

REV05042015

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

Project Name: Lakeview Business Park Building 1
WO#:
RW#:

RIGHT OF WAY EASEMENT

For value received, LBP BUILDING 1, LLC, ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 2,094 feet total 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 anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets, on, over, or under the surface of the real property of Grantor in Tooele County, State of Utah more particularly described as follows and as more particularly described and/or shown on Exhibit "A" and Exhibit "B" attached hereto and by this reference made a part hereof:

Description Easement No. 1 (ref. Exhibit "A"):

A 10-foot wide non-exclusive power easement, located in Lot 1, Lakeview Business Park Subdivision Final Plat Phase 1 as recorded in the office of the Tooele County Recorder and in the Northwest Quarter of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian.

BEGINNING at a point lying on the Easterly Right-of-Way line of Sheep Lane, said point being South 00°39'55" East 883.90 feet and North 89°20'05" East 50.00 feet from the Northwest Corner of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian and running thence North 45°27'34" East 3.03 feet; thence North 89°26'58" West 1118.67 feet; thence South 00°15'43" East 490.82 feet; thence South 44°40'35" West 12.42 feet; thence South 89°41'33" West 16.63 feet; thence North 00°18'27" West 10.00 feet; thence North 89°41'28" East 10.42 feet; thence North 44°40'35" East 7.07 feet; thence North 00°15'43" West 474.56 feet; thence South 89°26'58" West 1102.45 feet; thence South 45°27'34" West 7.13 feet; thence South 00°00'00" East 128.45 feet; thence North 89°59'15" West 1.70 feet to the Easterly Right-of-Way line of Sheep Lane; thence along said line North 00°39'55" West 141.28 feet to the POINT OF BEGINNING.

Containing 16,572 sq. ft. or 0.38 acres more or less.

Description Easement No. 2 (ref. Exhibit "B"):

A 10-foot wide non-exclusive power easement, located in Lot 1, Lakeview Business Park Subdivision Final Plat Phase 1 as recorded in the office of the Tooele County Recorder and in the Northwest Quarter of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian.

Beginning at a point lying on the Easterly Right-of-Way line of Sheep Lane, said point being South 00°39'55" East 1239.93 feet and North 89°20'05" East 50.00 feet from the Northwest Corner of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian and running thence North 89°16'55" East 2.80 feet; thence South 00°44'05" East 158.22 feet; thence South 45°18'58" East 6.91 feet; thence North 89°28'00" East 163.72 feet; thence South 00°18'26" East 10.00 feet; thence; South 89°28'00" West 169.91 feet; thence North 45°18'58" West 2.27 feet to the Easterly Right-of-Way line of Sheep Lane; thence along said line North 00°39'55" West 171.50 feet to the POINT OF BEGINNING.

Containing 2,198 sq. ft. or 0.05 acres more or less.

Assessor Parcel No. 21-048-0-0001

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 therefore) the future right to keep the right of way and adjacent lands 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.

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 3rd day of June, 2021.

[Signature]
LBP BUILDING 1, LLC GRANTOR

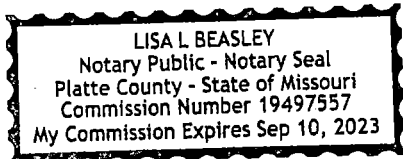
By: Nathaniel Hagedorn, Manager of NPD Management, LLC, its Manager

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Missouri)
County of Platte) ss.

On this 3rd day of June, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Nathaniel Hagedorn (name), known or identified to me to be the Manager of the Manager (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 NPD Management, LLC, as Manager of (entity name), and LBP Building 1, LLC 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.

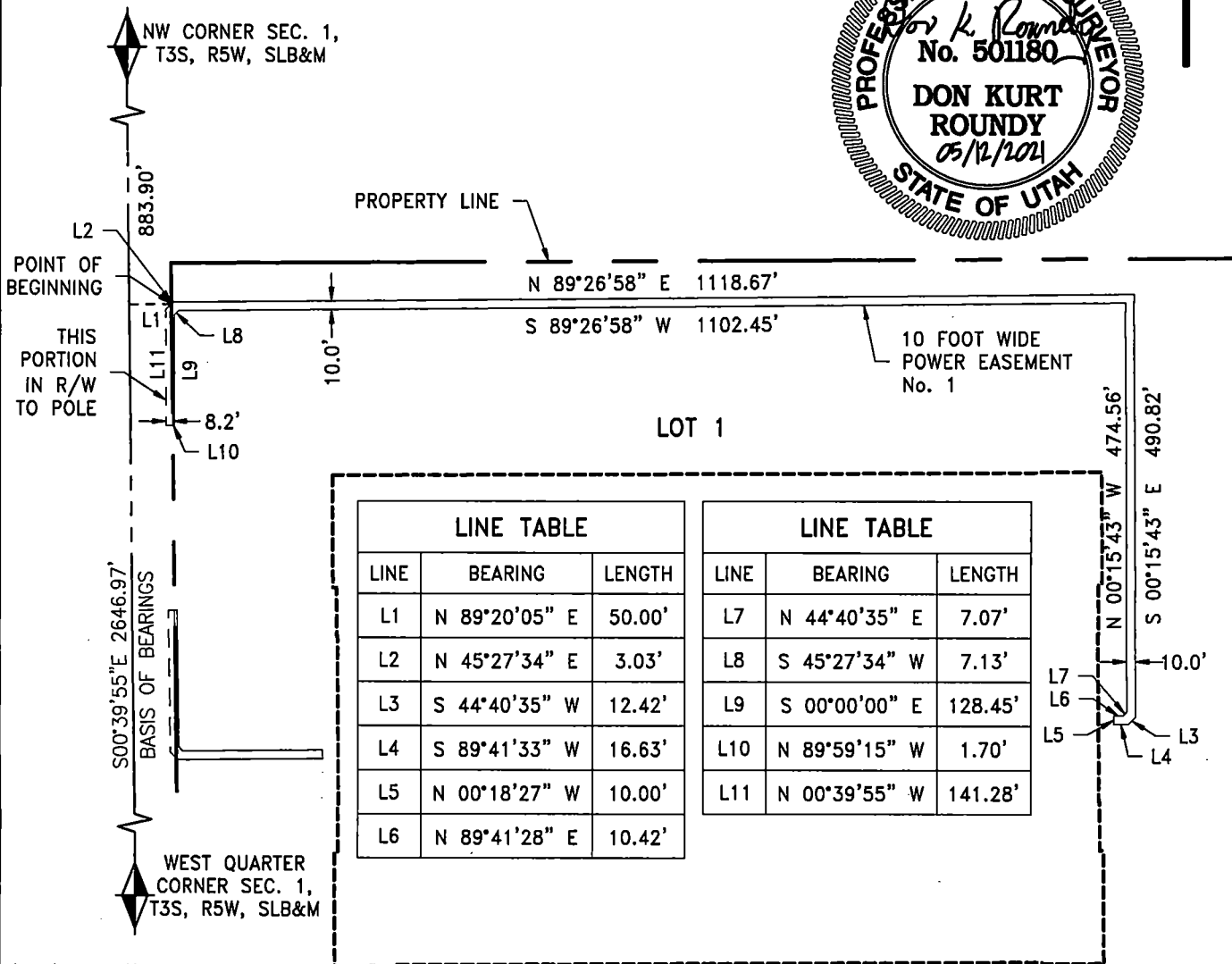
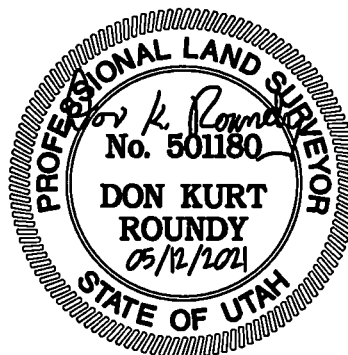


[Signature]
(Notary Signature)

NOTARY PUBLIC FOR Missouri (state)
Residing at: Riverside, mo (city, state)
My Commission Expires: 9-10-23 (d/m/y)

Property Description

Quarter: NW Quarter: Section: 1 Township 3S
 Range 5W Salt Lake Meridian
 County: Tooele State: Utah
 Parcel Number: 21-048-0-0001



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°20'05" E	50.00'
L2	N 45°27'34" E	3.03'
L3	S 44°40'35" W	12.42'
L4	S 89°41'33" W	16.63'
L5	N 00°18'27" W	10.00'
L6	N 89°41'28" E	10.42'

LINE TABLE		
LINE	BEARING	LENGTH
L7	N 44°40'35" E	7.07'
L8	S 45°27'34" W	7.13'
L9	S 00°00'00" E	128.45'
L10	N 89°59'15" W	1.70'
L11	N 00°39'55" W	141.28'

Landowner Name:
LBP BUILDING 1, LLC

CC#: _____ WO#: _____

"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."

Drawn by: **DKR 05/12/2021**

EXHIBIT A

Page 4 of 5



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

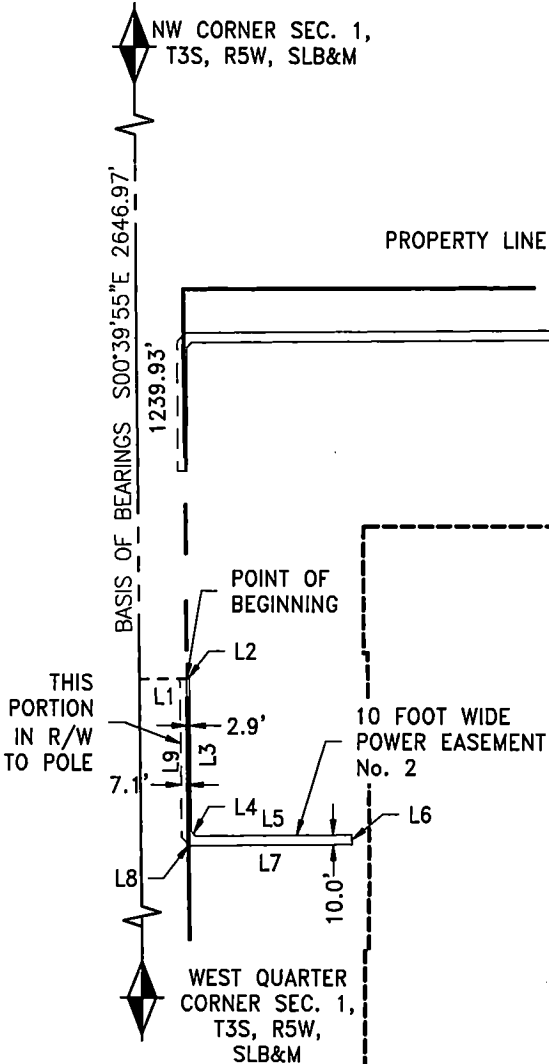
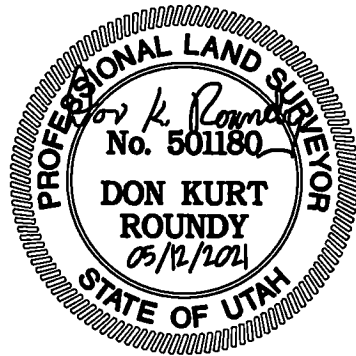


ROCKY MOUNTAIN POWER
 A DIVISION OF PACIFICORP

SCALE: 1"=200'

Property Description

Quarter: NW Quarter: Section: 1 Township 3S
 Range 5W Salt Lake Meridian
 County: Tooele State: Utah
 Parcel Number: 21-048-0-0001



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°20'05" E	50.00'
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L3	S 00°44'05" E	158.22'
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LINE TABLE		
LINE	BEARING	LENGTH
L6	S 00°18'26" E	10.00'
L7	S 89°28'00" W	169.91'
L8	N 45°18'58" W	2.27'
L9	N 00°39'55" W	171.50'

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