

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to
Golf Ventures Incorporated, A Utah Corporation,

hereinafter referred to as GRANTOR, by WASHINGTON CITY, hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby warrant and convey unto the GRANTEE, its successor and assigns, a Construction Easement and a Perpetual Easement (collectively referred to as "the Easements") as hereinafter described over, across, under and through the following described land of the GRANTOR (Impacted Parcel) situated in Washington County, State of Utah:

Impacted Parcel(s)

1. DANIEL C. WATSON LIFETIME TRUST PURCHASE

BEGINNING at a point on the West line of Section 1, Township 43 South, Range 15 West, Salt Lake Base and Meridian, 3,643.21 feet South of the Northwest Corner thereof; thence South along said West line 1790.71 feet, more or less, to the Southwest Corner of said Section; thence East, along the South line of said Section 1321 feet more or less, to the Southeast Corner of Section Lot 16 of said Section; thence North along the east line of said Section Lot 16 and Section Lot 9 of said Section to a point which lies due East of the Point of Beginning; thence West 1323 feet, more or less to the Point of Beginning.

2. DYNAMIC AMERICAN CORPORATION PURCHASE

Parcel 1:

BEGINNING at the North 1/2 corner of Section 12, Township 43 South Range 15 West, Salt Lake Base and Meridian, running thence South 00° 01' 15" West 1740.25 feet along the 1/4 line of said Section 12; thence West 2077.88 feet; thence North 11° 21' 24" West 1774.73 feet to a point on the North line of said Section 12 thence North 89° 59' 37" East 2427.99 feet along said North line to the Point of Beginning, EXCEPTING THEREFROM the East 1/2 of the Northeast 1/4 of the North West 1/4 of Section 12 Township 43 South, Range 15 West.

Parcel 2:

BEGINNING at a point which is South 00° 01' 15" West 1740.25 feet from the North 1/4 Corner of Section 12 Township 43 South Range 15 West, Salt Lake Base and Meridian, South 00° 01' 15" West 649.324 feet along the 1/4 Section line; thence West 1947.228 feet; thence North 11° 21' 24" West 662.292 feet; thence East 2077.88 feet to the Point of Beginning.

Parcel 3:

BEGINNING at a point that is 2389.57 feet South and 0.78 feet West from the North 1/4 Corner of Section 12, Township 43 South Range 15 West, Salt Lake Base and Meridian; thence South 00° 01' 07" West 444.83 feet; thence North 89° 58' 53" West 660.00 feet; thence South 00° 01' 07" West 660.00 feet; thence South 89° 58' 53" East 660.00 feet thence South 00° 01' 07" West 368.82 feet; thence North 90° 00' 00" West 961.32 feet; thence North 11° 30' 00" West 887.41 feet; thence South 78° 30' 00" West

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RUSSELL SHIRTS * WASHINGTON CO RECORDER
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FOR: WASHINGTON CITY



165.00 feet; thence North 11° 30' 00" West 650.00 feet; thence North 90° 00' 00" East 1430.00 feet to the Point of Beginning.

EXCEPTING any portion thereof lying with lots 1, 2, 3, of the STUCKI FARMS SUBDIVISION.

Parcel 4:

That portion of Section 12, Township 43 South, Range 15 West, Salt Lake Base and Meridian as follows:

BEGINNING at a point located South 00° 00' 00" East 3863.22 feet and South 90° 00' 00" West 150.76 feet from the North 1/4 Corner of said Section 12; thence South 90° 00' 00" West 811.82 feet; thence South 11° 30' 00" East 70.01 feet; thence South 90° 00' 00" East 797.93 feet; thence North 00° 03' 30" East 68.60 feet to the Point of Beginning.

SUBJECT TO easements, covenants, restrictions, rights-of-way, reservations, and items appearing of record or enforceable in law and equity.

EXCEPTING THEREFROM all oil, gas and mineral rights together with rights of ingress and egress as necessary in connection therewith.

TOGETHER WITH all water and water rights pertaining thereto owned by the Grantor.

Easement Widths

The Construction Easement shall be 30 feet in width, 15 feet on each side of the centerline as hereinafter described, and is granted for the time of the original installation of the facilities to be described herein. The Perpetual Easement shall be 15 feet in width, 7.5 feet on each side of the centerline as hereinafter described.

Centerline Descriptions

1. Portion of Easement on the Daniel C. Watson Lifetime Trust Purchase:

Beginning at a point on the property line located North 9° 21' 55" East 1,708.45 feet from the Northeast 1/4 corner of Section 11, Township 43 South, Range 15 West, Salt Lake Base and Meridian; thence South 88° 41' 35" East 212.44 feet to the West boundary line of a 50' square parcel. Then beginning at a point on the East boundary of the same 50 foot square parcel, said point being located North 18° 3' 48" East 1748.00 feet from the North east 1/4 corner of Section 11, Township 43 South, Range 15 West, Salt Lake Base and Meridian; thence South 88° 41' 35" East 8.39 feet to a point 7.23 feet more or less West along said bearing from the centerline of an existing storm sewer pipeline; thence South 13° 22' 40" East 1515.62 feet; thence South 09° 34' 09" East 206.49 feet more or less to the North right-of-way boundary of an existing county road, or as constructed.

2. Portion of Easement on the Dynamic American Corporation Purchase:

Beginning at a point on the property line located South 83° 37' 31" East 953.04 feet from the Northeast 1/4 corner of Section 11, Township 43 South, Range 15 West, Salt Lake Base and Meridian, said point being on the South right-of-way boundary of an existing county road; thence South 09° 34' 09" East 346.99 feet; thence South 09° 33' 08" East 2004.27 feet; thence South 42° 15' 49" East; 412.05 feet; thence North 86° 25' 11" East 962.26 feet more or less to the property boundary fence line on the right-of-way of an existing county road, or as constructed.

Purpose and Conditions

TO HAVE AND TO HOLD the same unto the GRANTEE, the Easement as follows:

A Construction Easement with the right to enter upon the easement and to install and inspect culinary water pipelines and other associated structures and appurtenances, (herein collectively called "Facilities") over, across, under, and through the Easements, and

A Perpetual Easement with the right to enter upon the easement and to inspect, maintain, operate, repair, protect, remove and replace the Facilities over, across, under and through the Easements.

Looking South or East, the culinary water pipelines, herein described as facilities, as constructed adjacent to the existing storm drainage pipeline should be constructed as nearly as possible to the easement centerline, but should lie 7 feet more or less to the right of the storm drainage pipeline.

The consideration hereinabove recited shall constitute payment in full for the Easements. The GRANTEE, as a condition to the granting of the easements, shall restore or replace in kind, at the GRANTEE's discretion and at GRANTEE's expense, fences, crops, underground pipes, and other improvements in the event such are damaged by the construction, maintenance, repair, replacement, or removal of the Facilities.

The GRANTOR shall not build or construct, nor permit to be built or constructed, any building or other similar improvement over, across, or under the said Easement nor change the contour thereof without written consent of the GRANTEE. This right-of-way grant shall be binding upon GRANTOR, his successors and assigns and shall constitute a covenant running with the land for the benefit of GRANTEE, its successors and assigns, and may be assigned in whole or in part by the GRANTEE.

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

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 26th day of June, 1995. Golf Ventures, Inc.

Affix Corporate Seal

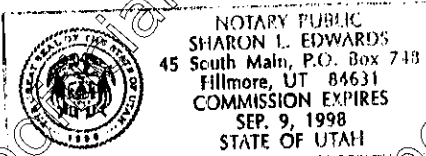
By Duane H. Marchant
Title President

STATE OF UTAH)
Millard : SS.
COUNTY OF WASHINGTON)

On the 26th day of June, 1995, personally appeared before me Duane H. Marchant the signer of the foregoing instrument, who duly acknowledged to me that he executed the same for and in behalf of Golf Ventures, Inc.

Sharon L. Edwards

NOTARY PUBLIC



The Granting of this Easement is acceptable to lien holder:
MID VALLEY VENTURES of 44632 Lone Oak Street, Lancaster Ca. 93534

By _____

Title _____

On the _____ day of _____, 1995, personally

appeared before me _____ the signer of the foregoing instrument, who duly acknowledged to me that he executed the same for and in behalf of MID VALLEY VENTURES.

NOTARY PUBLIC

The Granting of this Easement is acceptable to lien holder:
FOSS LEWIS CONSTRUCTION COMPANY of 2842 South 400 East, Bountiful Utah, 84010.
FOSS LEWIS PENSION PLAN, (David Lewis & Dan Lewis, Trustees)

By Dan Lewis

Title Trustee

On the 28th day of June, 1995, personally

appeared before me Dan Lewis the signer of the foregoing instrument, who duly acknowledged to me that he executed the same for and in behalf of FOSS LEWIS CONSTRUCTION COMPANY, FOSS LEWIS PENSION PLAN.



Margaret Hawkins
NOTARY PUBLIC

The Granting of this Easement is acceptable to lien holder:
DANIEL C. WATSON LIFETIME TRUST ACCOUNT

By _____

Title _____

On the _____ day of _____, 1995, personally

appeared before me _____ the signer of the foregoing instrument, who duly acknowledged to me that he executed the same for and in behalf of the DANIEL C. WATSON LIFETIME TRUST ACCOUNT.

NOTARY PUBLIC