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WHEN RECORDED, PLEASE RETURN TO:

West Jordan City Recorder
8000 South Redwood Road
West Jordan, Utah 84088

Portions of APN: 20-26-101-006-0000
20-26-326-008-4002
20-26-326-011-0000
20-26-326-013-0000
20-26-456-004-0000

13350551
08/04/2020 04:02 PM \$40.00
Book - 10992 Pg - 8024-8031
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
COTTONWOOD TITLE
1996 E 6400 S #120
SLC UT 84121
BY: TCA, DEPUTY - WI S P.

PERPETUAL SLOPE EASEMENT

WEST BENCH, LLC, a Utah limited liability company; and, YELLOWSTONE LEGACY, LLC, a Utah limited liability company; and, CW COPPER RIM 1, LLC, a Utah limited liability company (collectively referred to herein as "Grantor"), whose principal office address is 1222 West Legacy Crossing Blvd., Suite 6, Centerville, Utah 84014, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains and conveys unto the CITY OF WEST JORDAN, a municipal corporation and political subdivision of the State of Utah (hereinafter referred to as "Grantee"), whose principal office address is 8000 South Redwood Road, West Jordan, Utah 84088, its successors, assigns, licensees and agents, a PERPETUAL SLOPE EASEMENT upon, over, under, across and through the following described tract of land, which the Grantor owns or in which the Grantor has an interest, in Salt Lake County, State of Utah, more particularly described as follows, to wit:

[See Exhibit "A" attached hereto and incorporated herein by reference.]

The Easement herein granted is for the following purpose: installation and maintenance of fill material to support a public road, and any appurtenances connected thereto (the "Facilities").

Grantee shall have the right to plan, install, construct, operate, maintain, repair, remove and replace any material(s) comprising the Facilities from time to time as Grantee may require. Grantee shall have the right of reasonable ingress and egress to and from the Facilities over and across Grantor's land lying coincident with the land described above. Grantee shall have the right to clear and remove all trees and other obstructions that may interfere with the use of said Easement by Grantee. Grantor reserves the right to occupy and use said property for all purposes not inconsistent with the rights herein granted.

LENDER CONSENT AND SUBORDINATION

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, as the beneficiary and holder of those certain Deeds of Trust filed in the official records of the Salt Lake County Recorder under Entry No. 12698422, in Book 10638, at Page 8656, and Entry No. 12927578, in Book 10749, at Page 7729, and Entry No. 13003598, in Book 10788, at Page 8011, respectively (the "Trust Deeds"), which Trust Deeds encumber real property owned by Grantor (the "Grantor's Property"), hereby: (1) consents to the execution and delivery of the within and foregoing Easement by Grantor affecting the Grantor's Property; and (2) subordinates all of its rights, title and interests under the Trust Deeds in and to the Grantor's Property to the rights, title, interests, obligations and benefits created by, or arising under, the within and foregoing Easement, so that the Easement shall unconditionally be and remain at all times an interest in real property prior and superior to the Trust Deeds. Nothing contained herein shall be construed to impose upon the undersigned any obligation created by the Easement, unless and until the undersigned has acquired fee title to all or a portion of the Grantor's Property.

MOUNTAIN WEST DEBT FUND, LP,
a Delaware limited partnership

By: _____

Its: AUTHORIZED AGENT

STATE OF Nevada)

COUNTY OF Clark) : ss.

On this 16th day of September, 2019, personally appeared before me Andrew Menlove, who being by me duly sworn did say that s/he is the authorized agent of MOUNTAIN WEST DEBT FUND, LP, a Delaware limited partnership, and that the foregoing instrument was duly authorized by the limited partnership at a lawful meeting held or by authority of its bylaws and signed in behalf of said limited partnership.

[Signature]
NOTARY PUBLIC
My Commission Expires: 8/8/2021
Residing in Clark County, NV

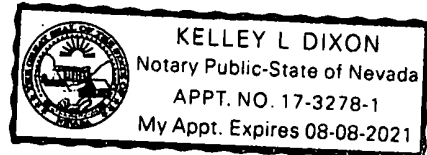


Exhibit "A"

PARCEL 1:

BEGINNING AT A POINT ON A CURVE (CENTER BEARS NORTH 89°26'49" EAST) SOUTH 89°58'45" WEST 1876.10 FEET AND NORTH 78.37 FEET FROM THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTHEASTERLY ALONG A 33.00 FOOT RADIUS CURVE TO THE RIGHT 17.23 FEET, HAVING A CENTRAL ANGLE OF 29°54'38" (CHORD N14°24'08"E, 17.03') TO A POINT OF TANGENCY; THENCE NORTH 29°21'28" EAST 16.46 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT 13.09 FEET, HAVING A CENTRAL ANGLE OF 30°00'00" (CHORD N14°21'28"E, 12.94') TO A POINT OF TANGENCY; THENCE NORTH 0°38'32" WEST 548.68 FEET; THENCE NORTH 0°38'28" WEST 55.92 FEET; THENCE NORTH 7°03'24" WEST 28.72 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 958.22 FOOT RADIUS CURVE TO THE LEFT 283.56 FEET, HAVING A CENTRAL ANGLE OF 16°57'19" (CHORD N13°46'35"W, 282.53') TO A POINT ON A CURVE, CENTER BEARS SOUTH 63°10'07" WEST; THENCE NORTHWESTERLY ALONG A 92.00 FOOT RADIUS CURVE TO THE LEFT 11.88 FEET, HAVING A CENTRAL ANGLE OF 7°24'03" (CHORD N30°31'55"W, 11.88') TO A POINT ON A CURVE, CENTER BEARS SOUTH 55°40'35" WEST; THENCE NORTHWESTERLY ALONG A 398.69 FOOT RADIUS CURVE TO THE LEFT 21.92 FEET, HAVING A CENTRAL ANGLE OF 3°09'02" (CHORD N35°53'56"W, 21.92') TO A POINT ON A CURVE, CENTER BEARS SOUTH 52°29'46" WEST; THENCE NORTHWESTERLY ALONG A 31.50 FOOT RADIUS CURVE TO THE LEFT 13.36 FEET, HAVING A CENTRAL ANGLE OF 24°18'35" (CHORD N49°39'32"W, 13.26') TO A COMPOUND CURVE; THENCE NORTHWESTERLY ALONG A 62.50 FOOT RADIUS CURVE TO THE LEFT 44.67 FEET, HAVING A CENTRAL ANGLE OF 40°57'10" (CHORD N82°17'24"W, 43.73') TO A POINT OF TANGENCY; THENCE SOUTH 77°31'45" WEST 35.59 FEET; THENCE NORTH 12°28'15" WEST 50.00 FEET TO A POINT ON A CURVE, CENTER BEARS NORTH 12°28'00" WEST; THENCE NORTHEASTERLY ALONG A 87.50 FOOT RADIUS CURVE TO THE LEFT 34.94 FEET, HAVING A CENTRAL ANGLE OF 22°52'33" (CHORD N66°05'43"E, 34.70') TO A POINT OF TANGENCY; THENCE NORTH 54°39'27" EAST 21.01 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 37.50 FOOT RADIUS CURVE TO THE LEFT 20.26 FEET, HAVING A CENTRAL ANGLE OF 30°57'43" (CHORD N39°10'36"E, 20.02') TO A POINT ON A CURVE, CENTER BEARS SOUTH 54°25'43" WEST; THENCE NORTHWESTERLY ALONG A 1915.18 FOOT RADIUS CURVE TO THE LEFT 72.51 FEET, HAVING A CENTRAL ANGLE OF 2°10'09" (CHORD N36°39'22"W, 72.51') TO A POINT ON A CURVE, CENTER BEARS SOUTH 52°15'13" WEST; THENCE NORTHWESTERLY ALONG A 1908.69 FOOT RADIUS CURVE TO THE LEFT 257.76 FEET, HAVING A CENTRAL ANGLE OF 7°44'15" (CHORD N41°36'54"W, 257.56') TO A POINT OF TANGENCY; THENCE NORTH 45°06'20" WEST 240.71 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 965.00 FOOT RADIUS CURVE TO THE LEFT 151.01 FEET, HAVING A CENTRAL

ANGLE OF 8°57'58" (CHORD N49°35'19"W, 150.85') TO A POINT OF TANGENCY; THENCE NORTH 54°04'17" WEST 97.92 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 1035.00 FOOT RADIUS CURVE TO THE RIGHT 300.83 FEET, HAVING A CENTRAL ANGLE OF 16°39'12" (CHORD N45°44'42"W, 299.77') TO A POINT; THENCE NORTH 52°34'55" EAST 70.00 FEET TO A POINT ON A CURVE, CENTER BEARS NORTH 52°34'55" EAST; THENCE SOUTHEASTERLY ALONG A 965.00 FOOT RADIUS CURVE TO THE LEFT 280.48 FEET, HAVING A CENTRAL ANGLE OF 16°39'12" (CHORD S45°44'41"E, 279.50') TO A POINT OF TANGENCY; THENCE SOUTH 54°04'17" EAST 97.92 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 1035.00 FOOT RADIUS CURVE TO THE RIGHT 161.96 FEET, HAVING A CENTRAL ANGLE OF 8°57'58" (CHORD S49°35'18"E 161.80') TO A POINT OF TANGENCY; THENCE SOUTH 45°06'20" EAST 335.18 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 1040.00 FOOT RADIUS CURVE TO THE RIGHT 125.30 FEET, HAVING A CENTRAL ANGLE OF 6°54'10" (CHORD S41°39'14"E, 125.22') TO A POINT ON A CURVE, CENTER BEARS NORTH 46°57'28" EAST; THENCE SOUTHEASTERLY ALONG A 199.94 FOOT RADIUS CURVE TO THE LEFT 118.67 FEET, HAVING A CENTRAL ANGLE OF 34°00'27" (CHORD S60°02'46"E, 116.94') TO A POINT OF TANGENCY; THENCE SOUTH 77°02'18" EAST 88.85 FEET; THENCE NORTH 3°45'18" WEST 16.59 FEET; THENCE NORTH 80°18'08" WEST 107.05 FEET; THENCE NORTH 58°36'28" WEST 79.18 FEET; THENCE NORTH 41°31'35" WEST 105.42 FEET; THENCE NORTH 42°53'03" WEST 138.22 FEET; THENCE NORTH 38°15'05" WEST 75.24 FEET; THENCE NORTH 0°52'32" WEST 14.93 FEET; THENCE NORTH 35°22'42" WEST 81.19 FEET; THENCE NORTH 70°46'37" WEST 74.23 FEET; THENCE NORTH 50°05'52" WEST 83.06 FEET; THENCE NORTH 52°28'08" WEST 248.88 FEET; THENCE NORTH 48°28'30" WEST 93.89 FEET; THENCE NORTH 34°48'26" WEST 185.51 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 55.00 FOOT RADIUS CURVE TO THE LEFT 169.10 FEET, HAVING A CENTRAL ANGLE OF 176°09'16" (CHORD S57°06'56"W, 109.94') TO A POINT OF TANGENCY; THENCE SOUTH 30°57'42" EAST 99.53 FEET; THENCE SOUTH 40°59'27" EAST 47.85 FEET; THENCE SOUTH 51°05'25" EAST 190.61 FEET; THENCE SOUTH 54°30'56" EAST 137.20 FEET; THENCE SOUTH 51°46'11" EAST 88.96 FEET; THENCE SOUTH 46°20'28" EAST 53.83 FEET; THENCE SOUTH 34°55'23" EAST 72.71 FEET; THENCE SOUTH 42°06'38" EAST 44.83 FEET; THENCE SOUTH 60°22'11" EAST 68.18 FEET; THENCE SOUTH 43°50'09" EAST 109.61 FEET; THENCE SOUTH 42°53'01" EAST 110.28 FEET; THENCE SOUTH 43°40'36" EAST 75.72 FEET; THENCE SOUTH 37°19'17" EAST 106.55 FEET; THENCE SOUTH 54°52'32" WEST 73.12 FEET; THENCE SOUTH 12°49'37" EAST 55.70 FEET; THENCE SOUTH 82°49'09" EAST 92.74 FEET; THENCE SOUTH 20°48'16" EAST 124.04 FEET; THENCE SOUTH 13°49'47" EAST 105.51 FEET; THENCE SOUTH 4°00'06" WEST 74.15 FEET; THENCE SOUTH 1°05'54" EAST 35.36 FEET; THENCE SOUTH 12°57'03" EAST 76.06 FEET; THENCE SOUTH 3°05'18" WEST 245.41 FEET; THENCE SOUTH 0°57'52" EAST 55.96 FEET; THENCE SOUTH 2°31'22" EAST 134.41 FEET; THENCE SOUTH 45°00'00" WEST 153.62 FEET; THENCE SOUTH 19°03'32" EAST 27.15 FEET; THENCE NORTH 89°59'21" EAST 106.44 TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT ON A CURVE (CENTER BEARS SOUTH 89°21'11" WEST) SOUTH 89°58'45" WEST 1786.64 FEET AND NORTH 663.20 FEET FROM THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTHWESTERLY ALONG A 1038.82 FOOT RADIUS CURVE TO THE LEFT 56.35 FEET, HAVING A CENTRAL ANGLE OF 3°06'29" (CHORD N2°12'03"W, 56.34') TO A POINT OF TANGENCY; THENCE NORTH 3°45'18" WEST 180.67 FEET; THENCE NORTH 20°31'22" WEST 110.77 FEET; THENCE NORTH 1°42'43" WEST 47.75 FEET; THENCE NORTH 45°35'08" EAST 39.88 FEET; THENCE NORTH 3°45'18" WEST 7.47 FEET TO A POINT ON A CURVE, CENTER BEARS SOUTH 27°19'24" EAST; THENCE SOUTHWESTERLY ALONG A 79.75 FOOT RADIUS CURVE TO THE LEFT 19.68 FEET, HAVING A CENTRAL ANGLE OF 14°08'09" (CHORD S55°36'31"W, 19.63') TO A POINT ON A CURVE, CENTER BEARS SOUTH 41°25'44" EAST; THENCE SOUTHWESTERLY ALONG A 67.00 FOOT RADIUS CURVE TO THE LEFT 76.07 FEET, HAVING A CENTRAL ANGLE OF 65°03'11" (CHORD S16°02'41"W, 72.05') TO A POINT ON A CURVE, CENTER BEARS SOUTH 70°02'46" WEST; THENCE SOUTHEASTERLY ALONG A 1040.00 FOOT RADIUS CURVE TO THE RIGHT 61.36 FEET, HAVING A CENTRAL ANGLE OF 3°22'50" (CHORD S18°15'49"E, 61.36') TO A POINT ON A CURVE, CENTER BEARS SOUTH 73°25'36" WEST; THENCE SOUTHEASTERLY ALONG A 1059.88 FOOT RADIUS CURVE TO THE RIGHT 29.06 FEET, HAVING A CENTRAL ANGLE OF 1°34'15" (CHORD S15°45'55"E, 29.06') TO A POINT ON A CURVE, CENTER BEARS NORTH 73°42'41" EAST; THENCE SOUTHEASTERLY ALONG A 44.38 FOOT RADIUS CURVE TO THE LEFT 10.14 FEET, HAVING A CENTRAL ANGLE OF 13°05'40" (CHORD S22°50'09"E, 10.12') TO A POINT OF TANGENCY; THENCE SOUTH 29°17'32" EAST 13.71 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 55.00 FOOT RADIUS CURVE TO THE RIGHT 15.94 FEET, HAVING A CENTRAL ANGLE OF 16°36'38" (CHORD S20°59'13"E, 15.89') TO A POINT OF TANGENCY; THENCE SOUTH 12°40'54" EAST 5.94 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 55.00 FOOT RADIUS CURVE TO THE RIGHT 14.78 FEET, HAVING A CENTRAL ANGLE OF 15°23'32" (CHORD S4°59'08"E, 14.73') TO A POINT OF TANGENCY; THENCE SOUTH 2°42'38" WEST 17.21 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 45.00 FOOT RADIUS CURVE TO THE LEFT 10.17 FEET, HAVING A CENTRAL ANGLE OF 12°57'04" (CHORD S3°45'53"E, 10.15') TO A POINT ON A CURVE, CENTER BEARS SOUTH 79°46'06" WEST; THENCE SOUTHEASTERLY ALONG A 1040.68 FOOT RADIUS CURVE TO THE RIGHT 173.94 FEET, HAVING A CENTRAL ANGLE OF 9°34'34" (CHORD S5°26'37"E, 173.73') TO THE POINT OF BEGINNING.