

**When Recorded, Return To:**

W. Michael Black  
Mitchell, Barlow & Mansfield, P.C.  
Nine Exchange Place, Suite 600  
Salt Lake City, Utah 84111

---

**EASEMENT AGREEMENT**

Robbin Red, LLC, a Utah limited liability company (the “**Robbin Red**” or “**Grantor**”), hereby grants to Heber Valley FD, LLC, a Utah limited liability company (“**Grantee**”), a perpetual easement to erect, construct, improve, reconstruct, relocate, repair, use, and maintain communications and/or fiber optics lines and related facilities under, across and over Grantor’s Property, which “Property” is described on Exhibit A attached hereto.

It is anticipated that Grantee has or will erect data infrastructure improvements to the Property, including conduit for housing fiberoptic cable and related wiring, as required for the provision of telecommunication services to owners of the Property. Such infrastructure improvements made by Grantee shall be and remain the property of Grantee, and Grantee shall be permitted to license or permit third parties to use such infrastructure improvements for the provision of telecommunication services to the Property and its owners.

The easement granted by Grantor hereby shall be perpetual and shall constitute a covenant that shall run with the Property and shall be binding upon Grantor and its successor-in-title. The benefit of the easements granted hereby shall inure in Grantee and its successors and assigns.

IN WITNESS WHEREOF, these presents are hereby signed January 26, 2023.

**GRANTOR:**

Robbin Red, LLC,  
a Utah limited liability company

By: \_\_\_\_\_

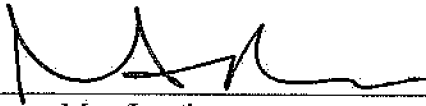
  
Name: Matt Lewis  
Title: Manager



Exhibit A  
Real Property Description

The real property located in Wasatch County and more specifically described as follows:

Parcel 1

BEGINNING SOUTH 00°15'51" EAST ALONG THE SECTION LINE 729.33 FEET AND WEST 900.32 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAWMILL BOULEVARD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S00°09'27"E 623.64 FEET TO THE NORTH BOUNDARY OF THE VIZION FAMILY LIMITED PARTNERSHIP PROPERTY; THENCE ALONG SAID NORTH BOUNDARY S89°42'13"W 431.78 FEET TO THE EAST BOUNDARY OF THE CH47 LLC PROPERTY; THENCE ALONG SAID EAST BOUNDARY N00°03'24"W 625.88 FEET TO THE SOUTH BOUNDARY OF SAWMILL SUBDIVISION PHASE 5; THENCE ALONG SAID SOUTH BOUNDARY EAST 430.68 FEET TO SAID WEST RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING.

Tax Parcel No. 00-0021-5835; 00-0021-1525

Also known as Sawmill phase 2B

Parcel 2

BEGINNING AT A POINT LYING SOUTH 00°15'51" EAST ALONG THE SECTION LINE 729.33 FEET AND WEST 900.32 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAWMILL BOULEVARD;

AND RUNNING THENCE WEST 430.68 FEET; THENCE N00°03'24"W 220.74 FEET; THENCE N00°01'03"E 572.16 FEET; THENCE EAST 223.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 312.00 FEET; THENCE 51.17 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°23'49", WITH A CHORD BEARING AND DISTANCE OF N85°18'05"E 51.11 FEET; THENCE N80°36'11"E 63.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 13.00 FEET; THENCE 23.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°30'18", WITH A CHORD BEARING AND DISTANCE OF N29°58'51"E 20.13 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAWMILL BOULEVARD AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,262.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S69°13'41"W; THENCE 454.05 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 20°36'52", WITH A CHORD BEARING AND DISTANCE OF S10°27'53"E 451.61 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE S00°09'27"E 380.85 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 7.630 ACRES, OR 332,369 SQUARE FEET

Also known as Sawmill phase 5