

REV05042015

Return to:
Rocky Mountain Power
Lisa Louder/L. Baker
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Project Name: BUILDING 613 POWER UPGRADE

WO#:

RW#: _____

RIGHT OF WAY EASEMENT

For value received, Peterson Industrial Properties, LLC, a Utah Limited Liability Company, ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 10.00 feet in width and 35.00 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets, on, over, or under the surface of the real property of Grantor in **Tooele** County, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit "A" attached hereto and by this reference made a part hereof: 18-072-0-003C

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) the future right to keep the right of way and adjacent lands clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in

connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Exhibit "A"
Legal Description of Easement

A 10' WIDE STRIP OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE GRANTOR'S PROPERTY, SAID POINT BEING NORTH 89°42'54" EAST 427.39 FEET ALONG THE SOUTH SECTION LINE AND NORTH 0°17'06" WEST 949.10 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 30; AND RUNNING THENCE NORTH 59°50'37" WEST 10.00 FEET; THENCE NORTH 30°09'23" EAST 35.00 FEET; THENCE SOUTH 59°50'37" EAST 10.00 FEET; THENCE SOUTH 30°09'23" WEST 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 350 SQUARE FEET OR 0.008 ACRE. 18-072-0-0036

Dated this 5 day of April, 2019.

Peterson Industrial Properties, LLC

By: Richard Western

Printed: Richard Western

Its: CEO

Acknowledgment by a Corporation, LLC, or Partnership:

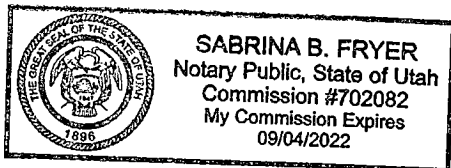
STATE OF Utah)
County of Tooele) ss.)

On this 5 day of April, 2019, before me, the undersigned Notary Public in and for said State, personally appeared Richard Western (name), known or identified to me to be the CFO (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of Peterson Industrial Properties (entity name), and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Sabrina Fryer

(Notary Signature)



NOTARY PUBLIC FOR Utah (state)
Residing at: Tooele, UT (city, state)
My Commission Expires: 9/4/22 (d/m/y)