

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

7153056
11/13/98 12:25 PM**NO FEE**
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
REC BY: N ZELAYA , DEPUTY - WI

SPECIAL WARRANTY DEED

ATC D192025

7153056

SALT LAKE CITY CORPORATION, a municipal corporation of the State of Utah, "GRANTOR," hereby specially conveys and warrants against acts of itself and none other, to West Jordan City Corporation, a municipal corporation of the State of Utah, 8000 South Redwood Road, West Jordan City, Utah 84088, "GRANTEE," for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of its interest in the following described tracts of land situated in Salt Lake County, State of Utah, to-wit:

- Exhibit "A", Parcel 1, Retail
- Exhibit "B", Parcel 2, Multi Family
- Exhibit "C", Parcel 3, Single Family
- Exhibit "D", Parcel for Canal Relocation

SUBJECT TO all existing rights-of-way and easements of all public utilities or private third parties of any and every description now located on, in, under or over the confines of the above described property, and the rights of entry thereon for the purposes of obtaining, altering, replacing, removing, repairing or rerouting said utilities and all of them. SUBJECT TO all restrictions, reservations and other conditions of record as may be disclosed by a record of examination of the title.

RESERVING an easement for avigation for the benefit of Grantor's adjoining property, and retained by the Grantor, as further set forth on Exhibit "E" attached hereto and made a part hereof; and the same shall run with the land and be binding upon and enforceable against all of Grantee's successors in right, title or interest to the above described property.

RECORDED

NOV 13 1998

WITNESS the hand of said Grantor this

CITY RECORDER

GRANTOR

BY *Debbie Carol*
Mayor

ATTEST & COUNTERSIGN

Christina Meeke
Chief Deputy City Recorder

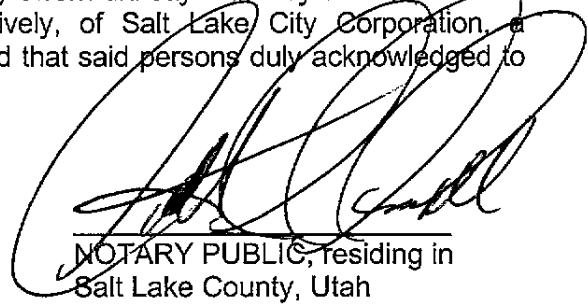
APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date 11-13-98
By *Boyd Ferguson*



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

On the NOV 13 1998, personally appeared before me Deedee Corradini and Christine Meeker, being by me duly sworn did say that they are the MAYOR and CHIEF DEPUTY RECORDER, respectively, of Salt Lake City Corporation, a municipal corporation of the State of Utah, and that said persons duly acknowledged to me that said corporation executed the same.



NOTARY PUBLIC, residing in
Salt Lake County, Utah

My Commission Expires:

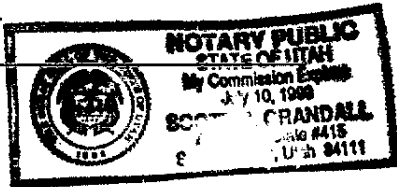


EXHIBIT "A"
PROPERTY DESCRIPTION

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

BEGINNING at the center of Section 29, Township 2 South, Range 1 West, Salt Lake Base and Meridian, which point is also the Southeast corner of the subject property; and running thence North $82^{\circ}25'51''$ West 1460.42 feet to the East right of way of Jordan Landing Boulevard; thence along said East right of way: 1) North $24^{\circ}56'01''$ East 13.44 feet to the beginning of a 1103 foot radius curve to the left; 2) thence along said curve 480.86 feet (chord bears North $12^{\circ}26'40''$ East 477.06 feet; 3) thence North $00^{\circ}02'41''$ West 538.91 feet to the point of beginning of a 1377.00 foot radius curve to the right; 4) thence along said curve 454.00 feet to the North line of said parcel (chord bears North $09^{\circ}24'02''$ East 451.95 feet); thence South $82^{\circ}13'53''$ East 348.13 feet; thence North $07^{\circ}46'07''$ East 15.79 feet; thence South $82^{\circ}13'53''$ East 430.96 feet; thence North $14^{\circ}29'08''$ East 630.17 feet to the beginning of a 700 foot radius curve to the left; thence along said curve 343.50 feet (chord bears North $00^{\circ}25'39''$ East 340.07 feet); thence North $13^{\circ}37'50''$ West 20.54 feet to a point on a 1377 foot radius curve to the right; thence along said curve 100.18 feet (chord bears North $76^{\circ}20'02''$ East 100.16 feet); thence South $11^{\circ}52'39''$ East 10.76 feet to the beginning of an 800.00 foot radius curve to the right; thence along said curve 368.10 feet (chord bears South $01^{\circ}18'15''$ West 364.86 feet); thence South $14^{\circ}29'08''$ West 650.65 feet; thence South $82^{\circ}13'53''$ East 614.28 feet to the East boundary line of the subject parcel; thence South $07^{\circ}46'07''$ West along said East boundary line 1484.69 feet to the point of beginning.

NOTE: The basis of bearing is South $07^{\circ}23'03''$ West between the West quarter corner and the Southwest corner of Section 20, Township 2 South, Range 1 West, Salt Lake Base and Meridian. This bearing represents a rotation of $07^{\circ}31'15''$ clockwise from Salt Lake County ARP information, and is based upon an Airport Grid System at Municipal Airport No. 2 in which the centerline of the runway is grid North.

LESS AND EXCEPTING THEREFROM that certain tract conveyed to UTAH LAKE IRRIGATION COMPANY, by Warranty Deed, recorded August 29, 1913, as Entry No. 313703, in Book 8-Y, at Page 589, described as follows:

D192025 (Parcel 1 Retail)

EXHIBIT "A"
PROPERTY DESCRIPTION
(continued)

BEGINNING 1451.5 feet West from the Southeast corner of the Northwest corner of Section 29, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said point being on the center line of canal; thence a strip of land 3 rods wide extending 1 rod to the left and 2 rods to the right of the center line described as follows:

North 17°31' East 2066.0 feet; thence North 19°47' West 685.0 feet to the North boundary of the Northwest quarter of Section 29.

D192025 (Parcel 2 Multi Family) **EXHIBIT "B"**
PROPERTY DESCRIPTION

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

BEGINNING at a point which is South $07^{\circ}23'08''$ West 475.66 feet and South $82^{\circ}37'05''$ East 1401.61 feet from the Northwest corner of Section 29, Township 2 South, Range 1 West, Salt Lake Base and Meridian to the beginning of a 25.00 foot radius curve to the left; thence along the arc of said curve 38.59 feet (chord bears North $04^{\circ}53'00''$ East 34.87 feet); thence North $39^{\circ}20'05''$ West 85.23 feet to the beginning of a 535.00 foot radius curve to the right; thence along the arc of said curve 128.24 feet (chord bears North $32^{\circ}28'05''$ West 127.93 feet); thence North $25^{\circ}36'05''$ West 273.98 feet to the beginning of a 25.00 foot radius curve to the left; thence along the arc of said curve 39.27 feet (chord bears North $70^{\circ}36'05''$ West 35.36 feet); thence North $25^{\circ}55'22''$ West 73.00 feet to the beginning of a 25.00 foot radius curve to the left; thence along the arc of said curve 40.35 feet (chord bears North $18^{\circ}09'44''$ East 36.11 feet) to the beginning of a 465.00 foot radius curve to the left; thence along the arc of said curve 409.81 feet (chord bears North $53^{\circ}19'19''$ West 396.68 feet); thence North $78^{\circ}34'11''$ West 41.81 feet to the beginning of a 25.00 foot radius curve to the left; thence along the arc of said curve 39.27 feet (chord bears South $56^{\circ}25'49''$ West 35.36 feet); thence North $11^{\circ}25'49''$ East 622.41 feet to the beginning of a 1646.00 foot radius curve to the left; thence along the arc of said curve 108.30 feet (chord bears North $09^{\circ}32'44''$ East 108.28 feet); thence East 508.38 feet to the West line of the Utah Lake Irrigation Canal described as Entry No. 304230, in Book 9-G, at Page 229, recorded December 31, 1912; thence along said canal South $12^{\circ}21'50''$ East 1360.77 feet described as a portion of said Entry No. 304230 and Entry No. 303462, in Book 8-L, at Page 465, recorded December 14, 1912 and a portion of Entry No. 313703, in Book 8-Y, at Page 589 to the beginning of a 1483.00 foot radius curve to the left; thence along the arc of said curve 317.52 feet (chord bears South $55^{\circ}14'05''$ West 316.91 feet) to the point of BEGINNING.

NOTE: The basis of bearing is South $07^{\circ}23'08''$ West between the Northwest corner and the West quarter corner of Section 29, Township 2 South, Range 1 West, Salt Lake Base and Meridian. This bearing represents a rotation of $07^{\circ}31'15''$ clockwise from Salt Lake County ARP information, and is based upon an Airport Grid System at Municipal Airport No. 2 in which the centerline of the runway is grid North.

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D192025 (Parcel 3 Single Family) **EXHIBIT "C"**
PROPERTY DESCRIPTION

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

BEGINNING at a point which is South 07°23'03" West along the West line of the Southwest quarter of Section 20, Township 2 South, Range 1 West, Salt Lake Base and Meridian 1327.79 feet and perpendicular to said West line South 82°36'57" East 1121.38 feet from the West quarter corner of said Section 20, said point also being on the East line of the Utah Lake Irrigation Canal, described as Entry No. 304230, in Book 9-G, at Page 229, recorded December 31, 1912, said point also being the Southwest corner of the Dixie Valley No. 4 Subdivision recorded as Entry No. 2457482, in Book LL, at Page 54, recorded May 19, 1972; and running thence South 82°16'34" East 864.52 feet along the South line of said Dixie Valley No. 4 Subdivision to the intersection with the West line of Dixie Valley No. 1 Subdivision, recorded as Entry No. 2407164, in Book JJ, at Page 93, recorded September 2, 1971; thence South 07°28'18" West along the West line of said Dixie Valley No. 1 Subdivision 1323.12 feet to the Southwest corner of said subdivision thence South 82°19'51" East along the South line of said subdivision 220.22 feet to the intersection with the North right of way line of Jordan Landing Boulevard and arc of a 1483.00 foot radius curve to the left with a central angle of 22°11'20" (chord bears South 74°27'55" West 570.73 feet); thence Southwesterly along said arc 574.31 feet to the East line of said Utah Lake Irrigation Canal described as Entry No. 313703, in Book 8-Y, at Page 589, recorded August 29, 1913; thence North 12°21'50" West along said East line of Canal described as a portion of said Entry No. 313703, Entry No. 303462, in Book 8-L, at Page 465, recorded December 14, 1912, and said Entry No. 304230 1648.55 feet to the point of BEGINNING.

NOTE: The basis of bearing is South 07°23'03" West between the West quarter corner and the Southwest corner of Section 20, Township 2 South, Range 1 West, Salt Lake Base and Meridian. This bearing represents a rotation of 07°31'15" clockwise from Salt Lake County ARP information, and is based upon an Airport Grid System at Municipal Airport No. 2 in which the centerline of the runway is grid North.

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EXHIBIT "D"
PROPERTY DESCRIPTION

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

BEGINNING at a point which is North $82^{\circ}25'51''$ West 1460.42 feet along the South line of the Northwest quarter of Section 29, Township 2 South, Range 1 West, Salt Lake Base and Meridian, from the center of said Section 29, said point being on the Eastern right of way line of Jordan Landing Boulevard; and running thence North $82^{\circ}25'51''$ West 5.78 feet; thence North $21^{\circ}03'05''$ East 110.26 feet; thence North $20^{\circ}59'34''$ West 149.15 feet; thence Northerly 70.58 feet along the arc of a 182.00 foot radius curve to the right (chord bears North $09^{\circ}53'01''$ West 70.13 feet); thence Northerly 166.73 feet along the arc of a 977.00 foot radius curve to the left (chord bears North $04^{\circ}50'39''$ East 166.53 feet); thence North $00^{\circ}02'41''$ West 538.91 feet; thence Northeasterly 1043.10 feet along the arc of a 1503.00 foot radius curve to the right (chord bears North $19^{\circ}50'14''$ East 1022.29 feet); thence South $49^{\circ}08'14''$ East 5.38 feet; thence Southerly 23.11 feet along the arc of a 15.00 foot radius curve to the right (chord bears South $04^{\circ}59'53''$ East 20.89 feet); thence Southwesterly 1014.26 feet along the arc of a 1483.00 foot radius curve to the left (chord bears South $19^{\circ}32'54''$ West 994.61 feet); thence South $00^{\circ}02'41''$ East 538.91 feet; thence 168.61 feet along the arc of a 997.00 foot radius curve to the right (chord bears South $04^{\circ}48'00''$ West 168.41 feet); thence 61.38 feet along the arc of a 162.00 foot radius curve to the left (chord bears South $10^{\circ}08'16''$ East 61.02 feet); thence South $20^{\circ}59'34''$ East 139.33 feet; thence 116.25 feet along the arc of a 1103.00 foot radius curve to the right (chord bears South $21^{\circ}54'51''$ West 116.20 feet) South $24^{\circ}56'01''$ West 13.44 feet to the point of BEGINNING.

NOTE: The basis of bearing is South $07^{\circ}23'03''$ West between the West quarter corner and the Southwest corner of Section 20, Township 2 South, Range 1 West, Salt Lake Base and Meridian. This bearing represents a rotation of $07^{\circ}31'15''$ clockwise from Salt Lake County ARP information, and is based upon an Airport Grid System at Municipal Airport No. 2 in which the centerline of the runway is grid North.

EXHIBIT "E"

**AVIGATION EASEMENT
TO SPECIAL WARRANTY DEED**

SALT LAKE CITY CORPORATION, hereinafter referred to as "Grantor," retains a perpetual and assignable easement in the airspace above and over the parcel of land described in the Special Warranty Deed to which this exhibit is an attachment, hereinafter referred to as the "Real Property," for the free and unrestricted passage of aircraft of any and all kinds now or hereafter developed for the purpose of transporting persons or property through the air, in, through, across and about the airspace over the Real Property, and all other aeronautical activities therein. The airspace shall mean that space above the Real Property which is above the height limit established for the Salt Lake City Airport II by the Revised Ordinances of Salt Lake City, which for the Real Property is that space above the flat plain 4,753 feet mean sea level, as determined by U.S.G.S. datum coterminous with the boundaries of the Real Property (hereinafter referred to as the "Airspace").

The easement and rights hereby granted to the grantee in the Airspace above and over the Real Property are for the purpose of insuring that the Airspace shall remain free and clear for the flight of aircraft landing at or taking off from or otherwise using the Salt Lake City Airport II described in Attachment "1" attached hereto and by this reference incorporated herein, (hereinafter referred to as "Airport"). Said easement and the rights appertaining thereto shall be for the benefit of Grantor, its successors, assigns, guests, invitees, including any and all persons, firms or corporations operating aircraft to or from the Airport. In perpetuity, said easement and the burden thereof, together with all things which may be alleged to be incidental to or to result from the use and enjoyment of said easement, shall constitute permanent burdens and servient tenements on the Real Property and the same shall run with the land and be binding upon and enforceable

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against all successors in right, title or interest to said Real Property and shall be unlimited as to frequency.

The Grantee in the Special Warranty Deed to which this exhibit is an attachment agrees that it, its heirs, successors and assigns shall not hereafter erect or permit the erection or growth of any object within the Airspace. This easement grants the right of flight for the passage of aircraft in the Airspace, together with the right to cause or create, or permit or allow to be caused or created in the Airspace, and within, above and adjacent to the Real Property, such annoyances as may be inherent in, or may arise or occur from or during the operation of aircraft. Said Grantee further agrees that all structures to be constructed on the Real Property shall provide and maintain applicable sound attenuation requirements to insulate occupants from noise to mitigate any adverse impact from aircraft noise.

In the event Grantor permits in excess of 400 Aircraft to be based at the Airport at any time, this easement shall terminate if Grantor does not restrict the number of such aircraft to 400 or less within 30 days after written notice has been sent by Grantee or its successors in interest notifying Grantor that the number of aircraft based at the Airport exceeds 400.

ATTACHMENT 1

16.08.030 Salt Lake City Airport II—
Master plan—Boundaries
described.

The exterior boundaries of Salt Lake City Airport II are particularly described as follows:

Beginning N 7°22'49" E 50.00 feet from the Southeast corner of Section 30, Township 2 South, Range 1 West, Salt Lake Base & Meridian, said point of beginning being Station 92 + 36.66 North 13 + 24.99 East of the Airport Grid System (AGS); thence N 82°41'31" W 169.62 feet; thence N 7°26'20" E 16.21 feet to the fence corner; thence N 7°26'20" E 337.93 feet to the fence corner; thence N 82°32'45" W 349.48 feet to the fence corner; thence S 7°35'58" W 337.67 feet to the fence corner; thence S 7°35'58" W 17.36 feet; thence N 82°41'31" W 54.60 feet to a point 75 feet left of Engineer's Station 501 + 87.6 UDOT Project #S-6 of the New Bingham Highway Project; thence westerly 115.03 feet along the arc of a 3894.3 foot radius curve to the left (chord bears N 89°54'31" W 115.03 feet) to a point 75 feet left of Engineer's Station 500 + 74.8 of said Project #S-6; thence N 82°28'48" W 1951.86 feet to a point N 7°22'59" E 33.0 feet from the South quarter corner of said Section 30; thence N 82°28'35" W 363.48 feet; thence N 0°06'30" E 5335.05 feet; thence N 7°29'40" E 5253.51 feet; thence S 82°25'19" E 2258.43 feet; thence S 7°22'56" W 2609.21 feet; thence S 82°26'24" E 864.23 feet; thence South 2669.45 feet; thence S 82°25'57" E 203.58 feet to the Northeast corner of said Section 30; thence S 7°22'55" W 2659.16 feet to the quarter corner; thence S 7°22'49" W 2609.11 feet to the point of beginning and containing 32,168,993 sq. ft. (738.4985 acres); and

Beginning N 7°22'59" E 64.55 feet from the South quarter corner of Section 30, Township 2 South, Range 1 West, Salt Lake Base & Meridian (said point of beginning is at Station 95 + 96.68 North 12 + 91.09 West of the AGS); thence N 82°28'36" W 359.59 feet; thence N 0°01'21" E 1764.92 feet; thence N 89°58'05" E 840.41 feet; thence S 0°00'32" E 706.79 feet; thence S 44°52'57"

W 13.79 feet; thence S 44°50'31" E 264.06 feet; thence S 0°08'23" E 996.32 feet; thence N 82°28'36" W 669.38 feet to beginning and containing 1,721,428 sq. ft. (39.5185 acres); and

Beginning at a point on the West line of 4560 West Street which bears N 82°28'35" W 425.83 feet and N 0°06'30" E 818.46 feet from the South quarter corner of Section 30, Township 2 South, Range 1 West, Salt Lake Base & Meridian. Said point of beginning at Station 104 + 06.88 North 17 + 20.00 West of the Airport Grid System (AGS); thence N 0°06'30" E 1001.84 feet; thence N 89°58'03" W 759.90 feet to the East railroad right-of-way line; thence S 13°13'51" W 636.78 feet; thence southerly 387.22 feet along the arc of a 2814.93 foot radius curve to the left (chord bears S 9°17'24" W 386.92 feet); thence S 89°58'03" E 966.21 feet to the point of beginning and containing 874,825 sq. ft. (20.0832 acres); and

Beginning N 07°22'49" E 50.00 feet from the Southwest Corner of Section 29 Township 2 South, Range 1 West, Salt Lake Base & Meridian (said point being Station 92 + 36.66 N 13 + 24.99 E of the Airport Grid System); thence N 07°22'49" E 2609.11 feet to the quarter corner; thence N 07°22'55" E 1088.46 feet; thence South 3729.33 feet to the North line of 7800 South Street; thence N 82°31'01" W 479.09 feet to beginning and containing 885,771 sq. ft. (20.335 acres) more or less; and

Beginning S 07°49'41" W 33.00 feet from the Northeast corner of the Northwest quarter of the Northeast quarter of Section 31, Township 2 South, Range 1 West, Salt Lake Base & Meridian (said point of beginning being Station 93 + 27.17 North 0 + 05.10 East of the AGS); thence N 82°28'48" W 800.19 feet; thence S 07°50'00" W 443.06 feet to a point 75 feet left of Engineers Station 485 + 72.58 of UDOT Project S-6 (Bingham Highway) at a point N 66°14'50" E 63.18, chord bearing and distance from the right-of-way marker; thence northeasterly 882.15 feet along the arc of a 3894.3 foot radius curve to the right (chord bears N 73°12'03" E 880.28); thence N 07°49'41" E 80.53 to beginning and containing 194,834 sq. ft. (4.4728 acres); and

Beginning N 82°22'23" W 33.00 feet from the East quarter corner of Section 31, Township 2

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South, Range 1 West, Salt Lake Base & Meridian, being at Station 66 + 05.89 North 9 + 30.71 E of the Airport Grid System; thence N 82°22'23" W 2608.27 feet to the center of said section; thence N 07°50'06" E 1302.46 feet to the one-sixteenth corner; thence S 82°25'36" E 564.78 feet to an existing iron pin; thence N 07°48'43" E 695.61 feet to an existing iron pin 60 feet right of Engineer's Station 485 + 42.3 of UDOT Project S-6 of the New Bingham Highway at a point N 66°01'13" E 31.20 feet, chord bearing and distance from the right-of-way marker; thence northeasterly 1169.89 feet along the arc of a 3759.80 foot radius curve to the right (chord bears N 75°10'20" E 1165.175 feet), to a point 60 feet right of Engineer's Station 497 + 30.84 of said highway project (said point also bears S 5°42'11" E 3.06 feet from an existing aluminum cap); thence S 05°42'11" E 982.52 feet to an existing aluminum cap; thence N 82°51'18" W 35.70 feet to an existing iron pin; thence S 07°47'49" W 545.17 to an existing iron pin; thence S 82°35'11" E 587.07 feet to an existing rebar with cap #8069; thence S 07°39'32" W 103.02 feet to the point of intersection of the existing fence projected West; thence S 82°08'10" E 186.31 feet; thence S 07°49'16" W 840.51 feet to the point of beginning and containing 4,268,958 sq. ft. (98.0018 acres).

Total airport property 920.9098 acres. (Ord. 56-94 § 1, 1994; prior code § 2-17-3)