

**THIRD AMENDMENT TO
EVANS RANCH MASTER
DEVELOPMENT AGREEMENT**

THIS THIRD AMENDMENT TO EVANS RANCH MASTER DEVELOPMENT AGREEMENT ("*Amendment*") is made and entered into effective as of the 29 day of June, 2017, by and between EAGLE MOUNTAIN CITY, a Utah municipal corporation ("*City*"), and EVANS RANCH, LLC, a Utah limited liability company ("*Developer*").

RECITALS:

A. The City and Developer (as successor in interest to and assignee of Eagle12, LLC) are parties to that certain Evans Ranch Master Development Agreement dated October 16, 2013, as amended by that certain First Amendment to Evans Ranch Master Development Agreement dated March 1, 2016, and by that certain Second Amendment to Evans Ranch Master Development Agreement dated September 22, 2016 (collectively, the "*Development Agreement*"). All capitalized terms not otherwise defined in this Amendment shall have the same meaning given to such terms in the Development Agreement.

B. The City and Developer desire to amend the Development Agreement pursuant to this Amendment to update the Evans Ranch Master Development Plan Map and the Parks Map.

AMENDMENT:

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Developer agree as follows:

1. Amendments to Master Plan. Exhibit 2 of the Development Agreement (as previously amended) is hereby deleted in its entirety, and Exhibit 2 attached to this Amendment is inserted in lieu thereof.

2. Amendment to Parks Map. Exhibit 4 of the Development Agreement (as has previously been amended) is hereby deleted in its entirety, and Exhibit 4 attached to this Amendment is inserted in lieu thereof.

3. Amendment to Parks Map. Exhibit 4 of the Development Agreement (as has previously been amended) is hereby deleted in its entirety, and Exhibit 4 attached to this Amendment is inserted in lieu thereof.

4. Signage Plan. Exhibit 7 to this Amendment attached hereto and incorporated herein shall be and hereby is approved by the City and Developer as the approved signage plan for the ER Property.

5. Counterpart Signatures. This Amendment may be executed in counterparts, which, when compiled together shall constitute one and the same document. The exchange of electronic or facsimile copies of signatures to this Amendment shall for all purposes constitute original signatures.

6. Full Force and Effect. Except as expressly amended herein, the Development Agreement remains in full force and effect.

[Signatures on Next Page.]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment effective as of the day and year first written above.

CITY:

EAGLE MOUNTAIN CITY, a Utah municipal corporation

ATTEST:

By: 
Fionnuala B. Kofoed, City Recorder

By: 
Christopher Pengra, Mayor



DEVELOPER:

EVANS RANCH, LLC, a Utah limited liability company

By: DAI Managers, LLC, a Utah limited liability company, its Manager

By: 
Nathan D. Shipp, Manager

1409416

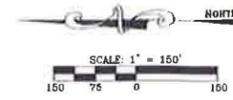
EXHIBIT 2

MASTER DEVELOPMENT PLAN MAP

See attached.

EVANS RANCH

A PORTION OF THE NW 1/4 & SW 1/4 SECTION 28, T5S, R1W, SLB&M,
EAGLE MOUNTAIN, UTAH



LEI
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



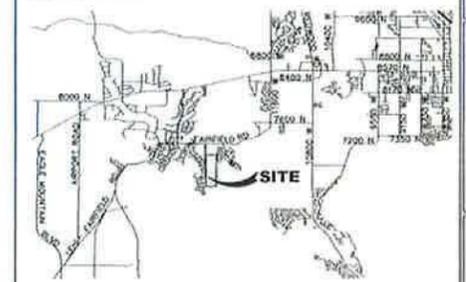
EVANS RANCH
EAGLE MOUNTAIN, UTAH
MASTER DEVELOPMENT PLAN MAP

TABULATIONS

- SINGLE FAMILY	297 DU (3.02 DU/AC)
- TOWNHOMES	111 DU (1.80 DU/AC)
- TOTAL DWELLING UNITS	408 DU (3.80 DU/AC)
- AVERAGE LOT SIZE	6,198 SF
- LARGEST LOT SIZE	14,734 SF
- SMALLEST LOT SIZE	5,775 SF
TOTAL AREA 120.45 AC	
- PORTERS CROSSING ROAD	2.55 AC (2.12%)
- GOLDEN EAGLE ROAD	2.15 AC (1.78%)
- CHURCH SITE	4.01 AC (3.33%)
- SCHOOL SITE	6.51 AC (5.41%)
- TOWNHOMES	9.40 AC (7.80%)
- SINGLE FAMILY	83.23 AC (69.16%)

* SEE LANDSCAPE PLANS FOR SPECIFIC OPEN SPACE DETAILS AND AREAS

VICINITY MAP



DEVELOPER / OWNER
DAI
1095 W SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
(801) 495-3414

ENGINEER
LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 798-0555

PROJECT NAME
EVANS RANCH

REVISIONS

1	
2	
3	
4	
5	

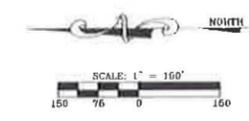
LEI PROJECT #
2012-1845
DRAWN BY:
BLS
CHECKED BY:
GDM
SCALE:
1" = 150'
DATE:
4/12/2017

SHEET
1

EXHIBIT 4

PARKS MAP

See attached.



LEI
ENGINEERS
SURVEYORS
PLANNERS
 3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0555
 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com



EVANS RANCH
 EAGLE MOUNTAIN, UTAH
EXHIBIT 4 - PARK PLAN

SUMMARY TABULATIONS	LEGEND
PRIVATE CHURCH / SCHOOL 13.12 AC	PRIVATE SINGLE FAMILY OPEN SPACE
PRIVATE TOWNHOME OPEN SPACE 0.54 AC	PUBLIC OPEN SPACE
PRIVATE SINGLE FAMILY OPEN SPACE 7.08 AC	CHURCH
PUBLIC OPEN SPACE 8.71 AC	SCHOOL
TICKVILLE WASH 6.41 AC	TOWNHOMES
POOL 1 EA	SINGLE FAMILY COTTAGES
BENCH 8 EA	
SHADE STRUCTURE 1 EA	
1/2 BASKETBALL COURT 2 EA	
TREES 195 EA	
ASPHALT TRAIL 5,573 LF	
PLAYGROUND EQUIPMENT \$80,000	
LIGHT BOLLARDS 24 EA	

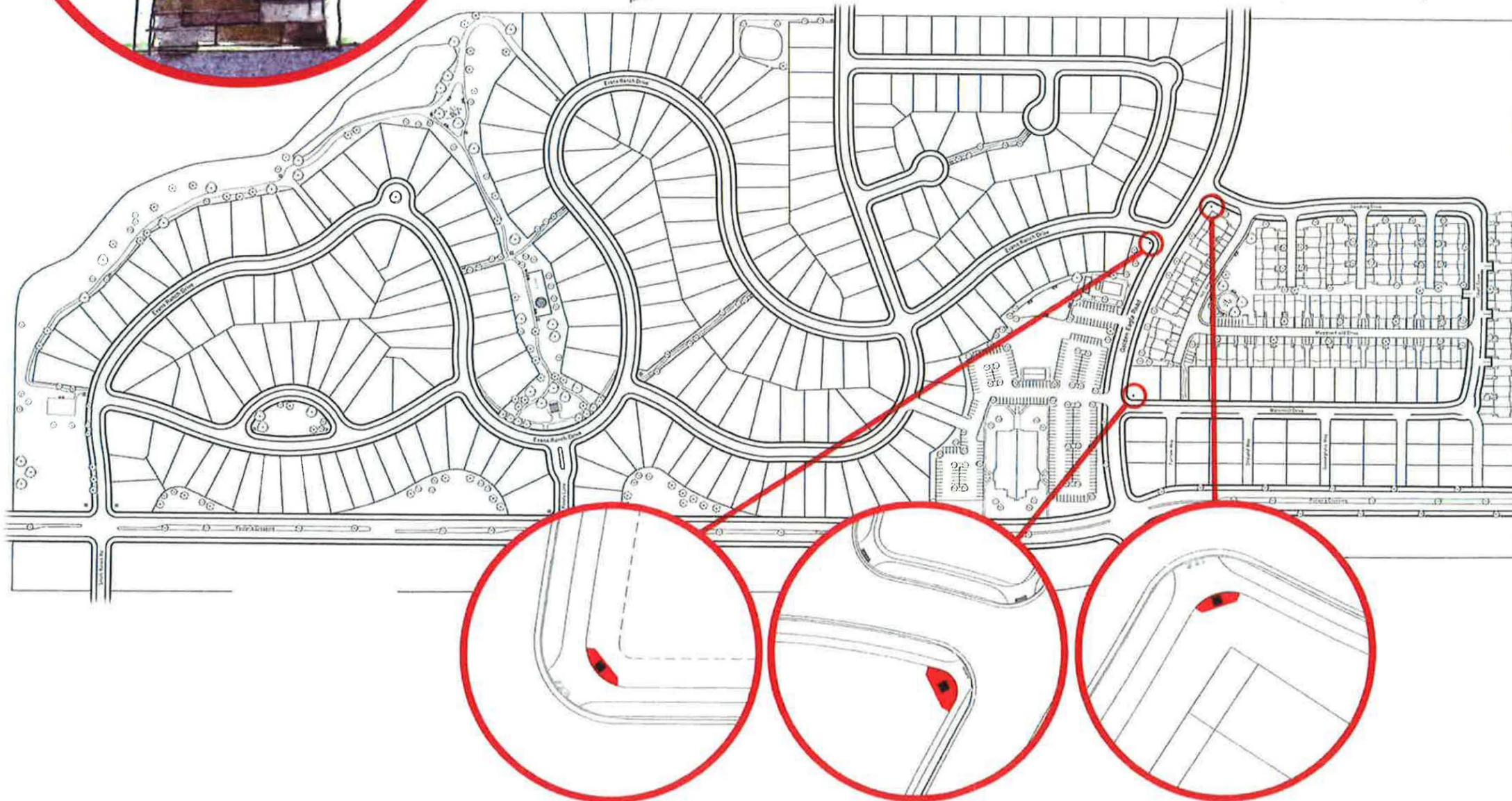
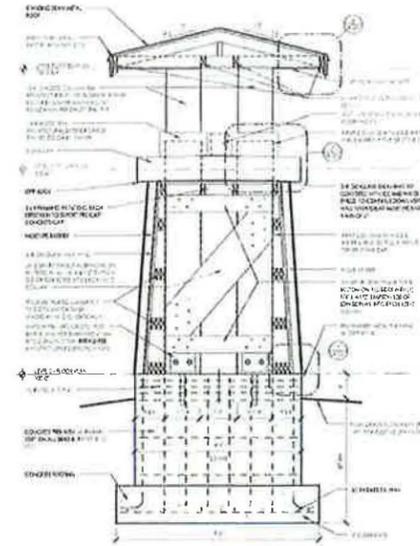
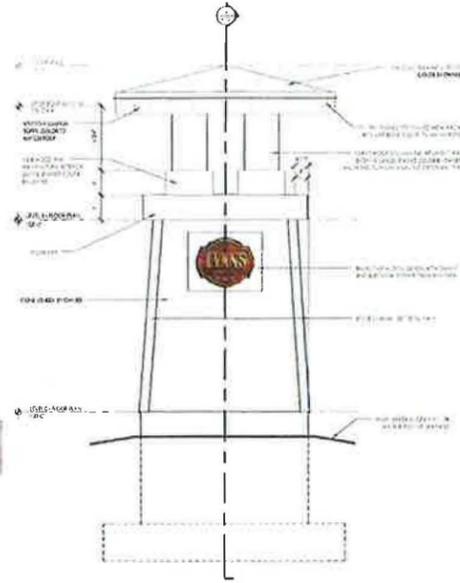
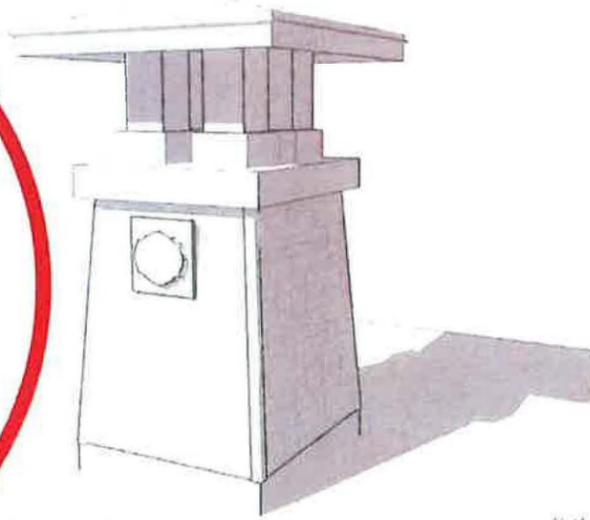
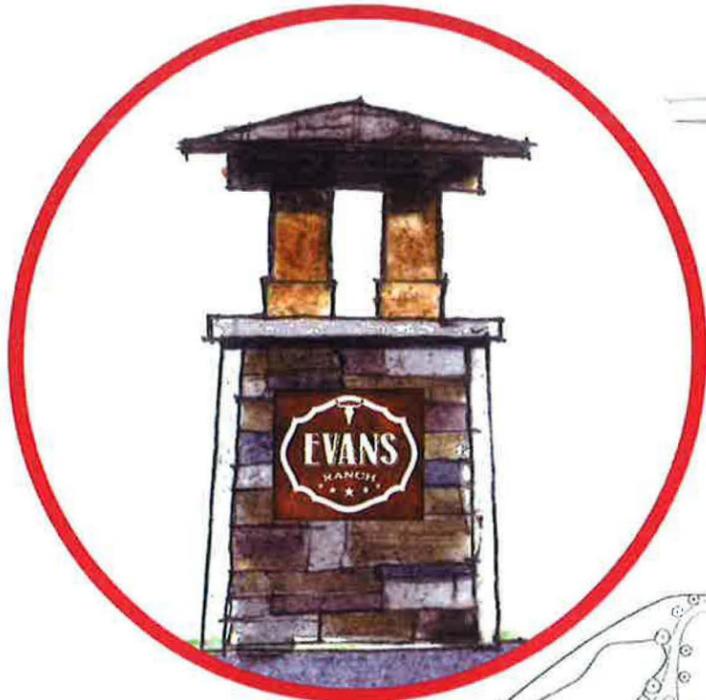
DAI
 1080 W. SOUTH JORDAN PARKWAY
 SOUTH JORDAN, UT 84085
 (801) 495-3414

REVISIONS
 1 _____
 2 _____
 3 _____
 4 _____
 5 _____

LEI PROJECT #
2012-1845
 DRAWN BY:
BLS
 CHECKED BY:
GDM
 SCALE:
1" = 150'
 DATE:
4/12/2017
 EXHIBIT
4

EXHIBIT 7
SIGNAGE PLAN

See attached.



UTAH'S FOREMOST LAND DEVELOPER

○ ENTRY FEATURE CONSTRUCTION

- » Backlit Metal Sign
- » 12 X 12 Wood Column and Wood Trim
- » Standing Seam Metal Roof with Vented Aluminum Soffit and Pre-finished Metal
- » Stone Veneer Front
- » Concrete Cap
- » Internal LEDs

ENTRY FEATURE DETAIL

