

When recorded return to:
 Rocky Mountain Power
 Lisa Louder
 1407 West North Temple Ste. 110
 Salt Lake City, UT 84116

Project Name: UTA AIRPORT LIGHT RAIL TRANSIT
 WO#: 5345257.YJ
 RW#: 20100112
 ALRT#: AP-95:2E

11035637
 09/20/2010 04:05 PM \$0.00
 Book - 9860 Pg - 3705-3709
 GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 ROCKY MOUNTAIN POWER
 ATTN: LISA LOUDER
 1407 W NORTH TEMPLE STE 110
 SLC UT 84116-3171
 BY: LOT, DEPUTY - WI 5 P.

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, HILF-PAYARES Properties, Inc., a Corporation of the State of California, ("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 therefore; 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 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:

A right of way described as follows:

Part of the Grantor's property, being part of an entire tract of property situate in Lot 7 and 8, Block 57, Salt Lake City Survey, Plat "C", in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35, T.1N., R.1W., SLB&M. The boundaries of said parcel of land are described as follow:

Beginning at the intersection of the westerly boundary line of said entire tract and the southerly right of way line of North Temple Street, which point is 9.49 feet S.00°00'55"E. (Record South) and 198.00 feet West along said southerly right of way line from the Northeast corner of said Lot 8; and running thence East 6.03 feet; thence South 18.46 feet; thence West 6.02 feet to a point in the westerly boundary line of said entire tract; thence N.00°00'55"W. 18.46 feet along said boundary line to the point of beginning.

The above described part of an entire tract contains 111 square feet in area or 0.003 acre.

Tax Parcel No. 08-35-456-015


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 therefore) 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.

Dated this 1st day of September, 2010.

GRANTOR:
HILF-PAYARES Properties, Inc., a Corporation of the State of California

By: 

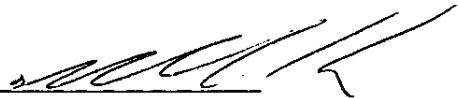
Name: Edmundo C. PAYARES

Its: President

REPRESENTATIVE ACKNOWLEDGEMENT

State of California
County of Los Angeles } SS.

This instrument was acknowledged before me on this 1st day of September, 2010, by Edmundo C. PAYARES, as President, of **HILF-PAYARES Properties, Inc., a Corporation of the State of California.**

Notary Public 

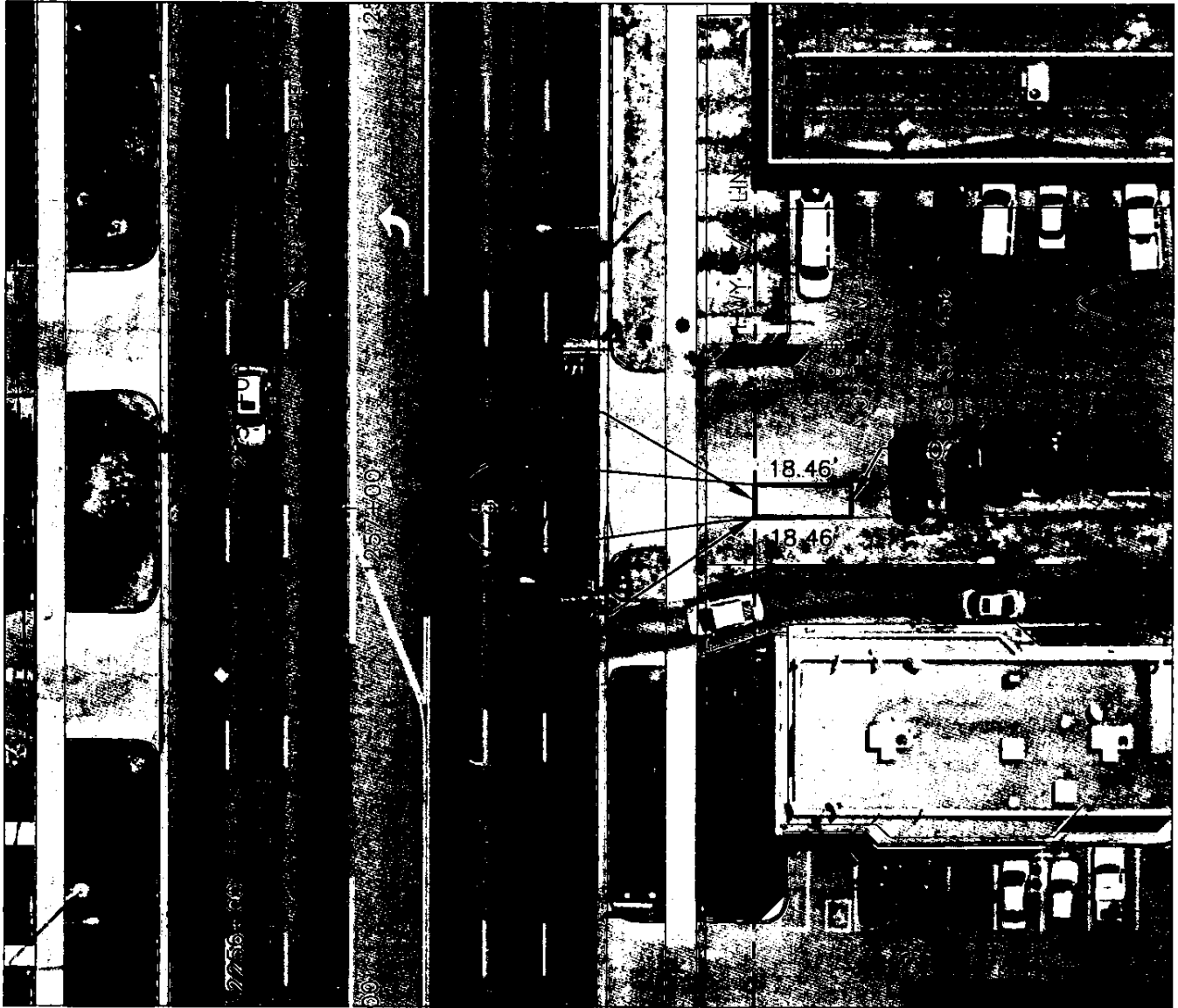
[Seal]

My commission expires: 4-06-11



Property Description

Quarter: SW Quarter: SE Section: 35 Township 1N
Range 1W, S.L.B.&M.
County: SALT LAKE State: UTAH
Parcel Number: AP-95: 2E



CC#: WO#: 5345257.YJ

Landowner Name: HILF-PAYARES PROPERTIES, INC.

Drawn By: MRL HORROCKS ENGINEERS

JUNE 21, 2010

EXHIBIT A

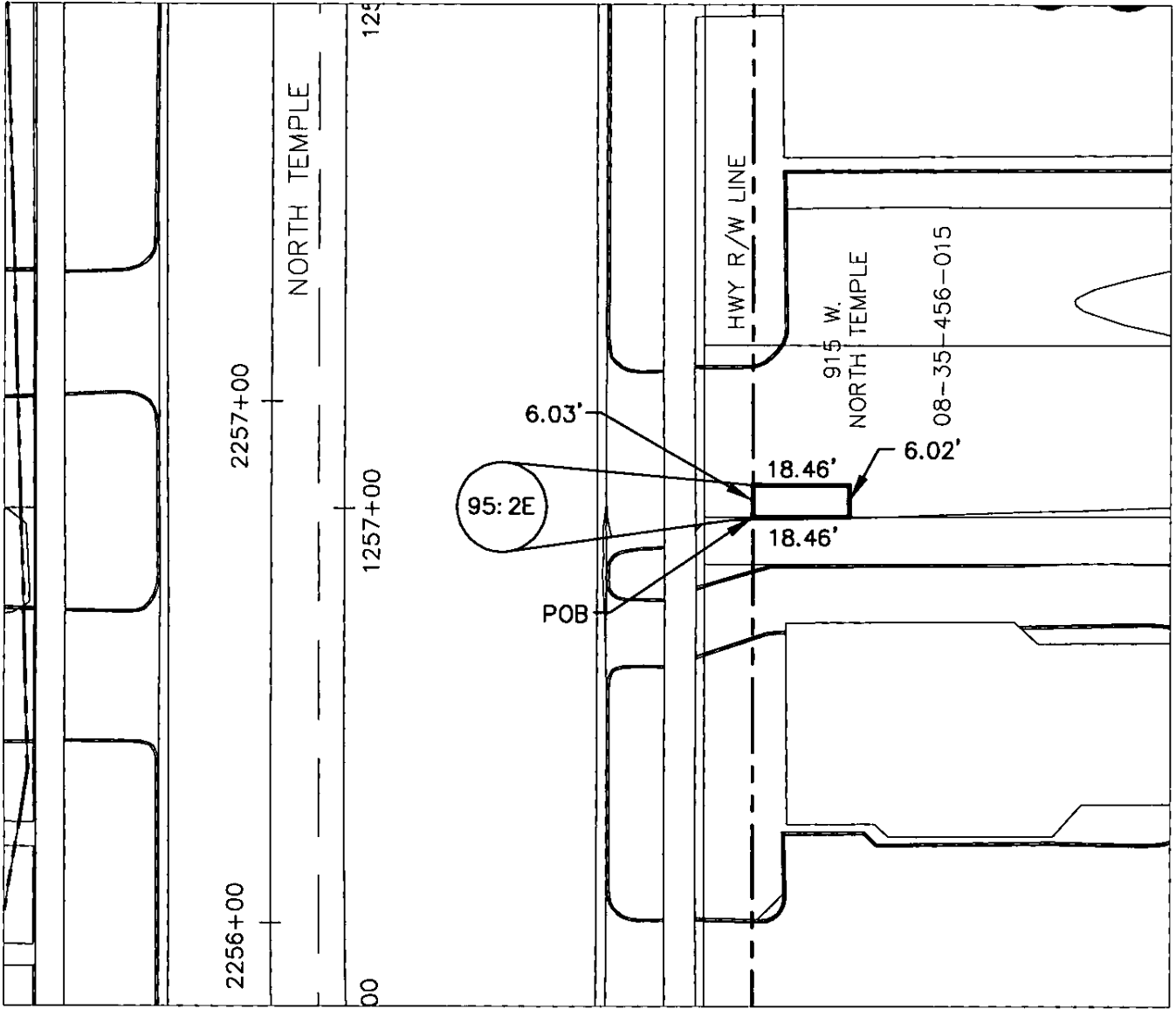
This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.



SCALE: NOT TO SCALE

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Range 1W, S.L.B.&M.
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**ROCKY MOUNTAIN
POWER**
A DIVISION OF PACIFICORP

SCALE: NOT TO SCALE

Utah Transit Authority Administrative Compensation Estimate

Partial Acquisition & Easements

Project No:	RAI013-113	Parcel No.(s):	AP-95:2E
Job Proj / Auth No:		PIN No:	
Project Location	Airport Light Rail Transit Project		
County of Property	Salt Lake	Tax ID / Sidwell No:	0835456015
Property Address:	915 West North Temple St., Salt Lake City, UT, 84116		
Owner / Grantor (s):	Hilf-Payares Properties, Inc., a California corporation		
Owner's Address:	PO Box 1830, San Pedro, CA 90733		
	Attorney: Mark Bernstein 1-310-450-7361.		
	All Communication must go through attorney.		
	The manager of Dollar Center biz on property is Ms. Vonnie Lee 801 364-4490.		
Owner's Home Phone	Property Owner is Edmundo Payares (310) 547-3265. email hilfpay@cox.net	Owner's Work Phone	

PROPERTY DESCRIPTION:

LAND VALUE BASIS: Comparable Sales and Appraisals

LAND ACQUIRED:

Perpetual Easement: 111 (x) sq.ft () acres @ \$ 16.25 x 35% = \$ 631.31

IMPROVEMENTS: (Marshall & Swift Cost Handbook)

\$ _____

DAMAGES:

Cost to Cure:

UTA contractor will restore any impacted hardscape items such as concrete or asphalt.

\$ _____

TOTAL ESTIMATE

Rounded

\$ 650.00

CERTIFICATION

I hereby certify that in the preparation of this valuation assignment, I have personally inspected this property and have no present or contemplated future interest therein; that compensation to me for this valuation service is not contingent upon my value conclusions herein set forth; and that all statements herein are true to the best of my knowledge and belief.

Signed Gale Padgett
Gale Padgett

Title: ROW Manager for Airport LRT

Effective Date of Estimate : 7/14/10

ADMINISTRATIVE APPROVAL

Dave Serdar
Dave Serdar, Manager of Property Acquisition
Date Approved 8/2/10

TK