

REV050712
Return to:
Rocky Mountain Power
Lisa Louder/Teria Walker
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Project Name: Grove Apartments
Tract Number:
WO#: 5680211
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Grove Ventures 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 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 Utah County, State of Utah more particularly described as follows and as more particularly described and/or shown on Exhibit(s) A, B, and C attached hereto and by this reference made a part hereof:

Legal Description: See attached Exhibit “C” for legal description.

Assessor Parcel No. **140210190**

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 agricultural crops 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.

Grove Ventures LLC

Spencer H. Wright

By: Spencer H. Wright
Its: Manager

Acknowledgment by a Corporation, LLC, or Partnership:

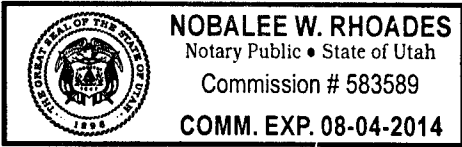
STATE OF Utah)
) ss.
County of Davis)

On this 30 day of November, 2012, before me, the undersigned Notary Public in and for said State, personally appeared Spencer H. Wright (name), known or identified to me to be the (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of said entity, and acknowledged to me that said entity executed the same.

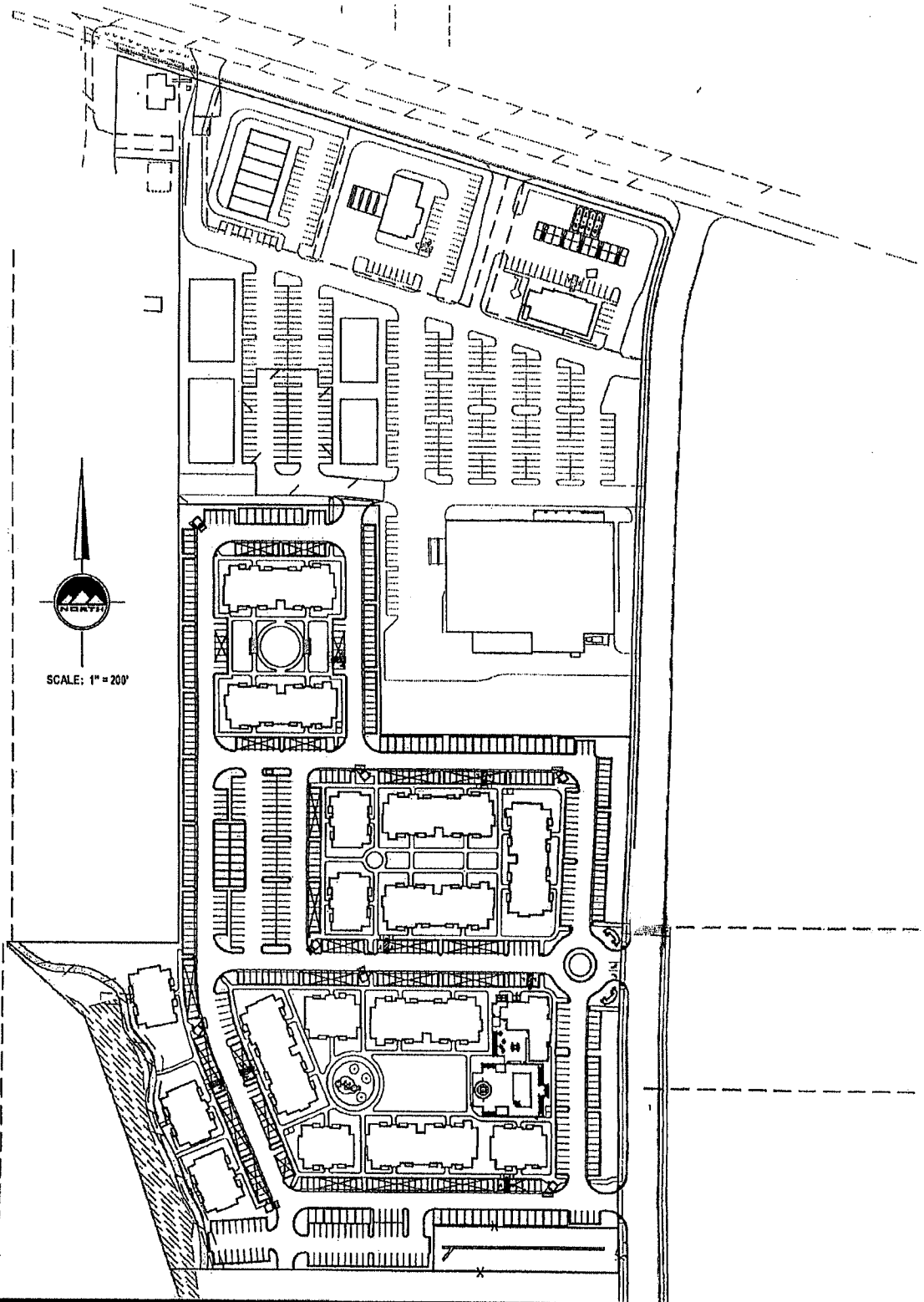
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOBALEE W. RHOADES

(notary signature)



NOTARY PUBLIC FOR Utah (state)
Residing at: Layton, Utah (city, state)
My Commission Expires: 8-4-14 (d/m/y)



<p>PROJECT # DATE 5424A 11/13/12</p> <p>EXHIBIT A</p> <p>FILE: P16021AL_WebSite.dwg</p>	<p>SOMERSET MEADOWS AT THE GROVE</p> <p>165 NORTH 1650 WEST PLEASANT GROVE CITY, UTAH</p> <p>ROCKY MOUNTAIN POWER EASEMENT EXHIBIT</p>	<p>FOR: WRIGHT DEVELOPMENT GROUP, INC. 1572 NORTH WOODLAND PARK DR. SUITE 505 LAYTON, UT 84041 PHONE: (801) 773-7339 FAX: (801) 773-7335</p>	<p>45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensignutah.com</p>	
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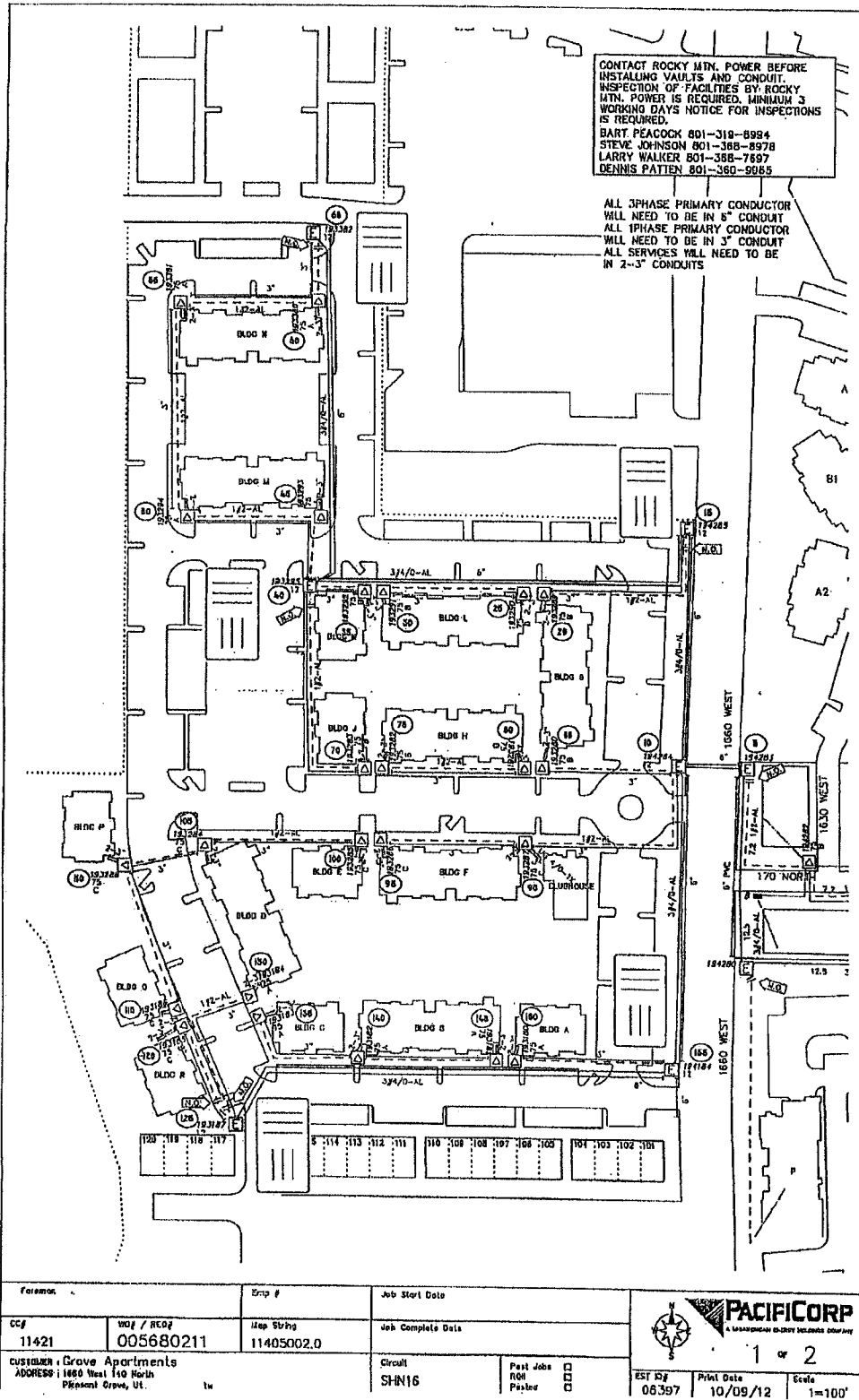


Exhibit B

EXHIBIT C

Somerset Meadows At The Grove Legal Description:

Beginning at a point that is East 1,716.49 feet and South 784.83 feet from the West Quarter Corner of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running

thence East 293.91 feet;
thence South 328.10 feet;
thence East 363.31 feet;
thence South 02°00'26" West 271.84 feet;
thence South 02°19'56" West 160.81 feet;
thence South 00°20'33" West 72.99 feet;
thence South 01°03'53" West 148.71 feet;
thence South 01°06'07" East 46.25 feet;
thence West 267.26 feet;
thence South 66.00 feet;
thence West 384.12 feet;
thence North 17°37'00" West 150.16 feet;
thence North 19°37'00" West 227.97 feet;
thence North 48°32'30" West 151.12 feet;
thence North 01°20'00" East 5.31 feet;
thence South 89°59'59" East 247.64 feet;
thence North 00°00'01" East 631.15 feet to the point of beginning.

less and excepting those areas upon which a building or swimming pools will be built as shown in the attached drawings. Contains 619,271 square feet or 14.216 acres.