

WHEN RECORDED MAIL TO:
Questar Regulated Services Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
1587dmbp.lc; RW01

00592506 Bk01380 Pg00393-00395

ALAN SPRIGGS, SUMMIT CO RECORDER
2001 JUL 02 11:34 AM FEE \$16.00 BY DMG
REQUEST: QUESTAR REGULATED SERVICES CO

Space above for County Recorder's use
PARCEL I.D.# .GWLD-II-GC-1

RIGHT-OF-WAY AND EASEMENT GRANT UT 20217

DMB PARKCITY HOLDINGS, LLC, a.k.a. GRAYHAWK/DMB PARK CITY, LLC,
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 20.0 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") through and across the following-described land and premises situated in the County of Summit, State of Utah, to-wit:

Land of the Grantor located in Sections 8 and 9, Township 1 South, Range 4 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:

Beginning at a point on the Easterly Line of Glenwild Drive, said point being North 00°11'38" West along the Section Line 110.32 feet and East 20.55 feet from the Southwest Corner of Section 8, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 00°11'38" West 2663.55 feet between said Southwest Corner and the West Quarter Corner of said Section 8); and running thence North 72°57'35" East 53.62 feet; thence South 57°18'44" East 60.17 feet; thence North 75°29'31" East 29.56 feet; thence South 53°27'34" East 30.89 feet; thence South 05°22'22" East 24.91 feet; thence South 57°18'44" East 156.78 feet; thence South 64°09'49" East 115.00 feet; thence South 77°51'58" East 115.00 feet; thence South 87°44'12" East 24.44 feet; thence North 13°40'14" East 34.77 feet; thence North 03°34'50" East 76.88 feet; thence North 14°34'12" East 48.72 feet; thence South 76°31'24" East 124.14 feet; thence North 46.13 feet; thence North 70°38'48" East 68.71 feet; thence East 101.07 feet; thence South 78°26'12" East 108.13 feet; thence South 59°20'58" East 38.51 feet; thence South 85.86 feet; thence West 21.75 feet to the point of terminus.

Also,

Beginning at a point which is North 00°11'38" West along the Section Line 26.57 feet and East 696.24 feet from the Southwest Corner of Section 8, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North 00°11'38" West 2663.55 feet between said Southwest Corner and the West Quarter Corner of said Section 8); and running thence South 66°30'53" East 28.64 feet to the point of terminus.

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(s) 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.

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 right-of-way shall be binding upon and inure to the benefit of the successors and assigns of Grantor(s) and the successors and assigns of Grantee, and may be assigned in whole or in part by Grantee.

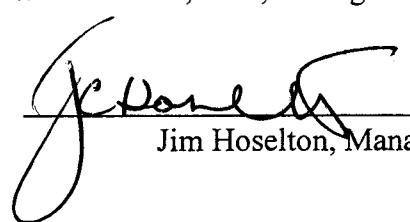
It is hereby understood that any parties securing this grant on behalf of Grantee are without authority to make any representations, covenants or agreements not herein expressed.

WITNESS the execution hereof this 20 day of June, 2001.

GRAYHAWK/DMB PARK CITY, LLC,
Manager

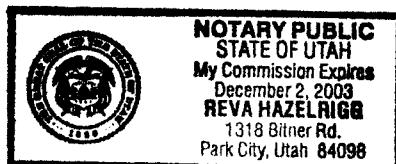
By: DMB REALCO, LLC, Manager

By-


Jim Hoselton, Manager

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

On the 20 day of June, 2001, personally appeared before me
Jim Heselton who, being duly sworn, did say that he/she is a
Manager of DMB REALCO, LLC, and that the foregoing instrument was signed on behalf
of said company by authority of it's Articles of Organization or it's Operating Agreement.



Reva Hazelrigg
Notary Public