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Book - 11138 Pg - 6372-6375  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
ROCKY MOUNTAIN POWER  
ATTN: LISA LOUDER  
1407 W NORTH TEMPLE STE 110  
SLC UT 84116-3171  
BY: PSA, DEPUTY - MI 4 P.

REV05042015  
Return to:  
Rocky Mountain Power  
Lisa Louder/Brian Bridge  
1407 West North Temple Suite 110  
Salt Lake City, UT 84116

Project Name: VAST Data Center  
WO#: TJOR/2017/C/008/10067710  
RW#: 2019LBB003

### **RIGHT OF WAY EASEMENT**

For value received, VAST SLC 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 1,930 feet in width and 60 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 **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: THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 01°09'02" WEST FROM THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 11.

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF WELLS PARK ROAD, SAID POINT BEING SOUTH 01°09'02" WEST, ALONG THE SECTION LINE, 1422.26 FEET AND NORTH 88°50'58" WEST 2495.30 FEET FROM THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND RUNNING THENCE SOUTH 09°54'07" WEST 229.32 FEET; THENCE 00°56'29" WEST 1700.68 FEET; THENCE NORTH 89°03'32" WEST 60.00 FEET; THENCE NORTH 00°56'29" EAST 1705.39 FEET; NORTH 09°54'07" EAST 223.76 FEET TO THE SOUTH RIGHT OF WAY LINE OF

WELLS PARK ROAD, THENCE SOUTH 89°48'00" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 60.87 FEET TO THE POINT OF BEGINNING..

CONTAINS 115,774 SQUARE FEET OR 2.658 ACRES, MORE OR LESS.

Assessor Parcel No. 2610276002

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.



