

REDSKY SANDY, LLC PROPERTY ALTA / NSPS LAND TITLE SURVEY

ONE SANDY OFFICE INVESTORS LP ARCADIA P
PARCEL NO. 2712476022

IN RING AND COVER)

LOCATED WITHIN THE SOUTHEAST CORNER OF SECTION 12 TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN

N89°59′01″W - 250.57′ S86°50′50″W - 266.48′ N89°57′20″W - 519.88′ **REDSKY SANDY LLC** 500°00′36″W— **EXHIBIT "A"** 10080 SOUTH 53.33' —P.O.B. PARCEL 1 Beginning at a point which lies North 89°50'56" East 41.33 feet to the westerly right-of-way line of State Street, North 0°07'35" West 847.85 feet along said westerly right-of-way line, North 89°59'01" West 280.57 feet, South 86°50'50" West S89°55′00″W ST MALL OWNER LLC (EXCEPTION 25) 266.48 feet, North 89°57'20" West 519.88 feet and South 0°00'36" West 53.33 feet from the Southeast Corner of Section 110.28' L1-- REDSKY SANDY, LLC PARCEL NO. 271226010 12. Township 3 South, Range I West, Salt Lake Base and Meridian, said Southeast Corner of Section 12 lies South 89°53'20" West 92.33 feet from a Salt Lake County brass witness monument on the centerline of State Street at 10200 PROPERTY ACCORDIN P.O.B. PARCEL 24 South, (Basis of Bearing for this description is South 0°01'50" East along the monument line in State Street defined by said TITILE REPORT witness monument at 10200 South and a Salt Lake County monument on the centerline of State Street at 10600 South); AREA = 2.874 SQ. FT.thence North 89°55'00" East 110.278 feet along the southerly edge of an existing concrete sidewalk to intersect the northerly extension of the easterly boundary of that parcel of land described in that certain Special Warranty Deed recorded October 24, 2007 as Entry No. 10257422 in Book 9529 at Pages 6162-6163 in the office of the Salt Lake County Recorder; thence along said northerly extension of said easterly boundary, South 5.064 feet to intersect the southerly right-of-way line of 10080 South Street as dedicated by that certain plat titled NEFF'S GROVE AND 10080 SOUTH STREET DEDICATION PLAT, recorded October 18, 2004 as Entry No. 9200501 in Book 2004P of plats at Page 304 in the office of the Salt Lake County Recorder; thence along said southerly right-of-way line the following four (4) courses: (1)South 65°32'54" West 58.010 feet to a point of curvature: Line Table (2)Southwesterly 30.925 feet along the arc of a 70.00 foot radius tangent curve to the right having a central angle of EXCEPTION 18 AND 19 Length Direction 25°18'45" and a chord bearing and length of South 78°12'16" West 30.674 feet to a point of tangency; SOUTH 5.06 (HATCHED AREA) 58.01 S 65°32'54" W (3)North 89°08'21" West 11.58 feet; 11.57 N 89°08'21" W L4 37.65 N 00°00'36" E (4)Southwesterly 16.177 feet along the arc of a 45.00 foot radius tangent curve to the left having a central angle of 20°35'49" and a chord bearing and length of South 80°33'44" West 16.090 feet to the easterly right-of-way of Centennial CENTENNIAL PARK Parkway; thence along said easterly right-of-way line, North 0°00'36" East 37.65 feet to the Point of Beginning. Radius Length Chord Chord BRG ST MALL OWNER LLC PARTNERS LLC PARCEL NO. 2712476031 The above-described area contains approximately 2,874 square feet 15.90 15.82 S 79°42'54" E PARCEL NO. 2712476035 (TARGET STORE) 70.00 30.92 30.67 S 78°12'16" W C3 25°18'45" AREA = 1.45 ACRESC4 20°35'50" 45.00 16.18 16.09 S 80°33'14" W CENTENNIAL PARK PARTNERS LLC Beginning at a point in the easterly right of way line of Centennial Parkway which point lies North 89°50'56" East 41.33 feet to the westerly right-of-way line of State Street, North 0°07'35" West 847.85 feet along said westerly right-of-way line, North 89°59'01" West 280.57 feet, South 86°50'50" West 266.48 feet, North 89°57'20" West REDEVELOPMENT AGENCY 519.88 feet and South 0°00'36" West 90.98 feet from the Southeast Corner of Section 12, Township 3 South, OF SANDY CITY LEGEND Range I West, Salt Lake Base and Meridian, said Southeast Corner of Section 12 lies South 89°53'20" West PARCEL NO. 2712476037 92.33 feet from a Salt Lake County brass witness monument on the centerline of State Street at 10200 South, (Basis of Bearing for this description North 89°49'53" West along the Section line from said Southeast Corner of BOUNDARY LINE Section 12 to the South Quarter corner of said Section 12); thence South 00°00'36" West along said easterly right-of-way of Centennial Parkway 558.44 feet to a point of curvature; thence along the arc of a 45.00 foot radius ----- ADJOINING PROPERTY non-tangent curve to the left 15.90 feet through a central angle of 20°14'40", the chord bears South 79°42'54" ---- --- - EASEMENTS East 15.82 feet; thence South 89°50'14" East 72.06 feet to a point of curvature; thence along the arc of a 33.00 radius tangent curve to the left 25.07 feet through a central angle of 43°31'39", the chord bears North 68°23'57" ----- ROAD CENTERLINE East 24.47 feet; thence North 585.21 feet; thence South 65°32'54" West 58.010 feet to a point of curvature; thence along the arc of a 70.00 foot radius tangent curve to the right 30.92 feet through a central angle of 5/8" x 24" REBAR & 25°18'45", the chord bears South 78°12'16" West 30.67 feet; thence North 89°08'21" West 11.58 feet to a point of PLASTIC CAP SUBDIVISION BNDRY CORNER curvature: thence along the arc of a 45.00 foot radius tangent curve to the left 16.18 feet through a central angle of 20°35'49", the chord bears South 80°33'44" West 16.09 feet to the point of beginning.; thence along said easterly SECTION CORNER right-of-way line, North 0°00'36" East 37.65 feet to the Point of Beginning. QUARTER SECTION CORNER The above-described area contains approximately 1.45 Acres SURVEYOR'S CERTIFICATE S89°50′14″E TO AMERICAN LAND TITLE, REDSKY SANDY, LLC, A UTAH LIMITED LIABILITY COMPANY AND RUDD & HAWKES TITLE INSURANCE AGENCY LLC THAT ON THE 7TH DAY OF JUNE, 2019: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE SEWER EASEMENT WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 4, 5, 8, 11, 13, 16, AND 19 OF TABLE EXCEPTION 17-A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF SCALE (FEET) THE CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF UTAH, THE RELATIVE POSITIONAL ACCURANCEY OF THIS SURVEY DOES NOT EXCEED 100 150 THAT WHICH IS SPECIFIED THEREIN. N89°50′56″E— 41.33' ST MALL OWNER LLC June 11, 2019 SOUTH QUARTER CORNER SECTION 12 PARCEL NO. 2713226010 SOUTHEAST CORNER SECTION 12 REGISTRATION NO. TOWNSHIP 3 SOUTH, RANGE 1 WEST TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN SALT LAKE BASE AND MERIDIAN THE TITLE REPORT FOR THIS SURVEY WAS PROVIDED BY RUDD & HAWKES TITLE INSURANCE AGENCY LLC AS (FOUND 2" FLAT BRASS MONUMENT (FOUND MAG NAIL WITH PAINTED

FILE NUMBER: JR19-313 DATED MAY 20, 2019 @ 8:00 Am.

BROW ENGINEERING, INCOffice: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

CENTERLINE MONUMENSTATE STREET AT 102000 SOUTH (MONUMENT NOT SHOT

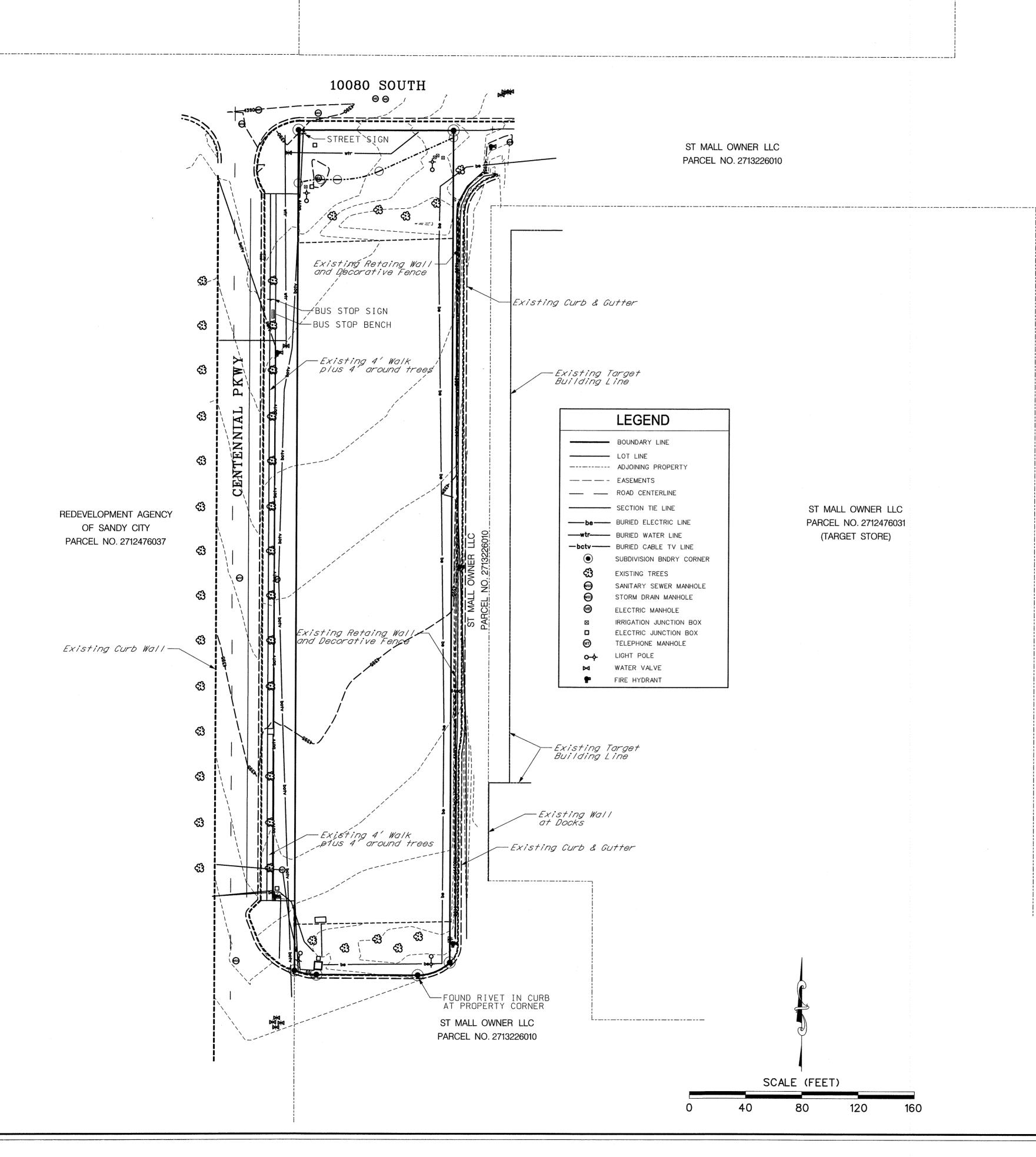
92.33'

TARGET)

-N89°53′20″E

sheet no. 1 OF 2

PROJECT NO. 2019.029



EXCEPTIONS

- 7. The Owner's Policy of title insurance committed for in this Commitment, if any, shall contain, in addition to the Items set forth in Schedule B-Section 2, the following items: (1) The Deed of Trust, if any, required under Schedule B-Section 1, Item (b). (2) Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water; minerals, oil and gas; (3) Any and all unpaid taxes, assessments and unredeemed tax sales.
- 8. The ALTA Homeowner's Policy of title insurance committed for in this Commitment, if any, shall contain, in addition to the Items set forth in Schedule B-Section 2, the following items: (1) The Deed of Trust, if any, required under Schedule B-Section 1, Item (b); (2) Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water; oil and gas; (3) Real Estate taxes or assessments for the current year and taxes or special assessments which are not shown as existing liens at date of policy; (4) Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete survey of the land and inspection of the land; (5) Covenants, conditions, restrictions, setbacks, easements and/or servitudes appearing in the public records. This exception does not impair the coverage afforded by Covered Risks 12, 13, 23, 24, and 26; (6) Any lease, grant, exception, or reservation of minerals or mineral rights appearing in the public records. This exception does not impair the coverage afforded under Covered Risk 25; (7) Any violation, variation, or encroachment of a boundary wall or fence. This exception does not impair the coverage afforded under Covered Risks 21 and 22; (8) Any security deed, mortgage, deed of trust, judgment, lien or encumbrance of any kind which has been created, suffered, and assumed by the insured or of which the insured has actual knowledge.
- 9. General property taxes for the year 2019 are accruing as a lien, but are not yet due and payable. Taxes for the year 2018 have been paid in the amount of \$7,000.92. Tax Serial Number 27-12-476-035.
- 10. Said property is within the boundaries of Sandy and Tax District 36D, and is subject to any charges and assessments levied thereunder.
- 11. The effects of easements, restrictions, covenants, conditions, notes, building set-back lines, and rights of way for roads, ditches, canals, streams, rivers, telephone and transmission lines, drainage, utilities or other incidental purposes, over, under or across said property, which are of record or which may be ascertained by an inspection or accurate survey, including, without limitation, any easements, notes, restrictions, building site requirements, setback lines, or rights of way provided for in the official plat map or of record, if any.
- 12. All Public Utility and Lot Drainage Easements recorded and unrecorded in the office of the County Recorder.
- 13. Notes from Plat as may be disclosed on the recorded plat of said subdivision.
- 14. Any oil, gas and other mineral rights, and the consequences of the right to mine or remove such substances including, but not limited to express or implies easements and the right to enter upon and use the surface of the land for exploration, drilling, or extraction related purposes.
- 15. Any portion lying within the bounds of any public roadway.
- 16. EASEMENT to UTAH POWER & LIGHT COMPANY, for a right of way for the construction, operation and continued maintenance, repair, alteration, inspection, relocation and replacement of the underground electric transmission, distribution and communications circuits of Grantee, and as more particularly described in document recorded October 30, 2985 as Entry No. 4157033, in Book 5704, at Page 2119 in the office of the Salt Lake County Recorder. BLANKET EASEMENT
- 17. SEWER EASEMENT to SALT LAKE COUNTY SEWERAGE IMPROVEMENT DISTRICT NO. 1 for a perpetual right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove, and replace sewer pipe lines, manholes, laterals, and other sewer collection and transmission structures and facilities, and as more particularly described in document recorded recorded October 12, 1995 as Entry No. 6187783, in Book 7247, at Page 0659 in the office of the Salt Lake County Recorder.
 AS SHOWN ON SHEET 1 OF 2
- 18. BUILDING RESTRICTIONS by ZML-SOUTH TOWNE MARKETPLACE LIMITED PARTNERSHIP, concerning "Future Development" Area Within the South Towne Market Place, recorded October 27, 1995 as Entry No. 6199728, in Book 7257, at Page 2616.
- AS SHOWN ON SHEET 1 OF 2

 19. AGREEMENT by Equity Properties and Development Limited Partnership, D/B/A Equity Properties and Development Limited Partnership AND Dayton Hudson Corporation, recorded December 21, 1995 as Entry No. 6241585, in Book 7295, at Page 2124.

 AS SHOWN ON SHEET 1 OF 2
- 20. Reservations contained in that certain Special Warranty Deed recorded February 9, 1996 as Entry No. 6277216, in Book 7327, at Page 1430. BLANKET EASEMENT
- 21. Declaration of Restrictions and Grant of Easements by MACERICH ST MARKETPLACE LIMITED PARTNERSHIP and SANDY CITY CORPORATION recorded May 18, 2001 as Entry No. 7900119, in Book 8458, at Page 7489 in the office of the Salt Lake County Recorder.
- office of the Salt Lake County Recorder.
 NOT PLOTTABLE
 22. SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT
- Dated: October 31, 2014
 Mortgagee: Cantor Commercial Real Estate Lending L.P.
- Landlord: ST Mall Owner, LLC
- Tenant: Pier 1 Imports (U.S), Inc. Recorded: December 11, 2014
- Entry No. 11960391
- Book/Pg No.: 10281/2475 NOT PLOTTABLE
- 23. SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT WITH MORTGAGE Dated: October 28, 2014
- Mortgagee: Cantor Commercial Real Estate Lending L.P. Landlord: ST Mall Owner, LLC
- Tenant: J.C. Penney Corporation, Inc.
- Recorded: December 11, 2014 Entry No. 11960392
- Book/Pg No.: 10281/2484 NOT PLOTTABLE
- 24. SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT
- Dated: October 31, 2014

 Mortgagee: Cantor Commercial Real Estate Lending L.P.
- Mortgagee: Cantor Commercial Real Estate Lending Landlord: ST Mall Owner, LLC
- Tenant: Old Navy, LLC
- Recorded: January 13, 2015 Entry No. 11975701
- Book/Pg No.: 10288/5298
- NOT PLOTTABLE
- 25. Effects, if any, of Quit Claim Deed wherein Sandy City quit claims to Centennial Parkway Plaza, LLC, recorded March 19, 2019 as Entry No. 12951550, in Book 10761, at Page 5956 in the office of the Salt Lake County Recorder. THE EXHIBIT "A" DESCRIPTION CONTAINED HEREIN

BROWN

ENGINEERING, INC

Office: (801) 377-1790 Fax: (801) 377-1789

MMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMMM	3/4	11 19 166572 BRY REASO		
2			MILITAL STATES	

			Notes REVISIONS				
			By				
			Date				
			No.				
rawn hecked							

IDY, LLC PROPERTY

ALTA /NSPS LAND

PROJECT NO.

2019.027

H

SHEET NO. 2 OF 2