

REV05042015

Return to:

Rocky Mountain Power  
Lisa Louder/Foster Greenwood  
1407 West North Temple Ste. 110  
Salt Lake City, UT 84116

14043718 B: 11386 P: 2420 Total Pages: 12  
11/18/2022 12:41 PM By: aallen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: ROCKY MOUNTAIN POWER  
1407 WEST NORTH TEMPLE STE 110 SALT LAKE CITY, UT 84116



Project Name: Next Step Warehouse West Valley  
WO#: 8208708  
RW#:

**RIGHT OF WAY EASEMENT**

For value received, KINGS CROSS BRIXTON, LLC; CC SANDS, LLC; REGENTS PARK BRIXTON, LLC; HAMMERSMITH PARK, LLC; RUSSEL SQUARE BRIXTON, LLC; NEXT STEP WEST VALLEY, LLC; CC CYPRESS, LLC; W&H MARKETING AND SALES, INC; (“Grantors”), 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 1950 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:

BEG N 53.38 FT & W 747.50 FT FR N 1/4 COR OF SEC 29, T1S, R1W, SLM; S 83°02'24" E 489.49 FT; E'LY ALG A 2817.25 FT RADIUS CURVE TO L 103.54 FT; S 81°38'37" E 96.81 FT; S 0°11'18" E 4.37 FT; S 48°55'54" E 30.52 FT; S 0°02'32" E 11.15 FT; N 87°19'47" W 13.51 FT; W'LY 173.41 FT ALG CURVE TO R; S 30°03'58" W 862.54 FT; N 0°07'48" W 30.59 FT; S 30°03'58" W 172.81 FT; N 0°15'41" W 276.46 FT; N 0°05'41" W 694.22 FT TO BEG. LESS & EXCEPT, BEG S 55.07 FT & W 39.83 FT FR N 1/4 COR OF SD SEC 29; S 0°02'32" E 11.15 FT; N 87°19'47" W 13.64 FT; N'LY ALG A 2859.25 FT RADIUS CURVE TO R 173.41 FT (CHD N 85°35'35" W 173.39 FT); N 30°03'58" E 46.02 FT; SE'LY ALG A 2817.25 FT RADIUS CURVE TO THE L 44.82 FT (CHD S 84°41'25" E 44.82 FT); S 81°36'37" E 96.81 FT; S 0°11'18" E 4.37 FT; S 48°55'54" E 30.52 FT TO BEG.

Assessor Parcel No.

15-29-126-012-0000

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 31 day of October, 2022

  
\_\_\_\_\_  
**KINGS CROSS BRIXTON, LLC GRANTOR**

  
\_\_\_\_\_  
**CC SANDS, LLC GRANTOR**

  
\_\_\_\_\_  
**REGENTS PARK BRIXTON, LLC GRANTOR**

  
\_\_\_\_\_  
**HAMMERSMITH PARK, LLC GRANTOR**

  
\_\_\_\_\_  
**RUSSEL SQUARE BRIXTON, LLC GRANTOR**

**NEXT STEP WEST VALLEY, LLC GRANTOR**

**CC CYPRESS, LLC GRANTOR**

**W & H MARKETING AND SALES INC, GRANTOR**

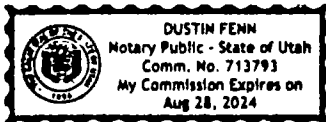
STATE of Utah)

) ss.

County of Salt Lake )

On this 10 day of October, 20 22, before me, the undersigned Notary Public in and for said State, personally appeared Shivam Shah, known or identified to me to be the Manager of the corporation, or the manager 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 KINGS CROSS BRIXTON, LLC, 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.



*Dustin Fenn*

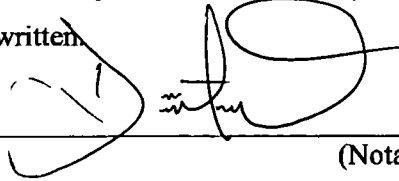
(Notary Signature)

NOTARY PUBLIC FOR Utah (state)  
Residing at: Draper Utah (city, state)  
My Commission Expires: Aug 28, 2024(d/m/y)

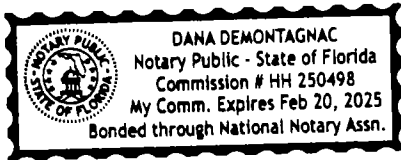
DD Florida  
STATE of ~~Utah~~  
DD Orange ) ss.  
County of ~~Salt Lake~~ )

On this 27 day of October, 20 22, before me, the undersigned Notary Public in and for said State, personally appeared Jared Hemington, known or identified to me to be the Grantor of the corporation, or the manager 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 CC SANDS, LLC 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.



(Notary Signature)



NOTARY PUBLIC FOR Florida (state)  
Residing at: Orlando, Florida (city, state)  
My Commission Expires: 02/20/25 (d/m/y)

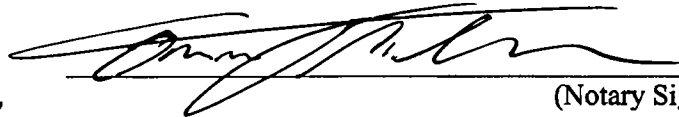
STATE of Utah)

) ss.

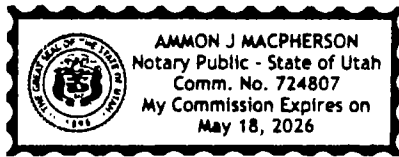
County of Salt Lake )

On this 31 day of October, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Shivam Shah, known or identified to me to be the manager of the corporation, or the manager 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 REGENTS PARK BRIXTON, LLC, 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.



(Notary Signature)



NOTARY PUBLIC FOR Utah (state)  
Residing at: Draper, Utah (city, state)  
My Commission Expires: May 18, 2026 (d/m/y)

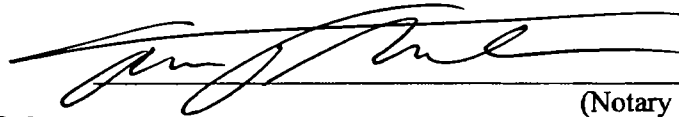
STATE of Utah)

) ss.

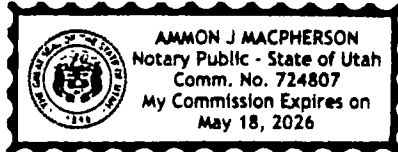
County of Salt Lake )

On this 31 day of October, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Shivam Shah, known or identified to me to be the manager of the corporation, or the manager 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 HAMMERSMITH PARK, LLC, 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.



(Notary Signature)



NOTARY PUBLIC FOR Utah (state)

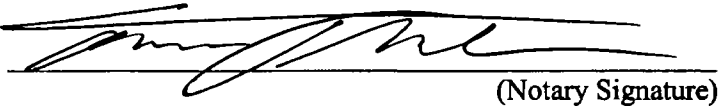
Residing at: Draper, Utah (city, state)

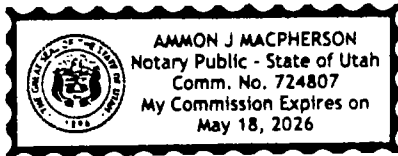
My Commission Expires: May 18, 2026 (d/m/y)

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

On this 31 day of October, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Shivam Shah known or identified to me to be the manager of the corporation, or the manager 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 RUSSEL SQUARE BRIXTON, LLC, 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.

  
(Notary Signature)



NOTARY PUBLIC FOR Utah (state)  
Residing at: Draper, Utah (city, state)  
My Commission Expires: May 18, 2026 (d/m/y)



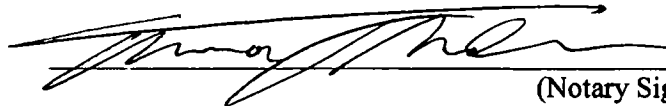
STATE of Utah)

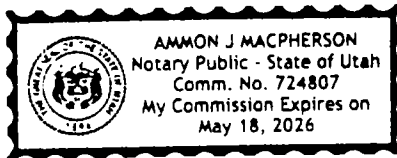
) ss.

County of Salt Lake )

On this 31 day of October, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Shivam Shah, known or identified to me to be the manager of the corporation, or the manager 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 NEXT STEP WEST VALLEY, LLC, 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.

  
(Notary Signature)



NOTARY PUBLIC FOR Utah (state)  
Residing at: Draper, Utah (city, state)  
My Commission Expires: May 18, 2026 (d/m/y)

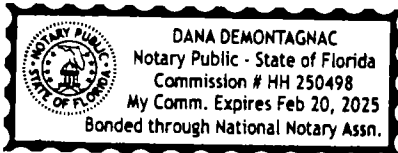
SD. Florida  
STATE of Utah  
SD. Orange ) ss.  
County of Salt Lake )

On this 27 day of October, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Jared Remington known or identified to me to be the Grantor of the corporation, or the manager 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 CC CYPRESS, LLC, 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.



(Notary Signature)

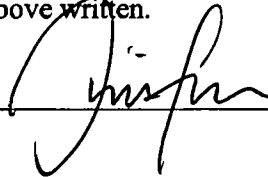


NOTARY PUBLIC FOR Florida (state)  
Residing at: Orlando, Florida (city, state)  
My Commission Expires: 02/20/25 (d/m/y)

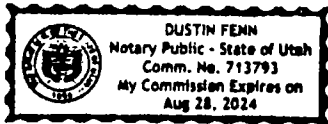
STATE of Utah)  
 ) ss.  
County of Salt Lake )

On this 10 day of October, 2022, before me, the undersigned Notary Public in and for said State, personally appeared William Williams, known or identified to me to be the Grantor of the corporation, or the manager 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 W& H MARKETING AND SALES INC, 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.



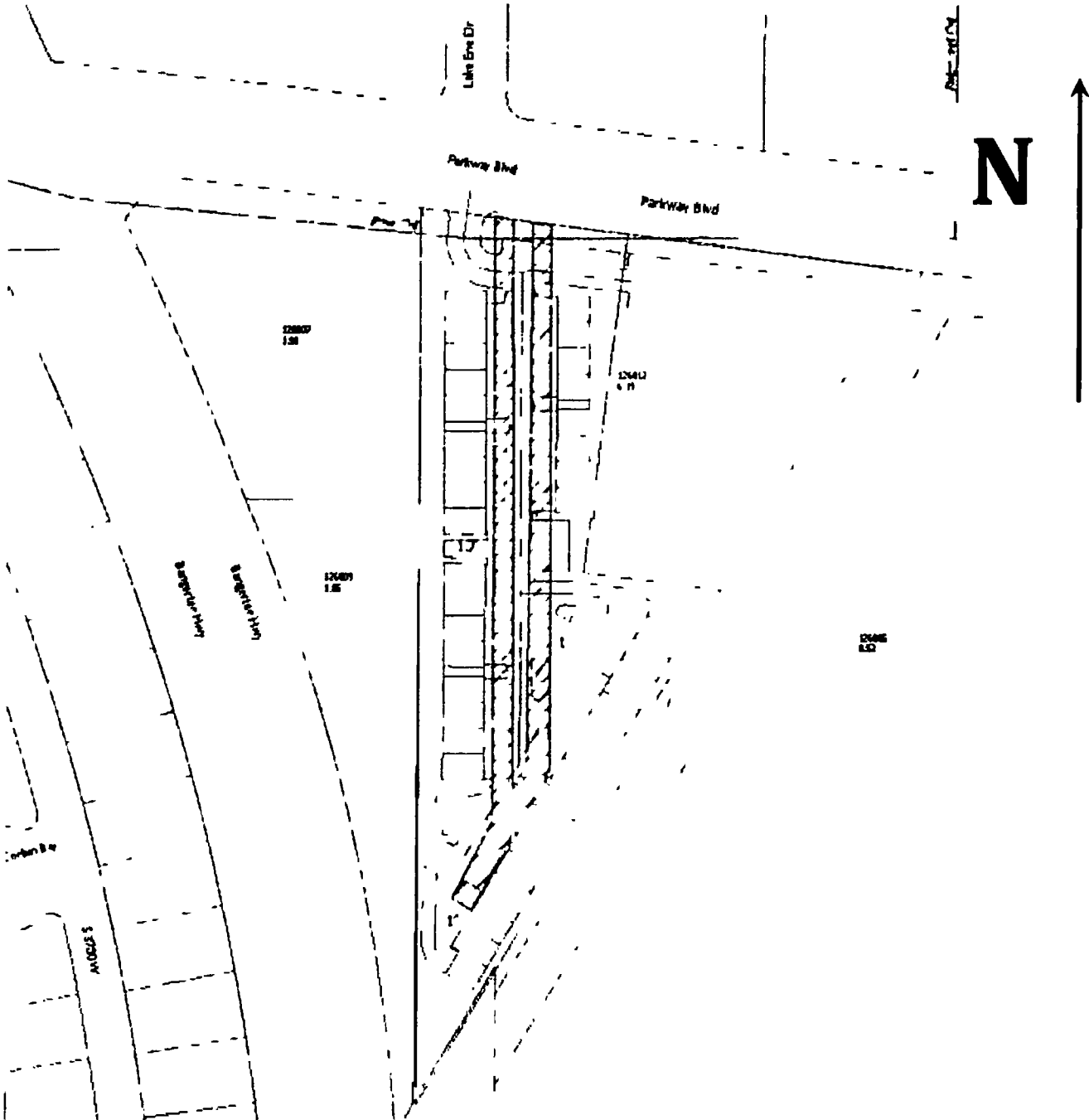
(Notary Signature)



NOTARY PUBLIC FOR Utah (state)  
Residing at: Draper UT (city, state)  
My Commission Expires: Aug 28, 2024 (d/m/y)

# Property Description

Quarter: NE Quarter: NW Section: 29 Township 1 ( S), Range 1 (W),  
Salt Lake Base Meridian  
County: Salt Lake State: Utah  
Parcel Number: 15-29-126-012-0000



CC#:11441 WO#8208708

Landowner Name: Next Step West Valley

Drawn by: RMP

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: N/A