

REV052314
Return to:
Rocky Mountain Power
Lisa Louder/Teria Walker
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Project Name: SHN16 Grove Ventures II 150KW 3PH
WO#: 5960997
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Grove Ventures II, 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 350 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 Utah County, State of Utah more particularly described as follows and as more particularly described and/or shown on Exhibit(s) Exhibit (A) attached hereto and by this reference made a part hereof:

Legal Description: ALL OF LOT 1, PLAT A, GROVE COMMONS SUBDIVISION, AS RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, BUT EXCLUDING ANY AREA CONTAINING EXISTING OR PROPOSED BUILDINGS.

Assessor Parcel No. 404570001

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.

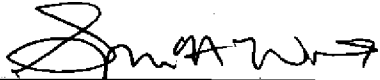
COURTESY RECORDING

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

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 29 day of JANUARY, 2015.



GRANTOR

GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

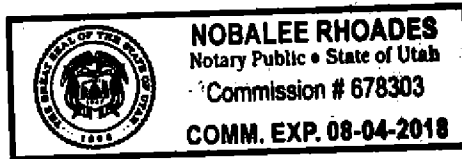
STATE OF Utah)
) ss.
County of Davis)

On this 27 day of January, 2015, before me, the undersigned Notary Public in and for said State, personally appeared Spencer H. Wright (name), known or identified to me to be the Manager (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 Grove Ventures II, LLC (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.

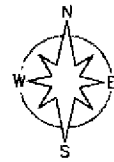
Mobalee Rhoades
(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Layton, Utah (city, state)
My Commission Expires: 8/4/18 (d/m/y)



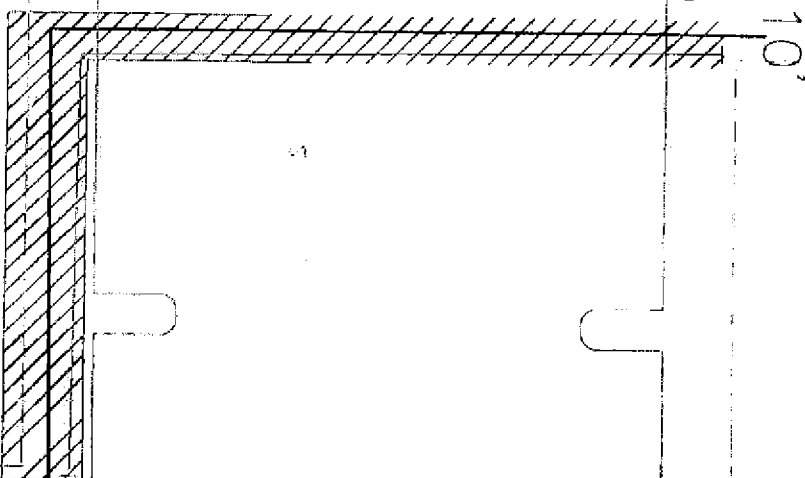
Property Description

SECTION: 19, Township 5S, Range 2E, Salt Lake Base and Meridian
Utah, Utah Parcel #: 404570001



1809 S State St
Pleasant Grove, Utah

280'



193383
120/208 150
30'

CC #: 11421 WO #: 5964854

Owner: Grove Ventures

Author: T. Walker 06397

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.

EXHIBIT A



Scale: NONE