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Salt Lake City Recorder

SLC-SLCIA
03/19/85

AVIGATION EASEMENT AFFECTING COUNTY TAX PARCEL # ¹⁵⁻⁰⁸⁻²⁵¹⁻⁰⁰³ ~~15-08-251-004~~

E & R SALES AND REPAIR ETC. ¹⁵⁻⁰⁸⁻²⁵¹⁻⁰⁰⁵

5362099

hereinafter referred to as "Grantor" hereby grants and conveys to SALT LAKE CITY CORPORATION, hereinafter referred to as "Grantee", for good and valuable consideration extended by the Grantee to the Grantor, in the form of Grantee's approval or development of Grantor's land by memorializing an existing prescriptive common law avigation easement associated with the existing aircraft activities in and around the Salt Lake City International Airport, the receipt and sufficiency of which are hereby acknowledged, a perpetual and assignable easement in the airspace above and over the parcel of land described in Exhibit "A", attached hereto and by this reference incorporated herein, 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. The airspace shall mean that space above the Real Property which is above the height limit established for the Salt Lake City International Airport by the Revised Ordinances of Salt Lake City, which for the Real Property is that space above a flat plain 4376 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").

Said easement is granted under the condition that civil aircraft yearly average noise level does not exceed 75 LDN for Zone B and 65 LDN for Zone C as those zones are described in Figure 3-1 of the Salt Lake International Airport Land Use Policy Plan dated August, 1982, (a copy of Figure 3-1 of said Plan is attached hereto as Exhibit B and by reference incorporated herein), or the equivalent to 65 LDC or 75 LDN, as appropriate, if a designation other than LDN is adopted by the U.S. Federal Government and is recognized as the generally accepted environmental noise descriptor, in which case the alternate equivalent designation shall apply. Zone A, as described in said Plan, shall not be restricted to any maximum yearly average noise level. During any period the maximum yearly average noise level was exceeded on any particular property by civil aircraft within Zone B or Zone C, this easement shall be inoperative solely with respect to the levels of noise exceeding the maximum levels authorized above for said property. However, on all other portions of the property where it cannot be proven that the authorized noise levels have been exceeded, this easement shall remain in full force and effect.

Grantor further agrees that 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 International Airport described in Exhibit C 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 Grantee, its successors, assigns,

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guests, invitees, including any and all persons, firms or corporations operating aircraft to or from the Airport, in perpetuity said easement, together with all things which may be alleged to be incidental to or to result from the use and enjoyment of said easement, shall run with the land and be binding upon and enforceable against all successors in right, title or interest to said Real Property and shall be unlimited as to frequency.

Grantor 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, subject to the noise limitations described above.

Grantor further agrees that all structures to be constructed on Grantor's Real Property described on Exhibit A shall provide and maintain applicable sound attenuation ordinance requirements to insulate occupants from noise to mitigate any adverse impact from aircraft noise.

Grantor acknowledges that Grantor has signed and granted this easement with the height of the easement unspecified and blank. Grantor agrees that grantee may fill in the blank at the elevation required by easement without grantors further signature or approval.

WITNESS the hand of the Grantor this 9 day of Sept., 1992.

Robert T. Sculmer
Res.


ATTEST:

TITLE:

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STATE OF UTAH)
)ss
County of Salt Lake)

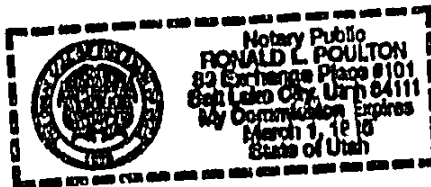
On this 9th day of September, 1992 A.D., personally appeared before me, the undersigned Notary Public in and for said County of Salt Lake in said State of Utah, Gene T. Seaborn, who being by me duly sworn, deposed and said person is the President of Card Sales & Report Inc., a Utah Corporation, that the above easement was signed by them and duly acknowledged to me that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and said officers acknowledged to me that said corporation executed the same..



NOTARY PUBLIC, residing in
Salt Lake County, Utah

My commission expires:

3-1-95



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(corporation acknowledgment)

SALT LAKE INTERNATIONAL AIRPORT

BOUNDARY DESCRIPTION

Beginning at a point 806.03 feet N. $0^{\circ} 02' 38''$ E. of the South $1/4$ corner of Section 33, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said point being on the Northerly right-of-way line of North Temple Street, and running thence S. $89^{\circ} 58' 38''$ W. 340.71 feet along said right-of-way line; thence S. $0^{\circ} 02' 38''$ W. 805.75 feet to the South line of Section 33, thence N. $89^{\circ} 58' 33''$ E. 340.71 feet along said section line to the South $1/4$ corner of Section 33 (said $1/4$ corner is also the North $1/4$ corner of Section 4, T.1S., R.1W.); thence S. $0^{\circ} 11' 26''$ E. 2,290.43 feet to the northerly right-of-way of the Western Pacific Railroad main line siding; thence S. $77^{\circ} 49' 01''$ W. 581.95 feet; thence S. $0^{\circ} 12' 04''$ E. 238 feet, more or less, to the $1/4$ section line; thence S. $89^{\circ} 57' 09''$ W. 188 feet, more or less; thence N. $0^{\circ} 12' 04''$ W. 197 feet, more or less, to the northerly right-of-way line of the Western Pacific Railroad main line siding; thence S. $77^{\circ} 49' 01''$ W. 1,932.50 feet to the west line of said Section 4 (said line is also the east line of Section 5, T.1S., R.1W.); thence S. $77^{\circ} 49' 01''$ W. 230.26 feet to a point on a 3,852.83 foot radius curve to the left, said point also being on the northerly right-of-way line of the relocated Salt Lake Garfield and Western Railroad; thence Southwesterly 397.14 feet along said curve to a point 116 feet perpendicularly distant northwesterly to the Western Pacific Railroad main line track; thence Southwesterly and parallel to said railroad track 3,459 feet, more or less, thence S. $78^{\circ} 00' 55''$ W. 1,343

feet, more or less, to the west line of said Section 5 (said line is also the east line of Section 6, T.1S., R.1W.); thence S. $78^{\circ} 00' 55''$ W. 238 feet, more or less, to the westerly highway right-of-way and non-access line of UDOT Project #I-80-3(5)116; thence N. $1^{\circ} 25' 59''$ W. 622 feet, more or less, along said right-of-way line to a point on a 1,527.89 foot radius curve to the left (Note: Tangent to said curve at its point of beginning bears N. $1^{\circ} 50' 34''$ W.); thence Northwesterly 769.68 feet along said curve to the north line of the NE 1/4 SE 1/4 of said Section 6; thence Northwesterly 971.37 feet along the arc of a 1,672.95 foot radius curve to the left (Note: Tangent to said curve at its point of beginning bears N. $34^{\circ} 24' 21''$ W.); thence N. $63^{\circ} 47' 38''$ W. 1,084.09 feet; thence N. $55^{\circ} 55' 36''$ W. 436.08 feet; thence West 83.57 feet to a point on a 2,894.79 foot radius curve to the left (Note: Tangent to said curve at its point of beginning bears N. $51^{\circ} 35' 12''$ W.); thence Northwesterly 246.45 feet along said curve; thence N. $57^{\circ} 07' 49''$ W. 100.52 feet; thence N. $57^{\circ} 27' 53''$ W. 328.82 feet; thence N. $57^{\circ} 47' 59''$ W. 200.79 feet to a point on a 5,759.58 foot radius curve to the left (Note: Tangent to said curve at its point of beginning bears N. $58^{\circ} 28' 02''$ W.); thence Northwesterly 640 feet, more or less, along said curve; thence North 545 feet more or less, to the north section line of said Section 6; thence North 850.50 feet; thence East 46.47 feet; thence N. $4^{\circ} 58' 32''$ W. 4,445.67 feet to the north line of Section 31, T.1N., R.1W.; thence West 1,009.82 feet along said line to the northwest corner of said Section 31; thence North 15,840 feet to the northwest corner of Section 18, T.1N., R.1W.; thence East 10,560 feet to the northeast corner of Section 17, T.1N., R.1W.; thence South 5,280 feet to the northwest corner of Section 21, T.1N., R.1W.; thence East

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2,640.0 feet; thence South 660.0 feet; thence East 1,320.0 feet; thence South 14,374.25 feet to the northerly right-of-way line of North Temple Street; thence S. $89^{\circ} 58' 38''$ W. 1,254 feet, more or less, along said right-of-way line to the point of beginning.

Contains 6,732 acres, more or less. (Excluding the Highway R.O.W.)

BY: G. Larry Jones

CHECKED: Michael F. Widdison

ACCOUNT NO: 19-A-1

DATE: October 29, 1982 (Revised)

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SCHEDULE A

Commitment No. A106818

1. Effective Date: October 31, 1991 at 8:00 A.M.

2. Policies to be issued:

"ALTA" Owners' Policy
Form 1 (10/21/87)

\$38,500.00

Proposed Insured:

Q & R SALES

"ALTA" Loan Policy
(10/21/87)
With CLTA 100. & 116. Endorsement

TBP

Proposed Insured:

TO BE PROVIDED

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

Fee Simple

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

SALT LAKE CITY CORPORATION, A MUNICIPAL CORPORATION OF THE STATE OF UTAH

5. The land referred to in this Commitment is situated in the State of Utah, County of Salt Lake and is described as follows:

PARCEL 1:

COMMENCING 729.3 FEET NORTH AND 396.8 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE EAST 102.1 FEET; THENCE NORTH 518.7 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE PROPERTY IN THE NAME OF FEDERAL TELEPHONE AND RADIO CORP.; THENCE WEST 102.1 FEET; THENCE SOUTH 518.7 FEET MORE OR LESS, TO THE PLACE OF BEGINNING.

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SCHEDULE A

Commitment No. A105818

SUBJECT TO A RIGHT-OF-WAY FOR ROAD AND INCIDENTAL PURPOSES OVER THE SOUTH PORTION OF SAID PROPERTY, BEING WITHIN THE BOUNDS OF 900 SOUTH STREET.

* PARCEL 2:

COMMENCING 729.3 FEET NORTH AND 498.0 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE EAST 102.1 FEET; THENCE NORTH 518.7 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE PROPERTY IN THE NAME OF FEDERAL TELEPHONE AND RADIO CORP.; THENCE WEST 102.1 FEET; THENCE SOUTH 518.7 FEET MORE OR LESS, TO THE PLACE OF BEGINNING.

SUBJECT TO A RIGHT-OF-WAY FOR ROAD AND INCIDENTAL PURPOSES OVER THE SOUTH PORTION OF SAID PROPERTY, BEING WITHIN THE BOUNDS OF 900 SOUTH STREET.

* PARCEL 3:

BEGINNING 729.3 FEET NORTH AND 601.0 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE EAST 102.1 FEET; THENCE NORTH 518.7 FEET MORE OR LESS TO THE SOUTH LINE OF THE PROPERTY CONVEYED TO BROWN FLORAL COMPANY BY WARRANTY DEED RECORDED SEPTEMBER 13, 1972 AS ENTRY NO. 2484564 IN BOOK 3153 AT PAGE 308 OF OFFICIAL RECORDS; THENCE WEST 102.1 FEET; THENCE SOUTH 518.7 FEET MORE OR LESS, TO THE PLACE OF BEGINNING.

For Information Only
Property address:

PARCEL 1:

3010 WEST 900 SOUTH
SALT LAKE CITY, UTAH 84104

PARCEL 2:

2994 WEST 900 SOUTH
SALT LAKE CITY, UTAH 84104

PARCEL 3:

2984 WEST 900 SOUTH
SALT LAKE CITY, UTAH 84104

NO FEE

5362099
29 OCTOBER 92 03:43 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
BL CITY RECORDER
REC BY: REBECCA GRAY, DEPUTY

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CO. RECORDED

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