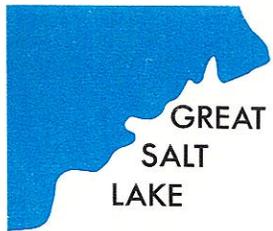


*You can enjoy the luxury  
of suburban estate living  
at a modest cost at . . .*

An aerial illustration of a suburban development. In the foreground, a large yellow sun with a white center contains the text 'Silver Creek' in a blue, stylized font. Below the sun are two green hills. The background shows a detailed suburban layout with roads, buildings, parking lots, and a large oval-shaped area that could be a stadium or arena. The entire scene is rendered in a blue and white color scheme, with the sun being the only yellow element.

**Silver  
Creek**

*Salt Lake's new suburb!*



GREAT SALT LAKE

Bountiful

Less than 30 minutes from downtown Salt Lake City with Ogden and Provo nearby

EAST CANYON RESERVOIR

ECHO RESERVOIR

Silver Creek

WANSHIP RESERVOIR

MOUNTAIN DELL RESERVOIR

In the heart of the Utah Recreational Paradise

UINTAH WILDERNESS AREA

SALT LAKE CITY METROPOLITAN AREA

PARLEY'S CANYON, U.S. 40

NEW INTERS. TATE HWY 80 & U.S. 189

U.S. 40

UINTAH WILDERNESS AREA

Park City

Solitude Brighton Alta

Kamas

WASATCH STATE PARK

Heber

DEER CREEK RESERVOIR

Lehi

American Fork

Pleasant Grove

UTAH LAKE

to Provo

to Strawberry Reservoir

WASATCH NATIONAL FOREST



*Silver Creek is a Complete Planned Community  
Carefully detailed prior to public presentation*

Silver Creek was meticulously laid out on paper, well in advance of being offered for sale, as a fully integrated town-site with an outlying residential area, a business section, and a light industrial area. Silver Creek was also planned to offer you a wonderful way of life along with the peace of mind that comes with getting real value . . . making a sound investment.

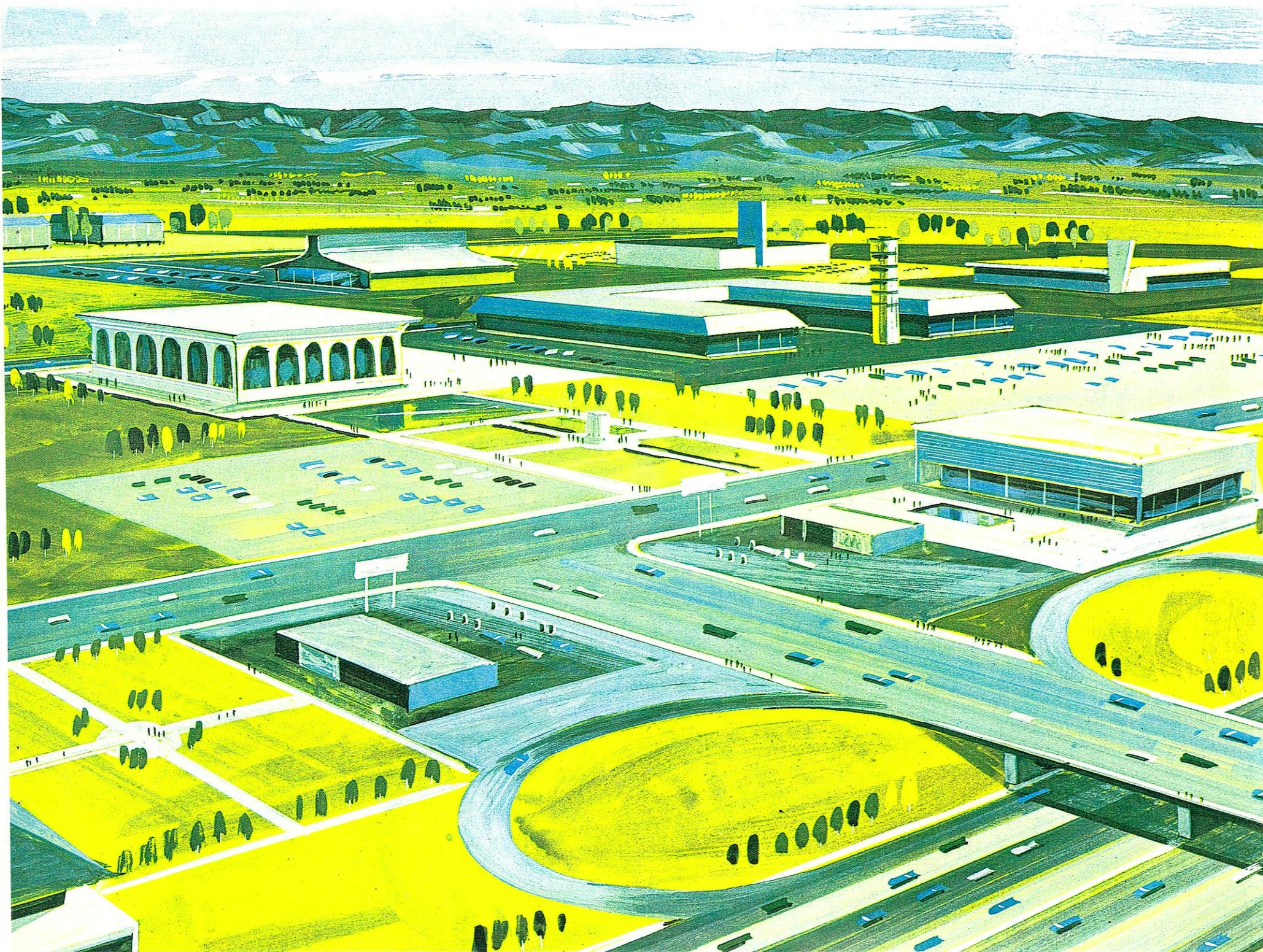
*Big, Beautiful, Suburban Estate  
2 to 4-Acre Silver Creek Homesites*

Just minutes from metropolitan Salt Lake City, a short, but pleasant drive from the downtown hustle and bustle . . . yet far away from the city's winter smog and fog and its sweltering summer heat . . . Silver Creek is located in a storybook setting of magnificent mountain scenery and rolling western terrain. In every direction, a gorgeous view. No industrial fumes. No

air pollution. Life at Silver Creek means crisp, clean, invigorating air — all you can use of it — and bright, brilliant sunshine. In fact, the sun shines on this beautiful mountain valley paradise 80% of the days of the year.

*Silver Creek's Commercial Area Will Accommodate  
A Wide Variety of Business and Service Establishments*

Not only is Silver Creek planned to be a community of fine residences, schools, churches and parks, 100 acres of choice land are county-zoned expressly for a commercial area. In this section can be constructed professional office buildings, food and clothing shops, super markets, drug stores, service stations, specialty shops, and many others. The entire commercial section has been planned to be as attractive as it will be functional. Convenient parking space will be plentiful. In order to maintain the original standard of quality, all construction designs will be subject to approval by the Silver Creek Committee of Architecture.

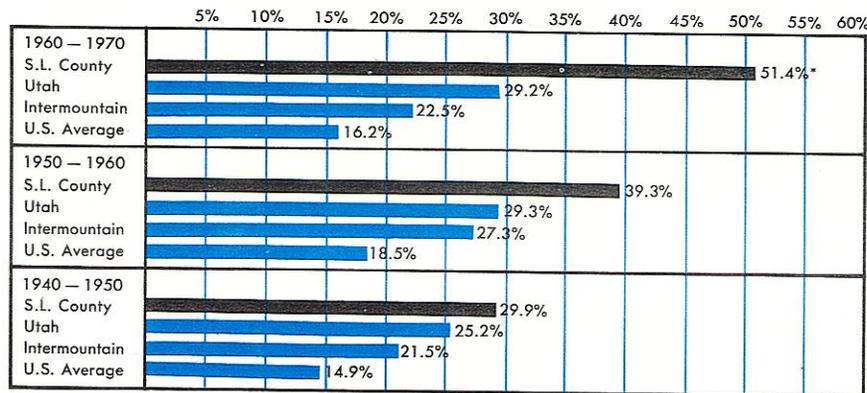


**There are so many reasons why Silver Creek can offer a wonderful way of life . . . a sound investment**

*Silver Creek is but a short distance from the big population explosion Wasatch front area*

The Salt Lake-Ogden-Provo area population figure is expected to reach 1,000,000 by 1970, and already 76% of Utah's current population lives within 50 miles of Silver Creek. The time to select a choice homesite is now while this desirable property east of Salt Lake's high-priced East Bench section is available. Move eastward now, before the "boom" . . . while a Silver Creek Homesite can be yours at a most reasonable cost.

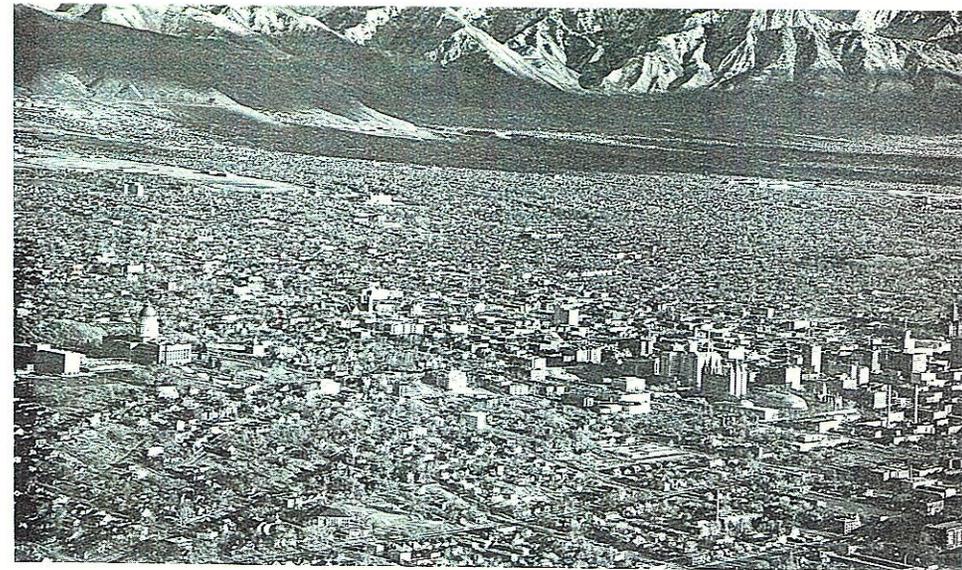
**Intermountain Population Growth  
More Rapid Than National Average**



*\*Huge population growth predicted for S. L. County, 1960 - 1970  
Source: U. S. Bureau of Census*

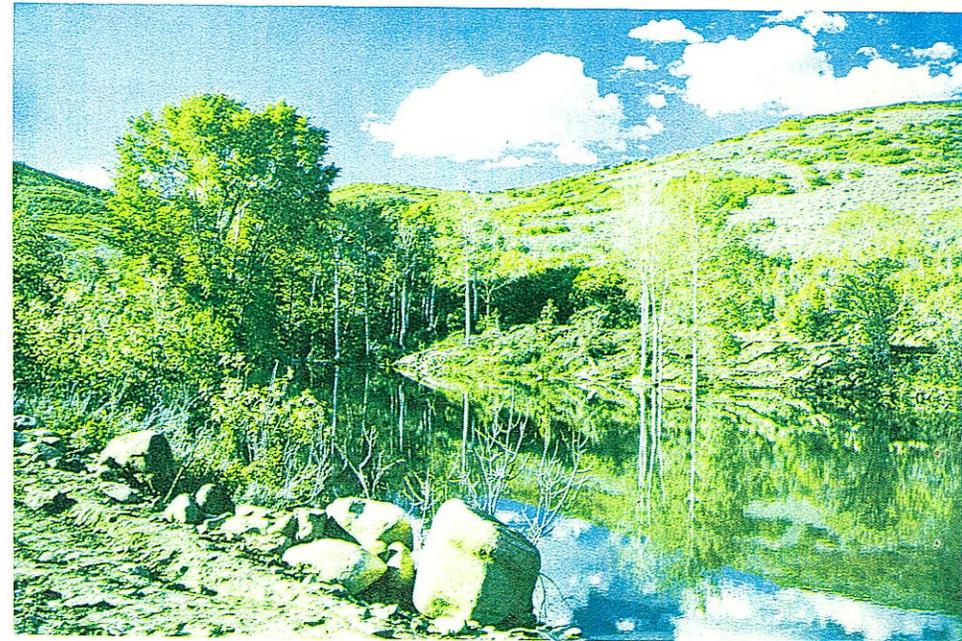
*It's always fair weather on the Freeways that lead to Silver Creek*

Homeowners at Silver Creek actually will arrive at their places of business or reach downtown in less time than it now takes residents of the far southeast, south or southwest parts of the city to make the trip on the city streets. This is because Silver Creek is located on the junction of the well-tourist-traveled U.S. Highway 40 and the now-under-construction Interstate 80 Freeway. This means all-weather, four-lane expressway travel, easy access to the Salt Lake City freeways at the mouth of Parley's Canyon.



*Metropolitan Salt Lake City, less than 30 minutes away on all-weather freeways, is growing rapidly in Silver Creek's direction.*

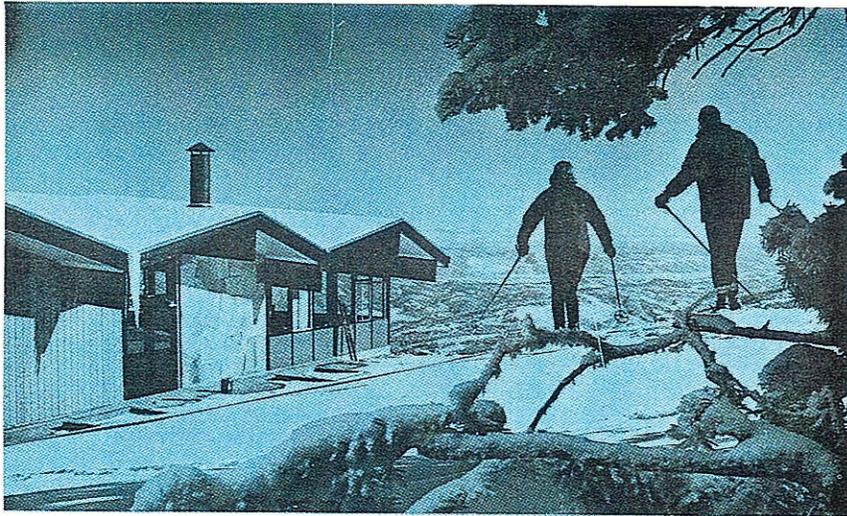
*One of Silver Creek's well-stocked trout ponds . . . in Lewis Park.*



*Silver Creek offers a four-season-climate paradise*

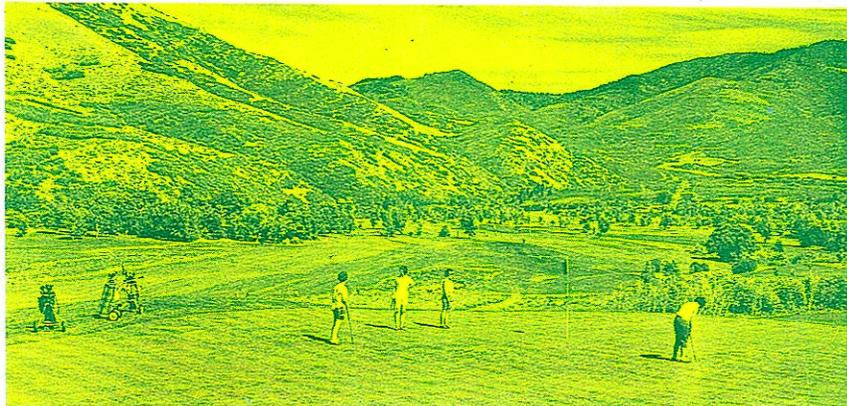
*... superb scenery ... sunshine 80% of the days in the year*

Because of its ideal location, surrounded on all sides by spectacular views, Silver Creek offers that serenity and peace of mind that comes only from the inspiring natural scenic beauties that nature provides. On one side, acres of mountain meadowland and gently sloping foothills ... accented by the majestic sweep of Wasatch Mountains that tower high into the sky. And, all year long, warming, wonderful sunshine ... clean, crisp air. The bright beautiful days at Silver Creek make it a year-round live-and-play paradise.



*Treasure Mountain ski resort ... just 9 minutes away.*

*There's wonderful golfing at Mt. Dell or Park City.*



*In every direction ... magnificent mountain country.*

*The real fun of outdoor living ... the superb pleasure of Utah's finest recreational facilities ...*

*are not far from your doorstep at Silver Creek*

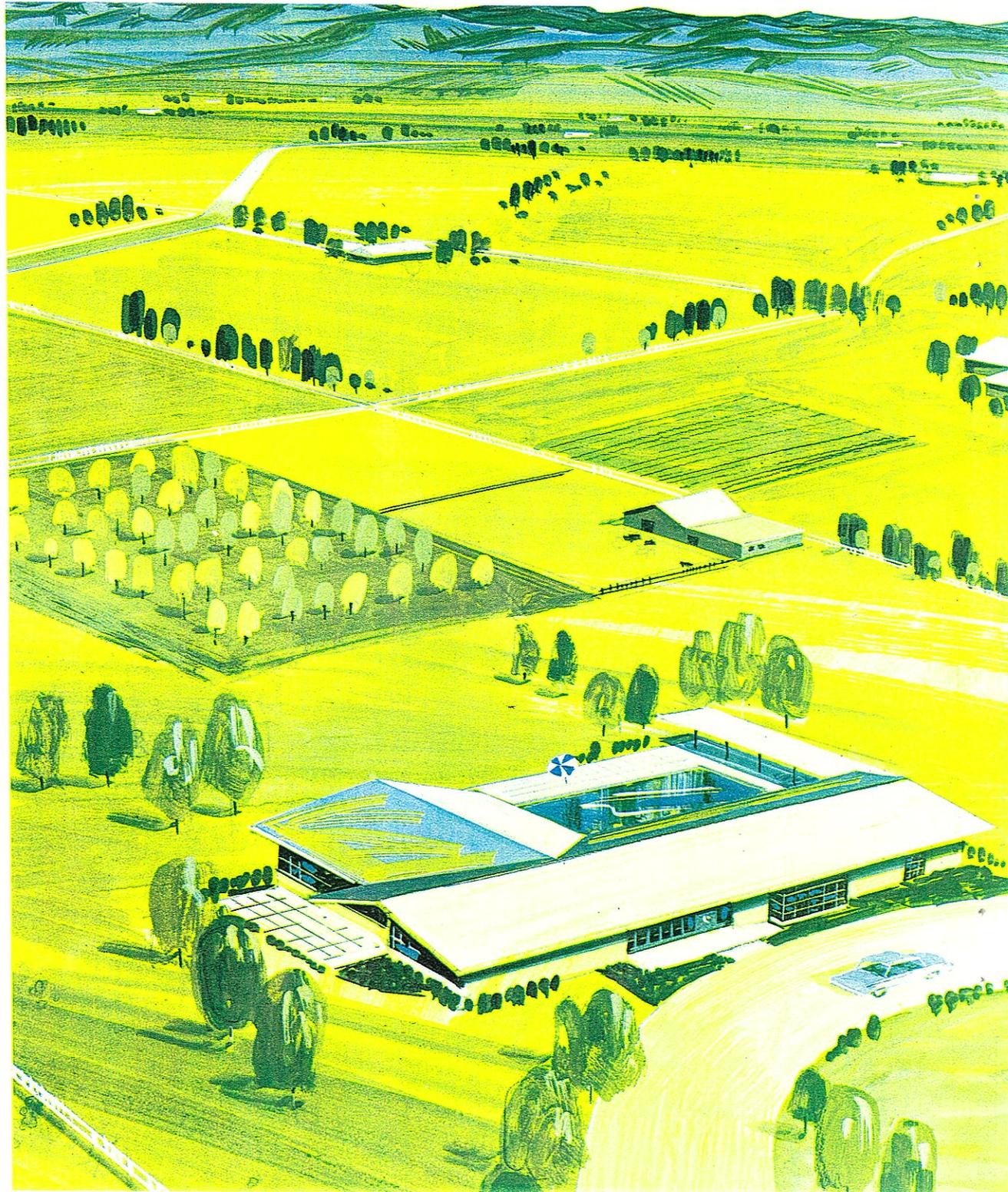
Silver Creek's nearby lakes, streams, reservoirs and the high wilderness area of Utah's rugged Uinta Mountains provide the answer to hunters' and fishermen's dreams. Picnic, hiking and camping areas abound at Silver Creek, and you can enjoy horseback riding, boating and water skiing nearby. Golfing facilities are the finest at nearby Mountain Dell and Treasure Mountains golf courses. Silver Creek residents will also enjoy the beauty of more than 160 acres of their own Silver Creek Community parks, luxuriant with Aspen trees (and private trout ponds). Silver Creek also boasts its own 10-acre lake stocked with trout, for fishing and boating.

In the winter, you'll find thrilling miles of ski trails and slopes for both amateurs and professionals, along with lift-riding, fun and sightseeing in the fabulous, nationally famous Park City-Brighton-Alta winter sports complex. In the spring, nature lovers will enjoy the bright-blooming wild flowers. In fact, nowhere in the entire area — in fact, nowhere in the nation — has nature lavished her bounty so generously as on Silver Creek, Utah.



*Silver Creek, Utah is among the few isolated and idealistic places in the whole world where one can plan a home – a future – knowing all things will be right: climate, geography, scenery, privacy, convenience, accessibility, recreation, homesite planning . . . all at a most reasonable cost.*

*Silver Creek is your golden opportunity to live relaxed and carefree . . . away from smoke, fog and snarled traffic . . . in one of the fastest-growing areas in the entire nation!*



## *Silver Creek Estates (Phase I) Proved Popular With Investors*

When the first Silver Creek Estates (10-acre tracts) were offered for sale in May, 1963, the response was immediate. These original estates in Units A, B and C were 80% sold within the first year, and now are virtually sold out. Most of them were purchased by far-sighted businessmen and experienced investors (90% of them from the Salt Lake-Ogden-Provo area) who realized the great possibilities, the returns they could reap in a fast-growing suburban development. They purchased with confidence in the fact that their Silver Creek Estates property could double . . . even triple in value within the next few years.

## *Silver Creek Residential Lots (Phase II) . . . Also Outstanding Investment Opportunities*

Should you not build your home at the time you purchase your Silver Creek lot, you'll find that it will prove to be a good investment for the future. As time goes by the market value of your property should be much, much more than the low initial purchase price. Most lots can be re-subdivided into as many as three desirable parcels. Then, when you wish, you can build on your own homesite and still retain two choice properties for re-sale purposes.

## *Silver Creek Commercial Properties (Phase III) . . . offer Excellent Business and Investment Opportunities*

Whether you plan to develop your own business or to hold the property for investment purposes, these commercial sites represent inviting potentials.

## *You Can Be Assured That Silver Creek is Being Offered by Experienced People and an Established Company*

The developers of Silver Creek have established a fine reputation — in this area and in others — for fairness, honesty, dependability — and for land-development know-how. The Silver Creek property has been painstakingly studied by experienced, knowledgeable experts. Months of intense research, far-sighted planning, and careful analysis assure you selective ownership in a choice location. You can buy with confidence at Silver Creek.



## **Protective Covenants Help Assure Quality Development**

*Excerpts from key provisions in the Protective Covenants, Silver Creek, Utah, Units D-H . . . (residential)*

“ . . . a general plan for the protection, maintenance, development and improvement of said subdivision . . . and for the mutual benefit of all residents of the community. Lots in Units D through H are designated for single family dwellings. As resubdivided . . . each lot shall constitute a single family dwelling. Any of these lots may be utilized as a church or school site.”

UNIT I . . . (commercial) . . . “no building, patio or other structure shall be erected . . . without approval of plans by the Committee of Architecture. Exterior portions of all buildings shall have a finished appearance upon completion. No noxious or offensive activities shall be carried out upon any lot. There shall be adequate parking and loading facilities.”

Silver Creek Suburb . . . while we have spent many thousands of dollars developing plans for the ultimate development of a modern and delightful community at Silver Creek, their fulfillment is subject, of course, to such contingencies as might arise in the unforeseeable future which could tend to delay temporarily, or even to postpone their development indefinitely.

*“Jeff” Lewis . . .  
Developer of  
Silver Creek*



Allan Jefferson Lewis, a native of Lubbock, Texas, has been responsible for many successful and highly reputable housing and construction projects as well as large-scale ranching enterprises in Arizona, Utah and Nevada. He brings to his Silver Creek project many years of experience in selecting ideal sites for model residential and commercial developments, along with an envied reputation for honest fair dealing and business integrity.

In developing the Magma Copper Company's famous San Manuel Mines employees' residential site near Tucson, Arizona, “Jeff” Lewis worked in association with nationally-known financier and builder, Del Webb.

Mr. Lewis has or has had farm and ranch holdings in Utah's Duchesne, Millard, Beaver and Summit Counties. He is president and general manager of the Silver Creek Corporation; president, Comanche Land and Cattle Company of Arizona; president, Tri-State Land & Cattle Company of Nevada; executive officer, A. J. Lewis Investment Company; member, the Utah Cattleman's Association; member, Salt Lake Chamber of Commerce, and associate member, Salt Lake Real Estate Board.

**LAND — the basic investment**

*“Buying real estate is not only the best way,  
the quickest way, the safest way, but the only  
way to become wealthy.”*

**—Marshall Field**



*At Silver Creek The Riches of Land Ownership . . .  
A Wealth of Wonderful Living Can Be Yours  
At Prices Lower Than You Ever Thought Possible*

**Drive up Parley's Canyon, U.S. 40-Interstate 80,  
to Silver Creek Junction (where U.S. 40 and U.S. 189 divide)  
to the Silver Creek project office. (Or write Silver Creek Corporation),  
P.O. Box 1537, Salt Lake City, Utah for additional information.  
Telephone: 363-6100.**

