

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

THIS SECOND AMENDMENT TO EVANS RANCH MASTER DEVELOPMENT AGREEMENT ("*Amendment*") is made and entered into effective as of the 22 day of September 2016, 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 (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, among other things, 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 Densities and Use Provisions.

a. 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. The City and Developer acknowledge and agree that the Maximum Residential Units is, by this Amendment and the attached Evans Ranch Master Development Plan Map, 408 dwelling units (including 297 single family and 111 townhome dwelling units).

b. The second sentence of Section 3.4.1 of the Agreement (as previously amended) is hereby deleted, and the following is inserted in lieu thereof:

"Nevertheless, with each preliminary plat application, Developer shall designate the chosen bonus density improvements, as depicted in the following tables, to equal 3.02 du/ac for the single-family areas and 11.80 du/ac for the townhome area; provided, however that nothing herein shall alter the requirements for Open Space identified in Section 6.3 below."

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 Multi-Family Design. Exhibit 7 of the Development Agreement is hereby deleted in its entirety, and Exhibit 7 attached to this Amendment is inserted in lieu thereof.

4. 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.

5. 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:




Fionnuala B. Kofoed, City Recorder



Chris Pengra, Mayor

APPROVED AS TO FORM:




Jeremy R. Cook, City Attorney

DEVELOPER:

EVANS RANCH, LLC, a Utah limited liability company

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



Nathan D. Shipp, Manager



1377982

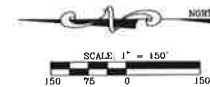
EXHIBIT 2

MASTER DEVELOPMENT PLAN MAP

See attached.

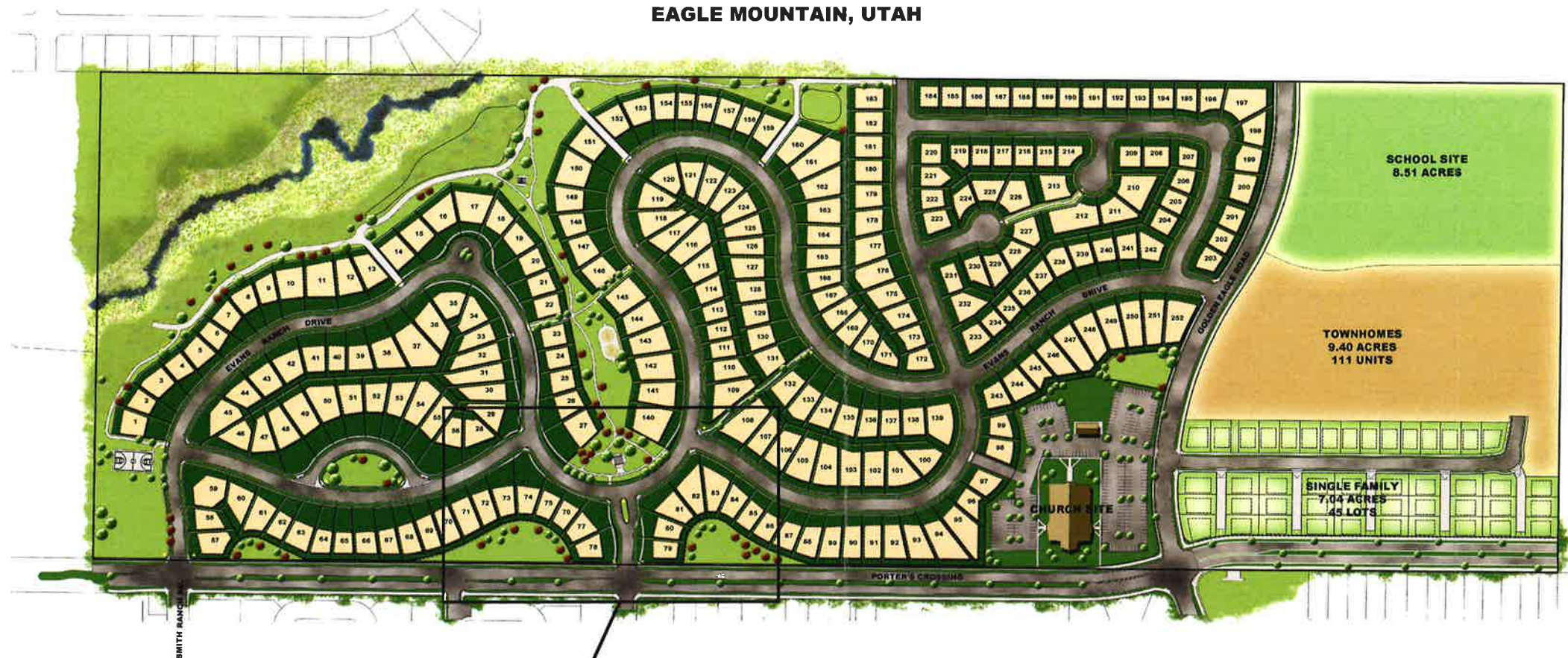
EVANS RANCH

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



**ENGINEERS
SURVEYORS
PLANNERS**

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EVANS RANCH
EAGLE MOUNTAIN, UTAH
MASTER DEVELOPMENT PLAN MAP

TABULATIONS

-SINGLE FAMILY	897 DU (3.02 DU/AC)
-TOWNHOMES	111 DU (11.60 DU/AC)
-TOTAL DWELLING UNITS	408 DU (3.50 DU/AC)
-AVERAGE LOT SIZE 9,198 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	4.61 AC (3.83%)
-SCHOOL SITE	8.51 AC (7.07%)
-TOWNHOMES	9.40 AC (7.80%)
-SINGLE FAMILY	93.23 AC (77.40%)

* SEE LANDSCAPE PLANS FOR SPECIFIC OPEN SPACE DETAILS AND AREAS.

VICINITY MAP



DEVELOPER / OWNER

DAJ
1098 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	
6	

LEI PROJECT #

2012-1845

DRAWN BY:

BLS

CHECKED BY:

GDM

SCALE

1" = 150'

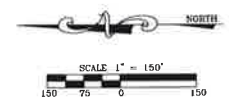
DATE:

8/24/2016

SHEET

1

EXHIBIT 4
PARKS MAP
See attached.



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SMITH RANCH RD.
 CLARK STREET

SCHOOL SITE
 8.51 ACRES

TOWNHOMES
 9.40 ACRES
 111 UNITS
 (0.54 ACRES OPEN SPACE)

CHURCH SITE
 4.61 ACRES

SINGLE FAMILY COTTAGES
 7.04 ACRES
 45 LOTS

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	7.15 AC	CHURCH	
PUBLIC OPEN SPACE	8.71 AC	SCHOOL	
TICKVILLE WASH	6.41 AC	TOWNHOMES	
BENCH	10 EA	SINGLE FAMILY COTTAGES	
SHADE STRUCTURE	2 EA		
1/2 BASKETBALL COURT	2 EA		
TREES	195 EA		
ASPHALT TRAIL	5,573 LF		
PLAYGROUND EQUIPMENT	\$60,000		
LIGHT BOLLARDS	39 EA		

EVANS RANCH
 EAGLE MOUNTAIN, UTAH
 EXHIBIT 4 - PARK PLAN

REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #
2012-1845
 DRAWN BY
BLS
 CHECKED BY:
GDM
 SCALE
1" = 150'
 DATE:
8/24/2016
 EXHIBIT

DAI
 1089 W. SOUTH JORDAN PARKWAY
 SOUTH JORDAN, UT 84095
 (801) 485-3414

EXHIBIT 7

MULTI-FAMILY DESIGN

See attached.



CONCEPT RENDERING - 01

DAI UTAH EVANS RANCH TOWNHOMES

EAGLE MOUNTAIN, UTAH





CONCEPT RENDERING - 02



DAI UTAH EVANS RANCH TOWNHOMES

EAGLE MOUNTAIN, UTAH

22 June, 2016



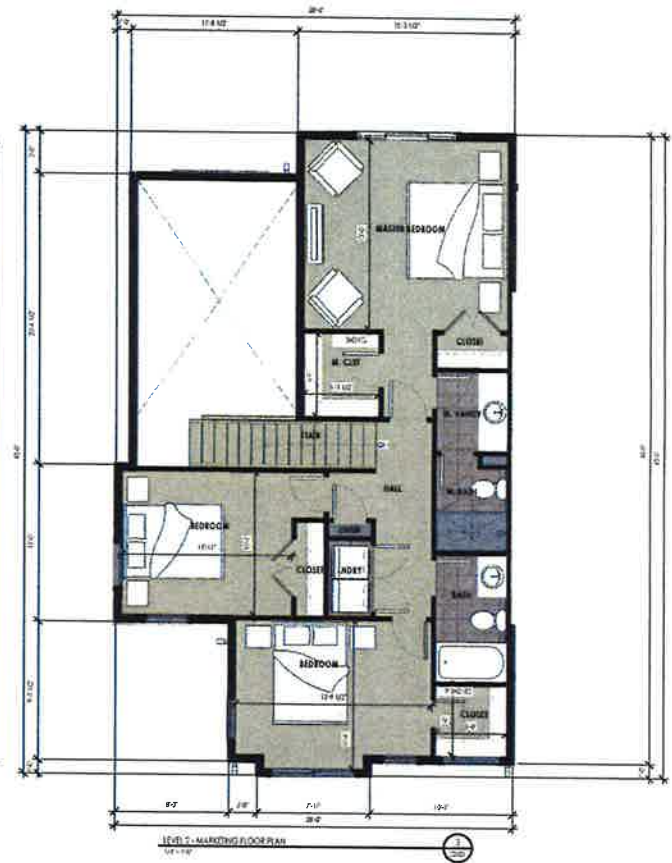
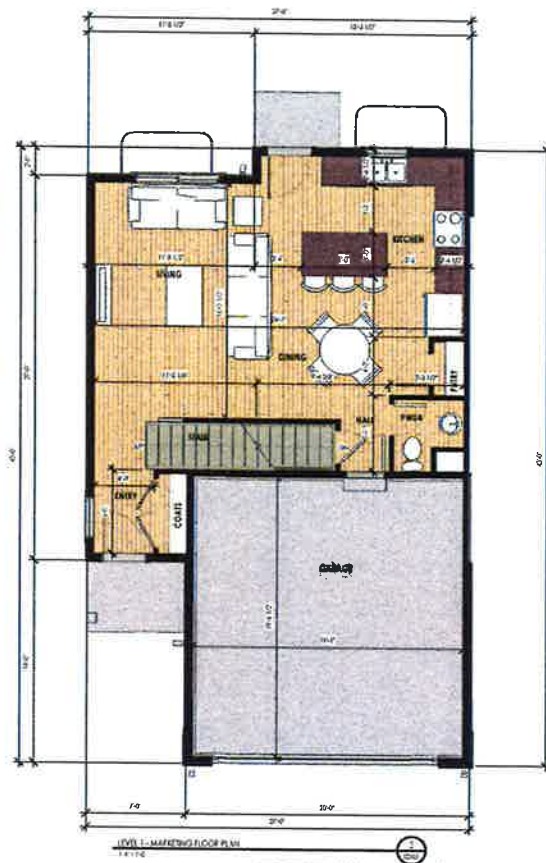
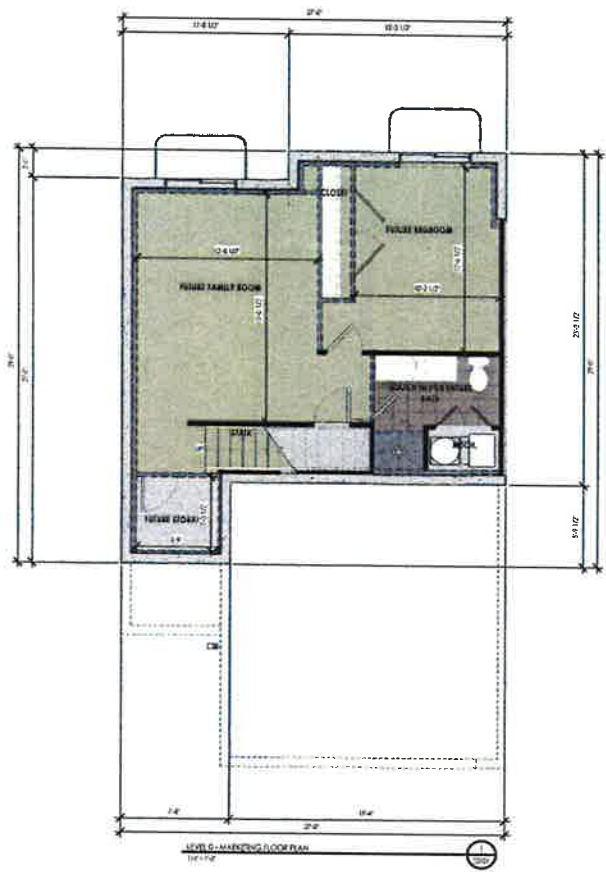
CONCEPT RENDERING - 03



DAI UTAH EVANS RANCH TOWNHOMES

EAGLE MOUNTAIN, UTAH

22 June, 2016

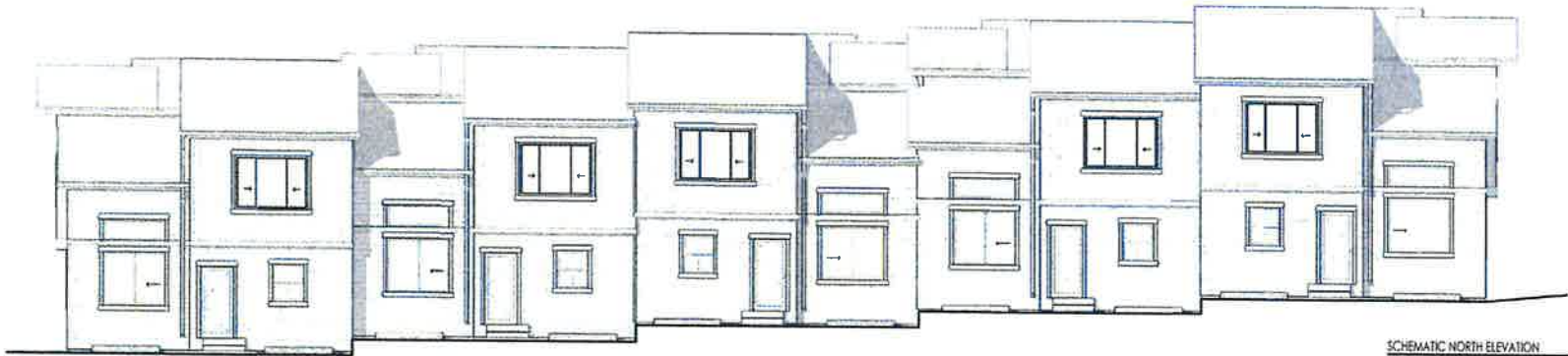


UNIT A AREAS	
NAME	AREA
LEVEL 1 FINISHED	642 SF
LEVEL 2 FINISHED	843 SF
LEVEL 0 UNFINISHED	1405 SF
LEVEL 0 UNFINISHED	284 SF
GARAGE	377 SF
981 SF	
Grand total	2466 SF

EVAN'S RANCH - UNIT A "TIMBERLINE"

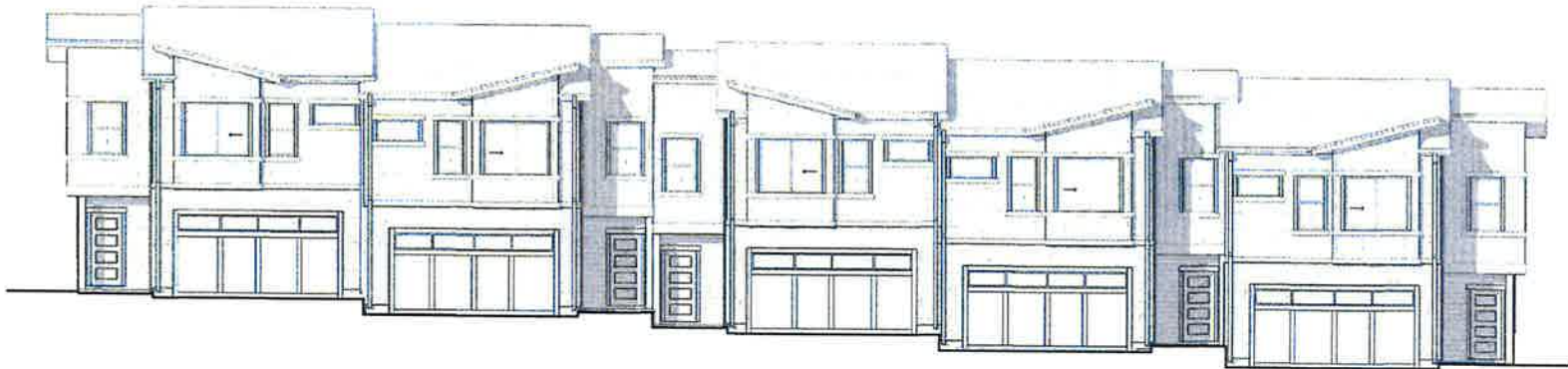
EAGLE MOUNTAIN, UTAH





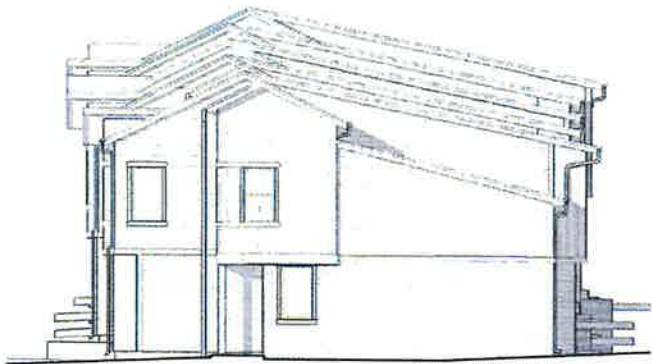
SCHEMATIC NORTH ELEVATION
3/16-1/16

1
20'



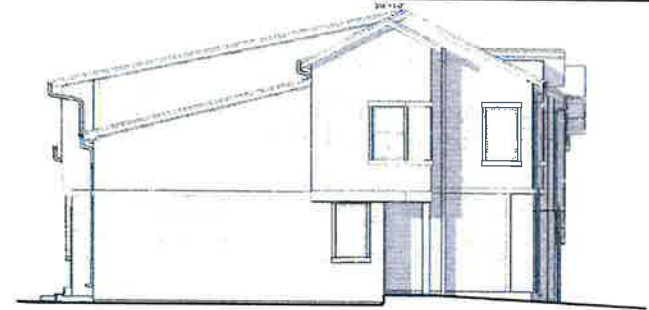
SCHEMATIC SOUTH ELEVATION
3/16-1/16

2
20'



SCHEMATIC EAST ELEVATION
3/16-1/16

3
20'



SCHEMATIC WEST ELEVATION
3/16-1/16

4
20'



DAI UTAH EVANS RANCH TOWNHOMES

EAGLE MOUNTAIN, UTAH



SCHEMATIC MATERIALS FRONT ELEVATION



SCHEMATIC MATERIALS REAR ELEVATION

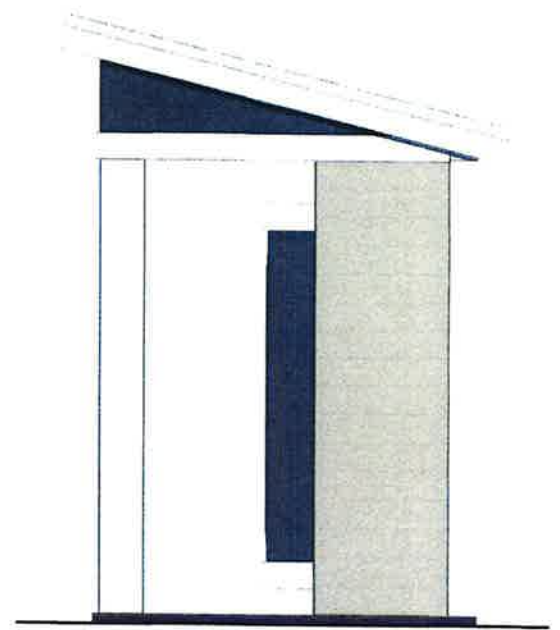


DAI UTAH EVANS RANCH TOWNHOMES

EAGLE MOUNTAIN, UTAH



MAILBOX FRONT ELEVATION
P.10



MAILBOX SIDE ELEVATION
P.11



DAI UTAH EVANS RANCH TOWNHOMES

EAGLE MOUNTAIN, UTAH



Front Door
 Manufacturer:
 Kwat
 Color:
 Elf CL3215D



Fiber Cement Trim
 Manufacturer:
 Hardie Color Plus
 Color:
 Arctic White



Hardie - Color 1
 Manufacturer:
 Hardie Color Plus
 Color:
 Evening Blue



Hardie - Color 2
 Manufacturer:
 Hardie Color Plus
 Color:
 Aged Pewter



Hardie - Color 1
 Manufacturer:
 Hardie Color Plus
 Color:
 Cobblestone



Stone
 Manufacturer:
 Dutch Quality
 Color:
 Ashen Dry Stack



Gar. Door Panel
 Manufacturer:
 Wayne Dalton
 Color:
 Aged Pewter



Gar. Door Frame
 Manufacturer:
 Wayne Dalton
 Color:
 White



Alum Fascia/Sofit
 Manufacturer:
 Mastic
 Color:
 30 Degree White



Roofing
 Manufacturer:
 CertianTeed
 Color:
 Moire Black

COLOR SCHEME - 01



Front Door
 Manufacturer:
 Kwat
 Color:
 Elf CL3215D



Fiber Cement Trim
 Manufacturer:
 Hardie Color Plus
 Color:
 Arctic White



Hardie - Color 1
 Manufacturer:
 Hardie Color Plus
 Color:
 Countrylane Red



Hardie - Color 2
 Manufacturer:
 Hardie Color Plus
 Color:
 Aged Pewter



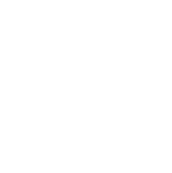
Hardie - Color 1
 Manufacturer:
 Hardie Color Plus
 Color:
 Cobblestone



Stone
 Manufacturer:
 Dutch Quality
 Color:
 Ashen Dry Stack



Gar. Door Panel
 Manufacturer:
 Wayne Dalton
 Color:
 Aged Pewter



Gar. Door Frame
 Manufacturer:
 Wayne Dalton
 Color:
 White



Alum Fascia/Sofit
 Manufacturer:
 Mastic
 Color:
 30 Degree White



Roofing
 Manufacturer:
 CertianTeed
 Color:
 Moire Black

COLOR SCHEME - 02



Front Door
 Manufacturer:
 Kwat
 Color:
 Elf CL3215D



Fiber Cement Trim
 Manufacturer:
 Hardie Color Plus
 Color:
 Arctic White



Hardie - Color 1
 Manufacturer:
 Hardie Color Plus
 Color:
 Heathered Moss



Hardie - Color 2
 Manufacturer:
 Hardie Color Plus
 Color:
 Aged Pewter



Hardie - Color 1
 Manufacturer:
 Hardie Color Plus
 Color:
 Cobblestone



Stone
 Manufacturer:
 Dutch Quality
 Color:
 Ashen Dry Stack



Gar. Door Panel
 Manufacturer:
 Wayne Dalton
 Color:
 Aged Pewter



Gar. Door Frame
 Manufacturer:
 Wayne Dalton
 Color:
 White



Alum Fascia/Sofit
 Manufacturer:
 Mastic
 Color:
 30 Degree White



Roofing
 Manufacturer:
 CertianTeed
 Color:
 Moire Black

COLOR SCHEME - 03

COLOR SCHEMES



DAI UTAH EVANS RANCH TOWNHOMES

EAGLE MOUNTAIN, UTAH