

WHEN RECORDED, MAIL TO:

David P. Hirschi
Parsons, Behle & Latimer
79 South State Street
Box 11898
Salt Lake City, Utah 84147

Recorded DEC 28 1978 at 9012 AM
Request of SECURITY TITLE COMPANY
P.O. Paid KATHLEEN DIXON
Recorder, Salt Lake County, Utah
Not Cheryl Warrington

Space Above for Recorder's Use

3216603

WARRANTY DEED

A. K. UTAH PROPERTIES, INC., a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, County of Salt Lake, State of Utah, Grantor, hereby conveys and warrants to SALT LAKE INTERNATIONAL CENTER, a Utah corporation, Grantee, of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

See Schedule I attached hereto
and by this reference made
a part hereof.

SUBJECT TO:

- (a) Real estate taxes for the year 1979 and thereafter.
- (b) Restrictions, easements, rights-of-way, leases and covenants of record.
- (c) Such state of facts as an accurate survey and inspection of the property would disclose.
- (d) All applicable statutes, ordinances, rules and regulations of state, county, municipal and other governmental entities relating to the property or the use thereof.
- (e) Rollback taxes that may be due by reason of various applications and withdrawal of applications of record.
- (f) The Master Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of the Salt Lake International Center, and the amendments thereof, and the Supplemental Declarations of Establishment of Easements, Covenants, Conditions and Restrictions of Salt Lake International Center relating to the Subject Property and on file and of record in the office of the Salt Lake County, Utah, Recorder.
- (g) Easements for drainage and public utilities affecting the real property which are of record.
- (h) A reservation of an undivided one-half (1/2) interest in and to any and all present rights of Grantors (T.E. Jeremy, also known as Thomas E. Jeremy and Rebecca D. Jeremy, his wife, and Grace J. Cassady) to oil and gas and

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other minerals in and under said real property subject to the conditions that any exploration of or development of oil and gas, or other minerals insofar as the rights of Grantors and Grantees are concerned shall require prior written consent and approval of Grantees, as reserved by various instruments of record.

Grantor further conveys, transfers and forever quit-claims to Grantee all title, right or interest in and to any and all other real property situated in the State of Utah.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 19th day of December, 1978, A.D.

A. K. UTAH PROPERTIES, INC.

ATTEST:

William P. Richards
Secretary

By Emanuel A. Floor
EMANUEL A. FLOOR, President

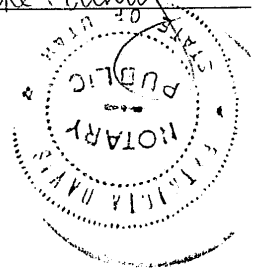
(Corporate Seal)

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On the 19th day of December, 1978, A.D., personally appeared before me Emanuel A. Floor and William P. Richards Jr., who being by me duly sworn did say, each for himself, that he, the said Emanuel A. Floor is the President, and he, the said William P. Richards Jr. is the Secretary of A. K. UTAH PROPERTIES, INC., and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Emanuel A. Floor and William P. Richards Jr. each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Emanuel A. Floor
NOTARY PUBLIC
Residing at: Salt Lake County

My Commission expires:
11-18-81



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SCHEDULE I

SALT LAKE INTERNATIONAL CENTER

This land referred to in this Schedule is situated in the County of Salt Lake, State of Utah, and is described as follows:

PARCEL NO. 1:

BEGINNING at the Northwest corner of Section 36, Township 1 North, Range 2 West, Salt Lake Base & Meridian, and running thence North 89° 58' East, 5280.07 feet to the Northeast corner of said Section 36, thence North 89° 56' 58" East, 1009.82 feet; thence South 4° 58' 24" East, 4446.16 feet; thence South 89° 58' West, 4762.76 feet; thence North 84° 19' 22" West 401.99 feet; thence South 89° 58' West, 631.36 feet; thence North 64° 58' 12" West, 470.64 feet; thence North 75° 45' 40" West, 169.59 feet; thence South 89° 57' 47" West, 134.61 feet; thence North 5° 48' 39" West, 480.65 feet; thence North 0° 02' 12" East, 200.00 feet; thence North 0° 23' 06" West, 679.37 feet; thence North 89° 57' 48" West; 105.00 feet; thence North 0° 02' 12" East, 149.44 feet to the West 1/4 corner of said Section 36; and, thence North 0° 02' 54" East, 2640.86 feet to the point of BEGINNING.

The above description includes Salt Lake International Center Plat "1A", Salt Lake International Center Plat "1B" and Salt Lake International Center Plat "2", Salt Lake International Center Plat "2A", and Salt Lake International Center Plat "3", Salt Lake International Center Plat "4", Salt Lake International Center Plat "5", and part of Salt Lake International Center Plat "6", recorded subdivisions.

PARCEL NO. 2:

BEGINNING at a point which lies North 89° 56' 54" East, 1350 feet; and North 0° 00' 56" East, 66.00 feet from the Southeast corner of Section 36, Township 1 North, Range 2 West, Salt Lake Base & Meridian, and running thence South 89° 56' 54" West, 635.73 feet; to a point on a 9962.13 foot radius curve the tangent to which bears North 68° 39' 46" West; thence Northwesterly along the arc of said 9962.13 foot radius curve to the left a distance of 1699.55 feet; thence North 89° 58' East, 2263.88 feet; and, thence South 0° 00' 56" West, 547.44 feet to the point of BEGINNING.

PARCEL NO. 3:

BEGINNING at a point on the North right-of-way line of the existing North Temple Street which point is approximately 850.87 feet North, 0° 00' 56" East, and 200.00 feet North 89° 58' East, from the Southeast corner of Section 36; Township 1 North, Range 2 West, Salt Lake Base and Meridian; thence North 89° 58' East, 1196.47 feet, more or less along said North line to a point on the East line of A. K. Utah's property; thence South 4° 58' 24" East, 61.23 feet along said East line; thence South 89° 58' West, 1201.80 feet; thence North 0° 00' 56" East, 61.00 feet, to the point of BEGINNING on the North right-of-way line of the existing North Temple Street.

PARCEL NO. 4:

BEGINNING at a point on the North right-of-way line of the existing North Temple Street which point is approximately 850.87 feet North,

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0° 00' 56" East, and South 89° 58' West, 100.00 feet; from the Southeast corner of Section 36, Township 1 North, Range 2 West, Salt Lake Base and Meridian; thence South 0° 02' East, 61.0 feet; thence South 89° 58' West, 1219.94 feet; thence North 0° 02' West, 61.0 feet to a point on said North line; and thence North 89° 58' East, 1219.98 feet to the point of BEGINNING.

PARCEL NO. 5:

BEGINNING at a point on the South right-of-way line of the existing North Temple Street which point is approximately 547.87 feet, North 0° 00' 56" East and 200.00 feet North, 89° 58' East, from the Southeast corner of Section 36, Township 1 North, Range 2 West, Salt Lake Base and Meridian; thence North 0° 00' 56" East, 50.00 feet; thence North 89° 58' East, 1150.00 feet; to the East line of A. K. Utah's Property; thence South 0° 00' 56" West, 50.00 feet to said South right-of-way line; and thence South 89° 58' West, 1150.00 feet, along said South right-of-way line to the point of BEGINNING.

PARCEL NO. 6:

BEGINNING at the Southwest corner of Section 36, Township 1 North, Range 2 West, Salt Lake Base & Meridian; and running thence North 550.80 feet, more or less, to the South line of North Temple street; thence East along said South line of North Temple Street 40.00 feet, more or less; thence South along the West line of the Utah Department of Transportation property 550.80 feet, more or less; thence West 40.00 feet, more or less, to the point of BEGINNING.

PARCEL NO. 7:

COMMENCING at the Northeast corner of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, and running thence South 99 feet, thence West 1 mile, thence North 99 feet, thence East 1 mile to the place of BEGINNING.

EXCEPTING THEREFROM that portion which lies within Eddy Rickenbacker Drive, being the East 56.00 feet.

EXCEPTING THEREFROM THE FOLLOWING:

PARCEL NO. 1:

BEGINNING at the Northeast corner of Lot 11, Salt Lake International Center, Plat "1A", and running thence South 0° 02' East, 80.00 feet; thence South 89° 58' West, 55.00 feet; thence North 0° 02' West, 80.00 feet; thence North 89° 58' East, 55.00 feet to BEGINNING.

PARCEL NO. 2:

All of Lots 1 and 10 Salt Lake International Center Plat "1A".

PARCEL NO. 3:

All of Lot 1, Salt Lake International Center Plat "2".

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PARCEL NO. 4:

Southwest Portion of Lot 11, Plat "1A", Salt Lake International Center:

BEGINNING on the North line of North Temple Street at a point South 89° 58' West, 437.50 feet from the Southeast corner of Plat "1A", Salt Lake International Center, an industrial subdivision located in Section 36 of Township 1 North, Range 2 West, Salt Lake Base & Meridian and running thence South 89° 58' West, 383.00 feet to a point on a curve, the tangent to which bears North 0° 02' West, thence North and Northwesterly along the arc of a 150.00 foot radius curve to the left a distance of 176.07 feet to a point where the tangent to the curve bears North 67° 17' 10" West; thence North 0° 02' West, 169.67 feet; thence North 89° 58' East, 475.00 feet; thence South 0° 02' East, 308.00 feet to the point of BEGINNING.

PARCEL NO. 5:

South 401 feet of Lot 2, Salt Lake International Center, Plat "2" as shown of record in the Salt Lake County, Utah, Recorder's Office.

SUBJECT TO AND TOGETHER WITH:

An easement and right-of-way thirty feet (30.00') wide being fifteen feet (15.00') on either side of the following described centerline:

BEGINNING at a point which lies in the West boundary of Wright Brothers Drive and is more particularly described as South 0° 16' 02" East, 164.00 feet from the Northeast corner of Lot 2, Salt Lake International Center, Plat "2", and thence South 89° 58' West, 239.38 feet to a point on the common boundary of Lots 1 and 2 of said Plat "2".

PARCEL NO. 6:

The Southeast portion of Lot 7, Plat "1B", Salt Lake International Center, more particularly described as Lot 7A and as follows:

BEGINNING at a point which lies South 87° 36' 24" East, 24.52 feet from the Southeast corner of Lot 1, Plat "1B", Salt Lake International Center, and industrial subdivision located in Section 36, Township 1 North, Range 2 West, Salt Lake Base & Meridian and running thence North 0° 02' West, 199.34 feet; thence North 89° 58' East, 303.50 feet; thence South 0° 02' East, 170.33 feet to a point on a curve, the tangent to which bears South 0° 02' East; thence South and Southwesterly along the arc of a 30.00 foot radius curve to the right a distance of 47.12 feet to a point where the tangent to the curve bears South 89° 58' West; thence South 89° 58' West, 216.36 feet to a point on a curve, the tangent to which bears South 89° 58' West; thence Westerly along the arc of a 1638.44 foot radius curve to the right a distance of 57.15 feet to a point where the tangent to the curve bears North 89° 02' 03" West, said point also being the point of BEGINNING.

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PARCEL NO. 7:

Lot 4, Salt Lake International Center Plat 5, an industrial subdivision, located in Section 36, Township 1 North, Range 2 West, of record in the Office of the Salt Lake County, Utah, Recorder.

PARCEL NO. 8:

All of Lots 2, 3, 4, 5, 6 and 7, Salt Lake International Center Plat "3".

PARCEL NO. 9:

BEGINNING at the Northwest corner of Lot 2, Plat "1A", Salt Lake International Center, an industrial subdivision, and running thence North 0° 02' West, 50.15 feet to a point on a 475.00 foot radius curve, the tangent to which bears North 79° 32' 08" East, thence Easterly and Northerly 46.84 feet along the arc of said 475.00 foot radius curve to the left to a point of reverse curvature, the tangent to which bears North 73° 53' 07" East; thence Northeasterly 124.90 feet along the arc of a 445.00 foot radius curve to the right; thence North 89° 58' East, 456.16 feet; thence South 0° 02' East, 350.00 feet; thence South 89° 58' West, 597.46 feet to a point on a 73.00 foot radius curve, the tangent to which bears North 34° 00' 30" West; thence Northwesterly 37.14 feet along the arc of said 73.00 foot radius curve to the left; thence North 0° 02' West, 247.39 feet to the point of BEGINNING.

PARCEL NO. 10:

BEGINNING at a point which lies 3.33 feet North and 60.00 feet East of the Southwest corner of Lot 7, Plat "1A", Salt Lake International Center, an industrial subdivision of part of Section 36, Township 1 North, Range 2 West, Salt Lake Base & Meridian; and running thence North 0° 02' West, 350.00 feet; thence North 89° 53' East, 607.46 feet to a point on a 73 foot radius curve, the tangent of which bears South 33° 56' 30" West, thence Southwesterly 123.71 feet along the arc of said curve to the left; thence South 0° 02' East, 224.10 feet; thence South 89° 58' West, 635 feet to the point of BEGINNING.

PARCEL NO. 11:

All of Lot 1, Plat "4", Salt Lake International Center.

PARCEL NO. 12:

Portions of Lot 1 and Lot 7, Plat "1B", Salt Lake International Center, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 1, said point being on a 1638.44 foot radius curve the tangent to which bears North 57° 10' 38" West; and running thence 490.25 feet Northwesterly along the arc of said 1638.44 foot radius curve to the right; thence North 70° 02' West, 45.51 feet; thence North 12° 16' 50" East, 112.58 feet to a point of tangency to a 40.00 foot radius curve; thence Northeasterly 30.24 feet along the arc of said 40.00 foot radius curve to the

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right; thence North 55° 35' 55" East, 182.32 feet; thence South 0° 02' East, 109.74 feet; thence North 89° 58' East, 325.00 feet; thence South 0° 02' East, 41.71 feet; thence North 89° 58' East, 30.00 feet; thence South 0° 02' East, 199.34 feet to a point on a 1638.44 foot radius curve the tangent to which bears North 88° 02' 05" West; thence Westerly 24.52 feet along the arc of said curve to the right to the point of BEGINNING.

PARCEL NO. 13:

A part of Lot 1, Plat "3", Salt Lake International Center, being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 2, Plat "3", Salt Lake International Center, and running thence South 89° 58' West, 235.00 feet; thence North 0° 02' West, 305.00 feet; thence North 89° 58' East, 235.00 feet; thence South 0° 02' East, 305.00 feet to the point of BEGINNING.

PARCEL NO. 14:

BEGINNING at a point which lies 78.65 feet North and 624.95 feet East of the Northwest corner of Lot 2, Plat "1A", Salt Lake International Center, an industrial subdivision of part of Section 36, Township 1 North, Range 2 West, Salt Lake Base & Meridian, and running thence North 89° 58' East, 581.26 feet to a point on a 417 foot radius curve, (radial bears South 13° 44' 43" West), thence Southeasterly 196.03 feet along the arc of said curve to the right, (central angle 26° 56' 06"); thence South 0° 02' East, 236.77 feet to a point on a 73.00 foot radius curve, (radial bears South 26° 54' 32" East), thence Southwesterly 37.14 feet along the arc of said curve to the left; thence South 89° 58' West, 726.40 feet; thence North 0° 02' West, 350.00 feet to the point of BEGINNING.

PARCEL NO. 15:

BEGINNING at a point which lies 0.16 feet North and 275.00 feet East of the Southwest corner of Lot 5, Salt Lake International Center, Plat "2A", and industrial subdivision of part of Section 36, Township 1 North, Range 2 West, Salt Lake Base & Meridian, Salt Lake City, Utah, and running thence North 0° 02' West, 375.00 feet; thence North 89° 58' East, 435.01 feet; thence South 0° 16' 02" East, 344.88 feet to the point of curvature of a 30 foot radius curve; thence Southwesterly 47.25 feet along the arc of said curve to the right; thence South 89° 58' West, 406.42 feet to the point of BEGINNING.

PARCEL NO. 16:

BEGINNING at the Southwest corner of Lot 5, Salt Lake International Center, Plat "2A", an industrial subdivision of part of Section 36, Township 1 North, Range 2 West, Salt Lake Base & Meridian, Salt Lake City, Utah, and running thence North 0° 02' West, 375.00 feet; thence North 89° 58' East, 275.00 feet; thence South 0° 02' East, 375.00 feet; thence South 89° 58' West, 275.00 feet to the point of BEGINNING.

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PARCEL NO. 17:

Parcel A

The West 283.94 feet of Lot 5, Plat "1A", Salt Lake International Center, together with a part of Lot 4 more particularly described as follows:

BEGINNING at the Southwest corner of Lot 4 and running thence N 0° 02' West, 22.50 feet; thence North 89° 58' East, 283.94 feet; thence South 0° 02' East, 22.50 feet; and thence South 89° 58' West, 283.94 feet to the point of BEGINNING. The above parcels combined contain 2.177 acres.

Parcel B

A part of Lot 4 together with a part of Lot 5, Plat "1A" Salt Lake International Center, being more particularly described as follows:

BEGINNING at a point which lies North 0° 02' West, 22.50 feet and North 89° 58' East, 283.94 feet from the Southwest corner of said Lot 4 and running thence North 89° 58' East, 250.00 feet; thence South 0° 02' East, 335.00 feet; thence South 89° 58' West, 250.00 feet; and thence North 0° 02' West, 335.00 feet to the point of BEGINNING, containing 1.923 acres.

Parcel C

A part of Lot 4 together with a part of Lots 5, 8 and 9 all in Plat "1A", Salt Lake International Center, being more particularly described as follows:

BEGINNING at a point which lies North 0° 22' West, 22.50 feet and North 89° 58' East, 533.94 feet from the Southwest corner of said Lot 4 and running thence North 89° 58' East, 302.50 feet; thence South 0° 02' East, 335.00 feet; thence South 89° 58' West, 11.08 feet to a point on a 150.00 foot radius regular curve to the left the tangent to which bears North 19° 30' 16" West and running thence 369.28 feet along the arc of said curve to a point the tangent to which bears South 19° 26' 16" West; thence South 89° 58' West, 8.58 feet; and thence North 0° 02' West, 335.00 feet to the point of BEGINNING, containing 1.853 acres.

Parcel D

A part of Lot 8 together with a part of Lot 9 all in Plat "1A", Salt Lake International Center, being more particularly described as follows:

BEGINNING at a point which lies North 0° 02' West, 22.50 feet and South 89° 58' West, 285.00 feet from the Southeast corner of said Lot 8 and running thence South 0° 02' East, 335.00 feet; thence South 89° 58' West, 257.50 feet; thence North 0° 02' West, 335.00 feet; and thence North 89° 58' East, 257.50 feet; to the point of BEGINNING, containing 1.980 acres.

PARCEL NO. 18:

Lot 1, Salt Lake International Center, Plat "5", according to the plat of record at the Salt Lake County, Utah, Records office.

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PARCEL NO. 19:

A parcel of land comprising portions of Lot 7 and Lot 8, Salt Lake International Center, Plat "2A", an industrial subdivision of part of Section 36, Township 1 North, Range 2 West, Salt Lake Base & Meridian, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 7, Plat "2A", Salt Lake International Center, and running thence North 89° 58' East, 276.93 feet to the point of curvature to a 30 foot radius curve; thence Southeasterly 47.00 feet along the arc of said curve to the right, (central angle equals 89° 45' 58"); thence South 0° 16' 02" East, 364.12 feet; thence South 89° 58' West, 556.00 feet; thence North 0° 02' West, 394.00 feet; thence North 89° 58' East, 247.58 feet to the point of BEGINNING, containing 5.017 acres.

SUBJECT TO AND TOGETHER WITH a 30 foot wide right-of-way for egress and ingress and also for the construction of underground utilities, being 15 feet either side of a centerline described as follows:

BEGINNING at a point which lies 0.14 feet South and 247.58 feet West of the Northeast corner of Lot 7, Plat "2A", Salt Lake International Center, an industrial subdivision of part of Section 36, Township 1 North, Range 2 West, Salt Lake Base & Meridian, and running thence South 0° 02' East, 394.00 feet; thence North 89° 58' East, 556.00 feet.

ALSO EXCEPTING THEREFROM all dedicated streets that lie within the bounds of Salt Lake International Center Plat "1A", Salt Lake International Center Plat "1B", and Salt Lake International Center Plat "2", Salt Lake International Center Plat "2A", Salt Lake International Center Plat "4", Salt Lake International Center Plat "5", and Salt Lake International Center Plat 6, recorded subdivisions.

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