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10/15/97 4:29 PM 58.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
REC BY:Z JOHANSON ,DEPUTY - WI

When Recorded return to:
Buehner Corporation
5200 So. Main Street
Murray, UT 84107
9708607

SPECIAL WARRANTY DEED

Alliant Techsystems Inc., a Delaware Corporation, hereinafter Grantor, hereby conveys, subject to the Restrictive Covenants identified herein, and warrants, against all claiming by, through, or under Grantor, but not otherwise, to Waldron Family Limited Partnership, with its principal offices located at 5200 So. Main, Murray, UT 84107, hereinafter Grantee, its assigns, transferees and successors in interest for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tracts of land in Salt Lake County, Utah, to wit:

Beginning at the Northwest corner of Section 14, Township 2 South, Range 2 West, Salt Lake Base and meridian; Thence South 89°35'27" East, 2666.911 feet to the North Quarter Corner of Section 14; thence South 0°07'55" East, 2655.055 feet to the Center Quarter Corner of Section 14, thence North 89°56'35" West, 1333.910 feet to the Southwest Corner of the Southeast Quarter of the Northwest Quarter of Section 14; thence North 0°07'16" West 1331.625 feet to the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 14; thence North 89°46'01" West, 1333.676 feet to the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 14; thence North 0°06'37" West 1335.724 feet to the point of beginning. Said parcel contains 122.242 acres more or less.

Less and excepting from said parcel 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, Salt Lake County, and described as follows:

Beginning at a point in 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 3,859.8 feet, tangent bearing South 2°34' West, a distance of 589.4 feet; thence South 11°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 102.0 feet; thence North 11°19' East 802.8 feet; thence on a curve to the left, radius 3,759.8 feet, a distance of 569.8 feet, more or less, to the point of beginning.

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Also less and excepting from said parcel No. 1 the property deeded to Kennecott Copper Corporation by that certain Deed recorded February 7, 1950, as Entry NO. 1187874, in Book 740, at page 211 of Official Records, Salt Lake County, and described as follows:

Beginning at a point in the North boundary of said Section 14, which point is located East 458.5 feet from the Northwest corner of said Section 14; and running 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 8, 1946 and recorded in the records of Salt Lake County, in Book 491, at page 120; and running 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 $2^{\circ}38'$ West, a distance of 569.8 feet; thence South $11^{\circ}19'$ West, 500.0 feet; thence North $78^{\circ}41'$ West, 130.0 feet; thence North $11^{\circ}19'$ East, 500.0 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 in 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 3889.8 feet, tangent to a course South $2^{\circ}20'$ West, a distance of 615.2 feet; thence South $11^{\circ}19'$ West, 500.0 feet; thence North $78^{\circ}41'$ West, 130.0 feet to a point in the Easterly side line of the above referred to right of way; thence along said Easterly side line North $11^{\circ}19'$ East, 500.0 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 No. 1 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, Salt Lake County, and described as follows:

Beginning at a point North $88^{\circ}28'$ East 425.50 feet and South $2^{\circ}03'14''$ 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 West line of the Kennecott Copper Corporation property; thence South $88^{\circ}28'$ West 270 feet; thence South $2^{\circ}03'14''$ East 400 feet; thence North $88^{\circ}28'$ East 218.27 feet to a point which lies 33.0 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 33.0 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.

RESTRICTIVE COVENANTS

1. In its use of the Property, the Grantee, its assigns, transferees and successors in interest agree to abide by the following covenants, conditions and restrictions (collectively the "Restrictive Covenants"):

a. No portion of the Property shall be used or occupied, either temporarily or permanently, for any residential use of any kind or nature, or used for churches, schools (whether private or public), community centers or hospitals, or any similar or related uses. Residential use is defined broadly herein to include, but not be limited to, any use of the Property by any person(s) for purposes of dwelling or any over night accommodations, whether such uses are in single family residences, apartments, duplexes, or other multiple residential dwellings, trailers, trailer parks, camping sites, motels, hotels, or any other dwelling use of any kind.

b. Any use of and construction on the Property shall be done in compliance with the provisions, restrictions, and requirements of the standards and requirements of Chapter 7-10 of the West Valley City Ordinances as the same exist on the date of this Agreement, which provisions are attached as Schedule A hereto and incorporated herein by reference, without regard to any future amendment to such ordinance.

c. No portion of the Property shall be altered, constructed upon, occupied, or used in any manner or for any purpose which violates any applicable existing or future ordinances, laws, regulations and standards, of any governmental entity having jurisdiction over the use and occupancy of all or any portion of the Property, including, without limiting the generality of the foregoing, all ordinances, rules, regulations and policies pertaining to overpressure zones.

2. The interest obtained by the Grantee in the Property pursuant to this Judgment will be held subject to the Restrictive Covenants, which shall constitute covenants running with the land, or equitable servitudes, and shall be binding upon the Grantee, and all assigns, transferees and successors in interest who hereafter acquire any interest in any portion of the Property. The Restrictive Covenants benefit, at a minimum, each of the owners of any fee or leasehold interest in that certain real property described in Schedule B attached hereto (the "Benefited Property"), and compliance with the Restrictive Covenants may be enforced through appropriate action, including declaratory and injunctive relief, by the owner of any such property interest in any portion of the Benefited Property, or by any of its assigns, transferees and successors in interest.

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3. The Restrictive Covenants shall remain in full force and effect until a Notice of Termination is executed and filed for record with the office of the Salt Lake County Recorder under which all owners of a fee or leasehold interest in the Benefited Property agree to terminate the Restrictive Covenants.

Witness the hand of said grantor this 7th day of October 1997.

Alliant Techsystems Inc.

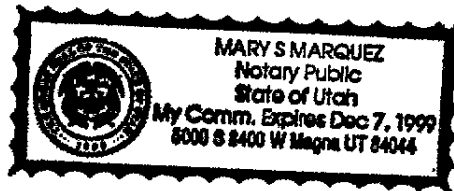
By *Paul A. Ross*
Its: Group Vice President Space & Strategic Systems

State of Utah)
:
County of Salt Lake)

On this 7th day of October 1997, personally appeared before me, Paul A. Ross, who being by duly sworn did say he is the group Vice President of Alliant Techsystems Inc, a Delaware Corporation, and that the foregoing Special Warranty Deed was signed in behalf of said Corporation by authority of its Board of Directors or its bylaws, and he/she acknowledged to me that said Corporation executed the same.

Residing at PO Box 98
Magna, Utah 84044
My commission expires: Dec. 7, 1999

Mary S. Marquez
Notary Public



BK7782PG1354

West Valley City

LAND USE DEVELOPMENT AND MANAGEMENT ACT

§ 7-10-101

CHAPTER 7-10. OVERPRESSURE ZONE

7-10-101. PURPOSE.

7-10-102. OVERPRESSURE ZONES AND LAND USES.

7-10-103. COMMERCIAL/INDUSTRIAL USES.

7-10-104. EXISTING ZONING ORDINANCES.

7-10-105. NOTIFICATION REQUIREMENTS.

**7-10-106. GLASS REQUIREMENTS - WINDOWS, DOORS
AND SKYLIGHTS.**

7-10-107. PENALTY AND ENFORCEMENT.

7-10-101. PURPOSE.

(1) The overpressure zones are overlay zones intended to minimize the adverse impacts associated with potential accidental exposures. The property within the overpressure zones may be subject to significant overpressure waves and fragments generated from the manufacture, handling or storage of energetic material. In order to preserve the health, safety and welfare of residents in the area, this ordinance establishes certain requirements for the type and installation of windows in new construction and sets forth certain notification requirements.

(2) Though it cannot be legally mandated, it is the intent of this ordinance to also recommend and encourage owners of existing structures to replace glass with the glazing specified in Section 7-10-106.

(3) Since the purpose for this ordinance is based on Hercules' operation, if Hercules or any other person can show the Planning Commission that Hercules has changed operation such as to eliminate or reduce the danger, then this ordinance shall be reviewed by the City Council after receipt of recommendations, if any, from the Planning Commission.

7-10-102. OVERPRESSURE ZONES AND LAND USES.

(1) There are three graduations of overpressure exposure as follows:

(a) Zone A. In areas exposed to overpressures greater than or equal to 0.5 pounds per square inch (psi) no significant structural development shall be allowed outside the boundaries of the Hercules, Inc., Bacchus East Plant except as provided in Section 7-10-103.

(b) Zone B. In areas between 0.5 and 0.35 psi, the only residential uses allowed in existing residential zones shall be on lots with an area of 8,000 square feet or larger. In other zones, residential uses shall only be allowed if the uses are accessory to a primary commercial, industrial, or educational use. All other uses such as commercial/industrial land uses shall only be allowed as provided in Section 7-10-103 below.

(c) Zone C. In areas between 0.35 and 0.2 psi, the only residential uses allowed shall be on lots with an area of 8,000 square feet or larger. All other uses such as commercial/industrial land uses shall only be allowed as provided in Section 7-10-103

below.

(2) These three overpressure zones are defined by circles on the official West Valley City zoning map in the southwest quadrant of the City.

(3) Where a question exists in defining the location of an overpressure line on the ground, the provisions of the most restrictive zone shall apply to the entire structure divided by the line.

7-10-103. COMMERCIAL/INDUSTRIAL USES.

Where a use other than a residential use is contemplated, calculations shall be submitted by a licensed engineer who specializes in structural engineering certifying that any proposed structures are designed to withstand up to 0.5 psi on all exterior horizontal and vertical surfaces.

7-10-104. EXISTING ZONING ORDINANCES.

(1) The requirements contained in this Chapter do not change the regulations of the existing zoning ordinances other than limiting the land to certain uses as provided in this Chapter and 7-10-103 above and adding certain notification requirements and glass requirements for windows.

(2) The provisions of Section 7-10-102 do not automatically authorize the residential uses listed. The proper zoning shall still be required and an application for a zoning change or conditional use shall still be approved or denied based on the criteria used for any other zoning change request or conditional use application.

7-10-105. NOTIFICATION REQUIREMENTS.

Any proposed residential development within the overpressure zones shall be required to provide notification to the buyers that the property is within the overpressure zones and subject to these regulations. The notification shall be given in the restrictive covenants for each parcel of property and on all recorded liens of subdivision plats as follows:

NOTICE - This area may be subject to overpressure waves caused by accidental explosions. While the probability of such an occurrence is remote, the provisions of Section 7-10-106 shall apply which require all new structures and additions in the overpressure zone to comply with certain specifications for the type of glass or glass substitute used in windows, doors and skylights.

**7-10-106. GLASS REQUIREMENTS - WINDOWS, DOORS
AND SKYLIGHTS.**

(1) In all new construction or any building addition requiring a building permit located in an overpressure zone, the following types and maximum sizes of glass or glass substitutes for windows, doors and skylights shall be required:

(a) In Zone B (0.35 psi to 0.50 psi), either the glass types in subsection (i) or the glass substitute in subsection (ii) as set forth below

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Schedule A to Special Warranty Deed from
Alliant Techsystems Inc. to Buehner Corporation

§ 7-10-106

OVERPRESSURE ZONE

West Valley City

may be allowed:

- (i) If glass is used, the following glass and glass types shall be required:

<u>Maximum Area</u>	<u>Glass Type</u>
6.0 square feet	1/4" laminated
12.0 square feet	3/8" laminated
17.5 square feet	5/32" fully-tempered
26.5 square feet	3/16" fully-tempered
40.0 square feet	1/4" fully-tempered

Single regular (annealed) glass, heat-strengthened (partially tempered) glass, and wired glass shall not be permitted.

- (ii) If a glass substitute is used, all inboard windows or all outboard windows, but not both, shall be non-lockable and shall be constructed of material conforming to federal specification FSL-P-507 and to the following minimum thicknesses:

<u>Maximum Size</u>	<u>Minimum Thickness</u>
3' Wide	1/4" thickness
3' to 4' Wide	3/8" thickness

No glass substitute wider than four feet shall be permitted.

- (b) In Zone C (0.2 psi to 0.35 psi), either the glass types in subsection (i) or the glass substitute in subsection (ii) as set forth below may be allowed:

- (i) If glass is used, the following glass and glass types shall be required:

<u>Maximum Area</u>	<u>Glass Type</u>
8.0 square feet	1/4" laminated
17.0 square feet	3/8" laminated
26.5 square feet	5/32" fully-tempered
37.5 square feet	3/16" fully tempered
60.0 square feet	1/4" fully tempered

Single regular (annealed) glass, heat-strengthened (partially tempered) glass, and wired glass shall not be permitted.

- (ii) If a glass substitute is used, all inboard windows or all outboard windows, but not both, shall be non-lockable and shall be constructed of material conforming to federal specification FSL-P-507 and to the following minimum thickness:

<u>Maximum Size</u>	<u>Minimum Thickness</u>
3' Wide	3/16" thickness
3' to 4' Wide	1/4" thickness

No window wider than four feet shall be permitted.

(2) All glass (inboard and outboard), whether factory-fabricated insulating glass, combinations of prime and storm windows, or combinations of prime and storm doors, shall comply with the requirements of paragraph (A). An exception is the outboard pane of any double glazed window whose top edge is 24" or less above grade. This glass may be regular (annealed) glass complying with all other applicable Uniform Building Code requirements.

(3) The laminated and fully-tempered glass shall be certified by the Safety Glazing Certification Council and be so designated on a permanent monogram.

(4) Factory fabricated insulating glass shall be certified by the Insulating Glass Certification Council and be so marked.

(5) The requirements of this section shall be met when any windows, doors or skylights are replaced or added in any structures which originally had to comply with this section.

7-10-107. PENALTY AND ENFORCEMENT.

(1) It shall constitute an infraction to violate any provision of this Chapter.

(2) In addition to criminal prosecution for violation of this Chapter, the City may utilize any other remedy provided by law including injunctions and the revocation of any building permits and/or conditional use permits.

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CO. RECORDER

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PARCEL 3 - Main Plant

A parcel of land located in Sections 3, 4, 5, 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°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°02'10" West 1962.59 feet, North 00°00'28" East 2624.15 feet, and North 00°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 1873 at Page 407 of the Salt Lake County Records; thence along the boundaries of said parcel South 89°47'23" West 193.00 feet, North 00°12'37" West 160.00 feet, and North 89°47'23" East 193.00 feet to the east line of said Section 3; thence along said east line North 00°12'37" West 2090.18 feet and North 00°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°51'44" West 1276.97 feet; thence along the westerly boundary of said Phase Ten and it's southerly extension North 24°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°06'04" West 467.24 feet, North 00°09'58" West 1.21 feet, North 76°06'04" West 276.61 feet, North 45°06'01" West 60.46 feet, North 75°49'51" West 269.37 feet, North 00°09'58" West 550.89 feet, North 28°41'56" East 57.09 feet, and North 00°09'58" West 143.00 feet to the north line of Section 3; thence along said north line South 89°49'59" West 271.00 feet to the North Quarter Corner Section 3; thence South 89°49'37" West 2212.26 feet to the northeast corner of that parcel conveyed to the United

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States of America described as Parcel No. 1 in Book 1873 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°59'39" East 266.02 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°50'00", South 62°09'39" East 42.74 feet, leaving said southerly right of way line South 01°17'00" West 2307.63 feet, North 88°43'00" West 2113.32 feet, South 01°17'00" West 311.55 feet, South 88°43'00" East 911.32 feet, South 01°17'00" West 331.00 feet, North 88°43'00" West 211.32 feet, South 01°17'00" West 707.45 feet, North 88°43'00" West 412.76 feet, North 51°11'00" West 1339.52 feet, North 01°17'00" East 533.93 feet, North 88°43'00" West 3195.68 feet, North 01°10'14" East 574.47 feet, North 88°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°47'42" West 158.61 feet to the east line of Utah State Highway 111 in accordance with Project FAS-228, North 00°44'16" East 98.08 feet, North 00°58'51" West 500.10 feet, and North 00°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°59'09" West 42.54 feet to North Quarter Corner of said Section 5; thence North 89°40'04" West 57.56 feet; thence South 81°20'50" West 592.62 feet; thence along the centerline of a county road South 04°06'10" East 685.00 feet and South 02°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°16'44" East 309.06 feet to a point that is 15.8 Rods west of the east line of the Northwest Quarter of Section 5; thence South 00°43'16" West 297.00 feet; thence North 89°16'44" West 293.37 feet to the centerline of said county road; thence along said centerline South 02°18'10" East 734.84 feet and South 02°34'10" East 2602.97 feet to the north line of the Northwest Quarter of Section 8; thence along said north line North 89°17'44" West 1105.38 feet to a point established by Bush

b

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and Gudgeon 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°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°43'18" East 3529.86 feet to the centerline of Utah State Highway 111 Projects FAS-228 and S-0135; thence along the centerline of said Highway; South 58°49'06" East 182.87 feet to a point of curvature of a 1°00' curve to the right; thence Southeasterly 580.17 feet along the arc of said curve through a central angle of 05°48'06" to a point on the west line of Section 9, said point being South 01°30'40" East 405.84 feet from the Northeast Corner of Section 9; thence along the west line of Section 9 South 01°30'40" East 2166.31 feet to the Northwest Corner of Section 16 as reestablished by Salt Lake County in 1982; thence along the boundaries of that parcel described in Book 6075 at Page 2679 North 89°44'23" West 81.41 feet, South 00°22'42" West 149.65 feet to the historic location of the Northwest Corner of Section 16 from which the Northeast corner of Section 16 as reestablished by Salt Lake County in 1982 bears North 88°34'11" East 5461.52 feet; thence along the historic location of the north line of said Section 16 North 88°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°34'33" West 131.63 feet to the reestablished north line of Section 16; thence along said reestablished north line South 89°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°45'06" East 116.42 feet to the historic north line of Section 16; thence along said historic north line North 88°34'11" East 574.03 feet; thence North 01°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°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°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°08'06"; thence South 88°01'29"

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East 569.35 feet; thence South 88°22'07" East 861.18 feet; thence along said chain-link fence and its easterly extension South 89°15'07" East 774.37 feet; thence South 43°42'19" East 562.32 feet to a chain-link fence; thence leaving said fence South 88°41'43" East -135.30 feet; thence North 01°18'17" East 589.00 feet; thence South 87°26'01" East 454.11 feet to a chain-link fence; thence along said fence South 01°18'17" West 270.00 feet; thence leaving said fence South 88°41'43" East 95.40 feet; thence South 01°18'17" West 48.35 feet; thence South 41°26'24" East 43.13 feet; thence South 01°18'17" West 81.19 feet; thence South 44°16'54" East 27.00 feet; thence South 89°52'04" East 307.71 feet; thence North 45°07'56" East 63.34 feet; thence North 89°40'55" East 292.55 feet; thence North 00°53'46" East 72.66 feet; thence South 88°28'09" East 357.84 feet; thence South 28°48'53" East 191.99 feet to a chain-link fence; thence along said fence South 89°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 said 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 within 30 feet on each side of the

center line of a spur track of The Denver and 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° 18' West, and passing through or near the northwest corner of said subdivision.

ALSO LESS AND EXCEPTING (LE3) a strip or parcel of land 60 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 the 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 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° curve to left 2168 feet; thence North 76° 02'

West 2245 feet to the South line of Lot 2, of said Section 3, at a point 130 feet West of 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-Yat 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 $76^{\circ}02'$ West 595 feet; thence on a $1^{\circ}40'$ 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 Lot 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 $1^{\circ}40'$ curve to the right 175 feet; thence North $62^{\circ}02'$ West 1220 feet; thence on a $1^{\circ}40'$ 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 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:

Beginning at a point on the East boundary of said Lot 4, 250 feet South from the northeast corner thereof; thence northwesterly on a $1^{\circ}40'$ curve to the left 670 feet; thence North $74^{\circ}52'$ 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 $40^{\circ}17'$ 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; and runs thence on same course North $40^{\circ}17'$ 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 same course North $40^{\circ}17'$ 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 $01^{\circ}07'$ 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, page 501, in the records of Salt Lake County, Utah; thence said line continues on said course North $1^{\circ}07'$ West.

ALSO LESS AND 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,

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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 right, radius 1055.36 feet, distance 360 feet; thence tangent to said curve North 20°46' West 145 feet; thence on curve to left, radius 1055.36 feet, tangent to course South 31°20' East, distance 712 feet to 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, and running thence on a curve to the right with radius of 1055.36 feet, tangent to course North 70°00' West, distance 898.2 feet; thence North 21°12' West, 755.0 feet; thence East 53.6 feet; thence North 21°12' West, 842.0 feet; thence on a curve to the left with radius of 1383.0 feet, tangent to course North 21°12' West, distance 428.6 feet, more or less to a point in the East line of Lot 1 of said 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°17' East, 68.0 feet; thence on a curve to the right with radius of 1533.0 feet, tangent to course South 39°17' East, distance 483.8 feet; thence South 21°12' East, 1900.0 feet; thence on a curve to the left radius 855.36 feet, tangent to course South 21°12' East, distance 495.0 feet, more or less, to place of beginning.

ALSO LESS AND 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°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 and running thence on same course North 16°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 LESS AND EXCEPTING(LE11) a strip of land one hundred (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°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°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°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 radius of 905.37 feet, tangent to course, South 56°46' East, a distance of 214.7 feet; thence South 46°10' West 50.0 feet; thence on a curve to the left, with radius of 855.37 feet, tangent to course, North 43°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°10-1/2' 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 distant northeasterly from the center line of said project; thence North 40°07' West 702 feet, more or less to a point opposite Engineer Station 347+00; thence North 34°24' West 100.5 feet; thence North 40°07' West 850 feet to the existing right of way line; thence South 28°48' East 152.97; thence South 40°07' East 400.0 feet; thence South 45°50' East 100.5 feet; thence South 40°07' East 200.0 feet; thence South 34°24' East 100.5 feet; thence South 40°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°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 578 feet east of the west boundary line of said section.