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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/17/2024 12:06 PM
FEE 0.00 Pgs: 4
DEP AAM REC'D FOR CITY
OF NORTH SALT LAKE

EXHIBIT "H"
MEMORANDUM OF AGREEMENT

RECORDING REQUESTED BY AND
WHEN RECORDED PLEASE RETURN TO:

City of North Salt Lake
Attn: City Recorder
10 East Center Street
North Salt Lake, UT 84054
06-082-0284
06-082-0283

RETURNED
SEP 17 2024

AGR2024-11A

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT ("Memorandum") is made by and between **THE CITY OF NORTH SALT LAKE**, a Utah municipal corporation, whose address is 10 East Center Street, North Salt Lake, Utah, 84054, hereinafter referred to as the "City," and **CLIFTON TON WHOMES NSL LLC**, a **UTAH LIMITED LIABILITY** company, whose address is 45 E. Center St, Ste 103, North Salt Lake, UT 84054 ("Developer").

Developer and the City have entered into that certain "Development Agreement" for "Clifton Place North PUD", dated 9/9/2024 (referred to herein as the "Agreement") regarding the real property to be known as the Clifton Place North PUD development and more particularly described on the attached **Schedule "A"** (the "Property"). Copies of the Agreement are on file in the offices of the City of North Salt Lake.

This Memorandum is executed and recorded in the Davis County Recorder's Office in order to provide third-parties with notice of the Agreement. The effect of the Agreement as to each portion of the Property shall expire upon the issuance of a certificate of occupancy for a structure by the City as to the subject portion.

IN WITNESS WHEREOF, the Parties have executed this Memorandum as of the date first above written.

CITY
ATTEST:



CITY OF NORTH SALT LAKE

Wendy Page
City Recorder

By: Brian Horrocks
By: Brian Horrocks
Its: Mayor

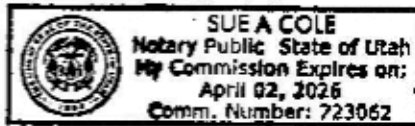
State of Utah)

ss.

County of Davis)

This instrument was acknowledged before me on September 9, 2024, by Brian Horrocks as Mayor of City of North Salt Lake, a Utah municipal corporation.

[Seal]



Sue A Cole
NOTARY PUBLIC

My Commission Expires: 04/02/2026

"DEVELOPER"

By: *[Signature]*

Title: *Manager*

State of Utah)
 ss.
County of Davis)

This instrument was acknowledged before me on August 21, 2024, by Nathan W. Fugate as Manager of Clifton Tenakoma ASL LLC, a Utah Limited Liability company.

[Seal]



[Signature]
NOTARY PUBLIC

My Commission Expires: JULY 31, 2026

EXHIBIT "A"
LEGAL DESCRIPTION

All property included in Davis County Parcel Identification numbers: 06-082-0284 and 06-082-0283 containing approximately 6.045 acres.

Legal Description:

PART OF THE SE 1/4 OF SEC 34-T2N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT ON THE N'LY R/W LINE OF 1100 NORTH STR, SD PT BEING 774.05 FT S 00°43'42" E & 2388.31 FT N 89°16'18" E FR THE CENTER OF SD SEC 34 (CENTER BEING N 00°43'42" W 2726.29 FT FR THE S 1/4 COR OF SD SEC 34); TH N 00°00'03" W 94.83 FT; TH N 89°44'12" E 3.56 FT; TH DUE N 342.20 FT TO THE S LINE OF LOT 1 OF CANNONWOOD INDUSTRIAL PARK PLAT G; TH S 89°48'29" E 184.25 FT ALG SD S LINE TO THE W'LY R/W LINE OF REDWOOD ROAD; TH S 00°36'55" E 435.89 FT ALG SD W'LY R/W LINE TO THE N'LY R/W LINE OF 1100 NORTH STR; TH S 89°49'56" W 192.48 FT ALG SD N'LY R/W LINE TO THE POB. (NAD83 BEARING OF N 00°26'35" W BETWEEN THE CENTER & THE S 1/4 COR OF SEC 34-T2N-R1W). CONT. 1.877 ACRES

AND

PART OF THE SE 1/4 OF SEC 34-T2N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT ON THE N'LY R/W LINE OF 1100 NORTH STR, SD PT BEING 774.05 FT S 00°43'42" E & 2388.31 FT N 89°16'18" E FR THE CENTER OF SD SEC 34 (CENTER BEING N 00°43'42" W 2726.29 FT FR THE S 1/4 COR OF SD SEC 34); TH ALG SD N'LY R/W LINE OF 1100 NORTH STR THE FOLLOWING FOUR (4) COURSES: (1) S 89°49'56" W 285.29 FT; (2) ALG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 216.00 FT, AN ARC LENGTH OF 43.00 FT, A DELTA ANGLE OF 11°24'22", A CHORD BEARING OF S 84°07'45" W, & A CHORD LENGTH OF 42.93 FT; (3) S 77°36'15" W 72.74 FT; & (4) ALG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 34.00 FT, AN ARC LENGTH OF 7.36 FT, A DELTA ANGLE OF 12°24'10", A CHORD BEARING OF S 83°48'20" W, & A CHORD LENGTH OF 7.35 FT TO THE E'LY LINE OF LOT 102 OF FOXBORO NORTH PLAT 1; TH N 00°37'35" W 460.10 FT ALG SD E'LY LINE TO THE S'LY LINE OF LOT 1 OF CANNONWOOD INDUSTRIAL PARK PLAT H; TH S 89°48'29" E 414.92 FT ALG SD S'LY LINE & THE S'LY LINE OF LOT 1 OF CANNONWOOD INDUSTRIAL PARK PLAT G; TH DUE S 342.20 FT; TH S 89°44'12" W 3.56 FT; TH DUE S 94.83 FT TO THE POB. (NAD83 BEARING OF N 00°26'35" W BETWEEN THE CENTER & THE S 1/4 COR OF SEC 34-T2N-R1W) CONT. 4.168 ACRES