

9693489

WHEN RECORDED MAIL TO:
Questar Gas Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
3018port.le; RW01

9693489
04/13/2006 08:16 AM \$16.00
Book - 9280 Pg - 1080-1083
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
QUESTAR GAS COMPANY
PO BOX 45360
SLC UT 84145-0360
BY: ZJM, DEPUTY - WI 4 P.

Space above for County Recorder's use
PARCEL I.D.# 22-09-206-027-0000 thru
22-09-206-037-0000

RIGHT-OF-WAY AND EASEMENT GRANT
UT 22173

PORTFOLIO INVESTMENTS 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: Ten 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 THE BROOKS P.U.D. SUBDIVISION, PHASE 2, in the vicinity of
1700 E. Murray-Holladay Road, which development is more particularly described as:

Land of Grantor located in the Northeast Quarter of Section 9, Township 2 South,
Range 1 East, Salt Lake Base and Meridian;

Beginning at a point on the Southerly Right-of-Way line of Murray Holladay
Road located South 89°12'30" East along the centerline 122.93 feet and South
40.00 feet from a Salt Lake County centerline monument from which the North ¼
corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base and
Meridian is North 33°44'00" West 794.60 feet (basis of bearing=South 89°12'30"
East along the monument line of Murray Holladay Road); thence South
89°12'30" East along said Right-of-Way line 102.09 feet to the West line of the
Jasmine Chinese Cuisine, LLC deed described as Entry no. 7750039 in the
official records of Salt Lake County; thence South 02°40'00" West along said
deed 395.08 feet to the North line of the Chateau Foret Condominiums and the
approximate centerline of Big Cottonwood Creek; thence along said North line

Page 1 of 3 Pages

BK 9280 PG 1080

the following (3) courses: South 70°10'00" West 8.84 feet; thence North 56°30'00" West 77.00 feet; thence North 76°00'00" West 28.30 feet to the East line of the Brooks Subdivision, Phase 1; thence North 2°40'00" East along said East line 350.09 feet to the point of beginning.

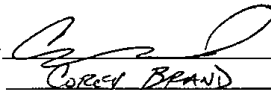
TO HAVE AND TO HOLD the same unto its successors and assigns, so long as Grantee shall require with the right of ingress and egress to and from the Easement to maintain, operate, repair, inspect, protect, remove and replace the Facilities. During temporary periods, Grantee may use such portion of the 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 3rd day of April, 2006.

PORTFOLIO INVESTMENTS, L.L.C.

By- 
Corey BRAND Manager

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

On the 3rd day of April, 2006, personally appeared before me
Corey Brand who, being duly sworn, did say that he/she is a
Manager of Portfolio Investments, 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.

Cindi Mauchley

Notary Public



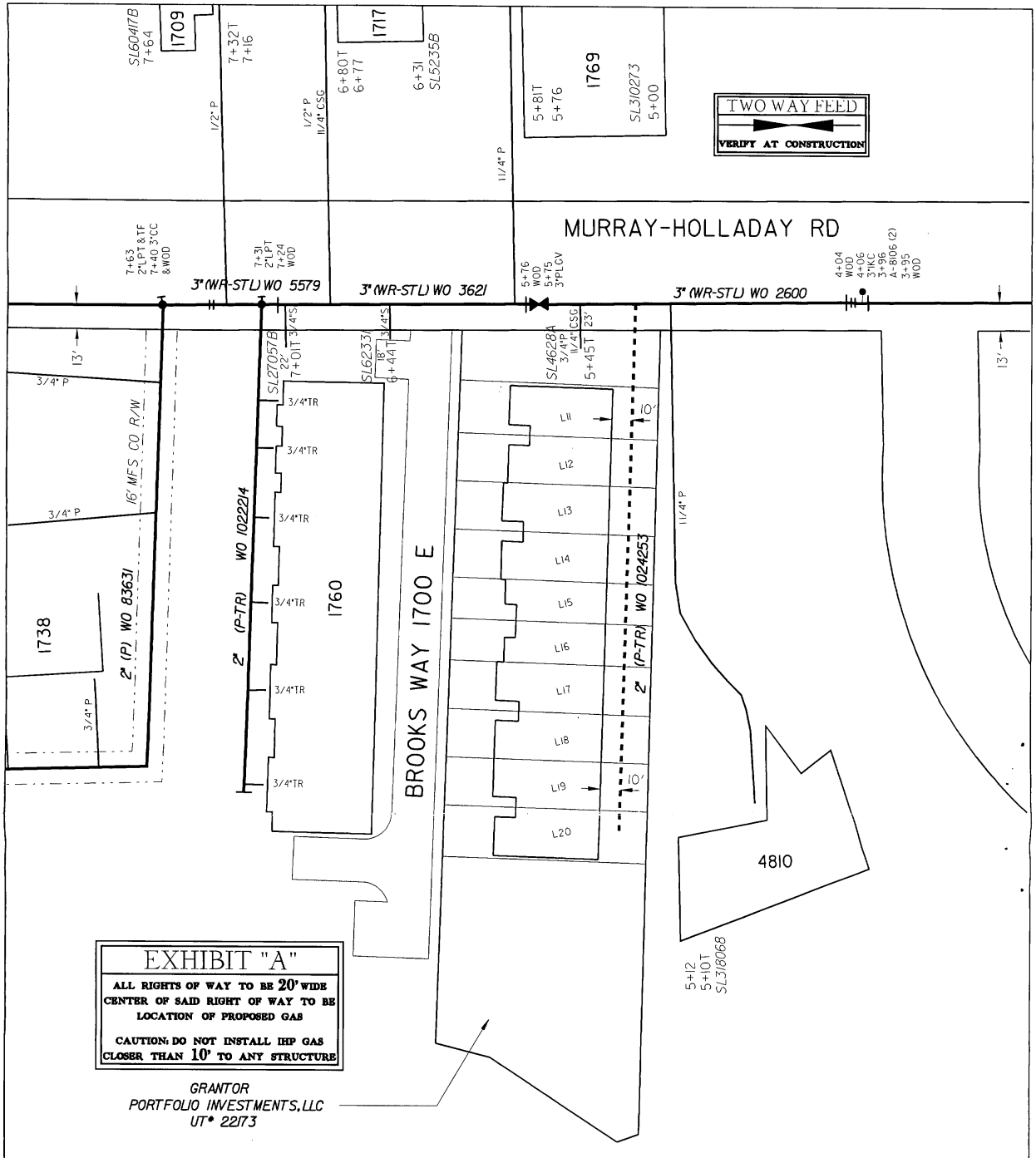


EXHIBIT "A"
 ALL RIGHTS OF WAY TO BE 20' WIDE
 CENTER OF SAID RIGHT OF WAY TO BE
 LOCATION OF PROPOSED GAS
 CAUTION: DO NOT INSTALL IHP GAS
 CLOSER THAN 10' TO ANY STRUCTURE

GRANTOR
 PORTFOLIO INVESTMENTS, LLC
 UT* 22173

DETAILS		PROPOSED INSTALLATION of IHP MAIN							
		PROPOSED PIPE			AS-BUILT PIPE			CITY/CO SALT LAKE CENTER SALT LAKE	
SIZE	TYPE	FOOTAGE	SIZE	FOOTAGE	TYPE	SUB./PROJ THE BROOKS PUD 2			
2"	(P-TR)	258				JOB LOCATION 1700 E MURRAY HOLLADAY RD			
		TOTAL FOOTAGE		TOTAL FOOTAGE		PERMITS <input type="checkbox"/> HWY FT <input type="checkbox"/> CNTY FT <input checked="" type="checkbox"/> CTY. 15 FT <input type="checkbox"/> NONE			
		0 17# MAG ANODE(S)		0 TEST STATION(S)		<input type="checkbox"/> RVR/CANAL <input type="checkbox"/> RAILROAD <input type="checkbox"/> OTHER			
		0		0		PROPOSED MAIN LOCATION			
		0		0		* INSTALL MAIN 10 FT. OFF BUILDING UNLESS OTHERWISE SPECIFIED BY QUESTAR GAS INSPECTOR.			
		0		0		NOTES:			
		0		0		1. CALL BLUE STAKES FOR LOCATION OF UNDERGROUND UTILITIES 532-5000 OR 1-800-662-4111			
		0		0		1:50		BLANKET #	
		0		0		QUESTAR		# 1016253	
		0		0				MJ 1024253	
AS-BUILT FIELD NOTES		DATE COMPLETED:				INSPECTOR:			
COMPLETION REPORT		CONTRACTOR:				FOREMAN:			
CREW RATE @		HRS		FLAGGERS		HR		CURB BUTTONS	
OTHER:		BACKFILL		EA		ROCK TRENCH		FT	
								INSPECTOR ON SITE ? <input type="checkbox"/> YES <input type="checkbox"/> NO	