

Recorded at the request of:
Sun River St. George Development, L.C.

After recording, return to:
Jenkins Jensen & Bayles, LLP
Attn: Bruce C. Jenkins
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St. George, UT 84790

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RUSSELL SHIRTS * WASHINGTON CO RECORDER
2004 APR 23 16:45 PM FEE \$34.00 BY AMH
FOR: JENKINS & JENSEN

SUPPLEMENTAL DECLARATION FOR SUN RIVER ST. GEORGE

Phases 1A, 1B, 1C, 1D, 1E, 2A, 3A, and 5B¹

Sun River St. George Development, L.C., a Utah limited liability company, Declarant under that certain Declaration of Covenants, Conditions, and Restrictions for Sun River St. George ("Declaration") (an age restricted community) filed of record on March 10, 1998, as Entry No. 594446, in Book 1187, at pages 294-365, of the Official Washington County Records, hereby ratifies and confirms the exercise of its rights and privileges under said Declaration as follows:

1. On August 7, 2001, Declarant subjected Phase 1, Plat 1A, Amended, of Sun River St. George to the terms of this Supplemental Declaration as well as the Declaration by recording as Entry No. 730699, in the official records of the Washington County Recorder, the Sun River St. George Phase 1, Plat 1A, Amended plat map. Phase 1, Plat 1D, is located on the following described property in Washington County, State of Utah:

All of Lots 1 through 12 of Sun River Phase 1, Plat 1A, Amended, according to the official plat on file in the records of the Washington County Recorder; and Exhibit A attached hereto and incorporated herein for legal description.

2. On June 12, 2000, Declarant subjected Phase 1, Plat 1B, Second Amendment, of Sun River St. George to the terms of this Supplemental Declaration as well as the Declaration by recording as Entry No. 687896, in the official records of the Washington County Recorder, the Sun River St. George Phase 1, Plat 1B, Second Amendment plat map. Phase 1, Plat 1B, Second Amendment, is located on the following described property in Washington County, State of Utah:

All of Lots 14/15 through 107 of Sun River Phase 1, Plat 1B, according to the official plat on file in the records of the Washington County Recorder; and Exhibit B attached hereto and incorporated herein for legal description.

3. On March 12, 2003, Declarant subjected Phase 1, Plat 1C, of Sun River St. George to the terms of this Supplemental Declaration as well as the Declaration by recording as Entry No. 808235, in the official records of the Washington County Recorder, the Sun River St. George Phase 1, Plat 1C plat map. Phase 1, Plat 1C, is located on the following described property in Washington County, State of Utah:

¹Supplemental Declaration for Phases 2B, 3B and 5A have been previously recorded.

All of Lots 252 through 293, and Lots 195 and 296, of Sun River, Phase 1, Plat 1C, according to the official plat on file in the records of the Washington County Recorder; and Exhibit C attached hereto and incorporated herein for legal description.

4. On July 2, 1999, Declarant subjected Phase 1, Plat 1D, of Sun River St. George to the terms of this Supplemental Declaration as well as the Declaration by recording as Entry No. 653830, in the official records of the Washington County Recorder, the Sun River St. George Phase 1, Plat 1D plat map. Phase 1, Plat 1D, is located on the following described property in Washington County, State of Utah:

All of Lots 194 through 251 of Sun River Phase 1, Plat 1D, according to the official plat on file in the records of the Washington County Recorder; and Exhibit D attached hereto and incorporated herein for legal description.

5. On August 18, 1998, Declarant subjected Phase 1, Plat 1E, of Sun River St. George to the terms of this Supplemental Declaration as well as the Declaration by recording as Entry No. 614237, in the official records of the Washington County Recorder, the Sun River St. George Phase 1, Plat 1E plat map. Phase 1, Plat 1E, is located on the following described property in Washington County, State of Utah:

All of Lots 108 through 146 of Sun River Phase 1, Plat 1E, according to the official plat on file in the records of the Washington County Recorder; and Exhibit E attached hereto and incorporated herein for legal description.

6. On February 5, 1999, Declarant subjected Phase 2A, of Sun River St. George to the terms of this Supplemental Declaration as well as the Declaration by recording as Entry No. 635001, in the official records of the Washington County Recorder, the Sun River St. George Phase 2A plat map. Phase 2A is located on the following described property in Washington County, State of Utah:

All of Lots 147 through 193 of Sun River Phase 2A, according to the official plat on file in the records of the Washington County Recorder; and Exhibit F attached hereto and incorporated herein for legal description.

7. On July 8, 1999, Declarant subjected Phase 3A, of Sun River St. George to the terms of this Supplemental Declaration as well as the Declaration by recording as Entry No. 654309, in the official records of the Washington County Recorder, the Sun River St. George Phase 3A plat map. Phase 3A is located on the following described property in Washington County, State of Utah:

All of Lots 297 through 371 of Sun River Phase 3A, according to the official plat on file in the records of the Washington County Recorder; and Exhibit G attached hereto and incorporated herein for legal description.

8. On April 2, 2001, Declarant subjected Phase 5B, of Sun River St. George to the terms of this Supplemental Declaration as well as the Declaration by recording as Entry No. 716510, in the official records of the Washington County Recorder, the Sun River St. George Phase 5B plat map. Phase 5B is located on the following described property in Washington County, State of Utah:

All of Lots 514 through 562 of Sun River Phase 5B, according to the official plat on file in the records of the Washington County Recorder; and Exhibit H attached hereto and incorporated herein for legal description.

9. As part of the Association's responsibility to maintain the Common Areas as set forth in the Declaration, the Association will install, maintain, repair and replace the landscaping in the front yard area of each Lot. Such landscape maintenance of the front yard area may also necessarily include portions of the private buildable pad area as shown on the Plat and Limited Common Area to the extent such extends into the front yard area.

The Owner, and not the Association unless assumed by separate written agreement, has the obligation to install, maintain, repair and replace the landscaping in the side and rear yard areas. Landscaping of the side and rear yard areas must be done within 120 days of the close of escrow.

The Owner shall also be responsible for maintenance of his or her Lot and dwelling unit and all other improvements comprising the Lot in a manner consistent with that set forth in this Supplemental Declaration. Each Owner shall also be responsible for maintaining the interior surface of any perimeter wall or fence unless such maintenance is assumed by the Association or a Neighborhood Association pursuant to a Supplemental Declaration.

In addition to any other enforcement rights, if an Owner fails to perform properly his or her maintenance responsibility as set forth in the Declaration and this Supplemental Declaration, the Association may perform such maintenance responsibility and assess all costs incurred in accordance with Section 8.7 of the Declaration. The Association shall afford the Owner reasonable notice and an opportunity to cure the problem prior to entry, except when entry is required due to an emergency situation.

10. As a part of original construction of a Dwelling Unit by Declarant, patios, extensions of the Dwelling Unit, and other similar structures may extend into the Limited Common Areas appurtenant to that Dwelling Unit, provided that such structures do not violate City of St. George yard setback requirements. Limited Common Areas shall be for the exclusive use, benefit and occupancy of the Owner to which such Limited Common Area appertains and is identified on the Official Plat or on the Properties.

11. Declarant continues to reserve all rights and privileges as conferred in the Declaration.

EXHIBIT A

Real Property located in Washington County, Utah

Beginning at a point on the northerly right-of-way line of Sun River Parkway, an existing 100.00 foot wide public Street, said point being North $01^{\circ}13'39''$ East 2477.46 feet and North $90^{\circ}00'00''$ East 1535.76 feet from the southwest corner of Section 23, Township 43 South, Range 16 West of the Salt Lake Base and Meridian, said point also being a point on the arc of a 1800.00 foot radius curve concave to the north, the radius point of which bears North $01^{\circ}50'37''$ West and running thence along said northerly right-of-way line easterly 28.88 feet along the arc of said curve through a central angle of $00^{\circ}55'10''$ to a point on the arc of a 35.00 foot radius curve concave to the west, the radius point of which bears North ~~$57^{\circ}27'17''$~~ West; thence leaving said northerly right-of-way line northerly 20.65 feet along the arc of said curve through a central angle of $33^{\circ}48'45''$ to the point of tangency; thence North $01^{\circ}16'03''$ West 53.77 feet to the point of curvature of a 50.00 foot radius curve concave to the east; thence northerly 15.88 feet along the arc of said curve through a central angle of $18^{\circ}11'42''$ to the point of reverse curvature of a 50.00 foot radius curve concave to the west; thence northerly 15.88 feet along the arc of said curve through a central angle of $18^{\circ}11'42''$ to the point of tangency; thence North $01^{\circ}16'03''$ West 115.70 feet to the point of curvature of a 132.00 foot radius curve concave to the west; thence northerly 70.16 feet along the arc of said curve through a central angle of $30^{\circ}27'06''$ to a point on a radial line; thence North $58^{\circ}16'51''$ East 68.93 feet along said radial line; thence North $88^{\circ}43'57''$ East 217.23 feet; thence South $74^{\circ}48'06''$ East 50.58 feet; thence South $28^{\circ}20'44''$ East 252.12 feet; thence South $09^{\circ}19'52''$ East 23.27 feet to a point on said northerly right-of-way line; thence along said northerly right-of-way as follows: North $77^{\circ}29'39''$ East 215.97 feet to the point of curvature of a 1550.00 foot radius curve concave to the south; thence easterly 372.84 feet along the arc of said curve through a central angle of $13^{\circ}46'55''$ to the point of tangency; thence South $88^{\circ}43'26''$ East 564.64 feet to the point of curvature of an 800.00 foot radius curve concave to the south; thence easterly 284.34 feet along the arc of said curve through a central angle of $20^{\circ}21'51''$ to a point from which the radius point bears South $21^{\circ}38'25''$ West; thence leaving said northerly right-of-way line North $88^{\circ}43'26''$ West 278.39 feet to a point on the center line of said right-of-way, said point also being the point of curvature of a 750.00 foot radius curve concave to the south; thence continuing along said center line North $88^{\circ}43'26''$ West 503.27 feet; thence leaving said center line South $01^{\circ}16'34''$ West 50.00 feet to the southerly right-of-way line of said street; thence along said southerly right-of-way line as follows: North $88^{\circ}43'26''$ West 61.37 feet to the point of curvature of a 1450.00 foot radius curve concave to the south; thence westerly 348.78 feet along the arc of said curve through a central angle of $13^{\circ}46'55''$ to the point of tangency; thence South $77^{\circ}29'39''$ West 350.63 feet to the point of curvature of a 1900.00 foot radius curve concave to the north; thence westerly 353.57 feet along the arc of said curve through a central angle of $10^{\circ}39'44''$ to a point on a radial line; thence leaving said southerly right-of-way line North $01^{\circ}50'37''$ West 100.00 feet along said radial line to the point of beginning. Contains 5.918 acres.

EXHIBIT B

Real Property located in Washington County, Utah

Beginning at a point North $01^{\circ}13'39''$ East 2477.46 feet along the Section line and North $90^{\circ}00'00''$ East 1535.76 feet from the Southwest corner of Section 23, township 43 South, Range 16 West of the Salt Lake Base and Meridian, said point being on the Northerly Right-of-Way line of the proposed Sun River Parkway, a 100.00 foot wide public street, said point also being a point on the arc of a 1800.00 foot radius curve concave to the Northwest, the radius point of which bears North $01^{\circ}50'37''$ West and running thence Northeasterly 28.88 feet along the arc of said curve through a central angle of $00^{\circ}55'10''$ to a point on the arc of a 35.00 foot radius curve concave to the Northwest, the radius point of which bears North $57^{\circ}27'17''$ West; thence Northeasterly and Northwesterly 20.65 feet along the arc of said curve through a central angle of $33^{\circ}48'45''$ to the point of tangency; thence North $01^{\circ}16'03''$ West 53.77 feet to the point of curvature of a 50.00 foot radius curve concave to the Southeast; thence Northeasterly 15.88 feet along the arc of said curve through a central angle of $18^{\circ}11'42''$ to the point of reverse curvature of a 50.00 foot radius curve concave to the Northwest; thence Northeasterly 15.88 feet along the arc of said curve through a central angle of $18^{\circ}11'42''$ to the point of tangency; thence North $01^{\circ}16'03''$ West 115.70 feet to the point of curvature of a 132.00 foot radius curve concave to the Southwest; thence Northwesterly 70.16 feet along the arc of said curve through a central angle of $30^{\circ}27'06''$ to a point from which the radius bears South $58^{\circ}16'51''$ West; thence North $58^{\circ}16'51''$ East 61.00 feet along a radial line to the point of curvature of a 193.00 foot radius curve concave to the Southwest; thence Northwesterly 84.87 feet along the arc of said curve through a central angle of $25^{\circ}11'43''$ to the point of tangency; thence North $56^{\circ}54'51''$ West 19.35 feet; thence North $33^{\circ}05'09''$ East 65.00 feet; thence North $56^{\circ}54'51''$ West 229.53 feet to the point of curvature of a 142.00 foot radius curve concave to the Northeast; thence Northwesterly and Northeasterly 184.78 feet along the arc of said curve through a central angle of $74^{\circ}33'32''$ to a point from which the radius bears South $72^{\circ}21'19''$ East; thence North $72^{\circ}21'19''$ West 65.00 feet along a radial line to a point on the arc of a 207.00 foot radius curve concave to the Southeast; thence Northeasterly 17.42 feet along the arc of said curve through a central angle of $04^{\circ}49'16''$ to the point of reverse curvature of a 293.00 foot radius curve concave to the Northwest, from which point the radius bears North $67^{\circ}32'03''$ West; thence Northeasterly 117.33 feet along the arc of said curve through a central angle of $22^{\circ}56'38''$ to the point of tangency; thence North $00^{\circ}28'41''$ West 12.52 feet; thence North $89^{\circ}31'19''$ East 65.00 feet; thence North $00^{\circ}28'41''$ West 485.85 feet to the point of curvature of a 308.00 foot radius curve concave to the Southwest; thence Northwesterly 278.42 feet along the arc of said curve through a central angle of $51^{\circ}47'36''$ to the point from which the radius bears South $37^{\circ}43'43''$ West; thence South $37^{\circ}43'43''$ West 65.00 feet along a radial line to the point of curvature of a 243.00 foot radius curve concave to the Southwest; thence Northwesterly 28.14 feet along the arc of said curve through a central angle of $60^{\circ}38'04''$ to the point of reverse curvature of a 179.93 foot radius curve concave to

point
" East

the Northeast; thence Northwesterly 60.50 feet along the arc of said curve through a central angle of 19°16'00" to a point from which the radius bears North 50°21'39" East; thence North 50°21'39" East 63.09 feet along a radial line; thence North 29°15'56" West 208.45 feet; thence North 60°03'26" East 114.99 feet; thence North 29°56'34" West 70.00 feet; thence North 60°03'26" East 20.00 feet; thence North 29°56'34" West 70.00 feet; thence South 60°03'26" West 20.00 feet; thence North 29°56'34" West 130.00 feet; thence South 48°15'46" West 146.77 feet; thence South 60°03'26" West 700.00 feet; thence South 29°56'34" East 120.00 feet; thence South 80°56'52" East along a radial line 53.30 feet to a point on the arc of a 50.00 foot radius curve concave to the Southeast, the radius point of which bears South 80°56'52" East; thence Southeasterly 33.44 feet along the arc of said curve through a central angle of 38°19'04" to the point of tangency; thence South 29°15'56" East 40.59 feet; thence North 60°03'26" East 198.01 feet; thence South 29°15'56" East 13.00 feet; thence North 60°03'26" East 293.02 feet; thence South 29°15'56" East 274.69 feet; thence North 60°44'04" East 25.20 feet; thence South 29°15'56" East 189.47 feet; thence South 00°28'41" East 476.55 feet; thence South 08°28'14" East 15.00 feet along a radial line to a point on the arc of a 248.00 foot radius curve concave to the Southeast, the radius point of which bears South 08°28'14" East; thence Southwesterly 64.09 feet along the arc of said curve through a central angle of 14°48'22" to the point from which the radius bears South 23°13'36" East; thence South 23°16'36" East 78.88 feet along a radial line; thence South 25°13'28" West 48.88 feet; thence South 41°20'19" East 76.79 feet; thence South 34°37'53" East 15.00 feet along a radial line to a point on the arc of a 50.00 foot radius curve concave to the Southeast, the radius point of which bears South 34°37'53" East; thence Southwesterly 9.34 feet along the arc of said curve through a central angle of 10°42'23" to the point of tangency; thence South 44°39'44" West 57.74 feet; thence South 45°20'16" East 95.00 feet; thence South 44°39'44" West 22.24 feet; thence South 39°53'28" West 71.97 feet; thence South 12°29'50" West 424.08 feet to the Northerly Right-of-Way line of the proposed Sun River Parkway, a 100.00 foot wide public street; thence South 12°33'04" West 100.00 feet to the Southerly Right-of-Way line of said public street; thence along said Southerly Right-of-Way line in the following two (2) courses: South 77°26'56" East 81.53 feet to the point of curvature of a 1900.00 foot radius curve concave to the Northeast; thence Southeasterly 477.35 feet along the arc of said curve through a central angle of 14°23'41" to a point from which the radius bears North 01°50'37" West; thence North 01°50'37" West 100.00 feet along a radial line to the Northerly Right-of-Way line of said public street and the point of beginning. Sun River Phase I, Plat B contains 18.124 acres.

EXHIBIT C

Real Property located in Washington County, Utah

Beginning at an angle point on the easterly boundary of Sun River, Phase I, Plat 1d, said point lies North $01^{\circ}13'39''$ East 2537.28 feet and North $90^{\circ}00'00''$ East 1005.84 feet from the southwest corner of Section 23 Township 43 South, Range 16 West, of the Salt Lake Base and Meridian and running thence coincident with said easterly boundary in the following four (4) courses: North $77^{\circ}26'56''$ West 396.00 feet; thence North $12^{\circ}29'50''$ East 662.66 feet; thence North $60^{\circ}44'04''$ East 357.90 feet; thence North $89^{\circ}29'21''$ East 53.57 feet to a point on the westerly boundary of Sun River Phase I, Plat 1b, Second Amendment; thence coincident with said westerly boundary in the following thirteen (13) courses: South $00^{\circ}28'41''$ East 90.55 feet; thence South $08^{\circ}28'14''$ East 15.00 feet along a radial line to a point on the arc of a 248.00 foot radius curve concave southerly; thence westerly 64.09 feet along the arc of said curve through a central angle of $14^{\circ}48'22''$ to a point on a radial line; thence along said radial line South $23^{\circ}16'56''$ East 78.88 feet; thence South $25^{\circ}13'28''$ West 48.88 feet; thence South $41^{\circ}20'19''$ East 76.79 feet; thence South $34^{\circ}37'53''$ East 15.00 feet along a radial line to a point on the arc of a 50.00 foot radius curve concave southeasterly; thence southwesterly 9.34 feet along the arc of said curve through a central angle of $10^{\circ}42'23''$ to the point of tangency; thence South $44^{\circ}39'44''$ West 57.74 feet; thence South $45^{\circ}20'16''$ East 95.00 feet; thence South $44^{\circ}39'44''$ West 22.24 feet; thence South $39^{\circ}53'28''$ West 71.97 feet; thence South $12^{\circ}29'50''$ West 424.08 feet to said angle point and the point of beginning. Containing 7.064 acres.

EXHIBIT D

Real Property located in Washington County, Utah

Explanation: Boundary description incorporates the St. George City Horizontal Control Network bearing rotation. Rotation from record bearings to NCN bearings is $01^{\circ}20'36''$ clockwise.

Beginning at a point North $01^{\circ}13'39''$ East 2531.28 feet along the Section Line and North $90^{\circ}00'00''$ East 1005.84 feet from the Southwest corner of Section 23, Township 43 South, Range 16 West, of the Salt Lake Base and Meridian, said point being the intersection of the West Boundary Line of Sun River, Phase I, Plat 1B and the North Right-of-Way line of Sun River Parkway, a 100.00 foot wide public street, thence running South $12^{\circ}33'04''$ West 100.00 feet to the South Right-of-Way line of said proposed Sun River Parkway; thence North $71^{\circ}26'56''$ West 608.08 feet; thence North $12^{\circ}33'04''$ East 100.00 feet to the Northerly Right-of-Way line of said proposed Sun River Parkway; thence leaving said Right-of-Way line of Sun River Parkway North $12^{\circ}30'16''$ East 632.18 feet; thence North $07^{\circ}56'48''$ East 54.59 feet; thence North $18^{\circ}23'14''$ West 31.48 feet; thence North $60^{\circ}44'04''$ East 31.88 feet; thence North $29^{\circ}15'56''$ West 202.99 feet to a point on the Southerly Boundary Line of Sun River, Phase I, Plat 1E; thence along the Boundary Line of said Sun River Phase I, Plat 1E in the following two (2) courses: North $60^{\circ}44'04''$ East 54.21 feet; thence North $74^{\circ}02'33''$ East 106.81 feet to a point on the Westerly Boundary Line of Sun River, Phase I, Plat 1B; thence along the Boundary Line of said Sun River, Phase I, Plat 1B in the following two (2) courses: South $29^{\circ}15'56''$ East 58.81 feet; thence South $00^{\circ}28'41''$ East 386.00 feet; thence leaving the Westerly Boundary Line of said Sun River, Phase I, Plat 1B South $84^{\circ}29'21''$ West 53.57 feet; thence South $60^{\circ}44'04''$ West 351.90 feet; thence South $12^{\circ}24'50''$ West 662.66 feet to a point on the Northerly Right-of-Way line of the said proposed Sun River Parkway; thence South $11^{\circ}26'56''$ East 396.00 feet along said Northerly Right-of-Way line to the point of beginning. Containing 10.297 acres.

EXHIBIT E

Real Property located in Washington County, Utah

Beginning at a point North $01^{\circ}13'39''$ East 2638.98 feet along the Section Line to the West Quarter corner of Section 23 and North $01^{\circ}13'39''$ East 133.04 feet along the Section Line extension, and North $90^{\circ}00'00''$ East 271.38 feet from the Southwest corner of Section 23, Township 43 South, Range 16 West, of the Salt Lake Base and Meridian, said point being the Northwest corner of Sun River, Phase I, Plat 1B; thence along the Boundary Line of said Phase I, Plat 1B in the following ten (10) courses: South $29^{\circ}58'31''$ East 120.00 feet; thence South $80^{\circ}56'52''$ East 53.30 feet to the point of curvature of a 50.00 foot radius curve concave to the East from which point the radius bears South $80^{\circ}56'52''$ East; thence Southerly 33.44 feet along the arc of said curve through a central angle of $38^{\circ}19'04''$ to the Point of Tangency; thence South $29^{\circ}15'56''$ East 40.59 feet; thence North $60^{\circ}03'26''$ East 198.01 feet; thence South $29^{\circ}15'56''$ East 13.00 feet; thence North $60^{\circ}03'26''$ East 293.02 feet; thence South $29^{\circ}15'56''$ East 274.69 feet; thence North $60^{\circ}44'04''$ East 25.20 feet; thence South $29^{\circ}15'56''$ East 130.60 feet; thence leaving the Boundary Line of said Phase I, Plat 1B South $74^{\circ}02'33''$ West 106.87 feet; thence South $60^{\circ}44'04''$ West 623.20 feet; thence North $29^{\circ}15'56''$ West 88.00 feet; thence South $60^{\circ}44'04''$ West 102.00 feet; thence North $29^{\circ}15'56''$ West 202.00 feet; thence North $56^{\circ}58'29''$ West 518.0 feet; thence South $33^{\circ}01'31''$ West 21.07 feet; thence North $56^{\circ}58'29''$ West 184.34 feet; thence North $42^{\circ}37'05''$ East 327.81 feet; thence North $54^{\circ}17'07''$ East 103.20 feet to the point of beginning. Containing 8.752 acres.

EXHIBIT F

Real Property located in Washington County, Utah

Beginning at a point North $01^{\circ}13'39''$ East 2638.98 feet along the section line to the West quarter corner of Section 23 and North $01^{\circ}13'39''$ East 129.32 feet along the Section Line extension, and North $90^{\circ}00'00''$ East 2430.44 feet from the Southwest corner of Section 23, Township 43 South, Range 16 West, of the Salt Lake Base and Meridian; thence North $71^{\circ}56'46''$ West 131.20 feet; thence North $52^{\circ}21'45''$ West 93.80 feet; thence North $48^{\circ}02'42''$ West 153.83 feet; thence North $51^{\circ}51'23''$ West 410.00 feet; thence North $24^{\circ}10'41''$ West 99.67 feet; thence North $21^{\circ}22'12''$ West 98.10 feet; thence North $03^{\circ}59'24''$ West 104.71 feet; thence North $12^{\circ}00'40''$ East 156.26 feet; thence North $18^{\circ}29'32''$ West 144.12 feet; thence North $11^{\circ}56'10''$ East 108.33 feet; thence South $73^{\circ}06'00''$ East 164.32 feet; thence North $76^{\circ}05'17''$ East 81.78 feet; South $76^{\circ}08'48''$ East 16.14 feet; thence North $63^{\circ}18'39''$ East 81.03 feet to a point on the East Right of Way line of a 66.00 foot private street; thence South $26^{\circ}41'21''$ East 12.50 feet along said Right of Way line to the point of curvature of a 595.00 foot radius curve concave to the Northeast; thence Southeasterly 323.61 feet along the arc of said curve through a central angle of $31^{\circ}09'44''$ to the point of reverse curvature of a 661.00 foot radius curve concave to the Southwest, from which the radius point bears South $32^{\circ}08'55''$ West; thence Southeasterly and Southwesterly 886.78 feet along the arc of said curve through a central angle of $75^{\circ}07'59''$ to the point of reverse curvature of a 595.00 foot radius curve concave to the Southeast from which the radius point bears South $72^{\circ}43'06''$ East; thence Southwesterly 192.34 feet along the arc of said curve through a central angle of $18^{\circ}31'17''$ to a point of compound curvature of a 50.00 foot radius curve concave to the Northeast, from which the radius point bears North $88^{\circ}45'31''$ East; thence Southeasterly 71.36 feet along the arc of said curve through a central angle of $88^{\circ}39'09''$ to the point of cusp of a 1550.00 foot radius curve concave to the Southeast, said point being on the North Right of Way line of Sun River Parkway, an 100.00 foot wide public street; thence Southwesterly 160.93 feet along the arc of said curve through a central angle of $05^{\circ}56'56''$ to the point of cusp of a 50.00 foot radius curve concave to the Northwest; thence leaving said right-of-way line of Sun River Parkway Northeasterly 74.86 feet along the arc of said curve through a central angle of $85^{\circ}46'43''$ to a point of reverse curvature of a 661.00 foot radius curve concave to the Southeast, from which the radius point bears North $88^{\circ}22'49''$ East; thence Northeasterly 93.35 feet along the arc of said curve through a central angle of $08^{\circ}05'31''$ to the Point of Beginning. Sun River Phase 2A contains 13.995 acres.

EXHIBIT G

Real Property located in Washington County, Utah

SUN RIVER ST. GEORGE - PHASE 3a

Note: Boundary description incorporates the St. George City Horizontal Control Network bearing rotation. Rotation from record bearings to HCH bearings is $01^{\circ}20'36''$ clockwise.

Beginning at a point North $01^{\circ}13'39''$ East 2638.98 feet along the Section line to the East Quarter Corner of Section 22 and North $01^{\circ}13'39''$ East 1230.51 feet along the Section Line extension, and North $90^{\circ}00'00''$ West 21.91 feet from the Southeast Corner of Section 22, Township 43 South, Range 16 West of the Salt Lake Base and Meridian, said point being the most Southwesterly point of Sun River, Phase 1, Plat 1e, Subdivision, thence along the boundary of said Sun River, Phase 1, Plat 1e, Subdivision, in the following seven (7) courses: South $56^{\circ}58'29''$ East 189.34 feet; thence North $33^{\circ}01'31''$ East 21.07 feet; thence South $56^{\circ}58'29''$ East 57.80 feet; thence South $29^{\circ}15'56''$ East 202.00 feet; thence North $60^{\circ}41'04''$ East 102.00 feet; thence South $29^{\circ}15'56''$ East 88.00 feet; thence North $60^{\circ}44'04''$ East 29.00 feet to a point on the boundary of Sun River, Phase 1, Plat 1e, Subdivision; thence along the boundary of said Sun River, Phase 1, Plat 1e, Subdivision, in the following five (5) courses: South $29^{\circ}15'56''$ East 202.99 feet; thence South $60^{\circ}44'04''$ West 31.88 feet; thence South $18^{\circ}23'14''$ East 31.48 feet; thence South $07^{\circ}56'48''$ West 54.54 feet; thence South $12^{\circ}30'16''$ West 301.18 feet; thence leaving the boundary line of said Sun River, Phase 1, Plat 1e, Subdivision, North $77^{\circ}30'10''$ West 85.05 feet; thence South $12^{\circ}24'50''$ West 13.31 feet; thence North $77^{\circ}30'10''$ West 123.00 feet; thence North $73^{\circ}25'31''$ West 105.23 feet; thence North $85^{\circ}48'10''$ West 287.07 feet; thence South $63^{\circ}34'58''$ West 60.96 feet; thence South $13^{\circ}54'24''$ East 11.92 feet; thence South $66^{\circ}54'51''$ West 94.22 feet; thence South $56^{\circ}41'12''$ West 30.02 feet; thence South $58^{\circ}51'21''$ West 185.78 feet to a point on the arc of a 215.00 foot radius curve concave to the Southwest from which the radius point bears South $50^{\circ}08'13''$ West; thence Southeasterly 38.51 feet along the arc of said curve through a central angle of $10^{\circ}15'41''$; thence South $64^{\circ}21'56''$ West 109.41 feet; thence North $30^{\circ}11'49''$ West 84.26 feet to a point on the arc of a 318.00 foot radius curve concave to the Northwest from which the radius point bears North $52^{\circ}03'34''$ West; thence Southwesterly 16.76 feet along the arc of said curve through a central angle of $03^{\circ}01'08''$; thence North $36^{\circ}58'46''$ West 164.94 feet; thence North $47^{\circ}00'21''$ East 426.93 feet; thence North $30^{\circ}39'20''$ East 685.02 feet to the point of beginning. Containing 14.343 acres.

EXHIBIT H

Real Property located in Washington County, Utah

Sun River St. George - Phase 5b

Beginning at the northwest corner of "Sun River St. George, Phase 5A," said point also being on the southerly right-of-way line of Sun River Parkway, a 100.00 foot wide public roadway and located North $01^{\circ}13'39''$ East 2376.51 feet and North $90^{\circ}00'00''$ East 1483.96 feet from the southwest corner of said Section 23, Township 43 South, Range 16 West of the Salt Lake Base and Meridian and running thence coincident with the boundary of said Phase 5A in the following seven (7) courses: leaving said southerly right-of-way line South $03^{\circ}36'58''$ East 164.28 feet; thence South $00^{\circ}03'28''$ East 222.49 feet; thence North $85^{\circ}17'13''$ East 111.84 feet; thence South $03^{\circ}37'08''$ East 19.17 feet to the point of curvature of a 1018.00 foot radius curve concave to the east; thence southerly 41.06 feet along the arc of said curve through a central angle of $02^{\circ}18'40''$; thence South $85^{\circ}51'23''$ East 36.58 feet; thence North $89^{\circ}20'47''$ East 142.12 feet to the southeast corner of said Phase 5A, said point also being on the Sun River Golf Course boundary line; thence coincident with said golf course boundary in the following two (2) courses: South $23^{\circ}14'03''$ West 66.15 feet; thence South $07^{\circ}00'56''$ East 311.55 feet; thence leaving said golf course boundary South $82^{\circ}59'04''$ West 144.00 feet; thence North $07^{\circ}00'56''$ West 19.86 feet; thence South $83^{\circ}04'45''$ West 330.00 feet; thence North $06^{\circ}55'15''$ West 98.00 feet; thence North $11^{\circ}25'09''$ West 30.09 feet; thence North $06^{\circ}55'15''$ West 90.00 feet; thence South $83^{\circ}04'45''$ West 65.00 feet; thence North $85^{\circ}17'54''$ West 48.77 feet; thence North $12^{\circ}21'59''$ East 31.93 feet; thence North $77^{\circ}38'01''$ West 90.00 feet; thence North $75^{\circ}35'14''$ West 30.02 feet; thence North $77^{\circ}38'01''$ West 100.35 feet; thence North $14^{\circ}40'24''$ East 75.19 feet; thence North $16^{\circ}15'15''$ East 36.085 feet; thence North $12^{\circ}21'59''$ East 105.74 feet; thence North $79^{\circ}29'48''$ West 46.78 feet; thence North $09^{\circ}50'57''$ East 370.12 feet; thence North $12^{\circ}33'04''$ East 20.00 feet to a point on said southerly right-of-way line; thence coincident with said southerly right-of-way line in the following two (2) courses: South $77^{\circ}26'56''$ East 15.70 feet to the point of curvature of a 1900.00 foot radius curve concave to the north; thence easterly 420.15 feet along the arc of said curve through a central angle of $12^{\circ}40'12''$ to the point of beginning. Containing 10.461 acres.