

Addendum Page 1 of 2
Russell Shirts Washington County Recorder
08/05/2020 09:55:16 AM Fee \$0.00 By STATE OF
UTAH SCHOOL AND INSTITUTIONAL TRUST
LANDS ADMINISTRATION

After Recording Please Return To:
State of Utah School and Institutional Trust Lands Administration
2303 N Coral Canyon Blvd Ste100A
Washington, UT 84780

**EXCLUSIVE POSSESSION ADDENDUM NO. 11 TO
DEVELOPMENT LEASE AGREEMENT NO. 1100**

This EXCLUSIVE POSSESSION ADDENDUM NO. 11 TO DEVELOPMENT LEASE AGREEMENT NO. 1100 (the "Addendum"), is effective March 2, 2020 (the "Effective Date"), by and between the State of Utah, through the School and Institutional Trust Lands Administration (the "Lessor"), and Desert Color St. George, LLC (the "Lessee").

Effective September 11, 2017, the parties entered into Development Lease Agreement No. 1100 (the "Lease"), under which certain lands in Washington County, Utah (the "Premises") were leased to Lessee to be subdivided and developed for residential and other related purposes.

Pursuant to section 2.4 of the Lease, Lessor has the right to enter, occupy, use and control the Premises until such time as exclusive possession and use is provided pursuant to the terms of the Lease.

1. The parties hereby acknowledge that one or more of the conditions described in the Lease has been met and that Lessee has exclusive possession and use of a certain portion of the Premises (the "Exclusive Possession and Use Parcel"). The Exclusive Possession and Use Parcel is more particularly described as follows:

Auburn Hills Phase 14A Legal Description

A parcel of land located in the Northwest Quarter of Section 36, Township 43 South, Range 16 West, Salt Lake Base and Meridian, Washington County, Utah, being more particularly described as follows:

Beginning at a point that lies South 88°50'55" East along the section line 1268.22 feet and South 232.29 feet from the Northwest Corner of said Section 36, said point being on the south boundary line of Auburn Hills Phase 2, official records Washington County, Utah and running thence along said line South 86°10'36" East 140.33 feet; thence along said line and also along south boundary line of Auburn Hills Phase 3A, official records Washington County, Utah the following five (5) courses: 1) easterly along a 380.00 foot radius curve to the left, (long chord bears North 80°31'28" East a distance of 174.82 feet), center point lies North 03°49'24" East through a central angle of 26°35'51", a distance of 176.40 feet, 2) North 67°13'33" East 199.36 feet, 3) North 22°46'27" West 11.00 feet, 4) easterly along a 26.00 foot radius non-tangent curve to the right, (long chord bears South 67°46'27" East a distance of 36.77 feet), center point lies South 22°46'27" East through a central angle of 90°00'00", a distance of 40.84 feet and 5) South 22°46'27" East 80.00 feet; thence South 67°13'33" West 246.59 feet; thence South 75°50'37" West 95.67 feet; thence South 87°04'41" West 95.63 feet; thence North 86°10'36" West 148.04 feet; thence North 03°49'24" East 95.00 feet, to the point of beginning.

Containing 53,456 square feet or 1.23 acres.

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2. Lessee's exclusive possession and use of the Exclusive Possession and Use Parcel commences on the Effective Date.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum on the day and year first written above.


STATE OF UTAH, SCHOOL AND INSTITUTIONAL,
TRUST LANDS ADMINISTRATION

APPROVED AS TO FORM:

By: 
Name: Kyle Pasley
Title: Assistant Director

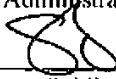

Special Assistant Attorney General

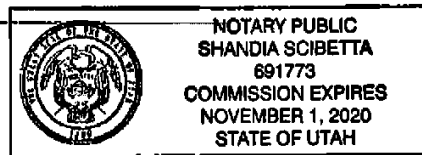
Desert Color St. George, LLC

By: 
Name: MITCHELL DANSIE
Title: MANAGER

STATE OF UTAH)
) :ss.
COUNTY OF WASHINGTON)


On this 5th day of August, 2020, personally appeared before me Kyle Pasley, the Assistant Director of the School and Institutional Trust Lands Administration, who acknowledged that he, being duly authorized, did execute the foregoing instrument on behalf of the School and Institutional Trust Lands Administration.


Notary Public



STATE OF Utah)
) :ss.
COUNTY OF Washington)

On this 4th day of August, 2020, personally appeared before me Mitchell Dansie, the Manager of Desert Color St. George LLC, who acknowledged that he/she, being duly authorized, did execute the foregoing instrument on behalf of Desert Color St. George, LLC.


Notary Public

