

PREPARED BY AND WHEN
RECORDED RETURN TO:

Part Brown Gee & Loveless
Attn: Barton L. Gertsch
101 South 200 East, Suite 700
Salt Lake City, Utah 84111

27-13-226-010; 27-12-476-031

Tax Parcel No.: 27-12-476-032; 27-12-476-035; 27-12-476-037

(Space above for Recorder's use only.)

TERMINATION AND VACATION OF EASEMENTS AND QUITCLAIM DEED

THIS INSTRUMENT is executed as of the 23 day of June, 2022, by REDSKY SANDY, LLC, a Utah limited liability company ("Easement Holder").

Recitals

A. Pursuant to that certain Special Warranty Deed dated February 5, 1996 executed by ZML-South Towne Marketplace Limited Partnership ("Original Grantor") in favor of the Redevelopment Agency of Sandy City, Utah (the "RDA"), and recorded February 9, 1996 as Entry No. 6277216, in Book 7327, at Page 1430 of the official records of the Salt Lake County Recorder's Office (the "Prior Deed"), Original Grantor conveyed to the RDA that certain property located in Salt Lake County, Utah and more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Deeded Property").

B. Pursuant to the Prior Deed, for benefit of the Served Parcel (as defined in the Prior Deed), which Served Parcel is more particularly described on Exhibit B attached hereto and incorporated herein by this reference (the "Served Parcel"), Original Grantor reserved certain easements, rights-of-way, rights, interests, reservations, covenants, agreements and restrictions (the "Existing Easements and Rights").

C. The Existing Easements and Rights, include, without limitation, (i) those certain easements, rights-of-way, rights and interests reserved by Original Grantor pursuant to Paragraphs (a) through (d) on pages 3 through 5 of the Prior Deed; and (ii) the covenants and agreements of the RDA in favor of Original Grantor pursuant to Paragraphs (I) and (II) on pages 5 and 6 of the Prior Deed.

D. Pursuant to the Prior Deed, the property burdened by the Existing Easements and Rights is the Wetlands Area (as defined in the Prior Deed), which Wetlands Area is more particularly described on Exhibit C attached hereto and incorporated herein by this reference (the "Wetlands Area").

E. Easement Holder is the current owner of a portion of the Served Parcel.

F. As set forth in the letter dated October 8, 2021 by the Department of the Army, U.S. Army Corps of Engineers, the City of Sandy, Utah received approval to fill in the wetlands on the Wetlands Areas.

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Easement Holder agrees as follows:

1. All right, title and interest of Easement Holder in and to the Existing Easements and Rights are hereby vacated, such that they are terminated in their entirety and of no further force or effect.

2. Easement Holder hereby represents, warrants and agrees that it has not previously assigned or conveyed to any other person or entity any right, title or interest in or to the Existing Easements and Rights with respect to that portion of the Served Parcel currently owned by it.

3. In furtherance of the foregoing vacation and termination of the Existing Easement and Rights, Easement Holder quitclaims to the RDA, and its successors and assigns, all of Easement Holder's right, title, interest, estate, claim and demand in the Deeded Property and the Wetlands Area.

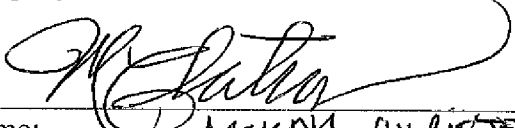
Easement Holder has executed this instrument to be effective as of the date first set forth above.

[Signature Page Follows]

SIGNATURE PAGE
TO
TERMINATION AND VACATION OF EASEMENTS AND QUITCLAIM DEED

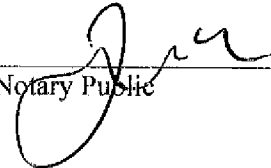
EASEMENT HOLDER:

REDSKY SANDY, LLC, a Utah limited liability company

By: 
Name: McKay Christensen
Title: MANAGER

State of Utah)
County of Salt Lake) :ss

The foregoing instrument was acknowledged before me this 22 day of June, 2022, by McKay Christensen, as Manager of REDSKY SANDY, LLC, a Utah limited liability company.


Notary Public

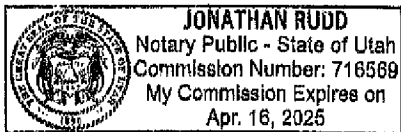


EXHIBIT A

TO

TERMINATION AND VACATION OF EASEMENTS AND QUITCLAIM DEED

Legal Description of the Deeded Property

The Deeded Property is located in Salt Lake County, Utah and is described as follows:

A parcel of land located in the Northeast quarter of Section 13 and the Southeast quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base & Meridian, Salt Lake County, Utah, being more particularly described as follows:

BEGINNING at a point North 89°49'53" West 1027.21 feet along the section line 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 & 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°00'36" West 460.06 feet to a point on a 768.00 foot radius curve to the left (bearing to the center South 00°53'56" West); thence Southwesterly 299.68 feet along the arc of said curve through a central angle of 22°21'25" (chord bears South 79°43'14" West 297.77 feet) to the proposed Westerly line of Centennial Boulevard; thence North 499.79 feet along said line; thence North 00°14'12" East 266.87 feet along said line; thence South 88°15'44" East 78.86 feet; thence North 00°00'36" East 579.86 feet; thence South 89°57'20" East 213.19 feet to the proposed Easterly line of Centennial Boulevard; thence South 00°00'36" West 830.76 feet to the point of **BEGINNING**.

27-13-226-010; 27-12-476-031

Tax Parcel No. 27-12-476-032; 27-12-476-035; 27-12-476-037

EXHIBIT B

TO

TERMINATION AND VACATION OF EASEMENTS AND QUITCLAIM DEED

Legal Description of the Served Parcel

The Served Parcel is located in Salt Lake County, Utah and is described as follows:

BEGINNING at a point on the Westerly right of way line of State Street, which point is North $89^{\circ}50'56''$ East 41.33 feet from the North-east 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 monument line of State Street between the monuments found marking the intersections of 10600 South & 10200 South Streets), said Northeast Corner of Section 13 being South $89^{\circ}53'20''$ West 92.33 feet from the monument at the intersection of 10200 South and State Streets, and running thence South $00^{\circ}01'50''$ East 583.24 feet along said line; thence South $00^{\circ}50'43''$ East 70.31 feet along said line; thence South $00^{\circ}01'50''$ 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 $49^{\circ}30'41''$ (chord bearing South $65^{\circ}15'40''$ West 20.94 feet); thence North $89^{\circ}59'00''$ West 192.15 feet to the point of tangency with a 305.00 foot radius curve to the left; thence Southwesterly 162.31 feet along the arc of said curve through a central angle of $30^{\circ}23'31''$; thence South $59^{\circ}37'30''$ 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 $85^{\circ}08'19''$ to the 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 $53^{\circ}51'11''$ along said line; thence North $00^{\circ}00'36''$ East 1300.81 feet; thence South $89^{\circ}57'20''$ East 519.88 feet; thence North $86^{\circ}50'50''$ East 266.48 feet; thence South $89^{\circ}59'01''$ East 280.57 feet to said West right of way line of State Street; thence South $00^{\circ}07'35''$ East 847.85 feet along said line to the point of **BEGINNING**.

LESS AND EXCEPTING from the foregoing the strip of land, heretofore conveyed to Salt Lake City Corporation, within which there is currently situated a portion of the Jordan & Salt Lake Canal, as relocated.

EXHIBIT C

TO

TERMINATION AND VACATION OF EASEMENTS AND QUITCLAIM DEED

Legal Description of the Wetlands Area

The Wetlands Area is located in Salt Lake County, Utah and is 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, Salt Lake County, Utah, being more particularly described as follows:

BEGINNING at a point North $89^{\circ}49'53''$ West 1027.21 feet along the section line and South $00^{\circ}00'36''$ West 460.01 feet to a point on a 768.00 foot radius curve to the left (bearing to the center South $00^{\circ}53'56''$ West) and Southwesterly 98.74 feet along the arc of said curve through a central angle of $07^{\circ}21'58''$ (chord bears South $87^{\circ}12'57''$ West 98.67 feet) to a point on a 35.00 foot radius curve to the left (bearing to the center North $06^{\circ}28'02''$ West), 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 monument line of State Street between the monuments found marking the intersections of 10600 South & 10200 South Streets), said Northeast Corner of Section 13 being South $89^{\circ}53'20''$ West 92.33 feet from the monument at the intersection of 10200 South and State Streets, and running thence Northeasterly 51.02 feet along the arc of said curve through a central angle of $83^{\circ}31'22''$ (chord bears North $41^{\circ}46'17''$ East 46.62 feet); thence North $00^{\circ}00'36''$ East 360.39 feet to a point of curvature with a 35.00 foot radius curve to the left; thence Northwesterly 54.98 feet along the arc of said curve through a central angle of $90^{\circ}00'00''$ (chord bears North $44^{\circ}59'24''$ West 49.50 feet); thence North $89^{\circ}59'24''$ West 88.00 feet to a point of curvature with a 35.00 foot radius curve to the left; thence Southwesterly 54.98 feet along the arc of said curve through a central angle of $90^{\circ}00'00''$ (chord bears South $45^{\circ}00'36''$ West 49.50 feet); thence South $00^{\circ}00'36''$ West 375.38 feet to a point of curvature with a 35.00 foot radius curve to the left; thence Southeasterly 62.83 feet along the arc of said curve through a central angle of $102^{\circ}51'00''$ (chord bears South $51^{\circ}24'54''$ East 54.73 feet) to a point on a 768.00 foot radius curve to the left (bearing to the center South $12^{\circ}50'24''$ East); thence Northeasterly 85.42 feet along the arc of said curve through a central angle of $06^{\circ}22'22''$ (chord bears North $80^{\circ}20'47''$ East 85.38 feet) to the point of BEGINNING.

Tax Parcel No. 27-12-476-037-000