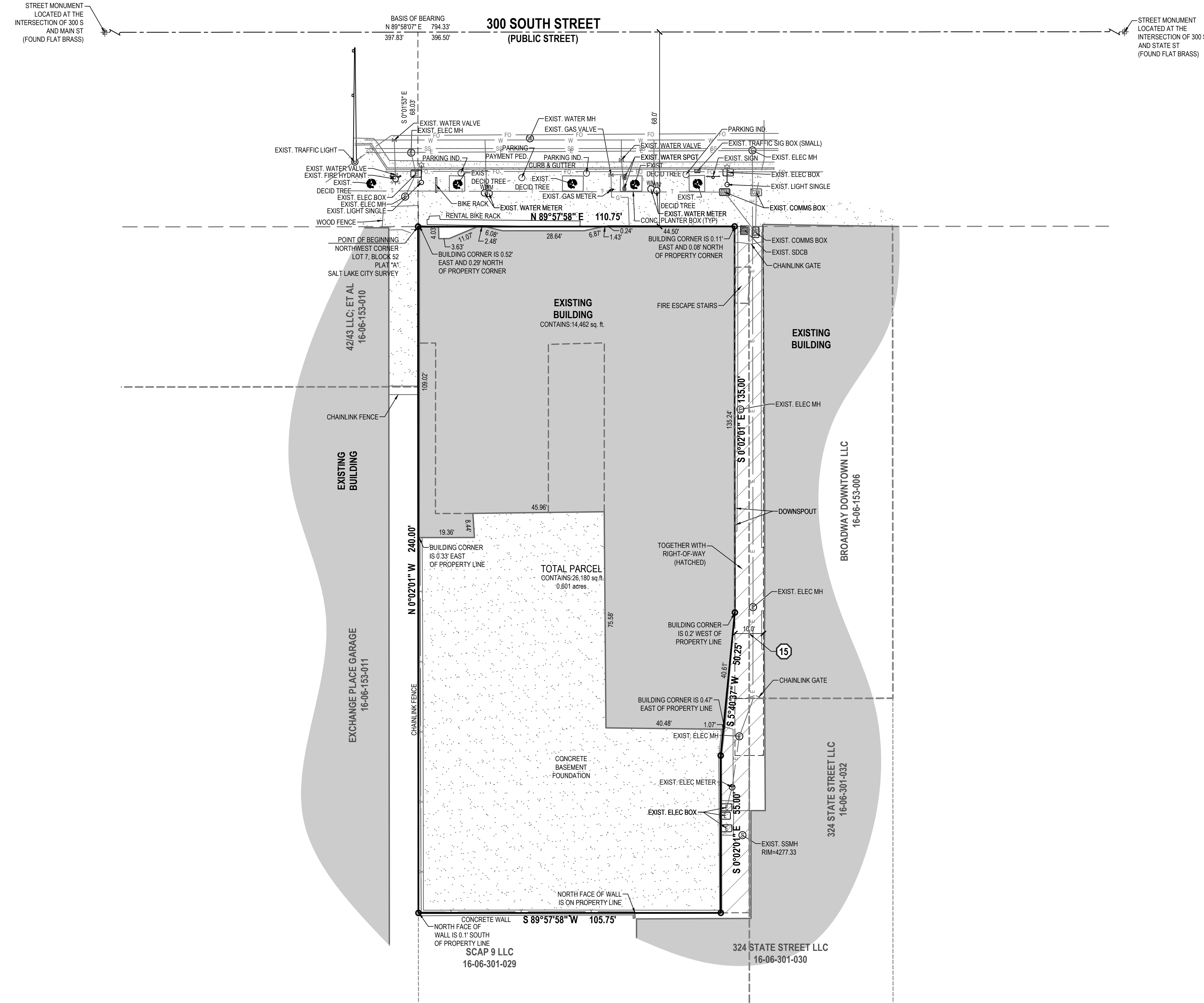




LEGEND			
SECTION CORNER	STORM DRAIN CATCH BASIN	MINOR CONTOURS 1' INCREMENT	DEED LINE
MONUMENT	STORM DRAIN COMBO BOX	MAJOR CONTOURS 5' INCREMENT	TANGENT LINE
EXIST REBAR AND CAP	STORM DRAIN CULVERT	CONCRETE	EXIST DITCH FLOW LINE
SET ENSIGN REBAR AND CAP	SIGN	ELECTRIC METER	FENCE
SET RIVET	UTILITY MANHOLE	STORM DRAIN CLEAN OUT	EDGE OF ASPHALT
WATER METER	UTILITY POLE	SANITARY SEWER MANHOLE	SS SANITARY SEWER
WATER MANHOLE	GAS METER	WATER LINE	SD STORM DRAIN LINE
WATER VALVE	TREE	ADJACENT RIGHT OF WAY	G GAS LINE
FIRE HYDRANT	OHP OVERHEAD POWER LINE	RIGHT OF WAY	BUILDING PRIMARY
			SW SECONDARY WATERLINE
			IRR IRRIGATION LINE
			C CENTERLINE
			P PROPERTY LINE
			AP ADJACENT PROPERTY LINE
			E ELECTRIC POWERLINE
			T TELEPHONE LINE
			I IRRIGATION VALVE
			# SCHEDULE B-2 REFERENCE NUMBER



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 Street Monument at the Intersection of 300 South Street and Main Street and the Street Monument at the Intersection of 300 South Street and State Street, and measures North 89°58'07" East 794.33 feet.

COMMITMENT DESCRIPTIONS

Beginning at the Northwest corner of Lot 7, Block 52, Plat "A", Salt Lake City Survey, (said corner being located at a point 397.86 feet East and 68.04 feet South from the cross marked on the top of the stone monument at a point 2 feet North and 2 feet West of the intersection of the center line of Main Street and Third South Street, or Broadway), and running thence East 110.71 feet along the Southerly boundary line of said Third South Street or Broadway; thence South 135.0 feet; thence South 5°42'40" West 50.25 feet; thence South 55.0 feet; thence West 105.71 feet, to the East side of an old brick building; thence North along the East side of said old brick building, 240.0 feet to the place of Beginning.

Together with a right-of-way over and across the following described property:

Beginning at a point which is 110.71 feet East along the Southerly boundary line of Third South Street, or Broadway, from the Northwest corner of Lot 7, Block 2, Plat "A", Salt Lake City Survey, (said point being located at a point 397.86 feet East and 68.04 feet South from the cross marked on the top of the stone monument at a point 2 feet North and 2 feet West of the intersection of the center lines of Main Street and Third South Street, or Broadway) and running thence East 10.0 feet; thence South 185.0 feet; thence South 55.0 feet; thence West 10.0 feet; thence North 55.0 feet; thence North 5°42'40" East 50.25 feet; thence North 135.0 feet to the place of Beginning.

AS-SURVEYED DESCRIPTION

A parcel of land situate in the West Half of Section 6, Township 1 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Northwest Corner of Lot 7, Block 52, Plat "A", Salt Lake City Survey, said point being on the Southerly Right-of-Way of 300 South Street, said point also being North 89°58'07" East 397.83 feet along the monument line and South 00°15'53" East 68.03 feet from the Street Monument at the Intersection of 300 South Street and Main Street, and running:

thence North 89°57'58" East 110.75 feet along said Southerly Right-of-Way;
 thence South 00°02'01" East 135.00 feet;
 thence South 05°40'37" West 50.25 feet;
 thence South 00°02'01" East 55.00 feet;
 thence South 89°57'58" West 105.75 feet;
 thence North 00°02'01" West 240.00 feet to the point of beginning.

Contains 26,180 square feet or 0.601 acres.

To: (i) International Investment and Development Corp.; (ii) Fidelity National Title Insurance Company; and (iii) Metro National Title.

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, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 11, 13, 14 and 19 of Table A hereof.

The field work was completed on May 5, 2019.

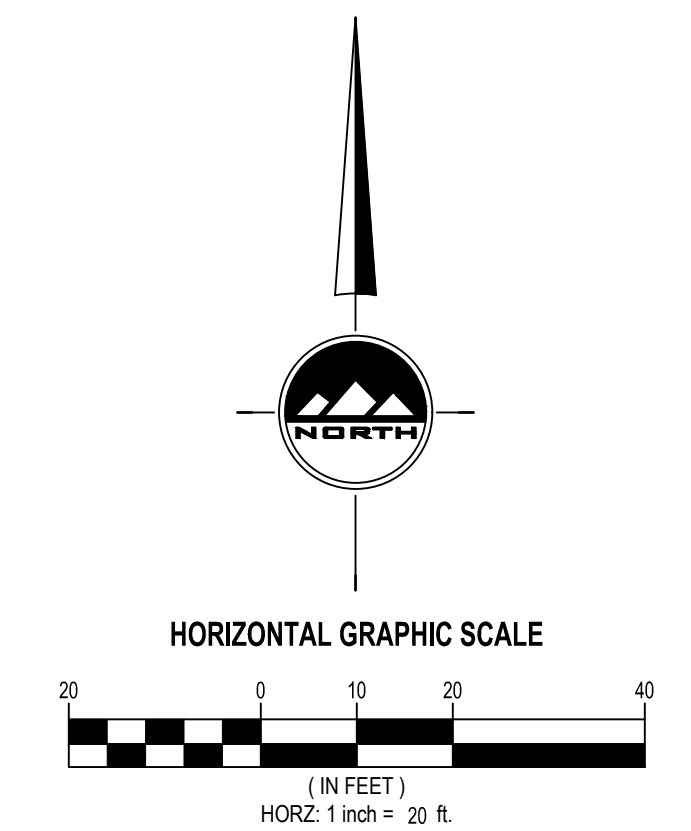
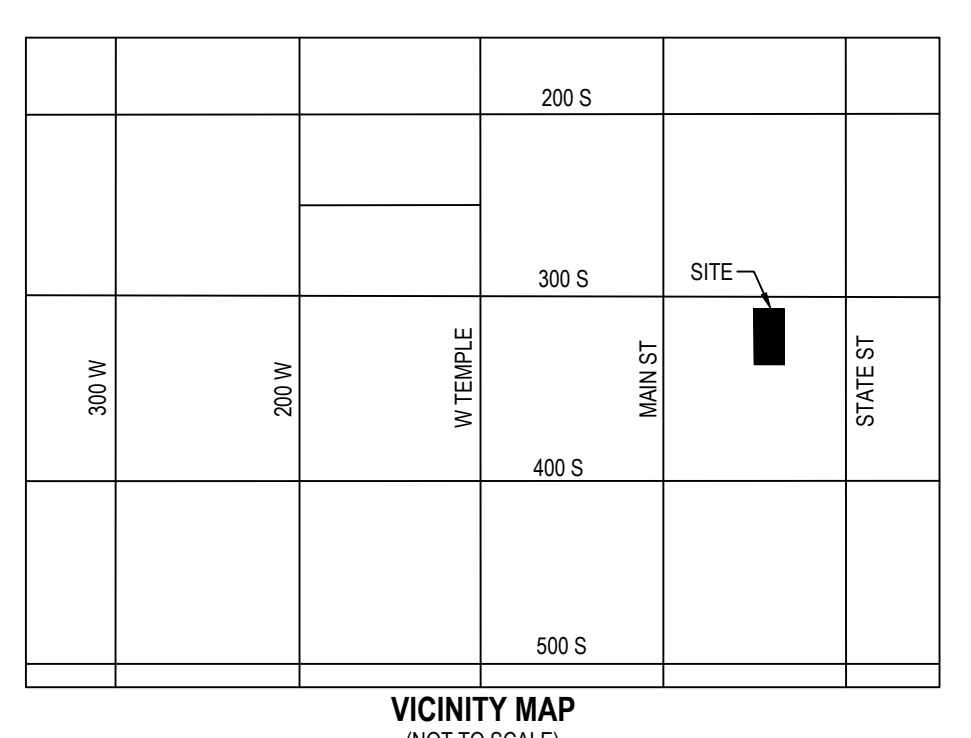
Date of Plat or Map: May 16, 2019.

Date: 8/13/19

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 Metro National Title, of Salt Lake City, Utah under Commitment No. 67322, dated effective June 5, 2019.

- Schedule B-2 Exceptions**
- The land described herein is located within the boundaries of Salt Lake City and is subject to any assessments levied thereby. For current status call (801) 535-7919
 - Notice of Adoption of Redevelopment Plan Entitled "C.B.D. Neighborhood Development Plat" and dated May 1, 1982
 Recorded: November 28, 1984
 Entry No.: 4022604
 Book/Page: 5609 / 1953
 (Blanket in nature)
 - Resolution No. 4 of 1997
 Dated: January 21, 1997
 Recorded: January 24, 1997
 Entry No.: 6556942
 Book/Page: 7384 / 1587
 (Blanket in nature)
 - Salt Lake City Ordinance No. 70 of 2005
 Dated: November 01, 2005
 Recorded: November 22, 2005
- TABLE A**
- All monuments used and set are shown on survey.
 - Address is 40-52 East 300 South, Salt Lake City, Utah
 - Subject parcel is located in Flood Zone X, per FEMA FIRM map 49035C0144H effective August 2, 2012.
 - Subject parcel contains 26,180 sq. ft. or 0.601 acres.
 - Zoning report not provided.
 - Zoning report not provided.
 - Exterior dimensions of building is shown on survey.
 - Substantial features are shown on survey.
 - Existing utilities are shown on survey.
 - Adjoining owners are shown on survey.
 - 68' Distance also shown on survey.
 - All plottable easements are shown on survey.



LOCATED IN THE WEST HALF OF SECTION 6 TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN SALT LAKE CITY, SALT LAKE COUNTY, UTAH

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.

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

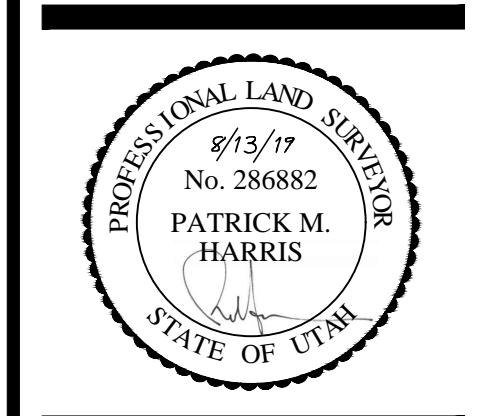
RICHFIELD
 Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
 INTL INVESTMENT & DEVELOPMENT CORP.
 4505 SOUTH WASATCH BLVD, SUITE 215
 SALT LAKE CITY, UTAH 84124

CONTACT:
 JOSEPH YEN
 PHONE: (801) 272-8075

**INTERNATIONAL INVESTMENT
 ALTA/NSPS LAND TITLE SURVEY
 40 - 52 EAST 300 SOUTH
 SALT LAKE CITY, UTAH**



**ALTA/NSPS
 LAND TITLE SURVEY**

PROJECT NUMBER: 9117 PRINT DATE: 8/13/19
 DRAWN BY: M. BURT CHECKED BY:
 PROJECT MANAGER: P. HARRIS

1 OF 1