

RECORDING REQUESTED BY
AND WHEN RECORDED, RETURN TO:
South Town Owner PR LLC
c/o Pacific Retail Capital Partners, LLC
100 North Pacific Coast Highway, Suite 1925
El Segundo, California 90245
MNT 82706
APN(S): 27-13-227-019-4001; 27-13-227-019-4002

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5/13/2021 2:55:00 PM \$40.00
Book - 11173 Pg - 9387-9391
RASHELLE HOBBS
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 5 P.

WARRANTY DEED

GS PACIFIC ST LLC, a Delaware limited liability company ("**Grantor**"), with a principal office of c/o Pacific Retail Capital Partners, LLC, 100 North Pacific Coast Highway, Suite 1925, El Segundo, California 90245, hereby conveys and warrants to **SOUTH TOWN OWNER PR LLC**, a Delaware limited liability company, with a principal office of c/o Pacific Retail Capital Partners, LLC, 100 North Pacific Coast Highway, Suite 1925, El Segundo, California 90245, for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged and confessed by Grantor, the real property described in the attached Exhibit A incorporated herein for all purposes.

[Signature and Acknowledgment of Grantor on next page]

EXECUTED as of the date set forth in Grantor's acknowledgment below, to be effective, however, as of May 13, 2021.

GRANTOR:

GS Pacific ST LLC,
a Delaware limited liability company

By: Broad Street Principal Investments, L.L.C.,
a Delaware limited liability company,
its investor member

By: [Signature]
Name: Alan S. Kava
Title: Vice President

ACKNOWLEDGMENT

State of NEW YORK)
County of NEW YORK)

On May 6, 2021, before me, CARMEN CUEVAS, Notary Public, personally appeared ALAN KAVA 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 NEW YORK that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
(Signature)

Carmen B. Cuevas
Notary Public, State of New York
NO 01CU8153189
Qualified in New York County
Certificate Filed in New York
Commission Expires September 23, 2022



EXHIBIT A
LEGAL DESCRIPTION

Parcel 10:

Lot 3, of that certain SOUTH TOWNE CENTER MALL SUBDIVISION, part of the Northeast quarter of Section 13, Township 3 South, Range 1 West and part of the Northwest quarter of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, recorded May 14, 1997, in the Salt Lake County Recorder's Office as Entry No. 6644162, and amended by Affidavit dated May 19, 1997, and recorded May 30, 1997, as Entry No. 6657112, of Official Records, the boundary of said Lot 3 being described as follows:

Beginning at a point which is West 1254.27 feet and South 982.43 feet from the Northeast corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, (Basis of bearing being South 00°01'50" East 2599.11 feet along the monument line of State Street between the monuments found marking the intersection of 10600 South and 10200 South Streets), said Northeast corner of Section 13, being South 89°53'20" West 92.33 feet from the monument at the intersection of 10200 South and State Streets, and running thence South 355.31 feet; thence South 45°00'05" West 421.59 feet; thence West 264.62 feet to a non-tangent 938.25 foot radius curve to the right (radius point bears North 79°29'32" East); thence Northwesterly 172.07 feet along the arc of said curve through a central angle of 10°30'28" (chord bears North 05°15'14" West 171.83 feet); thence North 291.55 feet; thence South 89°47'55" West 180.00 feet; thence North 00°10'07" East 57.00 feet; thence South 89°47'55" West 36.00 feet; thence North 00°10'07" East 355.50 feet; thence South 89°49'53" East 240.27 feet; thence North 00°10'07" East 189.99 feet; thence South 89°49'53" East 307.61 feet; thence South 00°42'21" West 49.64 feet to the boundary line of the Mervyn's Primary Parking Area on a non-tangent 758.00 foot radius curve to the left (radius point bears South 37°23'49" East); thence Southwesterly 8.33 feet along the arc of said curve and said boundary line through a central angle of 00°37'46" (chord bears South 52°17'18" West 8.33 feet); thence South 44°58'25" East 147.00 feet along said boundary line; thence South 45°01'35" West 29.75 feet along said boundary line; thence South 44°58'25" East 324.58 feet along said boundary line; thence West 60.25 feet to the point of beginning.

Less and excepting therefrom that portion of the subject property as disclosed by that certain Special Warranty Deed in favor of Sandy City recorded September 26, 2016 as Entry No. 12373437 in Book 10480 at Page 3384, being described as follows:

A parcel of land located in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah, being a portion of Lot 3, SOUTH TOWNE CENTER MALL SUBDIVISION, according to the official plat thereof found as Entry No. 6644162 in Book 97-5P of plats at Page 152 in the office of the Salt Lake County Recorder described by metes and bounds as follows:

Beginning at a point on the northerly line of Lot 3 of SOUTH TOWNE CENTER MALL SUBDIVISION, said point lies South 0°01'50" East 455.399 feet along the centerline and monument line in State Street, North 89°49'53" West 1877.57 feet and South 122.53 feet from a

Salt Lake County monument located on the centerline of State Street at 10200 South, said monument lies North 89°53'20" East 92.33 feet, more or less, from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along the northerly and easterly lines of said Lot 3 the following two (2) courses: (1) South 89°49'53" East 285.90 feet; (2) South 0°42'21" West 27.39 feet; thence Southwesterly 86.10 feet along the arc of a non-tangent curve to the right whose center bears North 5°28'08" West 944.00 feet, has a central angle of 5°13'33" and a chord bearing and length of South 87°08'39" West 86.07 feet to a point of tangency; thence South 89°45'25" West 93.63 feet to a point of curvature; thence Southwesterly 54.13 feet along the arc of a tangent curve to the left having a radius of 35.00 feet, a central angle of 88°36'28" and a chord bearing and length of South 45°27'11" West 48.89 feet to a point of reverse curvature; thence Southwesterly 115.38 feet along the arc of a reverse curve to the right whose center bears North 88°51'03" West 545.50 feet, has a central angle of 12°07'06" and a chord bearing and length of South 7°12'30" West 115.16 feet to a point of tangency thence South 13°16'03" West 246.56 feet to a point of curvature; thence Southwesterly 111.89 feet along the arc of a tangent curve to the left having a radius of 474.50 feet, a central angle of 13°30'38" and a chord bearing and length of South 6°30'44" West 111.63 feet; thence South 89°45'25" West 71.00 feet; thence Northeasterly 128.63 feet along the arc of a curve to the right whose center bears North 89°45'25" East 545.50 feet, has a central angle of 13°30'38" and chord bearing and length of North 6°30'44" East 128.33 feet to a point of tangency; thence North 13°16'03" East 246.56 feet to a point of curvature; thence Northeasterly 111.89 feet along the arc of a tangent curve to the left having a radius of 474.50, a central angle of 13°30'38" and a chord bearing and length of North 6°30'44" East 111.63 feet to a point of tangency; thence North 0°14'35" West 54.26 feet to the point of beginning.

Parcel 11:

Beneficial easements created by that certain Grant of Reciprocal Easements, Declaration of Covenants, Running with the Land and Development Agreement dated October 21, 1993, by and between the Insured, Mervyn's, a California Corporation, and South Towne Investors Limited Partnership, an Illinois Limited Partnership, recorded in the Official Records of Salt Lake County, Utah, as Entry No. 5634889, in Book 6781, at page 765, as amended by First Amendment to Grant of Reciprocal Easements, Declaration of Covenants Running with the Land and Development Agreement dated May 16, 1997 recorded in the Official Records of Salt Lake County, Utah, as Entry No. 6646767, in Book 7668, at page 2882, and re-recorded May 30, 1997, as Entry No. 6657114, in Book 7679, at page 787. The interest of South Towne Investors Limited Partnership having been assigned to Macerich South Towne Limited Partnership, by that certain Assignment and Assumption of Operating Agreements dated March 27, 1997, and recorded March 28, 1997, as Entry No. 6605595, in Book 7630 and amendments thereto, at page 119, of Official Records.

A non-exclusive easement and right of way, described as follows:

Lot 1, of that certain South Towne Center Mall Subdivision, part of the Northeast quarter of Section 13, Township 3 South, Range 1 West and part of the Northwest quarter of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian, recorded May 14, 1997, in the Salt Lake County Recorder's Office as Entry No. 6644162, and as amended by Affidavit dated

May 19, 1997, and recorded May 30, 1997, as Entry No. 6657112, of Official Records.