



When recorded, please return to:
Tech Ridge, L.L.C.
475 S. Donlee Dr.
St. George, Utah 84770

SPECIAL WARRANTY DEED

THE CITY OF ST. GEORGE, a municipal corporation, who also appears of record as the CITY OF ST. GEORGE CITY, a municipal corporation, Grantor, hereby CONVEYS AND WARRANTS against all persons claiming by, through or under Grantor, but not otherwise, to Tech Ridge, L.L.C., a Utah limited liability company, Grantee, for the sum of ten dollars and other good and valuable consideration, the following described parcel of real property (the "Property") in Washington County, Utah:

Beginning at a point which is South 88°45'38" East 590.17 feet along the South section line and North 00°00'00" East 1381.62 feet from the South 1/4 corner of Section 25, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and running thence North 01°20'13" East 50.00 feet; thence North 88°38'43" West 184.78 feet to the point of curvature of a curve to the left having a radius of 225.00 feet; thence Southwesterly 58.55 feet along the arc of said curve through a central angle of 14°54'32" to a point of non-tangency; thence North 01°20'57" East 1182.46 feet; thence North 88°37'59" West 199.77 feet to a point on the Easterly Right of Way of Donlee Drive; thence along said Easterly Right of Way North 08°54'58" East 219.75 feet; thence South 89°15'46" East 108.44 feet; thence South 00°44'14" West 8.00 feet; thence South 89°15'46" East 182.84 feet to a point on the Westerly Right of Way of Tech Ridge Drive thence along said Westerly Right of Way through the following thirteen (13) courses: South 19°45'02" East 164.07 feet to the point of curvature of a curve to the right having a radius of 965.33 feet; thence Southeasterly 350.19 feet along the arc of said curve through a central angle of 20°47'06", the radial direction bears South 70°33'02" West, to the point of tangency; thence South 01°20'13" West 133.14 feet to the point of curvature of a curve to the right having a radius of 20.00 feet; thence Southwesterly 31.37 feet along the arc of said curve through a central angle of 89°52'10" to a point of non-tangency; thence South 01°25'27" West 60.00 feet to a point on the arc of a curve to the right having a radius of 20.00 feet; thence Southeasterly 31.46 feet along the arc of said curve through a central angle of 90°07'50", the radial direction bears South 01°12'24" West, to the point of non-tangency; thence South 88°52'05" East 70.00 feet to a point on the arc of a curve to the right having a radius of 20.00 feet; thence Northeasterly 31.37 feet along the arc of said curve through a central angle of 89°52'10", the radial direction bears South 88°39'47" East, to the point of tangency; thence South 88°47'36" East 4.01 feet to the point of curvature of a curve to the right having a radius of 120.00 feet; thence Southeasterly 136.00 feet along the arc of said curve through a central angle of 64°55'58" to the point of tangency; thence South 23°51'38" East 259.07 feet to the point of curvature of a curve to the left having a radius of 760.00 feet; thence Southeasterly 353.43 feet along the arc of said curve through a central angle of 26°38'41", the radial direction bears North 66°08'20" East, to the point of tangency; thence South 50°30'18" East 162.14 feet to the point of curvature of a curve to the right having a radius of 440.00 feet; thence

Southeasterly 22.25 feet along the arc of said curve through a central angle of 02°53'53" the radial direction bears South 39°50'30" West, to a point on the arc of a non-tangent curve to the left having a radius of 50.00 feet; thence Northwesterly 70.03 feet along the arc of said curve through a central angle of 80°14'59", the radial direction bears South 42°44'20" West, to the point of reverse curvature of a curve to the right having a radius of 245.00 feet, thence Southwesterly 80.01 feet along the arc of said curve through a central angle of 18°42'40" to a point of a non-tangency; thence North 88°38'43" West 542.03 feet to the point of beginning.

Contains 14.38 acres.

a part of APN: SG-6-2-25-201

RESERVING TO Grantor an appurtenant easement and right-of-way for ingress and egress of pedestrians, vehicles and equipment, for the installation and maintenance of public utility lines and related facilities, and for the public use or public access, on, over, beneath and across those portions of the above-described property that (a) were previously dedicated of record as public roadways, public utility easements, (b) are shown as proposed rights of way or easements on the diagram attached hereto as Exhibit A, or (c) where public utility lines and related facilities are presently in place; TOGETHER WITH the right of Grantor and public utilities to inspect, grade, improve, repair and maintain such easement and right-of-way areas from time-to-time. Grantee shall have the right to use, occupy and improve the easement and right-of-way areas to the extent such use does not unreasonably interfere with the use thereof by Grantor. The easement and right-of-way reserved herein shall terminate upon the earlier of: (a) the written and recorded abandonment thereof by Grantor; or (b) the recording of a subdivision plat for each applicable portion of Grantee's parcel.

ALSO RESERVING TO Grantor, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the Property, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft now known or hereafter used for navigation of or flight in the said airspace and for use of said airspace for landing on, taking off from, or operating the St. George Municipal Airport.

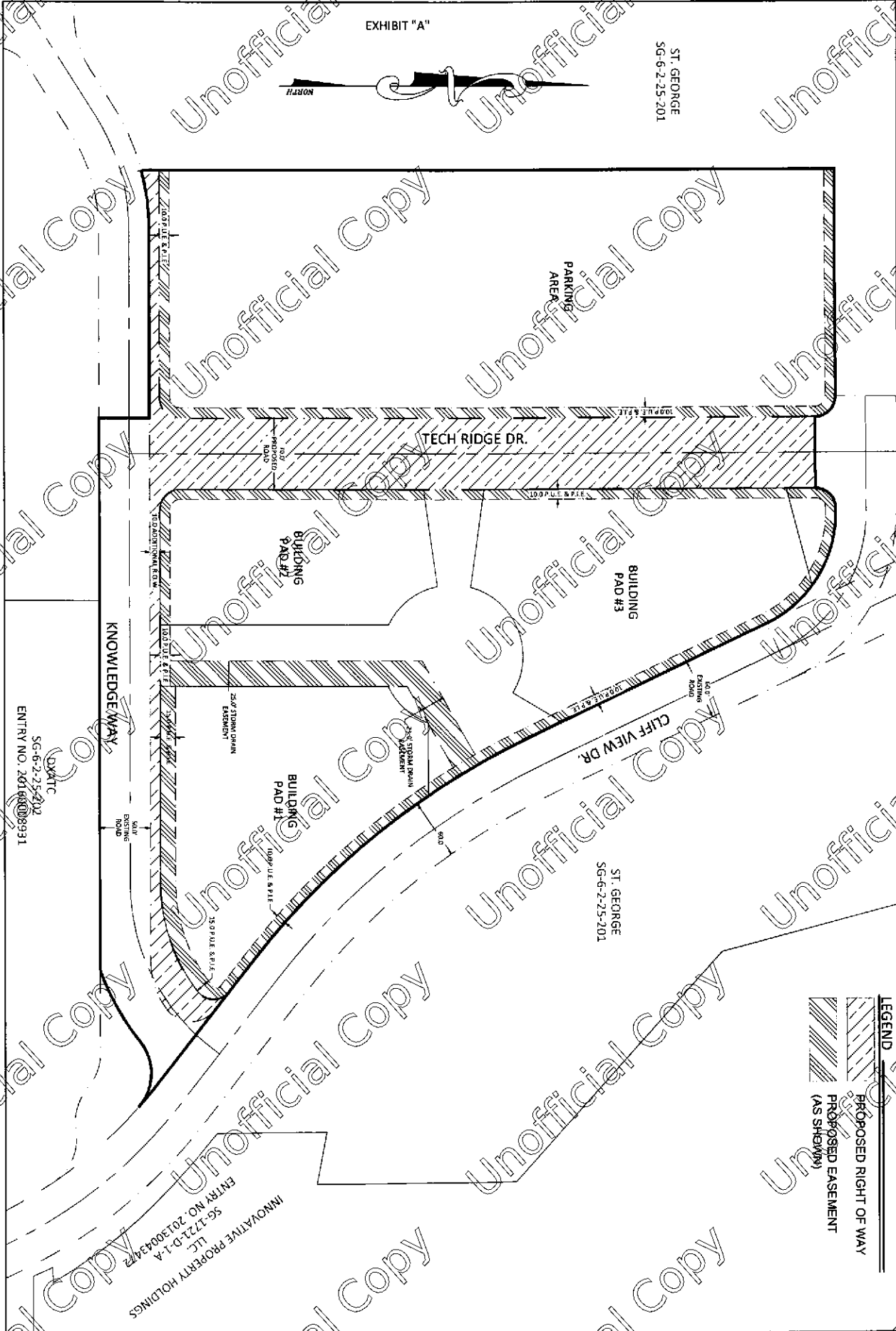
ALSO RESERVING TO Grantor the right to enforce the requirement for the entry of a Development Agreement encumbering the Property, as identified in that certain Purchase and Option Agreement dated February 1, 2018, between Grantee and Grantor, as amended.

TOGETHER WITH all buildings, fixtures and improvements thereon and all rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof.

SUBJECT TO: (1) property taxes and assessments which are not shown as existing liens by the public records; (2) all covenants, conditions, restrictions, easements, rights-of-way and reservations of record; (3) discrepancies, conflicts in boundary lines, shortage in area, encroachments, easements, rights-of-way, and any facts which a correct survey and inspection of the Property would disclose and which are not shown by the public records; (4) unrecorded leases; and (5) a right of way easement in favor of The Mountain States Telephone and Telegraph Company, a colorado corporation, for the right to construct, operate, maintain and remove such communication

EXHIBIT "A"

ST. GEORGE
 SG-6-2-25-201



SG-6-2-25-201
 ENTRY NO. 26168008931

ST. GEORGE
 SG-6-2-25-201

INNOVATIVE PROPERTY HOLDINGS
 LLC
 ENTRY NO. 20130043422

LEGEND

	PROPOSED RIGHT OF WAY
	PROPOSED EASEMENT (AS SHOWN)

EXHIBIT - TECH RIDGE PHASE I
 FOR
 TECH RIDGE
 LOCATED IN SECTION 06, TOWNSHIP 42 SOUTH,
 RANGE 16 WEST, SALT LAKE BASIN & MERIDIAN
 CITY OF ST. GEORGE, WASH. CO., UTAH



ALLIANCE CONSULTING
 A Planning and Engineering Firm

Suite 200
 2565 W. Center Canyon Blvd.
 (Maplewood) Utah 84780-0677

Tel (435) 673-8050
 Fax (435) 673-8055

DATE:	6-31-18
SCALE:	AS SHOWN
DRAWN BY:	JMS
CHECKED BY:	MIC
J.M.B.	

DRAWING DATE:
 Sheet 1 Total Pkgs
1
 SHEETS