

Utah Pacific Holdings LLC
1513 N. Technology Way Bld A, 3300
Orem, UT 84097

ENT 150850:2006 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2006 Nov 09 2:22 pm FEE 12.00 BY CM
RECORDED FOR INWEST TITLE SERVICES, INC.
ELECTRONICALLY RECORDED

UTILITY AND RIGHT-OF-WAY EASEMENT

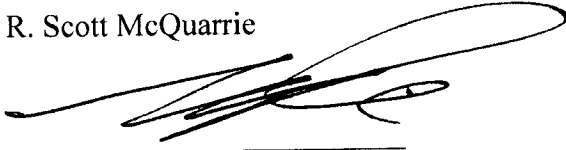
THIS GRANT OF UTILITY AND RIGHT-OF-WAY EASEMENT is dated this 3 day of Nov., 2006. For the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, Utah Pacific Holdings, LLC., a Utah Limited Liability Company Grantor(s), hereby convey and grant and reserves unto itself Utah Pacific Holdings, LLC., Grantee(s), a Utility and Right-of-Way Easement for the purpose of ingress and egress and for the construction, maintenance, repair and installation of utilities including but not limited to water, sewer, storm drain, phone, gas, cable, electricity, fiber optics, etc., and road and/or driveway improvements in, under and along said Easement. The easement shall remain in effect and shall run with the land for the Bryson and Milne Parcel and shall burden and benefit the respective Parcels. The Easement is to remain in effect until such time as a permanent dedicated improved road with utilities is in place, at which time this easement will expire.

Said Easement is granted to the Grantee from Grantor for the following described property:

See Exhibit "A" attached hereto and by this reference made a part hereof:

WITNESS THE HAND OF SAID GRANTORS this 3 day of November, 2006.

R. Scott McQuarrie



STATE OF UTAH)
 :ss
County of Utah)

On the 3rd day of November, 2006, personally appeared before me R. Scott McQuarrie, signer of the forgoing instrument, who duly acknowledged to me that he/she Executed the same.

Hollie D. Gill
Notary Public

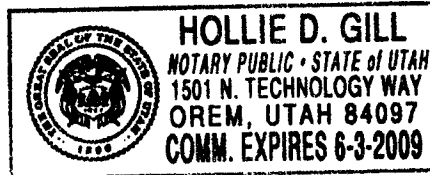


EXHIBIT "A"

LEGAL DESCRIPTION OF ROADWAY EASEMENT

PARCEL 1A:
TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS
OVER THE FOLLOWING:
BEGINNING AT A POINT LOCATED NORTH 89°45'06" WEST ALONG THE SECTION
LINE 1,630.03 FEET AND SOUTH 1,407.31 FEET FROM THE NORTHEAST
CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE
BASE AND MERIDIAN; THENCE SOUTH 29°09'56" EAST 96.50 FEET; THENCE
ALONG THE ARC OF A 953.50 FEET RADIUS NON TANGENT CURVE TO THE
RIGHT 1,570.69 FEET, (CHORD BEARS NORTH 71°58'27" WEST 1,399.03 FEET);
THENCE ALONG THE ARC OF A 696.50 FEET RADIUS NON TANGENT CURVE TO
THE LEFT 767.92 FEET, (CHORD BEARS NORTH 56°22'05" WEST 729.61 FEET);
THENCE NORTH 87°57'13" WEST 71.84 FEET; THENCE ALONG THE ARC OF A
803.50 FEET RADIUS NON TANGENT CURVE TO THE RIGHT 977.23 FEET,
(CHORD BEARS SOUTH 40°42'23" WEST 918.11 FEET); THENCE SOUTH 75°32'54"
WEST 344.08 FEET; THENCE SOUTH 14°27'06" EAST 370.91 FEET; THENCE
ALONG THE ARC OF A 2,410.00 FEET RADIUS CURVE TO THE LEFT 1,387.21
FEET, (CHORD BEARS SOUTH 30°56'30" EAST 1,368.14 FEET); THENCE SOUTH
41°10'23" WEST 180.05 FEET; THENCE SOUTH 59°15'27" WEST 371.84 FEET;
THENCE NORTH 30°44'33" WEST 56.00 FEET; THENCE NORTH 59°15'27" EAST
355.63 FEET; THENCE ALONG THE ARC OF A 2,590.00 FEET RADIUS NON
TANGENT CURVE TO THE RIGHT 1,436.90 FEET, (CHORD BEARS NORTH 30°
20'43" WEST 1,418.55 FEET); THENCE NORTH 14°27'06" WEST 467.41 FEET;
THENCE NORTH 75°32'54" EAST 524.08 FEET; THENCE ALONG THE ARC OF A
707.00 FEET RADIUS CURVE TO THE LEFT 950.00 FEET, (CHORD BEARS NORTH
37°03'14" EAST 880.13 FEET); THENCE SOUTH 87°57'13" EAST 167.87 FEET;
THENCE ALONG THE ARC OF A 793.00 FEET RADIUS CURVE TO THE RIGHT
874.32 FEET, (CHORD BEARS SOUTH 56°22'05" EAST 830.70 FEET); THENCE
ALONG THE ARC OF A 857.00 FEET RADIUS REVERSE CURVE TO THE LEFT
1,411.73 FEET, (CHORD BEARS SOUTH 71°58'27" EAST 1,257.44 FEET) TO THE
POINT OF BEGINNING.