

REV101512

Return to:
Rocky Mountain Power
Craig Garner
1595 W. North Temple
Salt Lake City, UT

Project Name: SAL Sunshine
Project Tract Number: _____
WO#: 5980391
RW#: _____

12042754
05/01/2015 01:21 PM \$16.00
Book - 10320 Pg - 6271-6274
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: SSP, DEPUTY - WI 4 P.

RIGHT OF WAY EASEMENT

For value received, Professional Plaza LLC, a Utah limited liability company, ("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 10 feet in width and 16.5 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: A 10 FOOT WIDE POWER EASEMENT FOR THE PURPOSE OF INSTALLING UNDERGROUND UTILITIES, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT LOCATED NORTH 00°03'15" WEST 335.56 FEET AND EAST 733.72 FEET FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 6, TEN ACRE "PLAT A", BIG FIELD SURVEY, WHICH LIES NORTH 00°03'15" WEST 33.03 FEET ALONG MONUMENT LINE AND NORTH 89°56'45" EAST 33.00 FEET FROM THE MONUMENT AT THE INTERSECTION OF 4500 SOUTH STREET AND 500 EAST STREET, AND RUNNING THENCE NORTH 89°46'45" EAST 16.18 FEET TO THE EAST LINE OF PARCEL 22-06-426-003 AND TERMINATING.

CONTAINS: 0.003 ACRES, MORE OR LESS, (AS DESCRIBED).

Assessor Parcel No.
2-06-426-003

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 20 day of April, 2018.



(Insert Grantor Name Here) GRANTOR

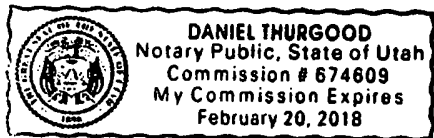
(Insert Grantor Name Here) GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

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

On this 4 day of April, 2015, before me, the undersigned Notary Public in and for said State, personally appeared Rick Watchman (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.



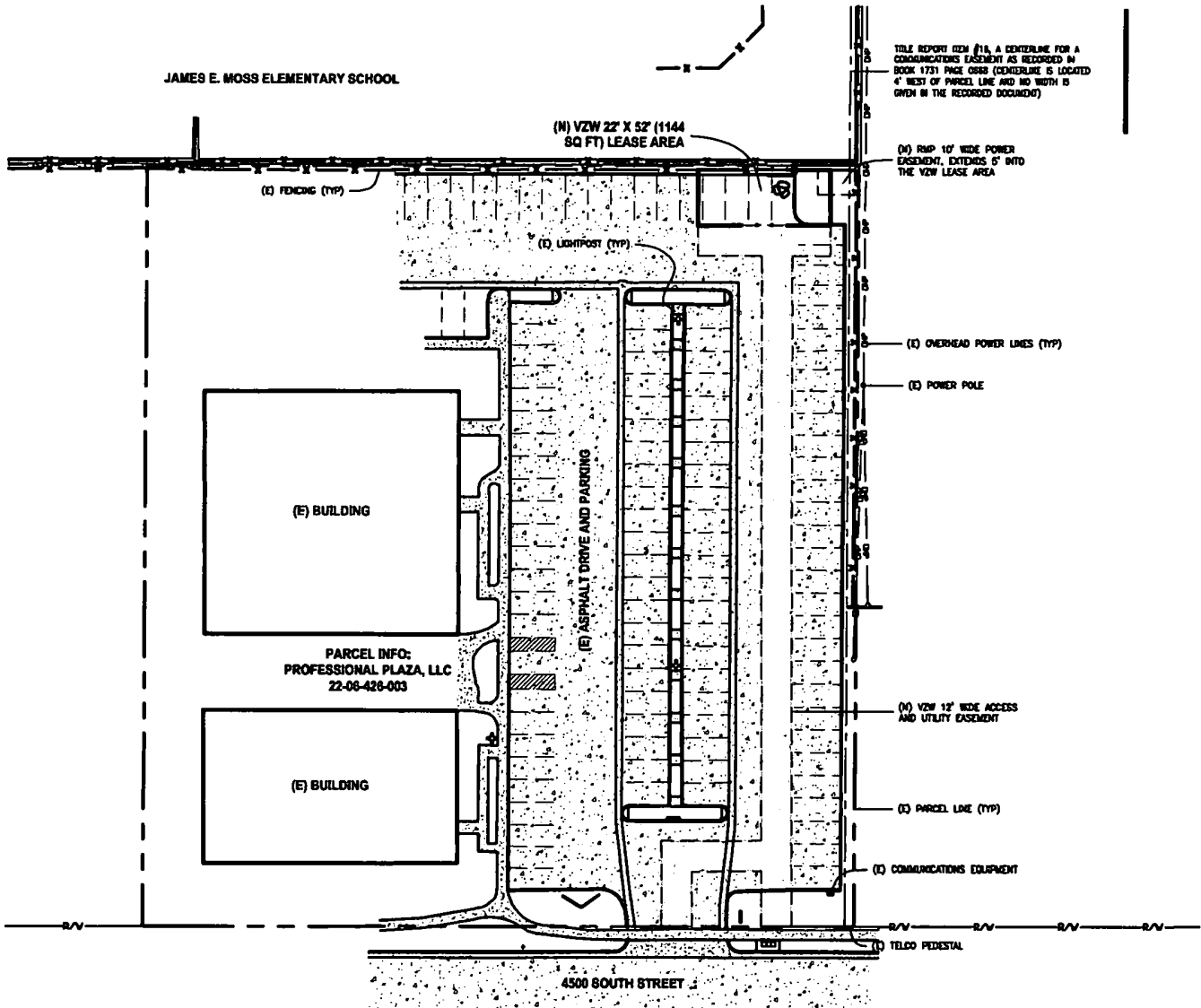
D. Thurgood

(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Salt Lake county (city, state)
My Commission Expires: Feb. 20, 2018 (d/m/y)

Property Description

Quarter: NE Section: 6 Township: 2S Range: 1E, Salt Lake Meridian
 County: Salt Lake State: Utah
 Parcel Number: 22-06-426-003



TITLE REPORT ITEM #19, A CENTERLINE FOR A COMMUNICATIONS EASEMENT AS RECORDED IN BOOK 1731 PAGE 0908 (CENTERLINE IS LOCATED 4' WEST OF PARCEL LINE AND NO WIDTH IS GIVEN IN THE RECORDED DOCUMENT)

(N) RMP 10' WIDE POWER EASEMENT, EXTENDS 5' INTO THE VZW LEASE AREA

(E) OVERHEAD POWER LINES (TYP)
 (E) POWER POLE

(N) VZW 12' WIDE ACCESS AND UTILITY EASEMENT

(E) PARCEL LINE (TYP)

(E) COMMUNICATIONS EQUIPMENT

(E) TELCO PEDESTAL

CC#: WO#:
 Landowner Name: Professional Plaza
 Drawn by: TAEC

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.

EXHIBIT A



SCALE: