

Exhibit A- Original/Revised Building Comparison

Original Proposal



Revised Proposal

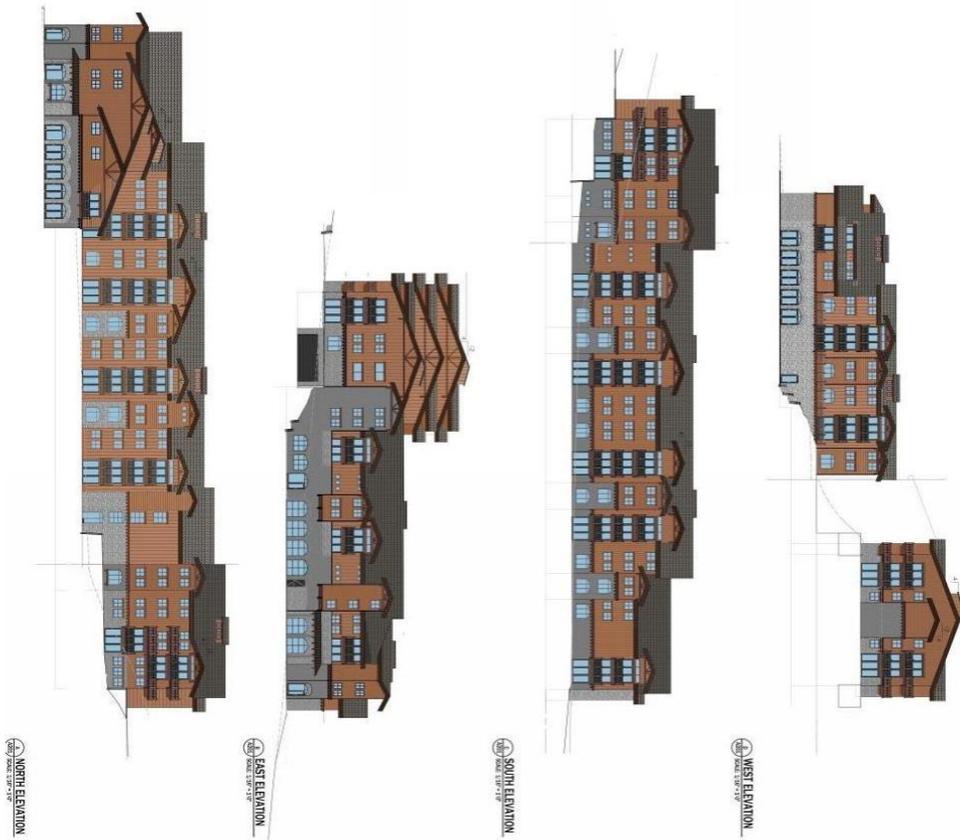
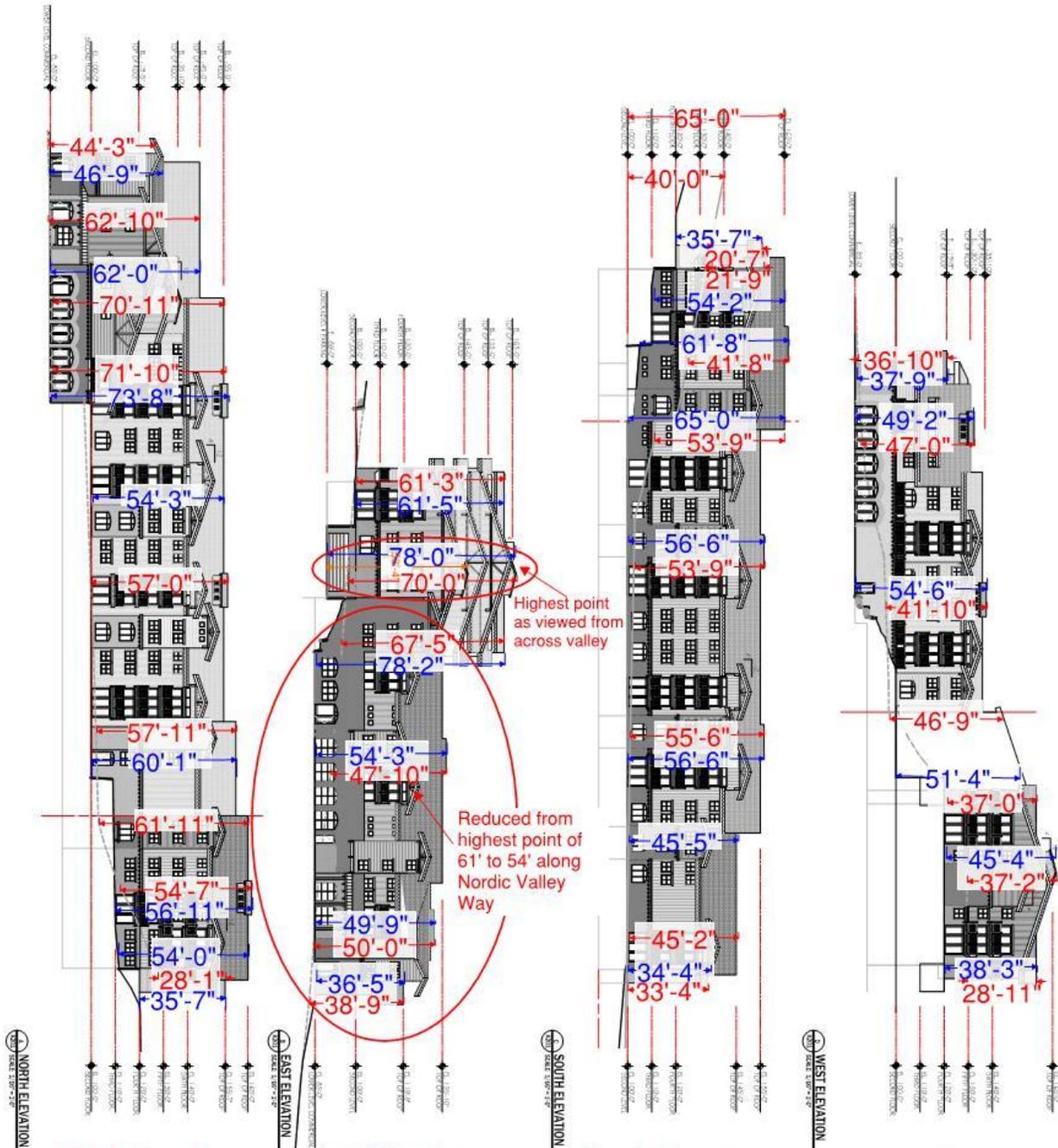


Exhibit B-2 Exterior Building Elevations



North Elevation
Avg: 49'11"

East Elevation
Avg: 44'6"

South Elevation
Avg: 46'8"

West Elevation
Avg: 38'3"

EXTERIOR FINISH MATERIALS		AVERAGE HEIGHT ABOVE FINISHED GRADE	
WEST	36'-7"	WEST	45'-4"
SOUTH	46'-8"	SOUTH	45'-4"
EAST	44'-6"	EAST	45'-4"
NORTH	49'-11"	NORTH	45'-4"
TOTAL AVERAGE	44'-6"	TOTAL AVERAGE	45'-4"

***Existing Grade Average Height: 45'4"**
***Finished Grade Average Height: 51'11"**

ELEVATION NOTES:

1. FINISH GRADE
2. EXISTING GRADE
3. FINISHED GRADE
4. FINISHED GRADE
5. FINISHED GRADE
6. FINISHED GRADE
7. FINISHED GRADE
8. FINISHED GRADE
9. FINISHED GRADE
10. FINISHED GRADE

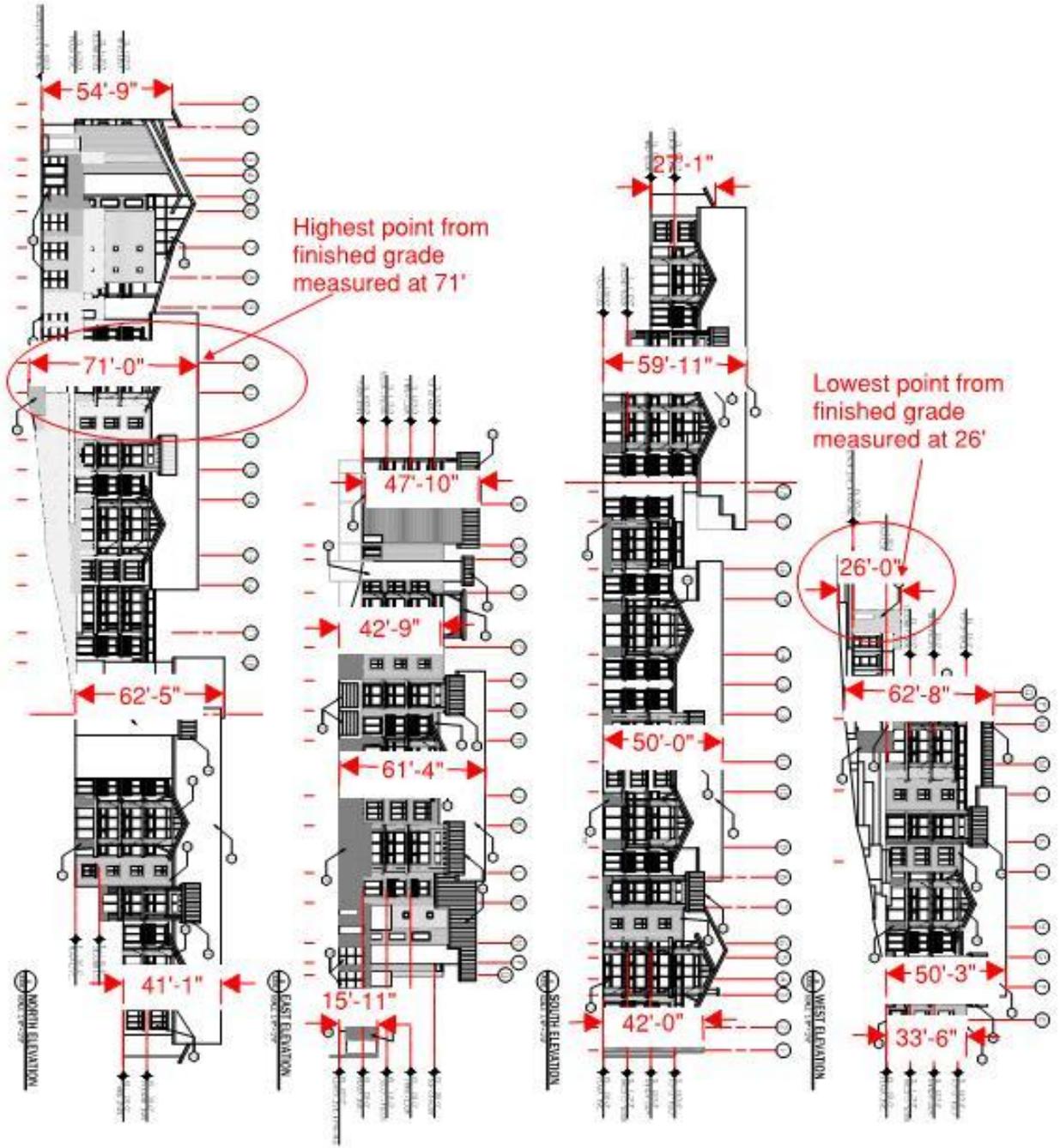
OWNER: PINE CANYON LODGE
PROJECT: PINE VALLEY CONDOMINIUMS
LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310

DATE: 3/3/15
SHEET NUMBER: A201

EXTENSION BUILDING ELEVATIONS

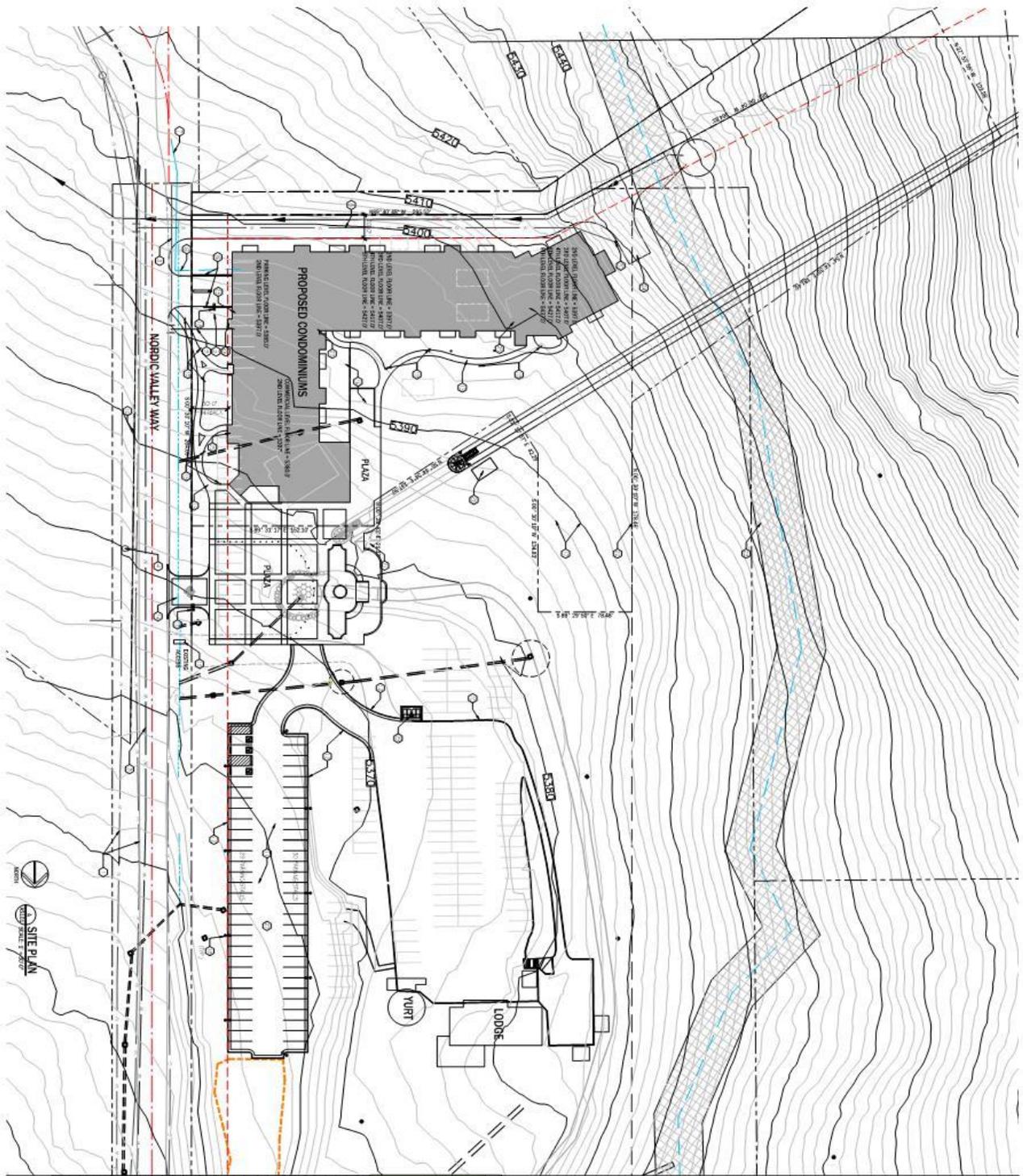
WAVZEBEN ARCHITECTURE

Exhibit B-3 Original Proposal Exterior Building Elevations



	EXTERIOR FINISH MATERIALS 1. BRICK 2. STUCCO 3. METAL PANELS 4. GLASS 5. WOOD 6. CONCRETE 7. ASPHALT 8. PAINT 9. GRANITE 10. MARBLE 11. TERRAZZO 12. CERAMIC 13. POLYURETHANE 14. POLYURETHANE 15. POLYURETHANE 16. POLYURETHANE 17. POLYURETHANE 18. POLYURETHANE 19. POLYURETHANE 20. POLYURETHANE 21. POLYURETHANE 22. POLYURETHANE 23. POLYURETHANE 24. POLYURETHANE 25. POLYURETHANE 26. POLYURETHANE 27. POLYURETHANE 28. POLYURETHANE 29. POLYURETHANE 30. POLYURETHANE 31. POLYURETHANE 32. POLYURETHANE 33. POLYURETHANE 34. POLYURETHANE 35. POLYURETHANE 36. POLYURETHANE 37. POLYURETHANE 38. POLYURETHANE 39. POLYURETHANE 40. POLYURETHANE 41. POLYURETHANE 42. POLYURETHANE 43. POLYURETHANE 44. POLYURETHANE 45. POLYURETHANE 46. POLYURETHANE 47. POLYURETHANE 48. POLYURETHANE 49. POLYURETHANE 50. POLYURETHANE 51. POLYURETHANE 52. POLYURETHANE 53. POLYURETHANE 54. POLYURETHANE 55. POLYURETHANE 56. POLYURETHANE 57. POLYURETHANE 58. POLYURETHANE 59. POLYURETHANE 60. POLYURETHANE 61. POLYURETHANE 62. POLYURETHANE 63. POLYURETHANE 64. POLYURETHANE 65. POLYURETHANE 66. POLYURETHANE 67. POLYURETHANE 68. POLYURETHANE 69. POLYURETHANE 70. POLYURETHANE 71. POLYURETHANE 72. POLYURETHANE 73. POLYURETHANE 74. POLYURETHANE 75. POLYURETHANE 76. POLYURETHANE 77. POLYURETHANE 78. POLYURETHANE 79. POLYURETHANE 80. POLYURETHANE 81. POLYURETHANE 82. POLYURETHANE 83. POLYURETHANE 84. POLYURETHANE 85. POLYURETHANE 86. POLYURETHANE 87. POLYURETHANE 88. POLYURETHANE 89. POLYURETHANE 90. POLYURETHANE 91. POLYURETHANE 92. POLYURETHANE 93. POLYURETHANE 94. POLYURETHANE 95. POLYURETHANE 96. POLYURETHANE 97. POLYURETHANE 98. POLYURETHANE 99. POLYURETHANE 100. POLYURETHANE	ELEVATION CONVENTIONS 1. FINISH GRADE 2. FINISH GRADE 3. FINISH GRADE 4. FINISH GRADE 5. FINISH GRADE 6. FINISH GRADE 7. FINISH GRADE 8. FINISH GRADE 9. FINISH GRADE 10. FINISH GRADE 11. FINISH GRADE 12. FINISH GRADE 13. FINISH GRADE 14. FINISH GRADE 15. FINISH GRADE 16. FINISH GRADE 17. FINISH GRADE 18. FINISH GRADE 19. FINISH GRADE 20. FINISH GRADE 21. FINISH GRADE 22. FINISH GRADE 23. FINISH GRADE 24. FINISH GRADE 25. FINISH GRADE 26. FINISH GRADE 27. FINISH GRADE 28. FINISH GRADE 29. FINISH GRADE 30. FINISH GRADE 31. FINISH GRADE 32. FINISH GRADE 33. FINISH GRADE 34. FINISH GRADE 35. FINISH GRADE 36. FINISH GRADE 37. FINISH GRADE 38. FINISH GRADE 39. FINISH GRADE 40. FINISH GRADE 41. FINISH GRADE 42. FINISH GRADE 43. FINISH GRADE 44. FINISH GRADE 45. FINISH GRADE 46. FINISH GRADE 47. FINISH GRADE 48. FINISH GRADE 49. FINISH GRADE 50. FINISH GRADE 51. FINISH GRADE 52. FINISH GRADE 53. FINISH GRADE 54. FINISH GRADE 55. FINISH GRADE 56. FINISH GRADE 57. FINISH GRADE 58. FINISH GRADE 59. FINISH GRADE 60. FINISH GRADE 61. FINISH GRADE 62. FINISH GRADE 63. FINISH GRADE 64. FINISH GRADE 65. FINISH GRADE 66. FINISH GRADE 67. FINISH GRADE 68. FINISH GRADE 69. FINISH GRADE 70. FINISH GRADE 71. FINISH GRADE 72. FINISH GRADE 73. FINISH GRADE 74. FINISH GRADE 75. FINISH GRADE 76. FINISH GRADE 77. FINISH GRADE 78. FINISH GRADE 79. FINISH GRADE 80. FINISH GRADE 81. FINISH GRADE 82. FINISH GRADE 83. FINISH GRADE 84. FINISH GRADE 85. FINISH GRADE 86. FINISH GRADE 87. FINISH GRADE 88. FINISH GRADE 89. FINISH GRADE 90. FINISH GRADE 91. FINISH GRADE 92. FINISH GRADE 93. FINISH GRADE 94. FINISH GRADE 95. FINISH GRADE 96. FINISH GRADE 97. FINISH GRADE 98. FINISH GRADE 99. FINISH GRADE 100. FINISH GRADE

Exhibit C-1 (AS101 Site Plan)



SITE PLAN NOTES

1. EXISTING PINE CANYON DRIVE
2. EXISTING PINE CANYON DRIVE
3. EXISTING PINE CANYON DRIVE
4. EXISTING PINE CANYON DRIVE
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25. EXISTING PINE CANYON DRIVE
26. EXISTING PINE CANYON DRIVE
27. EXISTING PINE CANYON DRIVE
28. EXISTING PINE CANYON DRIVE
29. EXISTING PINE CANYON DRIVE
30. EXISTING PINE CANYON DRIVE

SCHEMATIC FINANCING REQUIREMENTS

TYPE	REQUIREMENT	REMARKS
GENERAL	1.000	1.000
CONCRETE	1.000	1.000
STEEL	1.000	1.000
WOOD	1.000	1.000
GLASS	1.000	1.000
PAINT	1.000	1.000
MECHANICAL	1.000	1.000
ELECTRICAL	1.000	1.000
PLUMBING	1.000	1.000
LANDSCAPE	1.000	1.000
CONSTRUCTION	1.000	1.000
PERMITS	1.000	1.000
INSURANCE	1.000	1.000
CONTINGENCY	1.000	1.000
TOTAL	1.000	1.000

NEIGHBORHOOD MAP

OWNER: PINE CANYON LODGE
PROJECT: PINE VALLEY CONDOMINIUMS
LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310
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SITE PLAN

SHEET NUMBER
AS101

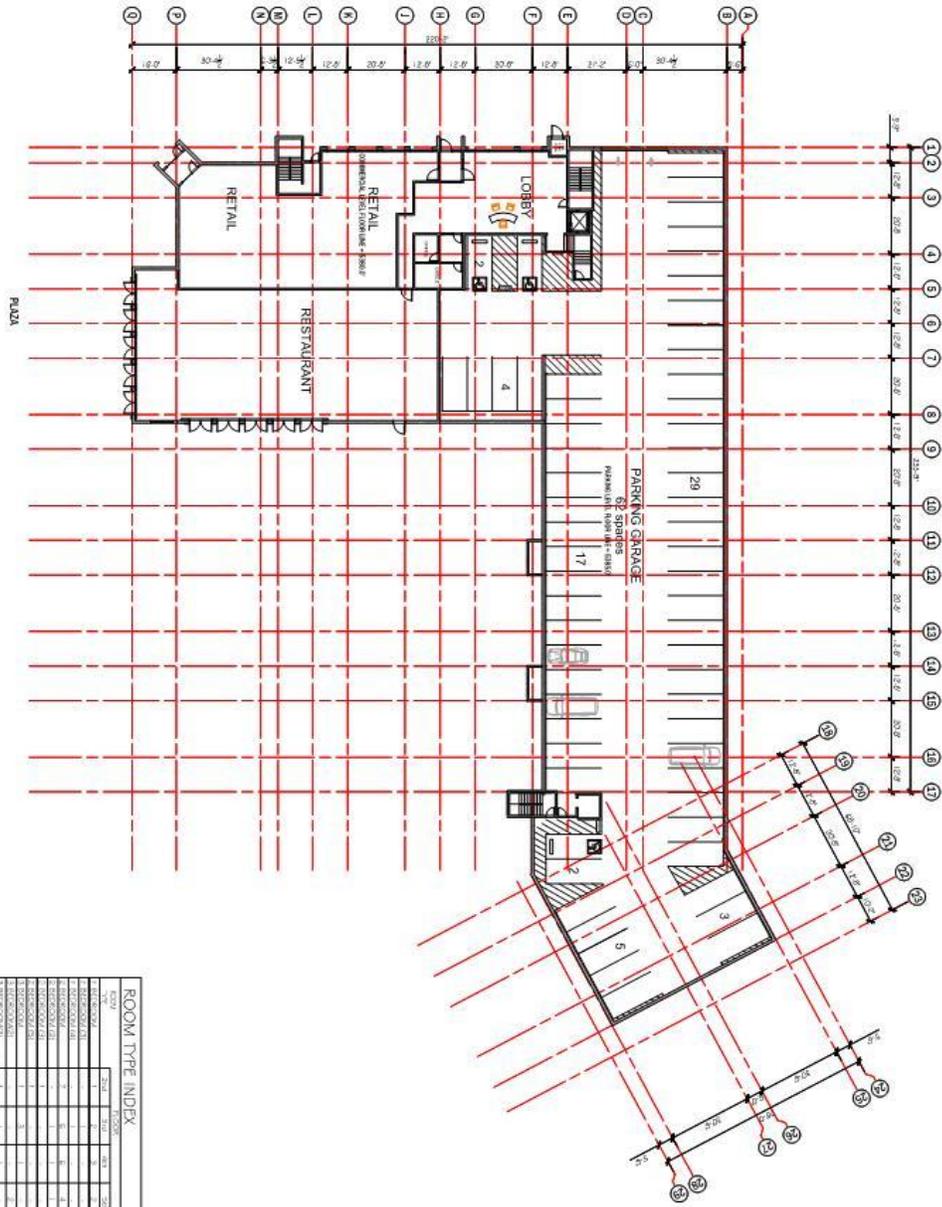
DATE: 3/14/15

vanZeeb ARCHITECTURE
 1000 S. 1000 E. SUITE 100
 EDEN, UTAH 84310
 (435) 438-1111
 www.vanzeeb.com

REGISTERED ARCHITECT
 JAMES J. VAN ZEEB
 LICENSE NO. 10000

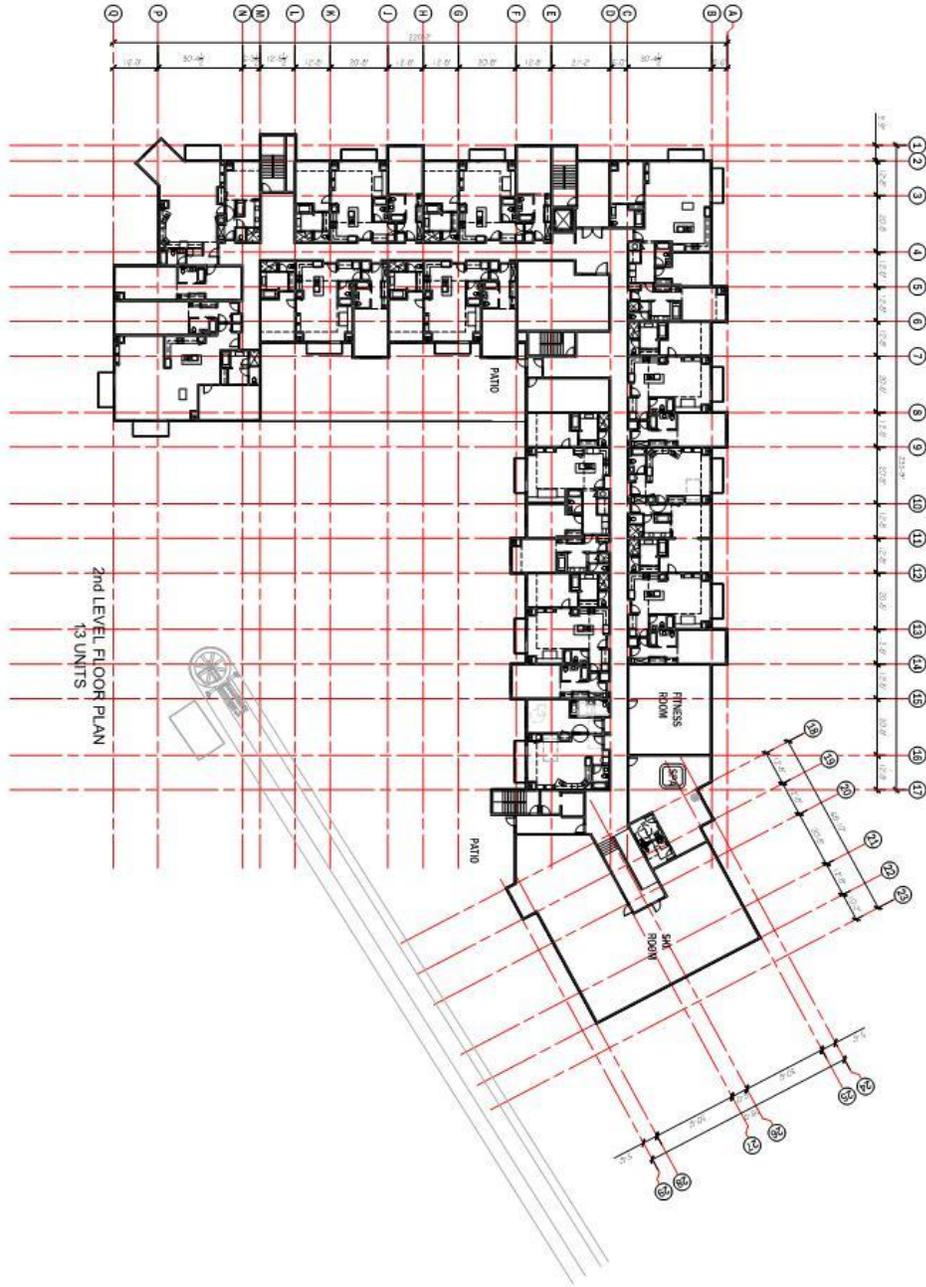
REGISTERED ARCHITECT
 JAMES J. VAN ZEEB
 LICENSE NO. 10000

Exhibit C-2 (A101 Lower Level Floor Plan & Parking)



ROOM TYPE INDEX										
ROOM	NO.	AREA	NO.	AREA	NO.	AREA	NO.	AREA	TOTAL	COMMENTS
STORAGE	1	1.0	1	1.0	1	1.0	1	1.0	4	
STORAGE	2	1.0	2	2.0	3	3.0	4	4.0	1	
STORAGE	3	1.0	3	3.0	4	4.0	5	5.0	1	
STORAGE	4	1.0	4	4.0	5	5.0	6	6.0	1	
STORAGE	5	1.0	5	5.0	6	6.0	7	7.0	1	
STORAGE	6	1.0	6	6.0	7	7.0	8	8.0	1	
STORAGE	7	1.0	7	7.0	8	8.0	9	9.0	1	
STORAGE	8	1.0	8	8.0	9	9.0	10	10.0	1	
STORAGE	9	1.0	9	9.0	10	10.0	11	11.0	1	
STORAGE	10	1.0	10	10.0	11	11.0	12	12.0	1	
STORAGE	11	1.0	11	11.0	12	12.0	13	13.0	1	
STORAGE	12	1.0	12	12.0	13	13.0	14	14.0	1	
STORAGE	13	1.0	13	13.0	14	14.0	15	15.0	1	
STORAGE	14	1.0	14	14.0	15	15.0	16	16.0	1	
STORAGE	15	1.0	15	15.0	16	16.0	17	17.0	1	
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STORAGE	19	1.0	19	19.0	20	20.0	21	21.0	1	
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STORAGE	30	1.0	30	30.0	31	31.0	32	32.0	1	
STORAGE	31	1.0	31	31.0	32	32.0	33	33.0	1	
STORAGE	32	1.0	32	32.0	33	33.0	34	34.0	1	
STORAGE	33	1.0	33	33.0	34	34.0	35	35.0	1	
STORAGE	34	1.0	34	34.0	35	35.0	36	36.0	1	
STORAGE	35	1.0	35	35.0	36	36.0	37	37.0	1	
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STORAGE	63	1.0	63	63.0	64	64.0	65	65.0	1	
STORAGE	64	1.0	64	64.0	65	65.0	66	66.0	1	
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STORAGE	67	1.0	67	67.0	68	68.0	69	69.0	1	
STORAGE	68	1.0	68	68.0	69	69.0	70	70.0	1	
STORAGE	69	1.0	69	69.0	70	70.0	71	71.0	1	
STORAGE	70	1.0	70	70.0	71	71.0	72	72.0	1	
STORAGE	71	1.0	71	71.0	72	72.0	73	73.0	1	
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STORAGE	74	1.0	74	74.0	75	75.0	76	76.0	1	
STORAGE	75	1.0	75	75.0	76	76.0	77	77.0	1	
STORAGE	76	1.0	76	76.0	77	77.0	78	78.0	1	
STORAGE	77	1.0	77	77.0	78	78.0	79	79.0	1	
STORAGE	78	1.0	78	78.0	79	79.0	80	80.0	1	
STORAGE	79	1.0	79	79.0	80	80.0	81	81.0	1	
STORAGE	80	1.0	80	80.0	81	81.0	82	82.0	1	
STORAGE	81	1.0	81	81.0	82	82.0	83	83.0	1	
STORAGE	82	1.0	82	82.0	83	83.0	84	84.0	1	
STORAGE	83	1.0	83	83.0	84	84.0	85	85.0	1	
STORAGE	84	1.0	84	84.0	85	85.0	86	86.0	1	
STORAGE	85	1.0	85	85.0	86	86.0	87	87.0	1	
STORAGE	86	1.0	86	86.0	87	87.0	88	88.0	1	
STORAGE	87	1.0	87	87.0	88	88.0	89	89.0	1	
STORAGE	88	1.0	88	88.0	89	89.0	90	90.0	1	
STORAGE	89	1.0	89	89.0	90	90.0	91	91.0	1	
STORAGE	90	1.0	90	90.0	91	91.0	92	92.0	1	
STORAGE	91	1.0	91	91.0	92	92.0	93	93.0	1	
STORAGE	92	1.0	92	92.0	93	93.0	94	94.0	1	
STORAGE	93	1.0	93	93.0	94	94.0	95	95.0	1	
STORAGE	94	1.0	94	94.0	95	95.0	96	96.0	1	
STORAGE	95	1.0	95	95.0	96	96.0	97	97.0	1	
STORAGE	96	1.0	96	96.0	97	97.0	98	98.0	1	
STORAGE	97	1.0	97	97.0	98	98.0	99	99.0	1	
STORAGE	98	1.0	98	98.0	99	99.0	100	100.0	1	
STORAGE	99	1.0	99	99.0	100	100.0	101	101.0	1	
STORAGE	100	1.0	100	100.0	101	101.0	102	102.0	1	
STORAGE	101	1.0	101	101.0	102	102.0	103	103.0	1	
STORAGE	102	1.0	102	102.0	103	103.0	104	104.0	1	
STORAGE	103	1.0	103	103.0	104	104.0	105	105.0	1	
STORAGE	104	1.0	104	104.0	105	105.0	106	106.0	1	
STORAGE	105	1.0	105	105.0	106	106.0	107	107.0	1	
STORAGE	106	1.0	106	106.0	107	107.0	108	108.0	1	
STORAGE	107	1.0	107	107.0	108	108.0	109	109.0	1	
STORAGE	108	1.0	108	108.0	109	109.0	110	110.0	1	
STORAGE	109	1.0	109	109.0	110	110.0	111	111.0	1	
STORAGE	110	1.0	110	110.0	111	111.0	112	112.0	1	
STORAGE	111	1.0	111	111.0	112	112.0	113	113.0	1	
STORAGE	112	1.0	112	112.0	113	113.0	114	114.0	1	
STORAGE	113	1.0	113	113.0	114	114.0	115	115.0	1	
STORAGE	114	1.0	114	114.0	115	115.0	116	116.0	1	
STORAGE	115	1.0	115	115.0	116	116.0	117	117.0	1	
STORAGE	116	1.0	116	116.0	117	117.0	118	118.0	1	
STORAGE	117	1.0	117	117.0	118	118.0	119	119.0	1	
STORAGE	118	1.0	118	118.0	119	119.0	120	120.0	1	
STORAGE	119	1.0	119	119.0	120	120.0	121	121.0	1	
STORAGE	120	1.0	120	120.0	121	121.0	122	122.0	1	
STORAGE	121	1.0	121	121.0	122	122.0	123	123.0	1	
STORAGE	122	1.0	122	122.0	123	123.0	124	124		

Exhibit C-3 (A102 Second Level Floor Plan)



2nd LEVEL FLOOR PLAN
13 UNITS

PATIO

PATIO

FITNESS ROOM

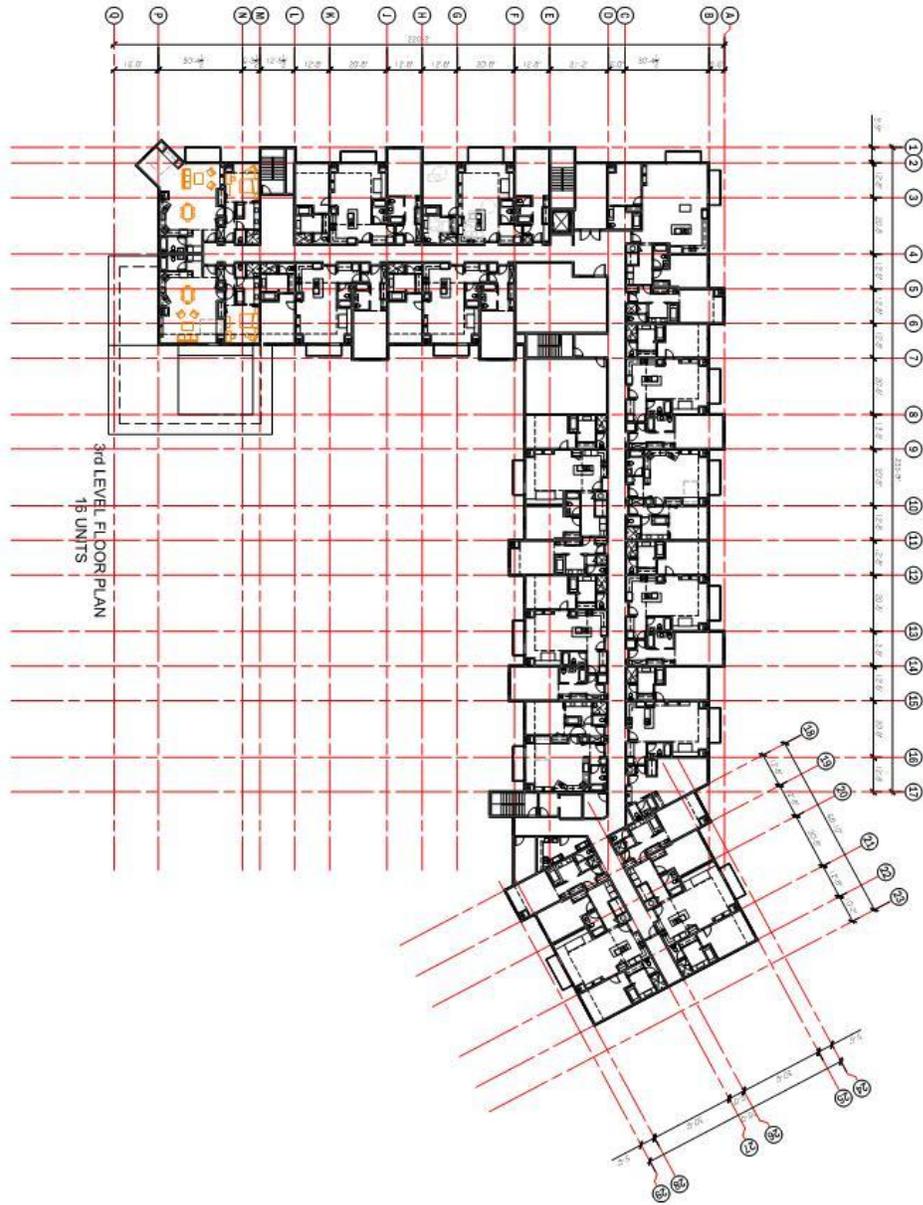
SPA ROOM



SECOND LEVEL FLOOR PLAN

SHEET NUMBER A102 DATE: 3/2/13	SECOND LEVEL FLOOR PLAN		OWNER: PINE CANYON LODGE, INC. PROJECT: PINE CANYON CONDOMINIUM LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310 <small>©vanZeebe Architecture. This drawing shall not be reproduced without consent of vanZeebe Architecture, nor shall it be used for any project other than the originally intended project.</small>	<table border="1"> <tr> <td>DATE: 3/2/13</td> <td>DESIGNED BY: [blank]</td> </tr> <tr> <td>DRAWN BY: [blank]</td> <td>CHECKED BY: [blank]</td> </tr> </table>	DATE: 3/2/13	DESIGNED BY: [blank]	DRAWN BY: [blank]	CHECKED BY: [blank]	
DATE: 3/2/13	DESIGNED BY: [blank]								
DRAWN BY: [blank]	CHECKED BY: [blank]								

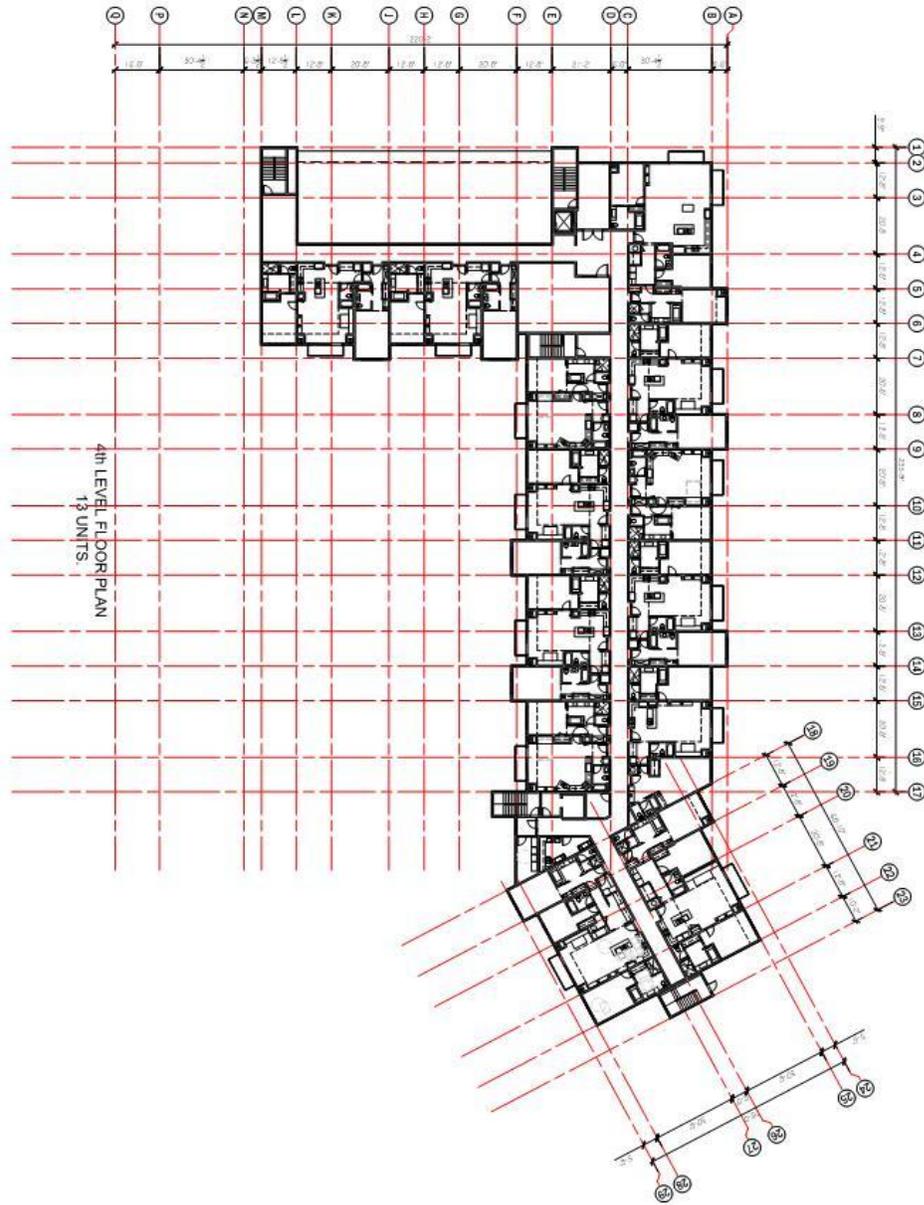
Exhibit C-4 (A103 Third Level Floor Plan)



THIRD LEVEL FLOOR PLAN
A103

DATE: 3/20/15 SHEET NUMBER: A103 THIRD LEVEL FLOOR PLAN		OWNER: PINE CANYON LODGE, INC. PROJECT: PINE CANYON CONDOMINIUM LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310	ARCHITECT: VANZABEN ARCHITECTS 1000 WEST 1000 SOUTH SUITE 100 EDEN, UTAH 84310 (435) 426-1111 www.vanzaben.com	
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Exhibit C-5 (A104 Fourth Level Floor Plan)

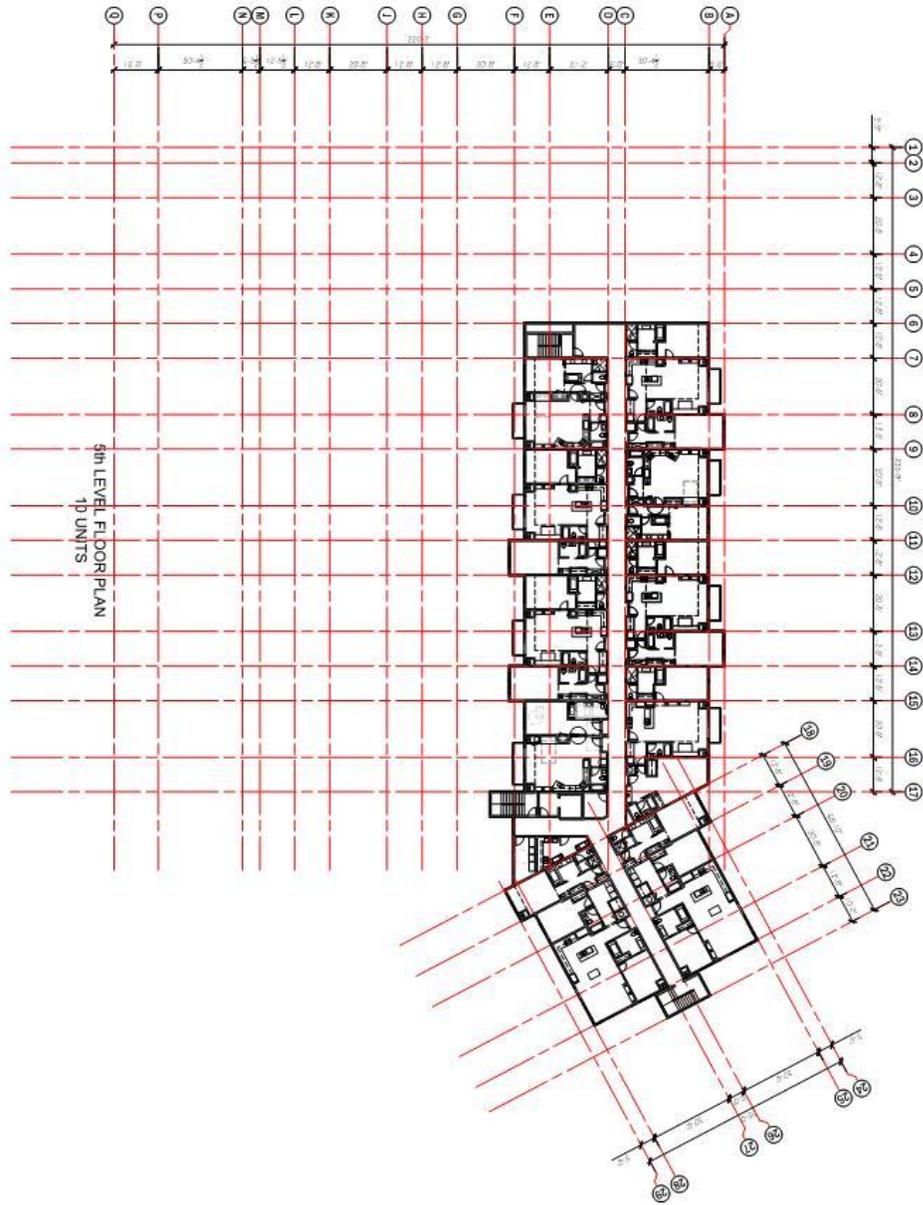






SHEET NUMBER A104 DATE: 3/9/13	FOURTH LEVEL FLOOR PLAN		OWNER: PINE CANYON LODGE, INC. PROJECT: PINE CANYON CONDOMINIUM LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310 ©vanZeeb Architecture. This drawing shall not be reproduced without consent of vanZeeb Architecture, nor shall it be used for any project other than the originally intended project.	REGISTERED ARCHITECT VAN ZEEB ARCHITECTURE 1000 WEST 1000 NORTH SUITE 100 EDEN, UTAH 84310 (435) 438-1111 www.vanzeeb.com
			DATE: 3/9/13	DRAWN BY: JAC CHECKED BY: JAC DATE: 3/9/13

Exhibit C-6 (A105 Fifth Level Floor Plan)



BETHLEHEM ENGINEERING
ARCHITECTS

SHEET NUMBER
A105
DATE: 3/20/15

BETHLEHEM
ENGINEERING
ARCHITECTS



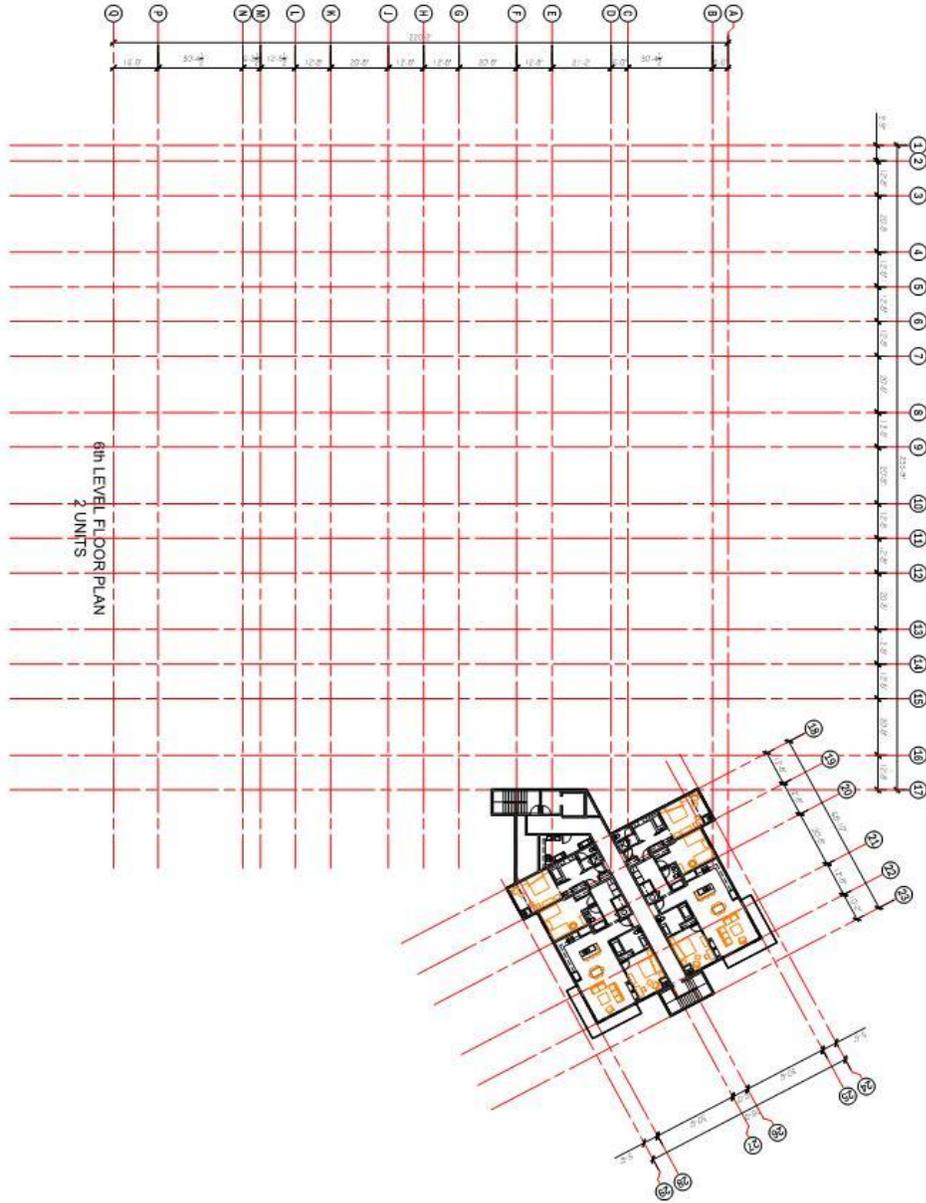
OWNER: PINE CANYON LODGE, INC.
PROJECT: PINE CANYON CONDOMINIUM

LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310

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<p>DATE: 3/20/15</p> <p>DESIGNED BY: []</p> <p>CHECKED BY: []</p>	<p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: PINE CANYON CONDOMINIUM</p> <p>SHEET: A105</p>	<p>BETHLEHEM ENGINEERING ARCHITECTS</p> <p>1000 North Valley Way Eden, Utah 84310 Phone: 435-426-1111 Fax: 435-426-1112</p>
---	---	---

Exhibit C-7 (A106 Sixth Level Floor Plan)







 SIXTH LEVEL FLOOR PLAN

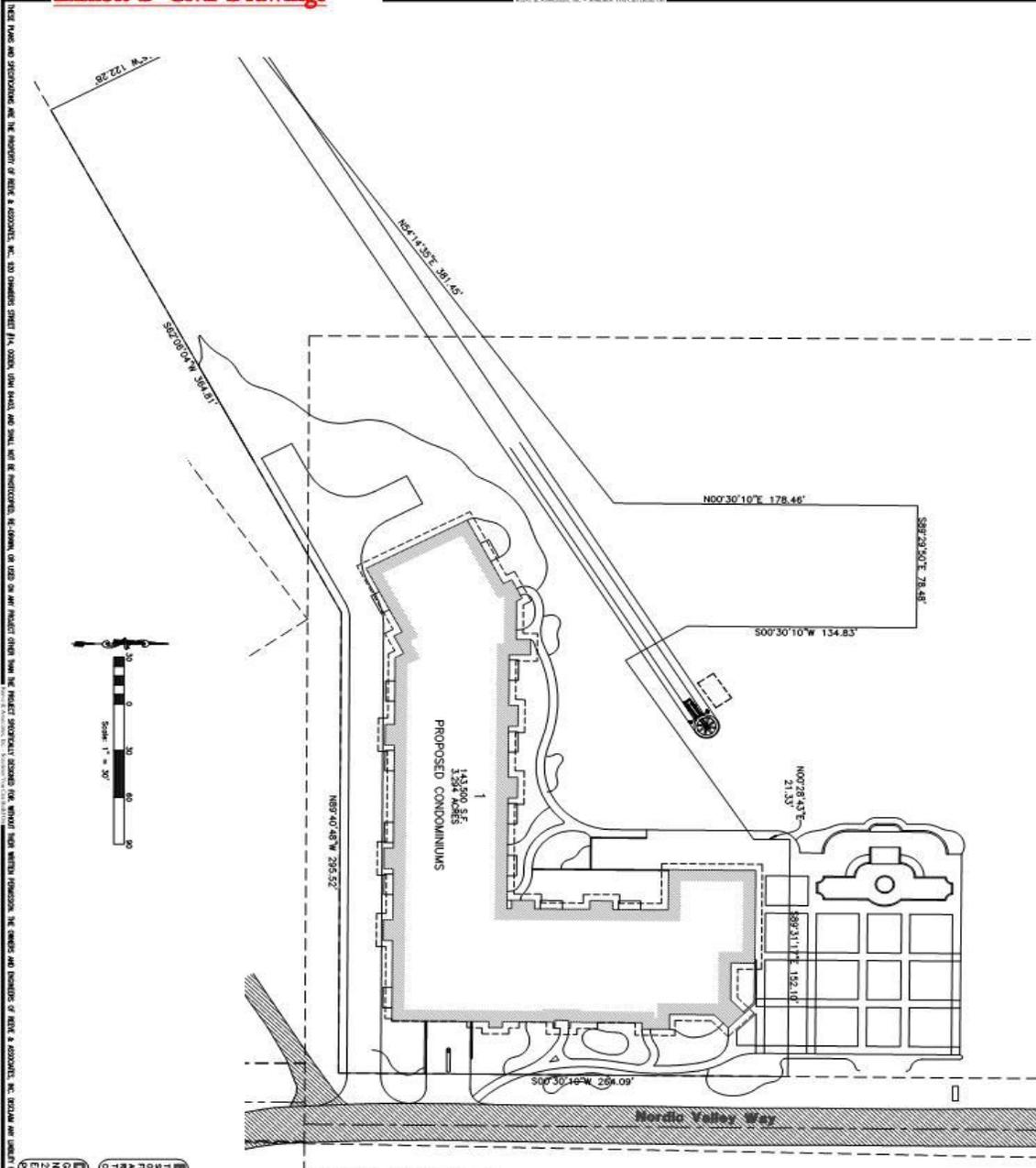
DATE: 3/20/15 SHEET NUMBER: A106	 FIFTH LEVEL FLOOR PLAN	OWNER: PINE CANYON LODGE, INC. PROJECT: PINE CANYON CONDOMINIUM LOCATION: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310 <small>©vanZeehn Architecture. This drawing shall not be reproduced without consent of vanZeehn Architecture, nor shall it be used for any project other than the originally intended project.</small>	REGISTERED ARCHITECT VAN ZEEHN ARCHITECTURE 1000 S. 1000 E. SUITE 100 EDEN, UTAH 84310 (435) 438-1111 www.vanzeehn.com	PROJECT NO: 2014-001 DRAWN BY: JNC CHECKED BY: JNC DATE: 3/20/15
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Exhibit D Civil Drawings

- Project Narrative/Notes/Revisions**
- 1) 10/10/14 RM - COMPLETED DESIGN FOR CLIENT REVIEW.
 - 2) 10/23/14 RM - REVISIONS FOR CLIENT REVIEW.
 - 3) 11/27/14 RM - REVISIONS FOR ARCHITECT CHANGES.
 - 4) 12/18/14 RM - REVISIONS FOR ARCHITECT CHANGES.
 - 5) 2/26/15 RM - REVISIONS FOR ARCHITECT CHANGES.
 - 6) 3/10/15 RM - REVISIONS FOR ARCHITECT CHANGES.

PINE CANYON CONDOMINIUMS

Site Plans
EDEN, WEBER COUNTY, UTAH
OCTOBER 2014



- Sheet Index**
- Sheet 1 - Cover/Index Sheet
 - Sheet 2 - Notice & Legend Sheet
 - Sheet 3 - Existing Site Plan
 - Sheet 4 - Demolition Plan
 - Sheet 5 - Proposed Site Plan
 - Sheet 6 - Grading Plan
 - Sheet 7 - Utility Plan
 - Sheet 8 - Storm Water Pollution Prevention Plan Exhibit
 - Sheet 9 - Storm Water Pollution Prevention Plan Details

Engineer's Notice To Contractors

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Developer's Contact:
Reeve & Associates, Inc.
2500 North Highway 102
Eden, UT 84301

Reeve & Associates, Inc. Contact:
2500 North Highway 102
Eden, UT 84301
1-800-662-4111

Revised: 3-10-15

Sheet	9
Of	9
Scale	AS SHOWN
Date	OCTOBER 8, 2014
Drawn By	REVEE & ASSOCIATES, INC.
Checked By	REVEE & ASSOCIATES, INC.
Approved By	REVEE & ASSOCIATES, INC.



Pine Canyon Condominiums
EDEN, WEBER COUNTY, UTAH

Cover/Index Sheet

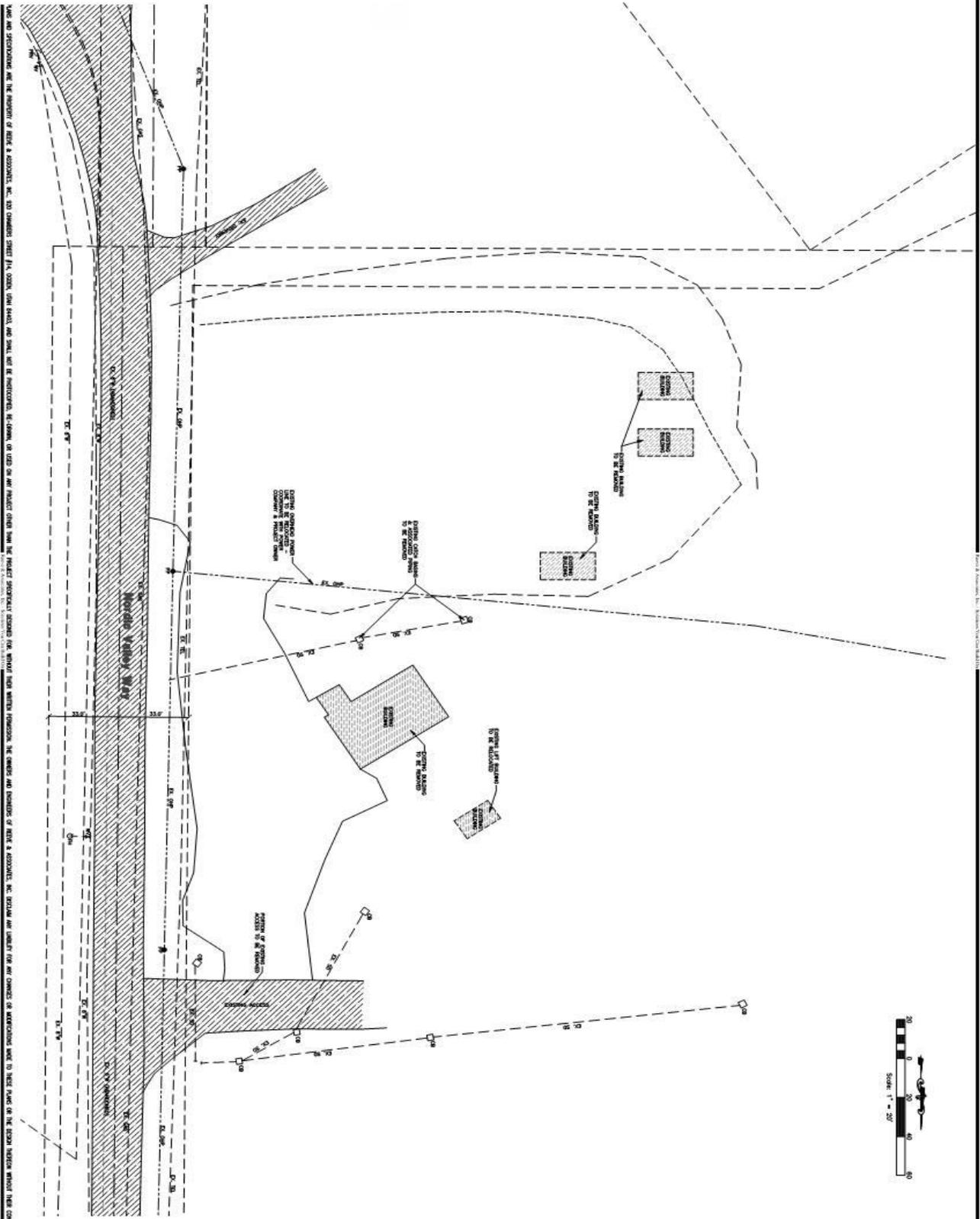
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1-30-15	RM - Architect Changes
2-2-15	RM - Architect Changes
2-24-15	RM - Architect Changes
3-10-15	RM - Architect Changes

RA Reeve & Associates, Inc.

2500 CHERRY STREET, SUITE 100, EDEN, UTAH 84301
TEL: 801-662-4111 FAX: 801-662-4111
WWW.REVEE-ASSOCIATES.COM

Exhibit D Civil Drawings

Reeve & Associates, Inc. - Solutions You Can Build On



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Revised: 3-10-15

Reeve & Associates, Inc. - Solutions You Can Build On

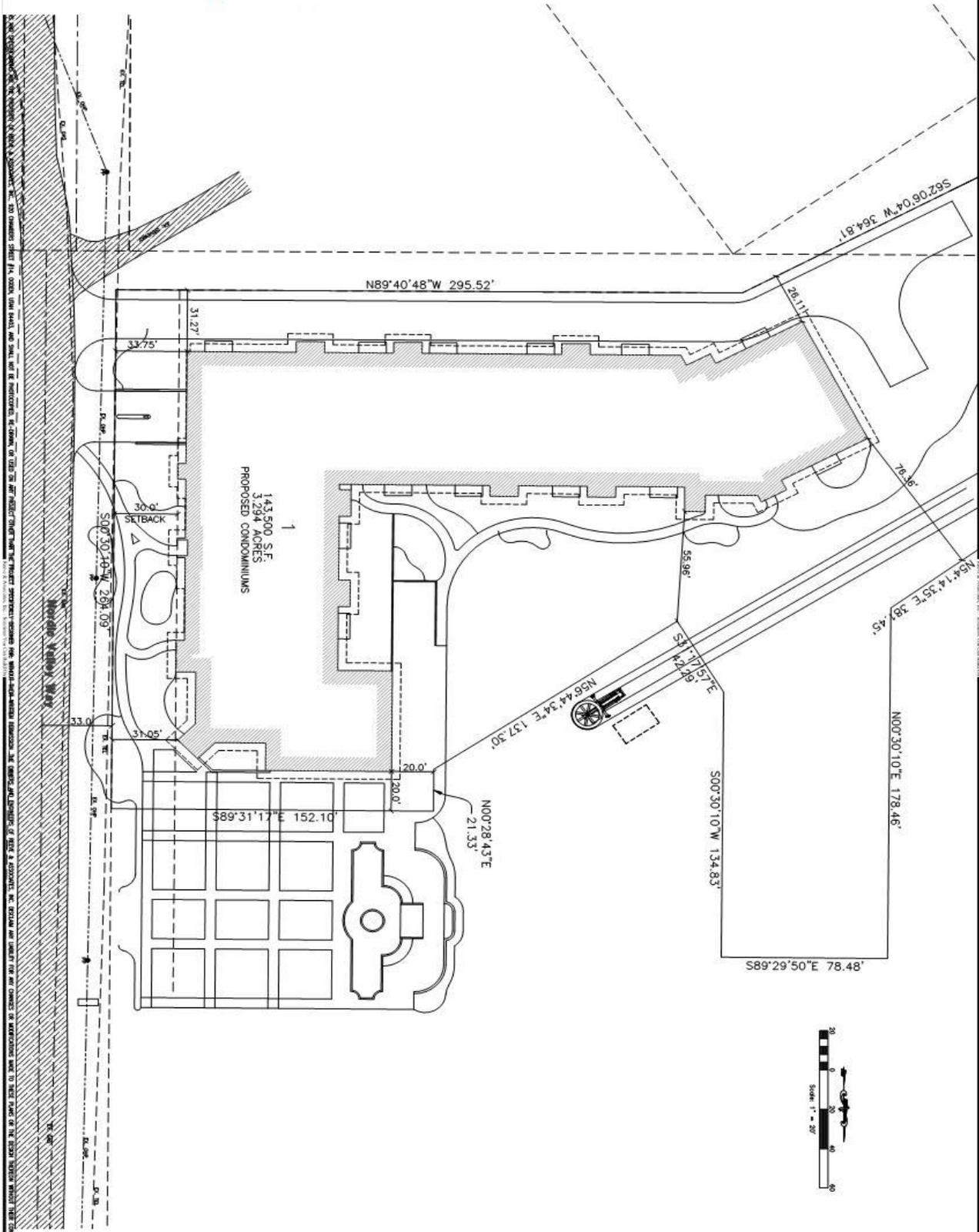
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4	Sheets
PROJ. NO. 11-01-14 CLIENT: PINE CANYON CONDOMINIUMS DATE: OCTOBER 8, 2014 PROJECT: DEMOLITION SCALE: AS SHOWN	

Pine Canyon Condominiums
 EDNA, WEBER COUNTY, UTAH
Demolition Plan

DATE	DESCRIPTION
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1-30-15	RH Architect Changes
2-2-15	RH Architect Changes
2-24-15	RH Architect Changes
3-10-15	RH Architect Changes

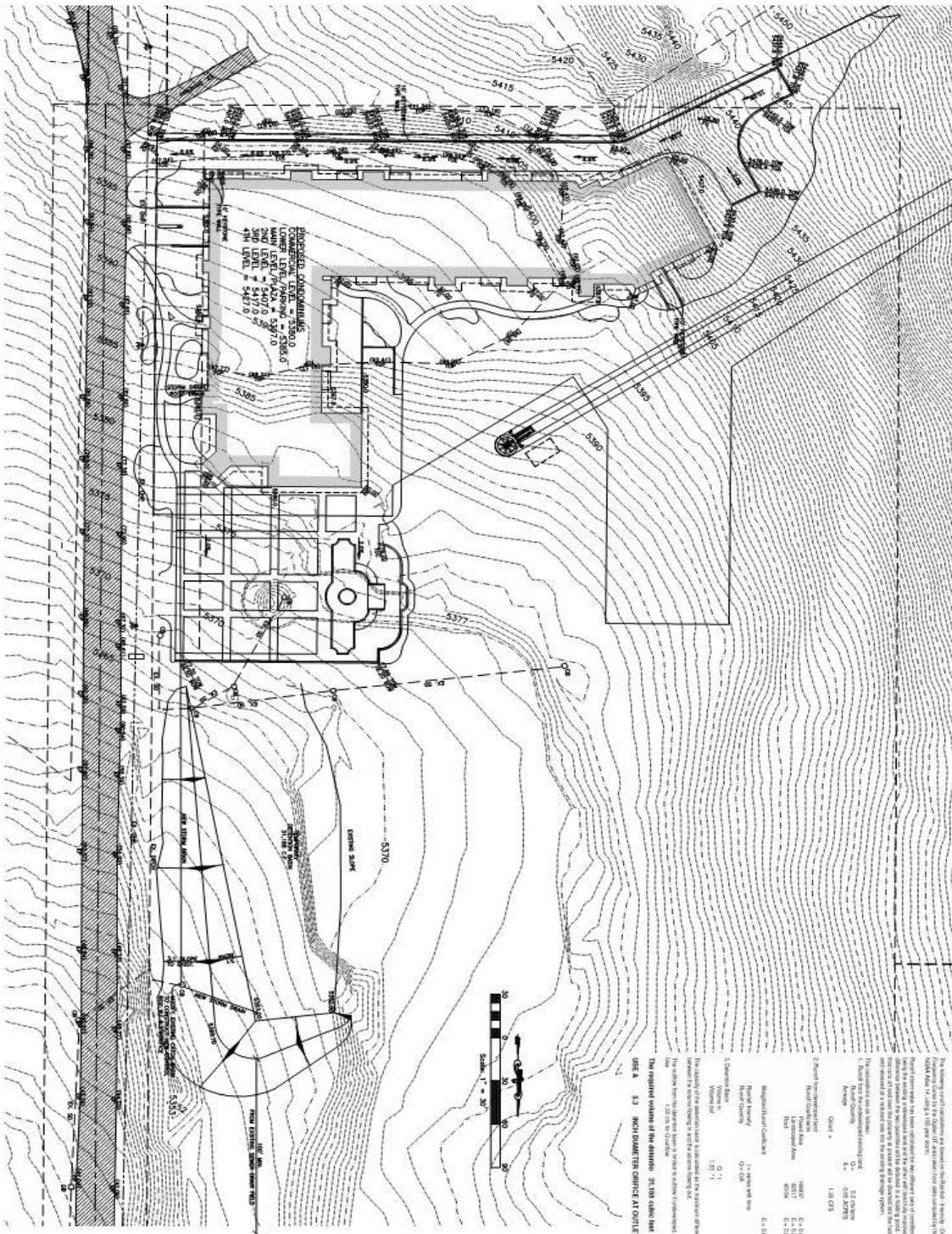
Reeve & Associates, Inc.
 800 CHIMNEY HILL DRIVE, SUITE 100, BOZEMAN, MONTANA 59717
 TEL: (406) 551-2300 FAX: (406) 551-2308
 WWW.REEVE-ASSOCIATES.COM
 ARCHITECTS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Exhibit D Civil Drawings



Revised: 3-10-15

<p>Sheet 9 of 9 Drawings</p>	<p>PROPOSED CONDOMINIUMS</p>	<p>Pine Canyon Condominiums EDEN, WEBER COUNTY, UTAH</p> <p>Proposed Site Plan</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>11-21-14</td> <td>RH Architect Changes</td> </tr> <tr> <td>1-30-15</td> <td>RH Architect Changes</td> </tr> <tr> <td>2-3-15</td> <td>RH Architect Changes</td> </tr> <tr> <td>2-24-15</td> <td>RH Architect Changes</td> </tr> <tr> <td>3-10-15</td> <td>RH Architect Changes</td> </tr> </tbody> </table>	DATE	DESCRIPTION	11-21-14	RH Architect Changes	1-30-15	RH Architect Changes	2-3-15	RH Architect Changes	2-24-15	RH Architect Changes	3-10-15	RH Architect Changes	 <p>Reeve & Associates, Inc.</p> <p>300 CHURCH STREET, SUITE 110, EDEN, UTAH 84301 TEL: 801-421-2300 FAX: 801-421-2300 WWW.REEVE-ASSOCIATES.COM</p>
DATE	DESCRIPTION															
11-21-14	RH Architect Changes															
1-30-15	RH Architect Changes															
2-3-15	RH Architect Changes															
2-24-15	RH Architect Changes															
3-10-15	RH Architect Changes															



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Revised: 3-10-15

PROFESSIONAL SEAL

REVEE & ASSOCIATES, INC.
 ENGINEER
 STATE OF UTAH

PROJECT NAME: PINE CANYON CONDOMINIUMS
 SHEET NO.: 9 OF 9

Pine Canyon Condominiums
 EDEN, WEBER COUNTY, UTAH

Grading Plan

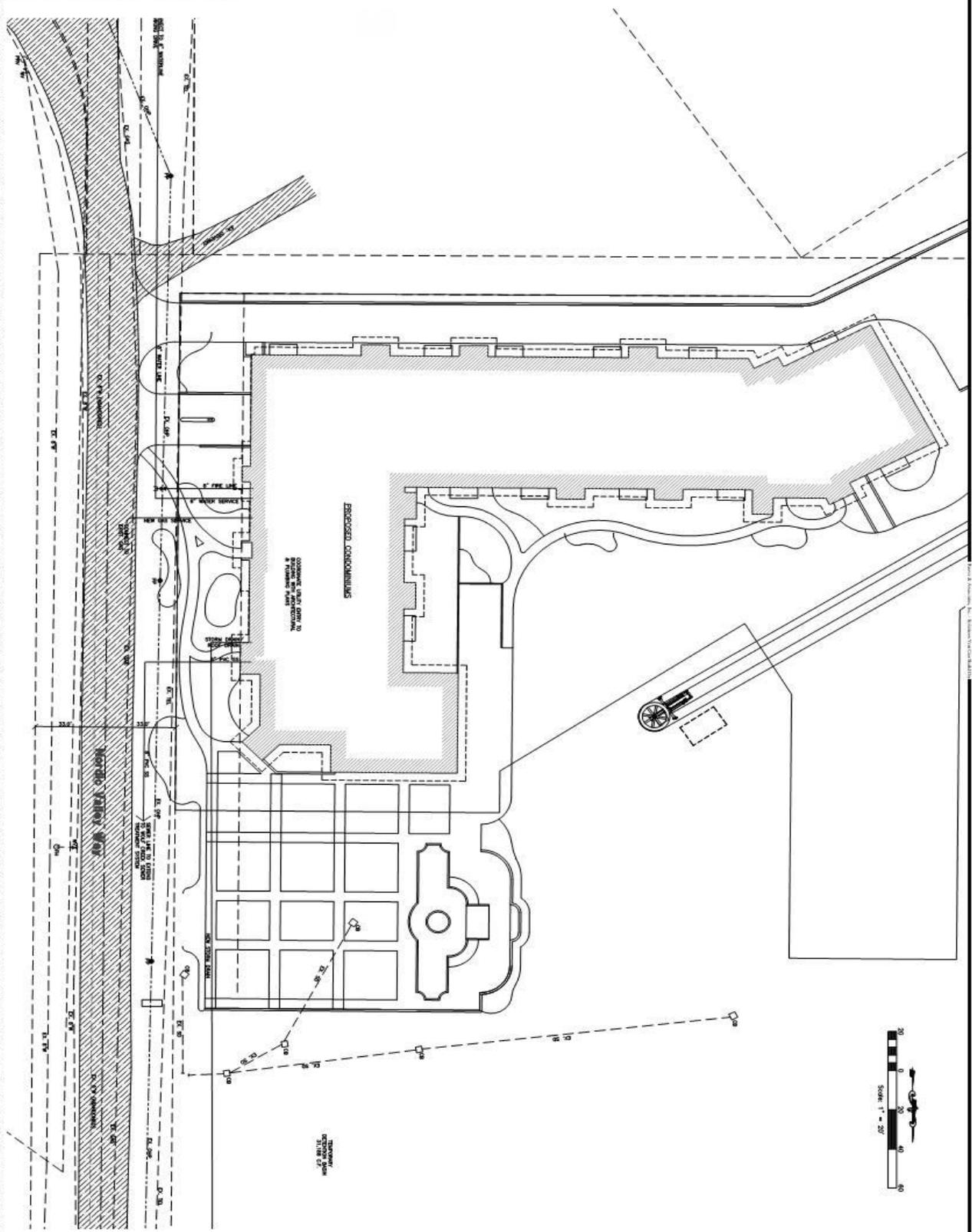
REVISIONS

DATE	DESCRIPTION
11-11-14	RH Architect Changes
1-30-15	RH Architect Changes
2-2-15	RH Architect Changes
2-24-15	RH Architect Changes
3-10-15	RH Architect Changes

REVEE & ASSOCIATES, INC.
 320 CHANDLER STREET, P.O. BOX 1000, EDEN, UTAH 84304
 TEL: (435) 521-1200 FAX: (435) 521-2000 WWW.REVEE-AND-ASSOCIATES.COM
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Exhibit D Civil Drawings

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Revised: 3-10-15

PROJ. NO. 11-11-14
CLIENT: REEVE & ASSOCIATES, INC.
DATE: OCTOBER 8, 2014
SCALE: 1/8" = 1'-0"

Pine Canyon Condominiums
 EDNA, WEBER COUNTY, UTAH

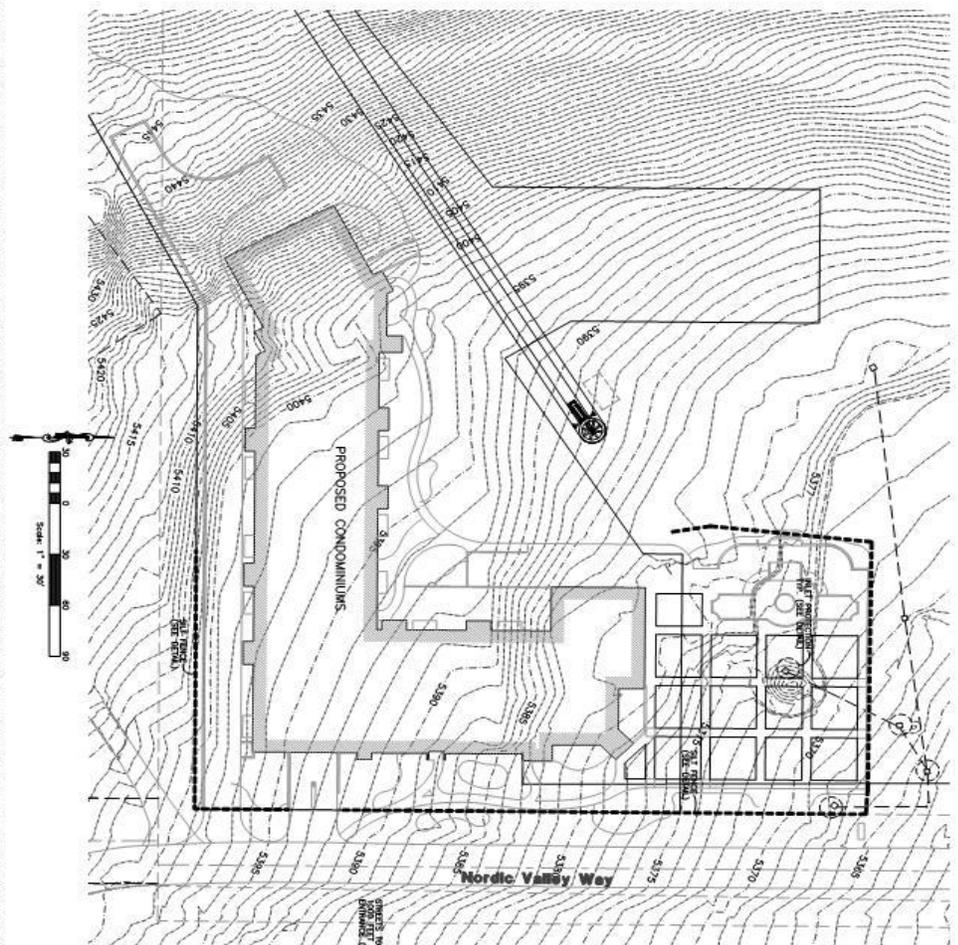
Utility Plan

DATE	DESCRIPTION
11-11-14	RH Architect Changes
1-30-15	RH Architect Changes
2-2-15	RH Architect Changes
2-24-15	RH Architect Changes
3-10-15	RH Architect Changes

RA **Reeve & Associates, Inc.**

333 CHANDLER STREET, SUITE 14, COON HARBOR, ME 04824
 TEL: (207) 621-2300 FAX: (207) 621-2308
 WWW.REEVE-ASSOCIATES.COM

Plan & Associates, Inc. - Sealed For Construction



PINE CANYON CONDOMINIUMS

Storm Water Pollution Prevention Plan Exhibit

EDEN, WEBER COUNTY, UTAH
OCTOBER 2014



Construction Activity Schedule

PROJECT LOCATION:	EDEN, WEBER COUNTY, UTAH
PROJECT RECORDING DATE: <td>OCTOBER 2014</td>	OCTOBER 2014
PROJECT RECORDING TIME: <td>10:00 AM</td>	10:00 AM
STORM WATER MANAGEMENT CONSULTANT / INSPECTOR: <td>DAVID ANDERSON (801) 791-9154</td>	DAVID ANDERSON (801) 791-9154
STORM WATER MANAGEMENT CONSULTANT / INSPECTOR: <td>DAVID ANDERSON (801) 791-9154</td>	DAVID ANDERSON (801) 791-9154
STORM WATER MANAGEMENT CONSULTANT / INSPECTOR: <td>DAVID ANDERSON (801) 791-9154</td>	DAVID ANDERSON (801) 791-9154
STORM WATER MANAGEMENT CONSULTANT / INSPECTOR: <td>DAVID ANDERSON (801) 791-9154</td>	DAVID ANDERSON (801) 791-9154

CONTRACT TO BE SIGNED WITHIN 30 DAYS OF RECORDING DATE OF THIS PLAN.

Revised: 3-10-15

Plan & Associates, Inc. - Sealed For Construction

Sheet	9
Sheets	8



Pine Canyon Condominiums
EDEN, WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Exhibit

REVISIONS

DATE	DESCRIPTION
11-21-14	RD Architect Changes
1-30-15	RD Architect Changes
2-3-15	RD Architect Changes
2-24-15	RD Architect Changes
3-10-15	RD Architect Changes

Reeve & Associates, Inc.

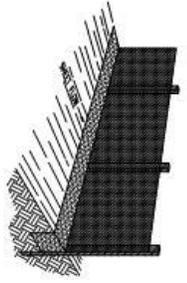
100 CHURCH STREET, SUITE 110, DENVER, COLORADO 80202
TEL: 303.733.1234 FAX: 303.733.1235 www.reeveandassociates.com

Exhibit D Civil Drawings

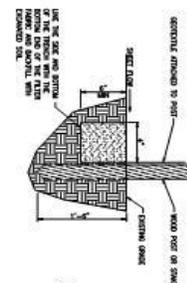
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Notes

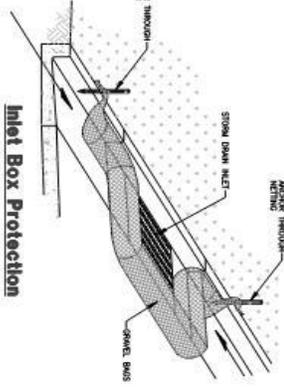
1. Details of Silt* to protect storm water outlet. All storm water outlet to be protected by storm water barrier, or grate legs (see detail).
2. Details of Silt* to prevent excessive concentration of storm water flow.
 - a. Equipment / Material / Construction / Details of storm water barrier.
 - b. Silt* constructed by soil consolidation.
 - c. Areas of construction soil / or gravel, contact environmental engineer and contact local.
 - d. Fencing on storm water barrier.
 - e. To be performed in degraded areas only and surrounded with all fence.
 - f. To be performed in degraded areas only and surrounded with all fence.
 - g. To be performed in degraded areas only and surrounded with all fence.
 - h. To be performed in degraded areas only and surrounded with all fence.
 - i. To be performed in degraded areas only and surrounded with all fence.
 - j. To be performed in degraded areas only and surrounded with all fence.
 - k. To be performed in degraded areas only and surrounded with all fence.
 - l. To be performed in degraded areas only and surrounded with all fence.
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 - x. To be performed in degraded areas only and surrounded with all fence.
 - y. To be performed in degraded areas only and surrounded with all fence.
 - z. To be performed in degraded areas only and surrounded with all fence.
3. Silt* for wind erosion.
 - a. Silt* to be placed in degraded areas only and surrounded with all fence.
 - b. Silt* to be placed in degraded areas only and surrounded with all fence.
 - c. Silt* to be placed in degraded areas only and surrounded with all fence.
 - d. Silt* to be placed in degraded areas only and surrounded with all fence.
 - e. Silt* to be placed in degraded areas only and surrounded with all fence.
 - f. Silt* to be placed in degraded areas only and surrounded with all fence.
 - g. Silt* to be placed in degraded areas only and surrounded with all fence.
 - h. Silt* to be placed in degraded areas only and surrounded with all fence.
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 - j. Silt* to be placed in degraded areas only and surrounded with all fence.
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 - v. Silt* to be placed in degraded areas only and surrounded with all fence.
 - w. Silt* to be placed in degraded areas only and surrounded with all fence.
 - x. Silt* to be placed in degraded areas only and surrounded with all fence.
 - y. Silt* to be placed in degraded areas only and surrounded with all fence.
 - z. Silt* to be placed in degraded areas only and surrounded with all fence.
4. Construction Vehicles and Equipment.
 - a. Material of construction equipment to prevent oil or other fluid leaks.
 - b. Material of construction equipment to prevent oil or other fluid leaks.
 - c. Material of construction equipment to prevent oil or other fluid leaks.
 - d. Material of construction equipment to prevent oil or other fluid leaks.
 - e. Material of construction equipment to prevent oil or other fluid leaks.
 - f. Material of construction equipment to prevent oil or other fluid leaks.
 - g. Material of construction equipment to prevent oil or other fluid leaks.
 - h. Material of construction equipment to prevent oil or other fluid leaks.
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 - j. Material of construction equipment to prevent oil or other fluid leaks.
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 - w. Material of construction equipment to prevent oil or other fluid leaks.
 - x. Material of construction equipment to prevent oil or other fluid leaks.
 - y. Material of construction equipment to prevent oil or other fluid leaks.
 - z. Material of construction equipment to prevent oil or other fluid leaks.
5. Silt* Prevention and Control.
 - a. Material of construction equipment to prevent oil or other fluid leaks.
 - b. Material of construction equipment to prevent oil or other fluid leaks.
 - c. Material of construction equipment to prevent oil or other fluid leaks.
 - d. Material of construction equipment to prevent oil or other fluid leaks.
 - e. Material of construction equipment to prevent oil or other fluid leaks.
 - f. Material of construction equipment to prevent oil or other fluid leaks.
 - g. Material of construction equipment to prevent oil or other fluid leaks.
 - h. Material of construction equipment to prevent oil or other fluid leaks.
 - i. Material of construction equipment to prevent oil or other fluid leaks.
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 - x. Material of construction equipment to prevent oil or other fluid leaks.
 - y. Material of construction equipment to prevent oil or other fluid leaks.
 - z. Material of construction equipment to prevent oil or other fluid leaks.
6. Silt* Prevention / Utility Construction.
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 - b. Material of construction equipment to prevent oil or other fluid leaks.
 - c. Material of construction equipment to prevent oil or other fluid leaks.
 - d. Material of construction equipment to prevent oil or other fluid leaks.
 - e. Material of construction equipment to prevent oil or other fluid leaks.
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Perspective View



Section



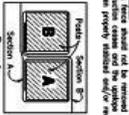
Inlet Box Protection

REVISIONS

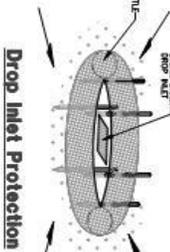
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1	10-15-14	RH Architect Changes

REVISIONS

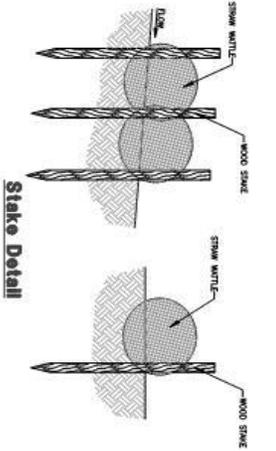
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4	10-15-14	RH Architect Changes
3	10-15-14	RH Architect Changes
2	10-15-14	RH Architect Changes
1	10-15-14	RH Architect Changes



Plan View



Drop Inlet Protection



Stake Detail

Revised: 3-10-15

Pine Canyon Condominiums
EDEN, WEBER COUNTY, UTAH
Storm Water Pollution Prevention Plan Details

REVISIONS

NO.	DATE	DESCRIPTION
11	11-14-14	RH Architect Changes
10	10-15-14	RH Architect Changes
9	10-15-14	RH Architect Changes
8	10-15-14	RH Architect Changes
7	10-15-14	RH Architect Changes
6	10-15-14	RH Architect Changes
5	10-15-14	RH Architect Changes
4	10-15-14	RH Architect Changes
3	10-15-14	RH Architect Changes
2	10-15-14	RH Architect Changes
1	10-15-14	RH Architect Changes

RA & Associates, Inc.
333 CHANDLER STREET, SUITE 100, DENVER, COLORADO 80202
TEL: 303.733.7300 FAX: 303.733.7301
WWW.RAANDASSOCIATES.COM

PROJECT TEAM
OWNER: PINE CANYON CONDOMINIUMS
ARCHITECT: REEVE & ASSOCIATES, INC.
ENGINEER: REEVE & ASSOCIATES, INC.
DATE: OCTOBER 8, 2014
DRAWING NO.: SWPPP-01
SHEET NO.: 9 OF 9

Exhibit E Culinary Water "Will-Serve Letter"

Nordic Mountain Water Inc.

Pine Canyon Lodge Inc.
54-Unit Pine Canyon Condominium Complex
Liberty, Utah 84310

Ref: Reservation Service Agreement

Nordic Mountain Water Inc. (NMWI) agrees to provide water for to the 54-unit Pine Canyon Lodge Inc. Condominium Complex under the following Terms and Conditions:

- (1) A 10% Non-refundable deposit is required on the total number of connections reserved multiplied by the current Infrastructure Fee per unit rounded up to nearest full unit. (i.e. 54-units X 10% = 5.4 rounded up to 6 units)
 - a. Reservation of Service is guaranteed for one year at the Infrastructure Fee rate in affect on the date this Reservation Service Agreement is signed by both NMWI and its representatives.
 - b. Options after one year are:
 - i. Pay outstanding balance of total Infrastructure Fees outlined in paragraph c.
 1. A monthly Stand-by fee is in affect thereafter until physical water connection is made. Currently, the standby fee is \$20/condo per month and is subject to change.
 - ii. Forfeit Reservation, deposit is non-refundable, Service Agreement is nullified.
 - iii. Renegotiate this Reservation Service Agreement at the discretion of NMWI. Previous deposits will continue to be credited to balance due while this service agreement is valid.
 - c. Details
 - i. Total Connections 54 condominiums
 - ii. Total Infrastructure Fee is \$405,000 based on 54 units X \$7,500 per unit
 - iii. Initial required non-refundable deposit is \$45,000 based on 6 units @ \$7,500 each
 - iv. Final payment of \$360,000 due 1 year from date this agreement is signed by both parties and the full deposit is paid.
 - v. Monthly charge per condominium (at completion):
 1. \$51.25 based on \$37+\$14.25 for up to 7,500 gals/month.
 2. Overages will be charged incrementally per 1000 gallons for usage exceeding 7,500 gallons – TBD.
 3. Monthly rate guaranteed for 1 year from date this agreement is signed.
 - d. Restrictions
 - i. Any Home Owners Association (HOA) organized by Pine Canyon Condominium Complex or Pine Canyon after this agreement is in place cannot include any culinary water provided by NMWI.
 - ii. No extensions to the water system developed for the Pine Canyon Condominium Complex that includes water provided by NMWI will be allowed beyond the initial 54-condominum units.
 - iii. Pine Canyon cannot resale, manage, restrict, or charge any additional fees for water provided by NMWI under any circumstance.



Exhibit E Culinary Water "Will-Serve Letter"

- iv. The 5th unit Pine Canyon Condominium Complex is considered to have one voting membership in NMWI.
- (2) Developer pays all costs including required modifications to existing NMWI infrastructure necessary to provide NMWI water to this condominium complex. In addition, the resulting water line extension design and all associated construction is subject to the following:
 - a. Must meet all State, County, and County Fire District Specifications and requirements
 - b. Must meet Water System Specifications as identified by NMWI
 - c. All waterline construction must be inspected and approved by NMWI or its identified Agent during all water system construction and/or modification.
 - d. NMWI will take possession of the modified portion of the system at the time of completion.
 - i. Developer will provide a warranty bond to cover costs of the modification during construction and for 1 year following completion of modifications or from date NMWI takes possession, whichever date is later.
- (3) NMWI uses a gravity-flow distribution system. Since an engineering study has not been completed for the proposed Pine Canyon Condominium complex, NMWI cannot guarantee adequate water pressure.
- (4) This agreement is a good faith effort by NMWI and contains terms and conditions as set forth by the NMWI board of directors, however, it may be subject to change pending review by NMWI legal counsel.

If these conditions are acceptable, please submit the appropriate deposit and sign this agreement. We also require purchase of one Membership (see item d paragraph iv) in NMWI at the current rate of \$300 at the time the Infrastructure Fees are paid. If you have any questions, please feel free to contact Bill Green at (801) 791-3976 anytime or through our NMWI office.

Sincerely,

Bill D. Green
President
Nordic Mountain Water

Agreement of Addendum of October 9, 2014:  Date: 10-16-14
Pine Canyon Representative: Josh Richards

Agreement of Addendum of October 9, 2014:  Date: 10/16/2014
Nordic Mountain Water, Inc. Representative: Bill D. Green

Addendum of October 9, 2014:

It is agreed that upon signature of Agreement of Terms above by both parties, this agreement is valid subject to NMWI receiving \$45,000 deposit on or before Oct. 21, 2014. If said deposit is not received by Oct. 21, 2014 this agreement shall become null and void.

Agreement of Addendum of October 9, 2014:  Date: 10-16-14
Pine Canyon Representative: Josh Richards

Agreement of Addendum of October 9, 2014:  Date: 10/16/2014
Nordic Mountain Water, Inc. Representative: Bill D. Green

Exhibit F Sanitary Waste Water "Will-Serve Letter"



Wolf Creek Water and Sewer Improvement District

P.O. Box 658
3632 N. Wolf Creek Dr.
Eden, Utah 84310
(801) 745-3435
Fax (801) 745-3454

October 7, 2014

Pine Canyon Lodge, Inc.
Attention: Jackson Stevens

Subject: Nordic Valley Area Wastewater Treatment Request

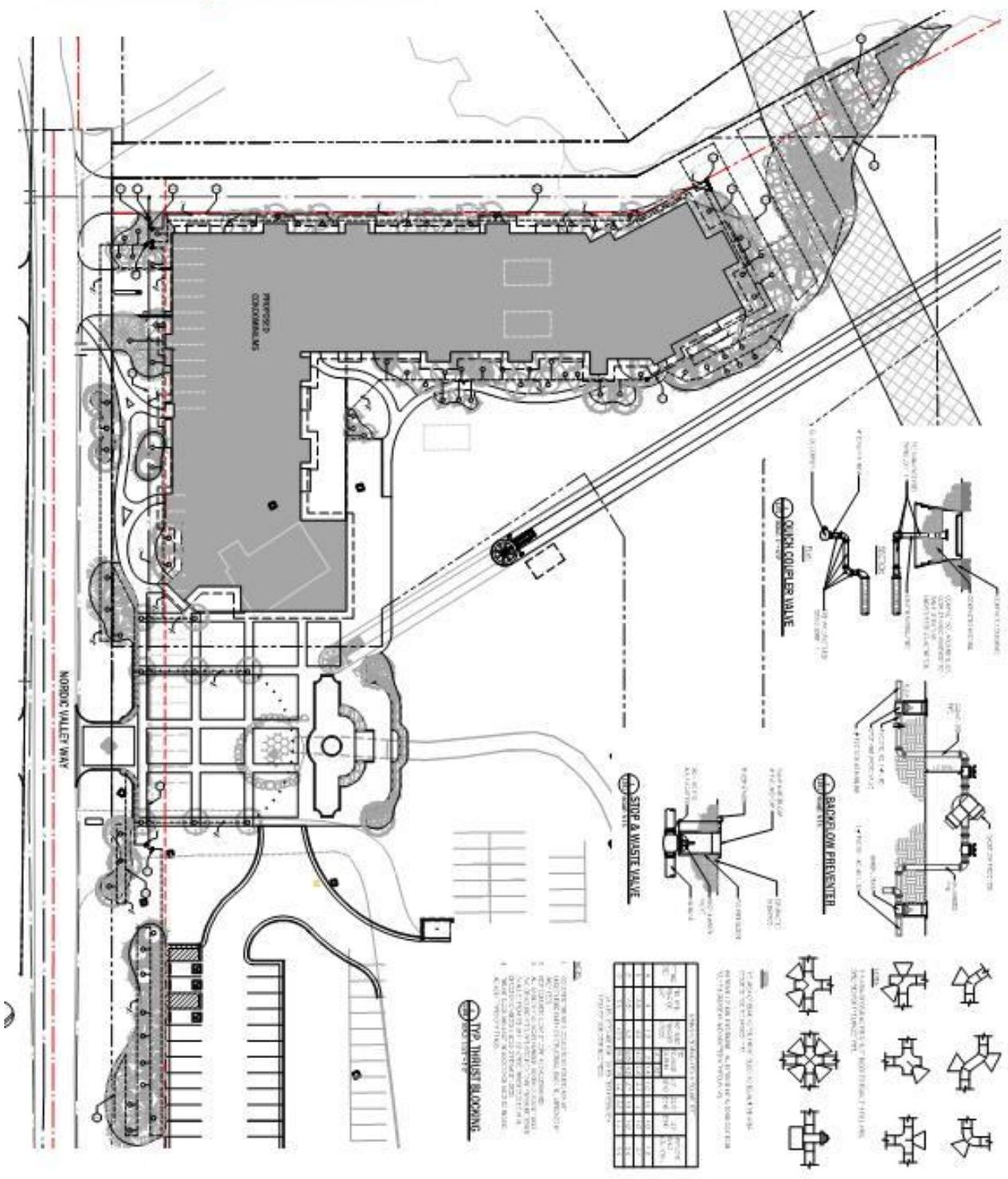
Wolf Creek Water and Sewer Improvement District (WCWSID) on 7 October, 2014 this letter is to notify Pine Canyon Lodge, Inc. that WCWSID has the waste water capacity and CAN and WILL serve 56 additional sewer connections from the Nordic Valley Area as requested.

Pine Canyon Lodge, Inc. will be responsible for all associated costs for all required engineering, impact fees, construction drawings, piping installation and all permit approval cost for delivering waste water to the WCWSID treatment plant as approved by WCWSID. Specific terms and conditions to be negotiated in a separate agreement.

Wolf Creek Water and Sewer Improvement District


Robert Thomas, General Manager

Exhibit G Irrigation Plans (L101)



IRRIGATION SYMBOLS	
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GENERAL IRRIGATION

1. IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO MAINTAIN ALL PLANTS AND TREES IN THE LANDSCAPE UNDER NORMAL GROWING CONDITIONS.

2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO MAINTAIN ALL PLANTS AND TREES IN THE LANDSCAPE UNDER NORMAL GROWING CONDITIONS.

3. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO MAINTAIN ALL PLANTS AND TREES IN THE LANDSCAPE UNDER NORMAL GROWING CONDITIONS.

4. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO MAINTAIN ALL PLANTS AND TREES IN THE LANDSCAPE UNDER NORMAL GROWING CONDITIONS.

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9. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO MAINTAIN ALL PLANTS AND TREES IN THE LANDSCAPE UNDER NORMAL GROWING CONDITIONS.

10. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO MAINTAIN ALL PLANTS AND TREES IN THE LANDSCAPE UNDER NORMAL GROWING CONDITIONS.

OWNER: PINE CANYON LODGE
PROJECT: PINE VALLEY CONDOMINIUMS
ADDRESS: 3567 NORDIC VALLEY WAY, EDEN, UTAH 84310

SCALE: AS SHOWN

DATE: 12/15/11

SHEET NUMBER: L101

IRRIATION PLAN

