

## AMENDMENT #1

### Spring Run Annexation and Master Development Agreement

This Amendment to the Annexation and Master Development Agreement (“Agreement”) is entered into between Eagle Mountain City, a municipal corporation of the state of Utah (the “City”) and Twelve Horse Ranch, LLC, a Utah limited liability company, Two A, LLC, a Utah limited liability company, JD VI LLC, a Utah limited liability company, and Ralph B. Johnson collectively referred to as the “Developer” and is effective as of the 23 day of March, 2015.

#### Recitals

A. The above parties created and executed the above referenced agreement dated May 5, 2012, pertaining to property included within the development known as Spring Run (hereafter “Property”).

B. The parties desire to amend a portion of the land use map and related elements of the Property with the approval of Eagle Mountain City.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties contained herein, the parties agree as follows:

1. Description of Changes. Residential area 8 is amended to include area OS contiguous to it on the south and a portion of area 7 that was intended for an Elementary School. The amendment extends area 8 to include those portions of area OS and 7 as shown on the attached map as Exhibit “1”. The density remains unchanged for an average of 10,000 square foot single-family lots. The total number of lots shall be 71. The remainder of the area 7 is amended to become a church site and the relocated OS park as shown on the attached map as Exhibit “1”.

2. Land Use Summary Changes. Residential area 8 is amended to include 20.79 acres with an average density of 3.45 including single family 71 units based on Tier 2. Area 7 is amended to become a church site of 3.59 acres in part and OS (Park) with 7.46 acres as shown on the attached map as Exhibit “1”.

3. The above referenced agreement shall otherwise remain unchanged and un-amended.

IN WITNESS WHEREOF, the parties have executed this Agreement by their authorized representatives effective as of the date first written above.

**CITY:**

EAGLE MOUNTAIN CITY, a Utah  
municipal corporation

ATTEST:

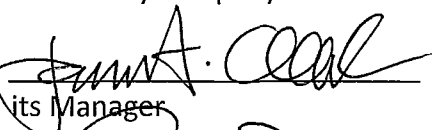
By: \_\_\_\_\_  
Heather Jackson, Mayor

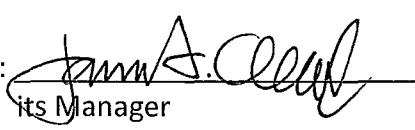
By: \_\_\_\_\_  
City Clerk

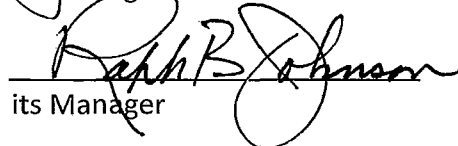
**DEVELOPER:**

TWELVE HORSE RANCH, LLC, a Utah  
limited liability company

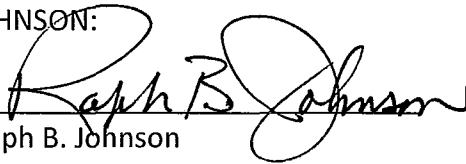
TWO A, LLC

By:  \_\_\_\_\_  
its Manager

By:  \_\_\_\_\_  
its Manager

By:  \_\_\_\_\_  
its Manager

By: \_\_\_\_\_  
its Manager

JOHNSON:  
  
Ralph B. Johnson

**Land Use Summary**

**Spring Run Property**

Property Use	Acres	Units	EMS	Tyr
1250 Commercial	72.25			
1260 Commercial	16.20			
1265 Commercial-Town Center	24.58	6,25	356	3
1268 Commercial-Town Center	19.42	20	254	3
5 Residential-12K Average	15.37	2.6	45	7
6 Residential-2K Average	16.52	4.25	77	7
7 Church	3.59			
8 Residential-12K Average	20.07	3.45	72	7
9 Commercial-Mixed Use	15.07			
10 Residential-Multi-Family	15.65	18	785	4
11 Residential-6K Average	20.05	4.35	296	7
12 Commercial-Mixed Use	4.11			
13 Industrial	25.99			
14 Industrial	21.33			
15 Industrial	17.44			
16 Station - Fire Station	1.69			
17 Business Park	22.31			
18 Business Park	34.52			
19 Business Park	52.64			
20 Business Park	31.29			
21 Commercial	1.19			
22 Commercial	1.86			
23 Open Space - Regional Park	13.55			
T Open Space - Community Trails	8.17			
A Open Space - Neighborhood	3.72			
J Open Space - Pocket Park	1.26			
B Open Space - Pocket Park	1.07			
E Open Space - Neighborhood	5.08			
8 Open Space-Buffer	8.21			

RSI Total Units: \_\_\_\_\_

ALFAC Total Open Space: \_\_\_\_\_

Total: 463.95 Total Listed Area (Excludes Roads)

Overlay Zone

