

When Recorded Return to:

Jordan Valley Water Conservancy District  
8215 South 1300 West  
West Jordan, UT 84088

12980490  
5/2/2019 2:25:00 PM \$29.00  
Book - 10776 Pg - 7003-7012  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
JONES WALDO HOLBROOK MCDONOUGH  
BY: eCASH, DEPUTY - EF 10 P.

PARCEL ID #26-09-300-009  
AND 26-10-300-005

### AMENDMENT TO DEVELOPMENT ACCESS AGREEMENT

This Amendment to Development Access Agreement is made as of February 7, 2019, by and between the Jordan Valley Water Conservancy District, a local district organized under laws of the State of Utah ("District"), and VICKY R. JONES, TRUSTEE OF THE VICKY R. JONES SURVIVOR'S TRUST UAD FEBRUARY 25, 2016, as to an undivided 95.5% interest, BRYAN L. JONES, a married man as his separate property, as to an undivided 1.5% interest, LEANNA JONES, a single woman, as to an undivided 1.5% interest, and JENEAL HARSHMAN, a married woman, as her separate property, as to an undivided 1.5% interest (collectively, "Owner").

#### RECITALS:

A. The District entered into that certain Development Access Agreement, dated February 10, 2006 (the "Contract"), recorded on February 16, 2006, as instrument No. 9639660, in Book 9256, Pages 2401-2411, in the Office of the Salt Lake County Recorder, with The R. Lamar & Vicky R. Jones Revocable Living Trust, dated April 17, 2000 (the "Trust").

- B. The Trust assigned the Contract to Owner on January 30, 2019.
- C. The District and Owner now desire to amend the Contract, consistent with the terms of this Amendment, to revise the Option Period set forth in Paragraph 2 of the Contract.

TERMS:

The parties agree as follows:

1. Paragraph 2 of the Contract hereby is amended to read as follows:  
“2. Option Period. The Option includes twelve (12) separate options, one for each Segment, and each Option may be exercised independently by Owner or its assigns. More than one Option may be exercised at the same time and more than one Segment may be included when such Option is exercised, provided that no more than twelve (12) Options may be exercised and the total of Segments included in such Options may not exceed twelve (12). Each Option may be exercised by the Trust or its assigns at any time within the period which begins one (1) year following the Date of Closing and which expires fifty (50) years following the Date of Closing.”
2. This Amendment may be executed in counterparts, all of which shall constitute a single agreement.
3. This Amendment amends only specific provisions of the Contract. All other terms and conditions of the Contract remain the same, are not affected by this Amendment, and are binding on all parties to this Amendment.

[Signature Page Follows]

"District"

Jordan Valley Water Conservancy District

Dated: 2-7-2019

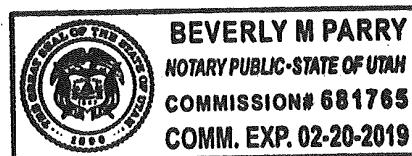
By: Richard P. Bay  
Richard P. Bay  
General Manager/CEO

STATE OF UTAH )  
 ) :ss.  
COUNTY OF SALT LAKE )

On this 7<sup>th</sup> day of February 2019, in the year 2019, before me, Beverly M. Parry, a notary public, personally appeared RICHARD P. BAY, Jordan Valley Water Conservancy District General Manager/CEO, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness by hand and official seal.

Beverly M Parry  
(Notary signature)



Dated: 2.6.19

Vicky R Jones, Trustee

VICKY R. JONES, as Trustee of the  
Vicky R. Jones Survivor's Trust UAD  
February 25, 2016  
Address:  
P.O. Box 1068  
Pendleton, OR 97801

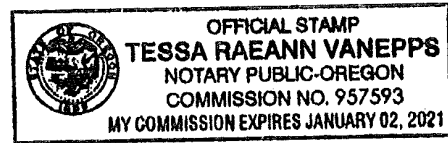
STATE OF OREGON                    )  
                                                  ) ss.  
County of Umatilla                )

On this 6th day of February, in the year 2019, before me,  
Tessa R. VanEpps a notary public, personally appeared VICKY R.

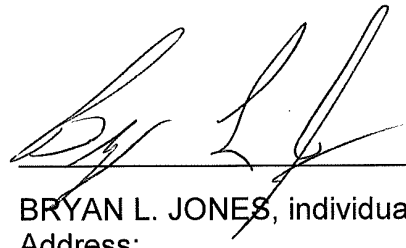
JONES, as Trustee of the Vicky R. Jones Survivor's Trust UAD February 25, 2016,  
proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are)  
subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness by hand and official seal.

Tessa Raeann VanEpps  
(Notary signature)



Dated: 2-6-19

  
\_\_\_\_\_

BRYAN L. JONES, individually  
Address:  
81654 S Juniper Canyon Rd  
Helix, OR 97835

STATE OF OREGON                    )  
                                                  ) ss.  
County of Umatilla                )

On this 6th day of February, in the year 2019, before me,  
Tessa R. VanEpps a notary public, personally appeared BRYAN L.  
JONES, proved on the basis of satisfactory evidence to be the person(s) whose name(s)  
(is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the  
same.

Witness by hand and official seal.

Tessa RaeAnn VanEpps  
(Notary signature)



Dated: 2/6/19

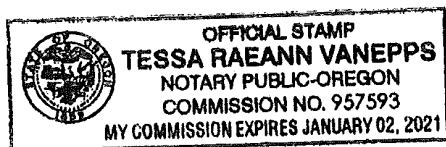
Leanna Jones

LEANNA JONES, individually  
Address:  
P.O. Box 1092  
Pendleton, OR 97801

STATE OF OREGON            )  
                                          ) ss.  
County of Umatilla         )

On this 6th day of February, in the year 2019, before me,  
Tessa R. VanEpps a notary public, personally appeared LEANNA  
JONES, proved on the basis of satisfactory evidence to be the person(s) whose name(s)  
(is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the  
same.

Witness by hand and official seal.



Tessa Raeann VanEpps  
(Notary signature)

Dated: 2.6.19

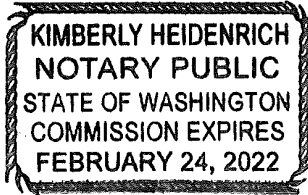
Jeneal Harshman  
JENEAL HARSHMAN, individually  
Address:  
98 Birdseye View  
Walla Walla, WA 99362

STATE OF WASHINGTON       )  
                                          ) ss.  
County of Walla Walla       )

On this 6<sup>th</sup> day of February, in the year 2019, before me,  
Kimberly Heidenrich a notary public, personally appeared JENEAL  
HARSHMAN, proved on the basis of satisfactory evidence to be the person(s) whose  
name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they)  
executed the same.

Witness by hand and official seal.

Kimberly Heidenrich  
(Notary signature)



**EXHIBIT 1**  
**LEGAL DESCRIPTION OF REAL PROPERTY**

JONES DEVELOPMENT ACCESS AEP.doc - K1021 - 01/2/06

**BK 0250 PG 2407**

**BK 10776 PG 7010**

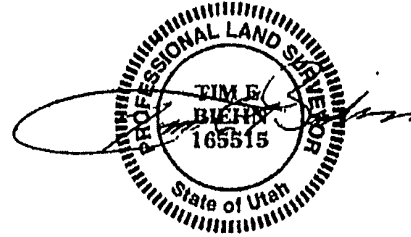


RBB

**ROBINSON, BIEHN & BIEHN, INC.**  
Professional Land Surveyors  
5330 South 900 East, Suite 120  
Salt Lake City, Utah 84117-7261  
(801) 266-1118 • (801) 262-5814 Fax

Lee E. Robinson, PLS  
Ted M. Biehn, PLS  
Tim E. Biehn, PLS

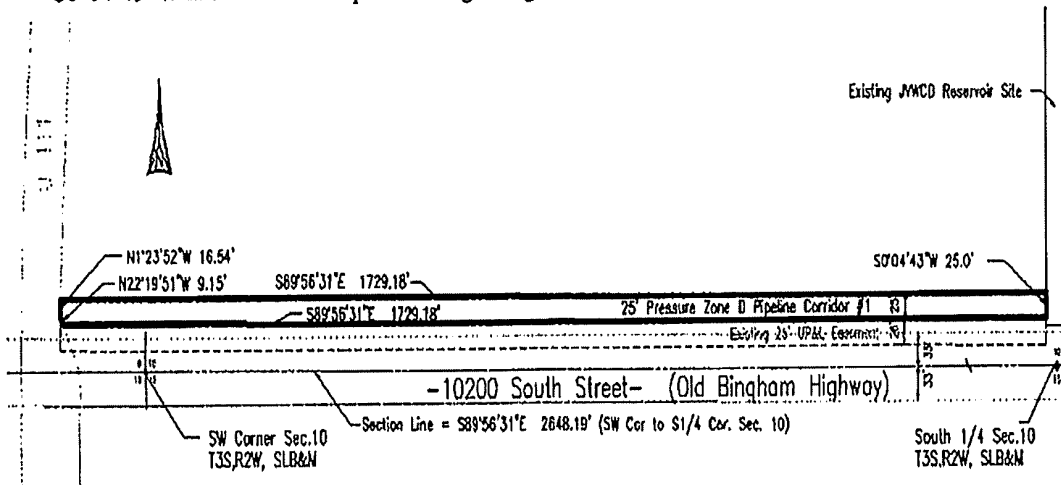
January 12, 2006  
Project: Pressure Zone D Pipeline (10200 South)  
Pipeline Corridor (Fee) #1 (East)



**Pipeline Corridor (fee) #1: (East of U-111)**

A 25 foot wide strip of land for a waterline corridor, said strip of land is located in the Southwest Quarter of Section 10 and the Southeast Quarter of Section 9, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, and being more particularly described as follows

Beginning at a point on the West property line of the Jordan Valley Water Conservancy District reservoir site property and the North line of an existing Utah Power & Light easement, said point being North 47.00 feet and N89°56'31"W 1027.56 feet from a brass cap monument at the South Quarter corner of said Section 10, said brass cap monument bears S89°56'31"E 2648.19 feet from a brass cap monument at the Southwest corner of said Section 10 (basis of bearing); thence N89°56'31"W 1726.14 feet along the North line of said Utah Power and Light easement to the Easterly line of Highway U-111; thence along the Easterly line of said Highway U-111 N22°19'51"W 9.15 feet and N1°23'52"E 16.54 feet; thence S89°56'31"E 1729.18 feet to the West line of said Jordan Valley Water Conservancy District reservoir site property; thence S0°04'43"W 25.00 feet to the point of beginning. Contains 43,222 ft<sup>2</sup> ( 0.9922 Acre)



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1

BK 9256 PG 2468

BK 10776 PG 7011

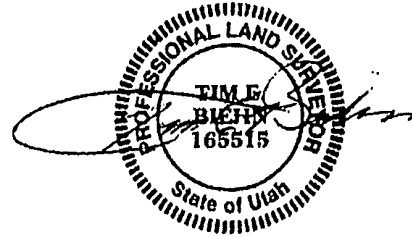
RBB

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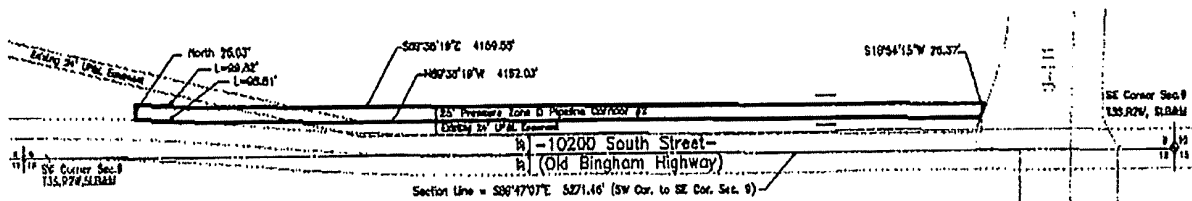
January 24, 2006  
Project: Pressure Zone D Pipeline (10200 South)  
Pipeline Corridor #2 (West)



**Pipeline Corridor (fee) #2: (West of U-111)**

A 25 foot wide strip of land for a waterline corridor, said strip of land is located in the South Half of Section 9, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, and being more particularly described as follows

Beginning on the Westerly line of Highway U-111 and the North line of a Utah Power & Light Easement at a point North 45.49 feet and N89°38'19"W 297.17 from a brass cap monument at the Southeast corner of said Section 9, said brass cap monument bears S89°47'08"E 5271.46 feet from a Bolt-In-Pipe monument at the Southwest corner of said Section 9 (basis of bearing); thence N89°38'19"W 3905.45 feet along the North line of the East/West portion of said existing Utah Power & Light easement; thence continuing N89°38'19"W 246.58 to a point on the proposed Northerly realignment line of 10200 South Street (Old Bingham Highway); thence Northwesterly 98.81 feet along the arc of a 3599.18 foot radius, non regular curve to the left through a central angle of 1°34'23" (chord bears N86°29'45"W 98.81 feet); thence North 25.03 feet; thence Southeasterly 99.82 feet along the arc of 3624.18 foot radius, non regular curve to the right through a central angle of 1°34'41" (chord bears S86°30'44"E 99.82 feet); thence S89°38'19"E 4159.55 feet to the Westerly line of said Highway U-111; thence S18°54'15"W 26.37 feet to the point of beginning. Contains 106,377 ft<sup>2</sup> (2.4421 Acres), more or less.



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BK 9256 PG 2469

BK 10776 PG 7012