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Herriman, Utah 84096

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Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To HERRIMAN
5355 W HERRIMAN MAIN ST HERRIMAN, UT 84096



ADMINISTRATIVE MODIFICATION #1
TO THE
MASTER DEVELOPMENT AGREEMENT
FOR
OLYMPIA

Approved: September 1, 2022

**FIRST ADMINISTRATIVE MODIFICATION
TO THE
MASTER DEVELOPMENT AGREEMENT FOR OLYMPIA**

THIS FIRST ADMINISTRATIVE MODIFICATION TO THE MASTER DEVELOPMENT AGREEMENT FOR OLYMPIA (the "First Modification") is made and entered as of the 1 day of SEPTEMBER 2022, by and between HERRIMAN CITY, a political subdivision of the State of Utah, by and through its City Council, THE LAST HOLDOUT, L.L.C., a Utah limited liability company, JORDAN SCHOOL DISTRICT, a Utah school district, and OLYMPIA LAND, LLC, a Utah limited liability company.

RECITALS

A. The parties entered into a Master Development Agreement for Olympia which was recorded on November 16, 2021 as Entry No. 13825061 in the official books and records of the Salt Lake County Recorder (the "MDA").

B. Section 7.1.1 of the MDA allows administrative modifications to the MDA that do not require "approval of the Council."

C. Salt Lake County is proposing a change to storm water release rates. These proposed changes would affect the development of the Planned Community and, as such, warrant a modification to the MDA.

D. The Parties therefore desire to modify the MDA by formalizing the discharge rates as set forth in greater detail herein.

E. Salt Lake County, while not a party to the MDA, consents to this First Modification.

F. The parties have cooperated in the preparation of this First Modification.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Master Developer hereby agree to the following:

MODIFICATION

1. **Effect of this First Modification.** Other than a specifically amended herein by this First Modification, the MDA shall remain in full force and effect.

2. **Storm Water Release Rates for Design of Infrastructure.** The Parties acknowledge, and the County consents, that the storm water release rate for the Planned Community shall be 0.1cfs/acre and that all Development Applications for the Planned Community shall use that assumption in the design and construction of all applicable infrastructure, both public and private.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.


[signatures on following pages]

CITY
Herriman City


NATHAN CHERPESKI, City Manager

ATTEST


JACKIE NOSTROM, City Recorder


CHELSEA A. ANDRIZZI, City Attorney
Approved as to form and legality

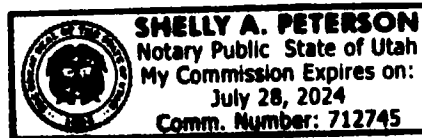
TOOD SNEERAN



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

On the 31 day of August, 2022, NATHAN CHERPESKI personally appeared before me, who being by me duly sworn, did say that they are the City Manager of Herriman City, a political subdivision of the State of Utah, and that the foregoing Administrative Modification was signed on behalf of the City by authority of its City Council and said City Manager acknowledged to me that the City executed the same for the purposes described therein.


NOTARY PUBLIC



OWNER
The Last Holdout, LLC

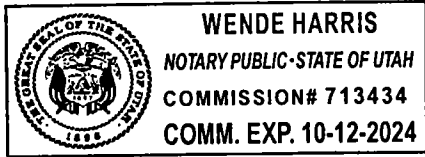
Signature: Emily B Markham

Name: Emily B. Markham

Title: Manager

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

On the 1st day of September, 2022, Emily B. Markham
personally appeared before me, who being by me duly sworn, did say that they are the
Manager of The Last Holdout, L.L.C, a Utah limited liability
company, and that the foregoing Administrative Modification was signed on behalf of the Owner by
authority of its governing board and acknowledged to me that the Owner executed the same for the purposes
described therein.



Wende Harris
NOTARY PUBLIC

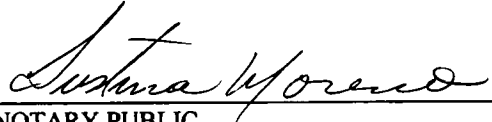
MASTER DEVELOPER
Olympia Land, LLC



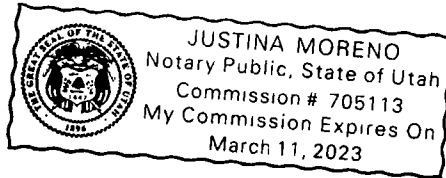
RYAN BUTTON, Manager

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

On the 31 day of August, 2022, RYAN BUTTON personally appeared before me, who being by me duly sworn, did say that they are the Manager of Olympia Land, LLC, a Utah limited liability company, and that the foregoing Administrative Modification was signed on behalf of the Master Developer by authority of its governing board and acknowledged to me that the City executed the same for the purposes described therein.



NOTARY PUBLIC



SPECIAL OWNER
Jordan School District

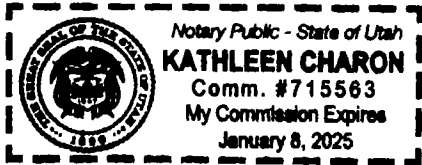
Signature: Tracy Miller

Name: Tracy Miller

Title: Board President

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

On the 26th day of July, 2022, Tracy Miller
personally appeared before me, who being by me duly sworn, did say that they are the
Board President of Jordan School District, and that the foregoing
Administrative Modification was signed on behalf of the Owner by authority of its governing board and
acknowledged to me that the Owner executed the same for the purposes described therein.



Kathleen Charon
NOTARY PUBLIC

SALT LAKE COUNTY

Signature: Cath m Kanter

Name: Catherine M. Kanter

Title: SLCO Deputy Mayor

Approved as to form and legality

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

On the 2nd day of August, 2022,
Deputy Mayor Catherine Kanter personally appeared before me, who being
by me duly sworn, did say that they are the Deputy Mayor of Salt
Lake County, a political subdivision of the State of Utah, and that the foregoing Administrative
Modification was signed on behalf of the County by authority of its Mayor and they acknowledged to me
that the County executed the same for the purposes described therein.



Mariah Espinal
NOTARY PUBLIC

SALT LAKE COUNTY

Signature: _____

Name: _____

Title: _____

REVIEWED AS TO FORM & LEGALITY
Salt Lake County
District Attorney's Office
Digitally signed by
Zachary D. Shaw
Date 2022.08.31
16:04:17 -06'00'

Approved as to form and legality

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

On the _____ day of _____, 2022,
_____ personally appeared before me, who being
by me duly sworn, did say that they are the _____ of Salt
Lake County, a political subdivision of the State of Utah, and that the foregoing Administrative
Modification was signed on behalf of the County by authority of its Mayor and they acknowledged to me
that the County executed the same for the purposes described therein.

NOTARY PUBLIC

EXHIBIT A-2
Legal Description of Entire Planned Community

A parcel of land, situated in parts of Sections 27, 32, 33, 34 and 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at the Northeast Corner of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 00°41'26" East 1,324.02 feet along the section line to the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian;

thence South 89°30'42" East 2,657.98 feet along the 1/16 section line to the Northeast Corner of the Southeast Quarter of the Southwest Quarter of said Section 27;

thence South 00°28'09" West 1,324.47 feet along the quarter section line to the South Quarter Corner of said Section 27;

thence South 89°30'06" East 2,664.00 feet along the section line to the Southeast Corner of said Section 27;

thence South 89°48'53" East 641.53 feet along the section line;

thence South 00°30'22" East 1,659.00 feet to the extension of the Northerly Boundary Line of Blackhawk Estates Plat "C", recorded as Entry No. 11719743 in Book 2013P at Page 178 in the Office of the Salt Lake County Recorder;

thence along the extension of and said Northerly Boundary Line of Blackhawk Estates Plat "C" the following nine (9) courses:

(1) South 56°51'10" West 333.22 feet;

(2) South 68°38'27" West 95.94 feet;

(3) South 56°30'13" West 98.90 feet;

(4) South 51°26'05" West 67.14 feet;

(5) South 41°54'31" West 111.54 feet;

(6) South 48°31'38" West 142.42 feet;

(7) South 54°24'10" West 87.46 feet;

(8) South 44°19'04" West 94.58 feet;

(9) South 72°52'33" West 99.94 feet to the Northerly Boundary Line of Blackhawk

Estates Plat "B", recorded as Entry No. 11386427 in Book 2012P at Page 53 in the Office of the Salt Lake County Recorder;

thence along said Northerly Boundary Line of Blackhawk Estates Plat "B" the following six (6) courses:

(1) South 72°52'34" West 12.55 feet;

(2) South 82°11'10" West 94.89 feet;

(3) South 86°16'00" West 83.86 feet;

(4) South 66°09'21" West 95.83 feet;

(5) South 58°13'58" West 137.09 feet;

(6) South 78°13'01" West 40.13 feet along said Northerly Boundary Line of Blackhawk

Estates Plat "B" to the Northwest Corner of said Blackhawk Estates Plat "B";

thence South 12°44'34" East 10.64 feet along said Westerly Boundary Line of Blackhawk Estates Plat "B" to the Northerly Boundary Line of Western Creek PUD Plat A, recorded as Entry No. 10946923 in Book 2010P at Page 76 in the Office of the Salt Lake County Recorder;

thence along said Northerly Boundary Line of said Western Creek PUD Plat A the

following three (3) courses:

(1) South 78°07'21" West 16.66 feet;

(2) South 57°11'41" West 95.42 feet;

(3) South 73°50'10" West 172.86 feet along said Northerly Boundary Line of Western Creek PUD Plat A to the Northerly Boundary Line of Western Creek Plat B, recorded as Entry No. 11429199 in Book 2012P at Page 92 in the Office of the Salt Lake County Recorder;

thence along said Northerly Boundary Line of Western Creek Plat B the following two (2) courses:

(1) South 73°27'12" West 291.53 feet;

(2) South 80°15'09" West 106.84 feet to the 1/16 section line;

thence North 00°10'31" East 1,342.34 feet along the 1/16 section line to the Southeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 34, monumented with a rebar and cap stamped "5251295";

thence North 89°31'41" West 2,661.50 feet along the 1/16 section line to the Southwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 34, monumented with a Salt Lake County monument;

thence South 00°02'54" West 1,325.66 feet along the 1/16 section line to the quarter section line;

thence North 89°35'51" West 1,329.44 feet along the quarter section line to the East Quarter Corner of said Section 33, monumented with a Salt Lake County monument;

thence North 89°38'37" West 3,990.98 feet along the quarter section line to the Southwest Corner of the Southeast Quarter of the Northwest Quarter, monumented with a rebar and cap stamped "5251295";

thence South 00°20'42" East 1,323.10 feet along the 1/16 section line to the Southeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 33, monumented with a rebar and cap stamped "5251295";

thence North 89°38'31" West 1,327.74 feet along the 1/16 section line to the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian;

thence North 89°29'26" West 2,641.53 feet along the 1/16 section line to the Southwest Corner of the Northwest Quarter of the Southeast Quarter of said Section 32;

thence North 00°09'01" East 149.81 feet along the 1/16 section line;

thence North 86°15'53" East 292.00 feet;

thence South 88°11'07" East 207.61 feet;

thence North 00°09'01" East 185.12 feet;

thence South 86°15'53" West 500.00 feet to the 1/16 section line;

thence North 00°09'01" East 405.38 feet along the 1/16 section line to the Northeast Right-of-Way Line of State Route-111 (SR-111), also known as Bacchus Highway;

thence Northwesterly and Northerly along said Northeasterly said right of way line of State Route-111 (SR-111) the following seven (7) courses:

(1) Northwesterly 246.50 feet along the arc of a 268.31 foot radius curve to the right (center bears North 05°49'12" East and the chord bears North 57°51'41" West 237.92 feet with a central angle of 52°38'15");

(2) North 31°32'34" West 437.23 feet;

(3) Northwesterly 288.95 feet along the arc of a 331.97 foot radius curve to the right (center bears North 58°27'27" East and the chord bears North 06°36'27" West 279.91 feet with a central angle of 49°52'13");

(4) North 18°19'39" East 201.90 feet;
(5) Northeasterly 470.16 feet along the arc of a 1,482.39 foot radius curve to the left
(center bears North 71°40'21" West and the chord bears North 09°14'30" East 468.19 feet with a
central angle of 18°10'19");
(6) North 89°50'40" West 17.00 feet;
(7) North 00°09'20" East 792.30 feet;
thence North 71°13'51" East 3,153.48 feet to the Northwest Corner of said Section 33,
monumented with a Salt Lake County monument;
thence South 89°35'41" East 5,303.20 feet along the section line to the point of
beginning.

Contains 40,915,169 Square Feet or 939.283 Acres

Less and Excepting any portion within Utah State Highway 111, said parcel being more particularly described as follows:

Beginning at a point on the quarter section line, said point being North 00°09'01" East 1,956.63 feet from the South Quarter Corner of Section 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 00°09'01" East 80.29 feet;
thence Northeasterly 68.69 feet along the arc of a 273.31 foot radius curve to the left
(center bears North 05°42'57" East and the chord bears North 88°30'56" East 68.51 feet with a
central angle of 14°24'03");
thence North 81°18'54" East 941.63 feet;
thence Southeasterly 405.74 feet along the arc of a 790.00 foot radius curve to the right
(center bears South 08°41'06" East and the chord bears South 83°58'18" East 401.29 feet with a
central angle of 29°25'36");
thence South 69°15'30" East 849.64 feet;
thence Southeasterly 791.13 feet along the arc of a 1,560.00 foot radius curve to the left
(center bears North 20°44'30" East and the chord bears South 83°47'12" East 782.68 feet with a
central angle of 29°03'25");
thence North 81°41'05" East 568.85 feet;
thence Northeasterly 430.96 feet along the arc of a 2,040.00 foot radius curve to the right
(center bears South 08°18'55" East and the chord bears North 87°44'12" East 430.16 feet with a
central angle of 12°06'14");
thence South 00°20'57" East 80.22 feet;
thence Southwesterly 419.85 feet along the arc of a 1,960.00 foot radius curve to the left
(center bears South 03°57'29" West and the chord bears South 87°49'17" West 419.04 feet with a
central angle of 12°16'23");
thence South 81°41'05" West 568.85 feet;
thence Northwesterly 831.71 feet along the arc of a 1,640.00 foot radius curve to the right
(center bears North 08°18'55" West and the chord bears North 83°47'12" West 822.82 feet with a
central angle of 29°03'25");
thence North 69°15'30" West 849.64 feet;
thence Northwesterly 364.65 feet along the arc of a 710.00 foot radius curve to the left
(center bears South 20°44'30" West and the chord bears North 83°58'18" West 360.66 feet with a
central angle of 29°25'36");
thence South 81°18'54" West 941.63 feet;
thence Southwesterly 81.01 feet along the arc of a 353.31 foot radius curve to the right

(center bears North 08°41'06" West and the chord bears South 87°53'02" West 80.84 feet with a central angle of 13°08'17") to the point of beginning.

Contains 324,559 Square Feet or 7.451 Acres

Net Acreage Contains 40,590,610 Square Feet or 931.832 Acres