

WHEN RECORDED MAIL TO:

Questar Regulated Services Company  
P.O. Box 45360, Right-of-way  
Salt Lake City, UT 84145-0360  
6099priv.lc; RW01

00684965 Bk01592 Pg00718-00723

ALAN SPRIGGS, SUMMIT CO RECORDER  
2004 JAN 06 15:37 PM FEE \$27.00 BY SGB  
REQUEST: QUESTAR REGULATED SERVICES COMP

*Space above for County Recorder's*

PARCEL I.D.#

**RIGHT-OF-WAY AND EASEMENT GRANT**

UT 20847

PIVOTAL PROMONTORY DEVELOPMENT, L.L.C., A Utah Limited Liability Company Grantee 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 50.0 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 the County of Summit, State of Utah, to-wit:

Land of the Grantor located in Section 35, Township 1 North, Range 4 East and Sections 1, 2, 12, 13, 14, 22 and 23 Township 1 South, Range 4 East, Salt Lake Base and Meridian;

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 the Southwest Corner of Section 36, Township 1 North, Range 4 East, Salt Lake Base & Meridian; thence N.00°24'17"E., a distance of 2739.49 feet along the West Line of said Section 36, (Basis of bearing being N.00°24'17"E. along the west line if said Section 36); thence leaving said west line, West a

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BK1592 PG0718

distance of 1169.34 feet to the centerline of Promontory Ranch Road, an existing roadway and the POINT OF BEGINNING and the beginning of a curve to the left, of which the radius point lies N.63°39'55"E., a radial distance of 300.00 feet, thence southeasterly along the arc and said centerline, through a central angle of 35°58'17", a distance of 188.35 feet; thence S.62°18'22"E., a distance of 275.93 feet to a point of curve to the right having a radius of 1,000.00 feet and a central angle of 05°16'52"; thence southeasterly along the arc a distance of 92.17 feet; thence S.57°01'31"E., a distance of 120.17 feet to a point of curve to the right having a radius of 150.00 feet and a central angle of 53°29'52"; thence southeasterly along the arc a distance of 140.06 feet to a point of reverse curve to the left having a radius of 150.00 feet and a central angle of 70°54'45"; thence southeasterly along the arc, a distance of 185.65 feet to a point of reverse curve to the right having a radius of 150.00 feet and a central angle of 35°41'24"; thence southeasterly along the arc, a distance of 93.44 feet to a point of compound curve to the right having a radius of 1,275.00 feet and a central angle of 36°02'19"; thence southerly along the arc, a distance of 801.97 feet; thence S.02°42'41"E., a distance of 93.53 feet to a point of curve to the right having a radius of 785.00 feet and a central angle of 25°14'21"; thence southerly along the arc a distance of 345.80 feet; thence S.22°31'39"W., a distance of 190.55 feet to a point of curve to the right having a radius of 700.00 feet and a central angle of 10°38'24"; thence southwesterly along the arc a distance of 129.99 feet; thence S.33°10'03"W., a distance of 258.32 feet to a point of curve to the left having a radius of 700.00 feet and a central angle of 28°28'09"; thence southerly along the arc a distance of 347.82 feet; thence S.04°41'54"W., a distance of 576.46 feet to a point of curve to the left having a radius of 500.00 feet and a central angle of 21°24'16"; thence southerly along the arc a distance of 186.79 feet; thence S.16°42'21"E., a distance of 885.72 feet to a point of curve to the right having a radius of 300.00 feet and a central angle of 21°02'23"; thence southerly along the arc a distance of 110.16 feet; thence S.04°20'01"W., a distance of 248.60 feet to a point of curve to the left having a radius of 450.00 feet and a central angle of 101°59'06"; thence southeasterly along the arc a distance of 800.99 feet; thence N.82°20'56"E., a distance of 265.77 feet to a point of curve to the right having a radius of 600.00 feet and a central angle of 72°29'46"; thence southeasterly along the arc a distance of 759.18 feet; thence S.25°09'19"E., a distance of 146.07 feet; thence continue southeasterly along said line, a distance of 64.50 feet to a point of curve to the left having a radius of 825.00 feet and a central angle of 39°16'17"; thence southeasterly along the arc a distance of 565.47 feet; thence S.64°25'36"E., a distance of 226.18 feet to a point of curve to the right having a radius of 450.00 feet and a central angle of 60°20'02"; thence southeasterly

along the arc a distance of 473.86 feet; thence S.04°05'34"E., a distance of 248.72 feet to a point of curve to the left having a radius of 700.00 feet and a central angle of 72°06'24"; thence southeasterly along the arc a distance of 880.95 feet; thence S.76°11'58"E., a distance of 74.30 feet to a point of curve to the right having a radius of 550.00 feet and a central angle of 35°49'23"; thence southeasterly along the arc a distance of 343.88 feet; thence S.40°22'36"E., a distance of 142.99 feet to a point of curve to the right having a radius of 600.00 feet and a central angle of 43°11'24"; thence southerly along the arc a distance of 452.28 feet; thence S.02°48'48"W., a distance of 148.69 feet to the intersection with the centerline of Garden Ranch Road; thence leaving said Promontory Ranch Road centerline and along the centerline of Ranch Garden Road the following calls:

N.87°11'12"W., a distance of 197.04 feet to a point of curve to the left having a radius of 150.00 feet and a central angle of 54°28'51"; thence southwesterly along the arc a distance of 142.63 feet; thence S.38°19'57"W., a distance of 193.52 feet to a point of curve to the left having a radius of 500.00 feet and a central angle of 34°10'29"; thence southerly along the arc a distance of 298.23 feet; thence S.04°09'28"W., a distance of 439.67 feet to a point of curve to the right having a radius of 1,300.00 feet and a central angle of 04°52'27"; thence southerly along the arc a distance of 110.59 feet; thence S.09°01'54"W., a distance of 592.51 feet to a point of curve to the left having a radius of 500.00 feet and a central angle of 30°19'43"; thence southerly along the arc a distance of 264.67 feet; thence S.21°17'48"E., a distance of 289.89 feet to the intersection of the center line of said Promontory Ranch Road; thence leaving the centerline of said Garden Ranch Road and along said Promontory ranch road center line the following calls:

S.68°42'12"W., a distance of 77.76 feet to a point of curve to the left having a radius of 450.00 feet and a central angle of 167°36'50"; thence southerly along the arc a distance of 1,316.44 feet; thence N.81°05'21"E., a distance of 125.23 feet to a point of curve to the right having a radius of 200.00 feet and a central angle of 128°20'40"; thence southeasterly along the arc a distance of 448.01 feet; thence S.29°26'01"W., a distance of 679.84 feet to a point of curve to the left having a radius of 600.00 feet and a central angle of 61°34'11"; thence southerly along the arc a distance of 644.76 feet; thence S.32°08'10"E., a distance of 477.88 feet to a point of curve to the left having a radius of 300.00 feet and a central angle of 52°09'06"; thence southeasterly along the arc a distance of 273.07 feet; thence S.84°17'16"E., a distance of 148.29 feet to a point of curve to the right having a radius of 200.00 feet and a central angle of 105°20'41"; thence southeasterly along the arc a distance of 367.72 feet; thence S.21°03'25"W., a distance of 190.03 feet to a point of curve to the right having a radius of 675.00 feet and a central angle of 13°26'05"; thence southwesterly along

the arc a distance of 158.27 feet to a point of reverse curve to the left having a radius of 1,375.00 feet and a central angle of 27°26'31"; thence southerly along the arc, a distance of 658.56 feet to a point of reverse curve to the right having a radius of 350.00 feet and a central angle of 25°38'26"; thence southerly along the arc, a distance of 156.63 feet; thence S.32°41'25"W., a distance of 396.06 feet to a point of curve to the right having a radius of 925.00 feet and a central angle of 29°11'29"; thence southwesterly along the arc a distance of 471.27 feet; thence S.61°52'54"W., a distance of 590.62 feet to a point of curve to the right having a radius of 300.00 feet and a central angle of 55°09'18"; thence westerly along the arc a distance of 288.79 feet; thence N.62°57'49"W., a distance of 21.66 feet; thence continue northwesterly along said line, a distance of 510.23 feet to a point of curve to the left having a radius of 500.00 feet and a central angle of 97°59'03"; thence westerly along the arc a distance of 855.07 feet; thence S.19°03'08"W., a distance of 160.57 feet to a point of curve to the right having a radius of 600.00 feet and a central angle of 55°04'01"; thence southwesterly along the arc a distance of 576.66 feet; thence S.74°07'10"W., a distance of 231.93 feet to a point of curve to the left having a radius of 600.00 feet and a central angle of 02°22'00"; thence westerly along the arc a distance of 24.78 feet; thence S.71°45'09"W., a distance of 198.60 feet to a point of curve to the right having a radius of 600.00 feet and a central angle of 20°11'54"; thence westerly along the arc a distance of 211.52 feet; thence N.88°02'57"W., a distance of 1,206.78 feet to a point of curve to the left having a radius of 800.00 feet and a central angle of 94°22'51"; thence southwesterly along the arc a distance of 1,317.81 feet; thence S.02°25'48"E., a distance of 321.83 feet to a point of curve to the right having a radius of 1,200.00 feet and a central angle of 10°43'04"; thence southerly along the arc a distance of 224.47 feet; thence S.08°17'16"W., a distance of 200.42 feet to a point of curve to the left having a radius of 750.00 feet and a central angle of 15°33'08"; thence southerly along the arc a distance of 203.58 feet; thence S.07°15'51"E., a distance of 185.53 feet to a point of curve to the right having a radius of 500.00 feet and a central angle of 29°32'48"; thence southerly along the arc a distance of 257.84 feet; thence S.22°16'56"W., a distance of 178.56 feet to a point of curve to the right having a radius of 700.00 feet and a central angle of 64°38'30"; thence southwesterly along the arc a distance of 789.75 feet; thence S.86°55'26"W., a distance of 146.75 feet; thence S.89°22'02"W., a distance of 140.75 feet; thence S.86°55'26"W., a distance of 98.15 feet to a point of curve to the right having a radius of 500.00 feet and a central angle of 08°12'44"; thence westerly along the arc a distance of 71.67 feet; thence N.84°51'50"W., a distance of 82.27 feet to a point of curve to the left having a radius of 500.00 feet and a central angle of 16°09'59"; thence westerly along the arc a distance of 141.08 feet;

thence S.78°58'11"W., a distance of 194.20 feet; thence S.76°40'06"W., a distance of 149.41 feet; thence S.78°58'11"W., a distance of 794.62 feet to a point of curve to the right having a radius of 1,000.00 feet and a central angle of 02°57'18"; thence westerly along the arc a distance of 51.57 feet to a point on the Promontory Development Boundary line, said point being S.00°34'53"E. 1036.27 feet and East 308.39 feet from the northwest corner of Section 23, Township 1 South , Range 4 East, Salt Lake Base & Meridian, said point also being the POINT OF ENDING.

ALSO, Beginning at the Southwest Corner of Section 36, Township 1 North, Range 4 East, Salt Lake Base and Meridian; thence along the West line of said Section 36, North 00°24'17" East a distance of 2659.40 feet; thence leaving said Section line, West, a distance of 1073.63 feet to a point on the Easterly right of way line of Promontory Ranch Road, said point being the POINT OF BEGINNING; thence leaving said right of way line North 29°22'01" West a distance of 83.15 feet, thence North 17°12'52" East a distance of 290.62 feet, thence North 31°59'55" East a distance of 93.86 feet to a point on the Westerly boundary line of a Questar Pipeline Company Measuring Station and the POINT OF ENDING, said point being North 30°00'00" West a distance of 13.00 feet from the Southerly most corner of said Measuring Station.

TO HAVE AND TO HOLD the same unto said QUESTAR GAS 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(s) 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(s) 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(s) and the successors and assigns of Grantee, and may be assigned in whole or in part by Grantee.

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.

WITNESS the execution hereof this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

PIVOTAL PROMONTORY DEVELOPMENT, L.L.C., an Arizona limited liability company

By: Pivotal Group X, LLC, an Arizona limited liability company

Its: Administrative Member

By: F. Francis Najafi as Trustee of the F. Francis Najafi Family Trust

Its: Administrative Member

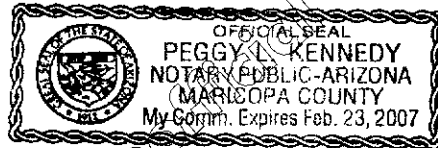
By: [Signature]  
F. Francis Najafi, Trustee

STATE OF UTAH AZ

) ss.

COUNTY OF MARICOPA

On the 5 day of May, 2003, personally appeared before me Peggy L. Kennedy who, being duly sworn, did say that he/she is a Manager of \_\_\_\_\_, 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.



Notary Public