



ADMINISTRATIVE AMENDMENT TO PUD 64



ROUND ROCK, TEXAS
PURPOSE. PASSION. PROSPERITY.

June 8, 2006

Doug Greenholz
Real Estate Manager
IKEA Property, Inc.
7243 S. Sundown Cir., Suite B-2
Littleton, CO 80120

RE: Administrative Amendment to PUD 64, drive aisle width

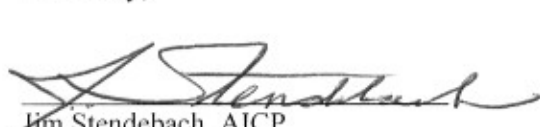
Dear Mr. Greenholz:


Further to your request for an administrative modification of the required drive aisle width in PUD 64 (IKEA), we have made the following administrative amendment as provided for by Section 15.1 of the Development Agreement. The first sentence in Section 14.3 of the Development Plan is deleted in its entirety and replaced with the following:

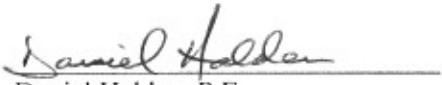
Main drive aisles serving for both primary circulation and parking or loading/unloading shall have a minimum width of twenty-eight (28) feet.

The above amendment, which will reduce the minimum width of primary circulation drives from 30 feet to 28 feet, will allow for a 3-foot wide cart path to be included across the entire field of parking. This cart path will improve both the functionality of the parking lot and the safety of the store's customers. While the 28-foot width is a reduction from what was originally agreed to, it is still more than the standard Zoning Ordinance requirement of 26 feet, and it remains consistent with the original intent of ensuring wide primary circulation drive aisles.

Sincerely,


Jim Stendebach, AICP
Director of Planning


Charles Crossfield
City Attorney


Daniel Halden, P.E.
City Engineer

Mayor
Nyle Maxwell

Mayor Pro-tem
Alan McGraw

Council Members
Rufus Honeycutt
Joe Clifford
Carlos T. Salinas
Scott Rhode
Ted Williamson

City Manager
James R. Nuse, P.E.

City Attorney
Stephan L. Sheets

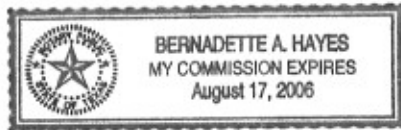
THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Jim Stendebach, known to me to be the person whose name is subscribed to the foregoing instrument as the Director of Planning of the City of Round Rock, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21 day of June, 2006.

Bernadette A. Hayes
Notary Public Signature
State of Texas



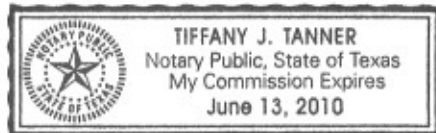
THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Daniel Halden, known to me to be the person whose name is subscribed to the foregoing instrument as the City Engineer of the City of Round Rock, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 23rd day of June, 2006.

Tiffany J. Tanner
Notary Public Signature
State of Texas

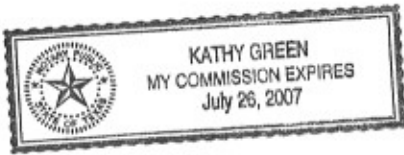


THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Charles Crossfield, known to me to be the person whose name is subscribed to the foregoing instrument as City Attorney of the City of Round Rock, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 26 day of June, 2006.



Kathy Green
Notary Public Signature
State of Texas

AGREED TO BY OWNER:

IKEA Property, Inc.
A Delaware Corporation

By: [Signature]
By: John Hoke
VP

THE STATE OF Pennsylvania §

COUNTY OF Montgomery §

BEFORE ME, the undersigned authority, on this day personally appeared DAN GUSTAFSSON and JOAN Hoke, known to me to be the persons whose name are subscribed to the foregoing instrument as an Officer for IKEA Property, Inc., and each acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of JUNE, 2006.

[Signature]
Notary Public Signature
State of Pennsylvania

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JOANNE T. GALETTE, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires November 20, 2007



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2006052801

Nancy E. Rister

06/27/2006 11:56 AM

CARRILLO \$28.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

