

When Recorded Mail to:  
Questar Gas Company  
P.O. Box 45360, Right-of-Way  
Salt Lake City, Utah 84145-0360  
Zaxbys/bn

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04/04/2022 03:34 PM By: ggasca Fees: \$40.00  
PTREL - PARTIAL RELEASE  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: QUESTAR GAS COMPANY  
PO BOX 45360 SALT LAKE CITY, UT 84145

Space above for County Recorder's use  
PARCEL I.D.# 28092260550000

## PARTIAL RELEASE OF EASEMENT

For the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, QUESTAR GAS COMPANY, a Utah corporation, dba DOMINION ENERGY UTAH, ("Dominion Energy") does hereby irrevocably vacate and release to CAP NIKI II, LLC, a Delaware limited liability company ("Cap Niki") its grantees, transferees, heirs, successors and assigns, a portion of the easement rights Dominion Energy holds pursuant to that certain Right-of-Way and Easement Grant recorded April 5, 2000 as Entry No. 7611536, in Book 8353, Page 3992, of the Official Records of the Salt Lake County Recorder's Office (the "Official Records"), as modified by that certain Corrective Right-of-Way and Easement Grant recorded February 16, 2007, as Entry No. 10006467, in Book 9423, Page 3653 of the Official Records; that certain Right-of-Way and Easement Grant recorded July 15, 2005 as Entry No. 9433777, in Book 9159, Page 7334 of the Official Records, as modified by that certain Corrective Right-of-Way and Easement Grant recorded February 16, 2007, as Entry No. 10006467, in Book 9423, Page 3653 of the Official Records; and that certain recorded plat, recorded October 18, 2010 as Entry No. 11054556, in Book 2010P, Page 164, of the Official Records (collectively the "Easement").

Dominion Energy only releases that portion of the Easement which lies within the building currently situated on Cap Niki's property located at 9446 S. Highland Dr., Sandy City, Utah (Parcel No. 28092260550000) (the "Property"), including but not limited to pipelines and related facilities, within the following described tract of land in Salt Lake County, State of Utah, to-wit:

THE ENTIRE PORTION OF THE QUESTAR GAS FACILITY EASEMENT LYING WITHIN THE BUILDING LOCATED ON LOT 4, LITTLE COTTONWOOD CENTER SUBDIVISION, FIRST AMENDMENT, RECORDED AS DOCUMENT NO. 11054556 IN THE COUNTY OF SALT LAKE RECORDERS OFFICE;

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4 AND RUNNING THENCE ALONG THE EASTERN LINE S00°39'49"W 107.07', THENCE LEAVING SAID EAST LINE S78°27'28"W 14.99' TO THE SOUTHEAST CORNER OF THE BUILDING ALSO BEING THE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTH LINE OF SAID BUILDING N89°49'13"W A DISTANCE OF 5.85' TO A POINT ON THE WEST LINE OF SAID QUESTAR GAS FACILITY EASEMENT; THENCE ALONG SAID EASEMENT THE

FOLLOWING 3 BEARINGS AND DISTANCES; N34°56'59"W A DISTANCE OF 3.86';  
THENCE N02°41'56"E A DISTANCE OF 19.83' TO THE NORTH LINE OF SAID EASEMENT;  
THENCE ALONG THE NORTH LINE OF SAID EASEMENT S87°18'04"E A DISTANCE OF  
7.20' TO A POINT ON THE EASTERN BUILDING LINE; THENCE ALONG SAID BUILDING  
LINE S00°10'47"W A DISTANCE OF 22.65' TO THE POINT OF BEGINNING, HAVING AN  
AREA OF 172.0 SQUARE FEET, 0.004 ACRES

Nothing in this Release of Easement is intended to release, alter, or abandon any rights Dominion Energy obtained outside of the above-described area, or in any manner other than from the above-described recorded Easement.

Cap Niki agrees to indemnify, protect, defend and hold Dominion Energy and its successors, assigns, parents and affiliates, and the directors, shareholders, employees, agents, and contractors of Dominion Energy and of Dominion Energy's successors, assigns, parents and affiliates harmless from any claims (including without limitation third party claims for personal injury), actions, administrative proceedings, judgments, damages, punitive damages, penalties, fines, costs, liabilities (including sums paid in settlement of claims), interest or losses, including reasonable attorneys' fees and expenses (collectively referred to as "Claims") that arise directly or indirectly from the release by Cap Niki or its agents, employees, or contractors of hazardous substances at the Property, as defined in 40 C.F.R. § 302.4, including but not limited to, asbestos, polychlorinated biphenyls (PCBs), heavy metals or liquid hydrocarbons. This indemnity expressly includes any Claims that may be brought under any applicable environmental laws including, but not limited to, the Clean Air Act, the Clean Water Act, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), the Toxic Substance Control Act (TSCA), or the Occupational Safety and Health Act (OSHA).

DATED this 31<sup>st</sup> day of March, 2022.


QUESTAR GAS COMPANY, A Utah corporation  
dba Dominion Energy Utah

By:   
Its: Authorized Representative

Accepted and agreed this 16<sup>th</sup> day of March, 2022.

CAP NIKI II, LLC,  
a Delaware limited liability company

By: Equitas Investments, LLC  
a California limited liability company  
Its: Manager

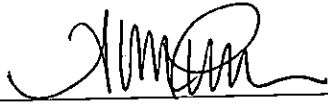
By:   
John McLaughlin, Authorized Signer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF LOS Angeles

On March 16, 2022 before me, Athena Flores (a notary public), personally appeared John McLaughlin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.


WITNESS my hand and official seal.

Signature  (Seal)



STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

On the 31<sup>st</sup> day of March, 2022 personally appeared before me Brady K. Nowers, who, being duly sworn, did say that he is Authorized Representative for QUESTAR GAS COMPANY, dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.

  
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Notary Public

