

Return to:
Rocky Mountain Power
Lisa Louder/Alan Draper
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Project Name: Landmark West, LLC
Tract No.:
WO#:
RW#:

12591775
08/08/2017 09:43 AM \$18.00
Book - 10586 Pg - 264-268
JULIE DOLE
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171
BY: SRA, DEPUTY - WI 5 P.

GRANT OF UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Landmark West, LLC** ("Grantor") hereby grants to **PacifiCorp**, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, ("Grantee"), an easement for a right of way 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**, and as depicted on **Exhibit A** and as described on **Exhibit B** to this Grant ("**Right of Way**"), 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 Right of Way 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 unreasonably 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 landscaping and other purposes not inconsistent, as reasonably determined by Grantee, with the purposes for which this Right of Way has been granted.

The rights and obligations of the parties hereto are binding upon and 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 Right of Way grant. Each party further waives any right to consolidate any action in which a jury trial has been waived hereunder with any other action in which a jury trial cannot be or has not been waived.

[Signature follows on next page]

Dated this 19th day of July, 2017.

GRANTOR:

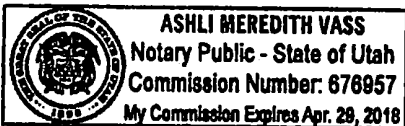
LANDMARK WEST, LLC, a Utah limited liability company,

By its manager, **KWS Companies Management Inc.**, a Nevada corporation,

By: [Signature]
Kern Schumacher, President

STATE OF Utah)
COUNTY OF Salt Lake : ss.

The foregoing instrument was acknowledged before me this 19th day of July, 2017, by Kern Schumacher, as President of **KWS Companies Management, Inc.**, a Nevada corporation, the sole member of **LANDMARK WEST, LLC**, a Utah limited liability company.



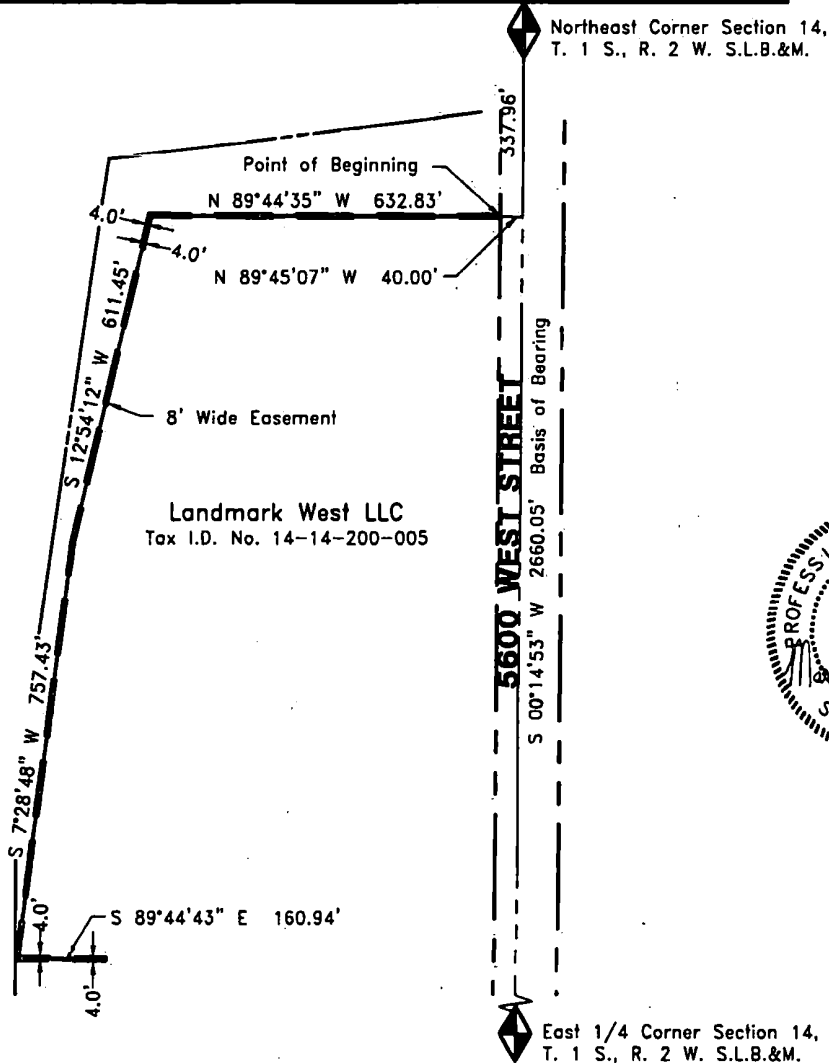
Ashli Meredith Vass
NOTARY PUBLIC
Residing at: 13047 S. Blackberry Cir.

My Commission Expires:
Apr. 29, 2018

**EXHIBIT A TO
GRANT OF UNDERGROUND RIGHT OF WAY EASEMENT
FROM LANDMARK WEST, LLC TO PACIFICORP
[map to be added]**

Property Description

Quarter: _____ Quarter: NE Section: 14 Township 1S (N or S),
 Range 2W (E or W), Salt Lake Meridian
 County: Salt Lake State: Utah
 Parcel Number: 14-14-200-005



CC#: _____ WO#: _____
 Landowner Name:
 Landmark West LLC
 Drawn by: MNG 6/17

"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
 Page 3 of 4

DOMINION
 Engineering Associates, L.C.
 5684 South Green Street
 Murray, Utah 84123 801-713-3000

ROCKY MOUNTAIN POWER
 A DIVISION OF PACIFICORP
 SCALE: 1"=300'

**EXHIBIT B TO
GRANT OF UNDERGROUND RIGHT OF WAY EASEMENT
FROM LANDMARK 12, LLC TO PACIFICORP**

Assessor Parcel No. 14-14-200-005

Legal Description: A parcel of land in fee, being part of an entire tract of property situate in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 14, Township 1 South, Range 2 West, Salt Lake Base and Meridian. the boundaries of said parcel of land are described as follows:

BEGINNING at a point along the existing westerly right of way line of 5600 West Street, which point is 32.96 feet South 00° 14' 53" West along the section line and 40.00 feet North 89° 45' 07" West and 112.73 feet South 00° 14' 53" West from the Northeast Corner of said Section 14; and running thence South 00° 14' 53" West 2,514.49 feet along said existing westerly right of way line; thence South 00° 15' 18" West 114.67 feet along said westerly right of way line; thence West 860.82 feet; thence North 1,382.70 feet; thence North 08° 03' 05" East 1,170.55 feet; thence North 82° 57' 48" EAST 713.65 feet to the POINT OF BEGINNING.