

Entry 2007013148
Book 1063 Page 357-363 \$22.00
19-NOV-07 02:46
RANDY SIMMONS
RECORDER, UINTAH COUNTY, UTAH
QUESTAR GAS COMPANY
P O BOX 45360 SALT LAKE CITY UTAH 84145-
Rec By: CONNIE SIMPER , DEPUTY
Entry 2007013148
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WHEN RECORDED MAIL TO:
Questar Gas Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
vernal.cor.ic; RW01

Space above for County Recorder's use
PARCEL I.D.# 05:081:0011

CORRECTIVE RIGHT-OF-WAY AND EASEMENT GRANT

UT ~~[High Number]~~ 22786

VERNAL TOWNE CENTER PARTNERS, LLC, a Nevada limited liability company, WILSHIRE ORANGE-III, LLC, a California limited liability company, and KEVIN GOLSHAN, an individual (collectively, "Grantor"), of Clark County, State of Nevada, 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 25.00 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") under and across the following-described land and premises situated in the County of Uintah, State of Utah, to-wit:

Land of the Grantor located in the Southeast Quarter of Section 28, Township 4 South, Range 21 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:

A 25 FOOT WIDE STRIP OF LAND ALONG THE WEST LINE OF THE GRANTOR'S PROPERTY WHICH IS LOCATED IN THE SOUTHWEST QUARTER SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN. SAID STRIP IS DESCRIBED AS FOLLOWS:

PA. T 05-051-0017 SWSE

BEGINNING AT THE GRANTOR'S SOUTHWEST PROPERTY CORNER WHICH IS LOCATED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN AND BEARS NORTH 02°23'02" WEST 220.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE NORTH 02°23'02" WEST ALONG THE SAID WEST LINE OF THE SOUTHEAST QUARTER 441.91 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER SOUTHWEST QUARTER SOUTHEAST QUARTER; THENCE NORTH 88°04'33" EAST ALONG THE SOUTH LINE OF THE SAID NORTHWEST QUARTER SOUTHWEST QUARTER SOUTHEAST QUARTER 25.00 FEET; THENCE SOUTH 02°23'02" EAST PARALLEL WITH THE SAID WEST LINE OF



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THE SOUTHEAST QUARTER 441.88 FEET; THENCE SOUTH 88°00'48" WEST PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER 25.00 FEET TO THE POINT OF BEGINNING.

The purpose of this Corrective Right-of-Way and Easement Grant is to correct the description in that certain Right-of-Way and Easement Grant dated October 8, 1974 and recorded October 11, 1974 as Entry #139507 in Book 198, at Page 167 of the Uintah County Recorder. This corrective document will replace and supersede said original grant.

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 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. All facilities described herein shall be underground.

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; provided, however, that nothing contained herein shall prohibit Grantor from building or constructing, or permitting to be built or constructed, curb and gutter, sidewalks, pavement, landscaping or similar improvements over and across said right-of-way, so long as said improvements do not damage said facilities. 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.

Grantee, upon written request from Grantor, and at Grantor's sole cost and expense, agrees to relocate the facilities, to a new, mutually agreed upon, easement, to be provided by Grantor. Following said relocation of the facilities, Grantee agrees to release its interest in the original easement.

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.


[END OF TEXT; SIGNATURES ON FOLLOWING PAGE]

WITNESS the execution hereof this _____ day of _____, 20_____.

"GRANTOR":

VERNAL TOWNE CENTER PARTNERS, LLC,
a Nevada limited liability company

By: The Merrill Group of Companies, LLC,
a California limited liability company,
Its Manager

By: 
Name: David M. Frank
Its: Manager

~~WILSHIRE ORANGE-III LLC,
a California limited liability company~~

~~By: _____
Name: Parham Soroudi
Its: Manager~~

~~_____
KEVIN GOLSHAN~~

"GRANTEE":

QUESTAR GAS COMPANY

By- _____
Mark A. Johnson, Attorney-in-Fact



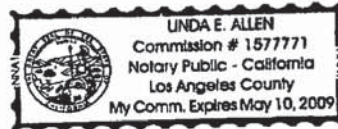
STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On NOVEMBER 6, 2007, before me, LINDA E. ALLEN, Notary Public in and for said State and County, personally appeared DAVID M. FRANK, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

(SEAL)

Linda E. Allen
Notary Public in and for said
County and State



STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On _____, 2007, before me, _____, Notary Public in and for said State and County, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name _____ subscribed to the within instrument and acknowledged to me that _____ executed the same in _____ authorized capacity, and that by _____ signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

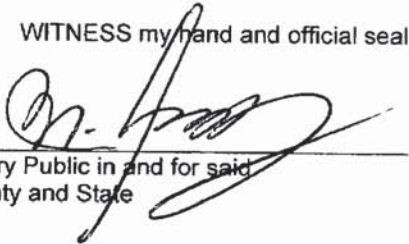
(SEAL)

Notary Public in and for said
County and State

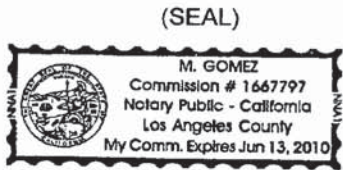
STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On Nov. 06/2007, 2007, before me, N. GOMEZ, Notary Public in and for said State and County, personally appeared PARAHM P. SOROUDI, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.




Notary Public in and for said
County and State



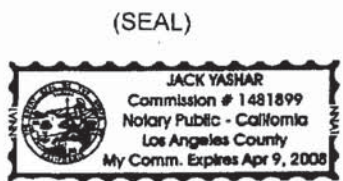
STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On Nov 7, 2007, before me, JACK YASHAR, Notary Public in and for said State and County, personally appeared Kevin Gulshan, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name ✓ subscribed to the within instrument and acknowledged to me that ✓ executed the same in _____ authorized capacity, and that by ✓ signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public in and for said
County and State Los Angeles, CA.



WITNESS the execution hereof this _____ day of _____, 20_____.

"GRANTOR":

VERNAL TOWNE CENTER PARTNERS, LLC,
a Nevada limited liability company

By: ~~The Merrill Group of Companies, LLC,
a California limited liability company,
Its Manager~~

By: _____
Name: David M. Frank
Its: Manager

WILSHIRE ORANGE-III LLC,
a California limited liability company

By: _____
Name: Parham Soroudi
Its: Manager

KEVIN GOLSHAN

"GRANTEE":

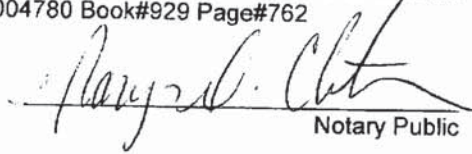
QUESTAR GAS COMPANY


By: _____
Mark A. Johnson, Attorney-in-Fact

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

On November 12, May 11, 2007, personally appeared before me Mark A. Johnson, who, being duly sworn, did say that he is Attorney-In-Fact for QUESTAR GAS COMPANY, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors recorded with the Uintah County Recorder as Entry #2005004780 Book#929 Page#762


Notary Public

 NOTARY PUBLIC
Daryn D. Christensen
1140 W. 200 S., PO Box 45380
Salt Lake City, Utah 84145
My Commission Expires
September 1, 2010
STATE OF UTAH