

84

8890509

6040688
03/15/95 12:31 PM 84-00
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
REC BY: D KILPACK DEPUTY - UI

WHEN RECORDED, MAIL TO:

Alliant Techsystems, Inc.
600 200 Street NE
Hopkins, MN 55343
Attn: Corporate Real Estate

SPECIAL WARRANTY DEED

HERCULES INCORPORATED, also known as Hercules Inc. and formerly known as Hercules Powder Company, a Delaware corporation, GRANTOR, hereby CONVEYS AND WARRANTS against all claiming by, through or under it, as to all parcels except Parcel 3A, and quitclaims, as to Parcel 3A, to ALLIANT TECHSYSTEMS, INC., a Delaware corporation, GRANTEE, for good and valuable consideration, the receipt of which is hereby acknowledged, the following described real property located in Salt Lake County, Utah:

See Exhibit "A" attached hereto and incorporated herein by this reference, together with all improvements thereon and appurtenances thereto;

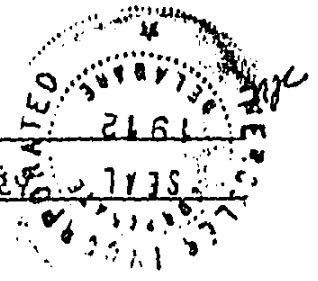
SUBJECT TO all easements, rights-of-way, restrictions, covenants, appurtenances, liens and encumbrances (i) of record or (ii) visible upon a physical inspection of the property, to the extent the same remain in force and applicable.

The undersigned officer executing this Special Warranty Deed on behalf of Grantor represents and warrants that he has been duly authorized to execute and deliver the same.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 15th day of March, 1995.

HERCULES INCORPORATED

By Israel J. Lloyd
Its CORPORATE SECRETARY

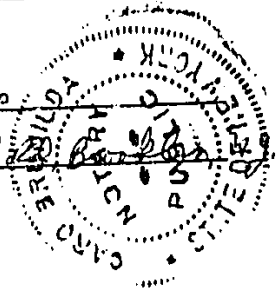


BOOK 7116 PM 990

STATE OF New York)
COUNTY OF Kings) : ss.

The foregoing Special Warranty Deed was duly acknowledged before me this 13th day of March, 1995, by Israel J. Floyd, the Corporate Secretary of Hercules Incorporated, a Delaware corporation.

Brunilda Caro
NOTARY PUBLIC
Residing at: 7306 Colonial Blvd, Bayside, NY 11209



My Commission Expires:

June 24, 1995

BNK 7116PM1991

EXHIBIT A

LEGAL DESCRIPTION

Tract 950006-R:

Parcel 3: Main Plant

A parcel of land located in Sections 3, 4, 6, 8, 9, 10, and the North part of Sections 16 and 17, all in Township 2 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah described as follows:

Beginning at a Salt Lake county monument located North 00 deg. 02'10" West 661.05 feet along the section line from the Southeast corner of Section 10, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence along the East line of Sections 10 and 3 North 00 deg. 02'10" West 1962.59 feet, North 00 deg. 00'28" East 2624.16 feet, and North 00 deg. 12'37" West 394.12 feet to the Southeast corner of that parcel conveyed to the United States of America as Parcel No. 2 described in Book 1073 at Page 407 of the Salt Lake County records; thence along the boundaries of said parcel South 89 deg. 47'23" West 193.00 feet, north 00 deg. 12'37" West 160.00 feet, and North 89 deg. 47'23" East 193.00 feet to the East line of said Section 3; thence along said East line North 00 deg. 12'37" West 2090.18 feet and North 00 deg. 11'54" West 1323.13 feet to the Southeast corner of Brookfield Subdivision Phase Four; thence along the South boundaries of Brookfield Subdivision Phases Four, Six, and Ten and the Westerly extension thereof South 89 deg. 51'44" West 1276.97 feet; thence along the Westerly boundary of said Phase Ten and its Southerly extension North 24 deg. 00'27" West 312.75 feet to an intersection with Brookfield Subdivision Phase 9; thence along the Southerly and Westerly boundaries of Brookfield Subdivision Phases Nine, Seven, Three, and Eleven North 76 deg. 06'04" West 467.24 feet, North 00 deg. 09'58" West 1.21 feet, (North 0.00' by record), North 76 deg. 06'04" West 276.61 feet, North 45 deg. 06'01" West 60.46 feet, North 75 deg. 49'51" West 269.37 feet, North 00 deg. 09'58" West 550.89 feet, North 28 deg. 41'56" East 57.09 feet, and North 00 deg. 09'58" West 143.00 feet to the North line of Section 3; thence along said North line South 89 deg. 49'59" West 271.00 feet to the North quarter corner Section 3; thence South 89 deg. 49'30" West 2211.96 feet to the Northeast corner of that parcel conveyed to the United States of America described as Parcel No. 1 in Book 1073 at Page 407; thence along the Easterly, Southerly, and Westerly boundaries of said parcel and those parcels also conveyed to the United States of America as described in Book 4741 at Page 1177, Book 6227 at Page 2400, Book 5561 at Page 2278, and Book 5710 at Page 122, the following twenty courses: South 74 deg. 59'39" East 265.72 feet along the Southerly boundary of the Denver and Rio Grand Railway Company right of way as described in Book 6-X at Pages 211 and 213 to a point of curvature of a 3387.87 foot radius curve to the right, Southeasterly 758.83 feet along the arc of said curve through a central angle of 12 deg. 50'00" South 62 deg. 09'39" East 42.74 feet, leaving said Southerly right of way line South 01 deg. 17'00" West 2307.63 feet, North 88 deg. 43'00" West 2113.32 feet, South 01 deg. 17'00" West 311.55 feet, South 88 deg. 43'00" East 911.32 feet, South 01 deg. 17'00" West 331.00 feet, North 88 deg. 43'00" West 211.32 feet, South 01 deg. 17'00" West 707.45 feet, North 88 deg. 43'00" West 412.76 feet, North 51 deg. 11'00" West 1339.52 feet, North 01 deg. 17'00" East 533.93 feet, North 88 deg. 43'00" West 3195.68 feet, North 01 deg. 10'14" East 574.47 feet, North 88 deg. 43'00" West 3139.41 feet to the Northerly line of the Kennecott Copper Railroad right of way described in Book 516 at Page 198, North 43 deg. 47'42" West 158.61 feet to the east line of Utah State Highway 111 in accordance with Project FAS-228, North 00 deg. 44'16" East 98.08 feet, North 00 deg. 58'51" West 500.10 feet, and North 0 deg. 09'54" East 1183.85 feet to the North line of Section 5; thence leaving said United States parcel and said highway right of way North 89 deg. 59'09" West 42.54 feet to the North quarter corner of said Section 5; thence North 89 deg. 40'04" West 57.56 feet; thence South 81 deg. 20'50" West 592.62 feet; thence along the center line of a county road South 04 deg. 06'10" East 685.00 feet and South 02 deg. 18'10" East 823.94 feet to the Northwest corner of the Aldredge parcel; thence along the boundaries of those parcels described in Book 4588 at pages 190 and 191 South 89 deg. 16'44" East 309.06 feet to a point that

BOOK 7116 PM 992

is 15.8 rods West of the East line of the Northwest quarter of Section 5; thence South 00 deg. 43'16" West 297.00 feet; thence North 89 deg. 16'44" West 293.37 feet to the center line of said county road; thence along said center line South 02 deg. 18'10" East 734.84 feet and South 02 deg. 34'10" East 2802.97 feet to the North line of the Northwest quarter of Section 8; thence along said North line North 89 deg. 17'44" West 1105.38 feet to a point established by Bush and Gudroll, Inc. by survey dated October 23, 1981 as being 162.72 feet West of the East line of Government Lot 1, Section 8; thence South 00 deg. 22'11" West 2624.81 feet along a line as established by said survey as being 162.72 feet West of and parallel with the East line of Lots 1 and 2 and their Southerly extension to the South line of the North half of said Section 8; thence along said South line South 88 deg. 43'18" East 3529.86 feet to the center line of Utah State Highway 111 Projects FAS-228 and S-0136; thence along the center line of said highway; South 58 deg. 49'06" East 182.87 feet to a point of curvature of a 1 deg. 00' curve to the right; thence Southeasterly 564.14 feet along the arc of said curve through a central angle of 05 deg. 38'29" to a point on the West line of Section 9, said point being South 00 deg. 18'24" West 396.07 feet from the West quarter corner of said Section 9; thence along the West line of Section 9 South 00 deg. 18'24" West 2324.50 feet to the historic Northwest corner of Section 16 from which the Northwest corner of Section 16 as reestablished by Salt Lake County in 1982 bears North 28 deg. 53'50" East 170.51 feet and from which the Northeast corner of Section 16 as reestablished by Salt Lake County in 1982 bears North 88 deg. 34'11" East 5461.52 feet; thence along the historic location of the North line of said Section 16 and along the boundaries of that parcel described in Book 6075 at Page 2679, North 88 deg. 34'11" East 830.97 feet to a point on the West right of way line of the Bingham and Garfield railroad; thence along said West right of way North 15 deg. 34'33" West 131.63 feet to the reestablished North line of Section 16; thence along said reestablished North line South 89 deg. 51'37" East 1325.10 feet to the East right of way line of said Highway 111; thence along said East right of way line South 39 deg. 46'06" East 116.42 feet to the historic North line of Section 16; thence along said historic North line North 88 deg. 34'11" East 574.03 feet; thence North 01 deg. 54'13" East 73.63 feet to the North quarter corner of Section 16, as reestablished by Salt Lake County; thence along said reestablished North line of Section 16 South 89 deg. 51'50" East 2121.80 feet to the Southwest corner of that parcel known as Plant 3; thence leaving said section line and following a chain link fence and its Southerly extension North 00 deg. 50'25" East 935.21 feet to a point of curvature of a 125.00 foot radius curve to the right; thence along the arc of said curve Northeasterly 198.83 feet through a central angle of 91 deg. 06'06"; thence South 88 deg. 01'29" East 569.35 feet; thence South 88 deg. 22'07" East 861.18 feet; thence along said chain link fence and its Easterly extension South 89 deg. 15'07" East 774.37 feet; thence South 43 deg. 42'19" East 562.32 feet to a chain link fence; thence leaving said fence South 88 deg. 41'43" East 135.30 feet; thence North 01 deg. 18'17" East 629.00 feet; thence South 87 deg. 26'01" East 454.11 feet to a chain link fence; thence along said fence South 01 deg. 18'17" West 310.00 feet; thence leaving said fence South 88 deg. 41'43" East 95.40 feet; thence South 01 deg. 18'17" West 4835 feet; thence South 41 deg. 26'24" East 43.13 feet; thence South 01 deg. 18'17" West 81.19 feet; thence South 44 deg. 16'54" East 27.00 feet; thence South 89 deg. 52'04" East 307.71 feet; thence North 45 deg. 07'56" East 63.34 feet; thence North 89 deg. 40'55" East 292.55 feet; thence North 00 deg. 53'46" East 72.66 feet; thence South 88 deg. 28'09" East 357.84 feet; thence South 28 deg. 48'53" East 191.99 feet to a chain link fence; thence along said fence South 89 deg. 52'04" East 1244.57 feet to the point of beginning.

Less and excepting (LE1) a strip or parcel of land 50 feet wide, being 25 feet in width on each side of the center line of a spur track of the Denver and Rio Grande Western Railroad Company, described as Tract 6 in Book 647 at Page 382 of Salt Lake County records extending from Kearns, Salt Lake County, Utah, Westerly to the plant of the Hercules Powder Company as now located and proposed to be constructed over and across the land of the grantors within the Southeast quarter of the Southeast quarter of Section 3, Township 2 South, Range 2 West, Salt Lake Base and Meridian, said center line of track intersecting the East line of the land of said grantors at a point in the East line of said Section 3 about 335 feet North from the Southeast corner of said Section 3 and extending thence Southwesterly about 1370 feet to a point in the South line of the land of said grantor at a point in the South line of said Section 3 about 1320 feet West from said Southeast corner of Section 3.

Also less and excepting (LE2) a triangular tract or parcel of land in the Northwest corner of the Northeast quarter of the Northeast quarter of Section 10, Township 2 South, Range 2 West, Salt Lake Base and Meridian, lying with 30 feet on each side of the center line of a spur track of The Denver and

BOOK 7116 PAGE 993

Rio Grande Western Railroad Company, described as Tract 7 in Book 647 at Page 382 of Salt Lake County records extending from Kearns, Salt Lake County, Utah, Westerly to the plant of the Hercules Powder Company as now located and proposed to be constructed, said center line near said corner having course of approximately South 70 deg. 18' West, and passing through or near the Northwest corner of said subdivision.

Also less and excepting (LE3) a strip or parcel of land 80 feet wide, being 30 feet in width on each side of the center line of a spur track of The Denver and Rio Grande Western Railroad Company, described as Tract 8 in Book 647 at Page 382 of Salt Lake County records, extending from Kearns, Salt Lake County, Utah, Westerly to the plant of the Hercules Powder Company as now located and proposed to be constructed over and across the land of grantor within the Southwest quarter of the Southeast quarter of Section 3 and the Northwest quarter of the Northeast quarter of Section 10, Township 2 South, Range 2 West, Salt Lake Base and Meridian, said center line of track entering the land of the grantor near the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 10 and extending Southwesterly about 1420 feet to a point in the West line of said Northwest quarter of the Northeast quarter of said Section 10, about 510 feet South from the Northwest corner of said subdivision.

Also less and excepting (LE4) a strip of land 100 feet wide, being 50 feet on each side of the center line of the Black Rock Spur of the Rio Grande Western Railway, described in Book 6-X at page 215 of Salt Lake County records as the same is now located, over, through and across the land of said grantors in the West half of Section 2 and the Northeast quarter of Section 3, Township 2 South, Range 2 West, Salt Lake Base and Meridian, said center line is more particularly described as follows to-wit:

Beginning at a point 2675 feet West and 124 feet South from the East quarter corner of said Section 2; thence Northwesterly on a 1 deg. curve to the left 2168 feet; thence North 76 deg. 02' West 2245 feet to the South line of Lot 2 of said Section 3, at a point 130 feet West of the Southeast corner of said Lot 2.

Also less and excepting (LE5) a strip of land 100 feet wide being 50 feet wide on each side of the center line of the Black Rock Branch of the Rio Grande Western Railway, as described in Book 6-Y at Page 147 of Salt Lake County records, as now located and surveyed through, over and across Lot 2, Section 3, Township 2 South, Range 2 West, Salt Lake Base and Meridian, said center line is more particularly described as follows:

Commencing at a point on the South boundary of said Lot 2, 130 feet West from the Southeast corner thereof; thence North 76 deg. 02' West 595 feet; thence on a 01 deg. 40' curve to the right 665 feet to a point on the West boundary of said Lot 2, said point being 950 feet South from the North quarter corner of said Section 3.

Also less and excepting (LE6) a strip of land 100 feet wide being 50 feet wide on each side of the center line of the Black Rock Branch of the Rio Grande Western Railway, as described in Book 6-X at Page 213 of Salt Lake county records, as now located and surveyed through, over and across 3, Section 3, Township 2 South, Range 2 West, Salt Lake Base and Meridian, said center line is more particularly described as follows:

Beginning at a point on the East boundary of said Lot 3, 950 feet South from the Northeast corner thereof; thence Northwesterly on a 1 deg. 40' curve to the right 175 feet; thence North 62 deg. 02' West 1220 feet; thence on a 1 deg. 49' curve to the left, 100 feet to a point on the West boundary of said Lot 3, said point being 250 feet South from the Northwest corner of said Lot 3.

Also less and excepting (LE7) a strip of land 100 feet wide being 50 feet wide on each side of the center line of the Black Rock Spur of the Rio Grande Western Railway, as described in Book 6-X at Page 211 of Salt Lake County records, as now located and to be constructed through, over and across Lot 4, Section 3, Township 2 South, Range 2 West, Salt Lake Base and Meridian, said center line is more particularly described as follows:

BOOK 716 PM 994

Beginning at a point on the East boundary of said Lot 4, 250 feet South from the Northeast corner thereof; thence Northwesterly on a 1 deg. 40' curve to the left 670 feet; thence North 74 deg. 52' West 30 feet to a point on the North boundary of said lot, said point being 660 feet East from the Northwest corner of said Section 3.

Also less and excepting (LE8) a strip of land 150 feet in width, being 50 feet on the Westerly side and 100 feet on the Easterly side of a line extending over and across Lot 1 in Section 8 and the South half of Lot 5 in Section 5 and the Southeast quarter of the Southwest quarter of said Section 5, Township 2 South, Range 2 West, Salt Lake base and Meridian. Also a strip of land 100 feet in width, being 50 feet on each side of said line extending over and across the North half of said Lot 5 in said Section 5 and part of the Northwest quarter of the Southwest quarter of said Section 5, in said township and range, described as Tract 9 in Book 651 at Page 15 of Salt Lake

County records. Said line running North 40 deg. 17' West crosses the East boundary of said Lot 1 in said Section 8 at a point 80 feet, more or less, South from the North boundary of said Section 8; thence on the same course North 40 deg. 17' West 100 feet, more or less, to a point on the North boundary of said Section 8, 1246 feet East from the Northwest corner of said Section 8; thence on the same course North 40 deg. 17' West 1277 feet; thence on a curve to the right, tangent to the course next preceding and with a radius of 955 feet, distance 652.8 feet; thence North 01 deg. 07' West 360 feet, more or less, to the North boundary of the land heretofore conveyed by James D. Coon and Mary Coon to John A. Coon by deed recorded September 26, 1896 in Book 4-Y of Deeds at Page 501, in the records of Salt Lake County, Utah; thence said line continues on said course North 1 deg. 07' West.

Also and less excepting (LE9) a part of the Southeast quarter of the Northwest quarter of Section 8, Township 2 South, Range 2 West, Salt Lake Base and Meridian, described as Tract 10 in Book 651 at Page 15 of Salt Lake County records. Beginning at the Southeast corner of the Northwest quarter of said Section 8; thence West 298 feet; thence on a curve to the right, radius 1055.36 feet, distance 360 feet; thence tangent to said curve North 20 deg. 46' West 145 feet; thence on a curve to the left, radius 1055.36 feet, tangent to course South 31 deg. 20' East, distance 712 feet to the point of beginning. Also a tract of land situated in the East half of the Northwest quarter of Section 8, Township 2 South, Range 2 West, Salt Lake Base and Meridian. Beginning at the Southeast corner of the Northwest quarter of said Section 8; thence on a curve to the right with a radius of 1055.36 feet, tangent to course North 70 deg. 00' West, distance 898.2 feet; thence North 21 deg. 12' West, 755.0 feet; thence East 53.6 feet; thence North 21 deg. 12' West, 842.0 feet; thence on a curve to the left with a radius of 1383.0 feet, tangent to course North 21 deg. 12' West, distance 428.6 feet, more or less, to a point in the East line of Lot 1, Section 8; thence North along said East line 150.0 feet, more or less, to a point in the North line of Section 8; thence East along said North line 65.0 feet; thence South 39 deg. 17' East, 68.0 feet; thence on a curve to the right with a radius of 1533.0 feet, tangent to the course South 39 deg. 17' East, distance 483.6 feet; thence South 21 deg. 12' East, 1900.0 feet; thence on a curve to the left, radius 865.36 feet, tangent to course South 21 deg. 12' East, distance 495.0 feet, more or less, to the place of beginning.

Also and less excepting (LE10) a strip of land 100 feet in width being 50 feet on each side of a line extending over and across the Northwest quarter of the Southwest quarter of Section 9, Township 2 South, Range 2 West of the Salt Lake Base and Meridian, described as Tract 13 in Book 651 at Page 15 of Salt Lake County records. Said line running North 16 deg. 24' West crosses the South boundary of said Northwest quarter of the southwest quarter of said Section 9, at a point 495 feet, more or less East from the West boundary of said section; thence on same course North 16 deg. 24' West 270 feet; thence on a curve to the left, tangent to the course next preceding and with a radius of 955 feet distance 715 feet, more or less, to the West boundary of said Northwest quarter of the Southwest quarter of said Section 9 at a point 480 feet, more or less, South from the quarter section corner on the West boundary of said section; thence continues on said curve.

Also and less excepting (LE11) a strip of land 100 feet in width, being 50 feet on each side of a line extending over and across the Southwest quarter of the Southwest quarter of Section 9, Township 2 South, Range 2 West, Salt Lake Base and Meridian, described as Tract 14 in Book 651 at Page 15

of Salt Lake County records. Said line running North 16 deg. 24' West crosses the South boundary of said Section 9, at a point 868 feet East from the Southwest corner of said section and runs thence on same course North 16 deg. 24' West 1350 feet, more or less, to the North boundary of said Southwest quarter of said Section 9, at a point 495 feet, more or less, East from the West boundary of said section; thence continues on said course North 16 deg. 24' West.

Also less and excepting (LE12) a strip of land 50 feet wide, situated in the Northwest quarter of the Southwest quarter of Section 9, Township 2 South, Range 2 West, Salt Lake Base and Meridian, described as Tract 28 in Book 651 at Page 15, described more particularly as follows:

Beginning at the Southwest corner of that certain tract of land hereinbefore described as Tract No. 13; and running thence along the Westerly boundary of said tract on a curve to the right, with a radius of 905.37 feet, tangent to course, South 56 deg. 46' East, a distance of 214.7 feet; thence South 46 deg. 10' West 50.0 feet; thence on a curve to the left, with a radius of 855.37 feet, tangent to course, North 43 deg. 50' West, a distance of 160.0 feet to a point in the West line of said Section 9; thence along said West line, North 0 deg. 10½' East 60.4 feet to the place of beginning.

Also less and excepting (LE13) a parcel of land in fee for a highway known as Project No. 0135, as described in Book 2476 at Page 499 of Salt Lake County records, being part of an entire tract of property in the South half Southwest quarter of Section 9, Township 2 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning on the South line of said Section 9 at a point 3260.03 feet Westerly along said South line from the Southeast corner of said Section 9, which point of beginning is 70.0 feet perpendicularly distance Northeasterly from the center line of said project; thence North 40 deg. 07' West 702 feet, more or less, to a point opposite Engineer Station 347+00; thence North 34 deg. 24' West 100.5 feet; thence North 40 deg. 07' West 850 feet to the existing right of way line; thence South 28 deg. 48' East 152.97; thence South 40 deg. 07' East 400.0 feet; thence South 45 deg. 50' East 100.5 feet; thence South 40 deg. 07' East 200.0 feet; thence South 34 deg. 24' East 100.5 feet; thence South 40 deg. 07' East 686.4 feet, more or less, to the South line of said Section 9; thence Easterly 25 feet, more or less, along said South line to the point of beginning as shown on the official map of said project on file in the office of the State Road Commission of Utah.

Also less and excepting (LE14) part of the Southwest quarter of Section 9, Township 2 South, Range 2 West, Salt Lake Base and Meridian, described in Book 11-C at Page 587, described as follows:

An area four rods in width, being two rods on either side of and at right angles to the following described center line. Beginning at a point on the South line of said Section 9, 951 feet East of the Southwest corner of said Section 9; thence North 16 deg. 40' West, 1350 feet, more or less, to the North boundary of the south half of the Southwest quarter of said Section 9 at a point 576 feet East of the West boundary line of said section.

Book 7116 PM 996

Parcel 3A:

A tract of land located in the Northeast quarter of Section 16, Township 2 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

Beginning at the North quarter corner of Section 16, Township 2 South, Range 2 West, Salt Lake Base and Meridian, a Salt Lake County brass cap monument and running thence South 89 deg. 51'50" East 2121.80 feet along the North line of said Section 16 as re-established by Salt Lake County in 1982; thence South 00 deg. 50'25" West 15.50 feet to the historic location of the North line of said Section 16, said North line connecting said Northeast corner and the historic location of the Northwest corner of said Section 16 as noted in two Quit Claim Deeds recorded in Book 6081 at Page 1433 and Book 6075 at Page 2679 of the Salt Lake County records; thence South 88 deg. 34'11" West 2124.87 feet along said historic North line; thence North 01 deg. 54'13" East 73.63 feet to the point of beginning.

Parcel 4:

A parcel of land located in the Southwest quarter of Section 5, Township 2 South, Range 2 West, Salt Lake Base and Meridian, described in Book 5641 at Page 628 of Salt Lake County records as follows:

Beginning 82 rods East and 3 rods North from the Southwest corner of Section 5, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and running thence East 3.2 rods; thence North 6.8 rods; thence West 8.9 rods to the Easterly line of the property to Kennecott Copper aforesaid; thence Southerly along said property line, to the point of beginning.

Tract 950006-A:

Parcel 1:

Beginning at the Southeast corner of the Northeast quarter of the Southwest quarter of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence along the South line of said Northeast quarter South 89 deg. 51'07" West 1329.439 feet to the Southwest corner of the Northeast quarter of the Southwest quarter of said Section 2; thence along the West line of said Northeast quarter North 0 deg. 07'37" West 660.949 feet; thence North 89 deg. 51'30" East 1329.288 feet to the East line of said Northeast quarter; thence South 0 deg. 08'24" East 660.799 feet to the point of beginning, County of Salt Lake, State of Utah.

Parcel 2:

Beginning at the Northeast corner of the Southeast quarter of the Southwest quarter of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence along the East line of the Southwest quarter of said Section 2 South 0 deg. 08'24" East 280.200 feet to the North line of a parcel of ground recorded as Entry No. 328066 in Book 4863 at Page 1364 in the Salt Lake County Recorder's Office; thence along said North line South 90 deg. 00'00" West 2626.010 feet to the Easterly right of way line of 6400 West Street; thence along said Easterly right of way North 0 deg. 06'50" West 0.549 feet to the South line of a parcel of ground recorded as Entry No. 2592084 in Book 3490 at Page 213, in the Salt Lake County Recorder's Office; thence along the boundary of said parcel the following three (3) courses: (1) North 90 deg. 00'00" East 100.00 feet, (2) North 0 deg. 06'50" West 100.00 feet (3) South 90 deg. 00'00" West 100.00 feet to the Easterly right of way of 6400 West Street; thence along said Easterly right of way North 0 deg. 06'50" West 172.863 feet to the North line of the South half of the Southwest quarter of said Section 2; thence along said North line North 89 deg. 51'07" East 2626.877 feet to the point of beginning, County of Salt Lake, State of Utah.

BOOK 7116 PAGE 997

Tract 950006-B:

Parcel 1:

The Northwest quarter of the Northwest quarter (Lot 3) of Section 7, Township 2 South, Range 2 West, Salt Lake Base and Meridian, County of Salt Lake, State of Utah.

Parcel 2:

The Southeast quarter of the Southeast quarter of Section 1, Township 2 South, Range 3 West, Salt Lake Base and Meridian, County of Salt Lake, State of Utah.

Parcel 3:

The East half of Section 12, Township 2 South, Range 3 West, Salt Lake Base and Meridian, County of Salt Lake, State of Utah.

Tract 950006-D:

Beginning on the center line of 4100 South Street at a point which lies south 89 deg. 47'13" East 1074.84 feet from the Southwest corner of Section 33, Township 1 South, Range 2 West Salt Lake Base and Meridian. Said point being on the projected center line of Utah Power and Light Company power line easement

thence along said easement center line North 30 deg. 59'00" East 1295.88 feet to the South line of the Garfield Beach Extension of the Denver and Rio Granda Western Railroad at a point on a 5779.58 foot radius curve to the left;

thence along said South line 612.44 feet;

thence South 30 deg. 59'00" West 1070.16 feet to the said center line of 4100 South Street;

thence along said center line of 4100 South Street North 89 deg. 47'13" West 696.08 feet to the point of beginning.

Subject to right of way over the South 33 feet of the herein described property for 4100 South Street.

County of Salt Lake,
State of Utah

Tract 950006-E:

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

Beginning at a point which is South 0 deg. 07'10" West 1121.37 feet from the center of Section 33, Township 1 South, Range 2 West, Salt Lake Base and Meridian, said point being also the Southeast corner of Bonneville Acres, Plat "D", according to the official plat thereof;

thence along the southerly boundary of said subdivision as follows: North 89 deg. 52'50" West 250.84 feet;

thence North 58 deg. 52'00" West 119.50 feet;

thence South 31 deg. 08'00" West 276.88 feet;

thence North 58 deg. 52'00" West 262.50 feet;

thence North 31 deg. 08'00" East 298.88 feet;

thence North 58 deg. 52'00" West 162.50 feet;

thence North 31 deg. 08'00" East 6.0 feet;

thence North 58 deg. 52'00" West 100.00 feet to the boundary of Bonneville Acres Plat "C";

thence along said boundary as follows:

South 31 deg. 08'00" West 70.001 feet;

thence North 78 deg. 00'00"

west 185.28 feet;

thence North 86 deg. 50'00" West 142.60 feet to the Southeast corner of Lot 45, Bonneville Acres, Plat "B", according to the official plat thereof;

thence along the Scutherly boundary of said Plat "B" as follows:

North 79 deg. 11'09" West 123.35 feet;

thence North 74 deg. 50'00" West 508.20 feet;

thence South 69 deg. 20'00" West 120.64 feet to the Southeast corner of Lot 29, Bonneville Acres, Plat "A", according to the official plat thereof;

thence South 22 deg. 08'00" West 342.40 feet along the Easterly boundary of said Plat "A" to the Southeast corner of Lot 38, said Plat "A", and the Northerly right of way line of the D.&R.G.W.R.;

thence along said right of way line as follows:

South 67 deg. 52'00" East 1141.41 feet to the point of curve of a 5679.65 foot radius curve to the left;

thence Southeasterly 693.90 feet along the arc of said curve through a central angle of 7 deg. 00'00";

thence South 74 deg. 52'00" East 274.85 feet to the east line of the Southwest quarter of Section 33, Township 1 South, Range 2 West, Salt Lake Base and Meridian;

thence leaving said railroad right of way North 0 deg. 07'10" East 578.26 feet along said East line to the point of beginning.

Tract 950006-G:

Parcel 1:

Beginning at a point which lies North 88 deg. 28' East 425.5 feet and South 2 deg. 03'14" East 33.0 feet from the Northwest corner of Section 14, Township 2 South, Range 2 West, Salt Lake Base and Meridian. Said point being located on the South right of way line of 5400 South Street and 33.0 feet West of the Kennecott Copper corporation property;

thence South 88 deg. 28' West 100.00 feet;

thence South 2 deg. 03'14" East 100.00 feet;

thence North 88 deg. 28' East 91.32 feet to a point which lies 33.00 feet West of the West line of said Kennecott Copper Corporation property;

thence along the arc of a 3596.8 foot radius curve to the left 33.00 feet West of and parallel and adjacent to the West line of said Kennecott Copper Corporation property (which lies on the arc of a 3629.8 foot radius curve to the left) 100.00 feet, more or less, to the point of beginning.

Parcel 2:

Beginning at the Northwest corner of Section 14, Township 2 South, Range 2 West, Salt Lake Base and Meridian;

thence South 89 deg. 35'27" East 2666.911 feet to the North quarter corner of Section 14;

thence South 00 deg. 07'55" East 2655.055 feet to the center quarter corner of Section 14;

thence North 89 deg. 56'35" West 1333.910 feet to the Southwest corner of the Southeast quarter of the Northwest quarter of Section 14;

thence North 00 deg. 07'16" West 1331.625 feet to the Northwest corner of the Southeast quarter of the Northwest quarter of Section 14;

thence North 89 deg. 46'01" West 1333.676 feet to the Southwest corner of the Northwest quarter of the Northwest quarter of Section 14;

thence North 00 deg. 06'37" West 1335.724 feet to the point of beginning.

Less and excepting from Parcel 2 the following described parcels:

The property granted to Kennecott Copper Corporation for a perpetual easement and right of way, by that certain Right of Way Deed, recorded August 15, 1946 as Entry No. 1052513 in Book 491 at Page 120 of official records and described as follows:

Beginning at a point on the North boundary of Section 14, said point being situated East 588.7 feet from the Northwest corner of said section;
thence along said boundary East 100.1 feet;
thence on a curve to the right, radius 3859.8 feet, tangent bearing South 02 deg. 34' West, a distance of 589.4 feet;
thence South 11 deg. 19' West 782.8 feet, more or less, to the South boundary of the aforesaid Northwest quarter of the Northwest quarter of Section 14;
thence along said boundary West 102.00 feet;
thence North 11 deg. 19' East 802.8 feet;
thence on a curve to the left, radius 3759.8 feet, a distance of 569.8 feet, more or less, to the point of beginning.

And less and excepting from Parcel 2 the property deeded to Kennecott Copper Corporation described as follows:

Beginning at a point on the North boundary of said Section 14, which point is located East 458.5 feet from the Northwest corner of said Section 14;

thence East 130.2 feet to a point which is the Northwest corner of a right of way described in that certain Right of Way Deed heretofore granted by said Chris M. Rushton to Kennecott Copper Corporation, dated August 6, 1946 and recorded in records of Salt Lake County in Book 491 at Page 120;

thence along the Westerly boundary of said right of way on a curve to the right, radius 3759.8 feet, tangent to a course South 2 deg. 38' West, a distance of 569.8 feet;

thence South 11 deg. 19' West 500.00 feet;

thence North 78 deg. 41' West 130.00 feet;

North 11 deg. 19' East 500.00 feet;

thence on a curve to the left, radius 3629.8 feet, a distance of 544.0 feet, more or less, to the point of beginning and beginning at a point on the North boundary of said Section 14, which point is located East 688.8 feet from the Northwest corner of said Section 14;

thence along said North boundary East 130.2 feet;

thence on a curve to the right, radius 3989.8 feet, tangent to a course South 2 deg. 29' West, a distance of 615.2 feet;

thence South 11 deg. 19' West 500.00 feet;

thence North 78 deg. 41' West 130.00 feet to a point in the Easterly side line of the above referred to right of way;

thence along said Easterly side line North 11 deg. 19' East 500.00 feet;

thence on a curve to the left, radius 3859.8 feet, a distance of 589.4 feet, more or less, to the point of beginning.

Also less and excepting from Parcel 2 the property condemned by Kearns Improvement District by that certain Final Judgment of Condemnation, recorded July 31, 1963 as Entry No. 1936289 in Book 2080 at Page 521 of official records and described as follows:

Beginning at a point North 88 deg. 28' East 425.50 feet and South 2 deg. 03'14" East 33 feet from the Northwest corner of Section 14, Township 2 South, Range 2 West, Salt Lake Base and Meridian, said point being located on the South right of way line of 5400 South Street and 33.00 feet West of the West line of the Kennecott Copper Corporation property;

thence South 88 deg. 28' West 270 feet;

thence South 02 deg. 03'14" East 400.00 feet;

thence North 88 deg. 28' East 219.27 feet to a point which lies 33.00 feet West of the West line of said Kennecott Copper Corporation property;

thence along the arc of a 3596.8 foot radius curve to the left 33.00 feet West of and parallel and adjacent to the West line of said Kennecott Copper Corporation property (which lies on the arc of a 3629.8 foot radius curve to the left) 403.32 feet, more or less to the point of beginning.

BOOK 7116 PAGE 2001

Parcel 3:

Beginning at the East quarter corner of Section 15, Township 2 South, Range 2 West, Salt Lake Base and Meridian;
thence North 00 deg. 06'37" West 1335.723 feet to the Northeast corner of the Southeast quarter of the Northeast quarter of Section 15;
thence North 89 deg. 42'20" West, 990.025 feet;
thence South 00 deg. 06'37" East, 1335.741 feet to the South line of the Northeast quarter of Section 15;
thence South 89 deg. 42'24" East 990.025 feet to the point of beginning.

Tract 960006-M:

Beginning at a point which lies South 00 deg. 07'10" West 216.15 feet from the center of Section 33, Township 1 South, Range 2 West, Salt Lake Base and Meridian;
thence South 00 deg. 07'10" West 1483.78 feet to the North line of the Denver and Rio Grande Western Railroad right of way;
thence along said North line, South 74 deg. 52' East 2730.37 feet to the West line of 7200 West Street;
thence along said West line North 00 deg. 04'26" West 560.11 feet to the South line of Canyon West No. 3, Subdivision;
thence North 59 deg. 55'34" West 211.08 feet;
thence North 84 deg. 12'57" West 50.26 feet;
thence North 82 deg. 13'00" West 85.00 feet;
thence North 7 deg. 47'00" East, 100.00 feet;
thence North 13 deg. 31'21" West 53.68 feet;
thence North 07 deg. 47'00" East 100.00 feet;
thence North 82 deg. 13'00" West 283.92 feet;
thence North 85 deg. 31'00" West 267.73 feet;
thence North 78 deg. 40'00" West 384.50 feet;
thence North 83 deg. 26'54" West 60.40 feet;
thence North 74 deg. 00'00" West 98.10 feet;
thence North 16 deg. 00'00" East 100.00 feet;
thence North 31 deg. 09'56" West 73.54 feet;
thence North 16 deg. 00'00" East 100.00 feet;
thence North 74 deg. 00'00" West 34.38 feet;
thence North 16 deg. 00'00" East 155.02 feet;
thence North 74 deg. 00'00" West 44.68 feet;
thence North 16 deg. 00'00" East 95.07 feet;
thence North 74 deg. 00'00" West 27.37 feet;
thence North 16 deg. 00'00" East 95.00 feet;
thence South 74 deg. 00'00" East 20.44 feet;
thence North 16 deg. 00'00" East 151.12 feet to a point which lies 66.00 feet South of the South high water line of the Utah-Salt Lake Canal;
thence parallel to said South high water line the following five courses: North 68 deg. 56'44" West 268.02 feet;
thence North 69 deg. 00'00" West 227.00 feet;
thence North 62 deg. 00'00" West 358.00 feet;
thence North 75 deg. 00'00" West 274.00 feet;
thence North 83 deg. 15'47" West 261.37 feet to the point of beginning.

County of Salt Lake,
State of Utah

BOOK
7116P2002

Tract 950006-I:

A parcel of land located in the Southwest quarter of Section 11, Township 2 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah described as follows:

Beginning at the Southwest corner of Section 11, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence along the West line of said Section 11 North 00 deg. 02'10" West (North 00 deg. 05'07" West by deed) 1381.80 feet to the South line of Parcel "G" of that certain Special Warranty Deed dated March 30, 1988, and filed in Book 6018 at Page 2010 of the Salt Lake County records; thence South 89 deg. 42'39" East 443.74 feet (South 89 deg. 36'06" East 448.379 feet by deed) to a point of non-tangency on a 3759.83 foot radius curve to the right; thence Southerly along the arc of said curve 1381.60 feet through a central angle of 21 deg. 03'15" to the South line of said Section 11; thence South 89 deg. 42'39" West 617.62 feet (North 89 deg. 35'27" West 620.990 feet by deed) to the point of beginning.

Tract 950006-J:

Parcel 1:

A parcel of land located in the South half of Section 15, Township 2 South, Range 2 West, Salt Lake Meridian, being further described as follows:

Beginning at a point North 89 deg. 37'23" West 2555.414 feet along the South line of said Section 15, and North 00 deg. 05'30" West 24.750 feet from the Southeast corner of said Section 15; thence North 89 deg. 37'23" West 278.325 feet to the beginning of a 5668.240 foot radius curve to the right bearing to radius point being North 53 deg. 30'42" East; thence along the arc of said curve 713.336 feet through a central angle of 07 deg. 12'38"; thence North 29 deg. 16'40" West 200.00 feet; thence South 00 deg. 43'20" West 12.50 feet; thence North 29 deg. 16'40" West 700.00 feet; thence North 60 deg. 43'20" East 50.00 feet; thence North 29 deg. 16'40" West 1402.229 feet, more or less, to the North line of the south half of said Section 15; thence along said North line south 89 deg. 41'38" East 1754.371 feet; thence South 00 deg. 06'30" East 2617.587 feet, more or less, to the point of beginning. Containing 2,729,615.83 square feet or 62.66 acres, more or less. Basis of bearing being the West line of the Northwest quarter of Section 14, Township 2 South, Range 2 West, Salt Lake Meridian, which has a bearing of North 00 deg. 06'00" West.

Parcel 2:

A parcel of land located in the South half of Section 15, Township 2 South, Range 2 West, Salt Lake Meridian, being further described as follows:

Beginning at a point South 89 deg. 37'23" East 1237.415 feet along the South line of said Section 15 and North 00 deg. 22'37" East 24.749 feet from the Southwest corner of said Section 15; thence North 39 deg. 53'03" West 1759.753 feet; thence North 02 deg. 28'30" East 1272.065 feet, to the North line of the South half of said Section 15; thence along said North line South 89 deg. 41'38" East 821.382 feet; thence South 29 deg. 16'40" East 1474.278 feet; thence North 60 deg. 43'20" East 50.00 feet; thence South 29 deg. 16'40" East 700.00 feet; thence South 60 deg. 43'20" West 12.50 feet; thence South 29 deg. 16'40" East 200.00 feet to the beginning of a 5793.240 foot radius curve to the left bearing to radius point being North 60 deg. 43'20" East;

thence along the arc of said curve 680.624 feet through a central angle of 06 deg. 43'53";
thence North 89 deg. 37'23" West 1308.671 feet, more or less, to the point of beginning. Containing
3,498,195.40 square feet or 80.31 acres, more or less. Basis of bearing being the West line of the
Northwest quarter of Section 14, Township 2 South, Range 2 West, Salt Lake Meridian, which has a
bearing of North 00 deg. 06'00" West.

Parcel 3:

A parcel of land located in the South half of Section 15, Township 2 South, Range 2 West, Salt Lake Meridian, begin further described as follows:

Beginning at a point on the South line of said South half of said Section 15, South 89 deg. 37'23" East
200.134 feet from the Southwest corner of said Section 15;
thence North 02 deg. 28'30" East 1013.026 feet;
thence South 39 deg. 53'03" East 1326.609 feet to the South line of said Section 15;
thence along said South line North 89 deg. 37'23" West 894.436 feet, more or less, to the point of
beginning. Containing 452,739.04 square feet or 10.39 acres, more or less. Basis of bearing being
the West line of the Northwest quarter of Section 14, Township 2 South, Range 2 West, Salt Lake
Meridian, which has a bearing of North 00 deg. 06'00" West.

Parcel 4:

A parcel of land located in the South half of Section 15 and Section 16, Township 2 South, Range 2 West, Salt Lake Meridian, begin further described as follows:

Beginning at the Southeast corner of said Section 16;
thence along the South line of said Section 16, North 89 deg. 26'04" West 1324.078 feet;
thence North 02 deg. 15'28" East 1320.409 feet;
thence South 89 deg. 25'19" East 1257.713 feet;
thence South 39 deg. 53'03" East 402.690 feet;
thence South 02 deg. 28'30" West 1013.024 feet to the South line of said Section 15;
thence North 89 deg. 37'23" West 200.134 feet, more or less, to the point of beginning. Containing
1,973,070.50 square feet or 45.30 acres, more or less. Basis of bearing being the West line of the
Northwest quarter of Section 14, Township 2 South, Range 2 West, Salt Lake Meridian, which has a
basis of bearing North 00 deg. 06'00" West.

Tract 950006-M:

Beginning at a point South 89 deg. 56'03" West 883.00 feet along the section line from the South
quarter corner of Section 34, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence
South 89 deg. 56'03" West 949.62 feet along said section line; thence North 74 deg. 50'22" West
284.88 feet; thence North 00 deg. 04'26" West 946.18 feet; thence North 89 deg. 56'03" East
1398.71 feet; thence South 00 deg. 03'57" East 96.00 feet; thence South 10 deg. 35'48" West
50.88 feet; thence South 00 deg. 03'57" East 188.00 feet; thence South 22 deg. 58'12" East 54.28
feet; thence South 00 deg. 03'57" East 95.00 feet; thence South 89 deg. 56'03" West 375.00 feet;
thence North 00 deg. 03'57" West 95.55 feet; thence Northerly 149.61 feet along the arc of a 50.00
foot radius curve to the right through a central angle of 171. deg. 26'43"; thence North 00 deg.
03'57" West 43.70 feet; thence South 89 deg. 56'03" West 299.43 feet; thence Southerly 138.82
feet along the arc of a 160.00 foot radius curve to the left through a central angle of 49 deg. 42'43";
thence South 25 deg. 32' East 115.40 feet; thence South 43 deg. 33'50" West 53.52 feet; thence
South 64 deg. 28' West 100.00 feet; thence South 25 deg. 32' East 175.30 feet; thence North 89
deg. 56'03" East 486.58 feet; thence South 00 deg. 03'57" East 95.00 feet; thence South 17 deg.
11'06" East 52.32 feet; thence South 00 deg. 03'57" east 157.00 feet to the point of beginning.

BNOX
711602004

Tract 950006-O:

Beginning at a point North 00 deg. 05'30" West 24.760 feet from the Southwest corner of section 14, Township 2 South, Range 2 West, Salt Lake Meridian. Said point also lying on the West line of the southwest quarter of said Section 14; thence North 00 deg. 05'30" West 1102.937 feet; thence South 87 deg. 07'00" East 27.306 feet to the beginning of a 11389.200 foot radius curve to the right bearing to radius point being South 87 deg. 07'00" East, said point also being a point on the Kennecott Copper Corporation East railroad right of way line as recorded in the office of the County Recorder as Entry No. 1045942 in Book 481 at Page 276; thence along the arc of said curve 994.184 feet through a central angle of 05 deg. 00'05"; thence South 89 deg. 58'30" East 39.804 feet; thence South 04 deg. 50'38" West 780.117 feet; thence South 89 deg. 56'44" East 872.751 feet; thence South 00' deg. 06'30" East 129.171 feet; thence South 89 deg. 56'30" East 167.00 feet; thence South 00 deg. 06'30" East 571.070 feet; thence East 452.420 feet; thence North 265.020 feet; thence South 89 deg. 59'20" East 100.00 feet; thence North 00 deg. 06'32" West 416.691 feet; thence South 89 deg. 51'55" East 141.792 feet; thence South 00 deg. 06'24" East 1294.955 feet; thence North 89 deg. 57'38" West 1829.60 feet, more or less to the point of beginning. Containing 2,052,445.79 square feet or 47.09 acres, more or less. Basis of bearing being the West line of the Northwest quarter of Section 14, Township 2 South, Range 2 West, Salt Lake Meridian, which has a bearing of North 00 deg. 06'00" West,

County of Salt Lake,
State of Utah.

Tract 950006-Q:

Beginning at a point which is South 89 deg. 50'20" West 644.500 feet along the section line from the North quarter corner of Section 11, Township 2 South, Range 2 West, Salt Lake Meridian; thence South 00 deg. 00'14" East 600.00 feet (Deed is South 600 feet); thence South 89 deg. 50'20" West 143.500 feet (Deed is West 143.5 feet); thence North 00 deg. 00'14" West 600.000 feet to the North line of said Section 11 (Deed is North 600 feet); thence along the North line of said Section 11 North 89 deg. 50'20" East 143.500 feet (Deed is East 143.5 feet) to the point of beginning.

County of Salt Lake,
State of Utah