

REV05042015

Return to:

Rocky Mountain Power

Lisa Louder / Jared Mietchen *Jared Louder*

1407 West North Temple Ste. 110

Salt Lake City, UT 84116

13644495

04/27/2021 01:03 PM \$40.00

Book - 11164 Pg - 3490-3494

RASHELLE HOBBS

RECORDER, SALT LAKE COUNTY, UTAH

ROCKY MOUNTAIN POWER

ATTN: LISA LOUDER

1407 W NORTH TEMPLE STE 110

SLC UT 84116-3171

BY: DSA, DEPUTY - WI 5 P.

Project Name: Finlayson Logistics Assets, LLC

Cost Center#: 11441

WO#: 006985704

RW#:

### UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Finlayson Logistics Assets LLC**, a Delaware limited liability company, (“Grantor”), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, (“Grantee”), an easement for a right of way 10.0 feet +/- in width and 201 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 & B**” attached hereto and by this reference made a part hereof::

Legal Description: See Exhibit B

Assessor Parcel No. 07-35-427-001

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 21 day of April, 2021.

  
\_\_\_\_\_  
*Finlayson Logistics Assets, LLC* GRANTOR

Richard Prokup  
*(Insert Grantor Name Here)* GRANTOR

**Acknowledgment by a Corporation, LLC, or Partnership:**

STATE OF Illinois )  
 ) ss.  
County of Cook )

On this 21 day of April, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Richard Prokup (name), known or identified to me to be the Director (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 Sinlaysa Logistics (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.

Cindy Borders  
\_\_\_\_\_  
(notary signature)



NOTARY PUBLIC FOR Illinois (state)  
Residing at: Chicago, Illinois (city, state)  
My Commission Expires: 5/29/2024 (d/m/y)

# Right-of-Way Easement Description

A perpetual right of way easement being a strip of land 10.00 - feet in width being a part of Lot 11, Bonneville Center Plat D recorded January 25, 2007 as Entry No. 9983251 in Book 2007 of Plats, at Page 36 in the Office of the Salt Lake County Recorder, located in the Southeast Quarter of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian. Said 10.00-foot wide strip of land lies 5.00 - feet on each side of the following described centerline:

**Beginning** at an existing power vault, which is 408.92 feet South and 82.28 feet West from the northeasterly corner of said Lot 11; thence N. 48°29'43" E. 13.67 feet; thence N. 24°37'17" W. 187.25 feet to a power vault at an existing building and the **Point of Terminus**.

The sidelines of said 10.00 wide strip of land shall be lengthened or shortened to begin at right angles and terminate at the existing building.

The above-described perpetual right of way easement contains 2,009 square feet in area or 0.0.046 acre, more or less.

**EXHIBIT "B":** By this reference, made a part hereof.

**BASIS OF BEARING:** N. 00°03'46" E. per said Bonneville Center Plat D along the Section line between the South Quarter and North Quarter of said Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian

CC#: 11441 WO#: 006985704

Landowner Name: Finlayson Logistics  
Assets, LLC

Drawn By: GGC

**EXHIBIT A**

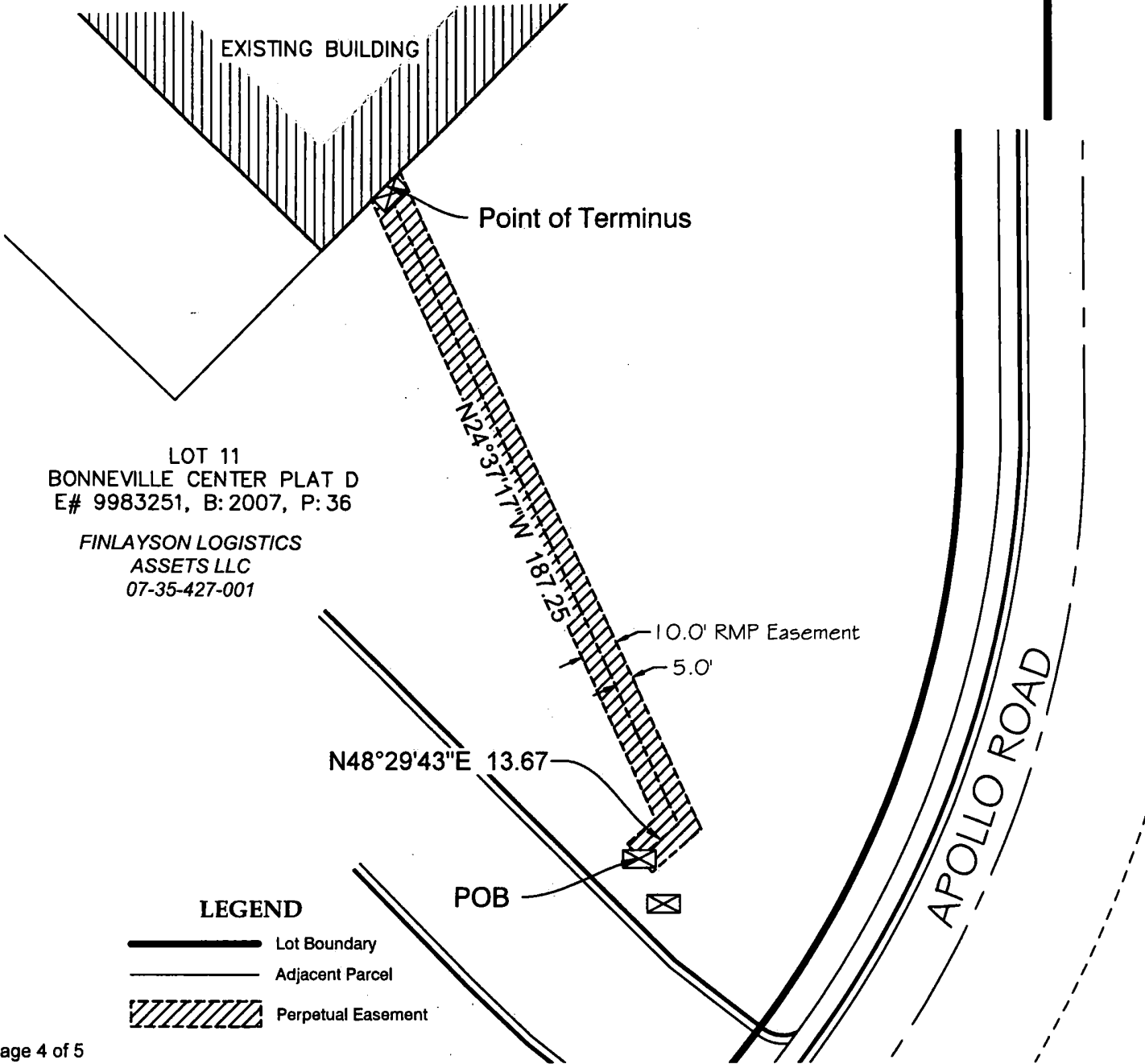
This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

BK 11164 PG 3493

SCALE: 1"=60 feet




# Property Description

Southeast Quarter, Section 35, Township 1 North, Range 2 West,  
 Salt Lake Base and Meridian  
 Salt Lake County, State of Utah  
 Parcel Number: 07-35-427-001



LOT 11  
 BONNEVILLE CENTER PLAT D  
 E# 9983251, B: 2007, P: 36  
 FINLAYSON LOGISTICS  
 ASSETS LLC  
 07-35-427-001

### LEGEND

-  Lot Boundary
-  Adjacent Parcel
-  Perpetual Easement

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BK 11164 PG 3494

# EXHIBIT B

SCALE: 1"=40 feet