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 RASHELLE HOBBS  
 Recorder, Salt Lake County, UT  
 METRO NATIONAL TITLE  
 BY: eCASH, DEPUTY - EF 34 P.

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)

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B. E-MAIL CONTACT AT FILER (optional)

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C. SEND ACKNOWLEDGMENT TO: (Name and Address)

Polsinelli  
 Attn: Arnold A. Ressin  
 900 W. 48<sup>th</sup> Place, Suite 900  
 Kansas City, Missouri 64112

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here  and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME				
SOUTH TOWN OWNER PR, LLC				
OR	1b. INDIVIDUAL'S SURNAME			
	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1c. MAILING ADDRESS				
100 North Pacific Coast Highway, Suite 1925*		CITY	STATE	POSTAL CODE
		El Segundo	CA	90245
				COUNTRY
				USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here  and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR	2b. INDIVIDUAL'S SURNAME			
	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
2c. MAILING ADDRESS				
		CITY	STATE	POSTAL CODE
				COUNTRY
				USA

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME				
DEUTSCHE BANK TRUST COMPANY OF AMERICAS, AS TRUSTEE FOR THE**				
OR	3b. INDIVIDUAL'S SURNAME			
	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3c. MAILING ADDRESS				
8117 Preston Road, Suite 400**		city	STATE	POSTAL CODE
		Dallas	TX	75225
				COUNTRY
				USA

4. COLLATERAL: This financing statement covers the following collateral  
 \*c/o Pacific Retail Capital Partners  
 \*\*REGISTERED HOLDERS OF CITIGROUP COMMERCIAL MORTGAGE SECURITIES INC.,  
 COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2014-FL2  
 \*\*c/o KeyBank National Association

See Schedule of Collateral attached hereto and incorporated herein.

5. Check only if applicable and check only one box: Collateral is  held in a Trust (see UCC1Ad, item 17 and Instructions)  being administered by a Decedent's Personal Representative

6a. Check <u>only</u> if applicable and check <u>only</u> one box:	6b. Check <u>only</u> if applicable and check <u>only</u> one box:
<input type="checkbox"/> Public-Finance Transaction	<input type="checkbox"/> Agricultural Lien
<input type="checkbox"/> Manufactured-Home Transaction	<input type="checkbox"/> Non-UCC Filing
<input type="checkbox"/> A Debtor is a Transmitting Utility	

7. ALTERNATIVE DESIGNATION (if applicable):  Lessee/Lessor  Consignee/Consignor  Seller/Buyer  Bailee/Bailor  Licensee/Licenser

8. OPTIONAL FILER REFERENCE DATA:

Loan No. 10093452 File No.: 025319/640539 - Salt Lake County, Utah filing

International Association of Commercial Administrators (IACA)

# UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank

because Individual Debtor name did not fit, check here

9a. ORGANIZATION'S NAME

SOUTH TOWN OWNER PR, LLC

OR

9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME

OR

10b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

10c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

USA

11.  ADDITIONAL SECURED PARTY'S NAME or  ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME

OR

11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

USA

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13.  This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:

covers timber to be cut

covers as-extracted collateral

is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):

16. Description of real estate:

Please see Exhibit A attached hereto and made a part hereof.

17. MISCELLANEOUS:

Loan No.: 10093452 File No.: 025319/640539 - Salt Lake County, Utah filing

International Association of Commercial Administrators (IACA)

FILING OFFICE COPY — UCC FINANCING STATEMENT ADDENDUM (Form UCC1Ad) (Rev. 04/20/11)

BK 11173 PG 9485

## SCHEDULE OF COLLATERAL

**SOUTH TOWN OWNER PR, LLC, a Delaware limited liability company, as Debtor  
and  
DEUTSCHE BANK TRUST COMPANY OF AMERICAS, AS TRUSTEE FOR THE  
REGISTERED HOLDERS OF CITIGROUP COMMERCIAL MORTGAGE  
SECURITIES INC., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2014-FL2,  
as Secured Party**

1. **Operative Agreements.** This Financing Statement is made with reference to and in accordance with the terms of that certain Deed of Trust, dated as of October 31, 2014, made by Debtor for the benefit of Secured Party (the "Security Instrument"), in connection with that certain piece or parcel of land with improvements thereon known as South Towne Center 10450 South State Street, Sandy, Utah 84070 and 10210 South State Street, Sandy, Utah 84070, and more particularly described in Exhibit B attached to this Financing Statement and made a part hereof. All capitalized terms used but not otherwise defined herein shall have the meanings ascribed to such terms in the Loan agreement (as defined below).

2. **Collateral.** Debtor does hereby irrevocably mortgage, grant, bargain, sell, pledge, assign, warrant, transfer and convey to Secured Party in trust, with power of sale and right of entry and possession for the benefit and security of Secured Party and does hereby grant a security interest in and assign to Secured Party all of the real, personal, tangible and intangible property, rights, interests and estates now owned, or hereafter acquired by Debtor (collectively, the "**Property**"), including, without limitation, the following::

(a) Land. The real property, and/or leasehold interest in the real property, described in Exhibit B attached hereto and made a part hereof (the "**Land**");

(b) Additional Land. All additional lands, estates and development rights hereafter acquired by Debtor for use in connection with the Land and development of the Land and all additional lands and estates therein which may, from time to time, by supplemental mortgage. or otherwise be expressly made subject to the lien of the Security Instrument;

(c) Improvements. The buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on the Land (collectively, the "**Improvements**");

(d) Easements. All easements, rights-of-way or use, rights, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, permits, licenses, rights of way and all estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, in any way now or hereafter belonging, relating or pertaining to the Land and the Improvements and the reversions and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, to the center line thereof and all the estates, rights, titles, interests, dower and rights of dower, curtesy and rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Debtor in and to the Land and the Improvements and every part and parcel thereof, with the appurtenances thereto;

(e) Equipment. All "equipment," as such term is defined in Article 9 of the Uniform Commercial Code (as hereinafter defined), now owned or hereafter acquired by Debtor, which is used at or in connection with the Improvements or the Land or is located thereon or therein (including, but not limited to, all machinery, equipment, heating, ventilation or air conditioning equipment, garbage equipment and apparatus, incinerators, boilers, furnaces, motors, furnishings, and electronic data-processing and other office equipment now owned or hereafter acquired by Debtor and any and all additions, substitutions and replacements of any of the foregoing), together with all attachments, components, parts, equipment and accessories installed thereon' or affixed thereto (collectively, the "**Equipment**"). Notwithstanding the foregoing, Equipment shall not include any property belonging to tenants under Leases (as hereinafter defined) except to the extent that Debtor shall have any right or interest therein;

(f) Fixtures. All Equipment now owned, or the ownership of which is hereafter acquired by Debtor, which is so related to the Land and Improvements forming part of the Property that it is deemed fixtures or real property under the law of the particular state in which the Equipment is located, including, without limitation, all building or construction materials intended for construction, reconstruction, alteration or repair of or installation on the Property, construction equipment, appliances, machinery, plant equipment, fittings, apparatuses, fixtures and other items now or hereafter attached to, installed in or used in connection with (temporarily or permanently) any of the Improvements or the Land, including, but not limited to, engines, devices for the operation of pumps, pipes, plumbing, cleaning, call and sprinkler systems, fire extinguishing apparatuses and equipment, heating, ventilating, plumbing, laundry, incinerating, electrical, air conditioning and air cooling equipment and systems, gas and electric machinery, appurtenances and

equipment, pollution control equipment, security systems, disposals, dishwashers, refrigerators and ranges, recreational equipment and facilities of all kinds, and water, gas, electrical, storm and sanitary sewer facilities, utility lines and equipment (whether owned individually or jointly with others, and, if owned jointly, to the extent of Debtor's interest therein) and all other utilities whether or not situated in easements, all water tanks, water supply, water power sites, fuel stations, fuel tanks, fuel supply, and all other structures, together with all accessions, appurtenances, additions, replacements, betterments and substitutions for any of the foregoing and the proceeds thereof (collectively, the "**Fixtures**"). Notwithstanding the foregoing, "Fixtures" shall not include any property which tenants are entitled to remove pursuant to leases, except to the extent that Debtor shall have any right or interest therein;

(g) **Personal Property.** All furniture, furnishings, objects of art, machinery, tools, supplies, appliances, general intangibles, contract rights, accounts, accounts receivable; franchises, licenses, certificates and permits, and all other personal property of any kind or character whatsoever as defined in and subject to the provisions of the Uniform Commercial Code, whether tangible or intangible, other than Fixtures, which are now or hereafter owned by Debtor, together with all accessories, replacements and substitutions thereto or therefor and the proceeds thereof (collectively, the "**Personal Property**"), and the right, title and interest of Debtor in and to any of the Personal Property which may be subject to any security interests, as defined in the Uniform Commercial Code, as adopted and enacted by the state or states where any of the Property is located (as amended from time to time, the "**Uniform Commercial Code**"), superior in lien to the lien of the Security Instrument and all proceeds and products, of the above. Notwithstanding the foregoing, "Personal Property" shall not include any property of any tenant of the Property;

(h) **Leases and Rents.** All leases (including, without limitation, ground lease, subleases or subsubleases), lettings, licenses, concessions or other agreements (whether written or oral) pursuant to which Debtor grants a possessory interest in, or right to use or occupy all or any portion of the Land and the Improvements, and every modification, amendment or other agreement relating to such leases, subleases, subsubleases, or other agreements entered into in connection with such leases, subleases, subsubleases, or other agreements and every guarantee of the performance and observance of the covenants, conditions and agreements to be performed and observed by the other party thereto, heretofore or hereafter entered into by Debtor (collectively, the "**Leases**"), whether before or after the filing by or against Debtor of any petition for relief under the Bankruptcy Code and all right, title and interest of Debtor, its successors and assigns therein and thereunder, including, without

limitation, cash or securities deposited thereunder to secure the performance by the lessees of their obligations thereunder and all rents, rent equivalents, moneys payable as damages or in lieu of rent or rent equivalents, additional rents, revenues, issues and profits related thereto (including all oil and gas or other mineral royalties and bonuses), income, fees, receivables, deposits (including, without limitation, security, utility and other deposits) accounts and receipts from the Land and the Improvements whether paid or accruing before or after the filing by or against Debtor of any petition for relief under the Bankruptcy Code (collectively, the "**Rents**") and all proceeds from the sale or other disposition of the Leases and the right to receive and apply the Rents to the payment of the Debt pursuant to the terms of the Loan Documents and applicable law. Notwithstanding the foregoing, the term "Rents" shall not include Rents payable under a lease to which Debtor is not a party;

(i) **Condemnation Awards.** All Awards or payments, including interest thereon, which may heretofore and hereafter be made to Debtor with respect to all or any portion of the Property, whether from the exercise of the right of eminent domain (including, but not limited to, any transfer made in lieu of or in anticipation of the exercise of such right), or for a change of grade, or for any other injury to or decrease in the value of the Property including, without limitation, any award or awards, or settlements or payments, hereafter made resulting from (i) condemnation proceedings or the taking of all or any portion of the Improvements, the Equipment, the Fixtures, the Leases or the Personal Property, or any part thereof, under the power of eminent domain; or (ii) the alteration of grade or the location or the discontinuance of any street adjoining the Land or any portion thereof; and Debtor hereby agrees to execute and deliver from time to time such further instruments as may be reasonably requested by Secured Party to confirm such assignment to Secured Party of any such award, damage, payment or other compensation;

(j) **Insurance Proceeds.** All Insurance Proceeds in respect of the Property under any Policies covering the Property, including, without limitation, the right to receive and apply the proceeds of any Policies, or any judgments, or settlements made in lieu thereof, in connection with a Casualty to the Property;

(k) **Tax Certiorari.** All refunds, rebates or credits in connection with any reduction in Taxes or Other Charges charged against the Property;

(l) **Conversion.** All proceeds of the conversion, voluntary or involuntary, of any of the foregoing including, without limitation, Insurance Proceeds and Awards, into cash or liquidation claims;

(m) Rights. The right to commence any action or proceeding to protect the interest of Secured Party in the Property and, following the occurrence and during the continuance of an Event of Default, to appear in and defend, in the name of and on behalf of Debtor, any action or proceeding brought with respect to the Property;

(n) Agreement.. To the extent assignable, all agreements, contracts, certificates, instruments, franchises, permits, licenses, plans, specifications and other documents, now or hereafter entered into, and all rights therein and thereto, respecting or pertaining to the use, occupation, construction, management or operation of the Land, and/or any part thereof and any Improvements or any business or activity conducted on the Land or any part thereof and all right, title and interest of Debtor therein and thereunder, including, without limitation, the right, upon the occurrence and during the continuance of an Event of Default, to receive and collect any sums payable to Debtor thereunder,

(o) Trademarks. To the extent assignable, all trade names, trademarks, servicemarks, logos, copyrights, goodwill, books and records and all other general intangibles relating to or used in connection with the operation of the Property;

(p) Accounts. All reserves, escrows and deposit accounts maintained by Debtor with respect to the Property, including, without limitation, all accounts established or maintained pursuant to the Loan Agreement, the Clearing Account Agreement or the Cash Management Agreement; together with all deposits or wire transfers made to such accounts and all cash, checks, drafts, certificates, securities, investment property, financial assets, instruments and other property held therein from time to time and all proceeds, products, distributions or dividends or substitutions thereon and thereof; and

(q) Interest Rate Cap Agreement The Interest Rate Cap Agreement, including, but not limited to, all "accounts", "chattel paper", "general intangibles" and "investment property" (as such terms are defined in the Uniform Commercial Code as from time to time in effect) constituting or relating to the foregoing; and all products and proceeds of any of the foregoing; and

(r) Other Rights. Any and all other rights of Debtor in and to the items set forth in Subsections (a) through (q) above.

AND without limiting any of the other provisions of the Security Instrument, to the extent permitted by applicable law, Debtor expressly grants to Secured Party, as secured party, a security interest in the portion of the Property which is or may be subject to the provisions of the

Uniform Commercial Code which are applicable to secured transactions, subject to the Permitted Encumbrances; it being understood and agreed that the Improvements and Fixtures are part and parcel of the Land (the Land, the Improvements and the Fixtures collectively referred to as the "**Real Property**") appropriated ' to the use thereof and, whether affixed or annexed to the Real Property or not, shall for the purposes of the Security Instrument be deemed conclusively to be real estate and mortgaged hereby.

As used herein, the following terms shall have the following meaning:

- (1) "Award" shall mean any compensation paid by any Governmental Authority in connection with a Condemnation in respect of all or part of the Property Insurance Proceeds
- (2) "Cash Management Agreement" shall mean that certain Cash Management Agreement, dated as of the date hereof, by and among Debtor, Manager, Deposit Bank and Secured Party, as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time.
- (3) "Clearing Account Agreement" shall mean that certain Blocked Account Control Agreement, dated the date hereof among Debtor, Secured Party and Clearing Bank, as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, relating to funds deposited in the Clearing Account
- (4) "Interest Rate Cap Agreement" shall mean, collectively, one or more interest rate protection agreements (together with the confirmation and schedules relating thereto) reasonably acceptable to Lender, between an Approved Counterparty and Debtor obtained by Debtor as and when required pursuant to Sections 2.5 and 2.6 of the Loan Agreement. After delivery of a Replacement Interest Rate Cap Agreement to Secured Party in accordance with the terms of the Loan Agreement, the term "Interest Rate Cap Agreement" shall be deemed to mean such Replacement Interest Rate Cap Agreement and such Replacement Interest Rate Cap Agreement shall be subject to all requirements applicable to the Interest Rate Cap Agreement. .
- (5) "Loan Agreement" shall mean that certain Loan Agreement, dated as of October [ ], 2014, between Secured Party and Debtor, as the same may be amended; restated, replaced, supplemented or otherwise modified from time to time.
- (6) "Loan Documents" shall mean, collectively, the Loan Agreement, the Note, the Security Instrument, the Assignment of Leases, the Environmental Indemnity, the Assignment of Management Agreement, the Guaranty, the Collateral Assignment of Interest Rate Cap, the Clearing Account Agreement, the Cash Management Agreement and all other documents executed and/or delivered by Debtor or Guarantor in connection with the Loan.
- (7) "Other Charges" shall mean all ground rents, maintenance charges, impositions other than Taxes, any "common expenses" or expenses allocated to and required to be paid by Secured Party under any REA, and any other charges, including, without limitation, vault charges and license fees for the use of vaults, chutes and similar areas adjoining the Property, now or hereafter levied or assessed or imposed against the Property or any part thereof.



- (8) "Taxes". " shall mean all taxes, assessments, water rates or sewer rents, now or hereafter levied or assessed or imposed against (a) the Property or part thereof, together with all interest and penalties thereon and (b) against the rents, issues, income or profits thereof or upon the lien or estate hereby created, whether any or all of said taxes, assessments or charges be levied directly or indirectly or as excise taxes or ad valorem real estate or personal property taxes or as income taxes.

**EXHIBIT A**

**LEGAL DESCRIPTION**

Parcel 1:

Lot 1, AMENDED LOT 1, 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, according to the Official Plat thereof recorded August 15, 2005 as Entry No. 9461246 in Book 2005P at Page 250 in the Official Records of Salt Lake County.

Less and Excepting from Parcel 1:

Those 13 parcels as identified below of the lands as set forth in that certain Final Judgment of Condemnation in favor of Utah Department of Transportation for street widening and related purposes as recorded August 27, 2008 as Entry No. 10508774 in Book 9638 at Page 3207 and that duplicate Final Judgment of Condemnation recorded December 11, 2008 as Entry No. 10577204 in Book 9664 at Page 4033 in the Official Records of Salt Lake County, being described as follows:

Parcel No. 0089:13

A parcel of land in fee for the widening and reconstruction of the existing highway State Route 89 known as Project No. SP-0089(88)313, being a part of an entire tract of property, situate in the SW1/4NW1/4 of Section 18, T.3S., R.1E., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point on the West line of State Street (50.00 feet from monument line) North 89°50'56" East 41.33 feet and South 00°01'50" East 583.17 feet and South 00°50'43" East 70.31 feet and South 00°01'50" East 53.16 feet and S. 00°01'50" E. 36.74 feet and S. 89°58'10" W. 6.50 feet and S. 00°01'50" E. 1317.26 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 State Street monument line between the monuments found marking the intersections 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 marking the intersection of State Street and 10200 South, said point of beginning is 56.50 feet perpendicularly distant westerly from the control line of said existing highway State Route 89 opposite engineer station 89+19.93, and running thence S. 00°01'50" E. 444.47 feet along the westerly right of way line of said highway parallel with and 56.50 feet perpendicularly distant westerly from the said control line; thence S. 89°58'10" W. 6.50 feet to a point 63.00 feet perpendicularly distant westerly from said control line; thence S. 00°01'43" E. 10.82 feet to a point 63.00 feet perpendicularly distant westerly from said control line; thence S. 45°11'14" W. 28.39 feet to the existing northerly right of way line of 10600 South Street at a point 62.50 feet perpendicularly distant northerly from the centerline of said 10600 South Street opposite engineer station 316+13.78, thence N. 89°35'00"

W. 5.43 feet along said northerly right of way line to a point 62.50 feet radially distant northerly from said centerline, which point is the beginning of a 7610.00-foot radius tangent curve to the right; thence westerly 4.24 feet along the arc of said curve (Note: Chord to said curve bears N. 89°34'03" W. for a distance of 4.22 feet) to a point of non-tangency, which point is 62.50 feet radially distant northerly from said centerline; thence N. 45°11'14" E. 39.88 feet to a point 64.50 feet perpendicularly distant westerly from the control line of said highway opposite engineer station 84+72.81, thence N. 00°01'50" W. 409.52 feet along a line parallel with and 64.50 feet perpendicularly distant westerly from said control line; thence N. 02°15'36" E. 37.53 feet to a point 63.00 feet perpendicularly distant westerly from said control line; thence N. 89°01'10" E. 6.50 feet to the point of beginning.

(Note: Rotate all bearing in the above description 0°14'33" clockwise to match highway bearings.)

Together with any and all abutter's rights of underlying fee to the center of the existing right-of-way appurtenant to this conveyance.

ALSO Less and except: Parcel No. 0089:13:2

A Parcel of land in fee for the widening and reconstruction of the existing highway State Route 89 known as Project No. SP-0089(88)313, being a part of an entire tract of property situate in the SW1/4NW1/4 of Section 18, T.3S., R.1E, S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point on the West line of State Street (50.00 feet from monument line) North 89°50'56" East 41.33 feet and South 00°01'50" East 583.17 feet and South 00°50'43" East 70.31 feet and South 00°01'50" East 53.16 feet and S. 00°01'50" E. 36.74 feet and S. 89°58'10" W. 6.50 feet and S. 00°01'50" E. 647.23 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 State Street monument line between the monuments found marking the intersections 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 marking the intersection of State Street and 10200 South, said point of beginning is 56.50 feet perpendicularly distant westerly from the control line of said existing highway State Route 89 opposite engineer station 95+90.03, and running thence S. 00°01'50" E. 595.75 feet along the westerly right of way line of said existing highway parallel with and 56.50 feet perpendicularly distant westerly from said control line; thence S. 89°30'10" W. 6.50 feet to a point 63.00 feet perpendicularly distant westerly from said control line; thence N. 00°01'50" W. 118.93 feet along a line parallel with and 63.00 feet perpendicularly distant westerly from said control line; thence West 6.50 feet to a point 69.50 feet perpendicularly distant westerly from said control line; thence N. 00°01'50" W. 113.38 feet along a line parallel with and 69.50 feet perpendicularly distant westerly from said control line; thence N. 02°40'57" E 147.89 feet to a point 62.50 feet perpendicularly distant westerly from said control line; thence N. 00°01'50" W. 202.48 feet along a line parallel with and 62.50 feet perpendicularly distant westerly from said control line; thence N. 45°00'25" W. 33.96 feet to a point 86.50 feet perpendicularly distant westerly from said control line; thence N. 00°01'50" W. 7.34 feet along a line parallel with and 86.50 feet perpendicularly distant westerly

from said control line; thence S. 89°59'00" E. 6.00 feet to the beginning of a 25.00-foot radius tangent curve to the right at a point 80.50 feet perpendicularly distant westerly from said control line; thence southeasterly 32.23 feet along the arc of said curve through a delta of 73°51'31" (Note: Chord to said curve bears S. 53°03'14" E. for a distance of 30.04 feet) to the point of beginning.

(Note: Rotate all bearings in the above description 0°14'33" clockwise to match highway bearings.)

Together with any and all abutter's rights of underlying fee to the center of the existing right-of-way appurtenant to this conveyance.

ALSO Less and excepting: Parcel No. 0089:13:3

A parcel of land in fee for the widening and reconstruction of the existing highway State Route 89 known as Project No. SP-0089(88)313, being a part of an entire tract of property, situate in the SW1/4NW1/4 and the NW1/4NW1/4 of Section 18, T.3S., R. 1E., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point on the West line of State Street (50.00 feet from monument line) North 89°50'56" East 41.33 feet and South 00°01'50" East 583.17 feet and South 00°50'43" East 70.31 feet and South 00°01'50" East 53.16 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 State Street monument line between the monuments found marking the intersections 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 marking the intersection of State Street and 10200 South, said point of beginning is 50.00 feet perpendicularly distant westerly from the control line of said existing highway State Route 89 opposite engineer station 102+73.82, and running thence S. 00°01'50" E. 36.63 feet along the westerly right of way line of said existing highway parallel with and 50.00 feet perpendicularly distant westerly from said control line; thence S. 89°58'10" W. 6.50 feet to a point 56.50 feet perpendicularly distant westerly from said control line; thence S. 00°01'50" E. 555.16 feet along said westerly right of way line parallel with and 56.50 feet perpendicularly distant westerly from said control line to the beginning of a 25.00-foot radius non-tangent curve to the left (Note: Radius bears N. 73°46'06" W.); thence southwesterly 32.19 feet along the arc of said curve through a delta of 73°47'06" (Note: Chord to said curve bears S. 53°07'27" W. for a distance of 30.02 feet) to a point of tangency, said point is 80.52 feet perpendicularly distant westerly from said control line; thence N. 89°59'00" W. 5.98 feet to a point 86.50 feet perpendicularly distant westerly from said control line; thence N. 00°01'50" W. 10.35 feet along a line parallel with and 86.50 feet perpendicularly distant westerly from said control line; thence N. 44°31'19" E. 34.21 feet to a point 62.50 feet perpendicularly distant westerly from said control line; thence N. 00°01'50" W. 538.43 feet along a line parallel with and 62.50 feet perpendicularly distant westerly from said control line; thence S. 89°58'10" W. 0.50 feet to a point 63.00 feet perpendicularly distant westerly from said control line; thence N. 00°01'50" W. 28.62 feet along a line parallel with and 63.00 feet perpendicularly distant westerly from said control line to the northerly boundary line of said entire tract at the beginning of a 25.00-foot radius non-tangent curve to the left (Note:

Radius bears N.  $13^{\circ}52'57''$  W.); thence northeasterly 15.52 feet along the arc of said curve through a delta of  $35^{\circ}33'39''$  (Note: Chord to said curve bears N.  $58^{\circ}20'14''$  E. for a distance of 15.27 feet) to the point of beginning.

(Note: Rotate all bearings in the above description  $0^{\circ}14'33''$  clockwise to match highway bearings.)

Together with any and all abutter's rights of underlying fee to the center of the existing right-of-way appurtenant to this conveyance.

ALSO Less and excepting: Parcel No. 0089:13C

A parcel of land in fee for the widening and reconstruction of the existing highway State Route 89 known as Project No. SP-0089(88)313, being part of an entire tract of property, situate in the SW1/4NW1/4 of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point 68.59 feet radially distant northerly from the centerline of 10600 South Street opposite Engineer Station 316+02.65, which point is 2529.98 feet South  $00^{\circ}54'28''$  East along the Section line and 39.60 feet East from the Northwest Corner of said Section 18, said point is also the beginning of a 7603.91 foot radius non-tangent curve to the left, and running thence Easterly 5.64 feet along the arc of said curve through a delta of  $00^{\circ}02'33''$  (Note: Chord to said curve bears South  $89^{\circ}33'43''$  East for a distance of 5.64 feet) to a point 68.59 feet radially distant northerly from said centerline; thence South  $89^{\circ}35'00''$  East 1.82 feet to a point 68.59 feet perpendicularly distant northerly from said centerline; thence South  $45^{\circ}11'14''$  West 8.58 feet to the northerly right of way line of said 10600 South Street at the beginning of a 7610.00 foot radius non-tangent curve to the right, said point is 62.50 feet radially distant northerly from said centerline; thence westerly 2.51 feet along the arc of said curve through delta of  $00^{\circ}01'08''$  (Note: Chord to said curve bears North  $89^{\circ}32'31''$  West for a distance of 2.51 feet) to a point of non-tangency, said point is 62.50 feet radially distant northerly from said centerline; thence North  $10^{\circ}31'51''$  East 6.18 feet to the point of beginning.

Note: The correct bearing for the Section Line is South  $00^{\circ}54'28''$  West.

(Note: Rotate all bearings in the above description  $0^{\circ}14'33''$  clockwise to match highway bearings)

Together with any and all abutter's rights of underlying fee to the center of the existing right-of-way appurtenant to this conveyance.

ALSO Less and excepting: Parcel No. 0089:13:2C

A parcel of land in fee for the widening and reconstruction of the existing highway State Route 89 known as Project No. SP-0089(88)313, being part of an entire tract of property, situate in the SW1/4NW1/4 of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point 67.70 feet perpendicularly distant westerly from the control line of said existing highway State Route 89 opposite Engineer Station 84+77.25, which point is 2503.53 feet South 00°54'28" East along the Section line and 65.64 feet East from the Northwest Corner of said Section 18, and running thence North 71°07'46" East 3.39 feet to a point 64.50 feet perpendicularly distant westerly from said control line; thence South 00°01'50" East 5.54 feet along a line parallel with and 64.50 feet perpendicularly distant westerly from said control line; thence South 45°11'14" West 4.51 feet to a point 67.70 feet perpendicularly distant westerly from said control line; thence North 00°01'50" West 7.62 feet along a line parallel with said control line to the point of beginning.

Note: The correct bearing for the Section Line is South 00°54'28" West.

(Note: Rotate all bearings in the above description 0°14'33" clockwise to match highway bearings)

Together with any and all abutter's rights of underlying fee to the center of the existing right-of-way appurtenant to this conveyance.

ALSO Less and excepting: Parcel No. 0089:13:3C

A parcel of land in fee for the widening and reconstruction of the existing highway State Route 89 known as Project No. SP-0089(88)313, being part of an entire tract of property, situate in the SW1/4NW1/4 of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point 66.69 feet perpendicularly distant westerly from the control line of said existing highway State Route 89 opposite Engineer Station 85+83.55, which point is 2397.21 feet South 00°54'28" East along the Section line and 64.92 feet East from the Northwest Corner of said Section 18, and running thence North 15°28'24" East 8.17 feet to a point 64.50 feet perpendicularly distant westerly from said control line; thence South 00°01'50" East 8.89 feet along a line parallel with and 64.50 feet perpendicularly distant westerly from said control line; thence North 65°12'28" West 2.41 feet to the point of beginning. Note: The correct bearing for the Section Line is South 00°54'28" West.

(Note: Rotate all bearings in the above description 0°14'33" clockwise to match highway bearings)

Together with any and all abutter's rights of underlying fee to the center of the existing right-of-way appurtenant to this conveyance.

ALSO Less and excepting: Parcel No. 0089:13:4C

A parcel of land in fee for the widening and reconstruction of the existing highway State Route 89 known as Project No. SP-0089(88)313, being part of an entire tract of property, situate in the SW1/4NW1/4 of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point 66.69 feet perpendicularly distant westerly from the control line of said existing highway State Route 89 opposite Engineer Station 86+17.52, which point is 2363.24 feet South 00°54'28" East along the Section line and 64.06 feet East from the Northwest Corner of said Section 18, and running thence North 71°14'13" East 2.63 feet to a point 64.50 feet perpendicularly distant westerly from said control line; thence South 00°01'50" East 8.28 feet along a line parallel with and 64.50 feet perpendicularly distant westerly from said control line; thence North 18°33'24" West 7.84 feet to the point of beginning. Note: The correct bearing for the Section Line is South 00°54'28" West.

(Note: Rotate all bearings in the above description 0°14'33" clockwise to match highway bearings)

Together with any and all abutter's rights of underlying fee to the center of the existing right-of-way appurtenant to this conveyance.

ALSO Less and excepting: Parcel No. 0089:13:5C

A parcel of land in fee for the widening and reconstruction of the existing highway State Route 89 known as Project No. SP-0089(88)313, being part of an entire tract of property, situate in the SW1/4NW1/4 of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point 69.71 feet perpendicularly distant westerly from the control line of said existing highway State Route 89 opposite Engineer Station 88+79.16, which point is 2101.57 feet South 00°54'28" East along the Section line and 57.06 feet East from the Northwest Corner of said Section 18, and running thence North 18°19'01" East 18.35 feet to a point 63.93 feet perpendicularly distant westerly from said control line; thence South 02°15'36" West 14.26 feet to a point 64.50 feet perpendicularly distant westerly from said control line; thence South 00°01'50" East 5.31 feet along a line parallel with and 64.50 feet perpendicularly distant westerly from said control line; thence North 67°38'09" West 5.63 feet to the point of beginning. Note: The correct bearing for the Section Line is South 00°54'28" West.

(Note: Rotate all bearings in the above description 0°14'33" clockwise to match highway bearings)

Together with any and all abutter's rights of underlying fee to the center of the existing right-of-way appurtenant to this conveyance.

ALSO Less and excepting: Parcel No. 0089:13:6C

A parcel of land in fee for the widening and reconstruction of the existing highway State Route 89 known as Project No. SP-0089(88)313, being part of an entire tract of property, situate in the SW1/4NW1/4 of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point 1946.74 feet South 00°54'28" East along the Section line and 61.23 feet East from the Northwest Corner of said Section 18, said point is approximately 63.00 feet perpendicularly distant westerly from the control line of said existing highway State Route 89 opposite Engineer Station 90+33.96, and running thence South 89°58'10" West 1.05 feet to the beginning of a 23.00 foot radius non-tangent curve to the left (Note: Radius bears South 72°37'39" West) at a point 64.05 feet perpendicularly distant westerly from said control line; thence northwesterly 27.26 feet along the arc of said curve through a delta of 67°54'13" (Note: Chord to said curve bears North 51°19'27" West for a distance of 25.69 feet) to a point 81.82 feet perpendicularly distant westerly from said control line; thence North 84°46'58" West 12.95 feet to a point 96.99 feet perpendicularly distant westerly from said control line; thence North 6.90 feet to a point 96.98 feet perpendicularly distant westerly from said control line; thence East 11.00 feet to the beginning of a 31.00 foot radius curve to the right at a point 85.98 feet perpendicularly distant westerly from said control line; thence southeasterly 25.90 feet along the arc of said curve through a delta of 47°51'58" (Note: Chord to said curve bears South 66°04'01" East for a distance of 25.15 feet) to a point of non-tangency, said point is 63.00 feet perpendicularly distant westerly from said control line; thence South 00°01'50" East 13.93 feet along a line parallel with said control line to the point of beginning. Note: The correct bearing for the Section Line is South 00°54'28" West.

(Note: Rotate all bearings in the above description 0°14'33" clockwise to match highway bearings)

Together with any and all abutter's rights of underlying fee to the center of the existing right-of-way appurtenant to this conveyance.

ALSO Less and excepting: Parcel No. 0089:13:7C

A parcel of land in fee for the widening and reconstruction of the existing highway State Route 89 known as Project No. SP-0089(88)313, being part of an entire tract of property, situate in the SW1/4NW1/4 of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point 75.57 feet perpendicularly distant westerly from the control line of said existing highway State Route 89 opposite Engineer Station 91+18.11, which point is 1862.59 feet South 00°54'28" East along the Section line and 47.27 feet East from the Northwest Corner of said Section 18, and running thence North 04°02'13" East 37.41 feet to a point 72.92 feet perpendicularly distant westerly from said control line; thence North 64°21'57" East 3.79 feet to a point 69.50 feet perpendicularly distant westerly from said control line; thence South 00°01'50" East 38.95 feet along a line parallel with and 69.50 feet perpendicularly distant westerly from said control line; thence South 89°58'10" West 6.07 feet to the point of beginning .Note: The correct bearing for the Section Line is South 00°54'28" West.

(Note: Rotate all bearings in the above description 0°14'33" clockwise to match highway bearings)



Together with any and all abutter's rights of underlying fee to the center of the existing right-of-way appurtenant to this conveyance.

ALSO Less and excepting: Parcel No. 0089:13:8C

A parcel of land in fee for the widening and reconstruction of the existing highway State Route 89 known as Project No. SP-0089(88)313, being part of an entire tract of property, situate in the SW1/4NW1/4 of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point 74.44 feet perpendicularly distant westerly from the control line of said existing highway State Route 89 opposite Engineer Station 92+29.47, which point is 1751.21 feet South 00°54'28" East along the Section line and 46.58 feet East from the Northwest Corner of said Section 18, and running thence North 29°05'50" East 11.42 feet to a point 68.89 feet perpendicularly distant westerly from said control line; thence South 02°40'57" West 12.99 feet to a point 69.50 feet perpendicularly distant westerly from said control line; thence North 58°49'24" West 5.78 feet to the point of beginning.

Note: The correct bearing for the Section Line is South 00°54'28" West.

(Note: Rotate all bearings in the above description 0°14'33" clockwise to match highway bearings)

Together with any and all abutter's rights of underlying fee to the center of the existing right-of-way appurtenant to this conveyance.

ALSO Less and excepting: Parcel No. 0089:13:9C

A parcel of land in fee for the widening and reconstruction of the existing highway State Route 89 known as Project No. SP-0089(88)313, being part of an entire tract of property, situate in the SW1/4NW1/4 of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point 1656.63 feet South 00°54'28" East along the Section line and 42.28 feet East from the Northwest Corner of said Section 18, said point is approximately 77.19 feet perpendicularly distant westerly from the control line of the existing highway State Route 89 opposite Engineer Station 93+25.20, and running thence North 69°04'28" East 6.00 feet to a point 71.59 feet perpendicularly distant westerly from said control line opposite Engineer Station 93+26.19; thence North 89°58'10" East 6.81 feet to a point 64.78 feet perpendicularly distant westerly from said control line opposite Engineer Station 96+26.19; thence South 02°40'57" West 41.39 feet to a point 66.73 feet perpendicularly distant westerly from said control line opposite Engineer Station 92+84.85; thence North 14°58'10" West 40.57 feet to the point of beginning. Note: The correct bearing for the Section Line is South 00°54'28" West.

(Note: Rotate all bearings in the above description 0°14'33" clockwise to match highway bearings)

Together with any and all abutter's rights of underlying fee to the center of the existing right-of-way appurtenant to this conveyance.

ALSO Less and excepting: Parcel No. 0089:13:10C

A parcel of land in fee for the widening and reconstruction of the existing highway State Route 89 known as Project No. SP-0089(88)313, being part of an entire tract of property, situate in the SW1/4NW1/4 of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point 69.07 feet perpendicularly distant westerly from the control line of said existing highway State Route 89 opposite Engineer Station 102+06.42, which point is 715.46 feet South 00°54'28" East along the Section line and 35.95 feet East from the Northwest Corner of said Section 18, said point is at the beginning of a 25.00 foot radius non-tangent curve to the right (Note: Radius bears South 27°10'49" West), and running thence southeasterly 8.22 feet along the arc of said curve through a delta of 18°50'37" (Note: Chord to said curve bears South 53°23'53" East for a distance of 8.18 feet) to a point of non-tangency, said point is 62.50 feet perpendicularly distant westerly from said control line; thence South 00°01'50" East 23.53 feet along a line parallel with and 62.50 feet perpendicularly distant westerly from said control line; thence North 56°26'50" West 7.88 feet to a point 69.07 feet perpendicularly distant westerly from said control line; thence North 00°01'50" West 24.06 feet along a line parallel with said control line to the point of beginning. Note: The correct bearing for the Section Line is South 00°54'28" West.

(Note: Rotate all bearings in the above description 0°14'33" clockwise to match highway bearings)

Together with any and all abutter's rights of underlying fee to the center of the existing right-of-way appurtenant to this conveyance.

ALSO Less and Excepting from Parcel 1:

Those 2 parcels of a total of 3 parcels of land as set forth in that certain Final Judgment of Condemnation in favor of Utah Department of Transportation for street widening and related purposes as recorded December 11, 2008 as Entry No. 10577205 in Book 9664 at Page 4058 in the Official Records of Salt Lake County.

Parcel No. 0089:21B

A parcel of land in fee for the widening and reconstruction of the existing highway State Route 89 known as Project No. SP-0089(88)313, being a part of an entire tract of property, situate in the NW1/4NW1/4 of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning in the westerly right of way of said existing highway State Route 89 at a point 41.33 feet N. 89°50'56" E. and 583.27 feet S. 00°01'50" E. along said westerly right of way line and

continuing along said westerly right of way line 70.31 feet S. 00°50'43" E. from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, which said Northeast Corner is 92.33 feet S. 89°54'07" W. (S. 89°53'20" W. by record) from the monument at the intersection of 10200 South Street and State Street, said point of beginning is approximately 50.00 feet perpendicularly distant westerly from the control line of said existing highway opposite engineer station 103+30.67, and running thence S. 00°01'50" E. 56.85 feet along said westerly right of way line to the beginning of a 25.00-foot radius non-tangent curve to the right; thence southeasterly 15.52 feet along the arc of said curve (Note: Chord to said curve bears S. 58°20'14" W. for a distance of 15.27 feet) to a point of non-tangency; thence N. 00°01'50" W. 71.92 feet to the northerly boundary line of said entire tract; thence S. 61°30'58" E. 14.79 feet along said northerly boundary line to the point of beginning.

(Note: Rotate all bearings in the above description 00°14'33" clockwise to match highway bearings.)

Together with any and all abutter's rights of underlying fee to the center of the existing right-way appurtenant to this conveyance.

ALSO Less and except Parcel No. 0089:13:21B:C

A parcel of land in fee for the widening and reconstruction of the existing highway State Route 89 known as Project No. SP-0089(88)313, being a part of an entire tract of property, situate in the NW1/4NW1/4 of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point 41.33 feet N. 89°50'56" E. and 583.27 feet S. 00°01'50" E. along the westerly right of way line of the existing highway State Route 89 and continuing along said westerly right of way line 70.31 feet S. 00°50'43" E. and 14.73 feet N. 61°30'58" W. and 53.30 feet S. 00°01'50" E. from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, which said Northeast Corner is 92.33 feet S. 89°54'07" W. (S. 89°53'20" W. by record) from the monument at the intersection of 10200 South Street and State Street, said point of beginning is approximately 63.00 feet perpendicularly distant westerly from the control line of said existing highway opposite engineer station 102+84.44, and running thence S. 00°01'50" E. 18.62 feet along a line parallel with and 63.00 feet perpendicularly distant westerly from said control line to the southerly boundary line of said entire tract at the beginning of a non-tangent 25.00-foot radius curve to the right; thence southwestwardly along said southerly boundary line 6.06 feet along the arc of said curve (Note: Chord to said curve bears S. 83°04'01" W. for a distance of 6.05 feet) to a point of non-tangency, said point is 69.01 feet perpendicularly distant westerly from said control line; thence N. 89°58'51" W. 26.06 feet along said southerly boundary line to a point 95.06 feet perpendicularly distant westerly from said control line; thence N. 00°04'58" E. 6.40 feet to a point 95.05 feet perpendicularly distant westerly from said control line; thence S. 89°55'02" E. 11.00 feet to the beginning of a 23.50-foot radius curve to the left at a point 84.05 feet perpendicularly distant westerly from said control line; thence northeasterly 26.02 feet along the arc of said curve (Note: chord to said curve bears N. 58°21'38" E. for a distance of 24.71 feet) to the point of beginning.

Note: Rotate all bearings in the above description 00°14'33" clockwise to match highway bearings.)

Together with any and all abutter's rights of underlying fee to the center of the existing right-of-way appurtenant to this conveyance.

ALSO 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. 12373436 in Book 10480 at Page 3381, 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 1, AMENDED LOT 1, SOUTH TOWNE CENTER MALL SUBDIVISION, according to the official plat thereof found as Entry No. 9461246 in Book 2005P of plats at Page 250 in the office of the Salt Lake County Recorder described by metes and bounds as follows:

Beginning at a point on the northerly boundary of said AMENDED LOT 1, 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 and North 89°49'53" West 1771.00 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 South 0°57'40" East 46.555 feet; thence South 87°49'12" West 24.00 feet; thence Southeasterly 18.88 feet along the arc of a non-tangent curve to the right whose center bears South 87°49'12" West 558.50 feet, has a central angle of 1°56'13" and a chord bearing and length of South 1°12'41" East 18.88 feet to a point of tangency; thence South 0°14'35" East 9.89 feet to a point of curvature; thence Southeasterly 34.56 feet along the arc of a tangent curve to the left having a radius of 22.00 feet, a central angle of 90°00'00" and a chord bearing and length of South 45°14'35" East 31.11 feet; thence South 0°14'35" East 13.00 feet; thence North 89°45'25" East 93.46 feet to a point of curvature; thence Northeasterly 269.47 feet along the arc of a tangent curve to the left having a radius of 900.00 feet, a central angle of 17°09'18" and a chord bearing and length of North 81°10'46" East 268.47 feet; thence North 9.47 feet to an angle point in the northerly boundary of said AMENDED LOT 1, SOUTH TOWNE CENTER MALL SUBDIVISION; thence along said northerly boundary the following two (2) courses: (1) Northeasterly 299.68 feet along the arc of a non-tangent curve to the right whose center bears South 21°27'29" East 768.00 feet, has a central angle of 22°21'25" and a chord bearing and length of North 79°43'13" East 297.78 feet; (2) South 0°00'36" West 9.98 feet; thence South 0°54'37" West 44.00 feet; thence Southwesterly 252.80 feet along the arc of a non-tangent curve to the left whose center bears South 0°54'37" West 714.00 feet, has a central angle of 20°17'10" and a chord bearing and length of South 80°46'02" West 251.48 feet to a point of reverse curvature; thence Southwesterly 229.13 feet along the arc of a reverse curve to the right whose center bears North 19°22'33" West 944.00 feet, has a central angle of 13°54'25" and a chord bearing and length of South 77°34'40" West 228.57 feet to intersect the an easterly line of Lot 3 of 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 said Salt Lake County Recorder; thence along said easterly line of said Lot 3, North 0°42'21" East 27.39 feet; thence along the

northerly line of said Lot 3, North 89°49'53" West 298.90 feet; thence North 0°14'35" West 55.43 feet to a point of curvature; thence Northwesterly 53.00 feet along the arc of a tangent curve to the left having a radius of 461.50 feet, a central angle of 6°34'48" and a chord bearing and length of North 3°31'59" West 52.97 feet; thence North 70°55'18" West 28.51 feet; thence North 0°10'07" East 5.00 feet to intersect said northerly boundary of said AMENDED LOT 1, SOUTH TOWNE CENTER MALL SUBDIVISION; thence along said northerly boundary South 89°49'53" East 150.00 feet to the point of beginning.

ALSO less and excepting therefrom that portion of the subject property as disclosed by that Special Warranty Deed in favor of Utah Department of Transportation recorded September 26, 2017 as Entry No. 12623955 in Book 10602 at Page 4441, being described as follows:

A parcel of land in fee for a highway known as Project No. F-I15-7(314)294, being part of an entire tract of property situate in LOT 1, AMENDED LOT 1, SOUTH TOWNE CENTER MALL SUBDIVISION, recorded as Entry No. 9461246, Book 2005P, Page 250 in the office of the Salt Lake County Recorder, and in the SW1/4NE1/4 of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing easterly right of way and no-access line of Interstate 15 and in the westerly boundary line of said Lot 1, which point is 2245.75 feet South 00°54'30" West along the section line and 1601.63 feet North 89°05'30" West from the Northeast Corner of said Section 13, said point is also approximately 50.00 feet radially distant easterly from the Monroe Street Ramp Control Line opposite Engineer Station 115+56.17; and running thence along said right of way and no-access line and said boundary line the following two (2) courses: (1) North 34°54'34" West 243.66 feet to the beginning of a 1740.85 foot radius non-tangent curve to the right (Note: radius bears North 57°49'06" East); thence (2) Northerly 378.10 feet along the arc of said curve through a delta of 12°26'39" (Note: chord to said curve bears North 25°57'35" West for a distance of 377.36 feet) to a point 52.85 feet radially distant westerly from said control line opposite Engineer Station 121+48.00; thence North 84°49'43" East 88.85 feet to the beginning of a 321.00 foot radius non-tangent curve to the left (Note: radius bears North 84°49'43" East) at a point 36.00 feet radially distant easterly from said control line opposite Engineer Station 121+48.00; thence southerly 109.45 feet along the arc of said curve concentric with said control line through a delta of 19°32'12" (Note: chord to said curve bears South 14°56'23" East for a distance of 108.92 feet) to a point opposite Engineer Station 120+26.27; thence South 24°42'29" East 252.39 feet along a line parallel with said control line to the beginning of a 930.00 foot radius curve to the right at a point opposite Engineer Station 117+73.88; thence southerly 76.86 feet along the arc of said curve concentric with said control line through a delta of 04°44'07" (Note: chord to said curve bears South 22°20'26" East for a distance of 76.84 feet) to a point opposite Engineer Station 117+00.00; thence North 70°01'37" East 14.00 feet to the beginning of a 944.00 foot radius non-tangent curve to the right (Note: radius bears South 70°01'37" West) at a point 50.00 feet radially distant easterly from said control line opposite Engineer Station 117+00.00; thence southerly 151.88 feet along the arc of said curve concentric with said control line through a delta of 09°13'06" (Note: chord to said curve bears South 15°21'50" East for a distance of 151.72 feet) to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate all bearings in the above description 00°14'33" clockwise to obtain highway bearings)

ALSO less and excepting therefrom that portion of the subject property as disclosed by that Special Warranty Deed in favor of Utah Department of Transportation recorded September 26, 2017 as Entry No. 12623956 in Book 10602 at Page 4444, being described as follows:

A parcel of land in fee for a highway known as Project No. F-I15-7(314)294, being part of an entire tract of property situate in LOT 1, AMENDED LOT 1, SOUTH TOWNE CENTER MALL SUBDIVISION, recorded as Entry No. 9461246, Book 2005P, Page 250 in the office of the Salt Lake County Recorder, and in the SW1/4NE1/4 and the NW1/4NE1/4 of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point 2245.75 feet South 00°54'30" West along the section line and 1601.63 feet North 89°05'30" West and 151.88 feet northerly along the arc of a 944.00 foot radius non-tangent curve to the left through a delta of 09°13'06" (Note: radius bears South 79°14'43" West, chord to said curve bears North 15°21'50" West for a distance of 151.72 feet) from the Northeast Corner of said Section 13, said point is also 50.00 feet radially distant easterly from the Monroe Street Ramp Control Line opposite Engineer Station 117+00.00, and running thence South 70°01'37" West 14.00 feet to the beginning of a 930.00 foot radius non-tangent curve to the left (Note: radius bears South 70°01'37" West) at a point 36.00 feet radially distant easterly from said control line opposite Engineer Station 117+00.00; thence northerly 76.86 feet along the arc of said curve concentric with said control line through a delta of 04°44'07" (Note: chord to said curve bears North 22°20'27" West for a distance of 76.84 feet) to a point opposite Engineer Station 117+73.88; thence North 24°42'29" West 252.39 feet along a line parallel with said control line to the beginning of a 321.00 foot radius curve to the right at a point opposite Engineer Station 120+26.27; thence northerly 109.45 feet along the arc of said curve concentric with said control line through a delta of 19°32'12" (Note: chord to said curve bears North 14°56'23" West for a distance of 108.92 feet) to a point opposite Engineer Station 121+48.00; thence South 84°49'43" West 46.00 feet to the beginning of a 367.00 foot radius non-tangent curve to the right (Note: radius bears North 84°49'43" East) at a point 10.00 feet radially distant westerly from said control line opposite Engineer Station 121+48.00; thence northerly 91.24 feet along the arc of said curve concentric with said control line through a delta of 14°14'42" (Note: chord to said curve bears North 01°57'04" East for a distance of 91.01 feet) to a point opposite Engineer Station 122+36.76, said point is also 30.00 feet perpendicularly distant southwesterly from the Monroe Street Control Line opposite Engineer Station 208+75.40; thence North 21°13'42" West 6.89 feet along a line parallel with said control line to the beginning of a 363.00 foot radius curve to the right at a point 30.00 feet perpendicularly distant southwesterly from said control line opposite Engineer Station 208+82.29; thence northerly 263.52 feet along the arc of said curve concentric with said control line through a delta of 41°35'40" (Note: chord to said curve bears North 00°25'52" West for a distance of 257.77 feet) to a point of reverse curvature having a radius of 504.00 feet, said point is opposite Engineer Station 211+24.04; thence northerly 152.31 feet along the arc of said curve concentric with said control line through a delta

of 17°18'54" (Note: chord to said curve bears North 11°42'31" East for a distance of 151.73 feet) to a point in a southerly boundary line of Lot 3 of said subdivision; thence North 89°47'55" East 36.82 feet along said southerly lot line to a westerly lot line of said Lot 3; thence along said westerly lot line the following two (2) courses: (1) South 291.55 feet to the beginning of a 938.25 foot radius curve to the left; thence (2) southerly 172.07 feet along the arc of said curve through a delta of 10°30'28" (Note: chord to said curve bears South 05°15'14" East for a distance of 171.83 feet) to a southwest corner of said Lot 3; thence East 3.94 feet along a southerly boundary line of said Lot 3 to a point in a 326.50 foot radius non-tangent curve to the left (Note: radius bears North 73°42'19" East); thence southerly 28.11 feet along the arc of said curve through a delta of 04°56'01" (Note: chord to said curve bears South 18°45'42" East for a distance of 28.11 feet) to a point 28.00 feet perpendicularly distant northeasterly from said control line opposite Engineer Station 207+70.93; thence South 21°13'42" East 113.34 feet along a line parallel with said control line to the beginning of a 1147.00 foot radius curve to the left at a point opposite Engineer Station 206+57.59; thence southeasterly 122.60 feet along the arc of said curve concentric with said control line through a delta of 06°07'27" (Note: chord to said curve bears South 24°17'26" East for a distance of 122.54 feet) to the beginning of a 1151.00 foot radius non-tangent curve to the left (Note: radius bears North 63°45'51" East) at a point opposite Engineer Station 205+32.00; thence southeasterly 177.97 feet along the arc of said curve through a delta of 08°51'33" (Note: chord to said curve bears South 30°39'56" East for a distance of 177.79 feet) to a point 24.50 feet radially distant northeasterly from said control line opposite Engineer Station 203+50.00; thence South 53°29'28" West 68.87 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate all bearings in the above description 00°14'33" clockwise to obtain highway bearings)

The following is shown for information purposes only: Tax Parcel No. 27-13-227-021 and 27-13-227-022.

Parcel 2:

Lot 2, of the SOUTH TOWNE CENTER MALL SUBDIVISION, being a 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, according to the Official Plat thereof recorded May 14, 1997 as Entry No. 6644162 in Book 97-5P at Page 152 in the Official Records of Salt Lake County.

Being more particularly described as follows:

A parcel of land in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being even more particularly described as follows:

Beginning at a point 926.18 feet West and 700.84 feet South from the Northeast corner of said Section 13 (Basis bearing being South 00°01'50" East along the State Street Monument line

between the monuments opposite the Northeast corner and the East quarter corner of said Section 13), said point being on a 315.48 foot radius curve to the right (Radius point bears North 76°12'01" West) and running thence Southwesterly 6.61 feet along the arc of said curve through a central angle of 01°12'01" to a point of tangency; thence South 15°00'00" West 113.39 feet; thence South 83°05'00" East 19.20 feet to a point on a 147.50 foot radius curve to the left (radius point bears South 83°05'00" East ); thence Southerly 17.73 feet along the arc of said curve through a central angle of 06°53'25" to a point of tangency; thence South 00°01'35" West 184.00 feet; thence South 89°59'52" West 263.49 feet; thence North 00°01'35" East 10.50 feet to the point of curvature with a 49.50 foot radius curve to the right; thence Northeasterly 35.99 feet along the arc of said curve through a central angle of 41°39'23" to a point of reverse curvature with a 50.50 foot radius curve to the left; thence Northeasterly 36.72 feet along the arc of said curve through a central angle of 41°39'23" to a point of tangency; thence North 00°01'35" East 128.85 feet to the point of curvature with a 14.50 foot radius curve to the right; thence Northeasterly 22.78 feet along the arc of said curve through a central angle 90°00'00" to a point of tangency; thence South 89°58'25" East 103.56 feet to the point of curvature with a 75.50 foot radius curve to the left; thence Northeasterly 69.60 feet along the arc of said curve through a central angle of 52°48'57" to a point of tangency; thence North 37°12'38" East 32.85 feet; thence North 15°00'00" East 56.14 feet; thence South 75°00'00" East 39.93 feet to the point of Beginning.

The following is shown for information purposes only: Tax Parcel No. 27-13-227-012

Parcel 3:

Perpetual easements for parking and access created by that certain General Warranty Deed dated October 19, 1993 by and between South Towne Investors Limited Partnership, an Illinois Limited Partnership (Grantor) and Mervyn's, a California Corporation (Grantee) recorded October 21, 1993 as Entry No. 5634888 in Book 6781 at Page 764 and amendments thereto, of Official Records.

Being more particularly described as follows:

A parcel of land in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; being more particularly described as follows:

Beginning at a point 1506.28 feet West and 627.79 feet South from the Northeast corner of said Section 13 (Basis of bearing being South 00°01'50" East along the State Street Monument Line between the monuments opposite the Northeast corner and the East quarter corner of said Section 13); said point being on the Northerly line of the South Towne Mall Ring Road at a point on a 758.00 foot radius curve to the right (Radius point bears South 38°01'35" East); and running thence Northeasterly 215.26 feet along the arc of said curve through a central angle of 16°16'15" (Chord bears North 60°06'32" East 214.53 feet); thence North 10.75 feet to the Southerly line of the future Sandy Boulevard Right of Way, said point being on 768.00 foot radius curve to the right (Radius point bears South 21°27'29" East); thence Northeasterly 299.68 feet along the arc of said curve through a central angle of 22°21'25" (Chord bears North 79°43'14" East 297.78 feet); thence South 00°00'06" West 9.99 feet to said Northerly line of the South Towne Mall



Ring Road, said point being on a 758.00 foot radius curve to the right (Radius point bears South 00°54'37" West); thence Southeasterly 300.10 feet along the arc of said curve through a central angle of 22°41'04" (Chord bears South 77°44'52" East 298.14 feet); thence South 15°51'56" West 509.94 feet; thence South 89°59'52" West 63.92 feet to a point on Mervyn's Parcel 1; thence running along said parcel North 00°01'35" East 184.00 feet to the point of curvature with a 147.50 foot radius curve to the right; thence Northeasterly 17.73 feet along the arc of said curve through a central angle of 06°53'25"; thence North 83°05'00" West 19.20 feet; thence North 15°00'00" East 113.39 feet to a point of curvature with a 315.48 foot radius curve to the left; thence Northeasterly 6.61 feet along the arc of said curve through a central angle of 01°12'01"; thence North 75°00'00" West 39.93 feet; thence South 15°00'00" West 56.14 feet; thence South 37°12'38" West 32.85 feet to the point of curvature with a 75.50 foot radius curve to the right; thence Southwesterly 69.60 feet along the arc of said curve through a central angle of 52°48'57" to a point of tangency; thence North 89°58'25" West 103.56 feet to a point of curvature with a 14.50 foot radius curve to the left; thence Southwesterly 22.78 feet along the arc of said curve through central angle of 90°00'00" to a point of tangency; thence South 00°01'35" West 128.85 feet to point of curvature with a 50.50 foot radius curve to the right; thence Southwesterly 36.72 feet along the arc of said curve through a central angle of 41°39'23" to a point of reverse curvature with a 49.50 foot radius curve to the left; thence Southwesterly 6.15 feet along the arc of said curve through a central angle of 07°07'19"; thence leaving said Mervyn's Parcel North 44°58'25" West 324.58 feet; thence North 45°01'35" East 29.75 feet; thence North 44°58'25" West 147.00 feet to the point of beginning.

Parcel 4:

Lot 4, AMENDED LOT 1, 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, according to the official plat thereof recorded August 15, 2005 as Entry No. 9461246 in Book 2005P at Page 250 in the Official Records of Salt Lake County.

The following is shown for information purposes only: Tax Parcel No. 27-13-227-014

Parcel 5:

Those non-exclusive easements created and described in that certain Grant of Reciprocal Easements, Declaration of Covenants running with the land and Development Agreement dated October 21, 1993 by and between 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 and as amended by that First Amendment to Grant of Reciprocal Easements, Declaration of Covenants running with the land and Development Agreement dated May 16, 1997 and recorded May 16, 1997 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 of Official Records by and between Mervyn's, a California Corp., Macerich South Towne Limited Partnership, a California Limited Partnership, and Dillard USA, Inc., a Nevada Corporation and amendments thereto(The "REA").

Parcel 6:

Beginning at a point on the Westerly right of way line of State Street, which point is North 89°50'56" East 41.33 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 intersections 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 00°01'50" East 583.24 feet along said line; thence South 00°50'43" East 70.31 feet along said line; thence South 00°01'50" East 53.16 feet along said line to the Northerly line of an access road and a point on a 25.00 foot radius curve to the right; thence running along said Northerly line for the next five courses, Southwesterly 21.60 feet along the arc of said curve through a central angle of 49°30'41" (chord bearing South 65°15'40" West 20.94 feet); thence North 89°59'00" West 192.15 feet to the point of tangency with a 306.00 foot radius curve to the left; thence Southwesterly 162.31 feet along the arc of said curve through a central angle of 30°23'31"; thence South 59°37'30" West 74.04 feet to the point of tangency with a 25.00 foot radius curve to the right; thence Northwesterly 37.15 feet along the arc of said curve through a central angle of 85°08'19" to a point of tangency with a 758.00 foot radius curve to the left and being the North line of the South Towne Mall Ring Road; thence Northwesterly 712.45 feet along the arc of said curve through a central angle of 53°51'11" along said line; thence North 00°00'36" East 1300.81 feet; thence South 89°57'20" East 519.88 feet; thence North 86°50'50" East 266.48 feet; thence South 89°59'01" East 280.57 feet to said West right of way line of State Street; thence South 00°07'35" East 847.85 feet along said line to the point of beginning.

The following is shown for informational purposes only: Tax ID No. 27-13-226-010, 27-12-476-031 & 27-12-476-032

Less and Excepting from Parcel 6 the following: (The following being the Relocated Canal Strip):

Beginning at a point on the Westerly right of way line of State Street, which point is North 89°50'56" East 41.33 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 intersections 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 00°01'50" East 142.94 feet along said line; thence North 45°00'00" West 32.77 feet to a point on a 116.00 foot radius curve to the right; thence Southwesterly 38.99 feet along the arc of said curve through a central angle of 19°15'29" (chord bears South 39°19'27" West 38.81 feet); thence South 41°02'50" East 28.93 feet; thence South 50°28'54" West 7.88 feet to a point of curvature with a 102.00 foot radius curve to the left; thence Southwesterly 89.92 feet along the arc of said curve through a central angle of 50°30'43"; thence South 13°14'00" West 71.92 feet; thence South 00°01'50" East 190.71 feet to a point of curvature with a 17.00 foot radius curve to the left; thence Southeasterly 18.24 feet along the arc of said curve through a central angle of 61°29'08"; thence South 61°30'58" East 67.84 feet;

thence North 00°01'50" West 308.03 feet to a point of curvature with a 50.00 foot radius curve to the right; thence Northeasterly 44.08 feet along the arc of said curve through a central angle of 50°30'43"; thence North 50°28'54" East 2.33 feet to said Westerly right of way line of State Street; thence South 00°01'50" East 367.99 feet along said line; thence South 00°50'43" East 66.61 feet along said line; thence North 61°30'58" West 86.65 feet to a point on a 25.00 foot radius curve to the right; thence Southwesterly 36.21 feet along the arc of said curve through a central angle of 82°58'40" (chord bears South 48°31'41" West 33.12 feet); thence North 89°59'14" West 63.53 feet; thence North 00°01'50" West 590.56 feet; thence North 89°52'57" East 89.62 feet; thence North 00°07'35" West 469.81 feet to a point of curvature with a 113.00 foot radius curve to the right; thence Northeasterly 89.42 feet along the arc of said curve through a central angle of 45°20'24"; thence North 45°12'48" East 56.83 feet to said Westerly right of way; thence South 00°07'35" East 550.60 feet to the point of beginning.

Also Less and Excepting from Parcel 6 that portion of subject property conveyed to Sandy City Corporation, a Utah municipal corporation by that certain Special Warranty Deed recorded May 18, 2001 as Entry No. 7900117 in Book 8458 at Page 7480 of Official Records, being a tract of land, lying in the Southeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said tract described as Lot 1, Marketplace Subdivision, said tract being further described as follows:

Commencing as the Southeast Corner of Section 12, 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 intersections of 10600 South and 10200 South Streets), said Southeast Corner of Section 12 being South 89°53'20" West, 92.33 feet from the monument at the intersection of 10200 South and State Streets, thence North 89°50'56" East for 41.33 feet to a point on the Western right of way of State Street; thence North 00°07'35" West along said West right of way line for 847.85 feet; thence leaving said right of way North 89°59'01" West for 280.57 feet; thence South 86°50'50" West for 266.48 feet; thence North 89°57'20" West for 519.88 feet to a point on the East right of way line of Centennial Parkway; thence South 00°00'36" West along said East right of way line for 90.98 feet to the Point of Beginning; said point being a point on the arc of a 45.00 foot radius curve to the right whose center bears South 19°44'10" East; thence Easterly 16.18 feet along the arc of said curve through a central angle of 20°35'49"; thence South 89°08'21" East for 11.58 feet to the beginning of a 70.00 foot radius curve to the left; thence Northeasterly 30.93 feet along the arc of said curve through a central angle of 25°18'45"; thence North 65°32'54" East 58.01 feet; thence South 00°00'00" East for 585.21 feet to a point on the arc of a 33.00 foot radius curve to the right whose center bears North 43°21'20" West; thence Southwesterly 25.07 feet along the arc of said curve through a central angle of 43°31'06"; thence North 89°50'14" West for 72.06 feet to the beginning of a 45.00 foot radius curve to the right; thence Northwesterly 15.90 feet along the arc of said curve through a central angle of 20°14'42"; thence North 00°00'36" East for 558.44 feet to the Point of Beginning.

Also Less and Excepting that portion of Parcel 6 contained within the Neff's Grove and 10080 South Street Dedication Plat recorded October 18, 2004 as Entry No. 9200501 in Book 2004P at Page 304 of Official Records.

Also Less and Excepting from Parcel 6, Parcel No. 0089:21B, Parcel No. 0089:13:21B:C and Parcel No. 0089:21B:2C as shown in that certain Final Judgment of Condemnation in favor of the Utah Department of Transportation recorded December 11, 2008 as Entry No. 10577205 in Book 9664 at Page 4058 of Official Records, being more particularly described as follows:

Parcel No. 0089:21B

A parcel of land in fee for the widening and reconstruction of the existing highway State Route 89 known as Project No. SP-0089(88)313, being a part of an entire tract of property, situate in the NW1/4NW1/4 of Section 18, T.3S., R.1E., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning in the Westerly right of way of said existing highway State Route 89 at a point 41.33 feet N. 89°50'56" E. and 583.27 feet S. 00°01'50" E. along said Westerly right of way line and continuing along said Westerly right of way line 70.31 feet S. 00°50'43" E. from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, which said Northeast Corner is 92.33 feet S. 89°54'07" W. (S. 89°53'20" W. by record) from the monument at the intersection of 10200 South Street and State Street, said point of beginning is approximately 50.00 feet perpendicularly distant Westerly from the control line of said existing highway opposite engineer station 103+30.67, and running thence S. 00°01'50" E. 56.85 feet along said Westerly right of way line to the beginning of a 25.00 foot radius non-tangent curve to the right; thence Southeasterly 15.52 feet along the arc of said curve (Note: Chord to said curve bears S. 58°20'14" W. for a distance of 15.27 feet) to a point of non-tangency; thence N. 00°01'50" W. 71.92 feet to the Northerly boundary line of said entire tract; thence S. 61°30'58" E. 14.79 feet along said Northerly boundary line to the point of beginning.

(NOTE: Rotate all bearings in the above description 00°14'33" clockwise to match highway bearings.)

Parcel No. 0089:13:21B:C

A parcel of land in fee for the widening and reconstruction of the existing highway State Route 89 known as Project No. SP-0089(88)313, being a part of an entire tract of property, situate in the NW1/4NW1/4 of Section 18, T.3S., R.1E., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point 41.33 N. 89°50'56" E. and 583.27 feet S. 00°01'50" E. along the Westerly right of way line of the existing highway State Route 89 and continuing along said Westerly right of way line 70.31 feet S. 00°50'43" E. and 14.73 feet N. 61°30'58" W. and 53.30 feet S. 00°01'50" E. from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, which said Northeast Corner is 92.33 feet S. 89°54'07" W. (S. 89°53'20" W. by record) from the monument at the intersection of 10200 South Street and State Street, said point of beginning is approximately 63.00 feet perpendicularly distant Westerly from the control line of said existing highway opposite engineer station 102+84.44, and running thence S. 00°01'50" E. 18.62 feet along a line parallel with and 63.00 feet perpendicularly distant Westerly from said control line to the Southerly boundary line of said entire tract at the

beginning of a non-tangent 25.00 foot radius curve to the right; thence Southwesterly along said Southerly boundary line 6.06 feet along the arc of said curve (Note: Chord to said curve bears S. 83°04'01" W. for a distance of 6.05 feet) to a point of non-tangency, said point is 69.01 feet perpendicularly distant Westerly from said control line; thence N. 89°58'51" W. 26.06 feet along said Southerly boundary line to a point 95.06 feet perpendicularly distant Westerly from said control line; thence N. 00°04'58" E. 6.40 feet to a point 95.05 feet perpendicularly distant Westerly from said control line; thence S. 89°55'02" E. 11.00 feet to the beginning of a 23.50 foot radius curve to the left at a point 84.05 feet perpendicularly distant Westerly from said control line; thence Northeasterly 26.02 feet along the arc of said curve (Note: Chord to said curve bears N. 58°21'38" E. for a distance of 24.71 feet) to the point of beginning.

(NOTE: Rotate all bearings in the above description 00°14'33" clockwise to match highway bearings.)

Parcel No. 0089:21B:2C

A parcel of land in fee for the widening and reconstruction of the existing highway State Route 89 known as Project No. SP-0089(88)313, being a part of an entire tract of property, situate in the SW1/4SW1/4 of Section 7, T.3S., R.1E., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning in the Westerly right of way of said existing highway State Route 89 at a point 41.33 feet N. 89°50'56" E. and 790.97 feet N. 00°07'35" W. along said Westerly right of way line from the Southwest Corner of said Section 7, (Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian by record), which said Southwest Corner of said Section 7 is 92.33 feet S. 89°54'01" W. (S. 89°53'20" W. by record) from a monument in the intersection of 10200 South Street and State Street, said point of beginning is approximately 51.00 feet perpendicularly distant Westerly from the control line of said highway opposite engineer station 117+71.61, and running thence N. 47°29'15" W. 18.41 feet to a point 64.54 feet perpendicularly distant Westerly from said control line opposite engineer station 117+84.08; thence N. 02°11'27" E. 9.34 feet to a point 64.16 feet perpendicularly distant Westerly from said control line opposite engineer station 117+93.41; thence N. 89°52'25" E. 13.16 feet to said Westerly right of way line at a point 51.00 feet perpendicularly distant Westerly from said control line opposite engineer station 117+93.41; thence S. 00°07'35" E. 21.80 feet along said right of way line parallel with said control line to the point of beginning.

(Note: Rotate all bearings in the above description 00°14'39" clockwise to match highway bearings.)

Parcel 6A:

The property first described above as Parcel 6 being together with the benefits that are appurtenant thereto created in that certain No Barricade Agreement dated September 22, 1995 and recorded September 26, 1995 as Entry No. 6175088 in Book 7235 at Page 1011 of Official Records.

Parcel 7:

A Right-of-Way and Easement for the purpose of access to and from the "Served Parcel" as reserved, set forth and defined under Paragraph (a) in that certain Special Warranty Deed [conveying relocated canal strip and reserving certain easements and rights] dated October 26, 1995 and recorded November 7, 1995 as Entry No. 6208148 in Book 7265 at Page 2716 of Official Records.

Parcel 8:

An Easement for drainage and discharge of storm waters from the "Served Parcel" and an Easement for the installation, maintenance, use and replacement of a pipe, conduit or other mechanism to convey storm waters from the "Served Parcel" as reserved, set forth and defined in Paragraphs (a) and (b) in that certain Special Warranty Deed [conveying street and wetlands property and reserving certain easements and rights] dated February 5, 1996 and recorded February 9, 1996 as Entry No. 6277216 in Book 7327 at Page 1430 of Official Records.

Parcel 9:

An Easement for Utility Facilities as set forth and defined under Paragraph (5.3) of that certain Declaration of Restrictions and Grant of Easements dated May 17, 2001 and recorded May 18, 2001 as Entry No. 7900119 in Book 8458 at Page 7489 of Official Records.

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.

Parcel 12:

Description of a portion of 10080 South Street located in the Southeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, vacated by Sandy City by Ordinance #18-20, recorded August 13, 2018 as Entry No. 12828206 in Book 10702 at Pages 2849-2850, which lies immediately adjacent to that certain parcel of land currently (June 2018) identified by the Salt Lake County Assessor as Parcel No. 27-13-226-010, more particularly described as follows:

Beginning at a point which lies North 89°50'56" East 41.33 feet to the westerly right-of-way line of State Street, North 0°07'35" West 847.85 feet along said westerly right-of-way line, North 89°59'01" West 280.57 feet, South 86°50'50" West 266.48 feet, North 89°57'20" West 519.88 feet, South 0°00'36" West 53.33 feet and North 89°55'00" East 110.278 feet from the Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said Southeast Corner of Section 12 lies South 89°53'20" West 92.33 feet from a Salt Lake County brass witness monument on the centerline of State Street at 10200 South (Basis of Bearing for this description is South 0°01'50" East along the monument line in State Street defined by said witness monument at 10200 South and a Salt Lake County monument on the centerline of State Street at 10600 South); thence North 89°55'00" East 11.172 feet along the southerly edge of an existing concrete sidewalk to intersect the southerly right-of-way line of 10080 South Street as dedicated by that certain plat titled NEFF'S GROVE AND 10080 SOUTH STREET DEDICATION PLAT, recorded October 18, 2004 as Entry No. 9200501 in Book 2004P of plats at Page 304 in the office of the Salt Lake County Recorder; thence along said southerly right-of-



way line, South 65°32'54" West 12.273 feet to the northeast corner of that parcel of land described in that certain Special Warranty Deed recorded October 24, 2007 as Entry No. 10257422 in Book 9529 at Pages 6162-6163 in the Office of the Salt Lake County Recorder; thence North 5.064 feet along the northerly extension of the easterly boundary of said parcel of land to the Point of Beginning.

THENCE, South 84° 12' 23" West, along said North line passing the South common corner of said Reserves at a distance of 153.28 feet for a total distance of 353.65 feet to a 1/2-inch iron rod with cap set for corner;

THENCE, North 02° 19' 43" West, along the East line of said 0.484-acre tract, a distance of 141.56 feet to a 1-inch iron pipe found for corner;

THENCE, South 87° 39' 17" West, along the North line of said 0.484-acre tract, a distance of 140.00 feet to the POINT OF BEGINNING as shown in File No. 14-5095 in the office of U. S. Surveying Company, Inc. Houston, Texas.