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Book - 10556 Pg - 183-188  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
CACHE TITLE CO  
65 W 100 N  
LOGAN UT 84321  
BY: CBA, DEPUTY - W & P.

WHEN RECORDED, RETURN TO:  
Bradley Patterson  
Gilmore & Bell, P.C.  
15 West South Temple, Suite 520  
Salt Lake City, Utah 84101  
C# 53866

NOTICE OF FIRST AMENDMENT TO MASTER LEASE AGREEMENT

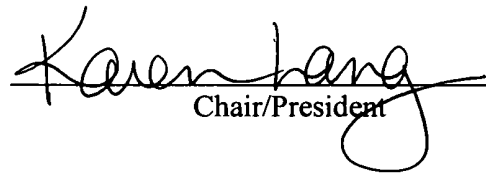
PLEASE TAKE NOTICE that the Municipal Building Authority of West Valley City, Utah, a nonprofit corporation organized under the laws of the State of Utah (the "Authority"), and West Valley City, Utah, a body corporate of the State of Utah (the "Board"), entered into a First Amendment to Master Lease Agreement, dated as of May 1, 2017, with respect to the following described real property:

See attached Exhibit A.

DATED this May 10, 2017.

MUNICIPAL BUILDING AUTHORITY  
OF WEST VALLEY CITY, UTAH

(SEAL)

  
Chair/President

ATTEST:



  
Secretary-Treasurer

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

The foregoing instrument was acknowledged before me this May 8<sup>th</sup>, 2017, by Karen Lang and Nichole Camac, respectively the Chair/President and Secretary-Treasurer of the Municipal Building Authority of West Valley City, Utah.

  
\_\_\_\_\_  
Notary Public

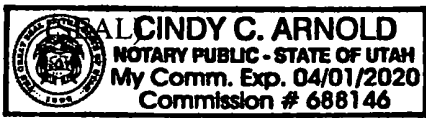


EXHIBIT A

DESCRIPTION OF PROPERTY

All real property located or the land located in Salt Lake County, Utah, described as follows:

Parcel 1 – Public Safety Building

Tax Parcel No. 15-33-12A-039, 15-33-12A-055, 15-33-12A-052

A parcel of land situate in the Northeast Quarter of the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah. The boundaries of which are described as follows:

Beginning at a point on the Easterly right of way line of Market Street as dedicated in Fairbourne Station Phase 1 Subdivision recorded in Book 2012P at Page 22 in the Office of the Salt Lake County Recorder, said point is 580.00 feet South 89°53'20" West along the section line and 488.45 feet South 00°06'40" East from the North Quarter Corner of said Section 33 (Note: Basis of Bearing is South 89°53'20" West along the Northerly section line from the found Brass Cap Monuments representing the North Quarter corner and the Northwest corner of said Section 33), and running thence North 89°53'20" East 126.64 feet; thence North 12.50 feet; thence North 89°53'20" East 159.33 feet; thence South 00°00'41" West 25.30 feet; thence North 89°53'20" East 222.77 feet to the Westerly boundary lines acquired for the Utah Transit Authority's West Valley Light Rail Project along 2700 West Street (Constitution Boulevard) and to the beginning of a 16.00 foot radius non-tangent curve to the right; thence continuing along said Westerly boundary lines Southeasterly along the arc of said curve 4.86 feet through a delta of 17°23'20" (Note: Chord for said curve bears South 08°42'48" East for a distance of 4.84 feet); thence South 00°01'10" East 47.03 feet along said Westerly boundary lines; thence South 89°56'30" West 130.54 feet; thence South 00°00'41" West 52.58 feet; thence South 89°56'30" West 201.91 feet; thence South 00°00'41" West 209.42 feet; thence South 89°56'30" West 130.02 feet; thence North 00°00'20" East 34.71 feet; thence South 89°53'24" West 47.00 feet to said Easterly right of way line of Market Street; thence North 00°00'20" East 291.47 feet along said Easterly right of way line to the point of beginning.

An easement parcel for reciprocal rights granted by that certain special Warranty Deed recorded September 29, 1975, as Entry No. 2746902 in Book 3983 at Page 407, an easement parcel for the reciprocal rights as granted by that certain Reciprocal Grant of Easements for Access and Parking recorded September 26, 1990 as Entry No. 4970524 in Book 6255 at Page 2405, an easement parcel for the reciprocal rights as granted by that certain Declaration of Easements and Covenants recorded November 8, 1994 as Entry No. 5961750 in Book 7051 at Page 1505 and an easement parcel for the reciprocal rights as granted by that certain Reciprocal Grant of Easements for Access and Parking recorded September 19, 2001 as Entry No. 8007018 in Book 8501 at Page 7391.

Parcel 2 – State Courts Property

Tax Parcel No. 15-33-12A-041

From the North Quarter Corner of Section 33, Township 1 South, Range 1 West, Salt Lake

Meridian; South 0°00'44" West 836.450 feet; thence South 89°56'20" West 53.00 feet; thence South 0°00'44" West 231.39 feet to the point of beginning; thence South 00°00'44" West 253.05 feet; thence South 89°56'20" West 240.500 feet; thence along the boundary of the Grantor's property the following three courses: North 00°00'44" East 198.50 feet; thence North 89°56'30" East 64.500 feet; thence North 00°00'44" East 54.550 feet; thence South 89°50'31" East 176.000 feet to the point of beginning.

Subject to and together with: An easement parcel for reciprocal rights granted by that certain Mutual Ingress-Egress, Maintenance and Americans with Disabilities Act (A.D.A.) Access Easement recorded July 30, 2007, as Entry No. 10177252 in Book 9496 at Page 8240 and an easement parcel for the reciprocal rights as granted by that certain Mutual Parking Ingress-Egress Easement recorded July 30, 2007 as Entry No. 101775253 in Book 9496 at Page 8243.

Parcel 3 – Parking Structure Property  
Tax Parcel No. 15-33-127-012

Lot 2, FAIRBOURNE STATION PHASE 1 SUBDIVISION, according to the Official Plat thereof recorded February 29, 2012 as Entry No. 11341968 in Book 2012P at Page 22 on file and of record in the Office of the Salt Lake County Recorder, State of Utah. Less and Excepting that portion conveyed to West Valley City in Special Warranty Deed recorded February 8, 2012 as Entry No. 11329630 in Book 9989 at Page 9414 and being described as follows:

A part of the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the South line of future 3550 South Street as it will exist at 27.00 foot half-width at a point on the West line of Grantor's property located 820.70 feet South 89°53'25" West along the Section Line and 419.00 feet South 0°00'38" East from the North Quarter Corner of said Section 33; and running thence along Grantor's Property boundaries the following three courses: North 0°00'38" West 54.00 feet to the Northwesterly Corner thereof; North 89°53'25" East 169.62 feet to the West line of Market Street as it exists at 30.00 foot half-width; and Southeasterly along the arc of a 526.66 foot radius curve to the left a distance of 69.68 feet (Center bears North 86°24'53" East; Central Angle equals 7°34'50" and Long Chord bears South 7°22'32" East 69.63 feet) along said West line of Market Street; thence North 89°59'35" West 18.98 feet to the West line of the new alignment of Market Street; thence Northwesterly along the arc of a 15.00 foot radius curve to the left a distance of 23.59 feet (Central Angle equals 90°07'00" and Long Chord bears North 45°03'05" West 21.23 feet) to a point of tangency on the South line of future 3550 South Street as it is to exist at 27.0 foot half-width; thence South 89°53'25" West 144.54 feet along said North line to the point of beginning.

Less and Excepting the following parcels dedicated to West Valley City in Dedication recorded September 19, 2012 as Entry No. 11474131 in Book 10057 at Page 5954 and being described as follows:

### Market Street Right-of-Way Dedication

A part of Lot 2, of Fairbourne Station Phase 1 Subdivision, according to the Official Plat thereof recorded in Book 2012P at Page 22 in the Office of the Salt Lake County Recorder, located within the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at the Northeast Corner of said Lot 2, on the West line of Market Street, said point being located 652.00 feet South 89°53'25" West along the section line; and 419.00 feet South 0°00'25" West from the North Quarter Corner of said Section 33; and running thence South 0°00'25" West 61.65 feet along said West line; thence North 19°01'16" West 28.15 feet; thence North 0°00'25" East 35.02 feet to the South line of Weigh Station Road; thence North 89°53'25" East 9.18 feet along said South line to the point of beginning.

### Lehman Avenue Right-of-Way Dedication

A part of Lot 2, of Fairbourne Station Phase 1 Subdivision, according to the Official Plat thereof recorded in Book 2012P at Page 22 in the Office of the Salt Lake County Recorder, located within the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at the Southwest Corner of said Lot 2, on the North line of Lehman Avenue as it exists at 30.00 foot half-width located 886.90 feet South 89°53'25" West along the section line; and 780.03 feet South 0°00'38" East from the North Quarter Corner of said Section 33; and running thence North 0°00'38" West 5.50 feet to the Southeast Corner of Lot 3, Fairbourne Station Phase 1 Subdivision; thence North 89°53'29" East 212.90 feet along a line being parallel with and 35.50 feet perpendicularly distant Northerly from the centerline of said Lehman Avenue to a point of curvature; thence Northeasterly along the arc of a 22.50 foot radius curve to the left a distance of 28.78 feet (Central Angle equals 73°16'53" and Long Chord bears North 53°15'02" East 26.86 feet); thence Southwesterly along the arc of a 25.00 foot radius curve to the right a distance of 35.79 feet (Center bears North 82°07'28" West; Central Angle equals 82°00'57" and Long Chord bears South 48°53'01" West 32.81 feet) to the existing North line of said Lehman Avenue; thence South 89°53'29" West 209.71 feet along said existing North line to the point of beginning.

### Parcel 4 - Fitness Center Property

Tax Parcel No. 14-25-300-003

A tract of land located in the Southwest Quarter of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point North 89°52'35" East 685.17 feet along the section line and South 00°07'25" East 40.00 feet from the West Quarter of Section 35, Township 1 South Range 1 West Salt Lake Base and Meridian; thence North 89°52'35" East 826.31 feet along the south right-of-way line of 3100 South Street; thence South 00°07'25" East 104.76 feet; thence South 00°00'06" West 170.00 feet; thence South 89°59'54" East 277.00 feet; thence South 00°07'25" East 320.00 feet; thence South 89°52'35" West 1102.94 feet; thence North 00°07'25" West 537.90 feet to a southeast corner of that certain Fire Station parcel conveyed to West Valley City by Special Warranty Deed recorded December 18, 1997 as

Entry No. 6818542 in the office of the Salt Lake County Recorder; thence North 00°07'25"  
West 57.46 feet to the northeast corner of said Fire Station parcel, and the Point of  
Beginning.