

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

SLC-SLCIA
Form Date 4/24/15

After recording, return to:
Salt Lake City Department of Airports
Planning and Environment
P.O. Box 145550
Salt Lake City, Utah 84114-5550

13519986
1/4/2021 2:25:00 PM \$40.00
Book - 11092 Pg - 6664-6683
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 20 P.

AVIGATION EASEMENT

Avigation Easement affecting portions of county tax parcel number(s): 07-27-100-003 and 07-27-100-004.

XR Quadrant I, LLC
(Recorded Owner)

conveys to SALT LAKE CITY CORPORATION, ("Grantee"), for good and valuable consideration given by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, a perpetual and assignable easement in the airspace above and over the parcel of land described in Exhibit "A" (the "Real Property"), for the free and unrestricted passage of aircraft of any and all kinds in, through, across and about the airspace over the Real Property, and all other aeronautical activities therein. The airspace shall mean that space above the Real Property that is above the height limit established for the Salt Lake City International Airport by the Salt Lake City Code, which for the Real Property is that space above the flat plain 4,377.4' feet mean sea level, as determined by U.S.G.S. datum coterminous with the boundaries of the Real Property (the "Airspace").

This easement is granted under the condition that the civil aircraft yearly average

[1]

noise level does not exceed 75 LDN for Zone B and 65 LDN for Zone C as those zones are described in Figure 3-1 of the Salt Lake City International Airport Land Use Policy Plan dated August, 1982, as amended from time to time, which may be obtained from the Salt Lake City Department of Airports (the "Plan"), or the equivalent to 65 LDN or 75 LDN, as appropriate, if a designation other than LDN is adopted by the U.S. Federal Government and is recognized as the generally accepted environmental noise descriptor. Zone A, as described in the Plan, shall not be restricted to any maximum yearly average noise level. This easement shall not be in effect during any period the maximum yearly average noise level is exceeded by civil aircraft in Zone B or Zone C. However, on all other portions of the Real Property where it cannot be proven that the maximum noise levels have been exceeded, this easement shall remain in full force and effect.

Grantor further agrees that this easement and the rights hereby granted to the Grantee are for the purpose of insuring that the Airspace remains free and clear for the flight of aircraft landing at or taking off from or otherwise using the Salt Lake City International Airport described in Exhibit "B" (the "Airport"). This easement and the rights appertaining thereto are for the benefit of Grantee, its successors, assigns, guests, and invitees, including any and all persons, firms or corporations operating aircraft to or from the Airport. In perpetuity, this easement and the burden thereof, together with all things that may be alleged to be incidental to or to result from the use and enjoyment

of this easement, constitute permanent burdens and servient tenements on the Real Property, and run with the land and are binding upon and enforceable against all successors in right, title or interest to the Real Property and are unlimited as to frequency.

Grantor and its heirs, successors and assigns shall not hereafter erect or permit the erection or growth of any object within the Airspace. This easement grants the right of flight for the passage of aircraft in the Airspace, together with the right to cause or create, or permit or allow to be caused or created in the Airspace, and within, above and adjacent to the Real Property, such annoyances as may be inherent in, or may arise or occur from or during the operation of aircraft subject to the noise limitations described above.

Grantor further agrees that all structures to be constructed on the Real Property will provide and maintain applicable sound attenuation measures to insulate occupants from noise and to mitigate any adverse impact from aircraft noise.

WITNESS the hand of Grantor this 30th day of December 2020.

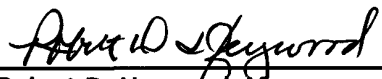
GRANTOR(S)

ENTITY:

XR QUADRANT I, LLC,
a Utah limited liability company,
by its two Managers:

XR MANAGEMENT, LLC,
a Utah limited liability company,
by its two Managers:

THE RITCHIE GROUP, LC,
a Utah limited liability company

By 
Robert D. Heywood, Manager

GARN DEVELOPMENT COMPANY, LLC
a Utah limited liability company

By 
Michael R. Christensen, Manager

ALLIED SOLUTIONS GROUP, INC.
a Utah corporation

By _____
Chris D. Webb, Vice President

WITNESS the hand of Grantor this 30th day of December 2020.

GRANTOR(S)

ENTITY:

XR QUADRANT I, LLC,
a Utah limited liability company,
by its two Managers:

XR MANAGEMENT, LLC,
a Utah limited liability company,
by its two Managers:

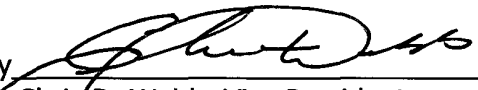
THE RITCHIE GROUP, LC,
a Utah limited liability company

By _____
Robert D. Heywood, Manager

GARN DEVELOPMENT COMPANY, LLC
a Utah limited liability company

By _____
Michael R. Christensen, Manager

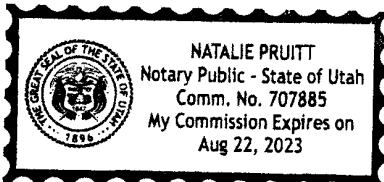
ALLIED SOLUTIONS GROUP, INC.
a Utah corporation

By  _____
Chris D. Webb, Vice President

ACKNOWLEDGMENT

STATE OF UTAH)
): SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 30th day of December 2020, by Robert D. Heywood, the Manager of The Ritchie Group, L.C., one of the Managers of Quadrant Management, LLC, one of the Managers of XR Quadrant I, LLC.



Natalie L. Pruitt
Notary Public

My Commission Expires:

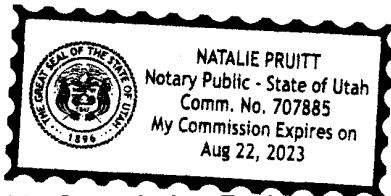
August 22, 2023

Residing at:

1245 E. Buckyard Road Suite 70
Salt Lake City, UT 84106

STATE OF UTAH)
): SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 30th day of December 2020, by Michael R. Christensen, the Manager of Garn Development Company, LLC, one of the Managers of Quadrant Management, LLC, one of the Managers of XR Quadrant I, LLC.



Natalie Pruitt
Notary Public

My Commission Expires:


August 22, 2023

Residing at:

1245 E. Buckyard Road Suite 70
Salt Lake City, UT 84106

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 30th day of December 2020, by Chris D. Webb, the Vice President of Allied Solutions Group, Inc., one of the Managers of Quadrant Management, LLC, one of the Managers of XR Quadrant I, LLC.



Notary Public

My Commission Expires: 9/06/2021 Residing at: Lehi Utah



EXHIBIT "A"

The following description is the Grantor's Real Property situated in Salt Lake

County, commonly referred to as N/A
(Name of subdivision, if applicable)

Subdivision.

DESCRIPTION: (Portions of Tax Parcels #07-27-100-003 and #07-27-100-004)

(Please attach to this Exhibit A the Tax Assessor's legal description (County printout) showing ownership, or other evidence of ownership as approved by City.)

PREPARED BY AND WHEN RECORDED RETURN TO:

Victor A. Taylor, Esq.
Dentons Durham Jones & Pinegar P.C.
111 South Main Street, Suite 2400
Salt Lake City, Utah 84111

13501437
12/16/2020 3:37:00 PM \$40.00
Book 11082 Pg - 594-599
~~RASHELLE HOBBS
Recorder, Salt Lake County, UT
DURHAM, JONES AND PINEGAR
BY: eCASH, DEPUTY - EF & P.~~

SEND TAX NOTICES TO:

XR Quadrant I, LLC
1245 East Brickyard Road, Suite 70
Salt Lake City, Utah 84106

Portions of Tax Parcels No. 07-27-100-003 and No. 07-27-100-004

SPECIAL WARRANTY DEED

XR Quadrant Development, LLC / XR Quadrant I, LLC

THIS INSTRUMENT is executed as of the 16th day of December, 2020, by **XR QUADRANT DEVELOPMENT, LLC**, a Utah limited liability company ("**Grantor**"), whose address is 1245 East Brickyard Road, Suite 70, Salt Lake City, Utah 84106, in favor of **XR QUADRANT I, LLC**, a Utah limited liability company ("**Grantee**"), whose address is 1245 East Brickyard Road, Suite 70, Salt Lake City, Utah 84106.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby conveys and warrants to Grantee against all who claim by, through or under Grantor, but not otherwise, certain real property located in Salt Lake County, Utah, described as follows:

A parcel of land being a part of those two entire tracts described in that: 1) Special Warranty Deed recorded November 10, 2020 as Entry No. 13455958 in Book 11057 at Page 5287-5288 in the Office of the Salt Lake County Recorder; and 2) Warranty Deed recorded November 10, 2020 as Entry No. 13455959 in Book 11057 at Page 5289-5290 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the North Half of Section 27, Township 1 North, Range 2 West, Salt Lake Base and Meridian and described as follows: Beginning at a point on the northerly line of SLC Port GLC Plat "A" Subdivision recorded December 11, 2019 as Entry No. 13144584 in Book 2019 of Plats at Page 340 in the Office of said Recorder, which is 428.54 feet S. 89°51'16" E. along said northerly line of SLC Port GLC Plat "A" and Quarter Section line from the Center of Section 27; thence North 60.05 feet; thence N. 20°36'31" W. 149.29 feet; thence West 64.26 feet; thence North 2138.06 feet; thence N. 45°00'00" W. 69.48 feet; thence North 254.43 feet to the northerly line of said Section 27; thence S. 89°53'32" E. 1072.38 feet along said northerly line to the 16th line of the Northeast Quarter of said Section 27; thence S. 00°16'02" W. 2641.69 feet along said 16th line and westerly line of said SLC Port GLC Plat "A" Subdivision; thence N. 89°51'16" W. 894.12 feet along said Subdivision and Quarter Section line to the point of beginning. The above-described parcel of land contains 2,680,539 square feet in area or 61.536 acres, more or less. Basis of bearing: S. 89°51'16" E. along the Quarter Section line between the Center of Section and the East Quarter of said Section 27, Township 1 North, Range 2 West, Salt Lake Base and Meridian.

SUBJECT TO: current taxes and assessments; rights-of-way, easements, covenants, restrictions, reservations and other matters of record; facts, rights, interests or claims that could be ascertained by an inspection of the Property or by making inquiry of persons in possession of the Property; and discrepancies, conflicts in boundary lines, shortages in area, encroachments or other facts that a correct survey would disclose.

Special Warranty Deed
XR Quadrant Development, LLC / XR Quadrant I, LLC

ANY CLAIM for damages for the breach of any of the warranties arising under this instrument or applicable law shall be satisfied solely from the interest in the real property conveyed.

[Remainder of page intentionally left blank: signatures and acknowledgments on following pages]

Special Warranty Deed
XR Quadrant Development, LLC / XR Quadrant I, LLC

-2-

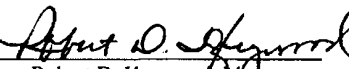
GRANTOR has executed this instrument in favor of Grantee below, to be effective as of the date first set forth above.

GRANTOR:

XR QUADRANT DEVELOPMENT, LLC,
a Utah limited liability company,
by its two Managers:

QUADRANT MANAGEMENT, LLC,
a Utah limited liability company,
by its two Managers:

THE RITCHIE GROUP, L.C.,
a Utah limited liability company

By 
Robert D. Heywood, Manager

GARN DEVELOPMENT COMPANY, LLC,
a Utah limited liability company

By 
Michael R. Christensen, Manager

ALLIED SOLUTIONS GROUP, INC.,
a Utah corporation

By _____
Chris D. Webb, Vice President

GRANTOR has executed this instrument in favor of Grantee below, to be effective as of the date first set forth above.

GRANTOR:

XR QUADRANT DEVELOPMENT, LLC,
a Utah limited liability company,
by its two Managers:

QUADRANT MANAGEMENT, LLC,
a Utah limited liability company,
by its two Managers:

THE RITCHIE GROUP, L.C.,
a Utah limited liability company

By _____
Robert D. Heywood, Manager

GARN DEVELOPMENT COMPANY, LLC,
a Utah limited liability company

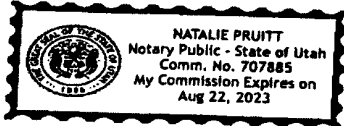
By _____
Kevin S. Garn, Manager

ALLIED SOLUTIONS GROUP, INC.,
a Utah corporation

By 
Chris D. Webb, Vice President

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 16th day of December, 2020, by Robert D. Heywood, the Manager of The Ritchie Group, L.C., one of the Managers of Quadrant Management, L.L.C, one of the Managers of XR Quadrant Development, LLC.



Natalie Pruitt
Notary Public

My Commission Expires:

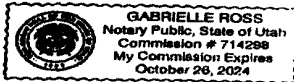
August 22, 2023

Residing at:

1545 E Brickyard Road Suite 70
Salt Lake City, UT 84106

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 14 day of December, 2020, by Michael R. Christensen, the Manager of Garn Development Company, LLC, one of the Managers of Quadrant Management, LLC, one of the Managers of XR Quadrant Development, LLC.



Gabrielle Ross
Notary Public

My Commission Expires:

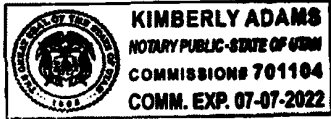
10/26/2024

Residing at:

Layton, UT

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 15 day of December, 2020, by Chris D. Webb, the Vice President of Allied Solutions Group, Inc., one of the Managers of XR Quadrant Development, LLC.



Kimberly Adams
Notary Public

My Commission Expires:

July 7, 2022

Residing at:

Utah County

EXHIBIT "B"
Salt Lake City International Airport
Boundary Description

Beginning at a point 806.03 feet N. 0°02'38" E. of the South 1/4 corner of Section 33, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said point being on the northerly right-of-way line of North Temple Street, and running thence S. 89°58'38" W. 340.71 feet along said right-of-way line; thence S. 0°02'38" W. 805.75 feet to the south line of Section 33; thence N. 89°58'33" E. 340.71 feet along said section line to the south 1/4 corner of Section 33 (said 1/4 corner is also the north 1/4 corner of Section 4, T.1 S., R.1 W.); thence S. 0°11'26" E. 2,290.43 feet to the northerly right-of-way of the Western Pacific Railroad main-line siding; thence S. 77°49'01" W. 581.95 feet; thence S. 0°12'04" E. 238 feet, more or less, to the 1/4 section line; thence S. 89°57'09" W. 185 feet, more or less; thence N. 0°12'04" W. 197 feet, more or less, to the northerly right-of-way line of the Western Pacific Railroad main-line siding; thence S. 77°49'01" W. 1,932.50 feet to the west line of said Section 4 (said line is also the east line of Section 5, T.1 S., R.1 W.); thence S. 77°49'01" W. 230.26 feet to a point on a 3,852.83 foot radius curve to the left, said point also being on the northerly right-of-way line of the relocated Salt Lake Garfield & Western Railroad; thence South 77°33' West 397.14 feet along said curve to a point 116 feet perpendicularly distant northwesterly to the Western Pacific Railroad main-line track; thence southwesterly and parallel to said railroad track 3,459 feet, more or less; thence S. 78°00'55" W. 1,343 feet, more or less, to the west line of said Section 5, (said line is also the east line of Section 6, T.1 S., R.1 W.); thence S. 78°00'55" W. 238 feet, more or less, to the westerly highway right-of-way and nonaccess line of U.D.O.T. project No. 1-80-3(5)116; thence N. 1°25'59" W. 622 feet, more or less, along said right-of-way line to a point on a 1,527.89 foot radius curve to the left (note: Tangent to said curve at its point of beginning bears N. 1°50'34" W.); thence northwesterly 769.68 feet along said curve to the North line of the NE 1/4 SE 1/4 of said Section 6; thence northwesterly 971.37 feet along the arc of a 1,672.95 foot radius curve to the left (note: Tangent to said curve at its point of beginning bears N. 34°24'21" W.); thence N. 63°47'38" W. 1,084.09 feet; thence N. 55°55'36" W. 436.08 feet; thence west 83.57 feet to a point on a 2,894.79 foot radius curve to the left (note: Tangent to said curve at its point of beginning bears N. 51°35'12" W.); thence northwesterly 246.45 feet along said curve; thence N. 57°07'49" W. 100.52 feet; thence N. 57°27'53" W. 328.82 feet; thence N. 57°47'59" W. 200.79 feet to a point on a 5,759.58 foot radius curve to the left (note: Tangent to said curve at its point of beginning N. 58°28'02" W.);

thence northwesterly 640 feet, more or less, along said curve; thence North 545 feet more or less, to the north section line of said Section 6; thence North 850.50 feet; thence East 46.47 feet; thence N. 4°58'32" W. 4,445.67 feet to the north line of Section 31, T.1 N., R.1 W.; thence West 1,009.82 feet along said line to the northwest corner of said Section 31; thence North 15,840 feet to the northwest corner of Section 18, T.1 N., R.1 W.; thence East 10,560 feet to the northeast corner of Section 17, T.1 N., R.1 W.; thence South 5,280 feet to the northwest corner of Section 21, T.1 N., R.1 W.; thence East 2,640.0 feet; thence South 660.0 feet; thence East 1,320.0 feet; thence South 14,374.25 feet to the northerly right-of-way line of North Temple Street; thence S. 89°58'38" W. 1,254 feet, more or less, along said right-of-way line to the point of beginning;

And beginning at a point 660 feet West and 792 feet North of the South 1/4 corner of Section 16, T.1 N., R.1 W., Salt Lake Base and Meridian; running thence North 198 feet; thence East 660 feet; thence North 33 feet; thence East 165 feet; thence South 264 feet; thence West 165 feet; thence North 33 feet; thence West 660 feet to the point of beginning;

And beginning at a point 660 feet West and 990 feet North of the South 1/4 corner of Section 16, T.1 N., R.1 W., Salt Lake Base and Meridian; running thence North 519.75 feet; thence East 660 feet; thence South 189.75 feet; thence East 165 feet; thence South 297 feet; thence West 165 feet; thence South 33 feet; thence West 660 feet to the point of beginning;

And beginning at the South Quarter Corner of Section 16; Township 1 North, Range 1 West, Salt Lake Base and Meridian; running thence West 660 feet along the South line of said section; thence North 792 feet; thence East 660 feet; thence South 792 feet to the point of beginning;

And beginning at a point 660 feet West and 792 feet North of the South Quarter Corner Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian; running thence North 198 feet; thence East 660 feet; thence North 33 feet; thence East 165 feet; thence South 264 feet; thence West 165 feet; thence North 33 feet; thence West 660 feet to the point of beginning;

And beginning in the South line of the Northeast quarter of Section 6 at a point 470.36 feet West from the East quarter corner of said Section 6; thence West 1205.35 feet along said South line; thence North 25°05'47" West 265.54 feet; and

thence N. 25°25'49" West 100.52 feet; thence Northwesterly 1287.85 feet along the arc of a 2894.79 foot radius curve to the left to the North line of the Southwest quarter Northeast quarter of said Section 6 (Note: Tangent to said curve at its point of beginning bears North 26°05'48" West); thence East 83.57 feet along said North line to the Southwesterly right-of-way and no-accessline of the freeway known as Project No. 80-3; thence South 55°55'36" East 436.08 feet; thence South 63°47'38" East 1084.09 feet to a point on a 1672.95 foot radius curve to the right; thence Southeasterly 971.37 feet along the arc of said curve to the point of beginning. (Note: Tangent to said curve at its point of beginning bears South 67°40'25" East);

And beginning in the south line of the Northeast quarter of said Section 6 at a point approximately 1741.94 feet West from the East quarter corner of said Section 6; thence West 903.79 feet, more or less, to the West line of the Northeast quarter of said Section 6; thence North 1254.38 feet along said West line to a point on a 2834.79 foot radius curve to the right; thence Southeasterly 1220.69 feet along the arc of said curve (Note: Tangent to said curve at its point of beginning bears South 50°46'08" East); thence South 25°25'43" East 99.48 feet; thence South 25°05'47" East 237.49 feet to the point of beginning;

And beginning at the Northwest corner of the Southeast quarter of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said point being the center of Section 16; thence East 165 feet; thence South 1320 feet; thence West 165 feet; thence North 1320 feet to the point of beginning.

Contains 6,822.59 acres, more or less (excluding the highway R.O.W.).

OWNERSHIP CERTIFICATE

Without limitation, the undersigned hereby represent to Salt Lake City Corporation that they constitute all of the owners of the Real Property bearing portions of Salt Lake County Tax Parcel Numbers 07-27-100-003 and 07-27-100-004 more particularly described in Exhibit "A" as of the date set forth below, and they further represent and agree as follows:

They have full capacity to execute this Avigation Easement and make a binding conveyance thereof, and they know of no other acts in addition to the execution of this Avigation Easement necessary to make a valid and binding conveyance of the same.

They will not transfer any interest in the Real Property before the recording of this Avigation Easement by Salt Lake City Corporation without providing prior written notice to the City.

There is no other person or entity having any rights or interests with respect to the Real Property whose consent or conveyance may be necessary in order to make this Avigation Easement fully enforceable against the Real Property with respect to all parties.

After the recording of this Avigation Easement, they will obtain the consent or conveyance of any party with rights or interests created before that time which may be necessary in order to make this Avigation Easement fully enforceable against the Real Property with respect to all parties.

Date: 12/30/2020

Record Owners of portions of Salt Lake County Tax Parcel Number(s) 07-27-100-003; 07-27-100-004 more particularly described in Exhibit "A"

ENTITY:

XR QUADRANT I, LLC,
a Utah limited liability company,
by its two Managers:

XR MANAGEMENT, LLC,
a Utah limited liability company,
by its two Managers:

THE RITCHIE GROUP, LC,
a Utah limited liability company

By Robert D. Heywood
Robert D. Heywood, Manager

GARN DEVELOPMENT COMPANY, LLC
a Utah limited liability company

By Michael R. Christensen
Michael R. Christensen, Manager

ALLIED SOLUTIONS GROUP, INC.
a Utah corporation

By _____
Chris D. Webb, Vice President

ENTITY:

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XR MANAGEMENT, LLC,
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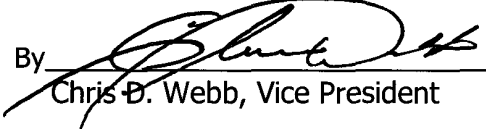
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By _____
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a Utah limited liability company

By _____
Michael R. Christensen, Manager

ALLIED SOLUTIONS GROUP, INC.
a Utah corporation

By  _____
Chris D. Webb, Vice President