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E 3530402 B 8265 P 292-295  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
5/30/2023 11:30 AM  
FEE 40.00 Pgs: 4  
DEP CTA REC'D FOR ROCKY  
MOUNTAIN POWER

REV05042015

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

Project Name: Take 5 Express Car Wash  
WO#: 07018392  
RW#:

### UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Boing US Holdco, Inc., a Delaware corporation** ("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 275 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: ALL OF LOT 8, CLINTON PINES SUBDIVISION PHASE 2. CONT.  
0.92 ACRES

Assessor Parcel No. 14-352-0008

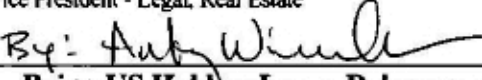
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, 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 2nd day of May, 2023.  
Boing US Holdco, Inc. By: Anthony Winchester,  
Vice President - Legal, Real Estate

By:   
**Boing US Holdco, Inc., a Delaware corporation GRANTOR**  
*Anthony Winchester*

STATE OF NORTH CAROLINA )  
 ) ss.  
County of MECKLENBURG )

On this 2nd day of May, 2023, before me, the undersigned Notary Public in and for said State, personally appeared Anthony Winchester (name), known or identified to me to be the Vice President - Legal, Real Estate (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 Boing US Holdco, Inc. (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.



A handwritten signature in cursive script, appearing to read "Crystal M. Campbell", written over a horizontal line.

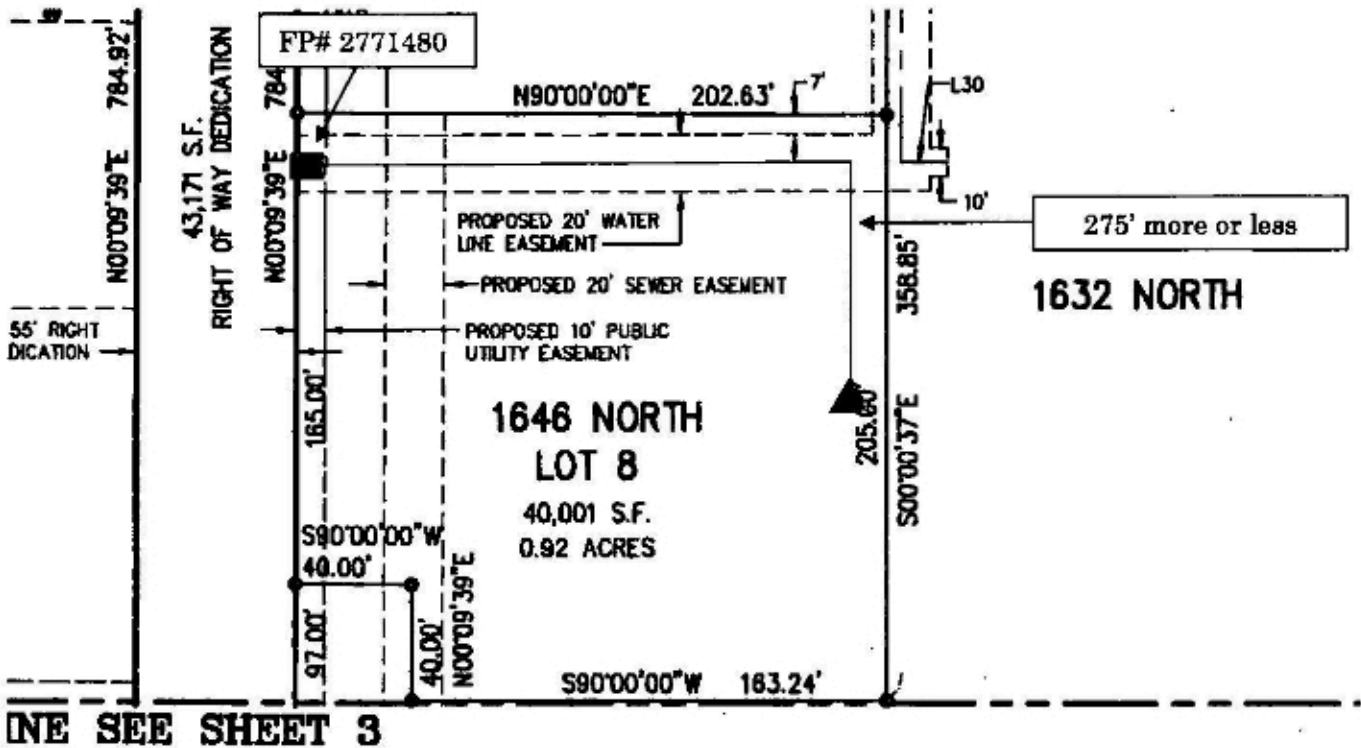
(notary signature)

NOTARY PUBLIC FOR NORTH CAROLINA (state)  
Residing at: Charlotte, NC (city, state)  
My Commission Expires: 1-6-2028 (d/m/y)



**Property Description**

**Quarter: SW, Quarter: 1, Section: 27, Township: 5 North, Range: 2 West, Salt Lake Base & Meridian**  
**County: Davis State: Utah**  
**Parcel Number: 14-352-0008**



CC#: 11456      WO#: 07018392  
 Landowner Name: Berg US Helicopters, Inc. a Delaware Corporation  
 Drawn by: BM

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: NOT TO SCALE