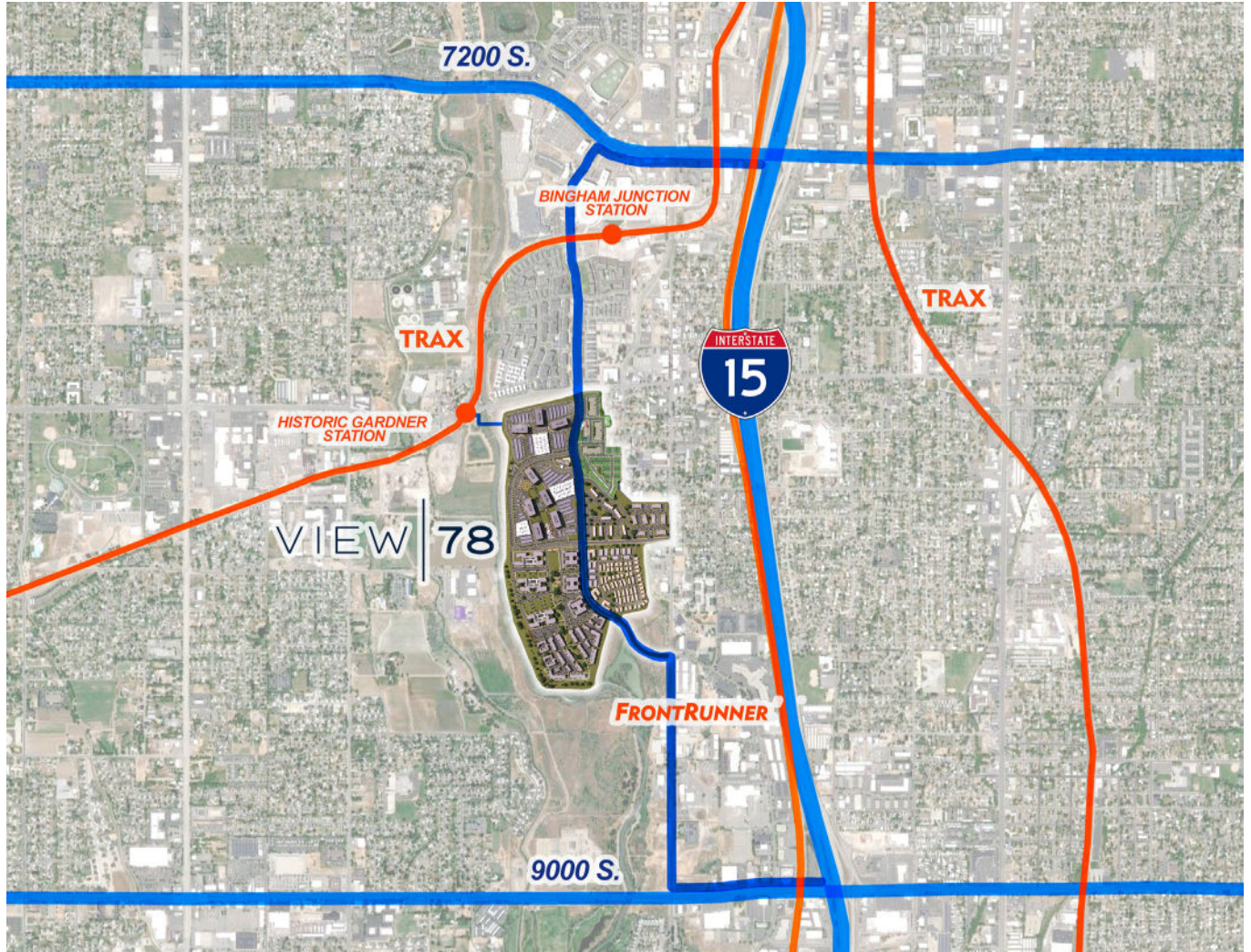


PROJECT OVERVIEW



UTAHS'S FIRST SOLAR-POWERED OFFICE PARK

- + Located in Midvale, Utah
- + 209 developable acres
- + 15 acre central park
- + 0.2 miles from Gardner Village TRAX station
- + Easy access to I-15 via 7200 South & 9000 South
- + Entitled for 3500 residential units
- + Can accommodate over 1.5 million sq ft of Class A Office



### CENTRALLY LOCATED

- + Located in Midvale, Utah
- + 0.2 miles from Gardner Village TRAX station
- + Easy access to I-15 via 7200 South & 9000 South
- + FrontRunner
- + Connectivity to Jordan River Trail

### NEARBY AMENITIES

- + Extensive restaurant options including R&R BBQ, Popeyes, Costa Vida, CupBop, Jimmy Johns, and Dunkin Donuts
- + Staybridge Suites and Tru by Hilton
- + TopGolf
- + Winco

SOLAR POWERED



UTAH'S FIRST SOLAR-POWERED OFFICE PARK



- + The entire site is being developed with the goal of achieving 100% power offset by installing panels on the roof of all buildings.
- + Solar canopies provide covered parking.
- + Solar panels on the sloped area surrounding the entire site.

AMENITIES



COMMUNITY-ORIENTED AMENITIES

- + 1-mile park runs through the development
- + State-of-the-art soccer field
- + Food truck park
- + Dog parks
- + Running/walking trails
- + Retail
- + Connectivity to Jordan River Trail
- + Pickleball & Basketball
- + Amphitheatre
- + Pavilion
- + Tiered viewing areas
- + Open space



### UTOPIA FIBER OPTIC INTERNET

View 78 features UTOPIA single mode fiber optics capable of delivering the best and broadest broadband anywhere in the state. View 78 has redundant looped fiber infrastructure in place with the ability to deliver up to 100 Gig connections. Services can be purchased from one provider or multiple providers. Because UTOPIA is open access the tenant is not limited to one provider.

- + Can connect to any provider
- + Fast, secure internet
- + Best and broadest broadband in Utah
- + 100 Gig connections

SHARON STEEL SUPERFUND SITE



View 72 and View 78 sites were listed on the National Priority List ("NPL") in 1990. This means that the site was contaminated by hazardous materials and was identified by the United States Environmental Protection Agency ("EPA") as a candidate for cleanup because it posed a risk to health and/or the environment.

In August 2004, the View 78 site (formerly known as Jordan Bluffs) was deleted from NPL. The EPA established the remedial actions for the site and the Utah Department of Environmental Quality ("UDEQ") currently conducts the long-term remedial operations and maintenance at the site.

The remedies include a multi-layer containment cap, groundwater monitoring wells, and land use restrictions to provide protection to health and the environment from conditions beneath the cap.

VIEW 78 DEVELOPMENT SITE



The cap does isolate any contamination from surface exposure, but its main purpose is to reduce infiltration of surface water through the contaminants to the underlying groundwater.

The EPA also issued a Ready for Reuse Determination which provides in part that, "U.S. EPA has made a technical determination that the Site, located in the City of Midvale, Salt Lake County, Utah, is ready for residential and mixed reuse and that the Site's remedy will remain protective of human health and the environment..."

Phase 1 of the development of the Superfund Site (View 72) consisted of 212 acres made up of over 1.5 Million square feet of Class A Office, 1,800 residential apartment units a hotel and 25,000 sq. ft. of retail.

CONTACT



CHRISTIAN GARDNER

MARK MURDOCK

BEN SEASTRAND

PRESIDENT | CEO  
GARDNER COMPANY

VP DEVELOPMENT  
GARDNER COMPANY

PROJECT MANAGER  
GARDNER COMPANY

---

M: 801.529.2959  
CHRISTIAN@GARDNERCOMPANY.NET

---

M: 801.915.1822  
MARK@GARDNERCOMPANY.NET

---

M: 801.870.4120  
BEN@GARDNERCOMPANY.NET