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RELEASE AND QUITCLAIM

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14 JUNE 91 04:56 PM  
KATIE L. DIXON  
RECORDER, SALT LAKE COUNTY, UTAH  
ASSOCIATED TITLE  
REC BY: DOROTHY STNFIELD, DEPUTY

THIS RELEASE AND QUITCLAIM, made this 14th day of June, 1991, between CENTENNIAL PARK, LIMITED, a limited partnership of the State of Utah, ("Centennial") and THE OWNER OR OWNERS OF THE REAL PROPERTY INCLUDED IN THE HEREAFTER DEFINED PLAT (collectively "Owners"), WITNESSETH:

WHEREAS, Union Pacific Land Resources Corporation ("UPLRC") developed certain real property located in the County of Salt Lake, State of Utah, known as Centennial Industrial Park Phase V, the plat ("Phase V Plat") for said development being recorded on August 3, 1979, as Entry No. 3316753, in the Official Records of the Salt Lake County Recorder, and

WHEREAS, UPLRC conveyed to Upland Industrial Development Company ("UIDC") the property covered by the Phase V Plat by Deed recorded April 22, 1982 in the records of the County Recorder of Salt Lake County, Utah, in Book 5364 at Pages 938 through 943, Entry No. 3668271; and

WHEREAS, by Special Warranty Deed dated May 23, 1990, recorded May 25, 1990, in the Office of the County Recorder of Salt Lake County, Utah in Book 6223 at Page 2894, Entry No. 4921633, UIDC conveyed to Kulmer & Schumacher, a Utah general partnership, certain property in Centennial Industrial Park, Phase V, described in Exhibit A attached hereto and hereby made a part hereof, subject to, among other matters, any and all easements; and

WHEREAS, by Special Warranty Deed dated August 2, 1990, recorded June 14, 1991, in the Office of the County Recorder of Salt Lake County, Utah, in Book \_\_\_\_ at Page \_\_\_\_, Entry No. 5082489, Kulmer & Schumacher conveyed the property described on Exhibit A to Centennial, subject to, among other matters, any and all easements; and

WHEREAS, the Plat depicts certain track easements upon, over and across portions of the land described in Exhibit A ("Subject Trackage Easements"); and

WHEREAS, UIDC desires the cancellation and release of any rights Centennial may have by virtue of the depiction of the Subject Trackage Easements on the Plat, and Centennial is willing that any such rights of Centennial be canceled and released.

NOW THEREFORE, Centennial, in consideration of the premises and in consideration of One Dollar (\$1.00) to it in hand paid, the receipt whereof is hereby confessed and acknowledged, does hereby REMISE, RELEASE AND QUITCLAIM to the Owners, their

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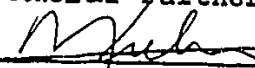
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heirs, successors and assigns, forever, any and all of its right, title, interest, estate, claim and demand, both at law and in equity, which it has in and to the Subject Trackage Easements by virtue of the depiction thereof on the Plat.

IN WITNESS WHEREOF, Centennial has caused this instrument to be executed the day and year first herein written.

CENTENNIAL PARK, LIMITED  
a Utah Limited Partnership

By: KULMER & SCHUMACHER  
a Utah General Partnership,  
General Partner

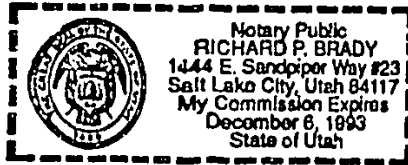
  
\_\_\_\_\_  
Morris H. Kulmer, Partner

STATE OF UTAH )  
COUNTY OF SALT LAKE ) SS.

The foregoing instrument was acknowledged before me this 14 day of June, 1991, by Morris H. Kulmer, general partner of Kulmer & Schumacher, a Utah general partnership.

\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_

My Commission Expires: 12/6/93



*M*

EXHIBIT A

PARCEL A

All of Lot 7, Centennial Industrial Park, Phase V, Salt Lake City, Salt Lake County, Utah, the plat which was recorded on August 3, 1979, as Entry No. 3316753, records of said County, and also a parcel of land adjoining said Lot 7 being in the West Half (W 1/2) of Section 18, Township 1 South, Range 1 West of the Salt Lake Base Meridian, said parcel being more particularly described as follows:

Beginning at the southwest corner of said Lot 7; thence along the westerly prolongation of the southerly line of said Lot 7, South 89° 52' 37" West, 175.00 feet; thence parallel with the westerly line of said Lot 7, N00° 7' 23" West, 300.00 feet to a point on the westerly prolongation of the northerly line of said Lot 7; thence along said westerly prolongation, North 89° 52' 37" East, 175.00 feet to the northwest corner of said Lot 7; thence along the westerly line of said Lot 7, South 00° 7' 23" East, 300.00 feet to the point of beginning.

*M*

PARCEL B

A parcel of land situate in the West Half (W 1/2) of Section 18, Township 1 South, Range 1 West of the Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah, said parcel being a portion of Lot 14, Centennial Industrial Park, Phase V, recorded August 3, 1979 as Entry No. 3316753, Records of said County, bounded and described as follows:

BEGINNING at the most Northerly corner of said Lot 14, said corner being the most Northerly corner of a parcel of land conveyed by Union Pacific Land Resources Corporation to Los Angeles and Salt Lake Railroad Company, by Quitclaim Deed dated March 21, 1980, said corner also being the beginning of a non-tangent curve, concave Southwesterly, to which point a radial line bears North 62°50'05" East, 459.28 feet; thence along the Westerly boundary of said conveyed parcel and along the Westerly line of said Lot 14, the following (2) courses:

- 1) Southeasterly, along said curve, through a central angle of 27°02'32", 216.77 feet;
- 2) South 0°07'23" East, 729.97 feet to the Southwest corner of said conveyed parcel;

thence along the Southerly line of said conveyed parcel, North 89°52'37" East, 231.50 feet to a Westerly corner of a parcel of land conveyed by Union Pacific Land Resources Corporation to Wheeler Machinery Company, by Warranty Deed dated April 11, 1980; thence along the boundary of said conveyed parcel, the following two (2) courses:

- 1) South 45°07'23" East, 231.26 feet;
- 2) South 0°07'23" East, 102.98 feet to a point on a non-tangent curve, concave Easterly, to which point a radial line bears North 0°07'23" West, 70.00 feet, said point also being on the boundary of said Lot 14;

thence along the boundary of said Lot 14, the following four (4) courses:

- 1) Southerly, along said curve, through a central angle of 136°11'16", 166.39 feet to the beginning of a reverse curve, concave Southwesterly, having a radius of 60.00 feet;
- 2) Southeasterly, along said curve, through a central angle of 46°11'13", 48.37 feet;

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3) South 0°07'23" East, 523.19 feet;

4) South 89°52'37" West, 365.00 feet to the Southwest corner of said Lot 14;

thence along the Westerly prolongation of the Southerly line of said Lot 14, South 89°52'37" West, 175.00 feet; thence parallel with the Westerly line of said Lot 14, North 0°07'23" West, 1253.48 feet; thence North 10°55'48" East, 650.88 feet to the point of BEGINNING.

SUBJECT TO the rights of Union Pacific over any portion lying within the railroad right of way.

SUBJECT TO a non-exclusive right to a perpetual easement described as follows:

A strip of land forty (40.0) feet in width being a portion of Lot 14, CENTENNIAL INDUSTRIAL PARK, PHASE V, Salt Lake City, Salt Lake County, Utah, recorded No. 3316753 on August 3, 1979, in the Office of Recorder of said County, said strip of land being all of that land lying between lines parallel with and 20.0 feet distant each side of the following described centerline, and said centerline prolonged:

BEGINNING at a point on a curve, at a Northerly terminus of 4490 West Street, from which point the center of said curve bears South 0°07'23" East, a distance of 70.0 feet; thence North 0°07'23" West, along said centerline prolonged Northerly, a distance of 102.98 feet; thence North 45°07'23" West, a distance of 231.26 feet, to a point that is 231.5 feet distant Easterly, measured at right angles from the Westerly line of said Lot 14; thence continuing North 45°07'23" West, a distance of 20.0 feet to a point that is beyond the limits of the strip of land described.

The above described property also known by the street address of: (none shown).

\* \* \*

A parcel of land being that part of Lot No. 6 of the Centennial Industrial Park, Phase V, located in Section 18, Township 1 South, Range 1 West of the Salt Lake Base and Meridian in Salt Lake City, Salt Lake County, State of Utah, recorded as instrument number 3316753 in the office of the Clerk and Recorder of said County, more particularly described as follows:

Beginning at the Southwest corner of said Lot 6; thence North  $00^{\circ}07'23''$  West a distance of 480.00 feet along the Westerly boundary of said Lot 6; thence North  $89^{\circ}52'37''$  East a distance of 365.00 feet parallel with and 480.00 feet Northerly from the Southerly boundary of said Lot 6; thence South  $00^{\circ}07'23''$  East a distance of 450.00 feet along the Easterly boundary of said Lot 6 to a point of curve; thence Southwesterly 47.12 feet on the arc of a curve to the right with a radius of 30.00 feet, a central angle of  $90^{\circ}00'00''$  and a chord which bears South  $44^{\circ}52'37''$  West a distance of 42.43 feet to a point of tangency; thence South  $89^{\circ}52'37''$  West a distance of 335.00 feet along said Southerly boundary of Lot 2 to the point of beginning.

