

REV05042015

Return to:

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

14412163 B: 11587 P: 3796 Total Pages: 13

07/21/2025 01:33 PM By: tpham Fees: \$40.00

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: PACIFICORP- LLOUDER

1407 W NORTH TEMPLESALT LAKE CITY, UT 841163187

Project Name: WVC Lake Park MIT Buildings

WO#: 7321477

RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **MIT R&D PARK QOZ BUSINESS, LLC** ("Grantor"), 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 2,186 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: BEG N 89°56'54" W 599.427 FT & S 2393.201 FT FR CEN SEC 19, T 1S, R 1W, SLM; N 40°13' E 599.325 FT; N 83°49'50" E 143.801 FT; S 23°43'53" E 39.945 FT; S 36°08'28" E 66.578 FT; S 48°33'56" E 49.915 FT; S 60°31'23" E 60.286 FT; S 87°57'32" E 45.456 FT; S 81°24'47" E 185.568 FT; N 61°14'35" E 90.342 FT; S 43°33'22" E 16.473 FT; N 68°51'12" E 57.987 FT; N 72°53'35" E 35.474 FT; N 67°33'42" E 64.215 FT; N 65°41'42" E 89.073 FT; N 70°23'25" E 23.030 FT; N 81°43'06" E 24.771 FT; N 62°17'09" E 30.710 FT; N 66°25'30" E 29.904 FT; N 47°35'53" E 35.504 FT; N 62°21'17" E 28.112 FT; N 35°27'04" E 23.457 FT; N 48°09'16" E 18.272 FT; N 64°08'22" E 21.748 FT; N 45°30'05" E 32.076 FT; N 63°40'04" E 17.066 FT; N 83°21'30" E 34.238 FT; N 60°59'48" E 42.301 FT; N 80°28'04" E 47.929 FT; S 56°33'24" E 13.790 FT; S 25°17'05" E 21.498 FT; S 41°05'49" E 83.790 FT; S 11°25'44" E 21.342 FT; S 23°28'28" E 34.217 FT; S 38°31'12" E 31.353 FT; S 28°53'26" E 71.758 FT; S 17°17'11" E 31.365 FT; S 08°09'17" E 20.339 FT; S 17°52'08" W 33.314 FT; S 02°52'39" W 36.931 FT; S 30°45'40" E 23.237 FT; S 57°35'53" E 32.475 FT; S 38°14'16" E 15.944 FT; S 09°48'36" E 42.669 FT; S 05°41'47" W 37.680 FT; S 21°51'55" E 38.311 FT; S 11°06'11" E 60.849 FT; S 04°46'20" W 27.334 FT; S 75°29'44" W 120.681 FT; S 09°30'00" E 200.000 FT; S 80°30'00" W 506.42 FT; NWLY ALG A 1262 FT RADIUS CURVE TO R 737.873 FT; N 66°00'00" W 543.345 FT TO BEG. 24.5 AC M OR L. 7850-2381 9328-0161 9737-8160

Assessor Parcel No.

15193760030000

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 30 day of June, 2025.

MIT R&D Park Q02 Business, LLC
By: John Dahlstrom John Dahlstrom, Authorized Representative
Print and Sign GRANTOR

Print and Sign GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

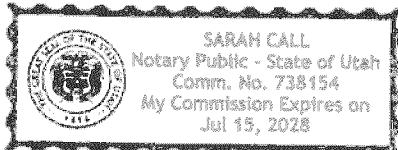
STATE OF Utah)
County of Salt Lake)

On this 30 day of June, 2025, before me, the undersigned Notary Public in and for said State, personally appeared John Dahlstrom (name), known or identified to me to be the Authorized Representative (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 MIT RED Park Q02 Business Inc (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.

SOCAL

(notary signature)



NOTARY PUBLIC FOR Utah (state)
Residing at: Ogden, UT (city, state)
My Commission Expires: July 15, 2028 (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 the entire Lot 2 of MIT TECH PARK SUBDIVISION recorded May 28, 2025 as Entry No. 14389869 in Book: 2025 P, at Page: 128 in the Office of the Salt Lake County Recorder, located in the South Half of Section 19 and the North Half of Section 30, Township 1 South, Range 1 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 a point in said Lot 2, which is 434.54 feet N. 89°56'54" W. along the Section Line and 2444.57 feet South from the Center Corner of said Section 19; thence N.22°54'09"E. 232.31 feet; thence N.30°00'00"E. 138.49 feet; **Point of Terminus**.

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

The above-described easement contains 3,708 sq. ft. in area or 0.085 acre, more or less.

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

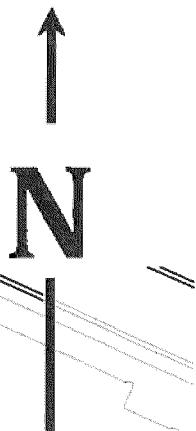
BASIS OF BEARING: N. 89°56'54" W. along the Section line between the Center Corner and the West Quarter Corner of said Section 19, Township 1 South Range 1 West, Salt Lake Base and Meridian.

Page 4 of 5

CC#: 11441	WO#: 007399370	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.
Landowner Name: MIT R&D Park QOZ Business, LLC		
Drawn By: BLP		
EXHIBIT A		 ROCKY MOUNTAIN POWER
		SCALE: 1"=75 feet

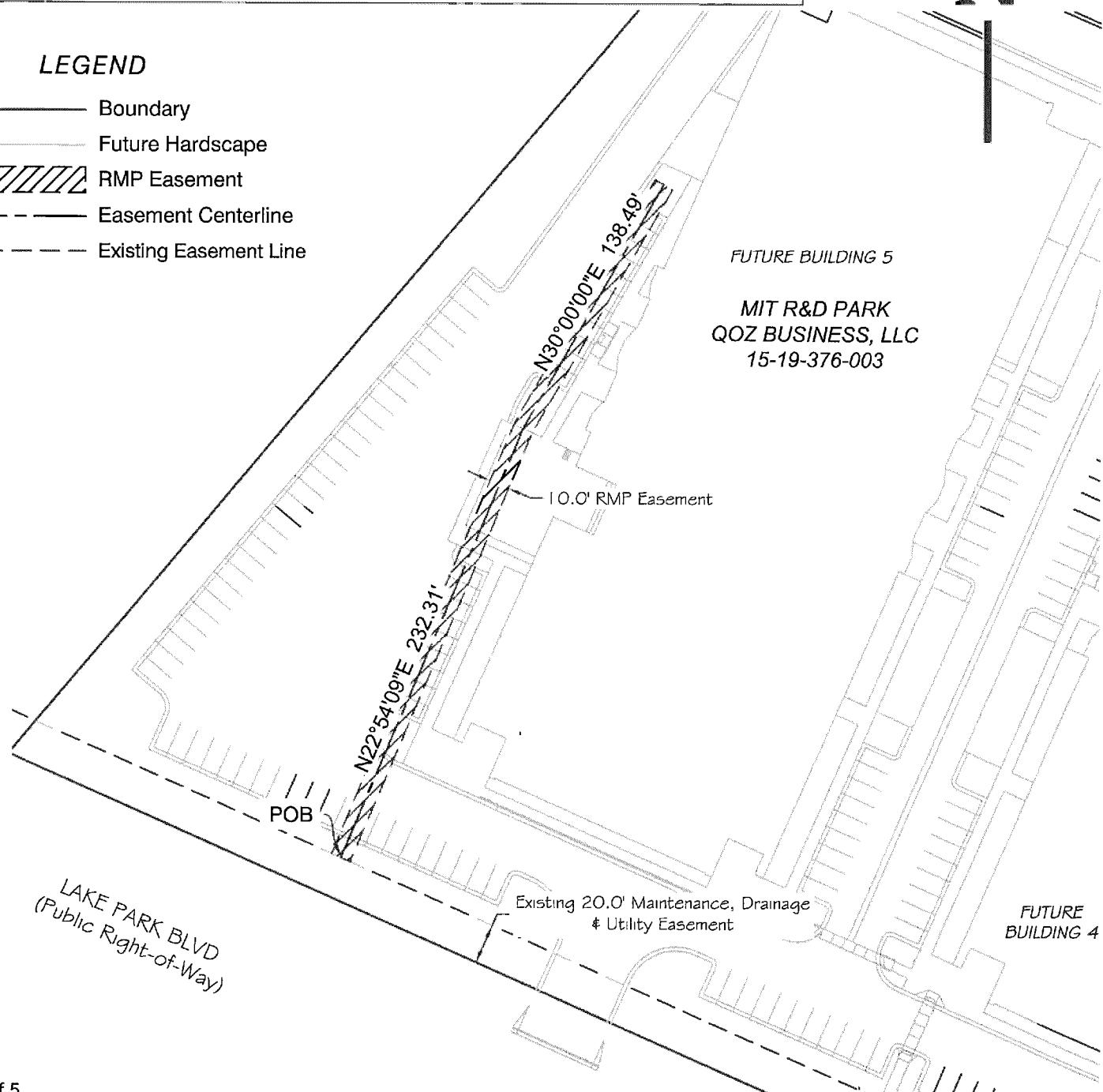
Property Description

Southeast Quarter, Section 19, Township 1 South, Range 1 West,
 Salt Lake Base and Meridian
 Salt Lake County, State of Utah
 Parcel Number: 15-19-376-003



LEGEND

- Boundary
- Future Hardscape
- ||||| RMP Easement
- Easement Centerline
- Existing Easement Line



Page 5 of 5

CC#: 11441 WO#: 007399370

Landowner Name: MIT R&D Park QOZ Business, LLC

Drawn By: BLP

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.



ROCKY MOUNTAIN
POWER

SCALE: 1"=75 feet

EXHIBIT B

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 the entire Lot 2 of MIT TECH PARK SUBDIVISION recorded May 28, 2025 as Entry No. 14389869 in Book: 2025 P, at Page: 128 in the Office of the Salt Lake County Recorder, located in the South Half of Section 19 and the North Half of Section 30, Township 1 South, Range 1 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 a point in said Lot 2, which is 20.24 feet N. 89°51'02" W. along the Section Line and 2639.89 feet South from the Center Corner of said Section 19; thence N.24°00'01"E., 369.88 feet; thence S.78°49'37"E. 52.78 feet to the **Point of Terminus**.

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

The above-described easement contains 4,450 sq. ft. in area or 0.102 acre, more or less.

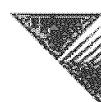
EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: N. 89°56'44" W. along the Section line between the Center Corner and the West Quarter Corner of said Section 19, Township 1 South Range 1 West, Salt Lake Base and Meridian.

Page 4 of 5

CC#: 11441	WO#: 007399368
Landowner Name: MIT R&D Park QOZ Business, LLC	
Drawn By: BLP	
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.



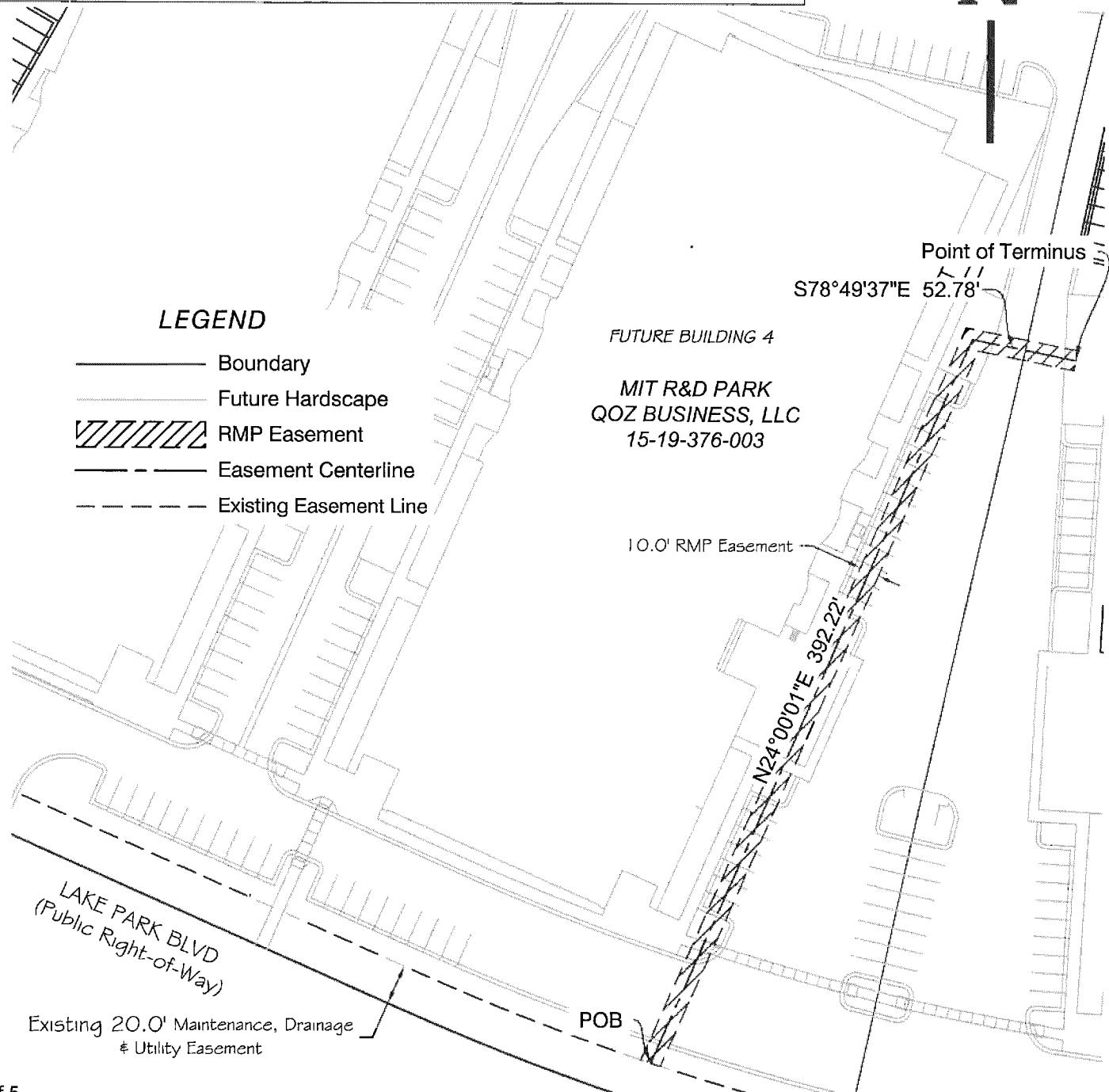
**ROCKY MOUNTAIN
POWER**

SCALE: 1"=75 feet

Property Description

Southeast Quarter, Section 19, Township 1 South, Range 1 West,
 Salt Lake Base and Meridian
 Salt Lake County, State of Utah
 Parcel Number: 15-19-376-003

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Page 5 of 5

CC#: 11441 WO#: 007399368

Landowner Name: MIT R&D Park QOZ
 Business, LLC

Drawn By: BLP

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.



**ROCKY MOUNTAIN
 POWER**

SCALE: 1"=75 feet

EXHIBIT B

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 the entire Lot 1 of MIT TECH PARK SUBDIVISION recorded May 28, 2025 as Entry No. 14389869 in Book: 2025 P, at Page: 128 in the Office of the Salt Lake County Recorder, located in the South Half of Section 19 and the North Half of Section 30, Township 1 South, Range 1 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 a point in said Lot 1, which is 211.67 feet S. 89°51'02" E. along the Section Line and 2686.23 feet South from the Center Corner of said Section 19; thence N.03°36'27"E. 399.77 feet to the **Point of Terminus**.

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

The above-described easement contains 3,998 sq. ft. in area or 0.186 acre, more or less.

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

BASIS OF BEARING: N. 89°56'44" W. along the Section line between the Center Corner and the West Quarter Corner of said Section 19, Township 1 South Range 1 West, Salt Lake Base and Meridian.

CC#: 11441	WO#: 007321486
Landowner Name: MIT R&D Park QOZ Business, LLC	
Drawn By: BLP	
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.



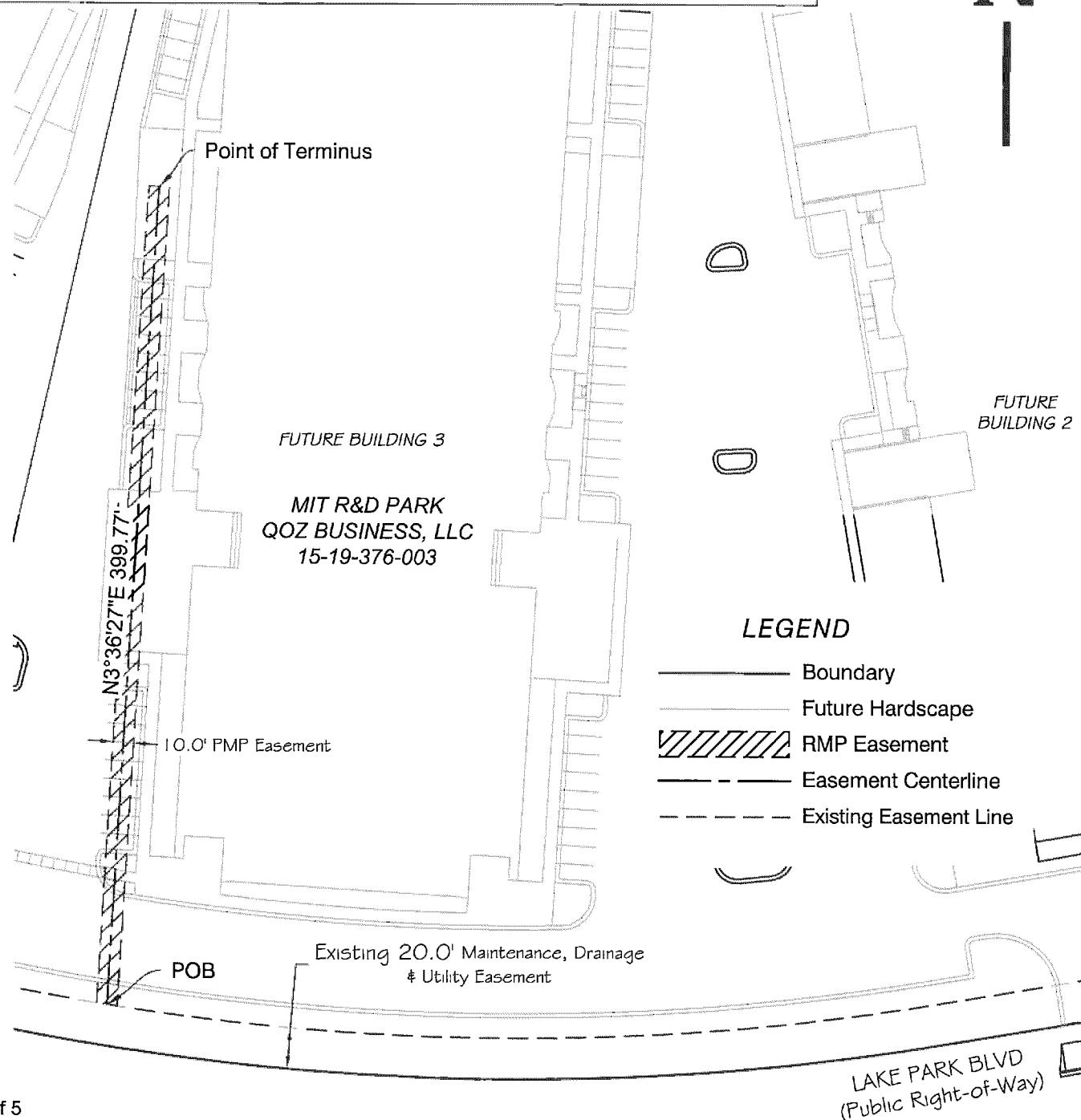
**ROCKY MOUNTAIN
POWER**

SCALE: 1"=75 feet

Property Description

Southeast Quarter, Section 19, Township 1 South, Range 1 West,
 Salt Lake Base and Meridian
 Salt Lake County, State of Utah
 Parcel Number: 15-19-376-003

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CC#: 11441 WO#: 007321486

Landowner Name: MIT R&D Park QOZ Business, LLC

Drawn By: BLP

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 B



SCALE: 1"=75 feet

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 the entire Lot 1 of MIT TECH PARK SUBDIVISION recorded May 28, 2025 as Entry No. 14389869 in Book: 2025 P, at Page: 128 in the Office of the Salt Lake County Recorder, located in the South Half of Section 19 and the North Half of Section 30, Township 1 South, Range 1 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 a point in said Lot 1, which is 841.92 feet S. 89°51'02" E. along the Section Line and 2645.59 feet South from the Center Corner of said Section 19; thence N.09°30'00"W. 456.28 feet; thence N.80°30'00"E. 57.43 feet to the **Point of Terminus**.

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

The above-described easement contains 5,137 sq. ft. in area or 0.118 acre, more or less.

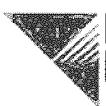
EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: N. 89°56'44" W. along the Section line between the Center Corner and the West Quarter Corner of said Section 19, Township 1 South Range 1 West, Salt Lake Base and Meridian.

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CC#: 11441	WO#: 007321480
Landowner Name: MIT R&D Park QOZ Business, LLC	
Drawn By: BLP	
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.



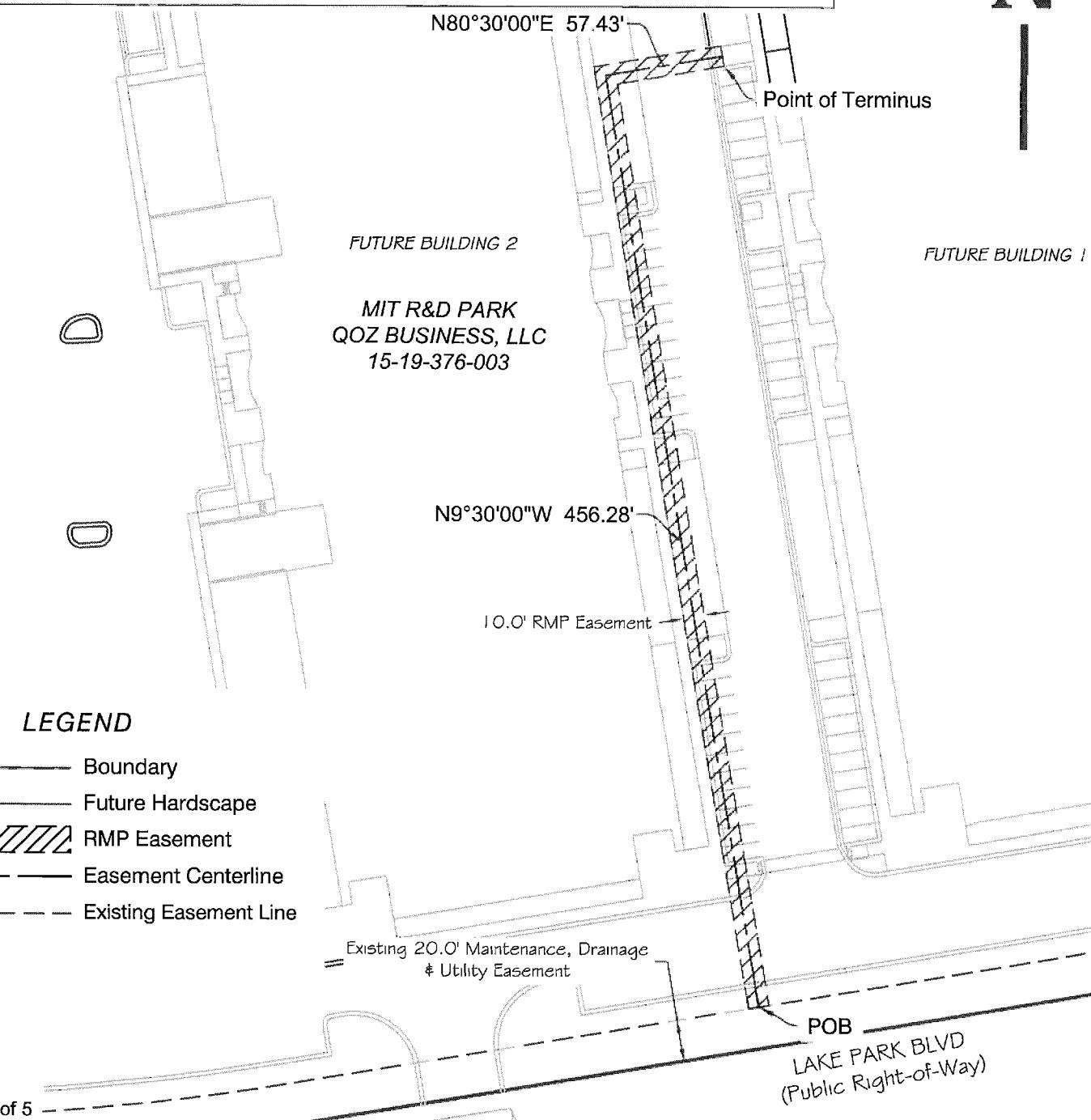
**ROCKY MOUNTAIN
POWER**

SCALE: 1"=75 feet

Property Description

Southeast Quarter, Section 19, Township 1 South, Range 1 West,
 Salt Lake Base and Meridian
 Salt Lake County, State of Utah
 Parcel Number: 15-19-376-003

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CC#: 11441 WO#: 007321480

Landowner Name: MIT R&D Park QOZ
Business, LLC

Drawn By: BLP

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 B



SCALE: 1"=75 feet

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 the entire Lot 1 of MIT TECH PARK SUBDIVISION recorded May 28, 2025 as Entry No. 14389869 in Book: 2025 P, at Page: 128 in the Office of the Salt Lake County Recorder, located in the South Half of Section 19 and the North Half of Section 30, Township 1 South, Range 1 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 a point in said Lot 1, which is 2637.49 feet S. 00°02'02" E. along the Section Line and 901.93 feet East from the Center Corner of said Section 19; thence N. 09°30'00" W. 456.28 feet to the **Point of Terminus**.

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

The above-described easement contains 4,563 sq. ft. in area or 0.105 acre, more or less.

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

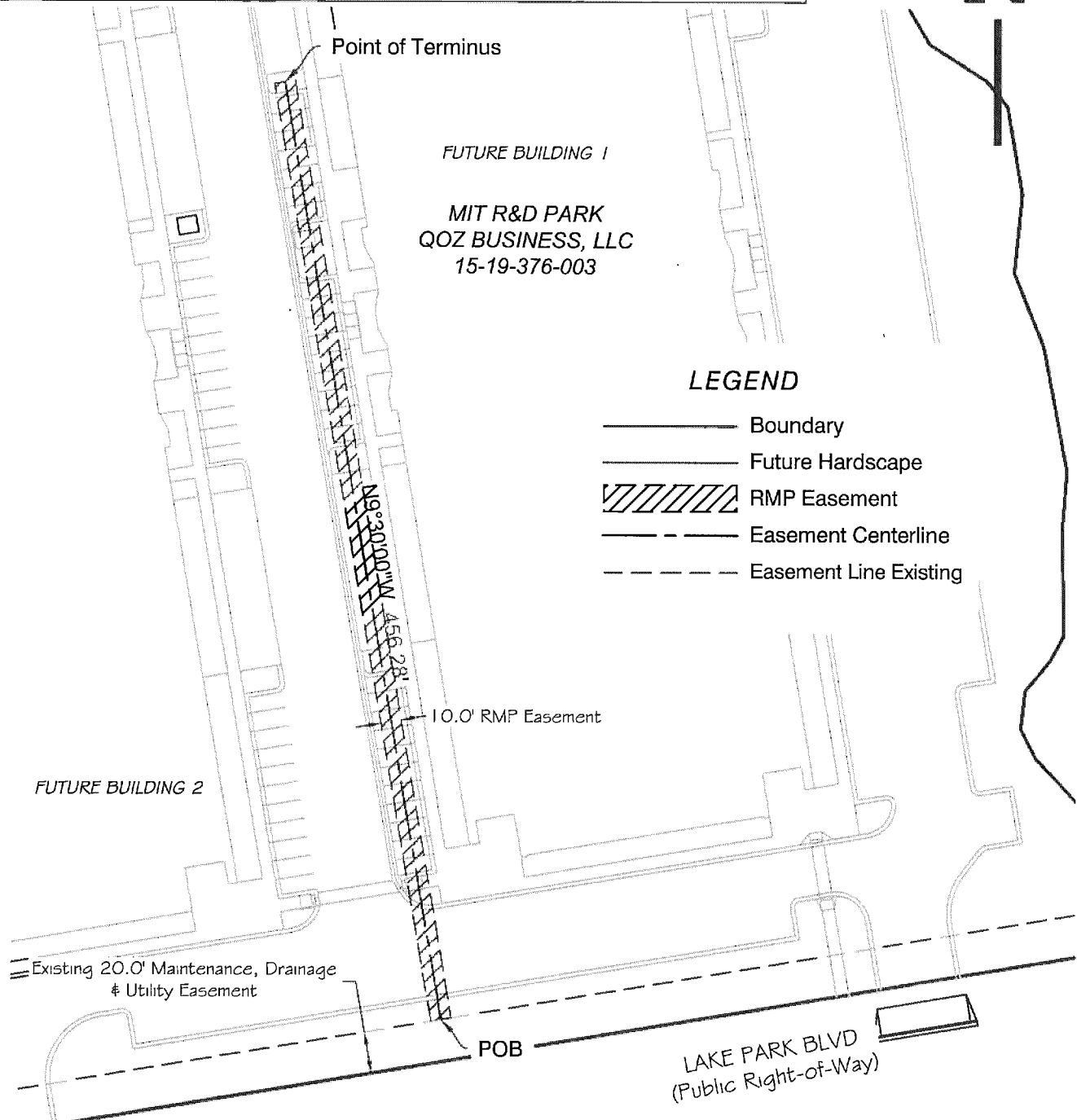
BASIS OF BEARING: N. 89°56'44" W. along the Section line between the Center Corner and the West Quarter Corner of said Section 19, Township 1 South Range 1 West, Salt Lake Base and Meridian.

CC#: 11441	WO#: 007321477	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.
Landowner Name: MIT R&D Park QOZ Business, LLC		
Drawn By: BLP		
EXHIBIT A	 ROCKY MOUNTAIN POWER	
SCALE: 1"=75 feet		

Property Description

Southeast Quarter, Section 19, Township 1 South, Range 1 West,
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 Salt Lake County, State of Utah
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Page 5 of 5

CC#: 11441 WO#: 007321477

Landowner Name: MIT R&D Park QOZ
Business, LLC

Drawn By: BLP

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EXHIBIT B



SCALE: 1"=75 feet