

**FIRST AMENDMENT TO MAYFLOWER MARINA-EAST MASTER PLAN
DEVELOPMENT AGREEMENT**

This First Amendment to Mayflower Marina-East Master Plan Development Agreement (the "DA") is entered into this 21st day of June 2021, by and between Landscape, LLC and Wasatch County (collectively, the "*Parties*").

WHEREAS, the Parties entered into the DA on September 24, 2018, which is recorded as Entry # 456367 in the recorder's office of Wasatch County;

WHEREAS, the legal description of the Property from the DA is attached as Exhibit A to facilitate recording this First Amendment.

WHEREAS, after entering the DA, the parties recognized that the DA needs to address certain items not addressed in therein; and

WHEREAS, the Parties have agreed to supplement the DA.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and provisions set forth herein, the receipt and adequacy of which are hereby acknowledged, the Parties agreement as follows:

AGREEMENT

A. Exhibit C Conditions of Approval. The following shall be added to the table of Conditions of Approval with Status indicated:

1. Any needed directional sign locations shall be shown on final phase plans. See Page C-704 of the stamped plans as well as the Guidelines for the Jordanelle Recreation Area Design Handbook Guidelines
2. Preliminary phase plan shall show neighborhood park details, if such are included in the subject phase. See attached exhibit B. The neighborhood park is part of the next takedown which will be submitted shortly.
3. Clubhouse precedent renderings shall be provided to the County Planning Director with final phase plat of that phase which includes the Project clubhouse. See attached exhibit C.
4. Bus shelter locations and appearance shall be shown on the final phase plats if such are included in the subject phase. See Page 31 of the Jordanelle Recreation Area Design Handbook.
5. Examples of the community elements ie: Street signs, street lights, etc. that show the JRA logo shall be submitted with the first phase preliminary plat. See the Guidelines for the Jordanelle Recreation Area Design Handbook.
6. At the time of submission of a dedication plat for the Second Access Road and public trail location, provide a delineation and review of any wetlands in the area of the dedication plat and trail location must be completed to ensure the trail as proposed does not encroach into any wetlands or are mitigated to the satisfaction of the Army Corps of Engineers. The results of that delineation on a map shall

be added as Exhibit B-2 to this Agreement. See Wetlands Delineation and Inventory investigation, Lakeshore North Trail, Wasatch County, Utah.

B. The following conditions of approval from phases 1B, 1C and 1D approval (dated August 27, 2020) shall also be added to Exhibit C:

1. Loop trail system around townhouse units will need to be built even if outside platted area of phase 1b and should also be shown on the plat.
2. The DRC report from the engineering coordinator states that stalls backing onto the roads are not allowed. This will need to be resolved with the engineering coordinator. (this was later allowed since street is private).
3. Amended development agreement recorded with the plat.
4. The architecture must comply with the JRA handbook. See the section of this report regarding architecture which is also adopted as a condition of this approval. The JSPA handbook requires specific details on materials. There should be a materials board provided with the building permit that specifies shingles, Stone and other wall materials, chimney materials, ganging of roof vents and all other requirements of the JRA handbook, for all product types including the clubhouse.
5. Each 12-plex condo building should have 6 additional parking stalls unless determined that "shadow" parking can be shown and improved if needed. If so this will need to be included in the addendum to the development agreement with a bond for installation if needed.
6. DRC comments and conditions are required to be complied with.
7. All common elements (mailbox structure, street lights, signage) shall be signed off by the planning department prior to installation to ensure compliance with the JRA handbook.
8. The plat of the townhomes show a plan view of the townhomes with the edge of the building setback at 20'. If that is the eave of the house the garage is required to be setback and additional 4 feet.
9. After construction of the trails an "as built" description must be recorded as a public easement.
10. Condo buildings cannot be over 42' from existing natural grade and will need to have more clear labels on the final stamped plats.
11. Mailboxes, if not in clubhouse, will need to comply with the design handbook and signed off by staff prior to construction.
12. Extend the sidewalk in the east cul-de-sac out to the main loop road.

B. Amendment to Section 3.1(b)(13) of the DA. Section 3.1(b)(13) of the DA shall be entirely removed and replaced with the following language:

- (13) *Architectural Renderings and Landscape Plan:* The Material and Design Handbook required in 6.3.2 of the JSPA Code for the JSPA area has been approved and is attached to this Agreement as Exhibit C-1. The Project shall comply with the Material and Design Handbook approved by the JSPA Planning Commission. Any amendments to the Material and Design Handbook shall require approval by the JSPA Planning Commission, and the County Council if an attachment to this Agreement. The approved Material and Design Handbook shall be adopted as part of the Master CC&Rs, and shall be enforced by, without limitation, the Home Owners Association created to manage and regulate the Development and operation of the Project. Developer shall not be required to comply with standards or guidelines in the Material and Design Handbook that will not

be implemented in the Project. As part of the Preliminary Application submission, Developer shall submit a landscaping plan that complies with the Development Code, the Material and Design Handbook, and the Project Master Plan. Developer agrees to implement the approved landscaping plan. Additionally, all development in Marina-East shall substantially comply with the architectural precedence pictures included as Exhibit G hereto. Building permit applications that do not comply with Exhibit G shall be denied.

C. Amendment to Section 3.1(b)(9) of the DA. Section 3.1(b)(9) of the DA shall be entirely removed and replaced with the following language:

(9) *Construction and Maintenance of Amenities and Recreational Facilities:* Developer shall or may construct certain amenities and recreational facilities in conjunction with the Project in accordance with the following schedule:

Marina-East Amenities and Recreation Facilities		
<u>Amenity or Recreational Facility</u>	<u>Description</u>	<u>Date of Substantial Completion and Maintenance Responsibility</u>
Required Amenities: Public Trails and Open Space	4,550 LF of trails including Old Keetley Road trail connection to the trailhead in the Project's first phase	Prior to issuance of next building permit after 50% occupancy/ C. of O. Maintained by HOA
Required Amenity: Private Trails, Bus Stops & Parks	Bike and walking trails with community parks and bus stop locations	Prior to issuance of next building permit after 50% occupancy/ C. of O. Maintained by HOA
Permitted Recreational Facility: Clubhouse	3000 SF clubhouse and parking.	Prior to issuance of next building permit after 50% occupancy/ C. of O. (anticipated in Phase 2) Maintained by HOA
Permitted Amenity: Entry Area	A monument and signage.	At developer's discretion (anticipated in Phase 1) Maintained by HOA.
Public trail system to be built around townhouses.	Trail in its entirety is to be shown on the plat even portion in the open space to the south.	With 50% occupancy of phase 1B and an "as built" public description/easement recorded.
Street lights and signs	JSPA code provides details of the street lights and signs. All are required to be in	With completion of infrastructure improvements.

	substantial compliance with what has installed in the SkyRidge Development and signed off by the planning department.	
Shadow parking and bonding	Parking for condos is 6 stalls short per building. Shadow parking is required to be shown on the plat, bonded for and constructed if needed	Shown on plat and bonded for prior to plat recording.
Exterior mailboxes	If exterior mailboxes are used they must be in compliance with the representations in the JSPA handbook.	Prior to occupancy of the first townhouse unit.

Developer shall construct the required amenities and recreation facilities, and may, but is not required to construct the permitted amenities and recreational facilities. The maintenance obligations for such amenities and facilities shall be as provided above. Maintenance provided by Developer or the Home Owners Association shall meet or exceed a standard of reasonableness and safety as reasonably established by the County, or in accordance with standards accepted throughout the Wasatch Front, whichever is greater. In the event Developer or the Home Owners Association fails to maintain the recreational facilities, the County may (but is not obligated to) maintain them. The market value of the cost of this maintenance is hereby agreed to and shall constitute a valid lien on the Property and its lots on a parity with and collected at the same time and in the same manner as general County taxes that are a lien on the Property.

D. Effectiveness. Except as modified hereby, the DA shall remain in full force and effect. On or after the effective date of this First Amendment, each reference in the DA to “this Agreement,” “hereunder,” “hereof,” “herein” or words of like import shall mean and be a reference to the DA as amended by this First Amendment.

~ Signature pages follow ~

Exhibits:

- A – Legal descriptions of the three phases
- B – Overall preliminary of the property showing open space/park areas
- C – Clubhouse precedent renderings
- D – Twin home renderings
- E – 12-plex condo renderings
- F - Common area elements
- G – Trail system
- H – DRC comments and conditions
- I – Shadow parking area as depicted on the plat
- J – JRA common amenities

A – Legal descriptions of the three phases

**LAKESIDE AT MAYFLOWER PHASE 1B TOWNHOUSE BOUNDARY
LEGAL DESCRIPTION**

A parcel of land located in the Southwest Quarter of Section 19, Township 2 South, Range 5 East, Salt Lake Base and Meridian. The Basis of Bearing for this description is North 00° 07' 04" West between the found monuments for the Northeast Corner of Section 25, Township 2 South, Range 4 East also being the southwest corner of section 19, township 2 south, range 5 east, Salt Lake Base and Meridian, and the West Quarter corner of said Section 19. More particularly described as follows;

Beginning at a point which is North 00°07'04" West along the West Section Line of section 19, 787.34 feet, and North 90°00'00" East, 541.43 feet from the Northeast Corner of Section 25, Township 2 South, Range 4 East, Salt Lake Base and Meridian;

THENCE North 16°29'59" West, 76.36 feet along the easterly right of way of the Rail Trail Road, thence proceeding along the right of way of said Rail Trail Road for the next five calls, beginning with a non-tangent curve concave easterly and has a radius of 170.00 feet;

THENCE northerly along said curve through a central angle of 9°35'10" an arc distance of 28.44 feet (Chord bears North 11° 42' 24" West 28.41 feet) to a point of tangency;

THENCE North 06°54'48" West, 97.34 feet to the beginning of a tangent curve concave westerly and has a radius of 565 feet;

THENCE northerly along said curve through a central angle of 20°36'41" an arc distance of 203.25 feet (Chord bears North 17° 13' 07" West 202.16 feet) to a point of tangency;

THENCE North 27°31'28" West, 74.82 feet to the beginning of a tangent curve concave easterly and has a radius of 435.00 feet;

THENCE northerly along said curve through a central angle of 40°48'48" an arc distance of 309.86 feet (Chord bears North 07° 07' 04" West 303.35feet);

THENCE North 13°17'20" East, 108.47 feet;

THENCE leaving said right of way North 90°00'00" East, 261.43 feet;

THENCE North 89°53'47" East, 988.06 feet;

THENCE South 00°18'21" East, 417.89 feet;

THENCE South 65°02'58" West, 351.80 feet;

THENCE South 71°27'44" West, 199.06 feet;

THENCE South 80°20'58" West, 296.83 feet;

THENCE South 53°42'04" West, 262.34 feet;

THENCE South $16^{\circ}58'17''$ West, 47.88 feet to the beginning of a non-tangent curve concave southerly and has a radius of 233.00 feet;

THENCE westerly along said curve through a central angle of $14^{\circ}59'33''$ an arc distance of 60.97 feet (Chord bears North $87^{\circ}58'43''$ West 60.79 feet); to the beginning of a reverse curve concave northeasterly along the right of way of the Rail Trail Road and has a radius of 18.00 feet;

THENCE northwesterly along said curve through a central angle of $78^{\circ}58'30''$ an arc distance of 24.81 feet (Chord bears North $55^{\circ}59'14''$ West 22.89 feet) to the point of beginning;

Containing 18.24 acres, more or less.

MAYFLOWER LAKESIDE VILLAGE EXPANDABLE CONDOMINIUM PLAT 1C

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN. THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 00° 07' 04" WEST BETWEEN THE FOUND MONUMENTS FOR THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4 EAST ALSO BEING THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND THE WEST QUARTER CORNER OF SAID SECTION 19. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE WEST SECTION LINE OF THE SOUTHEAST QUARTER OF SECTION 19 WHICH IS NORTH 00°07'04" WEST ALONG THE WEST SECTION LINE OF SECTION 19, 1107.62 FEET, FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE CONTINUING ALONG SAID SECTION LINE NORTH 00° 07' 04" WEST, 235.65 FEET;

THENCE NORTH 86° 51' 15" EAST, 307.58 FEET TO A POINT ON THE RIGHT OF WAY FOR RAIL TRAIL DRIVE, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 495.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 37' 36" AN ARC DISTANCE OF 152.28 FEET CHORD BEARS SOUTH 18° 42' 40" EAST 151.68 FEET TO A POINT OF TANGENCY;

THENCE, SOUTH 27° 16' 40" EAST FOR A DISTANCE OF 95.16 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE AND FOLLOWING THE RIGHT OF WAY OF HELLING CIRCLE FOR THE NEXT TWO CALLS, SOUTH 70° 14' 16" WEST FOR A DISTANCE OF 43.35 FEET TO A POINT OF TANGENCY FOR A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 198.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43° 38' 44" AN ARC DISTANCE OF 150.83 FEET CHORD BEARS SOUTH 48° 24' 54" WEST 147.21 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 70° 26' 54" WEST A DISTANCE OF 263.17 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.28 ACRES, MORE OR LESS.

MAYFLOWER LAKESIDE VILLAGE EXPANDABLE CONDOMINIUM PLAT 1D

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN. THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 00° 07' 04" WEST BETWEEN THE FOUND MONUMENTS FOR THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4 EAST ALSO BEING THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND THE WEST QUARTER CORNER OF SAID SECTION 19. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE WEST SECTION LINE OF THE SOUTHEAST QUARTER OF SECTION 19 WHICH IS NORTH 00°07'04" WEST ALONG THE WEST SECTION LINE OF SECTION 19, 892.83 FEET, FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE WEST SECTION LINE OF SECTION 19, NORTH 00° 07' 04" WEST, 215.04 FEET;

THENCE, SOUTH 70° 26' 54" EAST FOR A DISTANCE OF 263.18 FEET TO A POINT ON NORTHWEST RIGHT OF WAY FOR HELLING CIRCLE BEING ON A NON-TAGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 198.00;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 48' 56" AN ARC DISTANCE OF 37.38 FEET CHORD BEARS SOUTH 21° 11' 05" WEST 37.32 FEET TO A POINT OF TANGENCY;

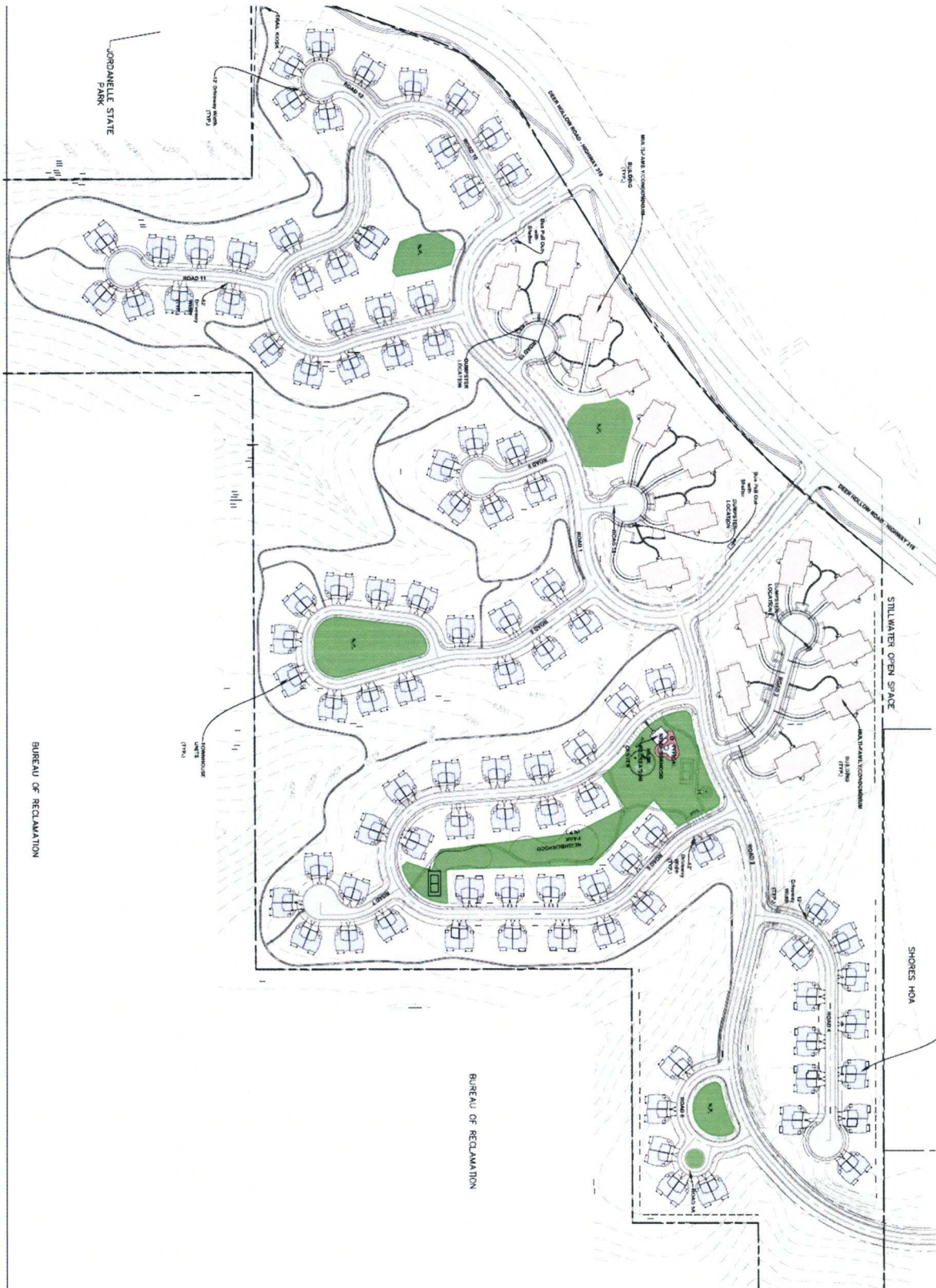
THENCE CONTINUING ON SAID RIGHT OF WAY, SOUTH 15° 46' 37" WEST FOR A DISTANCE OF 95.33;

THENCE LEAVING SAID RIGHT OF WAY, SOUTH 89° 52' 56" WEST FOR A DISTANCE OF 208.16 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.91 ACRES, MORE OR LESS.

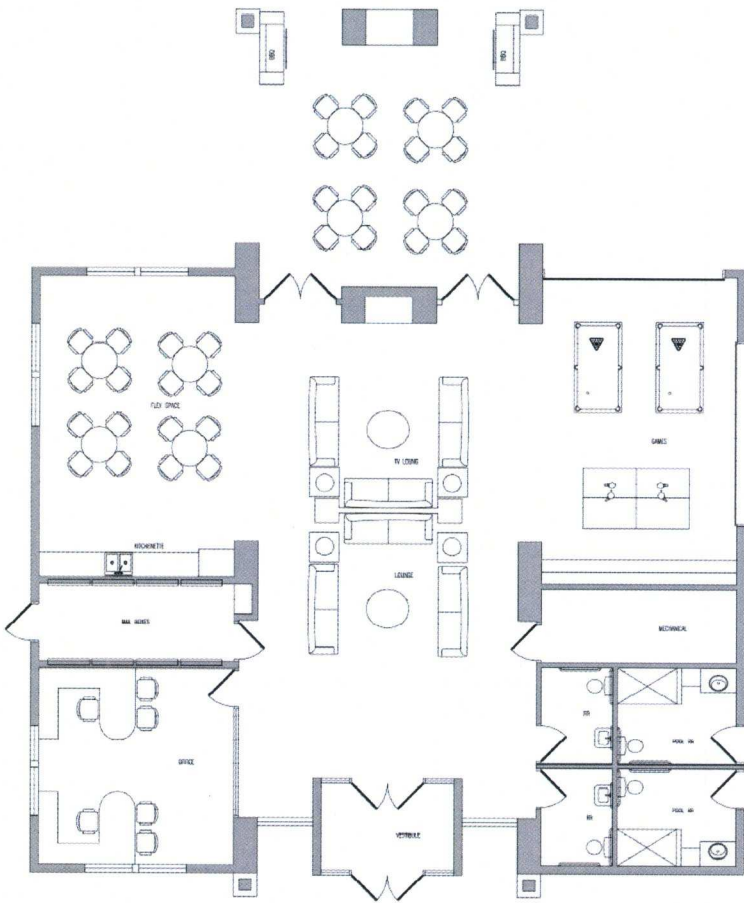
B – Overall preliminary of the property showing open space/park areas

- Exhibit B Approved Preliminary Plan

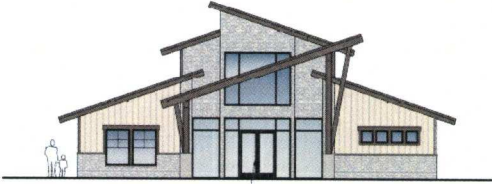


C – Clubhouse precedent renderings

Exhibit C Clubhouse precedent renderings



PROPOSED FLOOR PLAN - 3000 SF
SCALE: 1/4" = 1'-0"



ALN PERSPECTIVE



NOR PERSPECTIVE



SSE PERSPECTIVE

GLASS ENTRANCE DOORS

SEEN FROM



WOOD IN FOREGROUND WINDOW

D – Twin home renderings

Exhibit D – Twin Home Renderings



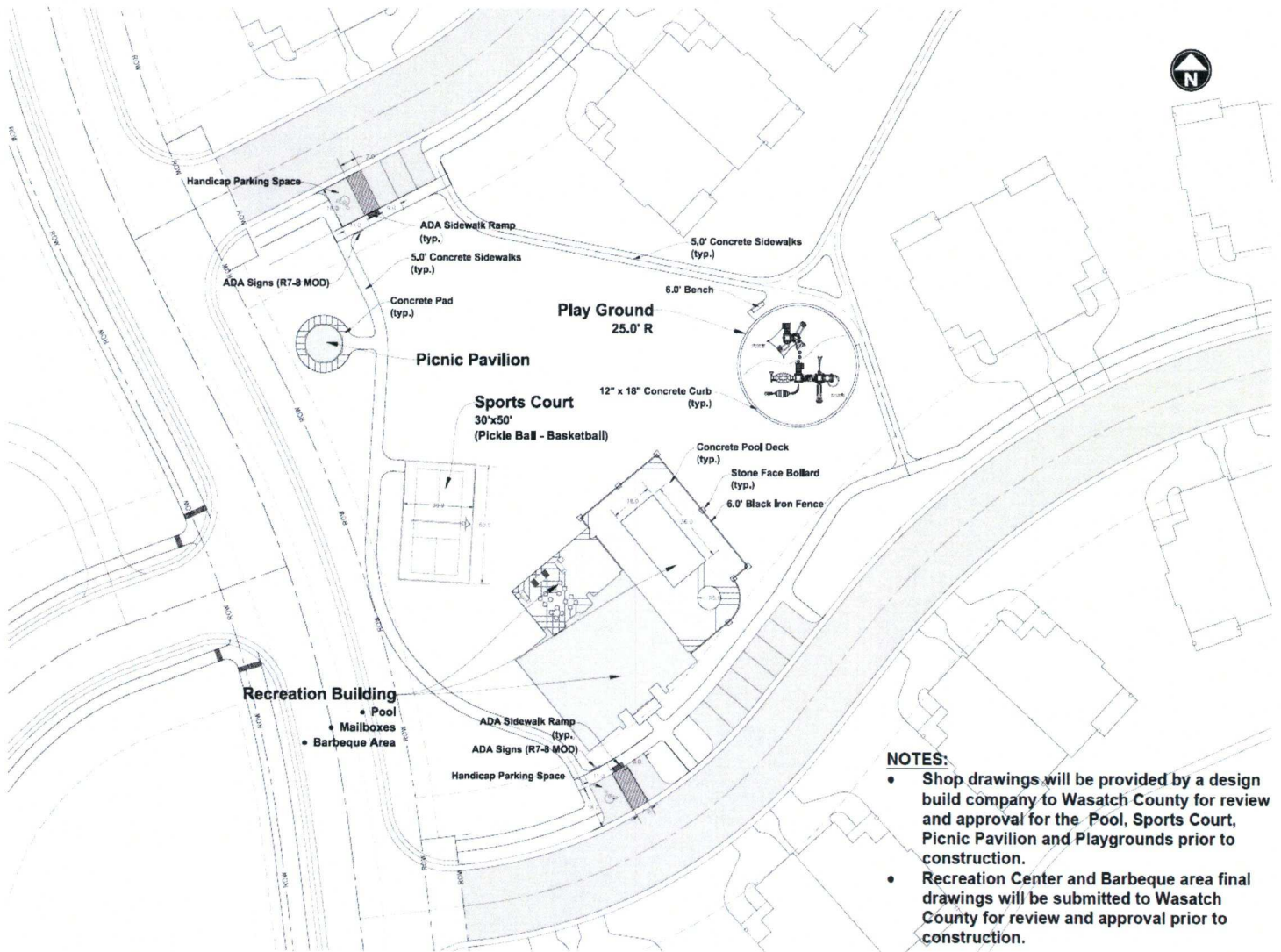
E – 12-plex condo renderings

Exhibit E 12-plex condo renderings



F - Common area elements

Exhibit F Common area elements



- NOTES:**
- Shop drawings will be provided by a design build company to Wasatch County for review and approval for the Pool, Sports Court, Picnic Pavilion and Playgrounds prior to construction.
 - Recreation Center and Barbeque area final drawings will be submitted to Wasatch County for review and approval prior to construction.



G – Trail system

Exhibit G – Trail System



H – DRC comments and conditions

EXHIBIT H – DRC comments and conditions



**Wasatch County
Planning Department**
55 South 500 East
Heber City, Utah 84032
(435) 657-3205

DESIGN REVIEW COMMITTEE COMMENTS (DRC)

PROJECT ID: DEV-2253

PROJECT NAME: LANDSCOPE, LC - 1910 PROSPECTOR AVENUE

APPLICATION DATE: 4/1/2019

COMMENTS AND FEEDBACK

Project comments have been collected from reviewers and compiled for your reference below. Please review the comments and provide revised plans/documents if necessary. Resubmittals must include a plan review response letter outlining where requested changes and corrections can be found. Failure to provide such a letter will result in the project being returned to you.

When uploading revisions please name your documents exactly the same as it was previously uploaded. This way we can track revisions. Please do not delete documents and then upload new ones.

Once you have addressed all of your items and successfully uploaded your revisions, be sure to re-submit your project for review. Resubmittal must be made through the portal in order to receive official review. Projects requiring Planning Commission approvals or recommendations will not be placed on a planning commission agenda until all DRC reviewers have recommended the item to move forward.

REVIEW CYCLE – REVIEWING ENTITY’S RECOMMENDATIONS

Entity	Recommendation	Entity	Recommendation
Affordable Housing Office	No Action	Planning Dept	Approved
Assessor Office	Approved	Public Works Dept	Approved
Building Dept	Approved	Recorder Office	Approved
Engineering Dept	Approved	Sheriff Office	No Action
Fire SSD	Approved	SSA 1 Water	No Action
GIS Dept	Approved	Strawberry SSD	--
Health Dept	Approved	Surveyor Office	Approved
Jordanelle SSD	Approved	Twin Creeks SSD	--
Manager Office	Approved	Weed Dept	Approved
North Village SSD	--		

Approved = Reviewing entity recommends the project move forward to a Planning Commission meeting. Any open comments will need to be resolved before final approval.

Rejected = Reviewing entity has identified an issue(s) that needs to be resolved before recommending the project move forward to a Planning Commission meeting.

No Action = Reviewing entity has not taken any action for the review cycle or the project is outside the area of responsibility of the reviewing entity.

OVERALL PROJECT COMMENTS

DRC Project Comments		
Comment ID	Entity	Comment
DRC-FIRE1	DRC - Fire SSD	Plans appear to be over the allowable units for a signal access (30) and possibly over the allowable distance (1,300 ft) please provide information for secondary access
DRC-FIRE3	DRC - Fire SSD	Future phases will require additional access.
DRC-JSSD2	DRC - Jordanelle SSD	1. Developer to resolve design issues identified in the Will Serve Letter and Development Agreement. 2. Developer to present 2 hard copies of detailed design drawings, a pdf of design drawings, and a .dwg file of the utility plan to the District for detailed design review. The development must receive the District stamp of approval on the design drawings prior to beginning construction.

PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

DRC - Public Works Dept		
Comment ID	Sheet Name	Comment
DRC-PW1	Street Plan	street lights and signs maintained by HOA

DRC - Recorder Office		
Comment ID	Sheet Name	Comment
DRC-REC6	PLAT-Lakeside CONDO PH 1	ALL ROADS NEED BE LABELED, PUBLIC OR PRIVATE AND THE NAME OF THE ROAD NEEDS TO BE LABELED ON THE ROAD.
DRC-REC10	PLAT-Lakeside CONDO PH 1B	THE ONLY LINES THAT NEED TO BE BOLD IS WHAT IS BEING DEVELOPED. ALL OTHER LINES AND INFORMATION SHOULD BE OF A LIGHTER SHADE.
DRC-REC11	PLAT-Lakeside CONDO PH 1B	MAKE SURE ALL AREAS ARE LABELED COMMON OR OPEN.
DRC-REC12	PLAT-Lakeside CONDO PH 1B	ADDRESS BLOCK NEEDED.
DRC-REC13	PLAT-Lakeside CONDO PH 1B	ALL ROADS NEED TO BE LABELED PRIVATE OR PUBLIC. ROADS NEED TO HAVE THE NAME OF THE ROAD ON THE PLATS
DRC-REC14	PLAT-Lakeside CONDO PH 1	PLEASE LABEL THE ROAD NAME AND PUBLIC OR PRIVATE. (PAGE 2)

DRC - Surveyor Office		
Comment ID	Sheet Name	Comment
DRC-SUR1	PLAT-Lakeside CONDO PH 1	The legal description and or plat are not the same review N 70-14-16 E or N 07-14-16 E
DRC-SUR2	PLAT-Lakeside TH PH 1	The overall plat does not close by 4.8 feet

DRC-SUR3	PLAT-Lakeside CONDO PH 1	there is no centerline data. The tie to lots 27 and 28 appears to be in error
DRC-SUR5	PLAT-Lakeside CONDO PH 1	How do you tie center lines t plat without dimensions? The tie to lots 27 and 28 seem to be in error.
DRC-SUR6	PLAT-Lakeside CONDO PH 1	The roadway needs to have layout data.

DRC - Weed Dept

Comment ID	Sheet Name	Comment
DRC-WEED1	Landscape Plans	You will need a weed plan and a cash bond

Exhibit F – Water Quality Letter



3258 Big Spruce Way
Park City, UT 84098
801-580-9692

August 13, 2019

Doug Smith, Wasatch County Planner
Wasatch County Planning Office
55 S 500 East
Heber, UT 84032

RE: Lakeside at Mayflower

Dear Doug,

I have had a chance to complete a review of the Erosion Control Plan and details for the Lakeside at Mayflower Project.

The review and recommendations that I have prepared are based mainly on issues that could have a detrimental effect on the water quality of the area, as that is the main concern for the Provo River Watershed Council (PRWC, formerly known as JTAC). As such I have focused the review on the following areas:

- Erosion Control Measures
- Landscaping, revegetation and restoration

My comments consist of the following:

1. Changes to the SWPP should include:
 - a. The straw wattles shown on C801 should not be used. Instead silt fence should be installed to control erosion. The silt fence should follow the contours and overlap areas where the silt fence ends. Currently there are many areas where the straw wattles run perpendicular to the contours. This configuration helps concentrate water flow along the silt fence and creates erosion. Please have silt fence follow the contours.

If you have any questions, please feel free to contact me at 801-580-9692.

Sincerely,

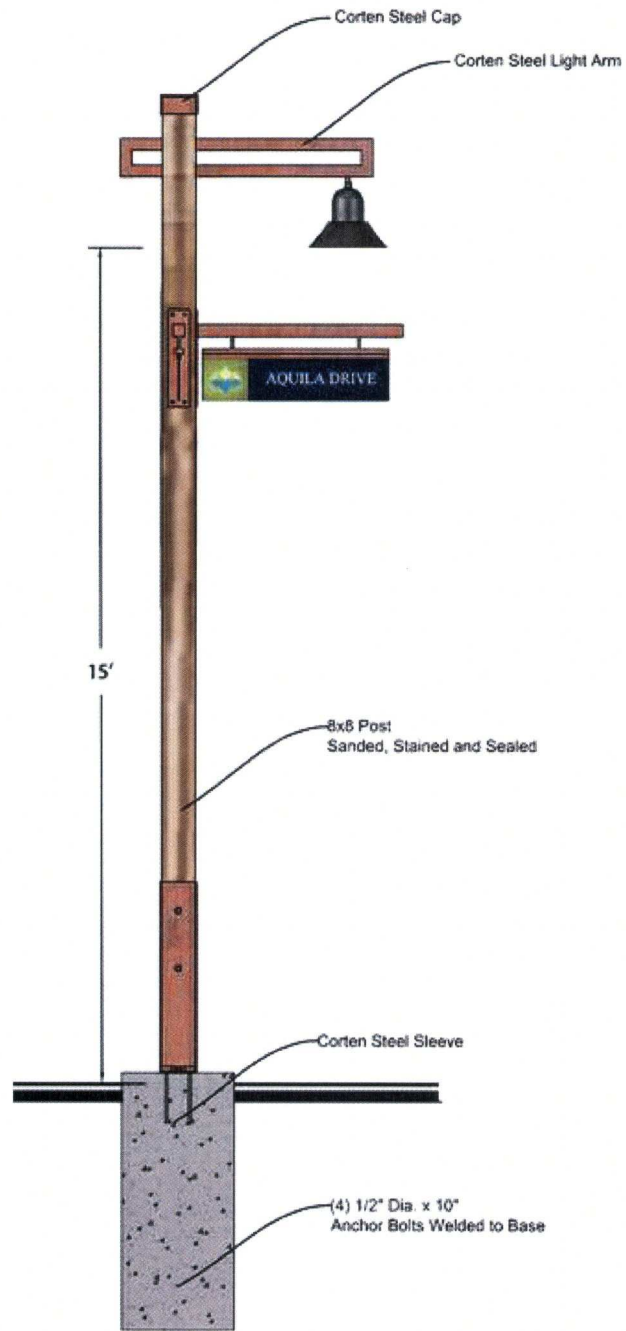
A handwritten signature in cursive script that reads "Alane E. Boyd".

Alane E. Boyd, P.E.
Principal
AEB:aeb

Cc: Travis Hair, Wasatch County
Sandy Wingert, Division of Water Quality

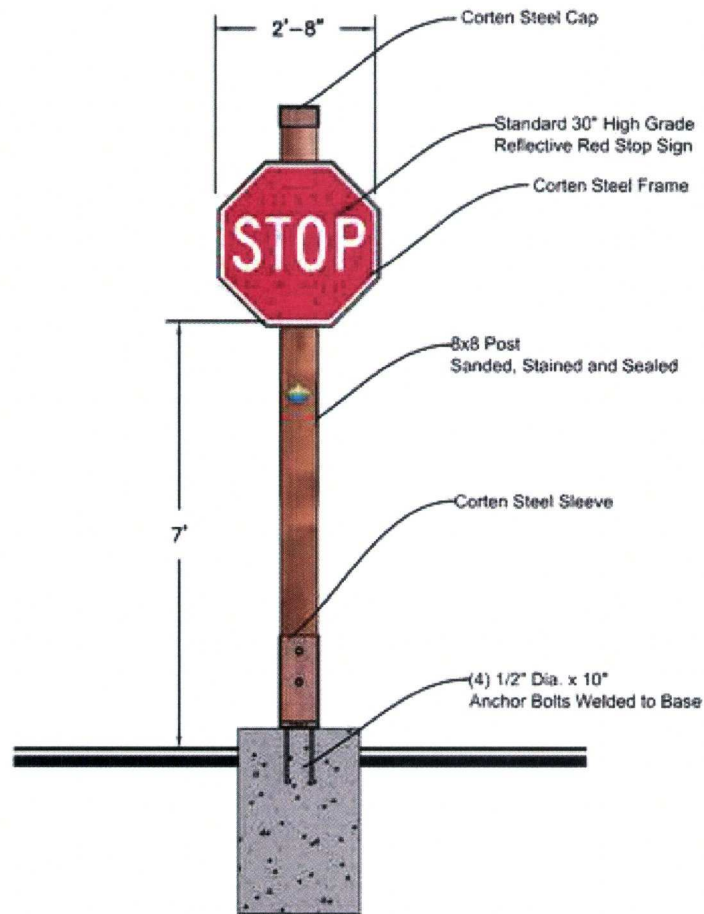
I – Shadow parking area as depicted on the plat

J – JRA common elements

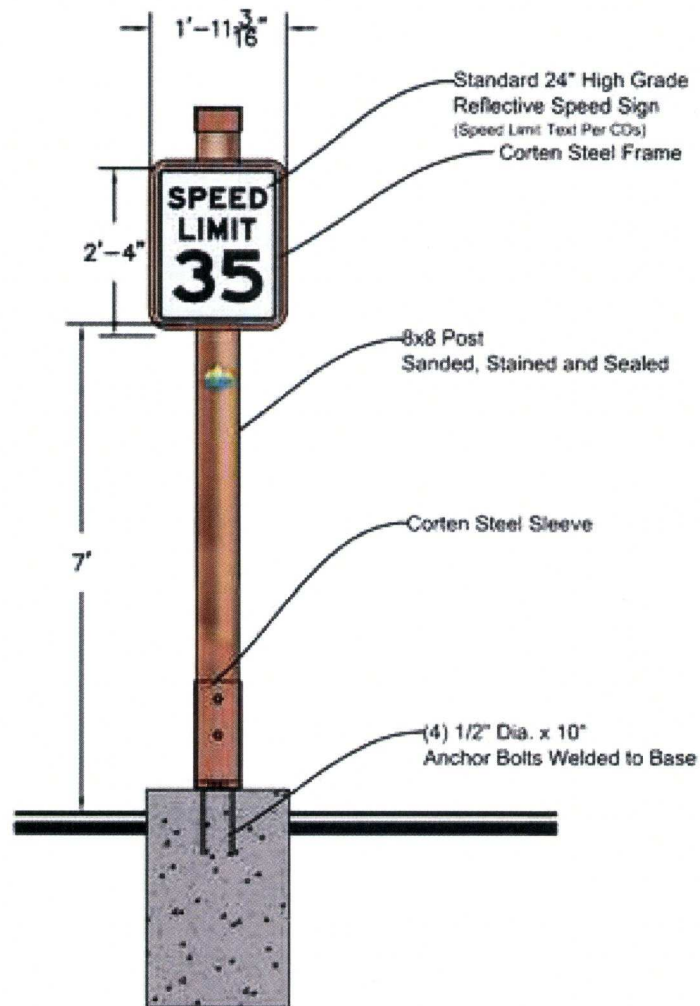


STREET LIGHTING
NTS

EXHIBIT B – STREET SIGNS



STOP SIGN
NTS



SPEED LIMIT SIGN
NTS