

10900750

After recording return to:

Rocky Mountain Power
Greg Noyes
1569 W. North Temple
Salt Lake City, UT 84116
and

Wayne C. Christensen
Division of Facilities Construction
and Management
4110 State Office Building
Salt Lake City, Utah 84114

10900750

02/22/2010 09:43 AM \$0.00
Book - 9805 Pg - 1394-1397
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
DIVISION OF FACILITIES CONST
4110 ST OFFICE BUILDING
SLC UT 84114
BY: TMW, DEPUTY - WI 4 P.

Easement Agreement (State Lands)

The STATE OF UTAH, UTAH STATE BUILDING OWNERSHIP AUTHORITY, (the "Grantor"), of Salt Lake City, in the County of Salt Lake, State of Utah, hereby Grants and Conveys to ROCKY MOUNTAIN POWER COMPANY, a Division of PacifiCorp an Oregon Corporation, at 1407 West North Temple, Salt Lake City, Utah 84116, (the "Grantee") its successors and assigns, for and in consideration of the sum of Ten dollars (\$10.00) and other valuable consideration, hereby acknowledged, a non-permanent, non-exclusive Easement for a buried underground electrical Power Line situated in the County of Salt Lake, State of Utah, and more particularly described as follows:

A non-exclusive easement upon, under and across the lands hereinafter described for the installation, maintenance, repair, removal, and replacement of a buried underground electric Power Line and necessary related equipment. The property subject to this easement is located in County Salt Lake, State of Utah, as shown in the attached Exhibit "A".

Legal description: A 10.00 foot wide electrical easement, being described as follows:

BEGINNING AT THE SOUTHWEST CORNER OF GRANTORS PROPERTY, SAID POINT BEING NORTH 89°44'35" EAST 11.07 FEET AND NORTH 40.73 FEET FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 5, 5-ACRE PLAT "B", BIG FIELD SURVEY AND RUNNING THENCE NORTH 00°19'07" EAST 693.58 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 900 WEST STREET TO THE NORTH LINE OF GRANTOR'S PROPERTY, THENCE NORTH 89°44'35" EAST 233.00 FEET ALONG THE NORTH LINE OF GRANTOR'S PROPERTY, THENCE SOUTH 00°19'07" WEST 41.75 FEET, THENCE SOUTH 89°44'35" WEST 10.00 FEET, THENCE NORTH 00°19'07" EAST 31.75 FEET, THENCE SOUTH 89°44'35" WEST 213.00 FEET, THENCE SOUTH 00°19'07" WEST 693.57 FEET PARALLEL WITH SAID EASTERLY RIGHT-OF-WAY OF 900 WEST STREET, THENCE NORTH 45°00'25" WEST 14.06 FEET TO THE POINT OF BEGINNING.

This easement is subject to the following conditions:

All of the Power Line and related equipment upon, under, and across this easement will be as selected, installed, owned, maintained, and operated by the Grantee, or their licensee, in accordance with all codes, laws, rules, or regulations applicable at the time of such installation

Grantee shall bear all expenses relating to the operation, maintenance, repair, and removal of the buried underground electric Power Line and necessary related equipment.

Grantee shall defend, indemnify and hold harmless Grantor from and against any and all claims, demands and suits for damages to person or property arising out of or relating to Grantee's installation, operation, maintenance, repair, removal, and replacement of the a buried underground electric Power Line and necessary related equipment.

Grantor, its successors and assigns, shall have the right to use and occupy the surface of said property for any purpose consistent with the rights and privileges herein granted and which will not endanger or interfere with construction, maintenance, and operation or reconstruction of the buried underground electric Power Line and necessary related equipment. If construction, maintenance, and operation or reconstruction of the buried underground electric Power Line and necessary related equipment is required, it shall be the Grantee's responsibility to restore the Grantor's property to as near as reasonable condition as possible to the condition the easement property was in prior to the construction, maintenance, and operation or reconstruction of the buried underground electric Power Line.

Grantee shall not use the easement for any other purpose than the construction, operation, maintenance, repair and replacement of a buried underground electric Power Line and necessary related equipment appurtenant to the operation and control of said Power Line providing electrical service to the Grantor's building.

These easement rights are available to the Grantee, its heirs, successors, or assigns only until such time as the Power Line upon, under, or across the easement is permanently abandoned and removed, the use of the Grantor's property changes, or if it is determined that terminating the Easement is in the best interests of the State of Utah, at which time the title and interest of the Grantee, their successors and assigns shall vest in the owners of the underlying fee interest in said property.

This Easement is appurtenant to the property now owned by Grantor and benefited by the Easement, and the Easement shall run with the land.

Together with and subject to any and all easements, rights-of-way, and restrictions appearing of record or enforceable in law and equity.

IN WITNESS HEREOF, the State of Utah, UTAH STATE BUILDING OWNERSHIP AUTHORITY, has caused this instrument to be executed this 22th day of February A.D., 2010.

GRANTOR:
STATE OF UTAH
UTAH STATE BUILDING OWNERSHIP AUTHORITY

By: John Nichols
John Nichols
Real Estate and Debt Manager

STATE OF UTAH)
) §
COUNTY OF SALT LAKE)

On this 22th day of February, 2010, personally appeared before me John Nichols, who, being duly sworn, did say that he is the Real Estate and Debt Manager of the Division of Facilities Construction and Management, a Division of the Department of Administrative Services, State of Utah, and that the foregoing instrument was signed on behalf of said agency by statutory authority, and that the aforesaid agency executed the same.

Elva Joanna Reese
Notary Public

My Commission Expires: 11-26-10

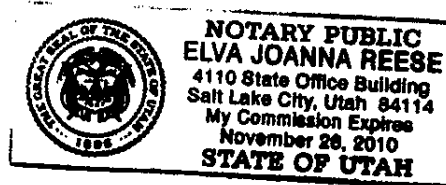
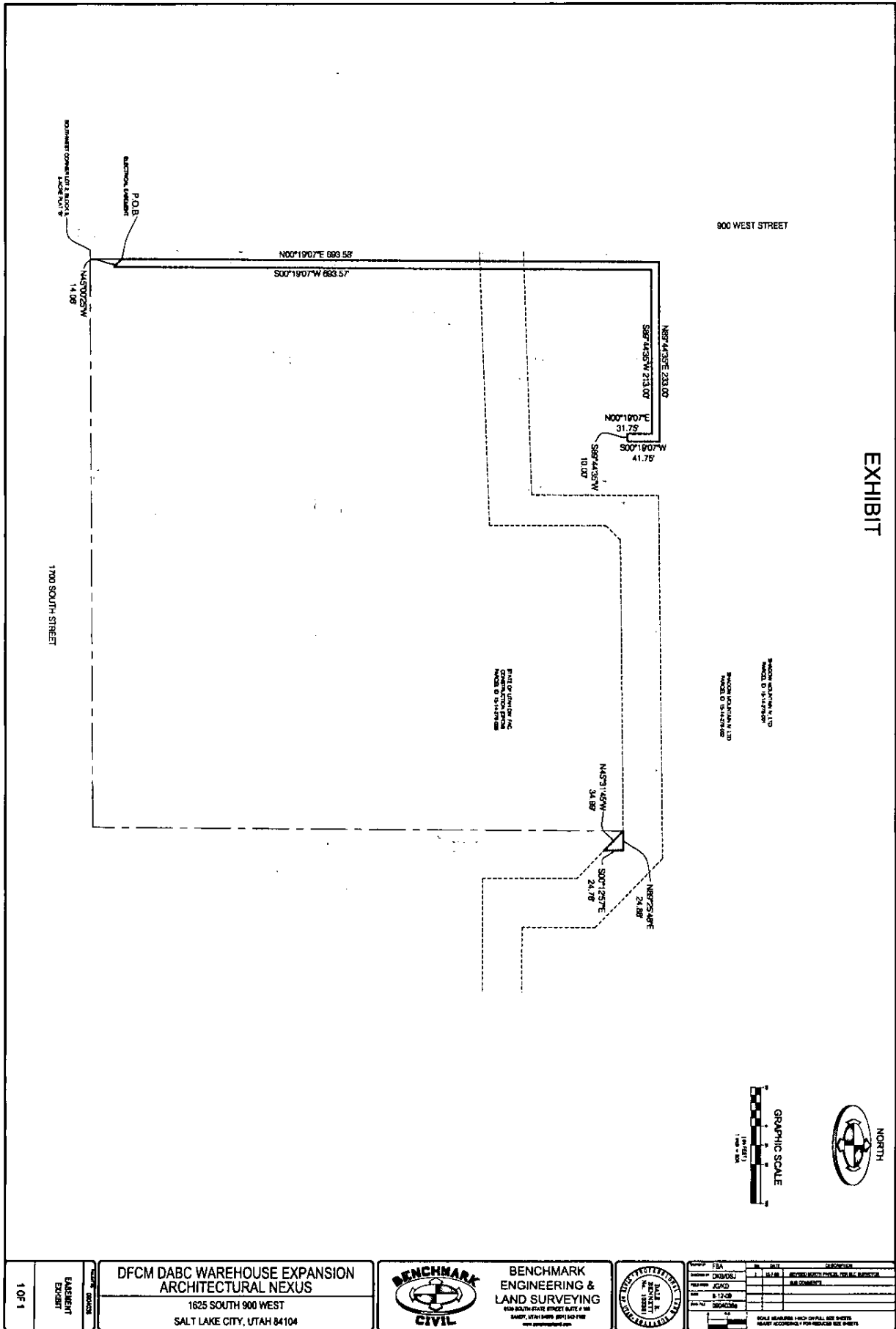


EXHIBIT "A"



EXHIBIT

1 OF 1

EXHIBIT
EXHIBIT

**DFCM DABC WAREHOUSE EXPANSION
ARCHITECTURAL NEXUS**
1625 SOUTH 900 WEST
SALT LAKE CITY, UTAH 84104



**BENCHMARK
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PROJECT	FBA	NO.	DATE	DESCRIPTION
DRAWN BY	DHS/DJS			
CHECKED BY	JCH			
DATE	8/12/08			
BY	DHS/DJS			
SHALL REMAIN IN CHARGE OF ALL SEE SHEETS SHANT ACCORDING TO FOR REDUCED SIZE SHEETS				