

Modification of Trust Deed Page 1 of 10
Russell Shirts Washington County Recorder
09/06/2018 11:00:52 AM Fee \$33.00 By FIRST
AMERICAN TITLE-NCS-SLC1

Tax Serial Number:
SG-6-3-1-1301

RECORDATION REQUESTED BY:
ZB, N.A. dba Zions First National Bank
Dealer Admin. & Flooring Center
2452 South 3400 West
West Valley City, UT 84119

WHEN RECORDED MAIL TO:
ZB, N.A. dba Zions First National Bank
Enterprise Loan Operations UT RDWG 1970
PO Box 25007
Salt Lake City, UT 84125-0007

ACS-61101-1-JH

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated August 15, 2018, is made and executed between Garff Properties-St. George, LLC, whose address is 111 E Broadway, Ste 900, Salt Lake City, UT 84111 ("Trustor") and ZB, N.A. dba Zions First National Bank, whose address is Dealer Admin. & Flooring Center, 2452 South 3400 West, West Valley City, UT 84119 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated August 12, 2013 (the "Deed of Trust") which has been recorded in Washington County, State of Utah, as follows:

Recorded October 1, 2013 as Entry No. 20130037048.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in Washington County, State of Utah:

See the exhibit or other description document which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 145 W Hilton Dr, St George, UT 84770. The Real Property tax identification number is SG-6-3-1-1301.

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MODIFICATION. Lender and Trustor hereby modify the Deed of Trust as follows:

1) The following paragraph on page 1 of the Deed of Trust is hereby deleted in its entirety:

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF THE TRUSTOR UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

2) In place of the foregoing deleted paragraph, the following shall be inserted into the Deed of Trust:

THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS, AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE HEDGING TRANSACTION DOCUMENTS, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

3) The section in the Deed of Trust entitled "Cross-Collateralization" is deleted in its entirety and replaced with the following subsection:

CROSS-COLLATERALIZATION. In addition to the Note and the Hedging Transaction, this Agreement secures all obligations, debts and liabilities, plus interest thereon, of Trustor to Lender, or any one or more of them, as well as all claims by Lender against Trustor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note or the Hedging Transactions, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Trustor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

4) The section in the Deed of Trust entitled "Payment and Performance" is deleted in its entirety and replaced with the following subsection:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Deed of Trust, Trustor shall pay to Lender all amounts secured by this Deed of Trust as they become due, and shall strictly and in a timely manner perform all of Trustor's obligations under the Note, the Hedging Transaction Documents, this Deed of Trust, and the Related Documents.

5) The section in the Deed of Trust entitled "Further Assurances; Attorney-in-Fact" subsection "Further Assurances" is deleted in its entirety and replaced with the following subsection:

Further Assurances. At any time, and from time to time, upon request of Lender, Trustor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may

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deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Trustor's obligations under the Note, the Hedging Transaction Documents, this Deed of Trust, and the Related Documents, and (2) the liens and security interests created by this Deed of Trust as first and prior liens on the Property, whether now owned or hereafter acquired by Trustor. Unless prohibited by law or Lender agrees to the contrary in writing, Trustor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

6) The section in the Deed of Trust entitled "Imposition of Taxes, Fees and Charges by Governmental Authorities", subsection "Taxes" is deleted in its entirety and replaced with the following subsection:

Taxes. The following shall constitute taxes to which this section applies: (1) a specific tax upon this type of Deed of Trust or upon all or any part of the indebtedness secured by this Deed of Trust; (2) a specific tax on Trustor which Trustor is authorized or required to deduct from payments on the indebtedness secured by this type of Deed of Trust; (3) a tax on this type of Deed of Trust chargeable against the Lender or the holder of the Note or assignee of Lender's interest in the Hedging Transaction; and (4) a specific tax on all or any portion of the indebtedness or on payments of principal and interest made by Trustor.

7) The section in the Deed of Trust entitled "Events of Default" subsection "Compliance Default" is deleted in its entirety and replaced with the following subsection:

Compliance Default. Failure to comply with any other term, obligation, covenant or condition contained in this Deed of Trust, the Note, the Hedging Transaction Documents or in any of the Related Documents.

8) The section in the Deed of Trust entitled "Rights and Remedies on Default" subsection "Other Remedies" is deleted in its entirety and replaced with the following subsection:

Other Remedies. Trustee or Lender shall have any other right or remedy provided in this Deed of Trust, the Note, the Hedging Transaction Documents, or available at law or in equity.

9) The sections in the Deed of Trust entitled "Definitions" subsection "Guaranty," "Related Documents" and "Indebtedness" are deleted in their entirety and replaced with the following definitions:

Guaranty. The word "Guaranty" means the guaranty from Guarantor, endorser, surety, or accommodation party to Lender, including without limitation a guaranty of all or part of the Note and/or the Hedging Transaction.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, interest rate hedging transaction agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the indebtedness.

Indebtedness. The word "Indebtedness" means and includes without limitation all Loans,

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(Continued)**

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together with all other obligations, debts and liabilities of Borrower to Lender, or any one or more of them, as well as all claims by Lender against Borrower, or any one or more of them; whether now or hereafter existing, voluntary or involuntary, due or not due, absolute or contingent, liquidated or unliquidated; whether Borrower may be liable individually or jointly with others; whether Borrower may be obligated as a guarantor, surety, or otherwise; whether recovery upon such indebtedness may be or hereafter may become barred by any statute of limitations; and whether such indebtedness may be or hereafter may become otherwise unenforceable.

The word "Indebtedness" also includes any and all obligations of GO LABS-UT, LLC to Lender arising under or in connection with any Hedging Transaction, including without limitation the interest rate hedging transactions entered into pursuant to the Hedging Transaction Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for any of the foregoing. Notwithstanding anything to the contrary in this Agreement, no Trustor or Grantor shall be deemed to have guaranteed, become jointly and severally obligated for or to have pledged assets in support of a "swap," as defined in Section 1a(47) of the Commodity Exchange Act ("CEA"), entered into on or after October 12, 2012, if at the time that swap is entered into, such Trustor or Grantor is not an "eligible contract participant" as defined in Section 1a(18) of the CEA.

10) The following new definitions for "Hedging Transaction Documents" and "Hedging Transaction" are inserted immediately after the section entitled "Definitions" subsection "Hazardous Substances" as follows:

Hedging Transaction Documents. The words "Hedging Transaction Documents" mean and include any ISDA Master Agreement and Schedule thereto between GO LABS-UT, LLC and Lender, and all Confirmations (as such term is defined in such ISDA Master Agreement) between GO LABS-UT, LLC and Lender, executed in connection with any Hedging Transactions entered into between GO LABS-UT, LLC and Lender, now or in the future, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for any of the foregoing.

Hedging Transaction. The words "Hedging Transaction" mean and include any transaction now existing or hereafter entered into between GO LABS-UT, LLC and Lender which is a rate swap, basis swap, forward rate transaction, commodity swap, commodity option, equity or equity index swap, equity or equity index option, bond option, interest rate option, foreign exchange transaction, cap transaction, floor transaction, collar transaction, forward transaction, currency swap transaction, cross-currency rate swap transaction, currency option or any other similar transaction (including any option with respect to any of these transactions) or any combination thereof whether linked to one or more interest rates, foreign currencies, commodity prices, equity prices or other financial measures, including without limitation the interest rate hedging transactions entered into pursuant to the Hedging Transaction Documents.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement

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secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

DOCUMENT IMAGING. Lender shall be entitled, in its sole discretion, to image or make copies of all or any selection of the agreements, instruments, documents, and items and records governing, arising from or relating to any of Borrower's loans, including, without limitation, this document and the Related Documents, and Lender may destroy or archive the paper originals. The parties hereto (i) waive any right to insist or require that Lender produce paper originals, (ii) agree that such images shall be accorded the same force and effect as the paper originals, (iii) agree that Lender is entitled to use such images in lieu of destroyed or archived originals for any purpose, including as admissible evidence in any demand, presentment or other proceedings, and (iv) further agree that any executed facsimile (faxed), scanned, or other imaged copy of this document or any Related Document shall be deemed to be of the same force and effect as the original manually executed document.

TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND TRUSTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED AUGUST 15, 2018.

TRUSTOR:

GARFF PROPERTIES-ST. GEORGE, LLC

By: _____

John K. Garff, Manager of Garff Properties-St. George, LLC

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LENDER:

ZB, N.A. DBA ZIONS FIRST NATIONAL BANK

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Authorized Officer

Thomas Vollbrecht

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF

Utah

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) SS

COUNTY OF

Salt Lake

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On this 31st day of August, 20 18, before me, the undersigned Notary Public, personally appeared John K. Garff, Manager of Garff Properties-St. George, LLC, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By

[Signature]

Residing at

Salt Lake City

Notary Public in and for the State of

Utah

My commission expires

4-19-20



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LENDER ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Salt Lake)

On this 31 day of August, 20 18, before me, the undersigned Notary Public, personally appeared Thomas Vollbrecht and known to me to be the Vice President, authorized agent for ZB, N.A. dba Zions First National Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of ZB, N.A. dba Zions First National Bank, duly authorized by ZB, N.A. dba Zions First National Bank through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of ZB, N.A. dba Zions First National Bank.

By Connie L. Shafer Residing at Salt Lake City

Notary Public in and for the State of Utah
NOTARY PUBLIC
CONNIE L. SHAFER commission expires Oct 15, 2020
Commission No. 691692
Commission Expires
OCTOBER 15, 2020
STATE OF UTAH

EXHIBIT 'A'

File No. **NCS-611101-1-SLC1 (jh)**

Property: **145 West Hilton Drive, St. George, UT**

BEGINNING AT THE WESTERLY RIGHT OF WAY LINE OF I-15 BEING S 0°41'37 E 1836.84 FEET ALONG SECTION LINE & S 84°34'20 E 242.99 FEET FROM THE NE COR SECTION 1 T43S R16W THENCE N 84°34'20 W 801.30 FEET; THENCE N 02°30'15 W 258.69 FEET TO A POINT ON THE SOUTHERLY LINE OF HILTON DR; THENCE N 87°29'45 E 386.75 FEET ALONG THE SOUTHERLY LINE OF HILTON DR TO A POINT ON A 490 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 520.45 FEET ALONG THE ARC OF SAID CURVE & SOUTHERLY LINE OF SAID ROAD; THENCE S 63°21'38 E 11.16 FEET MORE OR LESS TO A POINT ON THE WEST RIGHT OF WAY LINE OF I-15 & A POINT ON A CURVE TO THE LEFT; RADIUS BEARS S 86°45'03 E 5869.58 FEET; THENCE SOUTHERLY 276.43 FEET ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE TO A POINT OF A CURVE & WEST RIGHT OF WAY LINE TO THE POINT OF A 4811.66 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE SOUTHERLY 52.17 FEET ALONG THE ARC OF SAID CURVE & WESTERLY RIGHT OF WAY LINE TO A POINT ON THE WEST RIGHT OF WAY LINE TO A POINT ON A COMPOUND CURVE TO THE LEFT RADIUS BEARS S 89°22' 32.25 E 4813.66 FEET; THENCE SOUTHERLY 287.64 FEET MORE OR LESS ALONG SAID CURVE & WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

ALSO: BEGINNING S 0°41'37 E 1836.84 FEET ALONG SECTION LINE FROM THE NE CORNER OF SECTION 1 T43S R16W THENCE S 84°34'20 E 242.99 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF I-15 BEING ON A 4813.66 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE 0°40'49 & RADIUS BEARS N 87°11'21 E); THENCE SOUTHEASTERLY 57.15 FEET ALONG THE ARC OF SAID CURVE; THENCE S04°0'50 E 55.22 FEET ON A NON-TANGENT LINE; THENCE S 07°17'50 W 14.16 FEET; THENCE LEAVING I-15 & N71°04'45 W 490.40 FEET; THENCE N 89°06'35 W 338.92 FEET; THENCE N 02°30'15 W 20 FEET; THENCE S84°34'20 E 558.31 FEET TO THE POINT OF BEGINNING.

ALSO: A TRACT OF LAND SITUATE IN THE SE1/4NE1/4 OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 16 WEST, AND THE SW1/4NE1/4 OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 15 WEST SLB&M. THE BOUNDARIES OF SAID PARCEL OF LAND ARC DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY AND NO-ACCESS LINE OF INTERSTATE 15 AND THE NORTHERLY BOUNDARY LINE OF SAID PARCEL, AT A POINT 302.05 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 5068+23.58, WHICH POINT IS ALSO 697.14 FEET N.00°47'55"E. ALONG THE SECTION LINE AND 151.80 FEET EAST FROM THE EAST QUARTER CORNER OF SAID SECTION 1, AND RUNNING THENCE ALONG SAID HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE S.8°06'32"W. 59.59 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY AND NO- ACCESS LINE OF DIXIE DRIVE AT A POINT 313.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 5067+65.00; THENCE ALONG SAID NORTHERLY RIGHT OF WAY AND NO-ACCESS LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) THENCE N 81°02'27"W. 520.78 FEET; (2) THENCE NORTHWESTERLY 41.48 FEET ALONG THE ARC TO A POINT IN THE EASTERLY RIGHT OF WAY AND NO-ACCESS LINE OF BLACK RIDGE DRIVE AT A POINT OF A 1725.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT. (CHORD BEARS N.67°09'50"W. 41.48 FEET); (3) THENCE N.66°28'30"W 151.72 FEET; (4) THENCE N.38°46'53"W. 38.71 FEET 48.00 FEET RADIALLY DISTANT EASTERLY FROM THE CENTERLINE OF BLACK RIDGE DRIVE, OPPOSITE APPROXIMATE ENGINEERS STATION 10+86.00; THENCE NORTHERLY 61.69 FEET ALONG THE ARC OF A 558.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CHORD BEARS

N.11°36'55"E. 61.66 FEET) CONCENTRIC WITH SAID CENTERLINE ALONG SAID EASTERLY RIGHT OF WAY AND NO-ACCESS LINE TO A POINT IN SAID NORTHERLY BOUNDARY LINE OF SAID PARCEL AT A POINT 48.00 FEET RADIALLY DISTANT EASTERLY FROM THE CENTERLINE OF BLACK RIDGE DRIVE, OPPOSITE APPROXIMATE ENGINEERS STATION 11+42.38; THENCE ALONG SAID NORTHERLY BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) THENCE S.83°04'48"E. 7.63 FEET; (2) THENCE S.1°00'43"E. 20.18 FEET; (3) THENCE S.84°37'03"E. 338.92 FEET; (4) THENCE S.69°35'13"E. 391.20 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

LESS: BEGINNING AT A POINT IN THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, AT A POINT 50.17 FEET RADIALLY DISTANT EASTERLY FROM THE CENTER LINE OF BLACK RIDGE DRIVE, OPPOSITE APPROXIMATE ENGINEERS STATION 11+81.43, WHICH POINT IS 928.80 FEET N.00°47'55"E. ALONG THE SECTION LINE AND 556.61 FEET WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 1; AND RUNNING THENCE N.1°00'43"W. 155.79 FEET ALONG SAID WESTERLY BOUNDARY LINE TO A POINT 58.00 FEET RADIALLY DISTANT EASTERLY FROM THE CENTER LINE OF BLACK RIDGE DRIVE, OPPOSITE APPROXIMATE ENGINEERS STATION 13+22.56; THENCE SOUTHERLY 52.97 FEET ALONG THE ARC OF A 568.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, CONCENTRIC WITH THE CENTERLINE OF BLACK RIDGE DRIVE, (CHORD BEARS S.9°07'20"E. 52.95 FEET) TO A POINT 58.00 FEET RADIALLY DISTANT EASTERLY FROM THE CENTER LINE OF BLACK RIDGE DRIVE, OPPOSITE APPROXIMATE ENGINEERS STATION 12+75.00; THENCE CONTINUING SOUTHERLY 103.78 FEET ALONG THE ARC OF A 568.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, CONCENTRIC WITH THE CENTERLINE OF BLACK RIDGE DRIVE, (CHORD BEARS S.3°07'17"W. 103.64 FEET) TO THE POINT OF BEGINNING.

ALSO LESS: BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT BEING IN THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF DIXIE DRIVE EXTENDED (HILTON DRIVE), AT A POINT 70.82 FEET RADIALLY DISTANT EASTERLY FROM THE CENTER LINE OF BLACK RIDGE DRIVE, OPPOSITE APPROXIMATE ENGINEERS STATION 13+80.99, WHICH POINT IS 1144.06 FEET N.00°47'55"E. ALONG THE SECTION LINE AND 563.41 FEET WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 1; AND RUNNING THENCE N.88°59'17"E. 29.75 FEET ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE TO A POINT 100.00 FEET RADIALLY DISTANT EASTERLY FROM THE CENTERLINE OF BLACK RIDGE DRIVE, OPPOSITE APPROXIMATE ENGINEERS STATION 13+74.05; THENCE S.42°21'11"W. 43.32 FEET TO A POINT IN THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 63.90 FEET RADIALLY DISTANT EASTERLY FROM THE CENTER LINE OF BLACK RIDGE DRIVE, OPPOSITE APPROXIMATE ENGINEERS STATION 13+47.00; THENCE N.1°00'43"W. 31.50 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO LESS: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE W1/2NW1/4 OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SLB&M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT BEING IN THE EXISTING WESTERLY HIGHWAY RIGHT OF WAY LINE OF INTERSTATE 15, AT A POINT 220.59 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 5067+89.18 WHICH POINT IS 666.29 FEET N.00°47'55"E. ALONG THE SECTION LINE AND 235.11 FEET EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 6; AND RUNNING THENCE N.69°35'13"W. 88.43 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 302.05 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 5068+23.58; THENCE N.8°06'32"E. 720.74 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF HILTON DRIVE AT A POINT

204.59 FEET RADIALLY DISTANT WESTERLY FROM THE CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 5075+09.34 TO A NORTHERLY CORNER OF SAID ENTIRE TRACT; THENCE S.61°52'06"E. 11.10 FEET ALONG A NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT IN SAID EXISTING WESTERLY HIGHWAY RIGHT OF WAY LINE; THENCE ALONG SAID EXISTING WESTERLY HIGHWAY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) THENCE SOUTHERLY 278.65 FEET ALONG THE ARC OF A 5869.58 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS S.3°34'53"W. 278.62 FEET); (2) THENCE S.1°05'42"W. 50.94 FEET; (3) THENCE SOUTHERLY 344.80 FEET ALONG THE ARC OF A 4813.66 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS S.0°03'44"W. 344.73 FEET); (4) THENCE S.8°32'33"W. 66.14 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

A.P.N. SG-6-3-1-1301