

Addendum Page 1 of 3

Gary Christensen Washington County Recorder
08/16/2022 04:23:57 PM Fee \$0.00 By STATE OF
UTAH SCHOOL AND INSTITUTIONAL TRUST
LANDS ADMINISTRATION

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State of Utah School and Institutional Trust Lands Administration
1593 East Grapevine Crossing
Washington, UT 84780

**EXCLUSIVE POSSESSION ADDENDUM NO. 27 TO
DEVELOPMENT LEASE AGREEMENT NO. 1100**

This EXCLUSIVE POSSESSION ADDENDUM NO. 27 TO DEVELOPMENT LEASE AGREEMENT NO. 1100 (the "Addendum"), is effective November 1, 2021 (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:

(Sage Haven Phase 13 Boundary Description)

Beginning at a point that lies North 88°50'55" West along the section line 67.91 feet and due South 1294.40 feet, from the North Quarter Corner of Section 36, Township 43 South, Range 16 West, Salt Lake Base and Meridian, said point being on the south right of way line of Carnelian Parkway, and running thence along said line the following two (2) courses: 1) easterly along a 726.00 foot radius non-tangent curve to the left, (long chord bears South 80°36'42" East a distance of 459.04 feet), center point lies North 27°49'06" East through a central angle of 36°51'35", a distance of 467.05 feet and 2) southeasterly along a 27.50 foot radius reverse curve to the right, (long chord bears South 54°59'45" East a distance of 38.24 feet), center point lies South 09°02'29" East through a central angle of 88°05'29", a distance of 42.28 feet to a point on the west right of way line of Jasper Ridge Drive, and running thence along said line the following three (3) courses: 1) South 10°57'00" East 57.10 feet, 2) southerly along a 851.00 foot radius curve to the right, (long chord bears South 02°24'18" East a distance of 252.89 feet), center point lies South 79°03'00" West through a central angle of 17°05'24", a distance of 253.83 feet and 3) southwesterly along a 21.00 foot radius compound curve to the right, (long chord bears South 48°42'35" West a distance of 28.41 feet), center point lies North 83°51'37" West through a central angle of 85°08'23", a distance of 31.21 feet to a point on the north right of way line of Emerald Point Drive, and running thence along said line the following two (2) courses: 1) North 88°43'13" West 561.15 feet and 2) northwesterly along a 21.00 foot radius curve to the right, (long chord bears North 43°43'13" West a distance of 29.70 feet), center point lies North 01°16'47" East through a central angle of 90°00'00", a distance of 32.99 feet to a point on the east right of way line of Silver Birch Lane and running thence along said line the following four (4) courses: 1) North 01°16'47" East 229.37 feet and 2) northerly along a 231.00 foot

Addendum No. 27 to Development Lease Agreement No. 1100
Page 2

radius curve to the right, (long chord bears North 16°19'41" East a distance of 119.95 feet), center point lies South 88°43'13" East through a central angle of 30°05'48", a distance of 121.34 feet, 3) North 31°22'35" East 42.09 feet and 4) easterly along a 27.50 foot radius curve to the right, (long chord bears North 74°45'25" East a distance of 37.78 feet), center point lies South 58°37'25" East through a central angle of 86°45'41", a distance of 41.64 feet, to the point of beginning.

Containing 213,362 square feet or 4.90 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: [Signature]
Name: Kyle Pasley
Title: Managing Director

/s/ Chris Shiraldi
Special Assistant Attorney General

Desert Color St. George, LLC
By: [Signature]
Name: Mitchell Damsie
Title: Manager

STATE OF UTAH)
:ss.
COUNTY OF WASHINGTON)

On this 16th day of August, 2022, 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.

Alan Russell Roe
Notary Public



