FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

This FIRST AMENDMENT TO DEVELOPMENT AGREEMENT ("Amendment") is made and entered into effective January ____, 2023 by and between Ivins City, a municipal corporation and subdivision of the State of Utah ("City"), and ENLAW LLC, a Utah limited liability company and its assigns ("**Developer**" and collectively with City referred to as the "**Parties**" or each individually as a "**Party**") for the land located in what is generally known as Black Desert Resort ("**Project**").

RECITALS

A. Developer and City entered that certain Development Agreement dated December 16, 2021 (the "Development Agreement").

B. The Parties now desire to amend and restate the legal description set forth in Exhibit A of the Development Agreement.

C. Thus, by this Amendment the Parties agree to replace Exhibit A of the Development Agreement with the new legal description set forth in Exhibit 1 hereto.

AMENDMENT

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth and for other good and valuable consideration, the parties agree to amend the Development Agreement as follows:

1. **Replacement of Exhibit A of the Development Agreement.** The Parties hereby agree that Exhibit A of the Development Agreement is hereby amended and restated as set forth in Exhibit 1 hereto, and that Exhibit A of the Development Agreement is hereby replaced with the new Exhibit A set forth in Exhibit 1 hereto. The new Exhibit A includes the land where the additional 33 single family lots in the area known as North Village is located, and which received final plat approval from the City of Ivins on October 18, 2022.

2. **Limit on Amendment**: This Amendment is limited to the terms expressly provided herein and except as set forth in this Amendment the Development Agreement is and shall remain unaffected and shall continue in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the parties hereunder have executed this Agreement on the date first written above.

DEVELOPER	CITY
ENLAW, LLC, *a Delaware limited liability company* By: RS18 Entrada Manager LLC, a Utah limited liability company, its Manager	_____ Chris Hart, Mayor Attest:
_____ By: Paul Bringhurst, Manager of RS18 Entrada Manager LLC	_____ Kari Jimenez, City Recorder

STATE OF UTAH,)
: ss.
County of Washington.)

On the _____ day of _____, 2023, personally appeared before me _____, who being by me duly sworn did say that he/she is the _____ of _____, and that he/she executed the foregoing Black Desert Development Agreement in behalf of said company, being authorized and empowered to do so, and that the company executed the same freely and voluntarily for the uses and purposes stated therein.

_____
Notary Public

STATE OF UTAH,)
: ss.
County of Washington.)

On the _____ day of _____, 2023, personally appeared before me Chris Hart, who being by me duly sworn did say that he/she is the Mayor of Ivins City, and that he executed the foregoing Black Desert Development Agreement on behalf of said City, being authorized and empowered to do so, and that the City executed the same freely and voluntarily for the uses and purposes stated therein.

_____
Notary Public

EXHIBIT 1
(*NEW EXHIBIT A TO DEVELOPMENT AGREEMENT***)**

EXHIBIT A
LEGAL DESCRIPTION

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 01°17'15" WEST 1329.40 FEET; THENCE NORTH 88°27'56" WEST 197.75 FEET; THENCE SOUTH 28°17'29" EAST 206.34 FEET; THENCE SOUTH 11°24’38" EAST 137.29 FEET; THENCE SOUTH 48°56'39" EAST 44.36 FEET; THENCE SOUTH 87°54T4" EAST 35.96 FEET; THENCE SOUTH 82°30’25” EAST 127.57 FEET; THENCE SOUTH 06o23’42" WEST 84.40 FEET; THENCE NORTH 72°08T0” WEST 60.27 FEET; THENCE SOUTH 27°54'55" WEST 70.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 28°46'20", HAVING A RADIUS OF 300.00 FEET (RADIUS POINT BEARS SOUTH 19°13’30" WEST), AND WHOSE CHORD BEARS NORTH 85°09’40" WEST 149.07 FEET; THENCE ALONG THE ARC OF SAID CURVE 150.65 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43°02'57", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 09°32’50" WEST), AND WHOSE CHORD BEARS NORTH 78°0F21M WEST 18.35 FEET; THENCE ALONG THE ARC OF SAID CURVE 18.78 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 142°21'08", HAVING A RADIUS OF 50.00 FEET (RADIUS POINT BEARS SOUTH 33°30'07" WEST), AND WHOSE CHORD BEARS SOUTH 52°19’33" WEST 94.65 FEET; THENCE ALONG THE ARC OF SAID CURVE 124.23 FEET; THENCE NORTH 78°51'01" WEST 174.68 FEET; THENCE SOUTH 55°30'38" WEST 81.08 FEET; THENCE NORTH 36°04'49" WEST 91.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°28'05", HAVING A RADIUS OF 2045.30 FEET (RADIUS POINT BEARS SOUTH 77°11'59" WEST), AND WHOSE CHORD BEARS NORTH 20°02'03" WEST 515.09 FEET; THENCE ALONG THE ARC OF SAID CURVE 516.46 FEET; THENCE NORTH 88°27'56" WEST 2087.65 FEET; THENCE NORTH 88°56'23" WEST 1329.94 FEET; THENCE NORTH 00°29'06" EAST 2658.70 FEET; THENCE SOUTH 88°47'01" EAST 2678.31 FEET; THENCE NORTH 00°40'48" EAST 368.80 FEET; THENCE SOUTH 43°53'13" EAST 1331.91 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 48°11'23", HAVING A RADIUS OF 100.00 FEET (RADIUS POINT BEARS SOUTH 46°06’47" WEST), AND WHOSE CHORD BEARS SOUTH 19°47'31" EAST 81.65 FEET; THENCE ALONG THE ARC OF SAID CURVE 84.11 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 99°56T3", HAVING A RADIUS OF 110.00 FEET (RADIUS POINT BEARS SOUTH 85°41’50" EAST), AND WHOSE CHORD BEARS SOUTH 45°39'56" EAST 168.45 FEET; THENCE ALONG THE ARC OF SAID CURVE 191.86 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43°10'19", HAVING A RADIUS OF 100.00 FEET (RADIUS POINT BEARS SOUTH 03°55'23" EAST), AND WHOSE CHORD BEARS SOUTH 72°20T4" EAST 73.58 FEET; THENCE ALONG THE ARC OF SAID CURVE 75.35 FEET; THENCE SOUTH 50°30T8"

EAST 695.11 FEET; THENCE SOUTH 43°12'29" WEST 169.49 FEET; THENCE NORTH 89°06'55” WEST 133.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 246.838 ACRES, MORE OR LESS

and

COMMENCING AT THE NORTH ¼ CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 88°42'41" EAST 174.23 FEET ALONG THE SECTION LINE; THENCE SOUTH 41.26 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SNOW CANYON PARKWAY, AND RUNNING THENCE ALONG THE SAID RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: SOUTH 88°43'16" EAST 109.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 460.00 FEET OF WHICH THE RADIUS POINT LIES SOUTH 01°17'04" WEST; THENCE SOUTHEASTERLY 452.01 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°18'04" AND A CHORD BEARING OF SOUTH 60°33'54" EAST 434.05 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 790.00 FEET; THENCE SOUTHEASTERLY 158.16 FEET THROUGH A CENTRAL ANGLE OF 11°28'16"; THENCE SOUTH 43°53'08" EAST 537.52 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 46°06'52" WEST 24.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 117.50 FEET OF WHICH THE RADIUS POINT LIES SOUTH 46°07'20" WEST; THENCE SOUTHERLY 125.24 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°04'20" AND A CHORD BEARING OF SOUTH 13°20'30" EAST 119.40 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 138.50 FEET; THENCE SOUTHERLY 52.05 FEET THROUGH A CENTRAL ANGLE OF 21°31'58" TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHERLY 44.89 FEET THROUGH A CENTRAL ANGLE OF 21°26'04" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 735.00 FEET OF WHICH THE RADIUS POINT LIES SOUTH 46°08'35" EAST; THENCE SOUTHWESTERLY 193.62 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°05'35" AND A CHORD BEARING OF SOUTH 36°18'38" WEST 193.06 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 624.50 FEET; THENCE SOUTHWESTERLY 680.68 FEET THROUGH A CENTRAL ANGLE OF 62°26'59"; THEN NORTH 88°47’11” WEST 851.83 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 624.50 FEET; THENCE WESTERLY 40.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°40'42"; THENCE NORTH 00°45'51" EAST 450.19 FEET TO AND ALONG THE EAST LINE OF PADRE CANYON ESTATES UNIT 1 PHASE 1 TO THE NORTHEAST CORNER OF LOT 30 AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT #222852 ; THENCE SOUTH 89°24'39" EAST 224.81 FEET; THENCE SOUTH 89°13'56" EAST 220.65 FEET; THENCE NORTH 01°25'00" EAST 442.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 495.45 FEET OF WHICH THE RADIUS POINT LIES SOUTH 57°10'18" EAST; THENCE NORTHEASTERLY 67.88 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°51'00" AND A CHORD BEARING OF NORTH 36°45'12" EAST 67.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 558.71 FEET OF WHICH THE RADIUS POINT LIES NORTH 49°19'17" WEST; THENCE NORTHERLY 384.15 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°23'41" AND A CHORD BEARING OF NORTH 20°58'53" EAST 376.63 FEET; THENCE NORTH 01°17'04" EAST 92.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY 47.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'32" TO THE POINT OF BEGINNING.

CONTAINS 31.64 ACRES, MORE OR LESS