

WHEN RECORDED MAIL TO:
Questar Regulated Services Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
1825zerm.pe; RW01

Ent 249608 Bk 0581 Pg 0815-0818
ELIZABETH PARCELL, Recorder
WASATCH COUNTY CORPORATION
2002 OCT 11 3:35pm Fee 16.00 MWC
FOR QUESTAR

Space above for County Recorder's use
PARCEL I.D.#

RIGHT-OF-WAY AND EASEMENT GRANT UT 20531

ZERMATT RESORT, LTD., a Utah Limited Partnership,
"Grantor(s)", by and through MATTERHORN DEVELOPMENT, INC., General Partner,
do(es) 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: Eight 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 ZERMATT RESORT, in Midway, Wasatch County, Utah, which development is more
particularly described as:

Land of Grantor located in Section 27, Township 3 South, Range 4 East, SLB&M;

Beginning at a point which is East 119.99 feet and North 588.58 feet from the 1996 Wasatch County Surveyor's brass cap of the
Southwest Corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian:

Thence N 15°30'00" E 235.81 feet; Thence N 02°07'18" W 447.43 feet; Thence N 74°38'54" W 117.73 feet; Thence N 18°53'27"
W 84.66 feet; Thence N 46°39'06" W 10.05 feet; Thence N 40°37'04" E 103.38 feet; Thence N 49°11'44" E 193.12 feet; Thence N
75°46'56" E 257.89 feet; Thence N 25°22'29" E 43.87 feet; Thence N 27°00'00" E 33.37 feet; Thence S 63°15'36" E 93.67 feet;
Thence along the arc of a 190.00 foot radius curve to the left 76.60 feet (Curve has a central angle of 23°06'00" and a chord
bearing S 74°48'36" E 76.09 feet); Thence S 86°21'37" E 55.78 feet; Thence along the arc of a 140.00 foot radius curve to the
left 91.56 feet (Curve has a central angle of 37°28'14" and a chord bearing N 74°54'16" E 89.94 feet); Thence N 56°10'09" E
16.96 feet; Thence along the arc of a 110.00 foot radius curve to the right 62.98 feet (Curve has a central angle of 32°48'19" and
a chord bearing N 72°34'18" E 62.12 feet); Thence N 88°58'28" E 4.34 feet; Thence along the arc of a 90.00 foot radius curve to
the right 56.45 feet (Curve has a central angle of 35°56'11" and a chord bearing S 73°03'27" E 55.53 feet); Thence S 55°05'21" E
3.01 feet; Thence along the arc of a 160.00 foot radius curve to the left 39.23 feet (Curve has a central angle of 14°02'49" and a
chord bearing S 62°06'46" E 39.13 feet); Thence S 69°08'11" E 54.59 feet; Thence S 00°50'57" W 783.33 feet; Thence N 72°46'42"
W 146.52 feet; Thence S 01°07'57" W 47.20 feet; Thence N 45°00'00" W 114.66 feet; Thence West 46.77 feet; Thence S 45°00'00"
W 94.21 feet; Thence West 219.92 feet; Thence S 07°00'00" W 119.78 feet; Thence S 07°18'31" E 165.70 feet; Thence South 10.00
feet; Thence N 89°05'00" W 353.74 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 said right-of-way, 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 30 day of September, 2002.

ZERMATT RESORTS, LTD.

By- Matterhorn Development, Inc.,
General Partner

By: Robert L. Fuller
Robert L. Fuller, President

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On the 30th day of September, 2002, personally appeared before me Robert L. Fuller, who, being duly sworn, did say that he/she is the President of Matterhorn Development, Inc., General Partner of ZERMATT RESORTS, LTD, and that the foregoing instrument was signed on behalf of said partnership by authority of the articles of partnership, and said Robert L. Fuller acknowledged to me that said partnership duly executed the same.

Diane Timmons
Notary Public

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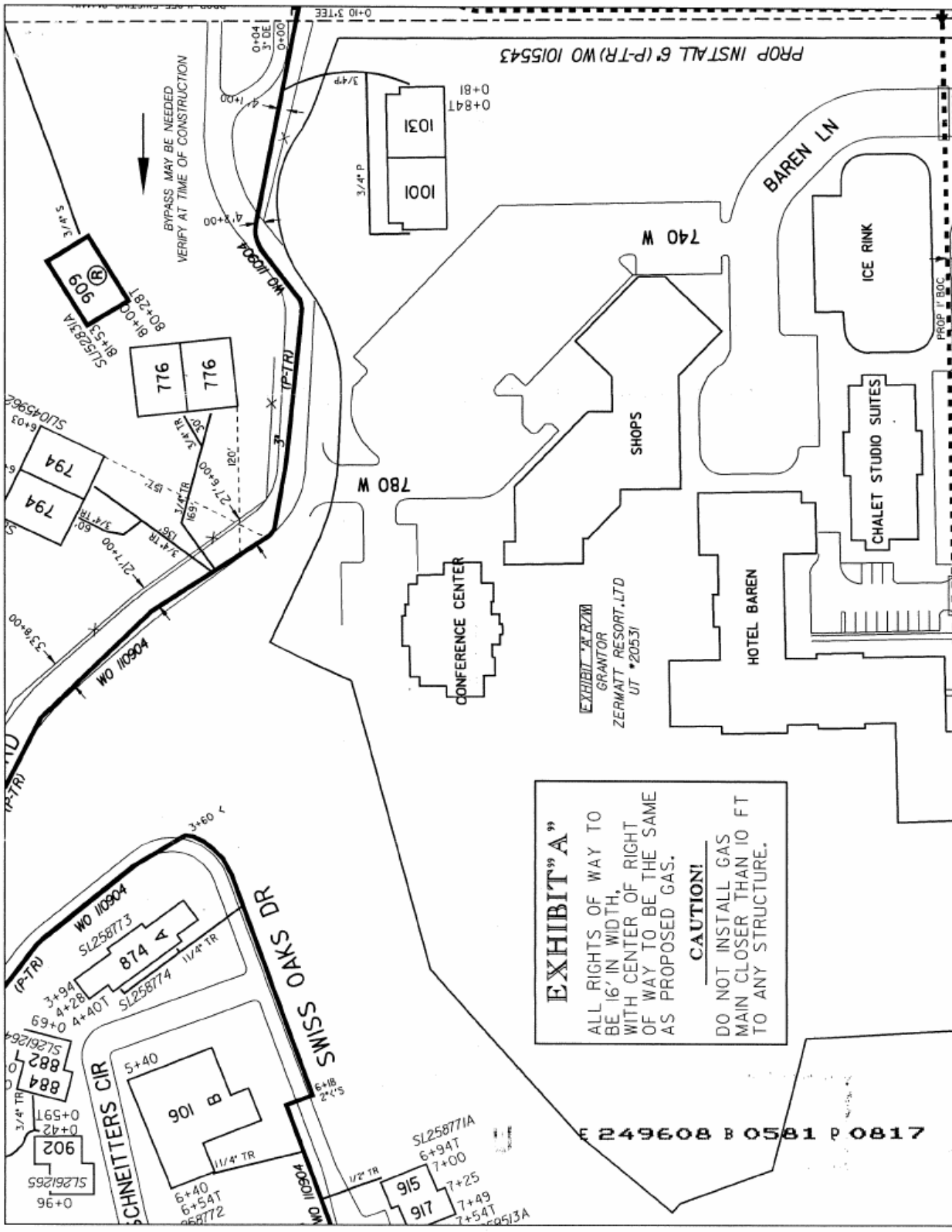


EXHIBIT "A"
 ALL RIGHTS OF WAY TO BE 16' IN WIDTH, WITH CENTER OF RIGHT OF WAY TO BE THE SAME AS PROPOSED GAS.

CAUTION!
 DO NOT INSTALL GAS MAIN CLOSER THAN 10 FT TO ANY STRUCTURE.

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PROP INSTALL 6" (P-T-R) W/ 1015543

BYPASS MAY BE NEEDED
 VERIFY AT TIME OF CONSTRUCTION

