

REV05042015

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

14152349 B: 11444 P: 7079 Total Pages: 4  
09/14/2023 08:35 AM By: avice Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: PEAK INDUSTRIAL  
2424 SOUTH 5370 WESTWVC, UT 84120



Project Name: CNT11/Thermo King/Gen Serv Warehouse  
WO#: 7068724  
RW#:

**UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, **201CC Land 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 80 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: **PARCEL D, 201 COMMERCE CENTER SUB NO # 4.**

Assessor Parcel No. 15-19-126-012-0000

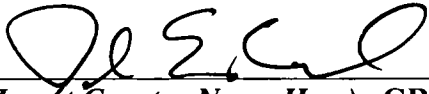
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, 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 18<sup>th</sup> day of August, 2023



*(Insert Grantor Name Here)* GRANTOR

Josh England

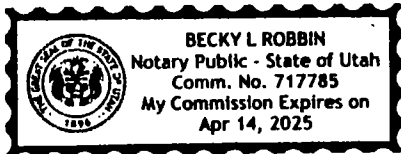
*(Insert Grantor Name Here)* GRANTOR

**Acknowledgment by a Corporation, LLC, or Partnership:**

STATE OF Utah )  
 ) ss.  
County of Salt Lake )

On this 18 day of August, 2023, before me, the undersigned Notary Public in and for said State, personally appeared Josh England (name), known or identified to me to be the CR England (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 CR England (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.

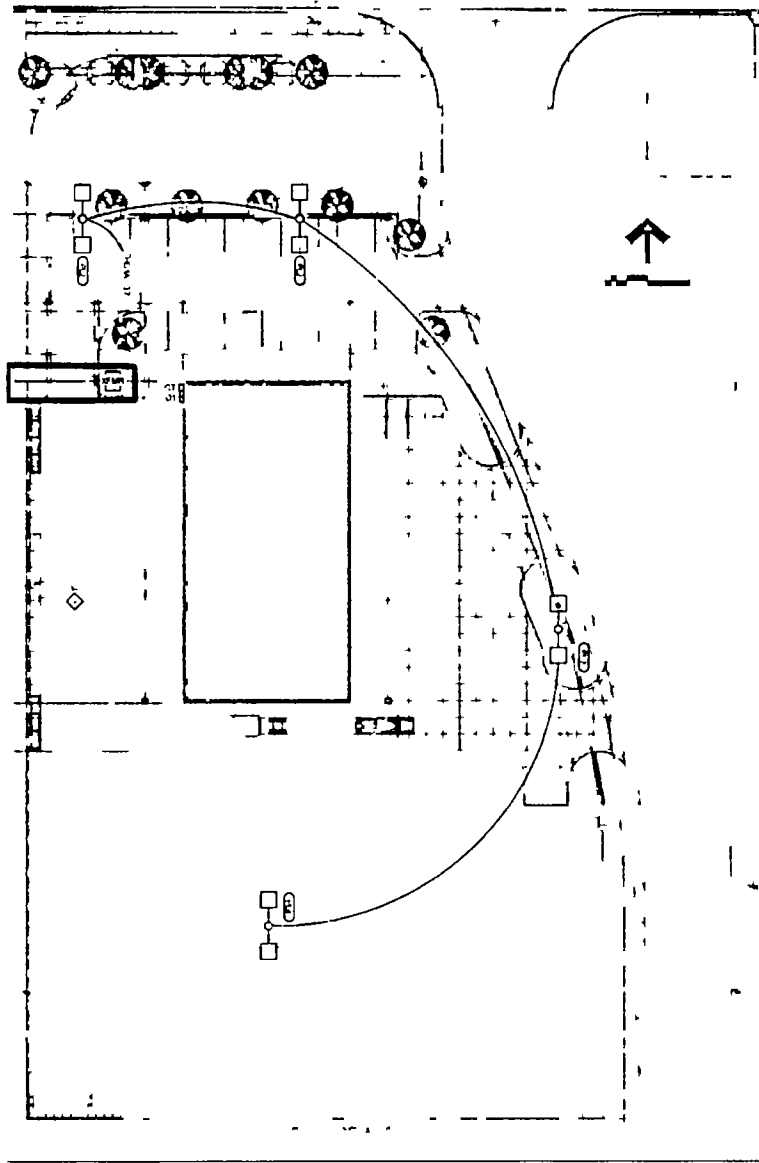


Becky L Robbin  
\_\_\_\_\_  
(notary signature)

NOTARY PUBLIC FOR Utah (state)  
Residing at: Salt Lake (city, state)  
My Commission Expires: April 14, 25 (d/m/y)

# Property Description

Quarter: NE Quarter: NW Section: 19 Township 1 S,  
Range 1 W, Salt Lake Principal Meridian  
County: Salt Lake State: Utah  
Parcel Number: 15-19-126-012-0000



CC#: 11441 WO#: 7068724  
Landowner Name: 201CC Land LLC  
Drawn by: Frankie Mansuetto

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: