lot 8, Block 98, Plat "A", Salt Lake City Survey said point being South 0°00'59" East 67.88 feet and South 89°58'53" West 67.00 feet from a street monument found at the intersection of 400 West and 200 North, and running thence South 0°04'10" West 322.11 feet along the West line of said 400 West and being the East line of Block 98; thence South 89°59'40" West 599.47 feet to a point on the East line of property conveyed to the Utah Transit Authority by Warranty Deed, recorded May 16, 2006 as Entry No. 9725435 in Book 9294 at Page 9879, of the Official Records of the Salt Lake County Recorder; thence North 0°04'20" West 321.97 feet along said East line; thence North 89°58'53" East 600.27 feet to the POINT OF BEGINNING.

Contains 193,179 Sq. Ft. / 4.435 acres / 3 Lots

## OWNER'S DEDICATION

Know all men by these presents that, KBSIII 155 NORTH 400 WEST, LLC, a Delaware Limited Liability Company, the undersigned owner of the above described tract of land having caused the same to be subdivided into lots, together with easements to be hereafter known as:

## Hardware Village Phase 1

do hereby dedicate for perpetual use of the public, all roads and other areas shown on this plat as intended for public use. The undersigned owner also hereby conveys to Salt Lake City, and to any and all public utility companies a perpetual, non-exclusive easement over the public utility and drainage easements shown on this plat. The undersigned owner also hereby conveys any other easements shown on this plat to the parties indicated and for the purposes shown hereon. In witness whereof I have hereunto set my hand this 15th day of September, 2016.

KBSIII 155 NORTH 400 WEST, LLC, a Delaware limited liability company  
By: KBSIII REIT ACQUISITION V, LLC, a Delaware limited company, its sole member  
By: KBS REIT PROPERTIES III, LLC, a Delaware limited liability company, its sole member  
By: KBS LIMITED PARTNERSHIP III, a Delaware limited partnership, its sole member  
By: KBS REAL ESTATE INVESTMENT TRUST III, INC., a Maryland corporation, its general partner  
By: Charles J. Schreiber, Jr.  
Chief Executive Officer

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA } S.S.  
COUNTY OF Orange }  
On September 14, 2016 before me, K. Godin, Notary Public  
personally appeared Charles J. Schreiber, Jr. who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.  
K. Godin  
A NOTARY PUBLIC COMMISSIONED IN CALIFORNIA (SEAL)  
COMMISSION NUMBER 2029955  
MY COMMISSION EXPIRES 6/17/17  
K. Godin  
(Printed Name)  
A NOTARY PUBLIC COMMISSIONED IN CALIFORNIA

**HARDWARE VILLAGE PHASE 1**  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,  
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

\$33.00 08363760301032 08-36-32