

WHEN RECORDED MAIL TO:  
Questar Regulated Services Company  
P.O. Box 45360, Right-of-way  
Salt Lake City, UT 84145-0360  
2150.le; RW01

**RETURNED**

**OCT 31 2003**

*18*  
*5*  
E 1928276 83408 P 1  
RICHARD T. MAUGHAN, DAVIS CNTY RECORDER  
2003 OCT 31 7:19 AM FEE 18.00 DEP MT  
REC'D FOR QPC PROPERTY & RIGHT OF WAY

*Lots 1 & 2  
Common area Renaissance Town Centre 1*

*Space above for County Recorder's use*  
PARCEL I.D.# 03-041-0030

03-041-0001-0003

**RIGHT-OF-WAY AND EASEMENT GRANT**  
UT 20983

TOWN CENTER L.L.C., 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 Renaissance Towne Centre Phase 1, in the vicinity of 1500 S. Main Street, Bountiful Utah, which development is more particularly described as:

Land of Grantor located in Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian;

Beginning at a point on the Southeast right-of-way line of Utah State Highway 68 (formerly known as Highway 106) which point is North 89°53'57" East 267.30 feet along the Section line and North 26°51'21" East 831.06 feet along the centerline of said Highway 68 and South 63°08'39" East 46.00 feet from the Southwest corner of Section 30, Township 2 North, Range 1 East, Salt Lake Base and Meridian; running thence North 26°51'21" East 95.00 feet along said Highway 68 right-of-way line; thence South 63°08'39" East 147.74 feet; thence Northeasterly 235.96 feet along the arc of a 1,133.50 foot radius curve to the right through a central angle of 11°55'37" (chord bears North 25°11'40" East 235.53 feet); thence North 31°09'28" East 223.85 feet; thence Northeasterly 33.21 feet

along the arc of a 25.00 foot radius curve to the left through a central angle of 76°06'48" (chord bears North 69°12'53" East 30.82 feet); thence North 31°09'28" East 78.53 feet; thence Northwesterly 32.40 feet along the arc of a 25.00 foot radius curve to the left through a central angle of 74°14'37" (chord bears North 5°57'51" West 30.18 feet); thence South 89°45'21" West 188.73 feet to a point which is North 26°51'21" East 594.13 feet along said Southeast right-of-way line of Highway 68 from the point of beginning; thence North 26°51'21" East 4.49 feet along said Southeast right-of-way line of Highway 68; thence North 89°45'21" East 463.45 feet along the South boundary of 1500 South Street ( a 66 foot wide road); thence South 31°09'28" West 4.69 feet; thence South 89°45'21" West 180.93 feet; thence South 31°09'28" West 90.87 feet; thence South 58°50'32" East 92.00 feet; thence North 31°09'28" East 69.50 feet; thence South 58°50'32" East 62.44 feet; thence South 31°09'28" West 8.00 feet; thence South 58°50'32" East 136.56 feet; thence South 31°09'28" West 321.00 feet along the Northwest boundary of Main Street; thence North 58°50'32" West 191.00 feet; thence South 31°09'28" West 48.00 feet; thence North 58°50'32" West 113.50 feet; thence Southwesterly 297.97 feet along the arc of a 1,066.50 foot radius curve to the left through a central angle of 16°00'29" (chord bears South 23°12'27" West 297.00 feet); thence North 63°08'39" West 216.70 feet; thence southwesterly 32.18 feet along the arc of a 50.00 foot radius curve to the left through a central angle of 36°52'11" (chord bears South 45°17'27" West 31.62 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.

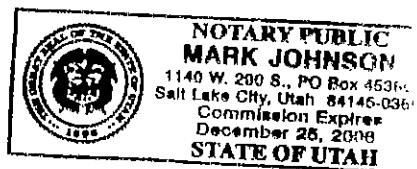
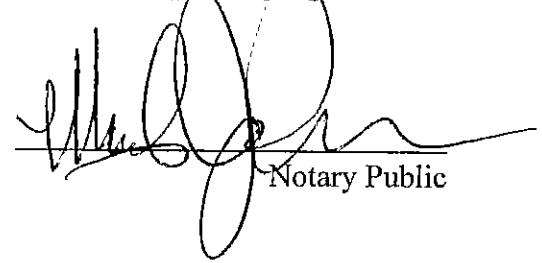
WITNESS the execution hereof this 20<sup>th</sup> day of October, 2003.

Town Center, L.L.C.

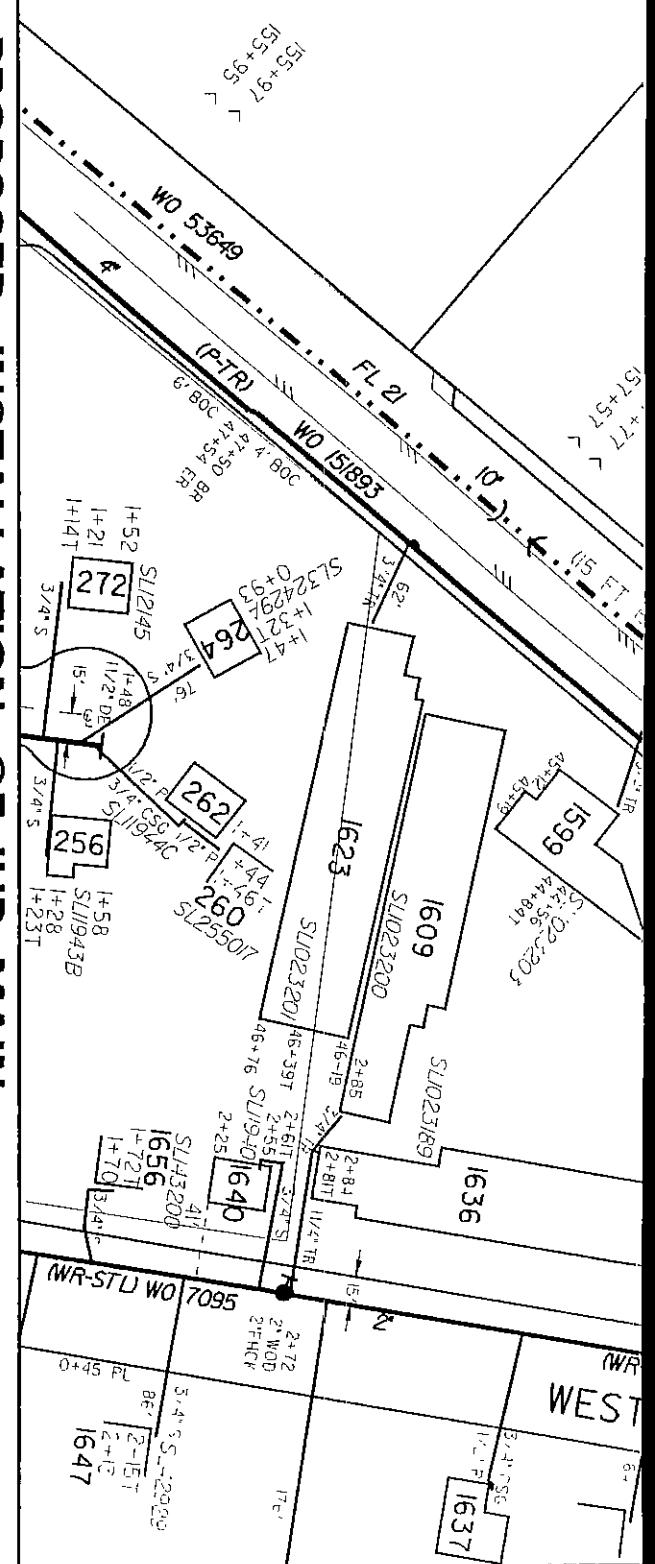
By- Bruce V. Broadhead  
Bruce V. Broadhead, Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

On the 20 day of October, 2003, personally appeared before me  
Bruce V. Broadhead who, being duly sworn, did say that he/she is a  
Manager of Town Center, L.L.C., 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



## PROPOSED INSTALLATION OF IHP MAIN

E 1928276 B 3408 P

411

**EXHIBIT A**

ALL RIGHTS OF WAY TO  
BE 16' IN WIDTH,  
WITH CENTER OF RIGHT  
OF WAY TO BE THE SAME  
AS PROPOSED GAS.

**CAUTION!**

DO NOT INSTALL GAS  
MAIN CLOSER THAN 10' = T  
TO ANY STRUCTURE.

NOTE:  
2<sup>nd</sup> IHP STILL ACTIVE  
AS OF 6-30-2003

E 1928276 134084

37+55 SEC 10' CSG  
37+56 SEC 10' TAP  
37+61 END 10' CSG  
37+62 VENT 10' L & RISER  
38+54

PROP  
3-7 LB ANODES

280

250  
SL/246048

214  
114 (P-TR)  
WO 138500

1500 SOUTH  
(WR-STU)

38+86 PL

44+59  
6" PF  
44+60

A-7804

44+61  
6" CC

41+62  
41+66  
41+67

41+68  
41+69

41+70  
41+71

41+72  
41+73

41+74  
41+75

41+76  
41+77

41+78  
41+79

41+80  
41+81

41+82  
41+83

41+84  
41+85

41+86  
41+87

41+88  
41+89

41+90  
41+91

41+92  
41+93

41+94  
41+95

41+96  
41+97

41+98  
41+99

41+100  
41+101

41+102  
41+103

41+104  
41+105

41+106  
41+107

41+108  
41+109

41+110  
41+111

41+112  
41+113

41+114  
41+115

41+116  
41+117

41+118  
41+119

41+120  
41+121

41+122  
41+123

41+124  
41+125

41+126  
41+127

41+128  
41+129

41+130  
41+131

41+132  
41+133

41+134  
41+135

41+136  
41+137

41+138  
41+139

41+140  
41+141

41+142  
41+143

41+144  
41+145

41+146  
41+147

41+148  
41+149

41+150  
41+151

41+152  
41+153

41+154  
41+155

41+156  
41+157

41+158  
41+159

41+160  
41+161

41+162  
41+163

41+164  
41+165

41+166  
41+167

41+168  
41+169

41+170  
41+171

41+172  
41+173

41+174  
41+175

41+176  
41+177

41+178  
41+179

41+180  
41+181

41+182  
41+183

41+184  
41+185

41+186  
41+187

41+188  
41+189

41+190  
41+191

41+192  
41+193

41+194  
41+195

41+196  
41+197

41+198  
41+199

41+200  
41+201

41+202  
41+203

41+204  
41+205

41+206  
41+207

41+208  
41+209

41+210  
41+211

41+212  
41+213

41+214  
41+215

41+216  
41+217

41+218  
41+219

41+220  
41+221

41+222  
41+223

41+224  
41+225

41+226  
41+227

41+228  
41+229

41+2210  
41+2211

41+2212  
41+2213

41+2214  
41+2215

41+2216  
41+2217

41+2218  
41+2219

41+2220  
41+2221

41+2222  
41+2223

41+2224  
41+2225

41+2226  
41+2227

41+2228  
41+2229

41+22210  
41+22211

41+22212  
41+22213

41+22214  
41+22215

41+22216  
41+22217

41+22218  
41+22219

41+22220  
41+22221

41+22222  
41+22223

41+22224  
41+22225

41+22226  
41+22227

41+22228  
41+22229

41+22230  
41+22231

41+22232  
41+22233

41+22234  
41+22235

41+22236  
41+22237

41+22238  
41+22239

41+22240  
41+22241

41+22242  
41+22243

41+22244  
41+22245

41+22246  
41+22247

41+22248  
41+22249

41+22250  
41+22251

41+22252  
41+22253

41+22254  
41+22255

41+22256  
41+22257

41+22258  
41+22259

41+22260  
41+22261

41+22262  
41+22263

41+22264  
41+22265

41+22266  
41+22267

41+22268  
41+22269

41+22270  
41+22271

41+22272  
41+22273

41+22274  
41+22275

41+22276  
41+22277

41+22278  
41+22279

41+22280  
41+22281

41+22282  
41+22283

41+22284  
41+22285

41+22286  
41+22287

41+22288  
41+22289

41+22290  
41+22291

41+22292  
41+22293

41+22294  
41+22295

41+22296  
41+22297

41+22298  
41+22299

41+22200  
41+22201

41+22202  
41+22203

41+22204  
41+22205

41+22206  
41+22207

41+22208  
41+22209

41+22210  
41+22211

41+22212  
41+22213

41+22214  
41+22215

41+22216  
41+22217

41+22218  
41+22219

41+22220  
41+22221

41+22222  
41+22223

41+22224  
41+22225

41+22226  
41+22227

41+22228  
41+22229

41+22230  
41+22231

41+22232  
41+22233

41+22234  
41+22235

41+22236  
41+22237

41+22238  
41+22239

41+22240  
41+22241

41+22242  
41+22243

41+22244  
41+22245

41+22246  
41+22247

41+22248  
41+22249

41+22250  
41+22251

41+22252  
41+22253

41+22254  
41+22255

41+22256  
41+22257

41+22258  
41+22259

41+22260  
41+22261

41+22262  
41+22263

41+22264  
41+22265

41+22266  
41+22267

41+22268  
41+22269

41+22270  
41+22271

41+22272  
41+22273

41+22274  
41+22275

41+22276  
41+22277

41+22278  
41+22279

41+22280  
41+22281

41+22282  
41+22283

41+22284  
41+22285

41+22286  
41+