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1/16/2019 2:28:00 PM \$40.00
Book - 10746 Pg - 2814-2825
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 12 P.

WHEN RECORDED, RETURN TO:

ROBERT HYDE
KIRTON McCONKIE
50 EAST SOUTH TEMPLE
SUITE 400
SALT LAKE CITY UT 84111

Tax Parcel Numbers: See Exhibit A

Cross Reference Instrument No. 12502232

18300734M

FIRST AMENDMENT TO MASTER DEVELOPMENT AGREEMENT

DATED: January 16, 2019

FIRST AMENDMENT TO MASTER DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO MASTER DEVELOPMENT AGREEMENT (“**Amendment**”) is made and entered into this 16 day of January, 2019, by and between SUBURBAN LAND RESERVE, INC., a Utah corporation (“**SLR**”), and CITY OF RIVERTON, a Utah municipal corporation (the “**City**”).

RECITALS

A. SLR and the City are parties to that certain Master Development Agreement dated March 24, 2017, and recorded March 24, 2017, as Instrument No. 12502232, in the Official Records of Salt Lake County (the “**Master Development Agreement**”), pursuant to which SLR and the City agreed to certain development guidelines, procedures, entitlements, requirements, and fees related to the development of that certain real property specifically described on Exhibit A, attached hereto and incorporated herein by this reference (the “**Property**”).

B. The City and SLR desire to amend the Master Development Agreement as more fully set forth in this Amendment.

TERMS AND CONDITIONS

NOW, THEREFORE, in consideration of the premises, the covenants and agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SLR and the City hereby agree as follows:

1. Recitals/Definitions. The Recitals set forth above are by this reference incorporated in and made a part of this Amendment. All capitalized terms used in this Amendment and not otherwise defined shall have the meaning set forth in the Master Development Agreement, unless expressly provided to the contrary in this Amendment.

2. Definition of Infrastructure Agreement. Section 1.2.38 of the Master Development Agreement is hereby deleted in its entirety and replaced with the following: “**Infrastructure Agreement** means that certain Infrastructure Development Agreement between the City and Master Developer dated March 24, 2017, that certain First Amendment to Infrastructure Development Agreement between the City and Master Developer dated January 16, 2019 and any other amendment to that certain Infrastructure Development Agreement between the City and Master Developer that has been executed by all of the necessary parties required under the terms of said

3. Amendment. The terms and conditions of this Amendment shall act as an amendment to the Master Development Agreement, and should there be any conflict between the terms of this Amendment and the terms of the Master Development Agreement, the terms of this Amendment will control.

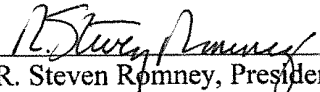

4. Master Development Agreement Effective. The terms and conditions of the Master Development Agreement shall remain in full force and effect except as may be modified herein.

5. Counterparts: Signatures. The parties may sign this Amendment in multiple identical counterparts, all of which taken together shall constitute one and the same agreement. Further, the parties shall treat a copy of an original signature to this Amendment for all purposes as an original signature. The parties shall consider a copy of the signed Amendment for all purposes as an original of the Amendment to the maximum extent permitted by law, and no party to this Amendment shall have any obligation to retain a version of this Amendment that contains original signatures in order to enforce this Amendment, or for any other purpose.

6. Authorization. Each individual executing this Amendment represents and warrants that he or she has been duly authorized by appropriate action of the governing body of the party for which he/she signs to execute and deliver this Amendment in the capacity and for the entity set forth where he/she signs and that as a result of his/her signature, this Amendment shall be binding upon the party for which he/she signs, and the City represents and warrants to SLR that all legislative approval or action or other action necessary for the City to execute this Amendment have been duly taken by the City.

IN WITNESS WHEREOF the parties have executed this Amendment as of the date above written.

SLR: SUBURBAN LAND RESERVE, INC.,
a Utah corporation

By: 
R. Steven Romney, President 

City: CITY OF RIVERTON,
a Utah municipal corporation

By: _____
Name: Trent Staags
Its: Mayor. 12-11-18

Attest: _____
Riverton City Recorder

Approved as to Form:

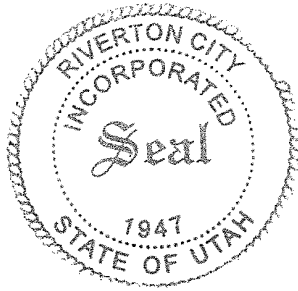
Riverton City Attorney

IN WITNESS WHEREOF the parties have executed this Amendment as of the date above written.

SLR: SUBURBAN LAND RESERVE, INC.,
a Utah corporation

By: _____
R. Steven Romney, President

City: CITY OF RIVERTON,
a Utah municipal corporation



By: _____
Name: Trent Staags
Its: Mayor. 12-11-18

Attest: _____
Riverton City Recorder

Approved as to Form:

Riverton City Attorney

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on Jan. 14, 2019, by Trent Staggs, Mayor of CITY OF RIVERTON, a Utah municipal corporation.

Notary Public

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on Jan 14, 2019, by R. Steven Romney, the President of Suburban Land Reserve, Inc., a Utah corporation.

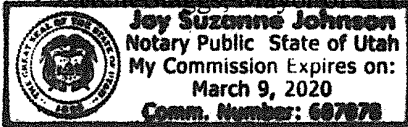


Marilyn F. Nielson

Notary Public

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on January 15, 2019, by ~~Trent Stoggs, Mayor of CITY OF RIVERTON~~, a Utah municipal corporation.



Joy Suzanne Johnson
Notary Public

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on _____, 2019, by R. Steven Romney, the President of Suburban Land Reserve, Inc., a Utah corporation.

Notary Public

Exhibit A

Description of Property

NORTH WEST PIVOT PARCEL
164.857 ACRES

Affecting Tax ID. No. 27-31-300-002

BEGINNING AT THE CENTER OF SECTION MONUMENT FOR SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SALT LAKE COUNTY, UTAH AND RUNNING THENCE SOUTH89°31'03"EAST 508.33 FEET ALONG THE QUARTER SECTION LINE TO THE WEST LINE OF THE WELBY CANAL AS DEFINED IN DOCUMENT ENTRY NO. 7502870; THENCE ALONG SAID CANAL THE FOLLOWING COURSES AND DISTANCES: SOUTH0°35'01"EAST 48.08 FEET, SOUTH01°22'54"EAST 216.06 FEET, SOUTH04°03'53"WEST 43.06 FEET, SOUTH0°26'02"WEST 136.53 FEET, SOUTH03°42'25"EAST 48.61 FEET, SOUTH0°11'42"WEST 245.31 FEET, SOUTH01°21'22"EAST 333.34 FEET, SOUTH0°05'39"EAST 369.70 FEET, SOUTH07°12'16"EAST 97.74 FEET, SOUTH14°39'01"EAST 50.07 FEET, SOUTH22°05'46"EAST 51.77 FEET, SOUTH28°08'34"EAST 97.81 FEET, SOUTH22°52'37"EAST 94.43 FEET, SOUTH13°04'33"EAST 295.98 FEET, SOUTH11°27'03"EAST 493.10 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 13400 SOUTH STREET; THENCE NORTH89°48'35"WEST 826.64 FEET; THENCE NORTH89°48'47"WEST 1060.80 FEET TO THE PROPERTY CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION FOR THE MOUNTAIN VIEW CORRIDOR; THENCE ALONG SAID LINE THE FOLLOWING COURSES AND DISTANCES: NORTH0°01'46"WEST 3.40 FEET, NORTH89°55'00"WEST 73.23 FEET, NORTH89°48'43"WEST 55.753 FEET, NORTH87°16'17"WEST 52.05 FEET, NORTH86°29'14"WEST 105.88 FEET, NORTH84°56'44"WEST 105.88 FEET, NORTH04°45'17"EAST 6.45 FEET, NORTH85°14'43"WEST 58.96 FEET, SOUTH04°45'17"WEST 6.45 FEET, NORTH86°20'14"WEST 78.08 FEET, NORTH87°26'08"WEST 78.08 FEET, NORTH88°28'05"WEST 68.72 FEET, NORTH89°26'15"WEST 69.14 FEET, NORTH89°55'04"WEST 90.78 FEET, NORTH78°39'45"WEST 230.08 FEET, NORTH89°55'32"WEST 30.84 FEET, NORTH02°16'04"EAST 619.80 FEET, NORTH11°47'26"EAST 238.89 FEET, NORTH03°48'01"WEST 588.90 FEET, NORTH21°41'43"WEST 321.97 FEET, NORTH13°52'13"WEST 797.10 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH89°31'13"EAST 2442.31 FEET ALONG SAID LINE TO THE POINT OF BEGINNING, CONTAINING 164.857 ACRES.

Ck by JJB 27 Jan. 2015

NORTH EAST PIVOT PARCEL
163.03 ACRES

Affecting Tax ID. No. 27-31-400-022

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH AND RUNNING THENCE NORTH0°21'31"EAST 1311.43 FEET ALONG THE WEST

LINE OF SAID SECTION TO A 1/16TH LINE; THENCE SOUTH89°59'12"EAST ALONG SAID LINE 494.79 FEET TO THE WEST LINE OF THE BANGERTER HIGHWAY; THENCE ALONG SAID LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH0°03'43"WEST 544.14 FEET TO A RIGHT-OF-WAY MONUMENT, SOUTH0°03'43"WEST 2239.29 FEET TO A RIGHT-OF-WAY MONUMENT AND A POINT OF CURVATURE TO A 3379.27-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE FOR A DISTANCE OF 543.24 FEET, (CHORD BEARING AND DISTANCE = SOUTH11°17'58"EAST 542.65 FEET), SOUTH13°01'29"EAST 203.89 FEET TO A POINT OF CURVATURE TO THE LEFT (CHORD BEARING AND DISTANCE = NORTH22°44'34"EAST 404.26 FEET) TO THE NORTH SIDE OF 13400 SOUTH STREET; THENCE NORTH89°58'29"WEST 122.35 FEET ALONG SAID LINE TO THE RIGHT OF WAY MONUMENT; THENCE SOUTH0°00'00"EAST 0.97 FEET; THENCE NORTH89°39'57"WEST 235.41; THENCE SOUTH0°20'03"WEST 49.73 FEET TO THE SECTION LINE; THENCE NORTH89°48'52"WEST 59.07 FEET ALONG SAID LINE; THENCE NORTH0°05'06"EAST 57.16 FEET; THENCE SOUTH89°50'13"WEST 408.11 FEET; THENCE NORTH89°48'32"WEST 1350.79 FEET; THENCE LEAVING SAID STREET NORTH0°14'25"EAST 206.10 FEET; THENCE NORTH49°39'39"WEST 196.10 FEET; THENCE SOUTH89°50'20"WEST 343.41 FEET TO THE EASTERLY LINE OF THE WELBY CANAL PROPERTY AS DEFINED IN DOCUMENT ENTRY NO.7502870; THENCE ALONG SAID LINE NORTH11°27'03"WEST 166.60 FEET, NORTH13°04'33"WEST 300.93 FEET, NORTH22°52'37"WEST 100.95 FEET, NORTH28°08'234"WEST 97.47 FEET, NORTH22°05'46"WEST 45.93 FEET, NORTH14°39'01"WEST 43.62 FEET, NORTH07°12'16"WEST 91.44 FEET, NORTH0°05'39"WEST 367.17 FEET, NORTH01°21'22"WEST 333.22 FEET, NORTH0°11'42"EAST 246.33 FEET, NORTH03°42'25"WEST 48.51 FEET, NORTH0°26'02"EAST 133.17 FEET, NORTH04°03'53"EAST 43.84 FEET, NORTH01°22'54"WEST 218.07 FEET, NORTH0°35'01"WEST 46.81 FEET TO THE SECTION LINE; THENCE SOUTH89°31'03"EAST 2098.02 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING, CONTAINING 163.03 Acres

Ck by JJB 27 Jan. 2015

SOUTH PIVOT PARCEL
 287.584 ACRES
 (Portion within Riverton-179.87 acres.)
 (Portion within Herriman-107.71 acres)

Affecting Tax ID. No. 33-06-200-055,
 33-06-100-044-4001, 33-06-100-047

BEGINNING AT A POINT WHICH IS SOUTH 0°16'25" EAST 45.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, BASIS OF BEARING IS NORTH 89°48'47" WEST BETWEEN THE NORTH QUARTER CORNER OF SECTION 6 AND THE NORTHWEST CORNER OF SAID SECTION 6 AND RUNNING THENCE ALONG THE SOUTH LINE OF 13400 SOUTH STREET THE FOLLOWING COURSES AND DISTANCES: SOUTH 89°49'27" EAST 55.98 FEET, CURVE TO THE

RIGHT, RADIUS = 2361.00 FEET, ARC = 56.04 FEET, CHORD BEARING AND DISTANCE = SOUTH 89°07'59" EAST 56.04 FEET, SOUTH 88°27'11" EAST 617.16 FEET, CURVE TO THE LEFT, RADIUS = 2439.00, ARC = 65.85, CHORD BEARING AND DISTANCE = SOUTH 89°13'36" EAST 65.85 FEET, NORTH 90°00'00" EAST 44.11 FEET TO THE WEST LINE OF THE PROVO RESERVOIR CANAL; THENCE ALONG SAID LINE SOUTH 0°02'54" EAST 34.90 FEET, SOUTH 04°42'22" WEST 427.97 FEET, SOUTH 06°07'09" WEST 19.62 FEET, SOUTH 04°56'39" WEST 116.10 FEET, SOUTH 01°31'26" WEST 114.94 FEET, SOUTH 03°33'13" EAST 85.79 FEET, SOUTH 04°49'22" EAST 397.90 FEET TO THE PROPERTY OWNED BY THE CITY OF RIVERTON, ENTRY NO. 10410754; THENCE ALONG SAID LINE SOUTH 81°24'06" WEST 20.23 FEET, SOUTH 08°35'54" EAST 78.27 FEET, SOUTH 22°22'32" EAST 296.56 FEET SOUTH 25°11'03" EAST 106.56 FEET SOUTH 20° 04'29" EAST 100.35 FEET, SOUTH 05°15'41" EAST 107.69 FEET, SOUTH 0°24'02" WEST 525.27 FEET, SOUTH 06°59'42" EAST 109.21 FEET, SOUTH 25°34'15" EAST 112.81 FEET, SOUTH 89°50'58" EAST 24.20 FEET; THENCE LEAVING SAID PROPERTY AND FOLLOWING ALONG THE WEST RIGHT-OF-WAY LINE OF THE PROVO RESERVOIR CANAL SOUTH 33°11'55" EAST 131.19 FEET, CURVE TO THE RIGHT, ARC = 260.93 FEET, CHORD BEARING AND DISTANCE = SOUTH 06°16'53" EAST 256.68 FEET, RADIUS = 416.50 FEET, CURVE TO THE LEFT, ARC = 120.63 FEET, RADIUS = 316.50, CHORD BEARING AND DISTANCE = SOUTH 09°43'03" WEST 119.90 FEET, SOUTH 01°12'03" EAST 236.80 FEET, CURVE TO THE LEFT, ARC = 197.64 FEET, RADIUS = 416.50 FEET, CHORD BEARING AND DISTANCE = SOUTH 14°47'43" EAST 195.79 FEET, SOUTH 27°32'12" EAST 155.63 FEET, SOUTH 26°33'53" EAST 103.31 FEET, SOUTH 30°37'30" EAST 106.96 FEET, SOUTH 28°31'46" EAST 115.09 FEET, SOUTH 29°35'10" EAST 33.08 FEET; THENCE LEAVING SAID LINE SOUTH 89°59'44" WEST 1463.88 FEET, SOUTH 0°16'25" EAST 99.91 FEET ALONG THE QUARTER SECTION LINE; THENCE SOUTH 89°59'44" WEST 1322.09 FEET; THENCE NORTH 0°21'29" WEST 100.00 FEET; THENCE SOUTH 89°59'44" WEST 855.76 FEET TO THE EASTERLY LINE OF THE PROPERTY CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION; THENCE ALONG SAID LINE CURVE TO THE RIGHT, RADIUS = 4480.00 FEET, ARC = 276.40 FEET, CHORD BEARING AND DISTANCE = NORTH 02°12'29" WEST 276.35 FEET, NORTH 0°26'26" WEST 1625.088 FEET, NORTH 03°20'26" EAST 400.51 FEET, CURVE TO THE LEFT, RADIUS = 15,241.00 FEET, ARC = 412.74 FEET, CHORD BEARING AND DISTANCE = NORTH 0°20'07" EAST 412.73 FEET, NORTH 0°26'26" WEST 943.66 FEET, NORTH 05°55'18" EAST 257.76 FEET, NORTH 78°43'37" EAST 195.01 FEET; THENCE SOUTH 89°46'40" EAST 76.75 FEET; THENCE LEAVING SAID LINE SOUTH 0°21'35" EAST 297.37 FEET; THENCE SOUTH 89°48'47" EAST 540.65 FEET; THENCE NORTH 0°21'38" WEST 92.98 FEET; THENCE SOUTH 89°48'47" EAST 187.72 FEET; THENCE NORTH 0°21'04" WEST 204.75 FEET TO THE SOUTHERLY LINE OF 13400 SOUTH STREET; THENCE ALONG SAID LINE SOUTH 89°52'27" EAST 341.51 FEET; THENCE NORTH 0°15'03" WEST 14.90 FEET THENCE SOUTH 89°48'47" EAST 799.31 FEET TO THE POINT OF BEGINNING, CONTAINING 287.584 ACRES.

Less and excepting that portion of property located in Herriman City.
Ck by JJB 27 Jan. 2015

DRAINAGE POND 13-ACRE PARCEL
9.132 ACRES

Affecting Tax ID. No. 33-06-200-067

BEGINNING AT A POINT WHICH IS NORTH 89°48'35" WEST 1326.43 FEET ALONG THE SECTION LINE AND SOUTH 0°16'10" EAST 57.00 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH AND RUNNING THENCE SOUTH 0°16'10" EAST 388.85 FEET; THENCE NORTH 89°48'35" WEST 10.80 FEET; THENCE SOUTH 0°53'40" WEST 882.04 FEET; THENCE NORTH 89°06'20" WEST 414.70 FEET TO THE EASTERLY LINE OF THE PROVO RESERVOIR CANAL; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 22°37'25" WEST 17.77 FEET, NORTH 04°35'30" WEST 554.80 FEET, NORTH 03°51'05" EAST 695.26 FEET TO THE SOUTH LINE OF 13400 SOUTH STREET; THENCE ALONG SAID LINE NORTH 90°00'00" EAST 86.66 FEET TO A POINT OF CURVATURE TO A 1270.00-FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY ALONG SAID CURVE 72.95 FEET, (CHORD BEARING AND DISTANCE = NORTH 88°21'11" EAST 72.94 FEET); THENCE SOUTH 89°48'35" EAST 282.38 FEET TO THE POINT OF BEGINNING, CONTAINING 13.23 ACRES.

CA by JJB 27 Jan. 2015

Less and excepting:

Parcel No. 0182:112J
Project No. MP-0182(6)
Affecting Tax ID. No. 33-06-200-048

A parcel of land, in fee for a drainage facility incident to the construction of a highway known as Project No. MP-0182(6), being part of an entire tract of property, situate in Lot 2 of Section 6, T. 4 S., R. 1 W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at a point in the easterly boundary of said entire tract at a point 1,316.99 ft. S. 89°48'32" E. along the section line and 644.32 ft. S. 0°11'28" W. from the North Quarter Corner of said Section 6; and running thence S. 0°53'43" W. 236.05 ft. along said easterly boundary line; thence S. 44°45'07" W. 212.44 ft.; thence S. 89°45'07" W. 280.67 ft.; thence S. 4°55'01" E. 258.08 ft.; thence S. 13°18'18" E. 32.79 ft. to a point in the southerly boundary of said entire tract; thence N. 89°06'17" W. 21.06 ft. along said southerly boundary line to the southwest corner of said entire tract; thence along the westerly boundary line of said entire tract for the following three (3) courses 1) N. 22°51'44" W. 17.63 ft. 2) N. 4°29'48" W. 561.01 ft. 3) N. 4°22'31" E. 122.47 ft thence leaving said westerly boundary line S. 86°50'48" E. 385.09 ft; thence N. 89°45'07" E 82.31 ft. to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 178,496 square feet in area or 4.098 acres, more or less.

(Note: Rotate all bearings in the above description 0°14'53" clockwise to match the above said Right of Way Control Line.)

In addition, the following real property is currently not owned by Master Developer. However, the City hereby agrees that the following real property shall automatically be included as part of the "Property" if and when acquired by Master Developer without any other need for any approvals.

Legal Description for
Jordan School District Property

RECORD DESCRIPTIONS

Parcel 27-31-200-023

Beginning at a point which is N00°20'55"E 618.25 feet from the East Quarter Corner of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence N89°40'42"W 1327.95 feet, thence N00°19'18"E 634.77 feet, thence S89°23'31"E 1328.26 feet; thence S00°20'55"W 627.75 feet to the point of beginning.
Contains 19.246 Acres
Ck by JJB 02 Sept 2015

Parcel 27-31-200-024

Beginning at the East Quarter Corner of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence N89°30'59"W 1327.66 feet; thence N00°19'18"E 614.50 feet, thence S89°40'42"E 1327.95 feet; thence S00°20'55"W 618.25 feet to the point of beginning.
Contains 18.788 Acres
Ck by JJB 02 Sept 2015

"AS SURVEYED" DESCRIPTIONS

Parcel 27-31-200-023

Beginning at a point which is N00°20'55"E 618.25 feet along the Section Line from the East Quarter Corner of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence N89°40'42"W 1327.95 feet; thence N00°19'18"E 613.33 feet to a fence corner; thence S89°53'52"E 1302.00 feet along a fence to a fence corner; thence N84°41'47"E 26.38 feet along a fence and its extension to the Section Line; thence S00°20'55"W 620.91 feet along the Section Line to the point of beginning.
Contains 18.78 Acres
Ck by JJB 02 Sept 2015

Parcel 27-31-200-024

Beginning at the East Quarter Corner of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence N89°30'59"W 1327.66 feet along the Quarter Section Line; thence N0°19'18"E 614.50 feet; thence S89°40'42"E 1327.95 feet to the Section Line; thence S00°20'55"W 618.25 feet along the Section Line to the point of beginning.
Contains 18.79 Acres
Ck by JJB 02 Sept 2015