

When Recorded, please return to:
Kennecott Utah Copper LLC
4700 Daybreak Parkway
South Jordan, Utah, 84009
Attn: Jeff Stephenson

GRANT OF EASEMENT

Tooele County Tax Parcel No.: a portion of 05-028-0-0056

THIS GRANT OF EASEMENT ("Grant of Easement") is entered into this 23rd day of June, 2020, by **KENNECOTT UTAH COPPER LLC**, a Utah limited liability company formerly known as Kennecott Utah Copper Corporation (the "Grantor"), whose address is 4700 Daybreak Parkway, South Jordan, Utah, 84009, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants and conveys against all those claiming by, though or under Grantor the Easements (defined below) located on, over, and across certain real property owned by Grantor in Tooele County, State of Utah and more particularly described in **Exhibit "A"** attached hereto (the "Property") to the following grantees as described below (collectively, the "Grantees"): (a) to Tooele County, a body corporate and politic (the "County") and to public and private providers of utility services perpetual, non-exclusive easements and rights-of-way, for the purpose of installing, maintaining, operating, and replacing buried utilities and facilities necessary or convenient to provide underground or buried utility services, over, through, and across the Property; and (b) to the County perpetual, non-exclusive easements and rights-of-way, for purposes of installing, repairing and maintaining storm drainage conveyance improvements or structures over, through, and across the Property (collectively, the "Easements").

Grantor reserves unto itself forever, the right to use and cross over or under the Easements, to place or grant other easements on, along, across, or under the Easements, and to otherwise make use of and improvements to the Easements provided that such do not unreasonably interfere with the rights of Grantees herein.

The Easements are hereby conveyed to Grantees "AS IS", "WHERE IS", without warranties, either express or implied, "with all faults", including but not limited to both latent and patent defects. This Grant of Easement shall be deemed to run with the Property and shall be binding upon and inure to the benefit of the successors and assigns of Grantor.

The provisions of this Grant of Easement shall be governed by and construed in accordance with the laws of the State of Utah. If any provision of this Grant of Easement or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Grant of Easement and the application of such provision to other persons or circumstances shall not be affected thereby, and shall be enforced to the extent permitted by applicable by law. The persons signing below hereby represent and warrant that they are authorized to execute this Grant of Easement.

EXHIBIT "A"
TO
GRANT OF EASEMENT

LEGAL DESCRIPTIONS OF THE PROPERTY

A parcel of land located in Tooele County, State of Utah:

20' Wide Public Strip of Land Along the West Side of the Proposed 1200 East

Beginning at a point that lies South 00°11'20" West along the section line 1,918.96 feet from the East Quarter Corner of said Section 10, (basis of bearing being S 00°11'20" W between the East Quarter Corner and the Southeast Corner of Section 10, T2S, R4W, SLB&M), and running thence South 00°11'20" West along said section line 20.86 feet; thence northwesterly along the arc of a 938.00 foot radius non-tangent curve to the left, through a central angle of 03°55'00" a distance of 64.12 feet (chord bearing N 75°04'25" W, chord length 64.11'); thence North 00°11'20" East 365.84 feet; thence North 89°57'01" West 14.88 feet; thence North 00°02'59" East 100.00 feet; thence South 89°57'01" East 15.12 feet; thence North 00°11'20" East 129.56 feet to the south line of Lake Point Estates Phase 2, Lot 211 as recorded in the office of the Tooele County Recorder as Entry No. 293407; thence South 89°58'12" East along said south line 20.00 feet; thence South 00°11'20" West 134.61 feet; thence southwestwardly along the arc of a 15.00 foot radius tangent curve to the right, through a central angle of 90°16'42" a distance of 23.63 feet (chord bearing S 45°19'41" W, chord length 21.26'); thence South 00°02'59" West 60.00 feet; thence southeasterly along the arc of a 15.00 foot radius non-tangent curve to the right, through a central angle of 89°43'16" a distance of 23.49 feet (chord bearing S 44°40'20" E, chord length 21.16'); thence South 00°11'20" West 355.02 feet; thence southeasterly along the arc of a 958.00 foot radius non-tangent curve to the right, through a central angle of 02°36'04" a distance of 43.49 feet (chord bearing S 74°46'27" E, chord length 43.49') to the point of beginning.

Encompassing 13,329 square feet or 0.306 acres.

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