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

13784499
09/28/2021 12:36 PM \$40.00
Book - 11245 Ps - 7335-7339
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171
BY: DNA, DEPUTY - WI 5 P.

Project Name: RKW15: Mountain Point – Bldg 1 (2000amp)
WO#: 6942700
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Sundborn 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, 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:

10’ PROPOSED POWER EASEMENT – OFFSITE SOUTH SUNDBORN PROPERTY

A part of the NE1/4 of Section 11, Township 4 South, Range 1 West, Salt Lake Base & Meridian, situate in Bluffdale, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located N89°28’05”E 977.48 feet along the 1/4 Section line and N00°31’55”W 53.00 feet from the Center 1/4 Corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base & Meridian; thence N00°15’41”W 10.00 feet; thence N89°28’05”E 340.03 feet; thence S00°38’52”E 10.00 feet; thence S89°28’05”W 340.10 feet to the point of beginning.

Contains: 3,401 square feet or 0.08 acres+/-

10’ PROPOSED POWER EASEMENT – OFFSITE EAST SUNDBORN PROPERTY

A part of the NE1/4 of Section 11, Township 4 South, Range 1 West, Salt Lake Base & Meridian, situate in Bluffdale, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located N89°28’05”E 977.48 feet along the 1/1 Section line and N00°21’53”W 138.77 feet from the Center 1/4 Corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base & Meridian; thence S89°44’19”W 10.00 feet; thence N00°15’41”W 275.12 feet; thence S89°44’19”W 30.00 feet; thence N00°15’41”W 10.00 feet; thence N89°44’19”E 30.00 feet; thence N00°15’41”W 381.99 feet; thence N89°44’19”E 10.00 feet; thence S00°15’41”E 667.11 feet to the point of beginning.

Contains: 6,971 square feet or 0.16 acres+/-

10' PROPOSED POWER EASEMENT – OFFSITE NORTHEAST SUNDBORN PROPERTY

A part of the NE1/4 of Section 11, Township 4 South, Range 1 West, Salt Lake Base & Meridian, situate in Bluffdale, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located N89°28'05"E 911.62 feet along the 1/4 Section line and N00°31'55"W 775.45 feet from the Center 1/4 Corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base & Meridian; thence S89°44'19"W 10.00 feet; thence N00°15'41"W 43.25 feet; thence N89°44'19"E 10.00 feet; thence S00°15'41"E 43.25 feet to the point of beginning.

Contains: 432 square feet or 0.01 acres+/-

10' PROPOSED POWER EASEMENT – OFFSITE NORTHWEST SUNDBORN PROPERTY

A part of the NE1/4 of Section 11, Township 4 South, Range 1 West, Salt Lake Base & Meridian, situate in Bluffdale, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located N89°28'05"E 570.45 feet along the 1/4 Section line and N00°31'55"W 777.07 feet from the Center 1/4 Corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base & Meridian; thence S89°44'19"W 10.00 feet; thence N00°15'41"W 32.71 feet; thence N89°44'19"E 10.00 feet; thence S00°15'41"E 32.71 feet to the point of beginning.

Contains: 327 square feet or 0.01 acres+/-

Assessor Parcel No. 33112000380000

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.

Sunban LLC Dated this 20 day of September, 2021.

Paul M. Seaberg, Manager
(Insert Grantor Name Here) GRANTOR

(Insert Grantor Name Here) GRANTOR

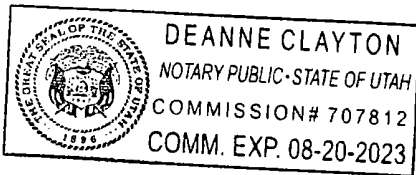
-Signatures continued on next page-

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF UTAH)
) ss.
County of UTAH)

On this 20th day of SEPTEMBER, 2021, before me, the undersigned Notary Public in and for said State, personally appeared JAMES G SEABERG (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 SUNDBORN 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.

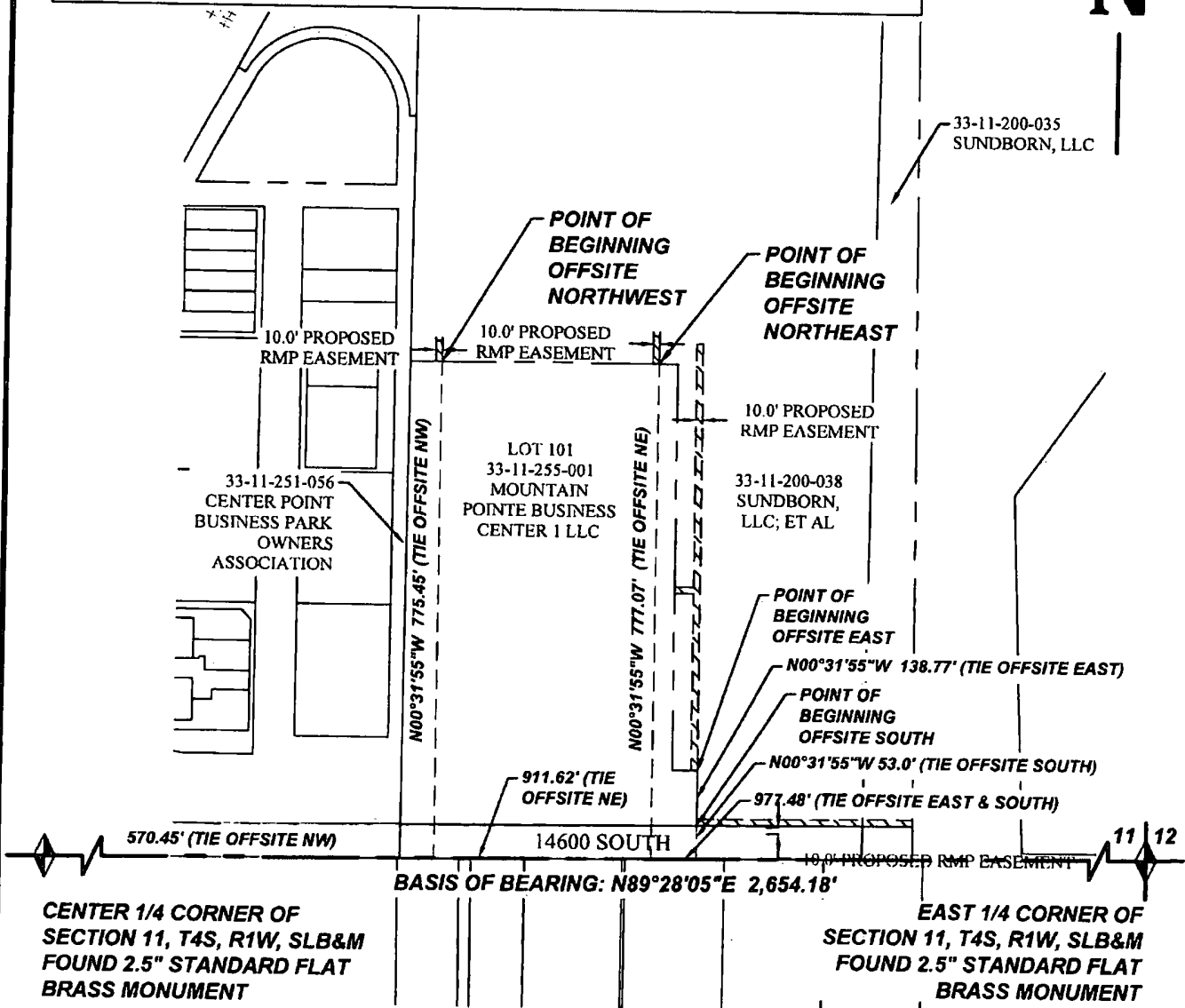


Deanne Clayton
(notary signature)

NOTARY PUBLIC FOR UTAH (state)
Residing at: LEHI UT (city, state)
My Commission Expires: 8/20/2023 (d/m/y)

Property Description

Quarter: — Quarter: NE1/4 Section: 11 Township 4 SOUTH (N or S),
 Range 1 WEST (E or W), SALT LAKE BASE & Meridian
 County: SALT LAKE State: UTAH
 Parcel Number: 33-11-200-038 & 33-11-200-035



CC#: 11431 WO#: 6942700
 Landowner Name: SUNDBORN, LLC; ET AL
 Drawn by: JKEH

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: N.T.S.

T:\2017\12443 Mountain Point Business Center\12443 Mountain Point Business Center.dwg