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B: 1725 P: 182 Fee \$40.00
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08/11/2025 12:46:30 PM By GLENN SHOBER



IRON COUNTY, UTAH
82 North 100 East, Suite # 102
Cedar City, Utah 84720

– **CONDITIONAL USE PERMIT** –

Date: January 9, 2025

Affected APN's (all or part): APNs: D-0459-0460-0457-01, D-0455-0000-0000, E-0066-0002-0000, E-0461-0000-0000, E-0064-0014-0000, D-0464-0002-0000, D-0465-0000-0000, D-0433-0005-0000, E-0064-0005-0000 & BLM property w/o APNs.

The Applicant, Zion Solar, LLC, has duly submitted a request for a Conditional Use Permit for the **Zion Solar Power Plant**, to the Iron County Planning Commission. The Iron County Planning Commission having reviewed, discussed, and voted on the Conditional Use Permit application as submitted by the Applicant and having determined that the applicable ordinances and statutes have been complied with and that good cause exists for granting a Conditional Use Permit. **Now therefore, the Iron County Planning Commission does hereby grant the Applicant a Conditional Use Permit as related to certain real property described as follows:**

Approximately 2200 acres addressed near 6400 N to 9200 N Lund Hwy, Cedar City, UT 84721 – within Sections 14, 23, 24, 25, 26 & 35 T34S, R12W, and Sections 29, 30, 31, 32 & 33, T34S, R11W, SLB&M, Iron County, UT, – more particularly described in the Narrative Section 2 – Description of the Proposed Use, and located as shown on “List of Land Owners, Land Description, Consent of the Landowners/Affidavit of Legal Interest Iron County Standar Form & Copy of Property Deeds” – Exhibit B,” and the “Project Location Map” and “Site Plan” – Exhibit E, of the conditional use permit application.

This permit anticipates the further refining of the project boundary legal description as final project engineering is submitted and consideration is given to any possible new taxing districts or economic development / community re-development areas being created, in order that all related processes have the same Project boundary description. Said final adjusted boundary description must be submitted prior to final building permit inspection and certificate of completion.

All of said property being located in Iron County, State of Utah, and said Conditional Use Permit being granted for the use or uses of **“SOLAR POWER PLANT,” “ELECTRIC TRANSMISSION LINES,” & “ELECTRIC SUBSTATION”** – using photovoltaic (PV) technology, including grid-scale power storage, **COLLECTIVELY, THE “Project”**, in the zone presently classified as A-20 (Agricultural 20 Acre), and said Conditional Use Permit granted subject to the following terms, provisions, and conditions, to wit:

1. **Authorization.** This permit authorizes development (construction and operation) of a utility-scale single axis tracking, solar photovoltaic (PV) electricity generating facility – ‘Solar Power Plant’, rated initially up to three-hundred (300) MW (AC), with 1200 MWh storage hybrid utility-scale solar and BESS facility, to assist in reducing power delivery fluctuations and time shifting energy delivery, electric substation and electric transmission lines, together with all support facilities, buildings (control building & operations and maintenance building), materials and appurtenances identified

in the application, forms, and maps as submitted, and which hereby become part of the Conditional Use Permit.

The permit will remain valid during the life of the Project (anticipated 30-40 years), subject to continued compliance with the conditions established herein.

2. **Compliance.** Applicant shall comply with all federal, state, Iron County, Department of Environmental Quality (DEQ), Southwest Utah Public Health Department, and the Federal laws, rules, and regulations related to the operation of a Solar Power Plant and Electric Substation with utility scale power storage and Electric Transmission Lines.
3. **Battery Energy Storage System (BESS).** Because the Applicant anticipates incorporating an energy storage system as part of the Project, the Applicant shall work closely with the Building Department and the Fire Department in obtaining necessary permits and designing safety measures and emergency response options appropriate for the energy storage technology chosen.
4. **Temporary Facilities.** This permit authorizes the construction uses of mobile office buildings, equipment and materials storage, and similar accessory uses in conjunction with the Project construction, during the construction period (from approved building permit until final Project approval). The use of camp trailers and/or recreational vehicles for temporary housing are allowed only in otherwise legally permitted and established travel trailer parks or camping areas. 'Man-Camps' and/or other similar temporary construction housing are prohibited activities.
5. **Final Site Plan.** The Applicant shall submit a final detailed site plan to Iron County for review and approval prior to construction (as part of the building permit application). The final site plan shall comply with the conditions of this decision and applicable provisions of Iron County Code (e.g. the solar energy ordinance - Chapter 17.33). All improvements must comply with the approved final site plan. Evidence of encroachment permits, and property easements, if applicable, for project ingress and egress shall be required prior to final site plan approval and a building permit being issued. The site plan shall also identify a secondary emergency access to provide ingress and egress for the Project property. Evidence of easements for the generation-tie line route shall be required prior to final building permit inspection and certificate of completion, if appropriate.
6. **Fencing.** This permit shall require the installation and maintenance of a permanent perimeter/boundary fence around the entire portion of the property containing the Solar Power Plant. Design minimum shall be a six (6) foot high chain-link security fence. Any gates at project entrances from a County road shall be located sufficiently back from the County road to allow a truck to pull off of the road before having to open the gate.
7. **Noise Compliance.** The Project shall comply with the applicable noise limitations of Iron County Code 17.33.030(B)(5).
8. **Portions of Existing Parcels.** When only portions of existing parcels are included in the project area boundary for project purposes or uses authorized in this Conditional Use Permit, it does not constitute the division of said parcels as remainder portions or parcels; and any division of property must comply with applicable County subdivision and zoning requirements.

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9. **Secondary Access.** Provisions for an emergency secondary egress and ingress shall be provided such that appropriate emergency vehicles/personnel (light weight all-wheel-drive or wildland fire apparatus or ambulance vehicles - e.g., Type 6 Fire Engine - NWCG) can access and exit the property if the primary access should become blocked or restricted because of fire or other natural or man caused disaster. Said secondary access location shall be identified in the final site plan and necessary approvals and improvements shall be completed prior to the solar plant construction material being delivered to the project site.
10. **Access Location and Improvements.** The road approach locations and types of construction shall be reviewed and approved by the County (Iron County Code 12.08), with review by the County Engineer (Encroachment permit required). Methods to reduce "track out" onto the public roads shall be provided, including but not limited to hard surfacing the access roads for 150 feet off of the County or State road or highway. If track out occurs, the Applicant is responsible for clearing the roadway in a timely manner.
11. **County Road Restoration.** Upon completion of the construction of th Project, the Applicant shall restore those portions of Lund Highway, herein identified (from 6400 N traveling Northwest along Lund Highway to the North Edge of the Project (approximately 4.15 miles) affected by the Applicant's construction activities to substantially the same condition as what existed prior to commencement of construction of the Project. Photos of applicable roads, written notes, and any other necessary documentation shall be obtained and provided to the County Engineer prior to starting construction of the Project.
12. **Road Improvements.** Applicant shall improve Lund Highway from the end of the existing chip seal improvement traveling north to the North Project boundary (approximately 0.37 miles) to a County road standard that complies with applicable Iron County road requirements. Any County road improvements shall be coordinated, reviewed, inspected, and approved by the County Engineer to ensure that the improvements are done in accordance with County standards for road construction, drainage, signage, etc. Road improvements should be completed prior to, or contemporaneous with substantial completion of the Project; provided that the Applicant shall maintain adequate access at all times during construction. Road improvements described in this section shall be completed by the Applicant's licensed and bonded contractor, or coordinated with the County for work performed by Iron County, and must be approved by the County Engineer.
13. **Road and Improvement Guarantee.** Once any improvement or restoration work is completed pursuant to Section 11 and/or 12 above, the work shall be guaranteed by the Applicant and/or road contractor for a period extending from completion of the road to one year after completion of construction of the Project in accordance with applicable Iron County Code requirements. The guaranty shall cover any defects in construction and any damage caused by the Project that warrants repair, as determined by the County Engineer. The guaranty shall be in the form of a surety bond or irrevocable letter of credit from a company licensed to do business in the State of Utah, in the amount of 10% of the engineer's estimate for the road improvement, as approved by the County in accordance with applicable Iron County Code requirements.
14. **Lighting.** Lighting impacts shall be minimized by using full cut-off lighting and the amount of illumination shall be no more than the minimum necessary. As a guideline, average lighting levels of no more than 15-20 lumens would be expected. The security lighting shall be divided into multiple small areas so that motion-activation of one area does not result in illumination of more area than

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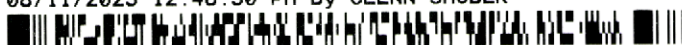


necessary. Furthermore, this Project may be subject to lighting requirements of the Federal Energy Regulatory Commission (FERC), the North American Electric Reliability Corporation (NERC), and Rocky Mountain Power, and this permit anticipates compliance with lighting regulations from these entities to the extent applicable.

15. **Wildland Fire Protection.** The Project shall comply with the defensible space requirements of the Utah Wildland-Urban Interface Code throughout construction and operation of the facility. Ongoing maintenance must be provided to ensure removal of grass, weeds, and other flammable materials from the defensible space areas. Any vegetation control at the site shall use materials and methods that ensure protection of the groundwater. Knox-Box rapid entry systems or other approved substitutes shall be required for each entrance gate and coordinated with the Cedar City Fire Department and County Fire Warden.
16. **Fire Training.** The Applicant shall offer to facilitate training for the appropriate fire department(s) with training relating to the specific hazards of the Solar Power Plant (e.g transformer fires, battery fires, shock hazards).
17. **UPD Clearance.** Prior to disturbing the ground for development and prior to issuance of a building permit the Applicant shall provide an updated "prairie dog clearance", from the Utah Department of Wildlife Resources (UDWR) and/or United States Fish and Wildlife Service (USFWS), as applicable, for the area that is to be disturbed. Any mitigation measures to obtain any necessary "take" or to otherwise satisfy the UDWR and USFWS will need to be completed in order to obtain construction authorization.
18. **Wildlife – Including Raptor Nesting and Burrowing Owl.** Pre-construction raptor nest and burrowing owl clearance surveys must be conducted prior to construction and results provided to the County Building Official and UDWR. If predatory birds or burrowing owls start to use the solar farm structures, the Applicant shall consult with UDWR. Results from any wildlife surveys shall be reported to the County and coordinated with UDWR for any mitigation measures that may be required.
19. **Cultural & Environmental Resource Evaluation.** A cultural and archaeological evaluation shall be provided as part of the environmental analysis, to be submitted with the final site plan, to determine if the Project site has any known historical, archaeological or cultural trails, sites, and/or artifacts. In addition, the Applicant shall consult with the Paiute Tribe to invite a cultural resource specialist to be present during excavation in any areas of concern, if requested by the tribal officials.
20. **Antiquity Discovery.** If any archaeological resources or artifacts are found anywhere on the site during construction, those involved shall comply with the State Historic Preservation Office notification requirements and applicable laws (e.g. Utah State Antiquities Act (UCA 9-8-301 through 308), UCA 76-9-704, UCA 9-8-309, and Utah Administrative Code 212-4).
21. **Work Off-Site.** If material storage, work activities, or vehicle use is to occur in the transmission line easements, consultation with Rocky Mountain Power (PacifiCorp) or applicable easement holders shall first occur, to ensure that any necessary permission is obtained and safety precautions for working near the power lines are understood. No permanent improvements are permitted in the transmission line easements without authorization from the property/easement owners.

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22. **Dust Plan.** The final site plan shall include information relating to how dust control will be accomplished for all disturbed on-site areas during both construction and operation of the Solar Power Plant. This dust control plan must be reviewed and approved by the zoning administrator. After construction, the disturbed, unpaved portions of the developed project site would be stabilized as needed to prevent the blowing of excess dust and dirt. In the event that reseeded is appropriate, a seeding mix shall be suggested/approved by the Iron County Weed and Pest supervisor. Fugitive dust impacts from the Project site shall be closely monitored during construction and dust control methods shall be utilized as necessary to minimize fugitive dust from the Project site.

Fugitive dust control and maintenance of the delivery route (once it leaves any paved road/highway), which is above and beyond the normal level of County maintenance, shall be the responsibility of the Applicant during the construction period. Dust control and road maintenance, including adding gravel during winter or muddy conditions, shall be provided as specified by the County Engineer, based on maintaining the roadway in a suitable condition and minimizing dust impacts from project traffic to neighboring properties. If the County determines that the Applicant has failed to provide adequate dust control and maintenance on the roadway in violation of applicable Iron County regulations, the County shall provide the Applicant sufficient opportunity to correct the situation, prior to taking necessary measures to insure the problem is resolved.

23. **Grading and Hydrology.** An acceptable grading and storm drainage plan, detailing run off, erosion control, contaminants potential, culverts, retention/detention basins, etc. shall be prepared and submitted to Southwest Utah Public Health Department and/or DEQ, as applicable, and the Iron County Engineer as part of the building permit application.

The Applicant shall obtain a UPDES Storm Water General Permit for Construction Activities, including an authorized Stormwater Pollution Prevention Plan from DEQ. The permit is required prior to the County issuing a building permit.

The Project, with all accessory facilities, shall be designed such that if a natural hazard were to occur, the Project (or affected portion thereof) could be "turned off". If berming on the site, or otherwise channeling floodwaters through or around the site is to occur, the floodwater shall either be dispersed before it leaves the site, or a drainage easement shall be obtained across any off-site properties to carry the channeled water to the appropriate location, approved by the County Engineer. All construction will need to comply with the floodplain development criteria in effect at the time of applicable building permit application.

24. **Water Rights.** The Applicant and operator shall ensure compliance with Utah water right laws. Any necessary changes to the existing water rights (e.g. type of use, time of use, and perhaps place of use) need to occur as necessary to remain in compliance with the Utah water right laws.
25. **Signage.** Signs and identification devices shall be permitted for the Project as follows:
- One identification sign, in compliance with Section 17.52.020 Iron County Code, at the entrance of the property, shall be permitted. The sign may be indirectly illuminated with downward directed lamps, but shall be non-flashing.
 - Signs within the required front yard along a public road shall be no higher than forty-two inches.
 - Small identification and safety warning signs around the perimeter of the property may be affixed to the perimeter security fence, and/or at other appropriate locations.

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26. **Future Improvements.** Property owner(s) hereby agrees to participate in any road, water, storm water, or sewer systems improvements proposed by Iron County only if such improvements warrant property owner participation and as customarily done through special assessment areas or service districts established according to Utah Code.
27. **Refuse Collection/Solid Waste.** The storage, collection, and disposal of solid waste shall be carried out in such a manner so as to prevent, to the best of Applicant's ability, fire and health hazards, rodent harborage, insect breeding, accidents and odor in accordance with Iron County Solid Waste rules and protocol. The Applicant shall take all necessary precautions to prevent littering of the site or neighboring properties. It shall be the Applicant's responsibility to collect in a timely manner any litter which leaves the site. Furthermore, Applicant shall submit a plan to dispose of all debris and waste materials. This plan must have approval signatures by the County Landfill Supervisor and Zoning Administrator, and be included with the building permit application.
28. **Decommissioning.** Decommissioning the site to remove the Project components and return the land to tilled farmland or another authorized land use shall be done by the Applicant at the end of the Project life, or if the project is abandoned, or if it is not utilized for power production for a period of more than two consecutive years, excluding events of force majeure and periods of maintenance, repair, replacement, renovation, or planned non-operations (with appropriate security, physical care and semi-annual status update reporting to the County demonstrating a planned return to operations). Said decommissioning shall be conducted in accordance with the "Decommissioning Plan" prescribed in Section 13 of the Zion Solar Project CUP Application Report. Furthermore, any components that are abandoned or unused for more than two years shall constitute a public nuisance, subject to abatement at the expense of the Applicant. Failure to abate such nuisance after 30 days notice to do so shall authorize the County to remove the components at the Applicant's expense, and if not paid, for the County to place a lien on the property to collect such costs.
- This enforcement provision does not preclude the County from utilizing other authorized methods to ensure proper decommissioning of the site. Any buried items not utilized in the future authorized land use shall be removed to a depth of at least three feet below finished grade. No burial of equipment or materials will be permitted other than that which was in the ground prior to decommissioning, when the power plant was operational.
- Also during decommissioning the Applicant is responsible for mitigation of any public road impacts caused by the Applicant, such that the roads are returned to substantially the same condition in which they existed immediately prior to decommissioning as a result of the Applicant's activities.
29. **Sewage and Water.** Portable outhouses may be utilized during construction. Any on-site source of potable water or sewage treatment must be approved by the Southwest Utah Department of Health or DEQ, as applicable.
30. **Encroachment permits.** The Applicant shall obtain the necessary road encroachment permits for any utility crossings and other improvements to be located within the County road right-of-way.
31. **Agricultural Zoning Uses Acknowledged.** Through the issuance of this Permit, the Applicant acknowledges the farming and ranching activities in the area. The Applicant hereby acknowledges that farming, ranching, animal operations, and other agricultural activities are primary land uses of

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the A-20 zone that surrounds this Project, and that the following activities and practices may occur, including but not limited to:

- a. Pesticide spraying (including crop dusting);
- b. Field and ditch burning;
- c. Machinery operations, including well pumps and engines at all hours;
- d. Livestock feeding and feed storage;
- e. Dairy operations;
- f. Grazing and moving of livestock;
- g. Calving, lambing, foal, hatching, and farrowing activities;
- h. Fertilizing;
- i. Composting;
- j. Dust caused by agricultural operations and roads;
- k. Nighttime activities and operations;
- l. Noises associated with agricultural, swine, and/or animal operations;
- m. Strong odors associated with normal agriculture, swine, and/or animal operations.
- n. Flood irrigation and high water runoff, which may result in the flooding of adjacent and nearby properties, including roads, streets, rights-of-way, and easements;
- o. Roaming of livestock; and,
- p. Commercial greenhouses.

32. **Recording.** This Conditional Use Permit shall be signed by the Applicant and property owners and be recorded with the Office of the Iron County Recorder in a form required by that office. A recorded copy of this Conditional Use Permit shall be provided to the Iron County Building and Zoning Department as part of the building permit application.
33. **Agreement.** By signing this Conditional Use Permit, the Applicant agrees to adhere with Chapter 17.33 of the Iron County Code and to the conditions contained herein.
34. **Transferability.** This Conditional Use Permit runs with the property described herein and is non-transferable to any other location.

This Conditional Use Permit may be executed in any number of counterparts and each shall be considered an original and together they shall constitute one and the same instrument.

[SIGNATURE PAGE FOLLOWS]

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DATED this 9th day of January, 2025.

IRON COUNTY ZONING DEPARTMENT:

Deed Eufsen
Zoning Officer or Administrator

IRON COUNTY PLANNING COMMISSION:

Michelle Tullis
Michelle Tullis, Chairman

APPLICANT:

Zion Solar, LLC

By: *Anthony Pedroni*
Name: Anthony Pedroni
Title: Vice President

UNIFORM FORM CERTIFICATE OF ACKNOWLEDGMENT

State of Florida
County of Palm Beach SS.:

On the 12 day of February in the year 2025 before me, the undersigned, personally appeared Anthony Pedroni, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Alexandra Pattee Guinart, Notary Public
Signature and Office of individual
taking acknowledgment



ALEXANDRA PATTEE GUINART
Notary Public
State of Florida
Comm# HH507190
Expires 7/24/2026

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PROPERTY OWNER:

Bud & Annette Enterprises, LLC.:

By: Annette Bauer
Name: Annette Bauer
Title: Manager

STATE OF Utah)
)ss.
COUNTY OF Iron)

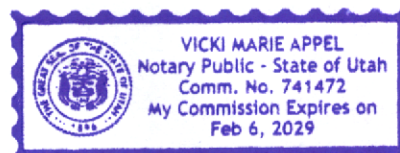
The forgoing instrument was acknowledged before me this 24th day of March, 2025 by Annette Bauer, the manager of Bud & Annette Enterprises, LLC a LLC

Vicki Marie Appel
NOTARY PUBLIC
Residing at: Iron Co.

My Commission Expires:

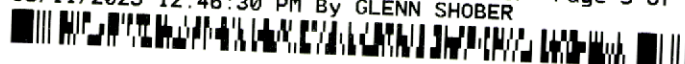
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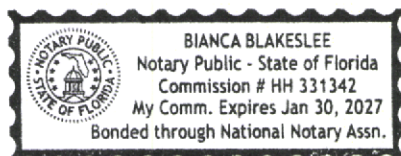
PROPERTY OWNER:

Zion Solar, LLC.:

By: Christine Seal
Name: Christine Seal
Title: VP - Development

STATE OF Florida)
COUNTY OF Palm Beach) ss.

The forgoing instrument was acknowledged before me this 20 day of May, 2025 by Christine Seal, the Vice President of Zion Solar, LLC, a



B. Blakeslee
NOTARY PUBLIC
Residing at: 10772 Sandy Run Rd, Jupiter FL 33478

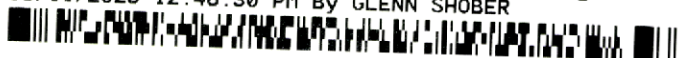
My Commission Expires:

1-30-2027

(SEAL)

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PROPERTY OWNER:

LX Sun, LLC.:

By: Monty Sorenson
Name: Monty Sorenson
Title: Partner/owner of LX Sun LLC

STATE OF Utah)
) : ss.
COUNTY OF Iron)

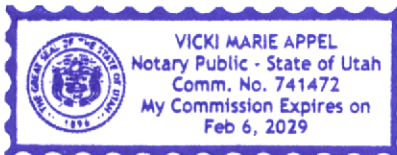
The forgoing instrument was acknowledged before me this 3 day of March, 2025 by Monty Sorenson, the Partner/owner of LX Sun LLC, a LLC.

Vicki Appel
NOTARY PUBLIC
Residing at: Iron Co UT

My Commission Expires:

2/6/29

(SEAL)



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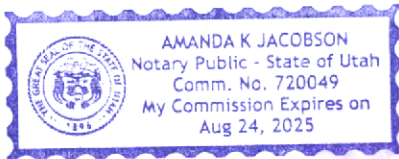
PROPERTY OWNER:

The BSA Family Land Trust dated November 19, 2024:

By: *Ryan Bauer*
Name: *Ryan Bauer*
Title: *Trust Manager*

STATE OF *UTAH*)
)ss.
COUNTY OF *IRON*)

The forgoing instrument was acknowledged before me this *1* day of *April*, 20*25* by
Ryan Bauer, the *Trust manager* of *IRON*, a
The BSA Family Land Trust

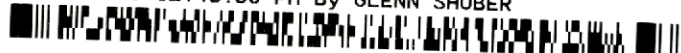


[Signature]
NOTARY PUBLIC
Residing at: *3711 N main St cedar City, UT*
- PBSU - 84121

My Commission Expires:

Aug 24, 2025
(SEAL)

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Designation of Trust Manager for The BSA Family Land Trust

The BSA Family Land Trust was created on November 19, 2024, and the Trustees of this Trust are Ryan Bauer, Cal Bauer, RaLinda Seegmiller and Danette Amankwa.

As per Article Two Section 2.03 it is the desire of the the Trustee's to have a Trust Manager appointed to handle the day-to-day decisions of the Trust.

It is the Trustee's further desire that Ryan Bauer be named the Trust Manager.

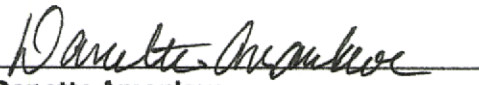
If Ryan decides that he no longer wants to be the Trust Manager, or he becomes incapacitated in a way that makes him unable to function as the Trust Manager, then it is the desire of the Trustee's that RaLinda Seegmiller be named the Trust Manager.

The BSA Family Land Trust is at times involved in the purchase, sale, or development of real property in Iron and/or Washington County, Utah. It is the desire of the Trustee's of The BSA Family Land Trust to appoint someone to execute documents on behalf of the Trust which will allow the Trust to purchase, sell and/or develop real property in Iron or Washington County Utah. Therefore, the undersigned, Trustee's of The BSA Family Land Trust, hereby resolve as follows.


Ryan Bauer Trustee and Trust Manager of The BSA Family Land Trust, has full authority to bind the Trust and to sell, exchange, lease, mortgage, pledge, purchase, convey, or otherwise transfer any part or all of the real property of the Trust, and to execute all documents, including but not limited to, Deeds and Settlement Statements, necessary to complete all real property transactions in Iron and Washington Counties, Utah which in any way involve the Trust.

Dated this 8 of March 2025

Trustees of The BSA Family Land Trust:


Danette Amankwa

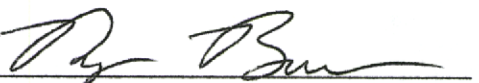
3-8-2025
Signature Date


Cal Bauer

3-8-2025
Signature Date


RaLinda Seegmiller

3-8-2025
Signature Date


Ryan Bauer

3-8-2025
Signature Date

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PROPERTY OWNER:

Southern Utah Solar Property, III, LLC:

By: *Russell Reber*

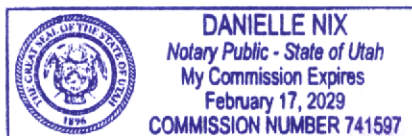
Name: *Russell Reber*

Title: *manager*

STATE OF *Utah*)
)ss.

COUNTY OF *Iron*)

The forgoing instrument was acknowledged before me this *19th* day of *March*, 20*25* by
Russell Reber, the *manager* of *Southern Utah*, a
Solar property, III, LLC



Danielle Nix
NOTARY PUBLIC
Residing at: *Cedar city*

My Commission Expires:

2-17-29

(SEAL)

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PROPERTY OWNER:

Land Shark Holdings, LLC:

By: [Signature]
Name: Austin Christensen
Title: Manager

STATE OF UTAH)
)ss.
COUNTY OF WASHINGTON

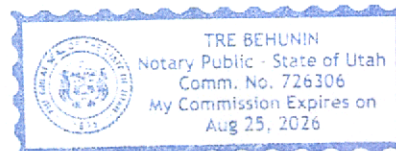
The forgoing instrument was acknowledged before me this 7 day of April, 2025 by
AUSTIN CHRISTENSEN the MANAGER of LAND SHARK HOLDINGS a
LLC.

[Signature]
NOTARY PUBLIC
Residing at: WASHINGTON

My Commission Expires:

AUG. 25, 2026

(SEAL)



00836684



PROPERTY OWNER:

Land Shark Holdings:

By: [Signature]
Name: Austin Christensen
Title: Manager

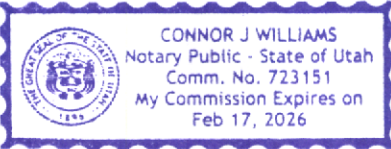
STATE OF Utah)
):ss.
COUNTY OF Washington)

The forgoing instrument was acknowledged before me this 22 day of JULY, 2025 by Austin Christensen the Manager of Land Shark Holdings, LLC, a

[Signature]
NOTARY PUBLIC
Residing at: Washington, UT

My Commission Expires:
Feb 17 2026

(SEAL)



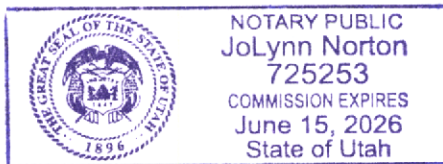
PROPERTY OWNER:

~~TRW Holdings, LLC.~~ TRWOOD HOLDINGS LLC

By: [Signature]
Name: TAD WOOD
Title: owner

STATE OF Utah)
COUNTY OF Washington)ss.

The forgoing instrument was acknowledged before me this 22nd day of July, 2025 by Tad Wood, the owner of TRWOOD Holdings LLC a LLC.



[Signature]
NOTARY PUBLIC
Residing at: Washington County

My Commission Expires:

June 15, 2026

(SEAL)

00836684

B: 1725 P: 198 Fee \$40.00
Carri R. Jeffries, Iron County Recorder Page 17 of 27
08/11/2025 12:46:30 PM By GLENN SHOBER



PROPERTY OWNER:

J Lab Properties, LLC:

By: [Signature]
Name: Jason Timothy
Title: Member

STATE OF Utah)
):ss.
COUNTY OF Washington

The forgoing instrument was acknowledged before me this 22 day of July, 2025 by Jason Timothy, the member of J Lab Properties, a LLC.

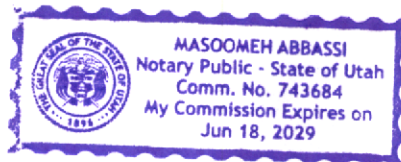
[Signature]
NOTARY PUBLIC

Residing at: Masoomeh Abbassi

My Commission Expires:

Jun 18, 2029

(SEAL)



00836684

B: 1725 P: 199 Fee \$40.00
Carri R. Jeffries, Iron County Recorder Page 18 of 27
08/11/2025 12:46:30 PM By GLENN SHOBER



PROPERTY OWNER:

Adrenaline Entertainment, LLC.:

By: [Signature]
Name: Samir Egon
Title: Member

STATE OF UT)
COUNTY OF Washington) ss.

The forgoing instrument was acknowledged before me this 22 day of July, 2025 by Samir M Egon, the owner of Adrenaline Entertainment LLC a

[Signature]
NOTARY PUBLIC
Residing at: 883 N 3050 E St. George UT 84790

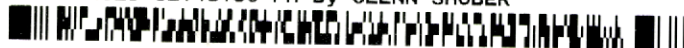
My Commission Expires:

Apr 29, 2028

(SEAL)



00836684



PROPERTY OWNER:

Norman T. Chandler, Jr. & Holly A. Chandler Trust:

By: *Norman T. Chandler Jr.*

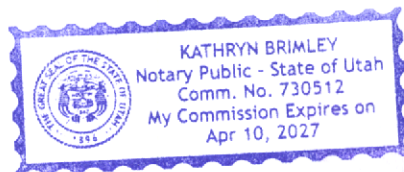
Name: NORMAN T. CHANDLER JR.

Title: Trustee

STATE OF Utah)
)ss.

COUNTY OF Washington

The forgoing instrument was acknowledged before me this 3 day of March, 2025 by
Norman T. Chandler Jr. the property owner of _____, a
_____.



Kathryn Brimley
NOTARY PUBLIC
Residing at: Utah

My Commission Expires:

April 10, 2027

(SEAL)

00836684



PROPERTY OWNER:

Norman T. Chandler, Jr. & Holly A. Chandler Trust:

By: Holly A. Chandler
Name: Holly A. Chandler
Title: Trustee

STATE OF Utah)
COUNTY OF Washington)ss.

The forgoing instrument was acknowledged before me this 3 day of March, 2025 by
Holly A. Chandler the property owner of _____, a _____.



Kathryn Brimley
NOTARY PUBLIC
Residing at: Utah

My Commission Expires:

Apr 10, 2027

(SEAL)

00836684



PROPERTY OWNER:

The DJ and Stephanie Bauer Living Trust dated March 14, 2024:

By: Denton J Bauer
Name: DJ Bauer
Title: Trustee

STATE OF Utah)
)ss.
COUNTY OF Salt Lake)

The forgoing instrument was acknowledged before me this 22 day of March, 2025 by
Denton J Bauer, the Trustee of DJ and Stephanie Bauer Living Trust

B. Tr.
NOTARY PUBLIC
Residing at: Herriman, Utah

My Commission Expires:

10/11/2027

(SEAL)



00836684

PROPERTY OWNER:

The DJ and Stephanie Bauer Living Trust dated March 14, 2024:

By: Stephanie Bauer
Name: Bauer
Title: Trustee

STATE OF Utah)
)ss.
COUNTY OF Salt Lake)

The forgoing instrument was acknowledged before me this 22 day of March, 2025 by Stephanie Bauer, the Trustee of DJ and Stephanie Bauer Living Trust.

B.T.
NOTARY PUBLIC
Residing at: Herriman, Utah

My Commission Expires:

10/11/2027

(SEAL)



00836684



PROPERTY OWNER:

Nelson-Beck Enterprises, LLC.:

By: Preston Nelson
Name: Preston Nelson
Title: President

STATE OF Utah)
)ss.
COUNTY OF Iron)

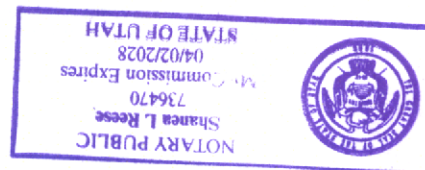
The forgoing instrument was acknowledged before me this 26 day of February, 2025 by Preston, the President of Nelson-Beck Enterprises a LLC.

Sharon Reese
NOTARY PUBLIC
Residing at: Cedar City

My Commission Expires:

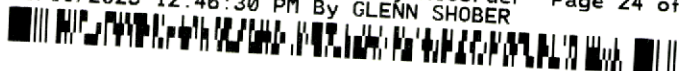
04/02/2028

(SEAL)



00836684

B: 1725 P: 205 Fee \$40.00
Carri R. Jeffries, Iron County Recorder Page 24 of 27
08/11/2025 12:46:30 PM By GLENN SHOBER



PROPERTY OWNER:

Kelly D. Smith & Wendy W. Smith Family Trust:

By: Kelly D. Smith & Wendy W. Smith
Name: Kelly D. Smith & Wendy W. Smith
Title: _____

STATE OF Utah)
COUNTY OF Iron) :ss.

The forgoing instrument was acknowledged before me this 3 day of MARCH, 2025 by Kelly Smith & Wendy Smith the trustees of Smith Family Trust, a

Vicki Marie Appel
NOTARY PUBLIC
Residing at: Iron Co. Ut

My Commission Expires:

2/6/29

(SEAL)



00836684

B: 1725 P: 206 Fee \$40.00
Carri R. Jeffries, Iron County Recorder Page 25 of 27
08/11/2025 12:46:30 PM By GLENN SHOBER

PROPERTY OWNER:

Kelly D. Smith & Wendy W. Smith Family Trust:

By: [Signature]
Name: Kelly D Smith Wendy Smith
Title: _____

STATE OF Utah)
COUNTY OF Iron) ss.

The forgoing instrument was acknowledged before me this 3 day of March, 2025 by Kelly Smith the Trustees of Smith Family Trust, a Wendy Smith

[Signature]
NOTARY PUBLIC
Residing at: Iron Co. Ut

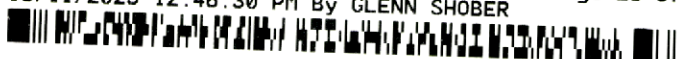
My Commission Expires:

2/6/29

(SEAL)



00836684



PROPERTY OWNER:

Kristen M. Nunes:

By: Kristen M. Nunes
Name: Kristen M Nunes
Title: _____

STATE OF MA)
) : ss.
COUNTY OF Essex)

The forgoing instrument was acknowledged before me this 17 day of March, 2025 by
Kristen M Nunes, the Property Owner of _____ a

[Signature]
NOTARY PUBLIC
Residing at: 10 Elm St Danvers, MA 01923

My Commission Expires:

October 16, 2031

(SEAL)

33997333_v2



THAO THANH NGUYEN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 16, 2031

00836684

B: 1725 P: 208 Fee \$40.00
Carri R. Jeffries, Iron County Recorder Page 27 of 27
08/11/2025 12:46:30 PM By GLENN SHOBER

