

WHEN RECORDED MAIL TO:

Questar Regulated Services Company  
 P O. Box 45360, Right-of-way  
 Salt Lake City, UT 84145-0360  
 2660page.le; RW01

03-211-0001 thru 0021, 0023 & Streets.  
 03-001-0174

03-003-0141, 0116

18-2N-1E

Bldg thru 5 Units A, B, C, D, Common Area, Convertible area Call  
 Meadows P.U.D

E 2037581 B 3683 P 36-40  
 RICHARD T. MAUGHAN  
 DAVIS COUNTY, UTAH RECORDER  
 12/13/2004 08:00 AM  
 FEE \$46.00 Pgs: 5  
 DEP RT REC'D FOR QUESTAR

Space above for County Recorder's use  
 PARCEL I.D. # 03-001-0165

### RIGHT-OF-WAY AND EASEMENT GRANT

UT 20424

PAGES PLACE, 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 CALL MEADOWS P.U.D., in the vicinity of 1800 North 200 West, Bountiful, Davis County, Utah, which development is more particularly described as:

Land of Grantor located in the Northwest Quarter of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian;

Beginning at a point which is South 0°20'53" East along the section line 316.8 feet, said point being in the centerline of pages lane and South 89°49'00" East 589.05 feet along the centerline of pages lanes, and due North 33.00 feet from the West quarter corner of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian; and running thence along the Air Products property line and said line extended the following courses and distances; due North 368.03 feet; thence due East 14.52 feet; thence due North 51.07 feet, thence North 89°14'00" East 633.24 feet; thence North 0°04'25" East 523.02 feet to a point on the South line of the Centerville City property, thence leaving said line of Air Products property; thence North 89°14' East 441.71 feet, more or less, to the West line of 200 West Street; thence South 0°06' 19" West 277.21 feet along said street to a

HF 2<sup>nd</sup>

point North 0°08' East 717.57 feet and North 89°19' West 33 feet from the intersection of the centerlines of Pages Lane and 200 West Street; thence North 89°41' West 250.31 feet; thence due South 316.52 feet to an established fence line said point also lying on the North line of the property conveyed to Carol P. George, Trustee of her successors in Trust under the Carol P. George Family Living Trust, Dated February 3, 1994 and any amendments thereto by Quitclaim Deed, recorded July 5, 1994, as E# 1128972, Book 1776, Page 833 of official records; thence along said fence the following 3 courses and distances; then North 89°37'25" West 21.80 feet; thence North 89°50'23" West 235.30 feet South 89°59'17" West 437.81 feet; thence due South 108.03 feet; thence South 89°49'00" East 89.43 feet; thence due South 258.72 feet to the North line of Pages Lane; thence North 89°49'00" West 248.16 feet along said lane to the point of beginning. Excepting: therefrom beginning at a point which is South 0°20'53" West along the section line 316.80 feet and South 89°49'00" East 589.05 feet along the centerline of Pages Lane and due North 33.00 feet from the West quarter corner of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian; and running thence due North 130.00 feet; thence South 89°49'00" East 8.49 feet to a fence line and fence line extended; thence South 0°25'30" West 130.00 feet along said line to the North line of Pages Lane, thence North 89°40'00" West 7.52 feet to the point of beginning. Excepting also, the plat of Pages Place PUD Phase 1, described as follows: Beginning at a point which is South 00°20'53" East 316.80 feet and South 89°49'00" East 596.57 feet and North 33.00 feet from the West quarter corner of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian; and running thence North 00°25'30" East 130.00 feet; thence North 89°49'00" West 8.49 feet; thence North 204.96 feet; thence East 129.21 feet; thence South 72°11'47" East 31.01 feet; thence South 67.27 feet; thence South 89°49'00" East 4.85 feet; thence South 68.55 feet; thence South 82°28'55" East 92.63 feet, to an existing fence; thence South 00°14'29" West 178.34 feet along said fence; thence North 89°48'60" West 247.13 feet, (by Deed 240.64), to 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 10 day of November, 2004

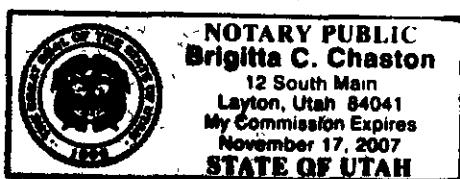
PAGES PLACE, L.C.

By- Brian Knowlton

Brian Knowlton, Managing Member

STATE OF UTAH )  
 ) ss.  
COUNTY OF DAVIS )

On the 10th day of November, 2004, personally appeared before me  
Brian Knowlton who, being duly sworn, did say that he/she is  
the Managing Member of PAGES PLACE, L.C., and that the foregoing instrument was  
signed on behalf of said company by authority of its Articles of Organization or its Operating  
Agreement.



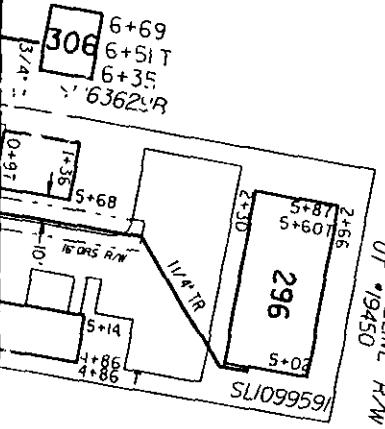
Brigitte C. Chaston  
Notary Public



40

BK 3683 PG 40

GRANTOR'S NAME:  
ARTHUR J. LABRIE  
16' DRS CENTRE INFIRMIER



## PROPOSED INSTALLATION of IHP MAIN

PROPOSED INSTALLATION of IHP MAIN										
COMPLETION REPORT										
DATE COMPLETED:										
CONTRACTOR:										
FOREMAN:										
INSPECTOR:										
EXCESS COSTS										
DESCRIPTION		QUANTITY								
PROPOSED PIPE		AS-BUILT PIPE								
SIZE	FOOTAGE	TYPE	SIZE	FOOTAGE	TYPE	SIZE	FOOTAGE	TYPE	SIZE	
2"	755'	(P-TR)								
TOTAL FOOTAGE		755'	TEST STATION(S)		0	17# MAG ANODE(S)		TOTAL FOOTAGE		
NUMBER OF SERVICES		0	PROJECT CONTACT:		CHRIS MUSTANG	PHONE #		CITY/CO		
DRAWN BY		J LOVELADY	CHECKED BY			CELL #		BOUNTIFUL		
DATE		10-28-04	REVISED DATE		BY			CENTER SALT LAKE		
APPROVED BY CORROSION		N/A	EXT. 3413			PERMITS		RAC 441		
CUTS & REPAIRS			100:1			<input type="checkbox"/> HWY FT <input type="checkbox"/> CNTY FT <input type="checkbox"/> CTY FT <input checked="" type="checkbox"/> OTHER		250 WEST (PAGES LANE)		
KIND	SIZE	DEPTH	SAW CUT	LIN. FT	REPAIR	SQ. FTG	<input type="checkbox"/> DRVR/CANAL <input type="checkbox"/> RAILROAD		NONE	
NOTES:										
 <p>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</p>										
QUESTAR		ML	BLANKET #		1003439	#		1013936		
MJ 1021143										
DETAILS										
DOWNTURN REQUIRED										
BOC TO BOC										