

PUBLIC UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

In consideration of One Dollar (\$1.00) and other good and valuable consideration paid to Shefco, LTD, hereinafter referred to as "Grantors," by the City of St. George, hereinafter referred to as "Grantee," Grantors do hereby grant, transfer and convey unto the Grantee both a temporary easement with the right to erect, construct, install and lay, and thereafter a perpetual easement to use, operate, inspect, repair, maintain, replace or expand sanitary sewer lines, culinary water lines, natural gas lines, telephone lines, cable TV lines, and electrical transmission lines and all related appurtenances under and along any portion of the property described herein which may be owned by Grantors in Washington County, State of Utah.

The temporary easement shall be 50 feet in width during the period of construction, and upon completion, the perpetual easement shall be 20 feet in width, the centerline of both the temporary and perpetual easements is described in Exhibit "A", attached hereto and incorporated herein by this reference.

Grantee agrees to maintain the easement in good repair so that Grantors can continue to make such use of the surface of said easement as does not interfere with its purposes as described herein, and in such a manner that no damage results to the adjacent land of Grantors. Grantors shall provide reasonable ingress and egress to and from said right-of-way.

The benefits of this easement shall inure to the benefit of Grantee, or any municipal successor thereof, but shall not inure to or be for the benefit of any private assignee of Grantee.

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RUSSELL SHIRTS * WASHINGTON CO RECORDER
1994 MAR 16 11:13 AM FEE \$14.00 BY SES
FOR: DAYBREAKER CORP

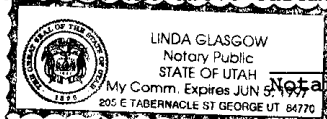
IN WITNESS WHEREOF, the Grantors have executed this
easement this 15th day of March,
1994.

Stephen N. Sheffield
General Partner

Stephen N. Sheffield

STATE OF UTAH)
COUNTY OF Washington) ss.

SUBSCRIBED AND SWORN to before me by _____
and _____ who acknowledged to me that
they are _____ and _____
that they executed the above easement.



Linda Glasgow
Notary Public

My Commission Expires: 6-5-97 Residing In: Washington Co.

Exhibit "A"

A 20.00 foot wide sewer line easement and a 50.00 foot wide construction easement, the center line of which being more particularly described as follows:

Beginning at an existing manhole, said manhole being N 1°15'49" W 897.48 feet along the section line and West 1456.02 feet from the Southeast corner of Section 32, Township 42 South, Range 15 West, Salt Lake Base and Meridian and running thence N 41°41'37" E 400.00 feet, more or less to a manhole; thence N 41°41'37" E 264.05 feet, more or less to a manhole; thence S 71°39'56" E 400.0 feet, more or less to a manhole; thence S 83°57'45" E 400.00 feet, more or less to a manhole; thence S 87°04'45" E 1066.88 feet, more or less, to a manhole; thence S 87°03'39" E 277.58 feet, more or less, to a manhole; thence S 69°00'50" E 400 feet, more or less to a manhole, thence S 70°38'33" E 400 feet, more or less, to a manhole; thence S 76°32'34" E 245.72 feet, more or less, to a manhole; thence S 86°27'42" E 253.61 feet, more or less, to a manholes; thence N 88°06'39" E 264.83 feet, more or less, to a manhole; thence N 89°56'24" E 400 feet, more or less, to a manhole; thence N 72°43'17" E 258.51 feet, more or less, to a manhole; thence N 62°43'23" E 281.62 feet, more or less, to a manhole; thence N 82°49'10" E 262.03 feet, more or less, to a manhole; thence S 85°46'42" E 327.89 feet, more or less, to a manhole; thence S 77°13'59" E 262.04 feet, more or less, to a manhole; thence S 80°36'34" E 245.28 feet, more or less to a manhole and the end of said easement.