

Amendment to Trust Deed Page 1 of 22
Gary Christensen Washington County
Recorder
05/12/2021 08:21:19 AM Fee \$168.00 By OLD
REPUBLIC TITLE (COMMERCIAL)

When Recorded Return To:

Western Alliance Bank
2700 W Sahara Ave.
Las Vegas, Nevada 89102
Attn: Real Estate Department

APN: See Exhibit A

Recorder's Use

AMENDMENT TO LAND DEVELOPMENT LOAN TRUST DEED, ASSIGNMENT OF
RENTS, SECURITY AGREEMENT AND FIXTURE FILING
AND AMENDMENT TO ASSIGNMENT OF LEASES

DATE: May 7, 2021

PARTIES:

Trustor: ST. GEORGE 730 LLC, Nevada limited liability company

Trustor's
Address: 8716 Spanish Ridge Avenue
Las Vegas, Nevada 89148

Trustee: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Trustee's
Address: 898 North 1200 West, Suite 101
Orem, UT 84057

Beneficiary: WESTERN ALLIANCE BANK, an Arizona corporation

Beneficiary's
Address: 2700 W Sahara Ave.
Las Vegas, Nevada 89102

This AMENDMENT TO LAND DEVELOPMENT LOAN TRUST DEED, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING AND AMENDMENT TO ASSIGNMENT OF LEASES (this "Amendment") is made as of May 7, 2021, by ST. GEORGE 730 LLC, a Nevada limited liability company ("Trustor"), to OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, as trustee ("Trustee"), for the benefit of WESTERN ALLIANCE BANK, an Arizona corporation, as beneficiary and secured party ("Beneficiary").

RECITALS

A. BANK OF NEVADA, a Nevada corporation ("Original Lender") has extended credit to Trustor, in the original maximum principal amount of up to Twenty-One Million Four Hundred Fifty-Three Thousand and No/100 Dollars (\$21,453,000.00), with interest thereon (the "Loan"), pursuant to that certain Land Development Loan Agreement, dated as of August 23, 2007 (as the same has been and may be amended, restated, joined, supplemented or otherwise modified from time to time, the "Land Development Loan Agreement").

B. The Land Development Loan Agreement and the obligations of Trustor under the Loan Documents (as such term is defined in the Land Development Loan Agreement) are secured by that certain Land Development Loan Trust Deed, Assignment of Rents, Security Agreement and Fixture Filing, dated as of August 23, 2007, by Trustor, for the benefit of Original Lender, and recorded in the Office of the County Recorder of Washington County, Utah (the "Official Records"), on August 27, 2007, as Document No. 20070043119; as amended pursuant to that certain Supplemental Trust Deed, dated as of October 1, 2008, and recorded in the Official Records on October 17, 2008, as Document No. 20080040286; as amended pursuant to that certain Second Supplemental Trust Deed, dated as of November 23, 2009, and recorded in the Official Records on November 25, 2009, as Document No. 20090045043; as amended pursuant to that certain Third Supplemental Trust Deed, dated as of November 16, 2010, and recorded in the Official Records on December 2, 2010, as Document No. 20100040528; that certain Amendment to Trust Deed and Amendment to Assignment of Leases, dated as of November 1, 2012, and recorded in the Official Records on November 7, 2012 as Document No. 20120038166; as amended pursuant to that certain Amendment to Trust Deed and Amendment to Assignment of Leases, dated as of February 19, 2019, and recorded in the Official Records on February 21, 2019, as Document No. 20190006426; as amended pursuant to that certain Amendment to Land Development Loan Trust Deed, Assignment of Rents, Security Agreement and Fixture Filing and Amendment to Assignment of Leases, dated as of November 20, 2019, and recorded in the Official Records on December 6, 2019, as Document No. 20190051227; and as amended pursuant to that certain Amendment to Land Development Loan Trust Deed, Assignment of Rents, Security Agreement and Fixture Filing and Amendment to Assignment of Leases, dated as of May 18, 2020, and recorded in the Official Records on May 29, 2020, as Document No. 20200026987 (as the same has been and may be amended, restated, joined, supplemented or otherwise modified from time to time, the "Trust Deed"), which Trust Deed covers real property located in Washington County, Utah, as more particularly described on Exhibit A attached hereto (the "Property").

C. The Land Development Loan Agreement and the obligations of Trustor under the Loan Documents relating thereto are also secured by that certain Assignment of Leases, dated as of August 23, 2007, executed by Trustor, and Original Lender, and recorded in the Official Records on August 27, 2007, as Document No. 2007-0043120; as amended pursuant to the Supplemental Assignment of Leases, dated as of October 1, 2008, and recorded in the Official Records on October 17, 2008, as Document No. 20080040287; as amended pursuant to the Second Supplemental Assignment of Leases, dated as of November 23, 2009, and recorded in the Official Records on November 25, 2009, as Document No. 20090045044; as amended pursuant to the Third Supplemental Assignment of Leases, dated as of November 16, 2010, recorded in the Official Records on December 2, 2010, as Document No. 20100040529; as amended pursuant to that certain Amendment to Trust Deed and Amendment to Assignment of Leases, dated as of November 1, 2012, and recorded in the Official Records on November 7, 2012 as Document No. 20120038166; as amended pursuant to that certain Amendment to Trust Deed and Amendment to Assignment of Leases, dated as of February 19, 2019, and recorded in the Official Records on February 21, 2019, as Document No. 20190006426; as amended pursuant to that certain Amendment to Land Development Loan Trust Deed, Assignment of Rents, Security Agreement and Fixture Filing and Amendment to Assignment of Leases, dated as of November 20, 2019, and recorded in the Official Records on December 6, 2019, as Document No. 20190051227; and as amended pursuant to that certain Amendment to Land Development Loan Trust Deed, Assignment of Rents, Security Agreement and Fixture Filing and Amendment to Assignment of Leases, dated as of May 18, 2020, and recorded in the Official Records on May 29, 2020, as Document No. 20200026987 (as the same has been and may be amended, restated, joined, supplemented or otherwise modified from time to time the "Assignment of Leases").

D. The Land Development Loan Agreement has been modified from time to time. Such modifications include, but are not limited to: (i) letter agreement dated September 18, 2008; (ii) Loan Modification Agreement, dated as of October 1, 2008; (iii) letter agreement dated October 27, 2009; (iv) Second Loan Modification Agreement, dated as of November 23, 2009; (v) Third Loan Modification Agreement, dated as of November 16, 2010; (vi) Fourth Loan Modification Agreement, dated November 17, 2011; (vii) Fifth Modification Agreement, dated as of November 1, 2012; (viii) Sixth Loan Modification Agreement, dated as of November 1, 2013; (ix) Seventh Modification Agreement, dated as of November 1, 2014; (x) letter dated September 18, 2015; (xi) Eighth Modification Agreement, dated as of November 1, 2016; (xii) Ninth Loan Modification Agreement, dated as of November 1, 2017; (xiii) Tenth Loan Modification Agreement, dated as of February 1, 2018; and (xiv) Eleventh Loan Modification Agreement, dated as of February 1, 2020.

E. On September 11, 2012, Original Lender sold the Loan to Western Alliance Bancorporation, a Nevada corporation ("Western Alliance"). In connection with the sale, Western Alliance caused (i) that certain Assignment of Beneficial Interest Under Deed of Trust, dated as of September 13, 2012, to be recorded in the Official Records on September 18, 2012, as Document No. 20120031358, and (ii) that certain Assignment of Beneficial Interest Under Assignment of Leases, dated as of September 13, 2012, to be recorded in Official Records on September 18, 2012, as Document No. 20120031359.

F. On or about April 1, 2016, Western Alliance transferred the Loan to Las Vegas

Sunset Properties, a Nevada corporation ("LV Sunset Properties"). In connection with the sale, LV Sunset Properties caused (i) that certain Assignment of Beneficial Interest Under Deed of Trust, dated as of April 1, 2016, to be recorded in the Official records on April 22, 2016, as Document No. 20160014047, and (ii) that certain Assignment of Beneficial Interest Under Assignment of Leases, dated as of April 1, 2016, to be recorded in the Official Records on April 22, 2016, as Document No. 20160014048.

G. On or about January 26, 2017, LV Sunset Properties transferred the Loan to Western Alliance. In connection with the transfer, Western Alliance caused (i) that certain Assignment of Beneficial Interest Under Deed of Trust, dated as of January 26, 2017, to be recorded in the Official records on February 24, 2017, as Document No. 20170008128, and (ii) that certain Assignment of Beneficial Interest Under Assignment of Leases, dated as of January 26, 2017, to be recorded in the Official Records on February 24, 2017, as Document No. 20170008129.

H. On or about January 26, 2017, Western Alliance transferred the Loan to Beneficiary. In connection with the transfer, Beneficiary caused (i) that certain Assignment of Beneficial Interest Under Deed of Trust, dated as of January 26, 2017, to be recorded in the Official Records on February 24, 2017, as Document No. 20170008130, and (ii) that certain Assignment of Beneficial Interest Under Assignment of Leases, dated as of January 26, 2017, to be recorded in the Official Records on February 24, 2017, as Document No. 20170008131.

I. On or about February 19, 2019, Beneficiary extended an additional loan to Trustor in the original maximum principal amount of up to Six Million Eight Hundred Ninety-Seven Thousand and No/100 Dollars (\$6,897,000.00), with interest thereon (the "First Construction Loan"), pursuant to a Construction Loan Agreement (Residential – Development) dated as of February 19, 2019, as evidenced by a Secured Promissory Note (Line of Credit) dated as of February 19, 2019, in the amount of the First Construction Loan. The parties hereto subsequently amended the Trust Deed and Assignment of Leases to, among other things, secure the payment and performance of each and every agreement and obligation under the First Construction Loan pursuant to that certain Amendment to Trust Deed and Amendment to Assignment of Leases, dated as of February 19, 2019, and recorded in the Official Records on February 21, 2019, as Document No. 20190006426.

J. On or about November 20, 2019, Beneficiary extended an additional loan to Trustor in the original maximum principal amount of up to Fifteen Million One Hundred Thirty-Six Thousand and No/100 Dollars (\$15,136,000.00), with interest thereon (the "Second Construction Loan"), pursuant to a construction Loan Agreement (Residential – Development) dated as of November 20, 2019, as evidenced by a Secured Promissory Note (Line of Credit) dated as of November 20, 2019, in the amount of the Second Construction Loan. The parties hereto subsequently amended the Trust Deed and Assignment of Leases to, among other things, secure the payment and performance of each and every agreement and obligation under the Second Construction Loan pursuant to that certain Amendment to Land Development Loan Trust Deed, Assignment of Rents, Security Agreement and Fixture Filing and Amendment to Assignment of Leases, dated as of November 20, 2019, and recorded in the Official Records on December 6, 2019, as Document No. 20190051227.

J. On or about May 18, 2020, Beneficiary extended an additional loan to Trustor in the original maximum principal amount of up to Three Million Eight Hundred Eighty-Two Thousand and No/100 Dollars (\$3,882,000.00), with interest thereon (the "Third Construction Loan"), pursuant to a construction Loan Agreement (Residential – Development) dated as of May 18, 2020, as evidenced by a Secured Promissory Note (Line of Credit) dated as of May 18, 2020, in the amount of the Third Construction Loan. The parties hereto subsequently amended the Trust Deed and Assignment of Leases to, among other things, secure the payment and performance of each and every agreement and obligation under the Third Construction Loan pursuant to that certain Amendment to Land Development Loan Trust Deed, Assignment of Rents, Security Agreement and Fixture Filing and Amendment to Assignment of Leases, dated as of May 18, 2020, and recorded in the Official Records on May 29, 2020, as Document No. 20200026987.

K. The Property encumbered by the Trust Deed was modified pursuant to: (i) that certain Partial Deed of Reconveyance dated as of October 24, 2019 and recorded in the Official Records on October 28, 2019, as Document No. 20190044472; (ii) that certain Partial Release of Assignment of Leases dated as of October 21, 2019 and recorded in the Official Records on October 28, 2019, as Document No. 20190044473; and (iii) that certain Deed of Partial Reconveyance and Deed of Partial Termination of Assignment of Leases dated as of May 22, 2020 and recorded in the Official Records on May 29, 2020 as Document No. 20200026988. All references to "Property" shall mean the Property as amended pursuant to the aforementioned partial release documents.

L. Concurrently herewith, Beneficiary is extending a new loan to Trustor in the original maximum principal amount of up to Sixteen Million Five Hundred Forty-Six Thousand and No/100 Dollars (\$16,546,000.00), with interest thereon (the "Fourth Construction Loan"), pursuant to a Construction Loan Agreement (Residential – Development) dated as of the date hereof (the "Fourth Construction Loan Agreement"), as evidenced by a Secured Promissory Note (Line of Credit) dated as of the date hereof and in the amount of the Fourth Construction Loan (the "Fourth Construction Loan Promissory Note"). The parties hereto desire to amend the Trust Deed and Assignment of Leases to, among other things, secure the payment and performance of each and every agreement and obligation under the Fourth Construction Loan.

M. The parties also desire to amend and restate the legal description in connection with the release of certain real property herefrom.

N. NOW, THEREFORE, in consideration of the premises and promises hereafter set forth, the parties hereto agree as follows:

AGREEMENTS

1. Accuracy of Recitals. Trustor hereby acknowledges the accuracy of the foregoing Recitals.
2. Amendments to Trust Deed and Assignment of Leases. The Trust Deed and Assignment of Leases are hereby amended to secure the following additional obligations of Trustor:

(a) The payment and performance of each and every agreement and obligation under the Fourth Construction Loan Promissory Note, including without limitation, the payment of principal and interest due thereunder;

(b) The payment and performance of each and every agreement and obligation of Trustor under the Fourth Construction Loan Agreement, and any other Loan Document (as such term is defined in the Fourth Construction Loan Agreement);

(c) The payment of all sums expended and advanced by Trustee or Beneficiary pursuant to the terms of the Fourth Construction Loan Agreement or any other Loan Document (as such term is defined in the Fourth Construction Loan Agreement), together with interest thereon as provided in the Trust Deed; and

(d) The payment and performance of any extensions of, renewals of, modifications of, or additional advances under the Fourth Construction Loan Promissory Note, or any of the obligations evidenced by the Fourth Construction Loan Promissory Note, regardless of the extent of or the subject matter of any such extension, renewal, modification or additional advance.

3. Miscellaneous. Except for the amendments above stated, all of the remaining conditions and covenants of the Trust Deed shall remain in full force effect, unchanged, and the Trust Deed is in all respects ratified, confirmed and approved.

4. Counterparts. This Amendment may be executed in any number of counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

5. Release of Beneficiary. As a material inducement for Beneficiary to enter into this Amendment, Trustor and its successors and assigns forever waive, release, acquit and discharge Beneficiary and its respective shareholders, officers, directors, affiliates, attorneys, agents and representatives of and from any and all liabilities, claims, action, demands, defenses and/or causes of action of whatsoever nature, whether known or unknown, whether asserted or unasserted and whether arising under or pursuant to common or statutory laws, rules or regulation (including state and/or federal law), which Trustor may have against any of the foregoing on account of any matter relating in any way to the Third Construction Loan, the Third Construction Loan Agreement or any other Loan Document (as such term is defined in the Third Construction Loan Agreement) and the transactions contemplated thereby up to the date of this Amendment.

6. Choice of Law. THIS AMENDMENT, AND ITS VALIDITY, ENFORCEMENT AND INTERPRETATION, SHALL BE GOVERNED BY AND CONSTRUED, INTERPRETED AND ENFORCED IN ACCORDANCE WITH AND PURSUANT TO THE LAWS OF THE STATE OF UTAH (WITHOUT GIVING EFFECT TO ANY CONFLICT OF LAWS PRINCIPLES) AND APPLICABLE UNITED STATES FEDERAL LAW.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties have executed this Amendment as of the day and year first above written.

ST. GEORGE 730 LLC
a Nevada limited liability company

By: PLANTATION, INC.
a Nevada corporation
its manager

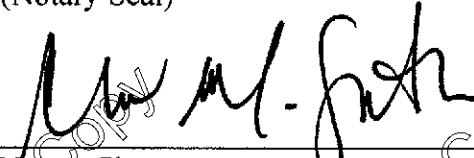
By: 
Name: Mark A. Schnippel
Title: President

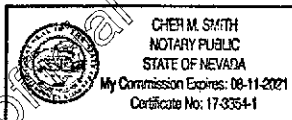
“Trustor”

State of NEVADA
County of CLACK ss.


On this 07th day of May 2021, in the year 2021, before me Cher M Smith, a notary public, personally appeared MARK A. SCHNIPPEL, the president of PLANTATION, INC., a Nevada corporation, the manager of ST. GEORGE 730 LLC, a Nevada limited liability company, proved on the basis of satisfactory evidence to be the persons whose name is subscribed to in this document, and acknowledged he executed the same.

(Notary Seal)


Notary Signature



WESTERN ALLIANCE BANK
an Arizona corporation

By: 
Name: William Oakley
Title: Executive Vice President

“Beneficiary”

STATE OF NEVADA)
) ss
County of Clark)

The foregoing instrument was acknowledged before me this 7th day of May, 2021, by WILLIAM OAKLEY, an Executive Vice President of WESTERN ALLIANCE BANK, an Arizona corporation, on behalf of the corporation.


Notary Public

My commission expires:

11-2-2024



Exhibit A

PARCEL 1: (SG-6-2-27-330)

Beginning at a point South 89° 50'30" East 726.00 feet along the Section line from the Southwest Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence South 89°50'30" East 1693.57 feet to the South 1/4 Corner of said Section 27; thence North 00°48' West 1814.27 feet along the Center Section line; thence West 2391.73 feet to a point on the West line of said Section 27; thence South 00°04'45" West 1207.41 feet along the Section line; thence South 89°50'30" East 726.00 feet thence South 00°04'45" West 600.00 feet to the point of beginning.

LESS AND EXCEPT THEREFROM that portion conveyed to Unified Business Alliance, LLC, a Delaware limited liability company, by Warranty Deed recorded April 19, 2021 as Entry No. 20210027669 of Official Records, as follows:

Beginning at a point on the Easterly line of Varano Vista at Divario Phase 2, said point being North 88°32'37" West 333.55 feet along the section line and North 884.50 feet from the Southeast Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running:

Thence North 18°32'55" East 48.00 feet;

Thence South 71°27'05" East 248.20 feet;

Thence Southeast 142.17 feet along an arc of a 848.00 foot radius curve to the right (center bears South 18°32'55" West, long chord bears South 66°38'54" East 142.01 feet with a central angle of 09°36'21");

Thence North 14°15'36" East 221.11 feet;

Thence North 73°39'12" East 223.53 feet;

Thence North 58°15'05" East 75.70 feet;

Thence North 88°57'29" East 138.15 feet;

Thence South 44°59'55" East 123.86 feet;

Thence South 50°30'34" East 476.83 feet;

Thence South 41°04'52" East 71.95 feet;

Thence South 20°55'07" East 101.56 feet;

Thence South 00°32'57" West 104.82 feet;

Thence South 22°01'01" West 95.01 feet;

Thence South 39°29'26" West 331.91 feet;

Thence North 50°30'34" West 647.75 feet;

Thence Northwest 292.40 feet along an arc of a 800.00 foot radius curve to the left (center bears South 39°29'26" West, long chord bears North 60°58'49" West 290.78 feet with a central angle of 20°58'30");

Thence North 71°27'05" West 248.20 feet to the point of beginning.

(Boundary Description for PA-10, labeled as such for reference purposes only)

ALSO LESS AND EXCEPT THEREFROM That portion conveyed to Visionary Homes 2020, LLC, a Utah limited liability company, by Warranty Deed recorded April 29, 2021 as Entry No. 20210031087 of Official Records, as follows:

Beginning at the Southwest Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running:

thence North 88°32'37" West 136.72 feet along the section line (deed states South 88°32'37" West 136.72 feet along the section line);

thence North 39°29'26" East 285.88 feet;

thence South 50°30'34" East 41.71 feet;

thence North 39°29'26" East 369.00 feet;

thence North 50°30'34" West 241.49 feet;

thence Northwest 274.86 feet along an arc of a 752.00 foot radius curve to the left (center bears South 39°29'26" West, long chord bears North 60°58'49" West 273.33 feet with a central angle of 20°56'30");

thence North 71°27'05" West 394.60 feet to the Easterly line of Cecita Crest at Divario Phase 1;

thence North 44°21'12" East 16.66 feet along said Easterly line of Cecita Crest at Divario Phase 1;

thence South 71°27'05" East 139.15 feet;

thence North 18°32'55" East 33.00 feet;
thence South 71°27'05" East 248.20 feet;
thence Southeast 292.40 feet along an arc of a 800.00 foot radius curve to the right (center bears South 18°32'55" West, long chord bears South 60°58'49" East 290.78 feet with a central angle of 20°56'30");
thence South 50°30'34" East 847.75 feet;
thence South 39°29'26" West 735.28 feet;
thence South 88°08'26" West 263.80 feet;
thence North 16°50'43" West 117.50 feet;
thence North 11°16'48" East 218.07 feet;
thence North 37°07'51" West 145.31 feet to the point of beginning.
(Boundary Description for Property Phase 1 Take-Down "PA-9", labeled as such for reference purposes only)

PARCEL 2: (SG-6-2-27-3311)

Beginning at the Southwest Corner of the Southwest 1/4 Southwest 1/4, Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence West 726.00 feet; thence North 600.0 feet; thence East 1452.0 feet; thence South 600.0 feet; thence West 726.0 feet to the point of beginning.

LESS AND EXCEPT THEREFROM that portion conveyed to Unified Business Alliance, LLC, a Delaware limited liability company, by Warranty Deed recorded April 19, 2021 as Entry No. 20210027669 of Official Records, as follows:

Beginning at a point on the Easterly line of Varano Vista at Divano Phase 2, said point being North 88°32'37" West 333.55 feet along the section line and North 884.50 feet from the Southeast Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running:
Thence North 18°32'55" East 48.00 feet;
Thence South 71°27'05" East 248.20 feet;
Thence Southeast 142.17 feet along an arc of a 848.00 foot radius curve to the right (center bears South 18°32'55" West, long chord bears South 66°38'54" East 142.01 feet with a central angle of 09°36'21");
Thence North 14°15'36" East 221.11 feet;
Thence North 73°39'12" East 223.53 feet;
Thence North 58°15'05" East 75.70 feet;
Thence North 88°57'29" East 138.19 feet;
Thence South 44°59'55" East 123.86 feet;
Thence South 50°30'34" East 476.83 feet;
Thence South 41°04'52" East 71.95 feet;
Thence South 20°55'07" East 101.56 feet;
Thence South 00°32'57" West 104.82 feet;
Thence South 22°01'01" West 95.01 feet;
Thence South 39°29'26" West 331.91 feet;
Thence North 50°30'34" West 847.75 feet;
Thence Northwest 292.40 feet along an arc of a 800.00 foot radius curve to the left (center bears South 39°29'26" West, long chord bears North 60°58'49" West 290.78 feet with a central angle of 20°56'30");
Thence North 71°27'05" West 248.20 feet to the point of beginning.
(Boundary Description for PA-10, labeled as such for reference purposes only)

ALSO LESS AND EXCEPT THEREFROM That portion conveyed to Visionary Homes 2020, LLC, a Utah limited liability company, by Warranty Deed recorded April 29, 2021 as Entry No. 20210031087 of Official Records, as follows:

Beginning at the Southwest Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running:
thence North 88°32'37" West 136.72 feet along the section line (deed states South 88°32'37" West 136.72 feet along the section line);
thence North 39°29'26" East 285.88 feet;
thence South 50°30'34" East 41.71 feet;

thence North 39°29'26" East 369.00 feet;
thence North 50°30'34" West 241.49 feet;
thence Northwest 274.86 feet along an arc of a 752.00 foot radius curve to the left (center bears South 39°29'26" West, long chord bears North 60°58'49" West 273.33 feet with a central angle of 20°56'30");
thence North 71°27'05" West 394.60 feet to the Easterly line of Cecita Crest at Divario Phase 1;
thence North 44°21'12" East 16.66 feet along said Easterly line of Cecita Crest at Divario Phase 1;
thence South 71°27'05" East 139.15 feet;
thence North 18°32'55" East 33.00 feet;
thence South 71°27'05" East 248.20 feet;
thence Southeast 292.40 feet along an arc of a 800.00 foot radius curve to the right (center bears South 18°32'55" West, long chord bears South 60°58'49" East 290.78 feet with a central angle of 20°56'30");
thence South 50°30'34" East 847.75 feet;
thence South 39°29'26" West 735.28 feet;
thence South 88°08'26" West 263.80 feet;
thence North 16°50'43" West 117.50 feet;
thence North 11°16'48" East 218.07 feet;
thence North 37°07'51" West 145.31 feet to the point of beginning.
(Boundary Description for Property Phase 1 Take-Down "PA-9", labeled as such for reference purposes only)

PARCEL 3: (SG-6-2-28-2110)

Beginning at a point North 89°49' West 726.00 feet along the section line from the Southeast Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence North 89°49' West 1895.70 feet to the South 1/4 corner of said Section 28; thence North 00°33'45" East 4002.53 feet, more or less, along the Center Section line of the Northwest Corner of the South 1/2 of the Northeast 1/4 of said Section 28; thence South 89° 50' East 2363.79 feet, more or less, along the 1/16 line to a point which is North 89°50' West 221.80 feet from the East line of said Section 28; thence South 01° 01' 15" East 1344.79 feet to a point on the center section line of said section 28; thence South 89°50' East 223.80 feet to the East 1/4 Corner of said Section 28; thence South 00°04'45" West 2058.42 feet along the Section line; thence North 89°49' West 726.00 feet along a line which is parallel to the south line of said Section 28; thence South 00°45' West 600.00 feet along a line which is parallel to the East line of said Section 28 to the point of beginning.

LESS AND EXCEPT therefrom ALL of the Sentieri Canyon at Divario Subdivision recorded October 2, 2019 as Entry No. 20190040539, of the Official Records of Washington County Recorder's Office, Utah.

ALSO LESS AND EXCEPT therefrom ALL of The Final Plat of Sentieri Canyon at Divario - Amended and Extended Subdivision recorded February 18, 2020 as Entry No. 20200008005, of the Official Records of Washington County Recorder's Office, Utah.

ALSO LESS AND EXCEPT therefrom that portion that portion conveyed to City of St. George, a body corporate and politic of Utah, by that certain Warranty Deed, recorded June 9, 2008 as Entry No. 20080023192 of Official Records, described as follows:

North Substation:

Beginning at a point found North 01°15'52" East 1095.89 feet along the section line and North 88°44'08" West 509.23 feet from the West Quarter corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian; thence South 40°19'26" West 98.98 feet; thence North 85°49'08" West 111.77 feet; thence North 59°49'03" West 288.58 feet; thence North 08°18'05" East 123.09 feet to a 705-foot radius non-tangent curve concave to the Southwest the radius point of which bears South 08°18'05" West; thence 340.22 feet along the arc of said curve through a central angle of 27°39'00"; thence South 54°02'55" East 55.23 feet to a 695-foot radius curve concave to the Southwest; thence 64.50 feet along the arc of said curve through a central angle of 5°19'02" to the point of beginning.

ALSO LESS AND EXCEPT therefrom that portion included within the plat of the subdivision known as VARANO VISTA AT DIVARIO PHASE 1, recorded August 4, 2020 as Entry No. 20200040663 of Official Records, and as partially reconveyed by that certain Partial Reconveyance recorded September 2, 2020 as Entry No. 20200047629 of Official Records.

ALSO LESS AND EXCEPT therefrom that portion included within the plat of the subdivision known as CECITA CREST AT DIVARIO PHASE 1, recorded August 25, 2020 as Entry No. 20200045071 of Official Records.

ALSO LESS AND EXCEPT therefrom that portion to be included in the proposed plat of ARANCIA POINT AT DIVARIO, as partially reconveyed by that certain Partial Reconveyance recorded September 2, 2020 as Entry No. 20200047629 of Official Records, more particularly described as follows:

Beginning at a point being North 01°50'37" East 2459.36 feet along the center section from the South Quarter Corner of Section 28, Range 42 South, Range 16 West, Salt Lake Base & Meridian, and running: thence North 01°50'37" East 1,002.73 feet along said center section line; thence North 24°54'51" East 246.26 feet; thence North 77°44'23" East 119.10 feet; thence South 62°27'22" East 87.50 feet; thence North 89°41'32" East 109.76 feet; thence South 81°54'29" East 100.60 feet; thence North 28°22'13" East 216.52 feet; thence North 16°21'19" East 121.99 feet; thence East 258.30 feet along an arc of a 995.00 foot radius curve to the left (center bears North 16°21'19" East, long chord bears South 81°04'54" East 257.57 feet with a central angle of 14°52'25"); thence South 88°31'07" East 141.86 feet; thence South 01°28'53" West 20.00 feet; thence South 14°56'36" West 85.65 feet; thence South 38°11'52" West 60.60 feet; thence Southeast 80.42 feet along an arc of a 272.50 foot radius curve to the right (center bears South 38°11'52" West, long chord bears South 43°20'52" East 80.13 feet with a central angle of 16°54'32"); thence Southeast 82.80 feet along an arc of a 227.50 foot radius curve to the left (center bears North 55°06'24" East, long chord bears South 45°19'12" East 82.34 feet with a central angle of 20°51'11"); thence South 55°44'47" East 24.90 feet to the westerly line of Sentieri Canyon at Divario Amended and Extended; thence South 34°15'13" West 45.04 feet along said westerly line; thence North 55°38'42" West 24.90 feet; thence Northwest 89.24 feet along an arc of a 275.45 foot radius curve to the right (center bears North 34°21'18" East, long chord bears North 46°21'51" West 88.85 feet with a central angle of 18°33'43"); thence South 59°25'38" West 103.76 feet; thence North 55°16'20" West 80.34 feet; thence North 61°37'47" West 24.00 feet; thence South 28°22'13" West 288.54 feet; thence South 52°03'42" West 165.79 feet; thence South 18°18'42" West 308.77 feet; thence South 11°12'10" West 73.81 feet; thence Southeast 73.13 feet along an arc of a 432.50 foot radius curve to the right (center bears South 41°48'47" West, long chord bears South 43°20'35" East 73.04 feet with a central angle of 09°41'16"); thence Southeast 117.66 feet along an arc of a 287.50 foot radius curve to the left (center bears North 51°30'03" East, long chord bears South 50°13'26" East 116.84 feet with a central angle of 23°26'57"); thence South 64°08'23" East 21.99 feet to the westerly line of said Sentieri Canyon at Divario Amended and Extended; thence South 23°40'09" West 45.00 feet along said westerly line; thence Northwest 161.51 feet along an arc of a 332.50 foot radius curve to the right (center bears North 23°40'09" East, long chord bears North 52°24'54" West 159.93 feet with a central angle of 27°49'54"); thence Northwest 38.31 feet along an arc of a 387.50 foot radius curve to the left (center bears South 51°30'03" West, long chord bears North 41°19'53" West 38.29 feet with a central angle of 05°39'51"); thence South 11°12'10" West 141.10 feet; thence South 57°06'54" West 144.40 feet; thence South 50°38'39" West 233.27 feet; thence South 59°13'56" West 164.74 feet to the Point of Beginning. (Proposed "ARANCIO POINT AT DIVARIO") (labeled as such for reference purposes only)

ALSO LESS AND EXCEPT from said Parcel 3 above being any portion lying within those portions as open spaces entitled as Parcels A, B and C: as partially reconveyed by that certain Partial Reconveyance recorded September 2, 2020 as Entry No. 20200047630 of Official Records, more particularly described as follows:

Excepted from said Parcel 3: PARCEL A:
Beginning at the North 1/16th Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base & Meridian, said point being North 01°50'37" East 1334.29 feet along the center section line from the

Center Quarter Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running; thence South 88°31'07" East 579.10 feet along said 1/16th line; thence South 23°37'15" West 290.41 feet; thence North 78°17'13" West 257.79 feet; thence South 77°44'23" West 162.03 feet; thence South 24°54'51" West 153.70 feet to the Center Section Line; thence North 01°50'37" East 402.73 feet along said Center Line to the Point of Beginning.

Excepted from said Parcel 3: PARCEL B:

Beginning at a point being North 01°50'37" East 869.30 feet along the center section line and East 855.64 feet from the Center Quarter Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running; thence South 87°53'43" East 174.47 feet to the westerly line of Sentieri Canyon at Divario Amended and Extended; thence southwesterly the following (10) courses along the northerly line of said Sentieri Canyon at Divario Amended and Extended; thence South 15°04'36" West 13.30 feet; thence South 39°41'57" West 82.24 feet; thence South 42°45'29" West 91.99 feet; thence South 42°10'49" West 93.09 feet; thence South 47°51'13" West 45.58 feet; thence South 52°34'43" West 63.85 feet; thence South 51°23'48" West 43.76 feet; thence South 84°46'01" West 19.72 feet; thence South 50°59'15" West 38.55 feet; thence South 20°10'20" West 223.93 feet; thence North 69°49'40" West 75.00 feet; thence North 20°10'20" East 244.60 feet; thence North 43°47'08" East 258.29 feet; thence North 28°22'13" East 125.08 feet to the Point of Beginning.

Excepted from said Parcel 3: PARCEL C:

Beginning at a point being South 88°31'07" East 1,264.75 feet along the 1/16th line and South 144.81 feet from the North 1/16th Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running; thence South 88°28'26" East 311.98 feet; thence East 72.09 feet along an arc of a 605.00 foot radius curve to the right (center bears South 01°28'27" West, long chord bears South 85°06'44" East 72.05 feet with a central angle of 06°49'38"); thence South 07°02'50" West 23.03 feet; thence South 59°49'03" East 288.58 feet; thence South 85°49'08" East 111.77 feet; thence North 40°19'26" East 83.79 feet; thence Southeast 31.94 feet along an arc of a 680.00 foot radius curve to the right (center bears South 41°10'53" West, long chord bears South 47°28'23" East 31.94 feet with a central angle of 02°41'28"); thence South 24°14'55" West 245.66 feet; thence South 62°20'01" West 325.46 feet; thence South 18°04'17" West 228.30 feet; thence South 25°29'21" West 338.40 feet; thence South 30°38'48" West 142.43 feet; thence South 30°38'45" West 150.19 feet; thence North 54°01'21" West 62.50 feet; thence Northwest 54.18 feet along an arc of a 455.00 foot radius curve to the left (center bears South 35°58'39" West, long chord bears North 57°26'02" West 54.15 feet with a central angle of 06°49'22") to the easterly line of Sentieri Canyon @ Divado Amended & Extended; thence northerly the following (15) courses along said easterly line of Sentieri Canyon @ Divado Amended & Extended; thence North 44°54'15" East 16.32 feet; thence North 29°09'38" East 158.26 feet; thence North 34°26'15" East 360.91 feet; thence North 20°38'43" East 155.16 feet; thence North 06°18'24" West 32.37 feet; thence North 04°18'30" East 71.37 feet; thence North 67°15'06" West 102.10 feet; thence Northeast 18.56 feet along an arc of a 127.50 foot radius curve to the right (center bears South 60°39'21" East, long chord bears North 33°30'51" East 18.54 feet with a central angle of 08°20'24"); thence North 37°41'03" East 19.44 feet; thence South 67°15'06" East 103.50 feet; thence North 37°41'03" East 115.30 feet; thence North 27°24'05" East 107.07 feet; thence North 55°32'10" West 197.62 feet; thence South 84°28'58" West 137.13 feet; thence North 57°32'43" West 200.04 feet; thence North 03°40'35" East 113.39 feet to the Point of Beginning.

ALSO LESS AND EXCEPT THEREFROM All of the plat of CASCATA AT DIVARIO - PHASE 1 (including Lots 1, 2, 3, 4, 5, 7, 8, 9, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25 and 26, Common Areas and Public Streets as designated thereon), recorded December 9, 2020 as Entry No. 20200070815 of Official Records.

ALSO LESS AND EXCEPT THEREFROM All of the plat of CASCATA AT DIVARIO - PHASE 1B (including Lot 10 and Public Streets as designated thereon), recorded January 28, 2021 as Entry No. 2021006130 of Official Records.

ALSO LESS AND EXCEPT THEREFROM that portion conveyed to Unified Business Alliance, LLC, a Delaware limited liability company, by Warranty Deed recorded April 19, 2021 as Entry No. 20210027669 of Official Records, as follows:

Beginning at a point on the Easterly line of Varano Vista at Divario Phase 2, said point being North 88°32'37" West 333.55 feet along the section line and North 884.50 feet from the Southeast Corner of Section 28 Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running:
Thence North 18°32'55" East 48.00 feet;
Thence South 71°27'05" East 248.20 feet;
Thence Southeast 142.17 feet along an arc of a 848.00 foot radius curve to the right (center bears South 18°32'55" West, long chord bears South 66°38'54" East 142.01 feet with a central angle of 09°36'21");
Thence North 14°15'36" East 224.11 feet;
Thence North 73°39'12" East 223.53 feet;
Thence North 58°15'05" East 75.70 feet;
Thence North 88°57'29" East 138.15 feet;
Thence South 44°59'55" East 123.86 feet;
Thence South 50°30'34" East 476.83 feet;
Thence South 41°04'52" East 71.95 feet;
Thence South 20°55'07" East 101.56 feet;
Thence South 00°32'57" West 104.82 feet;
Thence South 22°01'01" West 95.01 feet;
Thence South 39°29'26" West 331.91 feet;
Thence North 50°30'34" West 847.75 feet;
Thence Northwest 292.40 feet along an arc of a 800.00 foot radius curve to the left (center bears South 39°29'26" West, long chord bears North 60°58'49" West 290.78 feet with a central angle of 20°56'30");
Thence North 71°27'05" West 248.20 feet to the point of beginning.
(Boundary Description for PA-10, labeled as such for reference purposes only)

ALSO LESS AND EXCEPT THEREFROM, That portion located in the final plat of Arancio Point at Divario Phase 1, recorded April 27, 2021 as Entry No. 20210030015 of Official Records, as follows:

Beginning at a point on the center section line, said point being North 01°50'40" East 2924.50 feet from South Quarter Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base and Meridian, and running:

thence North 01°50'40" East 537.69 feet along said center section line; thence North 24°54'51" East 246.14 feet; thence North 77°42'11" East 106.75 feet; thence South 76°29'03" East 112.92 feet; thence South 85°09'03" East 90.11 feet; thence South 88°03'17" East 85.41 feet; thence North 34°55'19" East 37.86 feet; thence North 55°04'41" West 8.00 feet; thence North 34°55'19" East 30.15 feet; thence North 28°56'07" East 8.00 feet; thence South 61°37'47" East 8.00 feet; thence North 28°22'13" East 36.63 feet; thence North 61°37'47" West 8.00 feet; thence North 28°22'13" East 150.11 feet; thence North 16°21'19" East 10.28 feet; thence South 73°38'41" East 8.00 feet; thence North 16°21'19" East 50.14 feet; thence South 84°15'14" East 220.97 feet; thence South 70°53'04" East 191.50 feet; thence South 19°30'26" West 128.36 feet; thence Southeast 53.77 feet along an arc of a 272.50 foot radius curve to the right (center bears South 43°48'01" West, long chord bears South 40°32'48" East 53.69 feet with a central angle of 11°18'23"); thence Southeast 82.80 feet along an arc of a 227.50 foot radius curve to the left (center bears North 55°06'24" East, long chord bears South 45°19'12" East 82.34 feet with a central angle of 20°51'11"); thence South 55°44'47" East 24.90 feet to the Westerly line of Sentieri Canyon at Divario Amended & Extended; thence South 34°15'13" West 45.00 feet along said Westerly line; thence North 55°44'47" West 24.90 feet; thence Northwest 89.24 feet along an arc of a 275.45 foot radius curve to the right (center bears North 34°21'18" East, long chord bears North 46°21'51" West 88.85 feet with a central angle of 18°33'43"); thence South 59°25'38" West 108.16 feet; thence North 55°16'20" West 78.28 feet; thence North 31°32'57" East 4.01 feet; thence North 61°37'47" West 24.00 feet; thence South

28°22'13" West 247.50 feet; thence North 61°37'47" West 66.61 feet; thence South 28°22'13" West 166.19 feet; thence South 65°05'09" East 8.01 feet; thence South 28°22'13" West 26.44 feet; thence South 18°18'42" West 152.22 feet; thence North 71°41'18" West 8.00 feet; thence South 18°18'42" West 88.97 feet; thence South 71°41'18" East 8.00 feet; thence South 18°18'42" West 66.39 feet; thence South 11°12'10" West 78.16 feet; thence Southeast 63.77 feet along an arc of a 432.50 foot radius curve to the right (center bears South 43°03'09" West, long chord bears South 42°43'24" East 63.71 feet with a central angle of 08°26'54"); thence Southeast 139.65 feet along an arc of a 287.50 foot radius curve to the left (center bears North 51°30'03" East, long chord bears South 52°24'54" East 138.29 feet with a central angle of 27°49'54") to the Westerly line of Sentieri Canyon at Divario Amended & Extended; thence South 23°40'09" West 45.00 feet along said Westerly line; thence Northwest 161.51 feet along an arc of a 332.50 foot radius curve to the right (center bears North 23°40'09" East, long chord bears North 52°24'54" West 159.93 feet with a central angle of 27°49'54"); thence Northwest 112.13 feet along an arc of a 387.50 foot radius curve to the left (center bears South 51°30'03" West, long chord bears North 46°47'20" West 111.74 feet with a central angle of 16°34'46"); thence West 47.84 feet along an arc of a 25.00 foot radius curve to the left (center bears South 34°55'17" West, long chord bears South 70°05'49" West 40.87 feet with a central angle of 109°38'55"); thence North 53°05'32" West 47.45 feet; thence Northwest 39.88 feet along an arc of a 25.00 foot radius curve to the left (center bears North 68°54'22" West, long chord bears North 24°36'32" West 35.79 feet with a central angle of 91°24'20"); thence West 80.91 feet along an arc of a 387.50 foot radius curve to the left (center bears South 19°41'18" West, long chord bears North 76°17'35" West 60.76 feet with a central angle of 11°57'46"); thence West 24.23 feet along an arc of a 100.00 foot radius curve to the left (center bears South 07°43'32" West, long chord bears North 89°12'55" West 24.17 feet with a central angle of 13°52'55"); thence South 02°13'17" West 105.02 feet; thence North 88°09'23" West 201.58 feet to the point of beginning.

PARCEL 4: (SG-6-2-35-3002)

Northeast 1/4 of the Southwest 1/4 of Section 35, Township 42 South, Range 16 West, Salt Lake Base and Meridian as recorded in the Office of the Washington County Recorder. Less and excepting the North 16.0 acres of the Northeast Quarter of the Southwest Quarter of Section 35, Township 42 South, Range 16 West, Salt Lake Base and Meridian.

PARCEL 5: (SG-6-2-35-3002)

Northwest 1/4 of the Southwest 1/4 of Section 35, Township 42 South, Range 16 West, Salt Lake Base and Meridian as recorded in the Office of the Washington County Recorder.

PARCEL 6: (SG-6-2-34-411)

Beginning at the North 1/4 Corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence North 89°59'45" West 2662.74 feet along the North section line to the Northwest Corner of said section; thence South 00°07'50" East 610.00 feet along the West Section line; thence North 88°30' East 669.99 feet; thence South 58°45' East 330.00 feet; thence North 83°00' East 130.00 feet; thence South 73°30' East 200.00 feet; thence South 52°30' East 180.00 feet; thence South 43°00' East 120.00 feet; thence South 74°45' East 350.00 feet; thence North 21°00' East 236.89 feet; thence North 38°10' West 492.60 feet; thence South 89°59'45" East 1048.00 feet to the center Section line; thence North 00°14'17" West 485.30 feet along the center of Section line to the point of beginning.

LESS AND EXCEPT THEREFROM That portion conveyed to Visionary Homes 2020, LLC, a Utah limited liability company, by Warranty Deed recorded April 29, 2021 as Entry No. 20210031087 of Official Records, as follows:

Beginning at the Southwest Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running:

thence North 88°32'37" West 136.72 feet along the section line (deed states South 88°32'37" West 136.72 feet along the section line);

thence North 39°29'26" East 285.88 feet;

thence South 50°30'34" East 41.71 feet;

thence North 39°29'26" East 369.00 feet;

thence North 50°30'34" West 241.49 feet;

thence Northwest 274.86 feet along an arc of a 752.00 foot radius curve to the left (center bears South 39°29'26" West, long chord bears North 60°58'49" West 273.33 feet with a central angle of 20°56'30");

thence North 71°27'05" West 394.60 feet to the Easterly line of Cecita Crest at Divario Phase 1;

thence North 44°21'12" East 16.66 feet along said Easterly line of Cecita Crest at Divario Phase 1;

thence South 71°27'05" East 139.15 feet;

thence North 18°32'55" East 33.00 feet;

thence South 71°27'05" East 248.20 feet;

thence Southeast 292.40 feet along an arc of a 800.00 foot radius curve to the right (center bears South 18°32'55" West, long chord bears South 60°58'49" East 290.78 feet with a central angle of 20°56'30");

thence South 50°30'34" East 847.75 feet;

thence South 39°29'26" West 735.28 feet;

thence South 88°08'26" West 263.80 feet;

thence North 16°50'43" West 117.50 feet;

thence North 11°16'48" East 218.07 feet;

thence North 37°07'51" West 145.31 feet to the point of beginning.

(Boundary Description for Property Phase 1 Take-Down "PA-9", labeled as such for reference purposes only)

PARCEL 7: (SG-6-2-34-412)

Beginning at a point South 00°14'17" East 485.30 feet along the Center of Section line from the North 1/4 Corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian, running thence South 00°14'17" East 853.51 feet along the center line of said Section to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 34; thence North 89°54'16" West 2665.26 feet to the West Section line of said Section 34; thence North 00°07'50" West 724.55 feet along the West Section line of said Section; thence North 88°30' East 669.99 feet; thence South 58°45' East 330.00 feet; thence North 83°00' East 130.00 feet; thence South 73°30' East 200.00 feet; thence South 52°30' East 180.00 feet; thence South 43°00' East 120.00 feet; thence South 74°45' East 350.00 feet; thence North 21°00' East 236.89 feet; thence North 38°10' West 492.00 feet; thence South 89°59'45" East 1048.00 feet to the point of beginning.

PARCEL 8: (SG-6-2-34-1004)

Southwest 1/4 of the Northwest 1/4 of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian recorded in the Office of the Washington County Recorder.

PARCEL 9: (SG-6-2-34-1004)

Southeast 1/4 of the Northwest 1/4 of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian recorded in the Office of the Washington County Recorder.

PARCEL 10: (SG-6-2-34-1003)

Northeast 1/4 of the Southwest 1/4 of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian recorded in the Office of the Washington County Recorder.

PARCEL 11: (SG-6-2-34-1003)

A parcel of land located in the Northwest 1/4 of the Northeast 1/4 of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian described as: Beginning at the North quarter corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian; running thence South 89°30'30" East 467.00 feet along the North section line; thence South 19°54'47" East 1425.63 feet more or less to the 1/16 line; thence North 89°39'40" West 947.00 feet along the 1/16 line to the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 34; thence North 00°14'17" West 1338.81 feet along the center section line to the point of beginning.

PARCEL 12: (SG-6-2-34-1003)

A parcel of land located in the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian described as: Beginning at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian; running thence South 00°14'17" East 1338.81 feet along the center Section line to the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 34; thence South 89°48'47" East 1069.24 feet along the 1/16 line thence North 12°03'04" West 1367.76 feet, more or less to the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 34; thence North 89°39'40" West 799.24 feet along said North line to the point of beginning.

PARCEL 13: (SG-6-2-34-1008)

Beginning at the East Quarter Corner of Section 34, Township 42 South, Range 16 West, thence North 89°48'47" West 1364.50 feet; thence North 12°03'04" West 1367.76 feet; thence South 89°39'40" East 1367.76 feet; thence North 19°54'47" West 1425.63 feet more or less to the North Section line; thence South 89°30'30" East 383.00 feet; thence South 10°57'13" East 1305.77 feet; thence South 10°57'13" East 1014.09 feet; thence South 89°30'00" East 772.37 feet; thence South 50°45'00" East 160.28 feet; thence South 67°00'00" East 747.00 feet to the center Section line of Section 35, Township 42 South, Range 16 West, thence South 89°52'27" West 400.00 feet to the point of beginning.

LESS AND EXCEPTING Warranty Deed dated September 19, 1985, to the City of St. George, as Entry No. 281848, Book 388, Page 584-586 of the Official Records of Washington County, which is described as follows:

Beginning at a point North 89°48'47" West 1179.57 feet along the Center Section Line and North 10°51'30" West 822.04 feet from the East 1/4 Corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence North 10°51'30" West 100.00 feet; thence South 79°08'30" West 100.00 feet; thence South 10°51'30" East 100.00 feet; thence North 79°08'30" East 100.00 feet to the point of beginning.

PARCEL 14: (SG-6-2-34-241)

Northwest 1/4 of the Southeast 1/4 of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian, Washington County, St. George, Utah.

ALSO LESS AND EXCEPT therefrom that portion that portion conveyed to City of St. George, a body corporate and politic of Utah, by that certain Warranty Deed, recorded June 9, 2008 as Entry No. 20080023192 of Official Records, described as follows:

South Substation:

Beginning at a point found North 03°16'05" West 1439.17 feet along the Section line and South 86°43'55" West 1291.38 feet from the Southeast corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian; thence North 88°27'41" West 582.48 feet; thence North 01°32'28" East 110.33 feet; thence North 38°59'48" East 246.42 feet; thence South 78°16'07" East 371.72 feet to a 667-foot radius non-tangent curve concave to the Southwest, the radius point of which bears South 65°14'08" West; thence 250.74 feet along the arc of said curve through a central angle of 21°32'18" to the point of beginning.

PARCEL 15: (SG-6-2-34-1003)

Sectional Lot No. 3, Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian as recorded in the Office of the Washington County Recorder.

PARCEL 16: (SG-6-2-27-428)

Beginning at the East quarter corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence along the section line North 89°58'26" West, 221.80 feet; thence leaving said section line North 00°09'37" West, 663.03 feet to a point on a 740.00 foot radius curve concave to the Southwest, the radius point of which bears South 51°59'01" West, said point also being on the centerline of proposed Plantation Drive, an 80.00 foot wide proposed public street; thence Southeasterly 7.43 feet along the arc of said curve and said proposed centerline through a central angle of 00°34'30" to the point of tangency, thence continuing along said proposed centerline South 07°26'27" East, 114.74 feet to the point of curvature of a 1150.00 foot radius curve concave to the Northeast; thence Southeasterly 854.43 feet along the arc of said curve and said proposed centerline through a central angle of 42°34'12" to the point of tangency, thence continuing along said proposed centerline South 50°00'38" East 1024.33 feet; thence leaving said proposed centerline South 89°50'59" West 977.22 feet to a point on the Section line; thence along said section line North 00°04'17" West 851.02 feet to the point of beginning.

LESS AND EXCEPT therefrom ALL of the Sentieri Canyon at Divario Subdivision recorded October 2, 2019 as Entry No. 20190040539, of the Official Records of Washington County Recorder's Office, Utah.

ALSO LESS AND EXCEPT therefrom ALL of The Final Plat of Sentieri Canyon at Divario - Amended and Extended Subdivision recorded February 18, 2020 as Entry No. 20200008005, of the Official Records of Washington County Recorder's Office, Utah.

PARCEL 17: (SG-6-2-27-236)

Beginning at a point South 89°59'34" West 24.69 feet along the section line from the North quarter corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence South 89°59'34" West 248.08 feet along said section line to the South Quarter Corner of said Section 27; thence North 00°57'03" West 148.07 feet along the center section line to a point on a 1250.00 foot radius curve concave to the Northeast, the radius point of which bears North 39°58'05" East, said point also being on the proposed centerline of Plantation Drive, an 80.00 foot wide proposed public street; thence Southeasterly 266.11 feet along the arc of said curve and said proposed centerline through a central angle of 12°11'51" to the point of beginning.

PARCEL 18: (SG-6-2-34-1016)

Beginning at a point South 00°36'57" East 1270.68 feet along the Section line and North 90°00'00" West 1105.73 feet from the Northeast Corner of Section 34, Township 42 South, Range 16 West, of the Salt Lake Base and Meridian, said point being on the North Right-of-Way line of the proposed Canyon View Drive extension and running thence South 00°30'00" West 60.00 feet to the South Right-of-Way line of said Canyon View Drive; thence North 89°30'00" West 100.27 feet along said South Right-of-Way line; thence South 00°30'00" West 110.00 feet; thence South 89°30'00" East 45.92 feet; thence South 10°58'13" East 841.06 feet; thence North 89°30'04" West 168.61 feet; thence North 10°57'13" West, 1014.47 feet to a point on the North Right-of-Way line of said Canyon View Drive; thence South 89°30'00" East, 257.15 feet along said Right-of-Way line to the point of beginning.

PARCEL 19: (SG-6-2-34-1013)

Beginning at a point South 89°30'30" East, 1044.07 feet along the Section line from the North Quarter Corner of Section 34, Township 42 South, Range 16 West, of the Salt Lake Base and Meridian, said point being the Northwest corner of COTTAGES NORTH SUBDIVISION PHASE 3, and running thence along the Westerly boundary of said Subdivision in the following three (3) courses; South 23°27'05" West, 100.02 feet; thence South 00°29'30" West, 463.90 feet; thence South 25°02'13" East, 97.91 feet to a point on the Westerly boundary of "Cottages North, Phase II", Entry Number 478939, Washington County Records; thence South 10°57'13" East, 648.35 feet along said Westerly boundary to the Southwest corner of said "Cottages North, Phase II"; thence North 89°30'00" West, 97.29 feet; thence North 10°57'13" West 1305.76 feet to a point on the East-West Section line, said Section 34; thence South 89°10'30" East, 224.55 feet along said section line to the point of beginning.

PARCEL 20: (SG-6-2-34-1010)

Beginning at a point North 89°48'47" West 1179.57 feet along the Center Section Line and North 10°51'30" West 822.04 feet from the East 1/4 Corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence North 10°51'30" West 100.00 feet; thence South 79°08'30" West 100.00 feet; thence South 10°51'30" East 100.00 feet; thence North 79°08'30" East 100.00 feet to the point of beginning.

LESS AND EXCEPT the following 7 parcels A, B, C, D, E, F & G from Parcels 1-20 as described above.

Parcel A:

Beginning at a point South 00°09'37" East 1275.55 feet along the Section line and South 90°00'00" West 221.80 feet from the Northeast corner of Section 28, Township 42 South, Range 16 West, Salt Base and Meridian and running thence South 00°09'37" East 670.14 feet to a point on a 740.00 foot radius curve concave to the Southwest, the radius point of which bears South 81°59'03" West, said point being also on the proposed centerline of Plantation Drive, an 80.00 foot wide proposed public street; thence Northwesterly, 612.80 feet along the arc of said curve and said proposed centerline through a central angle of 47°26'51" to the point of tangency; thence continuing along said proposed centerline North 55°27'48" West, 289.69 feet; thence leaving said proposed centerline South 89°56'57" East, 550.00 feet to the point of beginning.

Parcel B:

Beginning at a point South 00°04'17" East, 851.02 feet along the Section line and South 89°50'58" East 977.22 feet from the West Quarter Corner of Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian said point being on the proposed centerline of Plantation Drive, an 80.00 foot wide proposed public street; thence leaving said centerline North 89°50'58" East 1414.90 feet to the sixteenth

line; thence South 00°57'03" East 1665.55 feet along said sixteenth line to a point on a 1250.00 foot radius curve concave to the Northeast, the radius point of which bears North 39°58'05" East, said point also being on the centerline of said proposed Plantation Drive; thence Northwesterly 702.91 feet along the arc of said curve and said proposed centerline through a central angle of 32°13'08" to the point of reverse curvature of a 1000.00 foot radius curve concave to the Southwest, the radius point of which bears South 77°11'13" west; thence Northwesterly 561.96 feet along the arc of said curve and said proposed centerline through a central angle of 32°11'52" to the point of tangency; thence continuing along said proposed centerline North 50°00'38" West, 973.68 feet to the point of beginning.

Parcel C:

Beginning at the North Quarter Corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence along the Section line South 89°11'30" East 819.51 feet, thence leaving said section line South 10°57'13" East 307.70 feet to a point on the proposed centerline of proposed 66.00 foot wide public street; thence along said proposed centerline South 23°27'06" West 303.24 feet to a point on the proposed centerline of Plantation Drive, a proposed 80.00 foot wide public street; thence along said proposed centerline North 51°12'26" West 720.12 feet to the point of curvature of a 1000.00 foot radius curve concave to the Southwest; thence Northwesterly 222.34 feet along the arc of said curve and said proposed centerline through a central angle of 12°44'20" to the point of reverse curvature of a 1250.00 foot radius curve concave to the Northeast, the radius point of which bears North 26°03'14" East; thence Northwesterly 37.45 feet along the arc of said curve and said proposed centerline through a central angle of 01°43'00" to a point on the Section line; thence along said Section line South 89°59'34" East, 24.69 feet to the point of beginning.

Parcel D:

Beginning at a point South 00°35'57" East 2271.21 feet along the section line and North 90°00'00" West, 408.23 feet from the Northeast Corner of Section 34, Township 42 South, Range 16 West, of the Salt Lake Base and Meridian and running thence North 89°29'59" West, 603.76 feet to a point on a 531.47 foot radius curve concave to the Northeast, from which the radius bears North 61°39'25" East; thence Southeasterly 573.23 feet along the arc of said curve through a central angle of 61°47'51" to the point of tangency; thence North 89°51'34" East, 410.45 feet to the point of curvature of a 1005.00 foot radius curve concave to the Southwest; thence Southeasterly 680.54 feet along the arc of said curve through a central angle at 38°47'54" to a point from which the radius point bears South 38°39'28" West; thence North 89°52'27" East, 851.80 feet; thence North 02°56'14" West, 100.66 feet; thence South 89°51'54" West, 941.85 feet; thence North 67°00'00" West, 746.01 feet; thence North 50°45'00" West, 160.27 feet to the point of beginning.

Parcel E:

Bearing Note: This boundary description incorporates the St. George City Horizontal Control Network (HCN) for its bearings. The bearing rotation required from the "Cottages" recorded subdivisions called for below to the HCN is 01°24'39" clockwise.

Beginning at a point North 00°48'55" East 1441.04 feet along the section line and North 90°00'00" West 1276.65 feet from the East quarter corner of Section 34, Township 42 South, Range 16 West of the Salt Lake Base and Meridian, said point being on the arc of a 20.00 foot radius curve concave to the Northeast, the radius point of which bears North 80°24'52" East; thence southeasterly 29.26 feet along the arc of said curve through a central angle of 83°49'27" to the point of reverse curvature of a 537.74 foot radius curve concave to the South; thence Easterly 49.94 feet along the arc of said curve through a central angle of 05°19'14" to the point of tangency, said point being on the southerly boundary of the "Cottage North Phase II" subdivision (Recorded No. 478939, 9-16-94, Washington County Recorder); thence coincident with said southerly boundary South 88°05'21" East 88.28 feet to the southeast corner said subdivision, said point being at the end of and on the northerly right-of-way line of Canyon View Drive, a 60.00 foot wide public roadway, said point also being on the westerly boundary line of the "Cottages North Amended Phase 1" subdivision (Recorded No. 467354, 5-17-94, Washington County

Recorder); thence coincident with said westerly boundary line and said end of roadway South 01°54'39" West 60.00 feet to a point on the southerly right-of-way line of said roadway, said point being that southwest corner of said "Cottages North Amended Phase I"; thence leaving said westerly boundary line; North 88°05'21" West 88.28 feet to the point of curvature of 477.74 foot radius curve concave to the south; thence westerly 33.06 feet along the arc of said curve through a central angle of 03°57'52" to the point of compound curvature of a 20.00 foot radius curve concave to the southeast; thence southwesterly 34.05 feet along the arc of said curve through a central angle of 97°31'55" to the point of tangency; thence South 09°35'08" East 335.94 feet to the point of curvature of a 460.00 foot radius curve concave to the east, thence southerly 29.45 feet along the arc of said curve through a central angle 03°40'07" to the point of tangency; thence South 13°15'15" East 413.88 feet thence South 21°30'35" East 121.68 feet to the point of curvature of a 528.00 foot radius curve concave to the northeast; thence Southeasterly 248.27 feet along the arc of said curve through a central angle of 26°56'28" to the point compound curvature of a 67.50 foot radius curve concave to the northeast, from which the radius point bears North 41°32'57" East; thence southeasterly 40.66 feet along the arc of said curve through a central angle of 34°30'41" to the point of cusp of a 531.47 foot radius curve concave to the northeast; the radius point of which bears North 38°12'35" East; thence southeasterly 99.14 feet along the arc of said curve through a central angle of 10°41'17" to the point of cusp of a 30.00 foot radius curve concave to the northeast, the radius point of which bears South 83°20'20" East; thence southeasterly 38.47 feet along the arc of said curve through a central angle of 73°28'49" to a point on radial line; thence along said radial line South 23°10'51" West 80.00 feet radial to a point on the arc of a 620.00 foot radius curve concave to the northeast; thence northwesterly 579.63 feet along the arc of said curve through a central angle of 63°33'54" to the point of tangency; thence North 13°15'15" West 458.48 feet to the point of curvature of a 540.00 foot radius curve to the east; thence northerly 34.58 feet along the arc of said curve through a central angle of 03°40'07" to the point of tangency; thence North 09°35'08" West 436.65 feet; thence North 80°24'52" East 80.00 feet to the point of beginning.

Parcel F:

Explanation: Boundary description of a parcel of property to be deeded to the City of St. George from Group Management for use as a future public street.

Beginning at a point on the northeasterly right-of-way line of Plantations Drive, an 80.00 foot wide public street, recorded October 26, 2000 as Entry Number 700320, official records of Washington County, Utah, said point lies North 00°48'55" East 162.62 feet along the section line and North 90°00'00" West 761.75 feet from the east quarter corner of Section 34, Township 42 South, Range 16 West of the Salt Lake Base and Meridian and in the point curvature of a 540.00 foot radius curve concave northerly, the radius point of which bears North 23°10'51" East; thence leaving said right-of-way line easterly 206.02 feet along the arc of said curve through a central angle of 21°51'32" to the point of tangency; thence South 88°40'41" East 418.52 feet to the point of curvature of a 980.00 foot radius curve concave southerly; thence easterly 669.72 feet along the arc of said curve through a central angle of 39°09'19" to the point of reverse curvature of a 25.00 foot radius curve concave northerly; thence easterly 41.85 feet along the arc of said curve through a central angle of 95°54'11" to the point of a compound curvature of a 125.00 foot radius curve concave northwesterly; thence northeasterly 9.48 feet along the arc of said curve through a central angle of 04°20'42" to a point on the boundary line of The Plantations at St. George Property, the radius point from which bears North 59°46'15" West; thence coincident with said boundary line South 88°41'58" East 54.82 feet to a point on the arc of 175.00 foot radius curve concave northwesterly the radius point of which bears North 68°29'11" West; thence leaving said boundary line southwesterly 53.33 feet along the arc of said curve through a central angle of 17°27'33" to the point reverse curvature of a 25.00 foot radius curve concave easterly; thence southerly 36.11 feet along the arc of said curve through a central angle of 82°45'31" to a point on a radial line; thence along said radial line South 46°12'51" West 80.00 feet to a point on the arc of a 900.00 foot radius curve concave southwesterly, the radius point of which bears South 46°12'51" West; thence northwesterly 705.17 feet along the arc of said curve through a Central angle of 44°53'32" to the point of tangency; thence North 88°40'41" West 418.52 feet to the point of curvature of a 620.00 foot radius curve concave northerly; thence westerly 236.54 feet along the arc of said curve through a central angle of 21°51'32" to a point on the southwesterly right-of-way line of said Plantations Drive, said point being on the radial line and the end of said Plantations Drive; thence along

said radial line North 23°10'51" East 80.00 feet to a point on said northeasterly right-of-way line and the point of beginning.

Parcel G:

North Parcel:

Beginning at the most Southwesterly corner of the Cottages South, Subdivision Phase 1 as found on file at the Washington County Recorder's Office, said point being North 00°48'55" East 656.39 feet along the Section line and West 1,054.39 feet from the East Quarter Corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running; thence South 09°33'21" East 235.67 feet; thence South 88°05'12" East 2.19 feet; thence southeasterly, 238.82 feet along a 531.47 foot radius arc to the left, said arc having a radial bearing of North 63°03'06" East and a central angle of 25°44'48" to a point on the Southerly line of Worldmark, the Club at St George Phase 1; thence westerly, 1.56 feet along a 72.50 foot radius Arc to the right, said arc having a radial bearing of North 01°09'44" East and a central angle of 01°13'54" to a point on the Northeasterly line of Plantations Drive as recorded and described by Entry No. 700320 Book 1384 Page 299 and running Northeasterly the following (5) courses along said North line; thence northwesterly, 8.77 feet along a 531.47 foot radius Arc to the right, said arc having a radial bearing of North 37°15'50" East and a central angle of 00°56'45"; thence northwesterly, 40.66 feet along a 67.50 foot radius Arc to the right, said arc having a radial bearing of North 07°02'16" East and a central angle of 34°30'41"; thence northwesterly, a distance of 248.27 feet along a compound curve to the right having a radius of 528.00 feet and a central angle of 26°56'28"; thence North 21°30'35" West 121.68 feet; thence North 13°15'15" West 67.00 feet; thence North 76°44'45" East 54.48 feet to the Point of Beginning.

South Parcel:

Beginning at a point on the Southerly line of Worldmark, the Club at St. George Phase 1 as found on file at the Washington County Recorder's Office, said point being North 00°48'55" East 195.90 feet along the Section line and West 783.08 feet from the East Quarter Corner of Section 34, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running; thence easterly, 248.70 feet along a 531.47 foot radius Arc to the left, said arc having a radial bearing of North 28°05'54" East and a central angle of 26°48'40" thence South 88°42'46" East 410.45 feet; thence easterly, 680.20 feet along a 1,004.99 foot radius Arc to the right, said arc having radial bearing of South 01°17'14" West and a central angle of 38°46'45" thence South 88°41'56" East 21.79 feet to a point on the Northerly line on Plantations Drive as recorded and described by Entry No. 814829 Book 1539 Page 350 and running Northwestery the following (7) courses along said North line; thence southwesterly, 9.48 feet along a 125.00 foot radius Arc to the right, said arc having a radial bearing of North 59°46'14" West and a central angle of 04°20'42"; thence westerly, a distance of 41.85 feet along a compound curve to the right having a radius of 25.00 feet and a central angle of 95°54'11"; thence westerly, a distance of 669.72 feet along a reverse curve to the left having a radius of 980.00 feet and a central angle of 39°09'19" thence North 88°40'41" West 418.52 feet; thence westerly, 206.02 feet along a 540.00 foot radius Arc to the right, said arc having a radial bearing of North 01°19'19" East and a central angle of 21°51'32"; thence northwesterly, a distance of 38.47 feet along a compound curve to the right having a radius of 30.00 feet and a central angle of 73°28'53"; thence northwesterly, 3.32 feet along a 531.47 foot radius Arc to the right, said arc having a radial bearing of North 27°31'19" East and a central angle of 00°21'29"; thence northerly, 0.67 feet along a 30.00 foot radius Arc to the right, said arc having a radial bearing of South 84°21'45" East and a central angle of 01°17'18" to the Point of Beginning.