

KERN RIVER GAS TRANSMISSION COMPANY
EXCLUSIVE RIGHT-OF-WAY AND EASEMENT

5016230

STATE OF UTAH
COUNTY OF SALT LAKE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, hereinafter referred to as Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER CONSIDERATIONS, to the Grantor in hand paid by KERN RIVER GAS TRANSMISSION COMPANY, P.O. Box 58900, Salt Lake City, Utah 84158-0900, hereinafter referred to as Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, sell and convey unto said Grantee, its successors and assigns, an exclusive right-of-way and easement to locate, survey a route, construct, entrench, maintain, protect, inspect and operate a pipeline and/or communications cable with appurtenances including but not limited to valves, metering equipment, electrical cable, cathodic equipment, underground conduit, cables, splicing boxes and roads (said pipeline, communications cable, appurtenances, valves, metering equipment, cathodic equipment, underground conduits, cables, splicing boxes and roads being hereinafter sometimes collectively called the "facilities") over, under and through the hereinafter described land, approximately along the line designated by survey heretofore made or hereafter to be made by Grantee, through and over the said land on a right-of-way 50 feet in width being 25 feet on the Easterly side and 25 feet on the Westerly side of the centerline of the first pipeline and/or communications cable constructed hereunder, situated in Salt Lake County, State of Utah described below:

Subdivision Section Township Range P.M.
A portion of Section 25, Township 3 South, Range 2 West; a portion of Section 30, Township 3 South, Range 1 West; and portions of Section 16 and 22, Township 4 South, Range 1 West, all in Salt Lake Base and Meridian, Salt Lake County, Utah, being more particularly described on Exhibit "A" attached hereto and made a part hereof.

Refer to Exhibit "B" attached hereto and made a part hereof for additional provisions applicable to this Easement Agreement.

This right-of-way and easement shall carry with it the right of ingress and egress to and from, and access on and along said right-of-way, with the right to use existing roads, for the purpose of constructing, inspecting, repairing, protecting and maintaining the facilities and the removal or replacement of same at will, either in whole or in part, and the replacement of said pipeline with either like or different size pipe. During temporary periods Grantee may use such portions 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.

TO HAVE AND TO HOLD the above described rights and easements, together with all rights necessary to operate, protect and maintain the facilities over the right-of-way hereby granted unto the said Grantee, its successors and assigns, and the Grantee may assign the rights and easements herein granted, either in whole or in part, subject to the terms of this grant, and such rights and easements shall be covenants running with the land and be binding upon Grantor, his heirs, legal representatives and successors in title.

Grantee may at any time permanently abandon said right-of-way and at its discretion may remove or abandon in place improvements constructed thereon and upon such abandonment action, Grantee may at its discretion execute and record a reconveyance and release hereof, whereupon this right-of-way and easement and all rights and privileges herein mutually granted shall be fully cancelled and terminated.

Grantee shall compensate the Grantor for all damages to Grantor's growing crops, pasture, fences, livestock and other real or personal property improvements caused by the construction, maintenance, repair, replacement or removal of the facilities. Grantee shall compensate the Grantor for all damages to Grantor's timber caused by the initial construction of the facilities; thereafter, Grantee shall have the right to cut and keep clear without payment of damages all trees, brush and other obstructions that may in the Grantee's opinion endanger, hinder or conflict with the construction, operation, inspection, protection, maintenance and use of said facilities.

Grantee further agrees that within a reasonable time following the completion of construction, Grantee shall restore said right-of-way. Restoration shall include, where necessary, final grading, reseeding and installation of erosion control structures.

Grantor reserves the right to use and enjoy said property except for the purposes herein granted, but such use shall not hinder, conflict or interfere with Grantee's surface or subsurface rights hereunder or disturb its facilities and no road, reservoir, excavation, change in surface grade, obstruction or structure shall be constructed, created or maintained on, over, along or within said right-of-way without Grantee's prior written consent. Grantee shall, during initial construction in cultivated lands, bury said pipeline and/or communications cable to a minimum depth of 30 inches.

Grantor represents and warrants that he is the owner in fee simple of the said described land. Grantee shall have the right to discharge or redeem for Grantor, in whole or in part, any mortgage, tax or other lien on said land and thereupon be subrogated to such lien and rights incident thereto.

It is hereby understood that the parties securing this grant in behalf of the Grantee are without authority to make any covenant or agreement not herein expressed.

WITNESS THE EXECUTION HEREOF THE 10 DAY OF 10/11, 1991.

By Ryanne B. Emery
Witness to Signature(s)

THE WAYNE W. BUTTERFIELD FAMILY PARTNERSHIP
a Utah Limited Partnership
By Wayne W. Butterfield
Mildred W. Butterfield
Wayne W. Butterfield
Mildred W. Butterfield

Project Name
250W, 254W, 284, 01W,
Land No. 284, 03W, 288W Dwg. No.

5016230

EXHIBIT "A"

TRACT 250W, TRACT 254W, TRACT 284.01W, TRACT 284.03W AND TRACT 288W

A portion of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, being more particularly described as beginning at a point which is North 89°33'26" West 654.84 feet from the East quarter corner of Section 25, Township 3 South, Range 2 West, Salt Lake Meridian; thence North 89°33'26" West 681.68 feet; thence North 0°05'38" East 1323.04 feet; thence South 89°54'27" East 681.68 feet; thence South 0°05'38" West 1323.40 feet to the Point of Beginning LESS U.P. & L. Co., containing 18.17 acres, more or less.

ALSO, a portion of Section 30, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, being more particularly described as commencing at a point which is South 89°30'46" East 835.26 feet from the West quarter corner of Section 30, Township 3 South, Range 1 West, Salt Lake Meridian; thence South 89°30'46" East 447.31 feet; thence South 1782.47 feet; thence North 37°20'36" West 737.38 feet; thence North 1200.04 feet to the Point of Beginning. Also, commencing at a point which is 48 feet North and South 88°53'52" East 842.12 feet from the Southwest corner of said Section 30; thence North 1226.45 feet; thence South 37°20'36" East 737.38 feet; thence South 648.83 feet; thence North 88°53'52" West 447.37 feet to the Point of Beginning, containing 24.93 acres, more or less.

ALSO, the NW1/4SE1/4 of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian, LESS RESERVOIR, containing 39.05 acres, more or less.

ALSO, the S1/2NW1/4NW1/4 and the N1/2SW1/4NW1/4 of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, LESS RESERVOIR, containing 37.86 acres, more or less.

SR 6265FS0375

EXHIBIT "B"

TRACT 250W, TRACT 254W, TRACT 284.01W, TRACT 284.03W AND TRACT 288W

1. Grantor reserves the right to cross the pipeline right-of-way with roads and/or other utility lines provided that all such crossings are made with the prior written consent of the Grantee and subject to the safety and encroachment standards of Kern River Gas Transmission Company.
2. In the event the Grantee fails to initiate construction activities within the right-of-way and easement within a period of five years from the execution date hereof, said right-of-way agreement and easement shall become null and void.

EX 6285P80376

