DOC ID 20210062941

Restrictive Page 1 of 5
Gary Christensen Washington County Recorder
09/24/2021 04:02:21 PM Fee $40.00 By EAGLE
GATE TITLE INSURANCE AGENCY, INC.

DEED RESTRICTION

Enlaw, LLC, on behalf of itself, successors and/or assigns, in favor of Ivins City agree to the below restrictions:

1) **The elevator (as notated on the attached Exhibit "A" and "B") will be eliminated from accessing the roof**
2) **The roof of the hotel is prohibited from public access**

On the following track of land in Washington County, State of Utah, to wit:

SEE EXHIBIT "A" – ATTACHED HERE AND BY THIS REFERENCE MADE A PART HEREOF
PART OF: APN – I-6-2-4-12612

WITNESS, the hand of said grantor, this 24 day of September, 2021

Enlaw, LLC
By: RS18 Entrada Manager LLC
Its: Manager

By: Patrick Manning
Title: RS18 Entrada Manager LLC

STATE OF UTAH
COUNTY OF Washington

On this 24 day of September, 2021, before me Leslie Heppler, a notary public, personally appeared Patrick Manning, Manager of RS18 Entrada, LLC, a Utah Limited Liabilty Company, Manager of Enlaw, LLC, a Delaware Limited Liability Company, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Notary Public

LESLIE HEPPLER
Notary Public
State Of Utah
My Commission Expires 06-15-2025
COMMISSION NO. 718791

EXHIBIT "A"

HOTEL CENTRAL SITE

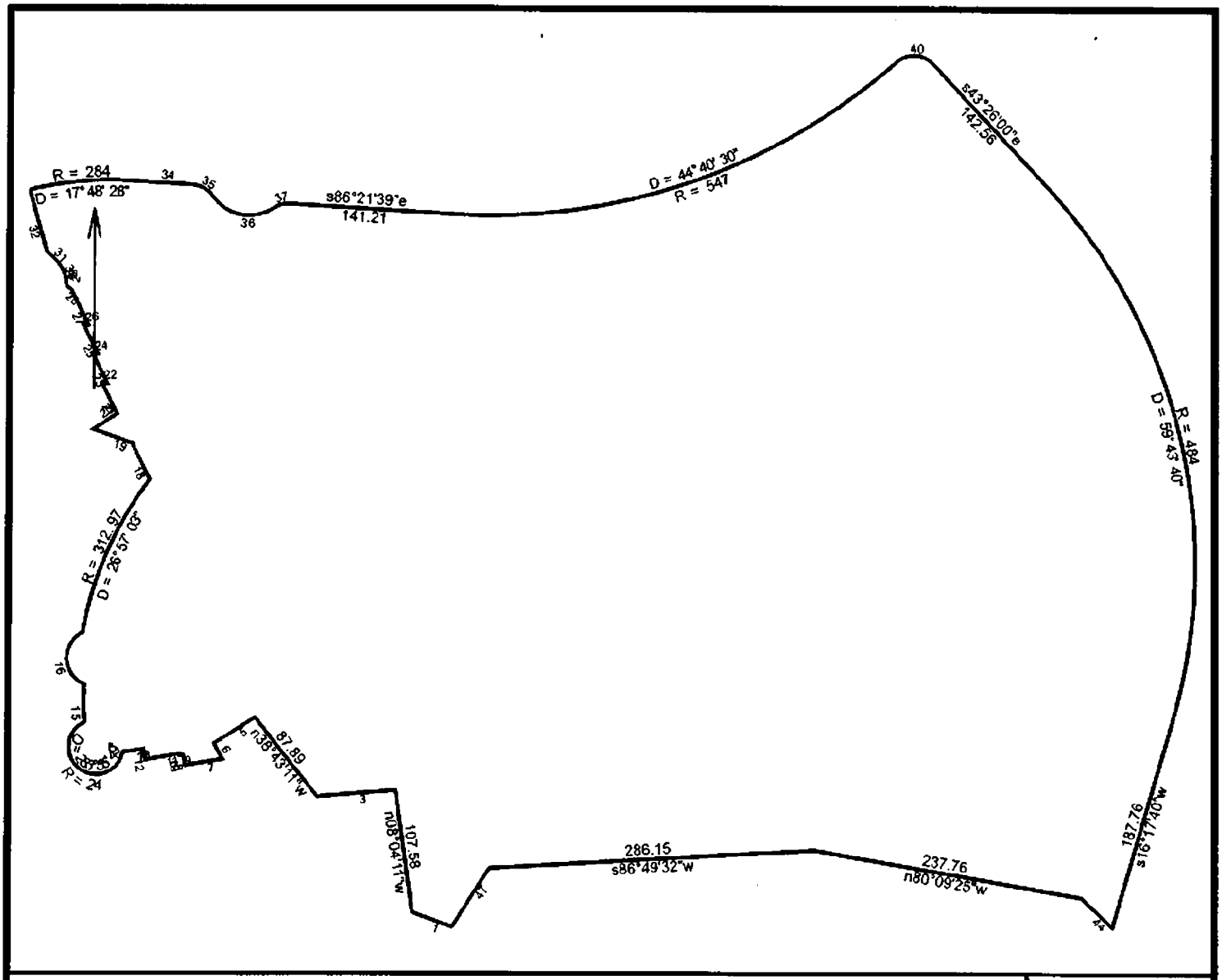
09.23.201

BEGINNING AT A POINT BEING SOUTH 88°22'39" EAST 1,590.27 FEET ALONG TIIE CENTER OF SECTION LINE AND NORTH 2,086.97 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 70°12'04" WEST 37.57 FEET; THENCE NORTH 08°04'11" WEST 107.58 FEET; THENCE SOUTH 85°29'40" WEST 68.71 FEET; THENCE NORTH 38°43'11" WEST 87.89 FEET; THENCE SOUTH 57°54'05" WEST 42.58 FEET; THENCE SOUTH 29°08'04" EAST 15.58 FEET; THENCE SOUTH 80°16'13" WEST 33.11 FEET; THENCE NORTH 11°51'23" WEST 9.42 FEET; THENCE SOUTH 82°25'31" WEST 3.11 FEET; THENCE NORTH 10°54'27" WEST 1.38 FEET; THENCE SOUTH 79°41'25" WEST 29.74 FEET; THENCE NORTH 09°17'37" WEST 9.36 FEET; THENCE SOUTH 81°41'05" WEST 18.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 233°55'49", HAVING A RADIUS OF 24.00 FEET (RADIUS POINT BEARS NORTH 79°20'42" WEST), AND WHOSE CHORD BEARS NORTH 52°22'48" WEST 42.78 FEET; THENCE ALONG THE ARC OF SAID CURVE 97.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°39'09", HAVING A RADIUS OF 407.60 FEET (RADIUS POINT BEARS NORTH 86°37'45" EAST), AND WHOSE CHORD BEARS NORTH 01°02'41" WEST 33.09 FEET; THENCE ALONG THE ARC OF SAID CURVE 33.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 131°01'07", HAVING A RADIUS OF 24.75 FEET (RADIUS POINT BEARS NORTH 22°47'31" EAST), AND WHOSE CHORD BEARS NORTH 01°41'55" WEST 45.05 FEET; THENCE ALONG THE ARC OF SAID CURVE 56.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°57'03", HAVING A RADIUS OF 312.97 FEET (RADIUS POINT BEARS SOUTH 79°56'07" EAST), AND WHOSE CHORD BEARS NORTH 23°32'24" EAST 145.86 FEET; THENCE ALONG THE ARC OF SAID CURVE 147.21 FEET; THENCE NORTH 26°00'32" WEST 35.26 FEET; THENCE NORTH 70°25'49" WEST 35.85 FEET; THENCE NORTH 56°22'22" EAST 24.59 FEET; THENCE NORTH 26°30'51" WEST 29.56 FEET; THENCE NORTH 85°59'09" EAST 4.37 FEET; THENCE NORTH 26°20'36" WEST 27.97 FEET; THENCE NORTH 85°59'09" EAST 4.20 FEET; THENCE NORTH 26°30'51" WEST 27.99 FEET; THENCE NORTH 85°59'09" EAST 4.33 FEET; THENCE NORTH 26°30'51" WEST 34.26 FEET; THENCE NORTH 52°14'22" WEST 6.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 51°28'24", HAVING A RADIUS OF 5.18 FEET (RADIUS POINT BEARS NORTH 53°00'38" WEST), AND WHOSE CHORD BEARS NORTH 11°15'10" EAST 4.50 FEET; THENCE ALONG THE ARC OF SAID CURVE 4.65 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°22'34", HAVING A RADIUS OF 44.26 FEET (RADIUS POINT BEARS SOUTH 75°30'58" WEST), AND WHOSE CHORD BEARS NORTH 22°10'19" WEST 11.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 11.88 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 28°06'15", HAVING A RADIUS OF 38.43 FEET (RADIUS POINT BEARS SOUTH 60°08'24" WEST), AND WHOSE CHORD BEARS NORTH 43°54'44" WEST 18.66 FEET; THENCE ALONG THE ARC OF SAID CURVE 18.85 FEET; THENCE NORTH 15°32'14" WEST 56.11 FEET TO THE BEGINNING OF A NON-

TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°48'28", HAVING A RADIUS OF 284.00 FEET (RADIUS POINT BEARS SOUTH 14°10'07" EAST), AND WHOSE CHORD BEARS NORTH 84°44'07" EAST 87.91 FEET; THENCE ALONG THE ARC OF SAID CURVE 88.27 FEET; THENCE SOUTH 86°21'39" EAST 54.43 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 51°23'28", HAVING A RADIUS OF 23.00 FEET (RADIUS POINT BEARS SOUTH 03°38'21" WEST), AND WHOSE CHORD BEARS SOUTH 60°39'55" EAST 19.95 FEET; THENCE ALONG THE ARC OF SAID CURVE 20.63 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 88°15'40", HAVING A RADIUS OF 39.50 FEET (RADIUS POINT BEARS NORTH 55°01'49" EAST), AND WHOSE CHORD BEARS SOUTH 79°06'01" EAST 55.01 FEET; THENCE ALONG THE ARC OF SAID CURVE 60.85 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°52'12", HAVING A RADIUS OF 23.00 FEET (RADIUS POINT BEARS SOUTH 33°13'51" EAST), AND WHOSE CHORD BEARS NORTH 75°12'15" EAST 14.55 FEET; THENCE ALONG THE ARC OF SAID CURVE 14.80 FEET; THENCE SOUTH 86°21'39" EAST 141.21 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 44°40'30", HAVING A RADIUS OF 547.00 FEET (RADIUS POINT BEARS NORTH 03°38'21" EAST), AND WHOSE CHORD BEARS NORTH 71°18'05" EAST 415.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 426.51 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 87°36'10", HAVING A RADIUS OF 23.00 FEET (RADIUS POINT BEARS SOUTH 41°02'10" EAST), AND WHOSE CHORD BEARS SOUTH 87°14'05" EAST 31.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 35.17 FEET; THENCE SOUTH 43°26'00" EAST 142.56 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 59°43'40", HAVING A RADIUS OF 484.00 FEET (RADIUS POINT BEARS SOUTH 46°34'00" WEST), AND WHOSE CHORD BEARS SOUTH 13°34'10" EAST 482.01 FEET; THENCE ALONG THE ARC OF SAID CURVE 504.54 FEET; THENCE SOUTH 16°17'40" WEST 187.76 FEET; THENCE NORTH 46°30'29" WEST 37.40 FEET; THENCE NORTH 80°09'25" WEST 237.76 FEET; THENCE SOUTH 86°49'32" WEST 286.15 FEET; THENCE SOUTH 32°04'29" WEST 60.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.555 ACRES, MORE OR LESS

Part of APN: I-6-2-4-12612



9/23/2021

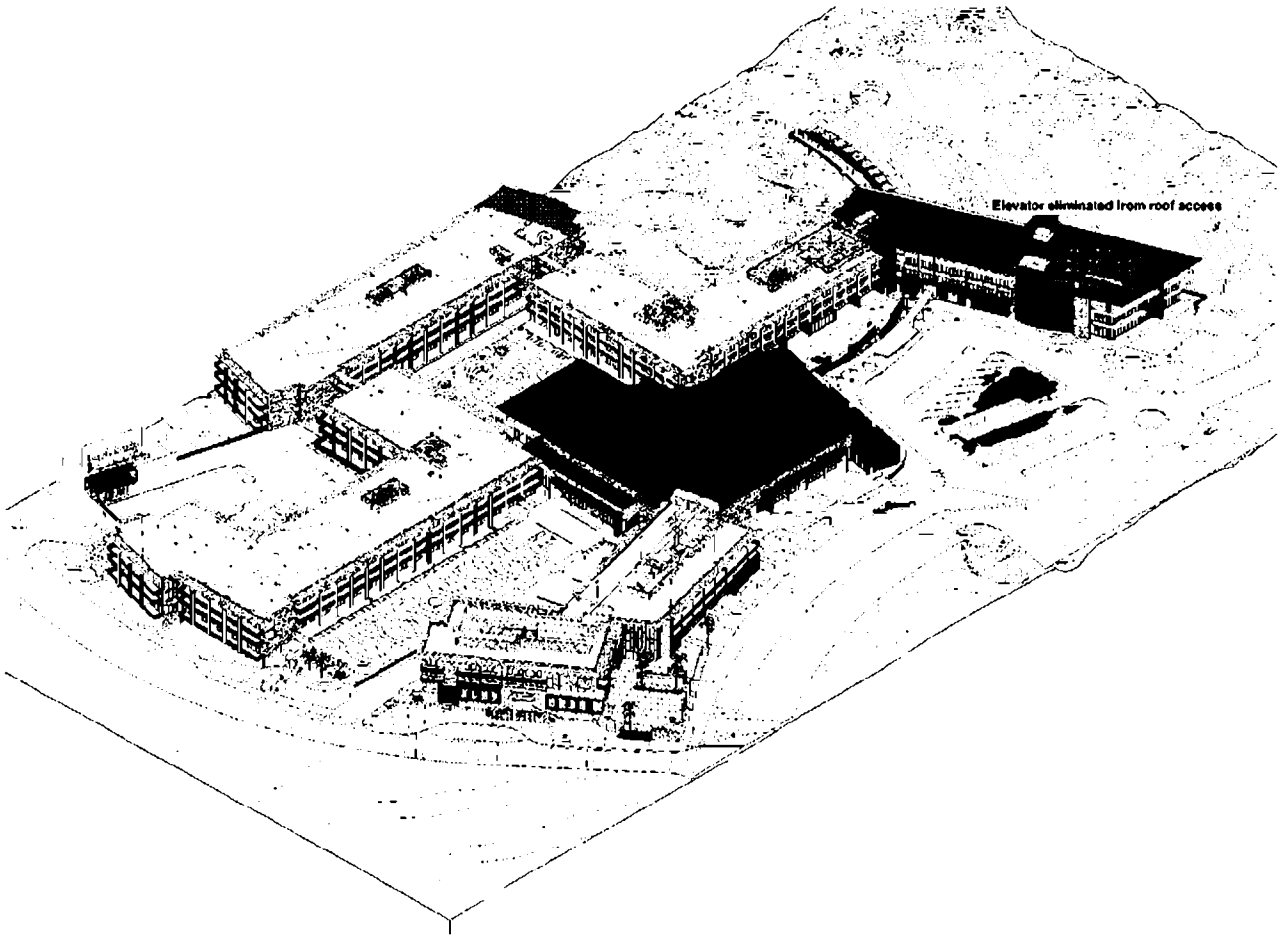
Scale: 1 inch= 132 feet | File:

Tract 1: 12.5552 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3425 ft.

01 n70.1204w 37.57
02 n08.0411w 107.58
03 s85.2940w 68.71
04 n38.4311w 87.89
05 s57.5405w 42.58
06 s29.0804e 15.58
07 s80.1613w 33.11
08 n11.5123w 9.42
09 s82.2531w 3.11
10 n10.5427w 1.38
11 s79.4125w 29.74
12 n09.1737w 9.36
13 s81.4105w 18.44
14 Rt, r=24.00, delta=233.5549, chord=n52.2248w 42.78
15 Rt, r=407.60, delta=004.3909, chord=n01.0241w 33.09
16 Rt, r=24.75, delta=131.0107, chord=n01.4155w 45.05
17 Rt, r=312.97, delta=026.5703, chord=n23.3224e 145.86
18 n26.0032w 35.26
19 n70.2549w 35.85
20 n56.2222e 24.59
21 n26.3051w 29.56
22 n85.5909e 4.37
23 n26.2036w 27.97
24 n85.5909e 4.2
25 n26.3051w 27.99
26 n85.5909e 4.33
27 n26.3051w 34.26
28 n52.1422w 6.56
29 Lt, r=5.18, delta=051.2824, chord=n11.1510e 4.50
30 Lt, r=44.26, delta=015.2234, chord=n22.1019w 11.84
31 Lt, r=38.43, delta=028.0615, chord=n43.5444w 18.66
32 n15.3214w 56.11
33 Rt, r=284.00, delta=017.4828, chord=n84.4407e 87.91
34 s86.2139e 54.43
35 Rt, r=23.00, delta=051.2328, chord=s60.3955e 19.95
36 Lt, r=39.50, delta=088.1540, chord=s79.0601e 55.01
37 Rt, r=23.00, delta=036.5212, chord=n75.1215e 14.55
38 s86.2139e 141.21
39 Lt, r=547.00, delta=044.4030, chord=n71.1805e 415.79
40 Rt, r=23.00, delta=087.3610, chord=s87.1405e 31.84
41 s43.2600e 142.56
42 Rt, r=484.00, delta=059.4340, chord=s13.3410e 482.01
43 s16.1740w 187.76
44 n46.3029w 37.4
45 n80.0925w 237.76
46 s86.4932w 286.15
47 s32.0429w 60.75

EXHIBIT "B"

Developer Control Map - Zone C



Allen [redacted] Partners

BLACK DESERT

BLACK DESERT RESORT

ENLAW, LLC.

HEIGHTS

EXHIBIT "B"

AA-8020