

When Recorded, Mail to
Arcadia SP, Inc.
PO Box 710
Draper UT 84020

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Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ARCADIA SP, INC
PO BOX 710 DRAPER, UT 84020



Space Above for Recording
Only

PRIVATE UTILITY EASEMENT

Arcadia SP, Inc., hereby grants and conveys to, and for the benefit of, the owners of the properties described in Exhibit "B," their successors and or assigns a perpetual 15 Foot Wide non-exclusive Private Utility Easement for the instillation, inspection and maintenance of sewer and storm lines described as follows:

A 15 foot wide easement over, across and through a tract of land located in the Southwest Quarter of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian, West Valley City, Salt Lake County, Utah, being more particularly described as follows:

BEGINNING at a point on the westerly right-of-way line of 6000 West Street, located 33.76 feet South 89°50'20" West along the Section line and 318.06 feet North from the South Quarter Corner of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing being South 89°50'20" West 2659.42 feet between the South Quarter Corner and Southwest Corner of said Section 2), and running thence North 87°16'50" West 1048.98 feet to a point of curvature with a 7580.00 foot radius to the left; thence westerly 970.33 feet along the arc of said curve through a central angle of 07°20'04" (chord bears South 89°03'08" West 969.67 feet); thence North 04°36'55" West 15.00 feet to the southerly line of a 50.00 foot wide Denver & Rio Grande Railroad right-of-way as disclosed in that certain Quit Claim Deed recorded as Entry No. 1140871 in Book 467 at Page 382, being on a point on a 7595.00 foot radius non- tangent curve to the right; thence along said southerly line easterly 972.25 feet along the arc of said curve through a central angle of 07°20'04" (chord bears North 89°03'08" East 971.58 feet); thence along said railroad right-of-way South 87°16'50" East 1048.24 feet to the westerly right-of-way line of 6000 West Street; thence along said right-of-way South 00°07'11" East 15.02 feet to the POINT OF BEGINNING.

The recording of this new easement rescinds and vacates the previous recorded easement.

TAX ID# PART OF 20-02-300-036-000

ARCADIA SP, INC.



BY: KEN MILNE

ITS: MANAGER


STATE OF UTAH)

:SS

COUNTY OF SALT LAKE)

On this 3 day of December, 2024, personally appeared KEN MILNE, Manager of Arcadia SP, Inc., whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he is the Manager of Arcadia SP, Inc. and said document was signed by him on behalf of said Corporation by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Corporation executed the same.

Witness my hand and official seal.



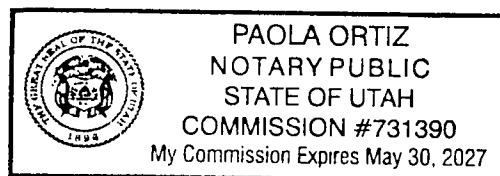
Notary Public

EXHIBIT B

4700 INDUSTRIAL PARK WEST VALLEY REMAINDER PARCEL DESCRIPTION (FUTURE PHASE 2 & 3)

A parcel of land being part of a parcel of land described in that certain Warranty Deed recorded March 21, 2023 as Entry No. 14084475 in Book 11407 at Page 5955 in the Office of the Salt Lake County Recorder, located in the Southwest Quarter of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian, West Valley City, Salt Lake County, Utah, being more particularly described as follows:

BEGINNING at a point on the northerly right-of-way line of 4700 South Street, said point being 33.00 feet North $00^{\circ}08'30''$ West along the Quarter Section line from the South Quarter Corner of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing being South $89^{\circ}50'20''$ West 2659.42 feet between the South Quarter Corner and Southwest Corner of said Section 2), and running thence along said northerly right-of-way line South $89^{\circ}50'20''$ West 1472.42 feet; thence North 362.34 feet to a point on the southerly line of a 50.00 foot wide Denver & Rio Grande Railroad right-of-way and a point on a 7595.00 foot radius non-tangent curve to the right; thence along said southerly line the following two (2) courses: (1) easterly 391.78 feet along the arc of said curve through a central angle of $02^{\circ}57'20''$ (chord bears South $88^{\circ}45'30''$ East 391.74 feet); thence (2) South $87^{\circ}16'50''$ East 1048.24 feet to the westerly right-of-way line of 6000 West Street as determined by 6000 West Street Dedication Plat recorded April 23, 2014 as Entry No. 11837696 in Book 2014P at Page 80 in the office of Salt Lake County Recorder; thence along said right-of-way the following two (2) courses: (1) South $00^{\circ}07'11''$ East 15.06 feet to a point of curvature with a 203.00 foot radius to the left; thence (2) southerly 117.41 feet along the arc of said curve through a central angle of $33^{\circ}08'20''$ (chord bears South $16^{\circ}41'21''$ East 115.78 feet) to the Quarter Section line of said Section 2; thence along said Quarter Section line South $00^{\circ}08'30''$ East 174.02 feet to the POINT OF BEGINNING.

Contains 11.237 acres, more or less.

4700 INDUSTRIAL PARK WEST VALLEY PHASE 2 BOUNDARY DESCRIPTION

A parcel of land being part of an entire tract described in that certain Warranty Deed recorded as Entry No. 14084475 in Book 11407 at Page 5955 in the Office of the Salt Lake County Recorder, located in the Southwest Quarter of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian, West Valley City, Salt Lake County, Utah, being more particularly described as follows:

BEGINNING at a point on the northerly right-of-way line of 4700 South Street, located 1472.50 feet South $89^{\circ}50'20''$ West along the Section line and 33.00 feet North from the South Quarter Corner of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing being South $89^{\circ}50'20''$ West 2659.42 feet between the South Quarter Corner and Southwest Corner of said Section 2), and running thence along said northerly right-of-way line South $89^{\circ}50'20''$ West 674.13 feet to the centerline of an existing rail spur disclosed in that certain Grant of Easement recorded as Entry No. 5983840 in Book 7069 at Page 2179 and the easterly boundary of 4700 Industrial Park West Valley Phase 1, recorded October 30, 2023 as Entry No. 14168971 in Book 2023P at Page 211, being a point on a 355.00 foot radius non-tangent curve to the left; thence along said existing rail spur centerline and plat northwesterly 441.46 feet along the arc of said curve through a central angle of $71^{\circ}15'02''$ (chord bears North $43^{\circ}36'57''$ West 413.56 feet) to the southerly line of a 50.00 foot wide Denver & Rio Grande Railroad right-of-way as disclosed in that certain Quit Claim Deed recorded as Entry No. 1140871 in Book 467 at Page 382, being on a point on a 7595.00 foot radius non-tangent curve to the right; thence along said southerly line easterly 962.24 feet along the arc of said curve through a central angle of $07^{\circ}15'32''$ (chord bears North $86^{\circ}08'04''$ East 961.59 feet); thence South 362.34 feet to the POINT OF BEGINNING.

Contains 6.108 acres, more or less.

1 Lot