

Addendum Page 1 of 3
Russell Shirts Washington County Recorder
11/03/2020 02:02:14 PM 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. 14 TO
DEVELOPMENT LEASE AGREEMENT NO. 1100**

This EXCLUSIVE POSSESSION ADDENDUM NO. 14 TO DEVELOPMENT LEASE AGREEMENT NO. 1100 (the "Addendum"), is effective June 24, 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 20
BOUNDARY DESCRIPTION

Beginning at a point that lies North 88°50'55" West along the section line 776.91 feet and South 46.61 feet, from the South Quarter Corner of Section 25, Township 43 South, Range 16 West, Salt Lake Base and Meridian, Washington County, Utah, and running thence southerly along a 26.00 foot radius curve to the right, (long chord bears South 22°13'33" West a distance of 36.77 feet), center point lies South 67°13'33" West, through a central angle of 90°00'00" a distance of 40.84 feet; thence North 22°46'27" West 11.00 feet; thence South 67°13'33" West 199.36 feet; thence westerly along a 320.00 foot radius curve to the right, (long chord bears South 77°57'57" West a distance of 119.27 feet), center point lies North 22°46'27" West, through a central angle of 21°28'49" a distance of 119.97 feet to a point on the east right-of-way line of Garnet Drive; thence along said line the following three (3) courses and distances: 1) northwesterly along a 10.00 foot radius compound curve to the right, (long chord bears North 43°44'07" West a distance of 14.76 feet), center point lies North 01°17'38" West, through a central angle of 95°07'02" a distance of 16.60 feet, 2) North 03°49'24" East 667.74 feet and 3) northeasterly along a 10.00 foot radius curve to the right, (long chord bears North 48°49'24" East a distance of 14.14 feet), center point lies South 86°10'36" East, through a central angle of 90°00'00" a distance of 15.71 feet; thence South 86°10'36" East 177.00 feet; thence North 03°49'24" East 11.00 feet; thence southeasterly along a 26.00 foot radius non-tangent curve to the right, (long

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chord bears South 41°10'36" East a distance of 36.77 feet), center point lies South 03°49'24" West, through a central angle of 90°00'00" a distance of 40.84 feet; thence South 03°49'24" West 151.48 feet; thence southerly along a 676.00 foot radius curve to the left, (long chord bears South 09°28'32" East a distance of 311.00 feet), center point lies South 86°10'36" East, through a central angle of 26°35'51" a distance of 313.81 feet; thence South 22°46'27" East 80.14 feet to the point of beginning.

Containing 158,754 square feet or 3.64 acres

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

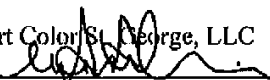
IN WITNESS WHEREOF, the parties hereto have executed this Addendum on the day and year first written above.

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 DANKS
Title: MANAGER

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

On this 3rd day of November, 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.

Jamy Beal
Notary Public



STATE OF Utah)
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:ss.
COUNTY OF Washington

On this 26th day of October, 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.

Amber Williams

Notary Public

