

REV05042015

Return to:

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

14414829 B: 11588 P: 8396 Total Pages: 4
07/28/2025 12:15 PM By: ctafoya Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: PACIFICORP- LLOUDER
1407 W NORTH TEMPLESALT LAKE CITY, UT 841163187

Project Name:

WO#: 7375056

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, West 200 South UT, LLLP ("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 11 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) attached hereto and by this reference made a part hereof:

Legal Description:

BEGINNING AT A POINT ON THE PUBLIC ALLEY SOUTHERLY RIGHT-OF-WAY LINE, SAID POINT BEING LOCATED N0°00'32"W 201.12 ALONG THE MONUMENT LINE AND EAST 303.76 FEET FROM THE FOUND BRASS CAP MONUMENT WITH RING AND LID LOCATED AT THE INTERSECTION OF 1000 W STREET AND 200 SOUTH STREET AND RUNNING THENCE N89°58'21"E 10.00 FEET; THENCE S0°01'39"E N 11.00 FEET, THENCE S 89°58'21"W 10.00 FEET; THENCE N 0°01'39" W 11.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 110 S.F. OR .0025 ACRES.

Assessor Parcel No.

15-02-251-048

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 10th day of July, 2025.

GRANTOR:

West 200 South UT, LLLP
a Utah limited liability limited partnership

By: Cheri Hoffman
Cheri Hoffman
Authorized Representative

ACKNOWLEDGMENT

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 SAN DIEGO

On July 10, 2025, before me, Sean William O'Hara, a Notary Public in and for said State, personally appeared Cheri Hoffman, 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(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

WITNESS my hand and official seal.

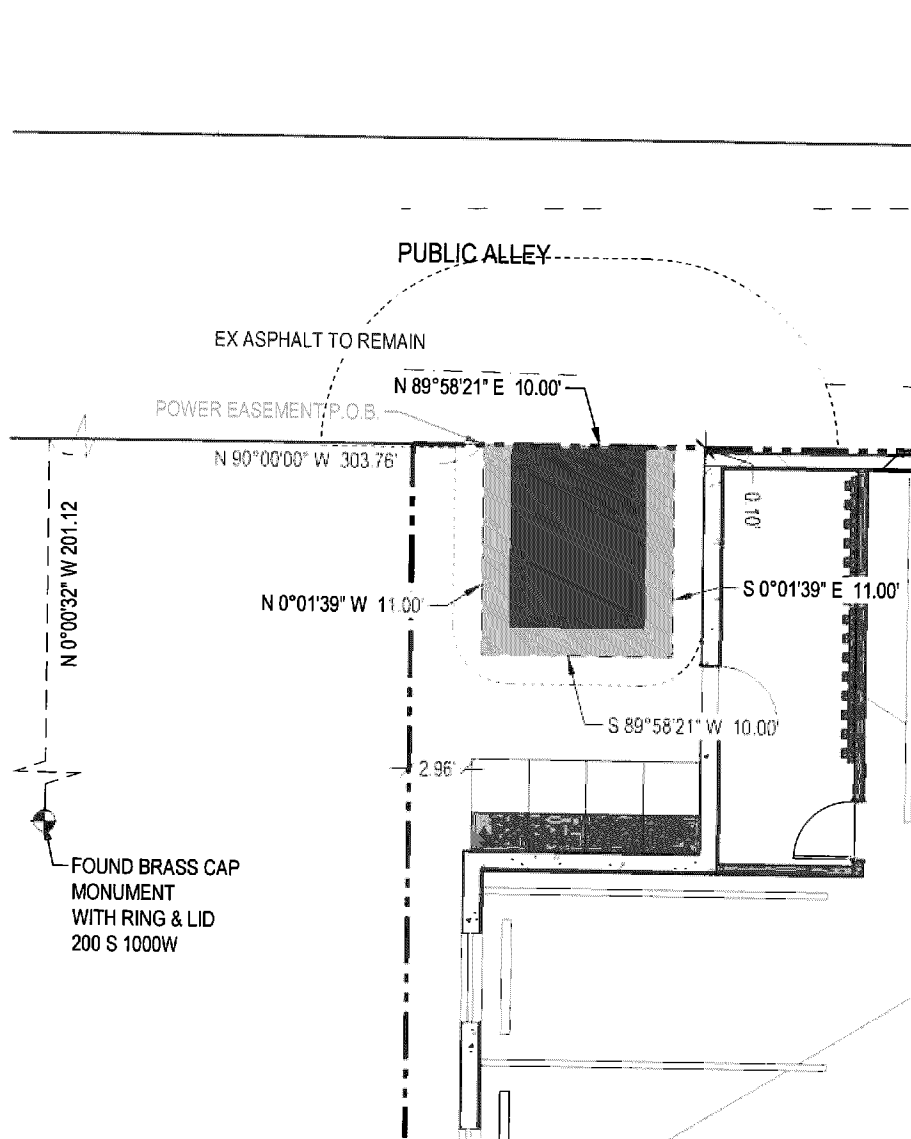
Signature



(Seal)

Property Description

Quarter: **NE** Quarter: Section 2 Township 1 (S),
Range 1 (W), **SALT LAKE BASE & MERIDIAN.**
County **SALT LAKE** State: **UTAH** .
Parcel Number: 15-02-251-048



CC#: WO#:
Landowner Name: WEST 200 SOUTH UT LLLP
Drawn by: RJP

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

