

Return to:
Rocky Mountain Power
Lisa Louder/Harold Dudley
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

GRANT OF EASEMENT

For good and valuable consideration, WASATCH PEAKS RANCH, LLC, a Delaware limited liability company ("Grantor"), hereby grants to ROCKY MOUNTAIN POWER, an unincorporated division of PACIFICORP, an Oregon corporation, its successors and assigns, ("Grantee"), a non-exclusive blanket easement ("RMP Easement") for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power substations, transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation supporting towers, poles, fences, props, guys and anchors, wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets (collectively, the "Electric Facilities"), on, over, or under the surface of the real property owned by Grantor and located in Morgan County, Utah more particularly described on **Exhibit A** attached hereto and by this reference made a part hereof ("RMP Easement Area"), and depicted on **Exhibit B** attached hereto, for the sole purpose of providing electricity to the private residential community and club known commonly as Wasatch Peaks Ranch. This RMP Easement shall burden the RMP Easement Area and shall be an easement in gross only for the benefit of Grantee, its successors and assigns. The depiction of the RMP Easement Area on **Exhibit B** attached hereto is being provided for convenience in reference only; it is not part of the legal description of the RMP Easement Area.

Upon the completion of part or all of the Electric Facilities, Grantor shall, at Grantor's discretion, have the right to replace the legal description of the RMP Easement Area with (1) utility easement areas ("UEA") as depicted on plats recorded in the official records of the Morgan County Recorder's Office, Morgan County, Utah (such recordation being referred to herein as "Record", "Recordation", "Recorded", and "Recording") and subdividing any portion of the RMP Easement Area into lots to be separately conveyed to individual owners (each a "Plat") provided that each and any UEA shall provide Grantee with the same rights and obligations as this RMP Easement; or (2) metes and bounds descriptions as to the actual areas where the as-built Electric Facilities are located ("M&B Easement Area"), which descriptions are included in an instrument Recorded and specifically amending the legal description of the RMP Easement Area in this RMP Easement ("Amendment to RMP Easement", at times referred to herein collectively with Plat as an "Amendment").

Should Grantor elect to limit the RMP Easement Area by Recording one or more Plats, Grantor shall include on any and all such Plats a note specifying that regardless of any UEA depicted on the Plat, the RMP Easement Area shall consist of all portions of the property in which as-built Electric Facilities are located, even if such Electric Facilities reside outside the boundaries of the depicted UEA (such easement area is at times referred to herein collectively with the M&B Easement Area as the "As-Built Easement Area").

Should Grantor elect to limit the RMP Easement Area by Recording an Amendment to the RMP Easement, Grant shall not record any Amendment until after Grantee has verified to its reasonable satisfaction and at the sole cost to Grantor, that the M&B Easement Area as to one or more actual as-built areas included in such Amendment to RMP Easement matches the actual location of all as-built Electric Facilities, which verification shall be completed by Grantee and communicated to Grantor in writing within fifteen (15) days of Grantee's receipt of such Amendment.

Upon Grantor's Recording an Amendment to limit the RMP Easement Area, Grantee shall, upon Grantor's request, promptly execute a release and full extinguishment of this RMP Easement ("Release") as to the property subject to such Amendment. The portion of the RMP Easement Area being released from this RMP Easement shall be described in detail in any such Release ("Released Area"). Upon Recordation of such Release, this RMP Easement shall be fully released and extinguished as to the Released Area and shall no longer burden Grantor's land underlying such Released Area.

The Recordation of any Amendment shall not in any way affect the priority of record established by the Recordation of this RMP Easement. Any such Amendment, whether by Plat, or Amendment to RMP Easement, shall, for all purposes, be construed to have the same record date as this RMP Easement, and shall have priority over any and all instruments filed of Record subsequent to this RMP Easement ("Later Recorded Documents"), even if the actual recording date of such Amendment is later than the recording date of such Later Recorded Documents.

Grantor grants this RMP Easement together with the rights of access, ingress, and egress ("Right of Access") to the RMP Easement Area, as the same may be amended from time to time, which Right of Access shall continue even if and when the Grantor limits the RMP Easement Area to include only the As-Built Easement Areas by Recording an Amendment and Release as detailed herein. Such Right of Access shall be for the purpose of facilitating all activities reasonably required in connection with the purposes for which this RMP Easement has been granted.

Grantee shall have the present and (without payment therefor) the future right to keep the As-Built Easement Areas, as well as areas reasonably required for access thereto, clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

Regardless of whether Grantor limits the RMP Easement by Recording an Amendment, upon completion of the Electric Facilities, the RMP Easement Area, shall be automatically construed to include only those portions in which completed Electric Facilities actually reside and surrounding areas as reasonably necessary for Grantee to exercise its Right of Access.

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

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in

connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Grantor expressly reserves the right to access the RMP Easement Area for any purpose whatsoever and to grant such access rights to third parties at any time and from time to time without Grantee's consent. Notwithstanding the foregoing, Grantor and Grantee agree to refrain from unreasonably interfering with the other's mutual use of the RMP Easement Area or allowing subsequent easement or license holders to interfere with the rights granted by the RMP Easement.

NOTHING IN THIS RMP EASEMENT SHALL BE CONSTRUED AS A GRANT OR DEDICATION OF ANY PORTION OF THE PROPERTY AS A PUBLIC AREA OR AS A GRANT OR DEDICATION OF ANY PORTION OF THE PROPERTY FOR THE USE AND BENEFIT OF THE PUBLIC. GRANTOR'S PROPERTY IS BEING DEVELOPED STRICTLY AS A PRIVATE PLANNED RECREATIONAL COMMUNITY, TO WHICH THE GENERAL PUBLIC SHALL HAVE NO RIGHTS, INTERESTS, OR OBLIGATIONS, NOTWITHSTANDING THE NATURE OF GRANTEE AS A "PUBLIC UTILITY" PURSUANT TO UTAH LAW.

[Remainder of this page is intentionally blank. Signature pages follow.]

WITNESS hand of said Grantor this 6th day of April, 2022.

WASATCH PEAKS RANCH, LLC,
a Delaware limited liability company

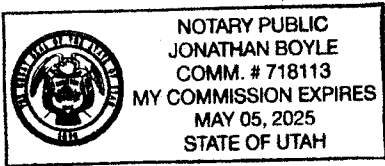
By: WASATCH PEAKS RANCH
MANAGEMENT, LLC, its Manager

By: [Signature]
Name: Ed Schultz
Its: Authorized Signatory

STATE OF UTAH)
COUNTY OF Salt Lake ss.

The foregoing was acknowledged before me this 6 day of April, 2022, by Ed Schultz, in his capacity as Authorized Signatory for Wasatch Peaks Ranch Management, LLC, Manager of Wasatch Peaks Ranch, LLC, a Delaware limited liability company.

Notary [Signature]
Commissioned in Utah
Residing at SLC
My Commission Expires 5-5-2025



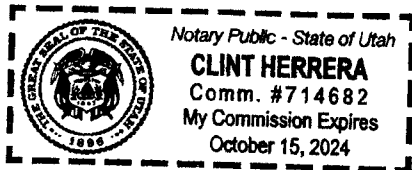
WITNESS hand of said Grantor this 19 day of April, 2022.

ROCKY MOUNTAIN POWER, an
unincorporated division of PacifiCorp, an
Oregon corporation

BY: Harold Dudley
NAME: Harold Dudley
ITS: Row manager

STATE OF UTAH)
COUNTY OF SALT LAKE) : ss.

The foregoing was acknowledged before me this 19th day of April, 2022 by Harold Dudley, in their capacity as Row Manager for Rocky Mountain Power, an unincorporated division of PacifiCorp, an Oregon corporation.



Notary [Signature]
Commissioned in UTAH
Residing at WEST JORDAN
My Commission Expires Oct 15, 2024

EXHIBIT A

[Legal Description of the RMP Easement Area]

A tract of land located in Sections 27, 34 and 35 of Township 5 North, Range 1 East, Sections 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 22, 23, 24, 26, 27 and 35 of Township 4 North, Range 1 East, the Northwest Quarter of Section 19, Township 4 North Range 2 East and Sections 2, 3 and 11 of Township 3 North, Range 1 East Salt Lake Base and Meridian, Morgan County, Utah, said tract being more particularly described as follows:

Beginning at the Northwest Corner of said Section 35, Township 5 North, Range 1 East, Salt Lake Base and Meridian and running thence, along the north line of said Section 35, South 89°27'09" East 599.96 feet to the land condemned for the Gateway Canal in Book R of deeds, Pages 119 through 122 and the land deeded to Weber Basin Water Conservancy District in Book 292 at Page 1337 and Book 297 at Page 794; thence, along the said Weber Basin Water Conservancy District land and Gateway Canal the following sixteen (16) courses: 1) South 0°02'27" East 100.00 feet; 2) South 89°27'08" East 342.77 feet; 3) South 16°51'46" West 184.70 feet; 4) South 61°03'35" West 146.60 feet; 5) South 17°38'14" West 525.18 feet; 6) South 03°23'01" West 605.82 feet; 7) South 77°11'13" East 777.08 feet; 8) North 19°14'48" East 105.30 feet; 9) South 76°00'27" East 1,000.39 feet; 10) North 23°37'19" East 445.13 feet; 11) South 71°17'20" East 928.88 feet; 12) North 23°28'35" East 561.30 feet; 13) South 71°29'49" East 1,458.42 feet; 14) North 32°17'18" East 347.72 feet; 15) easterly 61.24 feet along the arc of a 680.00 foot non-tangent curve to the left, through a central angle of 5°09'35", (chord bears North 87°39'44" East 61.22 feet), 16) North 85°04'56" East 47.50 feet to the east line of said Section 35, Township 5 North, Range 1 East; thence, along said east line, South 00°05'04" East 4,026.96 feet to the Northwest Corner of said Section 1, Township 4 North, Range 1 East; thence, along said north line, South 89°40'39" East 808.50 feet; thence South 00°27'25" West 5,413.58 feet to the south line of said Section 1; thence, along said south line, North 89°45'46" West 808.49 feet to the Northwest Corner of said Section 12, Township 4 North, Range 1 East; thence, along the west line of said Section 12, South 00°11'58" West 1,320.00 feet to the south line of North Half of the North Half of said Section 12; thence, along said south line, South 89°41'38" East 5,313.91 feet to the east line of said Section 12; thence, along said east line, South 00°11' 22" West 1,326.37 feet to the East Quarter Corner of said Section 12, thence, continuing along said east line, South 00°11'24" West 2,662.32 feet to the Northeast Corner of said Section 13, Township 4 North, Range 1 East; thence, along the east line of said Section 13, South 00°09'33" West 5,360.38 feet to the Northwest Corner of said Section 19, Township 4 North, Range 2 East, thence, along the north line of said Section 19, North 89°27'31" East 2,730.99 feet to the North Quarter Corner of said Section 19; thence, along the east line of the northwest quarter of said Section 19, South 00°03'37" East 2,637.79 feet to the south line of the northwest quarter of said Section 19; thence, along said south line, South 89°25'07" West 2,739.67 feet to the East Quarter Corner of said Section 24, Township 4 North, Range 1 East; thence, along the east line of said Section 24, North 00°07'41" East 1,319.90 feet to the south line of the north half of the north half of said Section 24; thence, along said south line, North 88°04'34" West 5,279.87 feet to the east line of said Section 23, Township 4 North, Range 1 East; thence, along said east line, South 00°01'33" West 1,315.89, to the East Quarter Corner of said Section 23; thence, continuing along the east line of said Section 23, South 00°01'33" West 2,669.07 feet to the Southeast Corner of said Section 23; thence, along the south line of said Section 23, South 89°27'47" West 2,638.30 feet to the North Quarter Corner of said Section 26 T4N, R1E; thence, along the east line of the northwest quarter of said Section 26, South 00°58'38" West 2,662.65 feet to the center of said Section 26, Township 4 North, Range 1 East; thence, along the north line of the southeast quarter of said Section 26, North 89°36'45" East 1,324.93 feet to east line of the west half of the southeast quarter of said Section 26; thence, along said east line, South 00°51'17" West 2,665.96 feet to the south line of said Section 26; thence, along said south line, South 89°45'39" West 1,330.56 feet to the South Quarter Corner of said Section 26; thence South 01°13'13" East 5327.16 feet to the South Quarter Corner of said Section 35 T4N, R1E; thence, along the south line of said Section 35, South 89°58'36" East 2634.39 feet to the Northeast Corner of Section 2, T3S, R1E; thence along the east line of said Section 2, South 02°11'27" West 5359.87 feet (record= South 01°58' West 81.18 chains), more or less, to the Northeast Corner of Section 11, T3N, R1E; thence, along the east line of said Section 11, South 01°27'28" East 5298.60 feet (record= South 01°42' East 80.26

chains), more or less, to the Southeast Corner of said Section 11; thence, along the south line of said Section 11, North 89°44'07" West 5285.28 feet (record= North 89°57' West 80.08 chains), more or less, to the Southwest Corner of said Section 11; thence, along the west line of said Section 11, North 01°09'07" West 5295.84 feet (record= North 01°22' West 80.24 chains), more or less, to the Southeast Corner of Section 3, T3N, R1E; thence, along the south line of said Section 3, North 89°46'07" West 5244.68 feet (record = North 89°59" West 79.60 chains), more or less, to the Southwest Corner of said Section 3; thence, along the west line of said Section 3, North 01°46'18" East 5331.73 feet (record= North 01°35' East 80.85 chains), more or less, to the Northwest Corner of said Section 3; thence, along the north line of said Section 3, South 89°51'40" East 2637.73 feet to the North Quarter Corner of said Section 3; thence, continuing along the said north line of Section 3, South 89°53'03" East 2634.50 feet, to the Southwest Corner of Section 35, T4N, R1E; thence, along the west line of said Section 35, North 01°30'19" West 2656.38 feet to the West Quarter Corner of said Section 35; thence, along the north line of the Southwest Quarter of said Section 35, North 89°54'25" East 1324.01 feet, to the west line of the east half of the Northwest Quarter of Section 35; thence, along the said west line, North 01°21'46" West 2659.61 feet, to the south line of Section 26, T4N, R1E; thence, along the said south line, South 89°45'39" West 1330.56 feet to the Southeast Corner of said Section 27, Township 4 North, Range 1 East; thence, along the south line of said Section 27, South 89°00'27" West 2,655.30 feet to the South Quarter Corner of said Section 27; thence, continuing along said south line, South 89°00'27" West 2,655.30 feet to the Southwest Corner of said Section 27; thence, along the west line of said Section 27, North 01°28'49" East 5,314.29 feet to the Northwest Corner of said Section 27; thence, along said north line, North 89°01'14" East 1,321.75 feet to the west line of the east half of the west half of said Section 22, Township 4 North, Range 1 East; thence, along said west line, North 00°05'50" West 5312.13 feet to the south line of said Section 15, Township 4 North, Range 1 East; thence, along the said south line, South 89°02'14" West 1,320.83 feet to the Southwest Corner of said Section 15; thence, along the west line of said Section 15, North 00°05'39" West 5312.52 feet to the Southeast Corner of said Section 9, Township 4 North, Range 1 East; thence, along said south line, North 89°42'37" West 4,824.90 feet to where said south line crosses the top of the mountain; thence, along the top of the mountain the following nineteen (19) courses: 1) North 63°52'18" West 29.02 feet, 2) North 76°43'01" West 39.61 feet, 3) North 61°14'43" West 25.60 feet, 4) North 39°27'22" West 23.03 feet, 5) North 03°40'41" West 47.37 feet, 6) North 22°40'41" West 36.47 feet, 7) North 09°27'25" West 23.48 feet, 8) North 09°44'47" East 48.90 feet, 9) North 45°30'50" West 53.85 feet, 10) North 54°08'15" West 77.08 feet, 11) North 20°19'51" West 90.11 feet, 12) North 50°06'34" West 103.87 feet, 13) North 30°58'31" West 196.36 feet, 14) North 10°42'44" West 54.53 feet, 15) North 06°30'04" East 56.90 feet, 16) North 08°14'34" East 74.77 feet, 17) North 09°49'45" West 80.92 feet, 18) North 27°17'17" West 58.91 feet, 19) North 44°32'48" West 55.75 feet to the west line of said Section 9; thence, along said west line, North 00°36'55" West 747.66 feet to the afore said top of the mountain; thence, along said top of the mountain, the following twelve (12) courses: 1) North 19°00'58" East 119.93 feet, 2) North 30°36'05" East 150.40 feet, 3) North 46°35'55" East 224.76 feet, 4) North 29°59'34" East 306.25 feet, 5) North 30°40'16" East 337.88 feet, 6) North 48°06'58" East 117.76 feet, 7) North 43°19'09" East 150.38 feet, 8) North 27°49'42" East 183.94 feet, 9) North 55°32'25" West 389.50 feet, 10) North 46°31'04" West 380.82 feet, 11) North 30°43'15" West 333.30 feet, 12) North 60°14'27" West 157.19 feet to the afore said west line of Section 9, thence, along said west line, North 00°36'55" West 1,431.15 feet to the north line of said Section 9; thence, along said north line, South 89°57'29" East 1,344.24 feet to the west line of the east half of the southwest quarter of said Section 4, Township 4 North, Range 1 East; thence, along said west line, North 00°18'57" West 2,658.65 feet to the north line of the southwest quarter of said Section 4; thence, along said north line, North 89°47'24" East 1,320.18 feet to the northwest quarter of the northeast quarter of said Section 4; thence, along the north line of the said northeast quarter of Section 4, North 89°47'24" East 2,667.70 feet to the West Quarter of said Section 3, Township 4 North, Range 1 East; thence, along the west line of said Section 3, North 00°07'26" East 2,676.19 feet to the Northwest Corner of said Section 3; thence, along the north line of said Section 3, North 89°31'45" East 1,362.10 feet to the west line of the east half of the west half of said Section 34, Township 5 North, Range 1 East; thence, along the said west line, North 00°13'30" East 5,411.31 feet to the north line of said Section 34; thence, along said north line, North 89°16'20" East 453.61 feet to the aforesaid land conveyed to Weber Basin Water Conservancy District; thence, along said land conveyed to Weber Basin Water Conservancy District, the following two

(2) courses: 1) South 53°22'40" East 297.66 feet, 2) North 49°44'20" East 283.70 feet to the aforesaid north line of Section 34; thence, along said north line, North 89°16'20" East 417.40 feet to the South Quarter Comer of said Section 27, Township 5 North, Range 1 East; thence, along the west line of the southeast quarter of said Section 27, North 00°18'58" East 95.17 feet to the aforesaid land conveyed to Weber Basin Water Conservancy District; thence, along said land conveyed to Weber Basin Water Conservancy District, the following twelve (12) courses: 1) easterly 236.17 feet along the arc of a 350.00 non-tangent radius curve to the left, through a central angle of 38°39'44" (chord bears South 79°23'30" East 231.72 feet); 2) North 81°16'38" East 259.80 feet, 3) northeasterly 232.22 feet along the arc of a 350.00 foot radius curve to the left, through a central angle of 38°00'57", (chord bears North 62°16'07" East 227.99 feet), 4) North 43°15'38" East 153.09 feet, 5) northeasterly 35.15 feet along the arc of a 50.00 foot radius curve to the right, through a central angle of 40°16'44", (chord bears North 63°24'16" East 34.43 feet), 6) North 83°32'38" East 254.70 feet, 7) easterly 116.38 feet along the arc of a 350.00 foot radius curve to the left, through a central angle of 19°03'03", (chord bears North 74°01'10" East 115.84 feet, 8) North 64°29'38" East 189.48 feet, 9) easterly 28.15 feet along the arc of a 50.00 foot radius curve to the right, through a central angle of 32°15'27", (chord bears North 80°37'55" East 27.78 feet, 10) South 83°14'22" East 676.10 feet, 11) easterly 59.57 feet along the arc of a 1150.00 foot radius curve to the left, through a central angle of 2°58'05", (chord bears South 84°43'19" East 59.56 feet), 12) South 86°12'22" East 553.41 feet to the east line of said Section 27 T5N R1E; thence, along said east line, South 00°06'34" West 358.28 feet to the Point of Beginning.

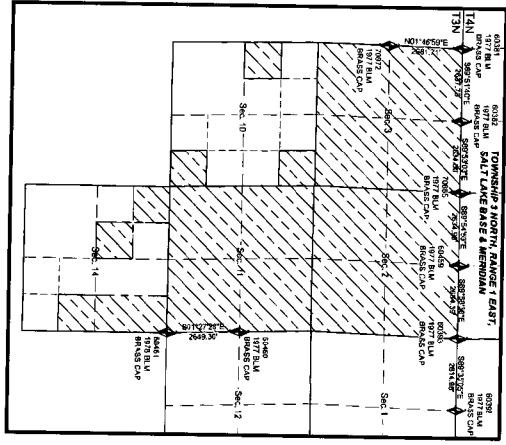
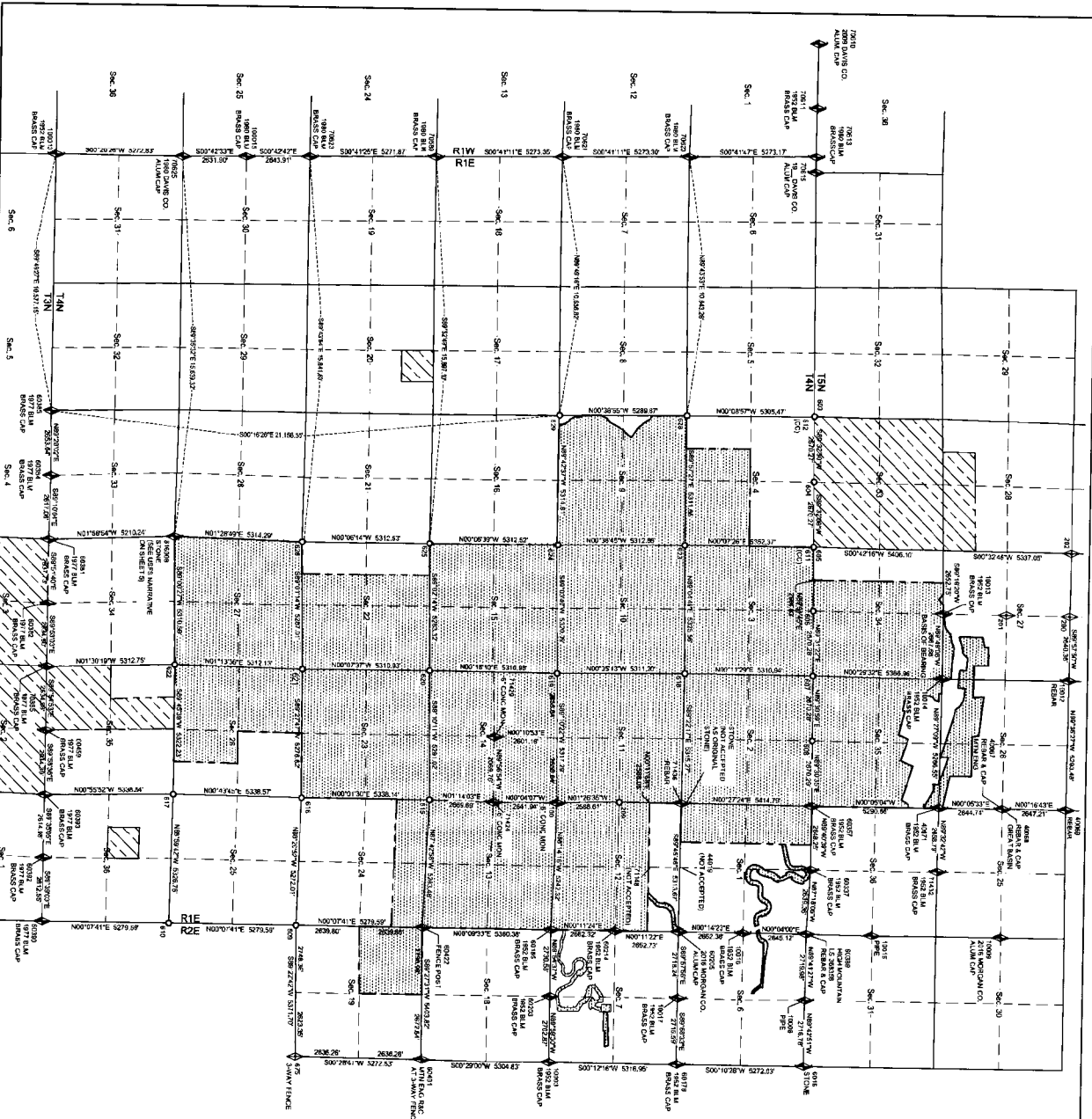
Less and excepting: The Northeast Quarter of Section 14, Township 4 North, Range 1 East, Salt Lake Base and Meridian.

Also, less and excepting any and all "Building Activity Envelopes" as such may be depicted on current or future plats subdividing any portion of the RMP Easement Area into lots to be separately conveyed to individual owners and recorded in the official records of the Morgan County Recorder's Office, Morgan County, Utah.

EXHIBIT B

[Depiction of the RMP Easement Area]

The following depiction of the RMP Easement Area is being provided for convenience in reference only; it is not part of the legal description of the RMP Easement Area.



Less and excepting: The Northeast Quarter of Section 14, Township 4 North, Range 1 East, Salt Lake Base and Meridian.

Also, less and excepting any and all "Building Activity Envelopes" as such may be depicted on current or future plats subdividing any portion of the RMP Easement Area into lots to be separately conveyed to individual owners and recorded in the official records of the Morgan County Recorder's Office, Morgan County, Utah.

SRV	6
SRV	19
JT	

PSOMAS
 4179 Riverbend Road, Suite 200
 Salt Lake City, Utah 84123
 (801) 270-3777 (ext) 201-5752 (Fax)

ALTA / NSPS LAND TITLE SURVEY
 WASATCH PEAKS
 DAVIS & MORGAN COUNTY, UTAH

DATE	01-16-2019
DATE	1-2-2007
DATE	8SPGG02100