

WHEN RECORDED MAIL TO:

Questar Gas Company  
P.O. Box 45360, Right-of-way  
Salt Lake City, UT 84145-0360  
FL14/skull mountain view easement

Ent: 379820 - Pg 1 of 12  
Date: 01/23/2013 04:37 PM  
Fee: \$39.00  
Filed By: cp  
Jerry M. Houghton, Recorder  
Tooele County Corporation  
For: QUESTAR GAS COMPANY

Space above for County Recorder's use  
PARCEL I.D.# 04-070-0-0066,  
04-070-0-0067and  
04-070-0-0068

**RIGHT-OF-WAY AND EASEMENT AGREEMENT**

UT00313

This Right of Way and Easement Agreement ("Agreement") is entered into this 13<sup>th</sup> day of December, 2012, between SKULL VALLEY COMPANY, LTD., a Utah limited partnership; UINTAH LAND COMPANY, L.C., a Utah limited liability company; BEAVER CREEK INVESTMENTS, L.C., a Utah limited liability company; and ARIMO CORPORATION, an Idaho corporation qualified to do business in the State of Utah; (collectively, the "Grantor"), and QUESTAR GAS COMPANY, a Utah corporation (the "Grantee").

**RECITALS**

Grantee has an existing Right of Way and Easement over, through, and across property owned by Grantor pursuant to that certain right-of-way grant dated September 10, 1930, and recorded in the office of the Tooele County Recorder, at Book 3T of Deeds, at Page 14 (the "Old Easement").

Grantee is currently undertaking a replacement project whereby it will replace its existing natural gas pipeline and related facilities with a new high-pressure natural gas pipeline and related facilities. This replacement project is being undertaken throughout Tooele County and specifically will occur on Grantor's property.

Grantor believes that the future development of its property will be more convenient if Grantee's new pipeline and related facilities are located in a location over, through, and across Grantor's property, outside the Old Easement.

To accommodate Grantor's future development, Grantee agrees to decommission and abandon in place the old natural gas pipeline and related facilities located within the

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Old Easement (collectively, the "Old Pipeline") and install Grantee's new natural gas pipeline and related facilities in a new location according to the terms of this Agreement.

## AGREEMENT

Now therefore, in consideration of the promises contained herein and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee agree as follows:

### 1. Easement Grant.

Grantor does hereby convey and grant to 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 perpetual, non-exclusive right-of-way and easement (the "Easement") of varying width, to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace natural gas pipelines, together with such valves, valve boxes, cathodic monitoring and mitigation facilities, and all other gas transmission and distribution facilities, accessories and appurtenances used by Grantee in connection with such pipelines (collectively, the "Facilities"), through and across the following described land and premises (the "Easement Area") situated in the County of Tooele, State of Utah, and more particularly described as follows, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns, so long as the Facilities shall be maintained, with the right of ingress and egress to and from the Easement Area to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace the same. This Easement shall carry with it the right to use any available access road(s) for the purpose of conducting the foregoing activities. During temporary periods, Grantee may use such portion of the property along and adjacent to the Easement Area as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the Facilities. Notwithstanding anything in this Easement to the contrary, Grantee shall construct any pipelines installed within the Easement Area at a minimum depth of thirty-six inches (36").

This Easement is granted on and subject to the following terms, conditions, provisions, limitations, restrictions, and agreements:

- A. Within a reasonable time under the circumstances after construction of any Facilities and within a reasonable time under the circumstances after any repair or maintenance activity that requires disturbance of the surface or any allowed improvements or landscaping including irrigation systems located within the Easement Area, the Grantee shall restore, at its sole cost and expense, the disturbed portion of the Easement Area and any area adjacent temporarily used by Grantee, as near as reasonably possible, to its condition prior to the

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disturbance. As Grantee backfills any of its buried Facilities, Grantee shall compact the backfilled soils using mechanical compaction to at least 86% density. In areas with native vegetation, reseeded will be required only where the vegetation cannot reasonably be expected to restore itself without reseeded. Grantee's obligations of restoration or repair under this Easement do not extend to restoration or repair of anything within the Easement Area which is prohibited by this Easement.

- B. Grantor shall have the right to use the Easement Area, provided such use does not unreasonably interfere with the Facilities or any other rights granted to Grantee hereunder. Grantor shall not build or construct, nor in any way permit to be built or constructed, any building, footings, retaining walls, rock walls, or other improvements within the Easement Area, nor change its contour, without written consent of Grantee, such consent not to be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, Grantor shall not be prohibited from building or constructing, or permitting to be built or constructed the following items, so long as said improvements do not damage the Facilities or interfere with any of the rights of Grantee: curb and gutter, sidewalks, pavement, driveways, fences which cross the Easement area at greater than 30 degree angles, signs which do not require footings, area lighting which does not require footings, parallel buried utilities that are at least three (3) horizontal feet away from the outside surface of Grantee's pipeline or landscaping provided that deep-rooted plants shall not be located within ten (10) horizontal feet from the outside surface of Grantee's pipeline and no landscaping rocks shall be located closer than ten (10) horizontal feet from the outside surface of the Grantee's pipeline.
- C. Grantee agrees to indemnify and save Grantor harmless against any and all loss and expense, including reasonable attorneys' fees and other reasonable legal expenses, by reason of liability imposed or claimed to be imposed upon Grantor arising solely out of damages, costs or claims arising from or relating to a breach by such Grantee of any of the covenants or requirements contained in this Easement and/or arising from or relating to the installation, maintenance, repair, replacement, use and operation of Facilities within the Easement Area, including the violation by Grantee of federal or state regulation laws, rules or regulations. The indemnification and hold harmless requirements of this paragraph shall exclude all loss and expense occasioned by acts or omissions of Grantor and by acts or omissions of any third party (excluding invitees of the Grantee).
- D. Grantor agrees to indemnify and save Grantee harmless against any and all loss and expense, including reasonable attorneys' fees and other reasonable legal expenses, by reason of liability imposed or claimed to be imposed upon Grantee arising solely out of damages, costs or claims arising from or relating to a breach by Grantor of any of the covenants or requirements contained in this Easement and/or arising from or relating to Grantor's activities within the Easement Area.

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The indemnification and hold harmless requirements of this paragraph shall exclude all loss and expense occasioned by acts or omissions of Grantee, and by acts or omissions of any third party (excluding invitees of Grantor).

- E. This Easement and the obligations and benefits provided herein shall at all times be deemed to be and shall be continuing covenants running with the land and shall be binding upon and inure to the benefit of the successors and assigns of Grantor and the successors and assigns of Grantees. References in this Easement to "Grantor" and to "Grantee" shall include their respective successors and assigns.
- F. 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.
- G. This Easement is granted by Grantor and accepted by Grantee subject to all the foregoing terms and conditions, and each party agrees to fully comply with, perform, and carry out the same on its part.

2. Release of Old Easement and Abandonment of Old Pipeline in Place.

- A. Release of Old Easement. Grantee, upon the execution of this Easement by the parties as acknowledged below, hereby releases to Grantor all of Grantee's right, title and interest acquired by virtue of the Old Easement in and to the following described tract of land in Tooele County, State of Utah, to-wit:

See Exhibit "B" attached hereto and made a part hereof by this reference.

Grantor understands and agrees that Grantee will be abandoning the Old Pipeline in place within a twenty foot (20') wide area of the Old Easement as depicted in Exhibit "C" attached hereto and made a part hereof by this reference ("Abandoned Pipeline Area").

- B. Grantor's Indemnity For Abandoned Pipeline Area and Abandoned Old Pipeline. Grantor acknowledges that it is familiar with all applicable state and federal environmental statutes, regulations and common law. To the fullest extent permitted by law, within the Abandoned Pipeline Area, Grantor agrees to indemnify, protect, defend (with counsel satisfactory to Grantee) and hold Grantee and its successors, assigns, parents and affiliates, and the directors, shareholders, employees, agents, and contractors of Grantee and of Grantee's successors, assigns, parents and affiliates harmless from any claims (including without limitation third party claims for personal injury), actions, administrative proceedings, judgments, damages, punitive damages, penalties, fines, costs, liabilities (including sums paid in settlement of claims), interest or losses, including reasonable attorneys' fees, litigation expenses, court costs and costs of investigation (collectively referred to as Claims) that arise directly or indirectly from the presence, suspected presence, release or threatened release of

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hazardous substances, as defined in 40 C.F.R. § 302.4, including but not limited to, asbestos containing material from the Old Pipeline or the Abandoned Pipeline Area. This indemnity expressly includes any Claims that may be brought under any applicable environmental laws including, but not limited to the Clean Air Act, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), and the Occupational Safety and Health act (OSHA). Grantor hereby expressly waives any immunity to which Grantor may otherwise be entitled under any industrial, worker's compensation or other laws with respect to this indemnification.

13<sup>th</sup> IN WITNESS WHEREOF, Grantor and Grantee have executed this Easement this day of December, 2012.

**GRANTOR:**

SKULL VALLEY COMPANY, LTD.,  
a Utah limited partnership

By: ROBINSON SVCGP, L.C.,  
a Utah limited liability company, as General Partner

By: Christopher F. Robinson  
Christopher F. Robinson, Manager

By: FREED SVCGP, L.C.,  
A Utah limited liability company, as General Partner

By: Paul L. Freed  
Paul L. Freed, Manager

UINTAH LAND COMPANY, L.C.,  
a Utah limited liability company

By: Christopher F. Robinson  
Christopher F. Robinson, Manager

BEAVER CREEK INVESTMENTS, L.C.,  
a Utah limited liability company

By: Christopher F. Robinson  
Christopher F. Robinson, Manager

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ARIMO CORPORATION,  
an Idaho corporation

By: Christopher F. Robinson  
Christopher F. Robinson, President

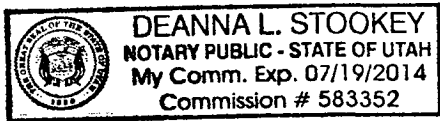
**GRANTEE:**

QUESTAR GAS COMPANY,  
a corporation of the State of Utah

By: C. Kim Blair  
Print Name: C. Kim Blair  
Title: General Manager, Engineering and Project Management

STATE OF UTAH                    )  
  :SS.  
COUNTY OF DAVIS            )

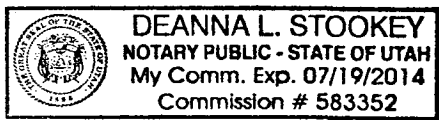
The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 2012, by Christopher F. Robinson, the Manager of ROBINSON SVCGP, L.C., and Paul L. Freed, the Manager of FREED SVCGP, L.C., as General Partners of SKULL VALLEY COMPANY, LTD., a Utah limited partnership.



Deanna L. Stookey  
Notary Public

STATE OF UTAH                    )  
  :SS.  
COUNTY OF DAVIS            )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 2012, by Christopher F. Robinson, a Manager of UINTAH LAND COMPANY, L.C., a Utah limited liability company.

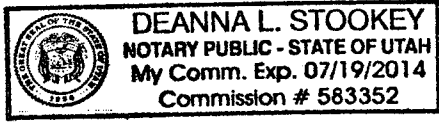


Deanna L. Stookey  
Notary Public

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STATE OF UTAH )  
 :SS.  
COUNTY OF DAVIS )

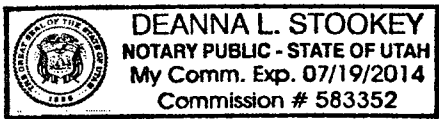
The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 2012, by Christopher F. Robinson, a Manager of BEAVER CREEK INVESTMENTS, L.C., a Utah limited liability company.



Deanna L. Stookey  
Notary Public

STATE OF UTAH )  
 :SS.  
COUNTY OF DAVIS )

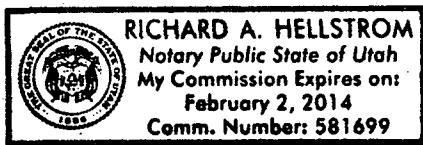
The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 2012, by Christopher F. Robinson, the President of ARIMO CORPORATION, an Idaho corporation.



Deanna L. Stookey  
Notary Public

STATE OF UTAH )  
 :SS.  
COUNTY OF SALT LAKE }

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of ~~December~~ <sup>January</sup>, 2012, by C. Kim Blair, the GM Engineering of QUESTAR GAS COMPANY, a corporation of the State of Utah.



Richard A. Hellstrom  
Notary Public

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EXHIBIT "A"

LEGAL DESCRIPTION OF EASEMENT AREA

A Thirty Foot (30.00') wide easement located in the Southeast Quarter of Section 35, Township 1 South, Range 4 West and the Northeast Quarter of Section 2, Township 2 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, the exterior boundary of which is more particularly described as follows:

Beginning at a point on the South line of Section 35, said point lies North 89°24'30" West along the section line 1,543.55 feet; from the Southeast Corner of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian Tooele County, Utah, and running thence South 00°35'27" West 267.76 feet more or less to the North right-of-way line of Sunset Drive; thence North 89°11'19" West along said right-of-way 30.00 feet more or less to the extension of an existing fence; thence North 00°35'27" East to and along said existing fence line and the extensions thereof 1196.49 feet; thence East 167.15 feet; thence North 28°10'26" East 167.83 feet more or less to the West line of an existing Questar Gas Easement; thence North 00°12'37" East along said West line 707.09 feet more or less to the Southwest Corner of the Tratos Property; thence South 89°44'15" East along the South line of said Tratos Property 30.00 feet more or less to the East line said existing Questar Gas Easement; thence South 00°12'37" West along said east line 714.52 feet; thence South 28°10'26" West 193.26 feet; thence West 155.43 feet; thence South 00°35'27" West 899.15 feet more or less to the point of beginning. Encompasses 67,030 Square Feet or 1.539 Acres.

Also, a twenty-foot-wide (20.00') easement located in the Southeast Quarter of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, the exterior boundary of which is more particularly described as follows:

Beginning at a point that is on the North Line of a 30.0' Wide Questar Gas Easement, said point lies North 89°24'30" West along the Section Line 1,560.53 feet and North 928.92 feet, from the Southeast Corner of Section 35, Township 1 North, Range 4 West, Salt Lake Base and Meridian Tooele County, Utah, and running thence North 00°55'18" East 32.57 feet; thence northwesterly along the arc of a 105.00 foot radius tangent curve to the left, the center of which bears North 89°04'42" West, through a central angle of 66°06'56", a distance of 121.16; thence westerly along the arc of a 485.50 foot radius compound curve to the left, the center of which bears South 24°48'22" West, through a central angle of 15°17'36", a distance of 129.59; thence westerly along the arc of a 929.50 foot radius compound curve to the left, the center of which bears South 09°30'46" West, through a central angle of 08°48'35", a distance of 142.92 to the East Boundary Line of Flying J Subdivision Amended, as recorded in the office of the Tooele County Recorder's Office as entry No. 137248 in Book 588 at Page 143; thence North 00°42'11" East along said East Line 20.00 feet;

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thence easterly along the arc of a 949.50 foot radius non-tangent curve to the right, the center of which bears South  $00^{\circ}42'11''$  West, through a central angle of  $08^{\circ}48'35''$ , a distance of 145.99; thence easterly along the arc of a 505.50 foot radius compound curve to the right, the center of which bears South  $09^{\circ}30'46''$  West, through a central angle of  $15^{\circ}17'36''$ , a distance of 134.93; thence southeasterly along the arc of a 125.00 foot radius compound curve to the right, the center of which bears South  $24^{\circ}48'22''$  West, through a central angle of  $66^{\circ}06'56''$ , a distance of 144.24; thence South  $00^{\circ}55'18''$  West 32.25 feet to the North Line of said 30' Questar Gas Easement; thence West along said North Line 20.00 feet; to the point of beginning. Encompassing 8,836 Square Feet or 0.20 Acres.

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## GRANTOR'S LAND BEING RELEASED FROM OLD EASEMENT

## PARCEL # 04-070-0-0066

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SEC 35, T1S, R4W, SLB&M, MORE FULLY DESC AS FOLL: BEG AT THE NW COR OF THE PASTURES AT SADDLEBACK PLAT 1, A SUBDIVISION ON FILE IN THE RECORDS OF THE TOOELE COUNTY RECORDER, AND TH S 00°14'50" W 102.06 FT ALG THE W LI OF SD SUBDIVISION TO THE NE COR OF THE GRIFFITH PPTY AS DESC BY THAT CERTAIN BDY LI AGREEMENT REC AS ENTRY NO. 120446 IN BK 535, PG 191 OF SD RECORDS; TH N 89°24'42" W 607.44 FT ALG THE NLY LI OF SD GRIFFITH PPTY AND ITS EXTENSION; TH N 00°19'45" W 499.05 FT; TH N 34°15'23" W 350.22 FT TO A PT OF TANGENCY OF A 150.00 FT RADIUS CURVE TO THE LEFT; TH NWLY 26.86 FT ALG SD CURVE THRU A C/ANGLE OF 10°15'40" TO A PT OF TANGENCY OF A 100.00 FT RADIUS CURVE TO THE LEFT; TH SWLY 234.85 FT ALG SD CURVE THRU A C/ANGLE OF 134°33'39"; TH N 82°15'30" W 67.99 FT TO A PT OF NON-TANGENCY OF A 333.11 FT RADIUS CURVE TO THE RIGHT, OF WHICH THE RADIUS PT BEARS N 87°09'05" E; TH NELY 52.53 FT ALG SD CURVE THRU A C/ANGLE OF 9°02'04" TO A PT OF NON-TANGENCY OF A 339.50 FT RADIUS CURVE TO THE RIGHT, OF WHICH THE RADIUS PT BEARS S 80°38'15" E; TH NELY 48.99 FT ALG SD CURVE THRU A C/ANGLE OF 8°16'04" TO A PT OF NON-TANGENCY OF A 104.50 FT RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS PT BEARS N 72°22'11" W; TH NELY 36.39 FT ALG SD CURVE THRU A C/ANGLE OF 19°57'00" TO A PT OF NON-TANGENCY OF A 120.00 FT RADIUS CURVE TO THE RIGHT, OF WHICH RADIUS PT BEARS N 46°09'59" E; TH NWLY 98.59 FT ALG SD CURVE THRU A C/ANGLE OF 47°04'26" TO A PT OF NON-TANGENCY OF A 540.00 FT RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS PT BEARS S 15°34'03" W; TH NWLY 140.46 FT ALG SD CURVE THRU A C/ANGLE OF 14°54'11"; TH N 89°30'09" W 171.50 FT TO THE E LI OF THE FLYING "J" SUBDIVISION AMENDED, A PUD ON FILE IN SD RECORDS; TH N 00°36'25" E 120.00 FT ALG SD E LI; TH S 89°20'09" E 171.62 FT TO A PT OF TANGENCY OF A 660.00 FT RADIUS CURVE TO THE RIGHT; TH SELY 213.19 FT ALG SD CURVE THRU A C/ANGLE OF 18°30'26" TO A PT OF NON-TANGENCY OF A 120.00 FT RADIUS CURVE TO THE RIGHT, OF WHICH THE RADIUS PT BEARS S 23°34'15" E; TH SELY 250.63 FT ALG SD CURVE THRU A C/ANGLE OF 119°39'58" TO A PT ON NON-TANGENCY OF A 631.00 FT RADIUS CURVE TO THE RIGHT, OF WHICH THE RADIUS PT BEARS S 37°29'28" W; TH SELY 30.57 FT ALG SD CURVE THRU A C/ANGLE OF 2°46'34"; TH N 23°25'44" E 808.89 FT; TH S 89°43'56" E 23.44 FT; TH N 00°16'04" E 1.98 FT; TH S 89°43'56" E 477.84 FT; TH S 00°14'50" W 1583.03 FT TO THE POB. OUT OF 4-70-61 FOR 2002 YEAR. 28.19 ACRES

## PARCEL # 04-070-0-0067

BEG AT THE NE COR OF THE SHERMAN DALE AND CAROLYN WILLIAMS GRIFFITH PPTY, WHICH PT IS N 0°16'04" E 613.21 FT AND N 89°43'56" W 1110.99 FT, FR THE SE COR OF SEC 35, T1S, R4W, SLB&M, TH N 34°15'23" W 350.22 FT TO A PT OF TANGENCY OF A 150.00 FT RADIUS CURVE TO THE LEFT; TH NWLY 26.86 FT ALG SD CURVE THRU A C/ANGLE OF 10°15'40" TO A PT OF TANGENCY OF A 100.00 FT RADIUS CURVE TO THE LEFT; TH SWLY 234.85 FT ALG SD CURVE THRU A C/ANGLE OF 134°33'39"; TH N 82°15'30" W 67.99 FT TO A PT OF NON-TANGENCY OF A 333.11 FT RADIUS CURVE TO THE RIGHT, OF WHICH THE RADIUS PT BEARS N 87°09'05" E; TH NELY 52.53 FT ALG SD CURVE THRU A C/ANGLE OF 9°02'04" TO A PT OF NON-TANGENCY OF A 339.50 FT RADIUS CURVE TO THE RIGHT, OF WHICH THE RADIUS PT BEARS S 80°38'15" E; TH NELY 48.99 FT ALG SD CURVE THRU A C/ANGLE OF 8°16'04" TO A PT OF NON-TANGENCY OF A 104.50 FT RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS PT BEARS N 72°22'11" W; TH NELY 36.39 FT ALG SD CURVE THRU A C/ANGLE OF 19°57'00" TO A PT OF NON-TANGENCY OF A 120.00 FT RADIUS CURVE TO THE RIGHT, OF WHICH RADIUS PT BEARS N 46°09'59" E; TH NWLY 98.59 FT ALG SD CURVE THRU A C/ANGLE OF 47°04'26" TO A PT OF NON-TANGENCY OF A 540.00 FT RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS PT BEARS S 15°34'03" W; TH NWLY 140.46 FT ALG SD CURVE THRU A C/ANGLE OF 14°54'11"; TH N 89°30'09" W 171.50 FT TO THE E LI OF THE FLYING "J" SUBDIVISION AMENDED, A PUD ON FILE IN THE TOOELE COUNTY RECORDER'S OFFICE; TH S 00°36'25" W 482.07 FT; TH S 0°45'20" W 397.37 FT TO THE NW COR OF THE MICHAEL W & LESLIE A BOND PPTY RECORDED AS ENTRY NO. 69723, BK 385, PG 234; TH ALG SD BOND PPTY THE FOLL (2) COURSES: (1) S 89°24'42" E 197.21 FT; (2) S 00°35'18" W 217.80 FT TO THE S LI OF SD SEC 35; TH S 89°24'30" E ALG SD S LI 208.02 FT M/L TO THE SW COR OF HOWARD M & CLARINE G DAVIES TRUSTEES PPTY; TH N 0°35'18" E 333.79 FT; TH S 89°24'42" E 175.18 FT TO THE W LI OF SHERMAN P & CAROLYN W GRIFFITH PPTY; TH ALG SD GRIFFITH PPTY THE FOLL (2) COURSES: (1) N 0°26'24" W 284.44 FT; (2) S 86°21'12" E 209.83 FT TO POB. BALANCE OF 4-70-61 AFTER 4-70-66 FOR 2002 YEAR. 12.37 AC

## PARCEL # 04-070-0-0068

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SEC 35, T1S, R4W, SLB&M, MORE PARTICULARLY DESC AS FOLL: BEG AT THE SW COR OF BLUE BEACON SUBDIVISION AS RECORDED IN THE OFFICE OF THE TOOELE COUNTY RECORDER AS ENTRY NO. 160892, BK 669, PG 9; WHICH PT IS ALSO S 89°24'42" E 744.89 FT AND N 0°35'18" E 2055.47 FT FR THE TOOELE COUNTY MONUMENT FOUND MARKING THE S 1/4 COR OF SD SEC 35; TH ALG SD SUB BDY THE FOLL (2) COURSES: (1) S 89°40'24" E 216.26 FT, (2) N 36°14'43" E 537.49 FT TO A PT ON THE S LI OF NATIONAL AUTO/TRUCKSTOPS PPTY AS DESC BY THAT CERTAIN SWD RECORDED APRIL 15, 1993, AS ENTRY NO. 55600, BK 349, PG 566; TH ALG SD S BDY S 89°48'21" E 31.43 FT M/L TO THE W LI OF THE CARY EDWARD TRATOS PPTY AS DESC IN THAT CERTAIN WD REC FEB 18, 1997, AS ENTRY NO. 93664, IN BK 448, PG 757; TH S 00°16'04" W 708.18 FT ALG THE W LI OF SD TRATOS PPTY; TH S 89°43'56" E 323.06 FT; TH ALG THE SKULL VALLEY COMPANY LTD ETAL PPTY AS DESC IN SWD ENTRY NO. 173242, BK 723, PG 282 OF OFFICIAL RECORDS, THE FOLL (5) COURSES: (1) S 23°25'44" W 808.89 FT, (2) TH ALG A NON-TANGENT 631.00 FT RADIUS CURVE TO THE LEFT, OF WHICH THE RADIUS PT BEARS S 37°29'28" W; TH NWLY 30.57 FT ALG SD CURVE THRU A C/ANGLE OF 2°46'34"; (3) TH ALG A NON-TANGENT 120.00 FT RADIUS CURVE TO THE LEFT, TH NWLY 250.63 FT ALG SD CURVE THRU A C/ANGLE OF 119°39'58"; (4) TH ALG A 660.00 FT RADIUS CURVE TO THE LEFT, TH NWLY 213.19 FT ALG SD CURVE THRU A C/ANGLE OF 18°30'26"; (5) TH N 89°20'09" W 171.62 FT TO THE E LI OF THE FLYING "J" SUBDIVISION AMENDED, A PUD ON FILE IN SD OFFICIAL RECORDS; TH ALG SD E LI N 0°36'25" E 559.58 FT; TH ALG A COMMON LI REFERED TO IN BOUNDARY LI AGREEMENTS RECORDED AS ENTRY NO 106670, BK 490, PG 259 AND ENTRY NO. 106072, BK 488, PG 297, N 1°28'02" E 278.77 FT TO THE POB. BALANCE OF 4-70-61 AFTER 4-70-66 FOR 2002 YEAR. 16.91

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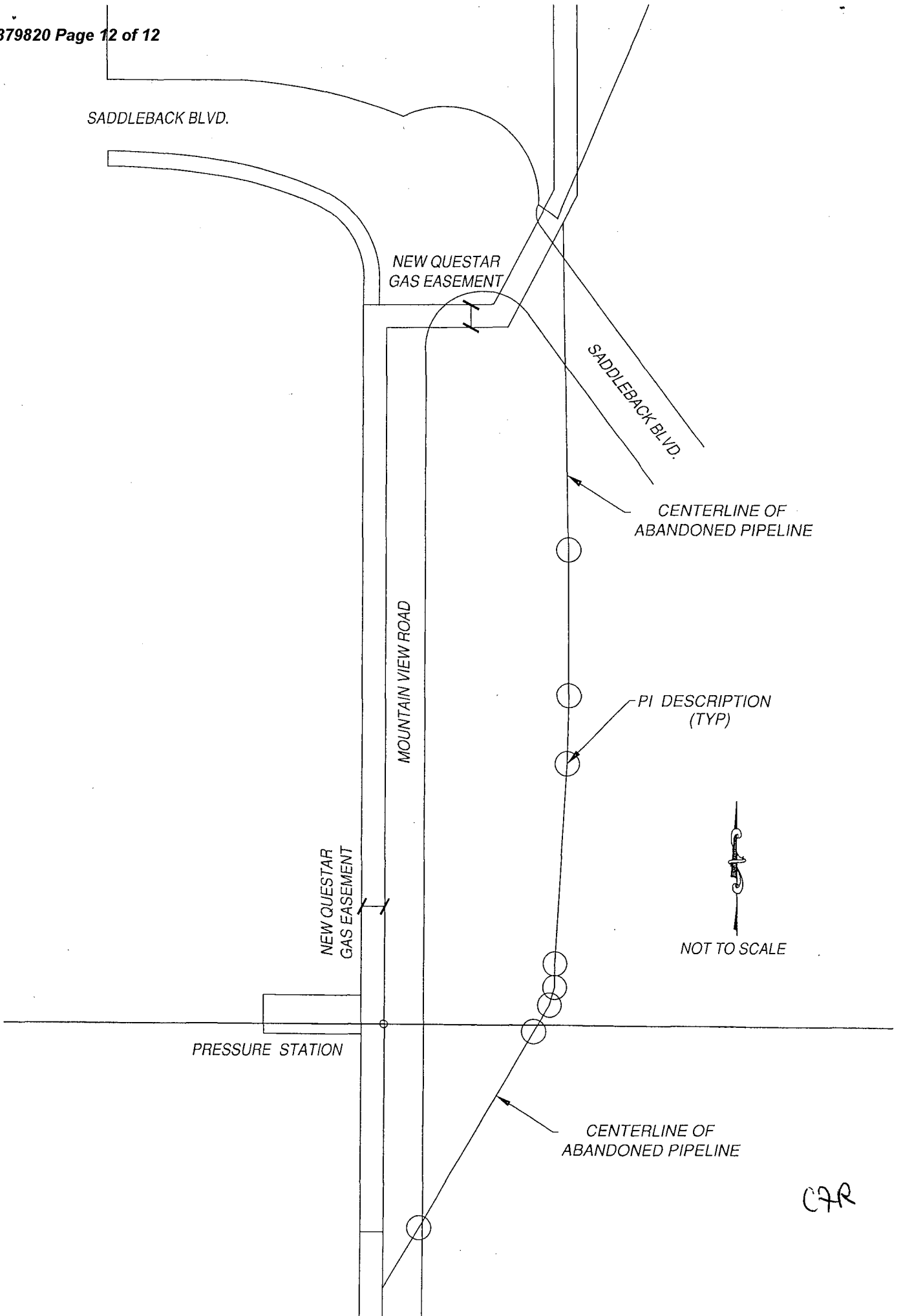
EXHIBIT "C"

LEGAL DESCRIPTION  
FOR  
ABANDONED PIPELINE AREA

Abandoned pipeline lying and situate in the Southeast Quarter of Section 35, Township 1 South, Range 4 West, and the Northeast Quarter of Section 2, Township 2 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah. The centerline of which is more particularly described as follows:

**COMMENCING** at the Southeast corner of said Section 35; thence N89°24'30"W 1543.55 feet along the South line of said Section 35; thence perpendicularly S00°35'30"W 340.25 feet to a point on the easterly line of the southerly extension of an existing easement to the **POINT OF BEGINNING**; thence N30°42'52"E 90.90 feet; thence N30°36'57"E 292.37feet; thence N31°59'23"E 40.07 feet; thence N16°11'43"E 23.89 feet; thence N01°19'27"E 30.77 feet; thence N03°52'05"E 258.79 feet; thence N01°44'59"E 87.83 feet; thence N00°09'19"E 188.50 feet; thence N00°31'41"W 422.75 feet to a point on the southerly line of an existing easement and the terminus of the above-described centerline.

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SADDLEBACK BLVD.

NEW QUESTAR  
GAS EASEMENT

SADDLEBACK BLVD.

CENTERLINE OF  
ABANDONED PIPELINE

MOUNTAIN VIEW ROAD

PI DESCRIPTION  
(TYP)

NEW QUESTAR  
GAS EASEMENT

NOT TO SCALE

PRESSURE STATION

CENTERLINE OF  
ABANDONED PIPELINE

CTR