

**ORIGINAL**

**SOUTH JORDAN OFFICE SPACE  
DEVELOPMENT AGREEMENT**

The City of South Jordan, a Utah municipal corporation (the "City"), and BB SOLD PC, a Utah corporation (the "Developer"), enter into this Development Agreement (this "Agreement") this 20 day of October, 2015 ("Effective Date"), and agree as set forth below. The City and the Developer are jointly referred to as the "Parties" and each may be referred to individually as "Party".

**RECITALS**

WHEREAS, the Developer owns certain real property identified as Assessor's Parcel Number 27-19-200-011 and specifically described in attached Exhibit A (the "Property"), and intends to develop the Property consistent with the concept plan attached as Exhibit B (the "Concept Plan"); and

WHEREAS, the City is acting pursuant to (1) its authority under Utah Code Annotated 10-9a-102(2) *et seq.*, as amended, and (2) the South Jordan City Municipal Code (the "City Code"), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations; and

WHEREAS, the City Council of the City (the "City Council") has made certain determinations with respect to the proposed development of the Property and in exercise of its legislative discretion has elected that the City enter into this Agreement; and

WHEREAS, the Property is currently subject to the Planning and Land Use Ordinance of the City and is within the Residential Multiple-Family Zone (the "R-M-6 Zone"). A copy of the provisions of such zone designation in the City Code is attached as Exhibit C; and

WHEREAS, the Developer desires to make improvements to the Property in conformity with this Agreement and desires a zone change on the Property from the R-M-6 Zone to the Professional Office Zone (the "P-O Zone"). A copy of the provisions of the P-O Zone designation in the City Code is attached as Exhibit D; and

WHEREAS, the Developer and the City acknowledge that the development and improvement of the Property pursuant to this Agreement will provide certainty useful to the Developer and to the City in ongoing and future dealings and relations among the Parties; and

WHEREAS, the City has determined that the proposed development contains features which advance the policies goals and objectives of the South Jordan City General Plan and contribute to capital improvements which substantially benefit the City and will result in planning and economic benefits to the City and its citizens; and

WHEREAS, this Agreement shall only be valid upon approval of such by the City Council; and

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GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH

SOUTH JORDAN  
1600 W TOWNE CENTER DR  
SOUTH JORDAN UT 84095-8265  
BY: TJA, DEPUTY - WI 31 P.

South Jordan Office Space  
Development Agreement  
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Exhibit A

Legal Description of the Property

PARCEL B, JORDAN HEIGHTS PHASE 1 P.U.D., ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

PARCEL IDENTIFICATION NUMBER 27-19-200-011.

**Exhibit B**  
**Concept Plan**

