

12778126  
5/24/2018 1:55:00 PM \$16.00  
Book - 10677 Pg - 5107-5109  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
ZIONS BANK WVC  
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED RETURN TO:  
ZIONS BANCORPORATION  
PO BOX 25007  
WEST VALLEY CITY, UTAH 84125-0007  
PREPARED BY: Caitlin Miller  
Customer: Listeners Community Radio  
ZFN-3073388

**RELEASE OF HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY**


ZB, N.A. dba Zions First National Bank, successor by name change of Zions First National Bank ("Zions") certifies that the indebtedness secured by the certain HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT has been fully paid and satisfied and said Certificate is hereby released and discharged, in which Certificate was executed and delivered to Zions on or about the May 13, 2016 by Listeners Community Radio of Utah, Inc ("Indemnitor"), and recorded in the office of the County Recorder of Salt Lake County, State of Utah on May 16, 2016 as Entry No. 12279882, Book 10431 Page 3809-3823 covers the following described real property situated in Salt Lake County, Utah:

See Exhibit "A"

The Real Property tax identification number is 08-34-353-032

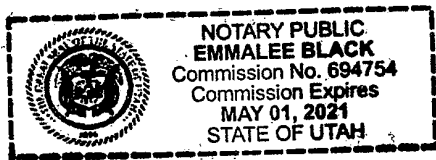
IN WITNESS WHEREOF, Zions has caused this Release to be executed this 24<sup>th</sup> day of May 2018.


ZB, N.A. dba Zions First National Bank

  
ADRIENNE C AUBUCHON, SENIOR VICE PRESIDENT

STATE OF UTAH                    )  
  ss  
COUNTY OF SALT LAKE        )

On this 24<sup>th</sup> day of May 2018 before me, the undersigned notary public, personally appeared Adrienne C Aubuchon, personally known to me to be the person who executed the above document in she capacity as Senior Vice President of ZB, N.A. dba Zions First National Bank.



  
NOTARY PUBLIC  
My commission expires: 5/1/21  
Residing in: Salt Lake

## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 145611

**PARCEL 1:**

BEGINNING AT A POINT NORTH 89°58'38" EAST 501.33 FEET AND SOUTH 0°04'57" WEST (SOUTH IN SOME INSTRUMENTS OF RECORD) 66.60 FEET AND SOUTH 0°11'08" WEST (SOUTH IN SOME INSTRUMENTS OF RECORD) 210.10 FEET AND SOUTH 89°58'38" WEST 0.20 FEET AND SOUTH 0°03'01" WEST (SOUTH 0°14'09" WEST IN SOME INSTRUMENTS OF RECORD) ALONG AN EXISTING FENCE LINE 121.51 FEET FROM A SALT LAKE CITY SURVEY MONUMENT, SAID SALT LAKE CITY MONUMENT BEING NORTH 739.33 FEET, MORE OR LESS, FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID SECTION CORNER BEING AN UNMARKED COUNTY SURVEY MONUMENT LOCATED AT THE SOUTH RIGHT-OF-WAY LINE OF THE SALT LAKE GARFIELD AND WESTERN RAILROAD, SAID SURVEY MONUMENT ALSO BEING SOUTH 89°58'38" WEST 2577.29 FEET FROM A SALT LAKE CITY SURVEY MONUMENT LOCATED AT THE INTERSECTION OF NORTH TEMPLE STREET AND REDWOOD ROAD, AND SAID POINT OF BEGINNING ALSO BEING ON THE SOUTH LINE OF PROPERTY CONVEYED TO STEVSIM, INC. IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 19, 1997 AS ENTRY NO. 6819548, IN BOOK 7835, AT PAGE 2538 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER; AND RUNNING SOUTH 0°03'01" WEST ALONG AN EXISTING FENCE LINE 158.58 FEET; THENCE SOUTH 89°58'38" WEST 156.17 FEET; THENCE NORTH 0°11'08" WEST 115.96 FEET; THENCE NORTH 19°39'22" WEST 14.99 FEET; THENCE NORTH 0°11'08" WEST 28.50 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE SAID STEVSIM, INC. PROPERTY; THENCE NORTH 89°58'38" EAST ALONG SAID SOUTH LINE 161.82 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**PARCEL 2:**

A PERPETUAL, NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS APPURTENANT TO PARCEL 1, CREATED BY THAT CERTAIN EASEMENT AND MAINTENANCE AGREEMENT RECORDED DECEMBER 19, 1997 AS ENTRY NO. 6819547, IN BOOK 7835, AT PAGE 2526 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER, OVER, THROUGH, AND ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF NORTH TEMPLE STREET AT A POINT 323.33 FEET NORTH 89°58'38" EAST AND SOUTH 66.60 FEET FROM A SALT LAKE CITY SURVEY MONUMENT, SAID MONUMENT BEING SOUTH 89°58'38" WEST 2577.29 FEET FROM A SALT LAKE CITY MONUMENT AT THE INTERSECTION OF NORTH TEMPLE STREET AND REDWOOD ROAD TO THE NORTH, SAID POINT OF BEGINNING BEING ALSO EAST 326 FEET AND NORTH 704 FEET, MORE OR LESS, FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 360 FEET, MORE OR LESS; THENCE SOUTH 19°28'16" EAST 6.06 FEET TO THE SOUTHEAST CORNER OF THE LAND CONVEYED TO ROBERT H. BREINHOLT AND JANE T. BREINHOLT IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED APRIL 16, 1993 AS ENTRY NO. 5479167 IN BOOK 6640 AT PAGE 2658 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER; THENCE EAST 28 FEET; THENCE NORTH 19°28'15" WEST 6.06 FEET; THENCE NORTH 360 FEET, MORE OR LESS,

File No.: 145611  
Exhibit A Legal Description

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TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH TEMPLE STREET; THENCE WEST 28 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

A PERPETUAL, NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS APPURTENANT TO PARCEL 1 CREATED BY THAT CERTAIN EASEMENT AND MAINTENANCE AGREEMENT RECORDED DECEMBER 19, 1997 AS ENTRY NO. 6819547, IN BOOK 7835, AT PAGE 2526 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER, OVER, THROUGH, AND ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

BEGINNING AT A POINT NORTH 89°58'38" EAST 351.33 FEET AND SOUTH 383.91 FEET FROM A SALT LAKE CITY SURVEY MONUMENT, SAID MONUMENT BEING SOUTH 89°58'38" WEST 2577.29 FEET FROM A SALT LAKE CITY MONUMENT AT THE INTERSECTION OF NORTH TEMPLE STREET AND REDWOOD ROAD TO THE NORTH, SAID POINT OF BEGINNING BEING ALSO EAST 354 FEET AND NORTH 704 FEET, MORE OR LESS, AND SOUTH 317.51 FEET FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°58'38" EAST 149.36 FEET TO A FENCE LINE; THENCE SOUTH 0°14'09" WEST ALONG SAID FENCE LINE 28.00 FEET; THENCE SOUTH 89°58'38" WEST 149.25 FEET; THENCE NORTH 28.00 FEET TO THE POINT OF BEGINNING.