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Book - 10992 Pg - 8038-8045
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
COTTONWOOD TITLE
1996 E 6400 S #120
SLC UT 84121
BY: TCA, DEPUTY - WI B P.

WHEN RECORDED, PLEASE RETURN TO:

CW COPPER RIM 1, LLC
1222 West Legacy Crossing Blvd., Suite 6
Centerville, Utah 84014

Portions of APN: 20-26-101-006-0000
20-26-326-008-4002
20-26-326-011-0000
20-26-326-013-0000
20-26-456-004-0000

TEMPORARY PUBLIC UTILITY 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, are the owners (the "Owners") of that tract of land described in Exhibit "A", attached hereto and by this reference incorporated herein (the "Property"), and the Owners hereby grant a Public Utility Easement over, under, across and through the Property for use by all suppliers of public utilities or other necessary public services; provided, however, that the Owners reserve unto themselves the right to use, and the right to grant unto others the right to use, the Property for all purposes not inconsistent with the rights herein granted.

This Temporary Easement shall automatically expire and terminate when each City approved adjoining subdivision phase adequately dedicates platted public utility easements over the property described herein.

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 16th day of September, 2019, personally appeared before me Andrew Menlove, 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

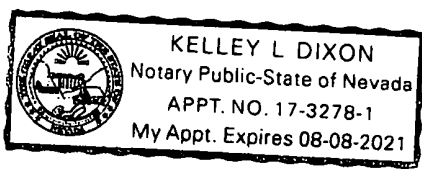


Exhibit "A"
(the "Property")

COPPER RIM – PHASE 1A 10' PUBLIC UTILITY EASEMENT #1

BEGINNING AT A POINT SOUTH 89°58'45" WEST 1772.15 FEET, NORTH 0°01'15" WEST 78.35 FEET, AND SOUTH 89°59'21" WEST ALONG THE NORTHERLY RIGHT OF WAY OF 7800 SOUTH 103.92 FEET FROM THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTHEASTERLY ALONG A 33.00 FOOT RADIUS CURVE (CENTER BEARS NORTH 89°26'49"E) TO THE RIGHT 17.23 FEET, HAVING A CENTRAL ANGLE OF 29°54'38" (CHORD N14°24'08"E, 17.03') TO A POINT OF TANGENCY; THENCE NORTH 29°21'28" EAST 16.46 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT 13.09 FEET, HAVING A CENTRAL ANGLE OF 30°00'00" (CHORD N14°21'28"E, 12.94') TO A POINT OF TANGENCY; THENCE NORTH 0°38'32" WEST 548.68 FEET; THENCE NORTH 0°38'28" WEST 55.92 FEET; THENCE NORTH 7°03'24" WEST 28.72 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 958.22 FOOT RADIUS CURVE TO THE LEFT 283.56 FEET, HAVING A CENTRAL ANGLE OF 16°57'19" (CHORD N13°46'35"W, 282.53') TO A POINT ON A CURVE, CENTER BEARS SOUTH 63°10'07" WEST; THENCE NORTHWESTERLY ALONG A 92.00 FOOT RADIUS CURVE TO THE LEFT 11.88 FEET, HAVING A CENTRAL ANGLE OF 7°24'03" (CHORD N30°31'55"W, 11.88') TO A POINT ON A CURVE, CENTER BEARS SOUTH 55°40'35" WEST; THENCE NORTHWESTERLY ALONG A 398.69 FOOT RADIUS CURVE TO THE LEFT 21.92 FEET, HAVING A CENTRAL ANGLE OF 3°09'02" (CHORD N35°53'56"W, 21.92') TO A POINT ON A CURVE, CENTER BEARS SOUTH 52°29'46" WEST; THENCE NORTHWESTERLY ALONG A 31.50 FOOT RADIUS CURVE TO THE LEFT 13.36 FEET, HAVING A CENTRAL ANGLE OF 24°18'35" (CHORD N49°39'32"W, 13.26') TO A COMPOUND CURVE; THENCE NORTHWESTERLY ALONG A 62.50 FOOT RADIUS CURVE TO THE LEFT 44.67 FEET, HAVING A CENTRAL ANGLE OF 40°57'10" (CHORD N82°17'24"W, 43.73') TO A POINT OF TANGENCY; THENCE SOUTH 77°31'45" WEST 35.59 FEET; THENCE NORTH 12°28'15" WEST 50.00 FEET TO A POINT ON A CURVE, CENTER BEARS NORTH 12°28'00" WEST; THENCE NORTHEASTERLY ALONG A 87.50 FOOT RADIUS CURVE TO THE LEFT 34.94 FEET, HAVING A CENTRAL ANGLE OF 22°52'33" (CHORD N66°05'43"E, 34.70') TO A POINT OF TANGENCY; THENCE NORTH 54°39'27" EAST 21.01 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 37.50 FOOT RADIUS CURVE TO THE LEFT 20.26 FEET, HAVING A CENTRAL ANGLE OF 30°57'43" (CHORD N39°10'36"E, 20.02') TO A POINT ON A CURVE, CENTER BEARS SOUTH 54°25'43" WEST; THENCE NORTHWESTERLY ALONG A 1915.18 FOOT RADIUS CURVE TO THE LEFT 72.51 FEET, HAVING A CENTRAL ANGLE OF 2°10'09" (CHORD N36°39'22"W, 72.51') TO A POINT ON A CURVE, CENTER BEARS SOUTH 52°15'13" WEST; THENCE NORTHWESTERLY ALONG A 1908.69 FOOT RADIUS CURVE TO THE LEFT 257.76 FEET, HAVING A CENTRAL ANGLE OF 7°44'15" (CHORD N41°36'54"W, 257.56') TO A POINT OF TANGENCY; THENCE NORTH 45°06'20" WEST 240.71 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 965.00 FOOT RADIUS CURVE TO THE LEFT 151.01 FEET, HAVING A CENTRAL ANGLE OF 8°57'58" (CHORD N49°35'19"W, 150.85') TO A POINT OF TANGENCY; THENCE

NORTH 54°04'17" WEST 97.92 FEET TO A POINT OF CURVATURE; THENCE
 NORTHWESTERLY ALONG A 1035.00 FOOT RADIUS CURVE TO THE RIGHT 300.83 FEET,
 HAVING A CENTRAL ANGLE OF 16°39'12" (CHORD N45°44'42"W, 299.77') TO A POINT;
 THENCE NORTH 52°34'55" EAST 70.00 FEET TO A POINT ON A CURVE, CENTER BEARS
 NORTH 52°34'55" EAST; THENCE SOUTHEASTERLY ALONG A 965.00 FOOT RADIUS CURVE
 TO THE LEFT 280.48 FEET, HAVING A CENTRAL ANGLE OF 16°39'12" (CHORD S45°44'41"E,
 279.50') TO A POINT OF TANGENCY; THENCE SOUTH 54°04'17" EAST 97.92 FEET TO A
 POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 1035.00 FOOT RADIUS
 CURVE TO THE RIGHT 161.96 FEET, HAVING A CENTRAL ANGLE OF 8°57'58" (CHORD
 S49°35'18"E 161.80') TO A POINT OF TANGENCY; THENCE SOUTH 45°06'20" EAST 335.18
 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 1040.00 FOOT
 RADIUS CURVE TO THE RIGHT 125.30 FEET, HAVING A CENTRAL ANGLE OF 6°54'10"
 (CHORD S41°39'14"E, 125.22') TO A POINT ON A CURVE, CENTER BEARS NORTH 46°57'28"
 EAST; THENCE SOUTHEASTERLY ALONG A 199.94 FOOT RADIUS CURVE TO THE LEFT
 118.67 FEET, HAVING A CENTRAL ANGLE OF 34°00'27" (CHORD S60°02'46"E, 116.94') TO A
 POINT OF TANGENCY; THENCE SOUTH 77°02'18" EAST 88.85 FEET; THENCE NORTH
 3°45'18" WEST 10.44 FEET; THENCE NORTH 77°02'18" WEST 85.85 FEET TO A POINT OF
 CURVATURE; THENCE NORTHWESTERLY ALONG A 189.94 FOOT RADIUS CURVE TO THE
 RIGHT 112.32 FEET, HAVING A CENTRAL ANGLE OF 33°52'56" (CHORD N60°06'32"W, 110.69')
 TO A POINT ON A CURVE, CENTER BEARS SOUTH 51°46'26" WEST; THENCE
 NORTHWESTERLY ALONG A 1050.00 FOOT RADIUS CURVE TO THE LEFT 126.07 FEET,
 HAVING A CENTRAL ANGLE OF 6°52'46" (CHORD N41°39'57"W, 126.00') TO A POINT OF
 TANGENCY; THENCE NORTH 45°06'20" WEST 335.18 FEET TO A POINT OF CURVATURE;
 THENCE NORTHWESTERLY ALONG A 1045.00 FOOT RADIUS CURVE TO THE LEFT 163.53
 FEET, HAVING A CENTRAL ANGLE 8°57'58" (CHORD N49°35'18"W, 163.36') TO A POINT OF
 TANGENCY; THENCE NORTH 54°04'17" WEST 97.92 FEET TO A POINT OF CURVATURE;
 THENCE NORTHWESTERLY ALONG A 955.00 FOOT RADIUS CURVE TO THE RIGHT 277.58
 FEET, HAVING A CENTRAL ANGLE OF 16°39'12" (CHORD N45°44'41"W, 276.60') TO A POINT
 ON A REVERSE CURVE; THENCE NORTHWESTERLY ALONG A 10.00 FOOT RADIUS CURVE
 TO THE LEFT 15.71 FEET, HAVING A CENTRAL ANGLE OF 90°00'00" (CHORD N82°25'05"W,
 14.14') TO A POINT OF TANGENCY; THENCE SOUTH 52°34'55" WEST 70.00 FEET TO A POINT
 OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 10.00 FOOT RADIUS CURVE TO
 THE LEFT 15.71 FEET, HAVING A CENTRAL ANGLE OF 90°00'01" (CHORD S7°34'55"W, 14.14')
 TO A POINT ON A CURVE, CENTER BEARS NORTH 52°34'54" EAST; THENCE
 SOUTHEASTERLY ALONG A 1045.00 FOOT RADIUS CURVE TO THE LEFT 303.73 FEET,
 HAVING A CENTRAL ANGLE OF 16°39'12" (CHORD S45°44'42"E, 302.67') TO A POINT OF
 TANGENCY; THENCE SOUTH 54°04'17" EAST 97.92 FEET TO A POINT OF CURVATURE;
 THENCE SOUTHEASTERLY ALONG A 955.00 FOOT RADIUS CURVE TO THE RIGHT 149.44
 FEET, HAVING A CENTRAL ANGLE OF 8°57'58" (CHORD S49°35'19"E, 149.29') TO A POINT OF
 TANGENCY; THENCE SOUTH 45°06'20" EAST 240.74 FEET TO A POINT ON A CURVE,
 CENTER BEARS SOUTH 44°30'55" WEST; THENCE SOUTHEASTERLY ALONG A 1898.68
 FOOT RADIUS CURVE TO THE RIGHT 256.44 FEET, HAVING A CENTRAL ANGLE OF 7°44'19"
 (CHORD S41°36'56"E, 256.24') TO A POINT ON A CURVE, CENTER BEARS SOUTH 52°15'34"
 WEST; THENCE SOUTHEASTERLY ALONG A 1905.18 FOOT RADIUS CURVE TO THE RIGHT
 65.83 FEET, HAVING A CENTRAL ANGLE OF 1°58'47" (CHORD S36°45'03"E, 65.83') TO A
 POINT ON A CURVE, CENTER BEARS NORTH 55°00'48" WEST; THENCE SOUTHWESTERLY
 ALONG A 27.50 FOOT RADIUS CURVE TO THE RIGHT 9.44 FEET, HAVING A CENTRAL
 ANGLE OF 19°40'16" (CHORD S44°49'20"W, 9.40') TO A POINT OF TANGENCY; THENCE

SOUTH 54°39'27" WEST 21.01 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 77.50 FOOT RADIUS CURVE TO THE RIGHT 30.94 FEET, HAVING A CENTRAL ANGLE OF 22°52'33" (CHORD S66°05'43"W, 30.74') TO A POINT OF A REVERSE CURVE; THENCE SOUTHWESTERLY ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.71 FEET, HAVING A CENTRAL ANGLE OF 90°00'15" (CHORD S32°31'52"W, 14.14') TO A POINT OF TANGENCY; THENCE SOUTH 12°28'15" EAST 50.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.71 FEET, HAVING A CENTRAL ANGLE OF 90°00'00" (CHORD S57°28'15"E, 14.14') TO A POINT OF TANGENCY; THENCE NORTH 77°31'45" EAST 35.62 FEET TO A POINT ON A CURVE, CENTER BEARS SOUTH 12°47'35" EAST; THENCE SOUTHEASTERLY ALONG A 52.50 FOOT RADIUS CURVE TO THE RIGHT 37.55 FEET, HAVING A CENTRAL ANGLE OF 40°58'47" (CHORD S82°18'12"E, 36.75') TO A COMPOUND CURVE; THENCE SOUTHEASTERLY ALONG A 21.49 FOOT RADIUS CURVE TO THE RIGHT 9.12 FEET, HAVING A CENTRAL ANGLE OF 24°18'35" (CHORD S49°39'57"E, 9.05') TO A POINT ON A CURVE, CENTER BEARS SOUTH 52°31'33" WEST; THENCE SOUTHEASTERLY ALONG A 388.69 FOOT RADIUS CURVE TO THE RIGHT 21.37 FEET, HAVING A CENTRAL ANGLE 3°08'58" (CHORD S35°53'58"E, 21.36') TO A POINT ON A CURVE, CENTER BEARS SOUTH 55°46'24" WEST; THENCE SOUTHEASTERLY ALONG A 82.00 FOOT RADIUS CURVE TO THE LEFT 10.19 FEET, HAVING A CENTRAL ANGLE OF 7°07'24" (CHORD S30°39'54"E, 10.19') TO A POINT ON A CURVE, CENTER BEARS SOUTH 67°46'15" WEST; THENCE SOUTHEASTERLY ALONG A 948.22 FOOT RADIUS CURVE TO THE RIGHT 280.34 FEET, HAVING A CENTRAL ANGLE OF 16°56'23" (CHORD S13°45'34"E, 279.32') TO A NONTANGENT POINT; THENCE SOUTH 7°03'24" EAST 28.31 FEET; THENCE SOUTH 0°38'28" EAST 55.36 FEET; THENCE SOUTH 0°38'32" EAST 548.68 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT 7.85 FEET, HAVING A CENTRAL ANGLE OF 30°00'00" (CHORD S14°21'28"W, 7.76') TO A POINT OF TANGENCY; THENCE SOUTH 29°21'28" WEST 16.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 43.00 FOOT RADIUS CURVE TO THE LEFT 22.35 FEET, HAVING A CENTRAL ANGLE OF 29°47'04" (CHORD S14°27'55"W, 22.10'); THENCE NORTH 89°59'21" EAST 10.00 FEET TO THE POINT OF BEGINNING.

COPPER RIM – PHASE 1A 10' PUBLIC UTILITY EASEMENT #2

BEGINNING AT A POINT ON A CURVE (CENTER BEARS SOUTH 89°21'11" WEST) SOUTH 89°58'45" WEST 1786.64 FEET AND NORTH 663.20 FEET FROM THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTHWESTERLY ALONG A 1038.82 FOOT RADIUS CURVE TO THE LEFT 56.35 FEET, HAVING A CENTRAL ANGLE OF 3°06'29" (CHORD N2°12'03"W, 56.34') TO A POINT OF TANGENCY; THENCE NORTH 3°45'18" WEST 180.96 FEET TO A POINT ON A CURVE, CENTER BEARS SOUTH 64°17'05" WEST; THENCE NORTHWESTERLY ALONG A 65.00 FOOT RADIUS CURVE TO THE LEFT 4.06 FEET, HAVING A CENTRAL ANGLE OF 3°34'37" (CHORD N27°30'13"W, 4.06') TO A POINT OF TANGENCY; THENCE NORTH 29°17'32" WEST 13.72 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 34.38 FOOT RADIUS CURVE TO THE RIGHT 7.76 FEET, HAVING A CENTRAL ANGLE OF 12°55'44" (CHORD N22°55'51"W, 7.74') TO A POINT ON A REVERSE CURVE; THENCE NORTHWESTERLY ALONG A 1070.02 FOOT RADIUS CURVE TO THE LEFT 29.21 FEET,

HAVING A CENTRAL ANGLE OF 1°33'52" (CHORD N15°46'07"W, 29.21') TO A POINT ON A CURVE, CENTER BEARS SOUTH 73°25'36" WEST; THENCE NORTHWESTERLY ALONG A 1050.00 FOOT RADIUS CURVE TO THE LEFT 61.64 FEET, HAVING A CENTRAL ANGLE OF 3°21'48" (CHORD N18°15'18"W, 61.63') TO A POINT ON A REVERSE CURVE; THENCE NORTHEASTERLY ALONG A 57.00 FOOT RADIUS CURVE TO THE RIGHT 64.43 FEET, HAVING A CENTRAL ANGLE OF 64°45'01" (CHORD N16°11'35"E, 61.06') TO A POINT ON A CURVE, CENTER BEARS SOUTH 41°27'33" EAST; THENCE NORTHEASTERLY ALONG A 69.75 FOOT RADIUS CURVE TO THE RIGHT 12.78 FEET, HAVING A CENTRAL ANGLE OF 10°29'59" (CHORD N53°47'26"E, 12.76'); THENCE NORTH 3°45'18" WEST 11.06 FEET TO A POINT ON A CURVE, CENTER BEARS SOUTH 24°19'24" EAST; THENCE SOUTHWESTERLY ALONG A 79.75 FOOT RADIUS CURVE TO THE LEFT 19.68 FEET, HAVING A CENTRAL ANGLE OF 14°08'09" (CHORD S55°36'31"W, 19.63') TO A POINT ON A CURVE, CENTER BEARS SOUTH 41°25'44" EAST; THENCE SOUTHWESTERLY ALONG A 67.00 FOOT RADIUS CURVE TO THE LEFT 76.07 FEET, HAVING A CENTRAL ANGLE OF 65°03'11" (CHORD S16°02'41"W, 72.05') TO A POINT ON A CURVE, CENTER BEARS SOUTH 70°02'46" WEST; THENCE SOUTHEASTERLY ALONG A 1040.00 FOOT RADIUS CURVE TO THE RIGHT 61.36 FEET, HAVING A CENTRAL ANGLE OF 3°22'50" (CHORD S18°15'49"E, 61.36') TO A POINT ON A CURVE, CENTER BEARS SOUTH 73°25'36" WEST; THENCE SOUTHEASTERLY ALONG A 1059.88 FOOT RADIUS CURVE TO THE RIGHT 29.06 FEET, HAVING A CENTRAL ANGLE OF 1°34'15" (CHORD S15°45'55"E, 29.06') TO A POINT ON A CURVE, CENTER BEARS NORTH 73°42'41" EAST; THENCE SOUTHEASTERLY ALONG A 44.38 FOOT RADIUS CURVE TO THE LEFT 10.14 FEET, HAVING A CENTRAL ANGLE OF 13°05'40" (CHORD S22°50'09"E, 10.12') TO A POINT OF TANGENCY; THENCE SOUTH 29°17'32" EAST 13.71 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 55.00 FOOT RADIUS CURVE TO THE RIGHT 15.94 FEET, HAVING A CENTRAL ANGLE OF 16°36'38" (CHORD S20°59'13"E, 15.89') TO A POINT OF TANGENCY; THENCE SOUTH 12°40'54" EAST 5.94 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 55.00 FOOT RADIUS CURVE TO THE RIGHT 14.78 FEET, HAVING A CENTRAL ANGLE OF 15°23'32" (CHORD S4°59'08"E, 14.73') TO A POINT OF TANGENCY; THENCE SOUTH 2°42'38" WEST 17.21 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 45.00 FOOT RADIUS CURVE TO THE LEFT 10.17 FEET, HAVING A CENTRAL ANGLE OF 12°57'04" (CHORD S3°45'53"E, 10.15') TO A POINT ON A CURVE, CENTER BEARS SOUTH 79°46'06" WEST; THENCE SOUTHWESTERLY ALONG A 1040.68 FOOT RADIUS CURVE TO THE RIGHT 173.94 FEET, HAVING A CENTRAL ANGLE OF 9°34'34" (CHORD S5°26'37"E, 173.73') TO THE POINT OF BEGINNING