

EASEMENT

THIS EASEMENT, dated this 16th day of October, 2006,

From B. W., INC, an Idaho Corporation, BAKER INVESTMENT, LLC, an Idaho Limited Liability Company, D M B INVESTMENT, L L C, an Idaho Limited Liability Company, D M B INVESTMENTS UTAH, LLC, an Idaho Limited Liability Company AND DON BRANDT, A SINGLE MAN (hereinafter "Grantors") to ROCKY MOUNTAIN POWER, QUEST AND QUESTAR GAS COMPANY, (hereinafter "Grantees");

WITNESSETH:

Grantors, for good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, does hereby grant to Grantees, their successors and assigns, a nonexclusive easement for the installation and maintenance of Public Utilities in, on, over and under part of the real property owned by Grantors in UTAH County, UTAH.

Said easement itself being more particularly described as follows:

See Exhibit "A" and "B" attached hereto.

This EASEMENT shall be binding upon and inure to the benefit of the respective parties hereto and to their heirs, devisees, administrators and personal representatives.

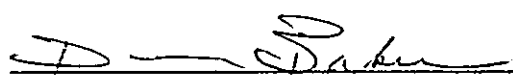
IN WITNESS WHEREOF, the Grantors hereto have executed this Easement the day and year first above written.

GRANTOR


B. W., INC.


Dennis M. Baker, Manager

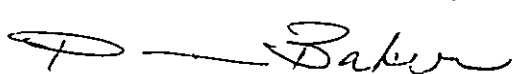
BAKER INVESTMENT, LLC



Dennis M. Baker, manager

D M B INVESTMENT, LLC


Dennis M. Baker, manager

D M B INVESTMENTS UTAH, LLC

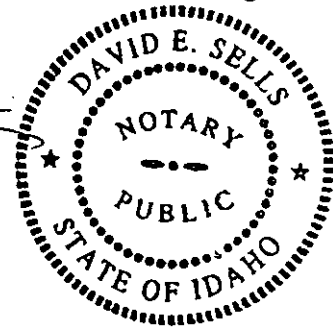

Dennis M. Baker, manager


DON BRANDT

STATE OF IDAHO)
) SS
COUNTY OF ADA)

On this 16th day of October, 2006, before me, the undersigned, a Notary Public Personally appeared Dennis M. Baker known to me to be the president of B. W., INC. and the person that subscribed the foregoing instrument and acknowledged to me that said Corporation executed the same.

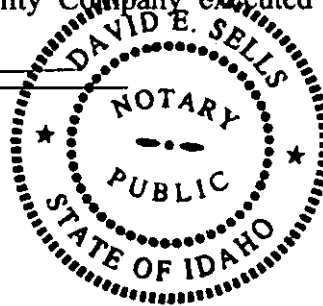
NOTARY PUBLIC: [Signature]
RESIDING AT: Caldwell, Idaho
COMMISSION EXPIRES: 10-28-2011



STATE OF IDAHO)
) SS
COUNTY OF ADA)

On this 16th day of October, 2006, before me, the undersigned, a Notary Public, Personally appeared Dennis M. Baker, known to me to be a member of Baker Investment, LLC and the managing member that executed the within instrument and acknowledged to me that said Limited Liability Company executed the same.

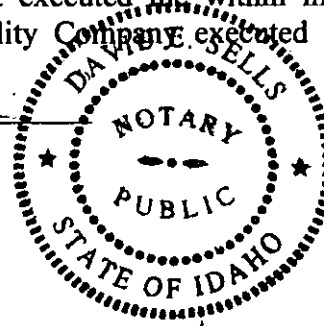
Notary Public: [Signature]
Residing at: Caldwell, Idaho
Commission Expires: 10-28-2011



STATE OF IDAHO)
) SS
COUNTY OF ADA)

On this 16th day of October, 2006, before me, the undersigned, a Notary Public, Personally appeared Dennis M. Baker, known to me to be a member of DMB Investments, LLC and the managing member that executed the within instrument and acknowledged to me that said Limited Liability Company executed the same.

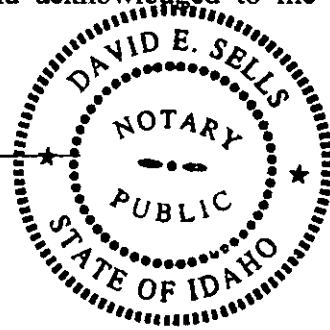
Notary Public: [Signature]
Residing at: Caldwell, Idaho
Commission expires: 10-28-2011



STATE OF IDAHO)
) SS
COUNTY OF ADA)

On this 16th day of October, 2006, before me, the undersigned, a Notary Public, personally appeared Dennis M. Baker, known to me to be a member of DMB INVESTMENT UTAH, LLC, an Idaho Limited Liability Company, and the managing member who executed the within instrument and acknowledged to me that said Limited Liability Company executed the same.

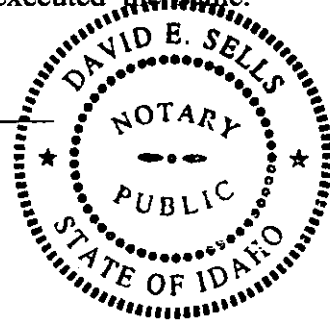
Notary Public: [Signature]
Residing at: Caldwell, Idaho
Commission Expires: 10-28-2011



STATE OF IDAHO)
) SS
COUNTY OF ADA)

On this 16th day of October, 2006, before me, the undersigned, a Notary Public, personally appeared DON BRANDT, known to me to be the person who executed the within instrument and acknowledged to me that he executed the same.

Notary Public: [Signature]
Residing at: Caldwell, Idaho
Commission expires: 10-28-2011



BOUNDARY DESCRIPTION
10-foot Public Utility Easement – BMW Road

A 10-foot Public Utility Easement, consisting of 5 separate parcels, situate in the Southwest Quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Parcel 1:

A 10-foot Public Utility Easement, running parallel with the north right-of-way line of Sam White Lane and the west right-of-way line of Grove Parkway, as shown on the BMW Subdivision and Road Dedication Plat, as recorded July 3, 2006 under map no. 11732 and entry no. 83481:2006 in the Utah County Recorder's Office, less that portion which lies north of the boundary line of the overall property, these boundary lines being more particularly described as follows:

Beginning at a point on the north line of Sam White Lane, which is located North $89^{\circ}37'36''$ East 1054.16 feet along the Quarter Section line and South 11.59 feet from the West Quarter Corner of said Section 30, and running:

thence South $89^{\circ}57'00''$ East 477.48 feet;

thence North $1^{\circ}44'25''$ West 2.64 feet;

thence South $89^{\circ}37'15''$ East 92.87 feet to the west line of Grove Parkway.

Parcel contains: 8,098 square feet or 0.186 acres.

Parcel 2:

A 10-foot Public Utility Easement, running parallel with the east right-of-way line of Grove Parkway and the north right-of-way line of Granite Way, as shown on the BMW Subdivision and Road Dedication Plat, as recorded July 3, 2006 under map no. 11732 and entry no. 83481:2006 in the Utah County Recorder's Office, less that portion which lies north of the boundary line of the overall property, and past the end of said Granite way, these boundary lines being more particularly described as follows:

Beginning at a point on the east line of Grove Parkway, which is located North $89^{\circ}37'36''$ East 1735.02 feet along the Quarter Section line and South 15.16 feet from the West Quarter Corner of said Section 30, and running:

thence North $89^{\circ}37'15''$ East 15.33 feet.

Also:

Beginning at a point on the north line of Granite way, which is located North $89^{\circ}37'36''$ East 1787.43 feet and South 1060.28 feet from the West Quarter Corner of said Section 30, and running:

thence North $38^{\circ}23'09''$ East 10.00 feet.

Parcel contains: 15,414 square feet or 0.354 acres.

Parcel 3:

A 10-foot Public Utility Easement, running parallel with the south right-of-way line of Granite Way and the east right-of-way line of Grove Parkway, as shown on the BMW

Subdivision and Road Dedication Plat, as recorded July 3, 2006 under map no. 11732 and entry no. 83481:2006 in the Utah County Recorder's Office, less that portion which lies inside Lot 1 of said Plat, and past the end of said Granite way, these boundary lines being more particularly described as follows:

Beginning at a point on the south line of Granite Way, which is located North 89°37'36" East 1736.51 feet along the Quarter Section line and South 1124.23 feet from the West Quarter Corner of said Section 30, and running:

thence South 38°23'09" West 10.00 feet.

Also:

Beginning at the northeast corner of Lot 1 of said Plat, which is located North 89°37'36" East 959.97 feet along the Quarter Section line and South 896.63 feet from the West Quarter Corner of said Section 30, and running:

thence South 0°01'07" East 11.56 feet;

Parcel contains: 9,099 square feet or 0.209 acres.

Parcel 4:

A 10-foot Public Utility Easement, running parallel with the west right-of-way line of Grove Parkway, as shown on the BMW Subdivision and Road Dedication Plat, as recorded July 3, 2006 under map no. 11732 and entry no. 83481:2006 in the Utah County Recorder's Office, less that portion which lies past the ends of said Grove Parkway, these boundary lines being more particularly described as follows:

Beginning at a point on the west line of Grove Parkway, which is located North 89°37'36" East 862.88 feet along the Quarter Section line and South 849.62 feet from the West Quarter Corner of said Section 30, and running:

thence North 0°22'24" West 10.00 feet.

Also:

Beginning at a point on the west line of Grove Parkway, which is located North 89°37'36" East 1023.62 feet along the Quarter Section line and South 660.82 feet from the West Quarter Corner of said Section 30, and running:

thence South 38°23'09" West 10.00 feet.

Parcel contains: 2,906 square feet or 0.067 acres.

Parcel 5:

A 10-foot Public Utility Easement, running parallel with the west right-of-way line of Grove Parkway and the south right-of-way line of Sam White Lane, as shown on the BMW Subdivision and Road Dedication Plat, as recorded July 3, 2006 under map no. 11732 and entry no. 83481:2006 in the Utah County Recorder's Office, less that portion which lies past the ends of said Grove Parkway and Sam White Lane, these boundary lines being more particularly described as follows:

Beginning at a point on the west line of Grove Parkway, which is located North 89°37'36" East 1080.94 feet along the Quarter Section line and South 601.99 feet from the West Quarter Corner of said Section 30, and running:

thence North 38°23'09" East 10.00 feet.

Also:

Beginning at a point on the south line of Sam White Lane, which is located North 89°37'36" East 979.31 feet along the Quarter Section line and South 75.39 feet from the West Quarter Corner of said Section 30, and running:

thence South 0°01'51" East 10.00 feet.

Parcel contains: 9,565 square feet or 0.220 acres.

Combined parcels contain: 45,082 square feet or 1.035 acres.

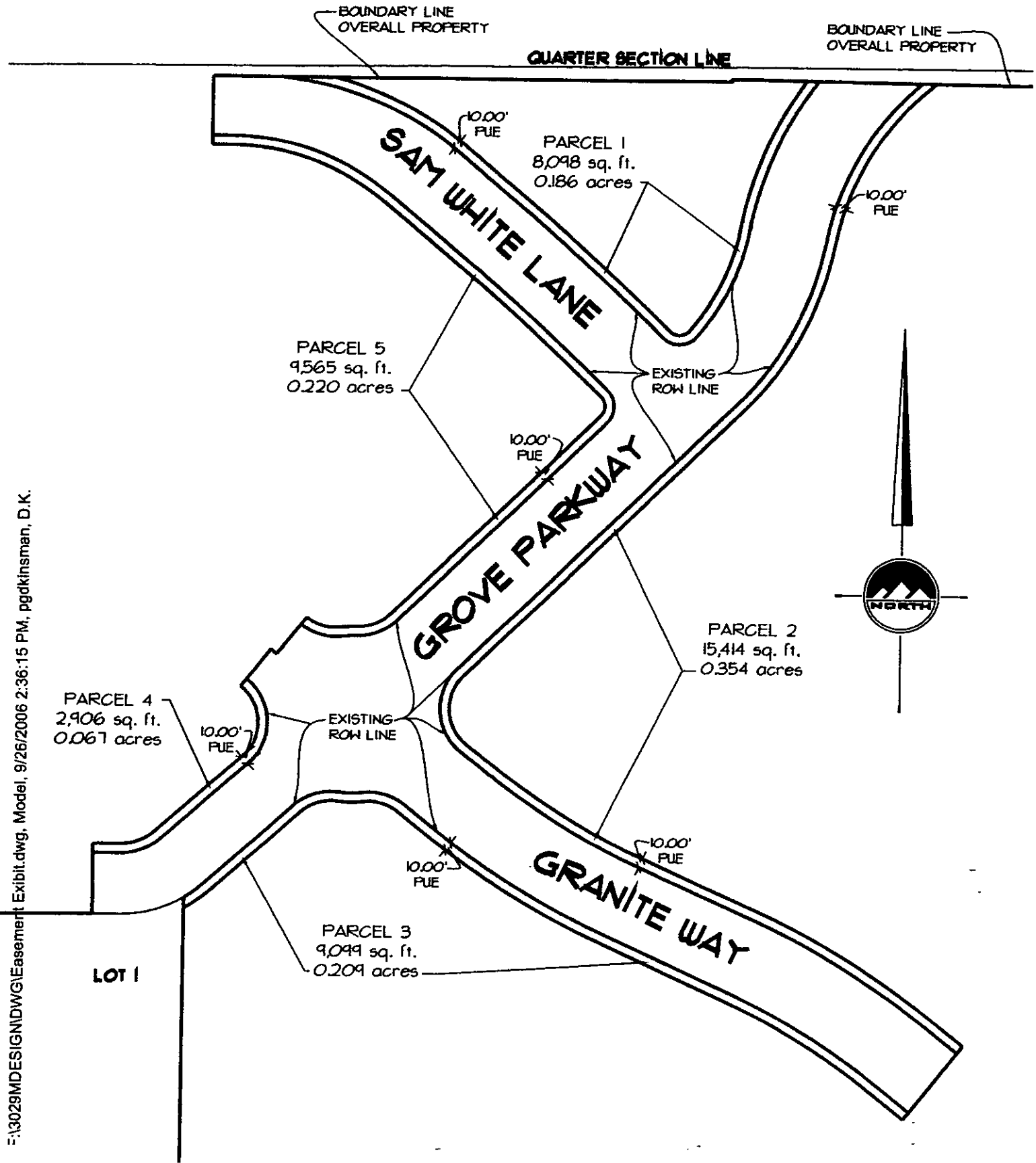
(See also attached Exhibit "A")

Date

Dusty L. Bishop
License No. 4938720

Exhibit "B"

EXHIBIT "A"



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