

11  
18 units

14072631 B: 11401 P: 1410 Total Pages: 11  
02/15/2023 01:02 PM By: adavis Fees: \$56.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: JOHN R REESE  
7711 PLEASANT WOOD DR SANDY, UT 84093

When Recorded Mail Deed and Tax Notice To:  
John R. Reese  
7711 Pleasant Wood Dr  
Sandy, Utah 84093



SPECIAL WARRANTY DEED

Continental/Miller Apartments, L.L.C., a Utah limited liability Company, also known as Centennial Towers, LLC, a Utah limited liability company, by Amended and Restated Certificate of Organization, filed with the Utah Division of Corporations and Commercial Code on April 13, 2018, now known as Centennial Village, LLC, a Utah limited liability company, by Amended and Restated Certificate of Organization, dated September 20, 2020, and Tower Distribution Center L.L.C, a Nevada Limited Liability Company, grantors of Provo, County of Utah, State of Utah, hereby

CONVEY and WARRANT against all claiming by, through or under grantor to

Centennial Village, LLC, a Utah limited liability company, grantee(s) of Provo, County of Utah, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Salt Lake County, State of UTAH:

See Exhibit "A" - Attached hereto and made a part hereof.

TOGETHER WITH all improvements and appurtenances thereunto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 14 day of February, 2023.

Tower Distribution Center LLC, a Nevada Limited Liability Company

By: [Signature]  
Briant Buckwalter, Manager

By: [Signature]  
John R. Reese, Manager

Centennial Village, LLC, a Utah limited liability company

By: [Signature]  
David Truong, Manager

By: [Signature]  
Dan Simons, Manager

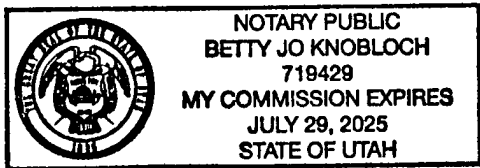
Additional Signature Page for Warranty Deed Executed by Continental/Miller Apartments, L.L.C., a Utah limited liability Company, also known as Centennial Towers, LLC, a Utah limited liability company, by Amended and Restated Certificate of Organization, filed with the Utah Division of Corporations and Commercial Code on April 13, 2018, now known as Centennial Village, LLC, a Utah limited liability company, by Amended and Restated Certificate of Organization, dated September 20, 2020, and Tower Distribution Center L.L.C, a Nevada Limited Liability Company, grantors to Centennial Village, LLC, a

STATE OF UTAH )

County of <sup>SS</sup> Salt Lake)

On the 14 day of February, 2023, personally appeared before me David Truong, who being by me duly sworn, says that he is the Manager of Centennial Village, LLC, the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the Limited Liability Company.

Betty Jo Knobloch  
Notary Public



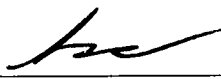
My Commission Expires: July 29, 2023

Additional Signature Page for Warranty Deed Executed by Continental/Miller Apartments, L.L.C., a Utah limited liability Company, also known as Centennial Towers, LLC, a Utah limited liability company, by Amended and Restated Certificate of Organization, filed with the Utah Division of Corporations and Commercial Code on April 13, 2018, now known as Centennial Village, LLC, a Utah limited liability company, by Amended and Restated Certificate of Organization, dated September 20, 2020, and Tower Distribution Center LLC, a Nevada Limited Liability Company, grantors to Centennial Village, LLC, a Utah limited liability company, grantee

STATE OF UTAH )

County of <sup>SS</sup> Salt Lake )

On the 14 day of February, 2023, personally appeared before me Dan Simons, who being by me duly sworn, says that he is the Manager of Centennial Village, LLC, the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the Limited Liability Company.



Notary Public



My Commission Expires: 04-02-2024

Additional Signature Page for Warranty Deed Executed by Continental/Miller Apartments, L.L.C., a Utah limited liability Company, also known as Centennial Towers, L.L.C, a Utah limited liability company, by Amended and Restated Certificate of Organization, filed with the Utah Division of Corporations and Commercial Code on April 13, 2018, now known as Centennial Village, L.L.C, a Utah limited liability company, by Amended and Restated Certificate of Organization, dated September 20, 2020, and Tower Distribution Center L.L.C, a Nevada Limited Liability Company, grantors to Centennial Village, L.L.C, a Utah limited liability company, grantee

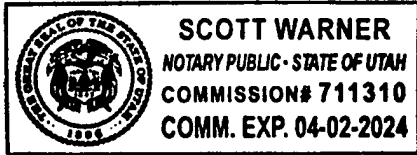
Tax I.D. No. 27-12-453-034, 27-12-453-041, 27-12-453-049, 27-12-453-050, and 27-12-453-051.

County of <sup>ss</sup> satan )

On the 14 day of ~~March~~ <sup>February</sup>, 2023, personally appeared before me Briant A. Buckwalter, who being by me duly sworn, says that he is the Manager of Tower Distribution Center LLC, a Nevada Limited Liability Company, the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the Limited Liability Company.



Notary Public



My Commission Expires: 04-02-2024

Additional Signature Page for Warranty Deed Executed by Continental/Miller Apartments, L.L.C., a Utah limited liability Company, also known as Centennial Towers, L.L.C, a Utah limited liability company, by Amended and Restated Certificate of Organization, filed with the Utah Division of Corporations and Commercial Code on April 13, 2018, now known as Centennial Village, L.L.C, a Utah limited liability company, by Amended and Restated Certificate of Organization, dated September 20, 2020, and Tower Distribution Center LLC, a Nevada Limited Liability Company, grantors to Centennial Village, L.L.C, a Utah limited liability company, grantee

Tax I.D. No. 27-12-453-034, 27-12-453-041, 27-12-453-049, 27-12-453-050, and 27-12-453-051.

County of <sup>ss</sup> saltlake )

On the 14 day of February, 2023, personally appeared before me John R. Reese, who being by me duly sworn, says that he is the Manager of Tower Distribution Center LLC, a Nevada Limited Liability Company, the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the Limited Liability Company.



[Signature]  
Notary Public

My Commission Expires: 04.02.2024

Attached to that Warranty Deed Executed by Continental/Miller Apartments, L.L.C., a Utah limited liability Company, also known as Centennial Towers, L.L.C, a Utah limited liability company, by Amended and Restated Certificate of Organization, filed with the Utah Division of Corporations and Commercial Code on April 13, 2018, now known as Centennial Village, L.L.C, a Utah limited liability company, by Amended and Restated Certificate of Organization, dated September 20, 2020, and Tower Distribution Center L.L.C, a Nevada Limited Liability Company, grantors to Centennial Village, L.L.C, a Utah limited liability company, grantee

Parcel Identification Numbers 27-12-453-034, 27-12-453-041, 27-12-453-049, 27-12-453-050, and 27-12-453-051.

Exhibit "A"

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 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 nontangent 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 5 of said SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED, South 0°00'36" West 386.71 feet to the point of beginning.

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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 3.514 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 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 nontangent 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 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 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 nontangent 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 00°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.