

PERMANENT FASEMENT

ENT 5689:2013 PG 1 of 11 JEFFERY SMITH UTAH COUNTY RECORDER 2013 Jan 18 11:56 am FEE 0.00 BY EO

Anderson Geneva, LLC and Ice Castle Retirement Fund LLC (Grantors), of the County of Salt Lake and State of Utah, limited liability companies organized and existing under and by virtue of the laws of the State of Utah and duly authorized to do business under the Statutes of the State of Utah, (Grantors), for and in consideration of ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and pursuant to the authority given by the member(s) of said companies, hereby represent that Grantors own the fee simple title to and grant and convey to Vineyard Town, a Utah municipal corporation, (Grantee), a permanent easement for the purpose of constructing, maintaining and operating water, storm drain and sewer pipelines on, over and through the following described real estate:

See attached legal description.

situated in the County of Utah, State of Utah. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantors shall have and retains all rights to use and occupy the premises and access to Grantors' remaining property, except as herein expressly granted; provided, however, Grantors' use and occupation of the premises may not interfere with Grantee's use of the premises for the purposes herein described.

This permanent easement is made, executed and delivered pursuant to a resolution duly adopted at a meeting of the members of the said limited liability companies held on the day of 12013.

Grantors, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by opening, improving, and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to Grantors' remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representatives, successors and assigns of Grantor.

ANDERSON GENEVA, LLC,

_a_Utah_Limited Liability Company,

By its Manager, Anderson Holdings, LLC

Gerald Anderson, Manager

ALLISON L FORBUSH Notary Public

State of Utah Comm. No. 601701

My Comm. Expires Oct 12, 2014

ICE CASTLE RETIREMENT FUND L.L.C. a Utah Limited Liability Company,

ENT

GLEN R. PETTIT, its sole Member

State of Utah) ss.
County of Salt Lake)

The forgoing instrument was acknowledged before me the day of 2012, by Gerald D. Anderson, as Manager of Anderson Holdings, LLC, a Utah limited liability company, the Manager of Anderson Geneva, LLC, a Utah limited liability company, for and on behalf of said Grantor.

WITNESS may hand and official stamp the date in this certificate first above written:

Notary Put

State of Utah) ss.
County of Salt Lake)

The forgoing instrument was acknowledged before me the day of autour 2012, by Glen R. Pettit, Sole Member of Ice Castle Retirement Fund L.L.C., for and on behalf of said Grantor.

WITNESS may hand and official stamp the date in this certificate first above written:

Notary Public

Al My Co

ALLISON L FORBUSH
Notary Public
State of Utah
Comm. No. 601701
Ny Comm. Expires Oct 12, 2014

Anderson Geneva, LLC 20' Utility Easement # 1 Description (Parcel 17-019-0033)

A perpetual easement upon part of an entire tract of property, which entire tract is described as "Surveyed Tract B" in that certain Special Warranty Deed recorded as Entry 148696:2005 on the records of the Utah County Recorder, which easement is situate in the SE1/4NE1/4 of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian, which easement is described as follows:

Beginning at a point on the northerly boundary of the Utah Department of Transportation parcel which is described in that certain Warranty Deed recorded as Entry 130279:2009 on the records of the Utah County Recorder, which point is North 00°47'28" West 124.12 feet along the section line and South 89°12'32" West 378.26 feet from the East Quarter Corner of said Section 8; thence North 00°28'42" East 34.21 feet; thence North 07°51'10" West 17.19 feet; thence North 82°08'50" East 20.00 feet; thence South 07°51'10" East 18.65 feet; thence South 00°28'42" West 35.67 feet to the northerly boundary of said Utah Department of Transportation parcel; thence North 89°31'18" West 20.00 feet along said boundary to the point of beginning.

The above described easement contains 1,057 square feet or 0.024 acre in area, more or less.

Basis of bearings: The line between the East Quarter Corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian (Utah County GIS Monument No. 1681) and the Northeast Corner of said section (Utah County GIS Monument No. 1628) bears North 00°47′28" West.

Anderson Geneva, LLC 20' Utility Easement # 2 Descriptions (Parcel 17-019-0033)

A perpetual easement upon part of an entire tract of property, which entire tract is described as "Surveyed Tract B" in that certain Special Warranty Deed recorded as Entry 148696:2005 on the records of the Utah County Recorder, which easement is situate in the SW1/4NE1/4, the NE1/4SE1/4 and the NW1/4SE1/4 of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian, which easement is described as follows:

Beginning at a point which is South 00°47'43" East 36.26 feet along the section line and South 89°12'17" West 361.81 feet from the East Quarter Corner of said Section 8; thence North 89°31'18" West 1,244.84 feet to a point of curvature; thence westerly 133.70 feet along the arc of a 7,910.00 foot radius curve to the left, through a central angle of 00°58'06", the chord of which bears South 89°59'39" West 133.70 feet to a point of non-tangent curvature; thence westerly 237.28 feet along the arc of a 7,909.28 foot radius curve to the left, through a central angle of 01°43'08", the chord of which bears South 88°10'03" West 237.27 feet to a point of non-tangent curvature; thence westerly 137.49 feet along the arc of a 7,908.00 foot radius curve to the left, through a central angle of 00°59'46", the chord of which bears South 87°17'34" West 137.49 feet to a point of non-tangency; thence South 35°52'37" West 120.16 feet; thence North 08°00'00" West 18.97 feet; thence South 82°00'00" West 9.51 feet; thence the following five (5)

courses which are along the southerly boundary of the Utah Department of Transportation parcel which is described in that certain Warranty Deed recorded as Entry 130279:2009 on the records of the Utah County Recorder: (1) North 35°52'37" East 122.60 feet to a point of non-tangent curvature; (2) easterly 147.28 feet along the arc of a 7,928.00 foot radius curve to the right, through a central angle of 01°03'52", the chord of which bears North 87°15'29" East 147.28 feet to a point of non-tangent curvature; (3) easterly 237.88 feet along the arc of a 7,929.28 foot radius curve to the right, through a central angle of 01°43'08", the chord of which bears North 88°10'05" East 237.87 feet to a point of non-tangent curvature; (4) easterly 134.12 feet along the arc of a 7,930.00 foot radius curve to the right, through a central angle of 00°58'09", the chord of which bears North 89°59'38" East 134.12 feet; thence South 89°31'18" East 1,244.84 feet; thence South 00°28'42" West 20.00 feet to the point of beginning.

The above described easement contains 37,519 square feet or 0.861 acre in area, more or less.

Basis of bearings: The line between the East Quarter Corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian (Utah County GIS Monument No. 1681) and the Southeast Corner of said section (Utah County GIS Monument No. 1752) bears South 00°47'43" East. nderson Geneva, LLC 20' Utility Easement # 2 Descriptions (Parcel 17-019-0033)

A perpetual easement upon part of an entire tract of property, which entire tract is described as "Surveyed Tract B" in that certain Special Warranty Deed recorded as Entry 148696:2005 on the records of the Utah County Recorder, which easement is situate in the SW1/4NE1/4, the NE1/4SE1/4 and the NW1/4SE1/4 of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian, which easement is described as follows:

Beginning at a point which is South 00°47'43" East 36.26 feet along the section line and South 89°12'17" West 361.81 feet from the East Quarter Corner of said Section 8; thence North 89°31'18" West 1,244.84 feet to a point of curvature; thence westerly 133.70 feet along the arc of a 7,910.00 foot radius curve to the left, through a central angle of 00°58'06", the chord of which bears South 89°59'39" West 133.70 feet to a point of non-tangent curvature; thence westerly 237.28 feet along the arc of a 7,909.28 foot radius curve to the left, through a central angle of 01°43'08", the chord of which bears South 88°10'03" West 237.27 feet to a point of non-tangent curvature; thence westerly 137.49 feet along the arc of a 7,908.00 foot radius curve to the left, through a central angle of 00°59'46", the chord of which bears South 87°17'34" West 137.49 feet to a point of non-tangency; thence South 35°52'37" West 120.16 feet; thence North 08°00'00" West 18.97 feet; thence South 82°00'00" West 9.51 feet; thence the following five (5) courses which are along the southerly boundary of the Utah Department of Transportation parcel which is described in that certain Warranty Deed recorded as Entry 130279:2009 on the records of the Utah County Recorder: (1) North 35°52'37" East 122.60 feet to a point of non-tangent curvature; (2) easterly 147.28 feet along the arc of a 7,928.00 foot radius curve to the right, through a central angle of 01°03'52", the chord of which bears North 87°15'29" East 147.28 feet to a point of non-tangent curvature; (3) easterly 237.88 feet along the arc of a 7,929.28 foot radius curve to the right, through a central angle of 01°43'08", the chord of which bears North 88°10'05" East 237.87 feet to a point of non-tangent curvature; (4) easterly 134.12 feet along the arc of a 7,930.00 foot radius curve to the right, through a central angle of 00°58'09", the chord of which bears North 89°59'38" East 134.12 feet; thence South 89°31'18" East 1,244.84 feet; thence South 00°28'42" West 20.00 feet to the point of beginning.

The above described easement contains 37,519 square feet or 0.861 acre in area, more or less.

Basis of bearings: The line between the East Quarter Corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian (Utah County GIS Monument No. 1681) and the Southeast Corner of said section (Utah County GIS Monument No. 1752) bears South 00°47'43" East.

Anderson Geneva, LLC 30' Utility Easement # 3 Description (Parcel 17-019-0033)

A perpetual easement upon part of an entire tract of property, which entire tract is described as "Surveyed Tract A" in that certain Special Warranty Deed recorded as Entry 148696:2005 on the records of the Utah County Recorder, which easement is situate in the NW1/4SW1/4 of Section 8, the NE1/4SE1/4 and Lots 1, 2 and 3 of Section 7, and Lots 4 and 5 of Section 6, Township 6 South, Range 2 East, Salt Lake Base and Meridian, which easement is described as follows:

Beginning at a point on westerly boundary of the Utah Transit Authority parcel described in that certain Quitclaim Deed recorded as Entry 30723:2010, which point is North 89°25'02" East 1,394.84 feet along the section line and North 00°34'59" West 2,099.61 feet from the Southwest Corner of said Section 8; thence South 59°57'12" West 36.57 feet; thence South 89°46'41" West 399.72 feet; thence South 79°07'23" West 999.37 feet; thence South 79°22'43" West 500.54 feet to a point of curvature; thence northwesterly 2,399.26 feet along the arc of a 1,582.50 foot radius curve to the right, through a central angle of 86°52'02", the chord of which bears North 57°11'16" West 2,175.98 feet; thence North 14°52'33" West 339.59 feet; thence North 00°07'08" East 3,493.80 feet to the westerly boundary of said entire tract, which boundary is the Utah Lake Meander Line as described in that certain Stipulation for Partial Settlement of Utah Lake Boundary Between the State of Utah and the United States of America recorded as Entry 94662:2001; thence North 11°31'06" East 151.78 feet along said boundary; thence South 00°07'08" West 2,184.99 feet to a point of non-tangent curvature on the northerly boundary of the Utah Department of Transportation parcel which is described in that certain Warranty Deed recorded as Entry 130287:2009; thence the following five (5) courses which are along the boundaries thereof: (1) westerly 4.22 feet along the arc of a 43.00 foot radius curve to the right, through a central angle of 05°37'22", the chord of which bears South 87°11'15" West 4.22 feet; (2) WEST 5.00 feet; (3) SOUTH 81.00 feet; (4) EAST 5.00 feet to a point of curvature; (5) easterly 4.05 feet along the arc of a 43.00 foot radius curve to the right, through a central angle of 05°23'55", the chord of which bears South 87°17'59" East 4.05 feet to a point of non-tangency; thence South 00°07'08" West 1,372.25 feet; thence South 14°52'33" East 336.22 feet to a point of curvature on the boundary of said Utah Department of Transportation parcel; thence the following five (5) courses which are along the boundaries thereof: (1) southeasterly 309.03 feet along the arc of a 1,552.50 foot radius curve to the left, through a central angle of 11°24′18″, the chord of which bears South 19°27′24″ East 308.52 feet to a point of non-tangency; (2) South 00°51′18″ West 22.50 feet; (3) South 26°42′04″ East 43.76 feet; (4) South 48°55′21″ East 27.98 feet to a point of non-tangent curvature; (5) southeasterly 1,955.12 feet along the arc of a 1552.50 foot radius curve to the left, through a central angle of 72°09′17″, the chord of which bears South 64°32′38″ East 1,828.46 feet; thence North 79°22′43″ East 330.15 feet to a point on the southwesterly boundary of said Utah Department of Transportation parcel; thence the following five (5) courses which are along the boundaries thereof: (1) South 54°14′12″ East 38.51 feet; (2) North 79°57′25″ East 101.00 feet; (3) North 45°19′22″ East 51.61

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feet; (4) North 79°07'23" East 973.85 feet; (5) North 74°24'40" East 19.71 feet; thence North 89°46'41" East 403.29 feet; thence North 59°57'12" East 28.45 feet to the westerly boundary of said Utah Transit Authority parcel described in that certain Quitclaim Deed recorded as Entry 30723:2010; thence South 30°17'44" East 30.00 feet along said boundary to the point of beginning.

The above described easement contains 241,123 square feet or 5.535 acre in area, more or less.

Basis of bearings: The line between the Southwest Corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian (Utah County GIS Monument No. 1761) and the South Quarter Corner of said section (Utah County GIS Monument No. 1757) bears North 89°25'02" East.

Anderson Geneva, LLC 30' Utility Easement # 3A Description (Parcel 17-019-0033)

A perpetual easement upon part of an entire tract of property, which entire tract is described as "Surveyed Tract A" in that certain Special Warranty Deed recorded as Entry 148696:2005 on the records of the Utah County Recorder, which easement is situate in Lot 4 of Section 6, Township 6 South, Range 2 East, Salt Lake Base and Meridian, which easement is described as follows:

Beginning at a point on westerly boundary of said entire tract, which boundary is also the Utah Lake Meander Line as described in that certain Stipulation for Partial Settlement of Utah Lake Boundary Between the State of Utah and the United States of America recorded as Entry 94662:2001, which point is WEST 2,410.08 feet and SOUTH 874.05 feet from the East Quarter Corner of said Section 6; thence North 04°54'21" West 239.39 feet along said boundary to the southerly boundary of the Utah Department of Transportation parcel which is described in that certain Warranty Deed recorded as Entry 130286:2009; thence South 64°07'09" East 23.28 feet along said boundary; thence South 00°07'08" West 228.35 feet to the point of beginning.

The above described easement contains 2,394 square feet or 0.055 acre in area, more or less.

Basis of bearings: The line between the East Quarter Corner of Section 6, Township 6 South, Range 2 East, Salt Lake Base and Meridian (Utah County GIS Monument No. 1565) and the Northeast Corner of said section (Utah County GIS Monument No. 1520) bears North 00°44′54" West.

Anderson Geneva, LLC 30' Utility Easement # 4 Description (Parcel 17-019-0033)

A perpetual easement upon part of an entire tract of property, which entire tract is described as "Surveyed Tract A" in that certain Special Warranty Deed recorded as Entry 148696:2005 on the records of the Utah County Recorder, which easement is situate in Lot 4 of Section 6, Township 6 South, Range 2 East, Salt Lake Base and Meridian, which easement is described as follows:

Beginning at a point which is SOUTH 16.57 feet and WEST 2,018.36 feet from the East Quarter Corner of said Section 6; thence South 89°39'53" West 389.95 feet; thence South 00°07'08" West 30.35 feet to a point of non-tangent curvature on the easterly boundary of the Utah Department of Transportation parcel which is described in that certain Warranty Deed recorded as Entry 130286:2009; thence following said boundary northwesterly 52.25 feet along the arc of a 350.00 foot radius curve to the left, through a central angle of 08°33'12", the chord of which bears North 50°13'35" West 52.20 feet to a point of non-tangency on the north boundary of said entire tract, which boundary is on the north line of the South Half of said Section 6; thence North 89°37'52" East 430.14 feet along said boundary; thence SOUTH 3.53 feet to the point of beginning.

The above described easement contains 1,975 square feet or 0.045 acre in area, more or less, of which 1,974 square feet, more or less, is now occupied by the existing Lindon 600 South Street right-of-way.

Basis of bearings: The line between the East Quarter Corner of Section 6, Township 6 South, Range 2 East, Salt Lake Base and Meridian (Utah County GIS Monument No. 1565) and the Northeast Corner of said section (Utah County GIS Monument No. 1520) bears North 00°44′54" West.

Anderson Geneva, LLC Sewer Lift Station Description (Parcel 17-019-0033)

A portion of an entire tract of property, which entire tract is described as "Surveyed Tract A" in that certain Special Warranty Deed recorded as Entry 148696:2005 on the records of the Utah County Recorder, which portion is situate in Lot 4 of Section 6, Township 6 South, Range 2 East, Salt Lake Base and Meridian, which portion is described as follows:

Beginning at a point on the westerly boundary of the Utah Department of Transportation parcel which is described in that certain Warranty Deed recorded as Entry 130287:2009, which point is SOUTH 120.89 feet and WEST 1,898.16 feet from the East Quarter Corner of said Section 6; thence South 89°37'52" West 120.20 feet; thence NORTH 108.61 feet to the north boundary of said entire tract, which boundary is on the north line of the South Half of said Section 6; thence North 89°37'52" East 169.32 feet along

said boundary to a point of non-tangency on the westerly boundary of said Utah Department of Transportation parcel; thence the following two (2) courses which are along said boundary: (1) southwesterly 78.54 feet along the arc of a 920.00 foot radius curve to the right, through a central angle of 04°53'28", the chord of which bears South 23°25'51" West 78.51 feet; (2) South 25°52'51" West 41.00 feet to the point of beginning.

The above described parcel of land contains 15,835 square feet or 0.364 acre in area, more or less, of which 5,369 square feet or 0.123 acre in area, more or less, is now occupied by the existing Lindon 600 South Street right-of-way.

Basis of bearings: The line between the East Quarter Corner of Section 6, Township 6 South, Range 2 East, Salt Lake Base and Meridian (Utah County GIS Monument No. 1565) and the Northeast Corner of said section (Utah County GIS Monument No. 1520) bears North 00°44′54″ West.

Anderson Geneva, LLC 20' Perpetual Easement # 7 Description (Parcel 17-019-0033)

A perpetual easement upon part of an entire tract of property, which entire tract is described as "Surveyed Tract B" in that certain Special Warranty Deed recorded as Entry 148696:2005 on the records of the Utah County Recorder, which easement is situate in the NW1/4SW1/4 and the SW1/4SW1/4 of Section 5, Township 6 South, Range 2 East, Salt Lake Base and Meridian, which easement is described as follows:

Beginning at a point of non-tangent curvature on the southeasterly boundary of Eastlake at Geneva, Industrial Business Park Phase 2 Amended 2 as shown on the official plat thereof on the records of the Utah County Recorder, which point is SOUTH 11.79 feet and EAST 609.91 feet from the West Quarter Corner of said Section 5; thence the following three (3) courses which are along the boundaries of said Eastlake at Geneva, Industrial Business Park Phase 2 Amended 2: (1) northeasterly 8.03 feet along the arc of a 100.00 foot radius curve to the left, through a central angle of 04°36'04", the chord of which bears North 60°41'08" East 8.03 feet to a point of reverse curvature; (2) easterly 54.57 feet along the arc of a 100.00 foot radius curve to the right, through a central angle of 31°16'09", the chord of which bears North 74°01'11" East 53.90 feet; (3) North 89°39'15" East 294.45 feet to a point of non-tangent curvature on the westerly boundary of Eastlake at Geneva, Industrial Business Park Phase 1 Amended as shown on the official plat thereof on the records of the Utah County Recorder; thence southerly 21.93 feet along the arc of a 66.00 foot radius curve to the left, through a central angle of 19°02'23", the chord of which bears South 23°11'30" West 21.83 feet to a point of non-tangency; thence South 89°55'13" West 344.67 feet to the point of beginning.

The above described easement contains 6,337 square feet or 0.145 acre in area, more or less.

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Basis of bearings: The line between the West Quarter Corner of Section 5, Township 6 South, Range 2 East, Salt Lake Base and Meridian (Utah County GIS Monument No. 1565) and the Northwest Corner of said section (Utah County GIS Monument No. 1520) bears North 00°44′54″ West.

Anderson Geneva, LLC Perpetual Easement Description over Private Road within Eastlake at Geneva, Industrial Business Park Phase 2 Amended 2 (Parcel 38-431-0015)

A perpetual easement upon part of that certain private road which is shown on Eastlake at Geneva, Industrial Business Park Phase 2 Amended 2 according to the official plat thereof on the records of the Utah County Recorder, which easement is situate in the NW1/4SW1/4 and the SW1/4SW1/4 of Section 5, Township 6 South, Range 2 East, Salt Lake Base and Meridian, which easement is described as follows:

Beginning at a point on the westerly boundary of said private road, which point is SOUTH 11.89 feet and EAST 543.33 feet from the West Quarter Corner of said Section 5; thence the following five (5) courses which are along the boundaries of said private road: (1) North 54°14'06" East 34.29 feet; (2) North 89°55'13" East 380.09 feet; (4) South 89°39'15" West 282.52 feet to a point of curvature; (5) westerly 54.57 feet along the arc of a 100.00 foot radius curve to the left, through a central angle of 31°16'09", the chord of which bears South 74°01'11" West 53.90 feet to a point of reverse curvature; (6) southwesterly 8.03 feet along the arc of a 100.00 foot radius curve to the right, through a central angle of 04°36'04", the chord of which bears South 60°41'08" West 8.03 feet to a point of non-tangency; thence South 89°55'13" West 66.58 feet to the point of beginning.

The above described easement contains 1,683 square feet or 0.039 acre in area, more or less.

Basis of bearings: The line between the West Quarter Corner of Section 5, Township 6 South, Range 2 East, Salt Lake Base and Meridian (Utah County GIS Monument No. 1565) and the Northwest Corner of said section (Utah County GIS Monument No. 1520) bears North 00°44′54″ West.

Anderson Geneva, LLC Perpetual Easement Description over Lot 10, Eastlake at Geneva, Industrial Business Park Phase 2 Amended 2 (Parcel 38-431-0010)

A perpetual easement upon part of Lot 10, Eastlake at Geneva, Industrial Business Park Phase 2 Amended 2 according to the official plat thereof on the records of the Utah County Recorder, which easement is situate in the NW1/4SW1/4 and the SW1/4SW1/4 of Section 5, Township 6 South, Range 2 East, Salt Lake Base and Meridian, which easement is described as follows:

Beginning at a point on the easterly boundary of said Lot 10, which point is SOUTH 11.89 feet and EAST 543.33 feet from the West Quarter Corner of said Section 5; thence South 89°55'13" West 60.00 feet to

the westerly boundary of said Lot 10; thence North 54°14'06" East 34.29 feet along said boundary; thence North 89°55'13" East 60.00 feet to the easterly boundary of said Lot 10; thence South 54°14'06" West 34.29 feet along said boundary to the point of beginning.

The above described easement contains 1,200 square feet or 0.028 acre in area, more or less.

Basis of bearings: The line between the West Quarter Corner of Section 5, Township 6 South, Range 2 East, Salt Lake Base and Meridian (Utah County GIS Monument No. 1565) and the Northwest Corner of said section (Utah County GIS Monument No. 1520) bears North 00°44′54" West.

