

WHEN RECORDED MAIL TO:

Questar Gas Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
2890port le; RW01

E 2116651 B 3898 P 209-214
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/25/2005 08:01 AM
FEE \$20.00 Pgs: 6
DEP RTT REC'D FOR QUESTAR RIGHT OF
WAY

Space above for County Recorder's use
PARCEL I.D.# 01-089-0027

All-3-IN-1W

RIGHT-OF-WAY AND EASEMENT GRANT
UT 21955

PORTOLA DEVELOPMENT, UTAH, LC, 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 COVENTRY SOUTH AT FOXBORO 301-325, and 330-337, in the vicinity of 300 North 1120 West, which development is more particularly described as:

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

Beginning at the North quarter corner of Section 3, Township 1 North, Range 1 West, Salt Lake Base Meridian; thence North 89°50'51" East 1,362.53 feet along the North line of said Section 3; thence South 853.51 feet to a point of non-tangency of a 290.00 foot radius curve to the right, of which the radius point bears South 08°45'43" West; thence Easterly 63.14 feet along said curve through a central angle of 12°28'27"; thence South 68°45'49" East 64.09 feet to a point of tangency of a 14.00 foot radius curve to the left; thence Northeasterly 21.99 feet along said curve through a central angle of 90°00'00", thence South 68°45'49" East 66.00 feet to a point of non-tangency of a 14.00 foot radius curve to the left of which the radius point bears South 68°45'49" East; thence Southeasterly 21 99 feet along said curve through a central angle of 90°00'00"; thence South 68°45'49" East 287.10 feet to a point of tangency of a 740.00 foot radius curve to

the right; thence Southeasterly 42.74 feet along said curve through a central angle of $03^{\circ}18'33''$, thence South $65^{\circ}27'16''$ East 54.95 feet to a point of tangency of a 54.00 foot radius curve to the left; thence Easterly 52.97 feet along said curve through a central angle of $56^{\circ}12'21''$ to a point of reverse curvature of a 115.00 foot radius curve to the right; thence Northeasterly 13.23 feet along said curve through a central angle of $06^{\circ}35'26''$ to a point of reverse curvature of a 30.00 foot radius curve to the left; thence Northeasterly 34.33 feet along said curve through a central angle of $65^{\circ}33'24''$; thence North $00^{\circ}37'35''$ West 18.08 feet; thence North $89^{\circ}22'25''$ East 60.00 feet to a point of non-tangency of a 60.00 foot radius curve to the left, of which the radius point bears North $89^{\circ}22'25''$ East; thence Southeasterly 61.84 feet along said curve through a central angle of $59^{\circ}03'01''$ to a point of reverse curvature of a 115.00 foot radius curve to the right; thence Southeasterly 100.17 feet along said curve through a central angle of $49^{\circ}54'21''$ to a point of reverse curvature of a 34.00 foot radius curve to the left; thence Southeasterly 33.04 feet along said curve through a central angle of $55^{\circ}41'02''$; thence South $65^{\circ}27'16''$ East 43.86 feet to a point of tangency of a 450.00 foot radius curve to the left; thence Easterly 197.72 feet along said curve through a central angle of $25^{\circ}10'26''$; thence North $89^{\circ}22'18''$ East 194.24 feet to the Westerly right-of-way line of Redwood Road; thence South $00^{\circ}37'35''$ East 100.00 feet along said Westerly right-of-way line; thence South $89^{\circ}22'18''$ West 194.24 feet to a point of tangency of a 550.00 foot radius curve to the right; thence Westerly 241.65 feet along said curve through a central angle of $25^{\circ}10'26''$; thence North $65^{\circ}27'16''$ West 33.72 feet to a point of tangency of a 54.00 foot radius curve to the left; thence Westerly 49.03 feet along said curve through a central angle of $52^{\circ}01'12''$; thence South $62^{\circ}31'31''$ West 6.15 feet to a point of tangency of a 30.00 foot radius curve to the left; thence Southwesterly 33.07 feet along said curve through a central angle of $63^{\circ}09'06''$; thence South $00^{\circ}37'35''$ East 958.75 feet to the North line of property description in Book 1761, Page 868, Davis County Recorder; thence South $89^{\circ}23'48''$ West 1,055.86 feet to the Northwest corner of said property; thence South $00^{\circ}44'39''$ East 1,217.29 feet along the West line of said property and its extension to the Northeast corner of property description in Book 2809, Page 429, said records; thence South $89^{\circ}30'18''$ West 812.50 feet to the Northwest corner of property description in said Book 2809, Page 429; thence South $00^{\circ}44'39''$ East 559.29 feet along the West line of property description in said Book 2809, Page 429 to the North line of property description in Book 1133, Page 1430 said records; thence South $89^{\circ}36'49''$ West 179 35 feet along the North line of property description in Book 1133, Page 1430 said records to the Southwest corner of property description in Book 1546, Page 805, said records; thence South $00^{\circ}46'50''$ East 244.50 feet to the Northeast corner of Lot 3 Wasatch Front Industrial Park, Plat A, a subdivision recorded in Book 657, Page 475, said records; thence North $89^{\circ}46'08''$ West 866.93 feet along the North line of said Wasatch Front Industrial Park, Plat A to the Easterly right-of-way line of the Legacy Parkway; thence North $03^{\circ}14'17''$ West 4,293.20 feet along said Easterly right-of-way line to North line of said Section 3; thence North $89^{\circ}51'41''$ East 1,049.87 feet to the point of beginning containing 216.97 acres, more or less. Less and except a parcel of land located in the Northeast quarter of Section 3,

Township 1 North, Range 1 West, Salt Lake Base Meridian; description as follows: Beginning at a point on the Southerly right-of-way line of the proposed Foxboro Boulevard, said point being North $89^{\circ}50'51''$ East 1,362.53 feet along the North line of Section 3, Township 1 North, Range 1 West, Salt Lake Base Meridian; thence South 934.82 feet to a point of non-tangency of a 210.00 foot radius curve to the right, of which the radius point bears South $12^{\circ}08'37''$ West, Easterly 33.33 feet along said curve through a central angle of $09^{\circ}05'34''$ South $68^{\circ}45'49''$ East 371.75 feet from the North quarter corner of said Section 3 and thence South $68^{\circ}45'49''$ East 73.44 feet to a point of tangency of a 660.00 foot radius curve to the right; thence Southeasterly 38.12 feet along said curve through a central angle of $03^{\circ}18'33''$; thence South $65^{\circ}27'16''$ East 66.07 feet a point of tangency of a 34.00 foot radius curve to the right; thence Southeasterly 35.74 feet along said curve through a central angle of $60^{\circ}13'18''$ to a point of reverse curvature of a 115.00 foot radius curve to the left; thence Southeasterly 109.28 feet along said curve through a central angle of $54^{\circ}26'38''$ to a point of reverse curvature of a 60.00 foot radius curve to the right; thence Southeasterly 61.84 feet along said curve through a central angle of $59^{\circ}03'01''$ to the Easterly right-of-way line of the proposed Cutler Drive; thence South $00^{\circ}37'35''$ East 311.52 feet along said Easterly right-of-way line; thence South $89^{\circ}26'58''$ West 33.53 feet; thence North $82^{\circ}14'19''$ West 32.64 feet; thence North $56^{\circ}19'24''$ West 21.20 feet; thence North $32^{\circ}01'06''$ West 27.72 feet; thence North $17^{\circ}53'14''$ West 47.86 feet; thence North $24^{\circ}04'05''$ West 116.04 feet; thence North $50^{\circ}49'50''$ West 146.93 feet; thence North $00^{\circ}15'12''$ East 264.47 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 October, 2005.

PORTOLA DEVELOPMENT, UTAH, LC

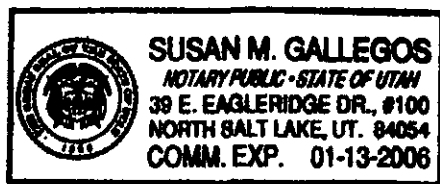
By: WOODSIDE HOMES CORPORATION, Manager

By: [Signature]
NATHAN W. PUGSLEY, President

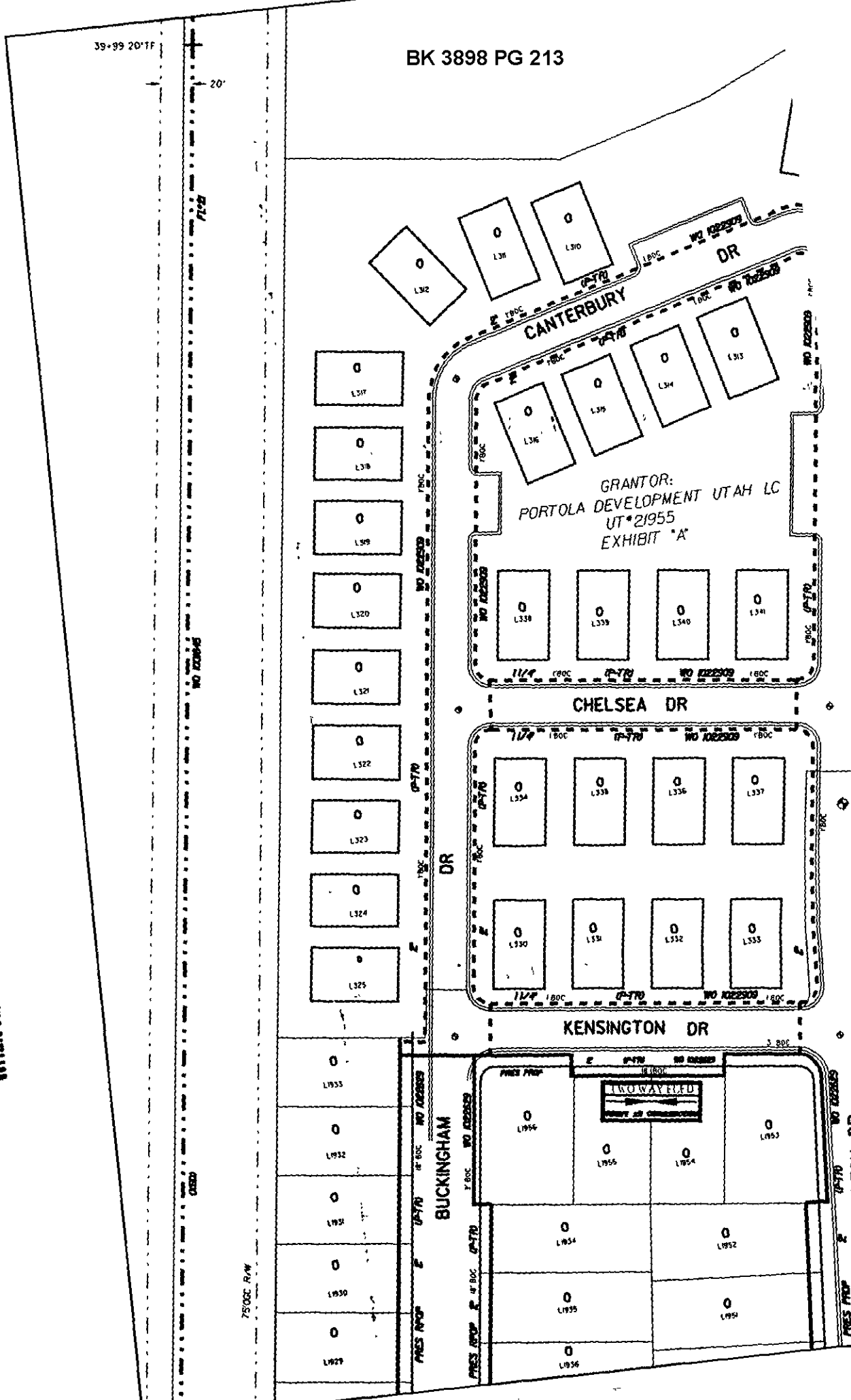
STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On the 13 day of Oct., 2005, personally appeared before me Nathan W. Pugsley who, being duly sworn, did say that he is President Woodside Homes Corporation, Manager Portola Development, Utah, LC, 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.

[Signature]
Notary Public



-RECORDER'S MEMO-
-LEGIBILITY OF TYPING OR PRINTING
UNSATISFACTORY IN THE DOCUMENT
WHEN RECEIVED



75'00' R/W

BUCKINGHAM

GRANTOR:
PORTOLA DEVELOPMENT UTAH LC
UT*21955
EXHIBIT *A

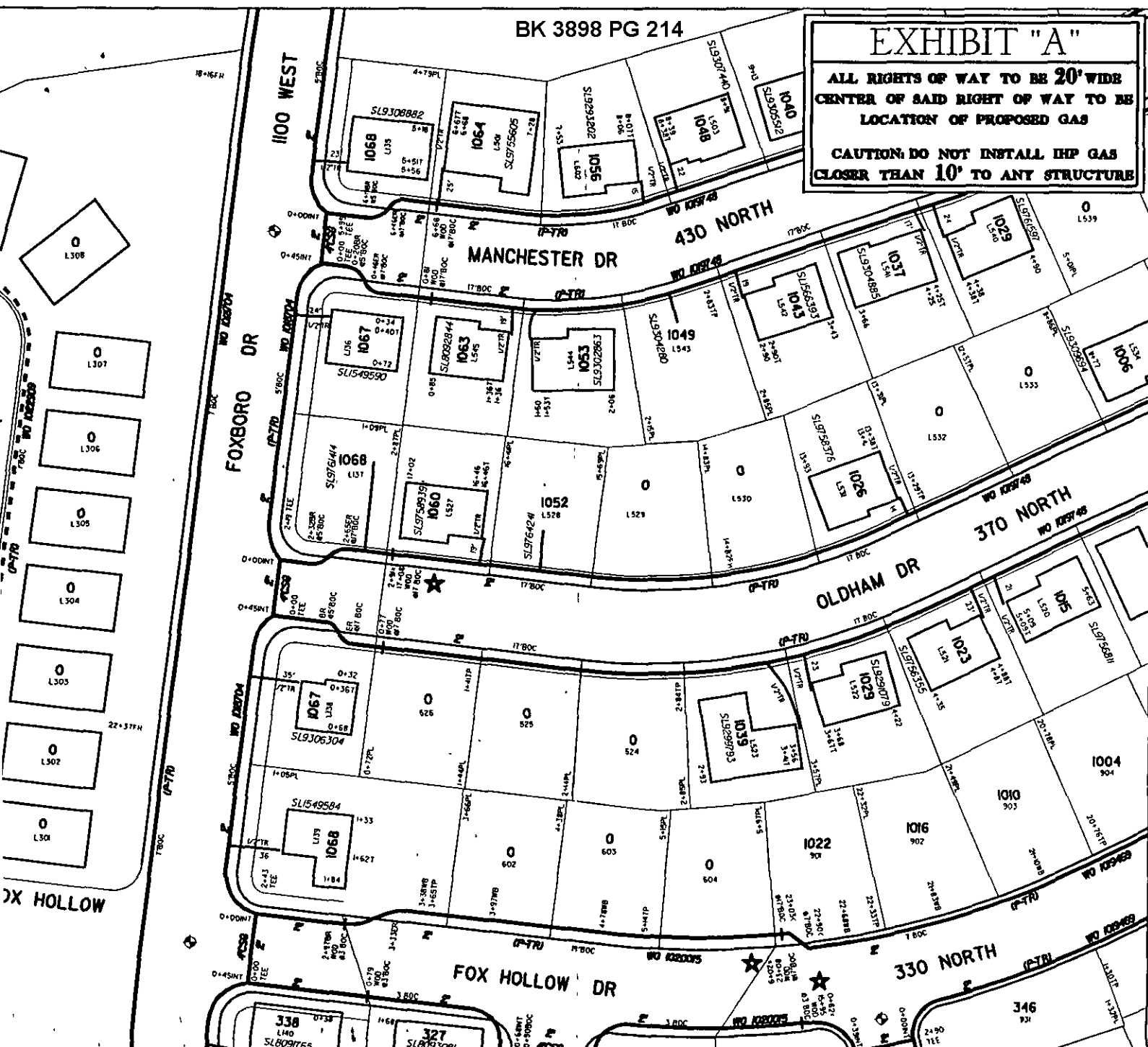
PROVATILE
PART OF CONVEYANCE

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EXHIBIT "A"

ALL RIGHTS OF WAY TO BE 20' WIDE
CENTER OF SAID RIGHT OF WAY TO BE
LOCATION OF PROPOSED GAS

CAUTION: DO NOT INSTALL IHP GAS
CLOSER THAN 10' TO ANY STRUCTURE



AS-BUILT FIELD NOTES COMPLETION REPORT		PROPOSED INSTALLATION of IHP MAIN			
DATE COMPLETED		PROPOSED PIPE		AS-BUILT PIPE	
CONTRACTOR		SIZE	FOOTAGE	SIZE	FOOTAGE
FOREMAN		1 3/4"	875'	(P-TR)	
INSPECTOR		2"	2,300'	(P-TR)	
EXCESS COSTS					
DESCRIPTION	QUANTITY				
TOTAL FOOTAGE 2,975'					
0 17# MAG ANODE(S)					
0 TEST STATION(S)		TOTAL FOOTAGE			
NUMBER OF SERVICES 0					
PROJECT CONTACT: BILL DIXON					
PHONE # 801-299-6700		CELL # 801-668-2518			
DRAWN BY J LOVELADY		CHECKED BY			
DATE 9-8-06		REVISED DATE BY			
APPROVED BY CORROSION NA		EXT. 3413			
CITY & REPAIRS					
ROW	SIZE	DEPTH	RAW	CUT	UN. FT.
					REPAIR
					VAL. PTL.
CITYCO NORTH SALT LAKE		CENTER SALT LAKE			
SUB.PROJ COVENTRY SOUTH @ FOXBORO RAC 449					
JOB LOCATION 300 NORTH 1120 WEST					
PERMITS		<input type="checkbox"/> HWY <input type="checkbox"/> FT <input type="checkbox"/> CNTY <input type="checkbox"/> FT <input type="checkbox"/> CITY <input type="checkbox"/> 45' <input type="checkbox"/> FT <input type="checkbox"/> NONE <input type="checkbox"/> RVR/CANAL <input type="checkbox"/> RAILROAD <input type="checkbox"/> OTHER			
PROPOSED MAIN LOCATION		* INSTALL PROPOSED MAIN 1' FT BACK OF CURB UNLESS OTHERWISE SPECIFIED BY QUESTAR GAS INSP.			
NOTES:		1 CALL BLUE STAKES FOR LOCATION OF UNDERGROUND UTILITIES 532-5000 OR 1-800-662-4111 2 LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION 3 DEVELOPER TO INSTALL CASINGS AS SHOWN ABOVE.			
BLANKET # 1004343		MJ1022909			
ML # 1015221					
DETAILS					

