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GRANTEE'S ADDRESS

550 West 1700 South (P.O. Box 65806)
Salt Lake City, Utah 84165-0806

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04/19/96 2125 PM **NO FEE**
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
REC BY IV ASHBY ,DEPUTY - WI

SPECIAL WARRANTY DEED [CORPORATE FORM]

SALT LAKE CITY CORPORATION

organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, of County of Salt Lake, State of Utah, grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to

ROBINSON FARMS WEST, INC.

of Salt Lake City, Salt Lake County, State of Utah grantee
TEN DOLLARS AND OTHER GOOD VALUABLE CONSIDERATION for the sum of
the following described tract of land in Salt Lake DOLLARS,
State of Utah: County,

See Exhibit "A" attached hereto and
by this reference made a part hereof.

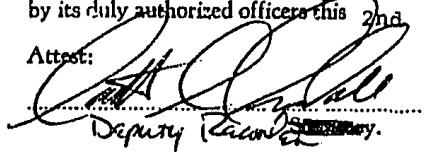
RESERVING an easement for avigation retained by the grantor as
set forth on Exhibit "B" attached hereto and made a part hereof.

Subject to easements, restrictions and rights of way currently
of record and general property taxes for the year 1997 and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented
thereby was duly authorized under a resolution duly adopted by the board of directors of the
grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed
by its duly authorized officers this 2nd day of April, A.D. 19 96

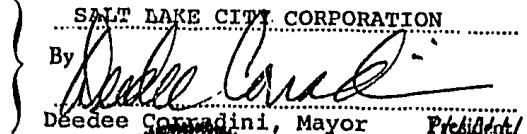
Attest:


DeeDee Corradini, Mayor

[CORPORATE SEAL]

RECORDED

APR 16 1996
STATE OF UTAH,
County of Salt Lake CITY RECORDER

SALT LAKE CITY CORPORATION
By 
DeeDee Corradini, Mayor President



On the 16th day of April, A.D. 1996
personally appeared before me DEEDEE CORRADINI and Scott Crandall, A.D. 1996
who being by me duly sworn did say, each for himself, that he, the said DEEDEE CORRADINI
is the mayor president, and he, the said Scott Crandall is a Deputy Recorder of the County of
SALT LAKE CITY CORPORATION, and that the within and foregoing
instrument was signed in behalf of said corporation by authority of a resolution of its board of
directors and said DEEDEE CORRADINI and Scott Crandall, each duly acknowledged to me that said corporation executed the same and that the seal affixed
is the seal of said corporation.



ASSOCIATED TITLE COMPANY.

Order No. _____



CD RECORDER

BL7380P60794

EXHIBIT "A"
PROPERTY DESCRIPTION

That certain parcel of real property situated in Salt Lake County, State of Utah
and more particularly described as follows:

PLANEVIEW - LOT 1:

BEGINNING at a point which is South 280.316 feet and
West 50.418 feet from the Northeast corner of Section
8, Township 1 South, Range 1 West, Salt Lake Base
and Meridian, said point also being North 0°04'30"
West along the Gladiola Street Monument line
1649.036 feet and North 89°55'30" East 5.20 feet
and South 89°58'28" East 1181.738 feet from the
Salt Lake City Monument in the intersection of Gladiola
Street and 900 South Street; thence South 0°04'30"
East 396.306 feet; thence North 89°57'33" West
1144.938 feet to the East right of way line of Gladolia
Street; thence North 0°04'30" West along said East
right of way line a distance of 396.001 feet; thence
South 89°58'28" East 1144.937 feet to the point of
BEGINNING.

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**Exhibit B to Special Warranty Deed
Avigation Easement**

Avigation Easement affecting county tax parcel number 15-08-230-007.
15-08-230-008

SALT LAKE CITY CORPORATION, "Grantor," retains a perpetual and assignable easement in the airspace above and over the parcel of land described in Exhibit "A," 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 4,305 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 retained 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.

The easement and rights 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 Attachment "1" 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 Grantor, 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

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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.

The grantee under the Special Warranty Deed reserving this Aviation Easement 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. Said grantee further agrees that all structures to be constructed on the 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.

**Attachment 1 to 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 789.68 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.);

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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. $89^{\circ}58'38''$ 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 $25^{\circ}05'47''$ West 265.54 feet; and thence N. $25^{\circ}25'49''$ West 100.52 feet; thence Northwesterly 1287.85

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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 438.08 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 Sector 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.).