

Signe

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DEVELOPMENT AGREEMENT

This agreement is made and entered into this the 17th day of April, 2010 by and between Daryl Dinkla of Grand Teton Log and Lumber, LLC formerly known as Grand Teton Log Homes, LLC. (landowner)

The Board of County Commissioners approved a zoning district change from Agriculture Rural Residential 2.5 (A/RR2.5) to Commercial 3 (C-3) consisting of 20.24 acres on the 11th day of October, 2007.

On August 1, 2007 a site inspection was conducted in association with this Conditional Use Permit and with the Zoning District change. This site inspection included all properties in the application. The following conditions shall be included and adhered to as a condition of approval of the zoning district change. This agreement is binding upon recordation.

- An irrigation ditch runs through the property at a south-westerly direction. This irrigation ditch is to remain free of debris and is not to be obstructed in any way.
- The condition of the property is to become aesthetically pleasing as to protect the scenic vista of Teton County.
- The landowner will be allowed to continue the operation of the lumber mill located on 20.24 acres. If the landowner decides in the future to expand within the property boundary, a review of the Conditional Use Permit shall be required.
- The hours of operation will be established as Monday through Saturday, 7:00 am to 7:00 pm. Special arrangements shall be made for loads/projects on an as needed basis. If hours or days need to be expanded the landowner is aware that this shall require an amendment to the Conditional Use Permit and shall warrant a public hearing to do so.
- The landowners shall be responsible for maintaining the property as to control noxious weeds.
- The landowner recognizes a portion of the 20.24 acres is located in the Scenic Corridor established by Teton County. If in the future, the landowner elects to construct additional buildings, he will be responsible to conform to the Scenic Corridor guidelines.
- Landowner acknowledges that zoning would revert to A/RR 2.5 if the current use shall end. This acknowledgement notwithstanding the landowner does not waive any other rights inherently herein.
- The landowner shall be responsible for providing ongoing dust abatement on County Road 50 West. Dust abatement shall be applied to that portion of said County Road, which fronts landowner's property and shall begin at State Highway 33 extending onto

County Road 50 West. The landowner shall be responsible for providing ongoing dust abatement for the parking area.

- Landscaping Plan as prepared by VLA, as shown as A, shall be closely adhered to.
- The building design for the sales/reception center, as shown on Exhibit B to this agreement, shall be adhered to. Furthermore, prior to obtaining a building permit for this structure, a brief meeting with the Planning and Zoning omission shall be schedule to verify the conformance of the structure.
- An Engineer Cost Estimate, shown as Exhibit C, is prepared to address the installation of improvements, such as: Dust abatement, parking area, and landscaping.
- A financial surety shall be in place until such time all improvements are installed.
- Lighting shall be in conformance with Section 9-4-12, Teton County Subdivision Dark Sky Ordinance.
- The terms of this agreement may be administratively reviewed at anytime and the landowner gives the County permission to enter the property, during reasonable hours, to ensure this agreement is satisfied.

Agreed:

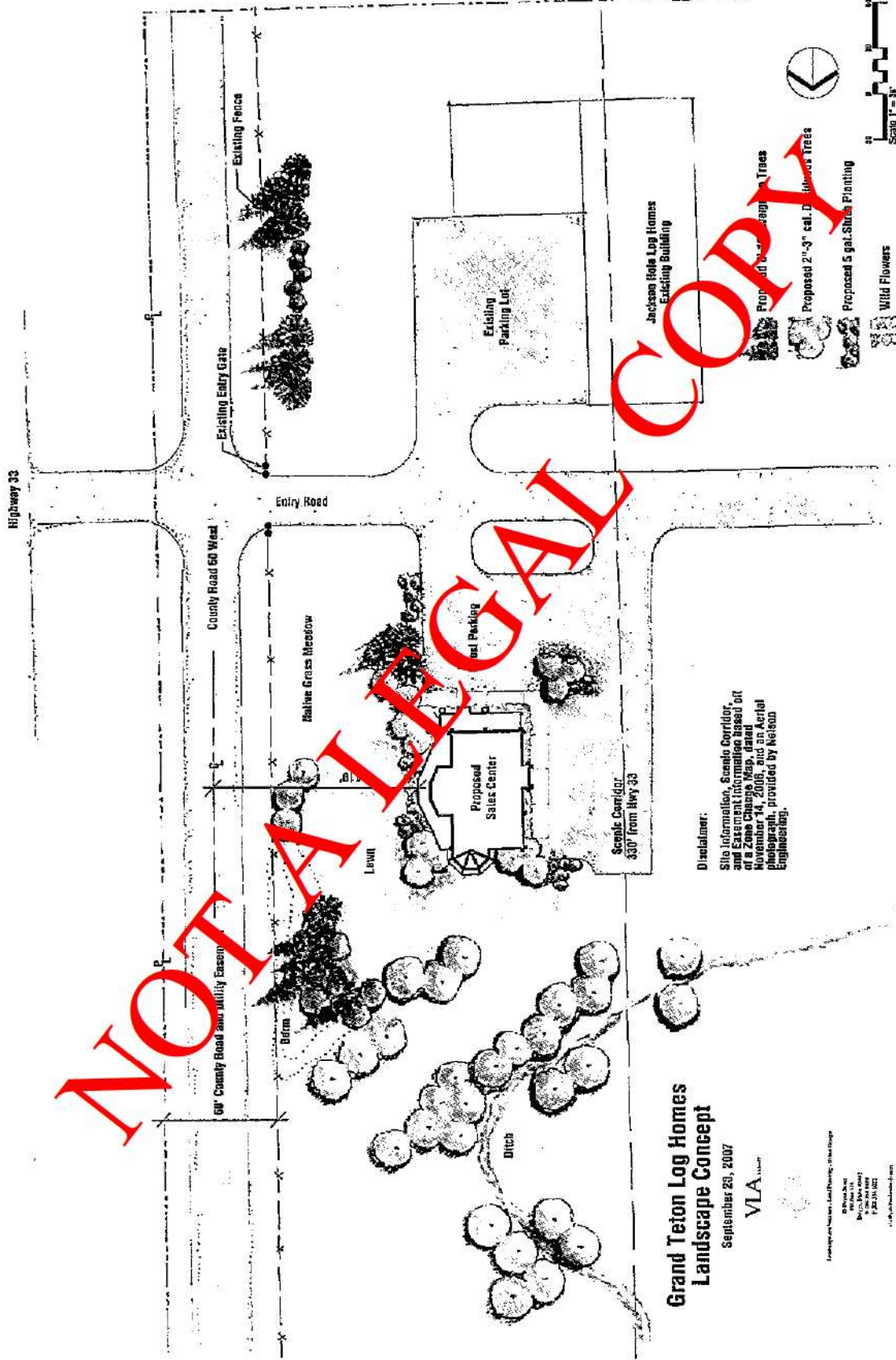
Board of County Commissions, Teton County, Idaho

Larry Young 4-23-10
Larry Young, Chairman Date

Grand Teton Log and Lumber, FKA Grand Teton Log Homes

Daryl E Dinkla 4-17-2010
Daryl Dinkla, Managing Member Date

NOT A LEGAL COPY



**Grand Teton Log Homes
Landscape Concept**

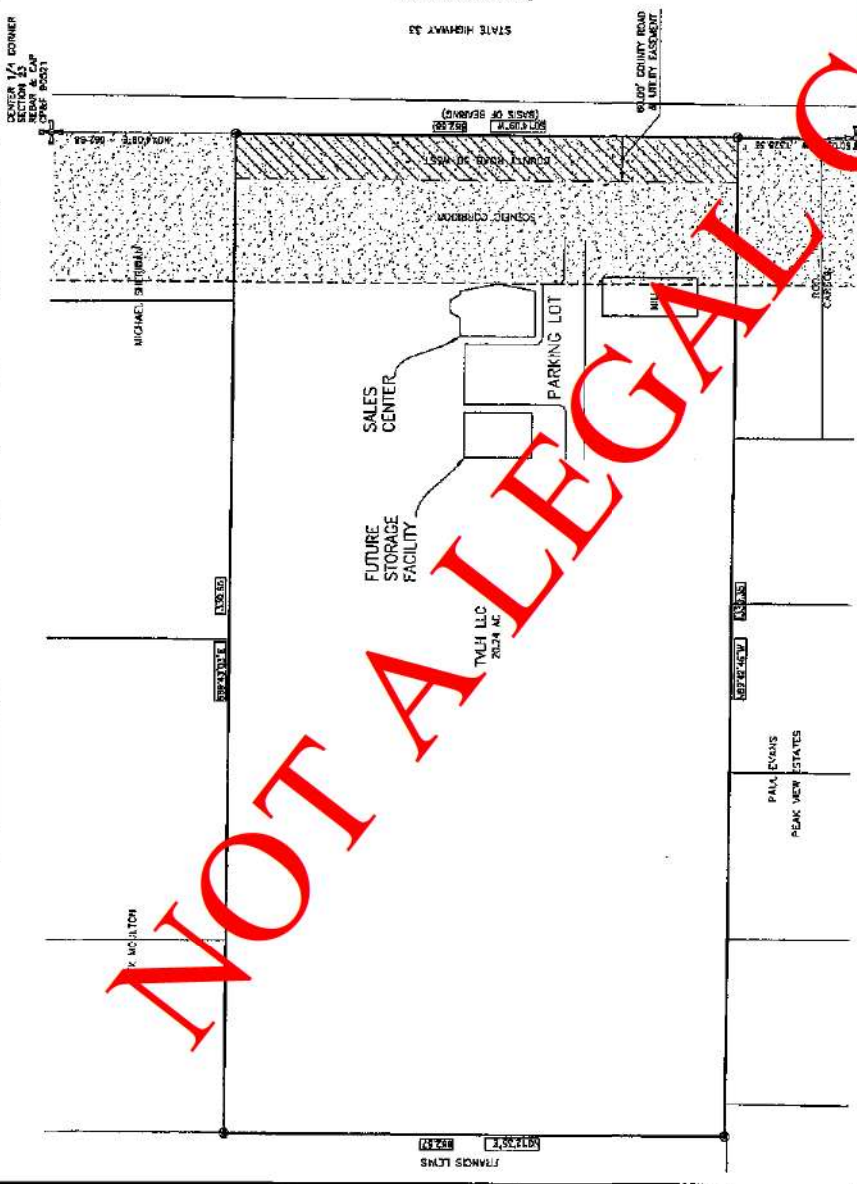
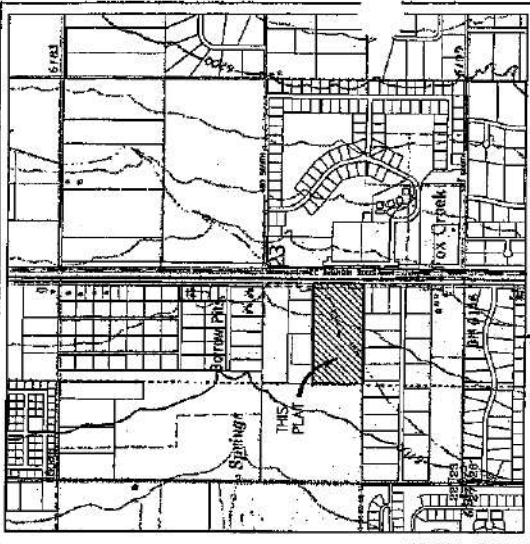
September 28, 2007

VLA

VLA Landscape Architecture
 1000 West Broadway
 Suite 200
 Jackson, WY 83202
 Phone: 307.733.1111
 Fax: 307.733.1112
 www.vla.com

Disclaimer:
 Site Information, Scenic Corridor,
 and Existing Information based on
 a Zone Change Map, and
 information from the State of Wyoming
 Department of Land Use, Planning,
 and Construction, provided by Nelson
 Engineers.

EXHIBIT A

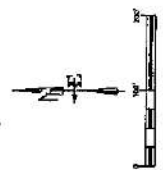


PROPERTY DESCRIPTION
 A TRACT OF LAND LOCATED IN THE S 1/2 OF NE 1/4 SW 1/4 SECTION 23, TOWNSHIP 4 NORTH, RANGE 45 EAST OF BOISE MERIDIAN, TETON COUNTY, IDAHO, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A 2" ALUMINUM PILE BEARING THE INSRIPTION "2" BEING THE POINT OF BEGINNING AND MAINTAINING THE CENTER QUARTER CORNER OF SAID SECTION 23;
 THENCE S 01°40'00" BEARS 88.68 FEET ALONG THE CENTER LINE OF SAID SECTION 23 TO THE POINT OF BEGINNING;
 THENCE S 01°40'00" BEARS 88.68 FEET TO AN IRON PIN;
 THENCE N 07°13'57" BEARS 133.08 FEET TO AN IRON PIN;
 THENCE N 07°13'57" BEARS 133.08 FEET TO AN IRON PIN;
 THENCE S 89°43'04" BEARS 133.08 FEET TO THE POINT OF BEGINNING.
 SAID TRACT CONTAINS 20.24 ACRES, MORE OR LESS, AND IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, AND RESTRICTIONS OF STATE AND/OR FEDERAL AGENCIES.

NOT A LEGAL COPY

EXHIBIT B

SITE PLAN		MAP PREPARED 14 NOV 2005	
OWNER TVALI LLC DARYL DANILA 474 S. 50 WEST TETON, IDAHO 83425 (208) 690-0171		LOCATED IN THE S 1/2 NE 1/4 SW 1/4 OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 45 EAST OF BOISE MERIDIAN, TETON COUNTY, IDAHO	
PREPARED BY NELSON ENGINEERING 30 N. 1ST EAST DRIGGS, ID 83422 (208) 353 2037		SHEET 1 OF 1	
SURVEYED: - DRAWN: BAC [REVIEW] JS, PE [PROJECT NO. 06-378D-1]			



Development Agreement – Exhibit C

Engineering Cost Estimate

Description of Materials and Work Completed and to be Performed:

Description	Status	Quantity	U of M	Unit Price	Total Price
Dust Abatement	Bi-Annual	2	Each	\$ 500.00	\$ 1,000.00
Parking Area	Completed	1	Each	\$ 4,500.00	\$ 4,500.00
Tree Planting	Completed	30	Each	\$ 1,078.75	\$ 32,362.50
Shrub Planting	Completed	36	Each	\$ 50.00	\$ 1,800.00
Sprinkler System	Completed	1	Each	\$ 4,500.00	\$ 4,500.00
Spade Grading	Completed	7	Hours	\$ 350.00	\$ 2,450.00
Sod/Bark	Completed	1	Each	\$ 1,500.00	\$ 1,500.00
Native Grass	Completed	1	Each	\$ 600.00	\$ 600.00
Tree Planting	Pending	35	Each	\$ 375.00	\$ 13,125.00
Shrub Planting	Pending	15	Each	\$ 50.00	\$ 750.00
Noxious Weed Control	Annual	1	Each	\$ 500.00	\$ 500.00
Total Completed:					\$ 48,212.50
Total Pending:					\$ 13,875.00
Total Bi-Annual:					\$ 1,000.00