

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

7535153
12/16/1999 12:49 PM 18.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
QUESTAR GAS COMPANY
PO BOX 45360
SLC UT 84145-0360
BY: ZJH, DEPUTY - WI 5 P.

1147mill.le; RW01

RIGHT-OF-WAY AND EASEMENT GRANT
UT 19645

7535153

MILL POINTE ASSOCIATES, 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 MILL POINTE OFFICE PARK, in the vicinity of 3100 East 6400 South, Salt Lake City, Salt Lake County, State of Utah, which development is more particularly described as:

Land of Grantor located in Section 23, Township 2 South, Range 1 East, Salt Lake Base and Meridian;

Beginning at a point South 89°32'57" East, 379.16 feet and North 754.68 feet from center Section 23, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°25'07" West, 379.76 feet more or less; thence South 220.36 feet more or less; Southwesterly along a 348.55 foot radius curve to the right 129.46 feet; thence North 61°33'26" West, 114.14 feet; Southeasterly along a 81.64 foot radius curve to the right 61.07 feet; thence South 75°34'40" East, 140.32 feet; Southeasterly along a 1,046.97 foot radius curve to the left 274.78 feet; Northeasterly along a 175 foot radius curve to the left 122.17 feet; Northeasterly along a 177 foot radius curve to the right 163.20 feet; Northerly along a 259 foot radius curve to the left 381.52 feet; thence South 72°11'16" East, 18.57 feet; Northerly along a 644.93 foot radius curve to the left 151.31 feet; thence South 69°54'24" West, 192.69 feet more or less; thence East 169.08 feet; Southwesterly along a 193 foot radius curve to the right 229.99 feet; Southwesterly along a 243 foot radius curve to the left 224.05 feet; Southwesterly along a 109 foot radius curve to the right 76.10 feet; Northwesterly along a 980.96 foot radius curve to the right 260.94 feet more or less; thence North 0°03'09" West, 221.46 feet to the point of beginning.

Also, beginning at a point South 89°32'57" East, 983.4 feet and North 0°13'53" East, 304.86 feet and South 89°29'48" East, 167.08 feet and North 25°25'17"

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West, 498.65 feet and North 16.10 feet from center Section 23, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence East 43.79 feet more or less; thence North 69°54'24" East, 192.69 feet more or less; Northwesterly along a 644.93 foot radius curve to the left 346.14 feet more or less; thence South 0°13'04" West, 324.90 feet more or less 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 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 30 day of December, 1999.

MILL POINTE ASSOCIATES, L.L.C.

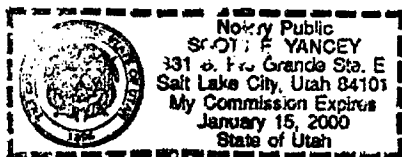


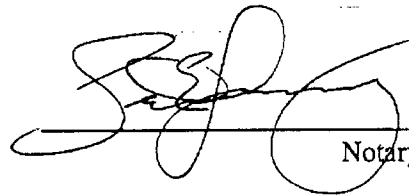
By- _____

Manager

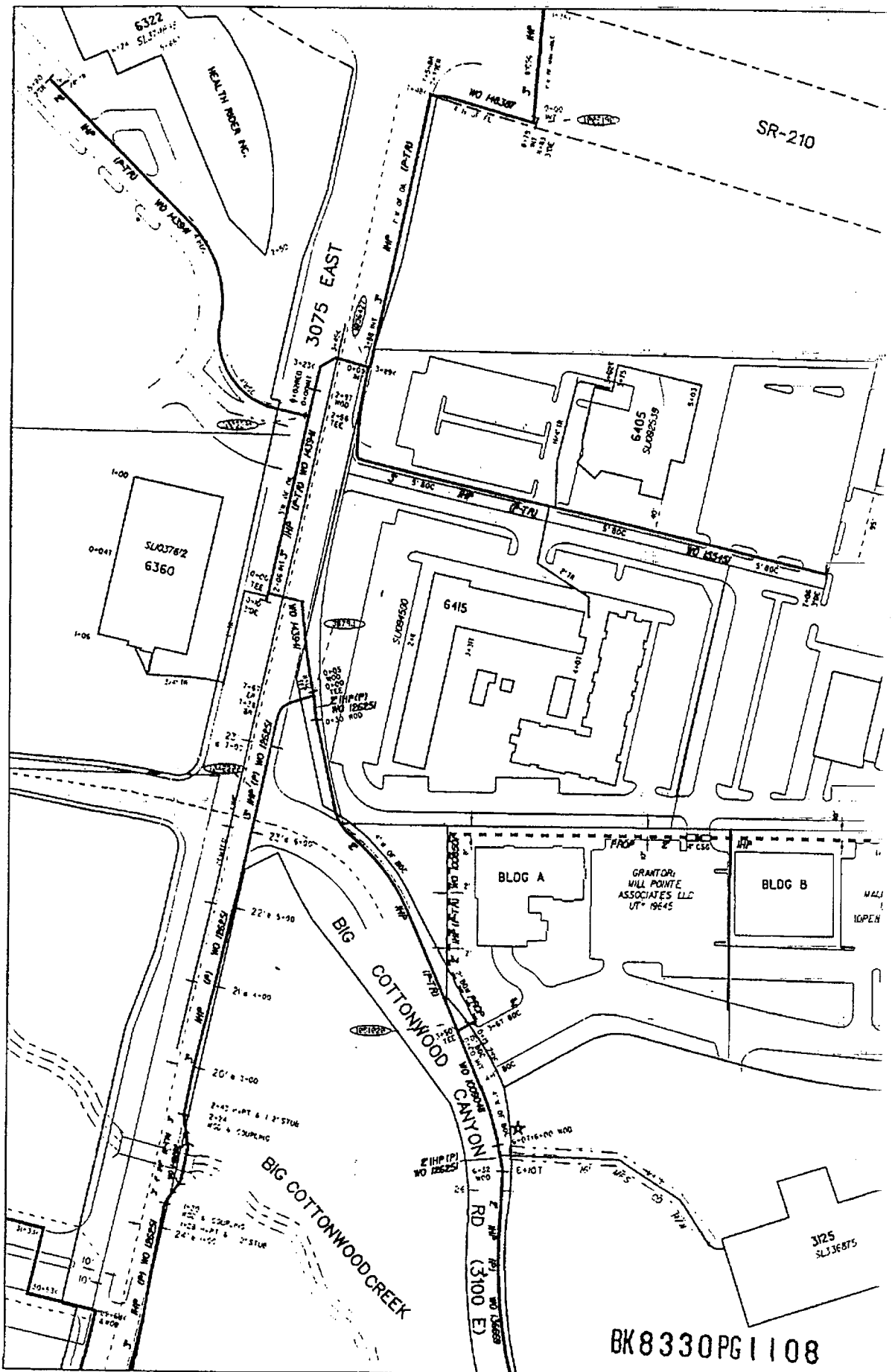
STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On the 3 day of December, 1999, personally appeared before me
Peter Williams who, being duly sworn, did say that
he/she is a Manager of Millpointe Assoc. LLC, 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



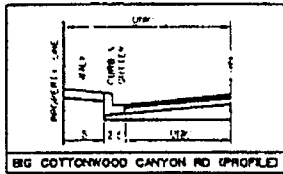
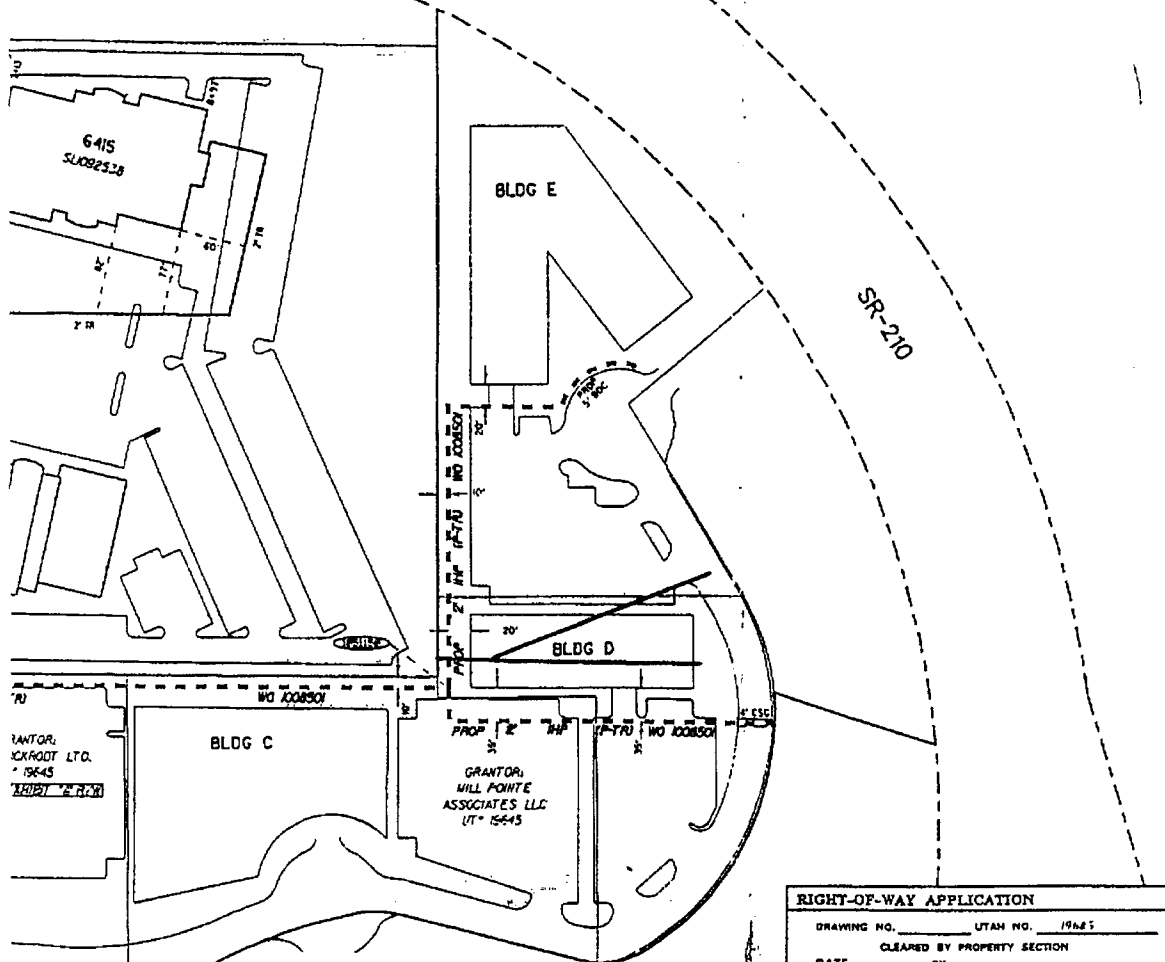


EXHIBIT "A"

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

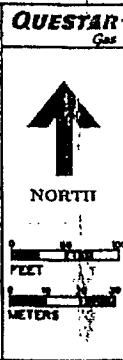
CAUTION:

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



| RIGHT-OF-WAY APPLICATION | |
|-----------------------------|----------------------|
| DRAWING NO. _____ | UTAH NO. 19625 _____ |
| CLEARED BY PROPERTY SECTION | |
| DATE _____ | BY _____ |

| PROPOSED MAIN LOCATION | |
|--|----------------------------|
| * RUN PROPOSED GAS AS SHOWN IN PROPOSED QUESTAR GAS OPEN AREA RIGHT-OF-WAY | |
| NOTES: | |
| 1. CALL BLUE STAKES FOR LOCATION OF UNDERGROUND UTILITIES 532-5000 OR 1-800-882-4111 | |
| 2. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION | |
| 3. ALL CASINGS TO BE INSTALLED BY DEVELOPER | |
| PROJECT CONTACT: SCOTT BICHENS | |
| PH # _____ | CRL # 249-2701 |
| ENG. CO./PROJ. # _____ | ISA ARCHITECTS, CORP. 5601 |
| CHECKED BY _____ | DRAWN BY J. LOVELADY |
| DATE 8-11-97 | REVISED DATE _____ |
| MAP(S) 1914-2105 | |
| APPROVED BY COMMISSION DEPT. NA | |



| Proposed IHP Main Extension | |
|---|--|
| CITY/CO. SALT LAKE | CENTER, SALT LAKE |
| SUBDIVISION MILL POINTE OFFICE PARK | |
| JOB LOCATION 3100 EAST 6400 SOUTH | |
| PERMITS | |
| <input type="checkbox"/> HIGHWAY _____ FT | <input type="checkbox"/> CITY _____ FT |
| <input type="checkbox"/> COUNTY _____ FT | <input checked="" type="checkbox"/> NONE |
| RAC 2R | NUMBER OF SERVICES 0 |
| PROP APPROX. 1375 FT OF 2" IP-TB1 | PIPE |
| PROP APPROX. _____ FT OF _____ | PIPE |
| PROP APPROX. _____ FT OF _____ | PIPE |
| TOTAL JOB FOOTAGE 1375 FT | |
| BLANKET # _____ | ML # 1008460 |
| MJ# 1008501 | |

| AS CONSTRUCTED FIELD NOTES | DATE: | NO. SERVICE | INSPECTOR: |
|----------------------------|-------------|-------------|------------|
| NOTES: | CONTRACTOR: | FOOTAGE: | |
| | FOREMAN: | CUTS: | |

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