

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

12156791
10/23/2015 12:36:00 PM \$18.00
Book - 10372 Pg - 9124-9128
Gary W. Ott
Recorder, Salt Lake County, UT
BACKMAN TITLE SERVICES
BY: eCASH, DEPUTY - EF 5 P.

**NOTICE OF PARTIAL RELEASE
OF PARKING AREA PARCEL**

THIS NOTICE OF PARTIAL RELEASE OF PARKING AREA PARCEL (the “Notice”) is made and entered into effective as of the 15th day of October, 2015, by **JORDAN VALLEY MEDICAL CENTER, LP**, a Delaware limited partnership (“Declarant”).

WITNESSETH:

WHEREAS, Declarant, as successor-in-interest to Jordan Valley Hospital, LP, a Delaware limited partnership, is the declarant under that certain Second Amended and Restated Declaration of Easements and Restrictions dated January 3, 2007, and recorded on January 9, 2007, as Entry No. 9966231, in Book 9406, at Page 2619, Official Records of Salt Lake County, Utah (the “Declaration”);

WHEREAS, pursuant to the Declaration, Declarant granted and declared certain perpetual, non-exclusive easements over and across the Parking Area Parcel (as defined in the Declaration) for the use and benefit of the MOB Parcel Owners (as defined in the Declaration) and the MOB Property (as defined in the Declaration);

WHEREAS, the MOB Property has been made subject to the Utah Condominium Ownership Act, and the current Condominium Association (as defined in the Declaration) is Tegra Jordan Valley Medical Office Owner’s Association, Inc., a Utah nonprofit corporation;

WHEREAS, a certain portion of the Parking Area Parcel, which portion is more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the “Ground Leased Tract”), has been ground leased by Declarant to RW JVCC, LLC, a Utah limited liability company (“Tenant”), pursuant to that certain Ground Lease dated October 8, 2015, by and between Declarant, as ground lessor, and Tenant, as ground lessee, a memorandum of which is recorded in the Official Records of Salt Lake County, Utah as Instrument No. 12149317 on October 12, 2015;

WHEREAS, Declarant is also the Parking Area Owner (as defined in the Declaration) under the Declaration;

WHEREAS, pursuant to Section 2.1(b) of the Declaration, the Parking Area Owner has the right to (a) permanently close and/or remove Parking Facilities (as defined in the Declaration) located on the Parking Area Parcel and (b) convey or lease any portion of the Parking Area Parcel from which the Parking Facilities have been or will be closed or removed;

WHEREAS, pursuant to Section 3.1(d) of the Declaration, whenever the Parking Area Owner relocates, closes or removes any Parking Facilities on the Parking Area Parcel or relocates any easement granted and declared in the Declaration, the Parking Area Owner may execute and record a notice describing the portion of the Parking Area Parcel that is no longer subject to the Parking Easement (as defined in the Declaration) described in Section 2.1 of the Declaration; and

WHEREAS, Declarant now desires to execute and record this Notice for purposes of removing the Ground Leased Tract from the definition of the Parking Area Parcel and terminating the Parking Easement with respect to such Ground Leased Tract.

NOW, THEREFORE, Declarant hereby covenants and declares that the Declaration is amended and modified as follows:

1. Incorporation of Recitals. All of the recitals set forth above are hereby incorporated into this Notice by this reference and are made a part hereof.

2. Definitions. Capitalized terms used, but not otherwise defined, herein shall have the meanings ascribed to them in the Declaration.

3. Removal of Ground Leased Tract / Termination of Parking Easement. Declarant hereby removes the Ground Leased Tract from the Parking Area Parcel and all Parking Facilities located thereon. Pursuant to Section 3.1(d) of the Declaration, this Notice shall serve as notice that the Ground Leased Tract is hereby removed from the definition of the Parking Area Parcel and all Parking Facilities located thereon, if any, shall be closed and removed. Furthermore, Declarant hereby terminates the Parking Easement granted by Declarant to the MOB Parcel Owners pursuant to Section 2.1 of the Declaration with respect to the Ground Leased Tract.

4. No Other Modifications. Except as expressly modified hereby, the terms and provisions of the Declaration shall continue in full force and effect.

5. Captions. The captions of the paragraphs of this Notice are for convenience only and are not intended to affect the interpretation or construction of the provisions herein contained.

[This space left blank intentionally; signatures appear on the following pages.]

IN WITNESS WHEREOF, the Declarant has executed this Notice as of the date first above written.

DECLARANT:

JORDAN VALLEY MEDICAL CENTER, LP,
a Delaware limited partnership

By: *William A. Stokes*
Name: William A. Stokes
Title: Vice President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

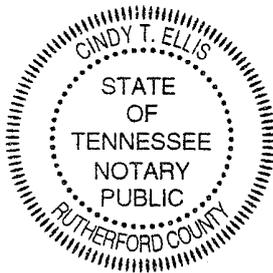
Personally appeared before me, a Notary Public, William A. Stokes, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of JORDAN VALLEY MEDICAL CENTER, LP, a Delaware limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

Witness my hand this 15th day of October, 2015.

Cindy J. Ellis
Notary Public

My Commission Expires:

8-22-16

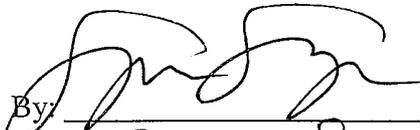


**MOB PARCEL OWNERS'
ACKNOWLEDGEMENT**

The Condominium Association, on behalf of the MOB Parcel Owners, hereby joins in the execution of this Notice for the purposes of acknowledging, ratifying and confirming the terms, conditions and provisions of this Notice.

CONDOMINIUM ASSOCIATION:

TEGRA JORDAN VALLEY MEDICAL OFFICE
OWNER'S ASSOCIATION, INC., a Utah nonprofit
corporation

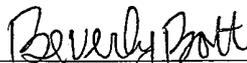
By: 
Name: SPENCER SUMMERHAYS
Title: OFFICER

STATE OF UTAH

COUNTY OF SALT LAKE

Personally appeared before me, the undersigned Notary Public, Spencer Summerhays, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the officer of Tegra Jordan Valley Medical Office Owner's Association, Inc., a Utah nonprofit corporation, and is authorized by the nonprofit corporation to execute this instrument on behalf of the nonprofit corporation.

WITNESS my hand, at office, this 14th day of October, 2015.


Notary Public

My Commission Expires: January 22, 2018

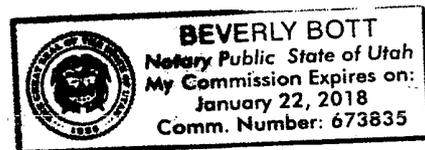


Exhibit A

Legal Description of Ground Leased Tract

That certain real property located in Salt Lake County, State of Utah, more particularly described as follows:

A part of the Northeast Quarter of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, West Jordan City, Salt Lake County, Utah:

Beginning at a point which is 2537.92 feet North $89^{\circ}13'35''$ West along the Section line and 956.13 feet North $0^{\circ}46'23''$ East from the East Quarter Corner of said Section 5, and running thence due North 106.77 feet; thence due East 61.72 feet; thence due North 17.44 feet; thence due East 50.08 feet; thence due South 17.44 feet; thence due East 84.37 feet; thence due South 106.77 feet; thence due West 196.17 feet to the point of beginning.

Contains: 21,818 sq.ft.

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