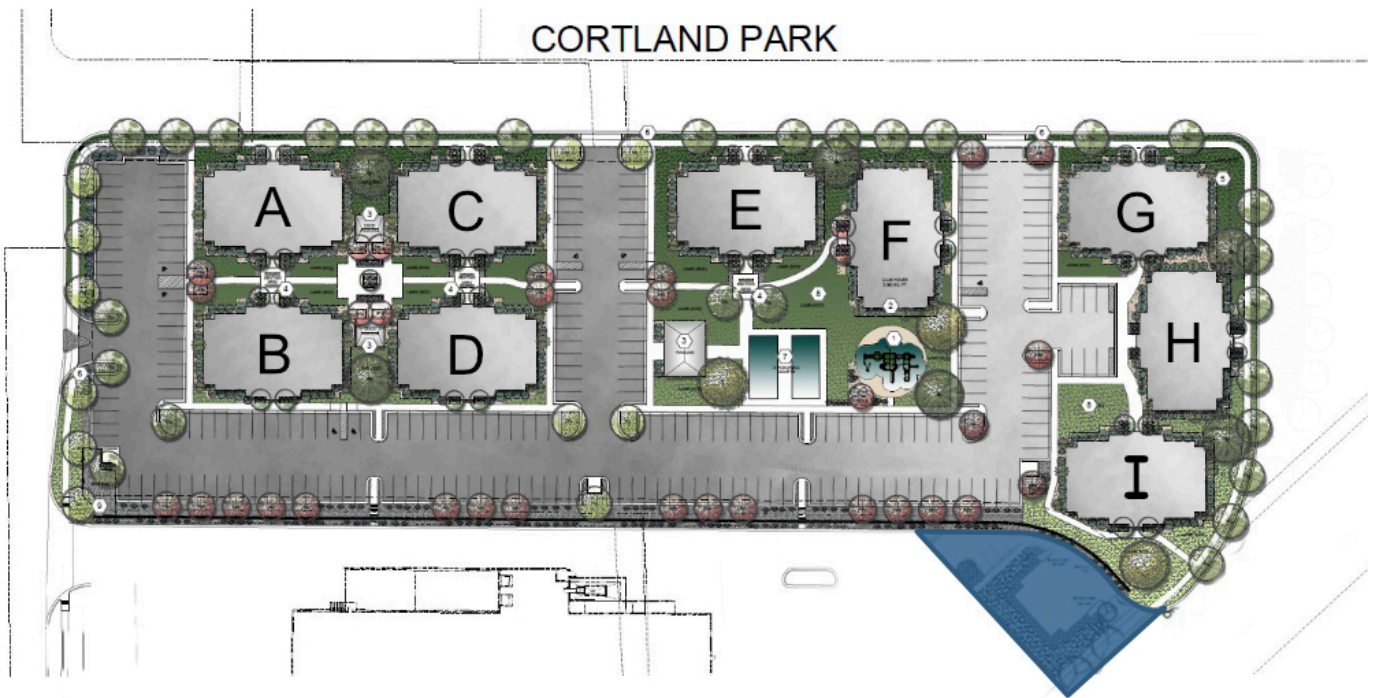


## Addendum to the JD/RG Development Agreement

The following are amendments to the Development Agreement between the City of Santaquin and JD/RG Development LC.

### Outline of Amendments

1. The new name of the Development is to be "Cortland Park Condominiums"
2. The shape and size of the lot in the previously approved Development Agreement is corrected to portray reality. The figure below shows the difference between the previous and corrected sites.



3. Due to the correction in point 2, the following adaptations have been made:
  - a. Total number of units is reduced from 108 to 102.
  - b. Building H is only 2 stories in order to maintain a view of the mountains and keep the number of units down.
  - c. A larger pavilion has been added in addition to the 2 smaller pavilions.
  - d. Clubhouse is now located in the bottom 2 units of Building F\*.

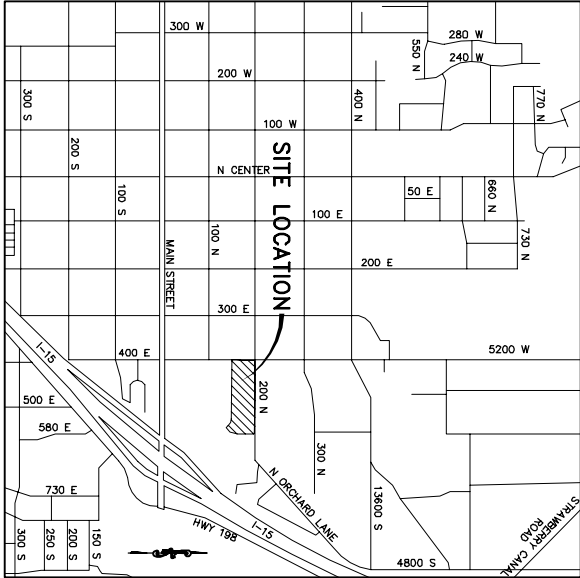
\*Clubhouse Details: Clubhouse will replace the bottom two units of the building next to the open space in the center of the project. The clubhouse will be equipped with 2 restrooms, meal prep area and small kitchen with serving area. There will be a small weight room with follow along software for individual training. The clubhouse will have large open areas which can accommodate larger gatherings, including fitness classes. There will be tables and chairs for activities and coresponding storage closets.

	SECTION CORNER		PROPERTY BOUNDARY
	FOUND ALUMINUM CAP		CENTERLINE
	SET 5/8" IRON PIN		RIGHT-OF-WAY LINE
	CALCULATED POINT, NOT SET		LOT LINE
	EXISTING POWER POLE		EASEMENT
	PROPOSED STREET LIGHT		EXISTING DEED LINE
	PROPOSED FIRE HYDRANT		EDGE OF PAVEMENT
	PROPOSED SIGN		EXISTING FENCE LINE
	PROPOSED STREET SIGN		EXISTING DITCH
	EXISTING FIRE HYDRANT		EXISTING SANITARY SEWER W/MANHOLE
	EXISTING MAILBOX		EXISTING CULINARY WATERLINE
	CULINARY WATER METER		PROPOSED STORM DRAIN W/MANHOLE
	PRESSURIZED IRRIGATION METER		PROPOSED PVC SDR-35 SEWER W/HH
	SEWER LATERAL		PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION -		PROPOSED PRESSURIZED IRRIGATION -

A PART OF THE NORTHEAST QUARTER OF SECTION 11 TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE FUTURE EASTERLY LINE OF 400 EAST STREET LOCATED S00°30'42"E 1737.86 FEET ALONG THE QUARTER SECTION LINE AND S89°29'04"E 29.85 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 1; AND RUNNING THENCE S89°29'04"E 666.49 FEET THENCE S00°30'42"E 94.95 FEET ALONG THE ARC OF A 115.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 47°18'24"; THE CHORD BEARS S65°49'52"E 92.28 FEET, THENCE N47°49'42"E 67.30 FEET, THENCE ALONG THE FUTURE STREET RIGHT-OF-WAY LINES THE FOLLOWING NINE (9) COURSES TO WIT: (1) NORTHEASTERLY 85.97 FEET ALONG THE ARC OF A 171.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 28°48'16"; THE CHORD BEARS N14°37'55"E 85.06 FEET, (2) N00°13'47"E 181.28 FEET, (3) ALONG THE ARC OF A NORTHEASTERLY 18.65 FEET ALONG THE CENTRAL ANGLE OF A 12.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE OF 90°00'00"; THE CHORD BEARS N44°46'13"W 16.97 FEET, (4) N89°46'13"W 433.01 FEET, (5) N89°51°46"W 376.98 FEET, (6) SOUTHWESTERLY 18.77 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°37'17"; THE CHORD BEARS S45°19'35"W 16.91 FEET, (7) S00°30'56"W 139.43 FEET, (8) S06°47'35"W 54.87 FEET, (9) S00°30'56"W 53.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.10 ACRES.

TOTAL # UNIT=102 UNITS  
TOTAL ACREAGE=5.10  
TOTAL SQUARE FEET=222,003  
TOTAL BUILDING SQUARE FEET=54,168  
OPEN SPACE/LANDSCAPED AREA SQUARE FEET=77,531(35%)  
TOTAL # OF PARKING STALLS=239  
PARKING REQ'D=237  
TOTAL PARKING LOT SQUARE FEET=83,304  
UNITS PER ACRE=20  
ZONING=MSR

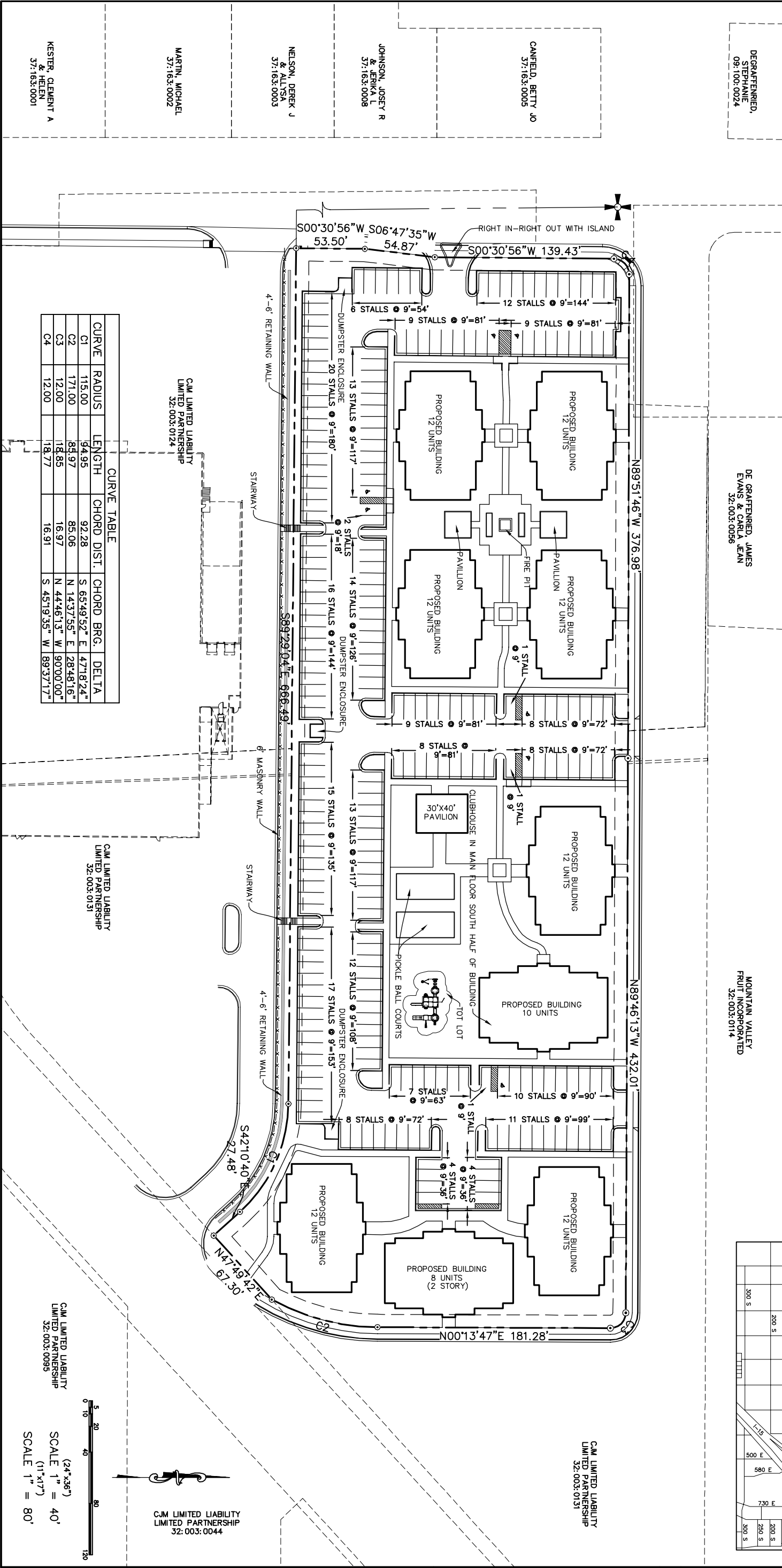


DE GRAFFENRIED, JAMES  
EVANS & CARLA JEAN  
32: 003: 0056

MOUNTAIN VALLEY  
FRUIT INCORPORATED  
32:003:0114

[illegible]

# 1



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