



When recorded return to:

Gilbert M. Jennings
Fort Pierce Industrial Park Phases II, III & IV
335 East St. George Blvd., Ste 301
St. George, UT 84770

NOTICE OF TRANSFER FEE AND REINVESTMENT FEE COVENANT

Pursuant to Utah Code Ann. § 57-1-46(6), Fort Pierce Industrial Park Phases II, III & IV Owners Association, a Utah non-profit corporation (the "Owners Association"), hereby gives notice of a Transfer Fee and Reinvestment Fee Covenant which burdens all the real property described in Exhibit A, attached hereto, and any additional land that is annexed into and made subject to the Declaration of Covenants, Conditions and Restrictions of Fort Pierce Industrial Park Phases II, III & IV Owners Association, that was recorded May 19, 2015, as DOC # 20150016847, records of Washington County, Utah, and any amendments or supplements thereto (the "Declaration").

The Transfer Fee and Reinvestment Fee Covenant is created by and is set forth in Section 4.3 of the Declaration, and is for the benefit of the burdened property. The reinvestment fee will not be used for purposes other than benefitting the burdened property for payment of (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) common facilities; (e) open space; (f) common area amenities; or (g) association expenses.

The Transfer Fee and Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the real property subject to the Declaration, the transferee, other than the Declarant, is required to pay a reinvestment fee determined in accordance with Section 4.3 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code Ann. § 57-1-46(8).

The name and address of the beneficiary of the Transfer Fee and Reinvestment Fee Covenant is:

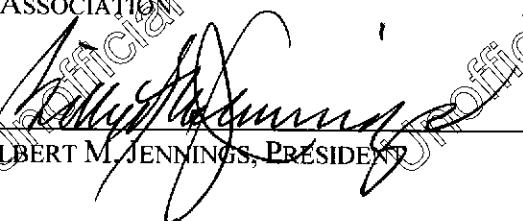
Fort Pierce Industrial Park Phases II, III & IV Owners Association
335 East St. George Blvd., Ste 301
St. George, Utah 84770

The burden of the Transfer Fee and Reinvestment Fee Covenant is intended to run with the real property and to bind successors in interest and assigns. The existence of the Transfer Fee and Reinvestment Fee Covenant precludes the imposition of any additional Transfer Fee and Reinvestment Fee Covenant on the burdened property.

The duration of the Transfer Fee and Reinvestment Fee Covenant is 20 years from the date the Declaration was recorded, which duration shall be automatically extended for successive period of ten years each.


DATE: November 28th, 2016.

FORT PIERCE INDUSTRIAL PARK PHASES II, III & IV
OWNERS ASSOCIATION

BY: 
GILBERT M. JENNINGS, PRESIDENT

STATE OF UTAH)
) :SS
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 28th day of April, 2016, by Gilbert M. Jennings as President of Fort Pierce Industrial Park Phases II, III & IV Owners Association.



Notary Public

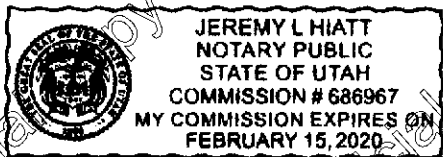


Exhibit "A"

**DESCRIPTION OF TOTAL AREA OF
FORT PIERCE BUSINESS PARK**

Beginning at the West ¼ Corner of Section 21, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence South 88°46'43" East 2639.40 feet along the Center Section Line to the Center ¼ Corner of said Section 21; thence South 01°10'30" West along the Center Section Line 2367.95 feet to the South ¼ Corner of said Section 21; thence North 88°43'16" West 689.52 feet along the Section Line; thence South 69°27'26" West 5250.57 feet; thence North 74°35'33" West 2406.94 feet to a point on a 2940.00 foot radius curve to the left (bearing to radius point is N 76°18'52" W) thence Northwesterly through a central angle of 40°15'23" and 2066.66 feet along the arc of said curve; thence North 0°00'00" West 973.97 feet; thence North 90°00'00" West 823.90 feet; thence South 88°51'09" West 180.00 feet to the point of a 730.00 foot radius curve to the left; thence Southwesterly through a central angle of 36°24'07" and along the arc of said curve 463.79 feet; thence North 03°01'15" West 553.72 feet; thence South 89°00'17" West 495.29 feet; thence North 72°26'14" West 566.345 feet; thence North 38°27'30" West 726.46 feet; thence North 21°03'22" West 756.68 feet; thence North 58°22'01" East 1616.065 feet; thence North 58°38'13" East 210.18 feet; thence North 43°57'59" East 653.25 feet; thence South 45°07'03" East 430.35 feet; thence South 82°57'28" East 500.45 feet; thence North 54°35'35" East 528.51 feet; thence North 61°03'35" East 582.54 feet; thence North 6°54'20" West 345.90 feet; thence North 41°26'40" East 200.93 feet; thence North 66°09'47" East 499.37 feet; thence North 51°04'03" East 510.64 feet; thence South 63°57'53" East 107.50 feet; thence South 84°50'13" East 438.77 feet; thence North 89°45'50" East 325.83 feet; thence South 70°07'51" East 436.36 feet; thence North 46°02'58" East 480.21 feet; thence North 24°22'05" East 187.74 feet; thence North 1°16'52" East 835.98 feet; thence South 88°23'24" East 372.86 feet; thence North 15°59'54" East 548.37 feet; thence North 0°26'19" West 214.21 feet; thence North 88°43'08" West 248.57 feet; thence North 0°14'53" East 237.71 feet; thence North 40°21'58" East 380.67 feet; thence South 88°03'39" East 189.45 feet to a point on the West Right of Way Line of River Road; thence South 1°49'25" East 470.54 feet along said right of way to the point of a 7340.53 foot radius curve to the right; thence Southeasterly through a central angle of 1°52'16" and along the arc of said curve 239.72 feet to the point of a 2820.00 foot radius compound curve to the right; thence Southwesterly through a central angle of 24°53'23" and along the arc of said curve 1225.03 feet; thence leaving the West side of River Road and running thence South 65°03'46" East 100.00 feet to a point on the East Right of Way Line for River Road, said point also being on a 25.00 foot radius curve to the left (bearing to radius point is S 65°03'46" E); thence southeasterly through a central angle of 113°43'42" and along the arc of said curve 49.62 feet to a point of tangency on the North Right of Way Line for 3950 South Street; thence South 88°47'28" East 1891.63 feet along said Right of Way Line to the Northeast Corner of 1630 East Street; thence South 1°10'40" West 1320.62 feet along East Right of Way Line for 1630 East Street to the Southeast Corner of Section 17, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence South 1°10'52" West 2639.38 feet along the Section Line to the point of beginning.

Containing 1,393.95 acres

Together with the following 50 foot wide described construction easement area:

Beginning at the South ¼ Corner of Section 21, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence North 88°43'16" West 689.52 feet along the Section Line; thence South 69°27'26" West 5250.57 feet; thence South 74°35'33" West 1414.44 feet to a point on the East Right of Way Line for River Road; thence South 15°24'27" West 50.00 feet; thence leaving the East Right of Way Line for River Road and running South 74°35'33" East 1430.66 feet; thence North 69°27'26" East 5257.15 feet; thence South 88°43'16" East 679.98 feet; thence North 1°10'30" East 50.00 feet to the point of beginning.

REVISED 3-25-15

prepared by L. Ried Pope PE, PLS

SG-5-3-17-130-ED1
 SG-5-3-17-323-ED1
 SG-5-3-20-416
 SG-5-3-20-435
 SG-5-3-19-126
 SG-5-3-19-133
 SG-5-3-19-138
 SG-5-3-19-142
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 SG-5-3-20-452
 SG-5-3-20-4311
 SG-5-3-17-332-ED2
 SG-5-3-17-235-ED1
 SG-5-3-17-331-ED2
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 SG-5-3-19-112
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SG-PL