

4075156 EASE

05/31/2024 12:46 PM Page 1 of 3 Fees: \$24.00

eRecorded For Yellowstone County, MT

Jeff Martin, Clerk & Recorder

After Recording, Return To:
NorthWestern Energy
Lands & Permitting Department
11 East Park Street
Butte, MT 59701-1711

JOINT USE UTILITY RIGHT-OF-WAY EASEMENT

CBRE 27 LLC, a Montana limited liability company, of 4738 Silver Creek Trail, Billings, Montana 59106, hereinafter referred to as "Grantor", in consideration of \$1.00 and other good and valuable consideration, in hand paid, the receipt of which is acknowledged, does grant and convey to **NORTHWESTERN CORPORATION, a Delaware corporation, D/B/A NORTHWESTERN ENERGY**, 11 East Park Street, Butte, MT 59701-1711; **BRESNAN COMMUNICATIONS, LLC, by CHARTER COMMUNICATIONS, INC. Its Manager**, 12405 Powerscourt Drive St. Louis, MO 63131, Attn: Legal Operations; and **MONTANA-DAKOTA UTILITIES, CO., a Division of MDU Resources Group, Inc.**, a Delaware corporation, 400 N. Fourth Street Bismarck, ND 58501 (hereinafter collectively referred to as "GRANTEES"), their successors, assigns, and apportionees, an underground easement up to ten feet (10') in width, with additional adjacent areas to be used during times of construction, located on the existing internal roads, driveways, and any other open areas, upon which to construct, operate, maintain, replace, upgrade, and remove electric powerlines and transformers, a natural gas pipeline system, an internet communications system, a television communication system and all necessary related appurtenances which may extend beyond the easement widths, over, under, along, and across that certain real property located in Yellowstone County, Montana, and particularly described as follows:

TOWNSHIP 1 NORTH, RANGE 26 EAST, M.P.M., Yellowstone County, Montana

Section 32: That portion of the SE4 of said section, described as Lots 18, 19, and 20, Block 51, of Foster's Addition To The Town of Billings, in the City of Billings, Yellowstone County, Montana, according to the official Plat on file in the office of the Clerk & Recorder of Yellowstone County, Montana under Doc. No. 012383

As described on Exhibit "A", attached hereto and made a part hereof.

TOGETHER with reasonable right of access to and from the easement area over lands of the Grantor using existing roads and trails where practicable; the right to use and keep the easement area free and clear of any and all obstructions or structures, except fences; and the right to clear and remove all timber, brush, or vegetation outside of the easement area that may, in the Grantee's sole opinion, endanger the powerline, communications system, transformers, pedestals, and necessary appurtenances. The Grantee may temporarily use additional working space as needed adjacent to the easement during construction.

DATED this 29 day of May, 2024.

GRANTOR: CBRE 27 LLC, a Montana limited liability company

By: [Signature] Neil Clark Manager
Signature Print Title

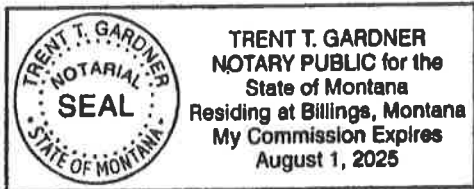
STATE OF Montana)
COUNTY OF Yellowstone)ss.

This instrument was acknowledged before me on May 29th, 2024.

By Neil Clark the Manager of
CBRE 27 LLC, a Montana limited liability company

(NOTARY SEAL)

Notary Signature: Trent T. Gardner
Notary Print Name: Trent T. Gardner
Notary Public for the State of MT
Residing at Billings
My Commission Expires 8-1, 2025

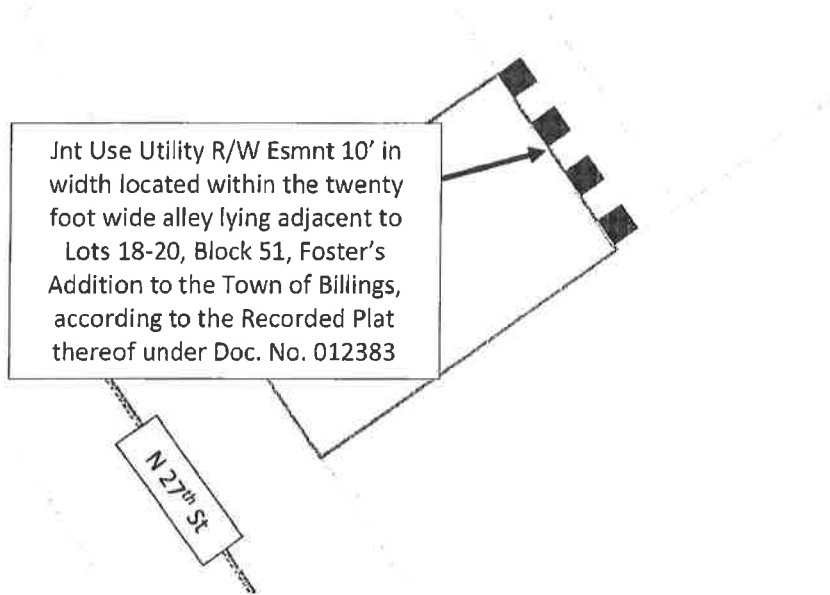


Project: UG PLine/CBRE 27 LLC
Agent: C. Montgomery/T. Erskine
SAP No.: _____
Qrm# _____

Exhibit "A"

The following is made a part of that certain Joint Use Utility Right-Of-Way Easement dated 5-29-2024 by and between CBRE 27 LLC, a Montana limited liability company, of 4738 Silver Creek Trail, Billings, Montana 59106, hereinafter known as "Grantor" and NORTHWESTERN CORPORATION, a Delaware corporation, D/B/A NorthWestern Energy, 11 East Park Street, Butte, MT 59701-1711, BRESNAN COMMUNICATIONS, LLC, by CHARTER COMMUNICATIONS, INC. Its Manager, 12405 Powerscourt Drive St. Louis, MO 63131, Attn: Legal Operations; and MONTANA-DAKOTA UTILITIES, CO., a Division of MDU Resources Group, Inc., a Delaware corporation, 400 N. Fourth Street Bismarck, ND 58501, hereinafter collectively referred to as "Grantees".

All distances, areas and measurements shown below are approximate and not to scale.



Township 1 North, Range 26 East, M.P.M., Yellowstone County, MT

Section 32: That portion of the SE4 of said section, described as Lots 18, 19, and 20, Block 51, of Foster's Addition To The Town of Billings, in the City of Billings, Yellowstone County, Montana, according to the official Plat on file in the office of the Clerk & Recorder of Yellowstone County, Montana under Doc. No. 012383