

WHEN RECORDED MAIL TO:
Questar Regulated Services Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
1810alta.le; RW01

8292116
07/15/2002 02:37 PM 17.00
Book - 8619 Pg - 8831-8834
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
QUESTAR REGULATED SERVICES
PO BOX 45360
SLC UT 84145-0360
BY: EHR, DEPUTY - WI 4 P.

8292116

Space above for County Recorder's use
PARCEL I.D.# 28-23-152-012

RIGHT-OF-WAY AND EASEMENT GRANT

UT 20523

ALTA RIDGE DEVELOPMENT, L.L.C., A Utah Limited Liability Company,
AUTUMN RIDGE DEVELOPMENT, L.L.C., A Utah Limited Liability Company and
HORMAN INVESTMENT COMPANY, a corporation of the State of Utah,
"Grantors", do 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 PEPPERWOOD Subdivision (Phase 10B), in the vicinity of 2400 East 11360 South, Sandy, Salt Lake County, Utah, which development is more particularly described as:

Land of the Grantor located in Sections 22 and 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

Beginning at the West quarter Corner of said Section 23; thence North 89°51'44" West 428.006 feet, to the east line of Pepperwood Phase 9; thence North 8°37'30" East 424.091 feet; thence North 0°14'03" East 37.943 feet, to the south line of Pepperwood Phase 10A; thence North 86°30'56" East 187.002 feet; thence South 81°56'07" East 40.00 feet to a point on a 220.00 foot radius curve to the right, center bears North 81°56'08" West with a central angle of 8°26'55"; thence southerly along the arc of said curve 32.44 feet; thence South 16°30'48" West 66.520 feet; thence North 56°51'50" East 511.970 feet; thence South 83°07'56" East 92.330 feet; thence South 65°56'08" East 357.720 feet; thence North 54°07'18" East 33.40 feet to a point on a 230.00 foot radius curve to the left,

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center bears North 35°52'42" West with a central angle of 12°05'15"; thence northerly along the arc of said curve 48.522 feet; thence South 47°57'58" East 172.980 feet; thence North 40°23'44" East 105.600 feet; thence South 59°13'25" East 217.002 feet to the west line of Pepperwood Terrace #1; thence South 40°20'00" West 507.320 feet to the north line of Driggs Subdivision; thence North 89°49'13" West 54.586 feet; thence North 89°49'12" West 125.111 feet to the east line of Rockhampton Estates Subdivision; thence North 0°12'33" East 0.668 feet; thence North 89°52'40" West 662.570 feet, to the point of beginning.

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.

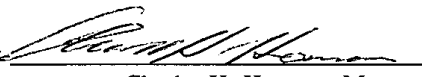
Grantor(s) shall not build or construct, nor permit to be built or constructed, any building or other improvement over or across said right-of-way, nor change the contour thereof, without written consent of Grantee. This right-of-way shall be binding upon and inure to the benefit of the successors and 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 19th day of June, 2002.


Alta Ridge Development, L.L.C.

Autumn Ridge Development, L.L.C.

By 
Charles H. Horman, Manager

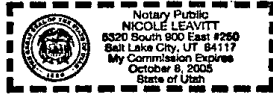
By 
M. Gordon Johnson, Manager

Horman Investment Company

By 
Sid M. Horman, President

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

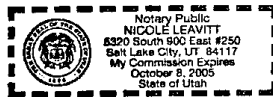
On the 19th day of June, 2002, personally appeared before me Charles H. Horman who, being duly sworn, did say that he/she is a Manager of ALTA RIDGE DEVELOPMENT, L.L.C., and that the foregoing instrument was signed on behalf of said company by authority of it's Articles of Organization or it's Operating Agreement.



Nicole Leavitt
Notary Public

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

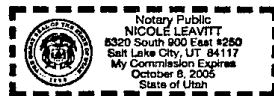
On the 19th day of June, 2002, personally appeared before me M. Gordon Johnson who, being duly sworn, did say that he/she is a Manager of AUTUMN RIDGE DEVELOPMENT, L.L.C., and that the foregoing instrument was signed on behalf of said company by authority of it's Articles of Organization or it's Operating Agreement.



Nicole Leavitt
Notary Public

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

On the 19th day of June, 2002, personally appeared before me Sid M. Horman, who, being duly sworn, did say that he/she is the President of HORMAN INVESTMENT COMPANY, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors or its Bylaws, and said Sid M. Horman acknowledged to me that said corporation duly executed the same.



Nicole Leavitt
Notary Public

13+96
SL3338074

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.

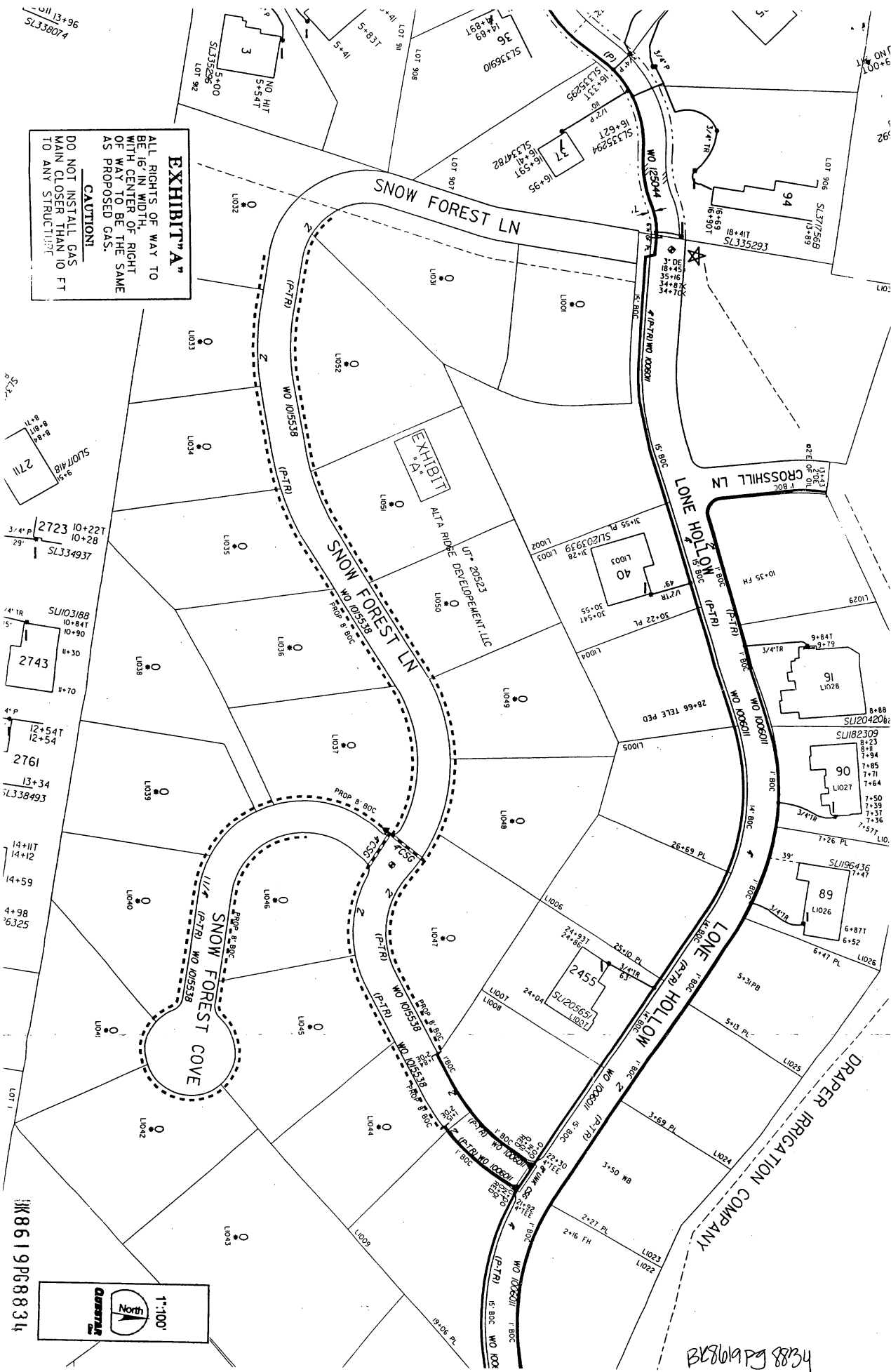
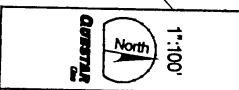
2711
SL3334937
10+28
10+22

2743
SL103188
10+84
10+90
11+30
11+70

2761
12+54
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13+38
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