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08/06/2020 04:13 PM \$40.00
Book - 10994 Pg - 2426-2432
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
COTTONWOOD TITLE
1996 E 6400 S #120
SLC UT 84121
BY: DSA, DEPUTY - WI 7 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
20-26-326-008-4001
20-26-326-008-4002
20-26-326-010-0000
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 adjoining City approved subdivision phase adequately dedicates platted public utility easements over the property described herein.

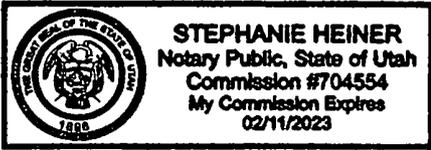
YELLOWSTONE LEGACY, LLC, a Utah limited liability company

Richard H. Jensen
By: Manager
Its: _____

STATE OF Utah)
) : SS.
COUNTY OF Davis)

On this 24th day of January, 2019, personally appeared before me Richard H. Jensen, who being by me duly sworn did say that s/he is the manager of YELLOWSTONE LEGACY, LLC, a Utah limited liability company, and that the foregoing instrument was duly authorized by said limited liability company at a lawful meeting held or by authority of its bylaws and signed in behalf of said company.

Stephanie Heiner
NOTARY PUBLIC
My Commission Expires: 02/11/2023
Residing in Layton, Utah



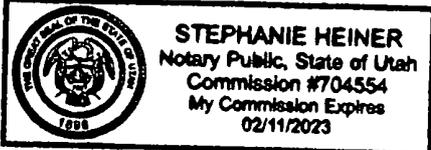
CW COPPER RIM 1, LLC, a Utah limited liability company

Cowry
By: Colin H. Wright
Its: Manager

STATE OF Utah)
) : SS.
COUNTY OF Davis)

On this 27th day of January, 2019, personally appeared before me Colin H. Wright, who being by me duly sworn did say that s/he is the Manager of CW COPPER RIM 1, LLC, a Utah limited liability company, and that the foregoing instrument was duly authorized by said limited liability company at a lawful meeting held or by authority of its bylaws and signed in behalf of said company.

Stephanie Heiner
NOTARY PUBLIC
My Commission Expires: 02-11-2023
Residing in Layton, Utah



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 mentore, 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

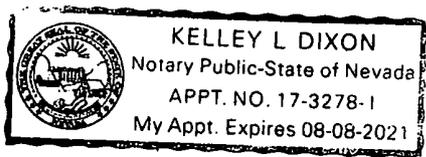


Exhibit "A"
(the "Property")

COPPER RIM – PHASE 1B 10' PUBLIC UTILITY EASEMENT

BEGINNING AT A POINT SOUTH 89°58'45" WEST 2787.46 FEET AND NORTH 0°01'24" WEST 1939.91 FEET FROM THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING ON A CURVE, CENTER BEARS NORTH 52°34'01" EAST; THENCE NORTHWESTERLY ALONG A 1025.58 RADIUS CURVE TO THE RIGHT 38.29 FEET, HAVING A CENTRAL ANGLE OF 2°08'21" (CHORD N36°21'48"W, 38.29') TO A POINT OF TANGENCY; THENCE NORTH 35°17'56" WEST 138.49 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE LEFT 29.85 FEET, HAVING A CENTRAL ANGLE OF 90°00'00" (CHORD N80°17'56"W, 26.87'); THENCE NORTH 35°17'56" WEST 53.50 FEET TO A POINT ON A CURVE, CENTER BEARS NORTH 35°17'56" WEST; THENCE NORTHEASTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE LEFT 29.85 FEET, HAVING A CENTRAL ANGLE OF 90°00'00" (CHORD N9°42'04"E, 26.87') TO A POINT OF TANGENCY; THENCE NORTH 35°17'56" WEST 21.92 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 475.00 FOOT RADIUS CURVE TO THE LEFT 182.84 FEET, HAVING A CENTRAL ANGLE OF 22°03'18" (CHORD N46°19'35"W, 181.72') TO A POINT OF TANGENCY; THENCE NORTH 57°21'14" WEST 33.71 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE LEFT 27.40 FEET, HAVING A CENTRAL ANGLE OF 82°37'23" (CHORD S81°20'04"W, 25.09') TO A POINT OF TANGENCY; THENCE SOUTH 40°01'04" WEST 23.39 FEET; THENCE NORTH 49°58'27" WEST 53.50 FEET; THENCE NORTH 40°00'32" EAST 11.54 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE LEFT 32.29 FEET, HAVING A CENTRAL ANGLE OF 97°22'37" (CHORD N8°39'56"W, 28.54') TO A POINT OF TANGENCY; THENCE NORTH 57°21'14" WEST 22.30 FEET; THENCE NORTH 32°38'46" EAST 70.00 FEET; THENCE SOUTH 57°21'03" EAST 36.29 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE LEFT 27.40 FEET, HAVING A CENTRAL ANGLE OF 82°37'23" (CHORD N81°20'04"E, 25.09') TO A POINT OF TANGENCY; THENCE NORTH 40°01'24" EAST 81.74 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 473.25 FOOT RADIUS CURVE TO THE LEFT 73.30 FEET, HAVING A CENTRAL ANGLE OF 8°52'30" (CHORD N35°35'07"E, 73.23') TO A POINT OF TANGENCY; THENCE NORTH 31°08'53" EAST 84.22 FEET; THENCE NORTH 31°09'11" EAST 32.37 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE LEFT 25.56 FEET, HAVING A CENTRAL ANGLE OF 77°04'03" (CHORD N7°23'09"W, 23.67') TO A POINT OF TANGENCY; THENCE NORTH 45°55'10" WEST 41.15 FEET; THENCE NORTH 43°11'45" EAST 70.00'; THENCE SOUTH 45°55'10" EAST 17.13 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE LEFT 35.00 FEET, HAVING A CENTRAL ANGLE OF 105°33'29" (CHORD N81°18'05"E, 30.26'); THENCE SOUTH 61°28'39" EAST 53.50 FEET TO A POINT ON A CURVE, CENTER BEARS NORTH 61°28'39" WEST; THENCE SOUTHWESTERLY ALONG A 351.75 FOOT RADIUS CURVE TO THE RIGHT 16.12 FEET, HAVING A CENTRAL ANGLE OF

2°37'32" (CHORD S29°50'07"W, 16.12') TO A POINT OF TANGENCY; THENCE SOUTH 31°08'53" WEST 8.29 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE LEFT 25.56 FEET, HAVING A CENTRAL ANGLE OF 77°04'03" (CHORD S7°23'09"E, 23.67') TO A POINT OF TANGENCY; THENCE SOUTH 45°55'16" EAST 97.65 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 467.25 FOOT RADIUS CURVE TO THE LEFT 66.89 FEET, HAVING A CENTRAL ANGLE OF 8°12'09" (CHORD S50°02'10"E, 66.83'); THENCE NORTH 31°08'46" EAST 10.03 FEET TO A POINT ON A CURVE, CENTER BEARS NORTH 35°57'57" EAST; THENCE NORTHWESTERLY ALONG A 457.23 FOOT RADIUS CURVE TO THE RIGHT 64.63 FEET, HAVING A CENTRAL ANGLE OF 8°05'57" (CHORD N49°59'04"W, 64.58') TO A POINT OF TANGENCY; THENCE NORTH 45°55'16" WEST 97.65 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 9.00 FOOT RADIUS CURVE TO THE RIGHT 12.11 FEET, HAVING A CENTRAL ANGLE OF 77°04'03" (CHORD N7°23'09"W, 11.21') TO A POINT OF TANGENCY; THENCE NORTH 31°08'53" EAST 8.29 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 361.75 FOOT RADIUS CURVE TO THE LEFT 16.58 FEET, HAVING A CENTRAL ANGLE OF 2°37'32" (CHORD N29°50'07"E, 16.58') TO A COMPOUND 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 N16°28'39"W, 14.14') TO A POINT OF TANGENCY; THENCE NORTH 61°28'39" WEST 53.50 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°00'00" (CHORD S73°31'21"W, 14.14') TO A REVERSE CURVE; THENCE SOUTHWESTERLY ALONG A 9.00 FOOT RADIUS CURVE TO THE RIGHT 16.58 FEET, HAVING A CENTRAL ANGLE OF 105°33'29" (CHORD S81°18'05"W, 14.33') TO A POINT OF TANGENCY; THENCE NORTH 45°55'10" WEST 17.13 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.86 FEET, HAVING A CENTRAL ANGLE OF 90°53'05" (CHORD S88°38'17"W, 14.25') TO A POINT OF TANGENCY; THENCE SOUTH 43°11'45" WEST 70.01 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.55 FEET, HAVING A CENTRAL ANGLE OF 89°06'55" (CHORD S1°21'43"E, 14.03') TO A POINT OF TANGENCY; THENCE SOUTH 45°55'10" EAST 41.15 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 9.00 FOOT RADIUS CURVE TO THE RIGHT 12.10 FEET, HAVING A CENTRAL ANGLE OF 77°04'03" (CHORD S7°23'19"E, 11.21') TO A POINT OF TANGENCY; THENCE SOUTH 31°09'11" WEST 32.37 FEET; THENCE SOUTH 31°08'53" WEST 84.22 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 463.25 FOOT RADIUS CURVE TO THE RIGHT 71.76 FEET, HAVING A CENTRAL ANGLE OF 8°52'30" (CHORD S35°35'07"W, 71.68') TO A POINT OF TANGENCY; THENCE SOUTH 40°01'24" WEST 81.74 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 9.00 FOOT RADIUS CURVE TO THE RIGHT 12.98 FEET, HAVING A CENTRAL ANGLE OF 82°37'23" (CHORD S81°19'58"W, 11.88') TO A POINT OF TANGENCY; THENCE NORTH 57°21'03" WEST 36.29 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°00'11" (CHORD S77°38'51"W, 14.14') TO A POINT OF TANGENCY; THENCE SOUTH 32°38'46" WEST 70.00 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 S12°21'14"E, 14.14') TO A POINT OF TANGENCY; THENCE SOUTH 57°21'14" EAST 22.30 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 9.00 FOOT RADIUS CURVE TO THE RIGHT 15.30 FEET, HAVING A CENTRAL ANGLE OF 97°22'37" (CHORD S8°39'28"E, 13.52') TO A POINT OF

TANGENCY; THENCE SOUTH 40°00'32" WEST 11.54 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 89°58'59" (CHORD S4°58'57"E, 14.14') TO A POINT OF TANGENCY; THENCE SOUTH 49°58'27" EAST 53.50 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.71 FEET, HAVING A CENTRAL ANGLE OF 90°00'29" (CHORD N85°01'18"E, 14.14') TO A POINT OF TANGENCY; THENCE NORTH 40°01'04" EAST 23.39 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 9.00 FOOT RADIUS CURVE TO THE RIGHT 12.98 FEET, HAVING A CENTRAL ANGLE OF 82°37'23" (CHORD N81°20'04"E, 11.88') TO A POINT OF TANGENCY; THENCE SOUTH 57°21'14" EAST 33.71 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 465.00 FOOT RADIUS CURVE TO THE RIGHT 178.99 FEET, HAVING A CENTRAL ANGLE OF 22°03'18" (CHORD S46°19'35"E, 177.89') TO A POINT OF TANGENCY; THENCE SOUTH 35°17'56" EAST 21.92 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 9.00 FOOT RADIUS CURVE TO THE RIGHT 14.14 FEET, HAVING A CENTRAL ANGLE OF 90°00'00" (CHORD S9°42'04"W, 12.73') TO A REVERSE CURVE; THENCE SOUTHWESTERLY ALONG A 10.00 RADIUS CURVE TO THE LEFT 15.71 FEET, HAVING A CENTRAL ANGLE OF 90°00'00" (CHORD S9°42'04"W, 14.14') TO A POINT OF TANGENCY; THENCE SOUTH 35°17'56" EAST 53.50 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 10.00 RADIUS CURVE TO THE LEFT 15.71 FEET, HAVING A CENTRAL ANGLE OF 90°00'00" (CHORD S80°17'56"E, 14.14') TO A REVERSE CURVE; THENCE SOUTHEASTERLY ALONG A 9.00 FOOT RADIUS CURVE TO THE RIGHT 14.14 FEET, HAVING A CENTRAL ANGLE OF 90°00'00" (CHORD S80°17'56"E, 12.73') TO A POINT OF TANGENCY; THENCE SOUTH 35°17'56" EAST 138.49 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 1035.58 FOOT RADIUS CURVE TO THE LEFT 38.66 FEET, HAVING A CENTRAL ANGLE OF 2°08'21" (CHORD S36°21'48"E, 38.66'); THENCE NORTH 52°34'01" EAST 10.00 FEET TO THE POINT OF BEGINNING