

REV05042015

Return to:

Rocky Mountain Power

Lisa Louder/Arturo Perretta/Brian Bridge
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

14409488 B: 11585 P: 8417 Total Pages: 4
07/15/2025 08:49 AM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: PACIFICORP- LLOUDER
1407 W NORTH TEMPLESALT LAKE CITY, UT 841163187

Project Name: BUTLerville Substation Area - Hill Rise EASEMENT
CORRECTION - RAY BRYSON
WO#: JORLRW078023
RW#: 2025LBB032

UTILITY RIGHT OF WAY EASEMENT

For value received, **Hill Rise Holdings, LLC, a Nevada 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 as described in Exhibit A containing 19,146 sq ft or .439 acres, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of above ground 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 Attached

Assessor Parcel No. 22-22-452-006

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 24th day of June, 2025

Janet Wade **MANAGING MEMBER**
Hill Rise Holdings, LLC - GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
County of Salt Lake) ss.

On this 24 day of June, 2025, before me, the undersigned Notary Public in and for said State, personally appeared Janet Wade, known or identified to me to be the Manager 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 Hill Rise Holdings, 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.

Lesli Rodriguez
(notary signature)

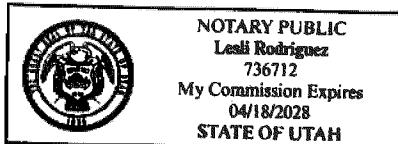


EXHIBIT A

Revised Rocky Mountain Power Easement Replacement for Pacificorp Easement Entry No. 8186142

An easement located in the Southeast Quarter of Section 22, Township 2 East, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point being South 89°54'20" East 439.41 feet along the section line and North 298.88 feet from the South Quarter Corner of Section 22, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running;

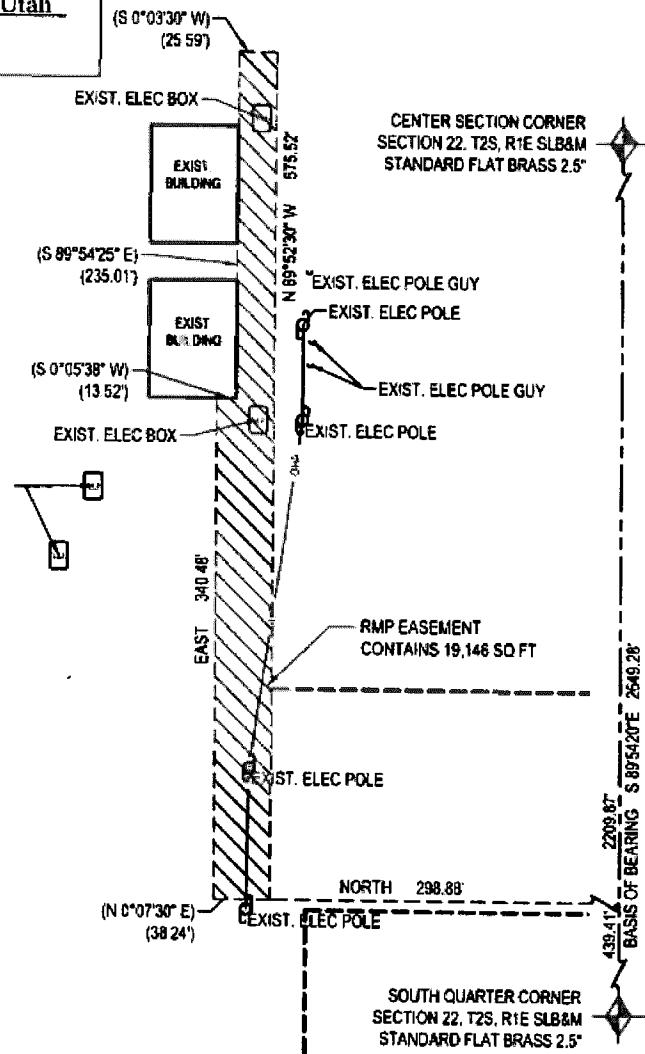
thence North 0°07'30" East 38.24 feet;
thence East 340.48 feet;
thence South 0°05'38" West 13.52 feet;
thence South 89°54'25" East 235.01 feet;
thence South 0°03'30" West 25.59 feet;
thence North 89°52'30" West 575.52 feet to the point of beginning.

Contains 19,146 square feet. 0.439 acres.

Property Description

Quarter: SE Corner Section 23
 Township 2 South, Range 1 East
 County: Salt Lake County State: Utah
 Parcel Number: 22-22-452-006

← N →



CC# WO#:

Landowner **HILL RISE HOLDINGS LLC**

Drawn by : **Ensign Engineering**

EXHIBIT A



SCALE 1"=100'