

When Recorded Return To:

Wells Fargo Bank, National Association  
Minneapolis Loan Center  
600 South 4th Street, 9th Floor  
Minneapolis, MN 55402  
Attention: CRE Real Estate Records Management  
APN:

710442245700940204 5709940205 57043107  
7107800757009307009307 7104570036,  
7101301367009025 570640034


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**PARTIAL RELEASE AND RECONVEYANCE OF  
DEED OF TRUST, WITH ABSOLUTE ASSIGNMENT OF LEASES AND RENTS,  
SECURITY AGREEMENT AND FIXTURE FILING**

Wells Fargo Bank Northwest, National Association (“Trustee”), located at 1512 Eureka Road, Suite 350, Roseville, CA 95661, as trustee under that certain Deed of Trust, with Absolute Assignment of Leases and Rents, Security Agreement, and Fixture Filing dated as of February 12, 2015 and recorded on February 13, 2015 as Entry Number 11374:2015 in the official records of Utah County, Utah (the “Official Records”), as amended by that certain (i) First Modification Agreement Amending Deed of Trust dated as of August 4, 2015 and recorded as Entry No. 79330:2015 in the Official Records, (ii) Modification Agreement Amending Deed of Trust dated as of June 11, 2018 and recorded as Entry No. 58584:2018 in the Official Records, and (iii) Memorandum of Modification Agreement Amending Security Instrument recoded June 30, 2020 as Entry No. 91488:2020 in the Official Records (as amended, and as the same may have been affected by any releases or reconveyances, the “Deed of Trust”) which was executed by University Mall Shopping Center, L.C., a Utah limited liability company, as trustor, to Wells Fargo Bank, National Association, as beneficiary, does hereby partially reconvey, without warranty, to the person or persons legally entitled thereto, the trust property now held by Trustee under the Deed of Trust which is more particularly described on *Exhibit B* attached hereto, which property is hereby fully released from the lien of the Deed of Trust. The Deed of Trust encumbers, among other things, that certain real property more described on *Exhibit A* attached hereto.

Dated this 2 day of March, 2021.

WELLS FARGO BANK NORTHWEST, NATIONAL  
ASSOCIATION

By:   
Name: Erik Bengtson  
Title: Director

“Trustee”

State of Utah

County of Salt Lake ss.

On this 1<sup>st</sup> day of March, in the year 2021, before me Tiffany Steele a notary public, personally appeared Erin Bengtzen, the Director of Well Fargo Bank, National Association, on behalf of said association, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he/she/they executed the same.

(Notary Seal) Tiffany Steele

Notary Signature



EXHIBIT A

LEGAL DESCRIPTION

That certain real property located in Utah County, Utah, and more particularly described as follows:

Parcels 1 and 2

Lots 201, 203, and 205, University Mall Plat A – Lot 201-205 Subdivision, according to the official plat thereof, recorded November 29, 2017 as Entry No. 117896:2017 and Map Filing No. 15792, in the office of the Utah County Recorder.

Tax Parcel Nos. 57:094:0201, 57:094:0203, and 57:094:0205

Parcel 3

Lot 17, Plat "A", University Mall Subdivision, according to the official plat thereof, recorded March 1, 2001, as Entry No. 19427:2001 and Map Filing No. 8962, in the office of the Utah County Recorder.

Tax Parcel No. 57:043:0017

Parcel 4

Lot 15A, University Mall Uplace Aston Court Subdivision, according to the official plat thereof, recorded September 15, 2014, as Entry No. 65749:2014 and Map Filing No. 14361, in the office of the Utah County Recorder.

Tax Parcel No. 57:078:0015

Parcels 5 through 10

INTENTIONALLY DELETED

Parcel 11

Commencing 182 feet East and 1827.41 feet South 01°27' East from the Orem City Monument at the Center of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89° 48' East 100 feet; thence South 01°27' East 100 feet; thence South 89°48' West 100 feet; thence North 01°27' West 100 feet to the point of beginning.

Tax Parcel No. 18:057:0055

Parcel 12

Commencing at a point which is East 282.00 feet and South 01°27' East 1827.41 feet from the Orem City Monument at the Center of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 01°27' East 100 feet; thence North 89°48' East 25.00 feet; thence North 01°27' West 100.00 feet; thence South 89° 48' West 25.00 feet to the point of beginning.

Tax Parcel No. 18:057:0056

Parcel 13

Beginning at a point which is East 332 feet and South 01°27' East 1826.88 feet from the Orem City Monument at the Center of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian;

thence South 01°27' East 100.00 feet; thence South 89°48' West 25.00 feet; thence North 01°27' West 100.00 feet; thence North 89°48' East 25.00 feet to the point of beginning.

Tax Parcel No. 18:057:0126

Parcel 14

Commencing 332 feet East and 1826.88 feet South 01°27' East from the Orem City Monument at the Center of Section 23, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°48' East 100 feet; thence South 01°27' East 100 feet; thence South 89°48' West 100 feet; thence North 01°27' West 100 feet to the place of beginning.

Tax Parcel No. 18:057:0125

Parcel 15

Lot 34, University Place Subdivision Plat 'B', according to the Official Plat thereof, recorded December 12, 2019, as Entry No. 131493:2019, Map Filing No. 16877, in the Office of the Utah County Recorder, State of Utah.

Tax Parcel No. 57:104:0034

Parcels 16 through 22

Lot 31, University Place Subdivision Plat 'B', according to the Official Plat thereof, recorded December 12, 2019, as Entry No. 131493:2019, Map Filing No. 16877, in the Office of the Utah County Recorder, State of Utah.

EXHIBIT B

DESCRIPTION OF RELEASED/RECONVEYED TRUST PROPERTY

(i) All of the right, title, interest, benefits and remedies of University Mall Shopping Center, L.C., a Utah limited liability company ("*University*") in, to, and under that certain Participation Agreement dated April 14, 2015, by and between University and Redevelopment Agency of the City of Orem, Utah, a community development and renewal agency and political subdivision of the State of Utah, as such agreement may have been or may be amended, modified or supplemented from time to time (the "*Participation Agreement*"), and (ii) all of University's right, title, interest, and ownership of, in, and to (a) all payments of Available Tax Increment (as such term is defined in the Participation Agreement) pursuant to the Participation Agreement and (b) any other payments to University pursuant to the Participation Agreement, and all proceeds therefrom.