

**ADDENDUM TO THE DEVELOPMENT AGREEMENT FOR THE RIDGESTONE  
CONDOMINIUMS ENTERED INTO THE 18<sup>th</sup> DAY OF FEBRUARY, 2015, BETWEEN  
PAYSON CITY AND RIDGE STONE DEVELOPMENT LLC**

This ADDENDUM made effective this 18<sup>th</sup> day of February, 2015 by and between Payson City Corporation, a Political Subdivision of the State of Utah, hereinafter referred to as "City"; and Ridge Stone Development LLC, hereinafter referred to as "Developer".

**RECITALS**

WHEREAS, the Ridgestone Condominiums project is a development located within the boundaries of Payson, Utah on approximately 11.13 acres; and

WHEREAS, the Ridgestone Condominiums Development Agreement ("Agreement") dated January 18, 2006 was recorded in the Office of the Utah County Recorder on August 23, 2006 as entry number 109523:2006 and identifies the conditions of approval imposed by the Payson City Council in relation to the development; and

WHEREAS, the Agreement requires Developer to complete specific landscaping improvements, incorporate certain architectural features, and provide amenities for use by the residents of the development; and

WHEREAS, Developer requested modification to the above stated improvements at a public meeting held on January 21, 2015; and

WHEREAS, any modification of the Agreement must be approved in writing by the Parties of the Agreement; and

WHEREAS, the Payson City Council determined the proposed modifications will benefit the Parties of the Agreement without compromising the intent of the original approval;

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

The following improvements listed or inferred to in the Agreement are to be excluded from the conditions of approval.

- The use of "Decorative Stamped Concrete" pedestrian crossings at each entrance into the development (inferred on drawings included in Attachment B on pages 10 and 11).
- The construction of a ten (10) foot wide pedestrian trail along the north side of the Spring Creek channel (included on drawings in Attachment B and Section 9, item #3 in the Agreement).

- Decorative canopy over mailbox units (inferred on drawings included in Attachment B on page 15).

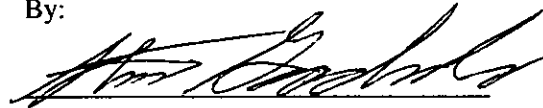
Except as specifically modified herein, the remaining provisions of the Ridgestone Condominiums Development Agreement dated January 18, 2006, shall remain in full force and effect.

This Addendum shall be binding upon the party's successors and assigns, and shall run with the land.

IN WITNESS WHEREOF, the Parties have executed this Addendum as of the day and year first written above.

DATED the 18<sup>th</sup> day of February 2015.

By:



Stan Goodrich, Member  
Ridge Stone Development, LLC



Ryan Remkes, Member  
Ridge Stone Development, LLC



Richard D. Moore, Mayor  
Payson City Corporation

Attest:



Amanda Baker  
Payson City Deputy Recorder

ACKNOWLEDGMENT OF RIDGE STONE DEVELOPMENT LLC

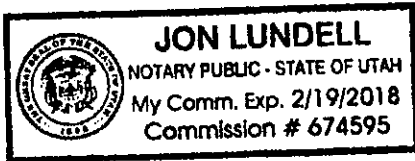
STATE OF UTAH )

:ss

COUNTY OF UTAH )

On this 23 day of February, 2015, before me, a Notary Public in and said County and State, personally appeared Ryan Rankes, known or identified to me to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]
Notary Public

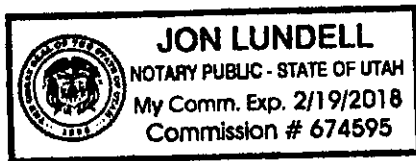
STATE OF UTAH )

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COUNTY OF UTAH )

On this 24 day of February, 2015, before me, a Notary Public in and said County and State, personally appeared Stan Goodrich, known or identified to me to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]
Notary Public

**ACKNOWLEDGMENT OF PAYSON CITY**

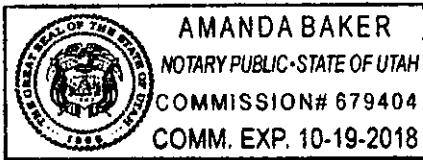
STATE OF UTAH )

:SS

COUNTY OF UTAH )

On this 3<sup>rd</sup> day of March, 2015, before me, a Notary Public in and said County and State, personally appeared RICHARD D. MOORE, known or identified to me to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



*Amanda Baker*  
Notary Public

## Ridgestone Condominiums, Plat A

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N89°42'17"E ALONG THE SECTION LINE 1385.14 FEET FROM THE  
SOUTHWEST CORNER OF SECTION 18, T9S, R2E, S.L.B.&M., THENCE:

COURSE	DISTANCE	REMARKS
N0°30'28"W	409.13	
N89°08'52"E	111.44	
N83°55'14"E	81.95	
EAST	88.49	
S62°02'00"E	36.14	
S27°58'00"W	10.45	
S23°12'36"W	41.97	
ALONG AN ARC	L-47.44	
S5°05'21"W	67.77	R-150.00 Δ-18°07'15" CHORD: S14°08'58"W 47.24
S14°34'21"E	60.44	
S22°13'54"E	72.34	
S0°51'11"E	16.00	
S12°21'30"E	27.04	
S0°51'11"E	80.67	
WEST	320.44	
N0°30'28"W	7.14	TO THE POINT OF BEGINNING
		CONTAINS: 2.88 ACRES

BASIS OF BEARING: ALONG SECTION LINE AS SHOWN

## Ridgestone Condominiums, Plat B

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N89°42'17"E ALONG THE SECTION LINE 1381.51 FEET AND NORTH 409.13 FEET FROM THE FROM THE SOUTHWEST CORNER OF SECTION 18, T9S, R2E, S.L.B.&M., THENCE:

COURSE	DISTANCE	REMARKS
N0°30'28"W	154.44	
EAST	101.83	
N66°32'16"E	15.16	
EAST	199.04	
SOUTH	115.52	
ALONG AN ARC	L=44.72	R=25.00 Δ=102°28'53" CHORD: S51°14'27"E 38.99
S12°28'53"E	5.00	
ALONG AN ARC	L=39.66	R=50.00 Δ=45°26'51" CHORD: S54°47'40"W 38.63 (RADIUS BEARS: S12°28'53"E)
N62°02'00"W	36.14	
WEST	88.49	
S83°55'14"W	81.95	
S89°08'52"W	111.44	TO THE POINT OF BEGINNING
		CONTAINS: 1.12 ACRES

BASIS OF BEARING: ALONG SECTION LINE AS SHOWN

## Ridgestone Condominiums, Plat C

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N89°42'17"E ALONG THE SECTION LINE 1,380.14 FEET AND NORTH 563.57 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, T9S, R2E, S.L.B.&M., THENCE:

COURSE	DISTANCE	REMARKS
N0°30'28"W	282.84	
EAST	261.24	
SOUTH	86.09	
S1°03'29"W	24.50	
S8°11'04"W	24.75	
SOUTH	23.00	
EAST	50.70	
SOUTH	118.70	TO THE NORTH LINE OF PLAT "B"
WEST	189.72	ALONG PLAT "B"
S66°32'16"W	15.16	ALONG PLAT "B"
WEST	101.83	TO THE POINT OF BEGINNING
CONTAINS: 1.79 ACRES		

BASIS OF BEARING: ALONG SECTION LINE AS SHOWN

## Ridgestone Condominiums, Plat D

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N89°42'17"E ALONG THE SECTION LINE 1,705.51 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, T9S, R2E, S.L.B.&M., THENCE:

COURSE	DISTANCE	REMARKS
N0°51'11"W	71.88	ALONG PLAT "A", RIDGESTONE CONDOMINIUMS
N12°21'30"W	27.04	ALONG PLAT "A", RIDGESTONE CONDOMINIUMS
N0°51'11"W	16.00	ALONG PLAT "A", RIDGESTONE CONDOMINIUMS
N22°13'54"W	72.34	ALONG PLAT "A", RIDGESTONE CONDOMINIUMS
N14°34'21"W	60.44	ALONG PLAT "A", RIDGESTONE CONDOMINIUMS
N5°05'21"E	67.77	ALONG PLAT "A", RIDGESTONE CONDOMINIUMS
ALONG AN ARC	L=47.44	R=150.00 $\Delta$ =18°07'15" CHORD: N14°08'58"E 47.24
N23°12'36"E	41.97	
N27°58'00"E	10.45	
ALONG AN ARC	L=39.66	R=50.00 $\Delta$ =45°26'54" CHORD: N54°47'40"E 38.63 (RAD. BEARS: S57°55'47"E)
N12°28'53"W	5.00	
ALONG AN ARC	L=44.72	R=25.00 $\Delta$ =102°28'53" CHORD: N51°14'27"W 38.99 (RAD. BEARS: N12°28'53"W)
NORTH	115.52	
S86°25'28"E	129.15	
EAST	146.49	
S0°24'00"E	171.56	
ALONG AN ARC	L=435.59	R=5879.58 $\Delta$ =4°14'41" CHORD: S24°13'58"W 435.49 (RAD. BEARS: S63°38'42"E)
WEST	87.12	
N0°51'11"W	8.79	TO THE POINT OF BEGINNING

CONTAINS: 2.90 ACRES

BASIS OF BEARING: ALONG SECTION LINE AS SHOWN



## Ridgestone Condominiums, Plat E

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N89°42'17"E, ALONG THE SECTION LINE 1,818.36 FEET AND NORTH 559.63 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, T9S, R2E, S.L.B.&M., THENCE:

COURSE	DISTANCE	REMARKS
S86°25'28" E	5.47	
EAST	146.49	
N 00°24'00" W	284.85	
WEST	141.62	TO THE EAST BOUNDARY LINE OF PLAT "F"
SOUTH	158.08	ALONG PLAT "F"
WEST	8.34	ALONG PLAT "F"
SOUTH	126.42	ALONG PLAT "F" TO THE POINT OF BEGINNING
		CONTAINING 0.96 ACRES

BASIS OF BEARING: ALONG SECTION LINE AS SHOWN AND RECORDED IN PLAT "A" OF THE RIDGESTONE CONDOMINIUMS

## Ridgestone Condominiums, Plat F

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED N89°42'17"E, ALONG THE SECTION LINE 1,685.60 FEET AND NORTH 568.03 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, T9S, R2E, S.L.B.&M., THENCE:

COURSE	DISTANCE	REMARKS
NORTH	118.70	ALONG PLAT "C"
WEST	50.70	ALONG PLAT "C"
NORTH	23.00	ALONG PLAT "C"
N 08°11'04" E	24.75	ALONG PLAT "C"
N 01°03'29" E	24.50	ALONG PLAT "C"
NORTH	86.09	ALONG PLAT "C"
EAST	187.83	
SOUTH	158.08	
WEST	8.34	
SOUTH	126.42	
N 86°25'28" W	123.68	
WEST	9.32	TO THE POINT OF BEGINNING
		CONTAINING 1.06 ACRES

BASIS OF BEARING: ALONG SECTION LINE AS SHOWN AND RECORDED IN PLAT "A" OF THE RIDGESTONE CONDOMINIUMS