

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (the "Amendment") is entered into this 12 day of JUNE, 2018, by and between WEST VALLEY CITY ("City"), a municipal corporation of the state of Utah, and TRUONG PROPERTIES, LLC ("Developer"), a Utah limited liability company. The City and the Developer are referred to in this Amendment collectively as the "Parties" and individually as a "Party".

WITNESSETH

WHEREAS, the City and Developer entered into a Development Agreement (the "Original Agreement") on _____, in which the City and Developer established minimum standards for a townhome and commercial development located at 3579-3605 South Redwood Road and

WHEREAS, the Developer proposes to amend those minimum standards to alter the site plan, building elevations, and certain other development standards; and

WHEREAS, the Parties wish to amend the Agreement to implement the proposed changes;

NOW, THEREFORE, for and in consideration of the mutual promises and performances set forth in the Original Agreement and this Amendment, the Parties agree that the Original Agreement is amended as set forth herein.

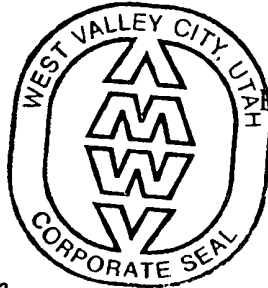
1. Exhibits "B", "C", and "D" are hereby replaced in their entirety by Exhibits "B-1", "C-1", and "D-1" respectively, which are attached hereto.
2. All other terms and conditions of the Original Agreement not specifically amended herein shall remain unchanged and in full force and effect.
3. This Amendment shall be effective on the date upon which the last Party executes by signature below.

IN WITNESS WHEREOF, the Parties have duly executed this Amendment, on or as of the date first above written.

(Signatures follow)

12793241
06/18/2018 01:39 PM \$0.00
Book - 10685 Pg - 625-641
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
WEST VALLEY CITY
3600 CONSTITUTION BLVD
WVC UT 84119-3720
BY: SAA, DEPUTY - MA 17 P.

WEST VALLEY CITY:



By:

Ron Byrdman
Mayor

ATTEST:

Nachrafoc
City Recorder

APPROVED AS TO FORM
West Valley City Attorney's Office

By: BMH
Date: 5/23/18

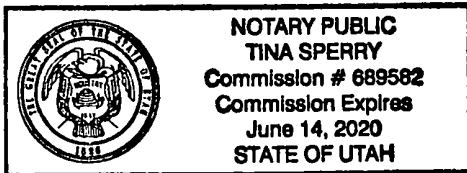
DEVELOPER:

David
By:

Its: PRES

State of UTAH)
County of Salt Lake) :ss

On this 23 day of MAY, 2018, personally appeared before me DAVID TRUONG [name of person(s)], whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the PRESIDENT [title], of **Truong Properties, LLC**, a Utah limited liability company, by authority of its members or its articles of organization, and he/she acknowledged to me that said limited liability company executed the same.



Tina Sperry
Notary Public

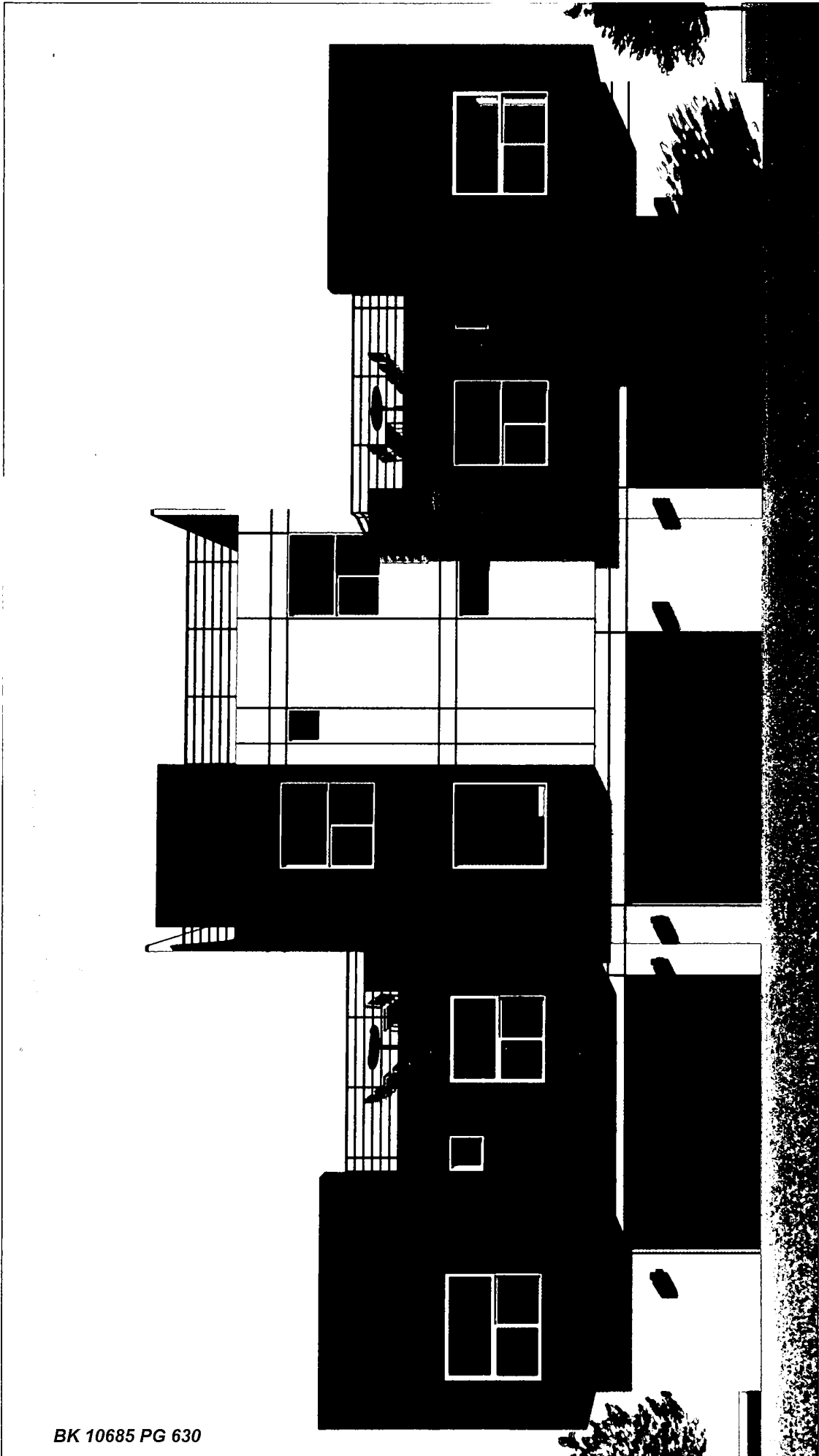
EXHIBIT B-1

DEVELOPMENT STANDARDS

1. The density of the RM Zoned portion of the property shall be limited to 12 units/acre.
2. The minimum size for all townhomes shall be 1,900 square feet above grade excluding the garage. All townhomes shall include finished basements.
3. Exterior materials for all townhomes shall be stone, fiber cement siding and stucco.
4. All townhomes shall have a 2 car garage.
5. All townhome buildings shall be built substantially like the renderings in Exhibit C-1.
6. At least 50% of the site shall be open space.
7. At least two different exterior color schemes shall be used to provide variety between buildings.
8. Interior townhome features shall include 9' ceilings and solid surface countertops.
9. A 6' tall, vinyl fence shall be installed along the south, east and north boundaries of the residential portion of the development where such fence does not already exist. No fence shall be required between the residential and commercial portions of the development.
10. All townhomes shall include a ground level patio and balcony.
11. Project amenities shall include courtyards, private garden spaces, a BBQ area, a pavilion, rooftop patios on all but 2 of the townhome units, a tot lot, a sports court and an entry feature. The details of these amenities shall be determined during the subdivision review process.
12. The commercial buildings shall be built substantially like the renderings in Exhibit D-1.
13. A conditional use permit is required for the commercial portion of the project.

EXHIBIT C-1
TOWNHOME RENDERINGS





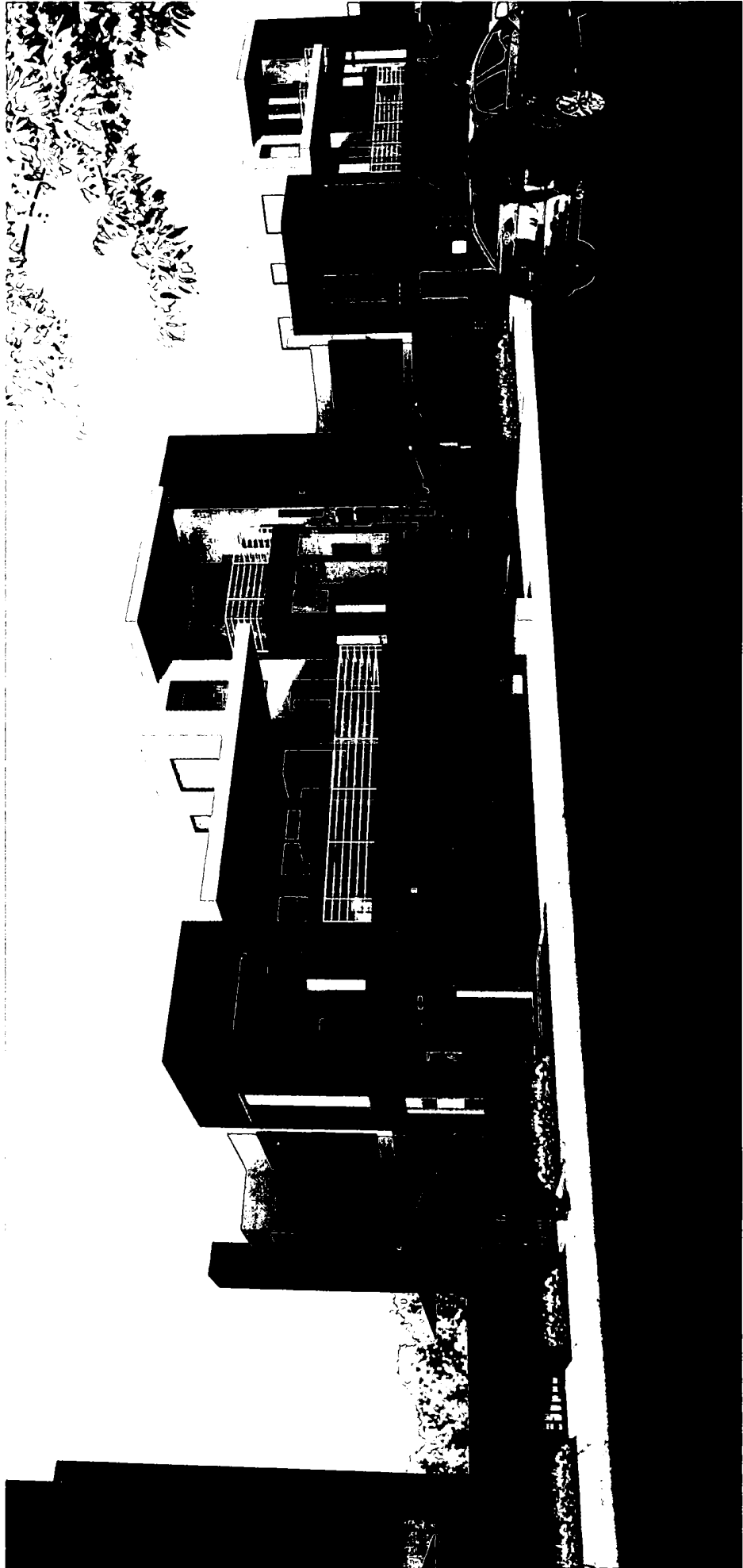




EXHIBIT D-1
COMMERCIAL RENDERINGS



RPA
 RUSSELL PLATT ARCHITECTURE
 4141 HIGHLAND DRIVE SUITE 111
 HOLLADAY UTAH 84117
 801-580-0181

REDWOOD LOFTS RETAIL
 NORTH BUILDING

4-18-18

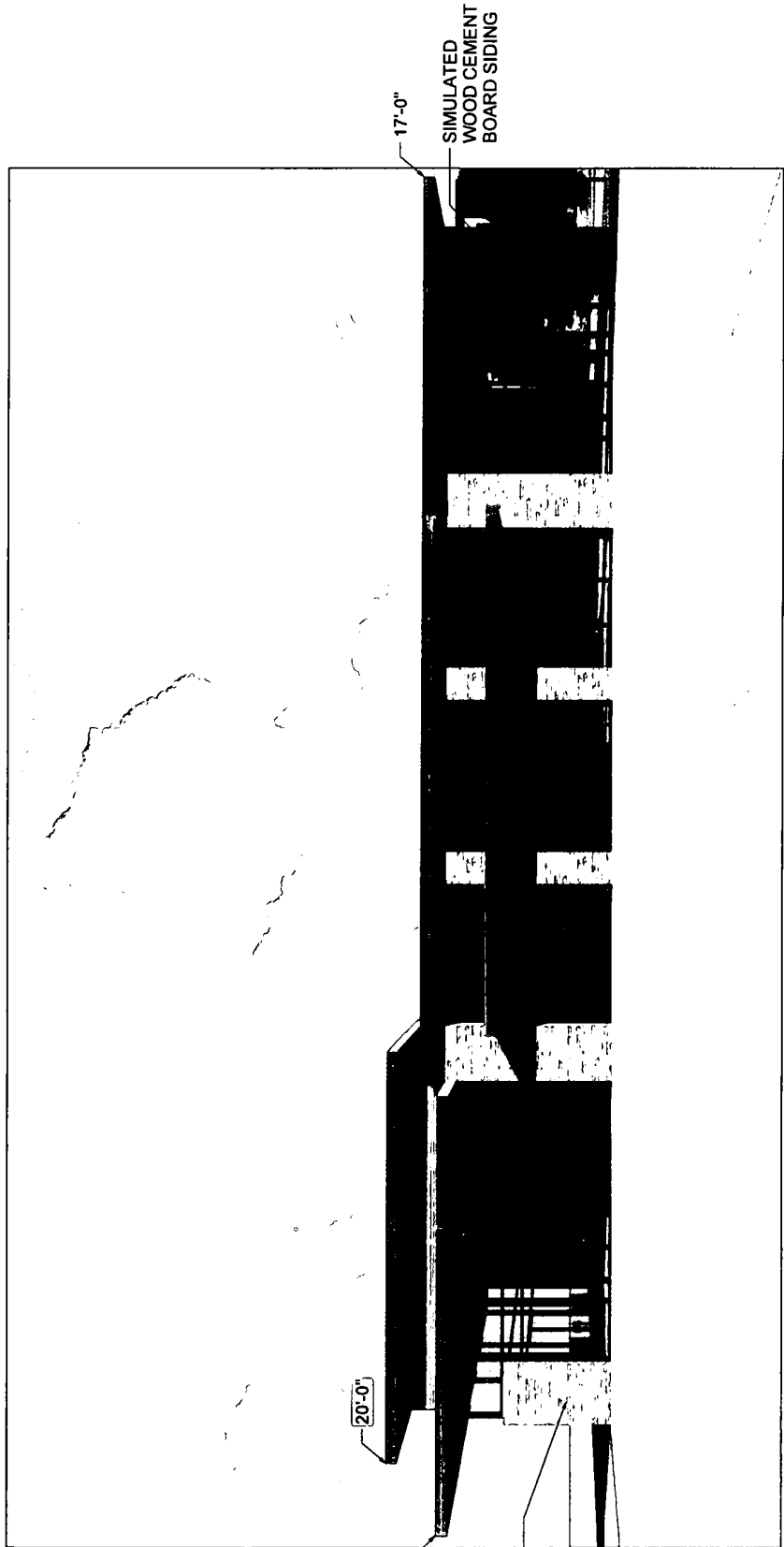
NO.	REV.	DATE

SHEET TITLE

FRONT
 CEILING
 ELEVATION

SHEET NUMBER

A106





RPA
 RUSSELL PLATT ARCHITECTURE
 4141 HIGHLAND DRIVE SUITE 111
 HOLLADAY, UTAH 84117
 801-560-0181

**REDWOOD LOFTS RETAIL
 NORTH BUILDING**

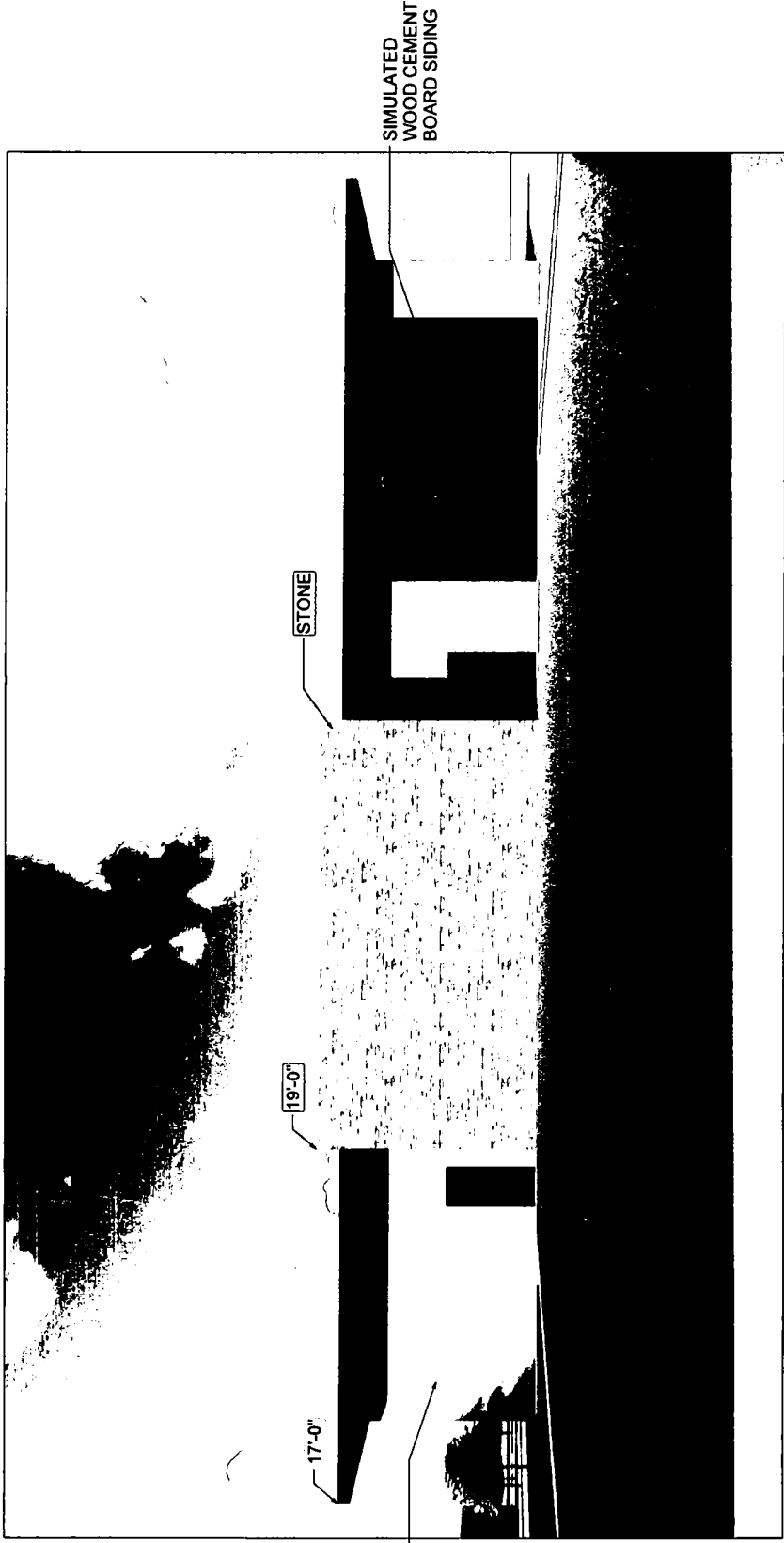
4-18-18

NO.	REV.	DATE	BY	CHKD.

SHEET TITLE
 BACK COLORED
 ELEVATION

SHEET NUMBER

A107



STONE

SIMULATED
 WOOD CEMENT
 BOARD SIDING

19'-0"

17'-0"

ALLURE FIBRE
 CEMENT BOARD
 PANELS



RUSSELL PLATT ARCHITECTURE
 4141 HIGHLAND DRIVE SUITE 111
 HOLLADAY, UTAH 84117
 801-580-0181

**REDWOOD LOFTS RETAIL
 NORTH BUILDING**

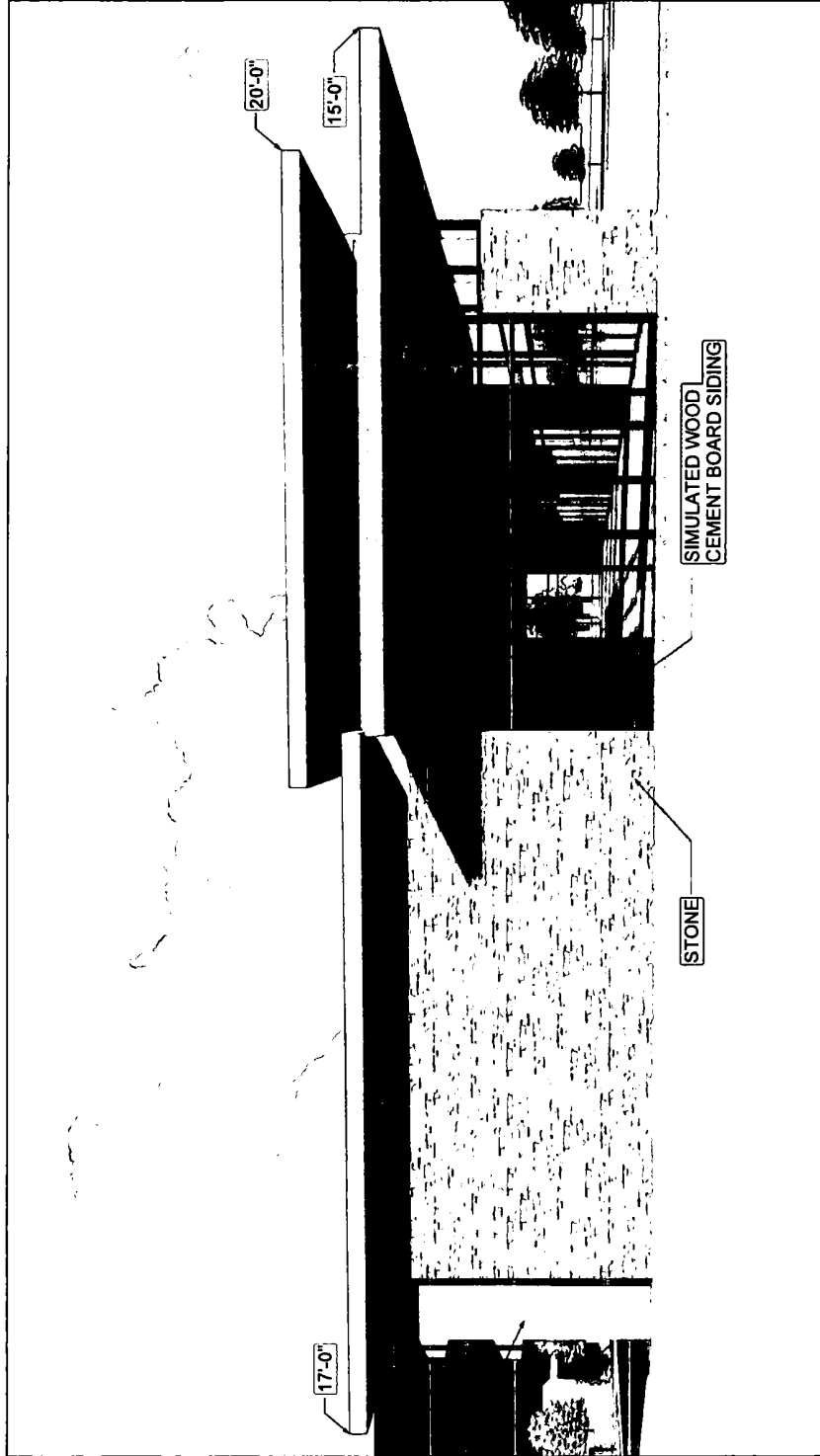
4-18-18

NO.	REV.	DATE
0		

SHEET TITLE
 LEFT ELEVATED
 ELEVATION

SHEET NUMBER

A108



ALLURE FIBRE
 CEMENT
 BOARD PANELS

STONE

SIMULATED WOOD
 CEMENT BOARD SIDING

20'-0"

15'-0"

17'-0"



RPA
 RUSSELL PLATT ARCHITECTURE
 4141 HIGHLAND DRIVE SUITE 111
 HOLLAND, UTAH 84117
 801-980-0181

REDWOOD LOFTS RETAIL
 NORTH BUILDING

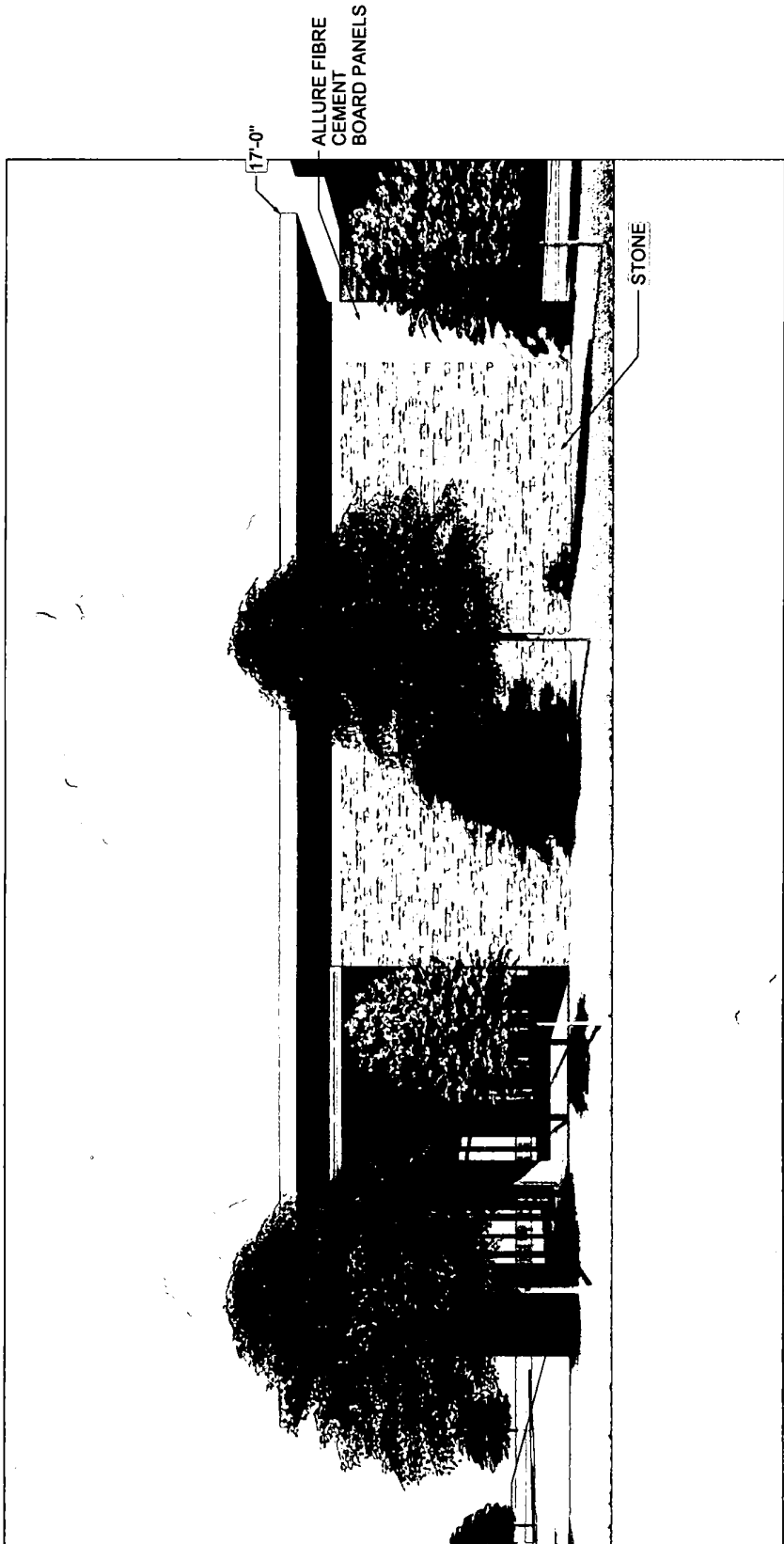
4-18-18

REV	DATE	BY	CHK

SHEET TITLE
 RIGHT COLORED
 ELEVATION

SHEET NUMBER

A109



17'-0"
 ALLURE FIBRE
 CEMENT
 BOARD PANELS

STONE

SIMULATED
 WOOD CEMENT
 BOARD SIDING



RUSSELL PLATT ARCHITECTURE
4141 HIGHLAND DRIVE SUITE 111
HOLLADAY, UTAH 84117
801-580-0181

REDWOOD LOFTS RETAIL SOUTH BUILDING

4-18-18

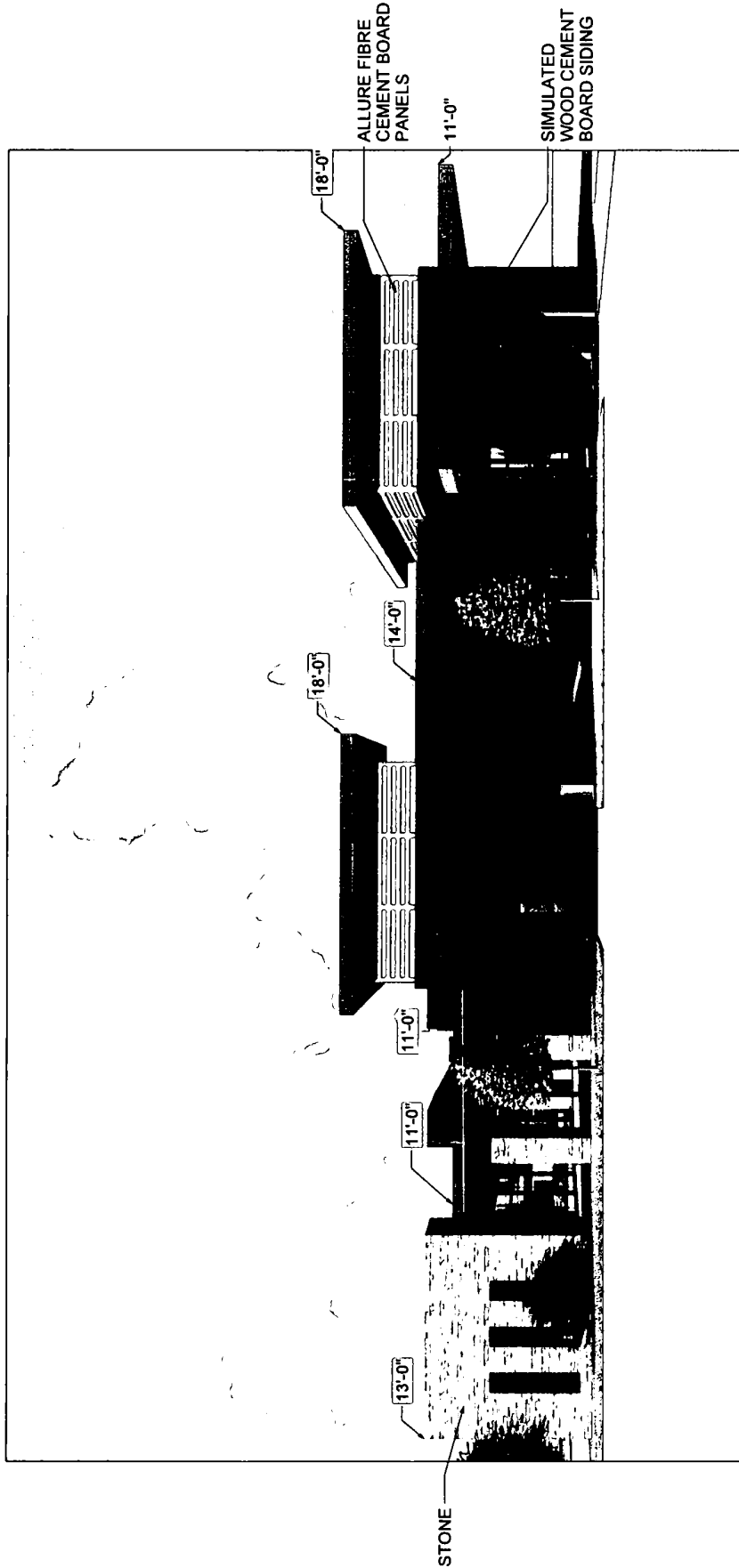
NO.	REV.	DATE	BY	CHK.

SHEET TITLE

FRONT
CORNER
ELEVATION

SHEET NUMBER

A203





RUSSELL PLATT ARCHITECTURE
4141 HIGHLAND DRIVE SUITE 111
HOLLADAY, UTAH 84117
801-580-0181

**REDWOOD LOFTS RETAIL
SOUTH BUILDING**

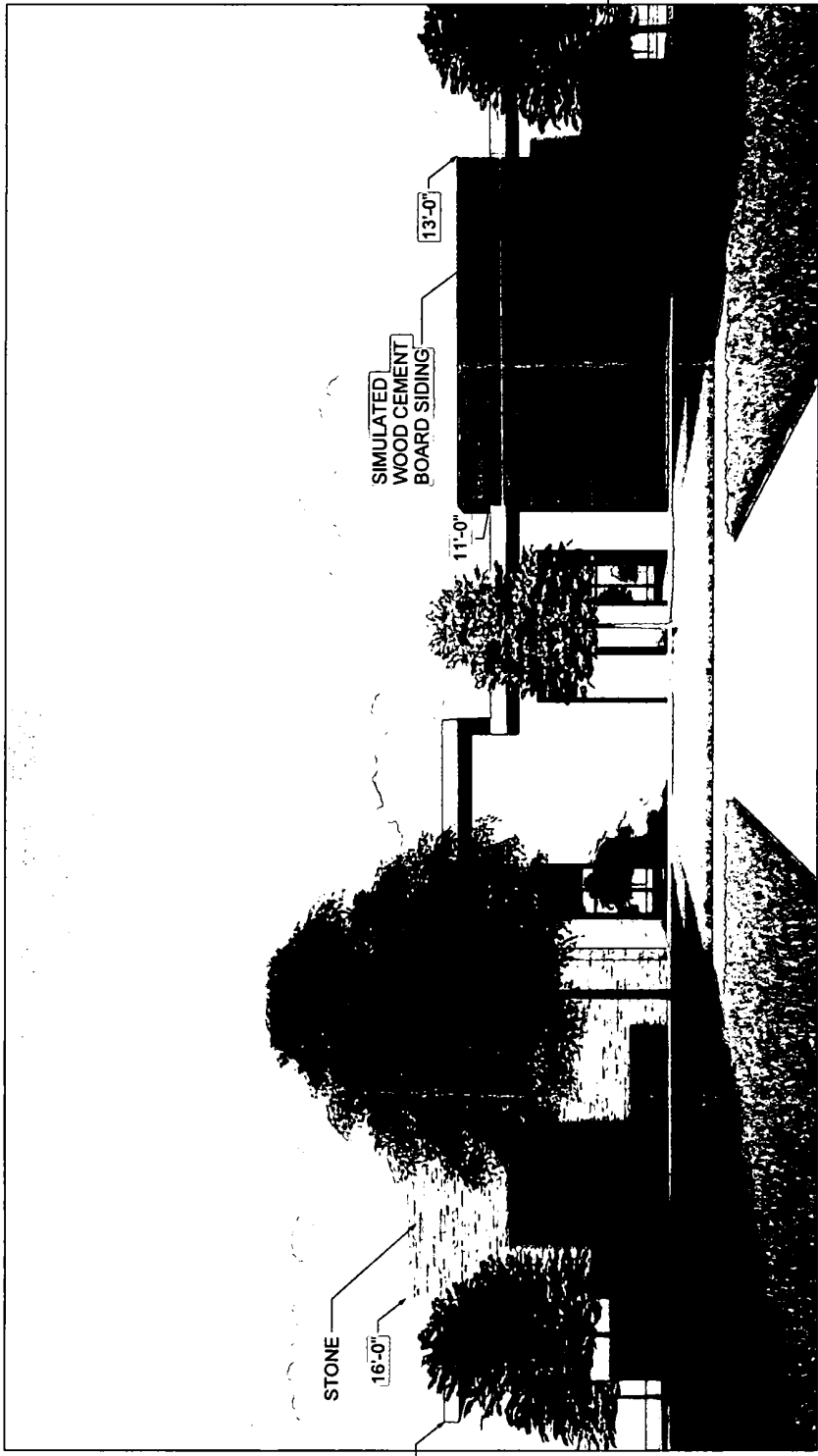
4-18-18

NO.	REV.	DATE

SHEET TITLE
BACK-COLORED
ELEVATION

SHEET NUMBER
A204

**ALLURE FIBRE
CEMENT BOARD
PANELS**





RUSSELL PLATT ARCHITECTURE
4141 HIGHLAND DRIVE SUITE 111
HOLLADAY UTAH 84117
801-580-0181

REDWOOD LOFTS RETAIL
SOUTH BUILDING

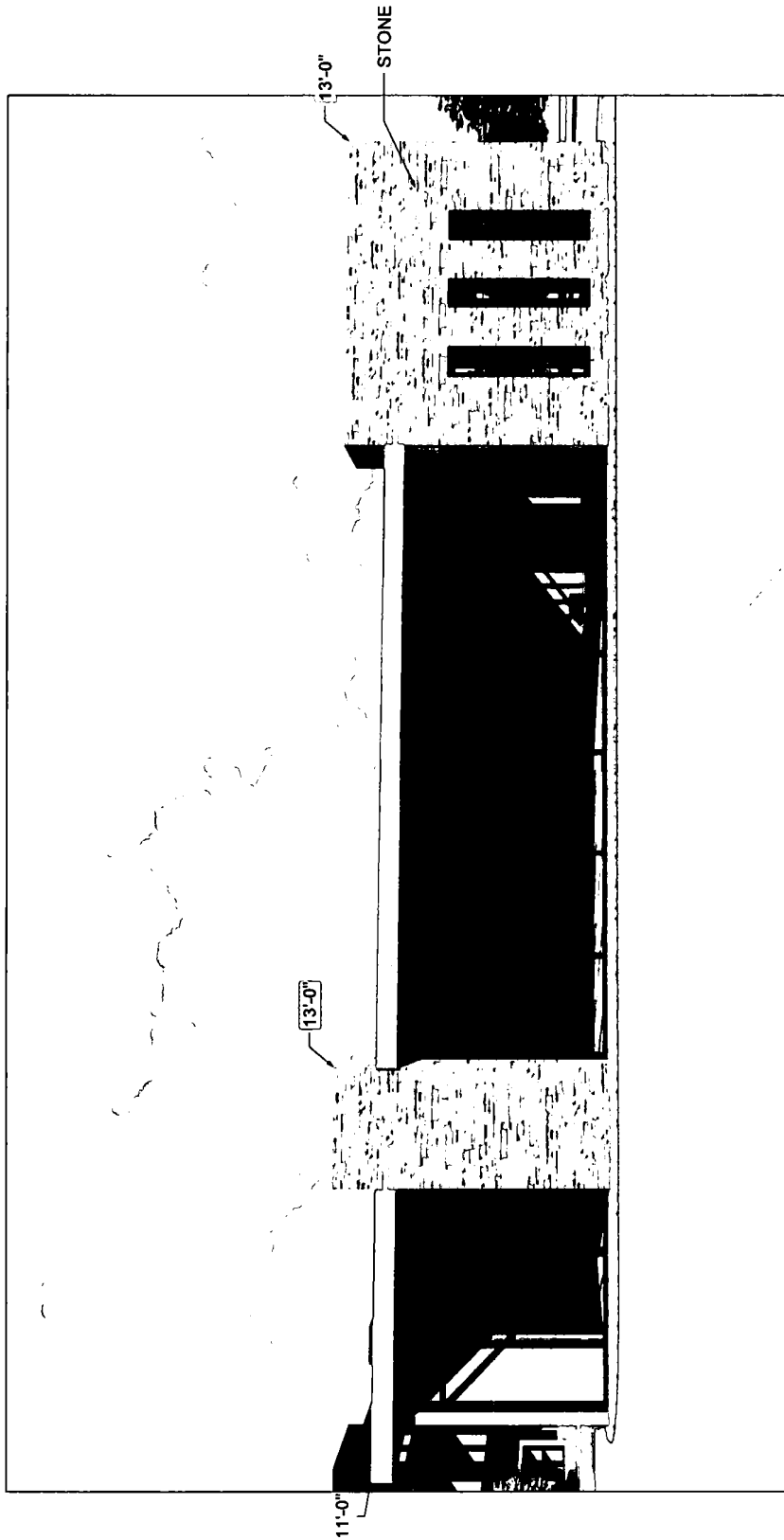
4-18-18

NO.	REV.	DATE

SHEET TITLE
LEFT COLORED
ELEVATION

SHEET NUMBER

A205





RUSSELL PLATT ARCHITECTURE
 4141 HIGHLAND DRIVE SUITE 111
 HOLLADAY, UTAH 84117
 801-580-0181

REDWOOD LOFTS RETAIL SOUTH BUILDING

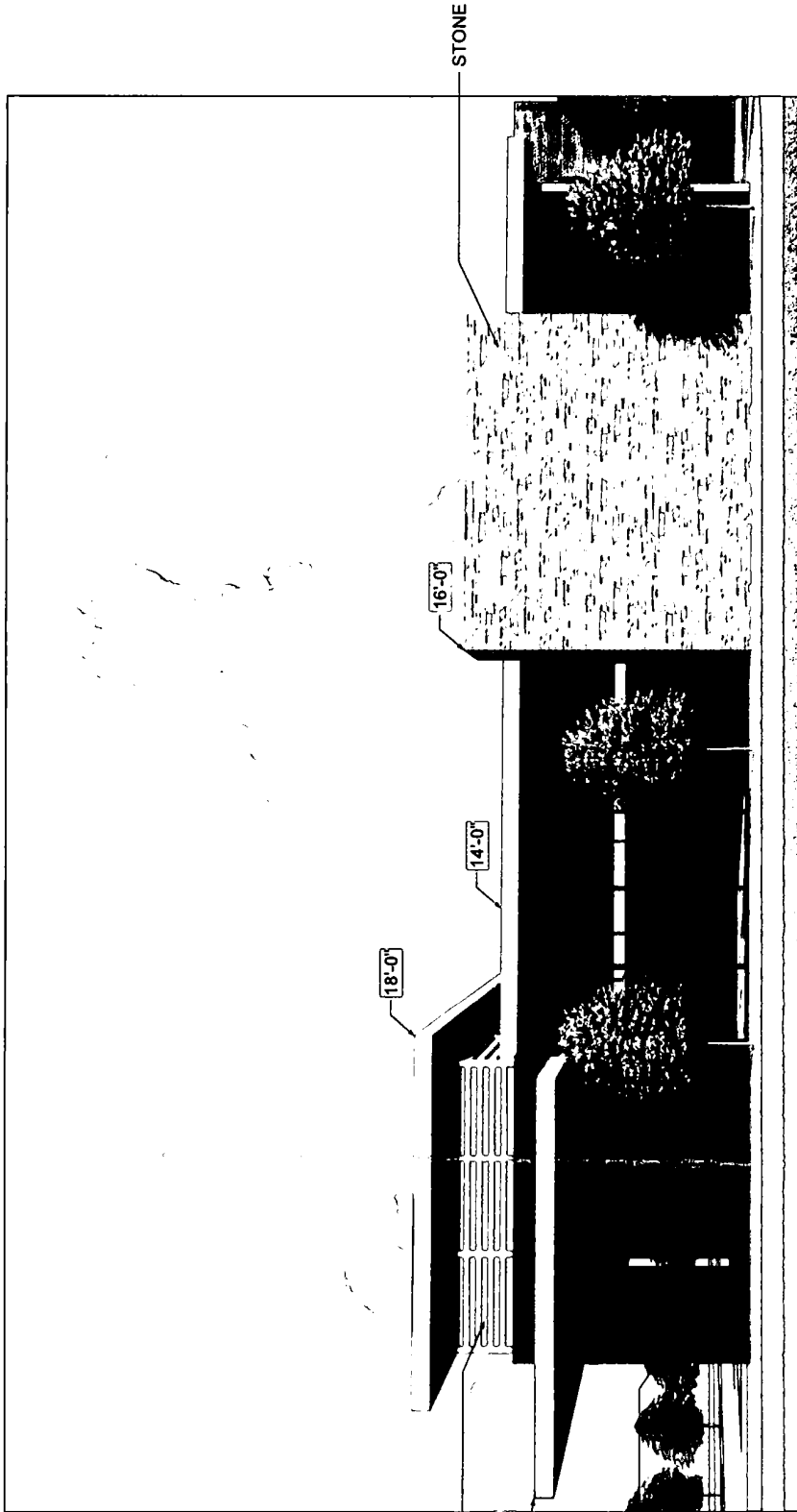
4-18-18

NO.	REV.	DATE

SHEET TITLE
 RETAIL SOUTH BUILDING
 ELEVATION

SHEET NUMBER

A206



ALLURE FIBRE
 CEMENT BOARD
 PANELS

SIMULATED
 WOOD CEMENT
 BOARD SIDING

BK 10685 PG 641