

RETURN TO:
MOUNTAIN FUEL SUPPLY COMPANY
P.O. BOX 11368
SALT LAKE CITY, UT 84139
ATTENTION: RIGHT-OF-WAY
GO 306

RIGHT-OF-WAY AND EASEMENT GRANT

4925190
05 JUNE 90 03:47 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
MOUNTAIN FUEL
REC BY: DOROTHY SINFIELD, DEPUTY

4925190

SOUTH TOWNE INVESTORS LIMITED PARTNERSHIP
by and through ZM, Inc., a Partner, Grantor,
does hereby convey and warrant to MOUNTAIN FUEL SUPPLY COMPANY, a
corporation of the State of Utah, Grantee, its successors and assigns, for the sum of ONE
DOLLAR (\$1.00) and other good and valuable consideration, receipt of which is hereby
acknowledged, a right-of-way and easement 16.0 feet in width to lay, maintain, operate,
repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas
transmission and distribution facilities (hereinafter collectively called "facilities") through
and across the following-described land and premises situated in Salt Lake County, State
of Utah, to-wit:

Land of the Grantor located in the Northeast Quarter of Section 13,
Township 3 South, Range 1 West, Salt Lake Base and Meridian;
(As described in Exhibit A)
the centerline of said right-of-way and easement shall extend through and across the
above-described land and premises as follows, to-wit:

Beginning at a point on an existing 16.0 foot Mountain Fuel Supply Company
right-of-way, South 902.00 feet and West 1670.00 feet from the Northeast
Corner of said Section 13; thence North 30.00 feet; thence North 45°00'00"
West 63.64 feet; thence West 114.00 feet; thence North 255.00 feet.
(As shown in Exhibit B)

TO HAVE AND TO HOLD the same unto the said Mountain Fuel Supply
Company, its successors and assigns, so long as such facilities shall be maintained, with the
right of ingress and egress to and from said right-of-way to maintain, operate, repair,
inspect, protect, remove and replace the same. During temporary periods, Grantee may use
such portion of the property along and adjacent to said right-of-way as may be reasonably
necessary in connection with construction, maintenance, repair, removal or replacement
of the facilities. Grantor shall have the right to use said premises except for the purposes
for which this right-of-way and easement is granted to Grantee, provided such use does not
interfere with the facilities or any other rights granted to Grantee hereunder.

Grantor shall not build or construct, nor permit to be built or constructed, any
building or other improvement over or across said right-of-way, nor change the contour
thereof, without written consent of Grantee. This right-of-way shall be binding upon and
inure to the benefit of the successors and assigns of Grantor and the successors and assigns
of Grantee, and may be assigned in whole or in part by Grantee.

Grantor reserves to itself, its successors and assigns, the further right to require
Grantee to move and relocate any of the facilities; provided, however, that Grantor, its
successors or assigns shall reimburse Grantee for any actual expense incurred by Grantee in
such relocation and provided further that Grantor, its successors or assigns shall provide a
suitable alternate location for the facilities and shall grant or cause to be granted necessary
easement rights to an easement area at said alternate location upon the same terms and
conditions herein provided, and in such event this agreement shall automatically terminate.

BK 6226PG 0839

It is hereby understood that any parties securing this grant on behalf of Grantee are without authority to make any representations, covenants or agreements not herein expressed.

IN WITNESS WHEREOF, Grantor has caused its partnership name to be hereunto affixed this _____ day of _____, 19 ____.

SOUTH TOWNE INVESTORS
LIMITED PARTNERSHIP, an Illinois
limited partnership

By: ZELL/MERRILL LYNCH REAL ESTATE
OPPORTUNITY PARTNERS LIMITED PARTNERSHIP,
an Illinois limited partnership

By: ZM INVESTORS LIMITED PARTNERSHIP, an
Illinois limited partnership, General
Partner

By: ZM, INC., an Illinois corporation,
General Partner

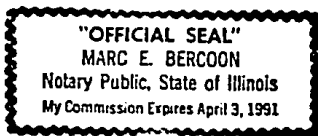
By: James M. Phipps

RETURN TO:
MOUNTAIN FUEL SUPPLY COMPANY
P.O. BOX 11368
SALT LAKE CITY, UT 84139
ATTENTION: NIGHT-OF-WAY
APPROXIMATELY 355

STATE OF ~~UTAH~~ ILLINOIS)
COUNTY OF COOK) ss.

vice president of ZM, Inc.

On the 2nd day of MAY, 1990, personally appeared before me James M. Phipps, who, being duly sworn, did say that he/she is a General Partner of South Towne Investors Limited Partnership, and that the foregoing instrument was signed on behalf of said partnership by authority of the articles of partnership, and said James M. Phipps acknowledged to me that said partnership duly executed the same.



Marc E. Bercoon
Notary Public

Residing at 844 S. MORGAN
CHICAGO, IL 60607

My Commission Expires:

DK5226P608140

Beginning at a point on the West line of State Street (51.0 feet from monument line) North 89°50'56" East 41.33 feet from the Northeast corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, (Basis of Bearing being South 00°01'50" East along the State Street monument line between the monuments opposite the Northeast corner and the East Quarter corner of said Section 13); thence along the West Street line South 00°01'50" East 503.17 feet and South 00°50'43" East 70.31 feet to a point 50.0 feet from the monument line; thence along said West Street line South 00°01'50" East 89.93 feet; thence South 89°50'10" West 6.5 feet; thence South 00°01'50" East 1,242.98 feet to the North line of A. P. Stevens property, recorded as Entry No. 1619249 on Page 97 in Book 1556 of Deeds in the Salt Lake County Recorder's Office; thence along said property line, South 89°30'10" West 89.53 feet; South 70°00'10" West 35.00 feet; South 89°05'10" West 204.06 feet; South 00°01'50" East 63.87 feet; and North 89°01'10" East 326.50 feet; thence along the new right of way South 00°01'50" East 444.47 feet; South 89°58'10" West 6.50 feet; South 00°01'43" East 10.82 feet to the North line of Parcel "A" as shown on the Survey map by Robert R. Goff dated August 24, 1905, for Goff Enterprises, Draper, Utah; thence South 45°11'14" West 28.40 feet; thence along the North line of said Parcel "A" for the next four courses North 89°35' West 5.42 feet to a point of tangency with a 7.610 foot radius curve, the center of which bears North 00°25' East and along said curve to the right, through a central angle of 02°51'49" a distance of 380.34 feet to a point of reverse curve with a radius of 7735.00 feet, the center of which bears South 03°16'49" West, and along said curve to the left through a central angle of 02°51'49" a distance of 386.59 feet, and North 89°35' West, for a distance of 215.84 feet; thence North 76°40'15" West 153.77 feet to an iron rod shown on the C. J. Schuchert survey for Engineering Consortium, SLC; thence North 76°50'27" West 37.64 feet to a point that is 120 feet perpendicularly distant Northerly from the surveyed State Road Commission (SRC) Engineer's centerline Station 9+05.86 of State Highway Project 15-7, said point being the end of the Non-Access line of said project; thence along the highway right-of-way and non-access line of said project the next 5 courses (bearings rotated to agree with Basis of bearing); North 89°35' West 198.00 feet to a point of tangency with a 205.63 foot radius curve (SRC = 206.59) the center of which bears North 00°25' East, and along said curve to the right, through a central angle of 58°26'36" a distance of 209.75 (SRC = 210.15) and continuing North 34°54'34" West 420.27 feet to a point on the arc of a 1,740.85 foot radius curve, the center of which bears North 57°49'06" East, said point being 65 feet perpendicularly distant Northeasterly from Engineer's Station 57+61.83 for the centerline of Ramp "C" of said highway project, and continuing Northwesterly along said curve to the right, through a central angle of 24°10'17" a distance of 734.41 feet to a point 65 feet radially distant Northeasterly from Engineer's Station 50+00 for Ramp "C" (said point also being 145 feet radially distant Northeasterly from I-15 centerline Station 970+00), and continuing North 07°18'09" West 1,353.04 feet to a point on the North line of said Section 13 (North 89°49'53" West 2,198.92 feet from the Northeast corner of said Section 13); thence South 89°49'53" East 63.36 feet to a point on the arc of a 34,179.5 foot radius curve, the center of which bears North 84°14'35.33" East; thence Southeasterly along said curve to the left, through a central angle of 00°15'12.33" a distance of 151.18 feet to a point that is 198.0 feet radially distant Northeasterly from I-15 centerline Station 958+00; thence South 07°18'09" East 307.23 feet; thence parallel with the North line of said Section 13, South 89°49'53" East 760.73 feet to a fence line; thence along said fence line, North 440.75 feet and North 00°14'12" East 266.87 feet to the Southerly bank of a concrete ditch; thence along said ditch bank South 88°15'44" East 285.02 feet; South 88°11'28" East 304.00 feet; South 87°44'56" East 234.00 feet; and South 87°52'13" East 210.75 feet to the Southeasterly bank of said concrete ditch; thence along said Southeasterly ditch bank North 45°12'49" East 459.53 feet to the West line of State Street (51.0 feet from the monument line); thence along said Street line South 00°07'35" East 544.89 feet to the point of beginning.

LESS the property contained within the Salt Lake Canal according to deeds or an unwritten prescriptive easement 33 feet each side of the center of said Canal, whichever is greater.

ALSO LESS the property conveyed to Sandy City by deed recorded June 6, 1986 as Entry No. 4257245 in Book 5775 at Page 2179 of Official Records.

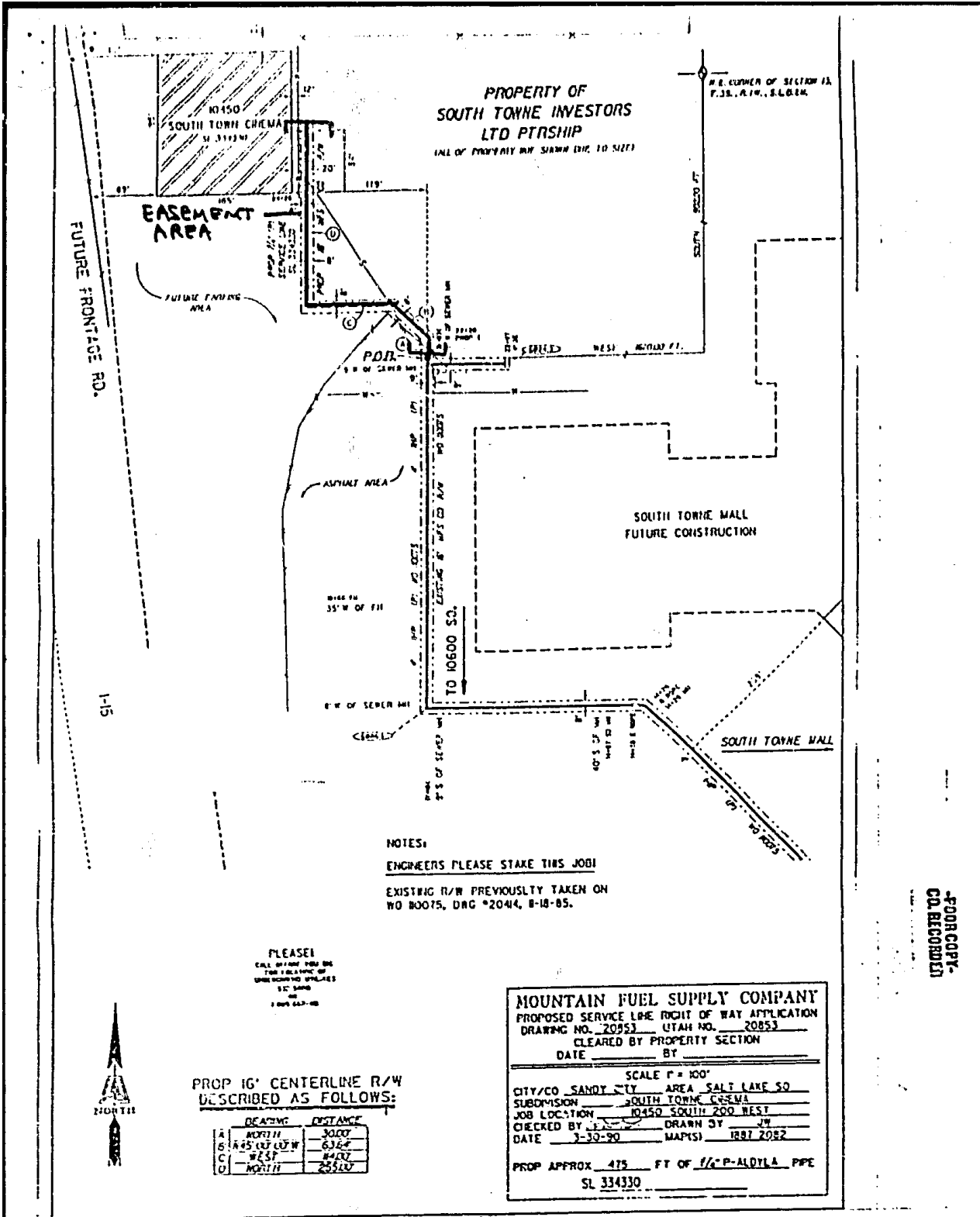
Exhibit "A"

EXHIBIT "A"

RETURN TO
MOUNTAIN FUEL SUPPLY COMPANY
P.O. BOX 11468
SALT LAKE CITY, UT 84139
ATTENTION: RIGHT-OF-WAY
CO 306

BK 6226 PG 0841

-PHOTOCOPY-
CO. RECORDS



NOTES:
 ENGINEERS PLEASE STAKE THIS JOB!
 EXISTING R/W PREVIOUSLY TAKEN ON
 NO 00075, DRC #2044, 8-18-85.

PLEASE!
 CALL OFFICE FOR THE
 TIME SCHEDULE OF
 UNRECORDED UTILITIES
 SEE SAND
 NO 1000 627-08

PROP 16' CENTERLINE R/W
 DESCRIBED AS FOLLOWS:

| BEARING | DISTANCE |
|-------------------|----------|
| A NORTH | 30.00 |
| B N 45° 00' 00" W | 63.64 |
| C WEST | 114.00 |
| D NORTH | 255.00 |

MOUNTAIN FUEL SUPPLY COMPANY
 PROPOSED SERVICE LINE RIGHT OF WAY APPLICATION
 DRAWING NO. 20953 UTAH NO. 20853
 CLEARED BY PROPERTY SECTION
 DATE _____ BY _____

SCALE 1" = 100'

CITY/CO SANDY UT AREA SALT LAKE SO
 SUBDIVISION SOUTH TOWNE C&SWA
 JOB LOCATION 10450 SOUTH 200 WEST
 CHECKED BY J.A. MAPSI DRAWN BY J.W.
 DATE 3-30-90 MAPSI 1881 2082

PROP APPROX 475 FT OF 1/2" P-ALDYL A PIPE
 SL 334330

Exhibit "B"

Beginning at a point on an existing 16.0 foot Mountain Fuel Supply Company right-of-way, South 902.00 feet and West 1670.00 feet from the Northeast Corner of said Section 13; thence North 30.00 feet; thence North 45°00'00" West 63.64 feet; thence West 114.00 feet; thence North 255.00 feet.

RETURN TO:
 MOUNTAIN FUEL SUPPLY COMPANY
 P.O. BOX 1188
 SALT LAKE CITY UT 84128
 ATTENTION: RIGHT-OF-WAY
 460-3066

DR 6226 PG 0012

FOUR COPY -
 CO. RECORDED