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WHEN RECORDED, RETURN TO:

PAPERBOX DEVELOPERS, LLC  
c/o PEG Companies, LLC  
ATTN: General Counsel  
180 N. University Ave., Suite 200  
Provo, Utah 84601

13874525 B: 11297 P: 906 Total Pages: 32  
 01/21/2022 10:11 AM By: dsalazar Fees: \$40.00  
 AGREE - AGREEMENT  
 Rashelle Hobbs, Recorder, Salt Lake County, Utah  
 Return To: PAPERBOX DEVELOPERS, LLC  
 180 N UNIVERSITY AVE STE. 200 PROVO, UT 84601



### LICENSE AGREEMENT

THIS LICENSE AGREEMENT (this “**Agreement**”) is made and entered into this 18<sup>th</sup> day of December, 2021, by and between SLC 140 South Owner, LLC, a Delaware limited liability company (“**Licensor**”) and Paperbox Developers, LLC, a Utah limited liability company (“**Licensee**”). Licensor and Licensee may be referred to herein together as the “**Parties**”, or individually as a “**Party**”.

A. Licensor owns certain real property located at 140 S 300 W, Salt Lake City, UT 84101, as more particularly described in Exhibit “A” attached hereto (the “**Licensor Parcel**”).

B. Licensee owns certain real property located immediately to the South of the Licensor Parcel at approximately 160 South 300 West, Salt Lake City, Utah 84101 (together, the “**Licensee Parcel**”) more particularly described in that Exhibit “B” hereto and incorporated by this reference.

C. The Parties desire to enter this License Agreement as set forth herein for good and valuable consideration, the sufficiency of which is hereby acknowledged.

NOW, THEREFORE; the parties agree as follows:

1. License. Licensor hereby grants Licensee and its employees, agents, consultants, and contractors, the perpetual right and license to enter the Licensor Parcel with personnel and equipment to access the Improvements Area as depicted and cross hatched in Exhibit “C”, for purposes of constructing, maintaining, repairing, and replacing the improvements within the Improvements Area (collectively the “**Improvements**”). The Improvements shall incorporate the elements and construction standards set forth in Exhibit “D” attached hereto (the “**Design and Construction Standards**”), shall be constructed in accordance with plans and specifications to be prepared by Licensee’s architect set forth in Exhibit “E” (the “**Architect’s Plans and Specifications**”) and mural designs prepared by the artist contracted by Licensee to create the subject (with the Architect’s Plans and Specifications, the “**Improvement Plans and**

**Specifications**”). Upon Licensee completing the Improvement Plans and Specifications and prior to installation of the Improvements, Licensee shall provide the same to Licensor and Licensor shall have the right to reasonably approve the same, including but not limited to ensuring the Improvements are consistent with the Design and Construction Standards. The license granted herein shall include, without limitation, the right to install the following Improvements or to engage in the following activities:

- a. An attachment system to the wall of the parking structure located on the parcel adjacent to the Licensor Parcel, as the same may encroach on Licensor Parcel but no more than 12 inches as depicted on attached Exhibit E;
- b. Steel or aluminum decorative panels to be fixed to the attachment system;
- c. Reserved;
- d. Concrete curbing on top of the existing retaining/concrete wall that runs east-west between the Licensor Parcel and the Licensee Parcel, which installation is more particularly defined in the Improvement Plans and Specifications, defined below;
- e. Cut down those trees located on the Licensor Parcel as indicated in the Improvement Plans and Specifications, defined below, though such action may not disturb the subsurface earth material or the established root system of those trees; and,
- f. Modify the height of the existing chain-link fence, which modifications are more particularly described in the Improvement Plans and Specifications, defined below, on the Licensor Parcel to accommodate the placement of the Improvements, though Licensee shall not be permitted to modify the footing system of the above-mentioned fence without the prior, express and written approval of Licensor, which may not be unreasonably withheld, conditioned or delayed.

Unless otherwise provided in this Agreement, Licensee shall have no other obligations to install or maintain any landscaping within the Improvements Area.

2. Improvement Plans and Specifications. Pursuant to Section 1, Licensee has secured and produced certain Improvement Plans and Specifications, attached hereto as Exhibit “E”, which have been reviewed and approved by Licensors as required therein. Licensors reserve the right to further review and approve, pursuant to Section 1 of the License Agreement any modifications or additions to the Improvement Plans and Specifications. Notwithstanding any language to the

contrary contained in this Agreement and/or the License, the parties agree and acknowledge that the final mural to be installed has not yet been submitted to Licensor for review or approval and that no mural shall be installed without Licensor's prior written approval, which shall not be unreasonably withheld or delayed. Notwithstanding the foregoing, the final mural design (and the Improvements) shall not (i) be inconsistent with or in violation of any applicable municipal requirements or guidelines, (ii) infringe on proprietary rights of others, (iii) contain obscene or pornographic materials or depictions, (iv) contain or convey defamatory, libelous, or slanderous, messages (v) advocate or convey any politically partisan or religious viewpoint or agenda, (vi) advertise or depict alcohol or tobacco products / usage or convey sexually-oriented ideas or messages, or (vii) contain advertising materials of a competitor of Licensor or the present franchisor of Licensor's hotel (s) or otherwise violate the hotel franchisor's brand standards, unless otherwise and expressly pre-approved in writing by Licensor.

3. Term.

a. This Agreement shall be perpetual in nature and may not be terminated unless agreed to in writing by the Parties.

b. Notwithstanding the perpetual nature of this Agreement, Licensee shall have a period of two hundred seventy (270) days after Licensor's written approval of the Improvement Plans and Specifications to complete the initial installation and construction of the Improvements. Licensee will be entitled to commence installation of the Improvements anytime hereafter upon providing Licensor not less than thirty (30) days prior written notice, which notice shall include copies of the Improvement Plans and Specifications and a construction schedule.

4. Construction/Staging Areas. Licensor agrees that during construction of any improvements in the Improvements Area of the Licensor Parcel, Licensor will not allow any improvements or impediments to be constructed or erected that would interfere with Licensee's ability to install and construct the Improvements. In the event any improvements or installations impede Licensee's ability to construct the Improvements, Licensee shall have the right to remove such item(s) at Licensor's sole cost and expense.

5. Utility Service. Licensee shall, at Licensee's sole cost and expense, provide the Improvement Utilities.

6. No Reimbursement to Licensee or Payment to Licensor. Licensee shall not be entitled to any reimbursement from Licensor for the cost of the Improvements, and Licensor shall not be entitled to any payment from Licensee pursuant to this Agreement.

7. Maintenance of Improvements.

a. Upon completion of the Improvements, Licensee (a) shall maintain the Improvements in a clean, safe, and orderly fashion; provided, however, each Party shall be responsible to repair or replace, as applicable, any element of the Improvements resulting from damage caused by such Party regardless of whether such Party is otherwise responsible for the maintenance of such element of the Improvements.

b. Intentionally omitted.

c. In the event that at any time Licensor becomes dissatisfied with the maintenance of the non-landscaping portions of the Improvements as performed by Licensee, then Licensor, upon thirty (30) days prior written notice to Licensee, if Licensee fails to address such deficiencies to the reasonable satisfaction of Licensor during such thirty (30) day period, shall be entitled to assume responsibility for performing maintenance of the non-landscaping portions of the Improvements. In such event and from that time forward, on an annual basis and upon receipt of an invoice from Licensor to Licensee, Licensee shall reimburse Licensor for its out-of-pocket expense in performing maintenance of the non-landscaping portions of the Improvements. Such reimbursement amount shall be limited to an amount equal to \$5,000.00 for the first year in which the Improvements are installed, with such limitation increasing each year by a percentage that corresponds to any increase in the CPI Index during such year.

8. Compliance with all Laws; Permits. Licensee shall comply with all applicable city and county ordinances and state laws and will obtain all necessary permits incidental to the use of the Licensor Parcel and construction of the Improvements and shall comply with the terms and conditions of such permits.

9. Successors and Assigns. Each Party may, without the consent of the other, assign, transfer, sell, or divest its rights, together with its obligations under this Agreement to any subsequent owner of their Parcel, including any mortgagee or other lender.

10. Insurance.

a. Licensee shall maintain and shall ensure that its contractors maintain, during the installation and construction of the Improvements, public liability and property damage insurance in amounts and in form and substance reasonably adequate to insure against all liability of Licensee and its contractors, agents or

employees, related to the use of the Licensor Parcel and installation and construction of the Improvements, and such insurance policies shall name Licensor as an additional insured. Prior to entering onto the Licensor Parcel, Licensee shall provide Licensor with a certificate from its insurer showing such coverage.

b. Licensor, shall procure and maintain, throughout the term of this Agreement, a policy or policies of “all risk” and/or other comparable hazard and casualty property insurance, insuring the Improvements against loss by fire or other casualties in an amount equal to the replacement cost basis for the full insurable valuable of the Improvements, and such insurance policy or policies shall name Licensee as an additional insured.

11. Indemnification. Licensee hereby releases, indemnifies, holds harmless and agrees to defend Licensor and its directors, officers, employees, representatives, agents, successors and assigns (the “**Indemnified Parties**”) from and’ against any and all claims, causes of action, damages, fines, judgments, penalties, costs, liabilities, losses or expenses (including, without limitation, attorneys’ fees, costs and disbursements and reasonable investigative and discovery costs) arising at any time on account of or in connection with the use of the Licensor Parcel as described in this Agreement.

12. Costs and Attorneys’ Fees. In the event any Party or any of the Indemnified Parties shall commence a legal proceeding to enforce any of the terms of this Agreement, the prevailing party in such action shall have the right to recover reasonable attorneys’ fees, costs, and disbursements from the non-prevailing party, to be fixed by the court in the same action. The term “legal proceeding” shall include appeals from a lower court judgment as well as a proceeding in the Federal Bankruptcy Court, whether or not they are advisory proceedings or contested matters.

13. Severability. Invalidation of any of the provisions contained in this Agreement, or of the application thereof to any person, by judgment or court order shall in no way affect any of the other provisions hereof or the application thereof to any other person or circumstance, and the same shall remain in full force and effect, unless enforcement of this Agreement as so invalidated would be unreasonable or grossly inequitable under all the circumstances or would frustrate the purposes of this Agreement.

14. Notices. Notices or other communication hereunder shall be in writing and shall be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery. Notice shall be deemed given upon receipt or refusal to accept delivery. Each Party may change from time to time their respective address for notice hereunder by like notice to the other Party. The notice addresses of each Party shall be the addresses set forth above.

15. Covenants Run With Land. This Agreement shall inure to the benefit of and be

binding upon Licensor and Licensee and their respective successors and assigns, and the benefits and burdens created by this Agreement shall run with the land with respect to Licensor Parcel and the Licensee Parcel.

16. No Waiver of Governmental Immunity. The Parties acknowledge that Licensee is an agency of the State of Utah and as such is subject to and bound by the provisions of the Utah Governmental Immunity Act, Utah Code Section 63-30-1 et. seq. (the “Act”). No covenant, provision, or agreement contained in this Agreement shall be deemed to be a waiver of any of the rights of Licensee under the Act. Notwithstanding the foregoing, Licensee hereby waives such provisions of the Act that may invalidate in any way (i) the obligations, duties and/or responsibilities of Licensee to Licensor and its successors and assigns under this Agreement, or (ii) any express rights or remedies of Licensor or its successors and assigns hereunder.

17. Estoppel. Either Party hereto, without charge, at any time and from time to time, within five (5) business days after receipt of a written request by the other Party hereto, shall deliver a written instrument, duly executed, certifying to such requesting Party, or any other person specified by such requesting Party: (i) that the Agreement, is otherwise unmodified and in full force and effect, or if there has been any further modification, that the same is in full force and effect as so modified, and identifying any such further modification; (ii) whether or not to the knowledge of any such Party there are then existing any offsets or defenses in favor of such Party against enforcement of any of the terms, covenants and conditions of the Agreement, as modified, and, if so, specifying the same and also whether or not to the knowledge of such Party the other Party has observed and performed all of the terms, covenants and conditions on its part to be observed and performed, and if not, specifying the same; and (iii) such other information as may be reasonably requested by the requesting Party. Any written instrument given hereunder may be relied upon by the recipient of such instrument, except to the extent the recipient has actual knowledge of facts contained in the certificate.

18. Dispute Resolution. All or any disputes arising out or touching upon or in relation to the terms and conditions of this License Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion and good-faith negotiation, failing which the Parties shall submit to binding arbitration. Whenever a Party shall decide to institute arbitration proceedings, it shall give written notice to that effect to the other Party. The Party giving such notice shall refrain from instituting the arbitration proceedings for a period of sixty (60) days following such notice. During such period, the Parties shall make good faith efforts to amicably resolve the dispute without arbitration. Any arbitration hereunder shall be conducted under the rules of the American Arbitration Association.

19. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, e-mail, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

20. Authority. Each of the parties represents and warrants that it has the full right and authority to enter into this Agreement.

21. Miscellaneous.

a. This Agreement sets forth the entire agreement between the Parties relating to the transaction reflected herein and supersedes all prior agreements and understandings of the Parties in connection therewith. This Agreement shall not be amended or modified in any respect, and none of the provisions hereto shall be waived, except by an instrument in writing, signed by the Party against whom enforcement is sought.

b. This Agreement shall be construed in accordance with and governed by the laws of the state of Utah applicable to contracts made and to be performed wholly within the state of Utah.

*(Signature pages follow)*

IN WITNESS WHEREOF, the Parties have caused this License Agreement to be duly executed as the date set forth above.

**LICENSOR**

**SLC 140 South Owner, LLC**  
A Delaware limited liability company

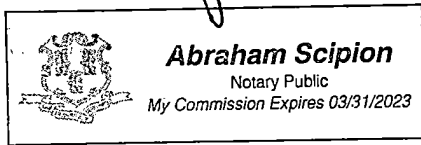
By: [Signature]  
Name: PATRICK VOLLE  
Title: COO

STATE OF CT )  
Fairfield ) ss. Darien

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this 15 day of January, 2022, by Patrick Volle as COO of SLC 140 Owner, who represented that he has authority from and executed this document for and on behalf of himself.

[Signature]  
Notary Public



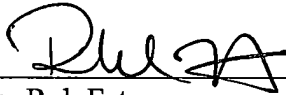


**LICENSEE**

Paperbox Developers, LLC  
a Utah limited liability company

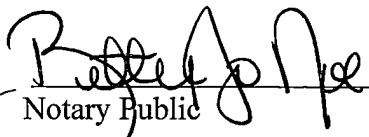
By: PEG OZFI GP, LLC, its manager

BY: PEG Capital Partners, LLC, its manager

By:   
Name: Rob Fetzer  
Title: Manager

STATE OF UTAH    )  
                                  ) ss.  
COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 18 day of January 2022, by Rob Fetzer as Manager of PEG Capital Partners, LLC, which manages PEG OZFI GP, LLC, the Manager of Paperbox Developers, LLC who represented that he has authority from and executed this document for and on behalf of Paperbox Developers, LLC.

  
Notary Public



## EXHIBIT "A"

### Licensors Parcel

*A part of Lots 6, 7, and 8 of Block 66, Plat A, Salt Lake City Survey in Salt Lake County, Utah:*

*Beginning at the Northeast Corner of said Block 66; and running thence South 0°03'03" East 330.14 feet along the West Line of 300 West Street to the Southeast Corner of Lot 8 in Block 66; thence South 89°58'50" West 149.52 feet along the South Line of Lot 8 of said Block 66; thence North 191.84 feet; thence West 244.50 feet; thence North 0°25'13" West 6.13 feet; thence South 89°58'22" West 91.54 feet; thence North 0°02'06" West 132.03 feet to the South Line of 100 South Street; thence North 89°58'21" East 29.00 feet along said South Line; thence South 0°03'03" East 79.47 feet to a point of curvature; thence Southeasterly along the arc of a 25.00 foot radius curve to the left a distance of 39.26 feet (Central Angle equals 89°58'36" and Long Chord bears South 45°02'21" East 35.35 feet) to a point of tangency; thence North 89°58'21" East 181.35 feet to a point of curvature; thence Northeasterly along the arc of a 20.00 foot radius curve to the left a distance of 13.68 feet (Central Angle equals 39°11'42" and Long Chord bears North 70°22'30" East 13.42 feet) to a point of reverse curvature; thence Northeasterly along the arc of a 20.00 foot radius curve to the right a distance of 13.68 feet (Central Angle equals 39°11'42" and Long Chord bears North 70°22'30" East 13.42 feet) to a point of tangency; thence North 89°58'21" East 48.73 feet to a point of curvature; thence Southeasterly along the arc of a 6.50 foot radius curve to the right a distance of 5.07 feet (Central Angle equals 44°43'21" and Long Chord bears South 67°24'42" East 4.95 feet) to a point of tangency; thence South 45°03'06" East 7.72 feet to a point of curvature; thence Southeasterly along the arc of a 5.50 foot radius curve to the left a distance of 4.21 feet (Central Angle equals 43°54'10" and Long Chord bears South 67°00'11" East 4.11 feet) to a point of reverse curvature; thence Southeasterly along the arc of a 47.50 foot radius curve to the right a distance of 26.70 feet (Central Angle equals 32°12'28" and Long Chord bears South 72°51'02" East 26.35 feet); thence North 33°15'12" East 27.50 feet; thence North 0°03'03" West 89.22 feet to the South Line of 100 South Street; thence North 89°58'21" East 121.97 feet along said South Line to the point of beginning.*

*Contains: 61,013 sq. ft.  
or 1.401 acres*

**EXHIBIT "B"**

Licensee Parcel

Beginning East 100 Feet and North 0°03'48" West 178.40 feet from the Southwest corner of Block 66, Plat A Salt Lake City Survey in Salt Lake County, Utah:

Thence, Northwesterly along a 173.8 foot radius curve to the right 120.76 feet;

Thence, South 89°58'19" West 14.28 feet;

Thence, North 70 feet;

Thence, East 660 feet;

Thence, South 130 feet;

Thence, West 395 feet;

Thence, South 21.60 feet;

Thence, West 165 feet to the point of beginning.

Including approximately 1.99 acres, more or less.

A.P.N. 15-01-129-041-0000



**EXHIBIT "D"**

Design and Construction Standards

See attached.

## **EXHIBIT D**

### **Improvements Construction Elements**

#### **Applicability**

##### **General**

These guidelines apply to the treatment of the Parking Structure, where aesthetic upgrades are desired to increase viability of future development.

##### **Specific application**

These guidelines have effect on the South and East facades, primarily enfronting the public way, common areas, and parking lots where there may be no major intervening structures to block the view of the structure.

#### **Objective**

##### **Design**

Design parking structure screening for the Parking Structure so that the following are obscured, or partially obscured, when viewed from the adjacent public right of way, private development common areas, or surface parking lots:

- Parked vehicles inside structure
- Parking structure elements that are inconsistent with
  - Human scale and
  - Traditional mixed-use facility forms.
- Blank structure facades

Design and chosen systems for the parking structure will be based on specifications provided by the Licensee. Chosen specifications are based on industry standard systems to ensure compatibility with existing conditions at the parking structure and long term ease of maintenance. Specifications concerning screening systems have been selected from MasterSpec. Additional spec sections have been chosen from MasterSpec or from other projects that have utilized industry standard best practices. MasterSpec and similar pre-written specs sections provide general guidance for the topic in question. The pre-written specifications provide for designer flexibility within a reasonable range of options.

##### **Materials**

The Parking Structure screening should be constructed from the following materials and/or systems. Primary acceptable materials for screening include

- Steel rods, shapes, or plates,
- Stainless steel cables,
- Formed or perforated metal panels,
- Metal panels or screens,
- Non combustible trellises, or green screens
- Webbing,
- Netting,

Secondary materials for accents may also be used, including materials outside the preceding list.

### **Architectural Options**

Architectural screening is the primary objective of the screening objectives, used to partially obscure vehicle ramps, parked vehicles, and parking structure structural elements that detract from the human scale criteria.

### **Landscaping Options**

Similar to architectural treatments, vertical landscape solutions may also be used in conjunction with architectural elements to assist with obscuring vehicle ramps, parked vehicles, and structural elements. Landscape solutions may employ screens, trellises, webbing, netting, cables, mats, or other off-the-shelf or custom green wall or similar systems designed to support vertical landscaping.

### **Design Requirements**

Apparent parking structure screening features shall comply with the following:

#### **Human Scale**

Parking Structure screening should be designed to provide a human scaled experience along the Licensee Property of the Parking Structure. The structure will include large concrete facades, visible ramps, and other features not consistent with a typical urban streetscape. Screening to mitigate these features is desired and may be sized to match a typical (or near to) floor to floor height. Alternatively screening may be sized to obscure non-human scale elements.

#### **Mixed-Use Facility Forms**

Apparent screening elements on the parking structure shall be designed to match the form of small-scale mixed use facilities. Apparent column spacing shall not exceed 35 feet. Apparent floor-to-floor height shall not exceed 15 feet. The screening system is not required to cover the entire building envelope, where coverage does not exist the apparent column spacing would not be enforced.

#### **Entries**

Screening on the east façade is recommended to complete the aesthetic look that will be established on the South façade. The east façade includes a vehicle entrance; this screening will be limited to only a portion of the façade. The screening on this facade should adhere to human scale criteria to soften effect of a large entrance as it pertains to the goal of encouraging a mixed-use form.

#### **Ramps & Floor Space**

Interior structure ramps that are visible as diagonal forms in the structure façade should be screened where possible as viewed from the south facade. Screening of ramps enforces the human scale criteria. The space between ramps and levels often allows the view of vehicles from the adjacent public areas. Screening may be used to increase opportunity to obscure vehicles beyond what concrete walls may provide.

### **Ventilation**

The design of the Parking Structure includes open ventilation to the interior decks from the outside. The required flow of ventilation into the interior of the structure must be maintained after the façade systems are complete. It is recommended that the façade system be placed 12 to 18 inches from the face of the structure to allow ventilation to flow between the structure and new façade. Façade paneling may partially screen openings into structure. However, to ensure compliance the design of the façade system, including selection of materials, shall be coordinated with the original designer of the structure to ensure ventilation is maintained as intended.

### **Site Contamination**

The Parking Structure and related development has been constructed on property that previously was contaminated. Contamination has been capped on site and is buried below the finish grade. Prior to planting of large landscape materials and placement of foundations for amenities or a structural façade, the designer shall consult soil surveys and construction documentation to confirm the location of capped contaminants. A mitigation plan must be developed if contamination will be breached.

### **Structural Considerations**

As no structural anchoring specific to the support of façade screening is planned for the Parking Structure, the screening framing system chosen shall have the ability to be constructed as a retrofit project. The system chosen must support gravity loads on footings, independent of the Parking Structure floors. Lateral support from the Parking Structure is permitted. Where the screening system cannot be supported from the ground, it shall be anchored to full-height walls with post installed anchors. The system shall consider thermal expansion as well as gravity and lateral movement from the garage.

Structural plans and calculations shall be signed and sealed by Professional Engineer licensed in Utah, demonstrating that the system is structurally sound and will not negatively impact the integrity of the Parking Structure. If screening systems chosen will support vegetation, calculations shall be provided showing that the additional weight of vegetation has been considered. An attachment detail has been recommended that is acceptable to all parties, allowing systems to be attached to the Parking Structure subsequent to its completion.

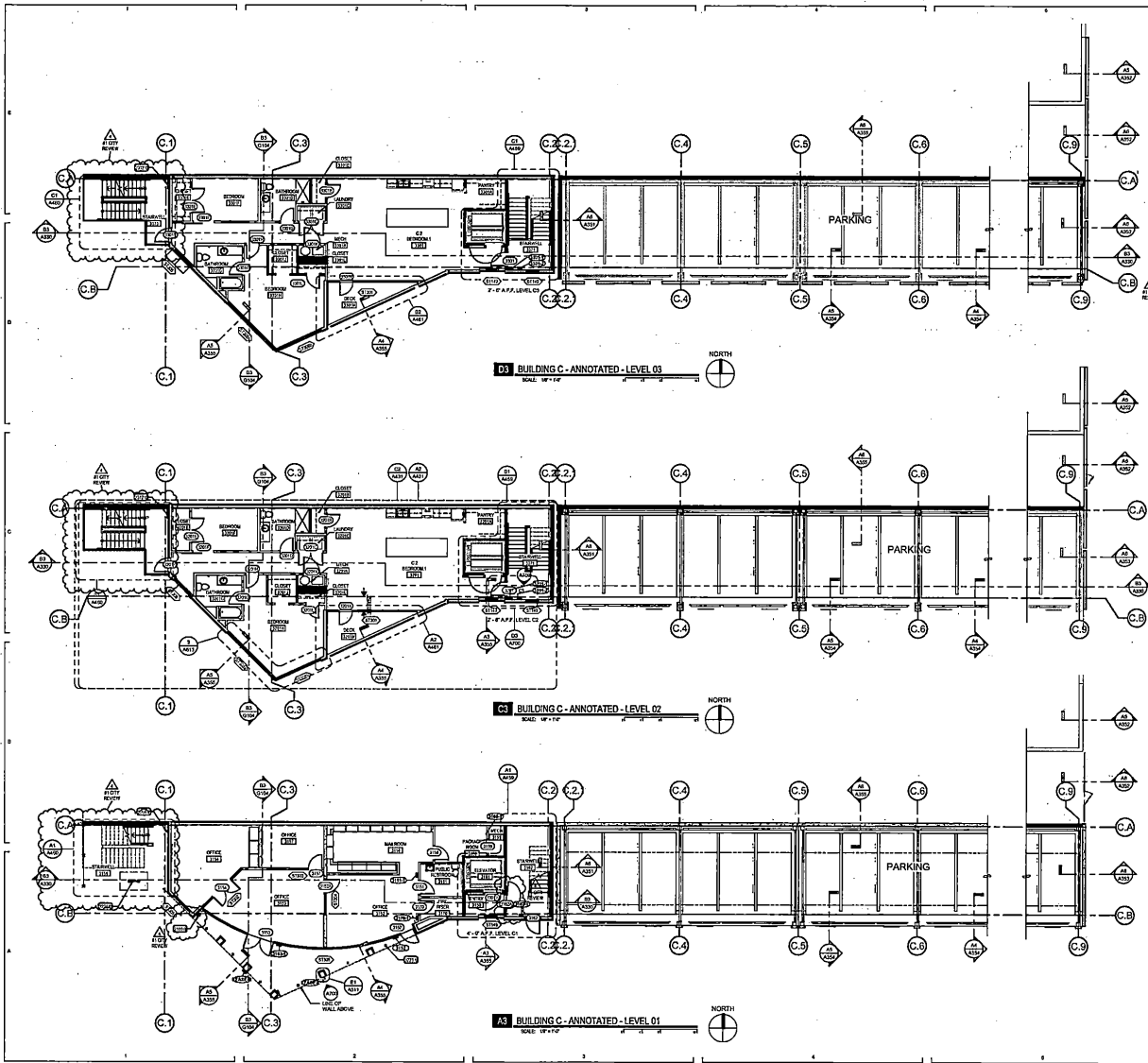
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**EXHIBIT "E"**

Improvement Plans and Specifications

See attached.



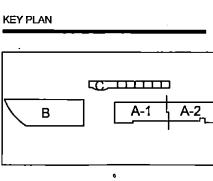
- KEYED NOTES**
- 2020 FINE SEPARATION CONNECTIONS
  - 2022 NEAR SPINAL WALLS ONLY NOT TO BE PAINTED
  - 2025 EXTERIOR WALL VENT COVERS, GALVANIZED, PAINTED TO MATCH EXTERIOR WALL FINISH
  - 2029 FINISHES GALVANIZED STEEL COLLARS, FILLED WITH CONCRETE AND PAINTED TO MATCH EXTERIOR WALL FINISH
  - 2040 FINISHES BRASS COATING COMPLIANT WITH GALT LAKE OFF-FINISHING SECTION 7.1

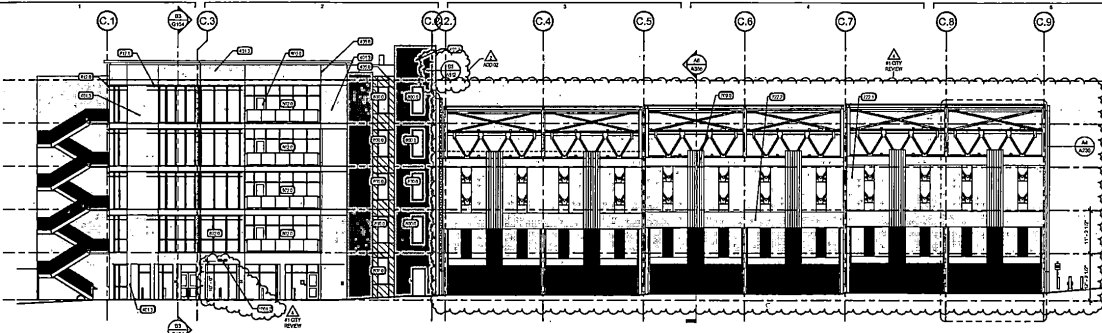
- PLAN NOTES**
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  17. FINISHES TO BE BUILT TO THE FINISH. THE FINISH IS TO BE BUILT TO THE FINISH.

- TYPE A UNITS**
- 1011 - 1020 - LEVEL A1 - 1 BEDROOM
  - 1021 - 1030 - LEVEL A1 - 1 BEDROOM
  - 1031 - 1040 - LEVEL A1 - 1 BEDROOM
  - 1041 - 1050 - LEVEL A1 - 1 BEDROOM
  - 1051 - 1060 - LEVEL A1 - 1 BEDROOM
  - 1061 - 1070 - LEVEL A1 - 1 BEDROOM
  - 1071 - 1080 - LEVEL A1 - 1 BEDROOM
  - 1081 - 1090 - LEVEL A1 - 1 BEDROOM
  - 1091 - 1100 - LEVEL A1 - 1 BEDROOM
  - 1101 - 1110 - LEVEL A1 - 1 BEDROOM
  - 1111 - 1120 - LEVEL A1 - 1 BEDROOM
  - 1121 - 1130 - LEVEL A1 - 1 BEDROOM
  - 1131 - 1140 - LEVEL A1 - 1 BEDROOM
  - 1141 - 1150 - LEVEL A1 - 1 BEDROOM
  - 1151 - 1160 - LEVEL A1 - 1 BEDROOM
  - 1161 - 1170 - LEVEL A1 - 1 BEDROOM
  - 1171 - 1180 - LEVEL A1 - 1 BEDROOM
  - 1181 - 1190 - LEVEL A1 - 1 BEDROOM
  - 1191 - 1200 - LEVEL A1 - 1 BEDROOM
  - 1201 - 1210 - LEVEL A1 - 1 BEDROOM
  - 1211 - 1220 - LEVEL A1 - 1 BEDROOM
  - 1221 - 1230 - LEVEL A1 - 1 BEDROOM
  - 1231 - 1240 - LEVEL A1 - 1 BEDROOM
  - 1241 - 1250 - LEVEL A1 - 1 BEDROOM
  - 1251 - 1260 - LEVEL A1 - 1 BEDROOM
  - 1261 - 1270 - LEVEL A1 - 1 BEDROOM
  - 1271 - 1280 - LEVEL A1 - 1 BEDROOM
  - 1281 - 1290 - LEVEL A1 - 1 BEDROOM
  - 1291 - 1300 - LEVEL A1 - 1 BEDROOM

- PREMIUM UNITS**
- 1301 - 1310 - LEVEL A1 - 1 BEDROOM
  - 1311 - 1320 - LEVEL A1 - 1 BEDROOM
  - 1321 - 1330 - LEVEL A1 - 1 BEDROOM
  - 1331 - 1340 - LEVEL A1 - 1 BEDROOM
  - 1341 - 1350 - LEVEL A1 - 1 BEDROOM
  - 1351 - 1360 - LEVEL A1 - 1 BEDROOM
  - 1361 - 1370 - LEVEL A1 - 1 BEDROOM
  - 1371 - 1380 - LEVEL A1 - 1 BEDROOM
  - 1381 - 1390 - LEVEL A1 - 1 BEDROOM
  - 1391 - 1400 - LEVEL A1 - 1 BEDROOM
  - 1401 - 1410 - LEVEL A1 - 1 BEDROOM
  - 1411 - 1420 - LEVEL A1 - 1 BEDROOM
  - 1421 - 1430 - LEVEL A1 - 1 BEDROOM
  - 1431 - 1440 - LEVEL A1 - 1 BEDROOM
  - 1441 - 1450 - LEVEL A1 - 1 BEDROOM
  - 1451 - 1460 - LEVEL A1 - 1 BEDROOM
  - 1461 - 1470 - LEVEL A1 - 1 BEDROOM
  - 1471 - 1480 - LEVEL A1 - 1 BEDROOM
  - 1481 - 1490 - LEVEL A1 - 1 BEDROOM
  - 1491 - 1500 - LEVEL A1 - 1 BEDROOM





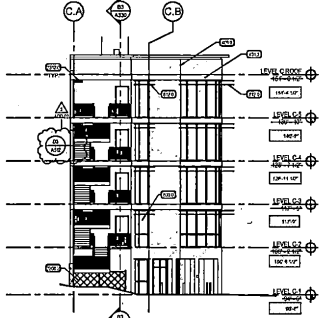
D1 BUILDING C - SOUTH ELEVATION  
 SCALE 1/4" = 1'-0"

**KEYED NOTES**

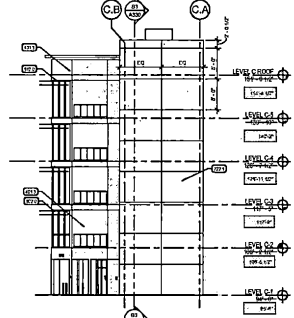
- 2018 EXISTING MATERIAL PROTECT AS PER SQA, REPAIR AS REQUIRED
- 2019 EXISTING EXTERIOR WALL AND CONTROL PROJECT AS NECESSARY FOR AN REPAIR
- 2020 EXISTING EXTERIOR WALL ARCHITECTURAL GRADE FINISH
- 2021 EXISTING EXTERIOR WALL ARCHITECTURAL GRADE FINISH
- 2022 EXISTING EXTERIOR WALL ARCHITECTURAL GRADE FINISH
- 2023 EXISTING EXTERIOR WALL ARCHITECTURAL GRADE FINISH
- 2024 EXISTING EXTERIOR WALL ARCHITECTURAL GRADE FINISH
- 2025 EXISTING EXTERIOR WALL ARCHITECTURAL GRADE FINISH
- 2026 EXISTING EXTERIOR WALL ARCHITECTURAL GRADE FINISH
- 2027 EXISTING EXTERIOR WALL ARCHITECTURAL GRADE FINISH
- 2028 EXISTING EXTERIOR WALL ARCHITECTURAL GRADE FINISH
- 2029 EXISTING EXTERIOR WALL ARCHITECTURAL GRADE FINISH
- 2030 EXISTING EXTERIOR WALL ARCHITECTURAL GRADE FINISH

**ELEVATION NOTES**

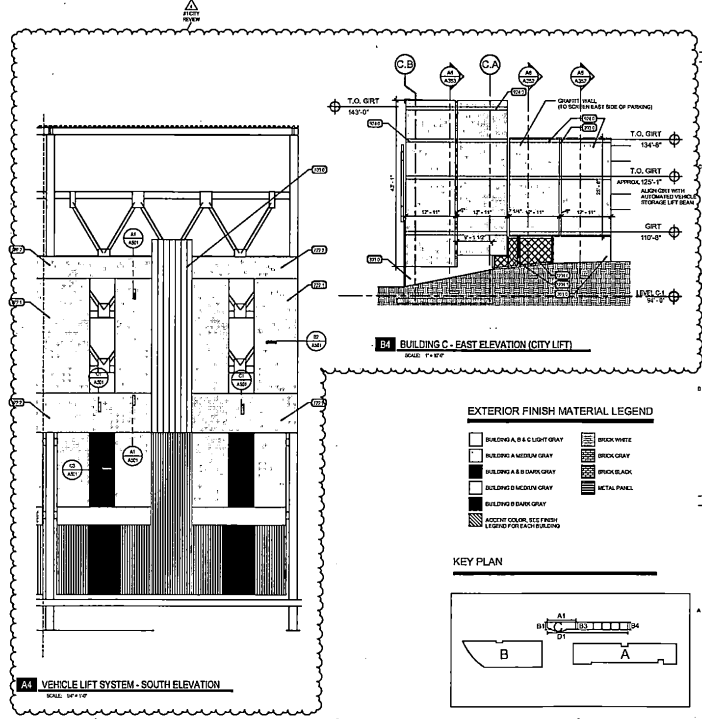
1. SEE SQA FOR FINISHMENT PANEL TYPICAL JOINT LAYOUTS
2. SEE SQA FOR TYPICAL FINISHMENT BOARD TRANSITION
3. SEE SQA SERIES 3 FOR EXTERIOR DETAILS
4. REFER TO SQA FOR FINISHMENT PANEL WITH VERTICAL HULLING, TYP.
5. SEE SQA SERIES 3 FOR ALL FINISHMENT, STRUCTURE, ELEVATIONS, AND DETAILS



B1 BUILDING C - WEST ELEVATION  
 SCALE 1/4" = 1'-0"



B3 BUILDING C - EAST ELEVATION  
 SCALE 1/4" = 1'-0"

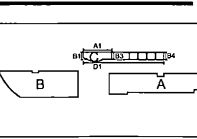


A4 VEHICLE LIFT SYSTEM - SOUTH ELEVATION  
 SCALE 1/4" = 1'-0"

**EXTERIOR FINISH MATERIAL LEGEND**

- BUILDING A & B LIGHT GRAY
- BUILDING A & B MEDIUM GRAY
- BUILDING A & B DARK GRAY
- BUILDING B MEDIUM GRAY
- BUILDING B DARK GRAY
- ADJACENT COLOR SEE FINISH LEGEND FOR EACH BUILDING
- BRICK WHITE
- BRICK RED
- BRICK BLACK
- METAL PANEL

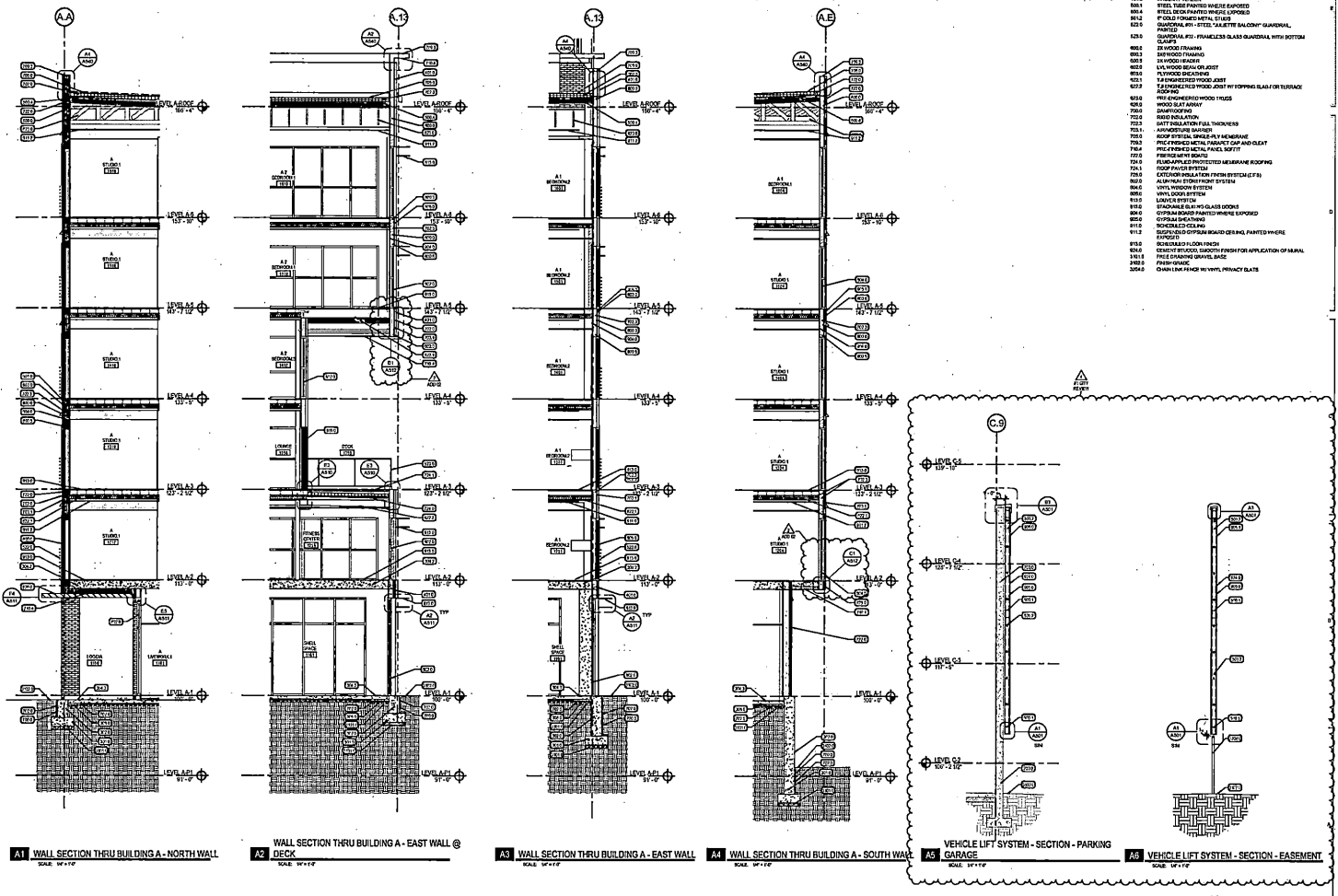
**KEY PLAN**

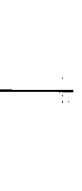




**KEYED NOTES**

- 3012 EXTERIOR FINISHES SHALL BE AS FOLLOWS, PROTECT AS NECESSARY, REPAIR AS REQUIRED
- 3013 INTERIORS FINISHES FOLLOWS
- 3014 FINISHES CONCRETE FOUNDATION WALL ARCHITECTURAL GRADE FINISH FLOOR CONCRETE
- 3015 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3016 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3017 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3018 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3019 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3020 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3021 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3022 FLOOR FINISHES CONCRETE BUSHED BLDG
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- 3025 FLOOR FINISHES CONCRETE BUSHED BLDG
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- 3030 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3031 FLOOR FINISHES CONCRETE BUSHED BLDG
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- 3048 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3049 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3050 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3051 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3052 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3053 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3054 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3055 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3056 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3057 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3058 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3059 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3060 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3061 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3062 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3063 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3064 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3065 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3066 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3067 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3068 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3069 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3070 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3071 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3072 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3073 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3074 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3075 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3076 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3077 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3078 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3079 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3080 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3081 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3082 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3083 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3084 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3085 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3086 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3087 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3088 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3089 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3090 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3091 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3092 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3093 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3094 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3095 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3096 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3097 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3098 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3099 FLOOR FINISHES CONCRETE BUSHED BLDG
- 3100 FLOOR FINISHES CONCRETE BUSHED BLDG

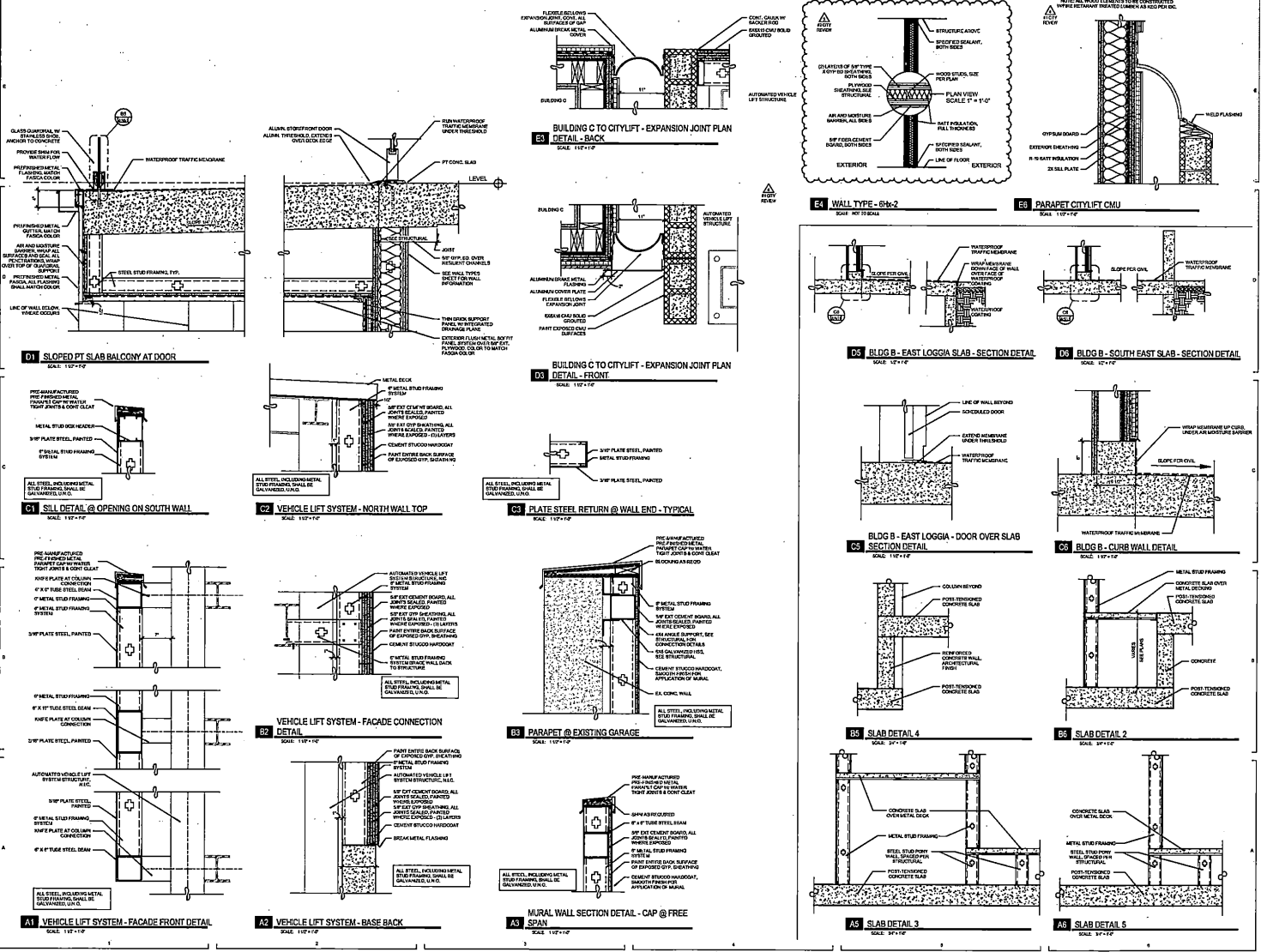


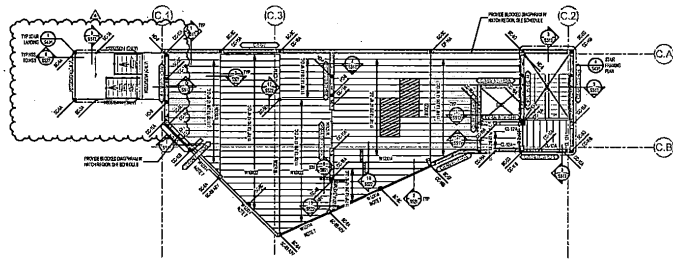


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4 2022-04-15 FLOOR PLAN  
6 2019-10-20 AS BLDG  
2019-00

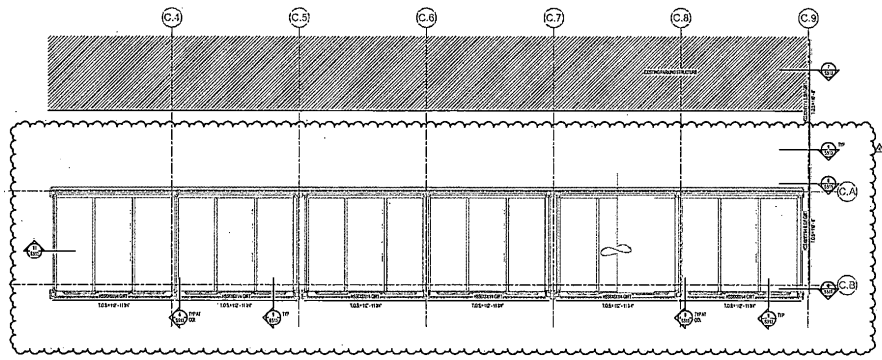
WOOD NUMBER: 118  
DATE: 2019-00

**UTAH PAPERBOX**  
REG DEVELOPMENT & CLEARWATER HOMES  
160 SOUTH 300 WEST, SALT LAKE CITY, UT 84101  
BLDG DETAILS  
**A50**





FLOOR FRAMING PLAN - LEVEL 2  
SCALE: 1/4" = 1'-0"



CITY LIFT - LEVEL 2  
SCALE: 1/4" = 1'-0"

**MARKS AND SYMBOLS LEGEND**

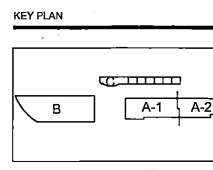
	MOMENT RESISTING FRAME BEAM
	NON-MOMENT RESISTING FRAME BEAM
	MOMENT RESISTING FRAME COLUMN
	NON-MOMENT RESISTING FRAME COLUMN
	MOMENT RESISTING FRAME JOIST
	NON-MOMENT RESISTING FRAME JOIST
	MOMENT RESISTING FRAME WALL
	NON-MOMENT RESISTING FRAME WALL
	MOMENT RESISTING FRAME SLAB
	NON-MOMENT RESISTING FRAME SLAB

**FLOOR FRAMING DESIGN LOADS**

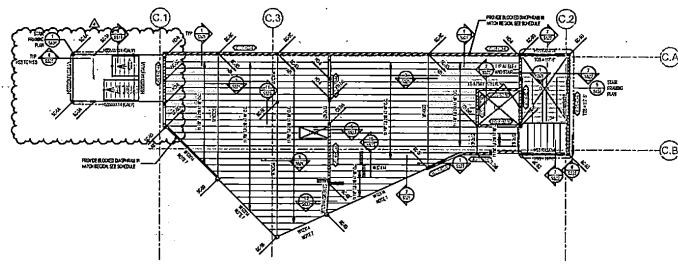
DESIGN	TYPE	VALUE
DEAD	DL	10 psf
LIVE	LL	40 psf
WIND	WL	15 psf
SEISMIC	SE	0.15g

**FLOOR FRAMING PLAN NOTES**

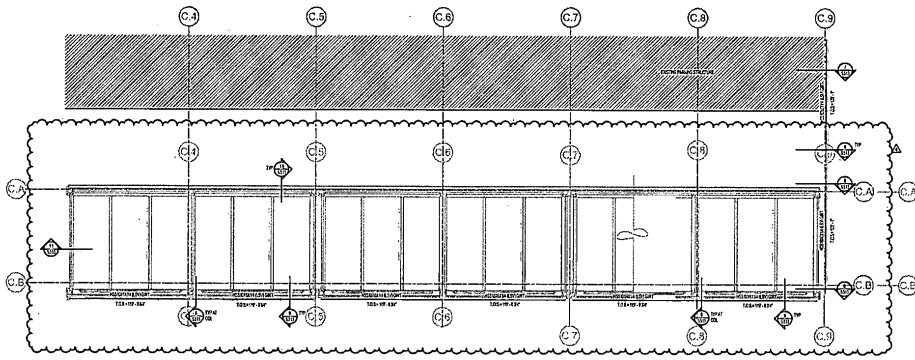
1. REFER TO ALL APPLICABLE SPECIFICATIONS AND CODES FOR MATERIALS AND CONSTRUCTION.
2. ALL BEAMS SHALL BE DESIGNED AS CONTINUOUS OVER ALL SUPPORTS UNLESS OTHERWISE NOTED.
3. ALL BEAMS SHALL BE DESIGNED FOR POSITIVE AND NEGATIVE MOMENTS.
4. ALL BEAMS SHALL BE DESIGNED FOR WIND AND SEISMIC LOADS AS SHOWN ON THIS PLAN.
5. ALL BEAMS SHALL BE DESIGNED FOR A MINIMUM OF 10% OVERSTRESS.
6. ALL BEAMS SHALL BE DESIGNED FOR A MINIMUM OF 10% OVERSTRESS.
7. ALL BEAMS SHALL BE DESIGNED FOR A MINIMUM OF 10% OVERSTRESS.
8. ALL BEAMS SHALL BE DESIGNED FOR A MINIMUM OF 10% OVERSTRESS.
9. ALL BEAMS SHALL BE DESIGNED FOR A MINIMUM OF 10% OVERSTRESS.
10. ALL BEAMS SHALL BE DESIGNED FOR A MINIMUM OF 10% OVERSTRESS.



REV	DATE	DESCRIPTION	BY	CHK



FLOOR FRAMING PLAN - LEVEL 3



FLOOR FRAMING PLAN - LEVEL 3

**MARKS AND SYMBOLS LEGEND**

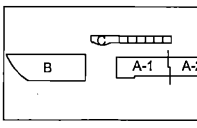
	SECTION LINE
	WALL
	BEAM
	COLUMN
	SLAB
	STAIR
	ELEVATION

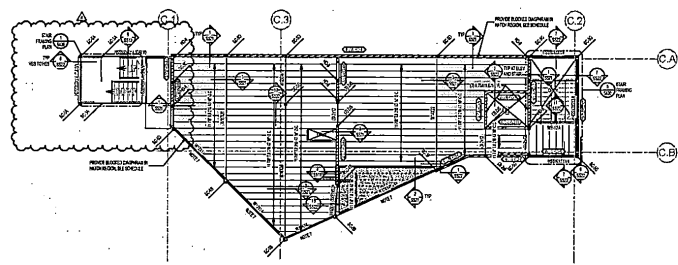
**FLOOR FRAMING DESIGN LOADS**

DESIGN LOAD	DEF	UNIT

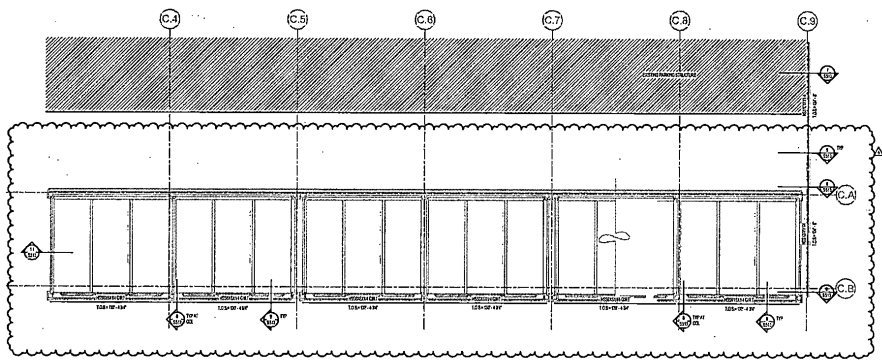
- FLOOR FRAMING PLAN NOTES**
1. REFER TO ALL OTHER DRAWINGS FOR COMPLETE INFORMATION.
  2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
  3. ALL DIMENSIONS FOR FINISH FLOOR TO FINISH FLOOR UNLESS NOTED OTHERWISE.
  4. ALL DIMENSIONS FOR FINISH FLOOR TO FINISH FLOOR UNLESS NOTED OTHERWISE.
  5. ALL DIMENSIONS FOR FINISH FLOOR TO FINISH FLOOR UNLESS NOTED OTHERWISE.
  6. ALL DIMENSIONS FOR FINISH FLOOR TO FINISH FLOOR UNLESS NOTED OTHERWISE.
  7. ALL DIMENSIONS FOR FINISH FLOOR TO FINISH FLOOR UNLESS NOTED OTHERWISE.
  8. ALL DIMENSIONS FOR FINISH FLOOR TO FINISH FLOOR UNLESS NOTED OTHERWISE.
  9. ALL DIMENSIONS FOR FINISH FLOOR TO FINISH FLOOR UNLESS NOTED OTHERWISE.
  10. ALL DIMENSIONS FOR FINISH FLOOR TO FINISH FLOOR UNLESS NOTED OTHERWISE.

KEY PLAN





FLOOR FRAMING PLAN - LEVEL 4  
 SCALE: 1/8" = 1'-0"



FLOOR FRAMING PLAN - LEVEL 4  
 SCALE: 1/8" = 1'-0"

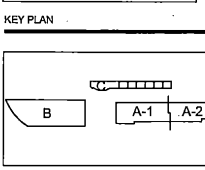
**MARKS AND SYMBOLS LEGEND**

	VERTICAL REINFORCEMENT
	STRUCTURAL BOARD
	CAST-IN-PLACE CONCRETE
	REINFORCING STEEL
	JOIST
	BEAM
	COLUMN

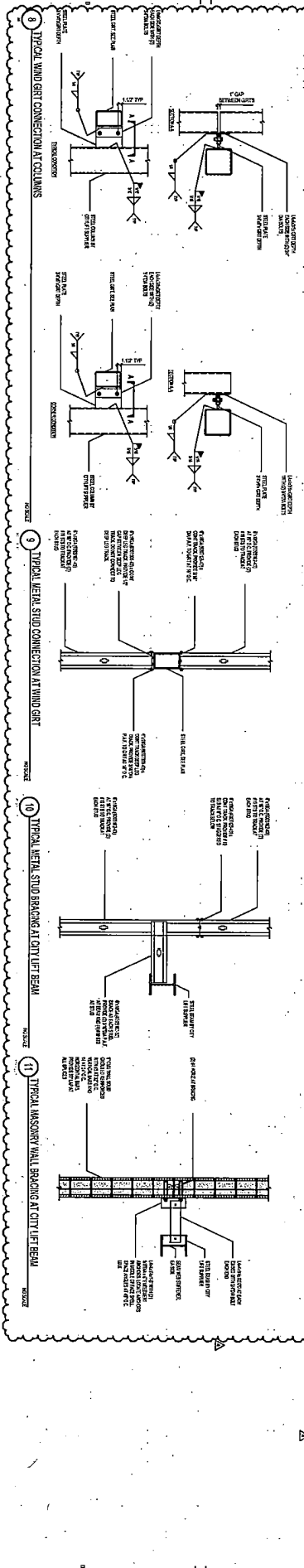
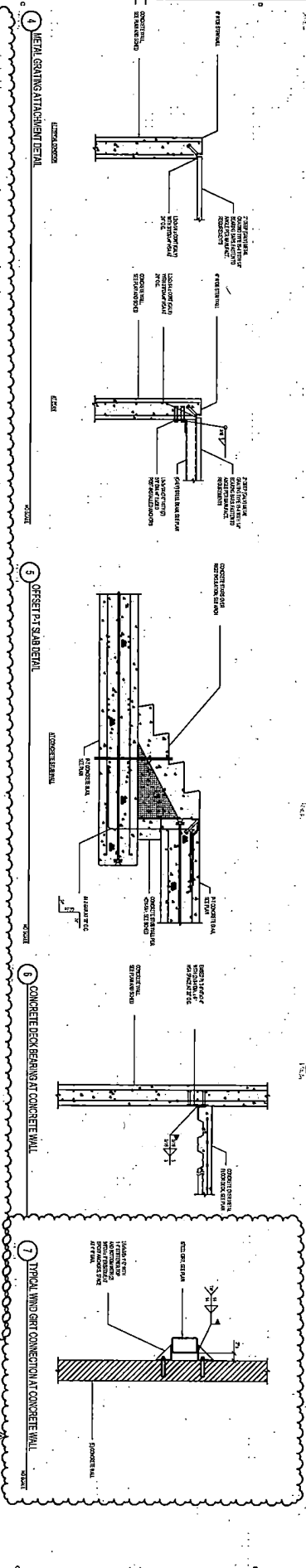
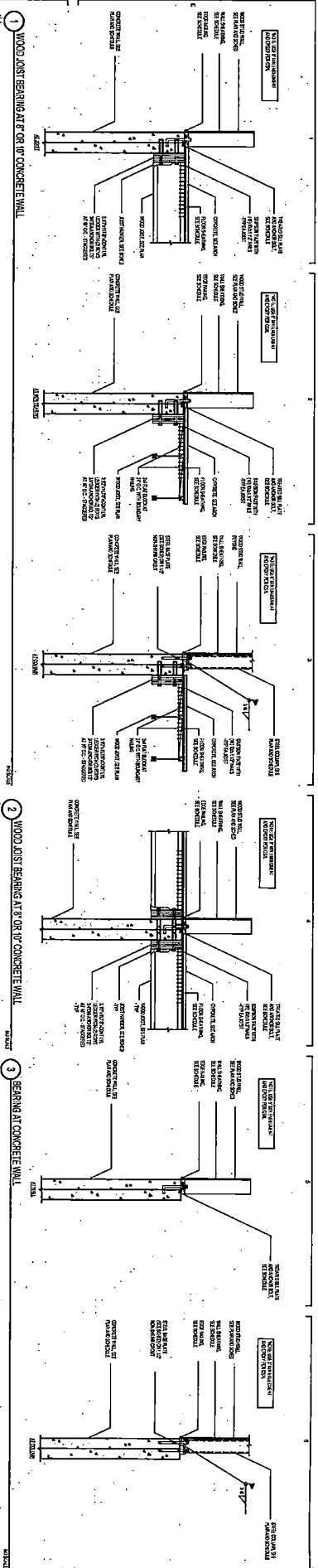
**FLOOR FRAMING DESIGN LOADS**

DEAD LOAD (DL)	12 PSF
LIVE LOAD (LL)	20 PSF
WIND LOAD (WL)	AS PER CODE

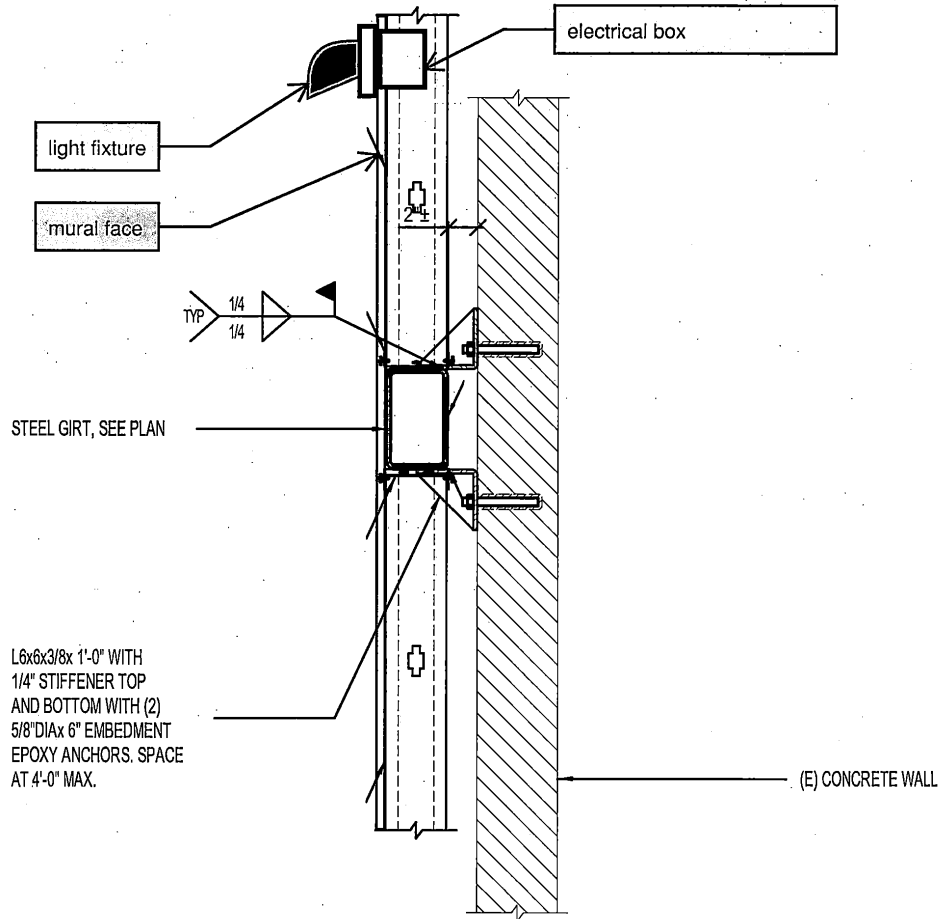
- FLOOR FRAMING PLAN NOTES**
1. ALL FRAMING SHALL BE CONFORMANT WITH THE UTAH BUILDING CODE.
  2. ALL FRAMING SHALL BE CONFORMANT WITH THE UTAH BUILDING CODE.
  3. ALL FRAMING SHALL BE CONFORMANT WITH THE UTAH BUILDING CODE.
  4. ALL FRAMING SHALL BE CONFORMANT WITH THE UTAH BUILDING CODE.
  5. ALL FRAMING SHALL BE CONFORMANT WITH THE UTAH BUILDING CODE.
  6. ALL FRAMING SHALL BE CONFORMANT WITH THE UTAH BUILDING CODE.
  7. ALL FRAMING SHALL BE CONFORMANT WITH THE UTAH BUILDING CODE.
  8. ALL FRAMING SHALL BE CONFORMANT WITH THE UTAH BUILDING CODE.
  9. ALL FRAMING SHALL BE CONFORMANT WITH THE UTAH BUILDING CODE.
  10. ALL FRAMING SHALL BE CONFORMANT WITH THE UTAH BUILDING CODE.







METAL  
PLAN

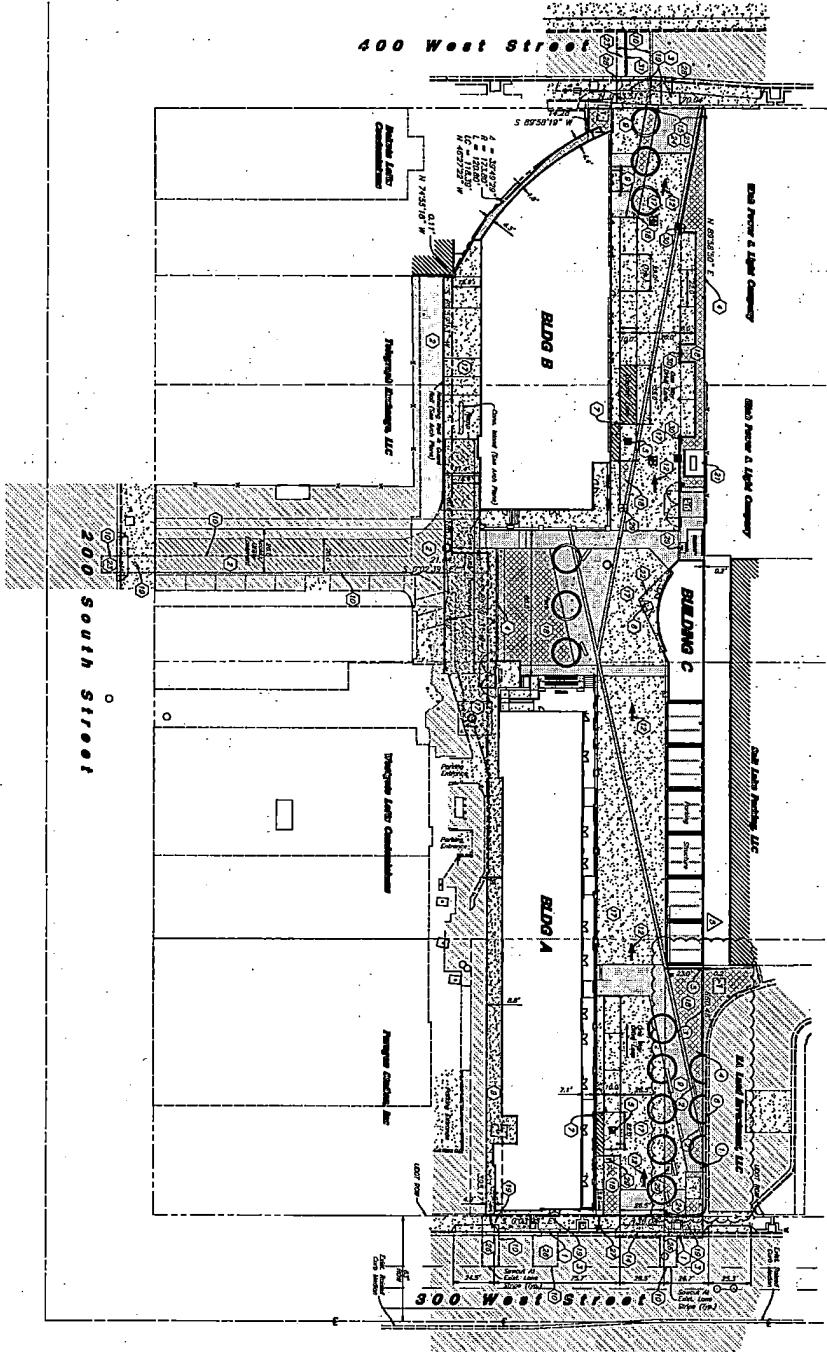
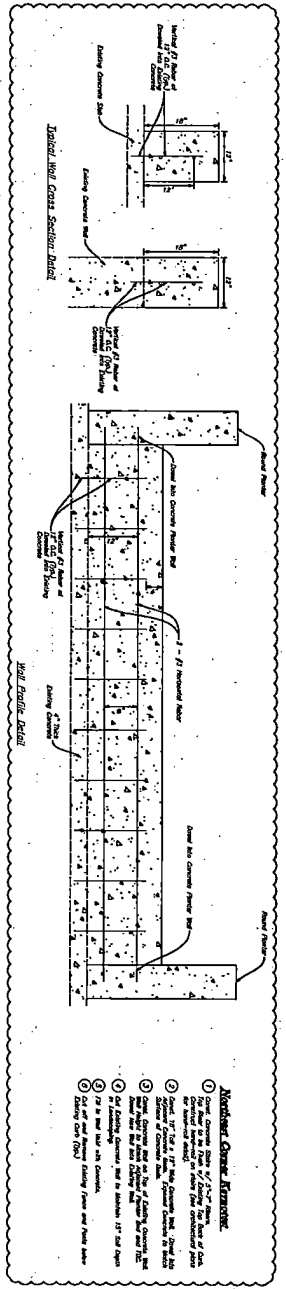


7 TYPICAL WIND GIRTS CONNECTION AT CONCRETE WALL

NO SCALE

1/25/2022 10:11 AM

4



**General Site Notes:**

1. Check development of proposed site plan for consistency with all applicable codes and ordinances.
2. The site plan and notes are to be submitted as a single set of drawings.
3. All dimensions are in feet and inches unless otherwise noted.
4. All dimensions are to the center of the wall unless otherwise noted.
5. Check for any other notes on the drawings.

**Construction Notes:**

The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall also be responsible for coordinating with all other trades and subcontractors to ensure a smooth construction process.

**Legend:**

UTAH PAPERBOX  
ARCHITECTS  
1000 N. 1000 E.  
SALT LAKE CITY, UT 84143

**PROJECT NOTES:**

1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
2. The contractor shall also be responsible for coordinating with all other trades and subcontractors to ensure a smooth construction process.
3. The contractor shall be responsible for maintaining accurate records of all construction activities.
4. The contractor shall be responsible for ensuring that all construction work is completed in accordance with the approved plans and specifications.
5. The contractor shall be responsible for ensuring that all construction work is completed in a timely and efficient manner.

**UTAH PAPERBOX**  
ARCHITECTS  
1000 N. 1000 E.  
SALT LAKE CITY, UT 84143

**UTAH PAPERBOX**  
ARCHITECTS  
1000 N. 1000 E.  
SALT LAKE CITY, UT 84143

PROJECT: PEG DEVELOPMENT & CLEARWATER HOMES  
160 SOUTH 300 WEST, SALT LAKE CITY, UT

DATE: 01/21/2022

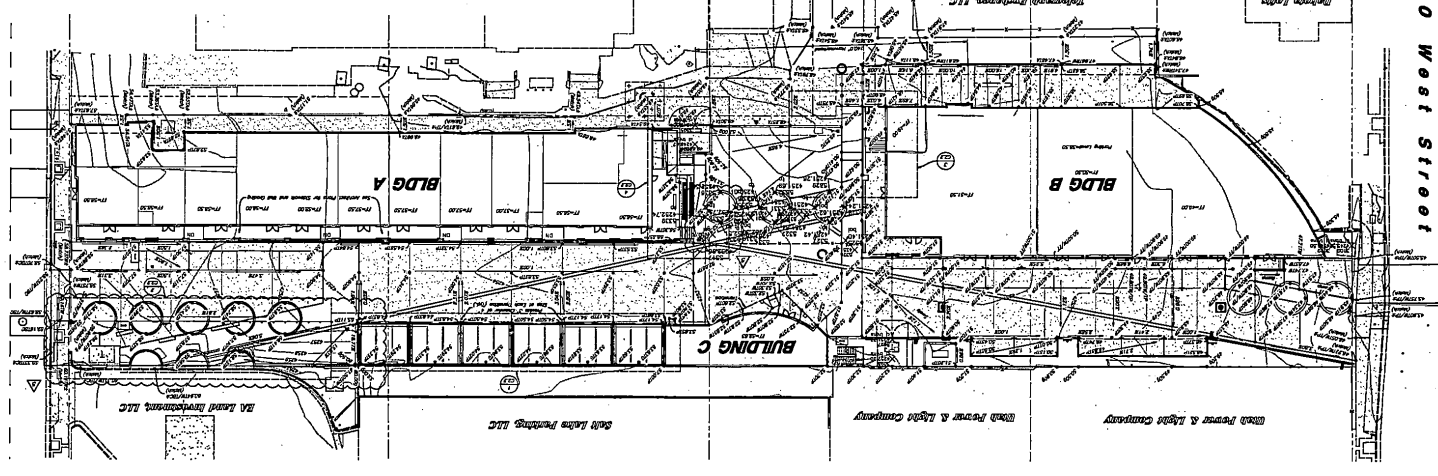
**VCBC ARCHITECTS**  
1000 N. 1000 E.  
SALT LAKE CITY, UT 84143

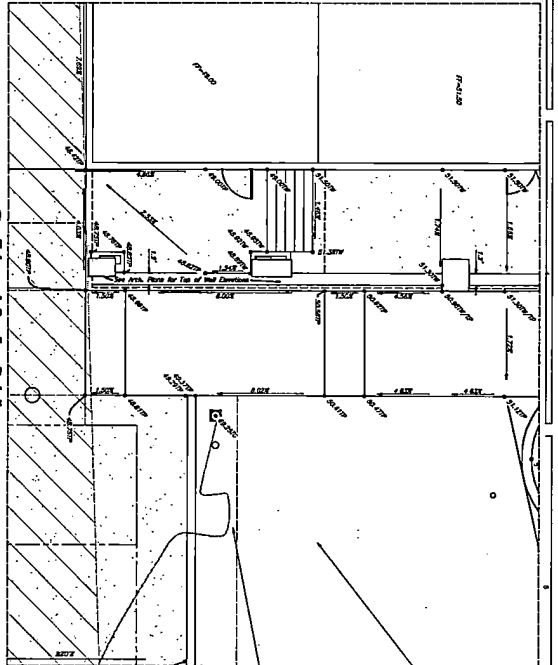
200 South Street

400 West Street

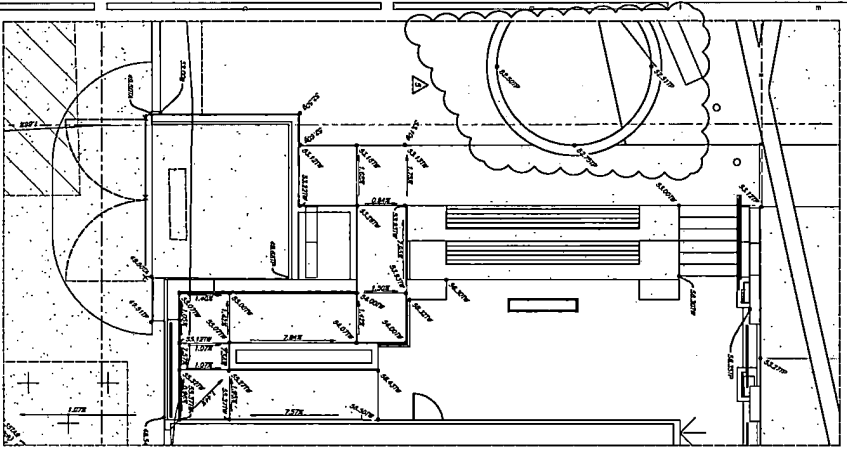
1. The owner shall be responsible for obtaining all necessary permits and approvals from the local authorities. The architect shall coordinate with the owner and the local authorities to ensure that all requirements are met.

- General Building Notes:**
1. All work shall be in accordance with the 2021 International Building Code (IBC) and the 2021 International Residential Code (IRC).
  2. The owner shall be responsible for obtaining all necessary permits and approvals from the local authorities. The architect shall coordinate with the owner and the local authorities to ensure that all requirements are met.
  3. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities. The architect shall coordinate with the contractor and the local authorities to ensure that all requirements are met.
  4. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities. The architect shall coordinate with the contractor and the local authorities to ensure that all requirements are met.
  5. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities. The architect shall coordinate with the contractor and the local authorities to ensure that all requirements are met.
  6. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities. The architect shall coordinate with the contractor and the local authorities to ensure that all requirements are met.
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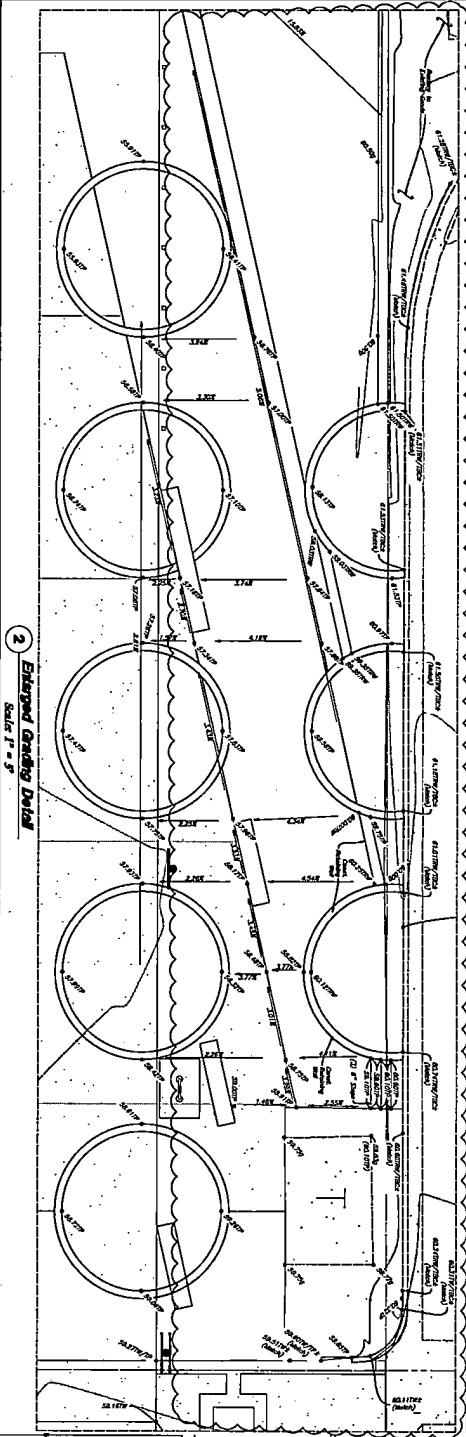




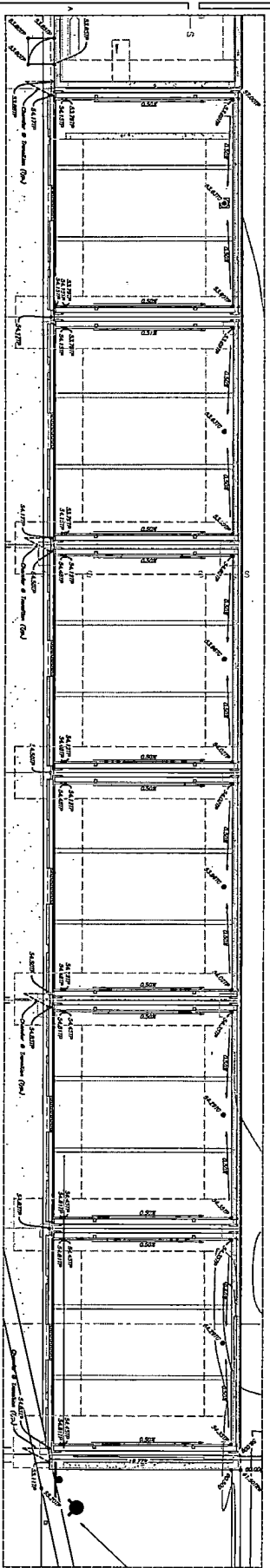
3 Enlarged Grading Detail  
Scale: 1" = 3'



4 Enlarged Grading Detail  
Scale: 1" = 3'



2 Enlarged Grading Detail  
Scale: 1" = 3'



1 Enlarged Grading Detail  
Scale: 1" = 3'





