WHEN RECORDED, MAIL TO:

KARI D. JIMENEZ
IVINS CITY
85 NORTH MAIN
IVINS, UT 84738

APN: I-6-2-6-337; I-6-2-6-3311

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is entered into as of this _____ day of _____, 2024, by and between **TEANCUM PROPERTIES, LLC** (Owner) and **ANA ENTERPRISES, LLC** (Developer), a _____**,** collectively referred to herein as Owner/Developer, and **IVINS CITY**, a municipality and political subdivision of the State of Utah, by and through its City Council ("City").

R E C I T A L S

A. Teancum Properties, LLC is the owner of approximately 4.813 acres of real property located at approximately Guy Lane and Highway 91 in Ivins City, Washington County, Utah, identified as Assessor's Parcel Numbers I-6-2-6-337 and I-6-2-6-3311in the records of the Washington County Recorder (the "Property"). A legal description of the Property is attached as Exhibit "A" and by this reference is incorporated herein.

B. Owner/Developer acknowledge the potential shortage of culinary and/or secondary water in the City and understands that building permits will be issued only upon water availability.

C. Owner/Developer acknowledges that it must comply with all City development standards and ordinances, including applicable zoning and subdivision ordinances, fencing regulations, design guidelines, and design & construction standards, as well as the standards and specifications set forth and/or incorporated herein.

A G R E E M E N T

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions set forth herein, Developer and Ivins City hereby agree as follows:

(1) Recitals; Findings. The foregoing recitals are incorporated and made an integral part of this Agreement by this reference. The City finds that the development of the Property pursuant to this Agreement and applicable City ordinances will result in meaningful planning and economic benefits to, and shall further the health, safety and welfare of, the City and its residents.

(2) Development Pursuant to this Agreement.

(a) Owner/Developer agree to not use the Property for any type of short-term rental, including but not limited to hotel, motel, resort hotel and any residential unit(s) that would be rented out for less than thirty (30) days.

(b) Owner/Developer agree to keep the maximum height of buildings on the Property a height not more than five feet (5') taller than the highest house height in the subdivision adjoining the Property, currently known as Mojave Mesa. Owner/Developer may be allowed to put levels below the natural ground level.

IN WITNESS WHEREOF, the parties have executed this Development Agreement the day and year first above written.

IVINS CITY:

By: _____
Chris Hart, Mayor

Attest:

_____
Kari D. Jimenez, Ivins City Recorder

OWNER:

_____
Teancum Properties, LLC

DEVELOPER:

_____
AnA Enterprises, LLC

STATE OF UTAH)
ss.
COUNTY OF WASHINGTON)

On this ___ day of _____, 2024, before me personally appeared CHRIS HART and KARI D. JIMENEZ whose identities are personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that they are respectively the Mayor and Recorder of **Ivins City**, and that the foregoing document was signed by them by authority, and they acknowledged before me that Ivins City executed the document and the document was the act of Ivins City for its stated purpose.

_____
Notary Public

STATE OF UTAH)
ss.
COUNTY OF WASHINGTON)

On the ___ day of _____, 2024, personally appeared before me _____, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is Managing Partner of Teancum Properties, LLC, the Owner of the Property and that the foregoing document was signed by him by authority, and he acknowledged before me that he executed the document for its stated purpose.

_____
Notary Public

STATE OF UTAH)
ss.
COUNTY OF WASHINGTON)

On the ___ day of _____, 2024, personally appeared before me _____, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is Managing Partner of AnA Properties, LLC, the Developer of the Property and that the foregoing document was signed by him by authority, and he acknowledged before me that he executed the document for its stated purpose.

_____
Notary Public

EXHIBIT "A"

Legal Description for the Property

Lot 337: I-6-2-6-337

Legal S: 6 T: 42S R: 16W BEGINNING AT A POINT BEING NORTH 89°38'59" WEST 524.96 FEET ALONG THE SECTION LINE AND NORTH 577.12 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND
MERIDIAN AND RUNNING THENCE SOUTH 87°59'17" WEST 34.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15°17'13", HAVING A RADIUS OF 316.00 FEET (RADIUS POINT BEARS NORTH 46°52'15" EAST), AND WHOSE CHORD BEARS NORTH 35°29'09" WEST 84.06 FEET; THENCE ALONG THE ARC OF SAID CURVE 84.31 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 13°27'20", HAVING A RADIUS OF 834.00 FEET (RADIUS POINT BEARS SOUTH 62°09'28" WEST), AND WHOSE CHORD BEARS NORTH 34°34'12" WEST 195.41 FEET; THENCE ALONG THE ARC OF SAID CURVE 195.86 FEET; THENCE NORTH 37°28'31" EAST 636.83 FEET; THENCE SOUTH 52°31'29" EAST 257.78 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 35.00 FEET (RADIUS POINT BEARS SOUTH 37°28'31" WEST), AND WHOSE CHORD BEARS SOUTH 07°31'29" EAST 49.50 FEET; THENCE ALONG THE ARC OF SAID CURVE 54.98 FEET; THENCE SOUTH 37°28'31' WEST 664.85 FEET TO THE POINT OF BEGINNING, CONTAINING 4.568 ACRES

Lot 3311: I-6-2-6-3311

Legal S: 6 T: 42S R: 16W BEGINNING AT A POINT BEING NORTH 89° 38' 59" WEST 331.52 FEET ALONG THE SECTION LINE AND NORTH 1,311.85 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 37°28'31" WEST 636.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13°27'20", HAVING A RADIUS OF 834.00 FEET (RADIUS POINT BEARS SOUTH 48°42'08" WEST), AND WHOSE CHORD BEARS SOUTH 34°34'12" EAST 195.41 FEET; THENCE ALONG THE ARC OF SAID CURVE 195.86 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°17'13", HAVING A RADIUS OF 316.00 FEET (RADIUS POINT BEARS NORTH 62°09'28" EAST), AND WHOSE CHORD BEARS SOUTH 35°29'09" EAST 84.06 FEET; THENCE ALONG THE ARC OF SAID CURVE 84.31 FEET; THENCE NORTH 87°59'17" EAST 34.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°59'58", HAVING A RADIUS OF 30.00 FEET (RADIUS POINT BEARS NORTH 52°31'28" WEST), AND WHOSE CHORD BEARS SOUTH 82°28'31" WEST 42.43 FEET; THENCE ALONG THE ARC OF SAID CURVE 47.12 FEET; THENCE NORTH 52°31'29" WEST 47.69 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15°26'07",

HAVING A RADIUS OF 970.00 FEET (RADIUS POINT BEARS NORTH 37°28'32" EAST), AND WHOSE CHORD BEARS NORTH 44°48'25" WEST 260.53 FEET; THENCE ALONG THE ARC OF SAID CURVE 261.31 FEET; THENCE NORTH 37°05'22" WEST 105.94 FEET; THENCE NORTH 87°48'16" EAST 0.01 FEET; THENCE NORTH 37°28'50" EAST 666.66 FEET; THENCE SOUTH 52°31'29" EAST 145.12 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT A POINT BEING NORTH 89°38'59" WEST 524.96 FEET ALONG THE SECTION LINE AND NORTH 577,12 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 37°28'31" WEST 11.97 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 99°25'01", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 52°31'29" WEST), AND WHOSE CHORD BEARS SOUTH 87°11'01" WEST 38.14 FEET; THENCE ALONG THE ARC OF SAID CURVE 43.38 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°27'26", HAVING A RADIUS OF 331.00 FEET (RADIUS POINT BEARS NORTH 46°53'31" EAST), AND WHOSE CHORD BEARS NORTH 40°22'46" WEST 31.51 FEET; THENCE ALONG THE ARC OF SAID CURVE 31.53 FEET ; THENCE SOUTH 52°31'29" EAST 29.90 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 30.00 FEET (RADIUS POINT BEARS NORTH 37°28'31" EAST), AND WHOSE CHORD BEARS NORTH 82°28'31" EAST 42.43 FEET; THENCE ALONG THE ARC OF SAID CURVE 47.12 FEET TO THE POINT OF BEGINNING. CONTAINING 0.009 AC

LESS: LAND IN MOJAVE MESA PH 1-B AMD & EXT.

LESS:
BEGINNING AT A POINT BEING NORTH 89*38'59" WEST 634.37 FEET ALONG THE SECTION LINE AND NORTH 425.53 FEET FROM THE SOUTH
QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH
44*31'16" WEST 85.49 FEET; THENCE NORTH 35*04'41" WEST 78.62 FEET; THENCE NORTH 30*04'22" WEST 81.15 FEET; THENCE NORTH
36*18'00" WEST 78.11 FEET; THENCE NORTH 42*53'04" WEST 76.07 FEET; THENCE NORTH 4915'34" WEST 75.12 FEET; THENCE NORTH
37*28'31" EAST 107.00 FEET; THENCE SOUTH 55*00'16" EAST 1080 FEET; THENCE SOUTH 34*59'47" WEST 0.55 FEET TO THE BEGINNING
OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09*57'48", HAVING A RADIUS OF 781.00
FEET (RADIUS POINT BEARS SOUTH 38*18'21" WEST), AND WHOSE CHORD BEARS SOUTH 46*42'45" EAST 135.64 FEET; THENCE ALONG THE
ARC OF SAID CURVE 135.81 FEET; THENCE NORTH 4816'08" EAST 38.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID
CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13®53'20", HAVING A RADIUS OF 819.00 FEET (RADIUS POINT BEARS
SOUTH 4816'08" WEST), AND WHOSE CHORD BEARS SOUTH 34*47'12" EAST 198.04 FEET; THENCE ALONG THE ARC OF SAID CURVE 198.53

FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF.09*48'31", HAVING A
RADIUS OF 331.00 FEET (RADIUS POINT BEARS NORTH 62*09'28" EAST), AND WHOSE CHORD BEARS SOUTH 32*44'48" EAST 56.60 FEET;
THENCE ALONG THE ARC OF SAID CURVE 56.67 FEET TO THE BEGINNING OF A COMP0UND CURVE, SAID CURVE TURNING TO THE LEFT
THROUGH A CENTRAL ANGLE OF 05*27'25", HAVING A RADIUS OF 331.00 FEET (RADIUS POINT BEARS NORTH 52*20'57" EAST), AND WHOSE
CHORD BEARS SOUTH 40*22'46" EAST 31.51 FEET; THENCE ALONG THE ARC OF SAID CURVE 31.53 FEET TO THE BEGINNING OF A
COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 99*25'00", HAVING A RADIUS OF 25.00 FEET
(RADIUS P0LNT BEARS NORTH 46*53'31" EAST), AND WHOSE CHORD BEARS NORTH 8711'01" EAST 38.14 FEET; THENCE ALONG THE ARC
0F SAID CURVE 43.38 FEET; THENCE SOUTH 3728'31" WEST 74.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE
TURNING TO ,THE RIGHT THROUGH A CENTRAL ANGLE OF 36*52'12", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH
89*23'41" WEST), AND WHOSE CHORD BEARS SOUTH 19®02'25" WEST 15.81 FEET; THENCE ALONG THE ARC OF SAID CURVE 16.09 FEET;
THENCE SOUTH 37*28'31" WEST 84.83 FEET TO THE POINT OF BEGINNING.
(PARCEL A, INST. NO. 20210036815)

BEGINNING AT A POINT BEING NORTH 89*38'59" WEST 1,378.32 FEET ALONG THE SECTION LINE AND NORTH 446.53 FEET FROM THE SOUTH
QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH
4910'54" WEST 47.34 FEET; THENCE NORTH 28*42'41" WEST 78.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE
TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08*14'08", HAVING A RADIUS OF 425.00 FEET (RADIUS POINT BEARS NORTH
42*22'28" WEST), AND WHOSE CHORD BEARS SOUTH 51*44'36" WEST 61.04 FEET; THENCE ALONG THE ARC 0F SAID CURVE 61.09 FEET;
THENCE NORTH 37*46'54" WEST 50.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH
A CENTRAL ANGLE OF 07*57'31", HAVING A RADIUS OF 375.00 FEET (RADIUS POINT BEARS NORTH 33*39'09" WEST), AND WHOSE CHORD
BEARS NORTH 52*22'06" EAST 52.05 FEET; THENCE ALONG THE ARC OF SAID CURVE 52.09 FEET; THENCE NORTH 65*55'23" WEST 106.11
FEET; THENCE NORTH 3746'54" WEST 243.24 FEET; THENCE NORTH 33*52'21" EAST 219.96 FEET; THENCE SOUTH 3915'00" EAST 100.08
FEET; THENCE SOUTH 54*32'03" EAST 130.18 FEET; THENCE SOUTH 64*49'34" EAST 97.00 FEET; THENCE SOUTH 4010'39" EAST 55.31
FEET; THENCE SOUTH 52*31'29" EAST 122.42 FEET; THENCE SOUTH 37*28'31" WEST 33.00 FEET; THENCE SOUTH 52*31'29" EAST 4.00
FEET; THENCE SOUTH 3T28'31" WEST 74.00 FEET; THENCE SOUTH 01*50'20" WEST 46.76 FEET; THENCE SOUTH 4053'13" WEST 140.92
FEET TO THE POINT OF BEGINNING. (PARCEL B, INST. NO. 20210036815)