

STATE OF UTAH PATENT NO. 20627

WHEREAS, DSG HOLDINGS, LLC, a Utah limited liability company, 120 East St. George Blvd, St George UT 84770, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State,

AND WHEREAS, the said DSG HOLDINGS, LLC has paid for said lands, pursuant to the conditions of said sale, and the laws of the State duly enacted in relation thereto, the sum of Two Million Two Hundred Thirteen Thousand Five Hundred Four Dollars and Ten Cents (\$2,213,504.10), and all legal interest thereon accrued, as fully appears by the certificate of sale;

NOW THEREFORE I, GARY R. HERBERT, Governor, by virtue of the power and authority vested in me by the laws of the State of Utah, do issue this PATENT, in the name and by the authority of the State of Utah, hereby granting and confirming unto the said DSG HOLDINGS, LLC, and to its successors and assigns forever, the following tract or parcel of land, situated in the County of Washington, State of Utah, more particularly described in **Exhibit A** attached hereto and incorporated by reference.

TO HAVE AND TO HOLD the above described and granted premises unto the said DSG HOLDINGS, LLC, a Utah limited liability company, and to its successors and assigns forever,

Excepting and reserving to the State of Utah, for the benefit of the State and its successors in interest, assigns, permittees, licensees and lessees from time to time, all coal, oil, gas and other hydrocarbons and other mineral deposits, along with the right for the Trust Lands Administration or other authorized persons or entities to prospect for, mine, and remove such deposits; also,

Excepting and reserving to the State of Utah a fifty (50) foot access and utility easement across the Property for the benefit of the Trust Lands Administration, its successors in interest, assigns, permittees and lessees, as may be necessary and reasonable to access lands administered by the School and Institutional Trust Lands Administration; also,

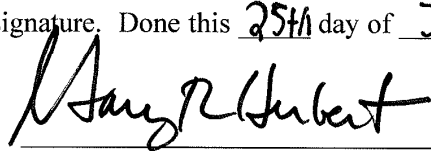
Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, subject to exceptions and reservations contained in federal patents and clear lists, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute.

Subject to any valid, existing rights of way and easements of any kind, including, without limitation, Easements No. ESMT 2166 with St. George City, ESMT 1543 with St. George City, ESMT 1980 with Dixie Power, ESMT 932 with Dixie Rural Electric, ESMT 1444 with St. George City, ESMT 350 with Dixie Escalante, ESMT 1568 with St. George City, and DEVL 816 with St. George City, and any right, interest, reservation or exception appearing of record, subject to

exceptions and reservations contained in federal patents and clear lists, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute.

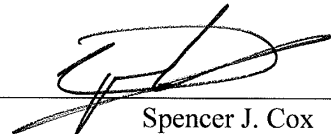
IN TESTIMONY WHEREOF, I affix my signature. Done this 25th day of July, 2019.

By the Governor:



Gary R. Herbert

Attested:



Spencer J. Cox
Lieutenant Governor





David Ure, Director
School and Institutional
Trust Lands Administration

APPROVED AS TO FORM
Sean D. Reyes
Attorney General

By



Special Assistant Attorney General

Exhibit A
Property Description

PARCEL 1 REMAINDER AREA BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF A PARCEL OF GROUND DESCRIBED AS "PARCEL 1 RELEASE AREA", IN THAT CERTAIN STATE OF UTAH PATENT NO. 20458, RECORDED AS DOCUMENT NO. 20170004233 IN THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 88°46'00" WEST ALONG THE SECTION LINE, A DISTANCE OF 1250.192 FEET AND SOUTH 6416.990 FEET FROM THE NORTHEAST CORNER OF SECTION 29. TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 01°10'10" WEST 292.411 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE WHITE DOME DRIVE ROADWAY DEDICATION, RECORDED AS DOC. NO. 20180013739 IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING (5) FIVE COURSES: (1) SOUTH 87°24'57" WEST 300.611 FEET TO A POINT OF CURVATURE; (2) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 1333.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15°07'46", A DISTANCE OF 351.989 FEET TO A POINT OF REVERSE CURVATURE; (3) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 1267.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°42'02", A DISTANCE OF 391.418 FEET; (4) SOUTH 89°59'13" WEST 1060.274 FEET TO A POINT OF CURVATURE; AND (5) RUNNING NORTHWESTERLY ALONG THE ARC OF A 35.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 54.978 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE RIVER ROAD EXTENSION AMENDED, ROADWAY DEDICATION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 00°00'47" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 577.359 FEET TO THE SOUTHERLY BOUNDARY OF SAID "PARCEL 1 RELEASE AREA"; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING (3) THREE COURSES: (1) NORTH 81°05'52" EAST 582.205 FEET; (2) SOUTH 83°26'47" EAST 1282.639 FEET; AND (3) SOUTH 65°39'23" EAST 310.530 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WHITE DOME DRIVE ROADWAY DEDICATION, RECORDED AS DOC. NO. 20180013739 IN THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 88°46'00" WEST ALONG THE SECTION LINE, A DISTANCE OF 1257.512 FEET AND SOUTH 6775.626 FEET FROM THE NORTHEAST CORNER OF SECTION 29. TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 01°10'10" WEST 1206.106 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 08°47'15" WEST), SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN PARKWAY; THENCE SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (4) FOUR COURSES: (1) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 6050.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°03'12", A DISTANCE OF 1061.564 FEET; (2) NORTH 78°18'17" WEST 486.140 FEET; (3) NORTH 83°25'04" WEST 561.240 FEET; AND (4) NORTH 88°44'02" WEST 8.558 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE RIVER ROAD EXTENSION AMENDED, ROADWAY DEDICATION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 00°00'47" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 941.743 FEET TO A POINT OF CURVATURE AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WHITE DOME DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (5) FIVE COURSES: (1) RUNNING NORTHEASTERLY ALONG THE ARC OF A 35.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 54.978 FEET; (2) NORTH 89°59'13" EAST 1060.274 FEET TO A POINT OF CURVATURE; (3) RUNNING NORTHEASTERLY ALONG THE ARC OF A 1333.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°42'02", A DISTANCE OF 411.807 FEET TO A POINT OF REVERSE CURVATURE; (4) RUNNING NORTHEASTERLY ALONG THE ARC OF A 1267.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°07'46", A DISTANCE OF 334.561 FEET; AND (5) NORTH 87°24'57" EAST 296.281 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,603,125 SQ. FT. (82.716 ACRES)
82.716 ACRES IN SEC. 32, T 43 S, R 15 W, SLB&M

PARCEL 4 – SECOND RELEASE AREA

BEGINNING AT A POINT ON THE QUARTER SECTION LINE OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING NORTH 01°10'30" EAST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 1754.416 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 21 AND RUNNING THENCE SOUTH 88°49'30" EAST 2358.334 FEET; THENCE SOUTH 01°10'59" WEST 5.799 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 64°47'42" EAST); THENCE ALONG THE ARC OF A 792.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 31°55'23", A DISTANCE OF 441.273 FEET; THENCE NORTH 88°44'34" WEST 625.425 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 89°59'46" EAST); THENCE ALONG THE ARC OF A 600.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°00'13", A DISTANCE OF 178.061 FEET; THENCE SOUTH 16°59'59" EAST 310.000 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 100.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 49°35'58", A DISTANCE OF 86.568 FEET; THENCE SOUTH 32°36'00" WEST 141.254 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A PARCEL OF GROUND DESCRIBED AS "PARCEL 4 RELEASE AREA" IN THAT CERTAIN STATE OF UTAH PATENT NO. 20458, RECORDED AS DOCUMENT NO. 20170004233 IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 88°50'22" WEST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 1714.948 FEET TO THE QUARTER SECTION LINE; THENCE NORTH 01°10'30" EAST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 1109.896 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,178,000 SQ. FT., (50.000 ACRES)

50.000 ACRES IN SEC. 21, T 43 S, R 15 W, SLB&M

Tax Parcels: SG-6745-TR & SG-6737-TR