

WHEN RECORDED, RETURN TO:
Bradley D. Patterson
Gilmore & Bell, P.C.
15 West South Temple, Suite 1450
Salt Lake City, Utah 84101

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09/05/2019 08:31 AM \$40.00
Book - 10825 Pg - 6701-6705
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
BRADLEY D. PATTERSON, ESQ.
15 WEST S TEMPLE
STE 1450
SALT LAKE CITY UT 84101
BY: MGA, DEPUTY - WI 5 P.

PARTIAL TERMINATION OF GROUND LEASE AND ASSIGNMENT
PUBLIC SAFETY BUILDING

This agreement made and entered into this 19 day of August, 2019, by and between the MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY, UTAH (hereinafter referred to as "Lessor"), and WEST VALLEY CITY, UTAH (hereinafter referred to as "Lessee"),

WITNESSETH:

A. The Lessor previously entered into a Ground Lease Agreement with the Lessee dated as of May 1, 2017 (the "Ground Lease"), recorded May 10, 2017, in the office of the County Recorder of Salt Lake County, Utah (the "Official Records") as Entry No. 12532110, in Book 10556, at Page 133.

B. The interest of the Lessor under the Ground Lease was assigned to ZIONS BANCORPORATION, NATIONAL ASSOCIATION successor in interest to ZB, National Association (the "Trustee") by that certain Assignment of Ground Lease Agreement dated as of May 1, 2017 (the "Assignment"), recorded May 10, 2017, in the Official Records as Entry No. 12532113, in Book 10556, at Page 175.

The Lessor, Lessee and Trustee have agreed to partially discharge and partially satisfy the contractual obligations of the Lessee and Lessor under the Ground Lease and the Assignment only as to the following described property located in Salt Lake County, Utah being further described as follows:

See Exhibit A attached hereto and by this reference made a part hereof;

NOW THEREFORE, for good and valuable consideration the sufficiency of which is hereby acknowledged, the parties hereto do hereby agree that the Ground Lease and the Assignment are partially terminated, discharged and deemed null and void for all purposes as to the herein described property only.

TRUSTEE

ZIONS BANCORPORATION, NATIONAL
ASSOCIATION

By: Carl J. Mathis
Title: Vice President

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

On this 22nd day of July, 2019, before me, the undersigned Notary Public,
personally appeared Carl J. Mathis who is the
Vice President of ZIONS BANCORPORATION, NATIONAL
ASSOCIATION and that the foregoing instrument was signed in behalf of said National
Association.

Verena S. Critser
NOTARY PUBLIC



Partial Termination of Ground Lease Agreement

EXHIBIT A

WVC – POLICE HQ BOND RELEASE PARCEL 1 (EASTERN PORTION)

A PARCEL OF LAND SITUATE IN THE NE 1/4 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 453.37 FEET S.89°53'20"W. ALONG THE SECTION LINE AND 488.45 FEET S.00°06'40"E. FROM THE NORTH QUARTER CORNER OF SAID SECTION 33 (NOTE: BASIS OF BEARING IS S.89°53'20"W. 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 12.50 FEET; THENCE N.89°53'20"E. 159.33 FEET; THENCE S.00°00'41"W. 25.30 FEET; THENCE N.89°53'20"E. 222.77 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 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 EASTERLY RIGHT OF WAY LINE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 4.86 FEET THROUGH A DELTA OF 17°23'20" (NOTE: CHORD FOR SAID CURVE BEARS S.08°42'48"E. FOR A DISTANCE OF 4.84 FEET); THENCE S.00°01'10"E. 47.03 FEET ALONG SAID WESTERLY BOUNDARY LINES; THENCE S.89°56'30"W. 130.54 FEET; THENCE S.00°00'41"W. 52.58 FEET; THENCE S.89°56'30"W. 201.91 FEET; THENCE N.00°00'41"E. 116.89 FEET; THENCE S.89°53'20"W. 50.42 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 31,174 SQUARE FEET OR 0.72 ACRES IN AREA, MORE OR LESS.

Part of Tax Parcel Nos. 15-33-129-039, 052 & 055