

6322892

After recording, return to:
Salt Lake City Airport Authority
Finance & Administration
AMF Box 22084
Salt Lake City, Utah 84122

SLC-SLCIA
Form Date 10/25/94
6322892
04/04/96 4:37 PM ***NO FEE**
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY AIRPORT AUTHORITY
REC BY:V ASHBY DEPUTY - WI

AVIGATION EASEMENT

Avigation Easement affecting county tax parcel number 15-08-300-007. SORTECH, L.L.C., hereinafter referred to as "Grantor," hereby grants and conveys to SALT LAKE CITY CORPORATION, hereinafter referred to as "Grantee," for good and valuable consideration given by the Grantee to the Grantor in the form of Grantee's approval of the development of Grantor's land by memorializing an existing prescriptive common law avigation easement associated with the Airport and aircraft activities in and around the Salt Lake City International Airport, 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," attached hereto and by this reference incorporated herein, hereinafter referred to as the "Real Property," for the free and unrestricted passage of aircraft of any and all kinds now or hereafter developed for the purpose of transporting persons or property through the air, 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 which is above the height limit established for the Salt Lake City International Airport by the Revised Ordinances of Salt Lake City, which for the Real Property is that space above the flat plain 4377

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feet mean sea level, as determined by U.S.G.S. datum coterminous with the boundaries of the Real Property (hereinafter referred to as the "Airspace").

Said easement is granted under the condition that civil aircraft yearly average 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 Airport Authority (hereinafter referred to as 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, in which case the alternate equivalent designation shall apply. Zone A, as described in the Plan, shall not be restricted to any maximum yearly average noise level. During any period the maximum yearly average noise level was exceeded on any portions of the Real Property by civil aircraft within Zone B or Zone C, this easement shall be inoperative solely with respect to the levels of noise exceeding the maximum level authorized for said portions. However, on all other portions of the property where it cannot be proven that the authorized noise levels have been exceeded, this easement shall remain in full force and effect.

Grantor further agrees that the easement and rights hereby granted to the grantee in the Airspace above and over the Real Property are for the purpose of insuring that the Airspace shall remain 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" attached hereto, and by this reference incorporated herein, (hereinafter referred to as "Airport"). Said easement and the rights appertaining thereto shall be for the benefit of Grantee, its successors, assigns, guests, invitees, including any and all persons, firms or corporations operating aircraft to or from the Airport. In perpetuity, said easement and the burden thereof, together with all things which may be alleged to be incidental to or to result from the use and enjoyment of said easement, shall constitute permanent burdens and servient tenements on the Real Property, and the same shall run with the land and be binding upon and enforceable against all successors in right, title or interest to said Real Property and shall be unlimited as to frequency.

Grantor agrees that it, 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 Grantor's Real Property described in Exhibit "A" shall provide and maintain applicable sound

attenuation ordinance requirements to insulate occupants from noise to mitigate any adverse impact from aircraft noise.

WITNESS the hand of Grantor this 23rd day of February, 1996.

GRANTOR(S)

SORTECH, L.L.C.

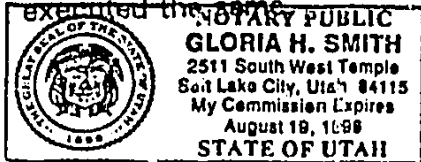
Signed by: [Signature]
Print Name: Donald E. Wallace
Title: Vice President of the Managing Member

ATTEST:

[Signature]
Print Name: A. James Larson
Title (if any): _____

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the 23rd day of February, 1996, personally appeared before me Donald E. Wallace, who being duly sworn, did say that (s)he is a officer of SORTECH, L.L.C., a limited liability company existing under the laws of the State of Utah; and that said instrument was signed with proper authority by him/her on behalf of said limited liability company and said Donald E. Wallace acknowledged to me that said limited liability company



Gloria H. Smith
NOTARY PUBLIC, residing in
SLC

My Commission Expires:

8-19-98

EXHIBIT "A"

The following description is the Grantor's Real Property situated in Salt Lake County, commonly referred to as Soman Technology Park
(Name of subdivision, if applicable)
Subdivision.

DESCRIPTION: (Tax Parcel #15-08-300-007)

PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
BEG S 138.5 FT & W 1182.88 FT FR NE COR SEC 17, T 1S, R 1W,
S L M; S 59-56'52" W 37.16 FT; N 0-01'16" W 2752.14 FT; N
89-59'45" W 184.91 FT; S 0-00'15" W 208 FT; N 89-59'45" W
166 FT; N 0-00'15" E 208 FT; N 89-59'45" W 551 FT; N 0-00'
15" E 42 FT; N 89-59'45" W 128 FT; N 0-00'15" E 690 FT TO
SOUTH LINE OF 9TH SOUTH STREET; N 89-59'45" W 109 FT; S 0-
00'15" W 201 FT; N 89-59'45" W 109 FT; N 0-00'15" E 201 FT
TO S LINE 9TH SOUTH STREET; N 89-59'45" W 2791.43 FT; SW'LY
ALG CURVE TO R 289 FT; S 0-15'10" E 1983.49 FT; S 89-44'44"
E 2236.24 FT; S 0-04'44" E 928 FT; S 19-25'32" W 118.34 FT;
S 3-31'44" E 1002.37 FT; S 89-53'24" E 2180.93 FT; N 37-33'
36" W 488 FT; N 0-06'01" W 445.75 FT, M OR L TO BEG. LESS
PARCEL DEEDED TO U P & I. CO & LESS TRACTS DEEDED TO S L CITY
CORP FOR CALIFORNIA AVE R OF W & RELOCATED RR R OF W. 255.08
PRESS ENTER FOR MORE LEGAL DESCRIPTION AND/OR ADDITIONAL NAMES

(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.)

EXHIBIT "B"
Salt Lake City International Airport
Boundary Description

Beginning at a point 806.03 feet N. $0^{\circ}02'38''$ 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. $89^{\circ}58'38''$ W. 340.71 feet along said right-of-way line; thence S. $0^{\circ}02'38''$ W. 805.75 feet to the south line of Section 33; thence N. $89^{\circ}58'33''$ 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. $0^{\circ}11'26''$ E. 2,290.43 feet to the northerly right-of-way of the Western Pacific Railroad main-line siding; thence S. $77^{\circ}49'01''$ W. 581.95 feet; thence S. $0^{\circ}12'04''$ E. 238 feet, more or less, to the 1/4 section line; thence S. $89^{\circ}57'09''$ W. 185 feet, more or less; thence N. $0^{\circ}12'04''$ W. 197 feet, more or less, to the northerly right-of-way line of the Western Pacific Railroad main-line siding; thence S. $77^{\circ}49'01''$ 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. $77^{\circ}49'01''$ 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 $77^{\circ}33'$ 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. $78^{\circ}00'55''$ 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. $78^{\circ}00'55''$ 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. $1^{\circ}25'59''$ 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. $1^{\circ}50'34''$ 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. $34^{\circ}24'21''$ W.); thence N. $63^{\circ}47'38''$ W. 1,084.09 feet; thence N. $55^{\circ}55'36''$ 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. $51^{\circ}35'12''$ W.); thence northwesterly 246.45 feet along said curve; thence N. $57^{\circ}07'49''$ W. 100.52 feet; thence N. $57^{\circ}27'53''$ W. 328.82 feet; thence N. $57^{\circ}47'59''$ 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. $58^{\circ}28'02''$ 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. $4^{\circ}58'32''$ 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°47'39" 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 Salt Lake County Tax Parcel Number 15-08-300-007 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 prior to 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 prior to 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: 2/23/96

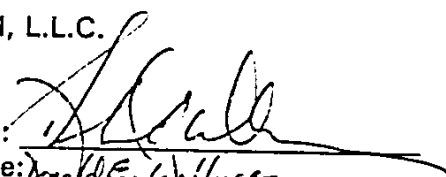
Record Owners of Salt Lake County Tax
Parcel Number 15-08-300-007

SORTECH, L.L.C.

Signed by:

Print Name:

Title:


Donald E. Wallace
Vice President of the Managing Member

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Exhibit "A"

Recorded at Request of SIDCO, Inc.
at 2511 South West Temple, Salt Lake City, Utah 84115 M. Fee Paid \$
by Dep. Book Page Ref.:
Mail tax notice to SorTech, L.L.C. a Limited Liability Company
Address: 2511 South West Temple, Salt Lake City, Utah 84115

WARRANTY DEED

(Special)

SIDCO, INC. grantor
of 2511 SOUTH WEST TEMPLE, SALT LAKE CITY, County of SALT LAKE, State of Utah, hereby
CONVEYS and WARRANTS against all claiming by, through or under to SORTECH, L.L.C. grantee
of 2511 SOUTH WEST TEMPLE, SALT LAKE CITY, UTAH 84115 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:
Entry # 6276342
Date 2/8/96 Time 2:33 PM.

Request of SEE ATTACHED DESCRIPTION
Nancy Workman, Recorder
Salt Lake County, Utah
\$ 27.00 By Deputy

WITNESS, the hand of said grantor, this 8th day of February, A. D. 1996

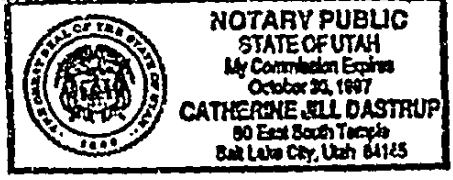
Signed in the Presence of
[Signature]

Signed [Signature]
James L. Sorenson, President

STATE OF UTAH,
County of Salt Lake } ss.

On the 8th day of February, A.D. 1996 personally appeared before me
JAMES L. SORENSON

the signer of the within instrument, who duly acknowledged to me that he executed the same.



[Signature]
Notary Public
Residing in Salt Lake City

My commission expires Oct. 30, 1997

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EXHIBIT A

PARCEL 1

BEGINNING AT A POINT WHICH IS SOUTH 138.50 FEET AND WEST 1182.88 FEET FROM THE SOUTH-EAST CORNER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE SOUTH LINE OF CALIFORNIA AVENUE EXTENDED AND ON THE WEST LINE OF ZION'S SECURITIES CORPORATION PROPERTY; THENCE ALONG THE WESTERLY BOUNDARY OF ZION'S SECURITIES CORPORATION PROPERTY, SOUTH 89°56'52" WEST 3716 FEET; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY OF ZION'S SECURITIES CORPORATION PROPERTY, NORTH 0°01'16" WEST 2752.14 FEET; THENCE NORTH 89°59'45" WEST 72.00 FEET TO A FENCE CORNER; THENCE ALONG SAID FENCE LINE NORTH 89°59'45" WEST 112.91 FEET; THENCE SOUTH 0°00'18" WEST 208.00 FEET; THENCE NORTH 89°59'45" WEST 166.00 FEET; THENCE NORTH 0°00'15" EAST 208.00 FEET TO A FENCE; THENCE ALONG FENCE LINES AS FOLLOWS: NORTH 89°59'45" WEST 551.00 FEET; NORTH 0°00'15" EAST 42.00 FEET TO A U.S.A. MARKER; NORTH 89°59'45" WEST 128.00 FEET; NORTH 0°00'15" EAST 690.00 FEET TO THE SOUTH LINE OF 900 SOUTH STREET; THENCE ALONG THE SOUTH LINE OF 900 SOUTH STREET NORTH 89°59'45" WEST 109.00 FEET; THENCE ALONG A FENCE LINE SOUTH 0°00'15" WEST 201.00 FEET; THENCE ALONG A FENCE LINE NORTH 89°59'45" WEST 109.00 FEET; THENCE ALONG A FENCE LINE NORTH 0°00'15" EAST 201.00 FEET TO THE SOUTH LINE OF 900 SOUTH STREET; THENCE ALONG THE SOUTH LINE OF 900 SOUTH AND EXTENSION NORTH 89°59'45" WEST 2866.46 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 8, WHICH POINT IS NORTH 0°15'10" WEST 692.27 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 8, (THE AFORESAID QUARTER CORNER IS WITNESSED BY A MONUMENT 30.00 FEET WEST THEREOF); THENCE ALONG THE SECTION LINE SOUTH 0°15'10" EAST 2262.83 FEET TO A POINT BEING NORTH 0°15'10" WEST 1094.77 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE SOUTH 89°44'44" EAST 38.9 FEET TO A FENCE CORNER; THENCE ALONG FENCE LINES AS FOLLOWS: SOUTH 89°44'44" EAST 2197.34 FEET TO A FENCE CORNER; SOUTH 0°04'44" EAST 928.00 FEET TO A FENCE CORNER; SOUTH 19°25'32" WEST 118.34 FEET TO A FENCE CORNER; SOUTH 3°31'44" EAST 1002.37 FEET TO A FENCE CORNER; SOUTH 89°53'24" EAST 2180.93 FEET TO A U.S.A. MARKER; THENCE ALONG FENCE LINES AS FOLLOWS: NORTH 37°33'36" WEST 488.00 FEET; NORTH 0°06'01" WEST 445.75 FEET TO THE POINT OF BEGINNING.

EXCEPTION NO. 1 EXCEPTING THEREFROM, THAT PORTION OF THE ABOVE DESCRIBED PARCEL OF LAND CONVEYED BY UNION PACIFIC LAND RESOURCES CORPORATION TO UTAH POWER & LIGHT COMPANY BY WARRANTY DEED DATED OCTOBER 6, 1975, AND IDENTIFIED IN THE RECORDS OF THE GRANTOR AS AUDIT NO. 20370, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 220.0 FEET IN WIDTH SITUATE IN THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN SALT LAKE COUNTY, STATE OF UTAH, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF THE GRANTOR'S LAND, SAID POINT BEING NORTH 0°15'10" WEST 1143.70 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 0°15'10" WEST CONTINUING ALONG SAID SECTION LINE AND SAID WEST LINE OF THE GRANTOR'S LAND 220.01 FEET; THENCE SOUTH 89°41' EAST 4106.10 FEET TO THE EAST LINE OF SAID GRANTOR'S LAND; THENCE SOUTH 0°01'16" EAST ALONG SAID EAST LINE 220.0 FEET; THENCE NORTH 89°41' WEST 4105.21 FEET TO THE POINT OF BEGINNING.

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EXCEPTION NO. 2 EXCEPTING THEREFROM, THAT PORTION OF THE ABOVE DESCRIBED PARCEL OF LAND CONVEYED BY UNION PACIFIC LAND RESOURCES CORPORATION TO UTAH POWER & LIGHT COMPANY BY QUITCLAIM DEED DATED OCTOBER 6, 1975, AND IDENTIFIED IN THE RECORDS OF THE GRANTOR AS AUDIT NO. 20372, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND VARYING IN WIDTH, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN SALT LAKE COUNTY, STATE OF UTAH, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A SOUTHWEST CORNER OF THE GRANTOR'S LAND, SAID POINT BEING NORTH 0°15'10" WEST 1094.77 FEET, ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 0°15'10" WEST CONTINUING ALONG SAID SECTION LINE AND THE WEST LINE OF THE GRANTOR'S LAND 48.93 FEET; THENCE SOUTH 89°41' EAST 2236.26 FEET; THENCE SOUTH 0°15'10" EAST 46.50 FEET TO A SOUTHWEST INSIDE FENCE CORNER OF THE GRANTOR'S LAND; THENCE NORTH 89°44'44" WEST ALONG A SOUTH FENCE LINE AND ITS WESTERLY EXTENSION THEREOF, 2236.24 FEET TO THE POINT OF BEGINNING.

EXCEPTION NO. 3 EXCEPTING THEREFROM, THAT PORTION OF THE ABOVE DESCRIBED PARCEL OF LAND CONVEYED BY UNION PACIFIC LAND RESOURCES CORPORATION TO SALT LAKE COUNTY BY WARRANTY DEED DATED FEBRUARY 28, 1980, AND IDENTIFIED IN THE RECORDS OF THE GRANTOR AS AUDIT NO. 28371, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND IN FEE FOR A LIMITED ACCESS HIGHWAY KNOWN AS PROJECT NO. RS-0162(3), BEING PART OF AN ENTIRE TRACT OF PROPERTY IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 8, FROM WHICH POINT THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH 0°15'10" EAST 433.41 FEET; THENCE NORTH 0°15'10" WEST ALONG SAID WEST LINE 258.59 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF 900 SOUTH STREET; THENCE SOUTH 89°59'45" EAST ALONG SAID WESTERLY EXTENSION 56.94 FEET; THENCE SOUTH 9°25'11" WEST 187.29 FEET; THENCE SOUTH 18°48'50" WEST 77.98 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE STATE ROAD COMMISSION OF UTAH.

EXCEPTION NO. 4 ALSO, A PARCEL OF LAND IN FEE FOR A LIMITED ACCESS HIGHWAY, KNOWN AS PROJECT NO. RS-0162(3), BEING PART OF AN ENTIRE TRACT OF PROPERTY IN THE NORTHWEST QUARTER OF SAID SECTION 8, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 8, FROM WHICH POINT THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH 0°15'10" EAST 433.41 FEET; THENCE NORTH 18°48'50" EAST 77.98 FEET; THENCE NORTH 9°25'11" EAST 187.29 FEET; THENCE SOUTH 89°59'45" EAST 1812 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, FROM WHICH POINT A RADIAL LINE BEARS NORTH 77°20'44" WEST 3849.72 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 4°18'04" AN ARC DISTANCE OF 289.00 FEET; THENCE NORTH 0°15'10" WEST ALONG SAID WEST LINE 20.75 FEET TO THE POINT OF BEGINNING.

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Exception No. 5

Also excepting from Parcel 1 the following:

CALIFORNIA AVENUE RIGHT-OF-WAY

A parcel of land beginning at the intersection of the section line and the west line of Bara Industrial Park subdivision as recorded and on file in the Salt Lake County Recorder's Office, said point being North 89°52'25" West 1219.10 feet along the section line from the Southeast Corner of Section 8, Township 1 South, Range 1 West, Salt Lake Base and Meridian, (the Basis of Bearing being South 89°52'25" East 2650.94 feet between the said South Quarter Corner and the Southeast Corner of said Section 8,) and running;

thence South 0°13'09" West 27.21 feet along the west line to the Southwest Corner of the said Bara Industrial Park Subdivision;

thence South 89°49'35" East 37.07 feet along the south line of said Bara Industrial Park Subdivision to the east line of SIDCO, INC. parcel as surveyed on a "Map of Survey" by Bush and Gudgeon, Inc. dated Nov. 1989, Job No. 3-40926;

thence South 0°09'23" West 8.67 feet;

thence South 46°21'58" West 25.01 feet;

thence South 84°02'37" West 94.40 feet;

thence North 46°00'59" West 34.67 feet;

thence North 89°52'25" West 1010.76 feet parallel to the section line;

thence northwesterly 252.47 feet along the arc of a 3885.01 foot radius curve to the right, (center bears North 0°07'35" East and long chord bears North 88°00'43" West 252.42 feet, with a central angle of 3°43'24");

thence South 64°01'37" West 31.28 feet;

thence North 89°20'03" West 82.00 feet;

thence North 60°06'47" West 28.33 feet;

thence northwesterly 149.37 feet along the arc of a 3895.01 foot radius curve to the right, (center bears North 5°49'41" East and long chord bears North 83°04'24" West 149.36 feet, with a central angle of 2°11'50");

thence North 77°01'27" West 148.58 feet;

thence northwesterly 118.89 feet along the arc of a 3885.01 foot radius curve to the right, (center bears North 10°12'33" East and long chord bears North 78°54'51" West 118.88 feet, with a central angle of 1°45'12" to the west line of the SIDCO, INC. parcel as surveyed on a "Map of Survey" by Bush and Gudgeon, Inc. dated Nov. 1989, Job No. 3-40926;

thence North 19°40'56" East 115.25 feet along the west line of the said parcel to an existing rebar and cap marking and angle point in the west line of the said parcel;

thence North 0°10'40" East 16.15 feet along the west line of the said parcel;

thence southeasterly 372.36 feet along the arc of a 3755.01 foot radius curve to the left, (center bears North 11°46'35" East and long chord bears South 81°03'52" East 372.21 feet, with a central angle of 5°40'54");

thence North 63°05'45" East 30.82 feet;

thence South 88°40'14" East 82.02 feet;

thence South 60°52'19" East 28.64 feet;

thence southeasterly 147.07 feet along the arc of a 3745.01 foot radius curve to the left, (center bears North 4°02'42" East and long chord bears South 87°04'48" East 147.06 feet, with a central angle of 2°15'00");

thence South 85°23'27" East 148.26 feet;

thence South 89°16'41" East 962.05 feet;

thence North 46°20'54" East 34.63 feet;

thence North 84°02'37" East 85.58 feet;

thence South 0°13'09" West 113.84 feet along the west line of the said plat to the point of beginning.

Contains 5.83 acres.

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Exception No. 6

Also excepting from Parcel 1, the following:

RELOCATED RAILROAD RIGHT-OF-WAY

A parcel of land beginning at a point on the section line, said point being North 0°0'14" East 1363.74 feet along the section line from the Southwest Corner of Section 8, Township 1 South, Range 1 West, Salt Lake Base and Meridian, (the Basis of Bearing being South 89°52'25" East 2650.94 feet between the said South Quarter Corner and the Southeast Corner of said Section 8) and running;

thence North 0°00'14" East 1717.04 feet;

thence northeasterly 286.47 feet along the arc of a 3849.72 foot radius curve to the left, (center bears North 72°44'58" West and long chord bears North 15°07'07" East 286.41 feet, with a central angle of 4°15'49") along the east line of the said right-of-way line;

thence South 89°44'21" East 9.67 feet;

thence South 12°15'16" West 54.31 feet;

thence southwesterly 439.38 feet along the arc of a 2055.00 foot radius curve to the left, (center bears South 77°44'44" East and long chord bears South 6°07'45" West 438.55 feet, with a central angle of 12°15'02");

thence South 0°00'14" West 1410.35 feet;

thence southwesterly 94.41 feet along the arc of a 878.39 foot radius curve to the right, (center bears North 89°56'46" West and long chord bears South 3°04'59" West 94.36 feet, with a central angle of 6°09'30");

thence North 89°25'36" West 20.96 feet to point of beginning.

Contains 1.16 acres.

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PARCEL 2

BEGINNING AT A POINT WHICH IS N 0°35'00"W ALONG THE CENTER SECTION LINE 756.902 FEET FROM THE CENTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING S 89°46'03"W ALONG THE 900 SOUTH STREET MONUMENT LINE EXTENDED 1419.209 FEET AND N 0°35'00"W 30.858 FEET, FROM THE SALT LAKE CITY MONUMENT IN THE INTERSECTION OF SAID 900 SOUTH STREET AND GLADIOLA STREET; THENCE N 0°35'00"W 2.143 FEET; THENCE S 89°46'03"W 2302.299 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL, ENTRY NO. 4182288, BOOK 5722, PAGE 729; THENCE ALONG THE EAST AND NORTH LINE OF SAID PARCEL N 0°13'57"W 323.648 FEET AND S 89°46'03"W 120.370 FEET TO A POINT ON THE ARC OF A 3949.72 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS N 83°34'07"W; THENCE THE FOLLOWING THREE COURSES PARALLEL WITH AND 100 FEET PERPENDICULARLY DISTANT FROM THE EAST LINE OF THAT CERTAIN PARCEL, ENTRY NO. 3221750, BOOK 4797, PAGE 1439: NORTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 57°4'16" A DISTANCE OF 361.069 FEET AND N 1°11'37"E 75.700 FEET TO A POINT ON THE ARC OF A 479.72 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S 88°48'23"E, AND NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43°00'56" A DISTANCE OF 360.156 FEET (SAID LAST MENTIONED PARCEL DEED BEARINGS HAVE BEEN ROTATED 0°11'13" COUNTERCLOCKWISE TO MATCH BASIS OF BEARING THIS DESCRIPTION); THENCE N 45°47'27"W 100.000 FEET TO A POINT ON THE ARC OF A 579.72 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S 45°47'27"E THENCE NORTHEASTERLY ALONG SAID EAST LINE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22°02'09" A DISTANCE OF 222.959 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD; THENCE N 80°37'16"E ALONG SAID SOUTHERLY R-O-W LINE 2188.186 FEET; THENCE S 1°19'03"E 40.661 FEET; THENCE S 89°40'19"E 184.706 FEET; THENCE N 0°16'23"W 8.147 FEET; THENCE N 89°43'37"E 1182.600 FEET TO A POINT WHICH IS N 0°20'53"W ALONG THE GLADIOLA STREET MONUMENT LINE 1626.357 FEET AND S 89°43'37"W 34.830 FEET FROM SAID SALT LAKE CITY MONUMENT IN THE INTERSECTION 900 SOUTH STREET AND GLADIOLA STREET; THENCE S 0°16'23"E 818.150 FEET; THENCE S 89°41'41"W 286.883 FEET; THENCE S 0°18'19"E 178.158 FEET; THENCE S 89°41'41"W 287.420 FEET; THENCE S 0°16'23"E 76.169 FEET; THENCE S 89°43'37"W 408.400 FEET; THENCE S 0°16'23"E 518.694 FEET; THENCE S 89°43'37"W 399.814 FEET TO THE POINT OF BEGINNING. CONTAINING 113.99 ACRES.

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