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WHEN RECORDED MAIL TO:

JAY S. FITZGERALD
125 Cerezo Drive
Walnut Creek, CA 94598

00191110 BK00337 Pg00663-0066-
WASATCH CO RECORDER-ELIZABETH M PARCELLI
1996 DEC 06 10:40 AM FEE \$14.00 BY MI
REQUEST: FITZGERALD JAY S

ASSIGNMENT OF GOLF COURSE LICENSE AGREEMENT

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JAY S. FITZGERALD and LACY B. FITZGERALD, as Trustees, UDT 12/7/81 of Walnut Creek, State of California all of its rights, title and interest in and to that certain Golf Course License Agreement

do hereby ASSIGN TO

JAY S. FITZGERALD AND LACY B. FITZGERALD, General Partners of LACY ENTERPRISES LTD, a limited partnership

Described as follows

Date of Agreement: August 22, 1988
Date of Recording: May 4, 1995
Name of Licensor: LACY ENTERPRISES, LTD, a limited partnership
Name of Licensee: Homestead Golf Club Inc., a Utah Corporation based in Midway, Utah.

This Assignment includes all of the undersigned's rights under a certain document entitled "The Homestead Golf Course Master Agreement" which Agreement was recorded on the 30th day of December 1988, in the office of the County Recorder of Wasatch County, as Entry No. 147557 in Book 205 at page 120, according to the official records of the Wasatch County Recorder's Office.

*SEE ATTACHED LEGAL DESCRIPTION

Licensors:

Dated: 11/16/96 1996

Jay S. Fitzgerald
JAY S. FITZGERALD, Trustee

STATE OF CALIFORNIA

COUNTY OF CONTRA COSTA

Lacy B. Fitzgerald
LACY B. FITZGERALD, Trustee

On 11-16-96, 1996 before me, the undersigned, a Notary Public, personally appeared JAY S. FITZGERALD and LACY B. FITZGERALD, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Phyllis J. Freink

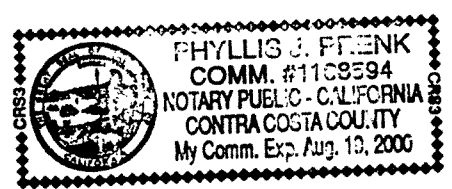


EXHIBIT "A" - LEGAL DESCRIPTION

BEGINNING at a point on the West right of way fence of Pine Canyon Road which is South 36.30 feet and South 62° 55' 00" East 217.80 feet and South 72° 15' 00" East 171.60 feet and South 87° 18' 00" East 257.40 feet and South 0° 48' 00" seconds West 918.75 feet and North 89° 12' 00" West 26.38 feet from the center of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian and running thence South 0° 21' 17" West 744.65 feet along said right of way fence line; thence North 89° 26' 11" seconds East 20.60 feet; thence North 0° 48' 00" East 744.14 feet; thence North 89° 12' 00" West 26.38 feet to the point of BEGINNING. Contains 0.4014 acres.

BEGINNING at a point 55 links South and 3.3 chains South 62° 55' East and 2.6 chains South 72° 15' East and 3.9 chains South 87° 18' East and 428.72 feet South 0° 48' West from the Northeast corner of the Southwest quarter of Section 27, Township 3 South, Range 4 East, Salt Lake Meridian; thence South 0° 48' West 1288 feet; thence West 594 feet; thence North 0° 48' East 441 feet; thence North 89° 12' West 2.62 chains to Snake Creek; thence up Creek to a point 7.13 chains South and 8.16 chains West of the Northeast corner of the Southwest quarter of Section 27; thence North 20° East 211 feet; thence South 51° 20' East 174 feet; thence South 86° 45' East 301 feet; thence South 49° East 160 feet; thence South 61° East 155 feet; thence South 89° 30' East 157 feet; thence South 77° East 125 feet; thence East 98 feet, more or less, to the point of BEGINNING.

BEGINNING at a point on the West right of way fence of Pine Canyon Road which is South 36.30 feet and South 62° 55' 00" East 217.80 feet and South 72° 15' 00" East 171.60 feet and South 87° 18' 00" East 257.40 feet and South 0° 48' 00" West 918.75 feet and North 89° 12' 00" West 26.38 feet from the center of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian and running thence North 0° 21' 17" East 5.49 feet along said right of way fence line; thence North 00° 43' 14" West 201.55 feet along a fence line; thence North 86° 57' 27" West 305.23 feet along a fence line; thence South 16° 36' 29" East 20.04 feet along a fence line; thence South 89° 12' 00" East 500.59 feet to the point of BEGINNING. Contains 0.1201 acres.

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