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05/12/2005 10:22 AM \$14.00
Book - 9130 Pg - 1419-1421
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
PACIFICORP
1407 W NORTH TEMPLE #310
SLC UT 84116
BY: SEM, DEPUTY - WI 3 P.

Return to:
PacifiCorp
Lisa Louder
1407 West North Temple #310
Salt Lake City, Utah 84116

PN: _____
ROW No. _____

Tax Parcel No. 15-17-100-017-4001

RIGHT OF WAY EASEMENT

For value received, Ninigret Technology East, L.C., a Utah limited liability company ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), the following easement, for right of way 10 feet in width and approximately 2021 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchor, including guys and anchors outside of the right of way, wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, vaults and cabinets, along the general course now located by Grantee on, over or under the surface of the real property of Grantor in Salt Lake County, State of Utah, more particularly described on Exhibit A attached hereto and by this reference made a part hereof.

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, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), 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.

DATED this 10th day of May, 2005.

GRANTOR:

NINIGRET TECHNOLOGY EAST, L.C., a Utah
limited liability company

By its Sole Manager:

THE NINIGRET GROUP, L.C.,
a Utah limited liability company

By: Randolph G. Abood
Randolph G. Abood
Title: Manager

ACKNOWLEDGMENT

STATE OF New York)
County of New York) :ss.

This instrument was acknowledged before me on this 10th day of May,
2005, by Randolph G. Abood, as Manager of The Ninigret Group, L. C., a Utah limited
liability company that is the Manager of Ninigret Technology East, L.C.

Valerie E. Fields
Notary Public

My commission expires: _____

VALERIE E. FIELDS
Notary Public, State Of New York
No. 24-4754159
Qualified In Kings County
Commission Expires September 30, 2005

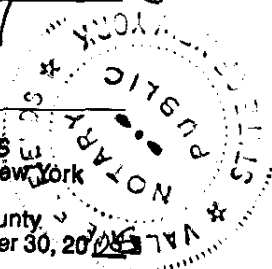


EXHIBIT A

[Legal Description for
10' Wide Utah Power & Light Easement
Along Future Gladiola Street & Lee Drain
Nin Tech East III]

An easement over a strip of land 10.00 feet wide, lying within the Northeast Quarter of Section 17, Township 1 South, Range 1 West, Salt Lake Base and Meridian, lying 10.00 feet Northerly and Westerly of the following described line:

Beginning at the intersection of the Westerly line of that certain temporary 10.00 foot wide easement in favor of Utah Power and Light, as described in Book 8300 at Page 2028 in the Office of the Salt Lake County Recorder, and the North line of that certain Lee Creek Drain Easement described in Book 839 at Page 178 in the Office of the Salt Lake County Recorder (being a line running 50 feet North of and parallel with the centerline of the existing canal), which point lies 2335.96 feet South $00^{\circ}11'34''$ West along the Section line and 1222.08 feet North $89^{\circ}48'26''$ West from the Northeast Corner of said Section 17, and running thence along said North line the following four (4) courses: (1) North $71^{\circ}10'05''$ East 212.24 feet; (2) North $70^{\circ}52'14''$ East 248.48 feet; (3) North $70^{\circ}57'18''$ East 212.00 feet; (4) North $70^{\circ}50'16''$ East 203.73 feet; thence North $52^{\circ}07'33''$ East 140.16 feet; thence North $70^{\circ}16'05''$ East 8.57 feet to a point on a 755.15 foot radius curve to the left (radius point bears South $67^{\circ}31'10''$ West); thence Northwesterly 351.05 feet along a line which runs 15.00 feet Westerly of and parallel with the Westerly right of way line of Gladiola Street, as shown on Nin Tech East III, a subdivision currently under review by Salt Lake City Corporation, and along the arc of said curve through a central angle of $26^{\circ}38'07''$ (chord bears North $35^{\circ}47'53''$ West 347.90 feet) to a tangent line; thence North $49^{\circ}06'57''$ West 644.68 feet along said line to the Southwesterly right-of-way line of Ninigret Drive and the point of ending.