

REV101512

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

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06/20/2013 01:47 PM \$14.00
Book - 10151 Pg - 5500-5502
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171
BY: DDK, DEPUTY - WI 3 P.

Project Name: Lotus Blue Koi Townhomes
Project Tract Number: _____
WO#: 5756822
RW#: _____

RIGHT OF WAY EASEMENT

For value received, **Lotus BlueKoi, LLC**, ("Grantor"), hereby grants to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, ("Grantee"), an easement for a right of way **at lease 10 feet in width and 400 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, along the general course now located by Grantee on, over, or under the surface of the real property of Grantor in **Salt Lake 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:

Legal Description: Beginning at a point on the West Line of 900 East Street 13.95 feet South 0°01'05" East along said West line from the northeast corner of said lot 1; and running thence south 0°01'05" East 194.15 feet; thence north 89°55'02" west 157.00 feet; thence north 0°01'05" west 208.10 feet to the northwest corner of said lot ; thence south 89°55'02" east 153.30 feet along the said line of 1700 south street; thence southeasterly along the arc of a 4.50 foot radius non-tangential curve to the right a distance of 5.90 feet (Center bears South 14°58'15" West; Central Angel equals 75° 07'52" and Long Chord bears South 37°27'43" east 5.49 feet) to a point of tangency; thence south 0°06'07" West 9.60 feet; thence north 89°59'08" east 0.38 feet to the point of beginning.

Assessor Parcel Nos. **16-17-182-005-0000; 16-17-182-007-0000; 16-17-326-011-0000**

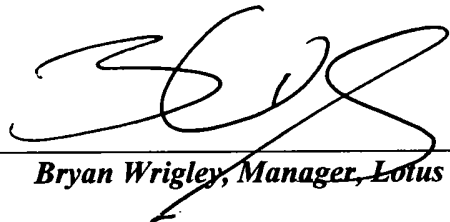
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) the future right to keep the right of way and adjacent lands 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.



Dated this 6th day of June, 2013

Bryan Wrigley, Manager, Lotus BlueKoi, LLC GRANTOR

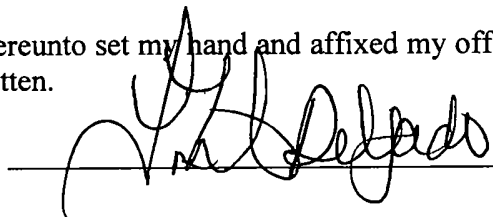


Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
) ss.
County of Salt Lake)

On this 6th day of June, 2013, before me, the undersigned Notary Public in and for said State, personally appeared Bryan Wrigley (name), known or identified to me to be the (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 said entity, 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.



(notary signature)

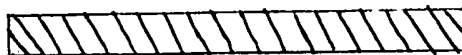
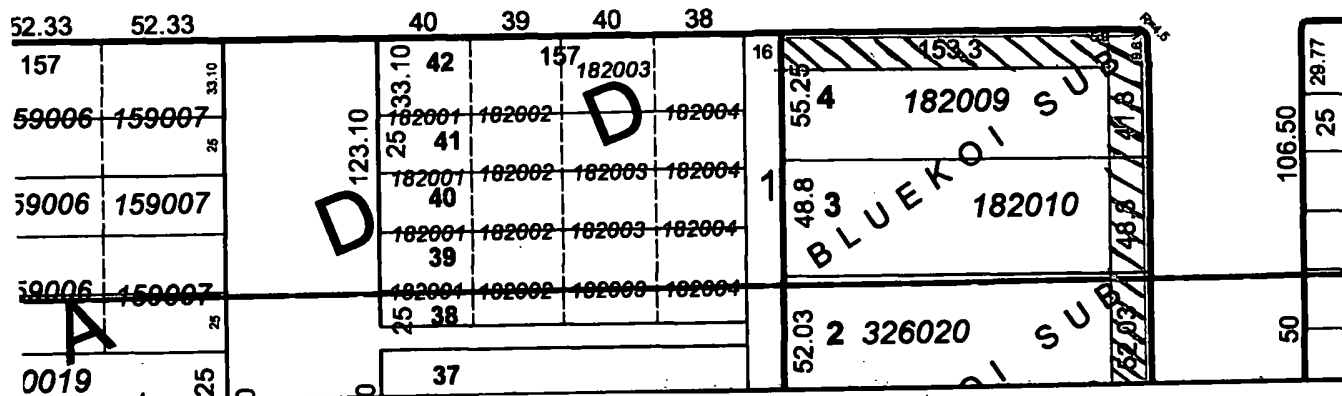
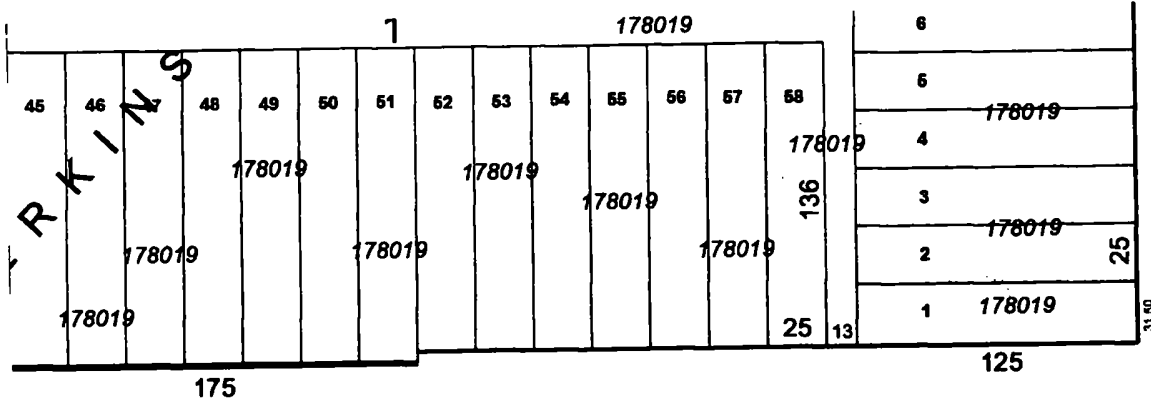
NOTARY PUBLIC FOR Utah (state)
Residing at: Salt Lake City, Utah (city, state)
My Commission Expires: 3/15/2015 (d/m/y)

Property Description

Quarter: E 1/2 Quarter: SW 1/4 Section: 17 Township 1 South (N or S),
Range 1 East (E or W), Salt Lake Base & Meridian

County: Salt Lake State: Utah

Parcel Numbers: 16-17-182-005-0000; 16-17-182-007-0000; 16-17-326-011-0000



Easement Area

CC#: 11441 WO#: 5756822

Landowner Name: Lotus BlueKoi LLC

Drawn by:

EXHIBIT A

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

ROCKY MOUNTAIN POWER
A DIVISION OF PACIFICORP

SCALE: NTS