

**RIGHT-OF-WAY AND EASEMENT GRANT**  
(Open area)  
UT 19424

WASHINGTON PARK ASSOCIATES, 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") within  
that certain development known as Washington Park Associates, in the vicinity of 180 North  
Washington Boulevard, Ogden, Weber County, Utah, which development is more particularly  
described as:

Land of Grantor located in the Northeast Quarter of Section 17, Township 6 North,  
Range 1 West, Salt Lake Base and Meridian;

Beginning at a point South 00°58'40" West, 165.01 feet from the Northeast corner  
of said Northeast quarter and running thence North 89°29'45" West, 670.80 feet  
to the East right-of-way line of Washington Boulevard and a point located South  
00°50'15" West, 164.62 feet and South 89°09'45" East, 66.00 feet from the  
monument marking the centerline intersection of Washington Boulevard and AVC  
Lane; thence South 0°50'15" West, 87.00 feet along said right-of-way line to the  
Northwest corner of property of Oscar Soderberg, Etal, Trustees; thence South  
89°29'45" East, 150.00 feet; thence South 00°50'15" West, 55.53 feet; thence  
South 89°00'18" East, 75.00 feet; thence South 00°50'15" West, 345.36 feet;  
thence North 89°00'18" West, 40.93 feet; thence South 02°07'04" East, 237.22  
feet (South 04°38'35" East, 232.62 feet by record) to the North line of an existing  
right-of-way; thence along said North line the following two courses: (1) North  
79°16'00" East, 11.00 feet; thence North 67°00'00" East, 505.56 feet to the East  
line of said Northeast quarter; thence North 0°58'40" East, 521.40 feet along said  
East line to the point of beginning.

12-057-0003

*Excepting therefrom those areas designated as structures (buildings, pools, storage  
buildings, parking structure and similar structures) as shown on the attached plat,  
designated as Exhibit "A"; and by reference made a part of this Grant.*

TO HAVE AND TO HOLD the same unto said Questar Gas Company, 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.

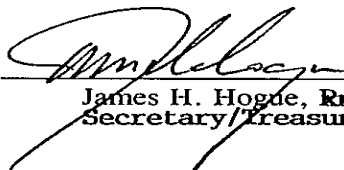
Grantor(s) shall not build or construct, nor permit to be built or constructed, any building or other improvement over or across the Easement, nor change the contour thereof, without written consent of Grantee. This Grant shall be binding upon the successors and assigns of Grantor(s) and may be assigned 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 17th day of February, 1999.

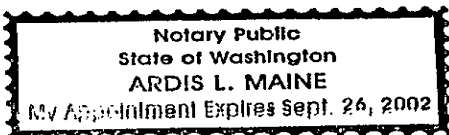
Washington Park Associates, L.C.

by: Campbell-Hogue & Associates,  
a Washington corporation,  
Manager

by:   
James H. Hogue, ~~President~~  
Secretary/Treasurer

STATE OF ~~WASHINGTON~~ WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On the 17th day of February, 1999, personally appeared before me James H. Hogue who, being duly sworn, did say that he is the ~~president~~ <sup>secretary/treasurer</sup> of Campbell-Hogue & Associates, Manager of Washington Park Associates, 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  
My Appointment expires: 9-26-02

AVC LANE

EXHIBIT "A"

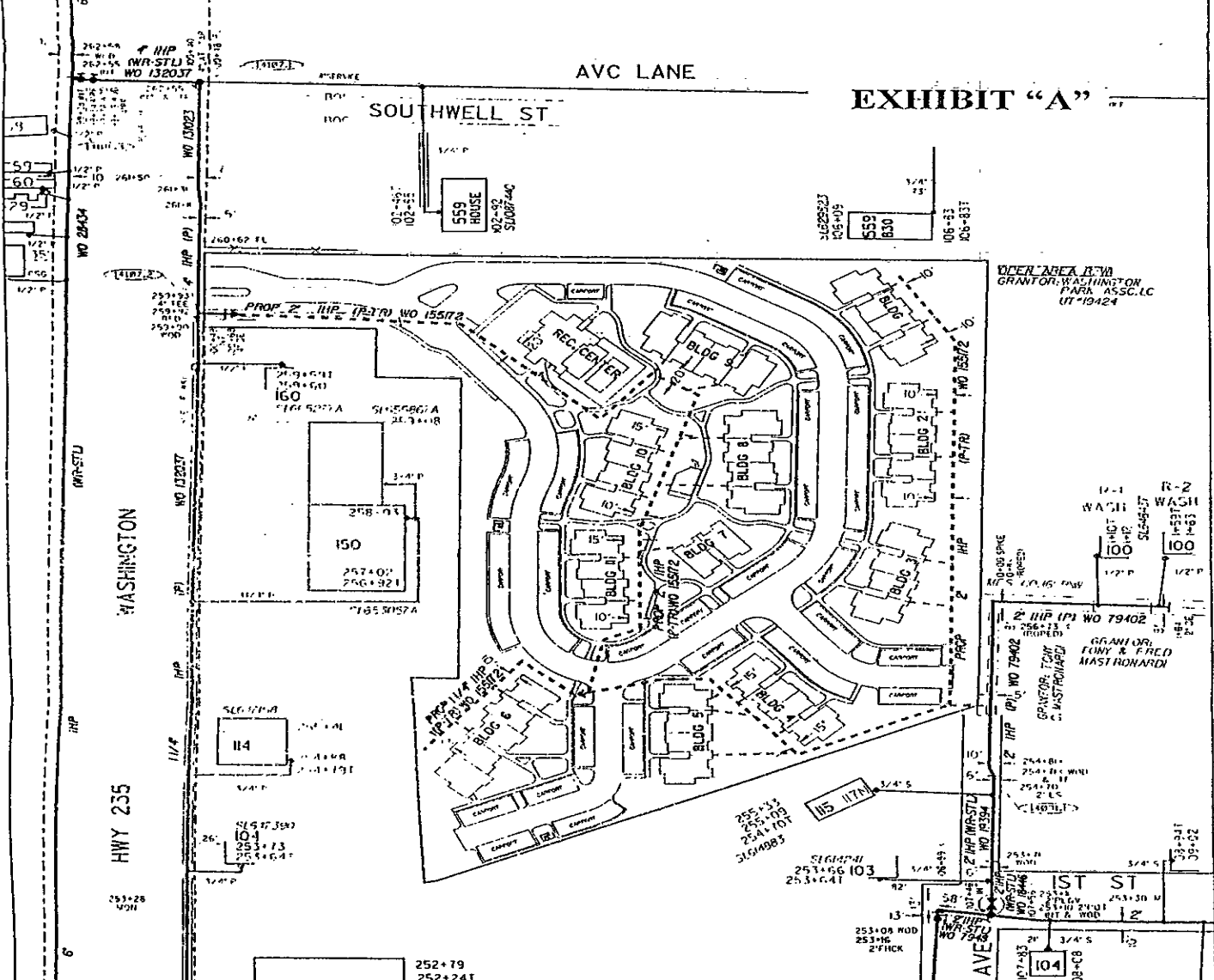
SOUTHWELL ST

WASHINGTON

HWY 235

ORDER AREA #10  
GRANTOR: WASHINGTON  
PARK ASSC. LC  
UT #19424

GRANTOR:  
LUNY & FRED  
MASTRONARDI



**RIGHT-OF-WAY APPLICATION**  
 DRAWING NO. \_\_\_\_\_ UTAH NO. 19-224  
 CLEARED BY PROPERTY SECTION  
 DATE \_\_\_\_\_ BY \_\_\_\_\_

**PROPOSED MAIN LOCATION**  
 • RUN PROPOSED GAS AS SHOWN IN PROPOSED OPEN-AREA QUESTAR GAS RIGHT-OF-WAY

**NOTES:**  
 1. CALL BLUE STAKES FOR LOCATION OF UNDERGROUND UTILITIES 532-5000 OR 1-800-562-4111  
 2. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.  
 3. RUN SERVICES WITH MAIN. CONTACT CONTRACTOR AT TIME OF INSTALL FOR SERVICE LINE CARDS.

**PROJECT CONTACT:** RON DENSLEY  
 PH # (801) 828-6294 CELL # (801) 791-6053  
 ENG. CO./PROJ. # MARTIN ASSC. (801) 621-1818  
 CHECKED BY \_\_\_\_\_ DRAWN BY G. BRIGGS  
 DATE 12-3-18 REVISED DATE \_\_\_\_\_  
 MAP(S) 1609 2338  
 APPROVED BY CORROSION ENGINEER NA

QUESTAR Gas



NORTH



**Proposed IHP Main Extension**  
 CITY/CO. OGDEN CENTER OGDEN  
 SUBDIVISION WASHINGTON PLACE  
 JOB LOCATION 180N WASHINGTON BLVD

**PERMITS**  
 HIGHWAY \_\_\_\_\_ FT  CITY \_\_\_\_\_ FT  
 COUNTY \_\_\_\_\_ FT  NONE  
 RAC 212 NUMBER OF SERVICES 22

PROP APPROX 210 FT OF 1 1/4" P-TR PIPE  
 PROP APPROX 1750 FT OF 1 1/2" P-TR PIPE  
 PROP APPROX \_\_\_\_\_ FT OF \_\_\_\_\_ PIPE  
 TOTAL JOB FOOTAGE 2000 FT  
 JOB ID 1007588 ML # 1004835  
**WO 155172**

<b>AS CONSTRUCTED FIELD NOTES</b>	DATE:	NO. SERVICE	INSPECTOR:
	CONTRACTOR:	FOOTAGE:	CUTS:
NOTES:	FOREMAN:		