

WHEN RECORDED, PLEASE RETURN TO:

West Jordan City Recorder
8000 South Redwood Road
West Jordan, Utah 84088

13503526
12/18/2020 09:16 AM \$0.00
Book - 11082 Pg - 8190-8193
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
WEST JORDAN CITY
8000 S REDWOOD RD
WEST JORDAN UT 84088
BY: ARA, DEPUTY - WI 4 P.

Portions of APN: 20-26-101-007-0000
20-26-176-002-0000
20-26-176-003-0000
20-26-326-015-0000
20-26-326-016-0000
20-26-326-019-0000
20-26-326-021-0000

PERPETUAL SLOPE EASEMENT
(Copper Rim Phase 2)

CW COPPER RIM 1, LLC, a Utah limited liability company (referred to herein as "Grantor"), whose principal office address is 1222 West Legacy Crossing Blvd., Suite 6, Centerville, Utah 84014, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains and conveys unto the CITY OF WEST JORDAN, a municipal corporation and political subdivision of the State of Utah (hereinafter referred to as "Grantee"), whose principal office address is 8000 South Redwood Road, West Jordan, Utah 84088, its successors, assigns, licensees and agents, a PERPETUAL SLOPE EASEMENT upon, over, under, across and through the following described tract of land, which the Grantor owns or in which the Grantor has an interest, in Salt Lake County, State of Utah, more particularly described as follows, to wit:

[See Exhibit "A" attached hereto and incorporated herein by reference.]

The Easement herein granted is for the following purpose: installation and maintenance of fill material to support a public road, and any appurtenances connected thereto (the "Facilities").

Grantee shall have the right to plan, install, construct, operate, maintain, repair, remove and replace any material(s) comprising the Facilities from time to time as Grantee may require. Grantee shall have the right of reasonable ingress and egress to and from the Facilities over and across Grantor's land lying coincident with the land described above. Grantee shall have the right to clear and remove all trees and other obstructions that may interfere with the use of said Easement by Grantee. Grantor reserves the right to occupy and use said property for all purposes not inconsistent with the rights herein granted.

LENDER CONSENT AND SUBORDINATION

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, as the beneficiary and holder of those certain Deeds of Trust filed in the official records of the Salt Lake County Recorder under Entry No. 12698422, in Book 10638, at Page 8656, and Entry No. 13181433, in Book 10890, at Page 1734, and Entry No. 13384535, in Book 11012, at Page 9210, respectively (the "Trust Deeds"), which Trust Deeds encumber real property owned by Grantor (the "Grantor's Property"), hereby: (1) consents to the execution and delivery of the within and foregoing Easement by Grantor affecting the Grantor's Property; and (2) subordinates all of its rights, title and interests under the Trust Deeds in and to the Grantor's Property to the rights, title, interests, obligations and benefits created by, or arising under, the within and foregoing Easement, so that the Easement shall unconditionally be and remain at all times an interest in real property prior and superior to the Trust Deeds. Nothing contained herein shall be construed to impose upon the undersigned any obligation created by the Easement, unless and until the undersigned has acquired fee title to all or a portion of the Grantor's Property.

MOUNTAIN WEST REIT, LLC,
a Delaware limited liability company

By: [Signature]
Its: Authorized Agent

STATE OF Nevada)
COUNTY OF Clark) : ss.

Andrew Authorized Agent On this 6th day of November, 2020, personally appeared before me Andrew Authorized Agent, who being by me duly sworn did say that s/he is the Authorized Agent of MOUNTAIN WEST REIT, LLC, a Delaware limited liability company, and that the foregoing instrument was duly authorized by the limited liability company at a lawful meeting held or by authority of its bylaws and signed in behalf of said limited liability company.

[Signature]
NOTARY PUBLIC
My Commission Expires: 8/8/2021
Residing in Clark County, Nevada



Exhibit "A"

BEGINNING AT A POINT SOUTH 89°43'41" WEST 2979.10 FEET AND SOUTH 0°16'19" EAST 78.16 FEET FROM THE EAST CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 31°08'50" EAST 22.98 FEET; THENCE NORTH 38°15'26" WEST 36.01 FEET; THENCE NORTH 61°51'06" WEST 36.76 FEET; THENCE NORTH 18°40'38" EAST 19.79 FEET; THENCE NORTH 40°01'43" WEST 21.67 FEET; THENCE NORTH 65°31'19" WEST 93.06 FEET; THENCE NORTH 58°10'41" WEST 99.53 FEET; THENCE SOUTH 34°25'00" WEST 103.86 FEET; THENCE NORTH 55°25'03" WEST 42.76 FEET; THENCE NORTH 25°35'18" WEST 50.02 FEET; THENCE NORTH 37°57'36" WEST 31.21 FEET; THENCE SOUTH 83°18'17" WEST 57.73 FEET; THENCE SOUTH 12°08'09" WEST 37.35 FEET; THENCE SOUTH 3°58'43" WEST 25.47 FEET; THENCE SOUTH 45°00'00" EAST 29.09 FEET; THENCE SOUTH 81°06'03" EAST 60.92 FEET; THENCE SOUTH 23°07'40" WEST 28.01 FEET; THENCE SOUTH 38°19'57" WEST 51.80 FEET; THENCE SOUTH 88°49'38" WEST 22.45 FEET; THENCE SOUTH 29°28'35" WEST 59.06 FEET; THENCE NORTH 65°47'54" WEST 87.89 FEET; THENCE SOUTH 32°59'23" WEST 77.16 FEET; THENCE SOUTH 39°44'21" WEST 246.79 FEET; THENCE NORTH 34°34'49" WEST 59.34 FEET; THENCE SOUTH 58°06'29" WEST 97.40 FEET; THENCE NORTH 34°56'55" WEST 13.48 FEET; THENCE NORTH 62°02'41" EAST 56.76 FEET; THENCE NORTH 29°59'24" WEST 67.68 FEET; THENCE SOUTH 87°07'20" WEST 19.44 FEET; THENCE SOUTH 58°33'13" WEST 66.02 FEET; THENCE NORTH 0°07'30" WEST 63.10 FEET; THENCE NORTH 63°03'56" WEST 52.20 FEET; THENCE SOUTH 53°12'51" WEST 59.83 FEET; THENCE SOUTH 4°05'59" EAST 44.05 FEET; THENCE SOUTH 56°52'06" EAST 53.74 FEET; THENCE SOUTH 48°46'07" WEST 115.51 FEET; THENCE NORTH 57°13'13" EAST 173.50 FEET; THENCE SOUTH 32°46'47" EAST 78.83 FEET; THENCE NORTH 57°13'13" EAST 111.44 FEET; THENCE SOUTH 32°46'47" EAST 63.87 FEET; THENCE NORTH 33°54'55" EAST 35.45 FEET; THENCE NORTH 40°01'23" EAST 216.00 FEET; THENCE NORTH 33°28'17" EAST 75.43 FEET; THENCE SOUTH 57°21'14" EAST 92.00 FEET; THENCE NORTH 32°38'46" EAST 70.00 FEET; THENCE SOUTH 57°21'40" EAST 18.25 FEET; THENCE NORTH 32°38'46" EAST 131.00 FEET; THENCE SOUTH 57°21'04" EAST 46.50 FEET; THENCE NORTH 32°38'46" EAST 98.43 FEET; THENCE SOUTH 57°36'46" EAST 28.42 FEET; THENCE SOUTH 52°01'34" EAST 59.84 FEET; THENCE SOUTH 57°21'14" EAST 66.00 FEET; THENCE SOUTH 60°07'49" EAST 9.76 FEET; THENCE SOUTH 19°40'50" EAST 23.86 FEET; THENCE SOUTH 32°02'47" WEST 15.91 FEET; THENCE SOUTH 57°21'14" EAST 102.85 FEET TO THE POINT OF BEGINNING.