

UTILITY 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 and it's assigns for the construction, inspection, and maintenance of underground Sanitary Sewer, Storm Sewer, Waterlines, and other utilities, through that certain parcel of real property more particularly described as follows:

See Attached Exhibit "A"

Grantee is to have and hold this utility easement for the aforementioned purpose.

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 manger and officers of the Grantor and Grantee have executed this easement to be effective as of this 19 day of June, 2007.

EXHIBIT "A"

Being a 30.0' Sewer Easement for the installation, maintenance, ingress and egress, 15.0' on either side of the following described centerline:

Beginning at the Northeasterly corner of Lot 34, Talisman Subdivision, Phase 1, according to the official plat thereof on file in the office of the Wasatch County Recorder; thence South 41°46'23" East 218.71 feet along the lot line to the corner of said Lot 34; thence South 46°56'08" West 114.91 feet along the lot line between Lots 34 and 36, to the Southeasterly corner of said Lot 34; thence North 65°57'19" West 290.96 feet along the lot line to the Southwesterly corner of said Lot 34; thence North 71°44'07" West 167.97 feet to the Southwesterly corner of Lot 32.

Also,

Beginning at the Northeasterly corner of Lot 23, Talisman Subdivision, Phase 1, according to the official plat thereof on file in the office of the Wasatch County Recorder; thence South 25°37'36" East 203.96 feet to the Southeast corner of said Lot 23; thence South 24°56'39" East 242.79 feet; thence South 02°33'35" West 114.72 feet to the Southeast corner of Lot 25.

Also,

Beginning at the Northeast corner of Lot 22, Talisman Subdivision, Phase 1, according to the official plat thereof on file in the office of the Wasatch County Recorder; thence South 20°59'31" West 355.11 feet to the Southerly corner of said Lot 22.

Also,

Beginning at the Northwest corner of Lot 40, Talisman Subdivision, Phase 1, according to the official plat thereof on file in the office of the Wasatch County Recorder; thence South 01°28'28" East 198.01 feet along the lot line, to the Southwest corner of Lot 40; thence South 01°13'40" East 188.04 feet along the lot line, to the Southwest corner of Lot 41; thence South 00°17'46" East 189.16 feet along the lot line, to the Southwest corner of Lot 42; thence South 03°34'53" East 197.57 feet along the lot line, to the Southwest corner of Lot 43.

Also,

Beginning at the Northeast corner of Lot 46, Talisman Subdivision, Phase 1, according to the official plat thereof on file in the office of the Wasatch County Recorder; thence South 13°00'45" East 390.77 feet along the lot line, to the Southwest corner of Lot 55; thence South 14°55'00" East 255.18 feet along the lot line; thence South 02°53'00" East 396.07 feet along the lot line; thence South 07°46'29" East 323.96 feet along the lot line; thence South 14°54'15" East 131.27 feet along the lot line, to the Southeast corner of Lot

53; thence South 73°40'20" West 518.08 feet along the lot line, to the Southwest corner of Lot 44.

Also,

Beginning at the Southwest corner of Lot 62, Talisman Subdivision, Phase 1, according to the official plat thereof on file in the office of the Wasatch County Recorder; thence North 14°54'15" West 82.76 feet to the Southeast corner of Lot 53.

Also,

Beginning at the Northeasterly corner of Lot 63, Talisman Subdivision, Phase 1, according to the official plat thereof on file in the office of the Wasatch County Recorder; thence South 27°40'01" East 223.79 feet along the lot line, to the Southeast corner of Lot 63; thence South 22°39'02" East 202.08 feet along the lot line, to the Southeast corner of Lot 64; thence South 17°58'56" East 183.36 feet along the lot line, to the Southeast corner of Lot 65; thence South 15°18'14" East 176.00 feet along the lot line, to the Southeast corner of Lot 66; thence South 14°29'48" East 178.00 feet along the lot line, to the Southeast corner of Lot 67; thence South 09°40'40" East 198.85 feet along the lot line, to the Southeast corner of Lot 68; thence South 04°51'11" East 178.58 feet along the lot line, to the Southeast corner of Lot 69; thence South 05°00'23" East 150.83 feet along the lot line, to the Southeast corner of Lot 70; thence South 25°09'59" East 179.75 feet along the lot line, to the Southeast corner of Lot 71.

TAX ID.#'s: 0TF-1022 through 1025
0TF-1034 through 1036
0TF-1040 through 1043
0TF-1046 through 1071
0TF-1032 & 0TF-1044