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7/8/2021 8:49:00 AM \$42.00  
Book - 11203 Pg - 1578-1596  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 19 P.

**WHEN RECORDED, RETURN TO:**

ROBERT HYDE  
KIRTON McCONKIE  
50 EAST SOUTH TEMPLE  
SUITE 400  
SALT LAKE CITY UT 84111

Tax Parcel Numbers: See Exhibit A

Cross Reference Instrument No. 12502232

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**SECOND AMENDMENT TO MASTER DEVELOPMENT AGREEMENT**

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DATED: 6-29, 2021

## SECOND AMENDMENT TO MASTER DEVELOPMENT AGREEMENT

THIS SECOND AMENDMENT TO MASTER DEVELOPMENT AGREEMENT (“**Amendment**”) is made and entered into this 6<sup>th</sup> day of June, 2021, by and between SUBURBAN LAND RESERVE, INC., a Utah corporation (“**SLR**”), and CITY OF RIVERTON, a Utah municipal corporation (the “**City**”).

### RECITALS

A. SLR and the City are parties to that certain Master Development Agreement dated March 24, 2017, and recorded March 24, 2017, as Instrument No. 12502232, in the Official Records of Salt Lake County (the “**Original Master Development Agreement**”), as amended by that certain First Amendment to Master Development Agreement dated January 16, 2021, and recorded January 16, 2021, as Instrument No. 12920128, in the Official Records of Lake County (the “**First Amendment**,” together with the Original Master Development Agreement, the “**Master Development Agreement**”) pursuant to which SLR and the City agreed to certain development guidelines, procedures, entitlements, requirements, and fees related to the development of that certain real property specifically described on Exhibit A, attached hereto and incorporated herein by this reference (the “**Property**”).

B. The City and SLR desire to amend the Master Development Agreement as more fully set forth in this Amendment.

### TERMS AND CONDITIONS

NOW, THEREFORE, in consideration of the premises, the covenants and agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SLR and the City hereby agree as follows:

1. Recitals/Definitions. The Recitals set forth above are by this reference incorporated in and made a part of this Amendment. All capitalized terms used in this Amendment and not otherwise defined shall have the meaning set forth in the Master Development Agreement, unless expressly provided to the contrary in this Amendment.

2. Definition of Master Developer. From and after the recording of this Amendment, a “Master Developer,” as defined under Section 1.2.43 under the Original Master Declaration, shall include Property Reserve, Inc., a Utah non-profit corporation (“**PRI**”), at the time PRI holds fee title to the real property described on Exhibit A-2, attached hereto and incorporated herein by this reference, which real property is included in the real property described on Exhibit A to the Original Master Declaration.

3. Impact Fee Schedule. The Riverton City Impact Fee Schedule described on Exhibit G to the Original Master Development Agreement is hereby deleted in its entirety and replaced with the impact fee schedule attached hereto as Exhibit G-1. From and after the recording of this Amendment,

any and all references to the Riverton City Impact Fee Schedule shall mean the impact fee schedule set forth on Exhibit G-1.

4. Dedication to the City of Community Space.

4.1. MDA. Upon recording of this Amendment, Section 7.1(b) of the Original Master Declaration and the first two sentences in the paragraph immediately following Section 7.1(b) are hereby deleted in its entirety and replaced with the following:

With respect to Master Developer's obligation to dedicate Community Space with the CPAs, it is expressly agreed that Master Developer shall dedicate the following Community Space(s) (i) ten (10) contiguous acres in CPA-5; and (ii) sixteen (16) acres in CPA-2, as further shown in the SDD. The property so dedicate as set forth in this subsection (b) shall be developed as open space and/or park space in accordance with the terms and conditions relating to the development of open space and/or park space within the different CPAs set forth in the SDD.

4.2. SDD. SLR and the City hereby agree that the location of the sixteen (16) acre park described in newly amended Section 7.1(b) shall be substantially in the location within CPA-2, as depicted on Exhibit G, attached hereto and incorporated herein by this reference. The MDA, therefore, shall be amended include Exhibit G as an exhibit to the SDD, and not as an amendment to Exhibit G in the MDA.

5. Amendment. The terms and conditions of this Amendment shall act as an amendment to the Master Development Agreement, and should there be any conflict between the terms of this Amendment and the terms of the Master Development Agreement, the terms of this Amendment will control.

6. Master Development Agreement Effective. The terms and conditions of the Master Development Agreement shall remain in full force and effect except as may be modified herein.

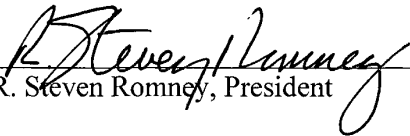
7. Counterparts; Signatures. The parties may sign this Amendment in multiple identical counterparts, all of which taken together shall constitute one and the same agreement. Further, the parties shall treat a copy of an original signature to this Amendment for all purposes as an original signature. The parties shall consider a copy of the signed Amendment for all purposes as an original of the Amendment to the maximum extent permitted by law, and no party to this Amendment shall have any obligation to retain a version of this Amendment that contains original signatures in order to enforce this Amendment, or for any other purpose.

8. Authorization. Each individual executing this Amendment represents and warrants that he or she has been duly authorized by appropriate action of the governing body of the party for which he/she signs to execute and deliver this Amendment in the capacity and for the entity set forth where he/she signs and that as a result of his/her signature, this Amendment shall be binding upon the party for which he/she signs, and the City represents and warrants to SLR that all legislative

approval or action or other action necessary for the City to execute this Amendment have been duly taken by the City.

IN WITNESS WHEREOF the parties have executed this Amendment as of the date above written.

SLR: SUBURBAN LAND RESERVE, INC.,  
a Utah corporation

By:   
R. Steven Romney, President

City: CITY OF RIVERTON,  
a Utah municipal corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

Attest: \_\_\_\_\_  
Riverton City Recorder

Approved as to Form:

\_\_\_\_\_  
Riverton City Attorney

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

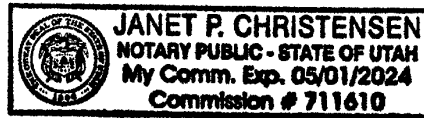
The foregoing instrument was acknowledged before me on \_\_\_\_\_, 2021, by Trent Staggs, Mayor of CITY OF RIVERTON, a Utah municipal corporation.

\_\_\_\_\_  
Notary Public

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

The foregoing instrument was acknowledged before me on JUNE 28, 2021, by R. Steven Romney, the President of Suburban Land Reserve, Inc., a Utah corporation.

  
Notary Public



IN WITNESS WHEREOF the parties have executed this Amendment as of the date above written.

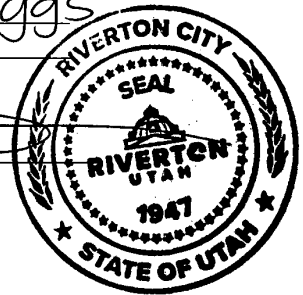
SLR: SUBURBAN LAND RESERVE, INC.,  
a Utah corporation

By: \_\_\_\_\_  
R. Steven Romney, President

City: CITY OF RIVERTON,  
a Utah municipal corporation

By: \_\_\_\_\_  
Name: Trent Staggs  
Its: Mayor

Attest: \_\_\_\_\_  
Riverton City Recorder



Approved as to Form:  
\_\_\_\_\_  
Riverton City Attorney

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

The foregoing instrument was acknowledged before me on June 29, 2021, by Trent Staggs, Mayor of CITY OF RIVERTON, a Utah municipal corporation.

*Shirleen Boska*  
Notary Public

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

The foregoing instrument was acknowledged before me on June 29, 2021, by R. Steven Romney, the President of Suburban Land Reserve, Inc., a Utah corporation.

*Shirleen Boska*  
Notary Public





**EXHIBIT A**

**(Legal Description of the Property)**

NORTH WEST PIVOT PARCEL  
164.857 ACRES

Affecting Tax ID. No. 27-31-300-002

BEGINNING AT THE CENTER OF SECTION MONUMENT FOR SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH AND RUNNING THENCE SOUTH89°31'03"EAST 508.33 FEET ALONG THE QUARTER SECTION LINE TO THE WEST LINE OF THE WELBY CANAL AS DEFINED IN DOCUMENT ENTRY NO. 7502870; THENCE ALONG SAID CANAL THE FOLLOWING COURSES AND DISTANCES: SOUTH0°35'01"EAST 48.08 FEET, SOUTH01°22'54"EAST 216.06 FEET, SOUTH04°03'53"WEST 43.06 FEET, SOUTH0°26'02"WEST 136.53 FEET, SOUTH03°42'25"EAST 48.61 FEET, SOUTH0°11'42"WEST 245.31 FEET, SOUTH01°21'22"EAST 333.34 FEET, SOUTH0°05'39"EAST 369.70 FEET, SOUTH07°12'16"EAST 97.74 FEET, SOUTH14°39'01"EAST 50.07 FEET, SOUTH22°05'46"EAST 51.77 FEET, SOUTH28°08'34"EAST 97.81 FEET, SOUTH22°52'37"EAST 94.43 FEET, SOUTH13°04'33"EAST 295.98 FEET, SOUTH11°27'03"EAST 493.10 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 13400 SOUTH STREET; THENCE NORTH89°48'35"WEST 826.64 FEET; THENCE NORTH89°48'47"WEST 1060.80 FEET TO THE PROPERTY CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION FOR THE MOUNTAIN VIEW CORRIDOR; THENCE ALONG SAID LINE THE FOLLOWING COURSES AND DISTANCES: NORTH0°01'46"WEST 3.40 FEET, NORTH89°55'00"WEST 73.23 FEET, NORTH89°48'43"WEST 55.753 FEET, NORTH87°16'17"WEST 52.05 FEET, NORTH86°29'14"WEST 105.88 FEET, NORTH84°56'44"WEST 105.88 FEET, NORTH04°45'17"EAST 6.45 FEET, NORTH85°14'43"WEST 58.96 FEET, SOUTH04°45'17"WEST 6.45 FEET, NORTH86°20'14"WEST 78.08 FEET, NORTH87°26'08"WEST 78.08 FEET, NORTH88°28'05"WEST 68.72 FEET, NORTH89°26'15"WEST 69.14 FEET, NORTH89°55'04"WEST 90.78 FEET, NORTH78°39'45"WEST 230.08 FEET, NORTH89°55'32"WEST 30.84 FEET, NORTH02°16'04"EAST 619.80 FEET, NORTH11°47'26"EAST 238.89 FEET, NORTH03°48'01"WEST 588.90 FEET, NORTH21°41'43"WEST 321.97 FEET, NORTH13°52'13"WEST 797.10 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH89°31'13"EAST 2442.31 FEET ALONG SAID LINE TO THE POINT OF BEGINNING, CONTAINING 164.857 ACRES.

*Ck by JJB 27 Jan. 2015*

NORTH EAST PIVOT PARCEL  
163.03 ACRES

Affecting Tax ID. No. 27-31-400-022

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH AND RUNNING THENCE NORTH0°21'31"EAST 1311.43 FEET ALONG THE WEST LINE

4816-4406-3982

OF SAID SECTION TO A 1/16TH LINE; THENCE SOUTH89°59'12"EAST ALONG SAID LINE 494.79 FEET TO THE WEST LINE OF THE BANGERTE HIGHWAY; THENCE ALONG SAID LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH0°03'43"WEST 544.14 FEET TO A RIGHT-OF-WAY MONUMENT, SOUTH0°03'43"WEST 2239.29 FEET TO A RIGHT-OF-WAY MONUMENT AND A POINT OF CURVATURE TO A 3379.27-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE FOR A DISTANCE OF 543.24 FEET, (CHORD BEARING AND DISTANCE = SOUTH11°17'58"EAST 542.65 FEET), SOUTH13°01'29"EAST 203.89 FEET TO A POINT OF CURVATURE TO THE LEFT (CHORD BEARING AND DISTANCE = NORTH22°44'34"EAST 404.26 FEET) TO THE NORTH SIDE OF 13400 SOUTH STREET; THENCE NORTH89°58'29"WEST 122.35 FEET ALONG SAID LINE TO THE RIGHT OF WAY MONUMENT; THENCE SOUTH0°00'00"EAST 0.97 FEET; THENCE NORTH89°39'57"WEST 235.41; THENCE SOUTH0°20'03"WEST 49.73 FEET TO THE SECTION LINE; THENCE NORTH89°48'52"WEST 59.07 FEET ALONG SAID LINE; THENCE NORTH0°05'06"EAST 57.16 FEET; THENCE SOUTH89°50'13"WEST 408.11 FEET; THENCE NORTH89°48'32"WEST 1350.79 FEET; THENCE LEAVING SAID STREET NORTH0°14'25"EAST 206.10 FEET; THENCE NORTH49°39'39"WEST 196.10 FEET; THENCE SOUTH89°50'20"WEST 343.41 FEET TO THE EASTERLY LINE OF THE WELBY CANAL PROPERTY AS DEFINED IN DOCUMENT ENTRY NO.7502870; THENCE ALONG SAID LINE NORTH11°27'03"WEST 166.60 FEET, NORTH13°04'33"WEST 300.93 FEET, NORTH22°52'37"WEST 100.95 FEET, NORTH28°08'234"WEST 97.47 FEET, NORTH22°05'46"WEST 45.93 FEET, NORTH14°39'01"WEST 43.62 FEET, NORTH07°12'16"WEST 91.44 FEET, NORTH0°05'39"WEST 367.17 FEET, NORTH01°21'22"WEST 333.22 FEET, NORTH0°11'42"EAST 246.33 FEET, NORTH03°42'25"WEST 48.51 FEET, NORTH0°26'02"EAST 133.17 FEET, NORTH04°03'53"EAST 43.84 FEET, NORTH01°22'54"WEST 218.07 FEET, NORTH0°35'01"WEST 46.81 FEET TO THE SECTION LINE; THENCE SOUTH89°31'03"EAST 2098.02 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING, CONTAINING 163.03 Acres

*Ck by JJB 27 Jan. 2015*

SOUTH PIVOT PARCEL  
 287.584 ACRES  
 (Portion within Riverton-179.87 acres.)  
 (Portion within Herriman-107.71 acres)

Affecting Tax ID. No. 33-06-200-055,  
 33-06-100-044-4001, 33-06-100-047

BEGINNING AT A POINT WHICH IS SOUTH 0°16'25" EAST 45.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, BASIS OF BEARING IS NORTH 89°48'47" WEST BETWEEN THE NORTH QUARTER CORNER OF SECTION 6 AND THE NORTHWEST CORNER OF SAID SECTION 6 AND RUNNING THENCE ALONG THE SOUTH LINE OF 13400 SOUTH STREET THE FOLLOWING COURSES AND

DISTANCES: SOUTH 89°49'27" EAST 55.98 FEET, CURVE TO THE RIGHT, RADIUS = 2361.00 FEET, ARC = 56.04 FEET, CHORD BEARING AND DISTANCE = SOUTH 89°07'59" EAST 56.04 FEET, SOUTH 88°27'11" EAST 617.16 FEET, CURVE TO THE LEFT, RADIUS = 2439.00, ARC = 65.85, CHORD BEARING AND DISTANCE = SOUTH 89°13'36" EAST 65.85 FEET, NORTH 90°00'00" EAST 44.11 FEET TO THE WEST LINE OF THE PROVO RESERVOIR CANAL; THENCE ALONG SAID LINE SOUTH 0°02'54" EAST 34.90 FEET, SOUTH 04°42'22" WEST 427.97 FEET, SOUTH 06°07'09" WEST 19.62 FEET, SOUTH 04°56'39" WEST 116.10 FEET, SOUTH 01°31'26" WEST 114.94 FEET, SOUTH 03°33'13" EAST 85.79 FEET, SOUTH 04°49'22" EAST 397.90 FEET TO THE PROPERTY OWNED BY THE CITY OF RIVERTON, ENTRY NO. 10410754; THENCE ALONG SAID LINE SOUTH 81°24'06" WEST 20.23 FEET, SOUTH 08°35'54" EAST 78.27 FEET, SOUTH 22°22'32" EAST 296.56 FEET SOUTH 25°11'03" EAST 106.56 FEET SOUTH 20° 04'29" EAST 100.35 FEET, SOUTH 05°15'41" EAST 107.69 FEET, SOUTH 0°24'02" WEST 525.27 FEET, SOUTH 06°59'42" EAST 109.21 FEET, SOUTH 25°34'15" EAST 112.81 FEET, SOUTH 89°50'58" EAST 24.20 FEET; THENCE LEAVING SAID PROPERTY AND FOLLOWING ALONG THE WEST RIGHT-OF-WAY LINE OF THE PROVO RESERVOIR CANAL SOUTH 33°11'55" EAST 131.19 FEET, CURVE TO THE RIGHT, ARC = 260.93 FEET, CHORD BEARING AND DISTANCE = SOUTH 06°16'53" EAST 256.68 FEET, RADIUS = 416.50 FEET, CURVE TO THE LEFT, ARC = 120.63 FEET, RADIUS = 316.50, CHORD BEARING AND DISTANCE = SOUTH 09°43'03" WEST 119.90 FEET, SOUTH 01°12'03" EAST 236.80 FEET, CURVE TO THE LEFT, ARC = 197.64 FEET, RADIUS = 416.50 FEET, CHORD BEARING AND DISTANCE = SOUTH 14°47'43" EAST 195.79 FEET, SOUTH 27°32'12" EAST 155.63 FEET, SOUTH 26°33'53" EAST 103.31 FEET, SOUTH 30°37'30" EAST 106.96 FEET, SOUTH 28°31'46" EAST 115.09 FEET, SOUTH 29°35'10" EAST 33.08 FEET; THENCE LEAVING SAID LINE SOUTH 89°59'44" WEST 1463.88 FEET, SOUTH 0°16'25" EAST 99.91 FEET ALONG THE QUARTER SECTION LINE; THENCE SOUTH 89°59'44" WEST 1322.09 FEET; THENCE NORTH 0°21'29" WEST 100.00 FEET; THENCE SOUTH 89°59'44" WEST 855.76 FEET TO THE EASTERLY LINE OF THE PROPERTY CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION; THENCE ALONG SAID LINE CURVE TO THE RIGHT, RADIUS = 4480.00 FEET, ARC = 276.40 FEET, CHORD BEARING AND DISTANCE = NORTH 02°12'29" WEST 276.35 FEET, NORTH 0°26'26" WEST 1625.088 FEET, NORTH 03°20'26" EAST 400.51 FEET, CURVE TO THE LEFT, RADIUS = 15,241.00 FEET, ARC = 412.74 FEET, CHORD BEARING AND DISTANCE = NORTH 0°20'07" EAST 412.73 FEET, NORTH 0°26'26" WEST 943.66 FEET, NORTH 05°55'18" EAST 257.76 FEET, NORTH 78°43'37" EAST 195.01 FEET; THENCE SOUTH 89°46'40" EAST 76.75 FEET; THENCE LEAVING SAID LINE SOUTH 0°21'35" EAST 297.37 FEET; THENCE SOUTH 89°48'47" EAST 540.65 FEET; THENCE NORTH 0°21'38" WEST 92.98 FEET; THENCE SOUTH 89°48'47" EAST 187.72 FEET; THENCE NORTH 0°21'04" WEST 204.75 FEET TO THE SOUTHERLY LINE OF 13400 SOUTH STREET; THENCE ALONG SAID LINE SOUTH 89°52'27" EAST 341.51 FEET; THENCE NORTH 0°15'03" WEST 14.90 FEET THENCE SOUTH 89°48'47" EAST 799.31 FEET TO THE POINT OF BEGINNING, CONTAINING 287.584 ACRES.

Less and excepting that portion of property located in Herriman City.  
*Ck by JJB 27 Jan. 2015*

DRAINAGE POND 13-ACRE PARCEL  
9.132 ACRES

Affecting Tax ID. No. 33-06-200-067

BEGINNING AT A POINT WHICH IS NORTH 89°48'35" WEST 1326.43 FEET ALONG THE SECTION LINE AND SOUTH 0°16'10" EAST 57.00 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH AND RUNNING THENCE SOUTH 0°16'10" EAST 388.85 FEET; THENCE NORTH 89°48'35" WEST 10.80 FEET; THENCE SOUTH 0°53'40" WEST 882.04 FEET; THENCE NORTH 89°06'20" WEST 414.70 FEET TO THE EASTERLY LINE OF THE PROVO RESERVOIR CANAL; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 22°37'25" WEST 17.77 FEET, NORTH 04°35'30" WEST 554.80 FEET, NORTH 03°51'05" EAST 695.26 FEET TO THE SOUTH LINE OF 13400 SOUTH STREET; THENCE ALONG SAID LINE NORTH 90°00'00" EAST 86.66 FEET TO A POINT OF CURVATURE TO A 1270.00-FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY ALONG SAID CURVE 72.95 FEET, (CHORD BEARING AND DISTANCE = NORTH 88°21'11" EAST 72.94 FEET); THENCE SOUTH 89°48'35" EAST 282.38 FEET TO THE POINT OF BEGINNING, CONTAINING 13.23 ACRES.

*Ck by JJB 27 Jan. 2015*

Less and excepting:

Parcel No. 0182:112J  
Project No. MP-0182(6)  
Affecting Tax ID. No. 33-06-200-048

A parcel of land, in fee for a drainage facility incident to the construction of a highway known as Project No. MP-0182(6), being part of an entire tract of property, situate in Lot 2 of Section 6, T. 4 S., R. 1 W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at a point in the easterly boundary of said entire tract at a point 1,316.99 ft. S. 89°48'32" E. along the section line and 644.32 ft. S. 0°11'28" W. from the North Quarter Corner of said Section 6; and running thence S. 0°53'43" W. 236.05 ft. along said easterly boundary line; thence S. 44°45'07" W. 212.44 ft.; thence S. 89°45'07" W. 280.67 ft.; thence S. 4°55'01" E. 258.08 ft.; thence S. 13°18'18" E. 32.79 ft. to a point in the southerly boundary of said entire tract; thence N. 89°06'17" W. 21.06 ft. along said southerly boundary line to the southwest corner of said entire tract; thence along the westerly boundary line of said entire tract for the following three (3) courses 1) N. 22°51'44" W. 17.63 ft. 2) N. 4°29'48" W. 561.01 ft. 3) N. 4°22'31" E. 122.47 ft thence leaving said westerly boundary line S. 86°50'48" E. 385.09 ft; thence N. 89°45'07" E 82.31 ft. to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 178,496 square feet in area or 4.098 acres, more or less.

(Note: Rotate all bearings in the above description 0°14'53" clockwise to match the above said Right of Way Control Line.)

*Ck by JJB 2 Feb. 2015*

Legal Description for  
Jordan School District Property

**RECORD DESCRIPTIONS**

Parcel 27-31-200-023

Beginning at a point which is N00°20'55"E 618.25 feet from the East Quarter Corner of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence N89°40'42"W 1327.95 feet, thence N00°19'18"E 634.77 feet, thence S89°23'31"E 1328.26 feet; thence S00°20'55"W 627.75 feet to the point of beginning.

Contains 19.246 Acres

*Ck by JJB 02 Sept 2015*

Parcel 27-31-200-024

Beginning at the East Quarter Corner of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence N89°30'59"W 1327.66 feet; thence N00°19'18"E 614.50 feet, thence S89°40'42"E 1327.95 feet; thence S00°20'55"W 618.25 feet to the point of beginning.

Contains 18.788 Acres

*Ck by JJB 02 Sept 2015*

**"AS SURVEYED" DESCRIPTIONS**

Parcel 27-31-200-023

Beginning at a point which is N00°20'55"E 618.25 feet along the Section Line from the East Quarter Corner of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence N89°40'42"W 1327.95 feet; thence N00°19'18"E 613.33 feet to a fence corner; thence S89°53'52"E 1302.00 feet along a fence to a fence corner; thence N84°41'47"E 26.38 feet along a fence and its extension to the Section Line; thence S00°20'55"W 620.91 feet along the Section Line to the point of beginning.

Contains 18.78 Acres

*Ck by JJB 02 Sept 2015*

Parcel 27-31-200-024

Beginning at the East Quarter Corner of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence N89°30'59"W 13 27.66 feet along the Quarter Section Line; thence N0°19'18"E 614.50 feet; thence S89°40'42"E 1327.95 feet to the Section Line; thence S00°20'55"W 618.25 feet along the Section Line to the point of beginning.

Contains 18.79 Acres

Ck by JJB 02 Sept 2015

**EXHIBIT A-2**

**DESCRIPTION OF THE PROPERTY RESERVE, INC., PROPERTY**

Real property in the City of Riverton, County of Salt Lake, State of Utah, described as follows:  
A parcel of land situated in the South half of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, State of Utah, more particularly described as follows:

Beginning at the Southeast Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence North  $00^{\circ}17'37''$  East along the Section Line, 2650.64 feet to the West Quarter Corner of said Section 31, Township 3 South, Range 1 West, and the Southerly Boundary Line of Western Springs Subdivision Phase 1 recorded in the Office of the Salt Lake County Recorder; thence South  $89^{\circ}31'10''$  East along said Section Line and said Southerly Boundary Line, 164.00 feet; thence South  $89^{\circ}31'10''$  East along the Section Line, 2492.97 feet to the Center of said Section 31; thence South  $89^{\circ}31'10''$  East along the Section Line, 474.95 feet to the Westerly Line of the Provo Reservoir Canal (also known as the Welby Canal); thence the following three courses along said Westerly Line: South  $00^{\circ}40'00''$  East 537.49 feet, and South  $25^{\circ}40'00''$  East 292.15 feet, and South  $11^{\circ}55'00''$  East 853.36 feet to the Section Line; thence North  $89^{\circ}48'47''$  West along the Section Line 809.84 feet to the South Quarter Corner of said Section; thence North  $89^{\circ}48'45''$  West along the Section Line, 2656.20 feet to the point of beginning.

Less and Excepting therefrom that portion of said land lying within the boundaries of Eagles Flight Road (4570 West) and Majestic Rise Parkway (13200 South), as the same dedicated and described on that certain Road Dedication Plat Riverton City Western Commercial District, recorded August 14, 2019, as Entry No. 13051519 in Book 2019P of Plats at Page 225 of Official Records.

Also Less and Excepting therefrom all that portion of said land lying Westerly and Southerly of said Eagles Flight Road (4570 West) and Majestic Rise Parkway (13200 South), as described on said Road Dedication Plat Riverton City Western Commercial District, recorded August 14, 2019, as Entry No. 13051519 in Book 2019P of Plats at Page 225 of Official Records.

**EXHIBIT G-1 (to MDA)**

**RIVERTON CITY IMPACT FEE SCHEDULE**



# Riverton City MDA Impact Fee Schedule

Amended Spring 2021

## Culinary Water Impact Fees

Meter Size	Pipe Size Feet	Area of Pipe	3/4" Equivalents	Cost Per 3/4" Equivalent	Cost
3/4"	0.063	0.003	1.00	\$ 848.86	\$ 848.86
1"	0.083	0.005	1.78	\$ 848.86	\$ 1,511.15
1 1/2"	0.125	0.012	4.00	\$ 848.86	\$ 3,395.44
2"	0.167	0.022	7.11	\$ 848.86	\$ 6,035.30
2 1/2"	0.208	0.034	11.11	\$ 848.86	\$ 9,431.49
3"	0.250	0.049	16.00	\$ 848.86	\$ 13,581.76
4"	0.333	0.087	28.44	\$ 848.86	\$ 24,137.67
6"	0.500	0.196	64.00	\$ 848.86	\$ 54,327.04
8"	0.667	0.349	113.78	\$ 848.86	\$ 96,400.00

## Secondary Water Impact Fees

Service Unit	Cost per Unit
All developments (cost per developable acre)	\$ 10,656.04
SFD & MFD (rate per unit - in addition to the cost per acre)	\$ 1,000.00

## Road Impact Fees

Land Use Category	ITE Code	Cost per Trip	Peak Hour Trips	Adjustment Factor	Trips
Single Family Residential (Unit)	210	\$1,029.90	1.01	1.00	
Apartment Building (unit)	220	\$1,029.90	0.62	1.00	
Condo / Townhouse (each dwelling unit)	230	\$1,029.90	0.52	1.00	
Assisted Living (each dwelling unit)	254	\$1,029.90	0.22	1.00	
<b>Land use/1000 Sq Ft</b>					
Warehousing (each 1000 sq. ft.)	150	\$1,029.90	0.32	1.00	
Light Industrial (1K Sq Ft)	110	\$1,029.90	0.97	1.00	
Manufacturing (each 1000 sq. ft.)	140	\$1,029.90	0.73	1.00	
<b>Lodging</b>					
Hotel (per room)	310	\$1,029.90	0.59	1.00	
Motel Lodging (each room)	320	\$1,029.90	0.47	1.00	
<b>Recreational</b>					
Golf Course (per hole)	430	\$1,029.90	2.78	1.00	
Multiplex Movie Theater (each seat)	444	\$1,029.90	0.08	1.00	
Health/Fitness Club (each 1000 sq. ft.)	492	\$1,029.90	3.53	1.00	
<b>Institutional</b>					
Elementary School (each 1000 sq. ft.)	520	\$1,029.90	1.21	1.00	
Middle / Jr High School (each 1000 sq. ft.)	522	\$1,029.90	1.19	1.00	
High School (each 1000 sq. ft.)	530	\$1,029.90	0.97	1.00	

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## Services

Bank, Drive-Thru (each 1000 sq. ft.)	912	\$1,029.90	25.82	0.53
Restaurant - Quality (each 1000 sq. ft.)	931	\$1,029.90	7.49	0.56
High Turnover (sit down) Restaurant	932	\$1,029.90	11.15	0.57
Fast Food Restaurant	934	\$1,029.90	33.84	0.58
Quick Lubrication (each servicing positions)	941	\$1,029.90	5.19	0.50
Automobile Care Center (each 1000 sq. ft.)	942	\$1,029.90	3.38	0.72
Automobile Parts and Service Center (each 1000 sq. ft.)	943	\$1,029.90	4.46	0.57
Gas Station (each fueling position)	944	\$1,029.90	13.87	0.58
Gas Station with Convenience Mkt (each fueling position)	945	\$1,029.90	13.38	0.44
Self-Service Car Wash (each stall)	947	\$1,029.90	5.54	0.58

## Park Impact Fees

Service Unit	Cost Per Unit
Single Family Household	\$4,199.00
Single Unit Multi Family	\$4,199.00

## Storm Water Impact Fees

Service Area	Cost Per Acre
West of Bangerter	\$5,342.52

**EXHIBIT G (to SDD)**

**DEPICTION OF 16-ACRE PARK**

