

WHEN RECORDED, MAIL TO:

Tooele City Corporation
90 North Main Street
Tooele, Utah 84074

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(Space above for Recorder's use only)

WATER LINE EASEMENT

For value received and subject to the terms and conditions set forth in this document, DEPOT ASSOCIATES, L.L.C., a Delaware limited liability company ("Grantor"), hereby grants to the TOOELE CITY CORPORATION ("Grantee"), a non-exclusive easement under through and across a portion of Grantor's real property located in Tooele County, State of Utah described on Exhibit "A", attached hereto and incorporated herein ("Easement Property"), to plan, install, and place therein an underground culinary water line and related facilities (collectively, the "Water System"), and thereafter to maintain, operate, inspect, alter, remove, replace, and protect the same, and for no other use or purpose.

TO HAVE AND TO HOLD the same unto the said Grantee so long as the particular Water System shall be maintained and operated on the Easement Property.

THIS CONVEYANCE IS MADE EXPRESSLY SUBJECT TO THE EFFECT OF: (a) that certain Deed from the United States of America to the Redevelopment Agency of Tooele City dated December 18, 1998 and recorded in the public land records of Tooele County on January 6, 1999, as Entry No. D 124236 in Book 0547 at Page 0823 (the "Army Deed"); (b) that certain Declaration of Covenants, Conditions and Restrictions dated December 18, 1998 and recorded in the public land records of Tooele County on January 6, 1999, as Entry No. E 124235 in Book 0547 at Page 0764; (c) that certain Declaration of Covenants, Conditions, Restrictions and Easements for Utah Industrial Depot dated October 8, 1999 and recorded in the public land records of Tooele County on October 19, 1999 as Entry No.138824, in Book 593 at Page 776; (d) any state of facts which an accurate ALTA/ASCM survey (with Table A items) or physical inspection of the Easement Property might show, (e) all zoning regulations, restrictions, rules and ordinances, building restrictions and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction; and (f) reservations, easements, rights-of-way, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity.

THE EASEMENT GRANTED HEREIN AND ALL ASPECTS THEREOF PERTAINING TO THE EASEMENT PROPERTY IS GRANTED IN ITS "AS IS", "WHERE IS" CONDITION, WITHOUT WARRANTIES, EITHER EXPRESS OR IMPLIED, "WITH ALL FAULTS", INCLUDING BUT NOT LIMITED TO BOTH LATENT AND PATENT DEFECTS, AND THE EXISTENCE OF HAZARDOUS MATERIALS, IF ANY. GRANTEE HEREBY WAIVES ALL WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE TITLE, CONDITION AND USE OF THE EASEMENT PROPERTY, INCLUDING, BUT NOT LIMITED TO ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Grantor hereby reserves the right to use the Easement Property for any use not inconsistent with Grantee's permitted use of the Easement Property. Without limiting the foregoing, Grantor reserves the following rights (but does not assume any obligation): (a) to plan, design, place, install, and construct site improvements, roads, driveways and drive aisles, (b) railroad tracks, rail spurs, rail switches, signalization, crossings, and any and all other improvements associated with or related thereto, and thereafter to use, operate, clean, inspect, maintain, repair, alter, remove, replace, and protect the same; (c) for pedestrian and vehicular access across and through the Easement Property; (d) for the placement and movements of rail cars and motor vehicles, (e) for the placement and maintenance of landscaping (excluding trees), signs, light standards, sidewalks, curbs and gutters, ditches, irrigation pipes, utilities and related appurtenances, fences, asphalt roadways and driveways, and railroad lines and tracks and related improvements; and (f) to grant other non-exclusive easements, licenses and rights within or on the Easement Property to other parties. Grantor also reserves the right to relocate the Water System located on Grantor's real property and the location of the Easement Property at any time; provided that the Grantee reasonably approves the location of the relocated Easement Property and Water System and Grantor pays the cost to relocate the Water System. If the Water System or any portion thereof is relocated, abandoned, or vacated, the parties agree to enter into a Corrective or Amended Water Line Easement that will solely pertain to the portion of the Easement Property affected thereby whereby the Easement Property pertaining to the portion of the Water System that is relocated, abandoned or vacated will be modified to reflect the actual location of the Water System. Such instrument may only be filed against the affected portion of the Easement Property and not against all of the Easement Property and Grantor's Property.

Grantee's right to use the Easement Property shall be subject to the following conditions:

- (a) Grantee shall properly maintain and repair the Water System and any and all related improvements located on the Easement Property by Grantee in a good condition and repair; and
- (b) Grantee, or its successors or assigns, as the case may be, shall repair any and all damage to the Easement Property and the adjacent property of Grantor caused by or resulting from the use and operation of the Water System or damaged in the prosecution of any work by Grantee, its agents, servants, employees, consultants and/or contractors ("Grantee's Parties"), and shall otherwise restore the surface condition (including any and all site improvements, landscaping, plantings, and fences) to the same or better condition that it was in prior to such work by Grantee and/or Grantee's Parties

Subject to the terms and conditions of this document, the easement granted herein shall be run with the land, and the terms and conditions of this document shall inure to the benefit of and be binding upon the parties and their respective successors and assigns.

By accepting the easement granted herein and/or upon the recordation of this document, Grantee shall be deemed to have affirmatively accepted and agreed to the terms and conditions set forth in this document.

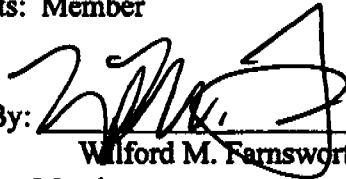
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DATED this 13 day of January, 2010.

DEPOT ASSOCIATES, L.L.C.,
a Delaware limited liability company

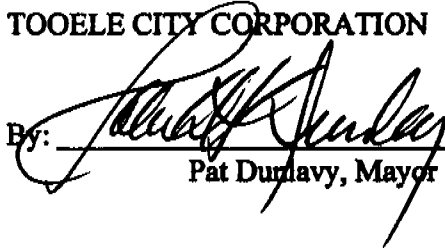
By: IBC Holdings, LLC
An Arizona limited liability company
Its: Administrative Member

By: MainSpring Capital IV, LLC
An Arizona limited liability company
Its: Member

By: 
Wilford M. Farnsworth, III
Its: Member

ACKNOWLEDGED AND AGREED:

TOOELE CITY CORPORATION

By: 
Pat Durlavy, Mayor

STATE OF Arizona)
 : SS
COUNTY OF Maricopa)



The foregoing instrument was acknowledged before me on the 4th day of January, 2010, by Wilford M. Farnsworth, III, the Member of MainSpring Capital IV, LLC, an Arizona limited liability company, Member of IBC Holdings, LLC, an Arizona limited liability company, Administrative Member of Depot Associates, L.L.C.

My Commission Expires:
June 23, 2013

Chris Weinert
Notary Public
Residing at 1591 N. Emerson Ct.
Chandler, AZ 85225

STATE OF Utah)
 : SS
COUNTY OF Tooele)

The foregoing instrument was acknowledged before me on the 13th day of January, 2010, by Pat Dunlavy who executed this instrument as Mayor of Tooele City Corporation.

My Commission Expires:

Sue L. Casias
Notary Public
Residing at Tooele County, Utah



Exhibit "A"

Legal Description of Easement Property

Description of Water Easement; Subdivision 18:

A STRIP OF LAND 20 FEET IN WIDTH, SITUATE IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN LOCATED WITHIN THE UTAH INDUSTRIAL DEPOT, COUNTY OF TOOELE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 84°55'09" WEST, A DISTANCE OF 1948.20 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTH 29°37'55" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 60°20'07" WEST, A DISTANCE OF 324.40 FEET; THENCE NORTH 29°27'26" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 60°20'07" EAST, A DISTANCE OF 324.46 FEET TO THE POINT OF BEGINNING.

CONTAINS: 6,489 SQUARE FEET, OR 0.15 ACRES

TOGETHER WITH:

20 foot Water Easement; Subdivision 18:

A STRIP OF LAND 20 FEET IN WIDTH, SITUATE IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN LOCATED WITHIN THE UTAH INDUSTRIAL DEPOT, COUNTY OF TOOELE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 88°33'48" WEST, A DISTANCE OF 2242.45 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTH 29°27'26" WEST, A DISTANCE OF 594.88 FEET; THENCE NORTH 60°26'46" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 29°27'26" EAST, A DISTANCE OF 594.92 FEET; THENCE SOUTH 60°20'07" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 11,898 SQUARE FEET, OR 0.273 ACRES

TOGETHER WITH:

5 foot Water Easement; Subdivision 18:

SITUATE IN SECTIONS 19 & 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN LOCATED WITHIN THE UTAH INDUSTRIAL DEPOT, COUNTY OF TOOELE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 88°33'48" WEST, A DISTANCE OF 2242.45 FEET FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, RUNNING THENCE NORTH 60°20'07" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 29°27'26" EAST, A DISTANCE OF 737.62 FEET TO A POINT ON A 32.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°27'20", A DISTANCE OF 18.13 FEET, THE LONG CHORD OF WHICH BEARS NORTH 45°41'06" EAST, A DISTANCE OF 17.89 FEET; THENCE SOUTH 29°27'26" WEST, A DISTANCE OF 754.81 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3,745 SQUARE FEET, OR 0.09 ACRES

Description of Water Easement; Subdivision 19:

A STRIP OF LAND 20 FEET IN WIDTH, SITUATE IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN LOCATED WITHIN THE UTAH INDUSTRIAL DEPOT, COUNTY OF TOOELE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 76°21'32" WEST, A DISTANCE OF 2637.77 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTH 29°29'45" WEST, A DISTANCE OF 1235.60 FEET; THENCE NORTH 60°23'28" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 29°29'45" EAST, A DISTANCE OF 1235.58 FEET; THENCE SOUTH 60°26'46" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 24,712 SQUARE FEET, OR 0.567 ACRES

TOGETHER WITH:

20 foot Water Easement; Subdivision 19:

A STRIP OF LAND 20 FEET IN WIDTH, SITUATE IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN LOCATED WITHIN THE UTAH INDUSTRIAL DEPOT, COUNTY OF TOOELE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 63°14'09" WEST, A DISTANCE OF 2893.58 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTH 29°37'55" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 60°29'40" WEST, A DISTANCE OF 531.80 FEET; THENCE NORTH 29°29'53" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 60°29'40" EAST, A DISTANCE OF 531.85 FEET TO THE POINT OF BEGINNING.

CONTAINS: 10,637 SQUARE FEET, OR 0.24 ACRES

Description of Water Easement; Subdivision 23:

A STRIP OF LAND 20 FEET IN WIDTH, SITUATE IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN LOCATED WITHIN THE UTAH INDUSTRIAL DEPOT, COUNTY OF TOOELE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 61°12'27" WEST, A DISTANCE OF 3661.86 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTH 29°30'08" WEST, A DISTANCE OF 1223.16 FEET; THENCE NORTH 60°22'55" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 29°30'08" EAST, A DISTANCE OF 1223.16 FEET; THENCE SOUTH 60°23'28" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 24,463 SQUARE FEET, OR 0.562 ACRES

TOGETHER WITH:

20 foot Water Easement; Subdivision 23:

A STRIP OF LAND 20 FEET IN WIDTH, SITUATE IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN LOCATED WITHIN THE UTAH INDUSTRIAL DEPOT, COUNTY OF TOOELE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 52°57'57" WEST, A DISTANCE OF 4039.55 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTH 29°31'00" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 60°25'02" WEST, A DISTANCE OF 530.23 FEET; THENCE NORTH 29°29'53" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 60°25'02" EAST, A DISTANCE OF 530.23 FEET TO THE POINT OF BEGINNING.

CONTAINS: 10,605 SQUARE FEET, OR 0.243 ACRES

Description of Water Easement; Subdivision 26:

A STRIP OF LAND 20 FEET IN WIDTH, SITUATE IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN LOCATED WITHIN THE UTAH INDUSTRIAL DEPOT, COUNTY OF TOOELE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 53°03'25" WEST, A DISTANCE OF 4815.79 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTH 29°29'42" WEST, A DISTANCE OF 1234.79 FEET; THENCE NORTH 60°31'46" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 29°29'42" EAST, A DISTANCE OF 1234.84 FEET; THENCE SOUTH 60°22'55" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 24,696 SQUARE FEET, OR 0.567 ACRES

TOGETHER WITH:

20 foot Water Easement; Subdivision 26:

A STRIP OF LAND 20 FEET IN WIDTH, SITUATE IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN LOCATED WITHIN THE UTAH INDUSTRIAL DEPOT, COUNTY OF TOOELE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 47°18'57" WEST, A DISTANCE OF 5258.73 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTH 29°31'00" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 60°29'13" WEST, A DISTANCE OF 529.81 FEET; THENCE NORTH 29°29'53" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 60°29'13" EAST, A DISTANCE OF 529.81 FEET TO THE POINT OF BEGINNING.

CONTAINS: 10,596 SQUARE FEET, OR 0.243 ACRES

Description of Water Easement; Subdivision 27:

A STRIP OF LAND VARYING IN WIDTH, SITUATE IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN LOCATED WITHIN THE UTAH INDUSTRIAL DEPOT, COUNTY OF TOOELE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 60°54'40" WEST, A DISTANCE OF 5181.77 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTH 29°31'41" WEST, A DISTANCE OF 575.92 FEET; THENCE NORTH 60°29'13" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 29°31'41" EAST, A DISTANCE OF 525.31 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 668.77 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°30'24", A DISTANCE OF 29.26 FEET, THE LONG CHORD OF WHICH BEARS NORTH 42°51'27" EAST, A DISTANCE OF 29.26 FEET TO A POINT ON A REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 37°38'46", A DISTANCE OF 26.28 FEET, THE LONG CHORD OF WHICH BEARS NORTH 60°25'38" EAST, A DISTANCE OF 25.81 FEET TO THE POINT OF BEGINNING.

CONTAINS: 11,160 SQUARE FEET, OR 0.256 ACRES

TOGETHER WITH:

20 foot Water Easement; Subdivision 27:

A STRIP OF LAND 20 FEET IN WIDTH, SITUATE IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN LOCATED WITHIN THE UTAH INDUSTRIAL DEPOT, COUNTY OF TOOELE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 57°37'12" WEST, A DISTANCE OF 5730.74 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTH 29°33'32" WEST, A DISTANCE OF 580.35 FEET; THENCE NORTH 60°31'46" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 29°33'32" EAST, A DISTANCE OF 580.36 FEET; THENCE SOUTH 60°29'13" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 11,606 SQUARE FEET, OR 0.266 ACRES

TOGETHER WITH:

20 foot Water Easement; Subdivision 27:

A STRIP OF LAND 20 FEET IN WIDTH, SITUATE IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN LOCATED WITHIN THE UTAH INDUSTRIAL DEPOT, COUNTY OF TOOELE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 57°14'57" WEST, A DISTANCE OF 5801.29 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTH 29°33'32" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 61°06'38" WEST, A DISTANCE OF 86.48 FEET; THENCE NORTH 29°30'21" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 61°06'38" EAST, A DISTANCE OF 86.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,730 SQUARE FEET, OR 0.040 ACRES

Description of Water Easement; Subdivision 28:

A STRIP OF LAND 20 FEET IN WIDTH, SITUATE IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, AND SECTION 25, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN LOCATED WITHIN THE UTAH INDUSTRIAL DEPOT, COUNTY OF TOOELE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 46°56'22" WEST, A DISTANCE OF 7063.33 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTH 29°27'26" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 59°49'25" WEST, A DISTANCE OF 120.17 FEET; THENCE NORTH 29°26'38" EAST 20.00 FEET; THENCE SOUTH 59°49'25" EAST 120.17 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2,403 SQUARE FEET, OR 0.055 ACRES

Description of Water Easement; Subdivision 29:

A STRIP OF LAND, WITH VARYING WIDTH, SITUATE IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN LOCATED WITHIN THE UTAH INDUSTRIAL DEPOT, COUNTY OF TOOELE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 39°41'13" WEST, A DISTANCE OF 6457.06 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTH 29°24'57" WEST, A DISTANCE OF 119.12 FEET; THENCE NORTH 60°37'47" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 29°24'57" EAST, A DISTANCE OF 30.81 FEET; THENCE SOUTH 60°28'19" EAST, A DISTANCE OF 1.45 FEET; THENCE NORTH 29°38'24" EAST, A DISTANCE OF 65.26 FEET; THENCE NORTH 60°23'37" WEST, A DISTANCE OF 1.70 FEET; THENCE NORTH 29°24'57" EAST, A DISTANCE OF 23.11 FEET; THENCE SOUTH 60°26'21" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2,280 SQUARE FEET, OR 0.052 ACRES

TOGETHER WITH:

Water Easement; Subdivision 29:

A STRIP OF LAND, WITH VARYING WIDTH, SITUATE IN SECTIONS 30 AND 31, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN LOCATED WITHIN THE UTAH INDUSTRIAL DEPOT, COUNTY OF TOOELE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 40°24'30" WEST, A DISTANCE OF 6852.88 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTH 29°33'04" WEST, A DISTANCE OF 194.83 FEET TO A POINT OF TANGENCY WITH A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°55'22", A DISTANCE OF 16.11 FEET, THE LONG CHORD OF SAID CURVE BEARS SOUTH 48°00'44" WEST, FOR A DISTANCE OF 15.83 FEET; THENCE NORTH 60°39'23" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 29°33'04" EAST, A DISTANCE OF 207.27 FEET; THENCE NORTH 66°54'35" EAST, A DISTANCE OF 3.24 FEET; THENCE SOUTH 60°38'44" EAST, A DISTANCE OF 13.04 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3,121 SQUARE FEET, OR 0.072 ACRES

Description of Water Easement; Subdivision 30:

A STRIP OF LAND, WITH VARYING WIDTH, SITUATE IN SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST AND SECTION 25, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN LOCATED WITHIN THE UTAH INDUSTRIAL DEPOT, COUNTY OF TOOELE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 53°46'33" WEST, A DISTANCE OF 6275.00 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTH 29°28'22" WEST, A DISTANCE OF 585.75 FEET; THENCE NORTH 61°08'54" WEST, A DISTANCE OF 4.23 FEET; THENCE SOUTH 29°11'42" WEST, A DISTANCE OF 37.72 FEET; THENCE SOUTH 61°08'54" EAST, A DISTANCE OF 4.05 FEET; THENCE SOUTH 29°28'22" WEST, A DISTANCE OF 182.51 FEET; THENCE NORTH 60°40'55" WEST, A DISTANCE OF 6.04 FEET; THENCE NORTH 28°59'43" EAST, A DISTANCE OF 394.88 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A 328.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°11'00", A DISTANCE OF 81.20 FEET, THE LONG CHORD OF WHICH BEARS NORTH 21°54'13" EAST, A DISTANCE OF 80.99 FEET; THENCE NORTH 29°28'22" EAST, A DISTANCE OF 330.57 FEET; THENCE SOUTH 61°18'52" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 10,535 SQUARE FEET, OR 0.22 ACRES

TOGETHER WITH:**20 foot Water Easement; Subdivision 30:**

A STRIP OF LAND 20 FEET IN WIDTH, SITUATE IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN LOCATED WITHIN THE UTAH INDUSTRIAL DEPOT, COUNTY OF TOOELE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 50°13'05" WEST, A DISTANCE OF 7276.44 FEET, FROM THE NORTHEAST CORNER OF SECTION 30, AND RUNNING THENCE SOUTH 29°18'59" WEST, A DISTANCE OF 115.24 FEET; THENCE NORTH 60°08'03" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 29°18'59" EAST, A DISTANCE OF 115.13 FEET; THENCE SOUTH 60°27'03" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2,304 SQUARE FEET, OR 0.053 ACRES

Description of Water Easement; Subdivision 34:

A STRIP OF LAND WITH VARYING WIDTH, SITUATED IN SECTIONS 25 AND 36, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN LOCATED WITHIN THE UTAH INDUSTRIAL DEPOT, COUNTY OF TOOELE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 49°05'59" WEST, A DISTANCE OF 7669.92 FEET, FROM THE NORTHEAST CORNER OF SECTION 30, AND RUNNING THENCE SOUTH 29°18'59" WEST, A DISTANCE OF 902.09 FEET; THENCE SOUTH 22°46'50" WEST, A DISTANCE OF 15.34 FEET; THENCE SOUTH 60°30'00" EAST, A DISTANCE OF 12.52 FEET; THENCE SOUTH 29°07'13" WEST 18.07 FEET; THENCE NORTH 58°24'17" WEST 30.80 FEET; THENCE NORTH 22°46'50" EAST 31.19 FEET; THENCE NORTH 29°18'59" EAST 903.32 FEET; THENCE SOUTH 60°25'39" EAST 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 18,904 SQUARE FEET, OR 0.434 ACRES

Description of Water Easement; Subdivision 39:

A STRIP OF LAND 20' IN WIDTH SITUATE IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN LOCATED WITHIN THE UTAH INDUSTRIAL DEPOT, COUNTY OF TOOELE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 85°22'21" WEST, A DISTANCE OF 985.89 FEET, FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 60°32'15" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 29°39'51" EAST, A DISTANCE OF 707.65 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A 993.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°10'42", A DISTANCE OF 245.85 FEET; THE LONG CHORD OF WHICH BEARS NORTH 36°45'12" EAST, A DISTANCE OF 245.22 FEET; THENCE NORTH 43°50'34" EAST, A DISTANCE OF 130.01 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SR-112; THENCE SOUTH 45°53'02" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 43°50'34" WEST, A DISTANCE OF 129.92 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A 973.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°10'42", A DISTANCE OF 240.90 FEET; THE LONG CHORD OF WHICH BEARS SOUTH 36°45'12" WEST, A DISTANCE OF 240.29 FEET; THENCE SOUTH 29°39'51" WEST, A DISTANCE OF 707.57 FEET TO THE POINT OF BEGINNING.

CONTAINS: 21,618 SQUARE FEET, OR 0.496 ACRES

Description of Water Easement; Subdivision 40:

SITUATE IN SECTION 19, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN LOCATED WITHIN THE UTAH INDUSTRIAL DEPOT, COUNTY OF TOOELE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 73°20'12" WEST, A DISTANCE OF 2062.56 FEET, FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 59°42'39" WEST, A DISTANCE OF 200.77 FEET; THENCE NORTH 60°29'00" WEST, A DISTANCE OF 562.99 FEET; THENCE NORTH 29°30'04" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 60°29'00" EAST, A DISTANCE OF 563.13 FEET; THENCE SOUTH 59°42'39" EAST, A DISTANCE OF 217.34 FEET; THENCE SOUTH 18°01'37" WEST, A DISTANCE OF 11.62 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 49°07'56", A DISTANCE OF 21.44 FEET, THE LONG CHORD OF WHICH BEARS NORTH 84°16'37" WEST, A DISTANCE OF 20.79 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 15,592 SQUARE FEET, OR 0.358 ACRES.

UTAH INDUSTRIAL DEPOT
(U.I.D.)
WATER EASEMENTS



WARD ENGINEERING GROUP
PLANNING ENGINEERING SURVEYING
100 S. 210 W.
MIDvale, UT 84044
PH (801) 477-0888

WARD ENGINEERING GROUP



UTAH DEPT ASSOCIATES
100 S. 210 W.
MIDvale, UT 84044
PH (801) 477-0888

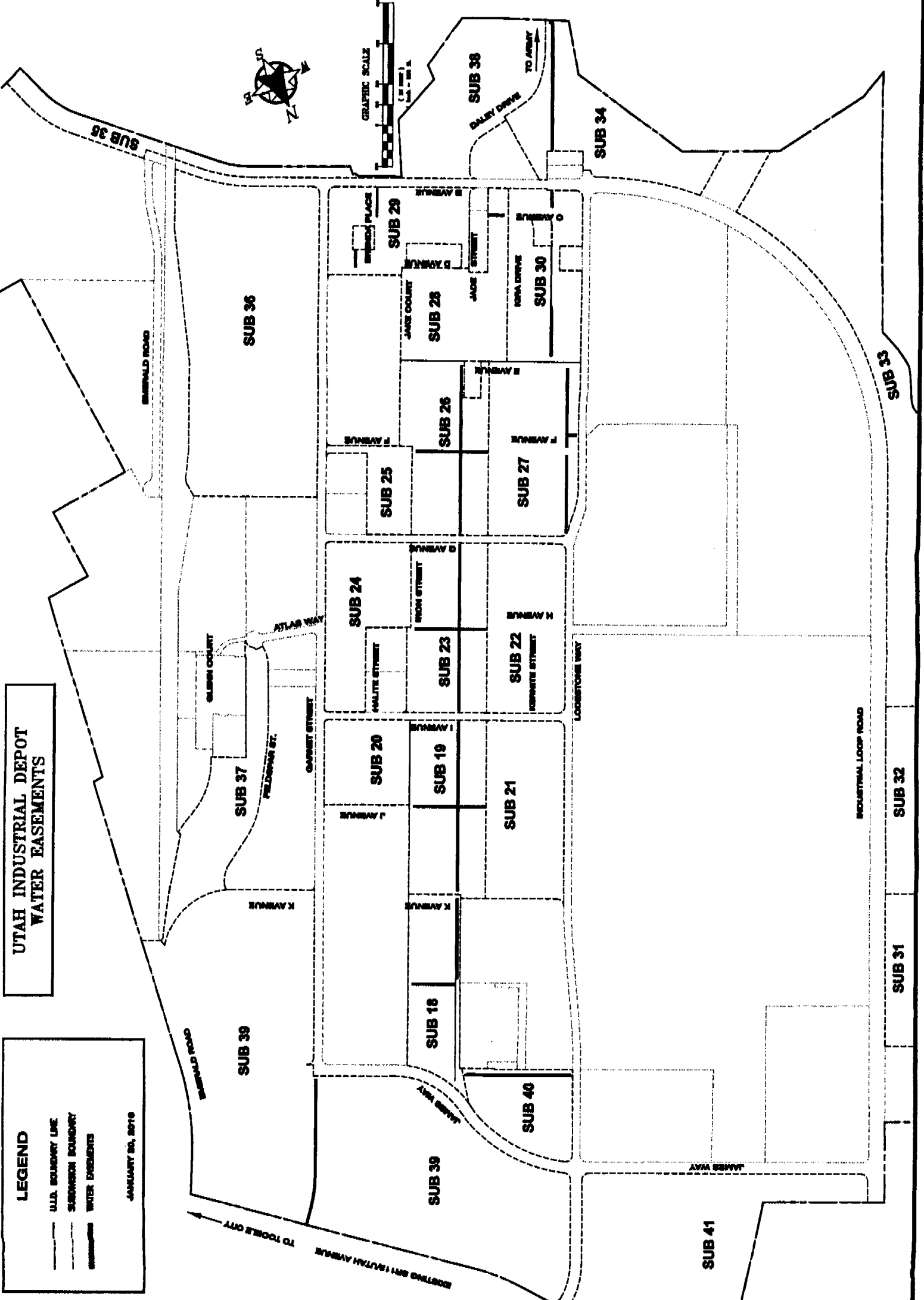
REVISIONS

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UTAH DEPT ASSOCIATES

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UTAH INDUSTRIAL DEPOT
WATER EASEMENTS

LEGEND

- U.I.D. BOUNDARY LINE
- SUBDIVISION BOUNDARY
- WATER EASEMENTS

JANUARY 24, 2018