

REV05042015

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

Project Name: DRA 14 - 12300 S. Draper
WO#: 6773272
RW#: 2019LBB011

13218903
03/17/2020 11:38 AM \$40.00
Book - 10911 Pg - 702-706
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171
BY: CBA, DEPUTY - WI 5 P.

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **OFI Campus, LLC** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 15 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, and vaults on, across, 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(s) "**A**" and "**B**" attached hereto and by this reference made a part hereof:

Legal Description: ONSET – ROCKY MOUNTAIN POWER EASEMENT #1
274 WEST 12300 SOUTH, DRAPER, UTAH

LOCATED IN THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST S.L.B.&M.

BEGINNING AT A POINT ON THE SOUTHERN PARCEL LINE OF PARCEL 27-25-401-002, SAID POINT BEING SOUTH 00°05'29" WEST 1016.36 FEET ALONG THE SECTION LINE AND SOUTH 89°23'17" EAST 2708.35 FROM THE WEST QUARTER CORNER SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.L.B.&M. AND RUNNING THENCE NORTH 00°36'43" EAST 10.00 FEET; THENCE SOUTH 89°23'17" EAST 15.0 FEET; THENCE SOUTH 00°36'43" WEST 10.00 FEET TO THE SOUTHERN PARCEL LINE OF SAID PARCEL; THENCE NORTH 89°23'17" WEST 15.0 FEET ALONG SAID SOUTHERN PARCEL LINE TO THE POINT OF BEGINNING.

CONTAINS: 150 SQ. FT.

EASEMENT #2

LOCATED IN THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST S.L.B.&M.

BEING THE 5 FEET SOUTHERN FEET OF PARCEL 27-25-401-002, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHERN PARCEL LINE OF PARCEL 27-25-401-002, SAID POINT LIES SOUTH 00°05'29" WEST 1040.31 FEET ALONG THE SECTION LINE AND SOUTH 89°54'31" EAST 2636.96 FEET FROM THE WEST QUARTER CORNER SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.L.B.&M. AND RUNNING THENCE NORTH 00°28'01" EAST 5.00 FEET; THENCE SOUTH 89°23'17" EAST 429.08 FEET; THENCE SOUTH 00°43'02" WEST 5.00 FEET TO THE SOUTHERN PARCEL LINE OF SAID PARCEL; THENCE NORTH 89°23'17" WEST 429.06 FEET ALONG SAID SOUTHERN PARCEL LINE TO THE POINT OF BEGINNING.

CONTAINS: 2145.35 SQ. FT.

Assessor Parcel No. 27-25-401-002

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 therefor) the future right to keep the right of way 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 or store any flammable materials (other than agricultural crops), or light any fires, 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 11th day of March, 2020.

Scott Finlinson
OFI Campus, LLC - GRANTOR

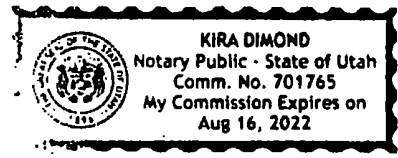
STATE OF Utah)
County of Salt Lake) ss.

On this 11th day of March, 2020, before me, the undersigned Notary Public in and for said State, personally appeared Scott Finlinson (name), known or identified to me to be the VP + General Counsel (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 OFI Campus, LLC (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.

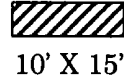
Kira Dimond
(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Eagle Mountain, UT (city, state)
My Commission Expires: 8/16/2022 (d/m/y)



Property Description

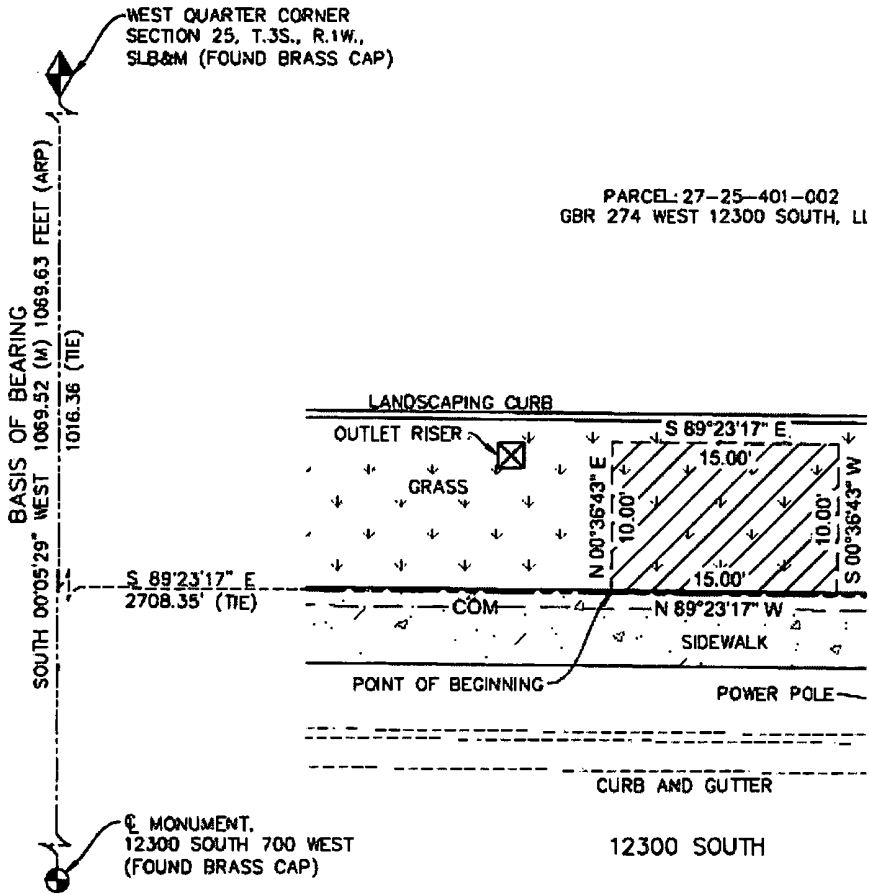
BK 10911 PG 705



Section 25

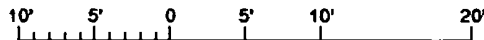


T.3S., R.1W., SLB&M



DESCRIPTION:

LOCATED IN THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST S.L.B
 BEGINNING AT A POINT ON THE SOUTHERN PARCEL LINE OF PARCEL 27-25-401-002, S. SOUTH 00°05'29" WEST 1016.36 FEET ALONG THE SECTION LINE AND SOUTH 89°23'17" EA FROM THE WEST QUARTER CORNER SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1WEST, S.L.I RUNNING THENCE NORTH 00°36'43" EAST 10.00 FEET; THENCE SOUTH 89°23'17" EAST 15. SOUTH 00°36'43" WEST 10.00 FEET TO THE SOUTHERN PARCEL LINE OF SAID PARCEL; THENCE NORTH 89°23'17" WEST 15.0 FEET ALONG SAID SOUTHERN PARCEL LINE TO THE POINT OF
 CONTAINS: 150 SQ. FT.



SCALE IN FEET

1"=10'

CC
WO: 6773272
NAME: OFI Campus, LLC
DRAWN BY: LBB

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

PacifiCorp

SCALE: No Scale SHEET 1 OF 1 ROW # 2019LBB011

Property Description

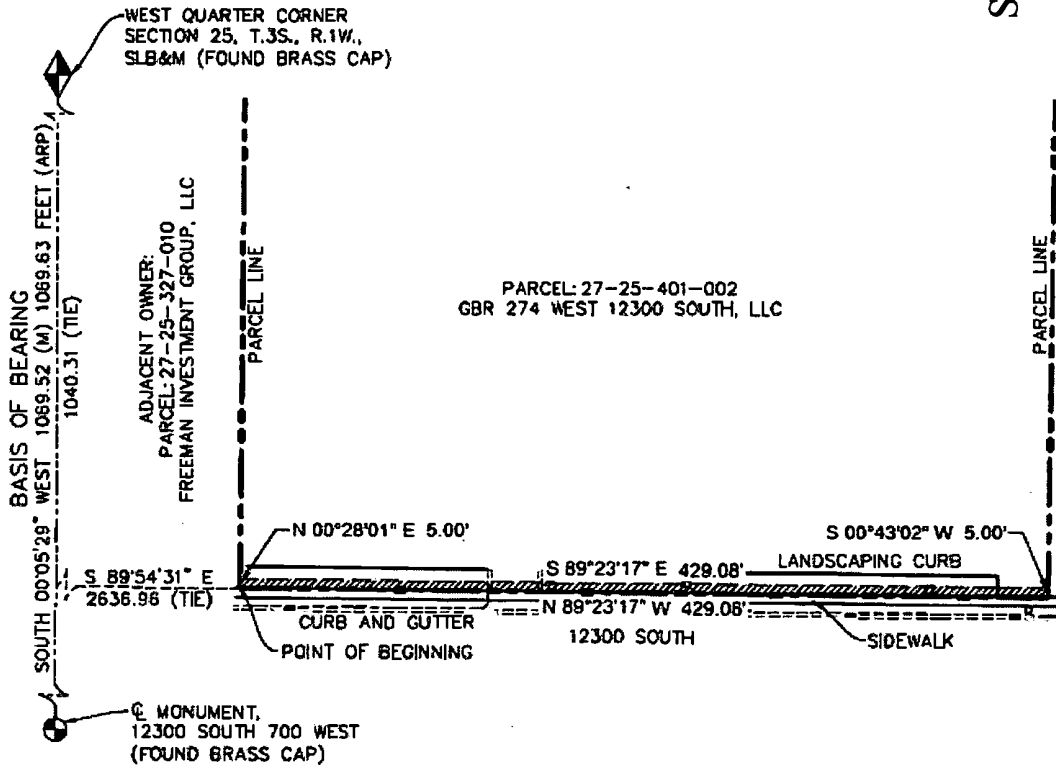
BK 10911 PG 706



Section 25



T.3S., R.1W., SLB&M



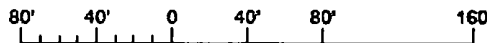
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CONTAINS: 2145.35 SQ. FT.



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WO: 6773272
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EXHIBIT B

PacifiCorp

SCALE: No Scale SHEET 1 OF 1 ROW # 2019LBB011