

18
7309396
WHEN RECORDED MAIL TO:
Questar Regulated Services Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360

3975jord.le
RWO1

RIGHT-OF-WAY AND EASEMENT GRANT UT 19481

JORDAN LANDING, L.L.C., A Utah Limited Liability Company

"Grantor", does hereby convey and warrant to QUESTAR GAS COMPANY, a corporation of the State of Utah, "Grantee", its successors and assigns, for the sum of ONE DOLLAR (\$1.00) in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, a right-of-way and easement (referred to in this Grant as the "Easement") to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities (referred to in this Grant collectively as "Facilities") as follows: Eight feet on each side of the centerlines shown on the attached plat, designated Exhibit "A", and by reference made a part of this Grant, which centerlines are within that certain development known as JORDAN LANDING, in the vicinity of 7000 South 4000 West, West Jordan, Salt Lake County, Utah, which development is more particularly described as:

Land of Grantor located in the Northwest Quarter of Section 29, Township 2 South, Range 1 West, Salt Lake Base and Meridian;

Beginning at the Center of said Section 29; thence North 89°56'18" West 1,460.42 feet; thence North 17°25'34" East 13.44 feet; thence northerly 480.86 feet along the arc of a 1,103.00 foot radius curve to the left; thence North 7°33'08" West 538.91 feet; thence northerly 454.00 feet along the arc of a 1,377.00 foot radius curve to the right; thence South 89°44'20" East 348.13 feet; thence North 0°15'40" East 15.79 feet; thence South 89°44'20" East 430.96 feet; thence North 6°58'41" East 630.17 feet; thence northwesterly 343.51 feet along the arc of a 700.00 foot radius curve to the left; thence North 21°0'18" West 20.54 feet; thence northeasterly 100.18 feet along the arc of a 1,377.00 foot radius curve to the right; thence South 19°23'06" East 10.76 feet; thence southeasterly 368.10 feet along the arc of a 800.00 foot radius curve to the right; thence South 6°58'41" West 650.65 feet; thence South 89°44'20" East 614.28 feet; thence South 0°17'02" West 1,484.69 feet to the point of beginning;

TO HAVE AND TO HOLD the same unto its successors and assigns, so long as Grantee shall require with the right of ingress and egress to and from the Easement to maintain, operate, repair, inspect, protect, remove and replace the Facilities. During temporary periods, Grantee may use such portion of the property along and adjacent to the Easement as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the Facilities. Grantor(s) shall have the right to use the surface of the Easement except for the purposes for which this Easement is granted provided such use does not interfere with the Facilities or any other rights

Page 1 of 2 Pages

7309396
04/01/99 11:17 AM 18.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
QUESTAR GAS COMPANY
PO BOX 45360
SLC, UT 84145-0360
REC BY: V VEGA

DEPUTY - WI

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granted to Grantee by this Grant.

Grantor(s) shall not build or construct, nor permit to be built or constructed, any building or other improvement over or across the Easement, nor change the contour thereof, without written consent of Grantee. This Grant shall be binding upon the successors and assigns of Grantor(s) and may be assigned in whole or in part by Grantee without further consideration.

It is hereby understood that any person(s) securing this Grant on behalf of Grantee are without authority to make any representations, covenants or agreements not expressed in this Grant.

WITNESS the execution hereof this 26th day of March, 1999.

JORDAN LANDING, L.L.C.

By: JL Project, LLC
Manager of Jordan Landing, L.L.C.

By: Russell W. Grosse Development Co., Inc.
Manager of JL Project, LLC

By: [Signature]
Gary W. Harrison, President

STATE OF CALIFORNIA)
) ss. see attached acknowledgment
COUNTY OF _____)

On the _____ day of _____, 19____, personally appeared before me _____ who, being duly sworn, did say that he is the Manager of J.L. PROJECT, L.L.C., Member of JORDAN LANDING, L.L.C., and that the foregoing instrument was signed on behalf of said company by authority of it's Articles of Organization or it's Operating Agreement.

Notary Public

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

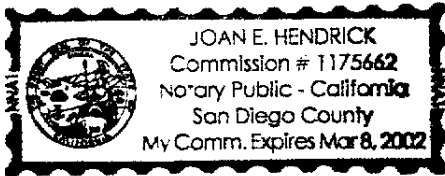
State of California

County of San Diego

On March 26th, 1999 before me, Joan E. Hendrick, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Gary W. Harrison
Name(s) of Signer(s)

personally known to me – **OR** – proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Joan E. Hendrick
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Right-of-Way and Easement Grant

Document Date: - Number of Pages: 2 and Exhibit

Signer(s) Other Than Named Above: -

Capacity(ies) Claimed by Signer(s)

Signer's Name: Gary W. Harrison

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

in journal

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

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EXHIBIT "A"

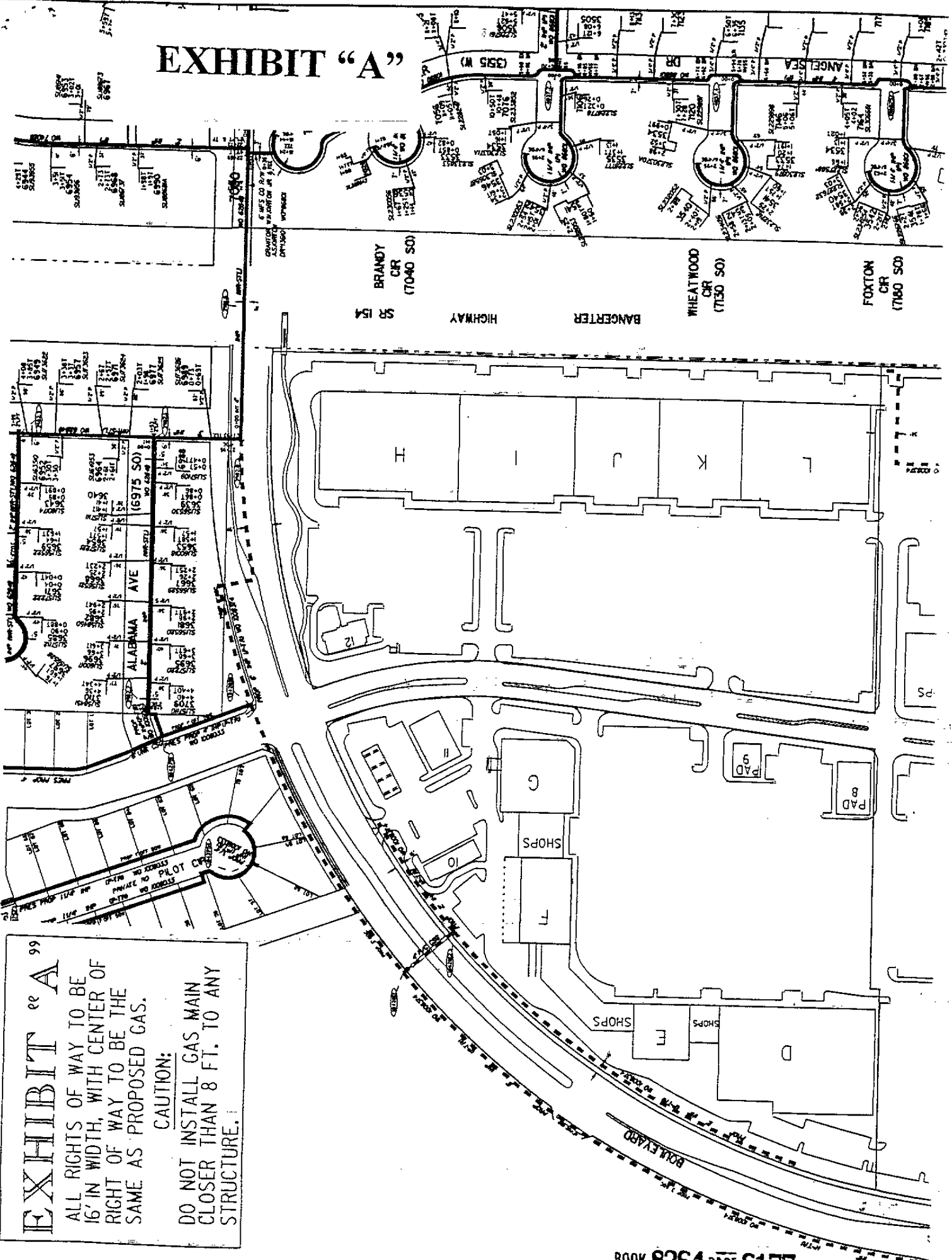
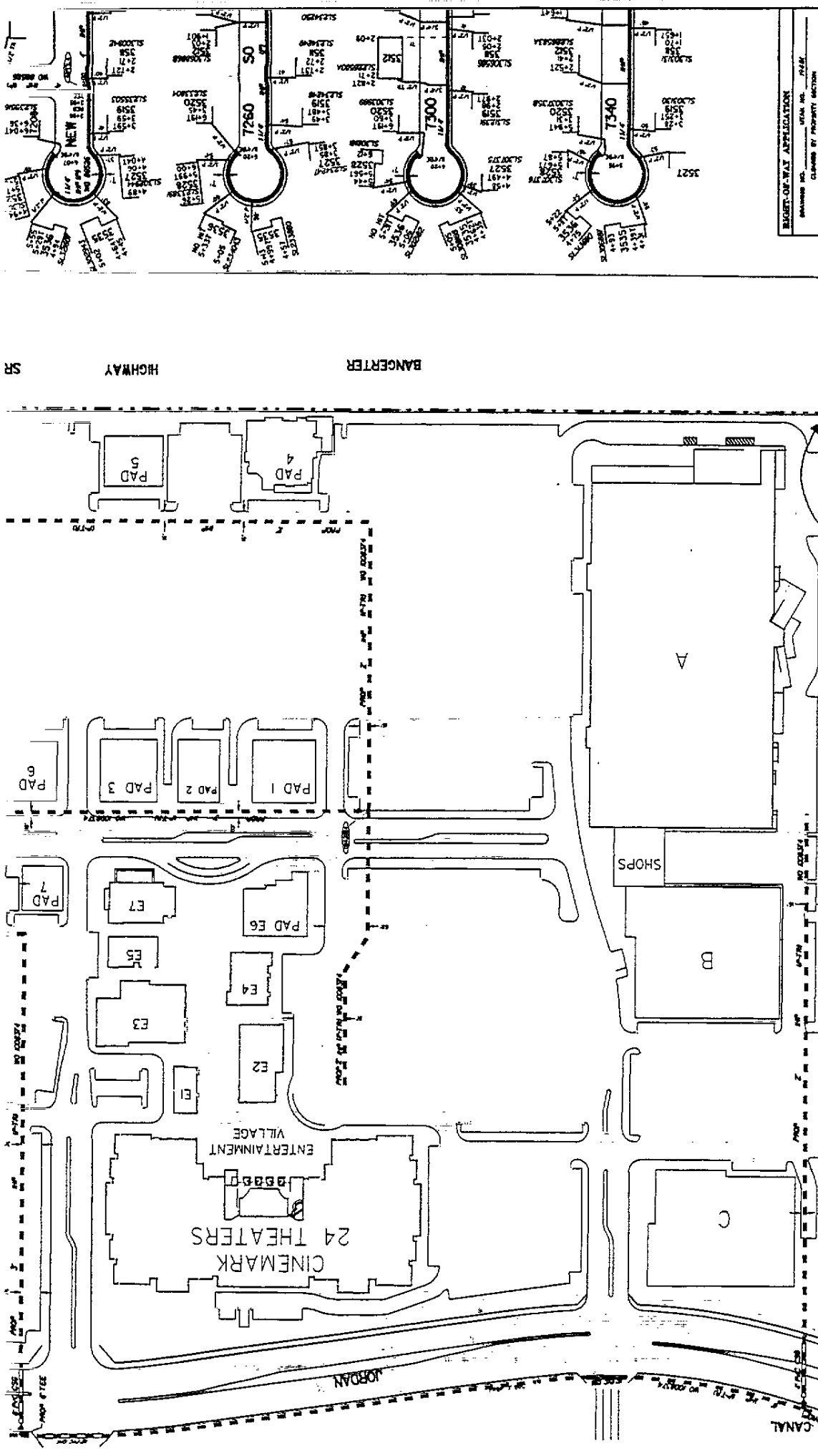


EXHIBIT "A" 99

ALL RIGHTS OF WAY TO BE 16' IN WIDTH, WITH CENTER OF RIGHT OF WAY TO BE THE SAME AS PROPOSED GAS.

CAUTION:
DO NOT INSTALL GAS MAIN CLOSER THAN 8 FT. TO ANY STRUCTURE.



Center of Section 29, Township 2
South, Range 1 West, SLB&M

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RIGHT-OF-WAY APPLICATION DRAWING NO. _____ PLAN _____ CLEARED BY PROPERTY SECTION _____ DATE _____ FT. _____	
Proposed IHP Main Extension UTILITY LINE JORDAN CENTER EAST LANE UTILITY LINE JORDAN CENTER EAST LANE JOB LOCATION 7300 SOUTH 200 WEST	
PERMITS <input type="checkbox"/> MINIMUM _____ FT. <input type="checkbox"/> CITY, SD _____ FT. <input type="checkbox"/> COUNTY _____ FT. <input type="checkbox"/> STATE _____ FT. NO. OF _____ MANHOLES OR MANHOLE SIZES _____	
PROOF APPROX. _____ FT. OF "E" LINE _____ PPR PROOF APPROX. _____ FT. OF "E" LINE _____ PPR PROOF APPROX. _____ FT. OF "E" LINE _____ PPR TOTAL JOB FOOTAGE 1985 _____ FT. BLANKET # 3803 _____ NO. # 380371 MJ # 1008374	
OURSTAR NO. SERVICE _____ CONTRACTOR _____ FORNMAN _____	INSPECTOR _____ FOOTAGE _____ DATE _____
PROPOSED MAIN LOCATION * EXACT LOCATION OF MAIN TO BE * EXTENDED TO END OF CONSTRUCTION * ALL UTILITIES TO BE LOCATED * PROPOSED OURSTAR GAS OPEN AREA R/W	
NOTES 1. CALL BLUE STAPLES FOR LOCATION OF UNDERGROUND UTILITIES 332-5000 OR 1-800-862-4444 2. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.	
AS CONSTRUCTED FIELD NOTES DATE _____ CONTRACTOR _____ FORNMAN _____	