

2704207

WARRANTY DEED
(Air Space)

Recorded MAY 1 1975 at 1107 m.
Request of Beneficial Life Ins. Co.
KATIE LINDON, Recorder
Salt Lake County, Utah
\$ 550 By MS Deputy
REF. #57 W So. Jan 84/86

CORPORATION OF THE PRESIDENT OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, Grantor, hereby CONVEYS and WARRANTS to BENEFICIAL LIFE INSURANCE COMPANY, a Utah corporation, Grantee, for the sum of \$10.00 and other consideration, the following air space real property in Salt Lake County, State of Utah:

All that volume of space which lies above an elevation of 4580.50 feet, as measured vertically above Salt Lake City Level Datum, formed by projecting vertically upwards the following boundaries:

Beginning South 0° 10' 30" West 19 feet from the Southeast Corner of Lot 7, Block 75, Plat "A", Salt Lake City Survey, and running thence West 206 feet, thence North 104 feet, thence East 206 more or less to the East line of said Block, thence South 0° 10' 30" West 104 feet more or less to the point of beginning.

The above description includes floors 19 through 27 of the Beneficial Life Tower the perimeter of which is described as follows:

Beginning at point 15.51 feet West of the Southeast Corner of Lot 7, Block 75, Plat "A", Salt Lake City Survey, and running thence South 13.00 feet; thence South 45° West 3.54 feet; thence West 182.00 feet; thence North 45° West 3.54 feet; thence North 92.00 feet; thence North 45° East 3.54 feet; thence East 182.00 feet; thence South 45° East 3.54 feet; thence South 79.00 feet to the point of beginning, containing 18,126.5 square feet.

Grantor grants to the Grantee the following rights:

1. The right to support upon Grantor's land and through any intervening space any structures occupying the air space hereby granted. It is understood that the structural support for the Beneficial Life Tower may extend outside the perimeter of the tower building as described next above. The structural support extends below the 3rd sublevel floor which has an elevation of 4311.50 feet, Salt Lake City Level Datum. Grantor may enter upon the property subject to this easement with men and materials to repair, replace or service the structural support elements for structures occupying the air space granted.
2. Rights of pedestrian ingress and egress in common with others through the State Street Entrance and First and Second Floor Arcade areas of the tower building, being floor level elevations 4356.00, 4346.00, and 4364.00 feet respectively, Salt Lake City Level Datum, the perimeter of which is described as follows:

Beginning at the Southeast corner of Lot 7, Block 75, Plat "A", Salt Lake City Survey and running thence South 0°10'30" West along the East line of said block 15.50 feet; thence West 2.46 feet; thence North 45° West 19.09 feet; thence West 10.75 feet; thence South 1.00 feet; thence South 45° West 7.78 feet; thence West 56.40 feet; thence North 15.50 feet; thence West 113.85 feet; thence North 52.00 feet; thence East 113.85 feet; thence North 15.50 feet; thence East 56.40 feet; thence South 45° East 7.78 feet; thence East 0.75 feet; thence North 45° East 17.68 feet; thence East 13.76 feet to the East line of said Block 75; thence South 0°10'30" West 18.50 feet; thence West 1.20 feet; thence South 45° West 7.07 feet; thence South 50.00 feet; thence South 45° East 7.07 feet; thence East 1.02 feet; thence South 0°10'30" West 3.00 feet to the beginning.

3. Rights of ingress and egress in common with others through stairways and elevators leading from the arcade levels and the Third Sublevel at 4311.5 feet, Salt Lake City Level Datum up to the air space hereby granted, including the right to move men, materials and equipment for services to structures occupying such air space.

4. Right of way in common with others over the First South Street Truck Ramp and Service Area and corridor at the Second Sublevel Access to stairs and elevator for services to Grantee's building through Third Sublevel Service Tunnel. The perimeter of the right of way is described as follows:

Beginning on the North line of First South Street at a point 13.00 feet West of the Southeast corner of Lot 2, Block 75, Plat A, Salt Lake City Survey, and running thence West 23.00 feet; thence North along a curb line 167.00 feet; thence along the arc of a 30.50 foot radius curve to the left (Chord bears North 45° West 43.13 feet) a distance of 47.91 feet; thence North 48.76 feet; thence South $65^{\circ} 30'$ East along a curb line 30.77 feet; thence East along curb line 59.50 feet; thence North 60° East along a curb line 26.00 feet; thence East along a curb line 48.00 feet to the extension of a line along the west face of a loading dock at second sub-level, Z.C.M.I. Center; thence South along west edge of loading dock 24.75 feet; thence East 32.67 feet; thence North 6.75 feet; thence East 2.0 feet; thence North 19.33 feet; thence East 14.66 feet; thence South 15.42 feet; thence East 6.54 feet; thence South 18.74 feet; thence West 55.87 feet to the west edge of said loading dock; thence South 35.67 feet to face of wall at south end of said loading dock; thence West 18.00 feet; thence North 3.00 feet; thence West 21.50 feet; thence North 14.50 feet; thence West along a curb line 65.00 feet; thence South along a curb line 197.50 feet to the point of beginning. (The basis for bearing is East along the South line of Block 75 and North perpendicular to South line of Block 75.)

5. Right of way in common with others through the Third Sublevel Service Tunnel and Basement Access at floor level 4311.5 feet Salt Lake City Level Datum to freight elevator for services to Grantee's part of the Tower building. The perimeter of the right of way is described as follows:

Beginning at a point West 183.63 feet and North 3.71 feet from the Southeast Corner of Lot 7, Block 75, Plat A, Salt Lake City Survey, and running thence South 110.21 feet; thence West 7.67 feet; thence North 9.92 feet; thence West 9.38 feet; thence North 14.42 feet; thence East 9.38 feet; thence North 142.45 feet; thence East 47.73 feet; thence South 22.80 feet; thence East 11.81 feet; thence South 17.75 feet; thence South $38^{\circ} 39' 19''$ West 20.54 feet; thence West 39.20 feet to the point of beginning, less the basement core elevator machine room.

6. Easements for ducts and conduits for all utilities and drainage as now located upon Grantor's property for services to Grantee's part of the Tower building.

7. All other easements, rights of way, appurtenances and hereditaments belonging or in any wise appertaining to all reasonable use of the air space hereby granted, including use of office directories in the First and Second Floor Arcade areas.

8. The right to comparable easements and rights of way as are reasonably necessary if the present structures of Grantor or Grantee are changed, renovated or replaced.

Grantor also transfers to Grantee elevator cages, hoisting machinery and functionally related equipment essential to operation, including guide rails, cables, motors, controllers, control panels, landing buttons and doors for elevators serving floors 7 and above in the tower building.

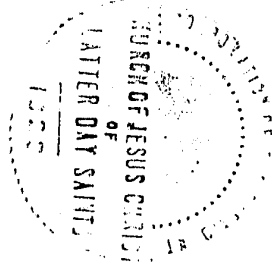
Grantor reserves the following rights:

1. Easements for ducts and conduits for all utilities located in Grantee's air space and serving Grantor's property, subject to reasonable relocation by Grantee.
2. Rights to reasonably enter with men, materials and equipment into Grantee's air space to repair, replace or service Grantor's structures in adjoining air space.
3. The right to reasonably relocate Grantee's easements and rights of way.
4. The right to use the elevators transferred to Grantee for the benefit of persons entitled to enter structures occupying space below Grantee's air space.

The above rights are understood to run to successors in interest to Grantor and Grantee.

Grantor also gives to Grantee for the benefit of persons entitled to enter Grantee's air space a revocable license to use passage ways in common with others through the Z.C.M.I. Center, including access from Main Street, First South Street, South Temple Street and designated parking areas. It is understood that this license is subject to modification, curtailment or revocation at any time.

Dated this 30th day of April, 1975.



CORPORATION OF THE PRESIDENT OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Spencer W. Kimball
Spencer W. Kimball

State of Utah :
County of Salt Lake : ss

On the 30th day of April, 1975 personally appeared before me Spencer W. Kimball who being by me duly sworn said that he is the Corporation of the President of the Church of Jesus Christ of Latter-Day Saints, a corporation sole and that the foregoing deed was signed in behalf of said corporation and the seal affixed is the seal of said corporation.



My commission expires:

February 3, 1977

W. W. Kirtland Jr
Notary Public
Residing at Salt Lake City Utah

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