

THE TALON GROUP
AW# 11738

Recording Requested By:

Lawrence E. Jones
Chevron U.S.A. Inc.
6001 Bollinger Canyon Road
San Ramon, California 94583

E 1917777 B 3388 P 522
RICHARD T. MAUGHAN, DAVIS CNTY RECORDER
2003 OCT 3 11:06 AM FEE 16.00 DEP REC
REC'D FOR FIRST AMERICAN TITLE CO OF UTA

When Recorded Mail To:

Chevron U.S.A. Inc.
6001 Bollinger Canyon Road
San Ramon, California 94583
Attention: Marketing Property Manager

NE 24 2N-1W

GRANT OF EASEMENT

SKM-SLC, LLC, a Utah limited liability company ("Grantor"), hereby grants to CHEVRON U.S.A. INC., a Pennsylvania corporation ("Grantee"), an easement over, under and across the real property located at 391 North 500 West, Bountiful, UT 84010, more particularly described in Exhibit 1 hereto (the "Property") for the following purposes only:

- A. Maintenance, inspection, operation and removal of monitoring wells existing on the Property on the date hereof.
- B. Construction, installation, maintenance, inspection, operation and removal of additional monitoring wells.
- C. Construction, installation, maintenance, inspection, operation and removal of a hydrocarbon contamination recovery system.
- D. Access to the existing wells, additional wells, and the recovery system.
- E. Cleanup operations as Grantee deems appropriate or which are required by governmental agencies having jurisdiction.
- F. Removal of any component of Grantee's Retail Technology System, including any satellite communications equipment, controller, point of sale equipment on the dispensers and cash register at the real property whether owned by Grantee or leased by Grantee from third parties, and any signs (including the frames and poles holding the signs), trademarks, trade names, brands or other identifications of Grantee, including color schemes, or any environmental equipment or systems that are located on the Premises on the Closing Date (all of which remain the property of Grantee) in accordance with the terms and conditions of the Purchase and Sale Agreement regarding

the Property, dated August 29, 2003, between Grantor, Grantee, Mike Peterson Oil Co., Inc., a Utah corporation, and Chevron Stations Inc., a Delaware corporation.

G. Removal of the existing underground gasoline storage tanks and pipelines if they fail to meet Grantee's usual standards of soundness.

This easement shall terminate on the last to be removed of the existing wells, any additional wells, and the recovery system, if any, and the items referred to in subparagraph F and subparagraph G, if applicable.

This easement shall run with the land and shall be binding on and shall inure to the benefit of the parties, their heirs, successors and assigns.

IN WITNESS WHEREOF, Grantor has caused this Grant of Easement to be executed on September 30, 2003.

SKM-SLC, LLC, a Utah limited liability company

By  _____
Mike Peterson
Manager

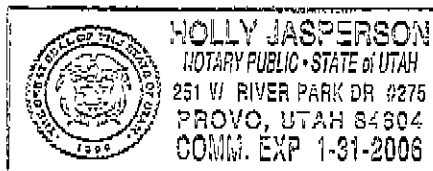
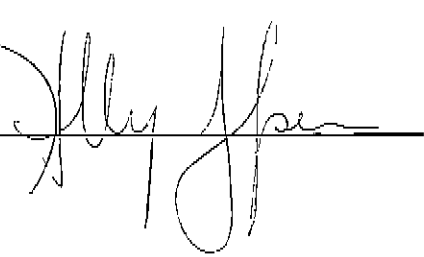
By  _____
Susan Peterson
Manager

STATE OF Utah)
COUNTY OF Utah) ss

On 9/30/03, before me, HOLLY JASPERSON
PERSONALLY APPEARED MIKE PETERSON, 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.

Signature



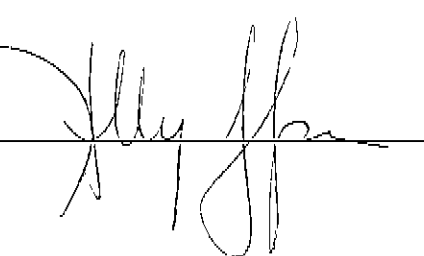
This area for Official Notarial Seal

STATE OF UTAH)
COUNTY OF UTAH) ss

On 9/30/03, before me, HOLLY JASPERSON
PERSONALLY APPEARED SUSAN PETERSON, 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.

Signature



This area for Official Notarial Seal

All of that certain real property located in the City of Bountiful, County of Davis, State of Utah, described as follows:

Beginning on the West line of a highway and the South line of property conveyed to State Road Commission in Book 453 at Page 671, 172 feet West and 356 feet North from the Southeast corner of the Northeast quarter of Section 24, Township 2 North, Range 1 West, Salt Lake Meridian: thence Westerly 295 feet along South line of said property; thence South 158 feet; thence East 295 feet to West line of said highway; thence North 158 feet along said highway to the point of beginning.

Said property is also known by the street address of:
391 North 500 West, Bountiful, UT 84010

06-039-0042