

**WHEN RECORDED, RETURN TO:**

Carley Herrick  
Wasatch Peaks Ranch  
36 South State Street, Suite 500  
Salt Lake City, UT 84111

183299-T03

00-000-3432, 07-007-0003,

00-000-3465,

07-008-001

**RELEASE AND EXTINGUISHMENT OF EASEMENT  
(Wasatch Peaks Ranch Conservation Easement)**

THIS RELEASE AND EXTINGUISHMENT OF EASEMENT (the "Release") is made this 8 day of July, 2025, by Rocky Mountain Power, an unincorporated division of PacifiCorp, an Oregon corporation, its successors and assigns ("RMP").

WHEREAS, Wasatch Peaks Ranch, LLC, a Delaware limited liability company ("WPR"), granted RMP a non-exclusive blanket easement executed on April 19, 2022 and recorded in the official records of the Morgan County Recorder, Morgan County, Utah ("Official Records") on May 3, 2022 as Document No. 160857 in Book 391, Page 556 (the "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 WPR and located in Morgan County, Utah more particularly described in the RMP Easement as the RMP Easement Area;

WHEREAS, WPR intends to grant and record a conservation easement over a portion of its property (the "Conservation Easement"), which designates certain areas as protected from future development and use, including areas currently subject to the RMP Easement;

WHEREAS, as part of the establishment and recording of the Conservation Easement, WPR has requested that RMP release its easement rights over the portion of the RMP Easement Area to be included within the Conservation Easement, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Released Area");

WHEREAS, WPR has requested and RMP desires now to execute and record this Release so as to effectively release and extinguish the RMP Easement as it applies to the Released Area, subject to the terms and conditions set forth herein.

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties:

1. **Release and Extinguishment.** RMP hereby releases and extinguishes all of its interest, title, right, and privileges pursuant to the RMP Easement, over, or under the Released Area as further described in Exhibit A. RMP acknowledges and consents that, from the date hereof,

the RMP Easement Area shall not include the Released Area and the RMP Easement shall not burden the Released Area in any way whatsoever.

2. **Priority.** This Release does not in any way change or affect the priority of record title established by the RMP Easement, and shall, for all purposes be construed to have the same record date as the RMP Easement and shall have priority over any and all instruments filed of record subsequent to the RMP Easement.

3. **Miscellaneous Provisions.**

a. Governing Law. The validity and effect of this Release shall be determined in accordance with the laws of the State of Utah without regard to its choice of law principles.

b. Severability. If any provision of this Release or the application thereof to any person or circumstance shall be invalid, illegal or unenforceable, it shall not affect or impair the validity, legality or enforceability of any other provision of this Release, or the applicability of such provision to persons or circumstances other than those to which it is held invalid or unenforceable, and each provision of this Release shall be valid and enforced to the fullest extent permitted by law.

c. Headings for Convenience. All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Release.

*[Remainder of this page is intentionally blank. Signature page follows.]*

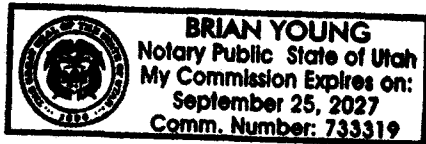
WITNESS hand of said RMP this 8 day of July, 2025.

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

By: [Signature]  
Name: Shawn Barone  
Its: Property Agent

STATE OF Utah  
: ss.  
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of July, 2025, by Shawn Barone, in their capacity as Property Agent for Rocky Mountain Power, an unincorporated division of PacifiCorp, an Oregon corporation.



Notary [Signature]  
Commissioned in Salt Lake City, Utah  
Residing at Salt Lake City, Utah  
My Commission Expires Sept. 25, 2027

**EXHIBIT A****Legal Description of the Released Area****Section 3, Township 3 North, Range 1 East, Salt Lake Base and Meridian  
Area 1*****Parcel No.: 00-000-3432 (Morgan County)***

BEGINNING AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (1977 BLM 3" BRASS CAP MONUMENT) AND RUNNING THENCE, ALONG THE EASTERLY LINE OF SAID SECTION 3, SOUTH 01°59'47" WEST 2696.03 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 3; (1977 BLM 3" BRASS CAP MONUMENT) THENCE SOUTH 01°59'47" WEST 2649.27 FEET TO THE CALCULATED SOUTHEAST CORNER OF SAID SECTION 3 AND RUNNING THENCE, NORTH 89°44'49" WEST 2627.00 FEET ALONG THE SOUTHERLY LINE OF SAID SECTION 3 TO THE SOUTH QUARTER CORNER OF SAID SECTION 3; (1977 BLM 3" BRASS CAP MONUMENT) AND RUNNING THENCE NORTH 89°50'39" WEST 432.04 FEET; THENCE NORTH 31°50'18" WEST 138.19 FEET; THENCE NORTH 31°29'38" WEST 74.46 FEET; THENCE NORTH 30°09'41" WEST 70.34 FEET; THENCE NORTH 29°05'23" WEST 150.43 FEET; THENCE NORTH 31°48'05" WEST 285.09 FEET; THENCE NORTH 34°45'48" WEST 216.88 FEET; THENCE NORTH 37°53'24" WEST 208.38 FEET; THENCE NORTH 73°46'48" EAST 669.69 FEET; THENCE NORTH 19°17'43" WEST 46.42 FEET; THENCE NORTH 32°06'55" WEST 56.04 FEET; THENCE NORTH 48°34'59" WEST 11.36 FEET; THENCE NORTH 34°38'52" WEST 58.24 FEET; THENCE NORTH 44°47'24" WEST 36.84 FEET; THENCE NORTH 46°33'18" WEST 42.63 FEET; THENCE NORTH 49°55'37" WEST 37.51 FEET; THENCE NORTH 31°06'54" WEST 29.30 FEET; THENCE NORTH 55°20'30" WEST 20.40 FEET; THENCE NORTH 33°25'12" WEST 15.95 FEET; THENCE SOUTH 80°18'16" WEST 8.08 FEET; THENCE NORTH 43°10'23" WEST 35.46 FEET; THENCE NORTH 30°06'28" WEST 41.96 FEET; THENCE NORTH 23°11'17" WEST 24.95 FEET; THENCE NORTH 29°27'17" WEST 26.19 FEET; THENCE NORTH 05°43'31" WEST 34.47 FEET; THENCE NORTH 25°53'26" WEST 63.90 FEET; THENCE NORTH 03°04'14" WEST 33.86 FEET; THENCE NORTH 20°10'20" WEST 38.23 FEET; THENCE NORTH 31°38'40" WEST 38.00 FEET; THENCE NORTH 15°26'25" WEST 31.37 FEET; THENCE NORTH 10°01'46" WEST 30.42 FEET; THENCE NORTH 16°27'09" WEST 28.34 FEET; THENCE NORTH 29°34'52" WEST 28.69 FEET; THENCE NORTH 48°56'53" WEST 26.28 FEET; THENCE NORTH 49°40'43" WEST 34.88 FEET; THENCE NORTH 36°53'26" WEST 29.59 FEET; THENCE NORTH 25°35'22" WEST 28.31 FEET; THENCE SOUTH 74°18'23" WEST 1083.80 FEET; THENCE NORTH 59°52'00" WEST 328.30 FEET; THENCE NORTHWESTERLY 147.14 FEET ALONG THE ARC OF A 285.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°35'15", CHORD BEARS NORTH 74°39'38" WEST 145.54 FEET; THENCE NORTH 89°27'15" WEST 221.46 FEET TO THE WESTERLY LINE OF SAID SECTION 3, AND RUNNING THENCE, NORTH 01°48'00" EAST 819.51 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 3; (1977 BLM 3" BRASS CAP MONUMENT) AND RUNNING THENCE, NORTH 01°46'18" EAST 2687.75 FEET TO THE NORTHWEST CORNER OF SAID

SECTION 3; (1977 BLM 3" BRASS CAP MONUMENT) AND RUNNING THENCE, SOUTH 89°51'40" EAST 2637.73 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 3; (1977 BLM 3" BRASS CAP MONUMENT) AND RUNNING THENCE, SOUTH 89°53'03" EAST 2634.50 FEET TO THE POINT OF BEGINNING.

**Section 10, Township 3 North, Range 1 East, Salt Lake Base and Meridian  
Area 3**

***Parcel No.: 07-007-0003 (Davis County)***

BEGINNING AT A POINT 675.82 FEET NORTH 01°08'44" WEST FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (1977 BLM 3" BRASS CAP MONUMENT) AND RUNNING THENCE, NORTH 39°21'10" WEST 218.68 FEET; THENCE NORTHWESTERLY 94.14 FEET ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°59'22". CHORD BEARS NORTH 43°50'51" WEST 94.04 FEET; THENCE NORTH 48°20'32" WEST 360.67 FEET; THENCE NORTHWESTERLY 81.88 FEET ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°41'28", CHORD BEARS NORTH 50°41'16" WEST 81.85 FEET; THENCE NORTH 53°02'01" WEST 168.41 FEET; THENCE NORTHWESTERLY 41.21 FEET ALONG THE ARC OF A 195.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°06'34", CHORD BEARS NORTH 59°05'18" WEST 41.14 FEET; THENCE SOUTH 89°45'20" EAST 693.51 FEET TO THE CALCULATED SOUTH 1/16th CORNER OF SAID SECTION 10; THENCE, ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, SOUTH 01°08'44" EAST 648.09 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT 855.94 FEET NORTH 89°45'20" WEST AND 1323.91 FEET NORTH 01°08'44" WEST FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (1977 BLM 3" BRASS CAP MONUMENT) AND RUNNING THENCE, SOUTHWESTERLY 120.99 FEET ALONG THE ARC OF A 195.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°32'58", CHORD BEARS SOUTH 47°51'25" WEST 119.06 FEET; THENCE SOUTH 30°04'56" WEST 112.05 FEET; THENCE SOUTHWESTERLY 103.82 FEET ALONG THE ARC OF 65.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 91°31'01", CHORD BEARS SOUTH 75°50'26" WEST 93.13 FEET; THENCE NORTHWESTERLY 123.64 FEET ALONG THE ARC OF A 246.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28°47'48", CHORD BEARS NORTH 44°00'10" WEST 122.34 FEET; THENCE NORTH 29°36'16" WEST 130.27 FEET; THENCE SOUTH 89°45'20" EAST 384.10 FEET TO THE POINT OF BEGINNING.

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN.

## **Section 11, Township 3 North, Range 1 East, Salt Lake Base and Meridian**

### **Area 4**

***Parcel No.: 00-000-3465 (Morgan County)***

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (1978 BLM 3" BRASS CAP MONUMENT) AND RUNNING THENCE, ALONG THE SOUTHERLY LINE OF SAID SECTION 11, NORTH 89°46'47" WEST 1043.48 FEET; THENCE NORTH 47°26'15" WEST 214.75 FEET; THENCE NORTHWESTERLY 151.14 FEET ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°39'35", CHORD BEARS NORTH 51°46'02" WEST 151.00 FEET; THENCE NORTH 56°05'49" WEST 281.75 FEET; THENCE NORTHWESTERLY 118.45 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°34'25", CHORD BEARS NORTH 62°53'02" WEST 118.18 FEET; THENCE NORTH 69°40'15" WEST 84.92 FEET; THENCE SOUTHWESTERLY 172.95 FEET ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°05'14", CHORD BEARS SOUTH 65°17'08" WEST 155.68 FEET; THENCE SOUTH 20°14'32" WEST 15.74 FEET; THENCE SOUTHWESTERLY 179.57 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 82°18'27", CHORD BEARS SOUTH 61°23'45" WEST 164.52 FEET; THENCE NORTH 77°27'02" WEST 95.04 FEET; THENCE NORTHWESTERLY 67.97 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°07'34", CHORD BEARS NORTH 71°53'15" WEST 67.86 FEET; THENCE NORTH 66°19'28" WEST 229.51 FEET; THENCE NORTHWESTERLY 236.42 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°05'32", CHORD BEARS NORTH 52°46'42" WEST 234.23 FEET; THENCE NORTH 39°13'56" WEST 109.69 FEET TO THE WESTERLY LINE OF AFORESAID SECTION 11; THENCE, ALONG SAID WESTERLY LINE OF SECTION 11, NORTH 01°08'44" WEST 1972.40 FEET TO THE CALCULATED WEST QUARTER CORNER; THENCE NORTH 01°08'44" WEST 2647.81 FEET TO THE CALCULATED NORTHWEST CORNER OF SAID SECTION 11; THENCE SOUTH 89°46'47" EAST 2623.06 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 11 MARKED WITH A 1978 BLM 3" BRASS CAP MONUMENT; THENCE SOUTH 89°46'47" EAST 2625.31 FEET TO THE NORTHEAST CORNER OF SAID SECTION 11 MARKED WITH A 1978 BLM 3" BRASS CAP MONUMENT; THENCE SOUTH 01°30'34" EAST 2648.09 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 11 MARKED WITH A 1977 BLM 3" BRASS CAP MONUMENT; THENCE SOUTH 01°27'28" EAST 2649.30 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 11 MARKED WITH A 1978 BLM 3" BRASS CAP MONUMENT; THENCE NORTH 89°45'35" WEST 1317.25 FEET TO THE EAST 1/16TH CORNER OF SAID SECTION 11 MARKED WITH A 1978 BLM 3" BRASS CAP MONUMENT; THENCE NORTH 89°44'55" WEST 1322.40 FEET TO THE POINT OF BEGINNING.

## **Section 14, Township 3 North, Range 1 East, Salt Lake Base and Meridian**

### **Area 6, & 7**

***Parcel No.: 07-008-001 (Davis County)***

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING 1327.94 FEET SOUTH 00°05'49" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 14 MARKED BY A 1978 BLM 3" BRASS CAP MONUMENT AND RUNNING THENCE, SOUTH 00°05'49" WEST 504.08 FEET; THENCE NORTH 20°15'04" WEST 232.00 FEET; THENCE NORTHWESTERLY 164.79 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 26°58'34", CHORD BEARS NORTH 33°44'21" WEST 163.27 FEET; THENCE NORTH 47°13'38" WEST 47.25 FEET; THENCE NORTHWESTERLY 100.32 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°25'20", CHORD BEARS NORTH 39°00'59" WEST 99.97 FEET; THENCE NORTH 30°48'19" WEST 49.25 FEET; THENCE SOUTH 89°43'27" EAST 294.69 FEET TO THE POINT OF BEGINNING.

BEGINNING AT THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MARKED BY A 1978 BLM 3" BRASS CAP MONUMENT AND RUNNING THENCE SOUTH 00°06'18" WEST 2663.08 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 14, MARKED BY A 1977 BLM 3" BRASS CAP MONUMENT AND RUNNING THENCE SOUTH 00°06'15" EAST 1307.91 FEET TO THE SOUTH 1/16TH CORNER OF SAID SECTION 14 MARKED BY A 1978 BLM 3" BRASS CAP MONUMENT AND RUNNING THENCE NORTH 89°47'08" WEST 758.39 FEET; THENCE NORTH 27°24'36" WEST 4.10 FEET; THENCE NORTH 22°25'31" WEST 52.81 FEET; THENCE NORTH 32°17'03" WEST 48.32 FEET; THENCE NORTH 32°27'36" WEST 38.85 FEET; THENCE NORTHWESTERLY 91.17 FEET ALONG THE ARC OF A 243.65 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°26'19", CHORD BEARS NORTH 37°07'31" WEST 90.64 FEET; THENCE NORTH 51°54'09" WEST 43.32 FEET; THENCE NORTH 45°42'10" WEST 64.28 FEET; THENCE NORTH 54°10'48" WEST 85.25 FEET; THENCE NORTH 49°40'55" WEST 60.00 FEET; THENCE NORTH 48°05'36" WEST 63.92 FEET; THENCE NORTH 47°34'56" WEST 55.34 FEET; THENCE NORTH 13°29'27" WEST 72.40 FEET; THENCE NORTH 23°33'31" WEST 61.59 FEET; THENCE NORTH 16°58'26" WEST 39.18 FEET; THENCE NORTH 05°49'39" WEST 51.97 FEET; THENCE NORTH 13°59'26" WEST 51.63 FEET; THENCE NORTH 00°26'52" WEST 31.86 FEET; THENCE NORTH 17°15'35" WEST 20.35 FEET; THENCE NORTH 23°58'20" WEST 23.42 FEET; THENCE NORTH 46°30'53" WEST 37.90 FEET; THENCE NORTH 42°53'10" WEST 47.45 FEET; THENCE NORTH 34°26'11" WEST 19.81 FEET; THENCE NORTH 00°05'02" EAST 459.61 FEET; THENCE NORTH 00°09'23" EAST 2659.35 FEET TO THE EAST 1/16TH CORNER OF SAID SECTION 14 MARKED BY A 1978 BLM 3" BRASS CAP MONUMENT AND RUNNING THENCE SOUTH 89°45'35" EAST 1317.25 FEET TO THE POINT OF BEGINNING.