

9769624

WHEN RECORDED MAIL TO:
Questar Gas Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
3093west.le; RW01

9769624
06/30/2006 08:51 AM \$14.00
Book - 9315 Pg - 9273-9275
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
QUESTAR GAS COMPANY
PO BOX 45360
SLC UT 84145-0360
BY: AMF, DEPUTY - WI 3 P.

Space above for County Recorder's use
PARCEL I.D.# 27-02-301-062

RIGHT-OF-WAY AND EASEMENT GRANT
UT 19290

WEST JORDAN GATEWAY, 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: Ten 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 WEST JORDAN GATEWAY OFFICE CONDOMINIUMS PHASE 2,
in the vicinity of 9073 S. 1300 W., which development is more particularly described as:

Land of Grantor located in the Southwest Quarter of Section 2, Township 3
South, Range 1 West, Salt Lake Base and Meridian;

Beginning at a point South 00°01'25" West 281.91 feet and South 89°58'35" East
40.00 feet and East 374.71 feet from the West Quarter corner of said Section 2;
thence North 00°05'00" East 18.51 feet; thence North 89°55'10" East 313.82 feet;
thence South 00°01'25" West 139.92 feet; thence South 89°55'10" West 0.59 feet;
thence South 00°10'25" West 33.33 feet; thence South 89°55'10" West 119.29
feet; thence South 34°05'02" West 70.93 feet; thence South 89°55'10" West 19.43
feet; thence South 00°04'50" East 168.06 feet; thence South 89°55'10" West
116.74 feet; thence North 00°04'40" West 164.15 feet; thence North 89°55'10"
East 12.00 feet; thence North 00°04'50" West 187.00 feet; thence South 89°55'10"
West 29.60 feet; thence North 00°01'19" West 30.34 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 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 13th day of June, 2006.

WEST JORDAN GATEWAY, L.L.C.

By- ASPEN DEVELOPMENT CORP., Manager

By- Wayne Niederhauser
WAYNE NIEDERHAUSER, President

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

On the 13th day of June, 2006, personally appeared before me WAYNE NIEDERHAUSER who, being duly sworn, did say that he is PRESIDENT of ASPEN DEVELOPMENT CORPORATION, Manager of WEST JORDAN GATEWAY, 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.

Mark Johnson
Notary Public



