

WHEN RECORDED, RETURN TO:

Looking Glass Water Company
13053 Minuteman Drive
Draper, Utah 84020

ENTRY NO. 00969625

05/06/2013 02:15:03 PM B: 2184 P: 1029

Easements PAGE 1/6

ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE 27.00 BY LOOKING GLASS WATER COMPANY



GRANT OF EASEMENT

1. This Waterline Easement Agreement ("Agreement") is entered into as of this 6 day of May, 2013, by and between Looking Glass Properties LLC and DKR Ranch Properties LLC, Grantor, and LOOKING GLASS WATER COMPANY, a Utah non-profit mutual water company, Grantee. Grantor does hereby convey and warrant to Grantee (Grantor and Grantee are collectively referred to in this document as the "Parties"), for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, a permanent non-exclusive easement and right-of-way subject to the terms of this Agreement for the purpose of constructing and maintaining a water line and related mechanical components over, across, through and under the premises of the Grantor situated in Summit County, Utah, which easement area is shown on the site plan attached as Exhibit "B" hereto and more specifically described as follows:

See Exhibit "A"

2. Grantor also hereby grants to Grantee a perpetual right of ingress and egress to and from and within the corridor of the easement or said right-of-way, as well as a perpetual right for the construction, installation, operation, maintenance, repair and replacement of the pipeline and related mechanical components, including pumps, valves, and other equipment necessary or useful to the operation of such water distribution facilities, over, across, under, and through the water line easement area described above.

3. In order to accommodate design and engineering requirements associated with the water line and related components referred to herein, the alignment and boundaries of the above-described easement areas shall be formally modified by the Parties as necessary, with each acting reasonably.

4. This Agreement shall be governed by, construed, and interpreted in accordance with the laws of the State of Utah.

5. Subject to the terms and conditions of this Agreement, the easement granted herein shall run with the land, and the terms and conditions of this Agreement shall inure to the benefit of and be binding upon the parties, their successors and assigns.

6. If any action, suit, or proceeding is brought by a party hereto with respect to a matter or matters covered by this Agreement, or if a party finds it necessary to retain an attorney to enforce its rights under this Agreement, all costs and expenses of the prevailing party incident to such proceeding and/or retention, including reasonable attorneys' fees, will be paid by the non-prevailing party.

WITNESS the hand of said Grantor this 6 day of May, 2013.


Sharon Richards, Manager

The foregoing is acknowledged and agreed by Grantee:

LOOKING GLASS WATER COMPANY
a Utah non-profit mutual water company

By: Don E. Richards
Its: President

STATE OF UTAH)
 Salt Lake)
COUNTY OF SUMMIT)

On the 6th day of May, 2013, personally appeared before me
Shawn P. Richards, the signer of the foregoing easement, who did personally
acknowledge to me that the foregoing easement was executed by the Grantor.

My Commission Expires:
12/19/15

[Signature]
Notary Public
Residing at: 1998 E. Murray Hillway R.
SLC UT 84117

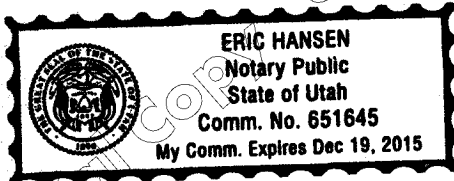


Exhibit "A"

DESCRIPTION FOR THE WATER LINE EASEMENT FROM WELL TO VAULT

A 10 FOOT WIDE WATERLINE EASEMENT 5 FEET ON EACH SIDE WHICH CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING WEST 2671.49 FEET AND NORTH 123.52 FEET FROM SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 68°44'22" EAST 440.47 FEET; THENCE NORTH 83°19'16" EAST 359.18 FEET; THENCE NORTH 68°36'28" EAST 65.29 FEET; THENCE NORTH 62°10'03" EAST 154.62 FEET; THENCE NORTH 77°23'33" EAST 38.32 FEET; THENCE NORTH 74°10'36" EAST 37.89 FEET; THENCE NORTH 53°18'02" EAST 60.59 FEET; THENCE NORTH 46°23'01" EAST 90.67 FEET; THENCE NORTH 54°18'14" EAST 99.83 FEET; THENCE NORTH 60°42'11" EAST 203.26 FEET; THENCE NORTH 54°51'10" EAST 81.16 FEET; THENCE NORTH 44°06'56" EAST 46.31 FEET; THENCE NORTH 26°58'56" EAST 71.87 FEET; THENCE NORTH 74°43'22" EAST 188.33 FEET; THENCE SOUTH 16°05'51" EAST 405.13 FEET; THENCE SOUTH 16°00'02" EAST 302.91 FEET; THENCE SOUTH 23°16'49" EAST 85.95 FEET; THENCE SOUTH 17°15'46" EAST 134.70 FEET; THENCE SOUTH 35°19'26" EAST 47.02 FEET; THENCE SOUTH 65°20'01" EAST 45.26 FEET; THENCE SOUTH 76°13'17" EAST 96.50 FEET; THENCE SOUTH 43°39'56" EAST 24.99 FEET; THENCE SOUTH 13°49'38" EAST 41.14 FEET; THENCE SOUTH 77°44'37" EAST 88.11 FEET; THENCE SOUTH 70°17'42" EAST 83.95 FEET; THENCE SOUTH 64°40'27" EAST 75.722 FEET; THENCE SOUTH 59°23'32" EAST 69.96 FEET; THENCE SOUTH 54°27'36" EAST 32.80 FEET; THENCE SOUTH 16°05'51" EAST 405.13 FEET; THENCE SOUTH 47°05'49" EAST 60.41 FEET; THENCE SOUTH 40°18'09" EAST 91.08 FEET; THENCE SOUTH 23°32'17" EAST 31.95 FEET; THENCE SOUTH 47°59'40" EAST 43.40 FEET; THENCE SOUTH 45°25'27" EAST 72.60 FEET; THENCE SOUTH 47°33'05" EAST 53.00 FEET; THENCE SOUTH 59°45'38" EAST 54.69 FEET; THENCE SOUTH 81°49'22" EAST 88.79 FEET TO THE POINT OF TERMINATION.

DESCRIPTION FOR VALVES FROM VAULT TO END LINE VALVES

DESCRIPTION FOR WATER LINE 1 EASEMENT

A 10 FOOT WIDE WATERLINE EASEMENT 5 FEET ON EACH SIDE WHICH CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 566.35 FEET AND EAST 206.06 FEET FROM SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 81°49'22" WEST 88.79 FEET; THENCE NORTH 59°45'38" WEST 54.69 FEET; THENCE NORTH 47°33'05" WEST 53.00 FEET; THENCE NORTH 45°25'27" WEST 72.60 FEET; THENCE NORTH 47°59'40" WEST 43.40 FEET; THENCE NORTH 23°32'17" WEST 31.95 FEET; THENCE NORTH 40°18'09" WEST 91.08 FEET; THENCE NORTH 47°05'49" WEST 60.41 FEET; THENCE NORTH 16°05'51" WEST 405.13 FEET; THENCE NORTH 54°27'36" WEST 32.80 FEET; THENCE NORTH 59°23'32" WEST 69.96 FEET; THENCE NORTH 64°40'27" WEST 75.722 FEET; THENCE NORTH 70°17'42" WEST 83.95 FEET; THENCE NORTH 77°44'37" WEST 88.11 FEET; THENCE NORTH 13°49'38" WEST 41.14 FEET; THENCE NORTH 43°39'56" WEST 24.99 FEET; THENCE NORTH 76°13'17" WEST 96.50 FEET; THENCE NORTH 65°20'01" WEST 45.26

FEET; THENCE NORTH 35°19'26" WEST 47.02 FEET; THENCE NORTH 17°15'46" WEST 134.70 FEET; THENCE NORTH 23°16'49" WEST 85.95 FEET; THENCE NORTH 16°00'02" WEST 302.91 FEET; THENCE NORTH 16°05'51" WEST 405.13 FEET; THENCE SOUTH 74°43'22" WEST 188.33 FEET; THENCE SOUTH 26°58'56" WEST 71.87 FEET; THENCE SOUTH 44°06'56" WEST 46.31 FEET; THENCE SOUTH 54°51'10" WEST 81.16 FEET; THENCE SOUTH 60°42'11" WEST 203.26 FEET; THENCE SOUTH 54°18'14" WEST 99.83 FEET; THENCE SOUTH 46°23'01" WEST 90.67 FEET; THENCE SOUTH 53°18'02" WEST 60.59 FEET; THENCE SOUTH 74°10'36" WEST 37.89 FEET; THENCE SOUTH 77°23'33" WEST 38.32 FEET; THENCE SOUTH 62°10'03" WEST 154.62 FEET; THENCE SOUTH 68°36'28" WEST 65.29 FEET; THENCE SOUTH 83°19'16" WEST 359.18 FEET; THENCE NORTH 68°44'22" EAST 440.47 FEET TO THE POINT OF TERMINATION.

DESCRIPTION FOR WATER LINE 2 EASEMENT

A 10 FOOT WIDE WATERLINE EASEMENT 5 FEET ON EACH SIDE WHICH CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 566.35 FEET AND EAST 206.06 FEET FROM SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 81°49'22" WEST 88.79 FEET; THENCE NORTH 59°45'38" WEST 54.69 FEET; THENCE NORTH 47°33'05" WEST 53.00 FEET; THENCE NORTH 45°25'27" WEST 72.60 FEET; THENCE NORTH 47°59'40" WEST 43.40 FEET; THENCE NORTH 23°32'17" WEST 31.95 FEET; THENCE NORTH 40°18'09" WEST 91.08 FEET; THENCE NORTH 47°05'49" WEST 60.41 FEET; THENCE NORTH 61°49'30" EAST 44.10 FEET; THENCE NORTH 72°16'58" EAST 78.41 FEET; THENCE NORTH 82°44'49" EAST 142.62 FEET; THENCE NORTH 87°40'41" EAST 131.75; THENCE NORTH 89°58'27" EAST 285.83 FEET; THENCE SOUTH 86°35'50" EAST 200.32 FEET; THENCE NORTH 63°22'48" EAST 65.70 FEET TO THE POINT OF TERMINATION.

DESCRIPTION FOR WATER LINE 3 EASEMENT

A 10 FOOT WIDE WATERLINE EASEMENT 5 FEET ON EACH SIDE WHICH CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 566.35 FEET AND EAST 206.06 FEET FROM SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 81°49'22" WEST 88.79 FEET; THENCE NORTH 59°45'38" WEST 54.69 FEET; THENCE NORTH 47°33'05" WEST 53.00 FEET; THENCE NORTH 45°25'27" WEST 72.60 FEET; THENCE NORTH 47°59'40" WEST 43.40 FEET; THENCE SOUTH 51°29'35" WEST 66.01 FEET; THENCE SOUTH 61°7'16" WEST 81.47 FEET; THENCE SOUTH 77°47'36" WEST 140.10 FEET; THENCE SOUTH 87°45'48" WEST 147.87 FEET; THENCE SOUTH 87°37'24" WEST 152.36 FEET; THENCE SOUTH 83°42'38" WEST 108.07 FEET TO THE POINT OF TERMINATION.

DESCRIPTION FOR WATER LINE 4 EASEMENT

A 10 FOOT WIDE WATERLINE EASEMENT 5 FEET ON EACH SIDE WHICH CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 576.25 FEET AND EAST 204.64 FEET FROM SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 81°49'22" WEST 90.74 FEET; THENCE NORTH 59°45'38" WEST 57.71 FEET; THENCE NORTH 47°33'05" WEST 54.07 FEET; THENCE NORTH 45°25'27" WEST 72.60 FEET; THENCE NORTH 47°59'40" WEST 45.57 FEET; THENCE NORTH 23°32'17" WEST 32.65 FEET; THENCE NORTH 40°18'09" WEST 89.01 FEET; THENCE NORTH 47°05'49" WEST 59.17 FEET; THENCE NORTH 54°27'36" WEST 31.72 FEET; THENCE NORTH 59°23'32" WEST 69.07 FEET; THENCE NORTH 64°40'27" WEST 74.77 FEET; THENCE NORTH 70°17'42" WEST 82.81 FEET; THENCE NORTH 77°44'37" WEST 93.70 FEET; THENCE NORTH 13°49'38" WEST 44.72 FEET; THENCE NORTH 43°39'56" WEST 19.41 FEET; THENCE NORTH 76°13'17" WEST 94.54 FEET; THENCE NORTH 65°20'01" WEST 48.89 FEET; THENCE NORTH 35°19'26" WEST 51.29 FEET; THENCE NORTH 17°15'46" WEST 40.36 FEET; THENCE NORTH 69°52'20" WEST 122.60 FEET; THENCE WEST 334.44 FEET TO THE POINT OF TERMINATION.

DESCRIPTION FOR WATER LINE 5 EASEMENT

A 10 FOOT WIDE WATERLINE EASEMENT 5 FEET ON EACH SIDE WHICH CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 566.35 FEET AND EAST 206.06 FEET FROM SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 77°45'50" EAST 53.41 FEET; THENCE NORTH 89°14'42" EAST 82.79 FEET; THENCE SOUTH 79°47'32" EAST 336.68 FEET; THENCE NORTH 77°43'14" EAST 66.20 FEET; THENCE NORTH 76°35'5" EAST 168.61 FEET; THENCE NORTH 70°39'35" EAST 188.78 FEET; THENCE NORTH 72°27'13" EAST 230.75 FEET; THENCE NORTH 80°55'16" EAST 276.18 FEET; THENCE NORTH 88°43'47" EAST 235.85 FEET; THENCE NORTH 67°52'51" EAST 99.87 FEET; THENCE NORTH 63°47'48" EAST 208.37 FEET; THENCE NORTH 62°3'40" EAST 30.03 FEET; THENCE NORTH 73°6'14" EAST 30.37 FEET; THENCE NORTH 74°44'15" EAST 41.50 FEET TO THE POINT OF TERMINATION.

DESCRIPTION FOR WATER LINE 6 EASEMENT

A 10 FOOT WIDE WATERLINE EASEMENT 5 FEET ON EACH SIDE WHICH CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 566.35 FEET AND EAST 206.06 FEET FROM SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 77°45'50" EAST 53.41 FEET; THENCE NORTH 89°14'42" EAST 82.79 FEET; THENCE SOUTH 79°47'32" EAST 336.68 FEET; THENCE NORTH 77°43'14" EAST 66.20 FEET; THENCE NORTH 76°35'5" EAST 168.61 FEET; THENCE NORTH 70°39'35" EAST 188.78 FEET; THENCE NORTH 72°27'13" EAST 230.75 FEET; THENCE NORTH 80°55'16" EAST 276.18 FEET; THENCE NORTH 88°43'47" EAST 28.00 FEET; THENCE NORTH 40d8'52" EAST 180.71 FEET; THENCE NORTH 28d48'10" EAST 121.67 FEET TO THE POINT OF TERMINATION.

DESCRIPTION FOR WATER LINE 7 EASEMENT

A 10 FOOT WIDE WATERLINE EASEMENT 5 FEET ON EACH SIDE WHICH CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 566.35 FEET AND EAST 206.06 FEET FROM SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 77°45'50" EAST 53.41 FEET; THENCE NORTH 89°14'42" EAST 82.79 FEET; THENCE SOUTH 79°47'32" EAST 336.68 FEET; THENCE NORTH 77°43'14" EAST 66.20 FEET; THENCE NORTH 76°35'5" EAST 168.61 FEET; THENCE NORTH 70°39'35" EAST 188.78 FEET; THENCE NORTH 72°27'13" EAST 6.13 FEET; THENCE NORTH 34°45'40" EAST 224.38 FEET; THENCE NORTH 24°44'30" EAST 103.70 FEET; THENCE NORTH 19°15'24" EAST 110.62 FEET TO THE POINT OF TERMINATION.

DESCRIPTION FOR WATER LINE 8 EASEMENT

A 10 FOOT WIDE WATERLINE EASEMENT 5 FEET ON EACH SIDE WHICH CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 566.35 FEET AND EAST 206.06 FEET FROM SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 77°45'50" EAST 53.41 FEET; THENCE NORTH 89°14'42" EAST 82.79 FEET; THENCE SOUTH 79°47'32" EAST 50.17 FEET; THENCE SOUTH 48°59'12" WEST 183.41 FEET; THENCE SOUTH 66°46'17" WEST 315.19 FEET; THENCE SOUTH 63°39'36" WEST 246.40 FEET; THENCE SOUTH 70°35'32" WEST 42.42 FEET; THENCE SOUTH 70°35'32" WEST 32.34 FEET; THENCE SOUTH 82°26'16" WEST 116.37 FEET; THENCE NORTH 89°42'52" WEST 102.37 FEET; THENCE SOUTH 86°19'54" WEST 142.83 FEET TO THE POINT OF TERMINATION.