



When recorded return to:

Gilbert M. Jennings
Fort Pierce Industrial Park Phases II, III & IV
335 East St. George Blvd., Ste 301
St. George, UT 84770

NOTICE OF TRANSFER FEE AND REINVESTMENT FEE COVENANT

Pursuant to Utah Code Ann. § 57-1-46(6), Fort Pierce Industrial Park Phases II, III & IV Owners Association, a Utah non-profit corporation (the “**Owners Association**”), hereby gives notice of a Transfer Fee and Reinvestment Fee Covenant which burdens all the real property described in Exhibit A, attached hereto, and any additional land that is annexed into and made subject to the Declaration of Covenants, Conditions and Restrictions of Fort Pierce Industrial Park Phases II, III & IV Owners Association, that was recorded May 19, 2015, as DOC # 20150016847, records of Washington County, Utah, and any amendments or supplements thereto (the “**Declaration**”).

The Transfer Fee and Reinvestment Fee Covenant is created by and is set forth in Section 4.3 of the Declaration, and is for the benefit of the burdened property. The reinvestment fee will not be used for purposes other than benefitting the burdened property for payment of (a) common planning, facilities and infrastructure; (b) obligations arising from an environmental covenant; (c) community programming; (d) common facilities; (e) open space; (f) common area amenities; or (g) association expenses.

The Transfer Fee and Reinvestment Fee Covenant requires, among other things, that upon the transfer of any of the real property subject to the Declaration, the transferee, other than the Declarant, is required to pay a reinvestment fee determined in accordance with Section 4.3 of the Declaration, unless the transfer falls within an exclusion listed in Utah Code Ann. § 57-1-46(8).

The name and address of the beneficiary of the Transfer Fee and Reinvestment Fee Covenant is:

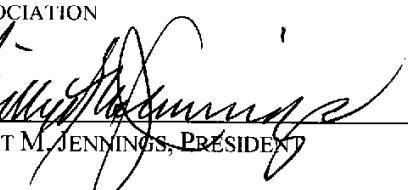
Fort Pierce Industrial Park Phases II, III & IV Owners Association
335 East St. George Blvd., Ste 301
St. George, Utah 84770

The burden of the Transfer Fee and Reinvestment Fee Covenant is intended to run with the real property and to bind successors in interest and assigns. The existence of the Transfer Fee and Reinvestment Fee Covenant precludes the imposition of any additional Transfer Fee and Reinvestment Fee Covenant on the burdened property.

The duration of the Transfer Fee and Reinvestment Fee Covenant is 20 years from the date the Declaration was recorded, which duration shall be automatically extended for successive period of ten years each.

DATE: November 28th, 2016.

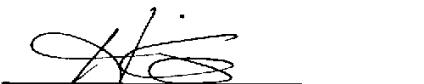
FORT PIERCE INDUSTRIAL PARK PHASES II, III & IV
OWNERS ASSOCIATION

By: 

GILBERT M. JENNINGS, PRESIDENT

STATE OF UTAH)
:ss
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 28th day of April, 2016, by Gilbert M. Jennings as President of Fort Pierce Industrial Park Phases II, III & IV Owners Association.


Notary Public

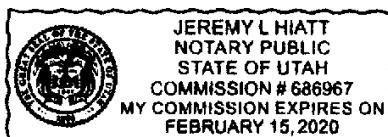


Exhibit "A"

**DESCRIPTION OF TOTAL AREA OF
FORT PIERCE BUSINESS PARK**

Beginning at the West $\frac{1}{4}$ Corner of Section 21, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence South $88^{\circ}46'43''$ East 2639.40 feet along the Center Section Line to the Center $\frac{1}{4}$ Corner of said Section 21; thence South $01^{\circ}10'30''$ West along the Center Section Line 2367.95 feet to the South $\frac{1}{4}$ Corner of said Section 21; thence North $88^{\circ}43'16''$ West 689.52 feet along the Section Line; thence South $69^{\circ}27'26''$ West 5250.57 feet; thence North $74^{\circ}35'33''$ West 2406.94 feet to a point on a 2940.00 foot radius curve to the left (bearing to radius point is N $76^{\circ}18'52''$ W) thence Northwesterly through a central angle of $40^{\circ}15'23''$ and 2065.66 feet along the arc of said curve; thence North $0^{\circ}00'00''$ West 973.97 feet; thence North $90^{\circ}00'00''$ West 823.90 feet; thence South $88^{\circ}51'09''$ West 180.00 feet to the point of a 730.00 foot radius curve to the left; thence Southwesterly through a central angle of $36^{\circ}24'07''$ and along the arc of said curve 463.79 feet; thence North $03^{\circ}01'15''$ West 553.72 feet; thence South $89^{\circ}00'17''$ West 495.29 feet; thence North $72^{\circ}26'14''$ West 566.345 feet; thence North $38^{\circ}27'30''$ West 726.46 feet; thence North $21^{\circ}03'22''$ West 756.68 feet; thence North $58^{\circ}22'01''$ East 1616.065 feet; thence North $55^{\circ}38'13''$ East 210.18 feet; thence North $43^{\circ}57'59''$ East 653.25 feet; thence South $45^{\circ}07'03''$ East 430.38 feet; thence South $82^{\circ}57'28''$ East 500.45 feet; thence North $54^{\circ}35'35''$ East 528.51 feet; thence North $61^{\circ}03'35''$ East 582.54 feet; thence North $6^{\circ}54'20''$ West 345.90 feet; thence North $41^{\circ}26'40''$ East 200.93 feet; thence North $66^{\circ}09'47''$ East 499.37 feet; thence North $51^{\circ}04'03''$ East 510.64 feet; thence South $63^{\circ}57'53''$ East 107.50 feet; thence South $84^{\circ}50'13''$ East 438.77 feet; thence North $89^{\circ}45'50''$ East 325.83 feet; thence South $70^{\circ}07'51''$ East 436.36 feet; thence North $46^{\circ}02'58''$ East 480.21 feet; thence North $24^{\circ}22'05''$ East 187.74 feet; thence North $1^{\circ}16'52''$ East 835.98 feet; thence South $88^{\circ}23'24''$ East 372.86 feet; thence North $15^{\circ}59'54''$ East 548.37 feet; thence North $0^{\circ}26'19''$ West 214.21 feet; thence North $88^{\circ}43'08''$ West 248.57 feet; thence North $0^{\circ}14'53''$ East 237.71 feet; thence North $40^{\circ}21'58''$ East 380.67 feet; thence South $88^{\circ}03'39''$ East 189.45 feet to a point on the West Right of Way Line of River Road; thence South $1^{\circ}49'25''$ East 470.54 feet along said right of way to the point of a 7340.53 foot radius curve to the right; thence Southeasterly through a central angle of $1^{\circ}52'16''$ and along the arc of said curve 239.72 feet to the point of a 2820.00 foot radius compound curve to the right; thence Southwesterly through a central angle of $24^{\circ}53'23''$ and along the arc of said curve 1225.03 feet; thence leaving the West side of River Road and running thence South $65^{\circ}03'46''$ East 100.00 feet to a point on the East Right of Way Line for River Road, said point also being on a 25.00 foot radius curve to the left (bearing to radius point is S $65^{\circ}03'46''$ E); thence southeasterly through a central angle of $113^{\circ}43'42''$ and along the arc of said curve 49.62 feet to a point of tangency on the North Right of Way Line for 3950 South Street; thence South $88^{\circ}47'28''$ East 1891.63 feet along said Right of Way Line to the Northeast Corner of 1630 East Street; thence South $1^{\circ}10'40''$ West 1320.62 feet along East Right of Way Line for 1630 East Street to the Southeast Corner of Section 17, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence South $1^{\circ}10'52''$ West 2639.38 feet along the Section Line to the point of beginning.

Containing 1,333.95 acres

Together with the following 50 foot wide described construction easement area:

Beginning at the South $\frac{1}{4}$ Corner of Section 21, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence North $88^{\circ}43'16''$ West 689.52 feet along the Section Line; thence South $69^{\circ}27'26''$ West 5250.57 feet; thence South $74^{\circ}35'33''$ West 1414.44 feet to a point on the East Right of Way Line for River Road; thence South $15^{\circ}24'27''$ West 50.00 feet; thence leaving the East Right of Way Line for River Road and running South $74^{\circ}35'33''$ East 1430.66 feet; thence North $69^{\circ}27'26''$ East 5257.15 feet; thence South $88^{\circ}43'16''$ East 679.98 feet; thence North $1^{\circ}10'30''$ East 50.00 feet to the point of beginning.

REVISED 3-25-15

prepared by L. Ried Pope PE, PLS

SG-5-3-17-130-ED1	SG-5-3-17-229	SG-5-3-17-234-ED1
SG-5-3-17-323-ED1	SG-5-3-17-2211	SG-5-3-20-441
SG-5-3-20-416	SG-5-3-17-228	SG-5-3-20-417
SG-5-3-20-435	SG-5-3-17-223	SG-5-3-20-442
SG-5-3-19-126	SG-5-3-17-227	SG-5-3-20-450
SG-5-3-19-133	SG-5-3-17-226-ED1	SG-5-3-19-111
SG-5-3-19-138	SG-5-3-17-2204-ED3	SG-5-3-19-110
SG-5-3-19-142	SG-5-3-17-2203-ED3	SG-5-3-19-1102
SG-5-3-20-451	SG-5-3-17-2201-ED1	SG-5-3-19-120
SG-5-3-20-452	SG-5-3-17-244-ED1	SG-5-3-19-131
SG-5-3-20-4311	SG-5-3-17-2381-ED1	SG-5-3-19-132
SG-5-3-17-332-ED2	SG-5-3-17-2202-ED1	SG-5-3-19-121
SG-5-3-17-235-ED1	SG-5-3-20-411-ED2	SG-5-3-17-231-ED1
SG-5-3-17-331-ED2	SG-5-3-20-110-ED3	SG-5-3-19-124
SG-5-3-19-127	SG-5-3-17-320-ED2	SG-5-3-20-448
SG-5-3-19-129	SG-5-3-17-322-ED2	SG-5-3-19-123
SG-5-3-19-128	SG-5-3-20-413-ED2	SG-5-3-20-445
SG-5-3-19-112	SG-5-3-17-245-ED1	SG-5-3-20-447
SG-5-3-17-236-ED1	SG-5-3-20-414	SG-5-3-20-446
SG-5-3-19-137	SG-5-3-20-415	SG-5-3-20-4410
SG-5-3-19-240	SG-5-3-20-413	SG-5-3-20-443
SG-5-3-19-139	SG-5-3-20-410-ED2	SG-5-3-20-444
SG-5-3-17-233-ED1	SG-5-3-20-143-ED2	SG-5-3-20-4411
SG-5-3-19-134	SG-5-3-20-412-ED2	SG-5-3-20-449
SG-5-3-17-230-ED1	SG-5-3-20-414-ED2	SG-5-3-17-321-ED1
SG-5-3-19-141	SG-5-3-20-419-CD	SG-5-3-20-431
SG-5-3-19-140	SG-5-3-20-422-CD	SG-5-3-20-439
SG-5-3-19-130	SG-5-3-17-2461-ED1	SG-5-3-20-4392
SG-5-3-19-136	SG-5-3-20-141-ED2	SG-5-3-19-122
SG-5-3-20-424-CD	SG-5-3-20-111-ED3	SG-5-3-19-125
SG-5-3-20-240-CD	SG-5-3-20-113-ED3	SG-5-3-20-434
SG-5-3-17-232-ED1	SG-5-3-20-112-ED3	SG-5-3-20-430
SG-5-3-20-212-CD	SG-5-3-20-124-ED3	SG-5-3-20-437
SG-5-3-20-314-CD	SG-5-3-20-213-ED3	SG-5-3-20-436
SG-5-3-20-3141-CD	SG-5-3-20-210-ED3	
SG-5-3-20-310-CD	SG-5-3-20-120-CD	SG-PL
SG-5-3-20-311-CD	SG-5-3-20-211-ED3	
SG-5-3-20-425-CD	SG-5-3-20-130-ED3	
SG-5-3-21-3401-CD	SG-5-3-20-423	
SG-5-3-20-312-CD	SG-5-3-17-247-ED1	
SG-5-3-20-313-CD	SG-5-3-20-438	
SG-5-3-17-222	SG-5-3-20-432	
SG-5-3-17-221	SG-5-3-20-420	
SG-5-3-19-135	SG-5-3-20-421	
SG-5-3-17-131-ED1	SG-5-3-20-433	
SG-5-3-17-225	SG-5-3-20-440	
SG-5-3-17-224	SG-5-3-20-418	