

REV101512

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

E 2719217 B 5703 P 794-796  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
02/08/2013 03:06 PM  
FEE \$14.00 Pgs: 3  
DEP RT REC'D FOR ROCKY MOUNTAIN PO  
WER

Project Name: Leadership Learning Academy  
Tract Number:  
WO#: 5719904  
RW#:

**UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, **Hill Field School Development, LLC**, ("Grantor"), hereby grants to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, ("Grantee"), an easement for a right of way **10'** feet in width and **+ or - 260'** 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 **Davis 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:

Proposed Lot 310 Windsor

Beginning at the Southeast corner of Lot 201 Windsor Square Commercial Subdivision Phase2, a subdivision of part of the Northeast ¼ of Section 8, Township 4 North, Range 1 West, Salt Lake Base and Meridian; in the county of Davis, State of Utah, and running thence North 0°03'00" East 310.73 feet along the section line to the Northeast corner of said Lot 201, thence South 89°47'48" East 706.99 feet, thence South 0°08'15" West 307.83 feet, thence South 89°58'00" West 706.52 feet to the point of beginning, .

Assessor Parcel No.

Tax I.D. #09-045-0016

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 15 day of Jan, 2013

[Signature]  
**(Insert Grantor Name Here) GRANTOR**

[Signature]  
**(Insert Grantor Name Here) GRANTOR**

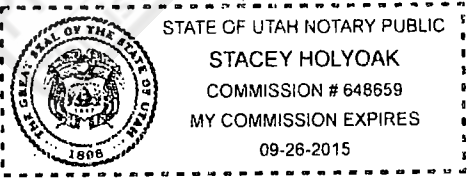
**Acknowledgment by Trustee, or Other Official or Representative Capacity:**

STATE OF Utah,  
) ss.  
County of Morgan

On this 15 day of Jan, 2013, before me, the undersigned Notary Public in and for said State, personally appeared Jed Stevenson (representative's name), known or identified to me to be the person whose name is subscribed as member (title/capacity in which instrument is executed) of Hillfield Church 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.

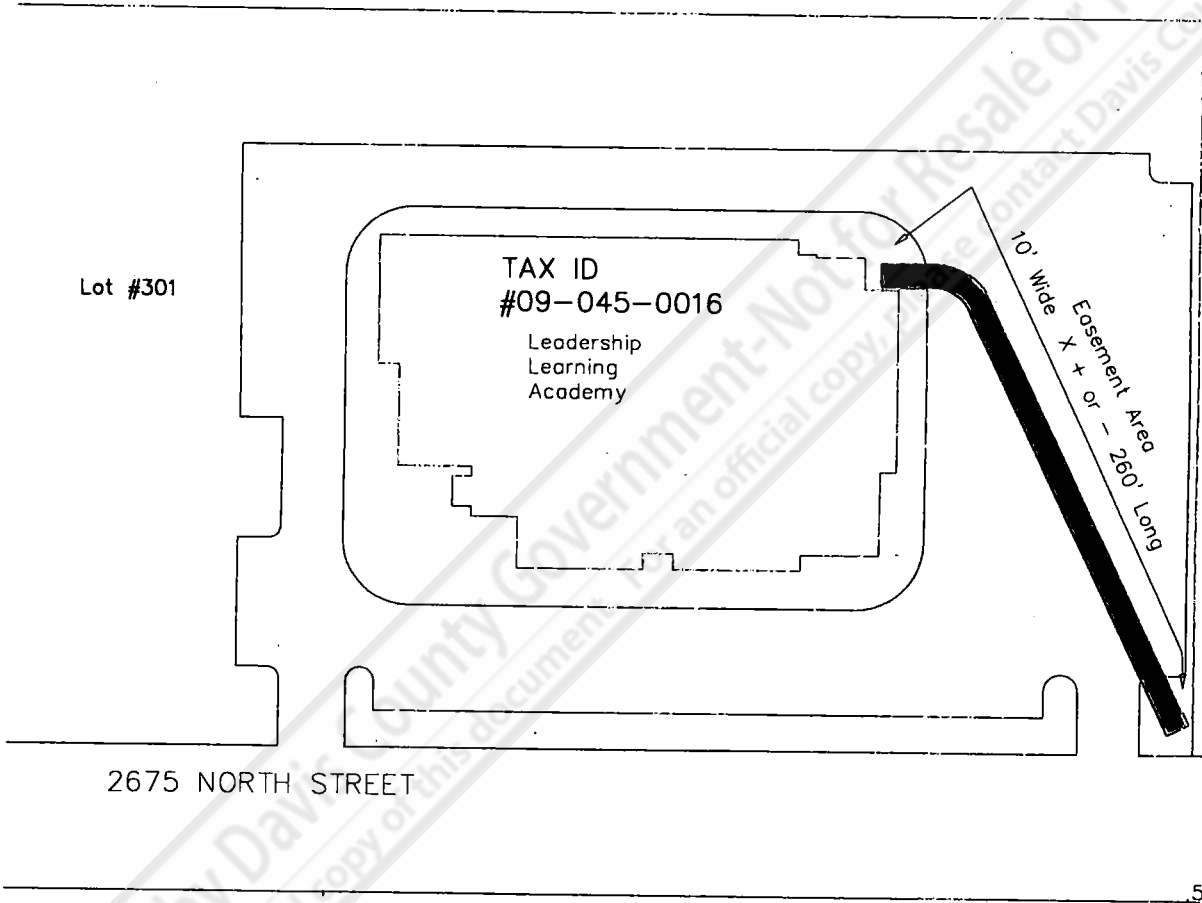
[Signature]  
(notary signature)



NOTARY PUBLIC FOR Utah (state)  
Residing at: Morgan UT (city, state)  
My Commission Expires: 9/26/2015 (d/m/y)

### Property Description

Quarter: \_\_\_\_\_ Quarter: \_\_\_\_\_ Section: 09 Township 4N. (N or S),  
Range 1 W. (E or W), ~~Salt Lake~~ BASE Meridian  
County: DAVIS State: UT  
Parcel Number: 09-045-0016



Lot #301

TAX ID  
#09-045-0016  
Leadership  
Learning  
Academy

10' Wide Easement Area  
x or - 260' Long

2675 NORTH STREET

CC#: WO#: 005719904  
Landowner Name: HILL FIELD SCHOOL DEVELOPMENT  
Drawn by: Pantke P10250

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

## PacifiCorp

SCALE: Not To