

WHEN RECORDED RETURN TO:

RIVERTON CITY RECORDER'S OFFICE
12830 SOUTH REDWOOD ROAD
RIVERTON, UTAH 84065

Tax Parcel Numbers:

27313510030000
27313510050000
27313510070000
27313510080000
27313760020000
27313760030000
27313770010000
27314520010000
27314520030000
27314520040000

13985081 B: 11356 P: 4941 Total Pages: 11
07/14/2022 12:35 PM By: zjorgensen Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: RIVERTON CITY
12830 S REDWOOD ROAD RIVERTON, UT 84065



Legal Description of Overall Area: See Exhibit A-1

Cross Reference Salt Lake County Instrument No. 12502237

**NOTICE OF AMENDMENTS TO "DEVELOPMENT AGREEMENT FOR
MOUNTAIN VIEW PLACE AT RIVERTON"**

Be advised hereby that the Development Agreement for Mountain View Place at Riverton as executed and subsequently recorded on March 24, 2017 and referenced by Salt Lake County Instrument #12502237 and Sale Lake County Recorder Book 10541 Page 2871-2970, is subject to duly approved and adopted amendments, including the "First Amendment to Development Agreement for Mountain View Place at Riverton" approved and executed by Riverton City and shown herein as Exhibit A. Said amendment(s) apply to the above referenced parcels and within the area described in Exhibit A-1.


Jason Lethbridge, Development Services Director Date: 7-14-22

Exhibit "A"

**FIRST AMENDMENT TO
DEVELOPMENT AGREEMENT
FOR
MOUNTAIN VIEW PLACE AT RIVERTON**

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (this "First Amendment") is entered into as of this 7 day of Sept., 2021, by and among RIVERTON CENTERCAL, LLC, a Delaware limited liability company ("Developer") (successor-in-interest to CenterCal Properties, LLC), and RIVERTON CITY, a Utah municipal corporation (the "City"); Developer and the City are hereinafter sometimes referred to individually as a "Party" or collectively as the "Parties."

RECITALS

A. Riverton City approved and entered into the Development Agreement For Mountain View Place At Riverton ("Agreement") on December 1, 2015, and the same was recorded on March 24, 2017, among the land records for Salt Lake County as Instrument No. 12502237. That project consists of approximately eighty-six (86) acres of land located in the City of Riverton, Salt Lake County, Utah and adjacent to the Mountain View Corridor and generally bounded by 13400 South Mountain View Corridor and 13200 South.

B. Pursuant to that certain (i) Assignment and Assumption of Development Agreement dated March 24, 2017, CenterCal Properties, LLC did assign the agreement to Riverton CenterCal, LLC, (ii) Confirmation of Transfer Subject to Terms of Development Agreement dated January 16, 2019, the Phase 2 Property was transferred to Riverton CenterCal 2, LLC, and remains subject to the terms of the Agreement, and (iii) Confirmation of Transfer Subject to Terms of Development Agreement dated September 30, 2019, the Phase 3 Property was transferred to Riverton CenterCal 3, LLC, and remains subject to the terms of the Agreement.

C. Per a request by the Developer dated August 2, 2021, and attached as Exhibit "A" below, and pursuant to the terms of the Agreement, the City has approved this first amendment to the Agreement.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged), the parties hereto do hereby agree as follows:

1. The Agreement is hereby amended as follows:

- a. Section 5.4 of the Agreement is amended to allow up to 282 residential dwelling units on the site.
- b. Section 1.1 of the Mountain View Place Specific Development Plan, Exhibit "B" to the Agreement, is amended to allow 282 residential units, and to

eliminate the requirement that the residential units be “located above main floor retail”.

- c. Section 2.2.2, Village Center, of the Mountain View Place Specific Development Plan, Exhibit “B” to the Agreement, is amended to stipulate that the approved residential project is not considered part of the “Village Center”.
2. This First Amendment shall not be construed to amend, alter, or otherwise modify any other terms or provisions of the Agreement.

[Signature Pages Follow]

IN WITNESS WHEREOF, this First Amendment has been executed by Riverton City, acting by and through the City Council of Riverton City, Salt Lake County, State of Utah, pursuant to Ord. No. 21-25, authorizing such execution, as of the above-stated date.

ATTEST:

RIVERTON CITY,
a Utah municipal corporation

Jared [Signature]
City Recorder



STATE OF UTAH

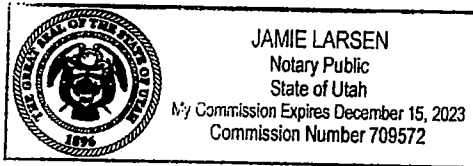
:ss.

COUNTY OF SALT LAKE)

On the 26 day of Oct., 2021 personally appeared before me Trent Staggs who being duly sworn, did say that he is the Mayor of RIVERTON CITY, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said Trent Staggs acknowledged to me that the City executed the same.

Jared [Signature]
NOTARY PUBLIC
Residing at: Riverton, Utah

My Commission Expires:
12.15.2023



Approved as to Legal Form

[Signature]
Riverton City Attorney

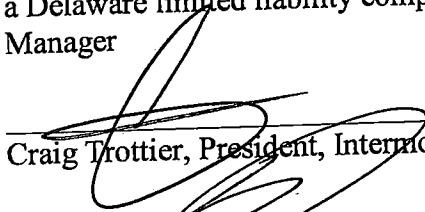
IN WITNESS WHEREOF, this First Amendment has been executed by one or more duly authorized representatives of Developer as of the above-stated date.

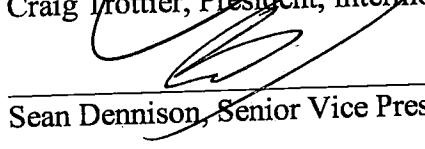
DEVELOPER:

RIVERTON CENTERCAL, LLC,
a Delaware limited liability company

By: CenterCal LLC, a Delaware limited liability company
Its: Sole Member

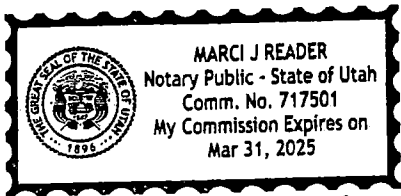
By: CENTERCAL ASSOCIATES, LLC,
a Delaware limited liability company
Its: Manager

By: 
Craig Trotter, President, Intermountain

By: 
Sean Dennison, Senior Vice President and General Counsel

STATE OF Utah)
:ss.
COUNTY OF Salt Lake)

On the 12th day of October, 2021, personally appeared before-
Craig Trotter, who being by me duly sworn, did say that as a Intermountain President of
CenterCal Associates, LLC, he has signature authority for said LLC, Manager of CenterCal,
LLC, itself the sole member of Riverton CenterCal, LLC, and that the foregoing instrument
was signed in behalf of said Riverton CenterCal, LLC, and acknowledged to me that said
company executed the same pursuant to authority under or as authorized by its operating
agreement or other proper authority.



Marci J Reader
NOTARY PUBLIC
Residing at: Salt Lake County, Utah

My Commission Expires: 3/31/2025

STATE OF California)
COUNTY OF Los Angeles)
:ss.

On the 19th day of October, 2021, personally appeared before
_____, who being by me duly sworn, did say that as a _____ of
CenterCal Associates, LLC, he has signature authority for said LLC, Manager of CenterCal,
LLC, itself the sole member of Riverton CenterCal, LLC, and that the foregoing instrument
was signed in behalf of said Riverton CenterCal, LLC, and acknowledged to me that said
company executed the same pursuant to authority under or as authorized by its operating
agreement or other proper authority.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Los Angeles)

On October 19, 2021 before me, Gabriel Roberts, Notary Public,
(here insert name and title of the officer)

personally appeared Sean Demmon

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____ Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence: <input type="radio"/> form(s) of identification <input type="radio"/> credible witness(es)	
Notarial event is detailed in notary journal on: Page # _____ Entry # _____	
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer(s) Thumbprint(s)
<input type="checkbox"/> _____	

EXHIBIT A-1

**DESCRIPTION OF PROJECT SITE FOR
MOUNTAIN VIEW PLACE**

LEGAL DESCRIPTION

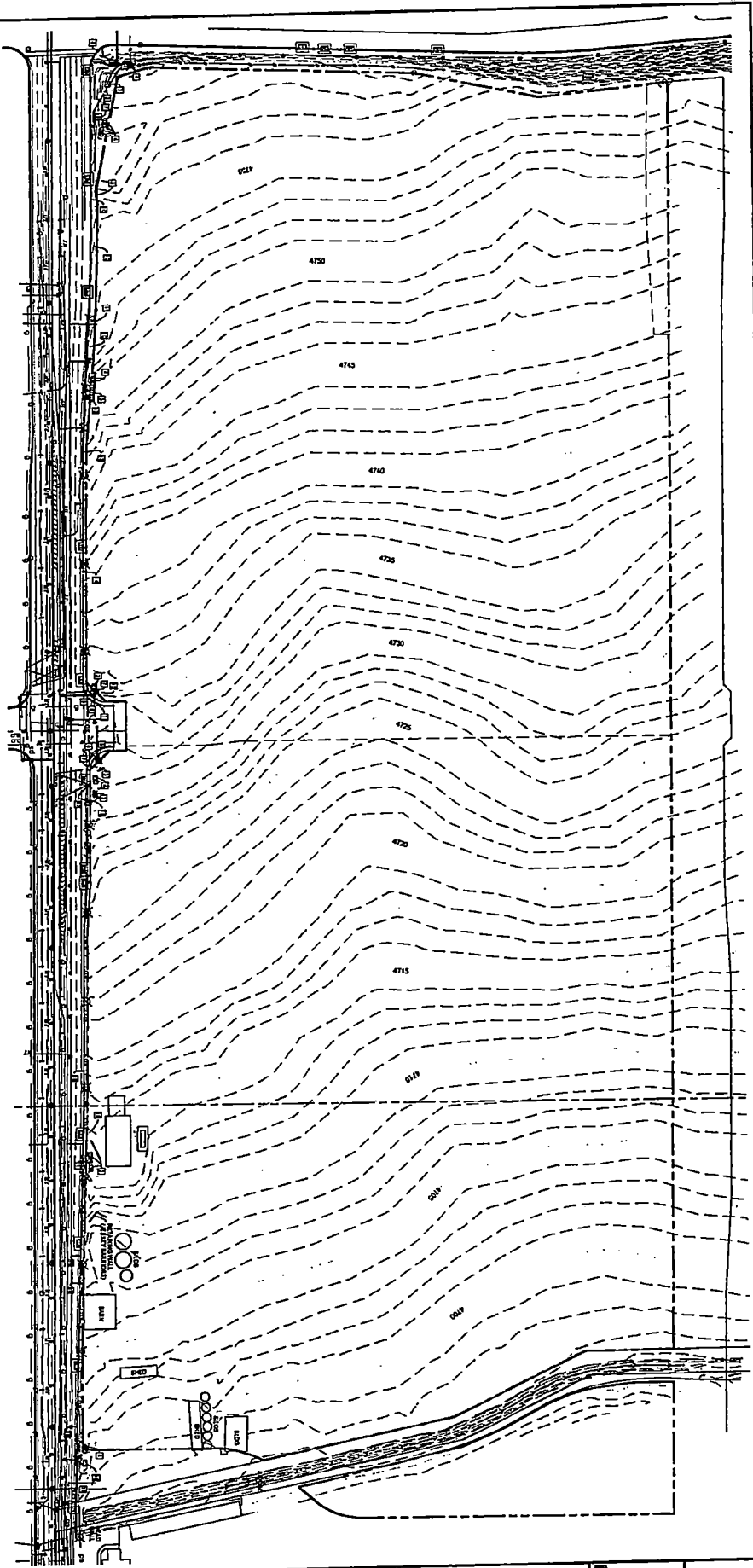
Riverton Overall Legal Description, (Parcel 1, Parcel 2 and Canal combined) 3-16-2017 srv/cea

Beginning at a point on the east right-of-way line of the Mountain View Corridor for the Utah Department of Transportation Project No. MP-0182(6) as described in a Quit Claim Deed recorded July 15, 2014 in Book 10245 at Page 5268 in the Salt Lake County Recorder's Office, said point also being South 89°34'03" East, along the Section Line, 534.33 feet and North 00°25'57" East 136.72 feet from the Southwest Corner of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence along said east right-of-way line the following five (5) courses: (1) North 15°19'40" West 67.94 feet, (2) North 02°30'46" East 553.12 feet, (3) North 12°02'08" East 266.84 feet, (4) North 05°07'17" West 269.61 feet, (5) North 03°33'19" West 6.27 feet; thence South 89°25'15" East 2945.00 feet; thence South 00°32'06" West 647.62 feet to a point on a 149.87 foot radius curve to the right; thence Southwesterly 106.14 feet along said curve, through a central angle of 40°34'40" (chord bears South 20°49'07" West 103.94 feet); thence South 41°05'23" West 88.60 feet to a point on a 220.00 foot radius curve to the left; thence Southwesterly 156.03 feet along said curve, through a central angle of 40°38'06", (chord bears South 20°46'20" West 152.78 feet); thence South 00°27'17" West 239.36 feet to a point on a 66.72 foot radius curve to the right; thence Southwesterly 32.29 feet along said curve, through a central angle of 27°43'43", (chord bears South 10°52'13" West 31.97 feet) to the north right-of-way line of 13400 South Street; thence along said north right-of-way, North 89°34'44" West 220.46 feet to the north right-of-way of 13400 South Street as described in a Quit Claim Deed recorded March 19, 2012 in Book 10000 at Page 4080 in the Salt Lake County Recorder's Office; thence, along said north right-of-way line, the following eleven (11) courses: (1) North 88°17'31" West 500.73 feet, (2) North 89°33'54" West 325.00, (3) North 85°45'03" West 97.72 feet, (4) North 89°33'54" West 244.87 feet, (5) North 44°07'42" West 55.55 feet, (6) North 00°11'47" West 35.07 feet, (7) South 89°48'13" West 102.00 feet, (8) South 00°11'47" East 39.61 feet, (9) South 45°07'09" West 56.85 feet, (10) North 89°33'54" West 348.39 feet to a point on a 5861.83 foot radius curve to the right, (11) Northwesterly along said curve 141.13 feet through a central angle of 01°22'46", (chord bears North 88°52'31" West 141.13 feet), to the north right-of-way line of 13400 South Street as described in a Quit Claim Deed recorded May 11, 2010 in Book 9824 at Page 7738 in the Salt Lake County Recorder's Office; thence along said north right-of-way line the following ten (10) courses: (1) North 84°42'01" West 92.10 feet, (2) North 05°00'00" East 6.45 feet, (3) North 85°00'00" West 58.96 feet, (4) South 05°00'00" West 6.45 feet, (5) North 86°05'31" West 78.08 feet, (6) North 87°11'25" West 78.08 feet, (7) North 88°13'22" West 68.71 feet, (8) North 89°11'32" West 69.14 feet, (9) North 89°40'21" West 90.78 feet, (10) North 78°25'02" West 230.08 feet to the Point of Beginning.

Contains 3,520,733 Sq. Ft. or 80.82 Ac.

EXHIBIT A-2

**DEPICTION OF PROJECT SITE FOR
MOUNTAIN VIEW PLACE**



1	UTILITY LINES
2	EXISTING UTILITY LINES
3	PROPOSED UTILITY LINES
4	EXISTING WATER LINES
5	PROPOSED WATER LINES
6	EXISTING SEWER LINES
7	PROPOSED SEWER LINES
8	EXISTING GAS LINES
9	PROPOSED GAS LINES
10	EXISTING TELEPHONE LINES
11	PROPOSED TELEPHONE LINES
12	EXISTING POWER LINES
13	PROPOSED POWER LINES
14	EXISTING FIBER OPTIC LINES
15	PROPOSED FIBER OPTIC LINES
16	EXISTING OTHER UTILITY LINES
17	PROPOSED OTHER UTILITY LINES

UTILITY INFORMATION:

Location of utilities existing on or serving the property was determined by:

- Existing utility maps provided by utility companies
- Direct observation of utility lines and structures for existing utilities for existing and/or proposed property.
- Direct observation of utility lines and structures for existing utilities for existing and/or proposed property.

NOTE: Information from plans and records is compared with observed conditions of utilities pursuant to Section 8.1.1. In absence of utility records, however, utility locations are based on the best available information and are not guaranteed. The location of underground utilities cannot be accurately guaranteed and is only approximate.

Below is the list of utility companies and contact information for maps in the area.

UTILITY	CONTACT NAME	PHONE	ADDRESS
General	Paul Cahill	801-468-2000	1000 S. Main St. Salt Lake City, UT 84143
City of Riverton	Donna Bell	801-468-2000	1000 S. Main St. Salt Lake City, UT 84143
Utah Power & Light	John McHenry	801-468-2000	1000 S. Main St. Salt Lake City, UT 84143
Utah Gas Service	John McHenry	801-468-2000	1000 S. Main St. Salt Lake City, UT 84143
Utah Telephone	John McHenry	801-468-2000	1000 S. Main St. Salt Lake City, UT 84143
Utah Power & Light	John McHenry	801-468-2000	1000 S. Main St. Salt Lake City, UT 84143
Utah Gas Service	John McHenry	801-468-2000	1000 S. Main St. Salt Lake City, UT 84143
Utah Telephone	John McHenry	801-468-2000	1000 S. Main St. Salt Lake City, UT 84143
Utah Power & Light	John McHenry	801-468-2000	1000 S. Main St. Salt Lake City, UT 84143
Utah Gas Service	John McHenry	801-468-2000	1000 S. Main St. Salt Lake City, UT 84143
Utah Telephone	John McHenry	801-468-2000	1000 S. Main St. Salt Lake City, UT 84143

LEGEND

Symbol	Description	Symbol	Description
(1)	GAS UTILITY	(1)	ELECTRIC TRANSDUCER
(2)	CLEAN OUT	(2)	WATER MANHOLE
(3)	SEWER LINE	(3)	TELEPHONE POLE
(4)	SEWER TRENCH LINE	(4)	SEWER MANHOLE
(5)	SEWER TRENCH LINE	(5)	SEWER MANHOLE
(6)	SEWER TRENCH LINE	(6)	SEWER MANHOLE
(7)	SEWER TRENCH LINE	(7)	SEWER MANHOLE
(8)	SEWER TRENCH LINE	(8)	SEWER MANHOLE
(9)	SEWER TRENCH LINE	(9)	SEWER MANHOLE
(10)	SEWER TRENCH LINE	(10)	SEWER MANHOLE
(11)	SEWER TRENCH LINE	(11)	SEWER MANHOLE
(12)	SEWER TRENCH LINE	(12)	SEWER MANHOLE
(13)	SEWER TRENCH LINE	(13)	SEWER MANHOLE
(14)	SEWER TRENCH LINE	(14)	SEWER MANHOLE
(15)	SEWER TRENCH LINE	(15)	SEWER MANHOLE
(16)	SEWER TRENCH LINE	(16)	SEWER MANHOLE
(17)	SEWER TRENCH LINE	(17)	SEWER MANHOLE
(18)	SEWER TRENCH LINE	(18)	SEWER MANHOLE
(19)	SEWER TRENCH LINE	(19)	SEWER MANHOLE
(20)	SEWER TRENCH LINE	(20)	SEWER MANHOLE

3	3
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PSOMAS
 4179 Riverton Road, Suite 200
 Salt Lake City, Utah 84123
 (801) 270-5177 (801) 270-5172 (FAX)

ALTA/NSPS SURVEY
RIVERTON CENTRAL PROPERTIES LLC
RIVERTON, UTAH

DATE	11-21-2016
PLAN SHEET	
SCALE	1"=100'
PROJECT NUMBER	8CPL010300