

BURTON D. MAXFIELD
Right of Way Representative
UTAH POWER & LIGHT CO.
1849 West North Temple, Suite B, 115
Salt Lake City, Utah 84116

Utah Corporation
Underground
7-84

PN 2141471
April 25, 1986
Page 1

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UTAH POWER & LIGHT COMPANY
EASEMENT

REBECCA GRAY
REBECCA GRAY
UTAH POWER
DEF

AUG 13 9 07 AM '86

KARLE L. NIXON
REGISTRAR
SALT LAKE COUNTY

1R. SOUTH TOWNE PARTNERS, A COLORADO GENERAL PARTNERSHIP BY A MANAGING GENERAL PARTNER, TURNMAR DEVELOPMENT CORPORATION, a corporation doing business in the State of Utah, Grantor, hereby conveys and warrants to UTAH POWER & LIGHT COMPANY, a corporation, its successors in interest and assigns, Grantee, for the sum of One (\$1.00) Dollar and other valuable consideration, a perpetual easement and right of way for the construction, operation and continued maintenance, repair, alteration, inspection, relocation and replacement of the underground electric transmission, distribution and communications circuits of the Grantee, with the necessary transformers, transformer pads, pull boxes, service pedestals and other facilities related thereto, on, over, under and across the following described real property located in Salt Lake County, Utah, along a center line described as follows:

Beginning at a point on the west line of State Street which is S.0°54'27"W. 703.09 feet along the section line and east 53.34 feet from the northeast corner of Section 13, T.3 S., R.1 W., S.L.B. & M. (basis of bearing being S.0°01'50"E. along the State Street Monument Line between the monuments opposite the northeast corner and the east 1/4 corner of said Section 13); and running thence West 392.30 feet; thence S.54°30'06"W. 60.69 feet; thence S.8°30'41"W. 13.10 feet; thence S.23°10'01"E. 120.71 feet to a point on a 975.00 foot radius curve to the right (radius point bears S.62°34'53"W.); thence 252.30 feet along said curve to a point on a 638.00 foot radius curve to the right (radius point bears S.77°24'29"W.); thence 123.51 feet along said curve to a point on a 2839.62 foot radius curve to the right (radius point bears S.88°30'00"W); thence 408.88 feet along said curve; thence S.7°29'35"W. 325.81 feet; thence S.49°50'11"W. 79.49 feet; thence N.87°25'13"W. 10.08 feet; thence S.0°55'34"W. 348.95 feet; thence S.89°34'48"W. 670.92 feet to a point which is S.0°54'27"W. 2357.04 feet and West 1023.48 feet from the northeast corner of Section 13 and being in the northeast 1/4 of said Section 13.

APPROVED AS
TO DESCRIPTION
JK7

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Beginning at a point which is S.0°54'27"W. 751.30 feet along the section line and west 389.05 feet from the northeast corner of Section 13, T.3 S., R.1 W., S.L.B. & M. (basis of bearing being S.0°01'50"E. along the State Street Monument Line between the monuments opposite the northeast corner and the east 1/4 corner of said Section 13); and running thence S.48°54'01"W. 458.57 feet; thence S.40°44'01"W. 122.43 feet on said land and being in the northeast 1/4 of said Section 13.

Beginning at a point which is S.0°54'27"W. 2003.17 feet along the section line and west 352.54 feet from the northeast corner of Section 13, T.3 S., R.1 W., S.L.B. & M. (basis of bearing being S.0°01'50"E. along the State Street Monument Line between the monuments opposite the northeast corner and the east 1/4 corner of said Section 13); and running thence N.83°26'19"W. 245.73 feet; thence N.31°49'59"E. 41.01 feet; thence North 571.00 feet on said land and being in the northeast 1/4 of said Section 13.



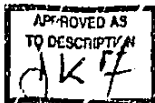
Beginning at a point which is S.0°54'27"W. 2352.12 feet along the section line and west 352.65 feet from the northeast corner of Section 13, T.3 S., R.1 W., S.L.B. & M. (basis of bearing being S.0°01'50"E. along the State Street Monument Line between the monuments opposite the northeast corner and the east 1/4 corner of said Section 13); and running thence S.88°11'26"E. 71.72 feet on said land and being in the northeast 1/4 of said Section 13.

Beginning at a point which is S.0°54'27"W. 2471.81 feet along the section line and west 1030.85 feet from the northeast corner of Section 13, T.3 S., R.1 W., S.L.B. & M. (basis of bearing being S.0°01'50"E. along the State Street Monument Line between the monuments opposite the northeast corner and the east 1/4 corner of said Section 13); and running thence East 10.00 feet; thence N.0°24'18"W. 114.76 feet; thence N.0°05'33"W. 612.07 feet; thence N.3°03'38"W. 28.02 feet; thence N.7°29'15"W. 17.66 feet; thence N.45°50'05"W. 450.40 feet; thence N.89°52'03"W. 290.42 feet; thence N.0°08'26"W. 510.76 feet; thence S.89°29'24"W. 117.66 feet to a point which is S.0°54'27"W. 875.11 feet and West 1784.14 feet from the northeast corner of Section 13 and being in the northeast 1/4 of said Section 13.

BOOK 5802 PAGE 1041

Beginning at a point which is S.0°54'27"W. 1626.03 feet along the section line and west 933.54 feet from the northeast corner of Section 13, T.3 S., R.1 W., S.L.B. & M. (basis of bearing being S.0°01'50"E. along the State Street Monument Line between the monuments opposite the northeast corner and the east 1/4 corner of said Section 13); and running thence N.88°05'32"E. 32.31 feet on said land and being in the northeast 1/4 of said Section 13.

Beginning at a point which is S.0°54'27"W. 1699.40 feet along the section line and west 1038.68 feet from the northeast corner of Section 13, T.3 S., R.1 W., S.L.B. & M. (basis of bearing being S.0°01'50"E. along the State Street Monument Line between the monuments opposite the northeast corner and the east 1/4 corner of said Section 13); and running thence N.1°18'36"E. 66.75 feet; thence N.86°22'59"E. 104.99 feet, thence N.0°03'25"E. 177.83 feet on said land and being in the northeast 1/4 of said Section 13.



Beginning at a point which is S.0°54'27"W. 1385.55 feet along the section line and west 1366.73 feet from the northeast corner of Section 13, T.3 S., R.1 W., S.L.B. & M. (basis of bearing being S.0°01'50"E. along the State Street Monument Line between the monuments opposite the northeast corner and the east 1/4 corner of said Section 13); and running thence N.22°40'04"E. 12.31 feet; thence N.45°16'23"E. 43.59 feet; thence N.61°31'42"E. 59.38 feet; thence N.83°49'04"E. 96.44 feet; thence N.85°17'31"E. 60.61 feet on said land and being in the northeast 1/4 of said Section 13.

Beginning at a point which is S.0°54'27"W. 1052.79 feet along the section line and west 729.84 feet from the northeast corner of Section 13, T.3 S., R.1 W., S.L.B. & M. (basis of bearing being S.0°01'50"E. along the State Street Monument Line between the monuments opposite the northeast corner and the east 1/4 corner of said Section 13); and running thence N.7°42'15"W. 518.33 feet; thence S.62°55'16"E. 466.15 feet on said land and being in the northeast 1/4 of said Section 13.

Together with all necessary and reasonable rights of ingress and egress and the right to excavate and refill ditches and trenches for the installation, location and repair of said facilities and to remove trees, shrubbery, undergrowth or other

BOOK 5802 PAGE 1042

obstructions interfering with the installation, repair and maintenance of said underground facilities. Following any entry made under the terms of this easement by Grantee, its agents or assigns, Grantee hereby agrees that it will restore the above described premises to condition existing prior to said entry.

WITNESS the hand of the Grantor this 8th day of May, 1986

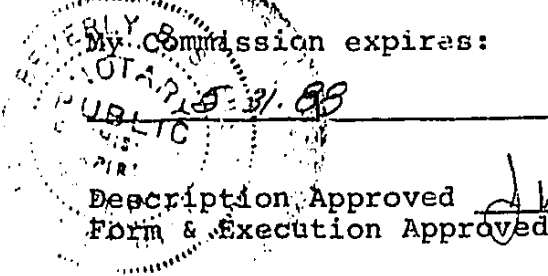
Turnwar Development Corporation
A Corporation

By [Signature]
Vice President

Attest: _____
Secretary

STATE OF UTAH,)
) :ss.
COUNTY OF Salt Lake)

On the 8th day of May, A.D., 1986, personally appeared before me, Kirk J. Croitor, who, being by me duly sworn, did say that he is the Vice Pres. of Turnwar Development Corp., a corporation, and that said instrument was signed in behalf of said corporation by Kirk J. Croitor, and said party acknowledged to me that said corporation executed the same.



Beverly D. Stata
Notary Public

Residing at Salt Lake County

File No. _____