

LAND USE EASEMENT

201-9-471-120

LaMar V. Hoskins and Bonnie L. Hoskins, his wife , Grantor ,
of Layton , County of Davis , State of Utah ,
hereby grant and convey to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee,
their successors and assigns for the sum of One and no/100 Dollars,
a perpetual Land Use Easement for the purpose, as recited by the Utah Code
Annotated, Section 63-49-1n, of protecting the health and safety of the citizens
of Utah and assuring the continued operation of Hill Air Force Base as an active
military base. Said easement regulates the use of the land hereinafter described
and makes it subject to the following restrictions.

1. The Grantor shall not use or permit any use of the land hereinafter described
or any of the airspace above said tract of land for any purpose other than the
following:

A - INDUSTRIAL-MANUFACTURING

- (a) Lumber and Wood Products
- (b) Furniture and Fixtures
- (c) Paper and Allied Products
- (d) Printing, Publishing
- (e) Chemicals and Allied Products
- (f) Rubber and Miscellaneous Plastic Goods
- (g) Stone, Clay and Glass Products
- (h) Primary Metal Industries
- (i) Fabricated Metal Products
- (j) Miscellaneous Manufacturing

B - TRANSPORTATION-COMMUNICATIONS AND UTILITIES

- (a) Railroad, Rapid Rail Transit
- (b) Highway and Street Right of Way
- (c) Auto Parking
- (d) Communications
- (e) Utilities
- (f) Other Transportation, Communications and Utilities

C - COMMERCIAL-RETAIL TRADE

- (a) Wholesale Trade
- (b) Building Materials-Retail
- (c) Automotive, Marine
- (d) Furniture, Home Furnishings, Retail

D - PUBLIC AND QUASI PUBLIC SERVICES

- (a) Cemeteries

E - OUTDOOR RECREATION

- (a) Golf Course, Riding Stables
- (b) Water Based Recreational

F - RESOURCE PRODUCTION, EXTRACTION AND OPEN SPACE

- (a) Agriculture
- (b) Livestock Farming, Animal Breeding
- (c) Forestry Activities
- (d) Fishing Activities & Related Services
- (e) Mining Activities
- (f) Permanent Open Space
- (g) Water Areas

No residential dwellings shall be allowed under any of the above mentioned uses.

Improvements located on the property subject to this easement at the time said
easement is executed shall not be required to be removed. Single family dwellings
in existence at the time this document is executed shall not be converted into
multiple family dwellings.

2. The uses allowed under this easement shall not affect restrictions placed on
the property by zoning ordinances and uses which may be permitted in this easement
may be prohibited by zoning ordinances. The restrictions of this easement shall
not apply to uses existing at the time the easement is executed.

3. Any use of property subject to this easement shall not result in a concentra-
tion of greater than 25 persons at any one time in any building, stadium or other
facility located within this easement.

4. The Grantor, his successors or assigns, shall not construct or place or cause
to be constructed or placed, any improvement upon the property subject to this
easement which will exceed a height of 270 feet.

5. Any use made of this property subject to this easement by the Grantor, his
successors or assigns, shall be such that no smoke, dust, steam or other substance
is released into the airspace which would interfere with pilot vision.

Recorded at request of Utah Dept. of Transportation
 Date JUN 14 1978
 at 9:54 A.M. MARCUS W. S. BOURNE, Recorder, Davis County
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6. The Grantor shall not put said property to a use which will produce light emissions either direct or indirect (reflection) which would interfere with pilot vision or a use which would produce electrical or other emissions which would interfere with aircraft Communication Systems or navigational equipment.

The boundaries of the tract of land for said perpetual easement and right of way are described as follows:

Beginning at a point 1382.04 feet east and 238.0 feet north from the southwest corner of Section 9, Township 4 North, Range 1 West, Salt Lake Base and Meridian and running thence North 397.1 feet; thence East 1097.0 feet, more or less, to the west line of a certain city street; thence South 397.1 feet along said west street line; thence West 1097.0 feet to the point of beginning.

The above described tract of land contains 10.00 acres, more or less.

WITNESS, the hand of said Grantor, this 14th day of February, A.D. 19 78.

Signed in the presence of:

LaMar V. Hoskins
Bonnie L. Hoskins

STATE OF UTAH)
County of Davis) ss.

On the 14th day of February, A.D. 19 78, personally appeared before me LaMar V. Hoskins and Bonnie L. Hoskins, his wife, the signers of the within instrument, who duly acknowledged to me that he executed the same.

Pat Johnson