

WHEN RECORDED, MAIL TO:
Bluffdale City Corporation
2222 W 14400 S
Bluffdale, Utah 84065

14311249 B: 11531 P: 2436 Total Pages: 5
11/08/2024 11:02 AM By: EMEhanovic Fees: \$0.00
Rashelle Hobbs, Recorder Salt Lake County, Utah
Return To BLUFFDALE CITY RECORDER
2222 W 14400 S RIVERTON, UT 84065



Affecting Tax ID: 33-04-326-059

DEED OF DEDICATION AND ACCEPTANCE

Bluffdale City
Salt Lake County

That **Mountain Ridge Management LLC**, Grantors herein, in consideration of the sum of Ten Dollars and other good and valuable consideration paid to Grantor by the **City of Bluffdale**, a Utah municipal corporation, Grantee herein, receipt of which is hereby acknowledged, does hereby grant, release, convey, and warrant to Grantee, its successors and assigns forever, free and clear of all encumbrances, all its rights, title and interest in and to the following described properties located in the County of Salt Lake, State of Utah:

See 'Exhibit 1' for Legal Description, see 'Exhibit 2' for Graphical Representation

TO HAVE AND TO HOLD such property to Grantee, Bluffdale City, forever for use of the public as public right of way.

IN WITNESS WHEREOF, the Grantor has executed this Deed of Dedication this 30 day of
October, 2024.

Grantor

Grantor

STATE OF UTAH

)

) ss.

COUNTY OF SALT LAKE

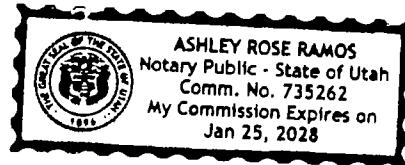
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The forgoing instrument was acknowledged before me this 30 day of October 2024, by
Jay Broadbent and _____ Grantors.

Ashley Rose Ramos
Notary Public

My Commission Expires: Jan 25, 2028

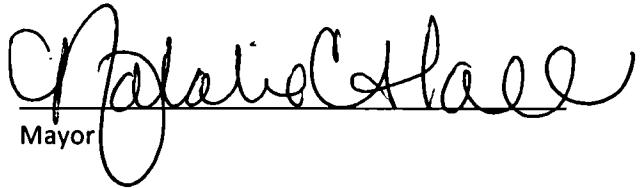
Residing in: Salt Lake County



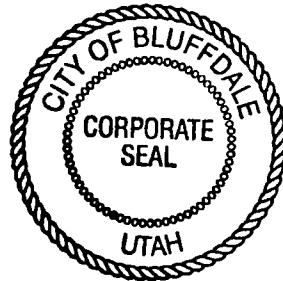
ACCEPTANCE OF DEDICATION

The City of Bluffdale, a municipal corporation of the State of Utah, hereby accepts the above conveyance and dedication, and in consideration thereof agrees that it will utilize and maintain the same for purposes consistent with the above dedication.

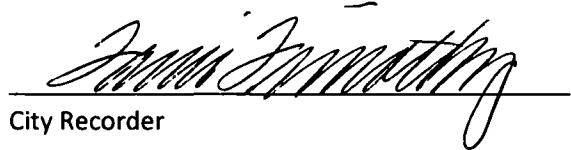
BLUFFDALE CITY



Mayor



ATTEST:



City Recorder

j

'EXHIBIT 1'

A portion of an entire Tract of Land as described in the General Warranty Deed recorded April 13, 2022 as Entry No. 13931836 in Book 11328 at Page 2159, located in the Southwest Quarter of Section 4, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

BEGINNING at a point on the easterly boundary line of said Tract of Land, which is 993.19 feet North 89°51'00" West and 663.26 feet South 00°01'21" West from the Center of said Section 4, and running thence South 00°01'21" West 28.50 feet to the Southeast corner of said Tract of Land; thence North 89°52'22" West 263.16 feet to the Southwest corner of said Tract of Land; thence North 00°01'51" East 45.47 feet to a point on a 17.00 foot radius non-tangent curve to the left; thence 26.67 feet along the arc of said curve through a central angle of 89°90'36" (chord bears South 44°55'15" East 24.02 feet); thence South 89°52'22" East 246.19 feet to the POINT OF BEGINNING.

Contains 7,562 square feet or 0.174 acres.

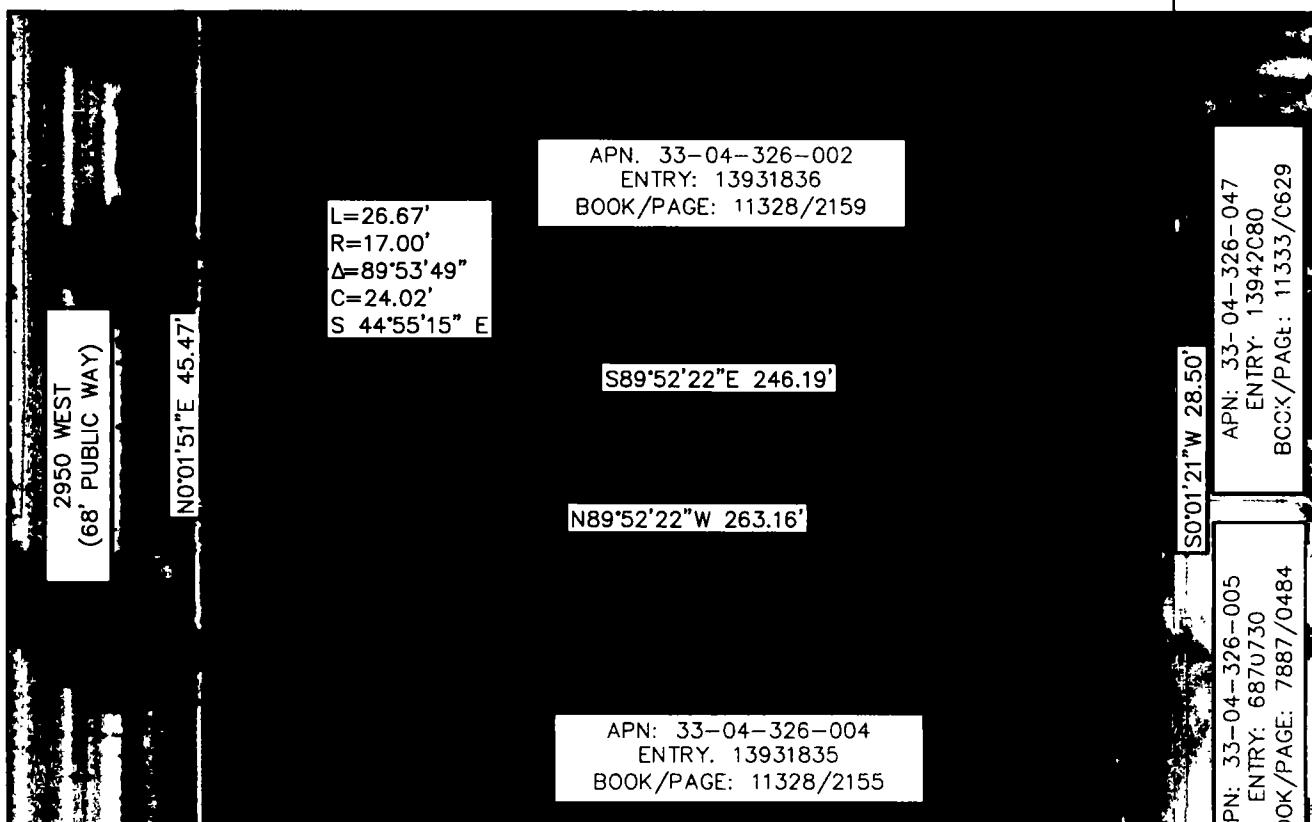
EXHIBIT 2



SCALE 1" = 50'

CENTER OF SECTION 4,
TOWNSHIP 4 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

N89°51'00"W 993.19'



PLOT DATE: Mar 20, 2023



Extension Option

Extension Term: The Tenant, Caddis Capital Management located at 132 East 13065 South, Draper, Utah, is granted the option to extend the initial Term of this Lease for an additional term of thirty-six (36) months ("Extension Term"), provided all of the Extension Conditions are met.

Extension Conditions:

Tenant must give Landlord, Corner Canyon Management Group, LLC, written notice no less than three (3) months prior to the commencement of the Extension Term that Tenant is exercising the Extension Option. At the date the Extension Option is exercised and at the commencement of the Extension Term, no Event of Default has occurred and is continuing.

Tenant must not have been more than three (3) days late in the payment of any or all Rent more than a total of two (2) times for all periods prior to the commencement of the Extension Term.

Rent During Extension Term: The Fixed Rent during the Extension Term shall be subject to a 3% increase each year, calculated as follows:

- For the first year of the Extension Term, the Fixed Rent shall be \$6,271.78 per month..
- For the second year of the Extension Term, the Fixed Rent shall be \$6,460.93 per month
- For the third year of the Extension Term, the Fixed Rent shall be \$6,654.76 per month.

Other Terms and Conditions: Except as expressly modified herein, shall remain in full force and effect during the Extension Term.

Signatures:

Landlord:  Date: 10/30/24

Tenant:  Date: 10/30/24