

When recorded, return to:
 Midvale City
 655 W. Center St.
 Midvale, UT 84047

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 GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 MIDVALE CITY
 655 W CENTER STREET
 MIDVALE UT 84047
 BY: ZJM, DEPUTY - WI 50 P.

**DEVELOPMENT AGREEMENT FOR
 ROOF TOPS AT VIEW 72 PROJECT WITHIN
 THE JUNCTION AT MIDVALE MASTER PLANNED DEVELOPMENT
 MIDVALE CITY, UTAH**

THIS DEVELOPMENT AGREEMENT ("Development Agreement") is entered into as of this 2nd day of February, 2011 by and among Valley Green Holdings, LLC, its successors and assigns ("Property Owner One"); Uncle Navarro, LLC and Divino Miller, LLC, their successors and assigns ("Property Owner Two"); Solstice Homes, LLC, its successors and assigns ("Developer"); and Midvale City Corporation, a Utah municipal corporation ("Midvale" or "City") for the Roof Tops at View 72 Project, which is a portion The Junction at Midvale Sub Area of the Bingham Junction Master Plan located in Midvale City, Utah. For purposes of this Development Agreement, Property Owner One, Property Owner Two, Developer, and the City may be referred to herein collectively as the "Parties" and individually as a "Party."

A. Master Development Agreement. The Parties hereby acknowledge the existence and continuing applicability of that certain Master Development Agreement (the "MDA") for the Bingham Junction Project dated April 6, 2005, and that certain Development Agreement for The Junction at Midvale Sub Area of the Bingham Junction Project dated November 14, 2007 (the "Junction Agreement"). The Parties further agree that both the MDA and Junction Agreement are in full force and effect and are binding upon and inure to the benefit of the Parties in the ownership and development of the portion of the Bingham Junction Project subject to this Agreement. The Parties desire to enter into this Development Agreement in order to address various issues specific to this portion of the Bingham Junction Project which are not specifically addressed in the Junction Agreement or MDA.

B. Roof Tops at View 72 Residential Project. The Roof Tops at View 72 Residential Project is located on property recorded as Lot 1A of The Junction at Midvale-West Residential Plat Lot 1 Amended Subdivision and The Junction at Midvale-Residential Plat Lot 1B Amended Subdivision (the "Roof Tops Property" or "Property"). The Property is located south of Howe Cove, west of Euro Road and north of 7800 South and is specifically described in **Exhibit A** attached hereto. For purposes of this Agreement, Phase 1 is The Junction at Midvale-West Residential Plat Lot 1B Amended Subdivision including 6.375 acres, and Phase 2 is Lot 1A of The Junction at Midvale-West Residential Plat Lot 1 Amended Subdivision including 9.289 acres. Copies of these subdivision plats are included in **Exhibit A**. The development intent for the Roof Tops

Property is a medium/high density residential townhouse project with 330 residential units to be known as the "Roof Tops at View 72 Project" or the "Roof Tops Project."

Property Owner One and Property Owner Two are the current owners of the Property, which is subject to the MDA and the Junction Agreement. Property Owner One is the owner of Phase 2 of the Property. Property Owner Two is the owner of Phase 1 of the Property. Developer and Property Owner Two have a contract to develop Phase 1, with Developer managing the Property and the Roof Tops Project. Property Owner One and Developer have entered into a purchase agreement dated May 20, 2010 (the "Purchase Agreement") whereby Developer has agreed to purchase from Property Owner One, and Property Owner One has agreed to sell to Developer, Phase 2 of the Roof Tops Property in the future.

C. Large Scale Master Plan and Small Scale Master Plan for Phase 1. Midvale has approved a Large Scale Master Plan for the overall Roof Tops Project and a Small Scale Master Plan for Phase 1. Both of these approvals are subject to specific conditions of approval from the City Planning Commission on June 23, 2010 and August 25, 2010, attached hereto as **Exhibit B**. The Large Scale Master Plan and Small Scale Master Plan for Phase 1 shall be deemed to qualify as Developer's submittal of a Small Scale Master Plan under the MDA and the amended provisions of the Bingham Junction Zone as set forth in Section 17-7-9.2 of the Midvale City Code ("Amended BJ Zone").

NOW THEREFORE, in consideration of the above recitals, the Parties agree as follows:

Article 1 The Project

1.1 Legal Description of Property. The Property covered by this Development Agreement consists of approximately 15.6 acres of land located at the northwest corner of Euro Road and 7800 South. The Property is more fully described in **Exhibit A** attached hereto.

1.2 Project Description. The Roof Tops Project covered by this Development Agreement consists of 330 residential townhouse units with private streets and an alleyway system, improved open space, and recreation amenities. These are more specifically described and shown on the Large Scale Master Plan in **Exhibit C** and **Exhibits D** through **I**.

1.3 Project Phasing. The Roof Tops Project shall be developed in two or more phases, as determined by Developer. Phase 1 is The Junction at Midvale-Residential Plat Lot 1B Amended Subdivision and includes 6.375 acres. Phase 2 is Lot 1A of The Junction at Midvale-West Residential Plat Lot 1 Amended Subdivision and includes 9.289 acres. Developer acknowledges that certain roads, access drives, and other public improvements may need to be constructed beyond phase boundary lines to ensure such

improvements function properly. Recreation amenities and guest parking shall be constructed in each phase in a timely manner to benefit the residents living in Project.

1.3.1 Infrastructure and Utilities. The trunk infrastructure and utility lines for the Roof Tops Project shall be constructed as shown in **Exhibit E**. Complete Construction/Civil Engineering Plans for each phase of the development shall be an expansion of this plan and shall be reviewed and approved as part of the Final Site Plan review process. At the time of each Final Site Plan review, the City shall determine the extent the infrastructure and utilities need to be constructed to function properly. Certain roads, access drives, and utility lines may need to be constructed beyond the specific phase boundaries. Property Owner One agrees to allow construction access and provide easements for any utilities required outside the Property managed by Developer.

1.3.2 Recreation Amenities (Exhibit G).

1.3.2.1 The Small Scale Master Plan for Phase 1, attached hereto as **Exhibit D**, shows the recreation amenities within Phase 1. The Phase 1 area includes the Garden Space and Playground as the primary recreation amenities, along with off-site recreation amenities for the Junction at Midvale Master Plan area. On or before the date the 24th residential townhouse unit is issued a Certificate of Occupancy by the City, Developer shall cause to be constructed and complete the Garden Space, including landscaping, walkways, street trees and benches. On or before the date the 46th residential townhouse unit is issued a Certificate of Occupancy by the City, Developer shall cause to be constructed and complete: (1) the Playground within Phase 1, including landscaping, walkways, street trees, benches and play equipment; and (2) a pedestrian walkway to the Jordan River Open Space directly west of the Property.

1.3.2.2 The Large Scale Master Plan, attached hereto as **Exhibit C**, shows the recreation amenities within Phase 2. The Phase 2 area includes the Clubhouse Complex as the primary recreation amenity. On or before the date the 40th residential townhouse unit within Phase 2 is issued a Certificate of Occupancy by the City, Developer shall cause to be constructed and complete: (1) the Clubhouse Complex, including the clubhouse building, landscaping, walkways, street trees, benches and outdoor recreation facilities; and (2) two pedestrian walkways to the Jordan River Open Space directly west of the Property.

1.3.2.3 The improvements expected within each recreation amenity are listed in **Exhibit G**.

1.3.2.4 If landscaping needs to be planted when seasonal conditions make planting unfeasible to meet the above requirements, Developer may provide the City with a cash bond guaranteeing the completion of the landscaping as weather permits.

1.3.3 **Guest Parking.** Guest parking stalls shown on **Exhibits C and D** shall be functional and clearly designated as the townhouse units adjacent to or on the opposite side of the road are completed. Phase 1 shall include at least one pedestrian access on Euro Drive between the two access roads to make guest parking on Euro Drive accessible. This access shall be constructed in conjunction with the adjacent townhouse building.

1.4 Project Approval. Pursuant to the Midvale City Zoning and Subdivision Ordinance, the Roof Tops Project as more particularly described in Section 1.2 above, has been approved under the Amended BJ Zone (Chapter 17-7-9) and the Junction at Midvale Zone provisions (Chapter 17-7-9.12.2). These approvals include a Large Scale Master Plan for the overall Project and a Small Scale Master Plan for Phase 1. The review and approval process included lawfully advertised public hearings before the City Planning Commission on June 23, 2010 and August 25, 2010. The City acknowledges and agrees that Developer has the vested right to develop and construct the Roof Tops Project in accordance with the provisions of the Amended BJ Zone, the Junction at Midvale Zone, the MDA, the Junction at Midvale Agreement, this Development Agreement, the Large Scale Master Plan, the Small Scale Master Plan for Phase 1, and other applicable ordinances and regulations of the City. Planning Commission approval of one or more Small Scale Master Plans for the Phase 2 area, and City Staff approval of two or more Final Site Plans is required to ensure all conditions of the Large and Small Scale Master Plan approvals are satisfied before Developer may commence construction of the townhouses within such Final Site Plan area. Planning Commission recommendation(s) and City Council approval of two or more Preliminary Subdivision Plats, and City Council approval of two or more Final Subdivision Plats is required before such subdivision plat providing for individual townhouse units can be recorded and individual residential townhouse units on such plat may be sold. Public hearings are required as part of the review process for Small Scale Master Plans and Preliminary Subdivision Plats. Public hearings are not required as part of the review process for Final Site Plans and Final Subdivision Plats.

Article 2

Subdivision Improvements, Performance Bonds and Guarantee of Amenities

2.1 Guarantee for Off and On Site Public Improvements. Developer agrees to complete all required off-site and on-site public improvements related to the Roof Tops Project in accordance with approved Construction Plans for the Roof Tops Project. The trunk infrastructure and utility lines for the Roof Tops Project is shown in **Exhibit E**. Complete Construction/Civil Engineering Plans for each phase of development shall be an expansion of this plan and shall be submitted and reviewed as part of the future Small Scale Master Plan(s) and Final Site Plans for the Project. Developer shall guarantee such improvements through one or more Performance Bonds consistent with the City's Subdivision Ordinance, which provides the financial guarantee for the public improvements, including, but not limited to, water, sewer, curb and gutter, sidewalk and street improvements, surface drainage, street trees, fiber optic conduit, street lighting, and

other public improvements. City and Developer agree that the foregoing public improvements shall be developed within the Roof Tops Project in a number of phases. The Performance Bonds for such improvements shall likewise be phased in a manner generally consistent with such development phasing. Developer acknowledges certain public improvements will need to be bonded for and constructed beyond the established phasing lines to function properly. Developer agrees to bond for and construct the public improvements in such a manner as to ensure these public improvements are appropriately completed and include appropriate easements for purposes of City maintenance in the future. The Performance Bonds shall be in place prior to any construction on the site or a subdivision plat for the townhouse units being recorded.

2.2 Declaration of Covenants, Conditions and Restrictions (CC&Rs). The Roof Tops Project shall have a common homeowners association, which among other things, shall be responsible for the short term and permanent maintenance of the private streets, alleyways, common areas and facilities, common area landscaping, and other common area responsibilities. These maintenance obligations shall be more particularly set forth in the CC&Rs for the Roof Tops at View 72 (the "Project CC&Rs") to be recorded concurrently with the first Subdivision Plat for the townhouse units within the Roof Tops Project. Subsequent phases and plats of the Roof Tops Project shall be subject to the Project CC&Rs, and units therein shall become members in the existing Roof Tops at View 72 Homeowners Association (the "HOA") governed by such Project CC&Rs. Appropriate documents shall be recorded with each subsequent Subdivision Plat to ensure such plat is subject to such Project CC&Rs and accompanying HOA.

2.2.1 In recognition of the overall development plan for the Roof Tops Project, Developer, or its successors or assigns, agrees that the CC&Rs applicable to the first phase will be applicable to all subsequent phases of the Roof Tops Project and that all phases will be governed by one homeowners association. A provision to this effect shall be included in the original Project CC&Rs.

2.3 Guarantee of Construction of Amenities. Developer agrees to complete the required recreation amenity improvements related to the Roof Tops Project in accordance with **Exhibit C, D, and G**. Developer shall guarantee such improvements for each of the two Phases of the Roof Tops Project through an irrevocable commitment of funds that will be made available to the City. The City shall use these funds to complete the required recreation amenity improvements if Developer fails to complete this requirement. The fund amount shall include the estimated cost of the materials and work to complete the recreation amenities within each Phase of the Project. The list of improvements to complete each recreation amenity area is included in **Exhibit G**. The fund for the recreation amenities within Phase 1 shall be in place at the time the first Building Permit is issued within The Junction at Midvale-West Residential Plat Lot 1B Amended Subdivision area of the Project. The fund for the recreation amenities on Lot 1A of The Junction at Midvale-West Residential Plat Lot 1 Amended Subdivision shall be in place at the time the first Building Permit is issued within the Lot 1A area of the Project. Funds in the amount of Developer's invoiced costs for any amenity component shall be immediately disbursed to Developer upon installation of such portion of the required amenities, provided that written approval by the City of the invoices shall be

required before such disbursement, which approval shall not be withheld, conditioned, or delayed without substantial and material cause. All remaining funds shall be disbursed to Developer upon the completion of the required amenities. If Developer fails to complete the required recreation amenities, the remaining funds shall be disbursed to the City to cause completion of the requirements.

Article 3 **Specific Conditions of Master Planned Development**

3.1 Agreement to Comply with Specific Conditions of Approval. Developer agrees to the following conditions of approval:

3.1.1 Development Layout:

- 3.1.1.1 The Roof Tops Project shall be constructed in accordance with the approved Large Scale and Small Scale Master Plan, **Exhibit C** and **D**, with regard to layout and design.
- 3.1.1.2 In all cases where garage doors face private streets, building living area shall be extended at least two feet in front of the garage door. A minimum 25% of front and rear building elevations shall have openings, i.e. windows and doors.
- 3.1.1.3 A minimum 15% of the Property shall be developed as active, improved common area to include such uses as mini parks, picnic areas, playgrounds, pavilions, etc. These improvements shall be shown on the Final Site Plans. The courtyard common areas shall be calculated as part of the active improved common area.
- 3.1.1.4 In regards to the 30-foot build-to-line for a minimum 50% of the landscaped setback requirement along Euro Road and Howe Cove, the total frontage along Euro Road and Howe Cove shall be used in determining the percentage; not the individual road frontages.
- 3.1.1.5 Project perimeter and interior fencing is prohibited, with the exception of required fencing for the clubhouse swimming pools.
- 3.1.1.6 Project access roads shall align with existing access roads across the street or be offset by at least 150 feet.

3.1.2 Landscaping:

- 3.1.2.1 The Roof Tops Project shall comply with the overall landscape plan with regard to planting areas and street trees as shown on **Exhibits C, D** and **F**. Street trees, including those in the public rights-of-way for Euro Drive and Howe Cove, must be planted at a tree density rate of at least one tree per forty feet of frontage and comply with minimum tree size requirements of the Zoning Ordinance. Street trees, in addition to those shown in these exhibits, may be necessary to comply with the requirement. **Exhibit F** shall be understood to include landscaping in all building courtyard areas, around the perimeter of each building and in areas between buildings as shown by the typical landscape

courtyard options. These options shall also be applied to the front yards of the townhome type units.

- 3.1.2.2 Building foundation landscaping shall be included around all units that are within public view. Public view includes all common areas within the Project.
- 3.1.2.3 Alleyways and parking areas adjacent to Euro Road and Howe Cove shall be screened by low perimeter landscaping to minimize the impact of vehicles and headlights onto these roads.
- 3.1.2.4 The right-of-way area between the south Property boundary and 7800 South shall be landscaped and maintained as part of the overall common area for the Project. A landscape and irrigation plan for this area shall be submitted as part of the Final Site Plan for the first phase of the Project. This plan shall comply with Sections 17-7-9.5 C through 17-7-9.5 G of the Zoning Ordinance and shall take into account the existing gas pipeline within the area.
- 3.1.2.5 Detailed landscaping and irrigation plans for all common areas shall be submitted as part of the Final Site Plan review and approval process. These plans shall comply with Sections 17-7-9.5 C through 17-7-9.5 G and Section 17-7-9.12.2.5 H subsections 6 and 7 of the Zoning Ordinance.
- 3.1.2.6 Installing all landscaping and irrigation shall be Developer's responsibility and a condition precedent to receiving a Certificate of Occupancy on adjacent townhouse units unless seasonal conditions or site construction make installation unfeasible. In which case, Developer shall provide a cash bond or other reasonable security to the City until the landscaping can be installed.

3.1.3 Housing Product and Architecture:

- 3.1.3.1 The Roof Tops Project shall include the six building model types of townhouse units included in **Exhibit H**.
- 3.1.3.2 All exterior materials and colors used in the Project shall be chosen from the materials and range of colors included in **Exhibit I**. The range of acceptable colors also includes the color options illustrated on the building elevation examples within this exhibit.
- 3.1.3.3 Fire sprinkler systems shall be required in all townhouse units. These plans shall be reviewed and approved by the Fire Marshal as part of the Building Permit process.
- 3.1.3.4 All buildings shall comply with the applicable Building Code¹ requirements adopted by the City on the day a complete application is filed for the Building Permit. Such applications shall be reviewed and approved by the City Building Official through the standard Building Permit process.

¹ "Building Code" is Title 15 of the City of Midvale Municipal Code.

3.1.4 Amenities and Pedestrian Connections:

- 3.1.4.1 Recreation amenities for the Roof Tops Project, including the Garden Space, Playground and Clubhouse Complex, shall be generally constructed as shown and described in **Exhibit C, D, and G**. Detailed plans for these recreation amenities shall reviewed and approved as part of the Final Site Plan process. The timing of completion of these improvements is described in Article 1.3 and 2.3 herein.
- 3.1.4.2 Benches shall be included within all recreation amenity areas.
- 3.1.4.3 A pedestrian walkway shall be provided within the 7800 South right-of-way and incorporated in the landscape plan for this area. This walkway shall provide a connection from Euro Drive to the west property boundary.
- 3.1.4.4 Pedestrian walkways shall be provided linking the Project to the Jordan River Open Space directly west of the Property. At a minimum, three walkways shall be provided: (1) near the Playground area in Phase 1; (2) on the south side of the Clubhouse Complex; and (3) on the north side of the Clubhouse Complex.
- 3.1.4.5 At least one pedestrian access shall be provided on Euro Drive between the two access roads to make guest parking on Euro Drive accessible.

3.1.5 Junction at Midvale Thematic Elements:

- 3.1.5.1 Street lighting shall comply with the City's residential lighting standards and the Junction at Midvale Thematic Elements. Street lights shall be located in accordance with the City's street lighting standards and reviewed and approved as part of the Final Site Plan process. Developer is responsible for street lights interior to the Project and along Euro Road and Howe Cove.
- 3.1.5.2 Benches, trash receptacles, way finding signs, and project identification signs in the common areas shall comply with the Junction at Midvale Thematic Elements and the Bingham Junction Zone standards.
- 3.1.5.3 All crosswalks shall be constructed of a stamped, colored concrete material to differentiate between pedestrian and vehicular areas and shall comply with the Junction at Midvale Thematic Elements. Crosswalks are required across all streets where the pavement interrupts the pedestrian walkway.

3.1.6 Small Scale Master Plan Approval for Phase 2: A Small Scale Master Plan must be reviewed and approved for the Phase 2 area of the Roof Tops Project prior to any development occurring in this area beyond the trunk infrastructure and utility lines required for Phase 1. This plan shall be consistent with the Large Scale Master Plan approval included in **Exhibit B and C** and shall follow the review process outlined in Section 17-3-6 of the Zoning Ordinance.

3.1.7 Final Site Plan Approval:

- 3.1.7.1 Developer shall prepare and submit Final Site Plans for the project that are consistent with the Small Scale Master Plan and comply with the provisions of this Development Agreement, the Zoning Ordinance, and all requirements of the City Engineer, Fire Marshal and Building Official. These submittals shall include the development layout and complete plans for landscaping, irrigation, grading, infrastructure, trails, sidewalks, street lighting, building elevations, mailbox locations and any other details of the project required for review and approval. The Final Site Plan process is outlined in Section 17-7-3 E of the Zoning Ordinance.
- 3.1.7.1 Performance bonds for public improvements required for the final site plan area shall be in place prior to any construction activity commencing.

3.1.8 Preliminary Subdivision Plat Approval:

- 3.1.8.1 Developer shall prepare Preliminary Subdivision Plats to be reviewed and approved by the City Engineer, Fire Marshal, Planning Commission, and City Council.
- 3.1.8.2 Preliminary Subdivision Plats shall be consistent with the approved Small Scale Master Plan for the Project and comply with all requirements of Section 16.04.040 B of the Midvale Municipal Code.

3.1.9 Final Subdivision Plat Approval:

- 3.1.9.1 Developer shall prepare Final Subdivision Plats to be reviewed and approved by the City Engineer, Fire Marshal, City Planner, and City Council.
- 3.1.9.2 Developer shall obtain water and sewer availability letters prior to the subdivision plats being recorded.
- 3.1.9.3 Developer shall provide evidence that a courtesy notice has been sent to Questar Gas, Rocky Mountain Power, Comcast Cable, Utopia and Qwest Communications regarding the utility easements on the subdivision plats prior to the subdivision plats being recorded.
- 3.1.9.4 As stated in Article 2.2 herein, Developer shall prepare a declaration of covenants, conditions and restrictions (CC&Rs), including the creation of a homeowners association, for the development. This document shall be recorded concurrently with the subdivision plats.
- 3.1.9.5 Prior to a Final Subdivision Plat approval, Developer shall obtain Final Site Plan approval for, at a minimum, the specific phase of the project to be recorded.
- 3.1.9.6 Performance bonds for public improvements shall be in place prior to a subdivision plat being recorded.

3.1.10 Compliance with Institutional Controls. Project construction shall comply with all applicable requirements for the Institutional Controls included in Chapter 8.10 of the Midvale Municipal Code.

Article 4 General Terms and Conditions

4.1 Construction of Agreement: This Development Agreement shall be constructed and interpreted to ensure all Parties strictly comply with the requirements and conditions of the Large Scale Master Plan, Small Scale Master Plan for Phase 1, and applicable Zoning Ordinance.

4.2 Laws of General Applicability. Where this Development Agreement refers to laws of general applicability to the Roof Tops Project, that language shall be deemed to refer to laws which apply to all other subdivided properties within Midvale City.

4.3 Agreements to Run with the Land. This Development Agreement shall be recorded against the Roof Tops Property. The agreements contained herein shall be deemed to run with the land and shall be binding on and shall inure to the benefit of all successors and assigns as described in 4.4 below.

4.4 Binding Effect. This Development Agreement shall be binding on any and all successors and assigns of the Parties in the ownership or development of any portion of the Roof Tops Project or Property. No individual townhouse unit owner shall be responsible for Developer's obligations hereunder.

4.5 Assignment and Transfer of Roof Tops Project. Any transfer or assignment of this Development Agreement shall comply with the provisions of Section 11.2 of the MDA. This transfer provision does not apply to the transfer of individual townhouse units.

4.6 Duration. The term of this Development Agreement shall commence on the date the Development Agreement is executed by all parties. The term of this Development Agreement shall extend for the period of time Property Owner, its successors or assigns, and Developer, its successors or assigns, own any portion of the Roof Tops Property, but in no event longer than the term of the MDA as set forth in Section 12.1 thereof.

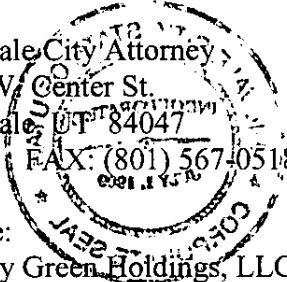
4.7 Notices. Any notice, confirmation or other communication hereunder shall be given in writing by mail or facsimile at the following addresses or numbers:

Midvale City:

Midvale City Manager
655 W. Center St.
Midvale, UT 84047
FAX: (801) 567-0518

Midvale City Community & Economic Development Director
655 W. Center St.
Midvale, UT 84047
FAX: (801) 567-0518

Midvale City Attorney
655 W. Center St.
Midvale, UT 84047
FAX: (801) 567-0518

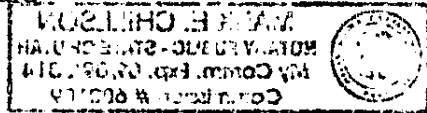


Property Owner One:

Valley Green Holdings, LLC
Attention: Jeffrey S. Nielson
595 South Riverwoods Parkway, Suite 400
Logan, UT 84321
FAX: (435) 755-2045

Developer:

Solstice Homes, LLC
Attention: Chris Ensign
4540 South Holladay Boulevard
Holladay, UT 84117
FAX: (866) 415-0741



Any Party hereto may change its address by notice given to the other Parties in the manner required for other notices above.

4.8 Savings Clause. If any provision of this Development Agreement, or the application of such provision to any person or circumstance, shall be held invalid, the remaining provisions of the Development Agreement, or the application of such provision to the persons or circumstances other than those to which it is held invalid, shall not be affected thereby or considered invalid.

4.9 Continuation of Terms of MDA and Roof Tops at View 72 Development Agreement. All of the other provisions of the MDA and the Junction at Midvale Agreement which apply to the Roof Tops Property, except as specifically modified herein, shall remain in full force and effect.

(Signatures begin on following page)

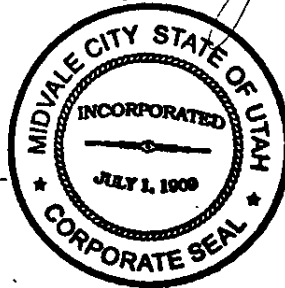
IN WITNESS WHEREOF, this Development Agreement has been executed by Midvale City Corporation, acting by and through the Midvale City Council; by a duly authorized representative of Valley Green Holdings, LLC, by a duly authorized representative of Uncle Navarro, LLC; by a duly authorized representative of Divino Miller, LLC; and by a duly authorized representative of Solstice Homes, LLC as of the above stated date.

CITY: MIDVALE CITY CORPORATION

By: *JoAnn B. Seghini*
JoAnn B. Seghini, Mayor

ATTEST:

Rori L. Andreason
Rori L. Andreason, MMC
City Recorder



PROPERTY OWNER ONE: Valley Green Holdings, LLC

By: *J. S. Nielson*
Jeffrey S. Nielson, Vice President

Subscribed and sworn to me this 2nd day of February, 2011

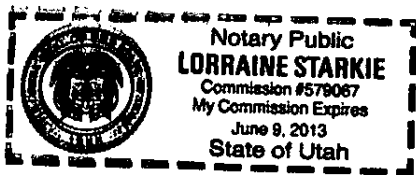


Mark E. Chillson
(Notary)
Residing in Salt Lake County, Utah
My Commission expires: 9/9/14

PROPERTY OWNER TWO: Uncle Navarro, LLC

By: *Dan Burton*
Dan Burton, ~~Owner~~ MANAGER

Subscribed and sworn to me this 2 day of February, 2011



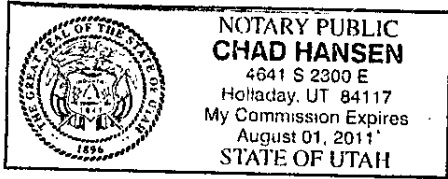
Lorraine Starkie
(Notary)
Residing in Salt Lake County, Utah
My Commission expires: 6-9-13

PROPERTY OWNER TWO:

Divino Miller, LLC

By: *Preston Miller*
Preston Miller, Owner

Subscribed and sworn to me this 4 day of February, 2011



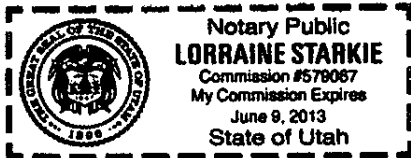
[Signature]
(Notary)
Residing in Salt Lake County, Utah
My Commission expires: 8/1/2011

DEVELOPER:

SOLSTICE HOMES, LLC

By: *Chris Ensign*
Chris Ensign, Managing Partner

Subscribed and sworn to me this 2 day of February, 2011



Lorraine Starkie
(Notary)
Residing in Salt Lake County, Utah
My Commission expires: _____

INDEX OF EXHIBITS

<u>Exhibit</u>	<u>Description</u>
A	Legal Description of Property
B	Planning Commission Conditions
C	Large Scale Master Plan
D	Small Scale Master Plan
E	Trunk Infrastructure/Utility Phasing
F	Landscape Areas
G	Recreation Amenities Plans
H	Building Models
I	Exterior Building Materials & Colors

EXHIBIT A
Legal Description

Boundary Description of the original property which has been subsequently amended by approved and recorded subdivision plats which further divide the original 15.66 acres

All of Lot 1, The Junction at Midvale-West Residential Plat, according to the official plat thereof, filed in Book 2007P at Page 453 (Recorded # 10282399) of the Official Records of the Recorder of Salt Lake County, State of Utah.

Contains 682,338 sq. ft. or 15.66 acres.

* * *

Boundary Description of the further divisions of the original 15.66 acres

All of Lot 1A, The Junction at Midvale-West Residential Plat Lot 1 Amended, according to the official plat thereof, filed in Book 2010P at Page 143 (Recorded # 11106968) of the Official Records of the Recorder of Salt Lake County, State of Utah.

Contains 404,634 sq. ft. or 9.289 acres.

TOGETHER WITH, AND INCLUDING:

All of the Junction at Midvale-West Residential Plat Lot 1B Amended Subdivision (Lot 1B, Lot 1C, Lot 1D, Lot 1E and Roof Top Drive), according to the official plat thereof, filed in Book 2011P at Page 4 (Recorded # 1111236) of the Official Records of the Recorder of Salt Lake County, State of Utah.

Contains 277,708 square feet or 6.375 acres.

Roof Tops at View 72 Project
Development Agreement

THE JUNCTION AT MIDVALE-WEST RESIDENTIAL PLAT LOT 1 AMENDED
 AMENDING LOT 1, THE JUNCTION AT MIDVALE-WEST RESIDENTIAL PLAT
 LOCATED IN THE SOUTHEAST QUARTER OF SECTIONS 25
 TOWNSHIP 2 NORTH, RANGE 1 WEST
 MIDVALE CITY, SALT LAKE COUNTY, UTAH

PLAT NO. 2010-01-001
APPROVED FOR RECORD
BY THE CITY ENGINEER
DATE: 11/16/2010

APPROVED FOR RECORD
BY THE COUNTY ENGINEER
DATE: 11/16/2010

APPROVED FOR RECORD
BY THE STATE ENGINEER
DATE: 11/16/2010

PREPARED BY: JAMES W. BROWN, INC.
 1244 SOUTH 1500 WEST
 MIDVALE, UT 84047
 PHONE: (801) 271-1100

DATE: 11/16/2010

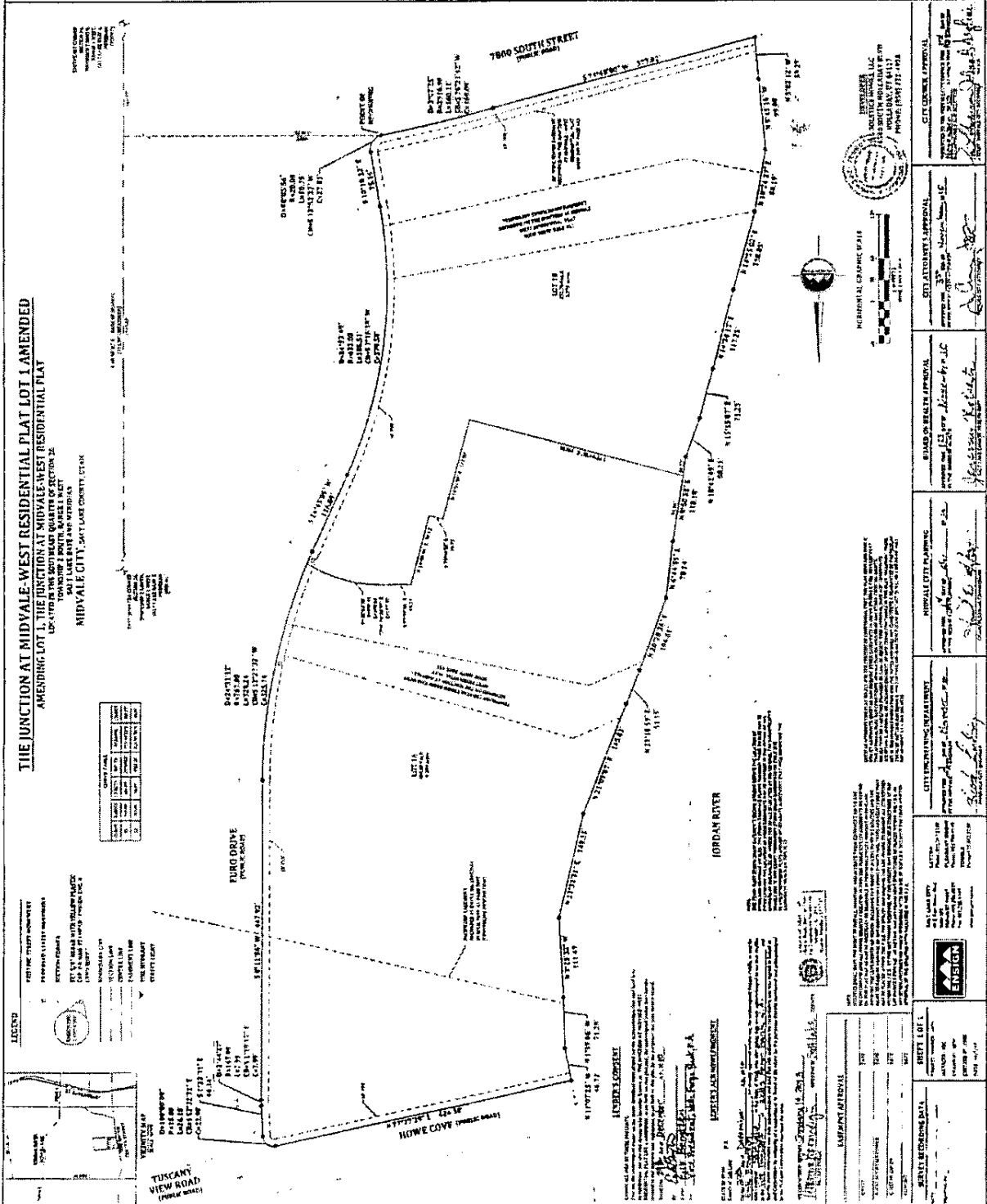
BY: JAMES W. BROWN, INC.

PROJECT: THE JUNCTION AT MIDVALE-WEST RESIDENTIAL PLAT LOT 1 AMENDED

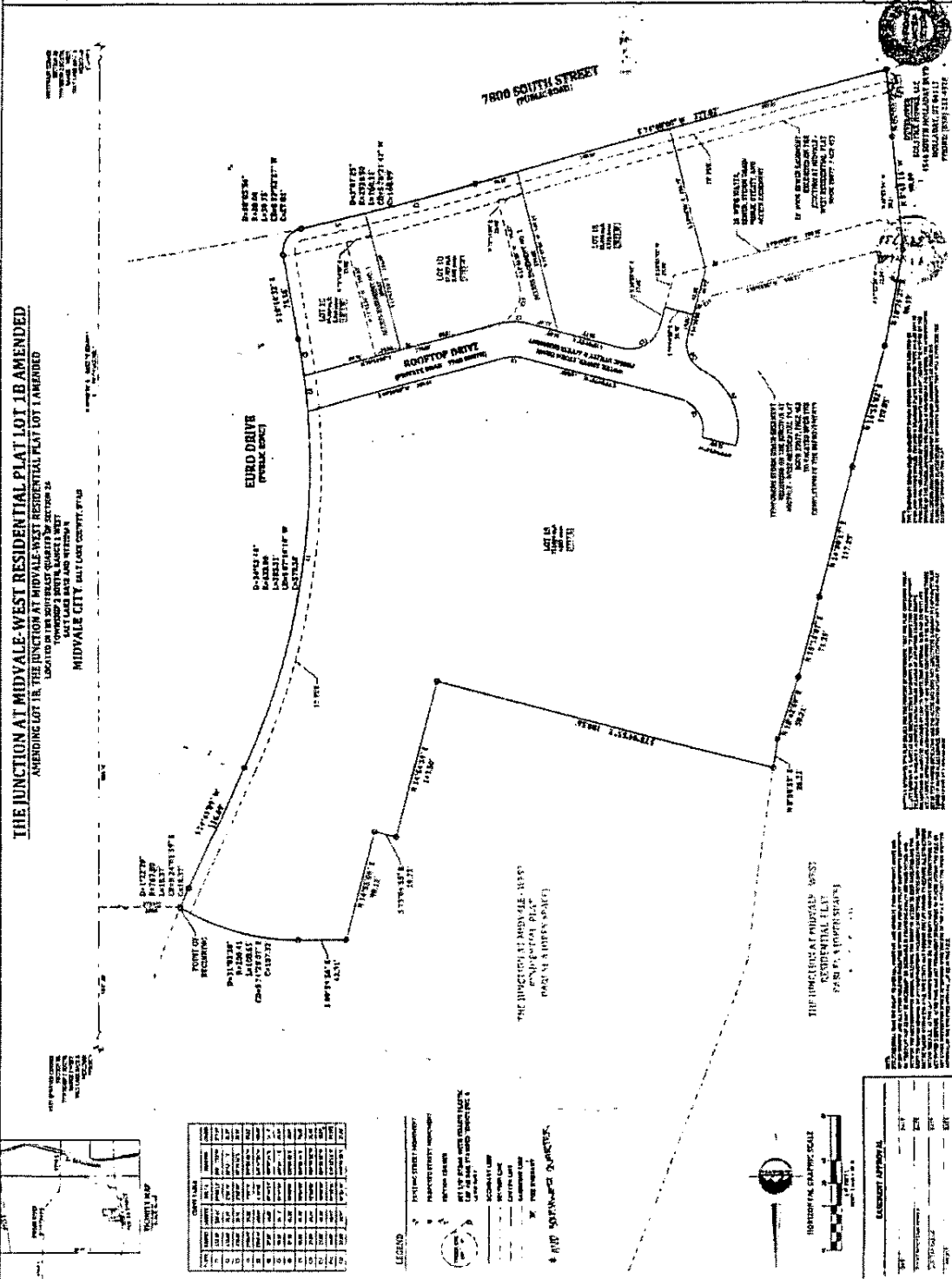
OWNER: JAMES W. BROWN, INC.

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/16/2010	FINAL



THE JUNCTION AT MIDVALE-WEST RESIDENTIAL PLAT LOT 1B AMENDED
 AMENDING LOT 1B, THE JUNCTION AT MIDVALE-WEST RESIDENTIAL PLAT LOT 1B AMENDED
 LOCATED IN THE SOUTHWEST QUADRANT OF SECTION 26
 TOWNSHIP 2 NORTH RANGE 4 WEST
 MIDVALE CITY, SALT LAKE COUNTY, UTAH



EXISTING CONDITIONS
 THE EXISTING CONDITIONS OF THE PROPERTY ARE AS SHOWN ON THE ATTACHED SURVEY MAPS AND RECORDS. THE APPLICANT HAS REPRESENTED THAT THE PROPERTY IS IN CONFORMANCE WITH ALL APPLICABLE ZONING AND SUBDIVISION LAWS.

REPRESENTATION
 THE APPLICANT REPRESENTS THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT AND THAT THE PROPERTY IS IN CONFORMANCE WITH ALL APPLICABLE ZONING AND SUBDIVISION LAWS.

THE JUNCTION AT MIDVALE-WEST RESIDENTIAL PLAT LOT 1B AMENDED
 THE CITY ENGINEER HAS REVIEWED THE SURVEY MAPS AND RECORDS AND HAS FOUND THEM TO BE IN CONFORMANCE WITH ALL APPLICABLE ZONING AND SUBDIVISION LAWS.

REPRESENTATION
 THE APPLICANT REPRESENTS THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT AND THAT THE PROPERTY IS IN CONFORMANCE WITH ALL APPLICABLE ZONING AND SUBDIVISION LAWS.

THE JUNCTION AT MIDVALE-WEST RESIDENTIAL PLAT LOT 1B AMENDED
 THE CITY ENGINEER HAS REVIEWED THE SURVEY MAPS AND RECORDS AND HAS FOUND THEM TO BE IN CONFORMANCE WITH ALL APPLICABLE ZONING AND SUBDIVISION LAWS.

CITY ENGINEER'S APPROVAL
 I, [Signature], City Engineer, do hereby approve this plan for recording.

CHANGING DATA

NO.	DESCRIPTION	DATE
1
2
3
4
5
6
7
8
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17
18
19
20

LEGEND
 PUBLIC STREET (UNIMPROVED)
 PUBLIC STREET (IMPROVED)
 PRIVATE DRIVE
 EASEMENT
 EASEMENT (ELECTRIC)
 EASEMENT (GAS)
 EASEMENT (SEWER)
 EASEMENT (WATER)
 EASEMENT (FLOOD CONTROL)
 EASEMENT (OTHER)

RECORDING DATA
 THE CITY ENGINEER HAS REVIEWED THE SURVEY MAPS AND RECORDS AND HAS FOUND THEM TO BE IN CONFORMANCE WITH ALL APPLICABLE ZONING AND SUBDIVISION LAWS.

RECORDING DATA
 THE CITY ENGINEER HAS REVIEWED THE SURVEY MAPS AND RECORDS AND HAS FOUND THEM TO BE IN CONFORMANCE WITH ALL APPLICABLE ZONING AND SUBDIVISION LAWS.

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RECORDING DATA
 THE CITY ENGINEER HAS REVIEWED THE SURVEY MAPS AND RECORDS AND HAS FOUND THEM TO BE IN CONFORMANCE WITH ALL APPLICABLE ZONING AND SUBDIVISION LAWS.

EXHIBIT B

Roof Tops at View 72
Development Agreement

BK 9939 PG 5224



655 West Center Street
Midvale, UT 84047
Phone (801) 567-7200
Fax (801) 567-0518

June 28, 2010

Chris Ensign
Solstice Homes
4540 S. Holladay Blvd.
Holladay, UT 84117

Subject: Large Scale Master Plan Approval – The Roof Tops at 7800 South (Parcel N-1)

Dear Chris:

This letter is to confirm action taken by the Midvale City Planning Commission at its meeting held on June 23, 2010 with regard to the above request. Based on the proposed Large Scale Master Plan complying with the intent and general development standards for the Bingham Junction Zone and The Junction at Midvale Overlay, and providing a solid foundation for more detailed development plans to be submitted under the Small Scale Master Plan provision in the future, it was the decision of the Planning Commission to approve the Large Scale Master Plan for the Roof Tops at View 72 project (attached) to be located at the northwest corner of 7800 South and Euro Drive with the following conditions:

1. All development within the Large Scale Master Plan shall comply with the Medium and High Density Residential Development Standards in Section 17-7-9.12.2.5 of the Zoning Ordinance, this includes, but is not limited to, the 15% active improved common area and exterior building materials, openings and garage door architectural requirements. It is the intent of the Planning Commission to include the courtyard common areas in the 15% active improved common area calculation.
2. Pedestrian walkways providing links to Buildings 9, 8, 13, 16, 32, and 40 shall be added to the development plan, as well as pedestrian links into the Jordan River Parkway/Open Space area to the west.
3. All development within the Large Scale Master Plan shall comply with Sections 17-7-9.5 Common Development Standards and 17-7-9.6 Parking of the Zoning Ordinance.
4. All development within the Large Scale Master Plan shall comply with the approved Junction at Midvale Thematic Design Elements.
5. The applicant shall work with Questar to ensure the proposed development does not impact the gas pipeline along 7800 South.
6. Appropriate landscaping to screen the parking area near the Howe Cove landscaped setback shall be required.
7. Utility and infrastructure phasing will need to be approved by the City Engineer and Fire Marshal to ensure water, sewer and road systems can function properly with each phase.
8. The project construction shall comply with all applicable requirements in Chapter 8.10 Institutional Controls of the Midvale Municipal Code.

9. The applicant shall work with the City in drafting a Development Agreement for this project. This agreement will need to be done in conjunction with the first Small Scale Master Plan within the large scale area, and include the parameters of the Large Scale Master Plan approval.
10. Staff will work with the developer regarding the build-to-line along Howe Cove.

If you have any questions regarding this decision, please call me at (801) 567-7229.

Sincerely,

A handwritten signature in black ink, appearing to read "Lesley Burns", with a long horizontal flourish extending to the right.

Lesley Burns
City Planner

/lb

Attachment



655 West Center Street
Midvale, UT 84047
Phone (801) 567-7200
Fax (801) 567-0518

August 27, 2010

Mr. Chris Ensign
4540 S. Holladay Blvd.
Holladay, UT 84117

Subject: Small Scale Master Plan Approval – Roof Tops at View 72 Phase 1

Dear Chris:

This letter is to confirm action taken by the Midvale City Planning Commission at its meeting held on August 25, 2010 with regard to the above request. Based on compliance with The Roof Tops Large Scale Master Plan and the requirements of the Bingham Junction and The Junction at Midvale zone districts, it was the decision of the Planning Commission to approve the Small Scale Master Plan for The Roof Tops at View 72 Phase 1, which includes 131 units, with the following conditions:

1. A final site plan shall be prepared in accordance with Section 17-3-3 E of the Zoning Ordinance and shall be reviewed and approved by the City Engineer, Fire Marshal and City Planner.
2. The final site plan shall include a more detailed landscape plan. This plan needs to include the following items and information:
 - Tree, shrub and plant sizes and quantities.
 - Building foundation landscaping where visible from the street and common areas.
 - A landscape plan for the right-of-way area between the southern buildings and 7800 South, taking into account the existing gas pipeline in this area.
 - A minimum of 25% of the tree and shrubs being an evergreen variety.
 - Landscaping that screens the termination of the alleyways where visible from the public roads.
3. The final site plan shall include street light locations, as well as a light fixture detail. This light fixture needs to comply with The Junction at Midvale Thematic Elements.
4. The final site plan shall include details on the amenities to be included in the playground. Benches, complying with The Junction at Midvale Thematic Elements, also need to be included.
5. All requirements of the Building Official, Fire Marshal and the City Engineer shall be satisfied.
6. The applicant shall work with Midvale City on a Development Agreement to be reviewed and approved by the Midvale City Council. This development agreement shall include the large scale master plan, the small scale master plan for Phase 1; including building elevations; landscaping plans, amenities, a utility and

infrastructure phasing plan, and other items to ensure the development proceeds as currently master planned.

7. The final site plan shall note the units with garage doors facing the street and a recessed garage door being required, specifically Buildings 8 & 9.
8. The applicant shall provide at least one pedestrian access on Euro Drive between the two access roads to make guest parking on Euro Drive accessible for the project.
9. Fire sprinkler systems shall be required in all units.

Before construction on the project can commence, a Development Agreement must be approved by the City Council and Final Site Plan Application(s) will need to be submitted addressing the above items and approved. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Lesley Burns", with a long horizontal flourish extending to the right.

Lesley Burns
City Planner

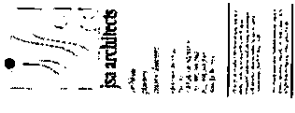
/lb

Enclosure - Approved Small Scale Master Plan Layout & Building Elevations (Not Full Plans)

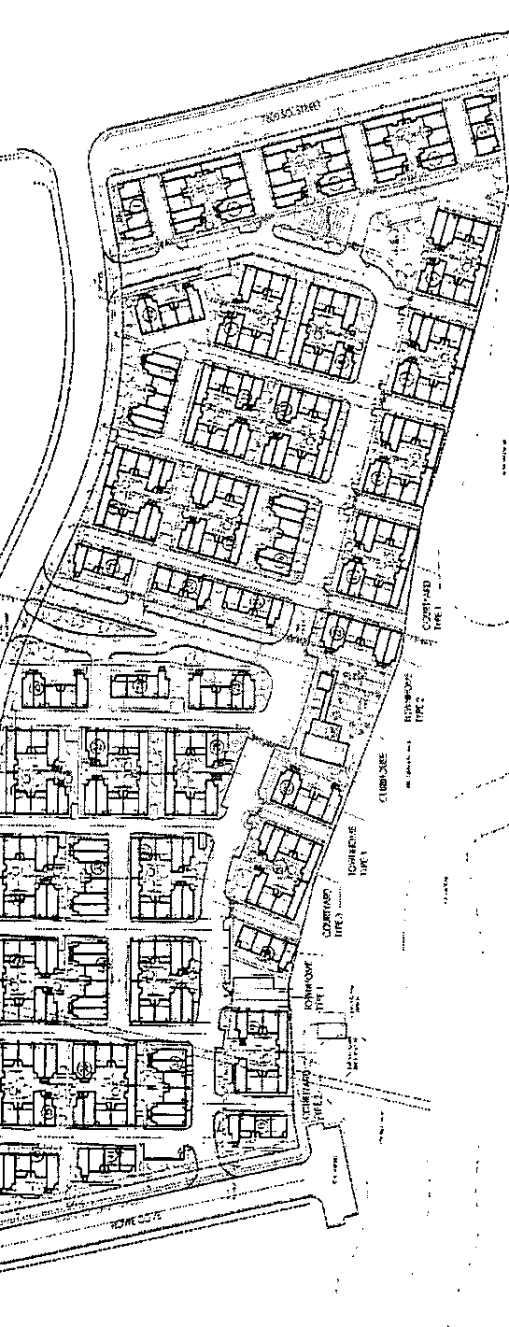
EXHIBIT C

Roof Tops at View 72
Development Agreement

BK 9939 PG 5229



NO.	DESCRIPTION	AMOUNT
1	CONSTRUCTION	1,234,567
2	LANDSCAPE	123,456
3	MECHANICAL	345,678
4	ELECTRICAL	456,789
5	PLUMBING	567,890
6	PAINTING	678,901
7	DEMOLITION	789,012
8	FOUNDATION	890,123
9	ROOFING	901,234
10	INSULATION	1,012,345
11	GLAZING	1,123,456
12	INTERIORS	1,234,567
13	EXTERIORS	1,345,678
14	UTILITIES	1,456,789
15	CONTINGENCY	1,567,890
16	TOTAL	15,678,901



PROJECT: THE ROOFTOPS IN MIDVALE
 DATE: 10/10/10
 SCALE: 1/8" = 1'-0"

A11

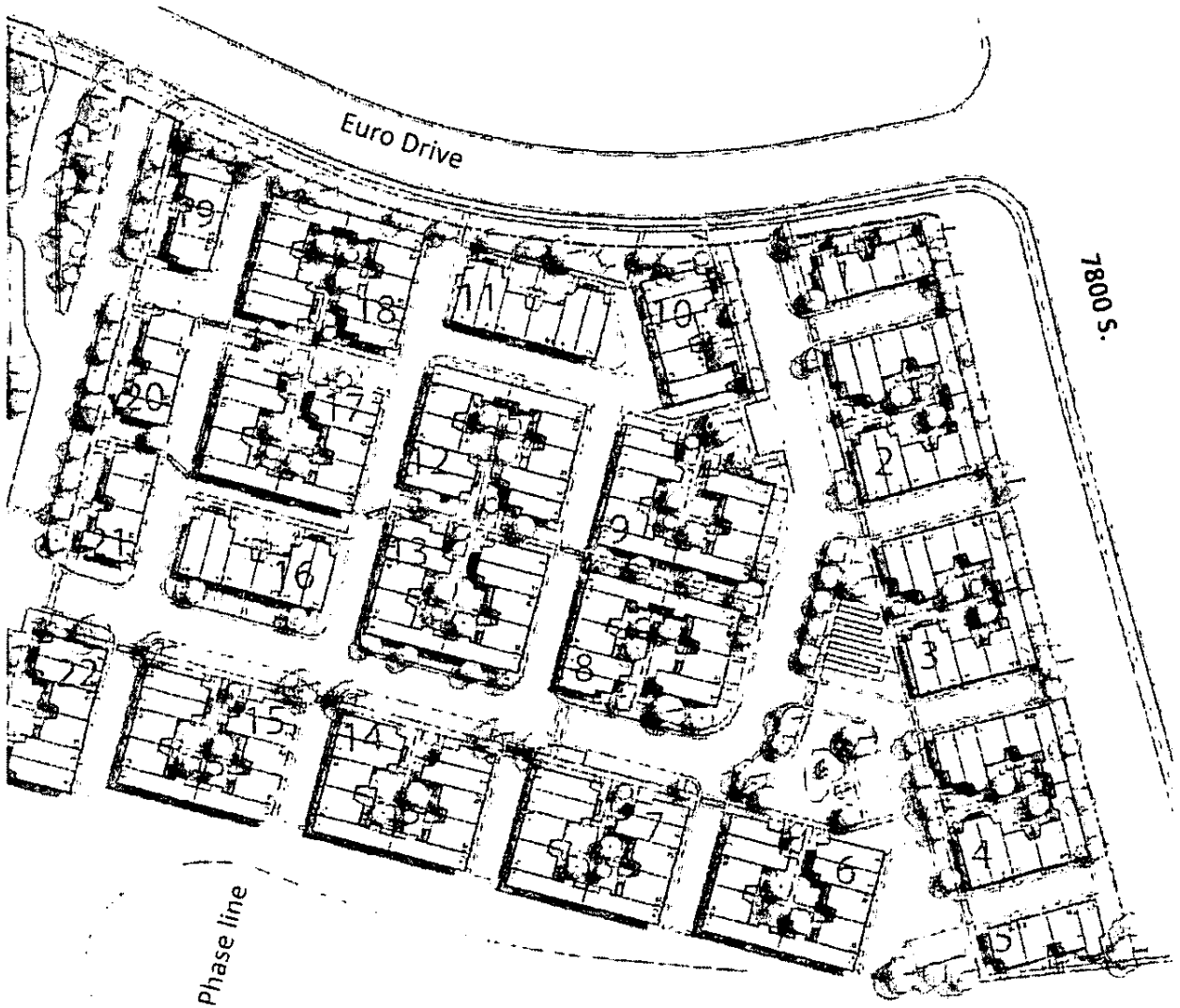
Large Scale Master Plan
 APPROVED
 JUN 2, 2010
 PLANNING DEPARTMENT

SITE SUMMARY PHASE 1

ACRES 6.375 ACRES
 BUILDING AREA 1.79 ACRES - 29%
 PAVED AREA 1.62 ACRES - 26%
 OPEN SPACE 2.96 ACRES - 45%
 HARDSCAPED 1.09 ACRES
 LANDSCAPED 1.87 ACRES
 PARKING 293 PROVIDED
 PRIVATE 248 PRIVATE STALLS
 SURFACE 45 SURFACE STALLS
 2.24 STALLS PER UNIT
 UNITS/ ACRE 20.5 UNITS PER ACRE

UNIT SUMMARY PHASE 1

UNIT COUNT 131 UNITS
 REDUCED PARKING FOR TRAX PROXIMITY CALCULATION
 TYPE A - 35 AT 1.75 = 32.75
 TYPE A - 3 AT 2.25 = 6.75
 TYPE B - 50 AT 1.75 = 87.5
 TYPE B - 7 AT 2.25 = 15.75
 TYPE C - 20 AT 1.25 = 25
 TYPE C - 2 AT 2 = 4
 TYPE D - 12 AT 1.25 = 15
 TYPE D - 2 AT 1.75 = 3.5
 GUEST = 32.75
 = 223 STALLS REQUIRED IN PHASE 1
 19 BUILDINGS



Red Top... 7800 S.

SITE SUMMARY PHASE 2

ACRES 9.289 ACRES
 BUILDING AREA 2.61 ACRES - 27%
 PAVED AREA 2.37 ACRES - 24%
 OPEN SPACE 4.31 ACRES - 49%
 HARDESCAPED 1.69 ACRES
 LANDSCAPED 2.60 ACRES

PARKING 450 PROVIDED
 PRIVATE 379 PRIVATE STALLS
 SURFACE 71 SURFACE STALLS
 2.26 STALLS PER UNIT
 UNITS/ ACRE 21.4 UNITS PER ACRE

UNIT SUMMARY PHASE 2

UNIT COUNT 199 UNITS
 REDUCED PARKING FOR TRAX PROXIMITY CALCULATION:
 TYPE A - 57 AT 1.75 = 99.75
 TYPE A - 9 AT 20.25 = 6.75
 TYPE B - 80 AT 1.75 = 140
 TYPE B - 8 AT 2.25 = 18
 TYPE C - 23 AT 1.25 = 28.75
 TYPE C - 3 AT 2 = 6
 TYPE D - 18 AT 1.25 = 22.5
 TYPE D - 1 AT 1.75 = 1.75
 GUEST = 49.7526 BUILDINGS
 26 BUILDINGS

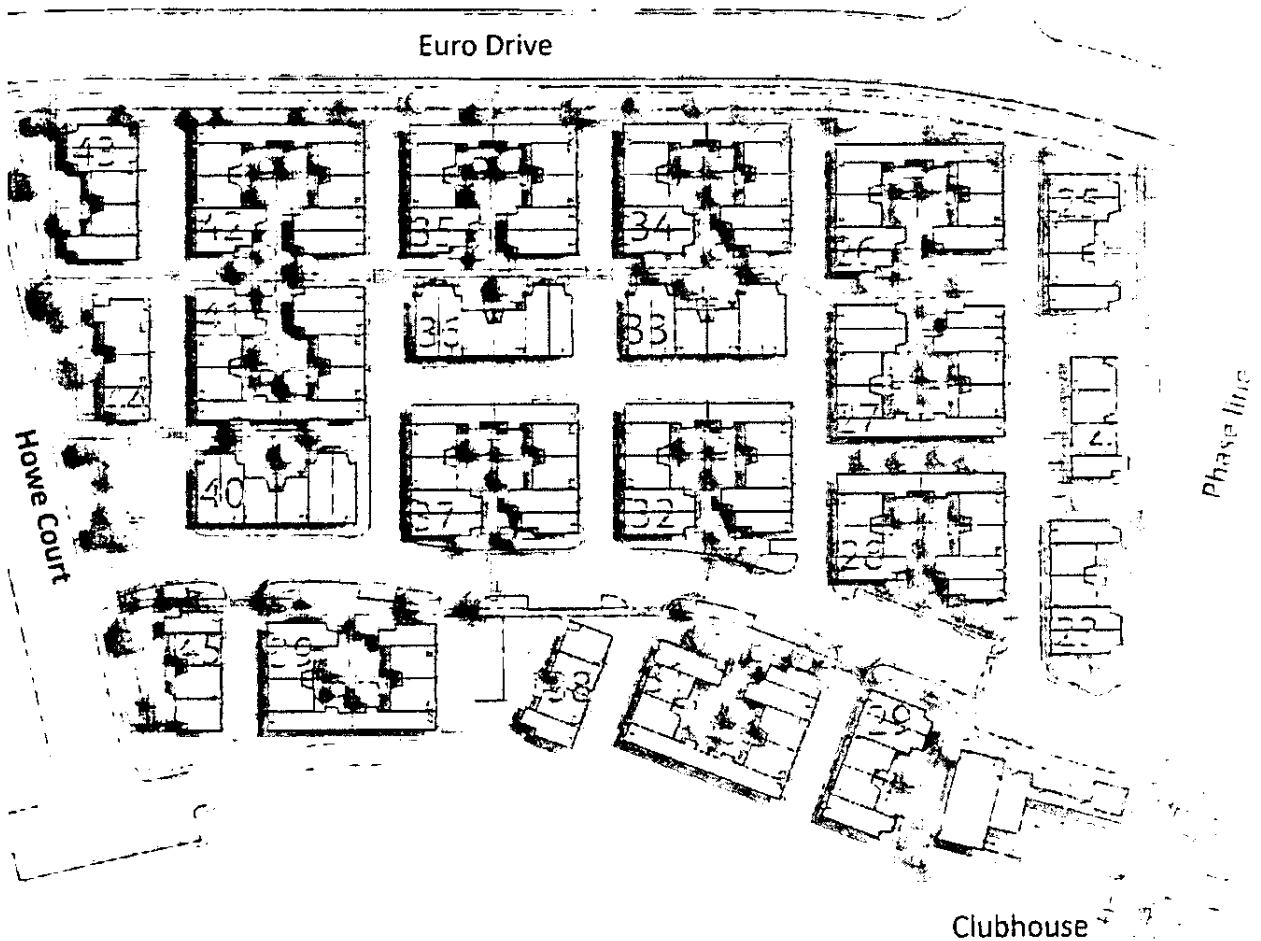
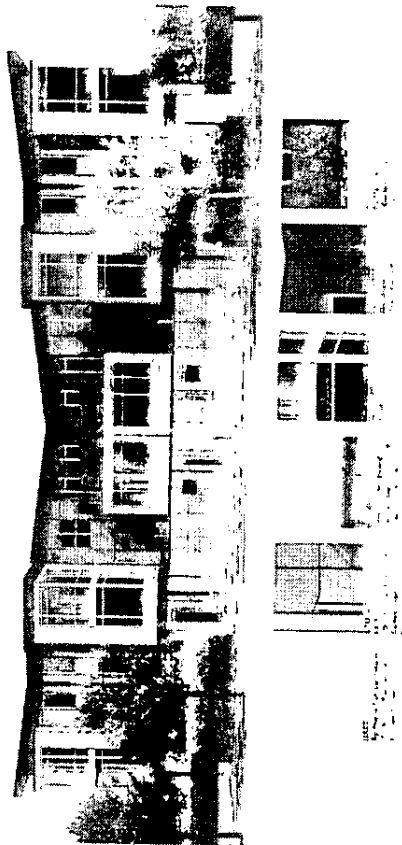
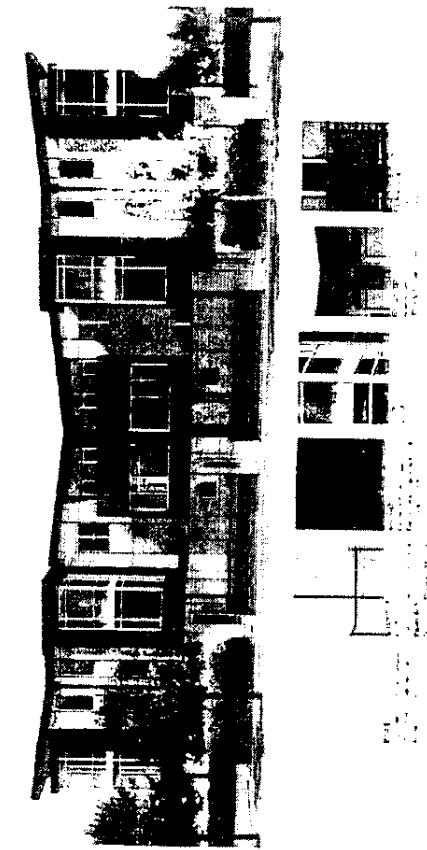


EXHIBIT D

Roof Tops at View 72
Development Agreement

BK 9939 PG 5233

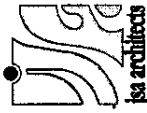


PLANNING
ARCHITECTURE
INTERIOR DESIGN

1000
1000
1000

ROOF TOP
1000
1000





jsa architects
 1000 West 1039th Street
 Midvale, UT 84045
 Tel: 801.973.1234
 Fax: 801.973.1235
 www.jsa.com

project:
 THE ROOF TOPS
 IN MIDVALE

date: 09/23/20
 revisions:

title:
 PHASE 1
 SITE PLAN

sheet
A12

SMALL SCALE APPROVED 2010.08.25



SITE SUMMARY: 7802 SOUTH 1039 WEST, MIDVALE, UTAH	
SITE SUMMARY ACRES BUILDING AREA PAVED AREA OPEN SPACE LANDSCAPED 1/2" TREE 6" TREE	PHASE 1 6.375 ACRES 1.79 ACRES - 29% 1.62 ACRES - 26% 2.96 ACRES - 45% 1.09 ACRES 1.87 ACRES 35 102 27
UNITS/ PARKING REQ. TYPE A (3 BED) // 2.25 TYPE B (3 BED) // 2.25 TYPE C (2 BED) // 2 TYPE D (1 BED) // 1.75 .25 PER UNIT GUEST	131 UNITS/ REDUCED PARKING FOR TRAX PROXIMITY TYPE A - 35 AT 1.75 = 32.75 TYPE B - 3 AT 2.25 = 6.75 TYPE C - 50 AT 1.75 = 87.5 TYPE D - 7 AT 2.25 = 15.75 TYPE C - 20 AT 1.25 = 25 TYPE C - 2 AT 2 = 4 TYPE D - 12 AT 1.25 = 15 TYPE D - 2 AT 1.75 = 3.5 GUEST = 32.75 = 223 STALLS REQ. 293 PROVIDED 248 PRIVATE STALLS 45 SURFACE STALLS 2.24 STALLS PER UNIT 20.5 UNITS PER ACRE
PARKING PRIVATE SURFACE	



SETBACK REQUIREMENT
 MIN. 50% OF FRONT ELEVATIONS TO BE WITHIN 3' OF 30'
 SETBACK FROM BACK OF CURB AROUND PROJECT PERIMETER.
 1,017' OF BUILDING FACADES ALONG EURO DRIVE AND HOWE COURT.
 508.5' OF BUILDING FACADES ARE REQUIRED TO BE WITHIN SETBACK REQUIREMENT.
 531.5' OF BUILDING FACADE MEETS REQUIREMENT.

BUILDING TYPES COURTYARD TYPE 1 # 2,3,4,6,7,12,13,14,15,17,18,27,32,34,40,42,35,36 COURTYARD TYPE 2 # 39 COURTYARD TYPE 3 # 8,9,26,28,31 TOWNHOME TYPE 1 # 10,23,25,30,43 TOWNHOME TYPE 2 # 1,5,19,20,21,24,38,44,45 TOWNHOME TYPE 3 # 11,16,22,33,41,37

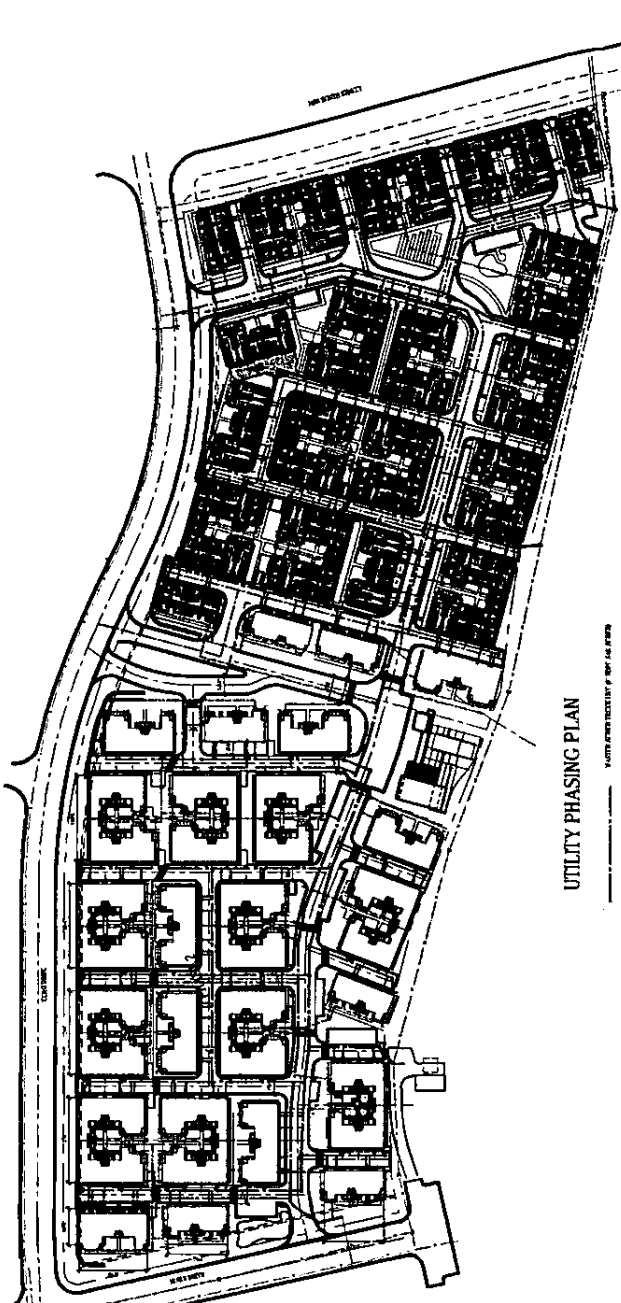
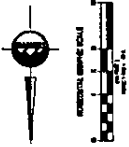
EXHIBIT E

Keel Tops at View 72
Development Agreement

BK 9939 PG 5237

	architect jeo architects 400 West 15th Street New York, NY 10011 Tel: 212 279 2200 Fax: 212 279 2201 www.jeo.com		project: ROOF TOP IN MIDVALE	date: 02/20/13	revisions:	date: 02/20/13 drawn by: J. B. B.	title: UTILITY PHASING PLAN	EX 110
	contractor: J. B. B.							

PRELIMINARY MPD APPLICATION
 PLAN
 SHEET



UTILITY PHASING PLAN

--- WATER UTILITY (EXISTING & NEW)
 --- SEWER UTILITY (EXISTING & NEW)
 --- GAS UTILITY (EXISTING & NEW)

	contractor: J. B. B.
	sheet: EX 110



jes architects
 Architects
 Principal Designer
 1000 West 10th St
 Suite 200
 Los Angeles, CA 90015
 Tel: 213.391.2300
 www.jesarch.com

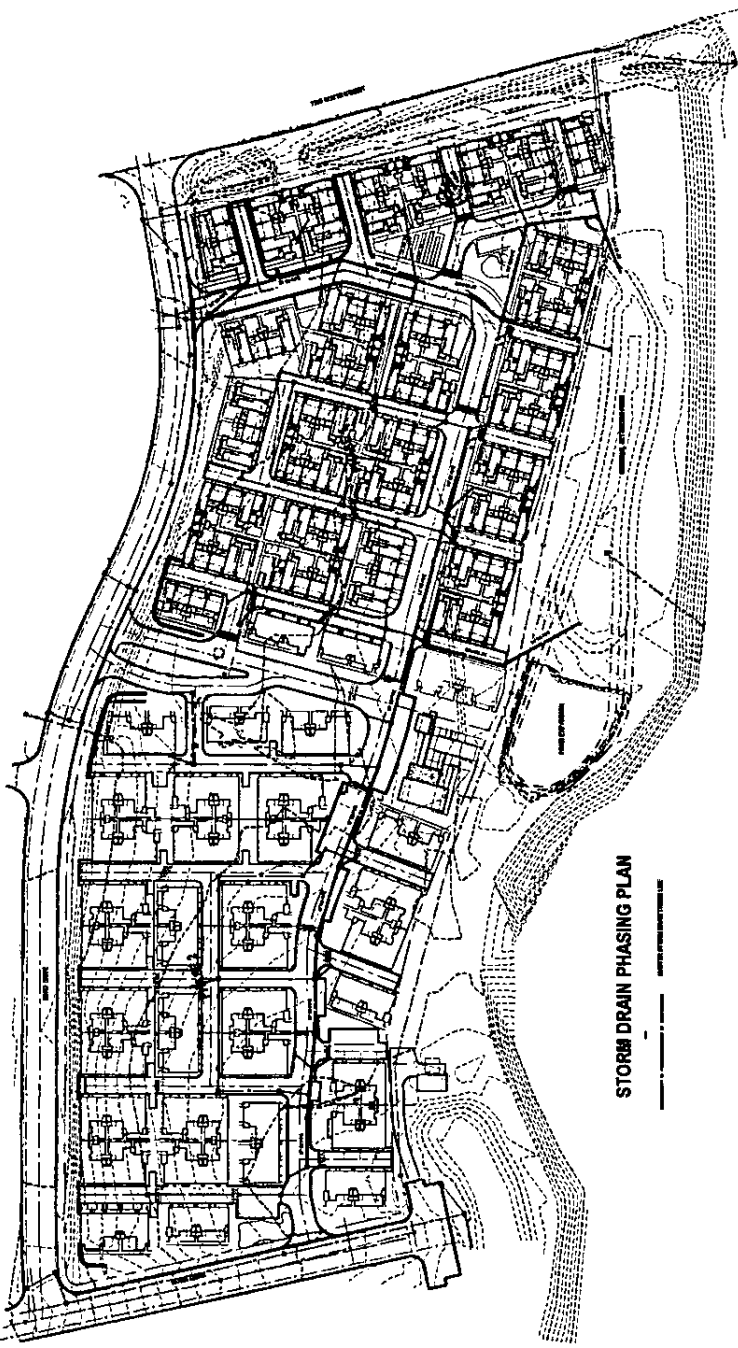
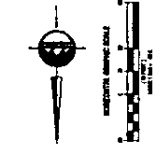
Professional Engineer
 License No. 10000
 State of California
 Mechanical
 1000 West 10th St
 Suite 200
 Los Angeles, CA 90015
 Tel: 213.391.2300
 www.jesarch.com

Project:
**ROOFTOP
 IN MIDVALE**

Date:
 2/24/11

Revisions:
 1. 2/24/11
 2. 2/24/11
 3. 2/24/11

DATE:
 PROJECT:
 DRAWING:
 SHEET:
 11/11
 EX 111



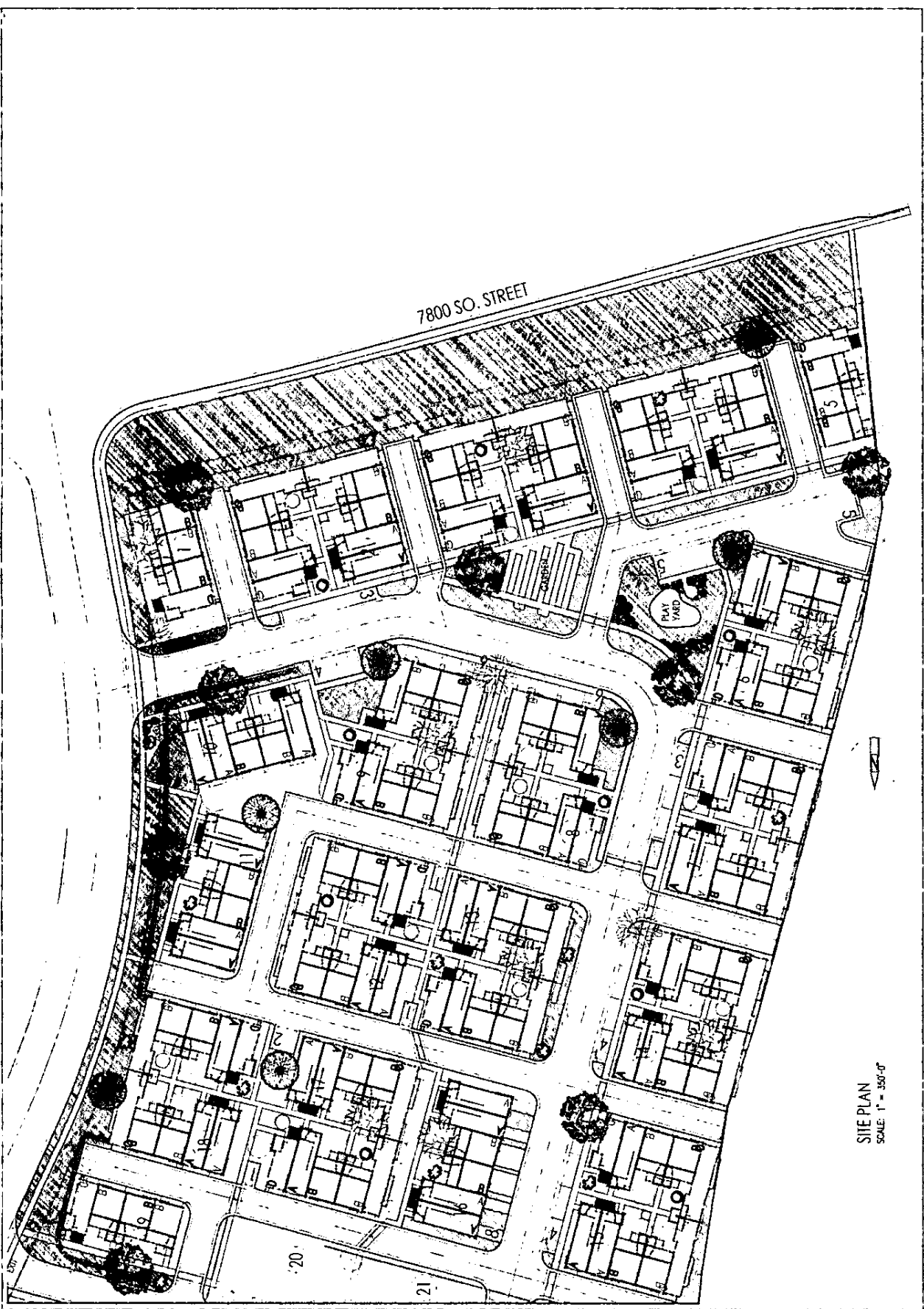
STORM DRAIN PHASING PLAN

NO OBSTRUCTION
 IN THIS AREA
 EXCEPT AS SHOWN
 ON THIS PLAN

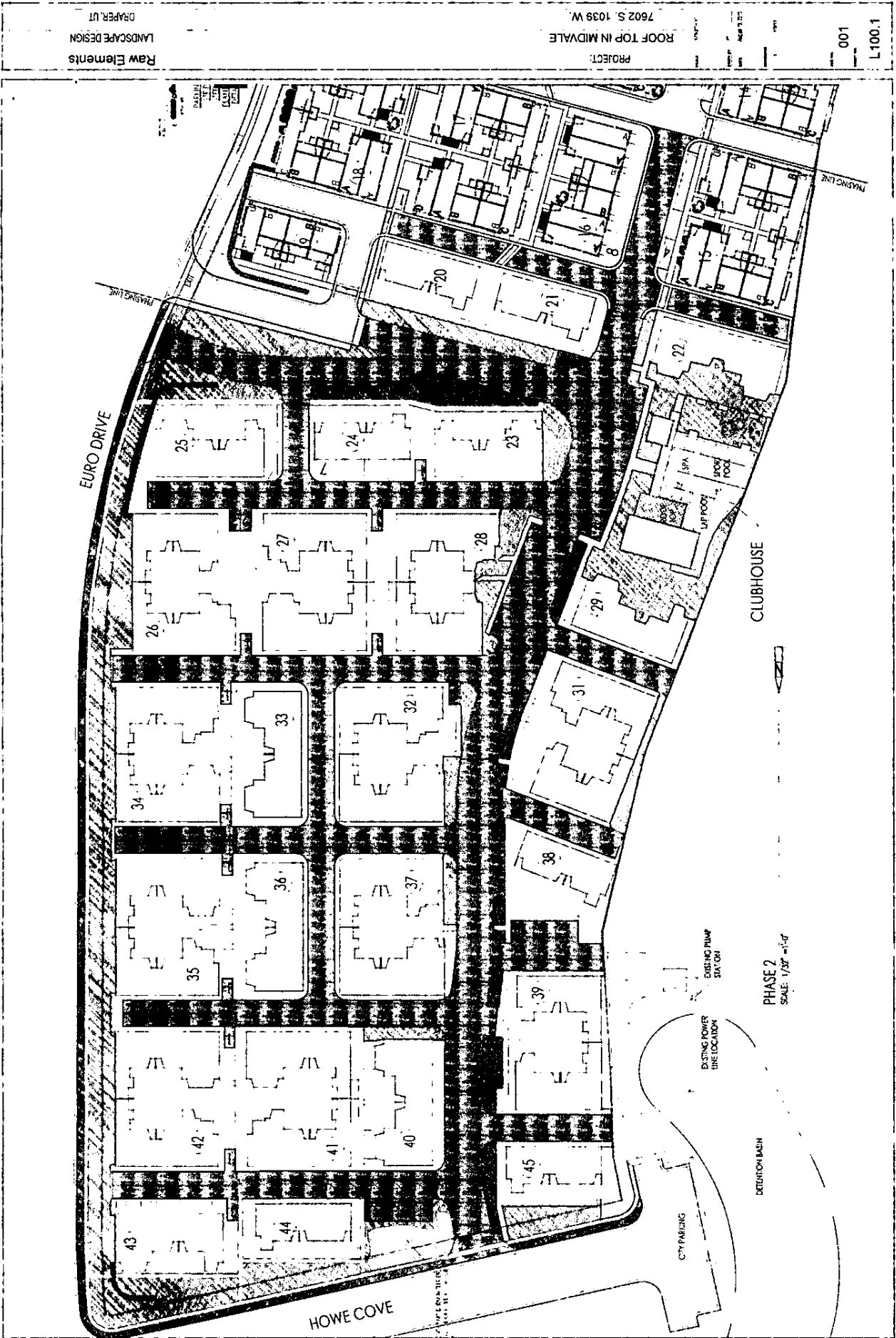
EXHIBIT F

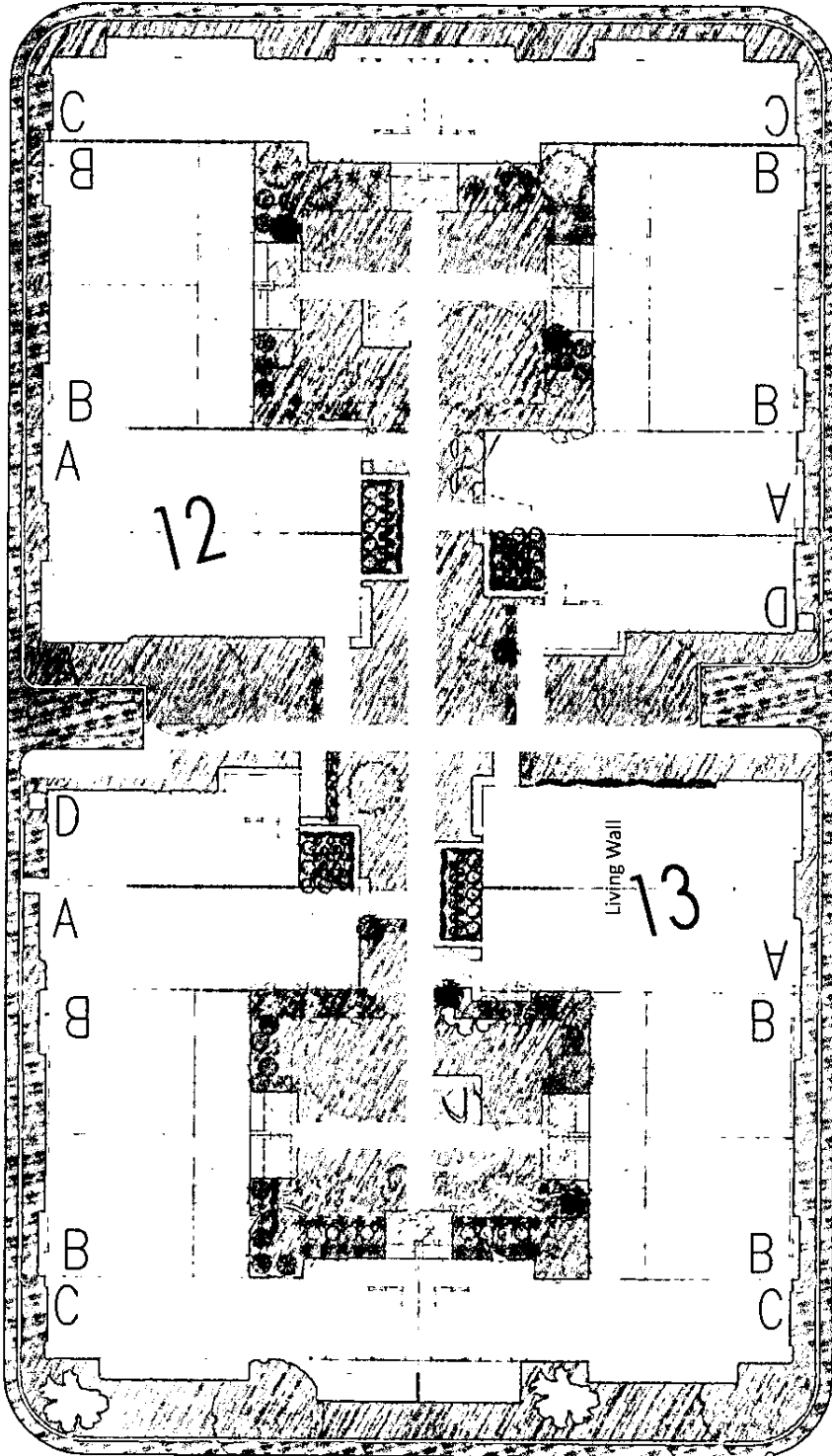
Roof Tops at View 72
Development Agreement

BK 9939 PG 5240



SITE PLAN
SCALE: 1" = 350'-0"





OPTION1

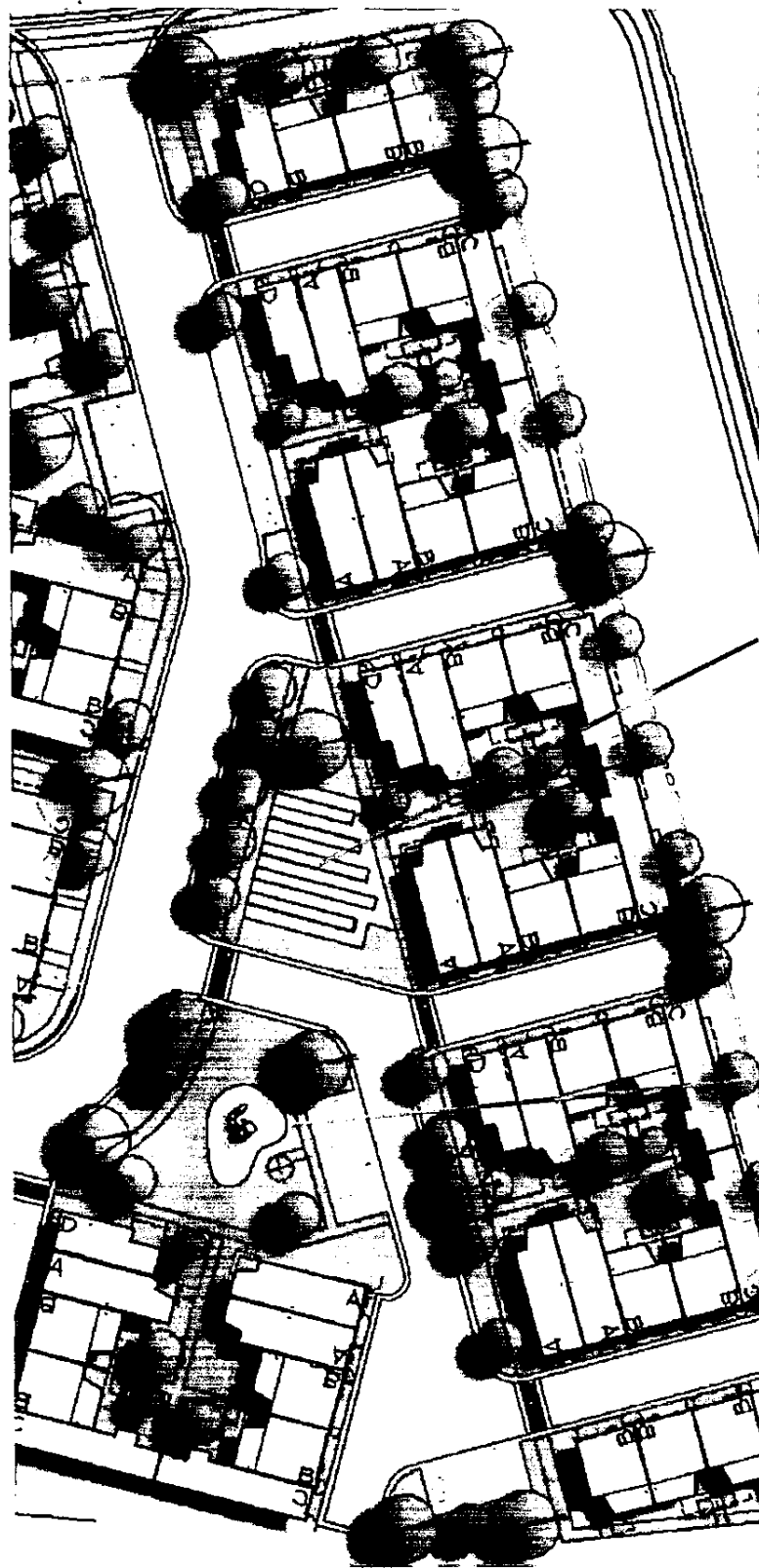
OPTION2

Courtyard Options
SCALE: 1" = 150'

EXHIBIT G

Roof Tops at View 72
Development Agreement

BK 9939 PG 5244



Phase 1 - Amenities

Recreation amenity
Community Garden
Playground

Community Garden:

- Park bench (2)
- Gravel Pathways between planting beds
- Raised planting beds w/ topsoil and irrigation
- Shade tree to the east of garden
- Irrigation system
- Trees along street medium
- Pedestrian walkways

Playground:

- Playground Equipment
- Sand bed surrounding equipment.
- Park bench (2)
- Pedestrian walkways
- Sod/ landscaping
- Irrigation system
- Shade trees

Roof Tops at View 72 Project



Phase 2 - Amenities

Recreation amenity
Clubhouse complex

Clubhouse: ~3,000 sq. ft.

- Recreation room ~600 sf
- Kitchen ~120 sf
- Fitness room ~300 sf
- Restrooms/ Showers ~300 sf
- Outdoor eating area ~250 sf including BBQ
- Shade trees
- decorative trees along street
- Pedestrian walkways
- Sod/ Landscaping w/ irrigation
- Site Lighting
- Parking lighting

Pool Plaza:

- Spa
- Fire pit
- Sports pool
- Concrete plaza
- Patio furnishings
- 6' open fencing surrounding plaza

Playground:

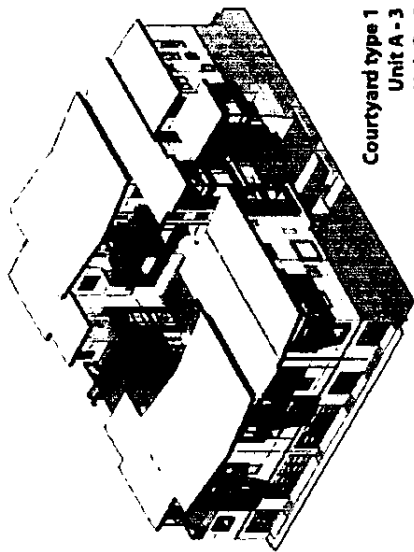
- Playground Equipment
- Sand bed surrounding equipment.
- Park bench (2)
- Sod/ Landscaping w/ irrigation

Roof Tops at View 1

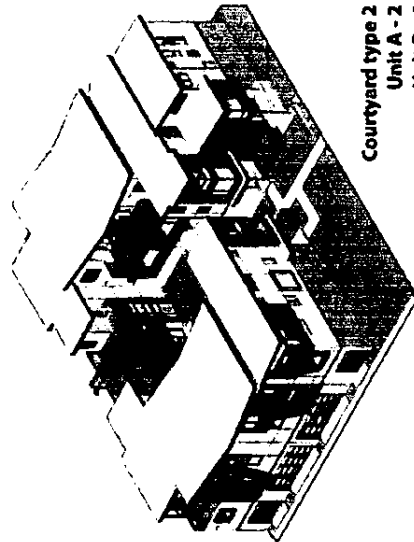
EXHIBIT H

Roof Tops at View 72
Development Agreement

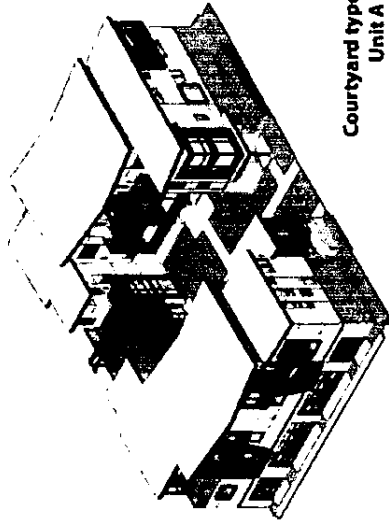
BK 9939 PG 5247



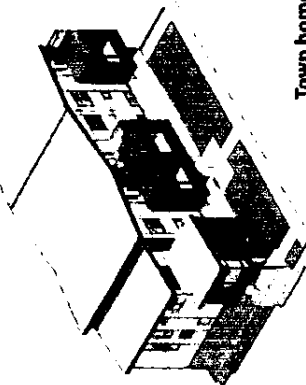
Courtyard type 1
 Unit A - 3
 Unit B - 4
 Unit C - 2
 Unit D - 1
 10 Units



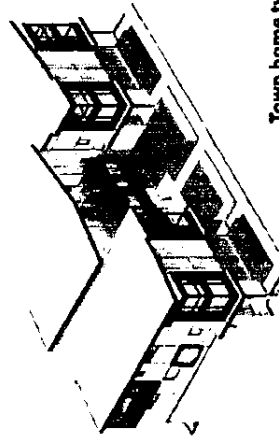
Courtyard type 2
 Unit A - 2
 Unit B - 4
 Unit C - 2
 Unit D - 1
 9 Units



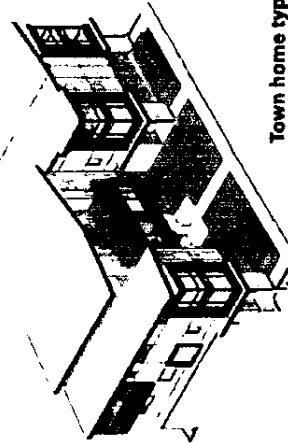
Courtyard type 3
 Unit A - 1
 Unit B - 4
 Unit C - 2
 Unit D - 1
 8 units



Town home type 1
 Unit B - 3
 Unit D - 1
 4 Units



Town home type 2
 Unit A - 4
 Unit B - 2
 6 Units



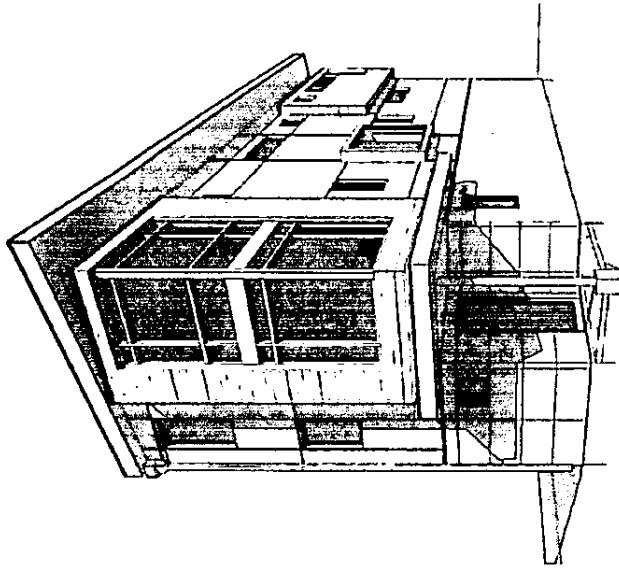
Town home type 3
 Unit A - 3
 Unit B - 2
 5 Units

BUILDING TYPES



ROOF TOP
 AT VIEW 72
 7602 B. 1039 W.
 MIDVALE, UT.

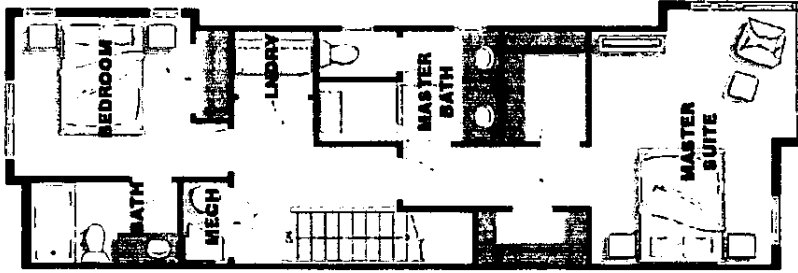
DEV DEVELOPMENT
 4540 HOLLADAY BLVD
 HOLLADAY UTAH 84117



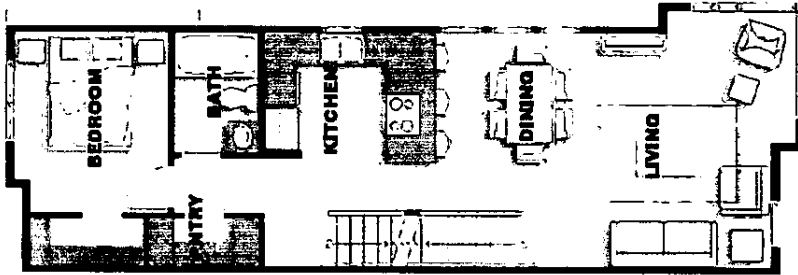
AREA SUMMARY	UNIT VIEW
GARAGE LEVEL	81 SQ. FT.
LIVING LEVEL	688 SQ. FT.
UPPER LEVEL	678 SQ. FT.
TOTAL	1,514 SQ. FT.
GARAGE	495 SQ. FT.

UNIT TYPE A

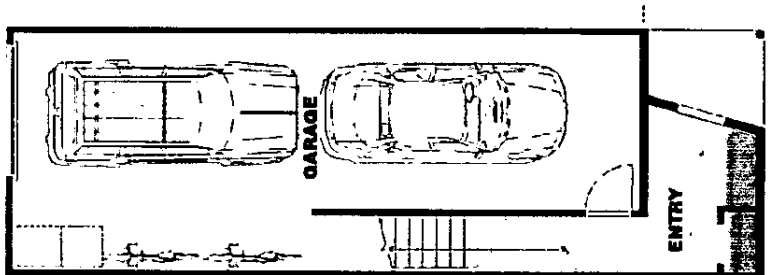
DEV DEVELOPMENT
4540 HOLLADAY BLVD
HOLLADAY UTAH 84117



PRIVATE LEVEL



LIVING LEVEL

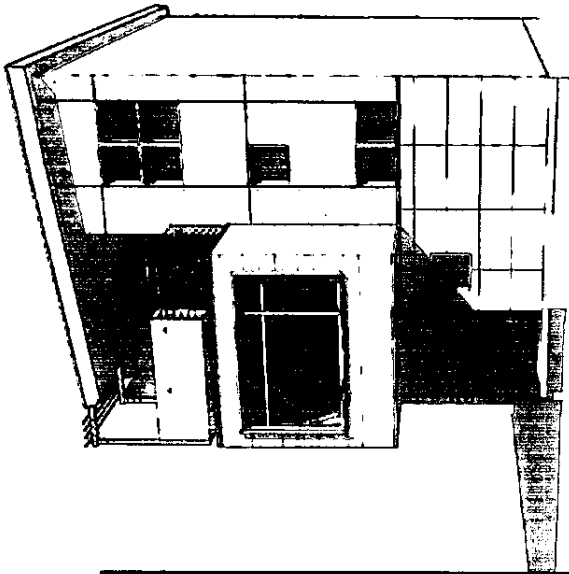


GARAGE LEVEL

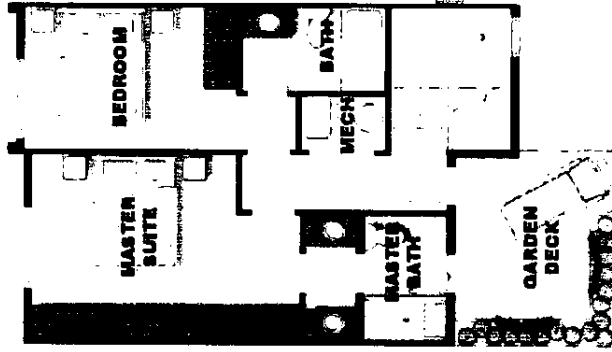
ROOF TOP

AT VIEW 72
7602 S. 1039 W.
MIDVALE, UT.

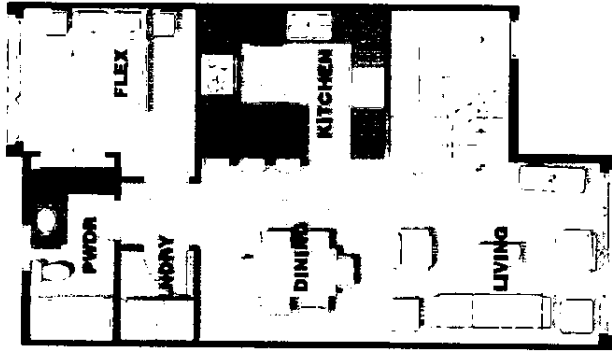




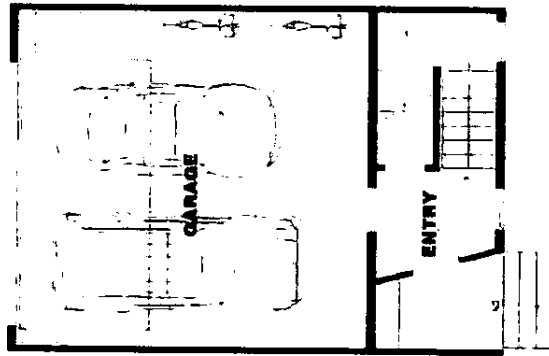
AREA SUMMARY		UNIT VIEW
GARAGE LEVEL	129 SQ. FT.	
LIVING LEVEL	700 SQ. FT.	
UPPER LEVEL	517 SQ. FT.	
TOTAL	1,365 SQ. FT.	
GARAGE	466 SQ. FT.	



PRIVATE LEVEL



LIVING LEVEL



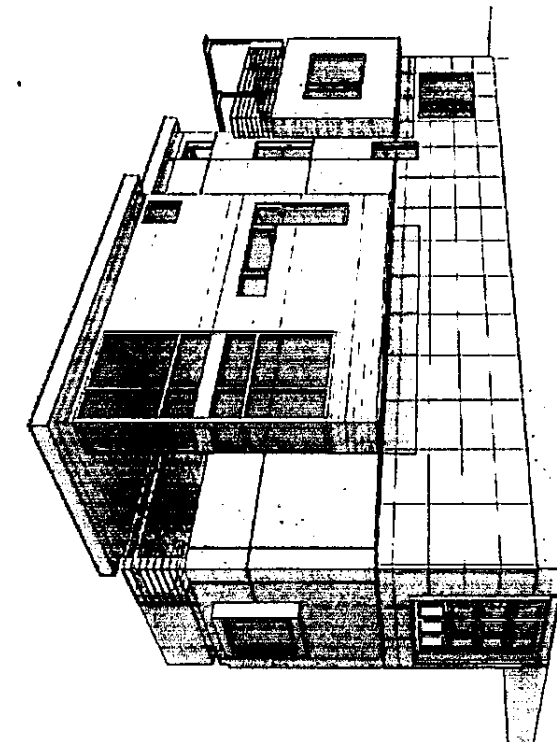
GARAGE LEVEL

UNIT TYPE B

ROOF TOP

AT VIEW 72
7602 S. 1035 W.
MIDVALE, UT.

DEV DEVELOPMENT
4540 HOLLADAY BLVD
HOLLADAY UTAH 84117

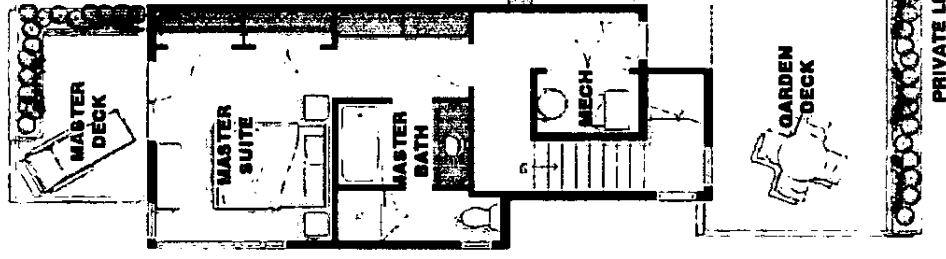


AREA SUMMARY

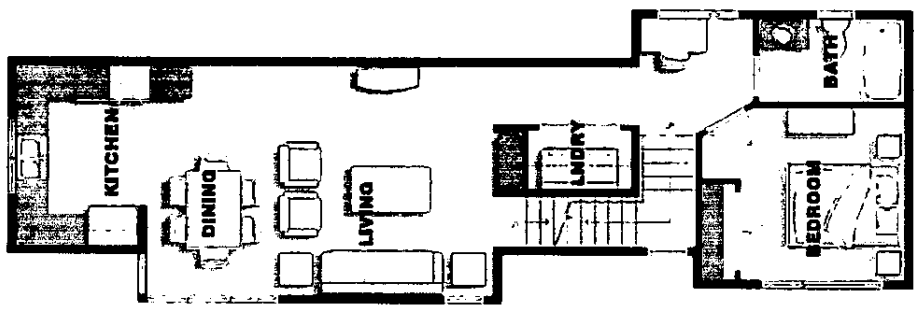
GARAGE LEVEL	185 SQ. FT.
LIVING LEVEL	802 SQ. FT.
UPPER LEVEL	462 SQ. FT.
TOTAL	1,450 SQ. FT.
GARAGE	439 SQ. FT.

UNIT VIEW

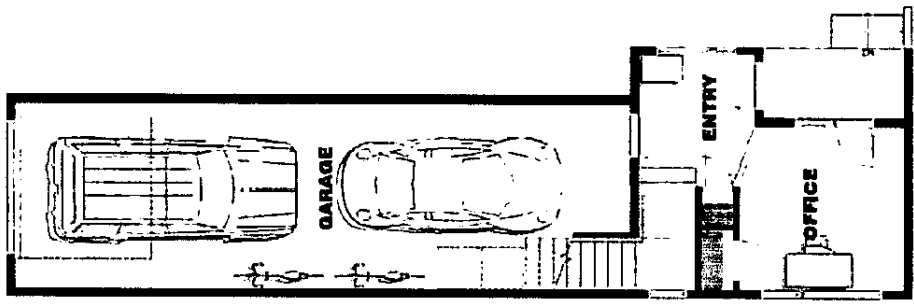
UNIT TYPE C



PRIVATE LEVEL



LIVING LEVEL

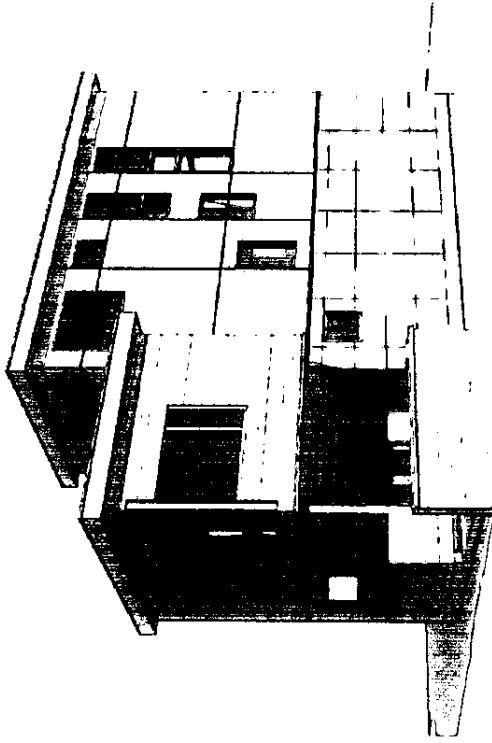


GARAGE LEVEL

ROOF TOP
 AT VIEW 72
 7602 S. 1039 W.
 MIDVALE, UT.



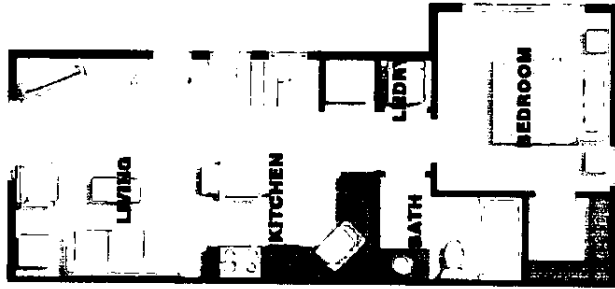
DEV DEVELOPMENT
 4540 HOLLADAY BLVD
 HOLLADAY UTAH 84117



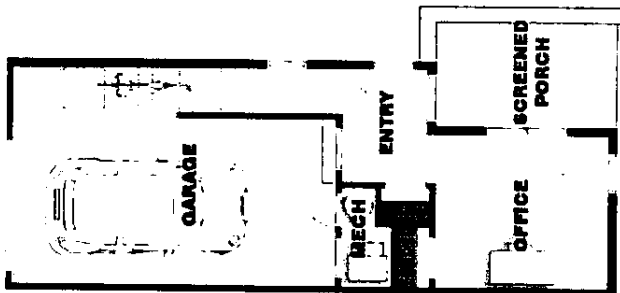
AREA SUMMARY	UNIT VIEW
LIVING LEVEL	248 SQ. FT.
UPPER LEVEL	552 SQ. FT.
TOTAL	726 SQ. FT.
GARAGE	174 SQ. FT.

UNIT TYPE D

DEV DEVELOPMENT
 4540 HOLLADAY BLVD
 HOLLADAY UTAM 84117



LIVING LEVEL



GARAGE LEVEL

ROOF TOP
 AT VIEW 72
 7002 S. 1039 W.
 MIDVALE, UT.

EXHIBIT I

Roof Tops at View 72
Development Agreement

BK 9939 PG 5253

ROOF TRIM:
Aluminum
-Black Royal Brown



WINDOW:
Vinyl
-White

PLANTER BOX:
"CorTen" Steel
-Weather

BASE:
Synthetic Cut
Sandstone "Nichiha"
Sandstone
-Autumn Brown

BASE:
Synthetic Metal Panels
"Nichiha" - Illumination
- 70% Storm and 30%
Umber

OVERALL STANDARD COLORS

STUCCO COLOR OPTIONS

Benjamin Moore "Coastal
Fog" AC-01

Benjamin Moore
"Litchfield Gray" HC-78

Benjamin Moore
"Muskoka Trail" 974

Benjamin Moore "Distant
Gray" OC-88

Benjamin Moore
"Huntington Beige" HC-21

Benjamin Moore - Copley
Gray HC-104

Benjamin Moore
"Raccoon Hollow" 978

Benjamin Moore
"Mesquite" 501

Benjamin Moore "Mesa
Verde Tan" AC-33

Benjamin Moore "Whittal
Brown" HC-89

Benjamin Moore
"Woodcliff Lake" 980

Benjamin Moore "Com
Silk" 188

Cabot - "Duak"

Cabot - "Glacier"

Cabot - "Dune Gray"

Cabot - "Burnt Hickory"

Cabot - "Sandstone"

Cabot - "Granite"

Cabot - "Thatch"

Cabot - "Seacoast
Gray"

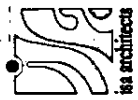
Cabot - "Mission Brown"

Cabot - "Dark Gray"

Cabot - "Acom"

Cabot - "Bark"

WOOD COLOR OPTIONS



ROOF TOP

AT VIEW 72
7602 S. 1039 W.
MIDVALE, UT.

DEV DEVELOPMENT
4540 HOLLADAY BLVD
HOLLADAY UTAH 84117

Exterior Materials



BASE:
Synthetic
Metal panels
"Nichiha"
Illumination
70% Storm and
30% Umber



STUCCO:
EIFS "Drivit"
Sandpebble fine
Sandlewood
Beige
Benjamin Moore
HC-21



WOOD:
Cement Fiber
Board Random
lap width 6"+8"
Columbia
ST-075



WINDOW:
Vinyl
White



ROOF TRIM:
Aluminum
Black Royal
Brown



PLANTER BOX:
"Cor-Ten" Steel
Weather

COLOR OPTION 01



BASE:
Synthetic Cut
Sandstone
"Nichiha"
Sandstone -
Autumn Brown



STUCCO:
EIFS "Drivit"
Sandpebble fine
Pearl Ash
Benjamin Moore
2137-40



WOOD:
Cement Fiber
Board Random
lap width 6"+8"
Columbia
ST-080



WINDOW:
Vinyl
White



ROOF TRIM:
Aluminum
Black Royal
Brown

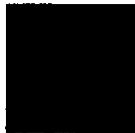
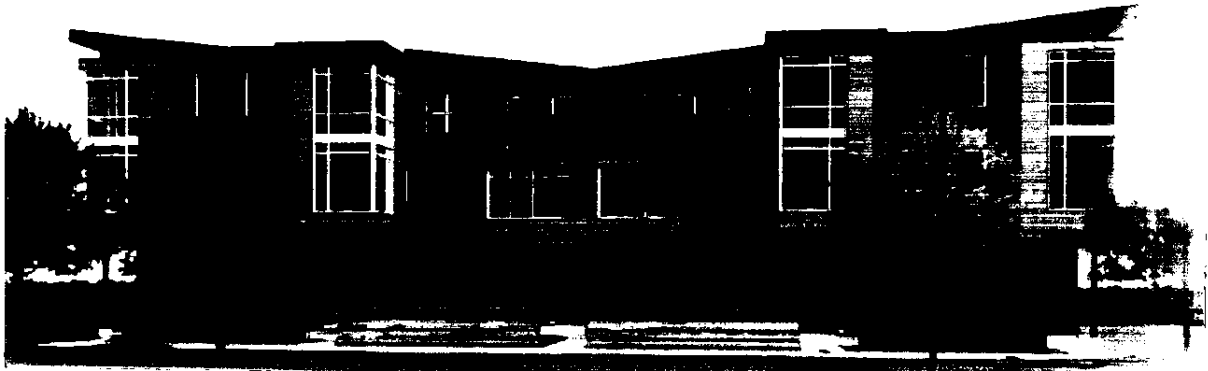


PLANTER BOX:
"Cor-Ten" Steel
Weather

COLOR OPTION 02

Roof Tops at View 72 Project

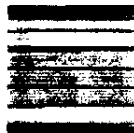
Exterior Materials



BASE:
Synthetic
Metal panels
"Nichlha"
Illumination
70% Storm and
30% Umber



STUCCO:
EIFS "Drivit"
Sandpebble fine
Brushed Gray
Benjamin Moore
HC-108



WOOD:
Cement Fiber
Board
Random lap
width 6" + 8"
Columbia
ST-085



WINDOW:
Vinyl
White



ROOF TRIM:
Aluminum
Black Royal
Brown



PLANTER BOX:
"CorTen" Steel
Weather

COLOR CODES



BASE:
Synthetic Cut
Sandstone
"Nichlha"
Sandstone
Autumn Brown



STUCCO:
EIFS "Drivit" -
Sandpebble fine
Coffee Bean
Benjamin Moore
HC-69



WOOD:
Cement Fiber
Board Random
lap width 6" + 8"
Columbia
ST-085



WINDOW:
Vinyl
White



ROOF TRIM:
Aluminum
Black Royal
Brown



PLANTER BOX:
"CorTen" Steel
Weather

COLOR CODES

Roof Tops at View 1