

When Recorded Return to:

Peterson Industrial Depot
1485 West James Way
Tooele, Utah
Attn: Brock Petersen

Affecting Parcel Nos. See Exhibit 1, attached hereto

**AMENDMENT NO. 3 TO DECLARATION
OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
UTAH INDUSTRIAL DEPOT**

THIS AMENDMENT NO. 3 TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR UTAH INDUSTRIAL DEPOT is made this 26th day of August, 2019 (the “**Effective Date**”), by PETERSON INDUSTRIAL PROPERTIES, LLC, a Utah limited liability company (“**Declarant**”) in contemplation of the following facts and circumstances:

A. Declarant is the “Declarant” under that certain Declaration of Covenants, Conditions, Restrictions and Easements for Utah Industrial Depot (the “**Original Declaration**”), recorded as Entry No. 138824, Book 0593, Page 0776, in the Official Records of Tooele County, Utah, as amended by Amendment No. 1 to Declaration of Covenants, Conditions, Restrictions and Easements for Utah Industrial Depot (“**Amendment No. 1**”), recorded as Entry No. 380135, in the Official Records of Tooele County, Utah, and as further amended by that certain Amendment No. 2 to Declaration of Covenants, Conditions, Restrictions and Easements for Utah Industrial Depot (the “**Amendment No. 2**”), recorded as Entry No. 395017, in the Official Records of Tooele County, Utah. The Original Declaration, Amendment No. 1, and Amendment No. 2 are collectively referred to herein as the “**Declaration**.”

B. The Declaration provides for the orderly administration and operation of an industrial park known as the Utah Industrial Depot and may from time to time be referred to herein as the “Project” or “Property,” located in Tooele County, State of Utah, and more particularly described on Exhibit 1 which is attached hereto and incorporated herein by this reference.

C. Declarant is currently negotiating the lease of an industrial building to Tryke Companies Utah, LLC, a Utah limited liability company (“**Tryke**”), which real property is located within the Project and is subject to the Declaration (the “**Tryke Property**”). The Tryke Property is more particularly described on Exhibit A-2, attached hereto and incorporated herein by this reference.

D. Tryke desires to use the Tyrke Property for purposes of cultivating, harvesting, producing, marketing, distributing, selling and possessing cannabis (the “Proposed Use”), which use is prohibited under the Declaration.

E. Pursuant to Section 12.3 of Original Declaration, Declarant may amend the Declaration without the vote or consent of any Owner in any manner provided such amendment does not adversely affect the substantive rights of existing Owners or Mortgagees.

F. Declarant has determined that the Proposed Use does not adversely affect the substantive rights of existing Owners or Mortgagees, and desires now to amend the Declaration solely to permit Tryke to use the Tryke Property, and no other portion of the Project, for the Proposed Use, subject to the terms and conditions below.

NOW, THEREFORE, the Declaration is hereby amended as follows.

1. **Amendment Effectiveness.** Notwithstanding anything to the contrary herein, the effectiveness of this Amendment, and Tryke’s ability to occupy and use the Tryke Property for the Proposed Use, is expressly conditioned upon Tryke’s continual and uninterrupted use of the Tryke Property for the Proposed Use. Accordingly, if at any time either (a) Tryke ceases using the Tryke Property for longer than sixty (60) consecutive days for the Proposed Use, (b) Tryke no longer has a license issued by the Utah Department of Agriculture and Food (or similar state agency) to cultivate, harvest, produce, market, distribute, sell and possess cannabis, or (c) Tryke no longer holds a possessory interest to occupy and use the Tryke Property for the Proposed Use (via fee simple, leasehold, or otherwise), this Amendment shall automatically terminate, and the Tryke Property shall no longer be permitted to be used and occupied for the Proposed Use. Declarant shall have the right, in Declarant’s commercially reasonable discretion, to record a termination of this amendment memorializing the occurrence of either (a), (b), or (c).

2. **Amendment to Article 1, Definitions.**

2.1. Article 1 of the Original Declaration is hereby amended to include the following definition:

Tryke Property shall mean that certain real property within the Project more particularly described on Exhibit A-2, attached hereto and incorporated herein by this reference.

2.2. The Original Declaration is hereby amended to include Exhibit A-2, attached hereto and incorporated herein by this reference.

3. **Amendment to Section 5.10, Compliance with Laws.** Notwithstanding anything set forth in the Declaration to the contrary, Section 5.10 of the Original Declaration is hereby deleted in its entirety and replaced with the following:

5.10 Compliance with Law. No portion of the Project may be occupied for any use which is in violation of applicable ordinances, laws and

regulations of any governmental entity having jurisdiction over the use of all or any portion of the Project. Notwithstanding the foregoing, it shall not be deemed a violation of this Section 5.10 if the Tryke Property is used and occupied for uses not in noncompliance with Federal Cannabis Laws and the federal regulations promulgated thereunder. For purposes of this Section 5.10, "Federal Cannabis Laws" means any U.S. federal Law (civil, criminal or otherwise) that is directly or indirectly related to the cultivation, harvesting, production, marketing, distribution, sale and possession of cannabis, marijuana or related substances or products containing cannabis, marijuana or related substances, including, without limitation, the prohibition on drug trafficking under the Controlled Substances Act (21 U.S.C. § 801, et seq.), the conspiracy statute under 18 U.S.C. § 846, the bar against aiding and abetting the conduct of an offense under 18 U.S.C. § 2, the bar against misprision of a felony (concealing another's felonious conduct) under 18 U.S.C. § 4, the bar against being an accessory after the fact to criminal conduct under 18 U.S.C. § 3, and federal money laundering statutes under 18 U.S.C. §§ 1956, 1957 and 1960.

4. **Amendment to Section 12.10, Violation of Law.** Notwithstanding anything set forth in the Declaration to the contrary, Section 12.10 of the Original Declaration is hereby deleted in its entirety and replaced with the following:

12.10 Violation of Law. Any violation of any federal, state, municipal or local law, ordinance, rule or regulation, pertaining to the ownership, occupation or use of any Property or Improvements within the Project, is hereby declared to be a violation of this Declaration and shall be subject to any and all of the enforcement procedures set forth in this Declaration. Notwithstanding the foregoing, it shall not be deemed a violation of this Section 12.10 if the Tryke Property is used and occupied for uses not in noncompliance with Federal Cannabis Laws and the federal regulations promulgated thereunder, since January 1, 2016. For purposes of this Section 12.10 "Federal Cannabis Laws" means any U.S. federal Law (civil, criminal or otherwise) that is directly or indirectly related to the cultivation, harvesting, production, marketing, distribution, sale and possession of cannabis, marijuana or related substances or products containing cannabis, marijuana or related substances, including, without limitation, the prohibition on drug trafficking under the Controlled Substances Act (21 U.S.C. § 801, et seq.), the conspiracy statute under 18 U.S.C. § 846, the bar against aiding and abetting the conduct of an offense under 18 U.S.C. § 2, the bar against misprision of a felony (concealing another's felonious conduct) under 18 U.S.C. § 4, the bar against being an accessory after the fact to criminal conduct under 18 U.S.C. § 3, and federal money laundering statutes under 18 U.S.C. §§ 1956, 1957 and 1960.

5. **Miscellaneous**. The recitals are hereby incorporated into this Amendment. All capitalized terms used herein and not otherwise defined herein shall have the meanings ascribed to them in the Declaration. Except as provided herein, the terms and conditions of the Declaration shall remain the same and in full force and effect.

(signatures and acknowledgements to follow)

EXECUTED to be effective the day same shall be recorded in the office of the Tooele County Recorder, State of Utah.

Declarant: PETERSON INDUSTRIAL PROPERTIES, LLC,
a Utah limited liability company

By: [Signature]
Name: Aaron Peterson
Its: Manager

STATE OF UTAH)
County of Tooele)SS.
)

On October 4, 2019 before me, the undersigned Notary Public, personally appeared Aaron Peterson the President of Peterson Industrial Properties, LLC, a Utah limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 9/4/22

[Signature]
Notary Public

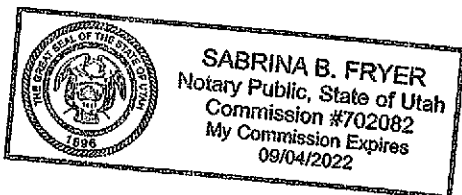


Exhibit "1"
Legal Description of Project

Tax Parcel Nos.

01-073-0-0070	02-134-0-0006	16-088-0-0901	17-075-0-4003
01-132-0-0030	02-134-0-0010	16-089-0-1201	17-092-0-3001
02-017-0-0009	02-137-0-0002	17-009-0-1302	17-092-0-3002
02-017-0-0011	03-036-0-0025	17-009-0-1303	17-092-0-3003
02-017-0-0013	15-018-0-0001	17-009-0-1304	17-092-0-3004
02-017-0-0014	15-018-0-0002	17-009-0-1305	17-092-0-3005
02-017-0-0020	15-028-0-0201	17-037-0-1701	18-013-0-801A
02-017-0-0022	15-062-0-0001	17-039-0-3801	18-034-0-0001
02-017-0-0027	15-062-0-0002	17-039-0-3802	18-034-0-0002
02-017-0-0046	15-062-0-0003	17-044-0-1803	18-034-0-0003
02-017-0-0050	15-075-0-0002	17-044-0-1804	18-055-0-0001
02-017-0-0069	15-075-0-0004	17-063-0-3101	02-017-0-00R4
02-017-0-0071	16-003-0-0001	17-063-0-3102	02-018-0-0017
02-017-0-0072	16-004-0-0001	17-064-0-3201	16-002-0-0001
02-017-0-0073	16-004-0-0002	17-064-0-3202	16-088-0-0902
02-017-0-0074	16-005-0-0100	17-065-0-3301	10-029-F-0005
02-017-0-0075	16-005-0-0101	17-066-0-3401	17-009-0-000A
02-017-0-0078	16-005-0-0102	17-067-0-3501	
02-018-0-0013	16-005-0-0103	17-067-0-3502	
02-132-0-0019	16-005-0-0104	17-069-0-3601	
02-132-0-0029	16-021-0-0001	17-070-0-3701	
02-132-0-0030	16-035-0-1001	17-070-0-3702	
02-134-0-0002	16-071-0-1401	17-075-0-4002	

Exhibit "1"
Legal Description of Project - Continued

Legal Description

Beginning at a point which lies South 00°05'22" East 1792.32 feet along the East section line of Section 31, and West 1320.48 feet from the Northeast corner of Section 31, Township 3 South, Range 4 West, Salt Lake Base & Meridian; and traversing thence South 74°42'50" West 1171.10 feet; thence South 74°22'01" West 238.07 feet; thence North 15°24'57" West 227.67 feet to the beginning of a 727.65-foot radius curve to the left; thence Northwesterly 343.14 feet along the arc of said curve through a central angle of 27°01'09"; thence North 42°26'33" West 648.93 feet; thence North 29°32'58" East 6159.36 feet; thence South 12°07'53" West 1552.76 feet; thence North 89°40'19" West 75.00 feet; thence South 12°07'41" West 1364.40 feet; thence North 89°40'19" West 332.50 feet; thence South 00°05'18" East 531.80 feet; thence North 89°40'19" West 610.00 feet; thence South 00°05'18" East 1600.00 feet; thence South 89°40'19" East 610.00 feet; thence South 00°04'42" East 999.74 feet to the point of beginning.

contains 4,990,754 sf or 114.57 acres more or less

Exhibit "2"

Legal Description of Project - Continued

Beginning at a point which lies South $00^{\circ}05'16''$ East 1104.40 feet along the East section line of Section 30, and West 295.44 feet from the Northeast corner of Section 30, Township 3 South, Range 4 West, Salt Lake Base & Meridian; and traversing thence North $70^{\circ}31'18''$ West 136.15 feet; thence South $19^{\circ}28'42''$ West 92.19 feet to the beginning of a 452.00-foot radius curve to the right; thence Southwesterly 790.60 feet along the arc of said curve through a central angle of $100^{\circ}13'00''$; thence North $60^{\circ}18'17''$ West 585.03 feet to the beginning of a 25.00-foot radius curve to the right; thence Northwesterly 39.19 feet along the arc of said curve through a central angle of $89^{\circ}49'12''$; thence North $29^{\circ}30'55''$ East 1294.85 feet; thence North $60^{\circ}29'05''$ West 66.00 feet to the beginning of a 25.00-foot radius curve to the right whose center bears North $60^{\circ}29'05''$ West; thence Southwesterly 39.19 feet along the arc of said curve through a central angle of $89^{\circ}48'26''$; thence North $60^{\circ}40'39''$ West 530.55 feet to the beginning of a 572.00-foot radius curve to the right; thence Northwesterly 590.05 feet along the arc of said curve through a central angle of $59^{\circ}06'14''$ to the point of reverse curvature of a 528.00-foot radius curve to the left; thence Northwesterly 150.29 feet along the arc of said curve through a central angle of $16^{\circ}18'29''$ to the point of compound curvature of a 1213.00-foot radius curve to the left; thence Northwesterly 705.39 feet along the arc of said curve through a central angle of $33^{\circ}19'09''$ to the point of compound curvature of a 428.00 foot radius curve to the left; thence Northwesterly 42.92 feet along the arc of said curve through a central angle of $05^{\circ}44'43''$ to the point of reverse curvature of a 25.00-foot radius curve to the right; thence Northwesterly 37.70 feet along the arc of said curve through a central angle of $86^{\circ}24'17''$; thence North $29^{\circ}27'30''$ East 662.44 feet to the beginning of a 572.00-foot radius curve to the right; thence Northeasterly 282.09 feet along the arc of said curve through a central angle of $28^{\circ}15'24''$; thence North $57^{\circ}42'54''$ East 21.79 feet to a point on the South right-of-way line of State Highway 112; thence South $32^{\circ}17'06''$ East 309.76 feet along said right-of-way line to the beginning of a 1673.21-foot radius curve to the left; thence Southeasterly 398.14 feet along the arc of said curve and right-of-way line through a central angle of $13^{\circ}38'00''$; thence South $45^{\circ}55'06''$ East 1975.48 feet along said right-of-way line to the beginning of a 1066.20-foot radius curve to the right; thence Southeasterly 179.34 feet along the arc of said curve and right-of-way line through a central angle of $09^{\circ}38'15''$; thence leaving said right-of-way line South $31^{\circ}26'53''$ West 217.90 feet to the beginning of a 1960.08 foot radius curve to the left; thence Southwesterly 660.83 feet along the arc of said curve through a central angle of $19^{\circ}19'01''$; thence South $12^{\circ}07'53''$ West 641.04 feet to the point of beginning.

contains 4,284,195 sf or 98.35 acres more or less

Exhibit "2" Legal Description of Project - Continued

Beginning at a point which lies North 00°08'52" West 12.47 feet along the East section line of Section 25, and West 1007.25 feet from the Southeast corner of Section 25, Township 3 South, Range 5 West, Salt Lake Base & Meridian; and traversing thence North 24°35'35" West 838.52 feet; thence North 61°02'23" West 713.92 feet; thence South 86°26'34" West 727.47 feet; thence South 67°10'25" West 226.76 feet; thence North 29°12'46" East 1877.84 feet; thence North 13°27'30" West 172.80 feet; thence North 05°10'15" West 98.74 feet; thence North 01°15'19" West 52.83 feet; thence North 20°42'18" East 61.03 feet; thence North 25°48'03" East 182.76 feet; thence North 16°46'11" East 48.45 feet; thence North 01°18'12" West 85.08 feet; thence North 17°22'17" West 84.66 feet; thence North 23°45'37" West 84.08 feet; thence North 33°20'52" West 131.09 feet; thence North 07°42'17" West 227.74 feet; thence North 07°34'55" East 119.34 feet; thence North 07°50'36" West 156.30 feet; thence North 23°59'49" East 447.85 feet; thence North 29°37'32" East 4166.08 feet; thence South 60°25'47" East 775.60 feet; thence North 29°25'41" East 598.60 feet; thence South 60°30'50" East 885.77 feet; thence North 40°42'50" East 715.13 feet; thence North 39°51'42" East 695.27 feet to a point on the South right-of-way line of State Highway 112; thence South 32°17'06" East 1311.77 feet along said right-of-way line; thence leaving said right-of-way line South 57°42'54" West 21.79 feet to the beginning of a 628.00-foot radius curve to the left; thence Southwesterly 301.15 feet along the arc of said curve through a central angle of 27°28'31"; thence North 60°02'31" West 145.61 feet; thence South 29°19'15" West 471.20 feet; thence South 60°32'30" East 144.41 feet; thence South 29°27'30" West 200.19 feet to the beginning of a 25.00 foot radius curve to the right; thence Southwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'00"; thence North 60°32'30" West 929.86 feet; thence South 29°27'30" West 732.97 feet; thence South 60°33'45" East 954.86 feet; thence South 29°27'30" West 1407.12 feet to the beginning of a 2028.00-foot radius curve to the left; thence Southwesterly 48.37 feet along the arc of said curve through a central angle of 01°21'59"; thence South 28°05'31" West 252.30 feet to the beginning of a 1972.00-foot radius curve to the right; thence Southwesterly 47.03 feet along the arc of said curve through a central angle of 01°21'59"; thence South 29°27'30" West 939.07 feet to the beginning of a 828.00-foot radius curve to the left; thence Southwesterly 239.03 feet along the arc of said curve through a central angle of 16°32'25" to the point of reverse curvature of a 772.00-foot radius curve to the right; thence Southwesterly 223.24 feet along the arc of said curve through a central angle of 16°34'05"; thence South 29°29'11" West 117.47 feet; thence North 60°29'52" West 1122.18 feet; thence South 29°19'59" West 1479.07 feet; thence South 60°27'14" East 729.30 feet; thence North 34°36'27" East 7.93 feet; thence South 60°28'52" East 207.92 feet; thence North 72°31'59" East 106.06 feet; thence South 60°05'53" East 19.18 feet; thence South 29°30'21" West 2564.73 feet to the point of beginning.

contains 20,442,101 sf or 469.29 acres more or less

Exhibit "2"

Legal Description of Project - Continued

Beginning at a point which lies South $00^{\circ}05'22''$ East 1169.30 feet along the East section line of Section 31, and West 3341.32 feet from the Northeast corner of Section 31, Township 3 South, Range 4 West, Salt Lake Base & Meridian; and traversing thence North $42^{\circ}26'33''$ West 453.38 feet to the beginning of a 655.55-foot radius curve to the left; thence northwesterly 209.87 feet along the arc of said curve through a central angle of $18^{\circ}20'33''$; thence North $60^{\circ}46'16''$ West 682.39 feet; thence North $60^{\circ}59'01''$ West 70.17 feet; thence North $09^{\circ}14'27''$ East 59.19 feet; thence North $78^{\circ}09'15''$ West 16.22 feet; thence North $25^{\circ}17'08''$ West 33.77 feet; thence North $60^{\circ}58'42''$ West 106.05 feet; thence North $60^{\circ}30'03''$ West 158.59 feet; thence North $46^{\circ}55'17''$ East 4.75 feet; thence North $60^{\circ}08'03''$ West 48.65 feet; thence South $24^{\circ}53'00''$ West 25.46 feet; thence South $26^{\circ}11'08''$ West 391.44 feet; thence South $69^{\circ}30'00''$ West 25.69 feet; thence South $73^{\circ}48'04''$ West 29.45 feet; thence South $70^{\circ}39'41''$ West 336.67 feet; thence South $5^{\circ}08'15''$ West 112.34 feet; thence South $64^{\circ}32'49''$ West 427.42 feet; thence North $60^{\circ}42'54''$ West 235.64 feet; thence North $58^{\circ}24'17''$ West 544.52 feet; thence North $18^{\circ}41'56''$ East 400.85 feet; thence North $24^{\circ}35'35''$ West 102.73 feet; thence North $29^{\circ}30'21''$ East 2564.73 feet; thence North $60^{\circ}05'53''$ West 19.18 feet; thence South $72^{\circ}31'59''$ West 106.06 feet; thence North $60^{\circ}28'52''$ West 207.92 feet; thence South $34^{\circ}36'27''$ West 7.93 feet; thence North $60^{\circ}27'14''$ West 729.30 feet; thence North $29^{\circ}19'59''$ East 1479.07 feet; thence South $60^{\circ}29'52''$ East 1122.18 feet; thence North $29^{\circ}29'11''$ East 117.47 feet to the beginning of a 772.00-foot radius curve to the left; thence Northeasterly 223.24 feet along the arc of said curve through a central angle of $16^{\circ}34'05''$ to the point of reverse curvature of a 828.00-foot radius curve to the right; thence Northeasterly 239.03 feet along the arc of said curve through a central angle of $16^{\circ}32'25''$; thence North $29^{\circ}27'30''$ East 939.07 feet to the beginning of a 1972.00-foot radius curve to the left; thence Northeasterly 47.03 feet along the arc of said curve through a central angle of $01^{\circ}21'59''$; thence North $28^{\circ}05'31''$ East 252.30 feet to the beginning of a 2028.00-foot radius curve to the right; thence Northeasterly 48.37 feet along the arc of said curve through a central angle of $01^{\circ}21'59''$; thence North $29^{\circ}27'30''$ East 1407.12 feet; thence North $60^{\circ}33'45''$ West 954.86 feet; thence North $29^{\circ}27'30''$ East 732.97 feet; thence South $60^{\circ}32'30''$ East 929.86 feet to the beginning of a 25.00-foot radius curve to the left; thence Northeasterly 39.27 feet along the arc of said curve through a central angle of $90^{\circ}00'00''$; thence North $29^{\circ}27'30''$ East 200.19 feet; thence North $60^{\circ}32'03''$ West 144.41 feet; thence North $29^{\circ}19'15''$ East 471.20 feet; thence South $60^{\circ}02'31''$ East 145.61 feet to the beginning of a 628.00-foot radius curve to the right whose center bears South $59^{\circ}45'37''$ East; thence Northeasterly 301.15 feet along the arc of said curve through a central angle of $27^{\circ}28'31''$; thence North $57^{\circ}42'54''$ East 21.79 feet to a point on the South right of way line of State Highway 112; thence South $32^{\circ}17'06''$ East 56.00 feet along said right of way line; thence leaving said right of way line South $57^{\circ}42'54''$ West 21.79 feet to the beginning of a 572.00-foot radius curve to the left; thence Southwesterly 282.09 feet along the arc of said curve through a central angle of $28^{\circ}15'24''$; thence South $29^{\circ}27'30''$ West 662.44 feet to the beginning of a 25.00-foot radius curve to the left; thence Southeasterly 37.70 feet along the arc of said curve through a central angle of $86^{\circ}24'17''$ to the point of reverse curvature of a 428.00-foot radius curve to the right; thence southeasterly 42.92 feet along the arc of said curve through a central angle of $05^{\circ}44'43''$ to the point of compound curvature of a

1213.00-foot radius curve to the right; thence Southeasterly 705.39 feet along the arc of said curve through a central angle of $33^{\circ}19'09''$ to the point of compound curvature of a 528.00-foot radius curve to the left; thence Southeasterly 150.29 feet along the arc of said curve through a central angle of $16^{\circ}18'29''$ to the point of reverse curvature of a 572.00-foot radius curve to the left; thence Northwesterly 590.05 feet along the arc of said curve through a central angle of $59^{\circ}06'14''$; thence South $60^{\circ}40'39''$ East 530.55 feet to the beginning of a 25.00-foot radius curve to the left; thence Northeasterly 39.19 feet along the arc of said curve through a central angle of $89^{\circ}48'26''$; thence South $60^{\circ}29'05''$ East 66.00 feet; thence South $29^{\circ}30'55''$ West 1294.85 feet to the beginning of a 25.00-foot radius curve to the left; thence Southeasterly 39.19 feet along the arc of said curve through a central angle of $89^{\circ}49'12''$; thence South $60^{\circ}18'17''$ East 585.03 feet to the beginning of a 452.00-foot radius curve to the left; thence Northeasterly 790.60 feet along the arc of said curve through a central angle of $100^{\circ}13'00''$; thence North $19^{\circ}28'42''$ East 92.19 feet; thence South $70^{\circ}31'18''$ East 136.15 feet; thence South $29^{\circ}32'58''$ West 6159.36 feet to the point of beginning.

contains: 23,527,186 sf or 540.11 acres more or less

Exhibit "A-2"

Legal Description of the Tryke Property

That certain real property located in Tooele County, Utah, specifically described as follows:

A parcel of land, occupied by the northerly half of Building 621, of the Utah Industrial Depot, situate in the Southwest Quarter of Section 30, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the intersection of the extension of the centerline of the demising wall through the middle of Building 621 with the easterly line of Kernite Street, as defined on the 'Utah Industrial Depot Master Subdivision, Lot 3 Amended', as recorded March 11, 2013, under Entry no. 396338, in the Tooele County Recorder's office, and as defined by existing street monumentation, which point is located North 89°42'47" East 581.42 feet along the line between the found monuments at the Northwest Corner (dated 2015) and the Northeast Corner (dated 1982) and South 3462.41 feet from the Northwest Corner of Section 30, Township 3 South, Range 4 West, and running:

thence North 29°30'02" East 273.53 feet along the easterly line of said Kernite Street (a private road);

thence Northeasterly 39.28 feet along the arc of a 25.00-foot radius tangent curve to the right (center bears South 60°29'58" East, and the long chord bears North 74°30'25" East 35.36 feet, through a central angle of 90°00'45"), along said easterly line, to the southerly line of "F" Avenue (a private road);

thence South 60°29'13" East 201.12 feet along said southerly line;

thence South 29°27'27" West 298.32 feet to and along the easterly line of Building 621, to the centerline of said demising wall;

thence North 60°32'33" West 226.35 feet along said centerline and the extension thereof, to the Point of Beginning.

Parcel contains: 67,382 square feet or 1.55 acres.