

7450783

AFTER RECORDATION RETURN TO:  
Salt Lake City Corporation  
Attn: Property Management  
451 South State Street, Room 245  
Salt Lake City, Utah 84111

7450783  
08/24/1999 04:54 PM 53.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
METRO NATIONAL TITLE  
BY: RDJ, DEPUTY - WI 15 P.

### SPECIAL WARRANTY DEED

SALT LAKE CITY CORPORATION, a municipal corporation of the State of Utah, "GRANTOR," hereby specially conveys and warrants against acts of itself and none other, to West Jordan City Corporation, a municipal corporation of the State of Utah, 8000 South Redwood Road, West Jordan City, Utah 84088, "GRANTEE," for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of its interest in the following described tracts of land situated in Salt Lake County, State of Utah, to-wit:

**Exhibit "A"**

- Parcel 1
- Parcel 2
- Parcel 3

SUBJECT TO all existing rights-of-way and easements of all public utilities or private third parties of any and every description now located on, in, under or over the confines of the above described property, and the rights of entry thereon for the purposes of obtaining, altering, replacing, removing, repairing or rerouting said utilities and all of them. SUBJECT TO all restrictions, reservations and other conditions of record as may be disclosed by a record of examination of the title.

RESERVING an easement for avigation for the benefit of Grantor's adjoining property, and retained by the Grantor, as further set forth on Exhibit "E" attached hereto and made a part hereof; and the same shall run with the land and be binding upon and enforceable against all of Grantee's successors in right, title or interest to the above described property.

**RECORDED**

WITNESS the hand of said Grantor this \_\_\_\_\_



GRANTOR AUG 24 1999

CITY RECORDER

BY *[Signature]*  
Mayor

ATTEST & COUNTERSIGN

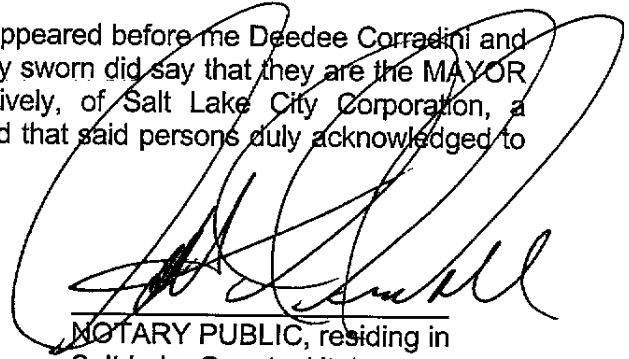
*[Signature]*  
Christina Meeker  
Chief Deputy City Recorder

APPROVED AS TO FORM  
Salt Lake City Attorney's Office  
Date 8-23-99  
By Boyd Ferguson

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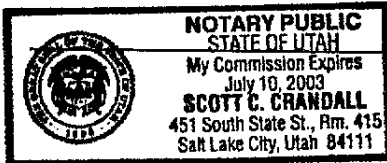
STATE OF UTAH )  
 )  
 ) : ss.  
County of Salt Lake )

On AUG 24 1999, personally appeared before me Deedee Corradini and  
Christine Meeker, being by me duly sworn did say that they are the MAYOR  
and CHIEF DEPUTY RECORDER, respectively, of Salt Lake City Corporation, a  
municipal corporation of the State of Utah, and that said persons duly acknowledged to  
me that said corporation executed the same.



NOTARY PUBLIC, residing in  
Salt Lake County, Utah

My Commission Expires:



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EXHIBIT "A"

Order Number: 99024398

PARCEL 1:

MUNICIPAL AIRPORT NO. 2 - AREA 4:

Beginning South 82 deg. 28'35" East 1249.48 feet along the section line and North 03 deg. 16'09" West 33.59 feet from the Southwest corner of Section 30, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said point being the true intersection of the North line of 7800 South Street and the East railroad right of way line, said point being at Station 97+48.34 North 26+80.38 West of the Airport Grid System (AGS); thence North 03 deg. 16'09" West 236.53 feet; thence Northerly 423.42 feet along the arc of a 2814.93 foot radius curve to the right (chord bears North 01 deg. 02'24" East 423.02 feet) to a point on the South line of the National Guard property, as established in a survey by CRS Consulting Engineers, Inc., Ronald C. Werner, License No. 5039, Drawing No. 8011, dated November 27, 1989, said property also being described in that certain Lease Agreement, dated January 1, 1990, by and between Salt Lake City, a Municipal corporation, as Lessor and the State of Utah, acting on behalf of Utah National Guard, as Lessee, recorded June 6, 1990, as Entry No. 4925674, in Book 6226, at Page 1409, Salt Lake County Recorder's Office; thence South 89 deg. 58'03" East 966.21 feet along the South line of the National Guard property to the West line of 4560 West Street; thence South 0 deg. 06'30" West 785.19 feet to the North line of 7800 South Street; thence North 82 deg. 28'35" West 967.23 feet to the point of beginning.

LESS AND EXCEPTING that portion conveyed to PROVO RESERVOIR COMPANY by that certain Warranty Deed, recorded April 2, 1918, as Entry No. 393016, in Book 10-Q of Deeds, at Page 165 described as follows:

Commencing 1175.5 feet West from the Southeast corner of the Southwest quarter of Section 30, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said point being on the center line of canal; thence a strip of land 2-1/2 rods wide, extending 3/4 rod to the left and 1-3/4 rods to the right from the center line of canal, described as follows:

North 7 deg. 28' West 158 feet; thence North 4 deg. 44' West 850 feet; thence North 12 deg. 38' East 200 feet; thence North 00 deg. 05' West 1000 feet; thence North 6 deg. 08' East 448 feet, more or less, to the East and West quarter section line through the center of said Section 30.

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PARCEL 2:

MUNICIPAL AIRPORT NO. 2 - AREA 6:

Beginning South 82 deg. 25'50" East 1191.65 feet from the Southwest corner of Section 19, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said point beginning at Station 149+99.83 North 20+51.68 West of the Airport Grid System (AGS); thence North 16 deg. 04'16" West 31.53 feet to a fence corner; thence North 16 deg. 04'16" West 111.95 feet to an angle point; thence North 15 deg. 05'36" West 1977.50 feet to an angle point; thence North 0 deg. 25'17" West 696.05 feet to the quarter section line; thence South 82 deg. 26'24" East 1256.35 feet to the West line of 4560 West Street; thence South 07 deg. 29'40" West 2645.75 feet to the section line; thence North 82 deg. 25'50" West 343.56 feet to the point of beginning.

PARCEL 3:

MUNICIPAL AIRPORT NO. 2 - AREA 7:

Beginning at the corner common to Sections 19, 20, 29 and 30, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said point of beginning being Station 144+61.27 North 20+01.81 East of the Airport Grid System (AGS); thence North 82 deg. 25'57" West 203.58 feet; thence North 2669.45 feet to the existing fence; thence along said fence as follows: South 82 deg. 26'24" East 546.52 feet to the quarter corner; thence South 82 deg. 22'26" East 628.05 feet; thence South 22 deg. 16'16" East 194.39 feet; thence Southerly 178.31 feet along the arc of a 532.72 foot radius curve to the right (chord bears South 12 deg. 40'55" East 177.48 feet); thence South 03 deg. 05'34" East 416.96 feet; thence South 12 deg. 21'50" East 621.15 feet; thence South 82 deg. 16'34" East 914.37 feet; thence South 07 deg. 28'18" West 1317.81 feet; thence South 82 deg. 19'51" East 420.79 feet to a point North 82 deg. 19'51" West 241.12 feet from the quarter corner; thence South 07 deg. 39'49" West 59.02 feet; thence South 82 deg. 20'06" East 216.26 feet to a point where the property line departs the existing fence; thence South 47 deg. 30'59" East 30.11 feet to a point South 07 deg. 46'07" West 76.20 feet from the North quarter corner of Section 29; thence South 07 deg. 46'07" West 2578.36 feet to the center of said Section 29; thence North 82 deg. 25'51" West 1459.37 feet to a point South 24 deg. 56'01" West 16.87 feet from the existing fence corner; thence South 24 deg. 56'01" West 1083.00 feet to a fence corner; thence South 02 deg. 07'49" West 979.52 feet to the occupied Northeast corner of the UDOT parcel; thence North 82 deg. 31'01" West 348.66

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feet to the projected point of intersection of the fences; thence South 07 deg. 00'12" West 583.35 feet to the fence corner; thence South 07 deg. 00'12" West 15.62 feet to the North line of 7800 South Street; thence North 82 deg. 31'01" West 106.84 feet; thence North 3729.33 feet; thence North 07 deg. 22'55" East 1570.70 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that certain tract deeded to UTAH LAKE IRRIGATION COMPANY by Warranty Deed recorded December 14, 1912, as Entry No. 303462, in Book 8-L at Page 465, described as follows:

Beginning 1082 feet West of the Southeast corner of the Southwest quarter of Section 20, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said point being on the center line of canal; thence a strip of land 3 rods wide running 2 rods to the right and 1 rod to the left of the center line of canal described as follows:

North 19 deg. 47' West 703 feet to the West boundary of the East half of the Southwest quarter of Section 20.

Also, beginning 1320 feet North and 1557 feet West of the Southeast corner of the Southwest quarter of Section 20, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said point being on the center line of canal; thence a strip of land 3 rods wide, extending 2 rods to the right and 1 rod to the left of the center line of canal, described as follows:

North 19 deg. 47' West 632 feet; thence North 10 deg. 42' West 69 feet to the North boundary of the South half of the Northwest quarter of the Southwest quarter of Section 20.

LESS AND EXCEPTING THEREFROM that certain tract deeded to UTAH LAKE IRRIGATION COMPANY by Warranty Deed, recorded December 31, 1912, as Entry No. 304230, in Book 9-G, at Page 229, described as follows:

Beginning 1320 feet West and 660.6 feet North of the Southeast corner of the Southwest quarter of Section 20, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said point being on the center line of canal; thence a strip of land 3 rods wide extending 2 rods to the right and 1 rod to the left of the center line of canal described as follows:

North 19 deg. 47' West 700 feet.

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LESS AND EXCEPTING THEREFROM that certain tract deeded to UTAH LAKE IRRIGATION COMPANY by Warranty Deed, recorded August 29, 1913, as Entry No. 313703, in Book 8-Y, at Page 589, described as follows:

Beginning 1451.5 feet West from the Southeast corner of the Northwest quarter of Section 29, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said point being on the center line of canal; thence a strip of land 3 rods wide extending 1 rod to the left and 2 rods to the right of the center line of canal described as follows:

North 17 deg. 31' East 2066.0 feet; thence North 19 deg. 117' West 685.0 feet to the North boundary of the Northwest quarter of Section 29.

ALSO LESS AND EXCEPTING THEREFROM that certain parcel as disclosed by that certain Quit Claim Deed, dated June 16, 1992, recorded October 15, 1992, as Entry No. 5351866, in Book 6536, at Page 1203, Salt Lake County Recorder's Office, wherein Salt Lake City Corporation, a Municipal Corporation of the State of Utah, as Grantor, conveyed to Utah Department of Transportation, as Grantee, the following described property:

A parcel of land in fee for an expressway known as Project No. 1005, being part of an entire tract of property situated in the Northeast quarter of the Northwest quarter of Section 29, Township 2 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract of property which point is the Northeast corner of the Northwest quarter of said Section 29; thence South 0 deg. 19'39" West 76.20 feet along the East line of said Northwest quarter; thence North 54 deg. 57'25" West 30.11 feet to a point 56.00 feet perpendicularly distant Southerly from the 7000 South Street control line at a point opposite Engineer Station 8+35.21; thence North 89 deg. 46'43" West 216.26 feet along a line parallel to said control line; thence North 0 deg. 13'17" East 59.02 feet to the Northerly line of said entire tract; thence South 89 deg. 46'25" East 241.12 feet along said Northerly line to the point of beginning as shown on the official map of said project on file in the Office of the Utah Department of Transportation.

ALSO LESS AND EXCEPTING the following:

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Beginning at the center of Section 29, Township 2 South, Range 1 West, Salt Lake Base and Meridian, which point is also the Southeast corner of the subject property; and running thence North 82 deg. 25'51" West 1460.42 feet to the East right of way of Jordan Landing Boulevard; thence along said East right of way: 1) North 24 deg. 56'01" East 13.44 feet to the beginning of a 1103 foot radius curve to the left; 2) thence along said curve 480.86 feet (chord bears North 12 deg. 26'40" East 477.06 feet; 3) thence North 00 deg. 02'41" West 538.91 feet to the point of beginning of a 1377.00 foot radius curve to the right; 4) thence along said curve 454.00 feet to the North line of said parcel (chord bears North 09 deg. 24'02" East 451.95 feet); thence South 82 deg. 13'53" East 348.13 feet; thence North 07 deg. 46'07" East 15.79 feet; thence South 82 deg. 13'53" East 430.96 feet; thence North 14 deg. 29'08" East 630.17 feet to the beginning of a 700 foot radius curve to the left; thence along said curve 343.50 feet (chord bears North 00 deg. 25'39" East 340.07 feet); thence North 13 deg. 37'50" West 20.54 feet to a point on a 1377 foot radius curve to the right; thence along said curve 100.18 feet (chord bears North 76 deg. 20'02" East 100.16 feet); thence South 11 deg. 52'39" East 10.76 feet to the beginning of an 800.00 foot radius curve to the right; thence along said curve 368.10 feet (chord bears South 01 deg. 18'15" West 364.86 feet); thence South 14 deg. 29'08" West 650.65 feet; thence South 82 deg. 13'53" East 614.28 feet to the East boundary line of the subject parcel; thence South 07 deg. 46'07" West along said East boundary line 1484.69 feet to the point of beginning.

NOTE: The basis of bearing South 07 deg. 23'03" West between the West quarter corner and the Southwest corner of Section 20, Township 2 South, Range 1 West, Salt Lake Base and Meridian. This bearing represents a rotation of 07 deg. 31'15" clockwise from Salt Lake County ARP Information, and is based upon an Airport Grid System at Municipal Airport No. 2 in which the centerline of the runway is grid North.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point which is South 07 deg. 23'08" West 475.66 feet and South 82 deg. 37'05" East 1401.61 feet from the Northwest corner of Section 29, Township 2 South, Range 1 West, Salt Lake Base and Meridian to the beginning of a 25.00 foot radius curve to the left; thence along the arc of said curve 38.59 feet (chord bears North 04 deg. 53'00" East 34.87 feet); thence North 39 deg. 20'05" West 85.23 feet to the beginning of a 535.00 foot radius curve to the right; thence along the arc

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of said curve 128.24 feet (chord bears North 32 deg. 28'05" West 127.93 feet); thence North 25 deg. 36'05" West 273.98 feet to the beginning of a 25.00 foot radius curve to the left; thence along the arc of said curve 39.27 feet (chord bears North 70 deg. 36'05" West 35.36 feet); thence North 25 deg. 55'22" West 73.00 feet to the beginning of a 25.00 foot radius curve to the left; thence along the arc of said curve 40.35 feet (chord bears North 18 deg. 09'44" East 36.11 feet) to the beginning of a 465.00 foot radius curve to the left; thence along the arc of said curve 409.81 feet (chord bears North 53 deg. 19'19" West 396.68 feet); thence North 78 deg. 34'11" West 41.81 feet to the beginning of a 25.00 foot radius curve to the left; thence along the arc of said curve 39.27 feet (chord bears South 56 deg. 25'49" West 35.36 feet); thence North 11 deg. 25'49" East 622.41 feet to the beginning of a 1646.00 foot radius curve to the left; thence along the arc of said curve 108.30 feet (chord bears North 09 deg. 32'44" East 108.28 feet); thence East 508.38 feet to the West line of the Utah Lake Irrigation Canal described as Entry No. 304230, in Book 9-G, at Page 229, recorded December 31, 1912; thence along said canal South 12 deg. 21'50" East 1360.77 feet described as a portion of said Entry No. 304230 and Entry No. 303462, in Book 8-L, at Page 465, dated December 14, 1912 and a portion of Entry No. 313703, in Book 8-Y, at Page 589 to the beginning of a 1483.00 foot radius curve to the left; thence along the arc of said curve 317.52 feet (chord bears South 55 deg. 14'05" West 316.91 feet) to the point of beginning.

NOTE: The basis of bearing South 07 deg. 23'08" West between the West quarter corner and the Northwest corner of Section 29, Township 2 South, Range 1 West, Salt Lake Base and Meridian. This bearing represents a rotation of 07 deg. 31'15" clockwise from Salt Lake County ARP information, and is based upon an Airport Grid System at Municipal Airport No. 2, in which the centerline of the runway is grid North.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point which is South 07 deg. 23'03" West along the West along the West line of the Southwest quarter of Section 20, Township 2 South, Range 1 West, Salt Lake Base and Meridian 1327.79 feet and perpendicular to said West line South 82 deg. 36'57" East 1121.38 feet from the West quarter corner of said Section 20, said point also being on the East line of the Utah Lake Irrigation Canal, described as Entry No. 304230, in Book 9-G, at Page 229, recorded December 31, 1912, said point also being the Southwest corner of the DIXIE VALLEY NO. 4

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SUBDIVISION, recorded as Entry No. 2457482, in Book LL, at Page 54, dated May 19, 1972; and running thence South 82 deg. 16'34" East 664.52 feet along the South line of said DIXIE VALLEY NO. 4 SUBDIVISION to the intersection with the West line of DIXIE VALLEY NO. 1 SUBDIVISION, recorded as Entry No. 2407164, in Book JJ, at Page 93, recorded September 2, 1971, in the Office of the Salt Lake County Recorder; thence South 07 deg. 28'18" West along the West line of said DIXIE VALLEY NO. 1 SUBDIVISION 1323.12 feet to the Southwest corner of said subdivision; thence South 82 deg. 19'51" East along the South line of said subdivision 220.22 feet to the intersection with the North right of way line of Jordan Landing Boulevard and arc of a 1483.00 foot radius curve to the left with a central angle of 22 deg. 11'20" (chord bears South 74 deg. 27'55" West 575.73 feet; thence Southwesterly along said arc 574.31 feet to the East line of said Utah Lake Irrigation Canal described as Entry No. 313703, in Book 8-Y, at Page 589, recorded August 29, 1913; thence North 12 deg. 21'50" West along said East line of Canal described as a portion of said Entry Nos. 313703, Entry No. 303462, in Book 8-L, at Page 465, dated December 14, 1912, and said Entry No. 304230, 1648.55 feet to the point of beginning.

NOTE: The basis of bearing is South 07 deg. 23'03" West between the West quarter corner and the Southwest corner of Section 20, Township 2 South, Range 1 West, Salt Lake Base and Meridian. This bearing represents a rotation of 07 deg. 31'15" clockwise from Salt Lake County ARP information, and is based upon an Airport Grid System at Municipal Airport No. 2 in which the centerline of the runway is grid North.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point which is North 82 deg. 25'51" West 1460.42 feet along the South line of the Northwest quarter of Section 29, Township 2 South, Range 1 West, Salt Lake Base and Meridian, from the center of said Section 29, said point being on the Eastern right of way line of Jordan Landing Blvd; and running thence North 82 deg. 25'51" West 5.78 feet; thence North 21 deg. 03'05" East 110.26 feet; thence North 20 deg. 59'34" West 149.15 feet; thence Northerly 70.58 feet along the arc of a 182.00 foot radius curve to the right (chord bears North 09 deg. 53'01" West 70.13 feet); thence Northerly 166.73 feet along the arc of a 977.00 foot radius curve to the left (chord bears North 04 deg. 50'39" East 166.53 feet); thence North 00 deg. 02'41" West 538.91 feet; thence Northeasterly 1043.10 feet along the arc of a 1503.00 foot radius curve to the right (chord bears North 19 deg. 50'14" East 1022.29 feet); thence South 49 deg. 08'14" East 5.38 feet; thence Southerly

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23.11 feet along the arc of a 15.00 foot radius curve to the right (chord bears South 04 deg. 59'53" East 20.89 feet); thence Southwesterly 1014.26 feet along the arc of a 1483.00 foot radius curve to the left (chord bears South 19 deg. 32'54" West 994.61 feet); thence South 00 deg. 02'41" East 538.91 feet; thence 168.61 feet along the arc of a 997.00 foot radius curve to the right (chord bears South 04 deg. 48'00" West 168.41 feet); thence 61.38 feet along the arc of a 162.00 foot radius curve to the left (chord bears South 10 deg. 08'16" East 61.02 feet); thence South 20 deg. 59'34" East 139.33 feet; thence 116.25 feet along the arc of a 1103.00 foot radius curve to the right (chord bears South 21 deg. 54'51" West 116.20 feet) South 24 deg. 56'01" West 13.44 feet to the point of beginning.

AND FURTHER EXCEPTING THEREFROM the following:

(PADS 8 AND 9)

Beginning at a point North 07 deg. 46'07" East 1484.69 feet and North 82 deg. 13'53" West 698.857 feet from the center of Section 29, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 82 deg. 13'53" West 137.384 feet; thence North 07 deg. 46'07" East 303.031 feet; thence South 82 deg. 13'53" East 165.301 feet to a point of curvature; thence along the arc of a 19.500 foot radius curve to the left thru a central angle of 24 deg. 08'06" an arc distance of 8.214 feet; thence South 14 deg. 29'08" West 306.842 feet to the point of beginning.

(PADS 10 AND 11)

Beginning at a point North 07 deg. 46'07" East 2173.575 feet and North 82 deg. 13'53" West 620.597 feet from the center of Section 29, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 76 deg. 34'03" West 94.711 feet; thence North 82 deg. 13'53" West 65.627 feet; thence South 69 deg. 00'03" West 59.298 feet; thence North 82 deg. 11'55" West 143.260 feet; thence North 32 deg. 42'52" West 102.761 feet to a point on the Southern boundary line of Jordan Landing Boulevard said point also being on a non-tangent curve (center bears South 33 deg. 55'14" East); thence along said Southern boundary line and along a 1377.000 foot radius curve to the right through a central angle of 18 deg. 10'13" and arc distance of 436.689 feet; thence South 13 deg. 37'50" East 20.541 feet to the point of curvature; thence along the arc of

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a 700.000 foot radius curve to the right through a central angle of 22 deg. 56'29" an arc distance of 280.282 feet to the point of beginning.

(PAD 12):

Beginning at a point North 07 deg. 46'07" East 2203.535 feet and North 82 deg. 13'53" West 421.840 feet from the center of Section 29, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 82 deg. 13'40" West 53.334 feet; thence South 7 deg. 46'07" West 45.503 feet; thence North 82 deg. 13'53" West 60.269 feet to a point on a non-tangent curve; thence along the arc of an 800.000 foot radius curve to the left (center bears North 77 deg. 28'10" West) through a central angle of 24 deg. 24'29" an arc distance of 340.801 feet; thence North 11 deg. 52'39" West 10.756 feet to a point on a non-tangent curve (center bears South 11 deg. 34'55" East); thence along the arc of a 1377.000 foot radius curve to the right thru a central angle of 06 deg. 37'10" an arc distance of 159.086 feet; thence South 04 deg. 57'45" East 37.274 feet; thence South 07 deg. 46'07" West 307.587 feet to the point of beginning.

NOTE: The basis of bearing is South 07 deg. 23'08" West between the Northwest corner and the West quarter corner of Section 29, Township 2 South, Range 1 West, Salt Lake Base and Meridian. This bearing represents a rotation of 07 deg. 31'15" clockwise from Salt Lake County ARP information, and is based upon an Airport Grid System at Municipal Airport No. 2 in which the centerline of the runway is grid North.

AND FURTHER EXCEPTING ANY portion within the bounds of JORDAN LANDING BOULEVARD.

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**EXHIBIT "B"**

**AVIGATION EASEMENT  
TO SPECIAL WARRANTY DEED**

SALT LAKE CITY CORPORATION, hereinafter referred to as "Grantor," retains a perpetual and assignable easement in the airspace above and over the parcel of land described in the Special Warranty Deed to which this exhibit is an attachment, 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 Airport II by the Revised Ordinances of Salt Lake City, which for the Real Property is that space above the flat plain 4,753 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").

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 Airport II 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

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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.

The Grantee in the Special Warranty Deed to which this exhibit is an attachment 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. Said Grantee further agrees that all structures to be constructed on the Real Property shall provide and maintain applicable sound attenuation requirements to insulate occupants from noise to mitigate any adverse impact from aircraft noise.

In the event Grantor permits in excess of 400 Aircraft to be based at the Airport at any time, this easement shall terminate if Grantor does not restrict the number of such aircraft to 400 or less within 30 days after written notice has been sent by Grantee or its successors in interest notifying Grantor that the number of aircraft based at the Airport exceeds 400.

ATTACHMENT 1

16.08.030 Salt Lake City Airport II—  
Master plan—Boundaries  
described.

The exterior boundaries of Salt Lake City Airport II are particularly described as follows:

Beginning N 7°22'49" E 50.00 feet from the Southeast corner of Section 30, Township 2 South, Range 1 West, Salt Lake Base & Meridian, said point of beginning being Station 92 - 36.66 North 13 - 24.99 East of the Airport Grid System (AGS); thence N 82°41'31" W 169.62 feet; thence N 7°26'20" E 16.21 feet to the fence corner; thence N 7°26'20" E 337.93 feet to the fence corner; thence N 82°32'45" W 349.48 feet to the fence corner; thence S 7°35'58" W 337.67 feet to the fence corner; thence S 7°35'58" W 17.36 feet; thence N 82°41'31" W 54.50 feet to a point 75 feet left of Engineer's Station 501 - 87.6 UDOT Project #S-6 of the New Bingham Highway Project; thence westerly 115.03 feet along the arc of a 3894.3 foot radius curve to the left (chord bears N 89°54'31" W 115.03 feet) to a point 75 feet left of Engineer's Station 500 - 74.3 of said Project #S-6; thence N 82°28'48" W 1951.86 feet to a point N 7°22'59" E 33.0 feet from the South quarter corner of said Section 30; thence N 82°28'35" W 363.48 feet; thence N 0°06'30" E 5335.05 feet; thence N 7°29'40" E 5253.51 feet; thence S 82°25'19" E 2258.43 feet; thence S 7°22'56" W 2609.21 feet; thence S 82°26'24" E 864.23 feet; thence South 2669.45 feet; thence S 82°25'57" E 203.58 feet to the Northeast corner of said Section 30; thence S 7°22'55" W 2659.16 feet to the quarter corner; thence S 7°22'49" W 2609.11 feet to the point of beginning and containing 32,168,993 sq. ft. (738.4985 acres); and

Beginning N 7°22'59" E 64.55 feet from the South quarter corner of Section 30, Township 2 South, Range 1 West, Salt Lake Base & Meridian (said point of beginning is at Station 95 - 96.68 North 12 - 91.09 West of the AGS); thence N 82°28'36" W 359.59 feet; thence N 0°01'21" E 1764.92 feet; thence N 89°58'05" E 840.41 feet; thence S 0°00'32" E 706.79 feet; thence S 4°52'57"

W 13.79 feet; thence S 4°50'31" E 264.06 feet; thence S 0°08'23" E 996.32 feet; thence N 82°28'36" W 669.38 feet to beginning and containing 1,721,428 sq. ft. (39.5135 acres); and

Beginning at a point on the West line of 4560 West Street which bears N 82°28'35" W 425.83 feet and N 0°06'30" E 813.46 feet from the South quarter corner of Section 30, Township 2 South, Range 1 West, Salt Lake Base & Meridian. Said point of beginning at Station 104 - 06.88 North 17 - 20.00 West of the Airport Grid System (AGS); thence N 0°06'30" E 1001.84 feet; thence N 89°58'03" W 759.90 feet to the East railroad right-of-way line; thence S 13°13'51" W 636.78 feet; thence southerly 387.22 feet along the arc of a 2814.93 foot radius curve to the left (chord bears S 9°17'24" W 386.92 feet); thence S 39°58'03" E 966.21 feet to the point of beginning and containing 374,325 sq. ft. (20.0832 acres); and

Beginning N 07°22'49" E 50.00 feet from the Southwest Corner of Section 29 Township 2 South, Range 1 West, Salt Lake Base & Meridian (said point being Station 92 - 36.66 N 13 - 24.99 E of the Airport Grid System); thence N 07°22'49" E 2509.11 feet to the quarter corner; thence N 07°22'55" E 1088.46 feet; thence South 3729.33 feet to the North line of 7800 South Street; thence N 82°31'01" W 479.09 feet to beginning and containing 385,771 sq. ft. (20,335 acres) more or less; and

Beginning S 07°49'41" W 33.00 feet from the Northeast corner of the Northwest quarter of the Northeast quarter of Section 31, Township 2 South, Range 1 West, Salt Lake Base & Meridian (said point of beginning being Station 93 - 27.17 North 0 - 05.10 East of the AGS); thence N 82°28'48" W 800.19 feet; thence S 07°50'00" W 443.06 feet to a point 75 feet left of Engineer's Station 485 - 72.58 of UDOT Project S-6 (Bingham Highway) at a point N 66°14'50" E 63.13, chord bearing and distance from the right-of-way marker; thence northeasterly 382.15 feet along the arc of a 3894.3 foot radius curve to the right (chord bears N 73°12'03" E 380.28); thence N 07°49'41" E 80.53 to beginning and containing 194,834 sq. ft. (4.4728 acres); and

Beginning N 82°22'23" W 33.00 feet from the East quarter corner of Section 31, Township 2

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South Range 1 West Salt Lake Base & Meridian, being at Station 66 - 05.89 North 9 + 30.71 E of the Airport Grid System; thence N 82°22'23" W 2608.27 feet to the center of said section; thence N 07°50'06" E 1302.46 feet to the one-sixteenth corner; thence S 82°25'36" E 564.78 feet to an existing iron pin; thence N 07°48'43" E 695.61 feet to an existing iron pin 60 feet right of Engineer's Station 485 + 42.3 of UDOT Project S-6 of the New Bingham Highway at a point N 66°01'13" E 31.20 feet, chord bearing and distance from the right-of-way marker; thence northeasterly 1169.89 feet along the arc of a 3759.80 foot radius curve to the right (chord bears N 75°10'20" E 1165.175 feet), to a point 60 feet right of Engineer's Station 497 + 30.84 of said highway project (said point also bears S 5°42'11" E 3.06 feet from an existing aluminum cap); thence S 05°42'11" E 982.52 feet to an existing aluminum cap; thence N 82°51'18" W 35.70 feet to an existing iron pin; thence S 07°47'49" W 545.17 to an existing iron pin; thence S 82°35'11" E 587.07 feet to an existing rebar with cap #8069; thence S 07°39'32" W 105.02 feet to the point of intersection of the existing fence projected West; thence S 82°08'10" E 186.31 feet; thence S 07°49'16" W 840.51 feet to the point of beginning and containing 4,268,958 sq. ft. (98.0018 acres).

Total airport property 920.9098 acres. (Ord. 56-94 § 1, 1994; prior code § 2-17-3)