

RECORDING REQUESTED BY
AND WHEN RECORDED, RETURN TO:
South Town Owner PR LLC
c/o Pacific Retail Capital Partners, LLC
100 North Pacific Coast Highway, Suite 1925
El Segundo, California 90245

map 82706

APN(S): 27-13-227-021; 27-13-227-022; 27-13-227-012; 27-13-227-014; 27-13-226-010; 27-12-476-031; 27-12-476-032; 27-12-476-042

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5/13/2021 2:55:00 PM \$40.00
Book - 11173 Pg - 9364-9386
RASHELLE HOBBS
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 23 P.

WARRANTY DEED

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

[Signature and Acknowledgment of Grantor on next page]

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

GRANTOR:

ST Mall Owner, LLC,
a Delaware limited liability company

By: ST Mall Mezzco, LLC,
a Delaware limited liability company,
its sole equity member

By: GS Pacific ST LLC,
a Delaware limited liability company,
its sole equity member

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

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

ACKNOWLEDGMENT

State of NEW YORK)
County of NEW YORK)

On May 6, 2021, before me, CARMEN CUEVAS, Notary Public, personally appeared ALAN KAVA who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of NEW YORK that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
(Signature)

Carmen B. Cuevas
Notary Public, State of New York
NO 01CU6153189
Qualified in New York County
Certificate Filed in New York
Commission Expires September 28, 2022

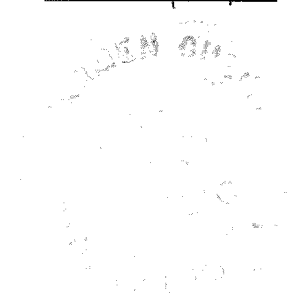


EXHIBIT A
LEGAL DESCRIPTION

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 $73^{\circ}51'31''$ (Note: Chord to said curve bears S. $53^{\circ}03'14''$ E. for a distance of 30.04 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. 0089:13:3

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 $89^{\circ}50'56''$ East 41.33 feet and South $00^{\circ}01'50''$ East 583.17 feet and South $00^{\circ}50'43''$ East 70.31 feet and South $00^{\circ}01'50''$ 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 $00^{\circ}01'50''$ 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 $89^{\circ}53'20''$ 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. $00^{\circ}01'50''$ 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. $89^{\circ}58'10''$ W. 6.50 feet to a point 56.50 feet perpendicularly distant westerly from said control line; thence S. $00^{\circ}01'50''$ 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 right (Note: Radius bears N. $73^{\circ}46'06''$ W.); thence southwesterly 32.19 feet along the arc of said curve through a delta of $73^{\circ}47'06''$ (Note: Chord to said curve bears S. $53^{\circ}07'27''$ 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. $89^{\circ}59'00''$ W. 5.98 feet to a point 86.50 feet perpendicularly distant westerly from said control line; thence N. $00^{\circ}01'50''$ W. 10.35 feet along a line parallel with and 86.50 feet perpendicularly distant westerly from said control line; thence N. $44^{\circ}31'19''$ E. 34.21 feet to a point 62.50 feet perpendicularly distant westerly from said control line; thence N. $00^{\circ}01'50''$ W. 538.43 feet along a line parallel with and 62.50 feet perpendicularly distant westerly from said control line; thence S. $89^{\circ}58'10''$ W. 0.50 feet to a point 63.00 feet perpendicularly distant westerly from said control line; thence N. $00^{\circ}01'50''$ 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°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°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°02'33" (Note: Chord to said curve bears South 89°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°35'00" East 1.82 feet to a point 68.59 feet perpendicularly distant northerly from said centerline; thence South 45°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°01'08" (Note: Chord to said curve bears North 89°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°31'51" East 6.18 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. 0089:13:2C

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 $71^{\circ}14'13''$ East 2.63 feet to a point 64.50 feet perpendicularly distant westerly from said control line; thence South $00^{\circ}01'50''$ East 8.28 feet along a line parallel with and 64.50 feet perpendicularly distant westerly from said control line; thence North $18^{\circ}33'24''$ West 7.84 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. 0089:13:5C

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 $00^{\circ}54'28''$ East along the Section line and 57.06 feet East from the Northwest Corner of said Section 18, and running thence North $18^{\circ}19'01''$ East 18.35 feet to a point 63.93 feet perpendicularly distant westerly from said control line; thence South $02^{\circ}15'36''$ West 14.26 feet to a point 64.50 feet perpendicularly distant westerly from said control line; thence South $00^{\circ}01'50''$ East 5.31 feet along a line parallel with and 64.50 feet perpendicularly distant westerly from said control line; thence North $67^{\circ}38'09''$ West 5.63 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. 0089:13:6C

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 $00^{\circ}54'28''$ 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 $89^{\circ}58'10''$ 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 $0^{\circ}01'50''$ East 455.399 feet along the centerline and monument line in State Street and North $89^{\circ}49'53''$ West 1771.00 feet from a Salt Lake County monument located on the centerline of State Street at 10200 South, said monument lies North $89^{\circ}53'20''$ 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 $0^{\circ}57'40''$ East 46.555 feet; thence South $87^{\circ}49'12''$ West 24.00 feet; thence Southeasterly 18.88 feet along the arc of a non-tangent curve to the right whose center bears South $87^{\circ}49'12''$ West 558.50 feet, has a central angle of $1^{\circ}56'13''$ and a chord bearing and length of South $1^{\circ}12'41''$ East 18.88 feet to a point of tangency; thence South $0^{\circ}14'35''$ 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 $90^{\circ}00'00''$ and a chord bearing and length of South $45^{\circ}14'35''$ East 31.11 feet; thence South $0^{\circ}14'35''$ East 13.00 feet; thence North $89^{\circ}45'25''$ 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 $17^{\circ}09'18''$ and a chord bearing and length of North $81^{\circ}10'46''$ 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 $21^{\circ}27'29''$ East 768.00 feet, has a central angle of $22^{\circ}21'25''$ and a chord bearing and length of North $79^{\circ}43'13''$ East 297.78 feet; (2) South $0^{\circ}00'36''$ West 9.98 feet; thence South $0^{\circ}54'37''$ West 44.00 feet; thence Southwesterly 252.80 feet along the arc of a non-tangent curve to the left whose center bears South $0^{\circ}54'37''$ West 714.00 feet, has a central angle of $20^{\circ}17'10''$ and a chord bearing and length of South $80^{\circ}46'02''$ 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 $19^{\circ}22'33''$ West 944.00 feet, has a central angle of $13^{\circ}54'25''$ and a chord bearing and length of South $77^{\circ}34'40''$ 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 $0^{\circ}42'21''$ East 27.39 feet; thence along the northerly line of said Lot 3, North $89^{\circ}49'53''$ West 298.90 feet; thence North $0^{\circ}14'35''$ 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 $6^{\circ}34'48''$ and a chord bearing and length of North $3^{\circ}31'59''$ West 52.97 feet; thence North $70^{\circ}55'18''$ West 28.51 feet; thence North $0^{\circ}10'07''$ 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 $00^{\circ}54'30''$ West along the section line and 1601.63 feet North $89^{\circ}05'30''$ 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 $09^{\circ}13'06''$ (Note: radius bears South $79^{\circ}14'43''$ West, chord to said curve bears North $15^{\circ}21'50''$ 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 $70^{\circ}01'37''$ West 14.00 feet to the beginning of a 930.00 foot radius non-tangent curve to the left (Note: radius bears South $70^{\circ}01'37''$ 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 $04^{\circ}44'07''$ (Note: chord to said curve bears North $22^{\circ}20'27''$ West for a distance of 76.84 feet) to a point opposite Engineer Station 117+73.88; thence North $24^{\circ}42'29''$ 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 $19^{\circ}32'12''$ (Note: chord to said curve bears North $14^{\circ}56'23''$ West for a distance of 108.92 feet) to a point opposite Engineer Station 121+48.00; thence South $84^{\circ}49'43''$ West 46.00 feet to the beginning of a 367.00 foot radius non-tangent curve to the right (Note: radius bears North $84^{\circ}49'43''$ 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 $14^{\circ}14'42''$ (Note: chord to said curve bears North $01^{\circ}57'04''$ 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 $21^{\circ}13'42''$ 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 $41^{\circ}35'40''$ (Note: chord to said curve bears North $00^{\circ}25'52''$ 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 $17^{\circ}18'54''$ (Note: chord to said curve bears North $11^{\circ}42'31''$ East for a distance of 151.73 feet) to a point in a southerly boundary line of Lot 3 of said subdivision; thence North $89^{\circ}47'55''$ 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 $10^{\circ}30'28''$ (Note: chord to said curve bears South $05^{\circ}15'14''$ 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 $73^{\circ}42'19''$ East); thence southerly 28.11 feet along the arc of said curve through a delta of $04^{\circ}56'01''$ (Note: chord to said curve bears South $18^{\circ}45'42''$ 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 $21^{\circ}13'42''$ 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 $06^{\circ}07'27''$ (Note: chord to said curve bears South $24^{\circ}17'26''$ 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 $63^{\circ}45'51''$ 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 $08^{\circ}51'33''$ (Note: chord to said curve bears South $30^{\circ}39'56''$ 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 $53^{\circ}29'28''$ 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 $00^{\circ}14'33''$ 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 $00^{\circ}01'50''$ 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 $76^{\circ}12'01''$ West) and running thence Southwesterly 6.61 feet along the arc of said curve through a central angle of $01^{\circ}12'01''$ to a point of tangency; thence South $15^{\circ}00'00''$ West 113.39 feet; thence South $83^{\circ}05'00''$ East 19.20 feet to a point on a 147.50 foot radius curve to the left (radius point bears South $83^{\circ}05'00''$ 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 $82^{\circ}58'40''$ (chord bears South $48^{\circ}31'41''$ West 33.12 feet); thence North $89^{\circ}59'14''$ West 63.53 feet; thence North $00^{\circ}01'50''$ West 590.56 feet; thence North $89^{\circ}52'57''$ East 89.62 feet; thence North $00^{\circ}07'35''$ 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 $45^{\circ}20'24''$; thence North $45^{\circ}12'48''$ East 56.83 feet to said Westerly right of way; thence South $00^{\circ}07'35''$ 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 $00^{\circ}01'50''$ 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 $89^{\circ}53'20''$ West, 92.33 feet from the monument at the intersection of 10200 South and State Streets, thence North $89^{\circ}50'56''$ East for 41.33 feet to a point on the Western right of way of State Street; thence North $00^{\circ}07'35''$ West along said West right of way line for 847.85 feet; thence leaving said right of way North $89^{\circ}59'01''$ West for 280.57 feet; thence South $86^{\circ}50'50''$ West for 266.48 feet; thence North $89^{\circ}57'20''$ West for 519.88 feet to a point on the East right of way line of Centennial Parkway; thence South $00^{\circ}00'36''$ 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 $19^{\circ}44'10''$ East; thence Easterly 16.18 feet along the arc of said curve through a central angle of $20^{\circ}35'49''$; thence South $89^{\circ}08'21''$ 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 $25^{\circ}18'45''$; thence North $65^{\circ}32'54''$ East 58.01 feet; thence South $00^{\circ}00'00''$ 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 $43^{\circ}21'20''$ West; thence Southwesterly 25.07 feet along the arc of said curve through a central angle of $43^{\circ}31'06''$; thence North $89^{\circ}50'14''$ 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 $20^{\circ}14'42''$; thence North $00^{\circ}00'36''$ 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 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.