

WHEN RECORDED, PLEASE RETURN TO:

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

Portions of APN: 20-26-101-006-0000  
20-26-326-008-4002  
20-26-326-011-0000  
20-26-326-013-0000

13350554  
08/04/2020 04:02 PM \$40.00  
Book - 10992 Pg - 8046-8050  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
COTTONWOOD TITLE  
1996 E 6400 S #120  
SLC UT 84121  
BY: TCA, DEPUTY - WI 5 P.

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### TEMPORARY TURNAROUND EASEMENT

WEST BENCH, LLC, a Utah limited liability company; and, YELLOWSTONE LEGACY, LLC, a Utah limited liability company; and, CW COPPER RIM 1, LLC, a Utah limited liability company (collectively 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 TEMPORARY 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:

BEGINNING AT A POINT ON A CURVE, CENTER BEARS SOUTH 56°50'35" WEST, SOUTH 89°58'45" WEST 2776.05 FEET AND NORTH 1949.23 FEET FROM THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTHWESTERLY ALONG A 74.56 FOOT RADIUS CURVE TO THE LEFT 46.02 FEET, HAVING A CENTRAL ANGLE OF 35°21'41" (CHORD N50°50'16"W, 45.29') TO A REVERSE CURVE; THENCE NORTHEASTERLY ALONG A 40.00 FOOT RADIUS CURVE TO THE RIGHT 178.20 FEET, HAVING A CENTRAL ANGLE OF 255°15'33" (CHORD N54°22'50"E, 63.36') TO A REVERSE CURVE; THENCE SOUTHEASTERLY ALONG A 60.11 FOOT RADIUS CURVE TO THE LEFT 45.26 FEET, HAVING A CENTRAL ANGLE OF 43°08'19" (CHORD S19°33'33"E, 44.19'); THENCE SOUTH 52°34'55" WEST 39.26 FEET TO THE POINT OF BEGINNING.

The Easement herein granted is for the following purpose: installation and maintenance of a temporary turnaround and any appurtenances connected thereto (the "Facilities").







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. 12927578, in Book 10749, at Page 7729, and Entry No. 13003598, in Book 10788, at Page 8011, 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 DEBT FUND, LP,  
a Delaware limited partnership

By: [Signature]  
Its: AUTHORIZED AGENT

STATE OF Nevada )  
COUNTY OF Clark : ss.

On this 16<sup>th</sup> day of September, 2019, personally appeared before me Andrew Menlore, who being by me duly sworn did say that s/he is the authorized agent of MOUNTAIN WEST DEBT FUND, LP, a Delaware limited partnership, and that the foregoing instrument was duly authorized by the limited partnership at a lawful meeting held or by authority of its bylaws and signed in behalf of said limited partnership.

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

