

WHEN RECORDED MAIL TO:

Tooele City
90 North Main Street
Tooele, UT 84074
Attention: City Recorder Office

PARCEL I.D.#: 23-024-0-000R
GRANTOR: GRNOBL Western Acres, LLC
a Utah limit liability company

UTILITY AND ACCESS EASEMENT

Located in the West Quarter Corner of Section 15, Township 3 South, Range 4 West, Salt Lake Base & Meridian, U.S. Survey.

For the sum of Ten Dollar (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned as "GRANTOR" hereby grants and conveys to the Tooele City Corporation, a body politic of the State of Utah, hereinafter referred to as "GRANTEE", its successors and assigns, a perpetual and non-exclusive easement to maintain, operate, repair, inspect, protect, install, remove, and replace culinary water lines and related infrastructure, hereinafter called the "FACILITIES", said easement, being situated in Tooele County, State of Utah, over and through a parcel of the GRANTOR'S land and being more particularly described and as shown on Exhibit A attached hereto as follows (the "EASEMENT AREA"):

BEGINNING AT A POINT WHICH IS NORTH 00°01'31" WEST ALONG THE SECTION LINE A DISTANCE OF 1244.74 FEET AND EAST 536.82 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 87°50'06" EAST 62.96 FEET; THENCE NORTH 63°02'30" EAST 48.18 FEET; THENCE NORTH 37°59'34" EAST 126.32 FEET; THENCE NORTH 52°00'26" WEST 20.00 FEET; THENCE SOUTH 37°59'34" WEST 121.88 FEET; THENCE SOUTH 63°02'30" WEST 38.54 FEET; THENCE NORTH 87°50'06" WEST 37.76 FEET; THENCE NORTH 02°09'54" EAST 144.81 FEET; THENCE NORTH 87°50'06" WEST 20.00 FEET; THENCE SOUTH 02°09'54" WEST 164.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.171 ACRES, MORE OR LESS.

In the event of any discrepancy between the above legal description and the depiction contained in Exhibit A, the former shall control.

TO HAVE AND HOLD the same unto the GRANTEE, its successors and assigns, with the right of ingress and egress to GRANTEE, its officers, employees, agents and assigns to enter upon the EASEMENT AREA with such equipment as is necessary to maintain, operate, repair, inspect, protect, remove, and replace the FACILITIES after GRANTOR installs and constructs the FACILITIES, as required in GRANTEE's ordinances, and GRANTEE will accept the FACILITIES in writing as meeting GRANTEE's development standards.

GRANTEE shall restore timely any damage to the EASEMENT AREA or to Grantor's Property caused by GRANTEE, its agents, contractors, employees, guests, and invitees in their maintenance, repair, replacement, or use of the FACILITIES.

GRANTOR reserves for itself, its successors and assigns, and their agents, contractors, employees, guests, and invitees, all rights in the EASEMENT AREA to the extent such rights do not impair or interfere with the FACILITIES, impair or interfere with the discharge from or conveyance of water through the FACILITIES, impair or interfere with any other rights granted to the GRANTEE hereunder, or result in additional expenses related to the maintenance or operation of the FACILITIES by GRANTEE, except GRANTOR shall not grant any party other than GRANTEE the rights to provide public utilities through GRANTOR's property.

This easement grant shall be binding upon, and inure to the benefit of, the successors and assigns of GRANTOR and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

This easement shall automatically terminate when a plat is recorded in the Tooele County Recorder's Office for the EASEMENT AREA that grants equivalent easement rights to GRANTEE.

IN WITNESS WHEREOF, GRANTOR has executed this perpetual and non-exclusive easement this 13 day of February, 2023.

GRANTOR:

GRONBL Western Acres, LLC, a Utah limited liability company

By: [Signature]
Name: AJ Green
Title: Manager

STATE OF UTAH)
) :ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 13 day of February 2023 by AJ Green in his capacity as the Manager of GRONBL Western Acres, LLC, a Utah limited liability company.

My Commission Expires: August 25 2024 [Signature]
Notary Public
Residing In: Utah County

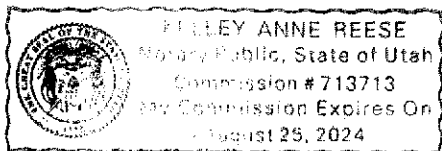


EXHIBIT A
(Depiction of Easement Area)

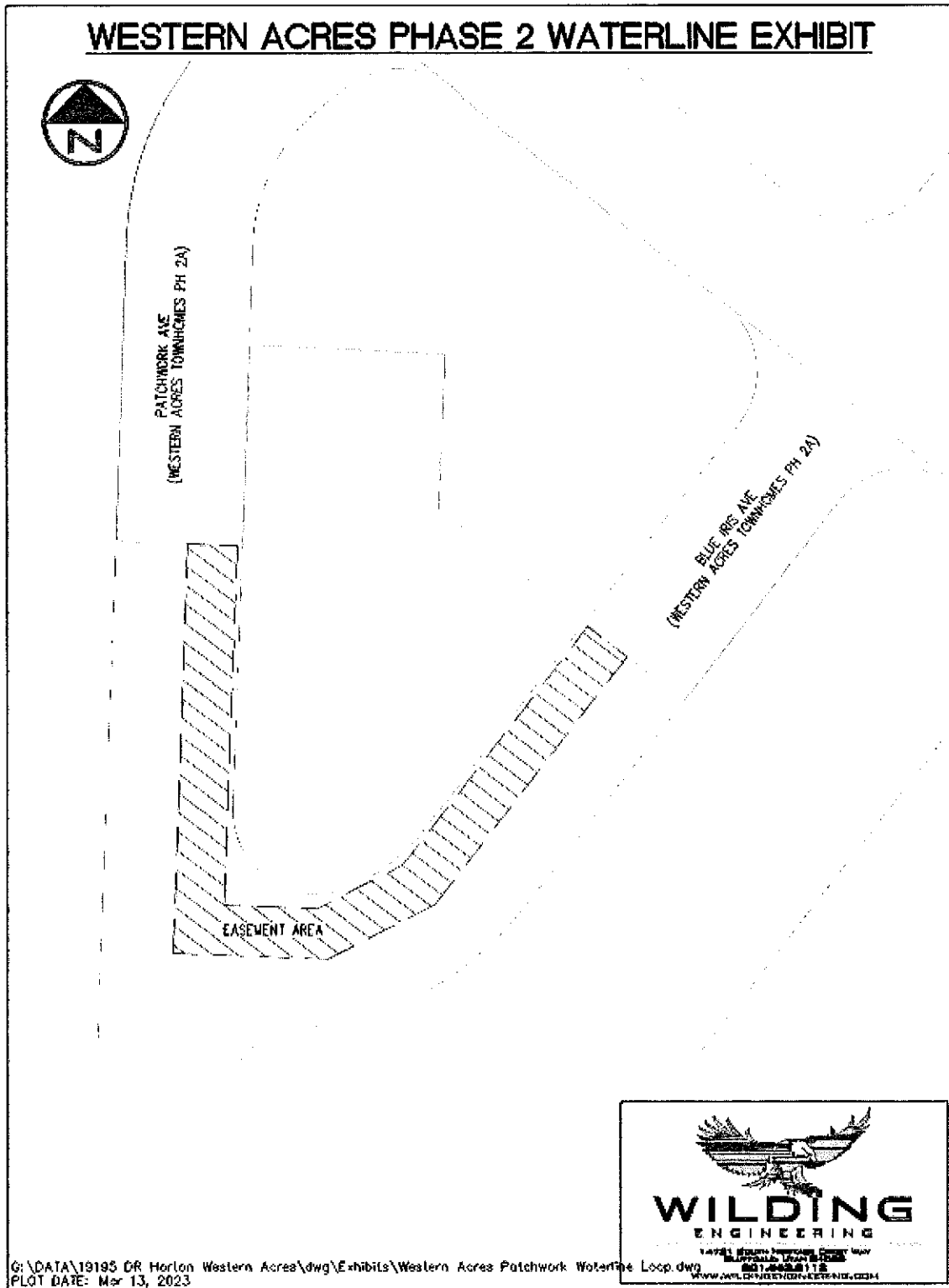


EXHIBIT B

**Legal Description of the
Road Turnaround Easement Area**

The Road Turnaround Easement Area is located in Tooele County, Utah and is more particularly described as follows:

BEGINNING AT A POINT WHICH IS SOUTH 00°01'31" EAST ALONG THE SECTION LINE A DISTANCE OF 1220.78 FEET AND EAST 514.14 FEET FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE SOUTH 87°50'06" EAST 51.00 FEET; THENCE SOUTHEASTERLY 13.47 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 23°33'52" EAST 13.02 FEET); THENCE NORTHWESTERLY 246.89 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT (CHORD BEARS NORTH 87°50'06" WEST 62.31 FEET); THENCE NORTHEASTERLY 13.47 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS REVERSE CURVE TO THE LEFT (CHORD BEARS NORTH 27°53'40" EAST 13.02 FEET) TO THE POINT OF BEGINNING.

CONTAINS 0.184 ACRES, MORE OR LESS.