

REV05042015  
Return to:  
Rocky Mountain Power  
Lisa Louder/  
1407 West North Temple Suite 110  
Salt Lake City, UT 84116

Project Name: VAST Data Center  
WO#: TJOR/2017/C/008/10067710  
RW#: 2019LBB003

13601114  
03/17/2021 02:33 PM \$40.00  
Book - 11138 Pg - 6376-6379  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
ROCKY MOUNTAIN POWER  
ATTN: LISA LOUDER  
1407 W NORTH TEMPLE STE 110  
SLC UT 84116-3171  
BY: PSA, DEPUTY - WJ 4 P.

### **RIGHT OF WAY EASEMENT**

For value received, VAST SLC Campus, LLC, ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 112.02 feet in width and 60.61 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 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 **Salt Lake** County, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit "A" attached hereto and by this reference made a part hereof:

Legal Description: THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 01°09'02" WEST FROM THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 11.

BEGINNING AT A POINT BEING SOUTH 01°09'02" WEST 3237.78 FEET AND NORTH 88°50'58" WEST 2584.38 FEET FROM NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°56'29" WEST 112.02 FEET; THENCE NORTH 89°03'44" WEST 60.60 FEET; THENCE NORTH 00°56'16" EAST 112.02 FEET; THENCE SOUTH 89°03'47" EAST 60.61 FEET TO THE POINT OF BEGINNING.

CONTAINS 6,789 SQUARE FEET OR 0.156 ACRES, MORE OR LESS.

Assessor Parcel No.

2610276002

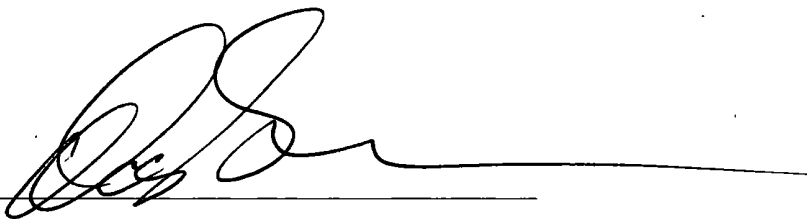
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) the future right to keep the right of way and adjacent lands 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 19<sup>th</sup> day of JANUARY, 2021.

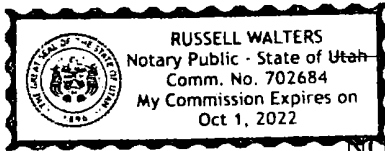


**VAST SLC Campus, LLC - GRANTOR**

STATE OF UTAH )  
 ) ss.  
County of UTAH )

On this 19 day of January, 2021, before me, the undersigned Notary Public in and for said State, personally appeared WES SWENSON (representative's name), known or identified to me to be the person whose name is subscribed as CEO (title/capacity in which instrument is executed) of WES SWENSON and acknowledged to me that (he/she/they) 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.



Russell Walters  
(Notary Signature)

NOTARY PUBLIC FOR UTAH (state)  
Residing at: Provo, UTAH (city, state)  
My Commission Expires: 10/1/22 (d/m/y)

# VAST DATA CENTER TRANSMISSION LINE

EASEMENT EXHIBIT  
 VAST SLC CAMPUS, LLC  
 6524 WEST OLD BRINGHAM HWY

NORTH QUARTER CORNER OF SECTION 11,  
 TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
 SALT LAKE BASE AND MERIDIAN  
 (FOUND BRASS CAP MONUMENT)

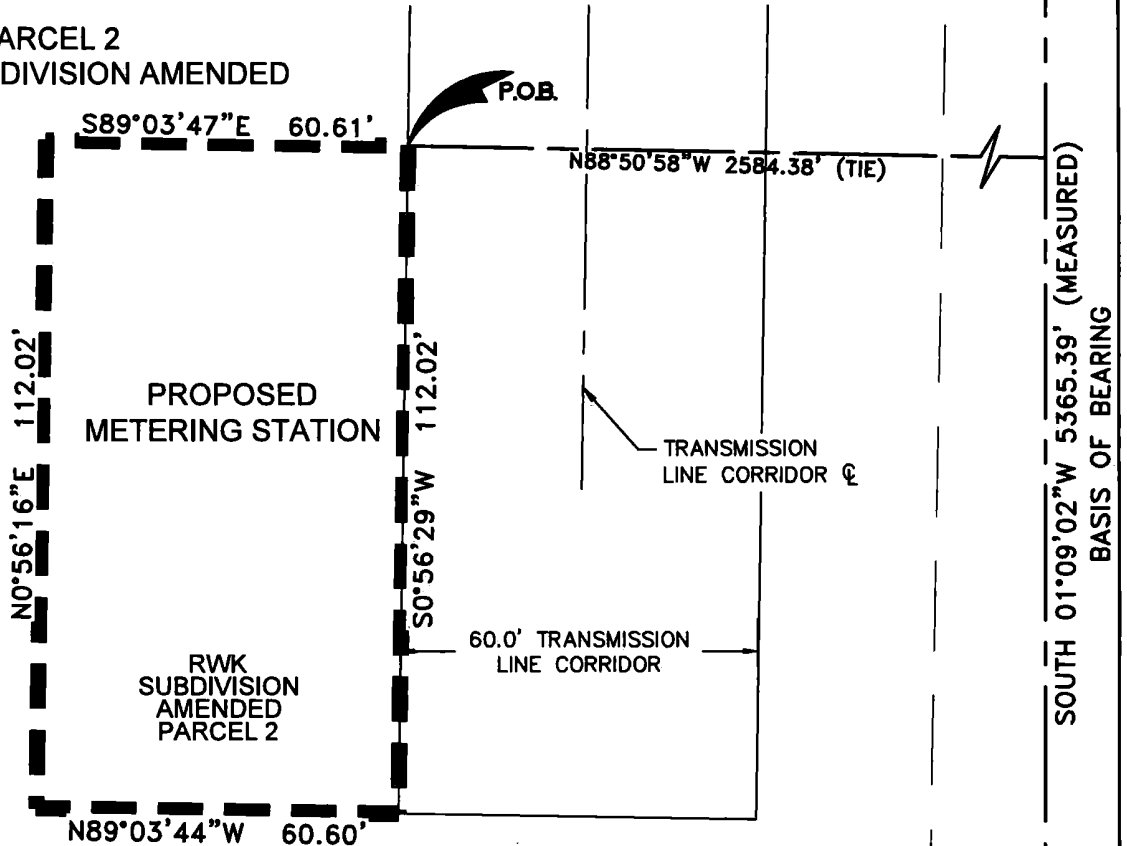
SOUTH 01°09'02"W  
 3237.78' (TIE)



SCALE 1" = 30'

VAST SLC CAMPUS, LLC  
 ENTRY NO. 13155270  
 BOOK: 10877, PAGE: 635-637

PARCEL 2  
 RWK SUBDIVISION AMENDED



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SOUTH QUARTER CORNER OF SECTION 11,  
 TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
 SALT LAKE BASE AND MERIDIAN  
 (FOUND BRASS CAP MONUMENT)



14781 SOUTH MONTAGE CREEK WAY  
 BLUFFDALE, UTAH 84005  
 801.555.4112  
 WWW.WILDINGENGINEERING.COM

PROJECT NAME <b>EXHIBIT "A"</b> <b>VAST DATA CENTER</b>		DATE <b>09/04/2020</b>
DRAWN <b>DCC</b>		SCALE <b>1" = 30'</b>
CHECKED <b>SWD</b>	PROJECT # <b>20017</b>	SHEET <b>1 OF 1</b>
FILE NAME: G:\DATA\20017 Vast Data Center - PacifiCorp\dwg\20017 VDE Wilding-North-South.dwg		