

REV05042015

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



ENT 115395:2018 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Dec 06 9:00 am FEE 16.00 BY BA
RECORDED FOR ROCKY MOUNTAIN POWER

Project Name: HAL11 DAVIES DESIGN BUILD 1 BUILDING
WO#: 6589342

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Cooper’s Hollow Office Park II 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 10 feet in width and 72 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 **Utah** 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: Commencing at the Northwest corner of Plat "A", Cascade Office Park Subdivision, Orem, Utah, said point being located South 00°27'08" East along the Section line 36.34 feet and East 661.24 feet from the West quarter corner of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°59'45" East 10.00 feet; thence South 00°31'36" East 72.00 feet; thence South 89°59'45" West 10.00 feet; thence North 00°31'36" West 72.00 feet to the point of beginning.

Assessor Parcel No. 65:532:0001

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.

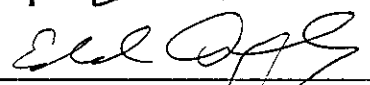
The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

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 20th day of Nov., 2018.



Cooper's Hollow Office Park II LLC GRANTOR



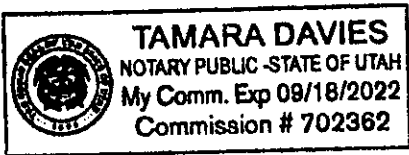
Cooper's Hollow Office Park II LLC GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
) ss.
County of UT)

On this 28th day of Nov., 2018, before me, the undersigned Notary Public in and for said State, personally appeared Arnim Way / Ed Axley (name), known or identified to me to be the COO, CEO (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 said entity, 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.



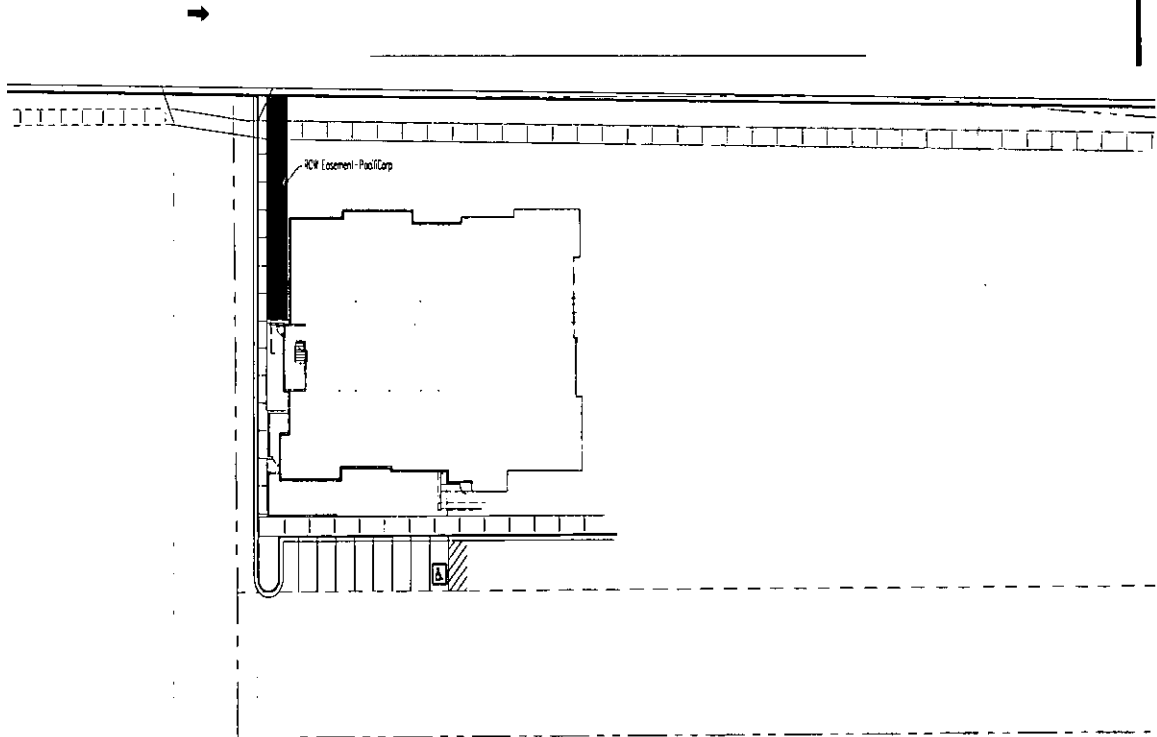
Tamara Davies

(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Orem, UT (city, state)
My Commission Expires: 09/18/2022 (d/m/y)

Property Description

Quarter: NW Quarter: SW Section: 12 Township 6 S,
Range 2 E, Salt Lake Base & Meridian
County: Utah State: Utah
Parcel Number: 65:532:0001



CC#: 11421 WO#: 6489342

Landowner Name: Cooper's Hollow Office Park II LLC

Drawn by:

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: