

**STATE OF UTAH PATENT NO. 20558**

**WHEREAS**, DSG HOLDINGS, LLC, a Utah limited liability company, 120 East St. George Blvd, St George UT 84770, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State,

**AND WHEREAS**, the said DSG HOLDINGS, LLC has paid for said lands, pursuant to the conditions of said sale, and the laws of the State duly enacted in relation thereto, the sum of One Million Seven Hundred Seventy Four Thousand Nine Hundred Sixty Four Dollars and Forty Six Cents (\$1,774,964.46), and all legal interest thereon accrued, as fully appears by the certificate of sale;

**NOW THEREFORE I**, GARY R. HERBERT, Governor, by virtue of the power and authority vested in me by the laws of the State of Utah, do issue this PATENT, in the name and by the authority of the State of Utah, hereby granting and confirming unto the said DSG HOLDINGS, LLC, and to its successors and assigns forever, the following tract or parcel of land, situated in the County of Washington, State of Utah, more particularly described in **Exhibit A** attached hereto and incorporated by reference.

**TO HAVE AND TO HOLD** the above described and granted premises unto the said DSG HOLDINGS, LLC, a Utah limited liability company, and to its successors and assigns forever,

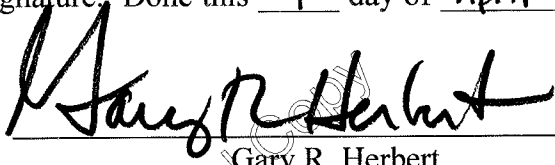
Excepting and reserving to the State of Utah, for the benefit of the State and its successors in interest, assigns, permittees, licensees and lessees from time to time, all coal, oil, gas and other hydrocarbons and other mineral deposits, along with the right for the School and Institutional Trust Lands Administration or other authorized persons or entities to prospect for, mine, and remove such deposits; also,

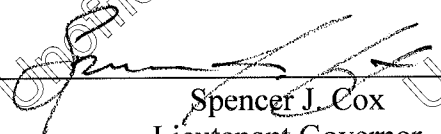
Excepting and reserving to the State of Utah a fifty (50) foot access and utility easement across the Property for the benefit of the School and Institutional Trust Lands Administration, its successors in interest, assigns, permittees and lessees, as may be necessary and reasonable to access lands administered by the School and Institutional Trust Lands Administration; also,


Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, subject to exceptions and reservations contained in federal patents and clear lists, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute.

Subject to all existing rights of way, easements or any other encumbrance in existence as of this date, including Easements No. ESMT 2166, ESMT 1543 and ESMT 1544, issued to St. George City.

IN TESTIMONY WHEREOF, I affix my signature. Done this 4 day of April,  
2018.

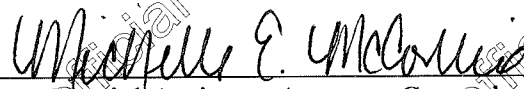
By the Governor:   
Gary R. Herbert

Attested:   
Spencer J. Cox  
Lieutenant Governor

  
David Ure, Director  
School and Institutional  
Trust Lands Administration



APPROVED AS TO FORM  
Sean D. Reyes  
Attorney General

By   
Special Assistant Attorney General

Recorded Patent Book 45, Page 258  
Certificate of Sale No. 26772  
Fund: School

**Exhibit A**  
**Property Description**

**REMAINING PARCEL 2 RELEASE AREA**

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF A PARCEL OF GROUND DESCRIBED IN THAT CERTAIN STATE OF UTAH PATENT NO. 20114, RECORDED AS DOCUMENT NO. 20090007814 IN THE WASHINGTON COUNTY RECORDER'S OFFICE SAID POINT BEING SOUTH 88°43'03" EAST ALONG THE SECTION LINE, A DISTANCE OF 67.657 FEET AND SOUTH 01°16'57" WEST 183.507 FEET FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 65°29'17" EAST ALONG SAID PATENT BOUNDARY, A DISTANCE OF 358.170 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF GROUND DESCRIBED IN THAT CERTAIN STATE OF UTAH PATENT NO. 20156, RECORDED AS DOCUMENT NO. 2011000757 IN THE WASHINGTON COUNTY RECORDER'S OFFICE THENCE ALONG SAID PATENT BOUNDARY THE FOLLOWING (10) TEN COURSES: (1) NORTH 89°29'18" EAST 381.750 FEET; (2) SOUTH 41°37'00" EAST 300.000 FEET; (3) NORTH 87°24'00" EAST 350.000 FEET; (4) NORTH 45°24'00" EAST 125.000 FEET; (5) NORTH 67°35'00" EAST 320.000 FEET; (6) NORTH 47°42'00" EAST 200.000 FEET; (7) NORTH 79°25'00" EAST 350.000 FEET; (8) SOUTH 81°32'00" EAST 252.000 FEET; (9) NORTH 75°32'00" EAST 300.000 FEET; AND (10) NORTH 70°32'00" EAST 700.000 FEET TO THE NORTHWEST CORNER OF A PARCEL OF GROUND DESCRIBED AS "PARCEL B RELEASE AREA" IN THAT CERTAIN STATE OF UTAH PATENT NO. 20458, RECORDED AS DOCUMENT NO. 20170004233 IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 01°08'14" WEST ALONG SAID PATENT BOUNDARY, A DISTANCE OF 1626.847 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 01°32'10" EAST), AND A POINT ON NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) TWO COURSES: (1) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 4150.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 23°59'36", A DISTANCE OF 1737.866 FEET; AND (2) SOUTH 64°28'13" WEST 1266.239 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF GROUND DESCRIBED AS "PARCEL 2 RELEASE AREA" IN SAID STATE OF UTAH PATENT NO. 20458, RECORDED AS DOCUMENT NO. 20170004233; THENCE ALONG SAID PATENT BOUNDARY THE FOLLOWING (3) THREE COURSES: (1) NORTH 29°00'38" WEST 1045.767 FEET; (2) NORTH 62°06'32" EAST 491.015 FEET; AND (3) NORTH 26°45'48" WEST 905.273 FEET TO THE POINT OF BEGINNING.

CONTAINS 5,120,571 SQ. FT., (117.552 ACRES)

107.356 ACRES IN SECTION 33, T 43 S, R 15 W, SLB&M

10.196 ACRES IN SECTION 28, T 43 S, R 15 W, SLB&M

**PARCEL B WHITE DOME DRIVE RELEASE AREA**

BEGINNING AT A POINT NORTH 01°11'24" EAST ALONG THE SECTION LINE, A DISTANCE OF 513.278 FEET AND SOUTH 88°48'36" EAST 1042.612 FEET FROM THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 12°03'22" EAST), AND RUNNING THENCE ALONG THE ARC OF A 4043.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04°36'24", A DISTANCE OF 325.060 FEET; THENCE SOUTH 01°09'51" WEST 61.545 FEET; THENCE NORTH 88°50'09" WEST 319.092 FEET TO THE POINT OF BEGINNING.

CONTAINS 10,527 SQ. FT., (0.242 ACRES)

LOCATED ENTIRELY WITHIN SECTION 28, T 43 S, R 15 W, SLB&M

Tax ID: SG-PL