

When recorded return to:
Rocky Mountain Power
Lisa Louder/Debbie Mounteer
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

ENTRY NO. 00902192

07/01/2010 10:41:10 AM B: 2038 P: 1296

Easements PAGE 1/5

ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE 18.00 BY PROPERTY MANAGEMENT/ROCKY MOUNTAIN POWER



Project Name: Jordanelle 12/DV Luxury Resort, LLC
Tract Number: Two
WO#: 2942809
RW#: 20090094

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Talisker Empire Pass Hotel, LLC and DV Luxury Resort, LLC** ("Grantor"), hereby grants to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, ("Grantee"), an easement for a right of way **10 feet** in width and **344.7 feet** in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, and vaults on, across, or under the surface of the real property of Grantor in **Summit County**, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit "**A**" attached hereto and by this reference made a part hereof:

A right of way 10 feet in width, being 5 feet on each side of the following described survey line:

Beginning on the easterly boundary line of the Grantor's land at a point S.15°43'36"W. 76.1 feet, more or less, along the lot line from the most easterly corner of Lot C, Parcel B-2, Empire Village Subdivision, said point also being 152 feet south and 177 feet east, more or less, from the west one quarter corner of Section 28, T.2S., R.4E., S.L.M., thence N.75°47'W. 20.9 feet, more or less, thence N.77°32'W. 29.9 feet, more or less, thence N.83°16'W. 30.9 feet, more or less, thence S.89°33'W. 41.1 feet, more or less, thence S.82°29'W. 40.1 feet, more or less, thence S.85°12'W. 21.8 feet, more or less, thence N.82°54'W. 18.5 feet, more or less, thence N.64°55'W. 25.2 feet, more or less, thence N.57°43'W. 26.3 feet, more or less, thence N.58°22'W. 28.5 feet, more or less, thence N.76°31'W. 14.5 feet, more or less, thence S.62°31'W. 18.7 feet, more or less, thence S.24°19'E. 5.5 feet, more or less, to the north line of a new transformer pad, thence N.24°19'W. 5.5 feet, more or less, thence S.62°31'W. 17.5 feet, more or less, thence S.29°53'E. 5.3 feet, more or less, to a new transformer pad on said land and being in Lot C, Parcel B-2 of said Empire Village Subdivision in the NW1/4 of the SW1/4 of said Section 28, and the NE1/4 of the SE1/4 of Section 29, Township and Range aforesaid, containing 3,447.00 square feet or 0.08 of an acre, more or less.

Also, a right of way described as follows:

Beginning on the Grantor's land at a point 47 feet south and 321 feet west, more or less, from the most easterly corner of Lot C, Parcel B-2, Empire Village Subdivision, said point also being 125 feet south and 123 feet west, more or less, from the east one quarter corner of Section 29, T.2S., R.4E., S.L.M., thence N.64°52'E. 7.6 feet, more or less, thence N.26°45'W. 11.0 feet, more or less, thence S.64°52'W. 7.6 feet, more or less, thence S.26°45'E. 11.0 feet, more or less, to the point of beginning and being in Lot C, Parcel B-2, of said Empire Village Subdivision in the NE1/4 of the SE1/4 of said Section 29, containing 83.60 square feet or 0.001 of an acre, more or less.

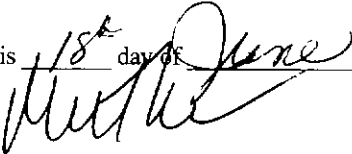
Beginning on the Grantor's land at a point 50 feet south and 330 feet west, more or less, from the most easterly corner of Lot C, Parcel B-2, Empire Village Subdivision, said point also being 129 feet south and 132 feet west, more or less, from the east one quarter corner of Section 29, T.2S., R.4E., S.L.M., thence

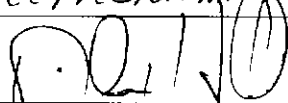
N.60°54'E. 6.8 feet, more or less, thence N.27°22'W. 10.1 feet, more or less, thence S.60°54'W. 6.8 feet, more or less, thence S.27°22'E.10.1 feet, more or less, to the point of beginning and being in Lot C, Parcel B-2 of said Empire Village Subdivision in the NE1/4 of the SE1/4 of said Section 29, containing 68.68 square feet or 0.001 of an acre, more or less. Total area 3,599.28 square feet or 0.083 of an acre, more or less. Assessor Parcel No. EV-B-2-Lot C

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for driveways; landscaping and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

Dated this 18th day of June, 2010.


GRANTOR- Talisker Empire Pass Hotel, LLC
Vice President of M&D Management, INC. Manager of
Its Talisker Empire Pass Hotel, LLC


GRANTOR- DV Luxury Resort, LLC
Qin Ren
Its

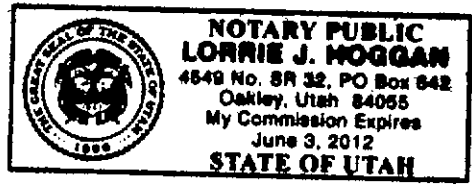
REPRESENTATIVE ACKNOWLEDGEMENT

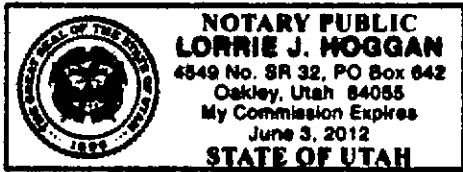
State of Utah }
County of Summit } SS.

This instrument was acknowledged before me on this 18th day of June, 2010.

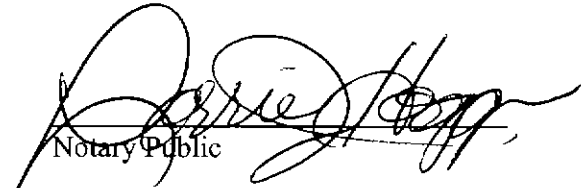
by Mark R. Thorne as Vice President,
Name of Representative Title of Representative

of M&D Management, INC. Manager of Talisker Empire Pass Hotel, LLC
Name of Entity on behalf of whom instrument was executed





[Seal]



Notary Public

My commission expires: 6-3-12

REPRESENTATIVE ACKNOWLEDGEMENT

State of _____ }
County of _____ } SS.

This instrument was acknowledged before me on this _____ day of _____,
_____.

by _____, as _____,
Name of Representative Title of Representative

of _____,
Name of Entity on behalf of whom instrument was executed

Notary Public

My commission expires: _____

[Seal]

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)

County of San Diego)

On May 4, 2010 before me, Jill Welter, Notary Public
(here insert name and title of the officer)

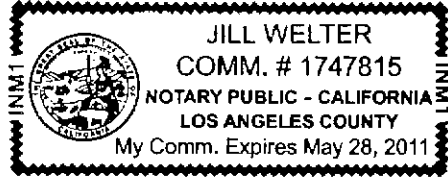
personally appeared Alex Hill

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Signature of Notary Public



(Seal)

ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

DESCRIPTION OF THE ATTACHED DOCUMENT

Montrose Dr - Rocky Mtn Power
(Title or description of attached document)

Easement Copy 3 of 3
(Title or description of attached document continued)

Number of Pages 11 Document Date 5/4/10

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer
(Title)

Partner(s)

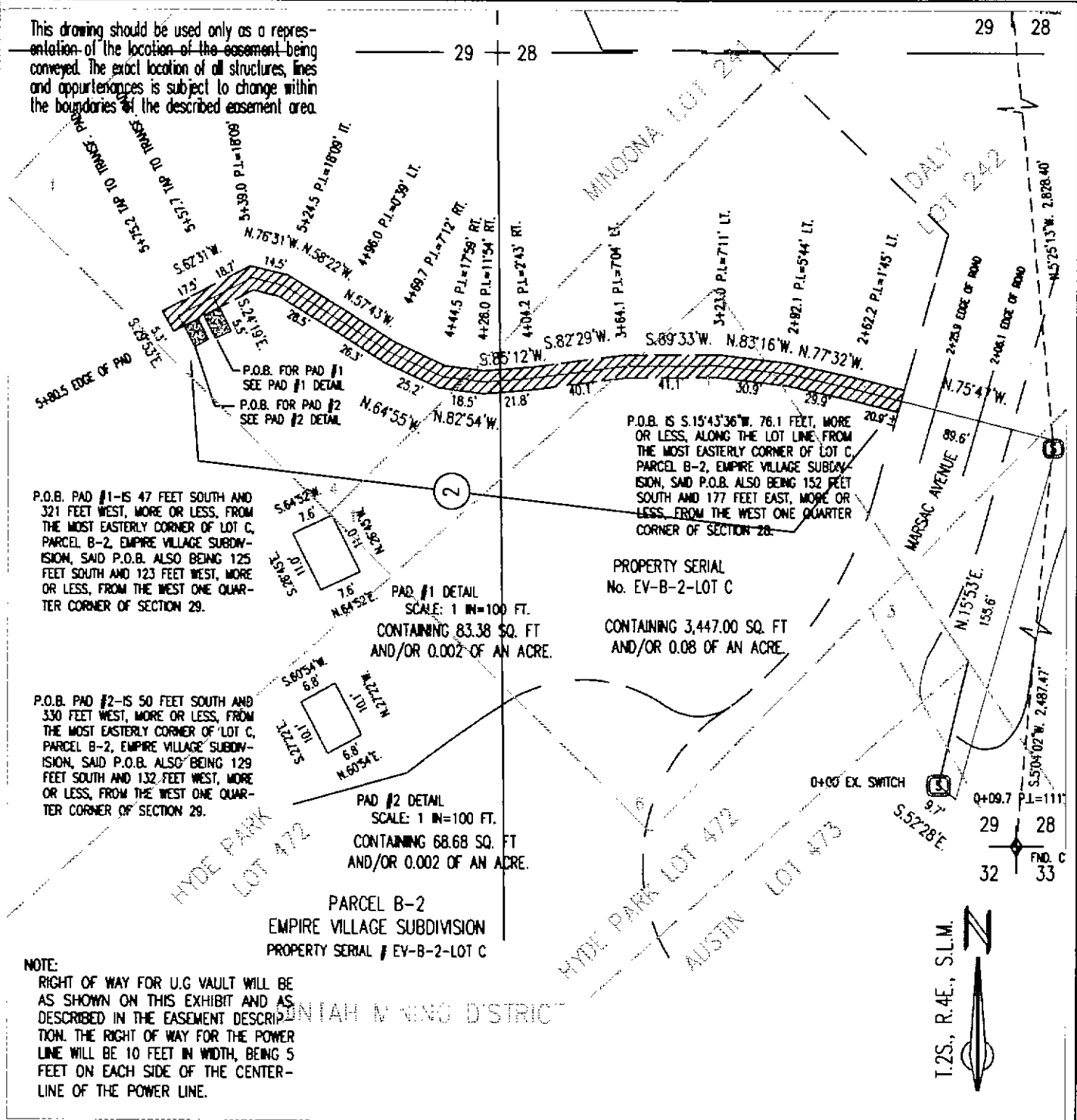
Attorney-in-Fact

Trustee(s)

Other _____

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public)
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~ ~~she~~ ~~they~~ is ~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document
 - ❖ Indicate title or type of attached document, number of pages and date
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.



P.O.B. PAD #1-IS 47 FEET SOUTH AND 321 FEET WEST, MORE OR LESS, FROM THE MOST EASTERLY CORNER OF LOT C, PARCEL B-2, EMPIRE VILLAGE SUBDIVISION, SAID P.O.B. ALSO BEING 125 FEET SOUTH AND 123 FEET WEST, MORE OR LESS, FROM THE WEST ONE QUARTER CORNER OF SECTION 29.

P.O.B. PAD #2-IS 50 FEET SOUTH AND 330 FEET WEST, MORE OR LESS, FROM THE MOST EASTERLY CORNER OF LOT C, PARCEL B-2, EMPIRE VILLAGE SUBDIVISION, SAID P.O.B. ALSO BEING 129 FEET SOUTH AND 132 FEET WEST, MORE OR LESS, FROM THE WEST ONE QUARTER CORNER OF SECTION 29.

PAD #1 DETAIL
SCALE: 1 IN=100 FT.
CONTAINING 83.38 SQ. FT
AND/OR 0.002 OF AN ACRE.

PAD #2 DETAIL
SCALE: 1 IN=100 FT.
CONTAINING 68.68 SQ. FT
AND/OR 0.002 OF AN ACRE.

PROPERTY SERIAL
No. EV-B-2-LOT C
CONTAINING 3,447.00 SQ. FT
AND/OR 0.08 OF AN ACRE.

PARCEL B-2
EMPIRE VILLAGE SUBDIVISION
PROPERTY SERIAL # EV-B-2-LOT C

NOTE:
RIGHT OF WAY FOR U.G. VAULT WILL BE AS SHOWN ON THIS EXHIBIT AND AS DESCRIBED IN THE EASEMENT DESCRIPTION. THE RIGHT OF WAY FOR THE POWER LINE WILL BE 10 FEET IN WIDTH, BEING 5 FEET ON EACH SIDE OF THE CENTER-LINE OF THE POWER LINE.

DATE: FEBRUARY 23, 2010
SPONSOR: BEN M. CLEGG
SURVEYED BY: U.P. & L.Co./K.E.L.
DRAFTED BY: DAN T. BOYD
CHECKED BY: D. T. Boyd
PLOT SCALE: 1 = 1
CAD No: C:\DWG\2942809.DWG

EXHIBIT "A"
UNDERGROUND DISTRIBUTION LINE TO SERVE
DEER VALLEY LUXURY RESORT AT DEER VALLEY
9100 MARSAC AVENUE
EASEMENT No. 2
PARK CITY, SUMMIT COUNTY, UTAH

APPROVAL
DAN J. WATANABE
MANAGER/ENGINEERING-ENV



PARK CITY AREA

SCALE: 1 IN.=60 FT.

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REF. REV.