

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

13981786 B: 11354 P: 7480 Total Pages: 4
07/07/2022 03:11 PM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER 1407 W NORTH TEMPLE STE 110 SALT LAKE CITY, UT 84116

Project Name: I-215 Land Plat 1, Lot 2 Building C
WO#: 6978801
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, HAMILTON I-215 LOGISTICS CENTER 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 839 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 the attached Exhibit A attached hereto and by this reference made a part hereof:

Assessor Parcel No. 08-16-426-002

A parcel of land located in the Southeast Quarter of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

LOT 2, I-215 LAND PLAT 1

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.

Acknowledgment by a LLC:

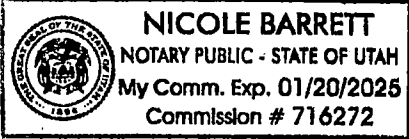
Hampton I-215 Logistics Center LLC
By: Geo. Arnold Title: MANAGER - George Arnold

STATE OF Utah
) ss.
County of Salt Lake

On this 29th day of June, 2022, before me, the undersigned Notary Public in and for said State, personally appeared George Arnold, known or identified to me to be the Manager of the limited liability company that executed the instrument, 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.

[Signature]
(notary signature)



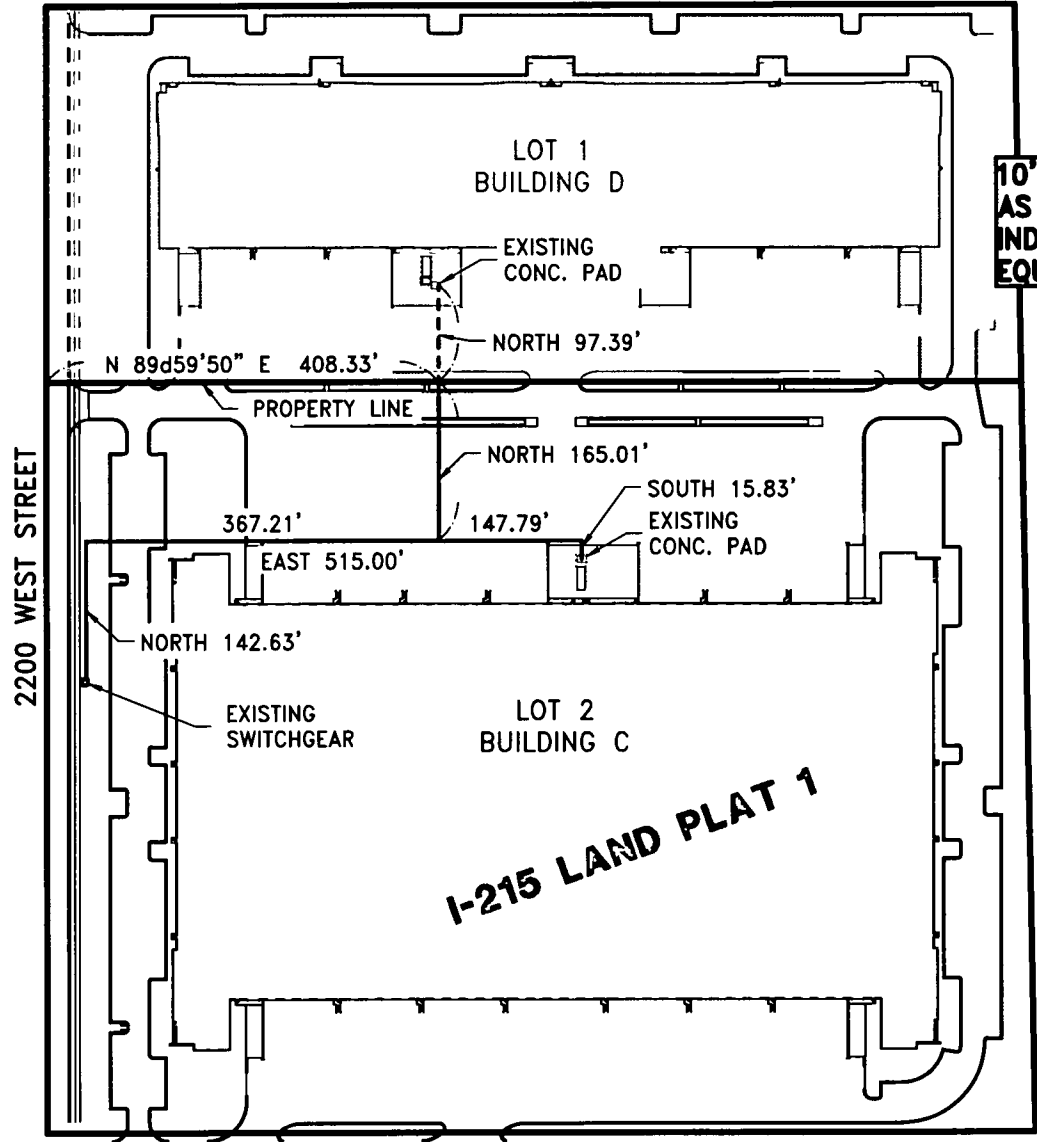
NOTARY PUBLIC FOR Utah (state)
Residing at: Salt Lake City, UT (city, state)
My Commission Expires: 01/20/2025 (d/m/y)

Property Description

Quarter: NE Quarter: SE Section: 16 Township 1N (N or S),
 Range 1W (E or W), Salt Lake Meridian
 County: Salt Lake State: Utah
 Parcel Number: 08-16-426-002



10' WIDE PRIVATE EASEMENT AS SHOWN. RED LINES INDICATE APPROXIMATE EQUIPMENT LOCATIONS.



CC#: _____ WO#: _____

Landowner Name:
 HAMILTON I-215 LOGISTICS CENTER LLC

Drawn by: DKR 6/22

"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

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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'