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REV05042015

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

Project Name: Granary Building
WO#: 6615992
RW#:

13679130
06/01/2021 03:32 PM \$40.00
Book - 11183 Pg - 6945-6948
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171
BY: ARA, DEPUTY - WI 4 P.

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Granary 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 **10** feet in width and **95.00** 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 **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:

Legal Description:

A 10.00-foot-wide Powerline Easement being 5.00 feet on both sides of the following described centerline:

Commencing at the Southeast Corner of Lot 3, Block 26, Plat "A", Salt Lake City Survey thence 87.50 Feet South 89°57'35" West along the South Line of said Lot 3 being the North Right of way line of 700 South Street to the True Point of Beginning: and running thence North 00°02'25" West 95.00 feet to the Point of Ending.

Assessor Parcel No. 15-12-127-004-0000

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.

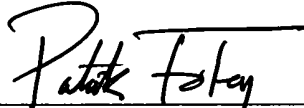
At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing

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 25th day of May, 2021.



Granary Campus, LLC GRANTOR

STATE OF Washington)
) ss.
County of King)

On this 25th day of May, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Patrick Foley (name), known or identified to me to be 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 Granary Campus LLC (entity name), 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.

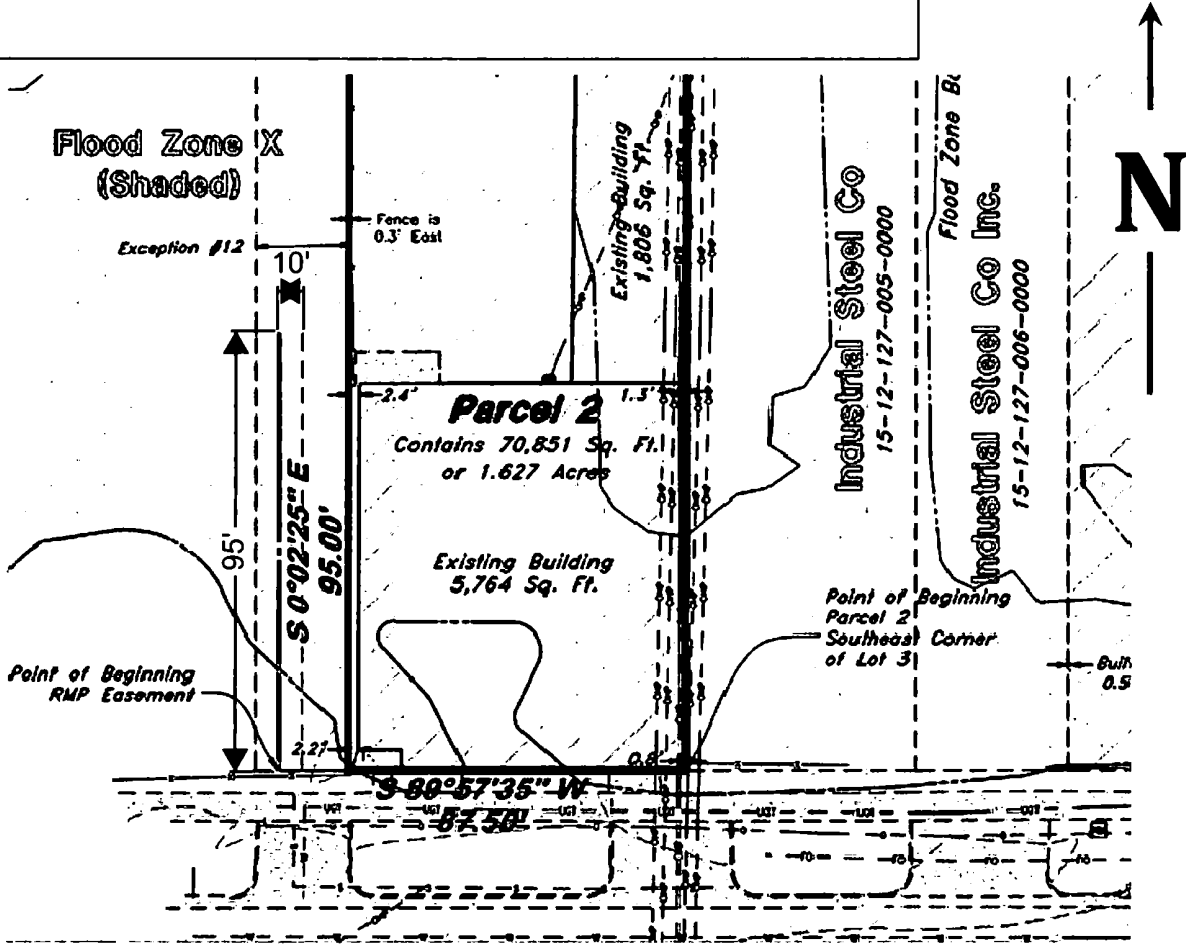



Shelby Hjort

(notary signature)
NOTARY PUBLIC FOR Washington (state)
Residing at: Seattle, WA (city, state)
My Commission Expires: 20/04/2025 (d/m/y)

Property Description

Section: 12 Township 1 S, Range 1 W, Salt Lake Meridian
County: Salt Lake State: Utah
Parcel Number: 15-12-127-004



CC#: 11441 WO#: 6615992	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.
Landowner Name: Granary Campus LLC	
Drawn by: AH	
<h1>EXHIBIT A</h1>	 <div style="float: right; border: 1px solid black; padding: 2px;"> SCALE: NTS </div>