

Recording requested by:
Sandy City
10000 Centennial Parkway, Suite 300
Sandy, UT 84070

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Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MCDONALD FIELDING PLLC
230 N 1680 E STE L2SAINT GEORGE, UT 847902593

Tax ID No(s).
27-12-453-034, -041, -049, -050, -051, -069, and -071

NOTICE OF CONDITIONAL PURCHASE OPTION AGREEMENT

Notice is hereby given to all persons of the rights of Sandy City, a Utah municipal corporation and the Redevelopment Agency of Sandy City (the "City Parties"), relating to the property described in **Exhibit 1** attached hereto and incorporated by this reference, under a Conditional Purchase Option Agreements among the City Parties and (i) **Truong Sandy Properties LLC**, a Utah limited liability company and **SPC Sandy, LLC**, a Utah limited liability company, predecessors in interest to Monroe Holdings, L.L.C.; Continental/Miller Apartments, LLC; and /or Tower Distribution Center, LLC, as applicable (the "**Property Owner**"), dated effective as of November 20, 2015 (the "**Agreement**") affecting the real property described in the attached Exhibit 1 (the "**Property**"). Under the Agreement, the Property Owner has agreed to construct improvements on the Property according to specific plans and specifications as approved by the City Parties, all as described in detail in the Agreement. The City Parties have a conditional option to purchase the Property if there is a failure of the Property Owner to timely commence or substantially complete construction of such improvements. The City Parties also have a right of first refusal under the Agreement. The Agreement further provides that the obligations of the Property Owner touch and concern, and are a burden upon and will run with, the Property, and all successors and assigns of the Property, until the termination of the Agreement according to the terms of the Agreement. The original Property Owner has authorized and consented to the recording of this document. Nothing in this document modifies or amends the Agreement and if there is a conflict in terms between this document and the Agreement, the terms of the Agreement shall prevail.

Executed this 12 day of January, 2023, by: SANDY CITY

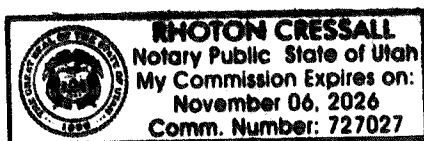


Economic Development Director

In the State of Utah, County of Salt Lake, the foregoing instrument was acknowledged before me this 12 day of January, 2023, by Kasey Dunlavy, Economic Development Director, who acknowledged to me that he executed the same in his authorized capacity on behalf of Sandy City.



Notary Public



Executed this 12 day of January, 2023, by:

REDEVELOPMENT AGENCY OF SANDY CITY

Kasey Dunlavy
Kasey Dunlavy, Redevelopment Director

In the State of Utah, County of Salt Lake, the foregoing instrument was acknowledged before me this 12 day of January, 2023, by Kasey Dunlavy, Redevelopment Director, who acknowledged to me that he executed the same in his authorized capacity on behalf of the Redevelopment Agency of Sandy City.

Rhton Cressall
Notary Public

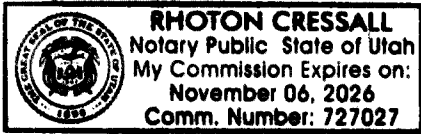


Exhibit 1
Legal Description of the Property

Parcel 1:

A parcel of land, being the all of Lot 2, SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of plats at Page 315 in the office of the Salt Lake County Recorder, located in the Southeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah described by metes and bounds as follows:

Beginning at the northeast corner of Lot 2, SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of plats at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East 92.36 feet to a monument marking the centerline of State Street, North 00°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 1515.829 feet, South 00°00'36" West 80.35 feet and North 89° 59'24" West 2.90 feet from the Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along the boundary of said Lot 2 the following three (3) courses: (1) South 0°00'36" West 202.74 feet; (2) North 89°59'24" West 227.46 feet; (3) North 0°00'36" East 183.15 feet to the southerly line of Lot 1 of said SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED; thence along the Lot line common with said Lot 1 the following thirteen (13) courses: (1) South 89°59'24" East 32.50 feet; (2) North 0°00'36" East 7.26 feet; (3) South 89°59'24" East 2.33 feet; (4) North 0°00'36" East 12.50 feet; (5) South 89°59'24" East 135.33 feet; (6) South 0°00'36" West 12.50 feet; (7) South 89°59'24" East 10.24 feet; (8) South 0°00'36" West 7.26 feet; (9) South 89°59'24" East 22.42 feet; (10) North 0°00'36" East 7.26 feet; (11) South 89°59'24" East 2.33 feet; (12) North 0°00'36" East 12.33 feet; (13) South 89°59'24" East 22.31 feet to the point of beginning.

Parcel 1A:

Also together with a non-exclusive easement and right of way for ingress and egress by vehicular and pedestrian traffic upon and over Lot A, SANDY CITY CENTRE FINAL PLAT, FIRST AMENDMENT AND EXTENDED, by that certain Right of Way and Easement Grant, recorded September 7, 2000 as Entry No. 7714461 in Book 8386 at page 4146, also recorded September 7, 2000 as Entry No. 7714462 in Book 8386 at Page 4149, that certain certain Amendment to right of way and Easement Grant, recorded July 7, 2005 as Entry No. 9776902 in Book 9319 at page 4467, that certain Easement Agreement, recorded January 11, 2002 as Entry No. 8118279 in Book 8553 at page 3854, that certain Easement recorded January 11, 2002 as Entry No. 8118281 in Book 8553 at page 3880 the recorded plats for Sandy City Centre Final Plat and Sandy City Centre Final Plat First Amendment and Extended, and that certain Development, Easement and Maintenance Agreement, recorded October 31, 2006 as Entry No. 9893242 in Book 9373 at page 6457 of Salt Lake County Records.

Less and excepting therefrom that portion of Lot A, said subdivision as disclosed by that Notice of Approval of Property Line Adjustment recorded June 12, 2014 as Entry No. 11864646 in Book 10237 at

Page 6564 and that certain Special Warranty Deed recorded June 12, 2014 as Entry No. 11864657 in Book 10237 at page 6610, being described as follows:

A parcel of land located in the Southeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah, described by metes and bounds as follows: BEGINNING at the most southeasterly corner of Lot A, SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED, according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823, in Book 2004P of Plats, at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East (shown as South 89°51'37" East in some documents of record) 92.36 feet to a monument marking the centerline of State Street, North 0°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 1408.819 feet to the westerly right-of-way line of Centennial Parkway, and South 0°00'36" West along said westerly right-of-way line, 559.186 feet from the Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence along the boundary of said subdivision and the southerly line of Lot A, North 89°59'24" West 461.76 feet; thence North 0°08'41" East 28.43 feet to a point of curvature; thence Northeasterly 3.514 feet along the arc of a tangent curve to the right having a radius of 461.50 feet, a central angle of 0°26.11" and a chord bearing and length of North 0°21'47" East 3.514 feet; thence Southeasterly 11.024 feet along the arc of a curve to the left whose center bears North 25°16'30" East 25.00 feet, has a central angle of 25° 15'54" and a chord bearing and length of South 77°21'27" East 10.935 feet to a point of tangency; thence along the boundary of said Lot A the following six (6) courses; (1) South 89°59'24" East 293.10 feet; (2) Northeasterly 21.994 feet along the arc of a tangent curve to the left having a radius of 14.00 feet, a central angle of 90°00'36" and a chord bearing and length of North 45°00'18" East 19.801 feet; (3) North 71°38'13" East 35.82 feet; (4) Southeasterly 24.661 feet along the arc of a curve to the left whose center bears South 89°59'24" East 14.00 feet, has a central angle of 100°55'39" and a chord bearing and length of South 50°27'14" East 21.594 feet to a point of tangency; (5) North 79°04'57" East 94.98 feet to the westerly right-of-way line of Centennial Parkway; (6) South 0°00'36" West 59.10 feet to the point of beginning.

Parcel 1B:

Together with the parking and easement benefits as disclosed by that certain Parking and Access Easement Agreement recorded October 27, 2009 as Entry No. 10825496 in Book 9774 at Page 2258 of official records.

Parcel 1C:

Together with an easement and right of way for ingress and egress by vehicular and pedestrian traffic over and across the following property: Beginning at the intersection of the southerly right-of-way line of 10000 South Street with the easterly right-of-way line of Monroe Street, said point also being on the northerly boundary of SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED, recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of plats at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East (sometimes shown as South 89°51'37" East in some documents of record) 92.36 feet to an existing Salt Lake County monument marking the centerline of State Street, North 0°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 1752.92 feet from the Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along said easterly right-of way line of Monroe Street the following five (5) courses: (1) Southwesterly 24.021 feet along the arc of a 30.00 foot radius non-tangent curve to the left whose center bears South 44°34'32" East 30.00 feet, has a central

angle of 45°52'33" and a chord bearing and length of South 22°29'12" West 23.384 feet to a point of reverse curvature; (2) Southwesterly 207.961 feet along the arc of a 550.00 foot radius reverse curve to the right whose center bears South 89°32'55" West 550.00 feet, has a central angle of 21°39'51" and a chord bearing and length of South 10°22'51" West 206.724 feet to a point of tangency; (3) South 21°12'46" West 144.65 feet to a point of curvature; (4) Southwesterly 174.478 feet along the arc of a tangent curve to the left having a radius of 474.50 feet, a central angle of 21°04'05" and a chord bearing and length of South 10°40'44" West 173.497 feet to a point of tangency; (5) South 0°08'41" West 28.46 feet; thence North 89°59'24" West 71.00 feet to the westerly right of way line of said Monroe Street; thence along said westerly right of way line of Monroe Street the following seven (7) courses: (1) North 0°08'41" East 28.63 feet; (2) Northeasterly 200.584 feet along the arc of a 545.50 foot radius curve to the right having a central angle of 21°04'05" and a chord bearing and length of North 10°40'44" East 199.456 feet to a point of tangency; (3) North 21°12'46" East 23.14 feet; (4) South 89°56'30" West 13.95 feet; (5) North 21°12'46" East 127.67 feet to a point of curvature; (6) Northeasterly 176.467 feet along the arc of a 461.50 foot radius tangent curve to the left having a central angle of 21°54'31" and a chord bearing and length of North 10°15'30" East 175.394 feet to a point of compound curvature; (7) Northwesterly 26.514 feet along the arc of a 17.00 foot radius compound curve to the left whose center bears South 89°18'15" West 17.00 feet, has a central angle of 89°21'45" and a chord bearing and length of North 45°22'38" West 23.908 feet to a point of tangency; thence South 89°56'30" West 37.01 feet; thence North 0°00'36" East 4.04 feet to intersect the southerly right of way line of 10000 South Street; thence along said southerly right of way line, North 89°56'30" East 146.90 feet to the Point of Beginning.

Parcel 1D:

Together with an easement and right of way for ingress and egress by vehicular and pedestrian traffic over and across the following property:

Beginning at a point on the easterly right of way line of Monroe Street said point lies North 89°51'37" East (sometimes shown as South 89°51'37" East in some documents of record) 92.36 feet to an existing Salt Lake County monument marking the centerline of State Street, North 0° 08'34" West along the monument line in State Street, 1016.36 feet and West 1820.60 feet Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence Southwesterly 15.708 feet along the arc of a 10.00 foot radius non-tangent curve to the left whose center bears South 68°47'14" East 10.00 feet, has a central angle of 90°00'00" and a chord bearing and length of South 23°47'14" East 14.142 feet to a point of tangency; thence South 68°47'14" East 46.954 feet to a point of curvature; thence Northeasterly 45.638 feet along the arc of a 23.50 foot radius tangent curve to the left having a central angle of 111°16'16" and a chord bearing and length of North 55°34'38" East 39.797 feet to a point of tangency; thence North 0°03'30" West 5.525 feet; thence North 89°56'30" East 28.00 feet; thence South 0°03'30" East 5.525 feet to a point of curvature; thence Southwesterly 100.015 feet along the arc of a 51.50 foot radius tangent curve to the right having a central angle of 111°16'16" and a chord bearing and length of South 55°34'38" West 85.023 feet to a point of tangency; thence North 68°47'14" West 46.594 feet to a point of curvature; thence Southwesterly 15.708 feet along the arc of a 10.00 foot radius tangent curve to the left having a central angle of 90°00'00" and a chord bearing and length of South 66°12'46" West 14.142 feet to the easterly right of way line of Monroe Street; thence along said easterly right of way line, North 21°12'46" East 48.00 feet to the Point of Beginning.

Parcel 2:

A parcel of land, being the remainder portion of Lot 6, SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of plats at Page 315 in the office of the Salt Lake County

Recorder, located in the Southeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah described by metes and bounds as follows:

Beginning at a point on the easterly line of Lot 6, SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of plats at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East 92.36 feet to a monument marking the centerline of State Street, North 0°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 1408.819 feet to the westerly right-of-way line of Centennial Parkway; along said westerly right-of-way line, South 0°00'36" West 488.186 feet and North 89°59'24" West 337.37 feet from the Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°59'24" West 122.26 feet; thence Southwesterly 39.121 feet along the arc of a non-tangent 461.50 foot radius curve to the left whose center bears South 84°33'43" East 461.50 feet, has a central angle of 4°51'25" and a chord bearing and length of South 3°00'34" West 39.109 feet; thence Northwesterly 19.089 feet along the arc of a non-tangent 25.00 foot radius curve to the right whose center bears North 25°16'29" East 25.00 feet, has a central angle of 43°44'57" and a chord bearing and length of North 42°51'02" West 18.629 feet to the easterly right-of-way line of Monroe Street; thence along said easterly right-of-way line of Monroe Street the following three (3) courses: (1) Northeasterly 157.336 feet along the arc of a non-tangent 474.50 foot radius curve to the right whose center bears South 87°47'07" East 474.50 feet, has a central angle of 18°59'54" and a chord bearing and length of North 11°42'50" East 156.617 feet to a point of tangency; (2) North 21°12'47" East 144.65 feet; (3) Northeasterly 128.272 feet along the arc of a tangent 550.00 foot radius curve to the left whose center bears North 68°47'13" West 550.00 feet, has a central angle of 13°21'45" and a chord bearing and length of North 14°31'54" East 127.981 feet to the southerly line of Lot 1 of said SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED; thence along the Lot line common with said Lot 1, South 89°59'24" East 20.80 feet to the northeast corner of said Lot 6; thence along the Lot line common with Lots 2 and S of said SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED, South 0°00'36" West 386.71 feet to the point of beginning.

Parcel 2A:

Also together with a non-exclusive easement and right of way for ingress and egress by vehicular and pedestrian traffic upon and over Lot A, SANDY CITY CENTRE FINAL PLAT, FIRST AMENDMENT AND EXTENDED, by that certain Right of Way and Easement Grant, recorded September 7, 2000 as Entry No. 7714461 in Book 8386 at page 4146, also recorded September 7 2000 as Entry No. 7714462 in Book 8386 at Page 4149, that certain certain Amendment to right of way and Easement Grant, recorded July 7, 2005 as Entry No. 9776902 in Book 9319 at page 4467, that certain Easement Agreement, recorded January 11, 2002 as Entry No. 8118279 in Book 8553 at page 3854, that certain Easement recorded January 11, 2002 as Entry No. 8118281 in Book 8553 at page 3880 the recorded plats for Sandy City Centre Final Plat and Sandy City Centre Final Plat First Amendment and Extended, and that certain Development, Easement and Maintenance Agreement, recorded October 31, 2006 as Entry No. 9893242 in Book 9373 at page 6457 of Salt Lake County Records.

Less and excepting therefrom that portion of Lot A, said subdivision as disclosed by that Notice of Approval of Property Line Adjustment recorded June 12, 2014 as Entry No. 11864646 in Book 10237 at Page 6564 and that certain Special Warranty Deed recorded June 12, 2014 as Entry No. 11864657 in Book 10237 at page 6610, being described as follows:

A parcel of land located in the Southeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah, described by metes and bounds as follows: BEGINNING at the most southeasterly corner of Lot A, SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED, according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823, in Book 2004P of Plats, at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East (shown as South 89°51'37" East in some documents of record) 92.36 feet to a monument marking the centerline of State Street, North 0°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 1408.819 feet to the westerly right-of-way line of Centennial Parkway, and South 0°00'36" West along said westerly right-of-way line, 559.186 feet from the Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence along the boundary of said subdivision and the southerly line of Lot A, North 89°59'24" West 461.76 feet; thence North 0°08'41" East 28.43 feet to a point of curvature; thence Northeasterly 3.5 14 feet along the arc of a tangent curve to the right having a radius of 461.50 feet, a central angle of 0°26'11" and a chord bearing and length of North 0°21'47" East 3.514 feet; thence Southeasterly 11.024 feet along the arc of a curve to the left whose center bears North 25°16'30" East 25.00 feet, has a central angle of 25° 15'54" and a chord bearing and length of South 77°21'27" East 10.935 feet to a point of tangency; thence along the boundary of said Lot A the following six (6) courses; (1) South 89°59'24" East 293.10 feet; (2) Northeasterly 21.994 feet along the arc of a tangent curve to the left having a radius of 14.00 feet, a central angle of 90°00'36" and a chord bearing and length of North 45°00'18" East 19.801 feet; (3) North 71°38'13" East 35.82 feet; (4) Southeasterly 24.661 feet along the arc of a curve to the left whose center bears South 89°59'24" East 14.00 feet, has a central angle of 100°55'39" and a chord bearing and length of South 50°27'14" East 21.594 feet to a point of tangency; (5) North 79°04'57" East 94.98 feet to the westerly right-of-way line of Centennial Parkway; (6) South 0°00'36" West 59.10 feet to the point of beginning.

Parcel 2B:

Together with the parking and easement benefits as disclosed by that certain Parking and Access Easement Agreement recorded October 27, 2009 as Entry No. 10825496 in Book 9774 at Page 2258 of official records.

Parcel 2C:

Together with an easement and right of way for ingress and egress by vehicular and pedestrian traffic over and across the following property: Beginning at the intersection of the southerly right-of-way line of 10000 South Street with the easterly right-of-way line of Monroe Street, said point also being on the northerly boundary of SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED, recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of plats at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East (sometimes shown as South 89°51'37" East in some documents of record) 92.36 feet to an existing Salt Lake County monument marking the centerline of State Street, North 0°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 1752.92 feet from the Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along said easterly right-of-way line of Monroe Street the following five (5) courses: (1) Southwesterly 24.021 feet along the arc of a 30.00 foot radius non-tangent curve to the left whose center bears South 44°34'32" East 30.00 feet, has a central angle of 45°52'33" and a chord bearing and length of South 22°29'12" West 23.384 feet to a point of reverse curvature; (2) Southwesterly 207.961 feet along the arc of a 550.00 foot radius reverse curve to the right whose center bears South 89°32'55" West 550.00 feet, has a central angle of 21°39'51" and a

chord bearing and length of South 10°22'51" West 206.724 feet to a point of tangency; (3) South 21°12'46" West 144.65 feet to a point of curvature; (4) Southwesterly 174.478 feet along the arc of a tangent curve to the left having a radius of 474.50 feet, a central angle of 21°04'05" and a chord bearing and length of South 10°40'44" West 173.497 feet to a point of tangency; (5) South 0°08'41" West 28.46 feet; thence North 89°59'24" West 71.00 feet to the westerly right of way line of said Monroe Street; thence along said westerly right of way line of Monroe Street the following seven (7) courses: (1) North 0°08'41" East 28.63 feet; (2) Northeasterly 200.584 feet along the arc of a 545.50 foot radius curve to the right having a central angle of 21°04'05" and a chord bearing and length of North 10°40'44" East 199.456 feet to a point of tangency; (3) North 21°12'46" East 23.14 feet; (4) South 89°56'30" West 13.95 feet; (5) North 21°12'46" East 127.67 feet to a point of curvature; (6) Northeasterly 176,467 feet along the arc of a 461.50 foot radius tangent curve to the left having a central angle of 21°54'31" and a chord bearing and length of North 10°15'30" East 175.394 feet to a point of compound curvature; (7) Northwesterly 26.514 feet along the arc of a 17.00 foot radius compound curve to the left whose center bears South 89°18'15" West 17.00 feet, has a central angle of 89°21'45" and a chord bearing and length of North 45°22'38" West 23.908 feet to a point of tangency; thence South 89°56'30" West 37.01 feet; thence North 0°00'36" East 4.04 feet to intersect the southerly right of way line of 10000 South Street; thence along said southerly right of way line, North 89°56'30" East 146.90 feet to the Point of Beginning.

Parcel 2D:

Together with an easement and right of way for ingress and egress by vehicular and pedestrian traffic over and across the following property: Beginning at a point on the easterly right of way line of Monroe Street said point lies North 89°51'37" East (sometimes shown as South 89°51'37" East in some documents of record) 92.36 feet to an existing Salt Lake County monument marking the centerline of State Street, North 0°08'34" West along the monument line in State Street, 1016.36 feet and West 1820.60 feet Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence Southwesterly 15.708 feet along the arc of a 10.00 foot radius non-tangent curve to the left whose center bears South 68°47'14" East 10.00 feet, has a central angle of 90°00'00" and a chord bearing and length of South 23°47'14" East 14.142 feet to a point of tangency; thence South 68°47'14" East 46.954 feet to a point of curvature; thence Northeasterly 45.638 feet along the arc of a 23.50 foot radius tangent curve to the left having a central angle of 111°16'16" and a chord bearing and length of North 55°34'38" East 39.797 feet to a point of tangency; thence North 0°03'30" West 5.525 feet; thence North 89°56'30" East 28.00 feet; thence South 0°03'30" East 5.525 feet to a point of curvature; thence Southwesterly 100.015 feet along the arc of a 51.50 foot radius tangent curve to the right having a central angle of 111°16'16" and a chord bearing and length of South 55°34'38" West 85.023 feet to a point of tangency; thence North 68°47'14" West 46.594 feet to a point of curvature; thence Southwesterly 15.708 feet along the arc of a 10.00 foot radius tangent curve to the left having a central angle of 90°00'00" and a chord bearing and length of South 66°12'46" West 14.142 feet to the easterly right of way line of Monroe Street; thence along said easterly right of way line, North 21°12'46" East 48.00 feet to the Point of Beginning.

Parcel 3:

A parcel of land, being the remainder portion of Lot 5, SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of plats at Page 315 in the office of the Salt Lake County Recorder, located in the Southeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah described by metes and bounds as

follows:

Beginning at the northeast corner of Lot 5, SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of plats at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East 92.36 feet to a monument marking the centerline of State Street, North 0°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 1408.819 feet to the westerly right-of-way line of Centennial Parkway; along said westerly right-of-way line, South 0°00'36" West 278.03 feet, North 89°59'24" West 109.91 feet and South 0°00'36" West 5.20 feet from the Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along the lot line common with Lot 4 of said SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED, South 0°00'36" West 204.956 feet; thence North 89°59'24" West 227.46 feet to the easterly line of Lot 6 of said SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED; thence along the Lot line common with said Lot 6, North 0°00'36" East 204.956 feet; thence along the Lot line common with Lot 2 of said SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED, South 89°59'24" East 227.46 feet to the point of beginning.

Parcel 3A:

Also together with a non-exclusive easement and right of way for ingress and egress by vehicular and pedestrian traffic upon and over Lot A, SANDY CITY CENTRE FINAL PLAT, FIRST AMENDMENT AND EXTENDED, by that certain Right of Way and Easement Grant, recorded September 7, 2000 as Entry No. 7714461 in Book 8386 at page 4146, also recorded September 7, 2000 as Entry No. 7714462 in Book 8386 at Page 4149, that certain Amendment to right of way and Easement Grant, recorded July 7, 2005 as Entry No. 9776902 in Book 9319 at page 4467, that certain Easement Agreement, recorded January 11, 2002 as Entry No. 8118279 in Book 8553 at page 3854, that certain Easement recorded January 11, 2002 as Entry No. 8118281 in Book 8553 at page 3880 the recorded plats for Sandy City Centre Final Plat and Sandy City Centre Final Plat First Amendment and Extended, and that certain Development, Easement and Maintenance Agreement, recorded October 31, 2006 as Entry No. 9893242 in Book 9373 at page 6457 of Salt Lake County Records.

Less and excepting therefrom that portion of Lot A, said subdivision as disclosed by that Notice of Approval of Property Line Adjustment recorded June 12, 2014 as Entry No. 11864646 in Book 10237 at Page 6564 and that certain Special Warranty Deed recorded June 12, 2014 as Entry No. 11864657 in Book 10237 at page 6610, being described as follows:

A parcel of land located in the Southeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah, described by metes and bounds as follows: BEGINNING at the most southeasterly corner of Lot A, SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED, according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823, in Book 2004P of Plats, at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East (shown as South 89°51'37" East in some documents of record) 92.36 feet to a monument marking the centerline of State Street, North 0°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 1408.819 feet to the westerly right-of-way line of Centennial Parkway, and South 0°00'36" West along said westerly right-of-way line, 559.186 feet from the Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence along the boundary of said subdivision and the southerly line of Lot A, North 89°59'24" West 461.76 feet; thence North 0°08'41" East 28.43 feet to a point of

curvature; thence Northeasterly 3.5 14 feet along the arc of a tangent curve to the right having a radius of 461.50 feet, a central angle of 00°26'11" and a chord bearing and length of North 0°21'47" East 3.514 feet; thence Southeasterly 11.024 feet along the arc of a curve to the left whose center bears North 25°16'30" East 25.00 feet, has a central angle of 25° 15'54" and a chord bearing and length of South 77°21'27" East 10.935 feet to a point of tangency; thence along the boundary of said Lot A the following six (6) courses; (1) South 89°59'24" East 293.10 feet; (2) Northeasterly 21.994 feet along the arc of a tangent curve to the left having a radius of 14.00 feet, a central angle of 90°00'36" and a chord bearing and length of North 45°00'18" East 19.801 feet; (3) North 71°38'13" East 35.82 feet; (4) Southeasterly 24.661 feet along the arc of a curve to the left whose center bears South 89°59'24" East 14.00 feet, has a central angle of 100°55'39" and a chord bearing and length of South 50°27'14" East 21.594 feet to a point of tangency; (5) North 79°04'57" East 94.98 feet to the westerly right-of-way line of Centennial Parkway; (6) South 0°00'36" West 59.10 feet to the point of beginning.

Parcel 3B:

Together with the parking and easement benefits as disclosed by that certain Parking and Access Easement Agreement recorded October 27, 2009 as Entry No. 10825496 in Book 9774 at Page 2258 of official records.

Parcel 3C:

Together with an easement and right of way for ingress and egress by vehicular and pedestrian traffic over and across the following property: Beginning at the intersection of the southerly right-of-way line of 10000 South Street with the easterly right-of-way line of Monroe Street, said point also being on the northerly boundary of SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED, recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of plats at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East (sometimes shown as South 89°51'37" East in some documents of record) 92.36 feet to an existing Salt Lake County monument marking the centerline of State Street, North 0°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 1752.92 feet from the Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along said easterly right-of-way line of Monroe Street the following five (5) courses: (1) Southwesterly 24.021 feet along the arc of a 30.00 foot radius non-tangent curve to the left whose center bears South 44°34'32" East 30.00 feet, has a central angle of 45°52'33" and a chord bearing and length of South 22°29'12" West 23.384 feet to a point of reverse curvature; (2) Southwesterly 207.961 feet along the arc of a 550.00 foot radius reverse curve to the right whose center bears South 89°32'55" West 550.00 feet, has a central angle of 21°39'51" and a chord bearing and length of South 10°22'51" West 206.724 feet to a point of tangency; (3) South 21°12'46" West 144.65 feet to a point of curvature; (4) Southwesterly 174.478 feet along the arc of a tangent curve to the left having a radius of 474.50 feet, a central angle of 21°04'05" and a chord bearing and length of South 10°40'44" West 173.497 feet to a point of tangency; (5) South 0°08'41" West 28.46 feet; thence North 89°59'24" West 71.00 feet to the westerly right of way line of said Monroe Street; thence along said westerly right of way line of Monroe Street the following seven (7) courses: (1) North 0°08'41" East 28.63 feet; (2) Northeasterly 200.584 feet along the arc of a 545.50 foot radius curve to the right having a central angle of 21°04'05" and a chord bearing and length of North 10°40'44" East 199.456 feet to a point of tangency; (3) North 21°12'46" East 23.14 feet; (4) South 89°56'30" West 13.95 feet; (5) North 21°12'46" East 127.67 feet to a point of curvature; (6) Northeasterly 176.467 feet along the arc of a 461.50 foot radius tangent curve to the left having a central angle of 21°54'31" and a chord bearing and length of North 10°15'30" East 175.394 feet to a point of compound curvature; (7) Northwesterly 26.514 feet along the arc of a 17.00 foot radius compound curve to the left whose center bears South 89°18'15"

West 17.00 feet, has a central angle of 89°21'45" and a chord bearing and length of North 45°22'38" West 23.908 feet to a point of tangency; thence South 89°56'30" West 37.01 feet; thence North 0°00'36" East 4.04 feet to intersect the southerly right of way line of 10000 South Street; thence along said southerly right of way line, North 89°56'30" East 146.90 feet to the Point of Beginning.

Parcel 3D:

Together with an easement and right of way for ingress and egress by vehicular and pedestrian traffic over and across the following property: Beginning at a point on the easterly right of way line of Monroe Street said point lies North 89°51'37" East (sometimes shown as South 89°51'37" East in some documents of record) 92.36 feet to an existing Salt Lake County monument marking the centerline of State Street, North 0°08'34" West along the monument line in State Street, 1016.36 feet and West 1820.60 feet Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence Southwesterly 15.708 feet along the arc of a 10.00 foot radius non-tangent curve to the left whose center bears South 68°47'14" East 10.00 feet, has a central angle of 90°00'00" and a chord bearing and length of South 23°47'14" East 14.142 feet to a point of tangency; thence South 68°47'14" East 46.954 feet to a point of curvature; thence Northeasterly 45.638 feet along the arc of a 23.50 foot radius tangent curve to the left having a central angle of 111°16'16" and a chord bearing and length of North 55°34'38" East 39.797 feet to a point of tangency; thence North 0°03'30" West 5.525 feet; thence North 89°56'30" East 28.00 feet; thence South 0°03'30" East 5.525 feet to a point of curvature; thence Southwesterly 100.015 feet along the arc of a 51.50 foot radius tangent curve to the right having a central angle of 111°16'16" and a chord bearing and length of South 55°34'38" West 85.023 feet to a point of tangency; thence North 68°47'14" West 46.594 feet to a point of curvature; thence Southwesterly 15.708 feet along the arc of a 10.00 foot radius tangent curve to the left having a central angle of 90°00'00" and a chord bearing and length of South 66°12'46" West 14.142 feet to the easterly right of way line of Monroe Street; thence along said easterly right of way line, North 21°12'46" East 48.00 feet to the Point of Beginning.

Parcel 4:

A parcel of land, being the remainder portion of Lot 4, SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED according to the official plat thereof which was recorded October 27, 2004 as Entry No, 9207823 in Book 2004P of plats at Page 315 in the office of the Salt Lake County Recorder, located in the Southeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah described by metes and bounds as follows:

Beginning at the northeast corner of Lot 4, SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED according to the official plat thereof which was recorded October 27, 2004 as Entry No, 9207823 in Book 2004P of plats at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East 92.36 feet to a monument marking the centerline of State Street, North 0°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 1408.819 feet to the westerly right-of-way line of Centennial Parkway and South 00° 00'36" West along said westerly right-of-way line, 278.03 feet from the Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along said easterly line of said Lot 4 and the westerly right-of-way line of Centennial Parkway, South 00°00'36" West 210.156 feet; thence North 89°59'24" West 109.91 feet to the easterly line of Lot 5 of said SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED; thence along the Lot line common with said Lot 5, North 00°00'36" East 210.156 feet to the northwest corner of said Lot 4; thence along the lot line common to

Lots 3 and 4 of said SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED, South 89°59'24" East 109.91 feet to the point of beginning.

Parcel 5:

A parcel of land, being all of Lot 3, SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of plats at Page 315 in the office of the Salt Lake County Recorder, located in the Southeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah described by metes and bounds as follows:

Beginning at the northeast corner of Lot 3, SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of plats at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East 92.36 feet to a monument marking the centerline of State Street, North 00°08'34" West along the monument line in State Street, 1296.656 feet and South 89°56'30" West 1408.819 feet from the Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along the easterly line of said Lot 3 and the westerly right-of-way line of Centennial Parkway, South 0°00'36" West 278.03 feet; thence North 89°59'24" West 109.91 feet to intersect the easterly line of Lot 2 of said SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED; thence along the Lot line common with said Lot 2, North 0°00'36" East 197.55 feet to intersect the southerly line of Lot of said SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED; thence along the Lot line common with said Lot 1 the following two (2) courses: (1) South 89°59'24" East 2.90 feet; (2) North 0°00'36" East 80.35 feet to the southerly right-of-way line of 10000 South Street; thence along said southerly right-of-way line, North 89°56'30" East 107.01 feet to the point of beginning.

(The following is for informational purposes only: Tax ID No. 27-12-453-041)

Parcel 6

A parcel of land, being the remainder portion of Lot 1, SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of plats at Page 315 in the office of the Salt Lake County Recorder, located in the Southeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah described by metes and bounds as follows:

Beginning at the northeast corner of Lot 1, SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of plats at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East 92.36 feet to a monument marking the centerline of State Street, North 0°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 1515.829 feet from the Southeast Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along the boundary of said Lot 1 the following sixteen (16) courses:

- (1) South 0°00'36" West 80.35 feet;
- (2) North 89°59'24" West 25.21 feet;
- (3) South 0°00'36" West 12.33 feet;
- (4) North 89°59'24" West 2.33 feet;
- (5) South 0°00'36" West 7.26 feet;
- (6) North 89°59'24" West 22.42 feet;
- (7) North 0°00'36" East 7.26 feet;
- (8) North 89°59'24" West 10.24 feet;
- (9) North 0°00'36" East 12.50 feet;
- (10) North 89°59'24" West 135.33 feet;
- (11) South 0°00'36" West 12.50 feet;
- (12) North 89°59'24" West 2.33 feet;
- (13) South 0°00'36" West 7.26 feet;
- (14) North 89°59'24" West 32.50 feet;
- (15) South 0°00'36" West 1.40 feet;
- (16) North 89°59'24" West 20.80 feet to intersect the easterly right-of-way line of Monroe Street;

thence along said easterly right-of-way line the following two (2) courses:

- (1) Northeasterly 79.690 feet along the arc of a 550.00 foot radius non-tangent curve to the left whose center bears North 82°08'58" West 550.00 feet, has a central angle of 8°18'06" and a chord bearing and length North 3°41'59" East 79.621 feet to a point of reverse curvature; (2) Northeasterly 24.021 feet along the arc of a 30.00 foot radius reverse curve to the right whose center bears North 89°32'56" East 30.00 feet, has a central angle of 45°52'33" and a chord bearing and length North 22°29'13" East 23.384 feet to the southerly right-of-way line of 10000 South Street; thence along said southerly right-of-way line, North 89°56'30" East 237.095 feet to the point of beginning.

Parcel 1B:

Together with the parking and easement benefits as disclosed by that certain Parking and Access Easement Agreement recorded October 27, 2009 as Entry No. 10825496 in Book 9774 at Page 2258 of official records.

Parcel 1C:

Together with an easement and right of way for ingress and egress by vehicular and pedestrian traffic over and across the following property:

Beginning at the intersection of the southerly right-of-way line of 10000 South Street with the easterly right-of-way line of Monroe Street, said point also being on the northerly boundary of SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED, recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of plats at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East (sometimes shown as South 89°51'37" East in some documents of record) 92.36 feet to an existing Salt Lake County monument marking the centerline of State Street, North 0°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 1752.92 feet from the Southeast Corner of Section 12 Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along said easterly right-of-way line of Monroe Street the following five (5) courses: (1) Southwesterly 24.021 feet along the arc of a 30.00 foot radius non tangent curve to the left whose center bears South 44°34'32", East 30.00 feet, has a central angle of 45°52'33" and a chord bearing and length of South 22°29'12" West 23.384 feet to a point of reverse curvature; (2) Southwesterly 207.961 feet along the arc of a 550.00 foot radius reverse curve to right whose center bears South 89°32'55" West 550.00 feet, has a central angle of 21°39'51" and a chord bearing and length of South 10°22'51" West 206.724 feet to a point of tangency; (3) South 21°12'46" West 144.65 feet to a point of curvature; (4) Southwesterly 174.478 feet along the arc of a tangent curve to the left having a radius of 474.50 feet, a central angle of 21°04'05" and a chord bearing and length of South 10°40'44" West 173.497 feet to a point of tangency; (5) South 08°08'41" West 28.46 feet; thence North 89°59'24" West 71.00 feet to the westerly right of way line of said Monroe Street; thence along said westerly right of way line of Monroe Street the following seven (7) courses: (1) North 0°08'41" East 28.63 feet; (2) Northeasterly 200.584 feet along the arc of a length 545.50 foot North radius curve to the right having a central angle of 21°04'05" and a chord 10°40'44" East 199.456 feet to a point of tangency; (3) North 21°12'46" bearing East 23.14 feet; (4) South 89°56'30" West 13.95 feet; (5) North 21°12'46" East 127.67 feet to a point of curvature; (6) Northeasterly 176.467 along the arc of a 461.50 foot radius tangent curve to the left having a central angle of 21°54'31" and a chord bearing and length of North 10°15'30" East 175.394 feet to a point of compound curvature; (7) Northwesterly 26.514 feet along the arc of a 17.00 foot radius compound curve to the left whose center bears South 89°18'15" West 17.00 feet, has a central angle of 89°21'45" and a chord bearing and length of North 45°22'38" West 23.908 feet to a point of tangency; thence South 89°56'30" West 37.01 feet; thence North 0°00'36" East 4.04 feet to intersect the southerly right of way line of 10000 South Street; thence along said southerly right of way line North 89°56'30" East 146.90 feet to the Point of Beginning.