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BENEWAH COUNTY  
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FIRST AMERICAN TITLE - SAIN  
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RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Clearwater Power Company  
P.O. Box 997  
Lewiston, Idaho 83501

(Space Above for Recorder's Use)

### RIGHT-OF-WAY EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that, **POTLATCHDELTIC LAND & LUMBER, LLC**, a Delaware limited liability company, for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto **CLEARWATER POWER COMPANY**, a cooperative corporation, whose post office address is Lewiston, Idaho and to its successors or assigns, a perpetual easement with the right to enter upon all that certain real property, situate in the County of Benewah, State of Idaho, in part of the SW1/4 of Section 17 and part of the NW1/4 of Section 20, Township 45 North, Range 1 West, B.M. and more particularly described as follows:

#### See Attached Exhibit A and depicted on Exhibit B

and to construct, reconstruct, rephase, repair, operate and maintain on the above-described lands and in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system; and to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within the described easement area or to the extent necessary to keep them clear of said electric line or system; and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling, to keep said easement area clear of all buildings, structures or other obstructions, or if any or all of said system is placed underground that areas over buried vaults and cables shall remain free and clear of structures, trees, shrubbery and any other physical encumbrances and that free access to all buried facilities will be allowed.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed on the above-described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative, upon termination of service to or on said lands.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

THIS DOCUMENT FILED FOR RECORD BY  
FIRST AMERICAN TITLE CO. AS A COUNTER-RECORD.  
IT HAS NOT BEEN EXAMINED AS TO ITS  
EXECUTION OR AFFECT UPON THE TITLE.

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

**ELECTRONICALLY RECORDED - DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT.**

Clearwater Power Company  
P.O. Box 997  
Lewiston, Idaho 83501

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(Space Above for Recorder's Use)

### **RIGHT-OF-WAY EASEMENT**

KNOW ALL PERSONS BY THESE PRESENTS that, **POTLATCHDELTIC LAND & LUMBER, LLC**, a Delaware limited liability company, for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto **CLEARWATER POWER COMPANY**, a cooperative corporation, whose post office address is Lewiston, Idaho and to its successors or assigns, a perpetual easement with the right to enter upon all that certain real property, situate in the County of Benewah, State of Idaho, in part of the SW1/4 of Section 17 and part of the NW1/4 of Section 20, Township 45 North, Range 1 West, B.M. and more particularly described as follows:

#### **See Attached Exhibit A and depicted on Exhibit B**

and to construct, reconstruct, rephase, repair, operate and maintain on the above-described lands and in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system; and to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within the described easement area or to the extent necessary to keep them clear of said electric line or system; and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling, to keep said easement area clear of all buildings, structures or other obstructions, or if any or all of said system is placed underground that areas over buried vaults and cables shall remain free and clear of structures, trees, shrubbery and any other physical encumbrances and that free access to all buried facilities will be allowed.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed on the above-described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative, upon termination of service to or on said lands.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

THIS DOCUMENT FILED FOR RECORD BY  
FIRST AMERICAN TITLE CO. AS A COURTESY,  
IT HAD NOT BEEN EXAMINED AS TO ITS  
EXECUTION OR AFFECT UPON THE TITLE.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this  
14 day of November, 2018.

By POTLATCHDELTIC LAND & LUMBER, LLC  
A Delaware limited liability company  
Its Sole Member

By POTLATCH TIMBERLANDS, LLC  
A Delaware limited liability company  
Its Sole Member

By POTLATCHDELTIC FOREST HOLDINGS, INC.  
A Delaware corporation  
Its Sole Member

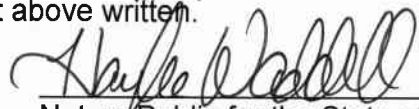
By   
Benjamin D. Ballard  
Senior Manager, Real Estate - Idaho

STATE OF Idaho )  
County of Bernese ) ss.

On this 14<sup>th</sup> day of November, 2018, before me, the undersigned, a Notary Public in and for said state, personally appeared BENJAMIN D. BALLARD known to me to be the Senior Manager, Real Estate – Idaho and authorized signor of POTLATCHDELTIC FOREST HOLDING INC. as sole member of POTLATCH TIMBERLANDS, LLC, a Delaware limited liability company, as sole member of POTLATCHDELTIC LAND AND LUMBER, LLC, a Delaware limited liability company, that executed the same for and on behalf of POTLATCHDELTIC LAND AND LUMBER, LLC.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



  
Notary Public for the State of Idaho  
Residing at Bernese County therein.  
My commission expires: July 10, 2023

## **Exhibit A**

### **Utility Easement Description**

An easement for ingress, egress and utility purposes, lying over, under and across a part of the SW1/4, of section 17 and a part of the NW1/4, of section 20, all in Township 45 North, Range 1 West, Boise Meridian, Benewah County, Idaho; said easement being 60.00 feet in width, lying 30.00 feet on each side of the following described centerline:

COMMENCING at the Southwest section corner of said section 17, monumented with an iron pipe, 2 inches diameter, with a brass cap, 2-1/2 inches diameter, marked RLS 703, from which the West 1/4 section corner of said section 20, monumented with an iron rod, 5/8 inch diameter, with an aluminum cap, 2 inches diameter, marked PLS 6603, bears South 1°27'57" East, 2672.91 feet (of record as South 0°51'36" East, 2672.99 feet and South 0°51'35" East, 2672.91 feet and South 1°26'34" East, 2673.19 feet) distant;

thence North 0°34'01" East, 146.14 feet (of record as North 1°10'23" East and North 0°33'20" East and North 1°09'02" East and North 0°06'30" West and North 0°37'35" East) along a portion of the West line of said SW1/4, to a point on the southerly right-of-way line of a proposed access and utility easement, said point monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PLS 6766;

thence, leaving said West line, and traversing said southerly proposed right-of-way line, as follows:

203.15 feet along the arc of a 960.00 foot radius non-tangent curve left, through a central angle of 12°07'29", said curve having a chord bearing North 29°03'45" East, 202.77 feet distant to a point of tangency, said point monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PLS 6766;

thence North 23°00'00" East, 86.54 feet to a point of curvature, said point monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PLS 6766;

thence 256.56 feet along the arc of a 360.00 foot radius curve right, through a central angle of 40°50'00", said curve having a chord bearing North 43°25'00" East, 251.17 feet distant to a point of tangency, said point monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PLS 6766;

thence North 63°50'00" East, 23.90 feet to a point on the centerline of said proposed easement, said point monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PLS 6766, the POINT OF BEGINNING of the herein described centerline;

thence, leaving said southerly proposed right-of-way line, and traversing said centerline, as follows:

South 17°00'00" East, 39.20 feet to a point of curvature, said point monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PLS 6766;

thence 96.34 feet along the arc of a 80.00 foot radius curve left, through a central angle of 69°00'00", said curve having a chord bearing South 51°30'00" East, 90.62 feet distant

to a point of tangency, said point monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PLS 6766;

thence South 86°00'00" East, 84.58 feet to a point of curvature, said point monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PLS 6766;

thence 222.35 feet along the arc of a 260.00 foot radius curve right, through a central angle of 49°00'00", said curve having a chord bearing South 61°30'00" East, 215.64 feet distant to a point of tangency, said point monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PLS 6766;

thence South 37°00'00" East, 96.37 feet to a point on tangent, said point monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PLS 6766;

thence continuing South 37°00'00" East, 328.02 feet to a point of curvature, said point monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PLS 6766;

thence 120.43 feet along the arc of a 150.00 foot radius curve right, through a central angle of 46°00'00", said curve having a chord bearing South 14°00'00" East, 117.22 feet distant to a point of tangency, said point monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PLS 6766;

thence South 9°00'00" West, 233.61 feet to an angle point, said point monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PLS 6766;

thence South 18°00'00" West, 338.39 feet to a point of curvature, said point monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PLS 6766;

thence 146.57 feet along the arc of a 530.00 foot radius curve left, through a central angle of 15°50'40", said curve having a chord bearing South 10°04'40" West, 146.10 feet distant to a point on curve, said point monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PLS 6766;

thence continuing 130.94 feet along the arc of said 530.00 foot radius curve left, through a central angle of 14°09'20", said curve having a chord bearing South 4°55'20" East, 130.61 feet distant to a point to be known as **"POINT A"**, said point monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PLS 6766, as well as the POINT OF TERMINATION.

The sidelines of this easement are to lengthen or shorten; so as to terminate at the respective property lines.

#### **AND**

An "turn-around" easement for ingress, egress and utility purposes, lying over, under and across a part of NW1/4 of section 20, Township 45 North, Range 1 West, Boise Meridian, Benewah County, Idaho; said easement being 120.00 feet in diameter, with a radius of 60.00 feet, centered on the aforementioned **"POINT A"**.

**AND**

An easement for ingress, egress and utility purposes, lying over, under and across a part of the SW1/4, of section 17, Township 45 North, Range 1 West, Boise Meridian, Benewah County, Idaho; said easement being 60.00 feet in width, lying 30.00 feet on each side of the following described centerline:

COMMENCING at the Southwest section corner of said section 17, monumented with an iron pipe, 2 inches diameter, with a brass cap, 2-1/2 inches diameter, marked RLS 703, from which the West 1/4 section corner of section 20, Township 45 North, Range 1 West, Boise Meridian, said County, monumented with an iron rod, 5/8 inch diameter, with an aluminum cap, 2 inches diameter, marked PLS 6603, bears South 1°27'57" East, 2672.91 feet (of record as South 0°51'36" East, 2672.99 feet and South 0°51'35" East, 2672.91 feet and South 1°26'34" East, 2673.19 feet) distant;

thence North 0°34'01" East, 146.14 feet (of record as North 1°10'23" East and North 0°33'20" East and North 1°09'02" East and North 0°06'30" West and North 0°37'35" East) along a portion of the West line of said SW1/4, to a point on the southerly right-of-way line of a proposed access and utility easement, said point monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PLS 6766;

thence continuing North 0°34'01" East, 114.51 feet (of record as North 1°10'23" East and North 0°33'20" East and North 1°09'02" East and North 0°06'30" West and North 0°37'35" East) along a portion of said West line, and leaving said southerly proposed right-of-way line, to a point on the northerly right-of-way line of said proposed access and utility easement, said point monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PLS 6766;

thence continuing North 0°34'01" East, 783.24 feet (of record as North 1°10'23" East and North 0°33'20" East and North 1°09'02" East and North 0°06'30" West and North 0°37'35" East), and leaving said northerly proposed right-of-way line, along a portion of said West line to a point on the southerly right-of-way line of STATE HIGHWAY No. 3, said point monumented with an iron rod, 5/8 inch diameter, with a plastic cap marked PLS 6766;

thence, leaving said West line, and traversing said southerly right-of-way line, as follows:

South 51°24'04" East, 404.26 feet (of record as South 50°47'41" East) to a point of curvature, said point monumented with an iron rod, 5/8 inch diameter, with a plastic cap marked PLS 6766;

thence 137.97 feet along the arc of a 3026.36 foot radius curve left, through a central angle of 2°36'43", said curve having a chord bearing South 52°42'26" East, 137.96 feet distant to a point on said northerly proposed right-of-way line, said point monumented with an iron rod, 30 inches long, 5/8 inch diameter, with a plastic cap marked PLS 6766;

thence continuing 30.97 feet along the arc of said 3026.36 foot radius curve left, through a central angle of 0°35'11", said curve having a chord bearing South 54°18'23" East, 30.97 feet distant, and leaving said northerly proposed right-of-way line, to a point on curve, said point being on the as-constructed centerline of an existing road, said point also being the POINT OF BEGINNING of the herein described centerline;

thence, leaving said southerly right-of-way line, and traversing said centerline, as follows:

56.29 feet along the arc of a 150.00 foot radius non-tangent curve right, through a central angle of  $21^{\circ}30'04''$ , said curve having a chord bearing South  $59^{\circ}14'58''$  West, 55.96 feet distant to a point of tangency;

thence South  $70^{\circ}00'00''$  West, 83.19 feet to an angle point;

thence South  $63^{\circ}50'00''$  West, 46.52 feet to a point of curvature;

thence 277.94 feet along the arc of a 390.00 foot radius curve left, through a central angle of  $40^{\circ}50'00''$ , said curve having a chord bearing South  $43^{\circ}25'00''$  West, 272.10 feet distant to a point of tangency;

thence South  $23^{\circ}00'00''$  West, 86.54 feet to a point of curvature;

thence 151.64 feet along the arc of a 930.00 foot radius curve right, through a central angle of  $9^{\circ}20'32''$ , said curve having a chord bearing South  $27^{\circ}40'16''$  West, 151.47 feet distant to a point on said West line of said SW1/4, of said section 17, the POINT OF TERMINATION.

The sidelines of this easement are to lengthen or shorten; so as to terminate at the West line of said section 17, and at the southerly right-of-way line of STATE HIGHWAY No. 3, respectively.

**SUBJECT TO AND TOGETHER WITH**

any easements, rights, restrictions or reservations of record or view



## Exhibit B

