

WHEN RECORDED, MAIL TO:

Tooele City Corporation
90 North Main Street
Tooele, Utah 84074

COURTESY RECORDING

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(Space above for Recorder's use only)

SEWER 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 sanitary sewer line and related facilities (collectively, the "Sewer 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 Sewer 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 Sewer 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 Sewer System and Grantor pays the cost to relocate the Sewer System. If the Sewer System or any portion thereof is relocated, abandoned, or vacated, the parties agree to enter into a Corrective or Amended Sewer 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 Sewer System that is relocated, abandoned or vacated will be modified to reflect the actual location of the Sewer 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 Sewer 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 Sewer 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.

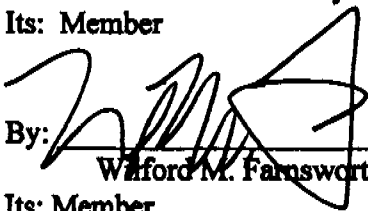
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DATED this 4th day of January, 2010.

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

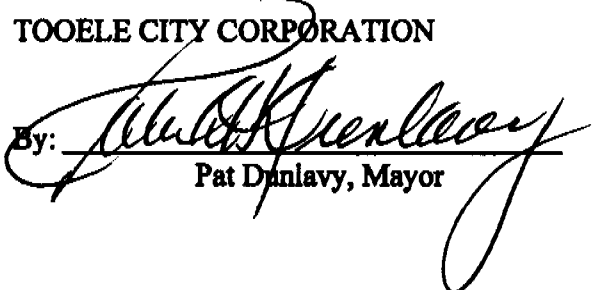
By: IBC Holdings, LLC
An Arizona limited liability company
Its: Administrative Member

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

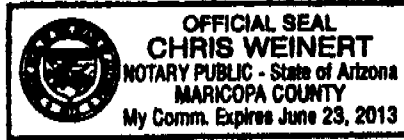
By: 
Wilford M. Farnsworth, III
Its: Member

ACKNOWLEDGED AND AGREED:

TOOELE CITY CORPORATION

By: 
Pat Dunlavy, 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. 31

My Commission Expires:

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



Exhibit "A"

Legal Description of Easement Property

Description of Sewer Easement; Subdivision 18:

A STRIP OF LAND 20 FEET IN WIDTH, SITUATE IN THE NORTHEAST QUARTER OF 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 72°34'36" WEST, A DISTANCE OF 2393.03 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE NORTH 60°26'46" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 29°31'49" EAST, A DISTANCE OF 609.15 FEET; THENCE SOUTH 60°27'15" EAST, A DISTANCE OF 49.98 FEET; THENCE SOUTH 29°37'55" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 60°27'15" WEST, A DISTANCE OF 29.95 FEET; THENCE SOUTH 29°31'49" WEST, A DISTANCE OF 589.15 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 12,782 SQUARE FEET, OR 0.293 ACRES

Description of Sewer Easement; Subdivision 19:

A STRIP OF LAND 20 FEET IN WIDTH, SITUATE IN THE NORTH HALF OF 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 62°40'10" WEST, A DISTANCE OF 2937.42 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE NORTH 60°33'29" WEST, A DISTANCE OF 47.64 FEET; THENCE NORTH 29°31'49" EAST, A DISTANCE OF 654.88 FEET; THENCE SOUTH 60°26'46" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 29°31'49" WEST, A DISTANCE OF 634.84 FEET; THENCE SOUTH 60°33'29" EAST, A DISTANCE OF 27.68 FEET; THENCE SOUTH 29°37'55" WEST, A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING.

CONTAINS 13,650 SQUARE FEET, OR 0.313 ACRES

Description of Sewer Easement; Subdivision 21:

A STRIP OF LAND 10 FEET IN WIDTH, SITUATE IN THE NORTHWEST QUARTER OF 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 82°35'42" WEST, A DISTANCE OF 3044.53 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30; AND RUNNING THENCE SOUTH 29°31'48" WEST, A DISTANCE OF 543.02 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 53°07'49", A DISTANCE OF 23.18 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 56°05'41" WEST, A DISTANCE OF 22.36 FEET; THENCE NORTH 29°31'48" EAST, A DISTANCE OF 583.02 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 53°07'49", A DISTANCE OF 23.18 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 02°57'54" WEST, A DISTANCE OF 22.36 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5,734 SQUARE FEET, OR 0.131 ACRES.

TOGETHER WITH:

10 foot Sewer Easement; Subdivision 21:

A STRIP OF LAND 10 FEET IN WIDTH, SITUATE IN THE NORTHWEST QUARTER OF 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 74°00'20" WEST, A DISTANCE OF 3473.50 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30; AND RUNNING THENCE SOUTH 29°31'48" WEST, A DISTANCE OF 546.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 36°56'56", A DISTANCE OF 16.12 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 48°00'16" WEST, A DISTANCE OF 15.84 FEET; THENCE NORTH 60°23'28" WEST, A DISTANCE OF 4.98 FEET; THENCE NORTH 29°31'48" EAST, A DISTANCE OF 581.07 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 53°07'48", A

DISTANCE OF 23.18 FEET, THE LONG CHORD OF WHICH BEARS SOUTH
02°57'53" WEST, A DISTANCE OF 22.36 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5,702 SQUARE FEET, OR 0.131 ACRES.

Description of Sewer Easement; Subdivision 22:

A STRIP OF LAND 10 FEET IN WIDTH, SITUATE IN THE NORTHWEST QUARTER OF 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 67°23'23" WEST, A DISTANCE OF 3965.17 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30; AND RUNNING THENCE SOUTH 29°31'48" WEST, A DISTANCE OF 541.96 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 53°07'49", A DISTANCE OF 23.18 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 56°05'41" WEST, A DISTANCE OF 22.36 FEET; THENCE NORTH 29°31'48" EAST, A DISTANCE OF 576.94 FEET; THENCE SOUTH 60°23'28" EAST, A DISTANCE OF 5.02 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 36°47'27", A DISTANCE OF 16.05 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 11°08'04" WEST, A DISTANCE OF 15.78 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5,685 SQUARE FEET, OR 0.131 ACRES.

TOGETHER WITH:

10 foot Sewer Easement; Subdivision 22:

A STRIP OF LAND 10 FEET IN WIDTH, SITUATE IN THE NORTHWEST QUARTER OF 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 62°18'49" WEST, A DISTANCE OF 4494.37 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30; AND RUNNING THENCE SOUTH 29°31'48" WEST, A DISTANCE OF 545.12 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 36°57'29", A DISTANCE OF 16.13 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 48°00'32" WEST, A DISTANCE OF 15.85 FEET; THENCE NORTH 60°22'55" WEST, A DISTANCE OF 4.98 FEET; THENCE NORTH 29°31'48" EAST, A DISTANCE OF 580.14 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 53°07'50", A

DISTANCE OF 23.18 FEET, THE LONG CHORD OF WHICH BEARS SOUTH
02°57'54" WEST, A DISTANCE OF 22.36 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5,717 SQUARE FEET, OR 0.131 ACRES.

Description of Sewer Easement; Subdivision 23:

A STRIP OF LAND 20 FEET IN WIDTH, SITUATE IN THE WEST HALF OF 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 50°09'19" WEST, A DISTANCE OF 4637.13 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30; AND RUNNING THENCE NORTH 60°22'55" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 29°31'00" EAST, A DISTANCE OF 1223.21 FEET; THENCE SOUTH 60°23'28" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 29°31'00" WEST, A DISTANCE OF 1223.21 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 24,464 SQUARE FEET, OR 0.562 ACRES

Together With:

20 foot Sewer Easement; Subdivision 23:

A STRIP OF LAND 20 FEET IN WIDTH, SITUATE IN THE NORTHWEST QUARTER OF 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°48'32" WEST, A DISTANCE OF 4065.26 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 530.22 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 Sewer Easement; Subdivision 24:

A STRIP OF LAND WITH VARYING WIDTH, SITUATE IN THE NORTHWEST QUARTER OF 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 51°51'08" WEST, A DISTANCE OF 4069.31 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30; AND RUNNING THENCE EASTERLY ALONG THE ARC OF A 25.00 FOOT NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 53°07'49", A DISTANCE OF 23.18 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 86°58'56" EAST, A DISTANCE OF 22.36 FEET; THENCE SOUTH 60°25'02" EAST, A DISTANCE OF 223.40 FEET, TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 66°25'19", A DISTANCE OF 28.98 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 27°12'23" EAST, A DISTANCE OF 27.38 FEET; THENCE NORTH 60°25'02" WEST, A DISTANCE OF 120.59 FEET; THENCE NORTH 29°34'58" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 60°25'02" WEST, A DISTANCE OF 145.72 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3,110 SQUARE FEET, OR 0.071 ACRES

TOGETHER WITH:

A STRIP OF LAND WITH VARYING WIDTH, SITUATE IN THE SOUTHWEST QUARTER OF 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°27'03" WEST, A DISTANCE OF 3967.14 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30; AND RUNNING THENCE EASTERLY ALONG THE ARC OF A 25.00 FOOT NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 78°27'48", A DISTANCE OF 34.24 FEET, THE LONG CHORD OF WHICH BEARS NORTH 80°21'05" EAST, A DISTANCE OF 31.62 FEET; THENCE SOUTH 60°25'02" EAST, A DISTANCE OF 220.18 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 53°03'47", A DISTANCE OF 23.15 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 33°53'11" EAST, A DISTANCE OF 22.33 FEET; SOUTH 29°30'55" WEST, A DISTANCE OF 10.02 FEET; THENCE NORTH 60°25'02" WEST, A DISTANCE OF 45.41 FEET; SOUTH

29°34'58" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 60°25'02" WEST, A DISTANCE OF 139.40 FEET; THENCE NORTH 29°34'58" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 60°25'02" WEST, A DISTANCE OF 79.86 FEET, TO THE POINT OF BEGINNING

CONTAINS: 5,807 SQUARE FEET, OR 0.133 ACRES

Description of Sewer Easement; Subdivision 25:

A STRIP OF LAND WITH VARYING WIDTH, SITUATE IN THE SOUTHWEST QUARTER OF 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 45°52'43" WEST, A DISTANCE OF 4602.52 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTH 29°24'42" WEST, A DISTANCE OF 257.92 FEET ; THENCE SOUTH 60°42'01" EAST, A DISTANCE OF 17.86 FEET; THENCE SOUTH 29°31'28" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 60°42'01" WEST, A DISTANCE OF 37.83 FEET; THENCE NORTH 29°24'42" EAST, A DISTANCE OF 241.23 FEET; THENCE SOUTH 60°07'24" EAST, A DISTANCE OF 4.67 FEET; THENCE NORTH 29°24'42" EAST, A DISTANCE OF 36.82 FEET; THENCE SOUTH 60°22'55" EAST, A DISTANCE OF 15.33 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5745 SQUARE FEET, OR 0.132 ACRES

Description of Sewer Easement; Subdivision 27:

A STRIP OF LAND 10 FEET IN WIDTH, SITUATE IN THE WEST HALF OF 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 58°18'55" WEST, A DISTANCE OF 5054.17 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30; AND RUNNING THENCE SOUTH 29°30'02" WEST, A DISTANCE OF 545.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 53°07'48", A DISTANCE OF 23.18 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 56°03'56" WEST, A DISTANCE OF 22.36 FEET; THENCE NORTH 29°30'02" EAST, A DISTANCE OF 579.97 FEET; THENCE SOUTH 60°22'55" EAST, A DISTANCE OF 5.03 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 36°45'10", A DISTANCE OF 16.04 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 11°07'28" WEST, A DISTANCE OF 15.76 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5,716 SQUARE FEET, OR 0.131 ACRES.

Description of Sewer Easement; Subdivision 28:

A STRIP OF LAND, VARYING IN WIDTH, SITUATE IN THE SOUTHWEST QUARTER OF 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°47'21" WEST, A DISTANCE OF 6090.97 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTH 23°17'41" WEST, A DISTANCE OF 78.88 FEET; THENCE SOUTH 43°09'43" EAST, A DISTANCE OF 134.21 FEET; THENCE SOUTH 29°25'42" WEST, A DISTANCE OF 20.96 FEET; THENCE NORTH 43°09'43" WEST, A DISTANCE OF 157.31 FEET; THENCE NORTH 29°27'26" EAST, A DISTANCE OF 92.45 FEET; THENCE SOUTH 60°43'43" EAST, A DISTANCE OF 13.56 FEET TO THE POINT OF BEGINNING.

CONTAINS: 4,465 SQUARE FEET, OR 0.103 ACRES

TOGETHER WITH:

A STRIP OF LAND 20 FEET IN WIDTH, SITUATE IN THE SOUTHWEST QUARTER OF 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 48°56'25" WEST, A DISTANCE OF 6050.23 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTH 33°17'24" WEST, A DISTANCE OF 98.65 FEET; THENCE NORTH 60°43'43" WEST, A DISTANCE OF 20.05 FEET; THENCE NORTH 33°17'24" EAST, A DISTANCE OF 98.72 FEET; THENCE SOUTH 60°31'46" EAST, A DISTANCE OF 20.04 FEET TO THE POINT OF BEGINNING

CONTAINS: 1,974 SQUARE FEET, OR 0.045 ACRES

TOGETHER WITH:

A STRIP OF LAND 20 FEET IN WIDTH, SITUATE IN THE SOUTHWEST QUARTER OF 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 48°24'26" WEST, A DISTANCE OF 6113.42 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 60°43'43" WEST, A DISTANCE OF 136.59 FEET; THENCE NORTH 29°27'26" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 60°43'43" EAST, A DISTANCE OF 136.59 FEET TO THE POINT OF BEGINNING

CONTAINS: 2,732 SQUARE FEET, OR 0.063 ACRES

TOGETHER WITH:

A STRIP OF LAND 20 FEET IN WIDTH, SITUATE IN THE SOUTHWEST QUARTER OF 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 49°36'28" WEST, A DISTANCE OF 6159.55 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 60°43'43" WEST, A DISTANCE OF 9.19 FEET; THENCE SOUTH 29°29'53" WEST, A DISTANCE OF 494.07 FEET; THENCE NORTH 60°26'57" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 29°29'53" EAST, A DISTANCE OF 296.91 FEET; THENCE SOUTH 60°49'17" EAST, A DISTANCE OF 1.06 FEET; THENCE NORTH 28°47'56" EAST, A DISTANCE OF 50.63 FEET; THENCE NORTH 60°57'18" WEST, A DISTANCE OF 0.44 FEET; THENCE NORTH 29°29'53" EAST, A DISTANCE OF 166.43 FEET; THENCE SOUTH 60°43'43" EAST, A DISTANCE OF 29.18 FEET TO THE POINT OF BEGINNING

CONTAINS: 10,427 SQUARE FEET, OR 0.239 ACRES

TOGETHER WITH:

A STRIP OF LAND VARYING IN WIDTH, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST AND THE SOUTHEAST QUARTER OF 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 48°00'18" WEST, A DISTANCE OF 6700.68 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTH 29°29'53" WEST, A DISTANCE OF 579.77 FEET; THENCE NORTH 60°08'03" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 29°29'53" EAST, A DISTANCE OF 39.99 FEET; THENCE SOUTH 60°14'23" EAST, A DISTANCE OF 4.42 FEET; THENCE NORTH 29°31'52" EAST, A DISTANCE OF 100.54 FEET; THENCE NORTH 60°14'23" WEST, A DISTANCE OF 4.47 FEET; THENCE NORTH 29°29'53" EAST, A DISTANCE OF 280.44; THENCE SOUTH

60°18'41" EAST, A DISTANCE OF 4.25 FEET; THENCE NORTH 29°41'19" EAST, A DISTANCE OF 6.29 FEET; THENCE SOUTH 60°18'41" EAST, A DISTANCE OF 7.36 FEET; THENCE NORTH 29°33'39" EAST, A DISTANCE OF 107.17 FEET; THENCE NORTH 60°55'39" WEST, A DISTANCE OF 6.64 FEET; THENCE NORTH 29°04'21" EAST, A DISTANCE OF 6.06 FEET; THENCE NORTH 60°55'39" WEST, A DISTANCE OF 5.06 FEET; THENCE NORTH 29°29'53" EAST, A DISTANCE OF 39.30 FEET; THENCE SOUTH 60°26'51" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING

CONTAINS: 9,838 SQUARE FEET, OR 0.226 ACRES

Description of Sewer Easement; Subdivision 30:

A STRIP OF LAND 20 FEET IN WIDTH, SITUATE IN THE SOUTHWEST QUARTER OF 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 49°27'18" WEST, A DISTANCE OF 6749.25 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30 AND RUNNING THENCE SOUTH 29°26'38" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 60°27'06" WEST, A DISTANCE OF 107.48 FEET; THENCE NORTH 29°30'02" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 60°27'06" EAST, A DISTANCE OF 107.46 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2,150 SQUARE FEET, OR 0.049 ACRES.

TOGETHER WITH:

20 foot Sewer 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 49°57'18" WEST, A DISTANCE OF 6970.15 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTH 29°30'02" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 60°40'55" WEST, A DISTANCE OF 17.92 FEET; THENCE NORTH 29°25'09" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 60°40'55" EAST, A DISTANCE OF 17.95 FEET TO THE POINT OF BEGINNING

CONTAINS: 359 SQUARE FEET, OR 0.008 ACRES

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



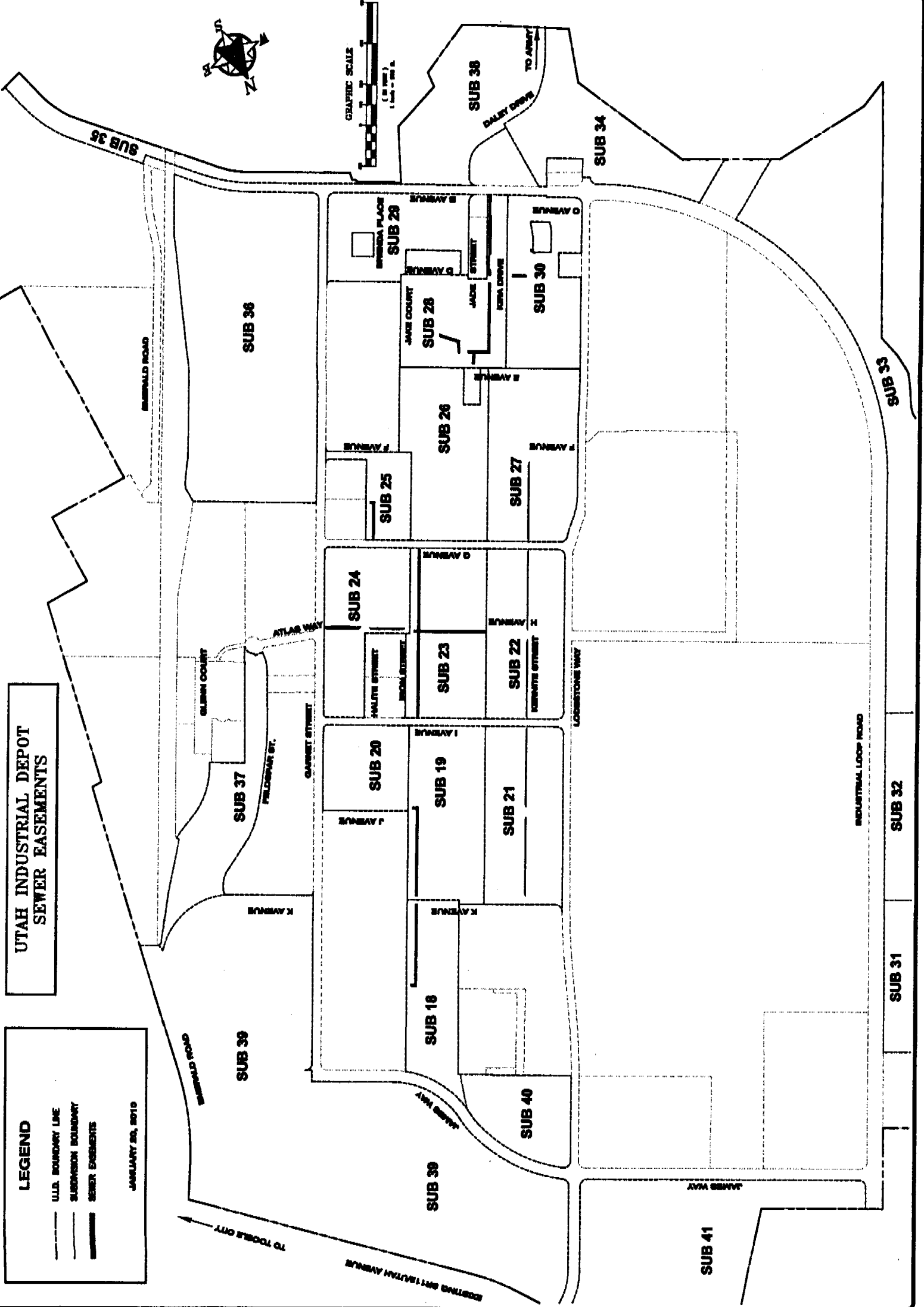
Ward Engineering Group
Professional Engineering Services
100 S. 211 W.
SALT LAKE CITY, UT 84119
Tel: (801) 487-8888



DATE: 01/20/10
PROJECT: U.I.D. SEWER EASEMENTS
DRAWN BY: JLD
CHECKED BY: JLD
SCALE: AS SHOWN

NO.	DATE	REVISIONS

1 of 1



UTAH INDUSTRIAL DEPOT
SEWER EASEMENTS

LEGEND

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

JANUARY 20, 2010

SUB 32
SUB 31