

When Recorded Return To:
City of St. George
Attn: Legal Department
175 East 200 North
St. George, Utah 84770

Tax ID: SG-DCR-4B-6-414

INDEMNIFICATION AGREEMENT FOR PUBLIC UTILITY EASEMENT ENCROACHMENT

This Indemnification Agreement for Public Utility Easement Encroachment (Agreement) is hereby executed as of the date signed below by CW Desert Color LLC (Owner) regarding real property located at 5302 Blue Pearl Aly, St George, Utah 84790 more fully described in Exhibit A which is incorporated herein by this reference.

Owner does hereby covenant, acknowledge, and agree that the City of St. George (City) has a public utility easement on the subject property. Owner understands and agrees that any improvements, including, but not limited to, pavement, fences, walls, accessory structures, garages, pools, or any other improvement or structure of any kind (the "Encroaching Improvement") placed within the easement area, may be removed and/or damaged by actions of City and/or public utility companies in the future if installation, repair, maintenance, or removal of utilities becomes necessary. Owner understands and agrees that Owner assumes full risk that such utility installation, repair, maintenance, or removal may be necessary in the future, and that OWNER assumes full responsibility for damage of any kind to the Encroaching Improvement, and that it is Owner's sole responsibility to repair or replace the Encroaching Improvement, if Owner so desires.

Owner and their heirs, successors, and assigns do hereby acknowledge that the Encroaching Improvement may give rise to claims, demands, causes of action, suits, judgments, damages, losses, or expenses attributable to bodily injury or death, or injury to or destruction of property, including loss of use. Owner agrees and covenants not to sue the City, its officials, officers, representatives, employees, and agents, and shall indemnify and save them harmless against any and all claims, demands, causes of action, suits, judgments, damages, losses, or expenses attributable to the Encroaching Improvement being located in the public utility easement, and shall defend, indemnify and save them harmless from any and all claims, demands, suits, actions or proceedings of any kind or nature, of or by anyone, in any way resulting from or arising out of the Encroaching Improvement, whether such claims or actions are rightfully or wrongfully brought, filed, or appealed. This Agreement shall attach to and run with the land, and is binding on all subsequent purchasers, heirs, successors, and assigns, encumbering the Property set forth in Exhibit A henceforth and forever. This Agreement shall not be amended or revoked without the prior written consent of the City, signed by the parties, and properly recorded in the records of Washington County, Utah.

DATED this 20 day of DECEMBER 2024.

OWNER: CW Desert Color LLC

 Chris Winter Authorized Agent
Name: Chris Winter Title: Authorized Agent

STATE OF UTAH)
ss.
WASHINGTON COUNTY)

On the 20 day of DECEMBER 2024 personally appeared before me WINTER, who
being by me duly sworn did say that he/she is the manager of CW Desert Color, L.L.C. and that he/she
executed the foregoing document on behalf of said limited liability company being authorized and
empowered to do so by the operating agreement of CW Desert Color, L.L.C., and he/she did duly
acknowledge to me that such limited liability company executed the same for the uses and purposes
stated therein.

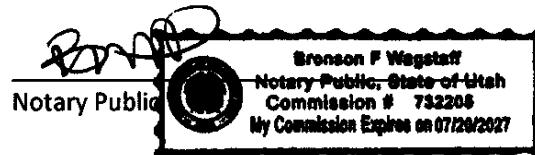


EXHIBIT A

Legal Description

Lot Four Hundred fourteen (414), Desert Color Resort 4B & 6, according to the Official Plat

thereof, on file in the Office of the Recorder of Washington County, State of Utah.