



W3373557

REV05042015

Return to:

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

E# 3373557 PG 1 OF 5
B. Rahimzadegan, WEBER COUNTY RECORDER
18-Jun-25 1022 AM FEE \$40.00 DEP LC
REC FOR: PACIFICORP- LLOUDER
ELECTRONICALLY RECORDED

Project Name: West Creek Industrial Park

WO#: 7381451

RW#: _____

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **GB MS Industrial, 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 805 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 **Weber County, State of Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit(s) A attached hereto and by this reference made a part hereof:

Legal Description:

PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL ALSO LOCATED IN MARRIOTT-SALTERVILLE, WEBER COUNTY, UTAH. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 15, SAID POINT BEING SOUTH 00D12'35" EAST 1095.31 FEET ALONG THE SECTION LINE AND SOUTH 89D47'25" WEST 110.08 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 12 AND RUNNING THENCE: SOUTH 89D57'35" EAST 1445.92 FEET ALONG THE SOUTHERLY LINES OF PARCELS 15-031-0008, 15-031-0007 AND 15-031-0006; THENCE SOUTH 00D00'02" EAST 993.94 FEET TO THE NORTHERLY LINE OF PARCEL 15-031-0021 ASSURED JANUARY 29, 2014 (SEE RECORD OF SURVEY 5043); THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PARCEL THE FOLLOWING SEVEN (6) COURSE AND DISTANCES: 1) NORTH 89D23'09" WEST 662.16 FEET; 2) SOUTH 03D46'34" WEST 354.62 FEET; 3) SOUTH 03D41'34" WEST 451.60 FEET; 4) SOUTH 02D28'23" WEST 23.49 FEET; 5) SOUTH 08D32'28" EAST 9.26 FEET; 6) SOUTH 11D52'50" EAST 344.30 FEET MORE OR LESS TO THE CENTER OF 4MILE CREEK AND THE NORTHERLY LINE OF PARCEL 15-031-0016; THENCE SOUTH 42D53'15" WEST 120.45 FEET AND SOUTH

89D31'51" WEST 87.84 FEET ALONG SAID CENTER OF 4 MILE CREEK; THENCE SOUTH 34D41'23" WEST 146.20 FEET TO THE NORTHERLY RIGHT OF WAYLINE OF PIONEER ROAD (400 NORTH STREET); THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF PIONEER ROAD THE FOLLOWING TWO(2) COURSES AND DISTANCES: 1) NORTH 56D42'25" WEST 69.18 FEET; 2) NORTHWESTERLY 10.86 FEET ALONG THE ARC OF AN 878.51 FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEAR SOUTH 33D17'35" WEST AND THE LONG CHORD BEARS NORTH 57D03'39" WEST 10.86 FEET WITH A CENTRAL ANGLE OF 00D42'29") TO THE BOUNDARY OF PARCEL 15-031-0016; THENCE NORTH 34D41'23" EAST 121.79 FEET ALONG SAID BOUNDARY TO THE CENTER OF 4 MILE CREEK; THENCE ALONG THE CENTER OF 4 MILE CREEK AND THE BOUNDARY OF PARCEL 15-031-0016 THE FOLLOWING TEN (10) COURSES AND DISTANCES: 1) NORTH 33D24'01" WEST 165.91 FEET; 2) NORTH 56D06'57" WEST 39.43 FEET; 3) NORTH 62D43'59" WEST 99.96 FEET; 4) WESTERLY 100.23 FEET ALONG THE ARC OF A 90.00 FOOT RADIUS NON TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 27D16'05" WEST AND THE LONG CHORD BEARS SOUTH 85D21'50" WEST 95.13 FEET WITH A CENTRAL ANGLE OF 63D48'30"); 5) SOUTH 53D27'39" WEST 60.37 FEET; 6) WESTERLY 45.97 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 36D32'34" WEST AND THE LONG CHORD BEARS NORTH 73D52'07" WEST 39.76 FEET WITH A CENTRAL ANGLE OF 105D20'54"); 7) NORTH 21D11'53" WEST 119.49 FEET; 8) NORTH 01D00'51" EAST 143.31 FEET; 9) NORTH 23D05'37" WEST 165.81 FEET; 10) NORTH 57D39'20" WEST 19.27 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 15: THENCE NORTH 06D00'51" WEST 56.55 FEET ALONG SAID RIGHT OF WAY; THENCE EAST 22.13 FEET; THENCE NORTH 0D00'02" EAST 461.99 FEET; THENCE WEST 19.68 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 15; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING: 1) NORTH 02D13'10" WEST 579.53 FEET; 2) NORTH 01D10'49" WEST 500.38 FEET; 3) NORTH 01D00'26" EAST 38.27 FEET TO THE POINT OF BEGINNING. LESS & EXCEPTING: PARCEL OF LAND IN FEE FOR THE CONSTRUCTION OF A DETENTION POND INCIDENT TO THE IMPROVEMENTS AND WIDENING OF THE EXISTING 400 NORTH ROADWAY, PROJECT NUMBER F-3432 (2) 1, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND SAID PARCEL BEING A PORTION OF AN ENTIRE TRACT OF LAND RECORDED AS ENTRY 1637939, BOOK 2013 PAGE 315 AT THE WEBER COUNTY RECORDERS OFFICE, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID 400 NORTH STREET BEING NORTH 00D12'35" WEST 1882.39 FEET ALONG THE SECTION LINE AND EAST 435.22 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12 (BASIS OF BEARING NORTH 00D12'35" WEST FROM SAID SOUTHWEST CORNER TO THE NORTHWEST CORNER OF SAID SECTION 12); THENCE NORTH 34D41'23" EAST 138.54 FEET, THENCE NORTH 89D31'51" EAST 87.84 FEET, THENCE NORTH 42D53'15" EAST 125.28 FEET TO THE GRANTORS EAST BOUNDARY LINE, THENCE SOUTH 15D11'13" EAST 231.85 FEET ALONG SAID GRANTOR SEAST BOUNDARY LINE, THENCE SOUTH 00D34'25" WEST 141.20 FEET ALONG SAID GRANTORS EAST

BOUNDARY LINE TO THE NORTH RIGHT OF WAY LINE OF 400 NORTH STREET, THENCE NORTHWESTERLY 243.00 FEET ALONG A NON TANGENT CURVE TO THE RIGHT (RADIUS 748.51 FEET, CHORD BEARING NORTH 64D36'37" WEST, CHORD 241.94 FEET) ALONG SAID NORTH RIGHT OF WAY LINE OF 400 NORTH STREET, THENCE NORTH 59D25'13" WEST 107.68 ALONG SAID NORTH RIGHT OF WAY LINE OF 400 NORTH STREET TO THE POINT OF BEGINNING. CONTAINING 61522 SQUARE FEET. TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY E#3140584. LESS AND EXCEPTING: DUT 5 ROADWAY DEDICATION 91-011 &012. E#3173370

Assessor Parcel No. 150310024 kn kn

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.

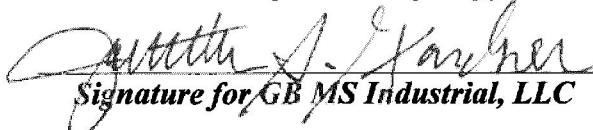
The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

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 4th day of June, 2025.

Jonathan S. Gardner

Written name of who is signing for GB MS Industrial, LLC GRANTOR


Signature for GB MS Industrial, LLC GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

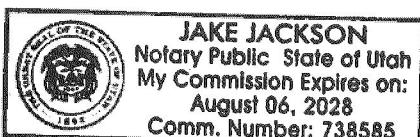
STATE OF Utah)
County of Salt Lake) ss.

On this 4 day of June, 2025, before me, the undersigned Notary Public in and for said State, personally appeared Jonathan Wrobel (name), known or identified to me to be the manager (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 GB MS Industrial, LLC (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.



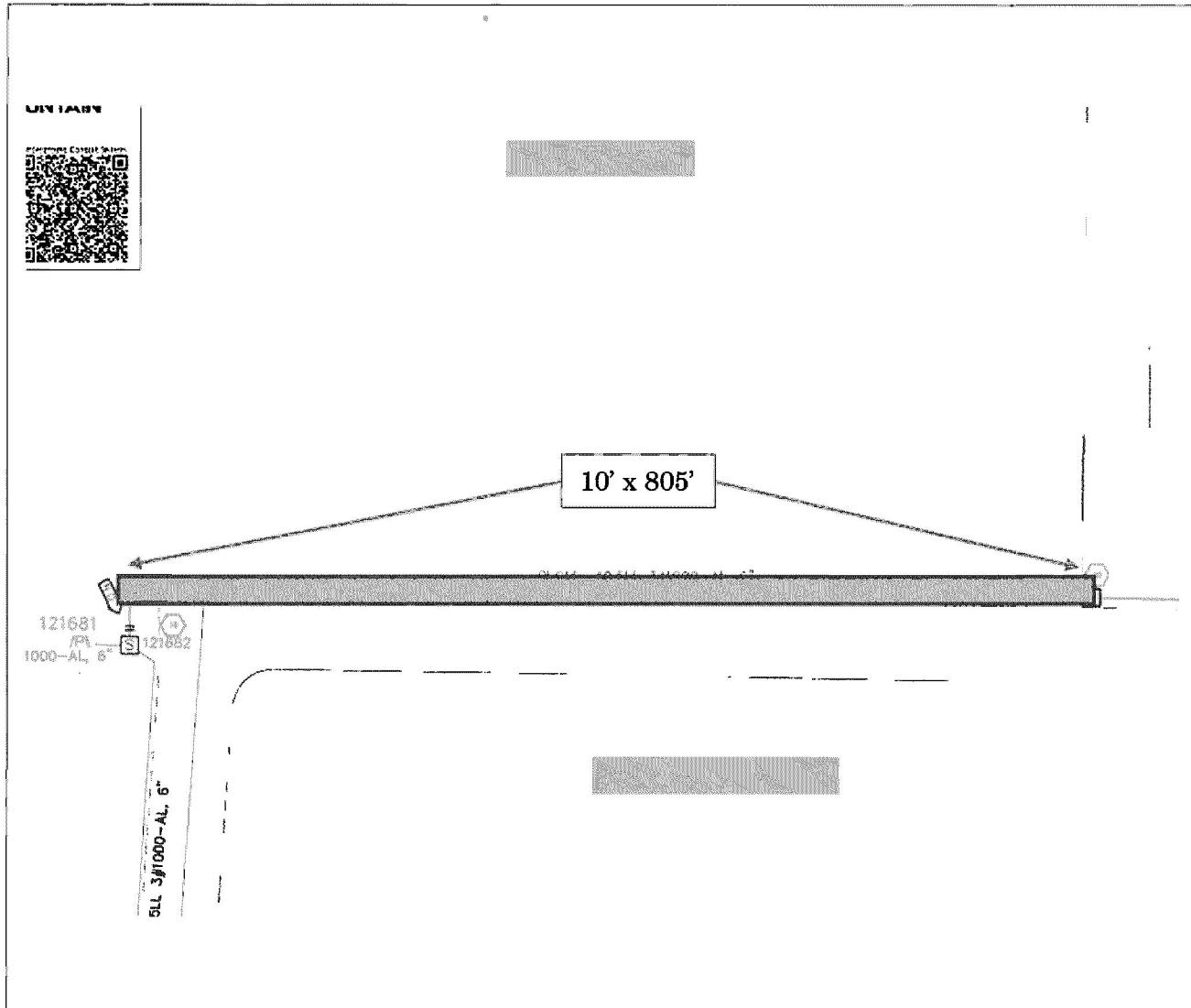
(notary signature)



NOTARY PUBLIC FOR Salt Lake (state)
Residing at: Salt Lake, UT (city, state)
My Commission Expires: 8/6/28 (d/m/y)

Property Description

Quarter: SW Quarter: NW Section: 12 Township 6N, Range 2W,
SALT LAKE BASE & MERIDIAN
 County: WEBER State: UTAH
 Parcel Number: 150310024



CC#: 11461 WO#: 7381451

Landowner Name: GB MS Industrial, LLC

Drawn by: Jacob Barnett

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: NOT TO SCALE