

E 2844050 B 6186 P 291-308  
RICHARD T. NAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
01/20/2015 11:50 AM  
FEE \$0.00 Pgs: 18  
DEP RTT REC'D FOR UTAH TRANSIT AUTHORITY

RETURNED  
JAN 20 2015

WHEN RECORDED, MAIL TO:  
Utah Transit Authority  
Real Estate Department  
669 West 200 South  
Salt Lake City, Utah 84101

## QUITCLAIM DEED

Davis County, Utah

**UTAH TRANSIT AUTHORITY**, a public transit district organized under Title 17B, Chapter 2a, Part 8, Utah Code Annotated 1953, as amended ("Grantor"), does hereby remise, release and forever QUITCLAIM unto **UTAH TRANSIT AUTHORITY**, a public transit district organized under Title 17B, Chapter 2a, Part 8, Utah Code Annotated 1953, as amended ("Grantee"), its successors and assigns, all its right, title, interest, and estate in, of and to the real estate in the County of Davis, State of Utah, described in **Exhibit A**, attached and by this reference made a part hereof (the "Property").

The attached **Exhibit A** legal descriptions are depicted on the UTAH TRANSIT AUTHORITY COMMUTER RAIL RIGHT OF WAY SURVEY, filed as Survey # 5910 in the Davis County Surveyor's Office, and is incorporated herein by this reference.

### Explanatory Background

The purpose of this Quitclaim Deed is to establish in the public record a combined metes and bounds legal description of that portion of the Utah Transit Authority ("UTA") commuter rail corridor, situated within Davis County, Utah, that was acquired from the Union Pacific Railroad Company ("UP") in a series of transactions between 2002 and 2005, and effected by the deeds listed below. The information that follows is informational only; in all cases, the language of the instruments is controlling.

1. Quitclaim Deed, recorded September 20, 2002, Entry 1787695, Book 3130, beginning at Page 670 (conveying property from UP to UTA and referred to hereafter as the "**2002 UP Deed**").

In 2002, UTA's commuter rail line from Salt Lake northward was in the early planning stages. UP owned and operated a rail corridor through Davis County referred to by UP as the "Salt Lake Subdivision," which it acquired as the successor entity to the Oregon Short Line Railroad Company and the Utah Central Railroad Company. UTA desired to acquire a longitudinal strip of the Salt Lake Subdivision for use as its commuter rail corridor.

It was not yet known exactly how the commuter rail tracks would be situated, and therefore UTA's right of way needs could not be determined with precision. But certain needs and constraints were fairly clear: UP desired that UTA's right of way be no closer than 30 feet to UP's easterly tracks, and UTA needed to acquire at least 20 feet.

Through the 2002 UP Deed, UP conveyed to UTA a longitudinal strip of UP's Salt

Lake Subdivision rail corridor, referred to in the 2002 UP Deed as “Segment 3.4a-2”.<sup>1</sup> Such strip was not defined by a metes and bounds legal description. The description was specific, however, and conveyed the property:

“that lies between a line drawn parallel and/or concentric with and 30 feet distant easterly as measured at right angles and/or radially from the center line of the most easterly main line track of said railroad subdivision, as now constructed and operated, and the easterly right of way line of said railroad subdivision as now located...”.

The intent of this description was to convey to UTA all of UP’s rail corridor east of a line drawn 30 feet east from the centerline of UP’s easterly set of railroad tracks. Put more simply, the intent was to set the boundary between the UTA and UP rail corridors 30 feet east of UPRR’s tracks. An exception was made where such boundary left UTA with a rail corridor less than 20 feet wide:

“Provided, however, that subject to the exception(s) from this quitclaim described below, the portion of the right of way quitclaimed hereby shall comprise not less than the easterly 20.00 feet of said portion of said right of way.”

In other words, UP conveyed to UTA at least a 20 foot wide right of way, even if it meant the boundary line was less than 30 feet from UP’s tracks.<sup>2</sup>

2. Quitclaim Deed, recorded November 30, 2005, Entry 2126260 (conveying property from UP to UTA and referred to hereafter as the “**2005 UP Deed**”).
3. Quitclaim Deed, recorded November 30, 2005, Entry 2126261 (conveying property from UTA back to UP and referred to hereafter as the “**2005 UTA Deed**”).

By 2005, design of the UTA commuter rail project was to a point where the final track alignment could be defined, which allowed UTA and UP to set the final boundary line between the two rail corridors. Generally speaking, the final boundary was set 10 feet to the west of UTA’s tracks, except where the distance between UTA’s tracks and UP’s easterly tracks was less than 20 feet, in which cases the boundary line was set at the middle point between the UP and UTA tracks. The final boundary line differed in places from the line defined by the 2002 UP Deed; in some places UP needed to convey additional property to UTA, while in other places UTA needed to convey property back to UP. The 2005 UP Deed and the 2005 UTA Deed effected these conveyances, and all the parcels so conveyed were defined by metes and bounds legal descriptions.<sup>3</sup>

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<sup>1</sup> The designation “Segment 3.4a-2” refers to section 3.4 of the 2002 Purchase and Sale Agreement between UTA and UP, wherein the various properties to be conveyed were first identified and labeled.

<sup>2</sup> The exception referred to in the quoted language was that in no event would UP leave themselves with a right of way less than 30 feet in width, even if it meant UTA got a right of way less than 20 feet in width:

“EXCEPTING from the portion of the right of way quitclaimed hereby any portion thereof that lies between the westerly right of way line and a line drawn parallel and/or concentric with and 30 feet distant easterly from such westerly right of way line.”

<sup>3</sup> These conveyances were executed pursuant to the Seventh Amendment to the original 2002 Purchase and Sale Agreement between UTA and UP.

It is important to note that the UTA commuter rail corridor also includes property (along the eastern side of the UTA corridor) acquired from parties other than UP. The intent of this Quitclaim Deed is only to consolidate into one legal description the properties acquired from UP; property acquired from other parties remains separately described.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed as of the  
14th day of January, 2015.

**GRANTOR**

**UTAH TRANSIT AUTHORITY, a public transit district of the State of Utah**

By: [Signature]  
Printed Name: PAUL EDWARDS  
SENIOR PROGRAM MANAGER  
Title: \_\_\_\_\_

By: [Signature]  
Printed Name: W. STEVE MEYER  
Title: CHIEF DEVELOPMENT OFFICER

APPROVED AS TO FORM.  
[Signature]

**ACKNOWLEDGEMENT**

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

On the 14th day of January, 2015, personally appeared before me, Paul Edwards and W. Steve Meyer who are the Senior Program Manager and the Chief Development Officer of UTAH TRANSIT AUTHORITY, a public transit district organized under Title 17B, Chapter 2a, Part 8, Utah Code Annotated 1953, as amended, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

(Seal)



[Signature]  
Notary Public

## EXHIBIT A

### Utah Transit Authority Right of Way

#### Davis County, Utah

A portion of the Salt Lake Subdivision of the Union Pacific Railroad Company (formerly the Oregon Short Line Railroad Company and, originally, the Utah Central Railroad Company) Right of Way, being a strip of land adjoining the Easterly Line of said Right of Way, and extending from the South Line to the North Line of Davis County, said South Line crosses the centerline of the main line track of said Salt Lake Subdivision at mile post 786.50, and said North Line crosses the centerline of the main line track of said Salt Lake Subdivision at mile post 812.20, being situate in the following 35 Sections and described as follows:

**Basis of Bearing:**

All bearings and distances contained herein are expressed as grid bearings and ground distances based on the following defined coordinate projection:

System Projection	Transverse Mercator
System Datum	NAD – 1983/1994 (Federal Base Network – 2000 Adjustment)
System Elevation	4400 Feet Above Mean Sea Level (NAVD 88)
Origin Latitude	39°45'00.00" North
Origin Longitude	111°52'30.00" West
Scale Factor	1.000205271907
False Northing	75,000.00
False Easting	75,000.00

Expressly excepting and excluding from the following described Tracts, those lands within public streets and roads that were not conveyed to, or vacated unto, said Utah Central Railroad Company, and/or successor companies.

**TRACT D1 - NE 1/4, Section 14, Township 1 North, Range 1 West, Salt Lake Base and Meridian**

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the North Line of said Section 14, said point being North 89°52'10" West 2225.77 feet from the Northeast Corner of said Section 14, said point also being South 89°52'10" East 417.09 feet from the North Quarter Corner of said Section 14 (Basis of Bearing being South 00°00'12" East 2640.85 feet from said North Quarter Corner to the Center Quarter Corner of said Section 14); thence South 03°16'25" West 2006.34 feet along said Easterly Right of Way Line to the South Line of Davis County, said South Line determined from that certain Township Reference Plat recorded November 17, 1972, Davis County Recorder Entry No. 372978; thence South 89°58'22" West 35.05 feet along said South Line; thence North 03°16'01" East 2006.42 feet to the North Line of said Section 14; thence South 89°52'10" East 35.27 feet along said North Line to the Point of Beginning. Contains 70,438 square feet or 1.6170 acres.

**TRACT D2 - SE 1/4 and NE 1/4, Section 11, Township 1 North, Range 1 West, Salt Lake Base and Meridian**

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the South Line of said Section 11, said point being North 89°52'10" West 2225.77 feet from the Southeast Corner of said Section 11, said point also being South 89°52'10" East 417.09 feet from the South Quarter Corner of said Section 11 (Basis of Bearing being North 00°06'16" East 2640.65 feet from said South Quarter Corner to the Center Quarter Corner of said Section 11); thence North 03°16'25" East 3971.19 feet along said Easterly Right of Way Line; thence 1126.51 feet along the arc of a curve to the right with a

radius of 5679.60 feet, through a central angle of 11°21'51" (long chord = North 08°57'20" East 1124.66 feet) along said Easterly Right of Way Line; thence North 14°38'16" East 232.04 feet along said Easterly Right of Way Line to a point on the North Line of said Section 11, said point being North 89°45'23" West 1760.58 feet from the Northeast Corner of said Section 11, said point also being South 89°45'23" East 867.27 feet from the North Quarter Corner of said Section 11; thence North 89°45'23" West 36.05 feet along said North Line; thence South 14°38'37" West 84.84 feet; thence South 14°48'52" West 38.43 feet; thence South 14°23'16" West 113.03 feet; thence South 13°44'14" West 38.70 feet; thence 969.73 feet along the arc of a curve to the left with a radius of 6010.00 feet, through a central angle of 09°14'41" (long chord = South 09°06'54" West 968.68 feet); thence South 04°29'33" West 38.70 feet; thence South 03°50'32" West 113.03 feet; thence South 03°24'55" West 38.43 feet; thence South 03°35'10" West 844.58 feet; thence 149.34 feet along the arc of a curve to the left with a radius of 22,930.00 feet, through a central angle of 00°22'23" (long chord = South 03°23'58" West 149.34 feet); thence South 03°12'47" West 420.99 feet; thence 139.09 feet along the arc of a curve to the left with a radius of 38,210.00 feet, through a central angle of 00°12'31" (long chord = South 03°06'31" West 139.09 feet); thence South 03°00'16" West 249.45 feet; thence 105.04 feet along the arc of a curve to the right with a radius of 22,910.00 feet, through a central angle of 00°15'46" (long chord = South 03°08'09" West 105.04 feet); thence South 03°16'01" West 1985.79 feet to the South Line of said Section 11; thence South 89°52'10" East 35.27 feet along said South Line to the Point of Beginning. Contains 186,202 square feet or 4.2746 acres.

TRACT D3 - SE 1/4 and NE 1/4, Section 2, Township 1 North, Range 1 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the South Line of said Section 2, said point being North 89°45'23" West 1760.58 feet from the Southeast Corner of said Section 2, said point also being South 89°45'23" East 867.27 feet from the South Quarter Corner of said Section 2; thence North 14°38'16" East 4585.71 feet along said Easterly Right of Way Line; thence departing from said Easterly Right of Way Line North 75°21'23" West 24.43 feet; thence North 14°38'37" East 926.37 feet to a point on the North Line of said Section 2, said point being North 87°55'32" West 281.26 feet from the Northeast Corner of said Section 2, said point also being South 87°55'32" East 2355.29 feet from the North Quarter Corner of said Section 2; thence North 87°55'32" West 18.34 feet along said North Line; thence South 14°38'53" West 49.91 feet; thence South 14°38'34" West 500.00 feet; thence South 14°38'59" West 500.00 feet; thence South 14°38'28" West 464.36 feet; thence South 14°36'18" West 95.03 feet; thence South 14°24'45" West 80.58 feet; thence South 14°13'37" West 95.04 feet; thence South 14°12'55" West 137.92 feet; thence South 13°45'58" West 244.51 feet; thence South 13°34'15" West 34.75 feet; thence South 14°00'13" West 60.21 feet; thence 80.42 feet along the arc of a curve to the right with a radius of 11,450.00 feet, through a central angle of 00°24'09" (long chord = South 14°12'18" West 80.42 feet); thence South 14°24'22" West 60.21 feet; thence South 14°50'21" West 34.75 feet; thence South 14°38'37" West 3079.42 feet to the South Line of said Section 2; thence South 89°45'23" East 36.05 feet along said South Line to the Point of Beginning. Contains 184,452 square feet or 4.2344 acres.

TRACT D4 - SE 1/4, Section 35, Township 2 North, Range 1 West, Salt Lake Base and Meridian

Beginning at a point on the South Line of said Section 35, said point being North 87°55'32" West 281.26 feet from the Southeast Corner of said Section 35, said point also being South 87°55'32" East 2355.29 feet from the South Quarter Corner of said Section 35; thence North 14°38'37" East 1104.85 feet to a point on the East Line of said Section 35, said point being North 00°05'37" West 1079.14 feet from the Southeast Corner of said Section 35, said point also being South 00°05'37" East 1617.62 feet from the East Quarter Corner of said Section 35 (said East Quarter Corner position being South 89°52'34" East 278.58 feet and North 00°05'09" West 824.15 feet from the Monument at the intersection of 2600' South and 1100' West Streets as referenced on the Davis County Surveyor's Section Corner Tie Sheet); thence North 00°05'37" West 70.37 feet along said East Line; thence South 14°38'52" West 226.80 feet; thence South 14°38'18" West 500.00 feet; thence South 14°38'53" West 450.09 feet to the South Line of said

Section 35; thence South 87°55'32" East 18.34 feet along said South Line to the Point of Beginning. Contains 20,414 square feet or 0.4686 acres.

TRACT D5 - SW 1/4 and NW 1/4, Section 36, Township 2 North, Range 1 West, Salt Lake Base and Meridian

Beginning at a point on the West Line of said Section 36, said point being North 00°05'37" West 1079.14 feet from the Southwest Corner of said Section 36, said point also being South 00°05'37" East 1617.62 feet from the West Quarter Corner of said Section 36 (said West Quarter Corner position being South 89°52'34" East 278.58 feet and North 00°05'09" West 824.15 feet from the Monument at the intersection of 2600 South and 1100 West Streets as referenced on the Davis County Surveyor's Section Corner Tie Sheet); thence North 14°38'37" East 2809.52 feet; thence South 75°21'23" East 23.92 feet to a point on the Easterly Right of Way Line of said Union Pacific Railroad; thence North 14°38'16" East 1616.89 feet along said Easterly Right of Way Line to a point on the North Line of said Section 36, said point being South 89°51'14" West 1510.41 feet from the North Quarter Corner of said Section 36, said point also being North 89°51'14" East 1148.76 feet from the Northwest Corner of said Section 36; thence South 89°51'14" West 34.91 feet along said North Line; thence South 14°38'37" West 393.78 feet; thence 377.18 feet along the arc of a curve to the right with a radius of 22,910.00 feet, through a central angle of 00°56'36" (long chord = South 15°06'55" West 377.17 feet); thence South 15°35'13" West 162.12 feet; thence South 15°04'20" West 67.99 feet; thence South 14°52'27" West 377.48 feet; thence South 14°38'12" West 197.75 feet; thence South 14°39'22" West 500.00 feet; thence South 14°38'41" West 500.00 feet; thence South 14°38'26" West 500.00 feet; thence South 14°38'19" West 500.00 feet; thence South 14°39'02" West 500.00 feet; thence South 14°38'52" West 273.20 feet to the West Line of said Section 36; thence South 00°05'37" East 70.37 feet along said West Line to the Point of Beginning. Contains 110,106 square feet or 2.5277 acres.

TRACT D6 - SW 1/4, NW 1/4 and NE 1/4, Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the South Line of said Section 25, said point being South 89°51'14" West 1510.41 feet from the South Quarter Corner of said Section 25, said point also being North 89°51'14" East 1148.76 feet from the Southwest Corner of said Section 25; thence North 14°38'16" East 1788.78 feet along said Easterly Right of Way Line; thence 671.88 feet along the arc of a curve to the right with a radius of 8544.40 feet, through a central angle of 04°30'19" (long chord = North 16°53'25" East 671.70 feet) along said Easterly Right of Way Line; thence North 19°08'35" East 3096.36 feet along said Easterly Right of Way Line to a point on the North Line of said Section 25, said point being North 89°54'30" West 2486.45 feet from the Northeast Corner of said Section 25 (said Northeast Corner position being South 89°54'30" East 165.00 feet along the Section Line East from the Witness Corner as shown on the Davis County Surveyor's Section Corner Tie Sheet), said point also being South 89°54'30" East 158.02 feet from the North Quarter Corner of said Section 25 (said North Quarter Corner position being North 19°34'33" East 581.02 feet from the Monument at the intersection of 500 South and 800 West Streets as referenced on the Davis County Surveyor's Section Corner Tie Sheet); thence North 89°54'30" West 37.10 feet along said North Line; thence South 19°08'51" West 3044.41 feet; thence 708.25 feet along the arc of a curve to the left with a radius of 9010.00 feet, through a central angle of 04°30'14" (long chord = South 16°53'44" West 708.07 feet); thence South 14°38'37" West 1803.84 feet to the South Line of said Section 25; thence North 89°51'14" East 34.91 feet along said South Line to the Point of Beginning. Contains 192,121 square feet or 4.4105 acres.

TRACT D7 - SE 1/4 and NE 1/4, Section 24, Township 2 North, Range 1 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the South Line of said Section 24, said point being North 89°54'30" West 2486.45 feet from the Southeast Corner of said Section 24 (said Southeast Corner position being South 89°54'30" East 165.00 feet along the Section Line from the Witness Corner as shown on the Davis County Surveyor's Section Corner Tie

Sheet), said point also being South 89°54'30" East 158.02 feet from the South Quarter Corner of said Section 24 (said South Quarter Corner position being North 19°34'33" East 581.02 feet from the Monument at the intersection of 500 South and 800 West Streets as referenced on the Davis County Surveyor's Section Corner Tie Sheet); thence North 19°08'35" East 1624.52 feet along said Easterly Right of Way Line; thence 331.98 feet along the arc of a curve to the right with a radius of 6825.50 feet, through a central angle of 02°47'13" (long chord = North 20°32'11" East 331.95 feet) along said Easterly Right of Way Line; thence North 21°55'48" East 3698.96 feet along said Easterly Right of Way Line to a point on the North Line of said Section 24, said point also being South 89°51'09" West 451.02 feet from the Northeast Corner of said Section 24, said point also being North 89°51'09" East 2185.60 feet from the North Quarter Corner of said Section 24; thence South 89°51'09" West 35.63 feet along said North Line; thence South 22°18'35" West 405.86 feet; thence 171.41 feet along the arc of a curve to the left with a radius of 22,930.00 feet, through a central angle of 00°25'42" (long chord = South 22°05'44" West 171.41 feet); thence South 21°52'53" West 1205.53 feet; thence 115.64 feet along the arc of a curve to the right with a radius of 22,910.00 feet, through a central angle of 00°17'21" (long chord = South 22°01'34" West 115.64 feet); thence South 22°10'14" West 326.45 feet; thence 139.11 feet along the arc of a curve to the left with a radius of 22,930.00 feet, through a central angle of 00°20'51" (long chord = South 21°59'49" West 139.11 feet); thence South 21°49'23" West 281.09 feet; thence 92.92 feet along the arc of a curve to the left with a radius of 22,930.00 feet, through a central angle of 00°13'56" (long chord = South 21°42'25" West 92.92 feet); thence South 21°35'27" West 267.38 feet; thence 116.19 feet along the arc of a curve to the right with a radius of 22,910.00 feet, through a central angle of 00°17'26" (long chord = South 21°44'10" West 116.19 feet); thence South 21°52'53" West 440.89 feet; thence South 22°04'36" West 34.78 feet; thence South 21°38'39" West 60.27 feet; thence 452.25 feet along the arc of a curve to the left with a radius of 11,470.00 feet, through a central angle of 02°15'33" (long chord = South 20°30'52" West 452.22 feet); thence South 19°23'06" West 60.27 feet; thence South 18°57'09" West 34.78 feet; thence South 19°08'51" West 1451.04 feet to the South Line of said Section 24; thence South 89°54'30" East 37.10 feet along said South Line to the Point of Beginning. Contains 198,574 square feet or 4.5586 acres.

TRACT D8 - SE 1/4 and NE 1/4, Section 13, Township 2 North, Range 1 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the South Line of said Section 13, said point being South 89°51'09" West 451.02 feet from the Southeast Corner of said Section 13, said point also being North 89°51'09" East 2185.60 feet from the South Quarter Corner of said Section 13; thence North 21°55'48" East 483.63 feet along said Easterly Right of Way Line; thence 1100.85 feet along the arc of a curve to the left with a radius of 2914.90 feet, through a central angle of 21°38'19" (long chord = North 11°06'38" East 1094.32 feet) along said Easterly Right of Way Line; thence North 00°17'29" East 3770.03 feet along said Easterly Right of Way Line to a point on the North Line of said Section 13, said point being North 89°50'58" West 16.18 feet from the Northeast Corner of said Section 13, said point also being South 89°50'58" East 2631.36 feet from the North Quarter Corner of said Section 13; thence North 89°50'58" West 22.35 feet along said North Line; thence South 00°17'36" West 2682.94 feet; thence 95.73 feet along the arc of a curve to the left with a radius of 22,930.00 feet, through a central angle of 00°14'21" (long chord = South 00°10'25" West 95.73 feet); thence South 00°03'15" West 304.71 feet; thence South 00°20'27" West 302.18 feet; thence South 00°20'21" West 395.72 feet; thence South 02°26'04" West 59.62 feet; thence South 03°30'56" West 27.87 feet; thence 840.29 feet along the arc of a curve to the right with a radius of 3140.00 feet, through a central angle of 15°19'58" (long chord = South 11°10'55" West 837.78 feet); thence South 18°50'54" West 27.18 feet; thence South 19°49'10" West 61.42 feet; thence South 20°41'30" West 64.19 feet; thence South 21°26'19" West 75.92 feet; thence South 22°04'48" West 120.03 feet; thence South 22°31'58" West 30.66 feet; thence South 22°18'35" West 268.42 feet to the South Line of said Section 13; thence North 89°51'09" East 35.63 feet along said South Line to the Point of Beginning. Contains 130,330 square feet or 2.9919 acres.

TRACT D9 - SE 1/4 and NE 1/4, Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the South Line of said Section 12, said point being North 89°50'58" West 16.18 feet from the Southeast Corner of said Section 12, said point also being South 89°50'58" East 2631.36 feet from the South Quarter Corner of said Section 12; thence North 00°17'29" East 3005.01 feet along said Easterly Right of Way Line to a point on the East Line of said Section 12, said point being North 00°00'12" East 354.55 feet from the East Quarter Corner of said Section 12; thence departing from said Easterly Right of Way Line North 00°00'12" East 2296.07 feet along said East Line to the Northeast Corner of said Section 12; thence North 89°56'50" West 11.39 feet along the North Line of said Section 12 to a point, said point being South 89°56'50" East 2628.96 feet from the North Quarter Corner of said Section 12; thence South 00°17'23" West 2343.93 feet; thence 121.41 feet along the arc of a curve to the left with a radius of 22,930.00 feet, through a central angle of 00°18'12" (long chord = South 00°08'17" West 121.41 feet); thence South 00°00'49" West 261.95 feet; thence 216.21 feet along the arc of a curve to the right with a radius of 22,910.00 feet, through a central angle of 00°32'27" (long chord = South 00°15'25" West 216.21 feet); thence South 00°31'38" West 257.93 feet; thence 93.60 feet along the arc of a curve to the left with a radius of 22,930.00 feet, through a central angle of 00°14'02" (long chord = South 00°24'37" West 93.60 feet); thence South 00°17'36" West 2006.05 feet to the South Line of said Section 12; thence South 89°50'58" East 22.35 feet along said South Line to the Point of Beginning. Contains 105,843 square feet or 2.4298 acres.

TRACT D10 - SE 1/4, Section 1, Township 2 North, Range 1 West, Salt Lake Base and Meridian

Beginning at the Southeast Corner of said Section 1; thence North 00°00'05" East 2263.07 feet along the East Line of said Section 1 to a point, said point being South 00°00'05" West 378.62 feet from the East Quarter Corner of said Section 1; thence South 00°17'23" West 2263.09 feet to a point on the South Line of said Section 1, said point being South 89°56'50" East 2628.97 feet from the South Quarter Corner of said Section 1; thence South 89°56'50" East 11.39 feet along said South Line to the Point of Beginning. Contains 12,892 square feet or 0.2960 acres.

TRACT D11 - NW 1/4, Section 7, Township 2 North, Range 1 East, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the West Line of said Section 7, said point being North 00°00'12" East 354.55 feet from the West Quarter Corner of said Section 7; thence North 00°17'29" East 2296.11 feet along said Easterly Right of Way Line to a point on the North Line of said Section 7, said point being South 89°57'47" West 2642.03 feet from the North Quarter Corner of said Section 7; thence South 89°57'47" West 11.54 feet to the Northwest Corner of said Section 7; thence South 00°00'12" West 2296.07 feet along the West Line of said Section 7 to the Point of Beginning. Contains 13,249 square feet or 0.3041 acres.

TRACT D12 - SW 1/4 and NW 1/4, Section 6, Township 2 North, Range 1 East, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the South Line of said Section 6, said point being South 89°57'47" West 2642.03 feet from the South Quarter Corner of said Section 6, said point also being North 89°57'47" East 11.54 feet from the Southwest Corner of said Section 6; thence North 00°17'29" East 5283.50 feet along said Easterly Right of Way Line to a point on the North Line of said Section 6, said point being South 89°29'43" West 2609.53 feet from the North Quarter Corner of said Section 6 (said North Quarter Corner position being South 89°29'43" West 418.18 feet from the Witness Corner as shown on the Davis County Surveyor's Section Corner Tie Sheet), said point also being North 89°29'43" East 37.66 feet from the Northwest Corner of said Section 6; thence South 89°29'43" West 23.08 feet along said North Line; thence South 00°17'23" West 3020.21 feet to a point on the West Line of said Section 6, said point being South 00°00'05" West 378.62 feet along said West Line from the West Quarter Corner of said Section 6; thence South 00°00'05" West 2263.07 feet along said West Line to the Southwest Corner of said Section 6; thence North



89°57'47" East 11.54 feet along the South Line of said Section 6 to the Point of Beginning. Contains 108,644 square feet or 2.4941 acres.

TRACT D13 - SW 1/4 and NW 1/4, Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the South Line of said Section 31, said point being South 89°29'43" West 2609.53 feet from the South Quarter Corner of said Section 31 (said South Quarter Corner position being South 89°29'43" West 418.18 feet from the Witness Corner as shown on the Davis County Surveyor's Section Corner Tie Sheet), said point also being North 89°29'43" East 37.66 feet from the Southwest Corner of said Section 31; thence North 0°17'29" East 5307.45 feet along said Easterly Right of Way Line to a point on the North Line of said Section 31, said point being South 89°30'39" West 2552.09 feet from the North Quarter Corner of said Section 31, said point also being North 89°30'39" East 94.85 feet from the Northwest Corner of said Section 31 (said Northwest Corner position being South 87°59'57" East 7.07 feet from the Witness Corner as shown on the Davis County Surveyor's Section Corner Tie Sheet); thence South 89°30'39" West 23.22 feet along said North Line; thence South 00°17'23" West 5307.46 feet to the South Line of said Section 31; thence North 89°29'43" East 23.08 feet along said South Line to the Point of Beginning. Contains 122,831 square feet or 2.8198 acres.

TRACT D14 - NW 1/4 and SW 1/4, Section 30, Township 3 North, Range 1 East, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the South Line of said Section 30, said point being South 89°30'39" West 2552.09 feet from the South Quarter Corner of said Section 30, said point also being North 89°30'39" East 94.85 feet from the Southwest Corner of said Section 30; thence North 00°17'29" East 1995.53 feet along said Easterly Right of Way Line; thence 946.61 feet along the arc of a curve to the left with a radius of 3487.80 feet, through a central angle of 15°33'01" (long chord = North 07°29'02" West 943.71 feet) along said Easterly Right of Way Line to a point on the West Line of said Section 30, said point being South 00°21'22" East 2384.08 feet from the Northwest Corner of said Section 30, said point also being North 00°21'22" West 261.09 feet from the West Quarter Corner of said Section 30 (said West Quarter Corner position being North 00°20'59" West 191.70 feet from the Witness Corner as shown on the Davis County Surveyor's Section Corner Tie Sheet); thence South 00°21'22" East 109.12 feet along said West Line; thence 742.72 feet along the arc of a curve to the right with a radius of 3790.00 feet, through a central angle of 11°13'42" (long chord = South 07°26'17" East 741.54 feet); thence South 01°49'26" East 29.95 feet; thence South 00°56'43" East 74.76 feet; thence South 00°07'48" East 108.77 feet; thence South 00°21'17" West 66.16 feet; thence South 00°17'23" West 1807.38 feet to the South Line of said Section 30; thence North 89°30'39" East 23.22 feet along said South Line to the Point of Beginning. Contains 70,373 square feet or 1.6155 acres.

TRACT D15 - NE 1/4, Section 25, Township 3 North, Range 1 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the East Line of said Section 25, said point being South 00°21'22" East 2384.08 feet from the Northeast Corner of said Section 25, said point also being North 00°21'22" West 261.09 feet from the East Quarter Corner of said Section 25 (said East Quarter Corner position being North 00°20'59" West 191.70 feet from the Witness Corner as shown on the Davis County Surveyor's Section Corner Tie Sheet); thence 77.64 feet along the arc of a curve to the left with a radius of 3487.80 feet, through a central angle of 01°16'32" (long chord = North 15°53'48" West 77.64 feet) along said Easterly Right of Way Line; thence North 16°32'04" West 2409.17 feet along said Easterly Right of Way Line to a point on the North Line of said Section 25, said point being North 89°59'05" West 692.08 feet from the Northeast Corner of said Section 25, said point also being South 89°59'05" East 1950.38 feet from the North Quarter Corner of said Section 25; thence North 89°59'05" West 23.95 feet along said North Line; thence South 16°31'25" East 2229.12 feet; thence South 16°35'18" East 66.16 feet; thence South 16°06'13" East 108.77 feet; thence South 15°17'18" East 74.76 feet; thence South 14°24'35" East 29.95 feet; thence 89.81 feet along

the arc of a curve to the right with a radius of 3790.00 feet, through a central angle of 01°21'28" (long chord = South 13°43'51" East 89.81 feet) to the East Line of said Section 25; thence North 00°21'22" West 109.12 feet along said East Line to the Point of Beginning. Contains 59,232 square feet or 1.3598 acres.

TRACT D16 - SE 1/4, NE 1/4 and NW 1/4, Section 24, Township 3 North, Range 1 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the South Line of said Section 24, said point being North 89°59'05" West 692.08 feet from the Southeast Corner of said Section 24, said point also being South 89°59'05" East 1950.38 feet from the South Quarter Corner of said Section 24; thence North 16°32'04" West 3507.00 feet along said Easterly Right of Way Line; thence 1728.13 feet along the arc of a curve to the left with a radius of 2914.90 feet, through a central angle of 33°58'07" (long chord = North 33°31'08" West 1702.94 feet) along said Easterly Right of Way Line; thence North 50°30'11" West 798.00 feet along said Easterly Right of Way Line to a point on the North Line of said Section 24, said point being South 89°54'32" West 577.73 feet from the North Quarter Corner of said Section 24 (said North Quarter Corner position being South 89°45'28" West 94.50 feet from the Witness Corner as shown on the Davis County Surveyor's Section Corner Tie Sheet), said point also being North 89°54'32" East 2044.43 feet from the Northwest Corner of said Section 24; thence South 89°54'32" West 63.76 feet along said North Line; thence South 50°27'45" East 675.82 feet; thence 150.12 feet along the arc of a curve to the right with a radius of 12,100.82 feet, through a central angle of 00°42'39" (long chord = South 50°12'13" East 150.12 feet); thence 154.62 feet along the arc of a curve to the right with a radius of 3980.13 feet, through a central angle of 02°13'33" (long chord = South 48°42'13" East 154.61 feet); thence 1428.39 feet along the arc of a curve to the right with a radius of 2935.00 feet, through a central angle of 27°53'04" (long chord = South 33°30'16" East 1414.34 feet); thence 90.93 feet along the arc of a curve to the right with a radius of 3471.34 feet, through a central angle of 01°30'03" (long chord = South 18°45'29" East 90.93 feet); thence 104.96 feet along the arc of a curve to the right with a radius of 4347.17 feet, through a central angle of 01°23'00" (long chord = South 17°58'56" East 104.96 feet); thence 99.98 feet along the arc of a curve to the right with a radius of 8458.08 feet, through a central angle of 00°40'38" (long chord = South 16°56'38" East 99.97 feet); thence South 16°32'03" East 599.77 feet; thence South 16°33'17" East 99.97 feet; thence South 16°44'18" East 99.97 feet; thence 153.87 feet along the arc of a curve to the left with a radius of 7433.75 feet, through a central angle of 01°11'09" (long chord = South 17°14'13" East 153.86 feet); thence South 17°43'52" East 647.42 feet; thence South 17°53'41" East 40.30 feet; thence South 17°28'52" East 59.66 feet; thence 141.39 feet along the arc of a curve to the right with a radius of 11,450.00 feet, through a central angle of 00°42'27" (long chord = South 17°07'39" East 141.39 feet); thence South 16°46'25" East 59.66 feet; thence South 16°21'36" East 40.30 feet; thence South 16°31'25" East 1401.50 feet to the South Line of said Section 24; thence South 89°59'05" East 23.95 feet along said South Line to the Point of Beginning. Contains 219,999 square feet or 5.0505 acres.

TRACT D17 - SW 1/4, Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the South Line of said Section 13, said point being South 89°54'32" West 577.73 feet from the South Quarter Corner of said Section 13 (said South Quarter Corner position being South 89°45'28" West 94.50 feet from the Witness Corner as shown on the Davis County Surveyor's Section Corner Tie Sheet), said point also being North 89°54'32" East 2044.43 feet from the Southwest Corner of said Section 13; thence North 50°30'11" West 2645.82 feet along said Easterly Right of Way Line to a point on the West Line of said Section 13, said point being South 00°05'38" West 950.84 feet from the West Quarter Corner of said Section 13, said point also being North 00°05'38" East 1686.09 feet from the Southwest Corner of said Section 13; thence South 00°05'38" West 38.24 feet along said West Line; thence South 49°40'41" East 311.71 feet; thence South 49°44'24" East 208.34 feet; thence South 49°51'53" East 200.90 feet; thence 113.11 feet along the arc of a curve to the left with a radius of 22,930.00 feet, through a central angle of 00°16'57" (long chord = South 50°19'17" East 113.11 feet); thence South 50°27'45" East 1738.42 feet to

the South Line of said Section 13; thence North 89°54'32" East 63.76 feet along said South Line to the Point of Beginning. Contain 100,279 square feet or 2.3021 acres.

TRACT D18 - SE 1/4, NE 1/4 and NW 1/4, Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the East Line of said Section 14, said point being South 00°05'38" West 950.84 feet from the East Quarter Corner of said Section 14, said point also being North 00°05'38" East 1686.09 feet from the Southeast Corner of said Section 14; thence North 50°30'11" West 3500.04 feet along said Easterly Right of Way Line; thence North 00°05'03" West 64.87 feet along said Easterly Right of Way Line; thence North 50°30'11" West 2034.41 feet along said Easterly Right of Way Line to a point on the North Line of said Section 14, said point being North 89°36'50" West 1603.30 feet from the North Quarter Corner of said Section 14 (said North Quarter Corner position being South 89°36'50" East 82.84 feet along said North Line from the Witness Corner as shown on the Davis County Surveyor's Section Corner Tie Sheet), said point also being South 89°36'50" East 1025.41 feet from the Northwest Corner of said Section 14; thence North 89°36'50" West 98.24 feet along said North Line; thence South 50°42'11" East 1197.28 feet; thence 453.54 feet along the arc of a curve to the left with a radius of 22,910.00 feet, through a central angle of 01°08'03" (long chord = South 50°08'09" East 453.53 feet); thence South 49°34'07" East 870.98 feet; thence 381.54 feet along the arc of a curve to the left with a radius of 22,930.00 feet, through a central angle of 00°57'12" (long chord = South 50°02'44" East 381.53 feet); thence South 50°31'20" East 2433.04 feet; thence 340.09 feet along the arc of a curve to the right with a radius of 22,910.00 feet, through a central angle of 00°51'02" (long chord = South 50°05'49" East 340.08 feet) to the East Line of said Section 14; thence North 00°05'38" East 38.24 feet along said East Line to the Point of Beginning. Contains 221,823 square feet or 5.0923 acres.

TRACT D19 - SW 1/4, Section 11, Township 3 North, Range 1 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the South Line of said Section 11, said point being North 89°36'50" West 1603.30 feet from the South Quarter Corner of said Section 11 (said South Quarter Corner position being South 89°36'50" East 82.84 feet along said South Line from the Witness Corner as shown on the Davis County Surveyor's Section Corner Tie Sheet), said point also being South 89°36'50" East 1025.41 feet from the Southwest Corner of said Section 11; thence North 50°30'11" West 1327.00 feet along said Easterly Right of Way Line to a point on the West Line of said Section 11, said point being South 00°05'44" West 1803.40 feet from the West Quarter Corner of said Section 11 (said West Quarter Corner position being North 89°51'50" East 111.46 feet from the Witness Corner as shown on the Davis County Surveyor's Section Corner Tie Sheet), said point also being North 00°05'44" East 837.12 feet from the Southwest Corner of said Section 11; thence South 00°05'44" West 85.61 feet along said West Line; thence South 50°42'11" East 1196.44 feet to the South Line of said Section 11; thence South 89°36'50" East 98.24 feet along said South Line to the Point of Beginning. Contains 80,805 square feet or 1.8550 acres.

TRACT D20 - SE 1/4, NE 1/4 and NW 1/4, Section 10, Township 3 North, Range 1 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the East Line of said Section 10, said point being South 00°05'44" West 1803.40 feet from the East Quarter Corner of said Section 10 (said East Quarter Corner position being North 89°51'50" East 111.46 feet from the Witness Corner as shown on the Davis County Surveyor's Section Corner Tie Sheet), said point also being North 00°05'44" East 837.12 feet from the Southeast Corner of said Section 10; thence North 50°30'11" West 957.05 feet along said Easterly Right of Way Line; thence 757.81 feet along the arc of a curve to the right with a radius of 5729.60 feet, through a central angle of 07°34'41" (long chord = North 46°42'50" West 757.26 feet) along said Easterly Right of Way Line; thence North 89°45'54" West 72.21 feet along said Easterly Right of Way Line; thence 2285.79 feet along the arc of a curve to the right with a radius of 5679.60 feet, through a central angle of 23°03'33" (long chord = North 31°02'29" West 2270.40 feet) along said Easterly Right of Way Line; thence North 19°30'42" West 1451.87 feet along

said Easterly Right of Way Line to a point on the North Line of said Section 10, said point being North 89°59'08" West 374.57 feet from the North Quarter Corner of said Section 10 (said North Quarter Corner position being North 89°58'12" West 133.21 feet from the Witness Corner as shown on the Davis County Surveyor's Section Corner Tie Sheet), said point also being South 89°59'08" East 2274.25 feet from the Northwest Corner of said Section 10; thence North 89°59'08" West 35.79 feet along said North Line; thence South 19°30'14" East 614.82 feet; thence 153.28 feet along the arc of a curve to the right with a radius of 22,910.00 feet, through a central angle of 00°23'00" (long chord = South 19°18'44" East 153.28 feet); thence South 19°07'14" East 206.35 feet; thence 153.41 feet along the arc of a curve to the left with a radius of 22,930.00 feet, through a central angle of 00°23'00" (long chord = South 19°18'44" East 153.41 feet); thence South 19°30'14" East 201.27 feet; thence South 19°22'44" East 48.81 feet; thence South 19°47'54" East 103.71 feet; thence South 20°27'11" East 37.65 feet; thence 2935.43 feet along the arc of a curve to the left with a radius of 5740.00 feet, through a central angle of 29°18'03" (long chord = South 35°06'12" East 2903.54 feet); thence South 49°45'14" East 37.65 feet; thence South 50°24'31" East 103.71 feet; thence South 50°49'41" East 48.81 feet; thence South 50°42'11" East 944.77 feet to the East Line of said Section 10; thence North 00°05'44" East 85.61 feet along said East Line to the Point of Beginning. Contains 241,589 square feet or 5.5461 acres.

TRACT D21 - SW 1/4 and NW 1/4, Section 3, Township 3 North, Range 1 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the South Line of said Section 3, said point being North 89°59'08" West 374.57 feet from the South Quarter Corner of said Section 3 (said South Quarter Corner position being North 89°58'12" West 133.21 feet from the Witness Corner as shown on the Davis County Surveyor's Section Corner Tie Sheet), said point also being South 89°59'08" East 2274.25 feet from the Southwest Corner of said Section 3; thence North 19°30'42" West 5704.83 feet along said Easterly Right of Way Line to a point on the North Line of said Section 3, said point being South 89°59'22" West 2252.94 feet from the North Quarter Corner of said Section 3 (said North Quarter Corner position being South 00°21'18" West 63.82 feet from the Witness Corner as shown on the Davis County Surveyor's Section Corner Tie Sheet), said point also being North 89°59'22" East 399.48 feet from the Northwest Corner of said Section 3; thence South 89°59'22" West 34.95 feet along said North Line; thence South 19°30'14" East 5704.54 feet to the South Line of said Section 3; thence South 89°59'08" East 35.79 feet along said South Line to the Point of Beginning. Contains 190,184 square feet or 4.3660 acres.

TRACT D22 - SW 1/4, Section 34, Township 4 North, Range 1 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the South Line of said Section 34, said point being South 89°59'22" West 2252.94 feet from the South Quarter Corner of said Section 34 (said South Quarter Corner position being South 00°21'18" West 63.82 feet from the Witness Corner as shown on the Davis County Surveyor's Section Corner Tie Sheet), said point also being North 89°59'22" East 399.48 feet from the Southwest Corner of said Section 34; thence North 19°30'42" West 351.71 feet along said Easterly Right of Way Line; thence North 08°41'37" West 432.52 feet along said Easterly Right of Way Line; thence North 88°59'57" West 97.08 feet along said Easterly Right of Way Line; thence 238.89 feet along the arc of a curve to the left with a radius of 5779.60 feet, through a central angle of 02°22'06" (long chord = North 24°01'22" West 238.87 feet) along said Easterly Right of Way Line; thence North 25°12'24" West 11.82 feet along said Easterly Right of Way Line to a point on the West Line of said Section 34, said point being South 01°00'03" West 1638.24 feet from the West Quarter Corner of said Section 34, said point also being North 01°00'03" East 989.86 feet from the Southwest Corner of said Section 34; thence South 01°00'03" West 57.92 feet along said West Line; thence South 25°04'08" East 12.37 feet; thence 341.41 feet along the arc of a curve to the right with a radius of 6190.00 feet, through a central angle of 03°09'36" (long chord = South 22°00'32" East 341.36 feet); thence South 20°25'43" East 39.01 feet; thence South 19°47'44" East 107.72 feet; thence South 19°23'33" East 53.10 feet; thence South 19°30'14" East 441.36 feet to the South Line of said Section 34; thence North 89°59'22" East 34.95 feet along said South Line to the Point of Beginning. Contains 51,429 square feet or 1.1806 acres.

TRACT D23 - SE 1/4 and NE 1/4, Section 33, Township 4 North, Range 1 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the East Line of said Section 33, said point being South 01°00'03" West 1638.24 feet from the East Quarter Corner of said Section 33, said point also being North 01°00'03" East 989.86 feet from the Southeast Corner of said Section 33; thence North 25°12'24" West 456.94 feet along said Easterly Right of Way Line to the southwest corner of the parcel of land defined in that certain Indenture, recorded July 1, 1878 in Book "F" of Deeds, Page 64 of the Official Records; thence North 57°12'36" East 41.36 feet along the southerly line of said parcel of land; thence South 88°59'30" East 0.65 feet along the southerly line of said parcel of land to the southwest corner of the property defined in that certain Quitclaim Deed dated May 20, 1994 and recorded March 7, 2005, as Entry 2056858, Book 3740, Page 1495-1499 of the Official Records; thence North 31°50'05" West 360.22 feet along the westerly line of said property to the northwest corner of said property, said corner being on said Easterly Right of Way Line; thence North 25°12'24" West 3934.08 feet along said Easterly Right of Way Line to a point on the North Line of said Section 33, said point being North 89°52'50" West 2031.15 feet from the Northeast Corner of said Section 33 (said Northeast Corner position being North 89°59'48" West 47.62 feet from the Witness Corner as shown on the Davis County Surveyor's Section Corner Tie Sheet), said point also being South 89°52'50" East 615.19 feet from the North Quarter Corner of said Section 33 (said North Quarter Corner position being North 00°26'41" East 812.95 feet from the Witness Corner as shown on the Davis County Surveyor's Section Corner Tie Sheet); thence North 89°52'50" West 25.12 feet along said North Line; thence South 25°12'17" East 4367.35 feet; thence South 24°43'39" East 274.62 feet; thence South 25°04'08" East 174.76 feet to the East Line of said Section 33; thence North 01°00'03" East 57.92 feet along said East Line to the Point of Beginning. Contains 117,279 square feet or 2.6924 acres.

TRACT D24 - SE 1/4, SW 1/4 and NW 1/4, Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the South Line of said Section 28, said point being North 89°52'50" West 2031.15 feet from the Southeast Corner of said Section 28 (said Southeast Corner position being North 89°59'48" West 47.62 feet from the Witness Corner as shown on the Davis County Surveyor's Section Corner Tie Sheet), said point also being South 89°52'50" East 615.19 feet from the South Quarter Corner of said Section 28 (said South Quarter Corner position being North 00°26'41" East 812.95 feet from the Witness Corner as shown on the Davis County Surveyor's Section Corner Tie Sheet); thence North 25°12'24" West 3687.95 feet along said Easterly Right of Way Line; thence 1943.56 feet along the arc of a curve to the left with a radius of 6495.80 feet, through a central angle of 17°08'35" (long chord = North 40°53'31" West 1936.32 feet) along said Easterly Right of Way Line; thence North 49°27'48" West 531.50 feet along said Easterly Right of Way Line to a point on the West Line of said Section 28, said point being South 00°11'26" West 157.28 feet from the Northwest Corner of said Section 28, said point also being North 00°11'26" East 2485.68 feet from the West Quarter Corner of said Section 28; thence South 00°11'26" West 110.48 feet along said West Line; thence South 49°29'41" East 132.43 feet; thence South 49°26'56" East 440.64 feet; thence South 49°35'43" East 60.71 feet; thence South 49°10'17" East 97.38 feet; thence South 48°30'23" East 36.73 feet; thence 2155.67 feet along the arc of a curve to the right with a radius of 5540.00 feet, through a central angle of 22°17'40" (long chord = South 37°21'34" East 2142.10 feet); thence South 26°12'44" East 36.73 feet; thence South 25°32'50" East 97.38 feet; thence South 25°07'24" East 60.71 feet; thence South 25°12'17" East 2936.78 feet to the South Line of said Section 28; thence South 89°52'50" East 25.12 feet along said South Line to the Point of Beginning. Contains 261,360 square feet or 6.0000 acres.

TRACT D25 - NE 1/4, Section 29, Township 4 North, Range 1 West, Salt Lake Base and Meridian

Beginning at the Northeast Corner of said Section 29; thence South 00°11'26" West 267.76 feet along the Section Line to a point, said point being North 00°11'26" East 2375.20 feet from the East Quarter Corner of said Section 29; thence North 49°29'41" West 367.57 feet; thence North 49°30'00" West 44.49 feet to a

point on the North Line of said Section 29, said point being North 89°58'44" East 2321.84 feet from the North Quarter Corner of said Section 29; thence North 89°58'44" East 314.20 feet along said North Line to the Point of Beginning. Contains 42,064 square feet or 0.9657 acres.

Less and excepting therefrom that tract of land conveyed to Layton City, Corporation defined in that certain Quitclaim Deed recorded November 3, 2005, as Entry 2119606, Book 3905, Pages 84-85, and described as follows:

Beginning at a point on the South Line of Gentile Street, said point being South 89°58'44" West 225.89 feet along the Section Line and South 00°01'16" East 33.00 feet to said South Line from the Northeast Corner of said Section 29; thence North 89°58'44" East 186.24 feet along said South Line; thence 5.89 feet along the arc of a curve to the right with a radius of 14.50 feet, through a central angle of 23°16'53" (long chord = South 11°44'51" East 5.85 feet); thence South 00°06'24" East 87.86 feet; thence 6.36 feet along the arc of a curve to the left with a radius of 64.50 feet, through a central angle of 05°39'13" (long chord = South 02°56'01" East 6.36 feet); thence South 42°38'41" West 46.21 feet; thence North 49°28'38" West 206.03 feet to the Point of Beginning. Contains 14,106 square feet or 0.3238 acres.

Net Right of Way area 27,958 square feet or 0.6418 acres.

TRACT D26 - SE 1/4, SW 1/4 and NW 1/4, Section 20, Township 4 North, Range 1 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the South Line of said Section 20, said point being South 89°58'44" West 261.25 feet from the Southeast Corner of said Section 20, said point also being North 89°58'44" East 2374.79 feet from the South Quarter Corner of said Section 20; thence North 49°27'48" West 3964.27 feet along said Easterly Right of Way Line; thence North 00°05'44" East 66.07 feet along said Easterly Right of Way Line to the North Line of the Southwest Quarter of said Section 20; thence South 89°59'42" West 77.36 feet along said North Line and said Easterly Right of Way Line; thence North 49°27'48" West 2501.20 feet along said Easterly Right of Way Line to a point on the West Line of said Section 20, said point being South 00°17'43" West 1016.16 feet from the Northwest Corner of said Section 20, said point also being North 00°17'43" East 1625.81 feet from the West Quarter Corner of said Section 20; thence South 00°17'43" West 37.61 feet along said West Line; thence South 49°27'44" East 5539.69 feet; thence 251.17 feet along the arc of a curve to the right with a radius of 22,910.00 feet, through a central angle of 00°37'41" (long chord = South 49°08'53" East 251.17 feet); thence South 48°50'02" East 327.57 feet; thence South 49°19'10" East 273.97 feet; thence South 49°30'00" East 110.22 feet to the South Line of said Section 20; thence North 89°58'44" East 52.95 feet along said South Line to the Point of Beginning. Contains 193,955 square feet or 4.4526 acres.

TRACT D27 - NE 1/4, Section 19, Township 4 North, Range 1 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the East Line of said Section 19, said point being South 00°17'43" West 1016.16 feet from the Northeast Corner of said Section 19, said point also being North 00°17'43" East 1625.81 feet from the East Quarter Corner of said Section 19; thence North 49°27'48" West 1561.70 feet along said Easterly Right of Way Line to a point on the North Line of said Section 19, said point being South 89°56'41" West 1192.12 feet from the Northeast Corner of said Section 19, said point also being North 89°56'41" East 1447.74 feet from the North Quarter Corner of said Section 19 (said North Quarter Corner position computed from ties as shown on the Davis County Surveyor's Section Corner Tie Sheet dated 6-20-90); thence South 89°56'41" West 44.06 feet along said North Line; thence South 49°27'44" East 1619.45 feet to the East Line of said Section 19; thence North 00°17'43" East 37.61 feet along said East Line to the Point of Beginning. Contains 45,629 square feet or 1.0475 acres.

TRACT D28 - SE 1/4, SW 1/4 and NW 1/4, Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the South Line of said Section 18, said point being South 89°56'41" West 1192.12 feet from the Southeast Corner of said Section 18, said point also being North 89°56'41" East 1447.74 feet from the South Quarter Corner of said Section 18 (said South Quarter Corner position computed from ties as shown on the Davis County Surveyor's Section Corner Tie Sheet dated 6-20-90); thence North 49°27'48" West 3534.27 feet along said Easterly Right of Way Line; thence 1941.83 feet along the arc of a curve to the right with a radius of 5679.60 feet, through a central angle of 19°35'21" (long chord = North 39°40'08" West 1932.39 feet) along said Easterly Right of Way Line; thence North 29°52'27" West 296.80 feet along said Easterly Right of Way Line to a point on the West Line of said Section 18, said point being South 00°17'48" West 1234.77 feet from the Northwest Corner of said Section 18, said point also being North 00°17'48" East 1408.15 feet from the West Quarter Corner of said Section 18; thence South 00°17'48" West 69.64 feet along said West Line; thence South 29°26'04" East 41.23 feet; thence South 29°28'00" East 83.15 feet; thence South 29°54'01" East 106.99 feet; thence 1872.75 feet along the arc of a curve to the left with a radius of 5725.91 feet, through a central angle of 18°44'22" (long chord = South 39°13'11" East 1864.41 feet); thence South 48°50'07" East 95.09 feet; thence South 49°20'05" East 95.02 feet; thence South 49°26'42" East 62.06 feet; thence South 49°28'16" East 500.00 feet; thence South 49°27'33" East 500.00 feet; thence South 49°28'10" East 500.00 feet; thence South 49°26'56" East 500.00 feet; thence South 49°29'37" East 309.62 feet; thence South 49°28'23" East 95.03 feet; thence South 49°44'10" East 116.10 feet; thence South 49°56'34" East 95.04 feet; thence South 49°57'33" East 121.30 feet; thence South 50°31'02" East 115.80 feet; thence South 50°42'45" East 34.74 feet; thence South 50°16'46" East 60.21 feet; thence 115.88 feet along the arc of a curve to the right with a radius of 11,450.00 feet, through a central angle of 00°34'48" (long chord = South 49°59'23" East 115.88 feet); thence South 49°41'59" East 60.21 feet; thence South 49°16'00" East 34.74 feet; thence South 49°27'44" East 176.48 feet to the South Line of said Section 18; thence North 89°56'41" East 44.06 feet along said South Line to the Point of Beginning. Contains 201,508 square feet or 4.6260 acres.

TRACT D29 - NE 1/4, Section 13, Township 4 North, Range 2 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the East Line of said Section 13, said point being South 00°17'48" West 1234.77 feet from the Northeast Corner of said Section 13, said point also being North 00°17'48" East 1408.15 feet from the East Quarter Corner of said Section 13; thence North 29°52'27" West 65.66 feet along said Easterly Right of Way Line to the West Line of 1000 East Street; thence North 00°17'48" East 69.64 feet along said West Line; thence North 29°52'27" West 1211.65 feet along said Easterly Right of Way Line to a point on the South Line of Antelope Drive; thence North 89°46'46" West 40.45 feet along said South Line; thence North 29°52'27" West 69.35 feet along said Easterly Right of Way Line to a point on the North Line of said Section 13, said point being North 89°46'46" West 717.26 feet from the Northeast Corner of said Section 13, said point also being South 89°46'46" East 1937.75 feet from the North Quarter Corner of said Section 13; thence North 89°46'46" West 21.09 feet along said North Line; thence South 30°48'30" East 132.47 feet; thence South 29°51'22" East 34.41 feet; thence South 29°11'24" East 163.16 feet; thence South 28°59'10" East 1020.34 feet; thence South 29°26'04" East 147.71 feet to the East Line of said Section 13; thence North 00°17'48" East 69.64 feet along said East Line to the Point of Beginning. Contains 80,957 square feet or 1.8585 acres.

TRACT D30 - NW 1/4, NE 1/4 and SE 1/4, Section 12, Township 4 North, Range 2 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the South Line of said Section 12, said point being North 89°46'46" West 717.26 feet from the Southeast Corner of said Section 12, said point also being South 89°46'46" East 1937.75 feet from the South Quarter Corner of said Section 12; thence North 29°52'27" West 1210.08 feet along said Easterly Right of Way Line; thence North 00°39'00" West 102.41 feet along said Easterly Right of Way Line; thence North 29°52'27" West 1717.53 feet along said Easterly Right of Way Line; thence North 89°54'52" West 57.71 feet along said Easterly Right of Way Line; thence North 29°52'27" West 3052.78 feet along said Easterly Right of Way Line to a point on the North Line of said Section 12, said point being North 89°42'37" West

1125.71 feet from the North Quarter Corner of said Section 12, said point also being South 89°42'37" East 1522.63 feet from the Northwest Corner of said Section 12; thence North 89°42'37" West 30.62 feet along said North Line; thence South 29°51'22" East 4969.59 feet; thence 454.42 feet along the arc of a curve to the left with a radius of 22,945.00 feet, through a central angle of 01°08'05" (long chord = South 30°25'24" East 454.41 feet); thence South 30°59'27" East 207.92 feet; thence 80.97 feet along the arc of a curve to the right with a radius of 22,910.00 feet, through a central angle of 00°12'09" (long chord = South 30°53'22" East 80.97 feet); thence South 29°42'06" East 331.62 feet; thence South 30°48'30" East 58.96 feet to the South Line of said Section 12; thence South 89°46'46" East 21.09 feet along said South Line to the Point of Beginning. Contains 250,257 square feet or 5.7451 acres.

TRACT D31 - SW 1/4 and NW 1/4, Section 1, Township 4 North, Range 2 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the South Line of said Section 1, said point being North 89°42'37" West 1125.71 feet from the South Quarter Corner of said Section 1, said point also being South 89°42'37" East 1522.63 feet from the Southwest Corner of said Section 1; thence North 29°52'27" West 1064.05 feet along said Easterly Right of Way Line; thence South 89°41'16" East 57.84 feet along said Easterly Right of Way Line; thence North 29°52'27" West 1099.04 feet along said Easterly Right of Way Line; thence North 89°41'16" West 57.84 feet along said Easterly Right of Way Line; thence North 29°52'27" West 547.00 feet along said Easterly Right of Way Line; thence South 89°41'16" East 57.84 feet along said Easterly Right of Way Line; thence North 29°52'27" West 433.09 feet along said Easterly Right of Way Line to a point on the West Line of said Section 1, said point being South 00°18'58" West 2536.37 feet from the Northwest Corner of said Section 1; thence South 00°18'58" West 95.33 feet along said West Line to the West Quarter Corner of said Section 1; thence South 00°18'47" West 54.88 feet along said West Line to a point which bears North 00°18'47" East 2567.34 feet from the Southwest Corner of said Section 1; thence South 29°51'22" East 2968.87 feet to the South Line of said Section 1; thence South 89°42'37" East 30.62 feet along said South Line to the Point of Beginning. Contains 151,702 square feet or 3.4826 acres.

TRACT D32 - SE 1/4 and NE 1/4, Section 2, Township 4 North, Range 2 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the East Line of said Section 2, said point being South 00°18'58" West 2536.37 feet from the Northeast Corner of said Section 2, said point also being North 00°18'58" East 95.33 feet from the East Quarter Corner of said Section 2; thence North 29°52'27" West 2367.30 feet along said Easterly Right of Way Line; thence South 89°39'18" West 25.17 feet along said Easterly Right of Way Line; thence North 28°15'57" West 554.32 feet along said Easterly Right of Way Line to a point on the North Line of said Section 2, said point being North 89°49'35" West 1480.82 feet from the Northeast Corner of said Section 2, said point also being South 89°49'35" East 1167.74 feet from the North Quarter Corner of said Section 2; thence North 89°49'35" West 62.48 feet along said North Line; thence South 31°03'01" East 55.04 feet; thence 204.27 feet along the arc of a curve to the right with a radius of 11,450.00 feet, through a central angle of 01°01'20" (long chord = South 30°32'21" East 204.27 feet); thence South 30°01'41" East 59.66 feet; thence South 29°36'52" East 40.30 feet; thence South 29°46'41" East 1510.77 feet; thence South 29°56'29" East 40.30 feet; thence South 29°31'40" East 59.66 feet; thence 149.07 feet along the arc of a curve to the right with a radius of 11,450.00 feet, through a central angle of 00°44'46" (long chord = South 29°09'18" East 149.07 feet); thence South 28°46'55" East 59.66 feet; thence South 28°22'06" East 40.30 feet; thence South 28°31'54" East 310.43 feet; thence South 28°22'07" East 40.34 feet; thence South 28°46'54" East 59.71 feet; thence 165.05 feet along the arc of a curve to the left with a radius of 11,470.00 feet, through a central angle of 00°49'28" (long chord = South 29°11'38" East 165.04 feet); thence South 29°36'22" East 59.71 feet; thence South 30°01'09" East 40.34 feet; thence South 29°51'22" East 200.55 feet to a point on the East Line of said Section 2; said point being North 00°18'47" East 2567.34 feet from the Southeast Corner of said Section 2; thence North 00°18'47" East 54.88 feet to the East Quarter Corner of said Section 2; thence North 00°18'58" East 95.33 feet to the Point of Beginning. Contains 179,237 square feet or 4.1147 acres.



TRACT D33 - SE 1/4 and NE 1/4, Section 35, Township 5 North, Range 2 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the South Line of said Section 35, said point being North 89°49'35" West 1474.59 feet from the Southeast Corner of said Section 35, said point also being South 89°49'35" East 1173.97 feet from the South Quarter Corner of said Section 35; thence North 34°21'55" West 585.72 feet along said Easterly Right of Way Line; thence North 29°40'55" West 459.80 feet along said Easterly Right of Way Line; thence 483.94 feet along the arc of a curve to the right with a radius of 2727.29 feet, through a central angle of 10°10'00" (long chord = North 24°35'55" West 483.30 feet) along said Easterly Right of Way Line; thence 345.03 feet along the arc of a curve to the right with a radius of 2733.00 feet, through a central angle of 07°14'00" (long chord = North 15°53'55" West 344.80 feet) along said Easterly Right of Way Line; thence North 11°11'42" West 521.15 feet along said Easterly Right of Way Line; thence North 03°54'55" West 279.83 feet along said Easterly Right of Way Line; thence North 89°50'55" West 16.10 feet along said Easterly Right of Way Line; thence 316.27 feet along the arc of a curve to the right with a radius of 3719.80 feet, through a central angle of 04°52'17" (long chord = North 02°05'54" West 316.18 feet) along said Easterly Right of Way Line; thence North 00°20'15" East 2536.21 feet along said Easterly Right of Way Line to a point on the North Line of said Section 35, said point being North 89°49'53" West 2473.43 feet from the Northeast Corner of said Section 35, said point also being South 89°49'53" East 182.63 feet from the North Quarter Corner of said Section 35; thence North 89°49'53" West 101.83 feet along said North Line; thence South 01°09'58" East 739.97 feet; thence South 01°28'07" East 232.94 feet; thence 68.27 feet along the arc of a curve to the right with a radius of 22,910.00 feet, through a central angle of 00°10'15" (long chord = South 00°23'08" East 68.27 feet); thence South 00°18'00" East 798.18 feet; thence South 00°52'00" East 215.64 feet; thence South 01°02'06" East 101.24 feet; thence South 01°14'24" East 95.01 feet; thence South 01°16'47" East 234.34 feet; thence 440.45 feet along the arc of a curve to the left with a radius of 7528.79 feet, through a central angle of 03°21'07" (long chord = South 02°20'27" East 440.39 feet); thence 1546.40 feet along the arc of a curve to the left with a radius of 3792.56 feet, through a central angle of 23°21'44" (long chord = South 16°17'24" East 1535.71 feet); thence 367.73 feet along the arc of a curve to the left with a radius of 8370.71 feet, through a central angle of 02°31'01" (long chord = South 29°38'48" East 367.70 feet); thence South 30°54'18" East 21.76 feet; thence South 31°25'29" East 51.28 feet; thence South 31°18'01" East 558.32 feet; thence South 31°27'49" East 40.30 feet; thence South 31°03'01" East 4.62 feet to the South Line of said Section 35; thence South 89°49'35" East 68.71 feet along said South Line to the Point of Beginning. Contains 316,647 square feet or 7.2692 acres.

TRACT D34 - SE 1/4, NE 1/4 and NW 1/4, Section 26, Township 5 North, Range 2 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the South Line of said Section 26, said point being North 89°49'53" West 2473.43 feet from the Southeast Corner of said Section 26, said point also being South 89°49'53" East 182.63 feet from the South Quarter Corner of said Section 26; thence North 00°20'15" East 155.81 feet along said Easterly Right of Way Line; thence 419.62 feet along the arc of a curve to the left with a radius of 8644.40 feet, through a central angle of 02°46'53" (long chord = North 01°03'12" West 419.58 feet) along said Easterly Right of Way Line; thence North 02°26'38" West 2084.18 feet along said Easterly Right of Way Line; thence North 02°26'22" West 2650.55 feet along said Easterly Right of Way Line to a point on the North Line of said Section 26, said point being North 89°54'54" West 36.28 feet from the North Quarter Corner of said Section 26, said point also being South 89°54'54" East 2601.41 feet from the Northwest Corner of said Section 26; thence North 89°54'54" West 24.56 feet along said North Line; thence South 01°56'21" East 1186.69 feet; thence South 01°16'47" East 2091.45 feet; thence South 01°16'18" East 402.97 feet; thence South 01°16'57" East 1142.28 feet; thence South 01°09'58" East 483.77 feet to the South Line of said Section 26; thence South 89°49'53" East 101.83 feet along said South Line to the Point of Beginning. Contains 348,069 square feet or 7.9906 acres.

TRACT D35 - SW 1/4, Section 23, Township 5 North, Range 2 West, Salt Lake Base and Meridian

Beginning at the point of intersection of the Easterly Right of Way Line of said Union Pacific Railroad and the South Line of said Section 23, said point being North 89°54'54" West 36.28 feet from the South Quarter Corner of said Section 23, said point also being South 89°54'54" East 2601.41 feet from the Southwest Corner of said Section 23; thence North 02°26'22" West 193.50 feet along said Easterly Right of Way Line; thence 1269.52 feet along the arc of a curve to the left with a radius of 5258.80 feet, through a central angle of 13°49'54" (long chord = North 09°21'19" West 1266.43 feet) along said Easterly Right of Way Line; thence North 16°16'16" West 602.32 feet along said Easterly Right of Way Line to a point on the North Line of Davis County, said North Line as defined in that certain "Declaration of County Line Common to Weber and Davis County, Utah", Davis County Recorder Entry 1801572, Book 3161, Page 466, and Weber County Recorder Entry 1885948, Book 56, Page 88-92; thence North 89°49'48" West 22.37 feet along said North County Line; thence South 16°16'13" East 483.88 feet; thence South 16°18'36" East 78.05 feet; thence South 15°48'39" East 111.22 feet; thence South 15°03'07" East 35.52 feet; thence 80.65 feet along the arc of a curve to the right with a radius of 5285.00 feet, through a central angle of 00°52'28" (long chord = South 14°36'53" East 80.65 feet); thence South 14°10'39" East 6.62 feet; thence South 13°02'42" East 142.37 feet; thence South 13°45'20" East 30.27 feet; thence South 12°10'12" East 5.92 feet; thence 831.30 feet along the arc of a curve to the right with a radius of 5285.00 feet, through a central angle of 09°00'44" (long chord = South 07°39'50" East 830.45 feet); thence South 03°09'27" East 35.52 feet; thence South 02°28'00" East 87.86 feet; thence South 01°57'20" East 101.41 feet; thence South 01°56'21" East 34.47 feet to the South Line of said Section 23; thence South 89°54'54" East 24.56 feet along said South Line to the Point of Beginning. Contains 46,695 square feet or 1.0720 acres.