

WHEN RECORDED, MAIL TO:

Rocky Holdings, LLC
Attn: Dustin Buckthal
1450 South 400 West
Salt Lake City, UT 84115

Affects Parcel Nos. 21-01-228-015-0000, 21-01-228-016-0000, 21-01-228-018-0000, and Parcel I of the Phase I Plat-Opus Green PUD.

149875-DMP

ACCESS EASEMENT

THIS ACCESS EASEMENT (the "**Agreement**") is made and entered into this 22nd day of October, 2021], by and between MILLCREEK OG LLC, a Utah limited liability company ("**Grantor**"), and ROCKY HOLDINGS, LLC, a Utah limited liability company ("**Grantee**").

RECITALS

A. Grantor is the owner of the real property more particularly described on Exhibit A attached hereto and incorporated herein by reference, also known by the Salt Lake County Assessor's Parcel No. 21-01-228-015-0000 (the "**Grantor's Property**").

B. Grantee is the record owner of the real property more particularly described on Exhibit B attached hereto and incorporated herein by reference, also known by the Salt Lake County Assessor's Parcel Nos. 21-01-228-016-0000, 21-01-228-018-0000 (collectively, the "**Grantee's Property**").

C. Grantee desires to obtain the right of access for pedestrians and vehicles to Grantee's Property (the "**Access Rights**") across a portion of the Grantor's Property, which is more particularly described on Exhibit C attached hereto and incorporated herein by reference, and illustrated on Exhibit D as "Easement D" attached hereto and incorporated herein by reference (the "**Easement Area**").

D. Grantor is willing to grant an easement to Grantee for the Access Rights on the Easement Area on the terms of this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Grant of Non-Exclusive Easement. Grantor hereby grants to Grantee a perpetual, non-exclusive easement across the Easement Area for ingress and egress for pedestrian use and right of access to Grantee's Property for vehicles, motorcycles, motor scooters and bicycles of the Grantee Benefited Parties (as defined below) and emergency vehicles (the "**Access Easement**") on the terms of this Agreement.

2. Use of Easement. The Access Easement is granted subject to the following Grantee obligations and restrictions:

a. Grantee acknowledges that Grantor and the Grantor Benefited Parties (as defined below) require continuous access to Grantor's Property. Grantee shall not take any action that will prevent any pedestrian or vehicle access to any Grantor Benefited Party across the Easement Area.

b. In the event of any casualty that damages or destroys any improvements located in the Easement Area or on Grantor's Property caused by any Grantee Benefited Party, Grantee shall have the timely obligation to timely repair any damage, or replace such damaged or destroyed improvements, at its sole cost and expense.

c. No Grantee or Grantee Benefited Party shall park or stop any vehicles, motorcycles, bicycles or other mode of transportation in the Easement Area, thereby blocking or otherwise impeding the flow of traffic in the Easement Area. Similarly, no Grantor or Grantor Benefited Party shall park or stop any vehicles, motorcycles, bicycles or other mode of transportation in the drive isles in the Easement Area, thereby blocking or otherwise impeding the flow of traffic in the drive isles in the Easement Area. For the avoidance of doubt, Grantor, Grantee and their respective Benefited Parties shall have uninterrupted access across the drive aisles in the Easement Area 24 hours per day, 365 days per year. Such access includes Grantor's obligation to keep the Easement Area reasonably free of snow, debris or other conditions that make continuous passage through the Easement Area difficult.

d. Grantee shall indemnify, defend and hold Grantor harmless from any losses, claims or liabilities arising from use of the Easement Area by Grantee or any Grantee Benefited Party.

3. Restrictions on Use. Grantor retains the right to eject from the Easement Area any person whose use of the Easement Area does not comply with the intended use of the Access Easement or whose conduct creates an unreasonable disturbance.

4. Grantee's Indemnification. Grantee covenants and agrees to defend, protect, indemnify and hold harmless Grantor from and against all claims, including any action or proceedings brought thereon, and all costs, losses, expenses and liability (including reasonable attorney's fees actually incurred and cost of suit) (collectively, "Losses") arising from or as a result of the negligent acts or omissions or willful misconduct of Grantee or any Grantee Benefited Party in exercise of the Access Rights granted by this Agreement or the negligence or willful misconduct by Grantee or any Grantee Benefited Party in the use of the Access Easement, except to the extent such Losses result from the negligence or willful act or omission of Grantor or any Grantor Benefited Party. The provisions of this Section shall survive the expiration or sooner termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

5. Grantor's Reservation of Rights. Except as otherwise expressly provided herein, Grantor reserves unto itself and the Grantor Benefited Parties forever the right to cross over, across, through or under the Easement Area, provided such other uses do not materially impair or materially diminish Grantee's use of the Easement Area for the purposes herein granted.

6. Benefited Parties. For purposes of this Agreement, "Benefited Parties" shall mean Grantor or Grantee, as the case may be, its managers, members, employees, agents, invitees, lessees, affiliates, and its/their successors and assigns. Grantee Benefited Parties shall include Grantee's lessees and affiliates, and their Benefited Parties. Where appropriate, the term Grantor or Grantee also shall

include any Grantor Benefited Party or Grantee Benefited Party, as the case may be. Millcreek City shall be deemed a Benefited Party for emergency purposes.

7. Not a Public Dedication. Nothing contained in this Agreement shall be deemed to be a gift or a dedication of any portion of the Easement Area or the improvements located thereon to or for the general public or for any public purpose whatsoever, it being the intent of the parties that this Agreement be strictly limited to and for the purposes expressed herein.

8. Duration; Modification. The Agreement shall be perpetual in duration, unless earlier modified or terminated by the mutual written agreement of the respective parties hereto, or their successors or assigns. Any provision, covenant, condition or restriction contained in this Agreement may be modified or amended only by written agreement of Grantor and Grantee, or their successors or assigns, as the case may be. No modification or amendment of this Agreement will be effective until a written instrument setting forth its terms has been executed, acknowledged and recorded in the Office of the Salt Lake County Recorder.

9. No Partnership. The parties hereto do not, by this Agreement, become partners or joint venturers of each other in the conduct of their respective businesses, or otherwise.

10. Compliance. Failure of a party hereto to insist upon strict performance of any provision hereof shall not be construed as a waiver for future purposes with respect to any such provision or option. No provision of this instrument shall be deemed to have been waived unless such waiver is in writing and signed by the party waiving its rights.

11. Successors. All provisions of this instrument, including the benefits and burdens, shall run with the land and shall be binding upon and shall inure to the benefit of the parties hereto, their legal representatives, heirs, successors and assigns.

12. Covenant to Run with Land. The Access Easement and rights granted hereunder shall be appurtenant to the Grantee's Property, for the use and benefit of the Grantee Benefited Parties, and shall run with the land and shall burden the Easement Area until the written termination of this Agreement by the parties.

13. Applicable Law. This Agreement shall be governed by and construed in accordance with and interpreted under the laws of the State of Utah.

14. Costs, Expenses and Remedies Upon Breach. In the event of a breach in any of the covenants or agreements contained herein, the breaching party shall pay all costs and expenses, including reasonable attorneys' fees, which may arise or accrue from enforcing this Agreement or in pursuing any remedy provided by the laws of the State of Utah, whether such remedies are pursued by filing suit or otherwise. Grantor and Grantee acknowledge that in the event of any default hereunder, it would be difficult to ascertain the exact money damages suffered by the non-defaulting party. Accordingly, the parties agree that such non-breaching party is entitled to appropriate equitable remedies in the event of any such default.

[SIGNATURE PAGE FOLLOWS IMMEDIATELY]

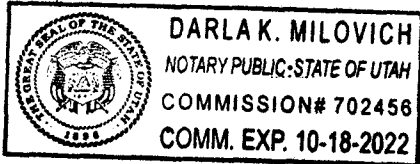
IN WITNESS WHEREOF, the undersigned have executed this Access Easement as of the date first-above written.

GRANTOR:

Millcreek OG LLC,
a Utah limited liability company

By: [Signature]
Micah W. Peters
Its: Manager

STATE OF UTAH)
) :ss
COUNTY OF SALT LAKE)



The foregoing Access Easement was acknowledged before me this 22nd day of October, 2021, by Micah W. Peters, the Manager of Millcreek OG LLC, a Utah limited liability company.

My Commission Expires: 10/18/22

[Signature]
Notary Public

GRANTEE:

Rocky Holdings, LLC,
a Utah limited liability company

By: [Signature]
Dustin Buckthal
Its: Manager

STATE OF UTAH)
) :ss
COUNTY OF SALT LAKE)

The foregoing Access Easement was acknowledged before me this 22 day of October, 2021, by Dustin Buckthal, the Manager of Rocky Holdings, LLC, a Utah limited liability company.

My Commission Expires: 2-22-25

[Signature]
Notary Public

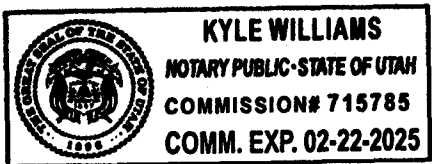


EXHIBIT A

Legal Description of Grantor's Property

A portion of the NE1/4 of Section 1, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point located N0°15'54"E 655.15 feet along the monument line of Main Street and West 33.00 feet from the street monument found in the intersection of Main Street and Fireclay Avenue, said point also being located N0°06'21"W along the Section line 1749.95 feet and West 5.31 feet from the East 1/4 Corner of Section 1, T2S, R1W, SL B&M; thence N76°16'11"W 23.32 feet to a point on the Northerly boundary of BIRKHILL PHASE 2 recorded as Entry No. 11227070, Book 2011P, Page 104 in the Office of the Salt Lake County Recorder; thence along said plat the following four (4) courses; 1) N40°00'30"W 154.80 feet; 2) N68°26'54"W 290.80 feet; 3) N76°57'23"W 457.00 feet; 4) S29°13'33"W 50.46 feet to the Easterly line of the UTA Right of Way as depicted on that record of survey filed as Survey No. S1997090651 in the Office of the Salt Lake County Surveyor; thence N9°02'04"W along said Right of Way 359.24 feet to the Southwest corner of that Real Property described in Deed Entry No. 7808706, Book 8419 Page 2042-2043 recorded in the Office of the Salt Lake Recorder; thence S89°14'06"E along said deed 714.58 feet to a corner of that Real Property described in Deed Entry No. 4341938, Book 5834, Page 2967 recorded in the Office of the Salt Lake County Recorder; thence S89°14'45"E along said deed 35.17 feet to the Westerly line of GORDONS SOUTH LAWN ADDITION recorded as Entry No. 252873, Book "F" of Plats, Page 9 in the Office of the Salt Lake County Recorder; thence S4°01'54"W along said plat 367.72 feet; thence N85°26'54"E along said plat 197.01 feet to the Westerly Right of Way of Main Street; thence S0°15'54"W along said street 283.63 feet to the point of beginning.

Contains: 7.06 Acres

EXHIBIT B

Legal Description of Grantee's Property

All of Lots 1 through 13 and the Northerly 6.18 feet of Lot 14 of Block 4, Gordons South Lawn Addition Subdivision as recorded in the office of the Salt Lake County Recorder in Book "F" of Plats at Page 9. Said parcel being described more particularly as follows:

Beginning at the Northeast corner of said Block 4, said point being the intersection of the South right of way line of Central Avenue and the West right of way line of Main Street, said point also being North 89 deg. 58'30" West along the monument line of said Central Avenue 33.14 feet and South 0 deg. 01'30" West 33.00 feet from a found monument located in the intersection of said Central Avenue and Main Street, and running thence South 0 deg. 15'54" West along the East line of said Block 4 and said West right of way line 331.18 feet (South by Plat); thence North 89 deg. 44'06" West 180.67 feet to the Westerly line of said Block 4; thence Northerly along said Westerly line the following two courses: 1) North 4 deg. 06'28" East 321.53 feet (North 3 deg. 50'00" East by Plat); 2) North 56 deg. 20'00" West 17.53 feet to the Northwest corner of said Block 4; thence South 89 deg. 58'30" East along the North line of said Block 4 a distance of 173.76 feet (East by Plat) to the point of beginning.

Parcel No.: 21-01-228-016

All of Lots 15 through 21 and the Southerly 18.82 feet of Lot 14 of Block 4, Gordons South Lawn Addition Subdivision as recorded in the office of the Salt Lake County Recorder in Book "F" of Plats at Page 9. Said parcel being described more particularly as follows:

Beginning at a point on the West side of said Block 4, said point being on the West right of way line of Main Street, said point also being North 89 deg. 58'30" West along the monument line of said Central Avenue 33.14 feet and South 0 deg. 01'30" West 33.00 feet and South 0 deg. 15'54" West along the East line of said Block 4 and said West right of way line 331.18 feet (South by Plat) from a found monument located in the intersection of said Central Avenue and Main Street, and running thence South 0 deg. 15'54" West along the East line of said Block 4 and said West right of way line 215.13 feet (South by Plat) to a rebar and cap stamped "Sorenson LS 1798" marking the Southeast corner of said Block 4; thence South 85 deg. 15'00" West along the Southerly line of said Block 4 a distance of 197.03 feet (197.01 feet by Plat) to a found rebar and cap stamped "Civil Solutions" marking the Southwest corner of said Block 4; thence North 4 deg. 6'28" East along the Westerly line of said Block 232.88 feet (North 3 deg. 50'00" East by Plat), thence South 89 deg. 44'06" East 180.67 feet to the point of beginning.

Parcel No.: 21-01-228-018

EXHIBIT C

Legal Description of Easement Area

ACCESS EASEMENT IN FAVOR OF GRANTEE BENEFITED PARTIES

A portion of the NE1/4 of Section 1, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point located N0°15'54"E 885.33 feet along the monument line of Main Street and West 33.00 feet from the street monument found in the intersection of Main Street and Fireclay Avenue, said point also being located N0°06'21"W along the Section line 1,980.13 feet and West 3.82 feet from the East 1/4 Corner of Section 1, T2S, R1W, SLB&M; thence along a curve to the left, of which the radius point lies S06°24'39"W, a radial distance of 11.50 feet; thence Westerly along the arc, through a central angle of 06°12'37", a distance of 1.25 feet; thence N89°47'58"W 31.39 feet; thence along the arc of a curve to the left with a radius of 286.50 feet a distance of 23.76 feet through a central angle of 04°45'08" Chord: S87°49'28"W 23.76 feet; thence S85°26'54"W 104.00 feet; thence along the arc of a curve to the right with a radius of 66.50 feet a distance of 114.50 feet through a central angle of 98°39'00" Chord: N45°13'36"W 100.87 feet; thence N04°05'54"E 21.63 feet; thence along the arc of a curve to the left with a radius of 286.50 feet a distance of 31.65 feet through a central angle of 06°19'47" Chord: N00°56'01"E 31.63 feet; thence N02°16'10"W 29.37 feet; thence S85°54'06"E 13.60 feet; thence S02°13'53"E 27.87 feet; thence along the arc of a curve to the right with a radius of 300.00 feet a distance of 33.14 feet through a central angle of 06°19'47" Chord: S00°56'01"W 33.13 feet; thence S04°05'54"W 20.73 feet; thence S85°54'06"E 13.50 feet; thence S04°05'54"W 0.90 feet; thence along the arc of a curve to the left with a radius of 39.50 feet a distance of 68.01 feet through a central angle of 98°39'00" Chord: S45°13'36"E 59.92 feet; thence N85°26'54"E 104.00 feet; thence along the arc of a curve to the right with a radius of 313.50 feet a distance of 26.00 feet through a central angle of 04°45'08" Chord: N87°49'28"E 25.99 feet; thence S89°47'58"E 31.26 feet; thence along the arc of a curve to the left with a radius of 11.50 feet a distance of 1.40 feet through a central angle of 06°59'55" Chord: N86°42'04"E 1.40 feet; thence S00°15'54"W 27.15 feet to the point of beginning.

Contains: 7,953 square feet+/-

EXHIBIT D

Diagram of the Easement Area

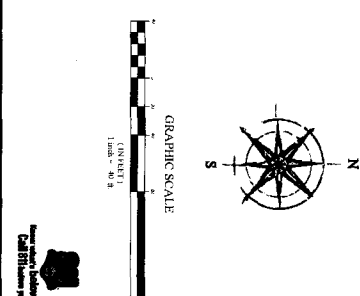
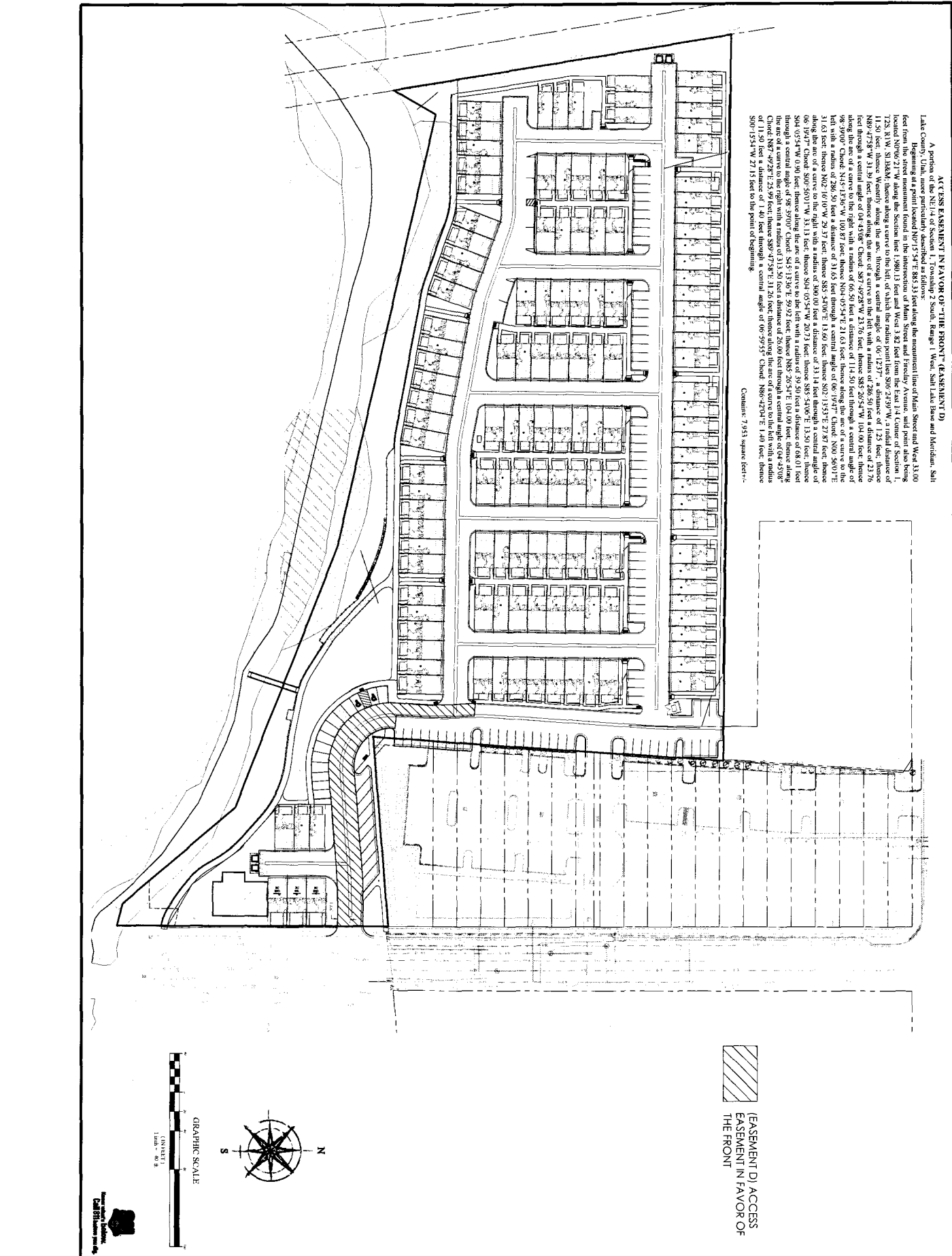
[Attached]

ACCESS EASEMENT IN FAVOR OF "THE FRONT" (EASEMENT D)

A portion of the NE 1/4 of Section 1, Township 2 South, Range 1 West, Salt Lake Basin and Meridian, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point located N09°15'34"E 885.53 feet along the monument line of Main Street and West 33.00 feet from the street monument found in the intersection of Main Street and Broadway; a curved line bearing N125°13'30"W S118.80' hence along a curve to the left of which the radius point lies S05°24'39"W, a radial distance of 11.50 feet, hence westerly along the arc, through a central angle of 06°12'37", a distance of 1.25 feet, hence N89°47'58"W 31.39 feet, hence along the arc of a curve to the left with a radius of 286.50 feet a distance of 23.76 feet through a central angle of 04°43'08" Chord: S87°49'25"W 23.76 feet, hence S85°26'54"W 104.00 feet, hence along the arc of a curve to the right with a radius of 625.95 feet through a central angle of 16°50'39" Chord: S60°05'47"E 21.63 feet, hence S89°47'34"E 31.63 feet, hence N02°16'00"W 29.37 feet, hence S85°34'06"E 13.60 feet, hence S02°13'53"E 27.87 feet, hence along the arc of a curve to the right with a radius of 300.00 feet a distance of 33.14 feet through a central angle of 06°19'47" Chord: S00°50'01"W 33.13 feet, hence S04°05'54"W 207.73 feet, hence S85°54'06"E 15.58 feet, hence S04°05'54" radial distance of 286.50 feet, hence S85°54'06"E 15.58 feet, hence S45°13'35"E 59.92 feet, hence N85°26'54"E 104.00 feet, hence along the arc of a curve to the right with a radius of 313.50 feet a distance of 26.60 feet through a central angle of 04°43'08" Chord: N87°49'23"E 25.99 feet, hence S89°47'34"E 31.26 feet, hence along the arc of a curve to the left with a radius of 11.50 feet a distance of 1.40 feet through a central angle of 06°59'55" Chord: N86°20'04"E 1.40 feet, hence S00°15'54"W 27.15 feet to the point of beginning.

Contains: 7,953 square feet +/-



 EASEMENT D) ACCESS EASEMENT IN FAVOR OF THE FRONT

REVISION BLOCK	DATE	DESCRIPTION
1	07-26-21	UPDATED EASEMENTS

OPUS GREEN
MILL CREEK, UTAH
EASEMENT EXHIBIT

FOCUS
ENGINEERING AND SURVEYING, LLC
6940 S HIGH TECH DR, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
WWW.FOCUSUTAH.COM

EX. 1.1