

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

7445985
99023816

7445985
08/18/1999 02:29 PM 22.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
BY: JLP, DEPUTY - WI 7 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"

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 "B" 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.

WITNESS the hand of said Grantor this JUL 29 1999.

RECORDED

JUL 29 1999

CITY RECORDER

ATTEST & COUNTERSIGN

Cristina Meeker
Chief Deputy City Recorder

GRANTOR

Dee Dee Crandall
Mayor

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date 7-28-99

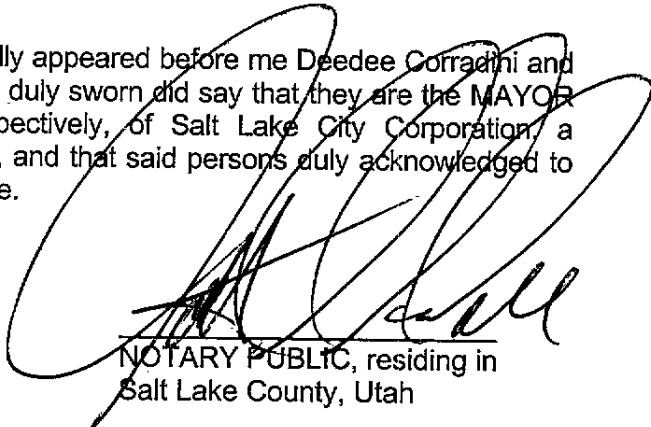
By *Boyd Ferguson*



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

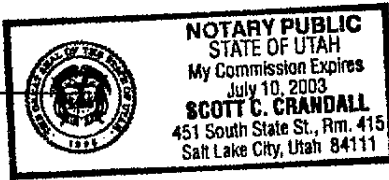
On JUL 29 1999, personally appeared before me Deedee Corradini and Christine Meeker, being by me duly sworn did say that they are the MAYOR and CHIEF DEPUTY RECORDER, respectively, of Salt Lake City Corporation, a municipal corporation of the State of Utah, and that said persons duly acknowledged to me that said corporation executed the same.



NOTARY PUBLIC, residing in
Salt Lake County, Utah

My Commission Expires:

7-10-2003



NOTARY PUBLIC
STATE OF UTAH
My Commission Expires
July 10, 2003
SCOTT C. CRANDALL
451 South State St., Rm. 415
Salt Lake City, Utah 84111

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EXHIBIT "A"

Beginning at the point of intersection of the East railroad right of way line and North line of Section 30, at a point South 82°25'50" East 978.99 feet from the Northwest corner of Section 30, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said point of beginning at station 150 + 27.84 North 22 + 62.49 West of the airport grid system (AGS); thence South 82°25'50" East 556.23 feet to the West line of 4560 West Street; thence South 07°29'40" West 2.17 feet; thence South 00°06'30" West 3542.70 feet to a point on the North 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 01, 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 06, 1990, as entry No. 4925674, in Book 6226, at page 1409, Salt Lake County Recorder's Office, thence North 89°58'03" West 759.90 feet along the North line of the National guard property; thence North 13°13'51" East 1486.97 feet; thence Northerly 1554.24 feet along the arc of a 3487.87 foot radius curve to the left (chord bears North 00°27'54" East 1541.41 feet); thence North 12°18'03" West 644.63 feet to the point of beginning.

NOTE: The above described legal description is rotated on a basis of bearing North 07°33'43" West, said basis of bearing is based on the airport grid system at the Municipal Airport No. 2 and is based on the centerline of the runway being North.

BNK 8303PC2959

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 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

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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.

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ATTACHMENT I

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 3894.8 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 + 74.8 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°25'24" E 864.23 feet; thence South 2669.45 feet; thence S 82°25'57" E 303.58 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 44°52'57"

W 13.79 feet; thence S 44°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. (39,5185 acres); and

Beginning at a point on the West line of 4560 West Street which bears N 82°28'35" W 425.33 feet and N 0°06'30" E 818.46 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 15°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 89°58'03" E 966.21 feet to the point of beginning and containing 874,325 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 2609.11 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 885,771 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 Engineers Station 485 + 72.58 of UDOT Project S-6 (Bingham Highway) at a point N 66°14'50" E 63.18, chord bearing and distance from the right-of-way marker; thence northeasterly 882.15 feet along the arc of a 3894.8 foot radius curve to the right (chord bears N 73°12'03" E 880.23); 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 103.02 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)

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