

ENTRY NO. 00303782

12/08/2021 04:21:30 PM B: 0615 P: 1580

Right of Way PAGE 1 / 35

DEBRA P. ZIRBES, JUAB COUNTY RECORDER

FEE \$ 40.00 BY JUAB TITLE & ABSTRACT COMPANY



When recorded return to:

Rocky Mountain Power
Attn: Louder / Graff
1407 W North Temple Ste. 110
Salt Lake City, UT 84116

Project Name: Gateway South
Tract Number: 1413, 1519 & 10856
WO#: 10045250
RW#: 2019R0050

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. Juab Title & Abstract Company hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof

RIGHT OF WAY AND EASEMENT GRANT WITH ACCESS ROUTE

TRIPLE P BRAND, LLC, A UTAH LIMITED LIABILITY COMPANY,

whose address is 432 North 900 East, Nephi, UT 84648 ("Grantor") for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to **Rocky Mountain Power, an unincorporated division of PacifiCorp, an Oregon corporation, its successors and assigns,** whose address is 1407 W North Temple, Salt Lake City, Utah 84116 ("Grantee") **a perpetual easement and right of way ("Easement") over and across a certain parcel or parcels of real property owned by Grantor ("Grantor's Land")** located in **Juab County, State of Utah.** Grantor's Land is more particularly described in Exhibit "A", the legal description of the Easement area ("Easement Area") and access to the Easement Area are more particularly described and shown on Exhibits "B" and "C", respectively, all of which are attached hereto and by this reference made a part hereof.

1. Easement Grant. The purpose of this Easement is to allow Grantee to, and Grantor does hereby grant to Grantee the right to construct, reconstruct, operate, maintain, relocate, enlarge, alter, and remove electric power lines, communication lines, and related equipment, including supporting towers and poles, guy anchors, conductors, wires, cables and other lines, and all other necessary or desirable equipment, accessories and appurtenances thereto on, over, and under the Easement Area. The Easement also includes the right to use portions of Grantor's Land adjacent to the Easement Area necessary for the initial construction and installation of Grantee's facilities and for subsequent repair of Grantee's facilities.

2. Access. Grantee shall have a right of access along and within the described Easement Area, and the specific right of access to the Easement Area over and across Grantor's Land as shown on Exhibit "C" and other locations as may be reasonably necessary or convenient to carry out the purposes for which this Easement is granted. Grantor may not fence the Easement Area or preclude access in a manner that will preclude continuous longitudinal travel by persons, vehicles, or equipment, except as otherwise agreed to in writing by Grantee. The foregoing right of access is intended to run with and encumber Grantor's Land unless expressly released in writing by Grantee.

3. Grantor's Use of the Easement Area. Grantor may use the Easement Area for any purpose that is not inconsistent with the purposes for which this Easement is granted, provided that, Grantor expressly agrees that within the Easement Area, Grantor will not: a) construct any building or structure of any kind or nature; b) excavate closer than fifty feet (50') from any pole

or structure; c) excavate anywhere in the Easement Area in a manner that undermines or removes lateral support from any pole or structure, or that prevents or impairs Grantee's access to any pole or structure; d) store or stockpile materials, equipment, vehicles or other items of any kind, including flammable or hazardous materials; e) use any equipment or vehicles that exceeds twelve feet (12') in height; f) increase the existing ground elevation; g) light any fires; or h) otherwise use the Easement Area in any manner that violates the National Electrical Safety Code or Grantee's safety clearance standards, as may be amended from time to time. Subject to the foregoing limitations, the surface of the Easement Area 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.

4. Vegetation Management. Grantee shall have the right to prune or remove vegetation within the Easement Area which, in its reasonable opinion, interferes with, is causing, or may cause a threat of harm to its facilities or improvements. Grantee shall also have the right to prune or remove vegetation outside the Easement Area that may grow within twenty-five (25) feet of the transmission line conductor.

5. Miscellaneous Provisions.

5.1 Exhibits. Grantee may supplement or replace Exhibits "A", "B" and "C" with a more defined description and/or depiction and record the same in the County Clerk and Recorder's Office. Grantor agrees to fully cooperate and to execute any additional documents necessary to facilitate this process.

5.2 Authority. The individual(s) executing this document represents and warrants that he/she has the legal authority to convey the Easement described herein

5.3 Amendments. This Easement may be amended only by recording, in the office of the county recorder, an instrument in writing reciting the terms of the amendment and bearing the signatures of all parties hereto, or their heirs, successors, and assigns.

5.4 No Waiver. The failure to enforce or perform any provision set forth in this Easement shall not be deemed a waiver of any such right.

5.5 Successors and Assigns. All rights and obligations contained herein or implied by law are intended to be covenants running with the land and shall attach, bind and inure to the benefit of Grantor and Grantee and their respective heirs, successors, and assigns.

5.6 Jury Waiver. To the fullest extent permitted by law, Grantor and Grantee each 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 Right of Way Easement. Grantor and Grantee 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 31st day of August, 2021.

GRANTOR:

**TRIPLE P BRAND, LLC, A UTAH
LIMITED LIABILITY COMPANY**

By: Michael Johnson

Its: manager

REPRESENTATIVE ACKNOWLEDGEMENT

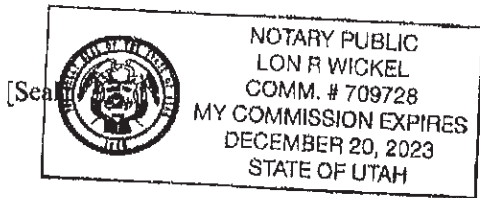
State of Utah
County of Juab } SS.

This instrument was acknowledged before me on this 31 day of August, 2021.

by Michael Peterson, as Manager,
Name of Representative Title of Representative

of Triple P Brand LLC
Name of Entity on behalf of whom instrument was executed

L R Wickel
Notary Public



My commission expires: 12/20/2023

GATEWAY SOUTH

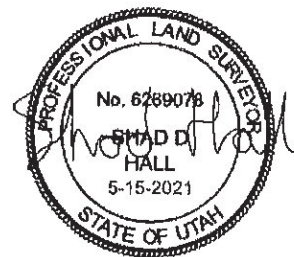
TRANSMISSION LINE AND ACCESS ROUTES EXHIBITS

OWNERSHIP:
**TRIPLE P BRAND, LLC, A UTAH
 LIMITED LIABILITY COMPANY**

APN: XC00-2780-

REVISION: - -

I, SHAD D. HALL, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF UTAH, AND HOLD LICENSE NUMBER 6269078, AND THAT I AM A SUBCONTRACTOR TO PACIFICORP TO CONDUCT THIS EASEMENT SURVEY AND THAT THIS EASEMENT SURVEY WAS MADE UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT THIS EASEMENT SURVEY IS ACCURATELY REPRESENTED HEREON.



COVER SHEET

REV	DATE	DESC.	BY	CHK	APP
					--



TRIPLE P BRAND, LLC, A UTAH LIMITED LIABILITY
 COMPANY
 APN: XC00-2780-

LOCATED IN SECTION 13, T.12S., R.1W.,
 SLB&M, JUAB COUNTY, UTAH



SHEET 01 OF 12	
DRAWN BY: TMS	REV. -

TABLE OF CONTENTS

COVER 1

TABLE OF CONTENTS 2

EXHIBIT "A" VESTING LEGAL DESCRIPTION OF GRANTOR'S AFFECTED PARCEL
 DESCRIPTION 3

EXHIBIT "B" TRANSMISSION LINE DESCRIPTION
 DESCRIPTION 4

EXHIBIT "B-1" TRANSMISSION LINE DEPICTION
 TRANSMISSION LINE DEPICTION 5

EXISTING TRANSMISSION LINE EASEMENTS 6

EXHIBIT "C" ACCESS ROUTE DESCRIPTIONS
 ROUTE "A" 7

ROUTE "B" 8

EXHIBIT "C-1" ACCESS ROUTE DEPICTIONS
 INDEX 9

ROUTE "A" 10

ROUTE "B" 11

SECTION INFORMATION
 SECTION INFORMATION SHEET..... 12

I, SHAD D. HALL, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF UTAH, AND HOLD LICENSE NUMBER 6269078, AND THAT I AM A SUBCONTRACTOR TO PACIFICORP TO CONDUCT THIS EASEMENT SURVEY AND THAT THIS EASEMENT SURVEY WAS MADE UNDER MY SUPERVISION. AND FURTHER CERTIFY THAT THIS EASEMENT SURVEY IS ACCURATELY REPRESENTED HEREON.

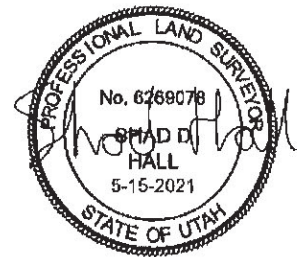


TABLE OF CONTENTS

REV	DATE	DESC.	BY	CHK	APP



TRIPLE P BRAND, LLC, A UTAH LIMITED LIABILITY COMPANY
 APN: XC00-2780-

LOCATED IN SECTION 13, T.12S., R.1W.,
 SLB&M, JUAB COUNTY, UTAH



SHEET 02 OF 12

DRAWN BY: TMS

REV. -

GRANTORS VESTING DESCRIPTION: VESTED IN TRIPLE P BRAND, LLC, A UTAH LIMITED LIABILITY COMPANY AS DESCRIBED BY THAT CERTAIN WARRANTY DEED RECORDED ON NOVEMBER 13, 2018, AS ENTRY 00289160. IN BOOK 0585 AT PAGE 1875, ON FILE WITH THE JUAB COUNTY RECORDER.

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE EAST 51 RODS, THENCE MEANDERING SOUTHWESTERLY AND SOUTHEASTERLY UP THE EAST SIDE OF THE SLOUGH 154 RODS, THENCE EAST 8 RODS, THENCE SOUTH 9 RODS 19 LINKS TO THE SOUTH BOUNDARY OF THE QUARTER SECTION, THENCE WEST 53 RODS, THENCE NORTH 160 RODS TO THE POINT OF BEGINNING.

WILDING ENGINEERING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY THROUGH ITS AGENT JUAB TITLE & ABSTRACT COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY REFERENCED HEREON. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.

I, SHAD D. HALL, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF UTAH, AND HOLD LICENSE NUMBER 6269078, AND THAT I AM A SUBCONTRACTOR TO PACIFICORP TO CONDUCT THIS EASEMENT SURVEY AND THAT THIS EASEMENT SURVEY WAS MADE UNDER MY SUPERVISION. AND FURTHER CERTIFY THAT THIS EASEMENT SURVEY IS ACCURATELY REPRESENTED HEREON.

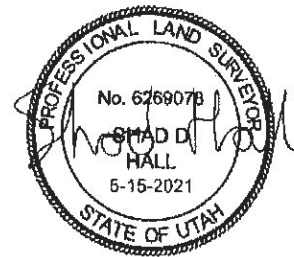


EXHIBIT A

REV	DATE	DESC.	BY	CHK	APP
-	-	-	-	-	-



TRIPLE P BRAND, LLC, A UTAH LIMITED LIABILITY COMPANY
APN: XC00-2780-

LOCATED IN SECTION 13, T.12S., R.1W.,
SLB&M, JUAB COUNTY, UTAH



SHEET 03 OF 12
DRAWN BY: TMS REV. -

DESCRIPTION: (250' WIDE TRANSMISSION LINE RIGHT-OF-WAY)

A STRIP OF LAND BEING 250 FEET IN WIDTH, BEING 125 FEET ON EACH SIDE AND PARALLEL WITH THE FOLLOWING DESCRIBED REFERENCE LINE, LOCATED IN SECTION 13, TOWNSHIP 12 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, JUAB COUNTY, UTAH, AND BEING A PORTION OF THAT TRACT OF LAND OWNED BY TRIPLE P BRAND, LLC, A UTAH LIMITED LIABILITY COMPANY AS DESCRIBED BY THAT CERTAIN WARRANTY DEED RECORDED ON NOVEMBER 13, 2018, AS ENTRY 00289160. IN BOOK 0585 AT PAGE 1875, ON FILE WITH THE JUAB COUNTY RECORDER.

AT A POINT WHICH IS SOUTH 87°37'37" WEST 456.43 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 13, AND RUNNING THE FOLLOWING COURSES TO ESTABLISH THE NORTH LINE OF TRANSMISSION LINE RIGHT-OF-WAY;

THENCE SOUTH 89°18'25" WEST 1971.05 FEET;

THENCE NORTH 01°18'49" WEST 31.63 FEET TO A POINT ON THE SOUTH LINE OF SAID GRANTOR'S PROPERTY, SAID POINT BEING SOUTH 89°44'15" WEST 2427.69 FROM THE EAST QUARTER CORNER OF SAID SECTION 13, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 01°18'48" WEST 2625.44 FEET TO A POINT ON THE NORTH LINE OF SAID GRANTOR'S PROPERTY AND THE POINT OF TERMINATION, SAID POINT BEING SOUTH 89°19'10" WEST 2388.42 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 13.

NOTE: SIDELINES SHALL BE LENGTHENED OR SHORTENED TO MEET AT ANGLE POINTS AND TO TERMINATE AT GRANTOR'S PARCEL BOUNDARY AND/OR EASEMENT(S) AS DESCRIBED ABOVE AND/OR IN SAID DEED.

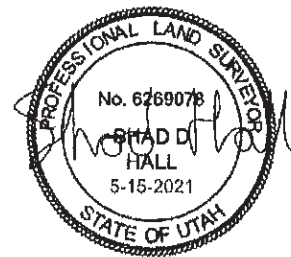
LESS AND EXCEPTING ANY PORTIONS LYING OUTSIDE OF SAID GRANTOR'S PROPERTY.

SAID STRIP CONTAINING 709,410 SF OR 16.286 ACRES, MORE OR LESS, AS SET FORTH BY THE EXHIBIT ATTACHED HERETO AND MADE A PART THEREOF.

BASIS OF BEARINGS STATEMENT:

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 02°09'32" EAST FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN TO THE EAST QUARTER OF SAID SECTION 13.

I, SHAD D. HALL, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF UTAH, AND HOLD LICENSE NUMBER 6269078, AND THAT I AM A SUBCONTRACTOR TO PACIFICORP TO CONDUCT THIS EASEMENT SURVEY AND THAT THIS EASEMENT SURVEY WAS MADE UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT THIS EASEMENT SURVEY IS ACCURATELY REPRESENTED HEREON.

**EXHIBIT B**

REV	DATE	DESC.	BY	CHK	APP
-					



TRIPLE P BRAND, LLC, A UTAH LIMITED LIABILITY COMPANY
APN: XC00-2780-

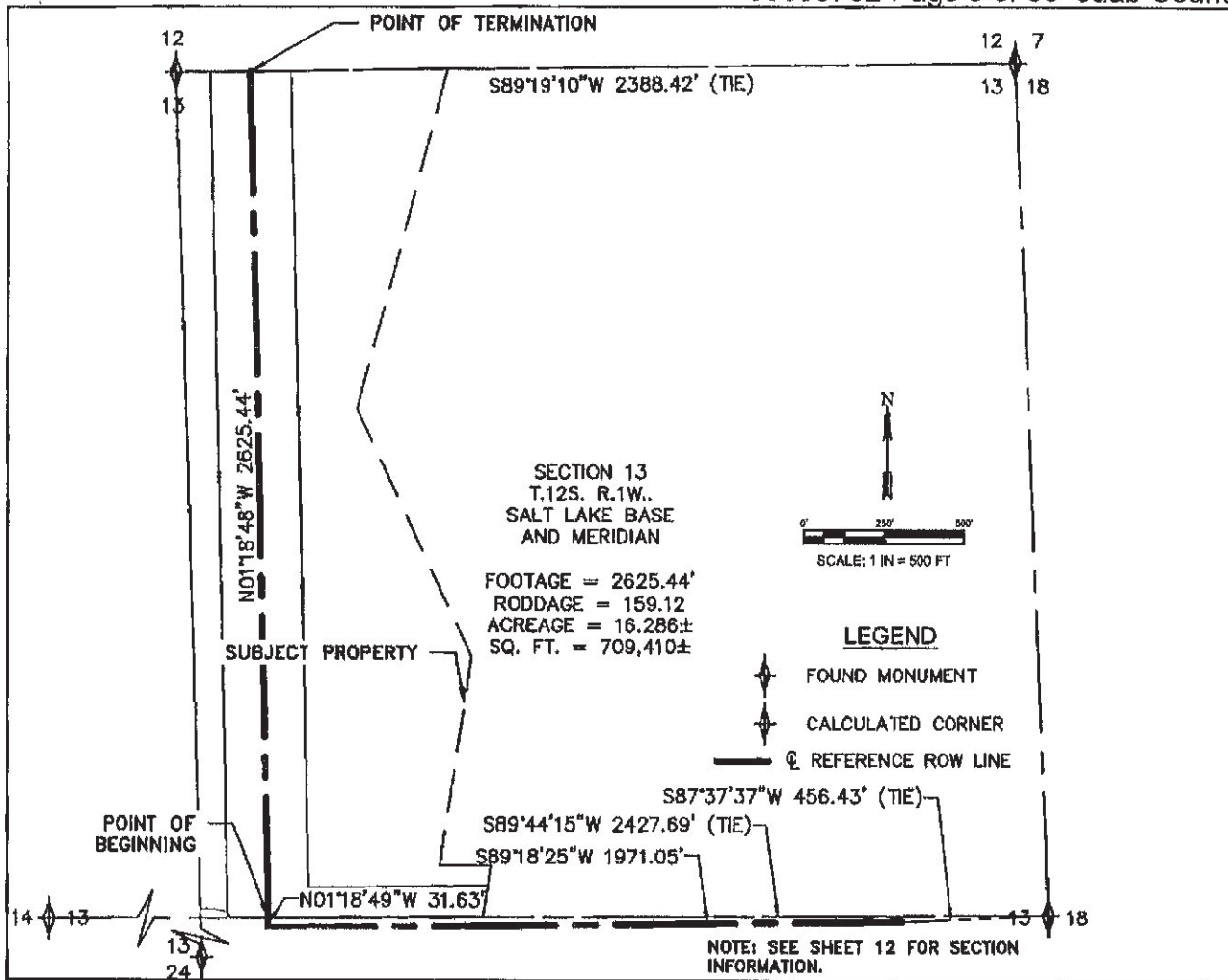
LOCATED IN SECTION 13, T.12S., R.1W.,
SLB&M, JUAB COUNTY, UTAH



SHEET 04 OF 12

DRAWN BY: TMS

REV. -



SECTION 13 T.12S. R.1W., SLB&M, JUAB COUNTY, UTAH

NOTE
THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION 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.

NOTE:
BEARINGS ARE GRID BEARINGS AS DEFINED BY UTM NAD 83 ZONE 12 NORTH AS OBTAINED BY GPS OBSERVATIONS OF THE MONUMENTS SHOWN HEREON. THE LINEAL DIMENSIONS U.S. SURVEY FOOT MEASURED AT GROUND.

I, SHAD D. HALL, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF UTAH, AND HOLD LICENSE NUMBER 6269078, AND THAT I AM A SUBCONTRACTOR TO PACIFICORP TO CONDUCT THIS EASEMENT SURVEY AND THAT THIS EASEMENT SURVEY WAS MADE UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT THIS EASEMENT SURVEY IS ACCURATELY REPRESENTED HEREON.

POWER LINE EASEMENT DETAIL (NTS)

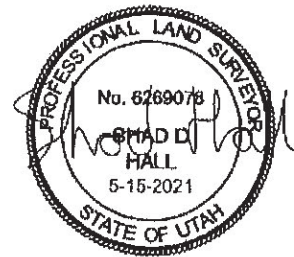
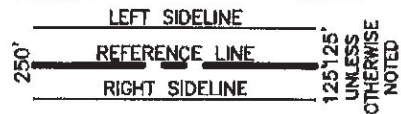


EXHIBIT B-1

REV	DATE	DESC.	BY	CHK	APP
-	-	-	-	-	-



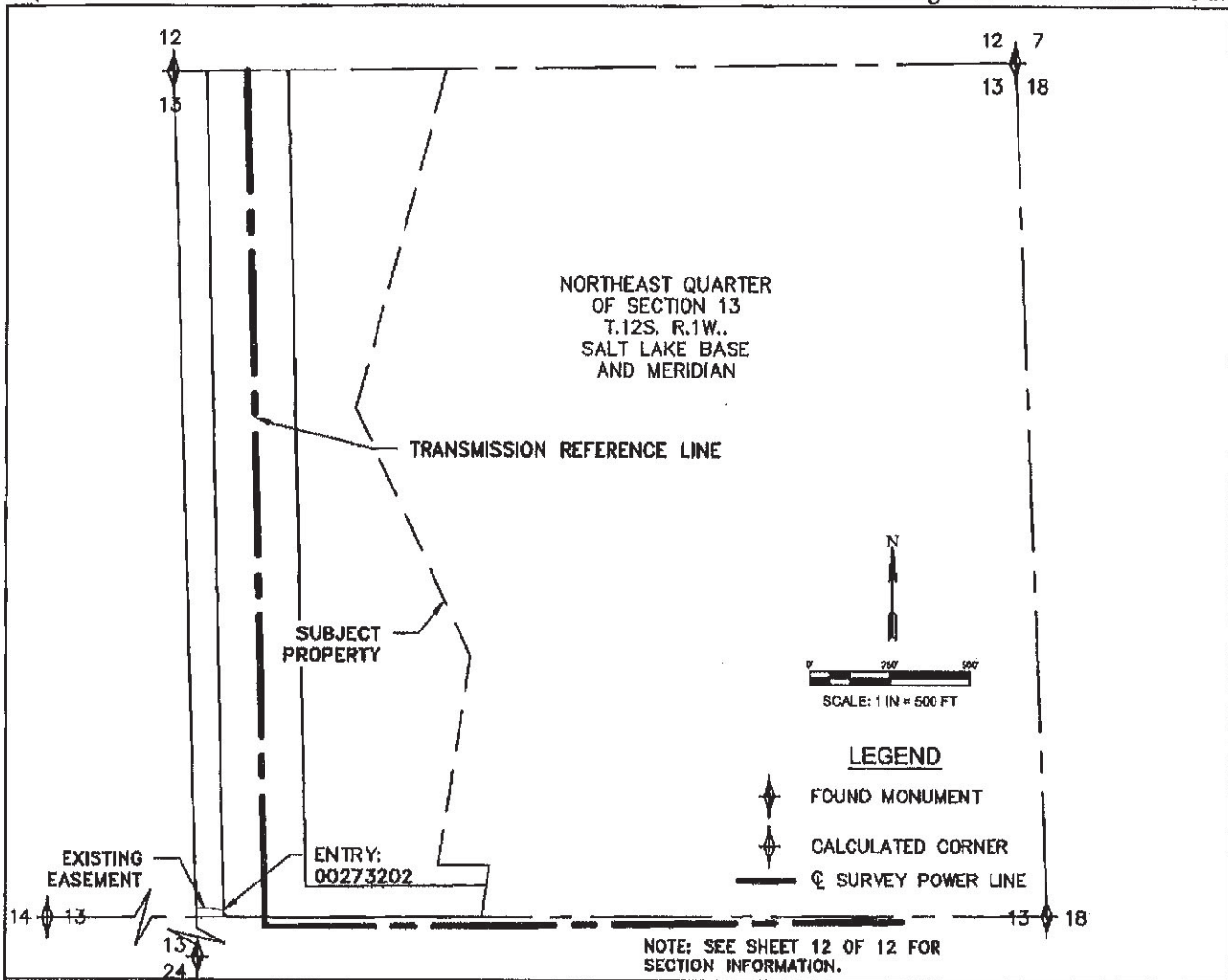
TRIPLE P BRAND, LLC, A UTAH LIMITED LIABILITY COMPANY
APN: XC00-2780-

LOCATED IN SECTION 13, T.12S., R.1W.,
SLB&M, JUAB COUNTY, UTAH



SHEET 05 OF 12 SCALE: 1"=500'

DRAWN BY: TMS REV. -



SECTION 13 T.12S. R.1W., SLB&M, JUAB COUNTY, UTAH

NOTE
THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION 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.

NOTE:
BEARINGS ARE GRID BEARINGS AS DEFINED BY UTM NAD 83 ZONE 12 NORTH AS OBTAINED BY GPS OBSERVATIONS OF THE MONUMENTS SHOWN HEREON. THE LINEAL DIMENSIONS U.S. SURVEY FOOT MEASURED AT GROUND.

I, SHAD D. HALL, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF UTAH, AND HOLD LICENSE NUMBER 6269078, AND THAT I AM A SUBCONTRACTOR TO PACIFICORP TO CONDUCT THIS EASEMENT SURVEY AND THAT THIS EASEMENT SURVEY WAS MADE UNDER MY SUPERVISION. AND FURTHER CERTIFY THAT THIS EASEMENT SURVEY IS ACCURATELY REPRESENTED HEREON.

POWER LINE EASEMENT DETAIL (NTS)

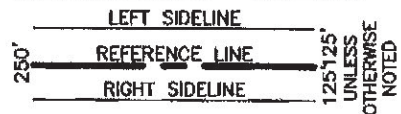


EXHIBIT B-1 EXISTING EASEMENTS

REV	DATE	DESC.	BY	CHK	APP



TRIPLE P BRAND, LLC, A UTAH LIMITED LIABILITY COMPANY
APN: XC00-2780-

LOCATED IN SECTION 13, T.12S., R.1W.,
SLB&M, JUAB COUNTY, UTAH



SHEET 06 OF 12 SCALE: 1"=500'

DRAWN BY: TMS REV. -

DESCRIPTION: A (30' WIDE ACCESS EASEMENT)

A STRIP OF LAND BEING 30 FEET IN WIDTH, BEING 15 FEET ON EACH SIDE AND PARALLEL WITH THE FOLLOWING DESCRIBED REFERENCE LINE, LOCATED IN SECTION 13, TOWNSHIP 12 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, JUAB COUNTY, UTAH, AND BEING A PORTION OF THAT TRACT OF LAND OWNED BY TRIPLE P BRAND, LLC, A UTAH LIMITED LIABILITY COMPANY AS DESCRIBED BY THAT CERTAIN WARRANTY DEED RECORDED ON NOVEMBER 13, 2018, AS ENTRY 002B9160, IN BOOK 0585 AT PAGE 1875, ON FILE WITH THE JUAB COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS

BEGINNING AT A POINT WHICH IS ON A PUBLIC RIGHT-OF-WAY, SAID POINT BEING NORTH 89°40'42" WEST 2577.95 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 13, AND RUNNING;

THENCE NORTH 44°58'54" EAST 32.87 FEET TO THE POINT OF A TANGENT 200.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID CURVE A DISTANCE OF 1.18 FEET THROUGH A CENTRAL ANGLE OF 00°20'18" (CHORD BEARS NORTH 44°48'45" EAST 1.18 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE TRANSMISSION LINE CORRIDOR DESCRIBED IN THIS DOCUMENT, SAID POINT BEING THE POINT OF TERMINATION WHICH IS NORTH 89°08'06" WEST 2554.13 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 13.

NOTE: SIDELINES SHALL BE LENGTHENED OR SHORTENED TO MEET AT ANGLE POINTS AND TO TERMINATE AT SAID GRANTOR'S PARCEL BOUNDARY AND/OR EASEMENT(S) AS DESCRIBED IN THIS DOCUMENT.

LESS AND EXCEPTING ANY PORTIONS LYING OUTSIDE OF SAID GRANTOR'S PROPERTY OR WITHIN THE GATEWAY SOUTH TRANSMISSION LINE CORRIDOR RIGHT-OF-WAY.

CONTAINS 1,025 SF OR 0.024 ACRES, MORE OR LESS

BASIS OF BEARINGS STATEMENT:

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 02°09'32" EAST FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN TO THE EAST QUARTER OF SAID SECTION 13.

I, SHAD D. HALL, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF UTAH, AND HOLD LICENSE NUMBER 6269078, AND THAT I AM A SUBCONTRACTOR TO PACIFICORP TO CONDUCT THIS EASEMENT SURVEY AND THAT THIS EASEMENT SURVEY WAS MADE UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT THIS EASEMENT SURVEY IS ACCURATELY REPRESENTED HEREON.

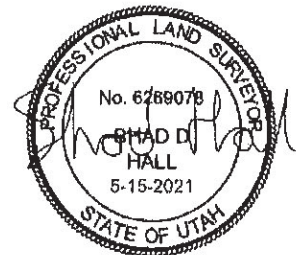


EXHIBIT C ROUTE A

REV	DATE	DESC.	BY	CHK	APP
-	-				--



TRIPLE P BRAND, LLC, A UTAH LIMITED LIABILITY COMPANY
APN: XC00-2780-

LOCATED IN SECTION 13, T.12S., R.1W.,
SLB&M, JUAB COUNTY, UTAH



SHEET 07 OF 12	
DRAWN BY: TMS	REV. -

DESCRIPTION: B (30' WIDE ACCESS EASEMENT)

A PORTION OF A 30 FOOT WIDE ACCESS EASEMENT, BEING LOCATED IN SECTION 13, TOWNSHIP 12 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, JUAB COUNTY, UTAH, AND BEING A PORTION OF THAT TRACT OF LAND OWNED BY TRIPLE P BRAND, LLC, A UTAH LIMITED LIABILITY COMPANY AS DESCRIBED BY THAT CERTAIN WARRANTY DEED RECORDED ON NOVEMBER 13, 2018, AS ENTRY 00289160. IN BOOK 0585 AT PAGE 1875, ON FILE WITH THE JUAB COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE TRANSMISSION LINE CORRIDOR DESCRIBED IN THIS DOCUMENT, SAID POINT BEING SOUTH 05°42'39" EAST 1347.64 FEET FROM THE NORTH QUARTER CORNER, SAID POINT ALSO BEING ON A 1515.00 FOOT RADIUS CURVE TO THE RIGHT, AND RUNNING;

THENCE ALONG SAID CURVE A DISTANCE OF 161.98 FEET THROUGH A CENTRAL ANGLE OF 06°07'33" (CHORD BEARS NORTH 03°35'39" WEST 161.90 FEET),
THENCE NORTH 00°31'52" WEST 471.91 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF THE TRANSMISSION LINE;
THENCE SOUTH 01°18'48" EAST ALONG SAID TRANSMISSION LINE RIGHT-OF-WAY 633.64 FEET TO THE POINT OF **BEGINNING**.

CONTAINS 2275 SQUARE FEET OR 0.052 ACRES, MORE OR LESS.

LESS AND EXCEPTING ANY PORTIONS LYING OUTSIDE OF SAID GRANTOR'S PROPERTY OR WITHIN THE GATEWAY SOUTH TRANSMISSION LINE CORRIDOR RIGHT-OF-WAY.

BASIS OF BEARINGS STATEMENT:

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 02°09'32" EAST FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN TO THE EAST QUARTER OF SAID SECTION 13.

I, SHAD D. HALL, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF UTAH, AND HOLD LICENSE NUMBER 6269078, AND THAT I AM A SUBCONTRACTOR TO PACIFICORP TO CONDUCT THIS EASEMENT SURVEY AND THAT THIS EASEMENT SURVEY WAS MADE UNDER MY SUPERVISION. AND FURTHER CERTIFY THAT THIS EASEMENT SURVEY IS ACCURATELY REPRESENTED HEREON.



EXHIBIT C ROUTE 8

REV	DATE	DESC.	BY	CHK	APP

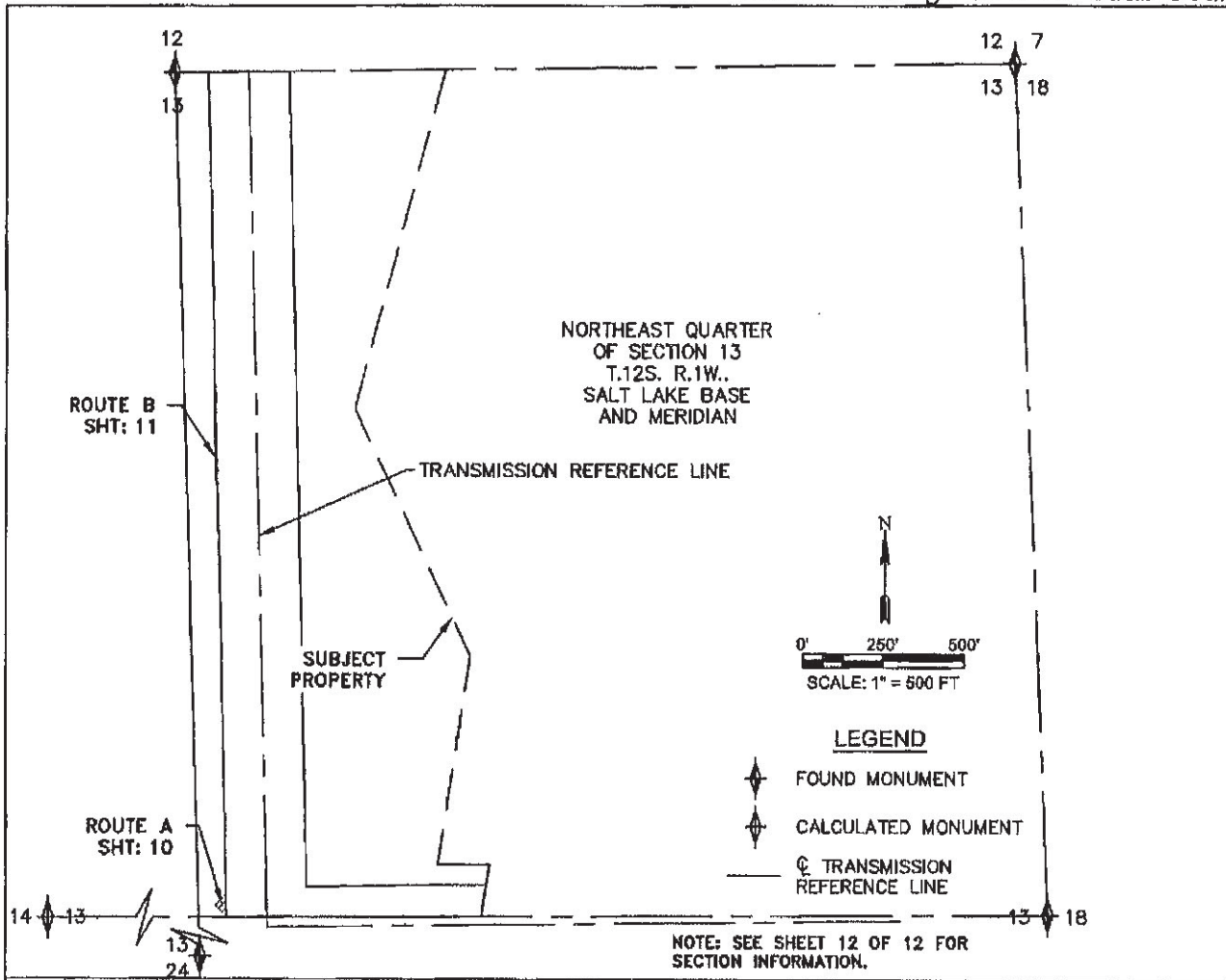


TRIPLE P BRAND, LLC, A UTAH LIMITED LIABILITY COMPANY
 APN: XC00-2780-

LOCATED IN SECTION 13, T.12S., R.1W.,
 SLB&M, JUAB COUNTY, UTAH



SHEET 08 OF 12	
DRAWN BY: TMS	REV. -



SECTION 13 T.12S. R.1W., SLB&M, JUAB COUNTY, UTAH

NOTE
THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION 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.

NOTE:
BEARINGS ARE GRID BEARINGS AS DEFINED BY UTM NAD 83 ZONE 12 NORTH AS OBTAINED BY GPS OBSERVATIONS OF THE MONUMENTS SHOWN HEREON. THE LINEAL DIMENSIONS U.S. SURVEY FOOT MEASURED AT GROUND.

I, SHAD D. HALL, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF UTAH, AND HOLD LICENSE NUMBER 6269078, AND THAT I AM A SUBCONTRACTOR TO PACIFICORP TO CONDUCT THIS EASEMENT SURVEY AND THAT THIS EASEMENT SURVEY WAS MADE UNDER MY SUPERVISION. AND FURTHER CERTIFY THAT THIS EASEMENT SURVEY IS ACCURATELY REPRESENTED HEREON.

ACCESS ROUTE EASEMENT DETAIL (NTS)

30'	LEFT SIDELINE	UNLESS OTHERWISE NOTED
	DESCRIPTION CENTERLINE	
15'	RIGHT SIDELINE	

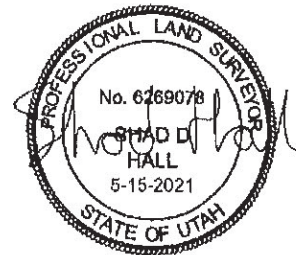


EXHIBIT C-1 INDEX

REV	DATE	DESC.	BY	CHK	APP
-	-	-	-	-	-



TRIPLE P BRAND, LLC, A UTAH LIMITED LIABILITY COMPANY
APN: XC00-2780-

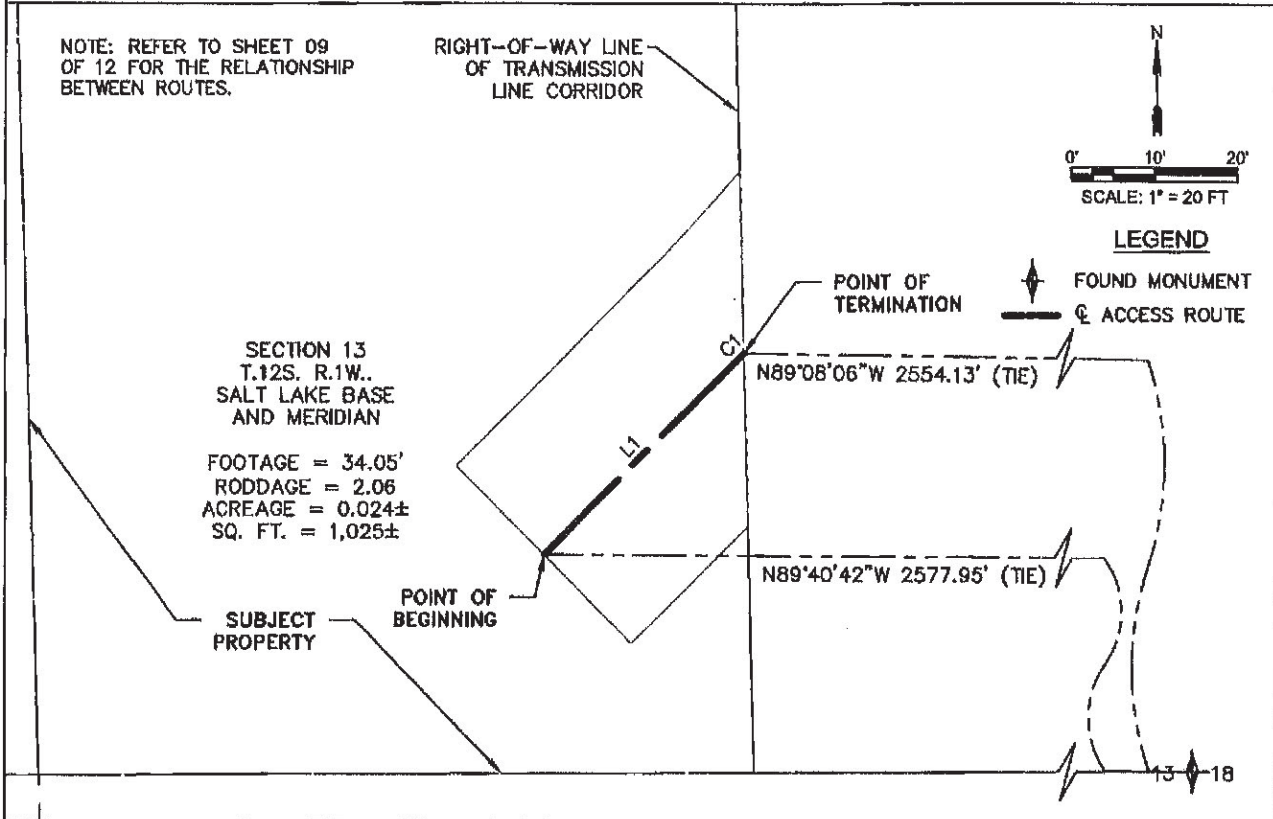
LOCATED IN SECTION 13, T.12S., R.1W.,
SLB&M, JUAB COUNTY, UTAH



SHEET 09 OF 12 SCALE: 1"=500'
DRAWN BY: TMS REV. -

LINE TABLE		
Line #	Length	Direction
L1	32.87'	N44°58'54"E

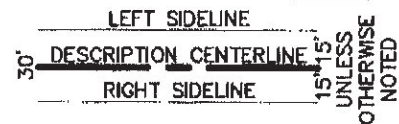
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	1.18'	200.00'	0°20'18"	N44°48'45"E	1.18'



SECTION 13 T.12S. R.1W., SLB&M, JUAB COUNTY, UTAH

ACCESS ROUTE EASEMENT DETAIL (NTS)

NOTE
THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION 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.



NOTE:
BEARINGS ARE GRID BEARINGS AS DEFINED BY UTM NAD 83 ZONE 12 NORTH AS OBTAINED BY GPS OBSERVATIONS OF THE MONUMENTS SHOWN HEREON. THE LINEAL DIMENSIONS U.S. SURVEY FOOT MEASURED AT GROUND.

I, SHAD D. HALL, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF UTAH, AND HOLD LICENSE NUMBER 6269078, AND THAT I AM A SUBCONTRACTOR TO PACIFICORP TO CONDUCT THIS EASEMENT SURVEY AND THAT THIS EASEMENT SURVEY WAS MADE UNDER MY SUPERVISION. AND FURTHER CERTIFY THAT THIS EASEMENT SURVEY IS ACCURATELY REPRESENTED HEREON.

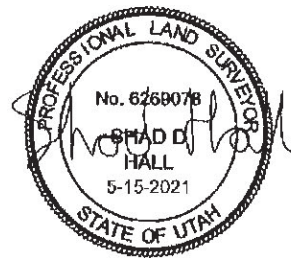


EXHIBIT C-1 ROUTE A

REV	DATE	DESC.	BY	CHK	APP
-	-	-	-	-	-



TRIPLE P BRAND, LLC, A UTAH LIMITED LIABILITY COMPANY
APN: XC00-2780-

LOCATED IN SECTION 13, T.12S., R.1W.,
SLB&M, JUAB COUNTY, UTAH

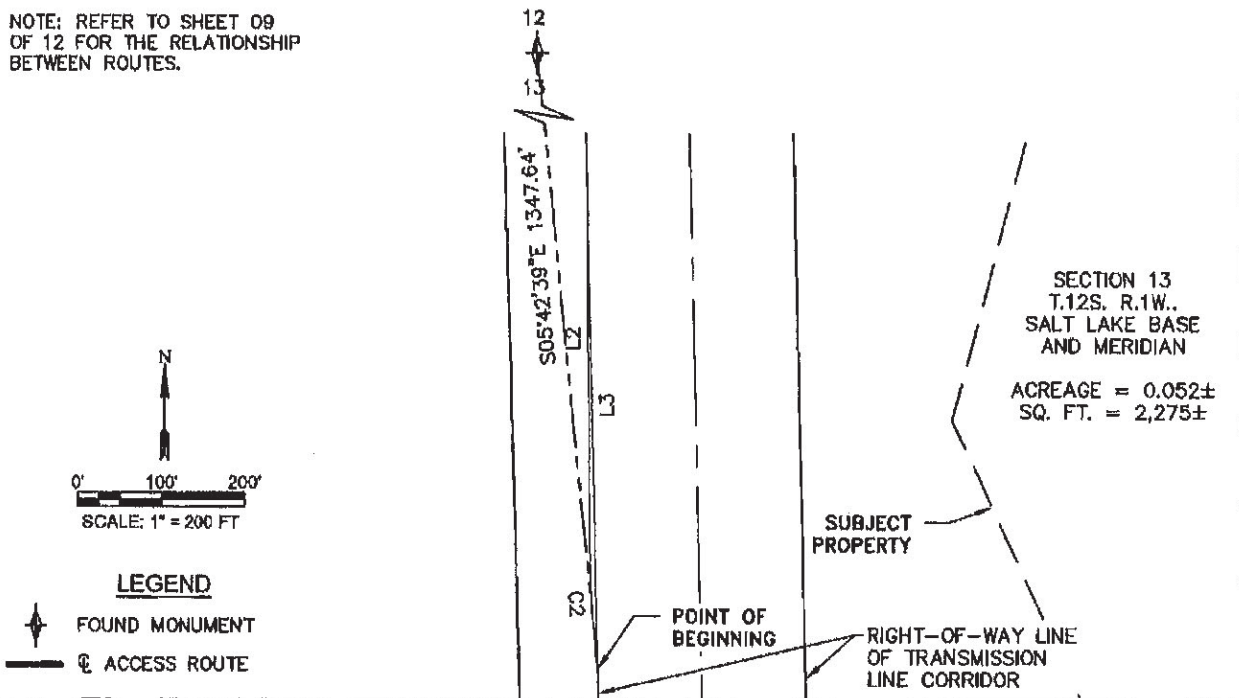
ROCKY MOUNTAIN POWER
A DIVISION OF PACIFICORP

SHEET 10 OF 12	SCALE: 1"=20'
DRAWN BY: TMS	REV. -

LINE TABLE		
Line #	Length	Direction
L2	471.91'	N00°31'52"W
L3	633.64'	S01°18'48"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C2	161.98'	1515.00'	6°07'33"	N03°35'39"W	161.90'

NOTE: REFER TO SHEET 09 OF 12 FOR THE RELATIONSHIP BETWEEN ROUTES.



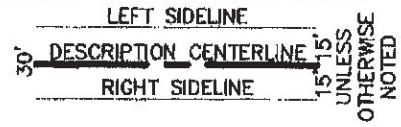
SECTION 13
T.12S. R.1W.
SALT LAKE BASE
AND MERIDIAN

ACREAGE = 0.052±
SQ. FT. = 2,275±

SECTION 13 T.12S. R.1W., SLB&M, JUAB COUNTY, UTAH

ACCESS ROUTE EASEMENT DETAIL (NTS)

NOTE
THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION 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.



NOTE:
BEARINGS ARE GRID BEARINGS AS DEFINED BY UTM NAD 83 ZONE 12 NORTH AS OBTAINED BY GPS OBSERVATIONS OF THE MONUMENTS SHOWN HEREON. THE LINEAL DIMENSIONS U.S. SURVEY FOOT MEASURED AT GROUND.

I, SHAD D. HALL, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF UTAH, AND HOLD LICENSE NUMBER 6269078, AND THAT I AM A SUBCONTRACTOR TO PACIFICORP TO CONDUCT THIS EASEMENT SURVEY AND THAT THIS EASEMENT SURVEY WAS MADE UNDER MY SUPERVISION. AND FURTHER CERTIFY THAT THIS EASEMENT SURVEY IS ACCURATELY REPRESENTED HEREON.

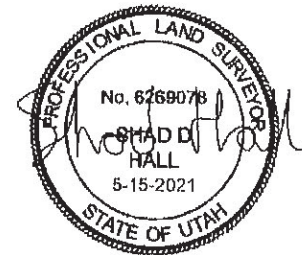


EXHIBIT C-1 ROUTE B

REV	DATE	DESC.	BY	CHK	APP
-	-	-	-	-	-

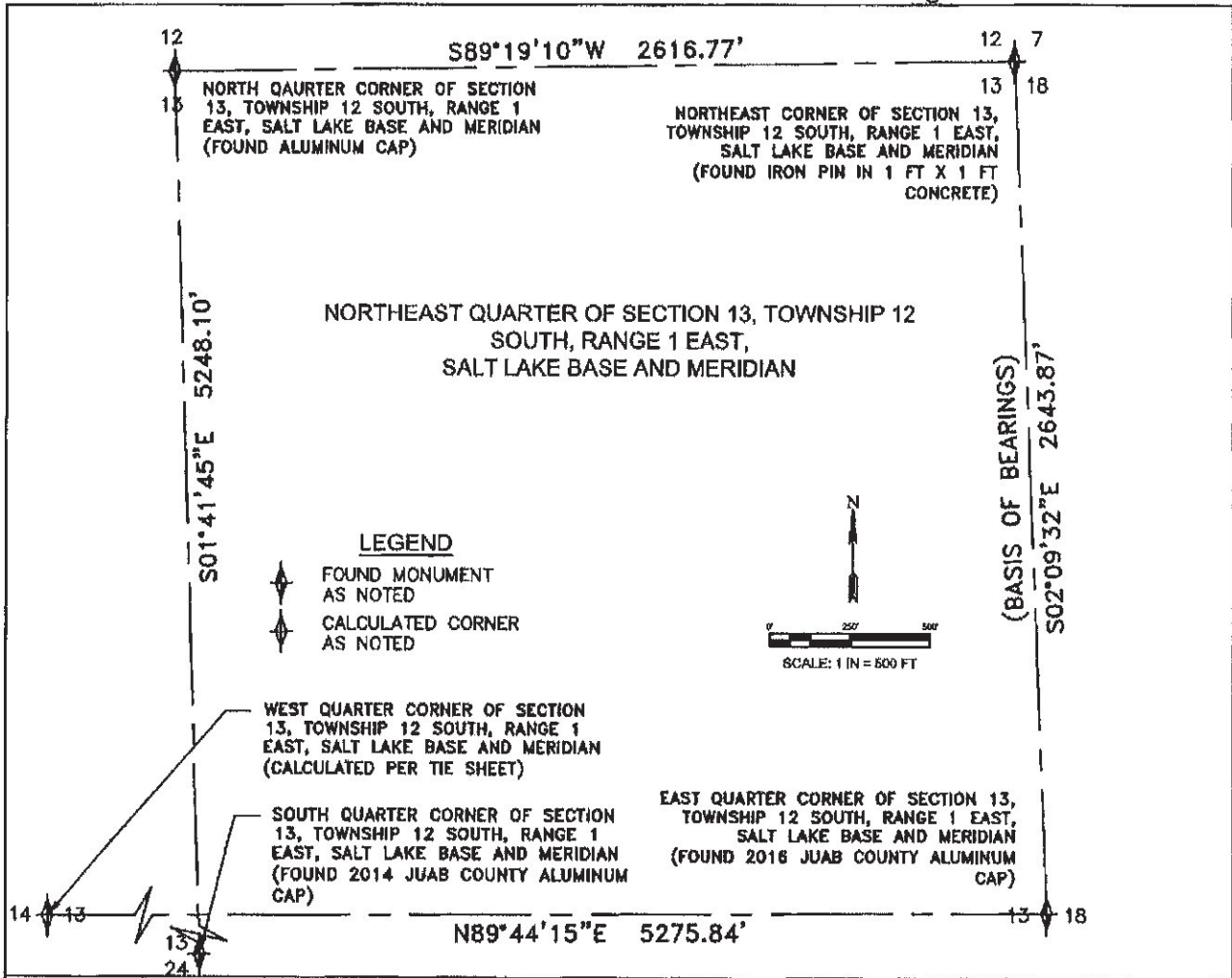


TRIPLE P BRAND, LLC, A UTAH LIMITED LIABILITY COMPANY
APN: XC00-2780-

LOCATED IN SECTION 13, T.12S., R.1W.,
SLB&M, JUAB COUNTY, UTAH



SHEET 11 OF 12 SCALE: 1" = 200'
DRAWN BY: TMS REV. -

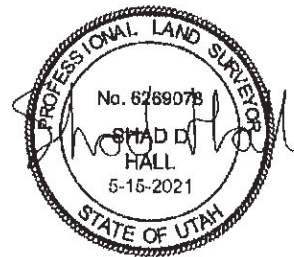


SECTION 13 T.12S. R.1W., SLB&M, JUAB COUNTY, UTAH

NOTE
 THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION 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.

NOTE:
 BEARINGS ARE GRID BEARINGS AS DEFINED BY UTM NAD 83 ZONE 12 NORTH AS OBTAINED BY GPS OBSERVATIONS OF THE MONUMENTS SHOWN HEREON. THE LINEAL DIMENSIONS U.S. SURVEY FOOT MEASURED AT GROUND.

I, SHAD D. HALL, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF UTAH, AND HOLD LICENSE NUMBER 6269078, AND THAT I AM A SUBCONTRACTOR TO PACIFICORP TO CONDUCT THIS EASEMENT SURVEY AND THAT THIS EASEMENT SURVEY WAS MADE UNDER MY SUPERVISION. AND FURTHER CERTIFY THAT THIS EASEMENT SURVEY IS ACCURATELY REPRESENTED HEREON.



SECTION BREAKDOWN

REV	DATE	DESC.	BY	CHK	APP
-	-	-	-	-	-



TRIPLE P BRAND, LLC, A UTAH LIMITED LIABILITY COMPANY
 APN: XC00-2780-

LOCATED IN SECTION 13, T.12S., R.1W.,
 SLB&M, JUAB COUNTY, UTAH



SHEET 12 OF 12 SCALE: 1"=500'

DRAWN BY: TMS REV. -