

14292973 B: 11520 P: 8349 Total Pages: 6  
09/26/2024 02:16 PM By: mpalmer Fees: \$146.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: SNELL & WILMER LLP  
15 WEST SOUTH TEMPLESALT LAKE CITY, UT 84101

WHEN RECORDED, RETURN TO:

Snell & Wilmer L.L.P.  
Attn: Wade Budge  
15 W. South Temple, Suite 1200  
Salt Lake City, UT 84101

Assessor's Parcel Number(s): See Exhibit 1

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**MEMORANDUM OF RIGHT OF FIRST REFUSAL AND RIGHT OF FIRST OFFER  
AGREEMENT**

Notice is hereby given that PACIFICORP, an Oregon corporation dba Rocky Mountain Power and formerly known as Utah Power & Light Company ("PAC"), has granted to LHM DEV E, LLC, a Utah limited liability company ("LHM"), pursuant and subject to that certain unrecorded RIGHT OF FIRST REFUSAL AND RIGHT OF FIRST OFFER AGREEMENT (the "**Agreement**"), dated September 24, 2024, between PAC and LHM, a right of first refusal and right of first offer to purchase certain real property located in Salt Lake County, Utah, more particularly described and generally depicted on Exhibit 1 attached hereto (the "**Property**"), on the terms and conditions set forth in the Agreement.

*[Signatures and Acknowledgements on Following Pages]*

IN WITNESS WHEREOF, the Parties have executed this Memorandum as of the 24<sup>th</sup> day of September, 2024.

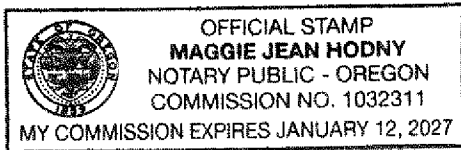
PAC:

PACIFICORP, an Oregon corporation dba Rocky Mountain Power and Utah Power & Light Company

By: Allen L Beretta  
Name: Allen L Beretta  
Its: VP, Operations

STATE OF Oregon )  
 ) :ss  
COUNTY OF Multnomah )

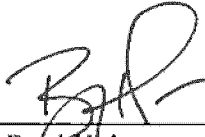
The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of September, 2024, by Allen Beretta, the Vice President of PACIFICORP, an Oregon corporation dba Rocky Mountain Power and Utah Power & Light Company.



Maggie Jean Hodny  
NOTARY PUBLIC  
Residing at: Portland, OR


LHM:

LHM DEV E, LLC, a Utah limited liability company

By:   
Name: Brad Holmes  
Its: President

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

The foregoing instrument was acknowledged before me this 24 day of September, 2024, by Brad Holmes, the President of LHM DEV E, LLC, a Utah limited liability company.

  
NOTARY PUBLIC  
Residing at: Sandy, Utah 84070

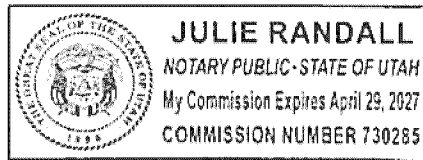


EXHIBIT "1" TO  
MEMORANDUM OF RIGHT OF FIRST REFUSAL AND RIGHT OF FIRST OFFER  
AGREEMENT

LEGAL DESCRIPTION AND GENERAL DEPICTION OF THE PROPERTY

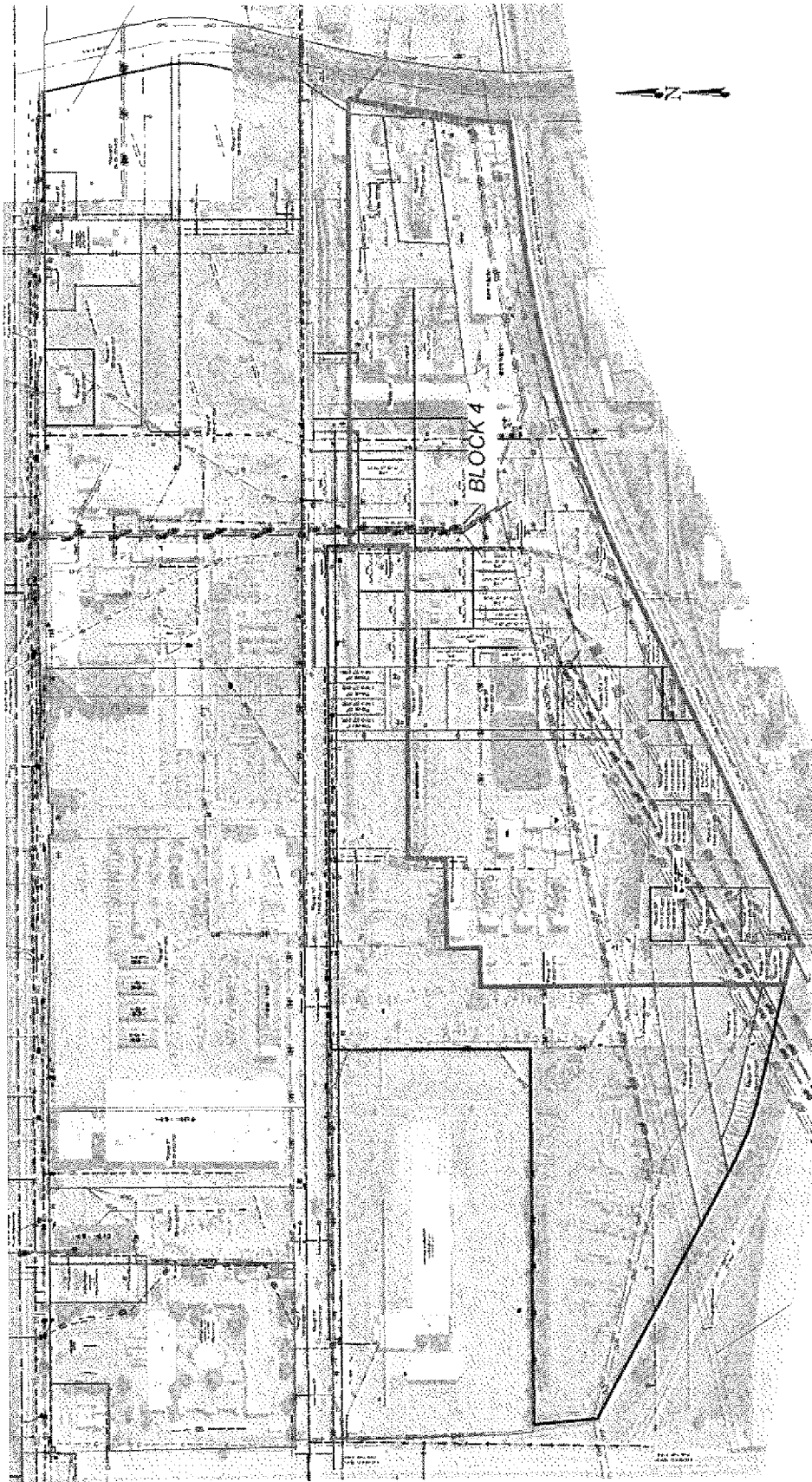
SLC RMP - Block 4

A parcel of land located in the Northeast Quarter of Section 3 and Northwest Quarter of Section 2, Township 1 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

**Beginning** at a point which is 276.52 feet S. 89°57'10" W. along a monument line and 126.12 feet South from the Northeast Corner of said Section 3, said point also being 2,367.74 feet N. 89°58'23" E. along a monument line of North Temple Street and 863.84 feet South from a 1" Brass Rivet described as "Point 805" on that Record of Survey filed as S2014-06-0296 in the Office of the Salt Lake County Surveyor; thence S. 89°55'23" E. 1,167.32 feet to the westerly right-of-way line of the Jordan River described on "Plat 31" of the Salt Lake City Atlas Plats and a point of non-tangency with a 2,260.00 – foot radius curve to the left, concave easterly (Radius point bears S. 77°49'06" E.); thence along said westerly right-of-way line the following four (4) courses: 1) Southerly 131.38 feet along the arc of said curve, through a central angle of 03°19'50" (Chord bears S. 10°30'59" W. 131.36 feet); 2) S. 08°51'03" W. 140.50 feet; 3) N. 81°08'57" W. 5.00 feet to a point of non-tangency with a 1184.96 – foot radius curve to the left, concave easterly (Radius point bears S. 81°08'57" E.); 4) Southerly 154.20 feet along the arc of said curve, through a central angle of 07°27'21" (Chord bears S. 05°07'23" W. 154.09 feet) to a found rebar marking the northerly right-of-way line of Salt Lake, Garfield & Western Railroad Company; thence along said northerly right-of-way line the following three (3) courses: 1) S. 83°27'34" W. 267.74 feet to a point of tangency with a 2878.79 – foot radius curve to the left, concave southerly; 2) Westerly 924.05 feet along the arc of said curve, through a central angle of 18°23'28" (Chord bears S. 74°15'50" W. 920.09 feet); 3) S. 65°04'06" W. 1,101.18 feet; thence N. 00°03'38" W. 31.96 feet; thence S. 65°04'06" W. 15.19 feet to a northerly right-of-way line of Highway Interstate - 80; thence N. 76°18'33" W. 90.36 feet along said northerly right-of-way; thence N. 00°21'56" W. 785.06 feet; thence S. 89°54'33" E. 102.02 feet; thence N. 00°46'29" W. 85.82 feet; thence N. 89°29'18" E. 234.66 feet; thence N. 00°08'22" E. 98.66 feet; thence S. 89°48'39" E. 818.48 feet; thence N. 00°10'59" W. 150.78 feet to the **Point of Beginning**.

The above-described parcel of land contains 1,453,199 sq. ft. or 33.3609 acres, more or less.

**BASIS OF BEARING:** S. 89°57'10" W. along a monument line between the Northeast Corner and the Northwest Corner of said Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian.



Parcel Nos.

Part 15032010110000	15021010070000
Part 15032010040000	15021010080000
Part 15032010050000	15021010090000
Part 15032010070000	15021010050000
Part 15032010080000	15032270170000
15032280010000	15032270150000
15032280020000	15032270290000
15032280030000	15032270220000
15032280040000	15032270210000
15032280050000	15032270200000
15032290060000	15032270190000
15032290050000	15032270180000
15032290040000	15032270230000
15032290030000	15032270240000
15032290020000	15032270250000
15032290010000	15032270260000
15032290070000	15032270270000
15032290080000	15032270280000
15032290090000	15032270300000
15032290100000	15032270310000
15032290110000	
15032290130000	
15032300010000	
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15032270080000	
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15032270060000	
Part 15032270050000	
Part 15032270120000	
Part 15032270130000	
Part 15032270140000	
Part 15032270150000	
15032270160000	
Part 15032270110000	
15021010010000	
Part 15021010040000	
Part 15021010030000	
Part 15021010060000	