

When recorded return to:
Electrical Consultants, Inc.
C/O Julie Martin
660 West 700 South
Woods Cross, UT 84087

Ent 277586 Bk 1090 Pg 103
Date 29-Apr-2009 11:32AM Fee \$31.00
LuAnn Adams - Filed By dl
Box Elder Co., UT
For ECI

Project Name: Populus to Ben Lomond 345 kV Transmission Line ROW Project
ECI ID #: HBL-220, 220-R, HBL-220D-R, HBL-221 AND 221-R Tax ID#: 02-053-0057, 02-053-0015, 02-053-0014 WO#: 10035766 RW#: 20080013

RIGHT OF WAY AND EASEMENT GRANT

Granite Ridge Development Company, LLC, a Utah limited liability company, whose address is **5577 E Elkhorn Dr Eden UT 84310** ("Grantor") for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to **PacifiCorp, an Oregon corporation, d/b/a Rocky Mountain Power, its successors and assigns**, whose address is 1407 West North Temple, Salt Lake City, Utah 84116 ("Grantee") a perpetual easement and right of way ("Easement") over and across a certain parcel of real property owned by Grantor ("Grantor's Land") located in **Box Elder County, State of Utah**. Grantor's Land is more particularly described in Exhibit "A", the legal description of the Easement, referred to herein as the "Easement Area," is more particularly described and shown on Exhibit "B" and "B-1", and access to the Easement Area is shown on Exhibit "C" and "C-1" attached hereto and by this reference made a part hereof.

1. Easement Grant. The purpose of this Easement is to allow Grantee to construct, reconstruct, operate, maintain, relocate, enlarge, alter, and remove electric power lines, communication lines, and related equipment, including supporting towers and poles, guy anchors, conductors, wires, cables and other lines, and all other necessary or desirable equipment, accessories and appurtenances thereto on, over, or under the Easement Area for a double-circuit 345 kV transmission line.

2. Access. Grantee shall have a right of access along and within the described Easement Area, and right of access to the Easement Area over and across Grantor's Land as shown on Exhibit "C". Grantor may not fence the Easement Area or preclude access in a manner that will preclude continuous longitudinal travel by person, vehicles, or equipment, except as otherwise agreed to in writing by Grantee. The foregoing right of access is intended to run with and encumber Grantor's Land unless expressly released in writing by Grantee.

3. Grantor's Use of the Easement Area. Grantor may use the Easement Area for any purpose that is not inconsistent with the purposes for which this Easement is granted, provided that, Grantor expressly agrees that within the Easement Area, Grantor will not: a) construct any building or structure of any kind or nature; b) excavate closer than fifteen feet (15') feet from any pole or structure; c) place or use anything, including

equipment or vehicles that exceeds fifteen feet (15') in height; d) increase the existing ground elevation; e) light any fires or store flammable or hazardous materials; or f) otherwise use the Easement Area in any manner that violates the National Electric Safety Code or Grantee's safety clearance standards, as may be amended from time to time.

4. Vegetation Management. Grantor may not plant any species of trees or other vegetation within the Easement Area that will grow to a height greater than twelve feet (12') or outside of the Easement Area that will grow within twenty-five feet (25') of the transmission line conductor. Grantee shall have the right to prune or remove all vegetation in violation of the foregoing or, in its reasonable opinion, interferes with or is causing or may cause a threat of harm to its facilities or improvements.

5. Miscellaneous Provisions.

5.1 Authority. The individual(s) executing this document represents and warrants that he/she is/has the legal authority to convey the Easement described herein.

5.2 Amendments. This Easement may be amended only by recording, in the office of the county recorder, an instrument in writing reciting the terms of the amendment and bearing the signatures of all parties hereto, or their heirs, successor, and assigns.

5.3 No Waiver. The failure to enforce or perform any provision set forth in this Easement shall not be deemed a waiver of any such right.

5.4 Successors and Assigns. All rights and obligations contained herein or implied by law are intended to be covenants running with the land and shall attach, bind and inure to the benefit of Grantor and Grantee and their respective heirs, successors, and assigns.

5.5 Grantee, and its agents and contractors, shall not clean concrete mixing and pumping trucks on the Subject Property. Grantee and its agents and contractors, shall not refuel vehicles on the Subject Property.

5.6 Grantee agrees to repair and restore all fences, gates, monuments, signs, private roadway and access drives that may be damaged as a result of Grantee's construction, maintenance and operation activities. Grantor shall have the right to reject any and all defective repair and restoration work.

DATED this 15th day of April, 2009.

GRANITE RIDGE DEVELOPMENT COMPANY, LLC

By: [Signature]

Its: Manager

REPRESENTATIVE ACKNOWLEDGMENT

STATE OF (UTAH)

}ss.

County of (WEBER)

This instrument was acknowledged before me on this 1st day of April, 2009 by Scott L. Lewis, as MANAGER of Granite Ridge Development Company, LLC.

Notary Public
My commission expires: 4/11

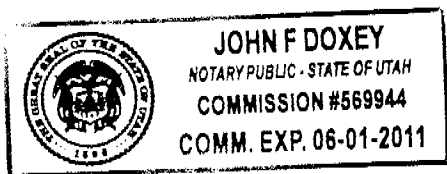


Exhibit A
(Grantor's land)

Tax ID#: 02-053-0057 and 02-053-0014

A PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.
 BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER;
 RUNNING THENCE NORTH 89°57'35" WEST 1011.09 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER ; THENCE NORTH 34°21'24" WEST 374.34 FEET (372.90 FEET BY RECORD); THENCE NORTH 00°05'43" EAST 365.07 FEET; THENCE SOUTH 55°49'36" WEST 262.53 FEET; THENCE SOUTH 00°12'26" WEST 179.77 FEET; THENCE SOUTH 62°53'38" EAST 87.18 FEET; THENCE NORTH 89°13'33" EAST 90.76 FEET; THENCE SOUTH 34°21'24" EAST 373.50 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°57'35" WEST 902.52 FEET ALONG SAID SOUTH LINE; THENCE NORTH 02°15'15" EAST 622.33 FEET; THENCE NORTH 88°55'13" WEST 8.51 FEET TO THE WEST EDGE OF A CONCRETE IRRIGATION DITCH; THENCE NORTH 01°58'48" EAST 447.06 FEET ALONG SAID WEST EDGE; THENCE NORTH 88°20'12" WEST 435.66 FEET (412.50 FEET BY RECORD) TO THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 89-91; THENCE TO THE LEFT ALONG THE ARC OF A 3879.80 FOOT RADIUS CURVE, A DISTANCE OF 60.32 FEET, CHORD BEARS NORTH 04°12'50" WEST 60.32 FEET; THENCE SOUTH 88°20'12" EAST 208.65 FEET; THENCE NORTH 19°38'04" WEST 167.61 FEET; THENCE SOUTH 84°46'46" WEST 27.37 FEET; THENCE SOUTH 55°54'21" WEST 108.79 FEET; THENCE SOUTH 84°05'45" WEST 42.89 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE TO THE LEFT ALONG THE ARC OF A 3879.80 FOOT RADIUS CURVE, A DISTANCE OF 264.98 FEET, CHORD BEARS NORTH 07°51'38" WEST 264.93 FEET TO THE SOUTHWEST CORNER OF THE WOODYATT SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING SEVEN COURSES; (1) NORTH No. 340-5053365 80°19'47" EAST 214.25 FEET; (2) NORTH 12°13'13" WEST 109.49 FEET; (3) NORTH 77°46'47" EAST 350.00 FEET; (4) NORTH 43°10'38" EAST 203.74 FEET; (5) NORTH 46°34'48" EAST 243.04 FEET; (6) NORTH 04°33'47" EAST 316.34 FEET; (7) NORTH 09°43'13" WEST 310.35 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION BEING THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°55'07" EAST 884.80 FEET ALONG SAID NORTH LINE TO THE WEST RIGHT-OF-WAY LINE OF THE OGDEN-BRIGHAM CANAL; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING ELEVEN COURSES; (1) SOUTH 13°09'33" EAST 28.45 FEET (2) TO THE LEFT ALONG ARC OF A 325.00 FOOT RADIUS CURVE, A DISTANCE OF 35.50 FEET, CHORD BEARS SOUTH 16°17'18" EAST 35.48 FEET; (3) SOUTH 19°25'03" EAST 47.50 FEET; (4) SOUTH 70°34'57" WEST 5.00 FEET; (5) SOUTH 19°25'03" EAST 63.00 FEET; (6) TO THE LEFT ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE, A DISTANCE OF 64.74 FEET, CHORD BEARS SOUTH 33°41'03" EAST 64.07 FEET; (7) SOUTH 47°57'03" EAST 64.10 FEET; (8) TO THE RIGHT ALONG ARC OF A 70.00 FOOT RADIUS CURVE, A DISTANCE OF 30.03 FEET, CHORD BEARS SOUTH 35°39'33" EAST 29.80 FEET; (9) SOUTH 23°22'03" EAST 93.70 FEET; (10) TO THE LEFT ALONG ARC OF A 130.00 FOOT RADIUS CURVE, A DISTANCE OF 30.25 FEET, CHORD BEARS SOUTH 30°02'02" EAST 30.18 FEET; (11) SOUTH 36°42'03" EAST 11.09 FEET; THENCE SOUTH 35°16'26" WEST 251.02 FEET; THENCE SOUTH 54°43'34" EAST 40.00 FEET; THENCE NORTH 35°16'26" EAST 238.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 36°42'03" EAST 137.41 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 21°49'34" EAST 187.82 FEET; THENCE SOUTH 00°46'12" EAST 300.00 FEET; THENCE SOUTH 89°13'48" WEST 90.00 FEET; THENCE SOUTH 00°46'12" EAST 273.81 FEET; THENCE SOUTH 63°52'40" WEST 60.38 FEET; THENCE SOUTH 89°14'40" WEST 96.70 FEET; THENCE SOUTH 00°45'20" EAST 716.10 FEET; THENCE NORTH 89°14'40" EAST 542.70 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°45'20" EAST 605.50 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.
 LESS THE FOLLOWING: COMMENCING AT A POINT 1010.91 FEET WEST ALONG SOUTH SECTION LINE AND NORTH 1273.86 FEET FROM THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°41'47" EAST 160.38 FEET, THENCE NORTH 55°21'51" EAST 150.22 FEET, THENCE NORTH 32°11'08" WEST 226.48 FEET, THENCE SOUTH 70°37'33" WEST 247.52 FEET, THENCE SOUTH 19°52'23" EAST 206.39 FEET TO THE POINT OF BEGINNING. BASIS OF BEARING IS WEST ALONG THE SECTION LINE.
 ALSO LESS AND EXCEPTING THEREFROM AND PORTION LYING WITHIN THE BOUNDS OF WILLARD PEAK RANCHES NO. 1 APPALOOSA RANCH SUBDIVISION.
 ALSO LESS AND EXCEPTING THEREFROM ANY PORTION CONVEYED TO THE

UNITED STATES OF AMERICA BY THAT CERTAIN QUIT CLAIM DEED RECORDED
FEBRUARY 13,
BEGINNING AT A POINT 605.5 FEET NORTH OF THE SOUTHEAST CORNER OF
SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN,
RUNNING THENCE WEST 542.7 FEET, THENCE NORTH 716.1 FEET, THENCE EAST
96.7 FEET, THENCE NORTH 64°38' EAST 493.1 FEET, THENCE SOUTH 927.9 FEET TO

Exhibit B
(Easement area)

Ent 277586 Bk 1090 Pg 108

Wednesday, May 28, 2008

GRANITE RIDGE DEVELOPMENT COMPANY
ENTRY# 254281
TAX ID # 02-053-0057 & 02-053-0014
EASEMENT HBL-220 & 221

DESCRIPTION: (NORTH EASEMENT)

A parcel of land situate in the Southeast Quarter of Section 26, Township 8 North, Range 2 West, Salt Lake Base and Meridian, Box Elder County, Utah. The boundaries of said parcel are described as follows, to wit:

√ Beginning at a point on the easterly line of the Grantor's land, said point being on a 129.94-foot radius curve to the left: which is 612.13 feet N.89°00'58"W, more or less, along the section line and 197.17 feet S.01°12'50"E, more or less, from the East Quarter Corner of said Section 26 and running thence southeasterly 30.16 feet along the arc of said curve (chord bears S.40°19'29"E 30.09 feet); thence S.46°58'14"E 64.10 feet to a point on a 70.00 foot-radius curve to the right; thence southeasterly 30.03 feet along the arc of said curve (chord bears S.34°40'50"E 29.80 feet); thence S.22°23'12"E 93.70 feet to a point on a 129.98 foot-radius curve to the left; thence southeasterly 30.25 feet along the arc of said curve (chord bears S.29°03'13"E 30.18 feet); thence S.35°43'14"E 11.09 feet to the southeast line of said land; thence S.36°15'15"W 222.88 feet along said southeast line; thence N.01°12'34"W 393.03 feet along a line which is parallel to and 75 feet perpendicularly distant westerly from the centerline of a proposed power line to the point of beginning.

The above-described parcel contains 28,962 square feet or 0.665 acres, more or less.

DESCRIPTION: (SOUTH EASEMENT)

An easement 150 feet in width, situate in the Southeast Quarter of Section 26, Township 8 North, Range 2 West, Salt Lake Base and Meridian, Box Elder County, Utah. Said easement being 75 feet perpendicularly distant each side of the following described centerline, to wit:

√ Beginning at a point on the south line of the Grantor's land which is 467.22 feet N.88°58'46"W, more or less, along the section line from the Southeast Corner of said Section 26 and running thence N.01°12'34"W 2105.39 feet to the northwesterly line of said land and terminating. The sidelines of said easement shall be prolonged or shortened so as to intersect the south line of said land at the point of beginning and the northwesterly line of said land at the point of termination.

The above-described parcel contains 315,816 square feet or 7.250 acres, more or less.

The total combined parcels described above contain 344,778 square feet or 7.915 acres, more or less.

The basis of bearings is Utah State Plane, North Zone, Grid-NAD 1983 Datum.

**Exhibit B-1
(Easement area drawing)**

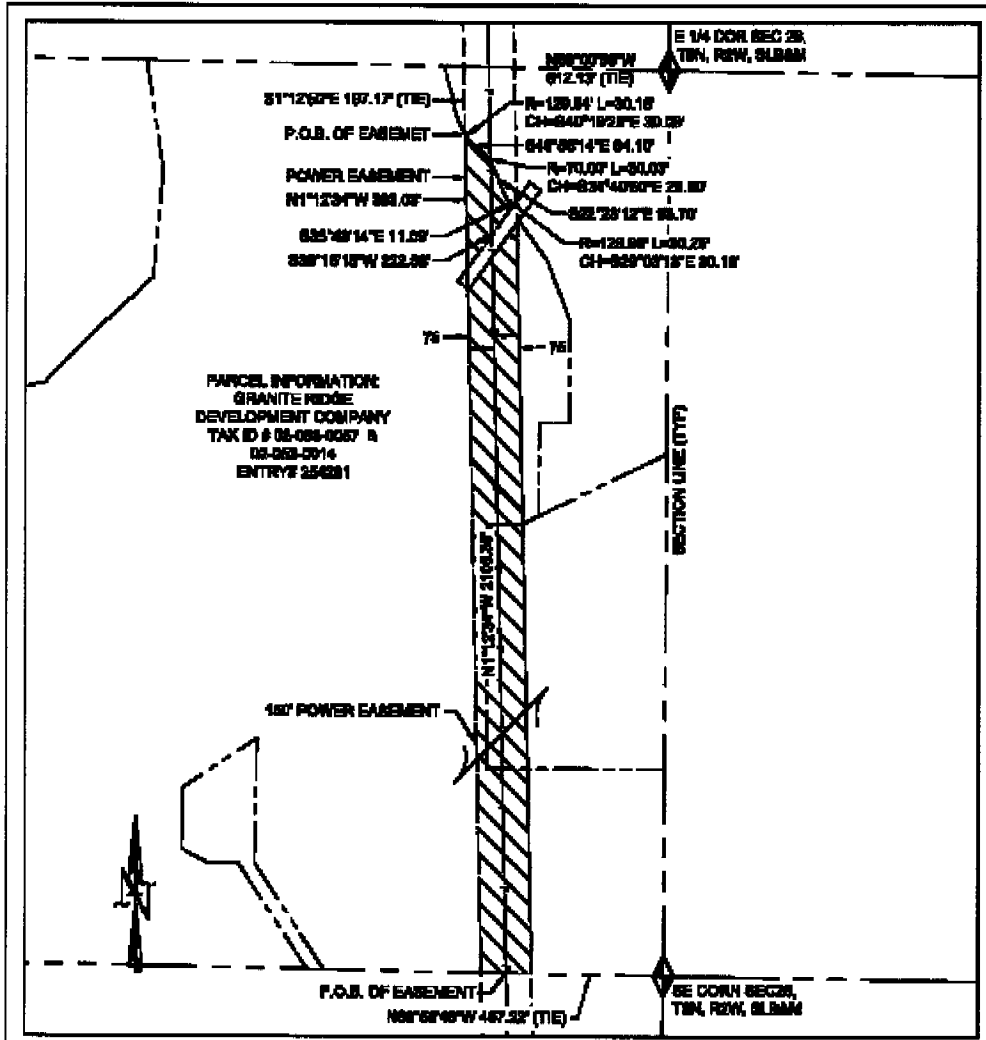


Exhibit C
(Access to easement area)

Ent 277586 Bk 1090 Pg 110

EXHIBIT "C"

Thursday, December 18, 2008

GRANITE RIDGE DEVELOPMENT COMPANY

TAX ID # 02-053-0057, 02-053-0014 & 02-053-0015

ACCESS EASEMENT HBL-220-R, 220D-R & 221-R

DESCRIPTION

An easement 30 feet in width situate in the Southeast Quarter of Section 26, Township 8 North, Range 2 West, Salt Lake Base and Meridian, Box Elder County, Utah. Said easement being 15 feet perpendicularly distant each side of the following described centerline, to wit:

✓ ACCESS EASEMENT 1

Beginning at a point in the center of 24-foot wide asphalt paved road and the easterly right of way line of U.S. Highway 89 which is 2419.98 feet N.88°58'46"W, more or less, along the section line and 1574.29 feet N.01°01'14"E, more or less, from the Southeast Corner of said Section 26 and running thence the following course: 1.) N.78°18'08"E 247.86 feet along the center line of said road to the westerly line of Willard Peak Ranches No. 1 Appaloosa Ranch, a planned unit development, and terminating. The sidelines of said easement shall be prolonged or shortened so as to intersect the easterly line of said Highway land at the point of beginning and the westerly line of said Ranch at the point of termination.

↓ ACCESS EASEMENT 2

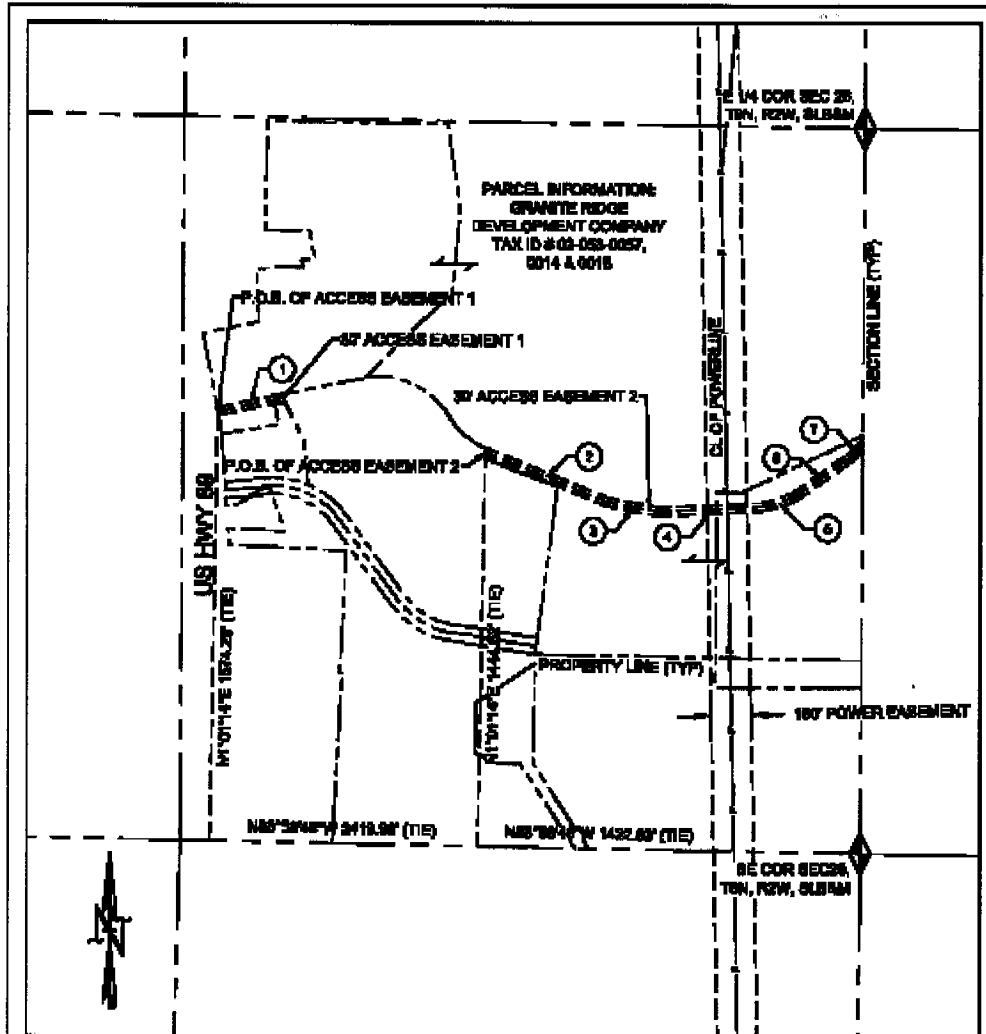
ALSO beginning at a point in the center of said asphalt road on the north and easterly line of said Ranch which is 1422.83 feet N.88°58'46"W, more or less, along the section line and 1444.52 feet N.01°01'14"E, more or less, from the Southeast Corner of said Section 26 and running thence along the centerline of said asphalt road the following six (6) courses beginning with: 2.) S.68°13'54"E 491.53 feet; 3.) S.79°22'13"E 193.70 feet; 4.) N.87°13'34"E 393.28 feet; 5.) N.72°38'05"E 113.95 feet; 6.) N.55°02'59"E 246.50 feet; 7.) N.47°11'51"E 73.74 feet to the east line of said Section 26 and terminating. The sidelines of said easement shall be prolonged or shortened so as to intersect the easterly line of said Ranch at the point of beginning and the east line of said Section 26 at the point of termination.

↓ LESS AND EXCEPTING there from any portion lying within Rocky Mountain Power's easement.

The above-described easement contains 48,324 square feet or 1.109 acres, more or less. The basis of bearings is Utah State Plane, North Zone, Grid-NAD 1983 Datum.

Exhibit C-1
(Access to easement area drawing)

Ent 277586 Bk 1090 Pg 111



EASEMENT DESCRIPTION:

An easement over property owned by GRANITE RIDGE DEVELOPMENT COMPANY, ("Granite"), situate in Section 26, Township 2 North, Range 2 West, Salt Lake Base & Meridian, Box Elder County, Utah, and being more particularly described as follows:

The portion of "Granite's" land shown above (see easement document)

Containing: 1.100 acres, more or less, (as shown)

THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL UTILITIES, LINES AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDARIES OF THE RIGHT OF WAY HEREIN GRANTED.

REV 0	DATE: 12/18/08	DESC: CHANGE BEN LEONARD - POPULUS	BY: JMM	CHK: JMM	APP: RT
		HEL-220-R, 220D-R & 221-R EXHIBIT "C" THROUGH GRANITE RIDGE DEVELOPMENT COMPANY PROPERTY SECTION 26, T2N, R2W, SALT LAKE BASE & MERIDIAN			
600 South 200 West, Salt Lake City, Utah 84115				SCALE 1"=60'	