

When recorded mail to:
City of St. George

WARRANTY DEED

The Plantations At St. George, L.L.C., a Utah Limited Liability Company **grantor**
of Honolulu, County of Honolulu, State of Hawaii
CONVEY AND warrant to

City of St. George, a Utah Municipal Corporation

grantee

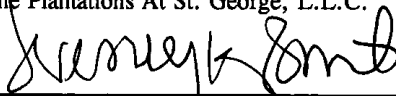
of St. George, Utah
for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS -----
the following described tract of land in Washington County State of Utah

See Attached Exhibit "A"

TOGETHER with all improvements and appurtenances thereunto belonging but being
SUBJECT to Easements, Rights of Way and Restrictions of Record.

WITNESS, the hand of said grantor, this 23rd day of July, 2002

The Plantations At St. George, L.L.C.

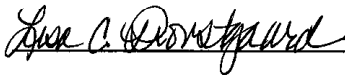


By: Wesley K. Saito, Manager

STATE OF Utah,
COUNTY OF Washington.

On the 23 day of July, 2002, personally appeared
before me Wesley K. Saito, Manager of The Plantations At St. George, L.L.C., a Utah Limited
Liability Company, the signer(s) of the within instrument, who duly acknowledged to me
that he executed the same.

 LISA C. PROVSTGAARD
NOTARY PUBLIC - STATE OF UTAH
415 E. 840 S. CIRCLE
ST. GEORGE, UT 84770
COMM. EXP. 5-31-2005
My Commission Expires



Residing In:

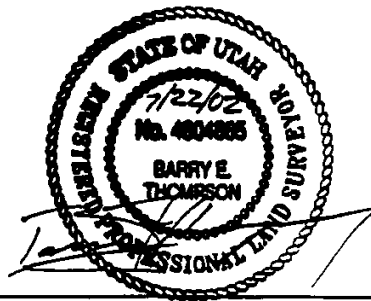
Exhibit "A"

ROSENBERG ASSOCIATES

CONSULTING ENGINEERS AND LAND SURVEYORS

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 $00^{\circ}48'55''$ East 162.62 feet along the section line and North $90^{\circ}00'00''$ 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 is the point of curvature of a 540.00 foot radius curve concave northerly, the radius point of which bears North $23^{\circ}10'51''$ East; thence leaving said right-of-way line easterly 206.02 feet along the arc of said curve through a central angle of $21^{\circ}51'32''$ to the point of tangency; thence South $88^{\circ}40'41''$ 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 $39^{\circ}09'19''$ 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 $95^{\circ}54'11''$ to the point of 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 $04^{\circ}20'42''$ to a point on the boundary line of The Plantations at St. George property, the radius point from which bears North $59^{\circ}46'15''$ West; thence coincident with said boundary line South $88^{\circ}41'58''$ East 54.82 feet to a point on the arc of a 175.00 foot radius curve concave northwesterly the radius point of which bears North $68^{\circ}29'11''$ West; thence leaving said boundary line southwesterly 53.33 feet along the arc of said curve through a central angle of $17^{\circ}27'33''$ to the point of 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 $82^{\circ}45'31''$ to a point on a radial line; thence along said radial line South $46^{\circ}12'51''$ 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 $46^{\circ}12'51''$ West; thence northwesterly 705.17 feet along the arc of said curve through a central angle of $44^{\circ}53'32''$ to the point of tangency; thence North $88^{\circ}40'41''$ 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 $21^{\circ}51'32''$ to a point on the southwesterly right-of-way line of said Plantations Drive, said point being on a radial line and the end of said Plantations Drive; thence along said radial line North $23^{\circ}10'51''$ East 80.00 feet to a point on said northeasterly right-of-way line and the point of beginning. Contains 2.598 acres.



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