

OWC-0488
OWC-0491-1

ROADWAY EASEMENT

THIS EASEMENT AGREEMENT is made and entered into between PRIME WEST JORDANELLE, L.L.C. ("Grantor"), a Utah limited liability company, whose address is 2989 West Maple Loop, Suite 110, Lehi, Utah 84043 and PRIME WEST JORDANELLE, L.L.C. ("Grantee"), a Utah limited liability company, whose address is 2989 West Maple Loop, Suite 110, Lehi, Utah 84043.

WITNESSETH

Grantor, for good and sufficient consideration, the receipt of which is hereby confessed and acknowledged by Grantor, does hereby grant and convey an Easement to Grantee, for ingress and egress, in, under, upon, about, over and through that certain parcel of real property more particularly described as follows:

See Attached Exhibit "A"

Grantee is to have and hold this easement for ingress and egress the property described in **Exhibit "A"**, for purposes of access to the lands described in **Exhibit "B"**. Grantee may construct permanent roads on the property described in **Exhibit "A"**, and holds the right to use those roads for ingress and egress in and through the property.

This easement shall be amended or terminated at any time by a written and recorded instrument executed for such purposes and signed by the parties.

This easement shall be binding upon and inure to the benefit of all successors and assigns, heirs, beneficiaries, and personal representatives.

This easement shall be governed by, construed, and enforced in accordance with the laws of the State of Utah.

IN WITNESS WHEREOF, the duly authorized managers and officers of the Grantor and the Grantee have executed this easement to be effective as of this 16th day of April, 2007.

GRANTOR:

PRIME WEST JORDANELLE, L.L.C., a
Utah limited liability company
By: Prime West Holdings, L.L.C., an
Arizona limited liability company,

By: *Stephen F. Patterson*
A Manager

GRANTEE:

PRIME WEST JORDANELLE, L.L.C., a
Utah limited liability company
By: Prime West Holdings, L.L.C., an
Arizona limited liability company,

By: *Stephen F. Patterson*
A Manager



STATE OF ARIZONA)
 : SS.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 16th day of April, 2007, by **STEPHEN F. PATTERSON**, a Manager of **PRIME WEST JORDANELLE, LLC**, a Utah limited liability company, on behalf of such limited liability company.

Gloria Jacoby
NOTARY PUBLIC

[Seal]

EXHIBIT "A"

BEING A 50.0' RIGHT-OF-WAY FOR INGRESS AND EGRESS, 25.0' ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE INTERSECTION OF TALISMAN PARKWAY AND TALISMAN CLUB, WHICH POINT IS NORTH 89°55'22" WEST ALONG THE SECTION LINE 258.11 FEET AND NORTH 58.02 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; SOUTH 89°50'41" WEST 201.23 FEET TO A CURVE TO THE RIGHT CONCAVE NORTHERLY HAVING A RADIUS OF 300.00 FEET; THENCE NORTHWESTERLY 402.30 FEET AROUND THE PERIPHERY OF SAID CURVE (CHORD = N51°44'17" WEST 372.83 FEET); THENCE NORTH 13°19'05" WEST 69.31 FEET TO A CURVE TO THE LEFT CONCAVE WESTERLY HAVING A RADIUS OF 1000.00 FEET; THENCE NORTHWESTERLY 245.39 FEET AROUND THE PERIPHERY OF SAID CURVE (CHORD = N20°21'02"W 244.77 FEET); THENCE NORTH 27°22'49" WEST 155.46 FEET TO A CURVE TO THE LEFT CONCAVE SOUTHERLY HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY 376.60 FEET AROUND THE PERIPHERY OF SAID CURVE (CHORD = N81°19'29"W 323.38 FEET); THENCE SOUTH 44°43'51" WEST 211.25 FEET TO A CURVE TO THE RIGHT CONCAVE NORTHERLY HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHWESTERLY 54.31 FEET AROUND THE PERIPHERY OF SAID CURVE (CHORD = S47°50'32"W 54.28 FEET) TO THE INTERSECTION OF CRESCENT RIDGE WAY; THENCE SOUTH 29°59'51" EAST 121.01 FEET TO A CURVE TO THE RIGHT CONCAVE WESTERLY HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHEASTERLY 256.45 FEET AROUND THE PERIPHERY OF SAID CURVE (CHORD = S22°39'02"E 255.75 FEET); THENCE SOUTH 15°18'14" EAST 445.74 FEET TO A CURVE TO THE RIGHT CONCAVE WESTERLY HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHEASTERLY 196.39 FEET AROUND THE PERIPHERY OF SAID CURVE (CHORD = S09°40'40"E 196.07 FEET); THENCE SOUTH 04°03'06" EAST 279.08 FEET TO A CURVE TO THE LEFT CONCAVE EASTERLY HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHEASTERLY 151.84 FEET AROUND THE PERIPHERY OF SAID CURVE (CHORD = S14°55'35"E 150.93 FEET); THENCE SOUTH 25°48'05" EAST 157.51 FEET TO A CURVE TO THE RIGHT CONCAVE WESTERLY HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHEASTERLY 134.59 FEET AROUND THE PERIPHERY OF SAID CURVE (CHORD = S16°09'44"E 133.95 FEET); THENCE SOUTH 06°31'23" EAST 134.90 FEET TO A CURVE TO THE LEFT CONCAVE EASTERLY HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHEASTERLY 370.41 FEET AROUND THE PERIPHERY OF SAID CURVE (CHORD = S27°44'45"E 361.99 FEET); THENCE SOUTH 48°58'07" EAST 185.77 FEET TO A POINT WHICH IS SOUTH 00°01'29" EAST ALONG THE SECTION LINE 1650.00 FEET AND NORTH 89°55'22" WEST 635.68 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, T3S, R5E, SLB&M.

AND

BEGINNING AT THE INTERSECTION OF TALISMAN CLUB AND CRESCENT RIDGE WAY, WHICH POINT IS NORTH 89°55'22" WEST ALONG THE SECTION LINE 1433.01 FEET AND NORTH 584.02 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTHWESTERLY 469.21 FEET AROUND THE PERIPHERY OF A CURVE TO THE RIGHT CONCAVE NORTHERLY HAVING A RADIUS OF 500.00 FEET (CHORD = S77°50'15"W 452.18 FEET); THENCE NORTH 75°16'44" WEST 22.27 FEET TO A CURVE TO THE RIGHT CONCAVE NORTHERLY HAVING A RADIUS OF 400.00 FEET; THENCE NORTHWESTERLY 127.02 FEET AROUND THE PERIPHERY OF SAID CURVE (CHORD = N66°10'52"W 126.50 FEET) TO THE INTERSECTION OF CRESCENT DRIVE; THENCE SOUTH 19°57'04" WEST 19.34 FEET TO A CURVE TO THE LEFT CONCAVE EASTERLY HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHEASTERLY 272.99 FEET AROUND THE PERIPHERY OF SAID CURVE (CHORD = S11°19'54"E 259.63 FEET); THENCE SOUTH 42°36'51" EAST 175.22 FEET TO A CURVE TO THE RIGHT CONCAVE WESTERLY HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHEASTERLY 403.32 FEET AROUND THE PERIPHERY OF SAID CURVE

(CHORD = S21°36'23"E 394.34 FEET); THENCE SOUTH 00°35'55" EAST 511.30 FEET TO A CURVE TO THE LEFT CONCAVE EASTERLY HAVING A RADIUS OF 2000.00 FEET; THENCE SOUTHEASTERLY 700.27 FEET AROUND THE PERIPHERY OF SAID CURVE (CHORD = S10°37'45"E 696.70 FEET); THENCE SOUTH 20°39'35" EAST 246.95 FEET TO A POINT WHICH IS SOUTH 00°01'29" EAST ALONG THE SECTION LINE 1650.00 FEET AND NORTH 89°55'22" WEST 1483.77 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, T3S, R5E, SLB&M.

EXHIBIT "B"

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN. THENCE NORTH 00°15'43" WEST ALONG THE QUARTER SECTION LINE 5248.28 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE NORTH 89°52'57" EAST ALONG THE SECTION LINE 2645.87 FEET TO THE NORTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 89°55'22" EAST ALONG THE SECTION LINE 1839.30 FEET TO THE WEST LINE OF TALISMAN SUBDIVISION, PHASE I; THENCE SOUTH 24°29'30" EAST ALONG SAID SUBDIVISION LINE 81.45 FEET; THENCE SOUTH 16°31'43" EAST CONTINUING ALONG SAID SUBDIVISION LINE 186.15 FEET; THENCE SOUTH 19°25'35" EAST CONTINUING ALONG SAID SUBDIVISION LINE 230.79 FEET; THENCE SOUTH 43°25'46" EAST CONTINUING ALONG SAID SUBDIVISION LINE 238.47 FEET; THENCE SOUTH 64°12'27" EAST CONTINUING ALONG SAID SUBDIVISION LINE 181.47 FEET; THENCE SOUTH 57°01'24" EAST CONTINUING ALONG SAID SUBDIVISION LINE 160.25 FEET; THENCE SOUTH 41°37'36" EAST CONTINUING ALONG SAID SUBDIVISION LINE 81.06 FEET; THENCE NORTH 89°14'28" EAST CONTINUING ALONG SAID SUBDIVISION LINE 428.28 FEET; THENCE SOUTH 79°15'35" EAST CONTINUING ALONG SAID SUBDIVISION LINE 460.08 FEET; THENCE SOUTH 08°36'38" EAST CONTINUING ALONG SAID SUBDIVISION LINE 205.41 FEET; THENCE NORTH 73°41'02" EAST CONTINUING ALONG SAID SUBDIVISION LINE 176.77 FEET; THENCE NORTH 73°33'54" EAST 50.23 FEET; THENCE NORTH 73°41'02" EAST CONTINUING ALONG SAID SUBDIVISION LINE 302.19 FEET; THENCE SOUTH 14°54'15" EAST CONTINUING ALONG SAID SUBDIVISION LINE 82.76 FEET; THENCE NORTH 63°15'56" EAST CONTINUING ALONG SAID SUBDIVISION LINE 331.80 FEET; THENCE NORTH 47°49'02" EAST 52.12 FEET; THENCE NORTH 73°41'02" EAST CONTINUING ALONG SAID SUBDIVISION LINE 253.38 FEET; THENCE NORTH 25°09'59" WEST CONTINUING ALONG SAID SUBDIVISION LINE 179.95 FEET; THENCE NORTH 05°00'23" WEST CONTINUING ALONG SAID SUBDIVISION LINE 150.83 FEET; THENCE NORTH 04°51'11" WEST CONTINUING ALONG SAID SUBDIVISION LINE 178.58 FEET; THENCE NORTH 09°40'40" WEST CONTINUING ALONG SAID SUBDIVISION LINE 198.85 FEET; THENCE NORTH 14°29'48" WEST CONTINUING ALONG SAID SUBDIVISION LINE 143.41 FEET TO THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 89°55'22" EAST ALONG SAID SECTION LINE 922.76 FEET TO THE NORTHEAST CORNER OF SAID SECTION 11; THENCE SOUTH 00°01'29" EAST ALONG SAID SECTION LINE 1650.00 FEET; THENCE NORTH 89°55'22" WEST 5283.65 FEET TO A FENCE LINE; THENCE SOUTH 00°05'02" EAST ALONG SAID FENCE LINE 976.58 FEET TO A FENCE LINE; THENCE SOUTH 88°34'00" WEST ALONG SAID FENCE LINE 1311.23 FEET TO A FENCE LINE; THENCE SOUTH 00°08'52" EAST ALONG SAID FENCE LINE 2604.65 FEET TO A FENCE LINE; THENCE NORTH 89°33'06" WEST ALONG SAID FENCE LINE 1321.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 388.59 ACRES