

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

7535153
12/16/1999 12:49 PM 18.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
QUESTAR GAS COMPANY
PO BOX 45360
SLC UT 84145-0360
BY: ZJM, DEPUTY - WI 5 P.

1147mill.le; RW01

RIGHT-OF-WAY AND EASEMENT GRANT
UT 19645

7535153

MILL POINTE ASSOCIATES, L.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: 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 MILL POINTE OFFICE PARK, in the vicinity of 3100 East 6400 South,
Salt Lake City, Salt Lake County, State of Utah, which development is more particularly
described as:

Land of Grantor located in Section 23, Township 2 South, Range 1 East, Salt Lake
Base and Meridian;

Beginning at a point South 89°32'57" East, 379.16 feet and North 754.68 feet
from center Section 23, Township 2 South, Range 1 East, Salt Lake Base and
Meridian; thence North 89°25'07" West, 379.76 feet more or less; thence South
220.36 feet more or less; Southwesterly along a 348.55 foot radius curve to the
right 129.46 feet; thence North 61°33'26" West, 114.14 feet; Southeasterly along
a 81.64 foot radius curve to the right 61.07 feet; thence South 75°34'40" East,
140.32 feet; Southeasterly along a 1,046.97 foot radius curve to the left 274.78
feet; Northeasterly along a 175 foot radius curve to the left 122.17 feet;
Northeasterly along a 177 foot radius curve to the right 163.20 feet; Northerly
along a 259 foot radius curve to the left 381.52 feet; thence South 72°11'16" East,
18.57 feet; Northerly along a 644.93 foot radius curve to the left 151.31 feet;
thence South 69°54'24" West, 192.69 feet more or less; thence East 169.08 feet;
Southwesterly along a 193 foot radius curve to the right 229.99 feet; Southwesterly
along a 243 foot radius curve to the left 224.05 feet; Southwesterly along a 109
foot radius curve to the right 76.10 feet; Northwesterly along a 980.96 foot radius
curve to the right 260.94 feet more or less; thence North 0°03'09" West, 221.46
feet to the point of beginning.

Also, beginning at a point South 89°32'57" East, 983.4 feet and North 0°13'53"
East, 304.86 feet and South 89°29'48" East, 167.08 feet and North 25°25'17"

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West, 498.65 feet and North 16.10 feet from center Section 23, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence East 43.79 feet more or less; thence North 69°54'24" East, 192.69 feet more or less; Northwesterly along a 644.93 foot radius curve to the left 346.14 feet more or less; thence South 0°13'04" West, 324.90 feet more or less to the point of beginning.

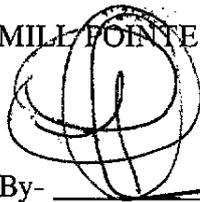
TO HAVE AND TO HOLD the same unto its successors and assigns, so long as Grantee shall require with the right of ingress and egress to and from the Easement to maintain, operate, repair, inspect, protect, remove and replace the Facilities. During temporary periods, Grantee may use such portion of the 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 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.

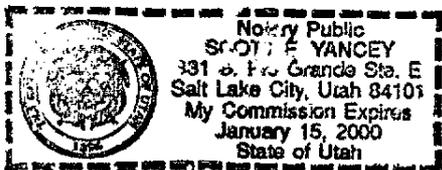
WITNESS the execution hereof this 30 day of DECEMBER, 1999.

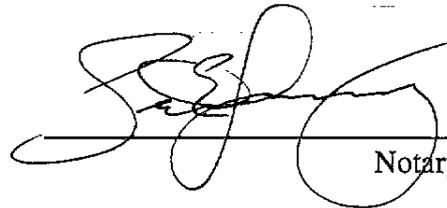
MILL POINTE ASSOCIATES, L.L.C.

By-  _____
Manager

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On the 3 day of December, 1999, personally appeared before me
Peter Williams who, being duly sworn, did say that
he/she is a Manager of Millpointe Assoc. 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.





Notary Public

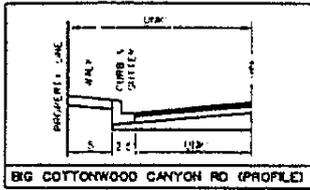
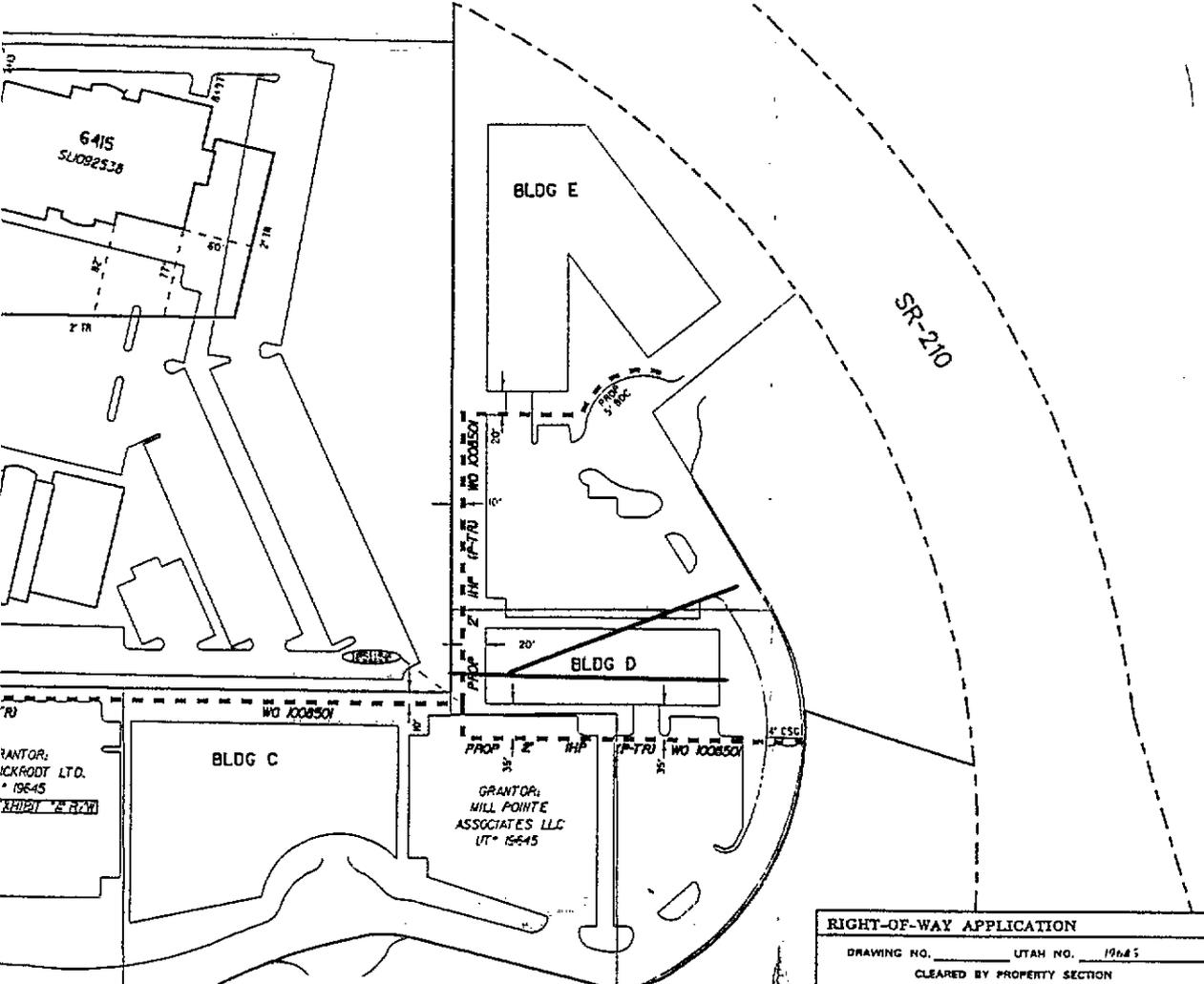


EXHIBIT "A"

ALL RIGHTS OF WAY TO BE 16'11" WIDTH, WITH CENTER OF RIGHT OF WAY TO BE THE SAME AS PROPOSED GAS.

CAUTION:

DO NOT INSTALL GAS MAIN CLOSER THAN 8 FT. TO ANY STRUCTURE.



RIGHT-OF-WAY APPLICATION

DRAWING NO. _____ UTAH NO. 15645

CLEARED BY PROPERTY SECTION

DATE _____ BY _____

PROPOSED MAIN LOCATION

* RUN PROPOSED GAS AS SHOWN IN PROPOSED QUESTAR GAS OPEN AREA RIGHT-OF-WAY

NOTES:

1. CALL BLUE STAKES FOR LOCATION OF UNDERGROUND UTILITIES 532-5000 OR 1-800-882-4111
2. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION
3. ALL CASINGS TO BE INSTALLED BY DEVELOPER

PROJECT CONTACT: SCOTT RICHENS
PH # _____ CELL # 249-7701
ENG. CO./PROJ. # USA ARCHITECTS JOB # 5801

CHECKED BY _____ DRAWN BY J LOVELADY
DATE 8-21-99 REVISED DATE _____
MAP(S) 1914-2106

APPROVED BY COMMISSION DEPT. N/A

QUESTAR Gas

Proposed IHP Main Extension

CITY/CO SALT LAKE CENTER SALT LAKE
SUBDIVISION MILL POINTE OFFICE PARK
JOB LOCATION 3100 EAST 6400 SOUTH

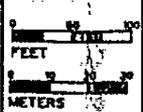
PERMITS

HIGHWAY _____ FT CITY _____ FT
 COUNTY _____ FT NONE
RAC TR _____ NUMBER OF SERVICES 0

PROP APPROX. 1975 FT OF 2" IP-TR1 PIPE
PROP APPROX. _____ FT OF _____ PIPE
PROP APPROX. _____ FT OF _____ PIPE

TOTAL JOB FOOTAGE 1975 FT
BLANKET # _____ ML # 1005460

MJ# 1008501



AS CONSTRUCTED FIELD NOTES

DATE: _____ NO. SERVICE _____ INSPECTOR: _____

CONTRACTOR: _____ FOOTAGE: _____

NOTES: _____ FOREMAN: _____ CUTS: _____

BK 8330 PG 1 09