ENCANTO RESORT

Project Vision:

Encanto is a Resort Hotel/Condominium project located near Snow Canyon, Utah. It is uniquely located within reach of the resort community Entrada with close proximity to Snow Canyon Park and the Tuacahn Amphitheater. Similar to the Inns at Entrada, Encanto will offer owners the ability to own and also place their units within the rental pools of the development for nightly rental. The project is uniquely located to take advantage of several of the rental needs of Tuacahn Amphitheater and those wanting to enjoy the striking redrocks. It is our intent to provide hotel accommodations to those who are visiting for the latest musical and fun as well as some longer term month to month rentals to some of the star actors who are performing at Tuacahn. It is anticipated that 90% to 95% of the units will be sold to second home owners desiring to participate at different times in the overnight rental opportunities provided by the resort. The City could anticipate 2nd home tax revenue from an overwhelming majority of the units as well as tax revenue from the nightly rentals-

Encanto consists of 10 buildings housing 80 units nestled into a site with some of the most remarkable views in the area. The buildings have been located in such a way that the geological features on the entire east portion of the site are preserved. Stone native to the site is used on the buildings and incorporated into extensive garden walls. The landscaping will blend with and not detract from adjacent natural vegetation. The exterior finishes are drawn from colors and natural materials found in the surrounding landscape. The architecture celebrates a mixture of influences from rustic desert ranches of early settlers and Spanish Colonial motifs found in the southwestern United States. Footprint of each condo unit building is 8870 sq ft; Unit One is 1639 sq ft, Unit Two and Three are 1945 sq ft and Unit Four is 1840 sq ft. Each unit will be three bedrooms and two baths with exterior patio/balcony areas and a storage area.

The 1,500 sq ft. club house is designed to calm the soul and bring smiles. It's located towards the north eastern end of the property within the serenity of the deep dark lava, nestled against the backdrop of the red rock mountains. Our entire design team felt it was a paramount importance to frame the open space and lava fields for all to enjoy. Hence the location of the club house. Amenities include a reception and check in area for the overnight renters, pool, spa, grass area and fire pits for lots of smores and star gazing.

Thanks to all of Ivins staff and our design team for their many comments and revisions over the last 8 months. We love that you are all as passionate about this piece as we are. It is truly one of the most spectacular views we have ever had the opportunity to develop. We look forward to great project!

Listed below are additional details for specific project components.

Parking Structures:

As required by City ordinance, half of the parking is to be covered. The shade structure proposed will be light-weight tube steel frame with welded wire mesh over the top. This framework will provide a trellis for vigorous deciduous vines to grow offering shade in the summer and sun in the winter. See Exhibit A.

Lighting:

The project lighting will be kept to a minimum to preserve the night sky. Lighting will be located on the wall near the entry of each unit as well as by patio door out to deck or yard space. This is a full cut-off fixture so it shines down but not out. The fixtures will be a Dark Bronze Finish. See Exhibit B.

Bollard trail lighting existing along Snow Canyon Parkway and an additional street light will be added at the project entrance.

Signage:

The project entry sign will be placed in the center median landscape island and compliment the project well as it will be constructed out of rock. See Exhibit C for design and location.

Mechanical Screening:

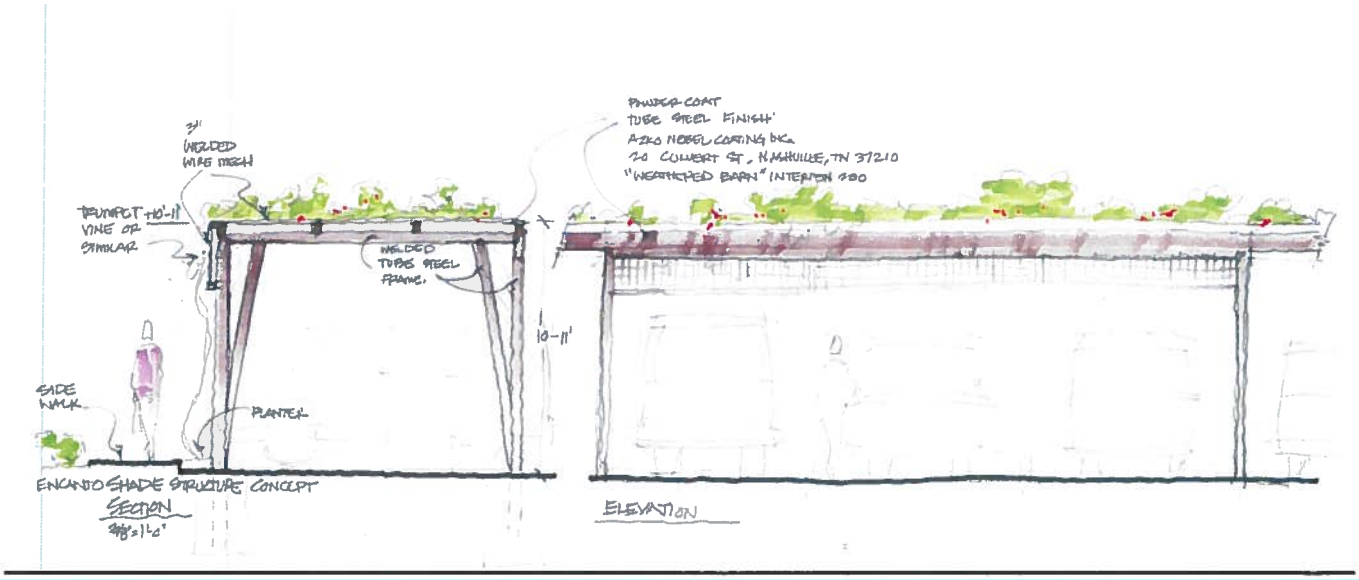
Each building will have 8 condensing units clustered in the middle of the roof with an enclosure around them, as shown in red on the attached Exhibit D. These are 30" square x 42" tall with blocking and require a 2' clearance between units and screening, so the screen wall will be 20'x11' and 42" from roof surface. Our roof surface is 20-21'' above ground level, parapets are 1-3' higher than the roof surface, so that will hide most of the screening but the dark beige stucco color will match the building finish.

Solid Waste Collection:

There will be three trash enclosure locations throughout the project. These trash enclosures will be fully screened as shown in Exhibit E. The exteriors of the structures will be stone cladding and stone capped to match the buildings.

Exhibit A

Parking Shade Structure



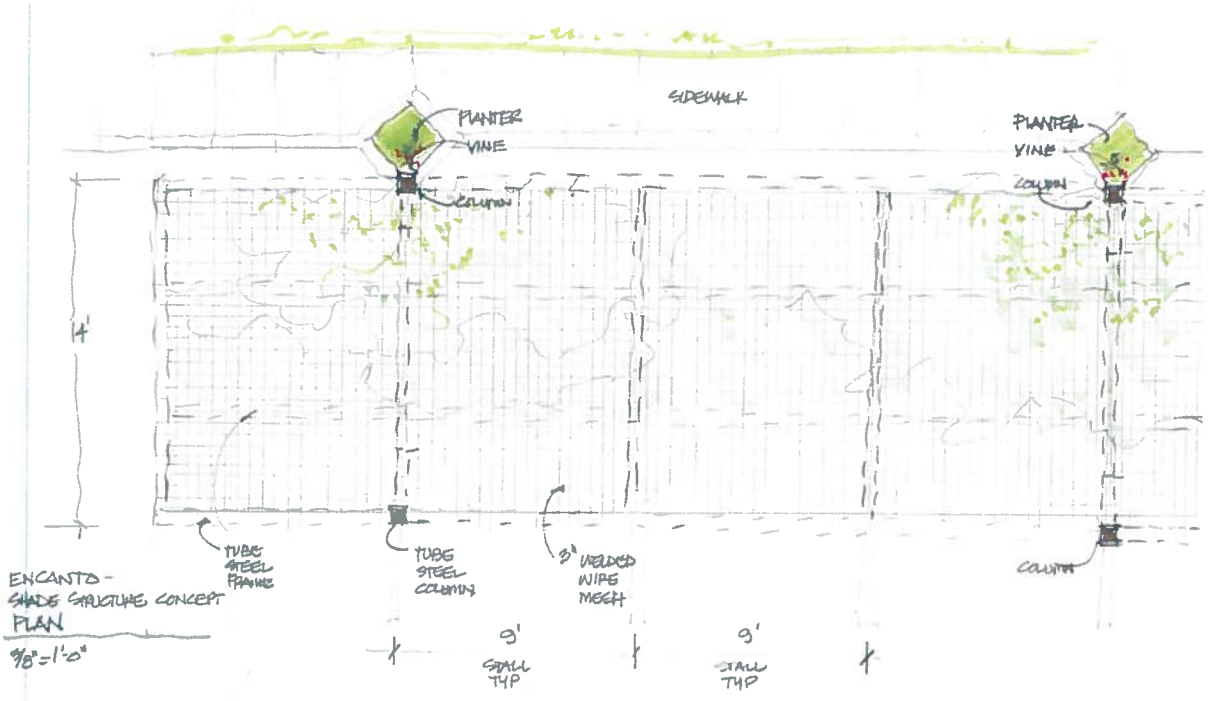


Exhibit B

Lighting on Buildings

Herculux™

H99DSM SERIES



Height	Width	Depth
13"	13"	9"

SPECIFICATIONS

HOUSING: One-piece cast aluminum housing with integral mounting arm and wiring channel. Natural finish .125" wall thickness.

DOOR FRAME: Cast aluminum door frame, hinged to housing with stainless steel hinge pin. Tempered glass lens is retained by stainless steel spring clips. Door frame has a factory installed one piece silicone gasket to provide a weather tight seal between door frame and housing.

DARK SKY VISOR: Provides maximum cutoff and full compliance with Dark Sky requirements. Visor is removable for lamping access.

REFLECTOR: Highly efficient specular aluminum.

ELECTRICAL: Electronic ballast, pre-wired. Socket: Mogul (E39) base porcelain socket. Suitable for use with lamps listed in standard. See Ordering Information for specific lamp selection details.

GASKET: Door frame has a factory installed one piece silicone gasket to provide a weather tight seal between housing and door frame. Replacement gasket is available.

HARDWARE: Stainless steel hardware throughout. Housing is secured to wall by four (4) stainless steel screws.

INSTRUCTIONS-RECOMMENDATIONS: Consult factory for wet location use. Dark Sky Approved. Dark Sky Friendly.

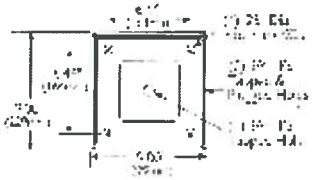
INSTALLATION: Standard box mount. Provides top, bottom or back entry. Mounting hardware included.

DIMENSIONAL DATA

Cross Section Details



Back Mounting View



ORDERING INFORMATION

Series	Lens Type	Finish	Lamp Type	Lamp Qty	Voltage	Options	Accessories
H99DSM							

Lens Type
- C — Clear tempered glass
- F — Flat tempered glass

Finish
- AL — Dark Bronze Cast
- WB — White Powder Coat
- WW — White Wrinkle
- B — Black
- S — Silver Cast
- C — Textured Copper
- G — Antique Gold (Special Order)

Lamp Type (Max Ballast Available Starting Temp)
- 7 — 70 Watt Twin Tube (2G7/4Pin) (0°F/-18°C)
- 9 — 150 Watt Twin Tube (2G7/4Pin) (0°F/-18°C)
- H — 175 Watt Mogul (E39/ED28) (0°F/-18°C)
- HH — 250 Watt Mogul (E39/ED28) (0°F/-18°C)
- HO — 400 Watt Mogul (E39/ED28) (0°F/-18°C)
- HP — 1000 Watt Mogul (E39/BT37) (0°F/-18°C)
- M — 175 Watt Metal Halide (E39/ED28) (0°F/-18°C)
- MP — 1000 Watt Metal Halide (E39/BT37) (0°F/-18°C)
- MT — 250 Watt Metal Halide (E39/ED28) (0°F/-18°C)

Lamp Qty
- 1 — Single Lamp
- 2 — Double Lamp

Voltage
- 120 — 120 Volts
- 277 — 277 Volts
- 347 — 347 Volts
- 480 — 480 Volts (Consult factory for availability)

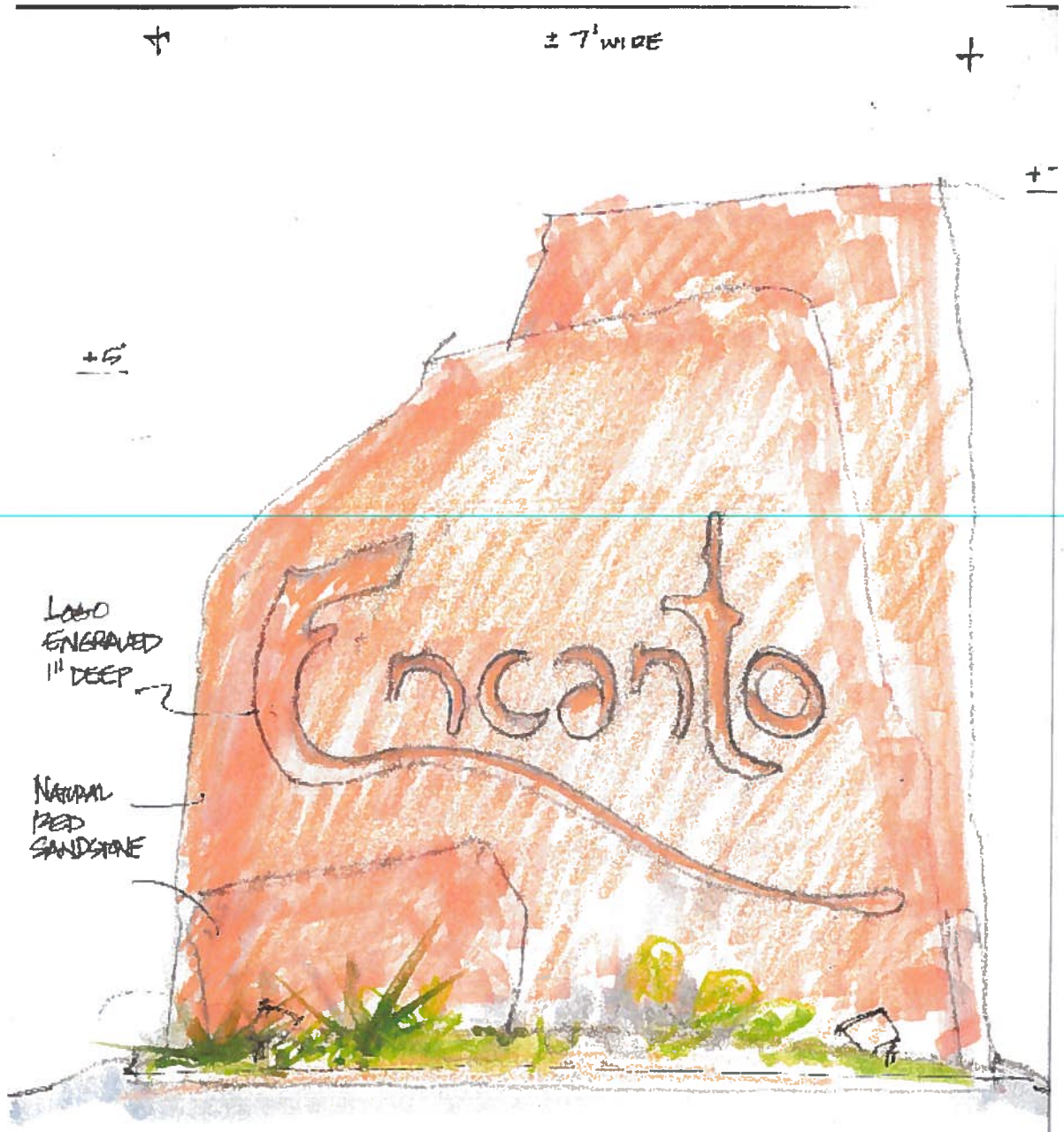
Options
- 4F — Two Circuit Cut-in 2 Lamp Operation
- EC — Photo Control, Button Type (Max 1000 Watts)
- TS — Single Fusing
- T — Time Delay
- 4C — Photo Control Button Type, 120 or 277 Volts Only
- SS — Specify Special Options

Accessory
- SHD — Shield (Must Specify Color)

PEACE OF MIND

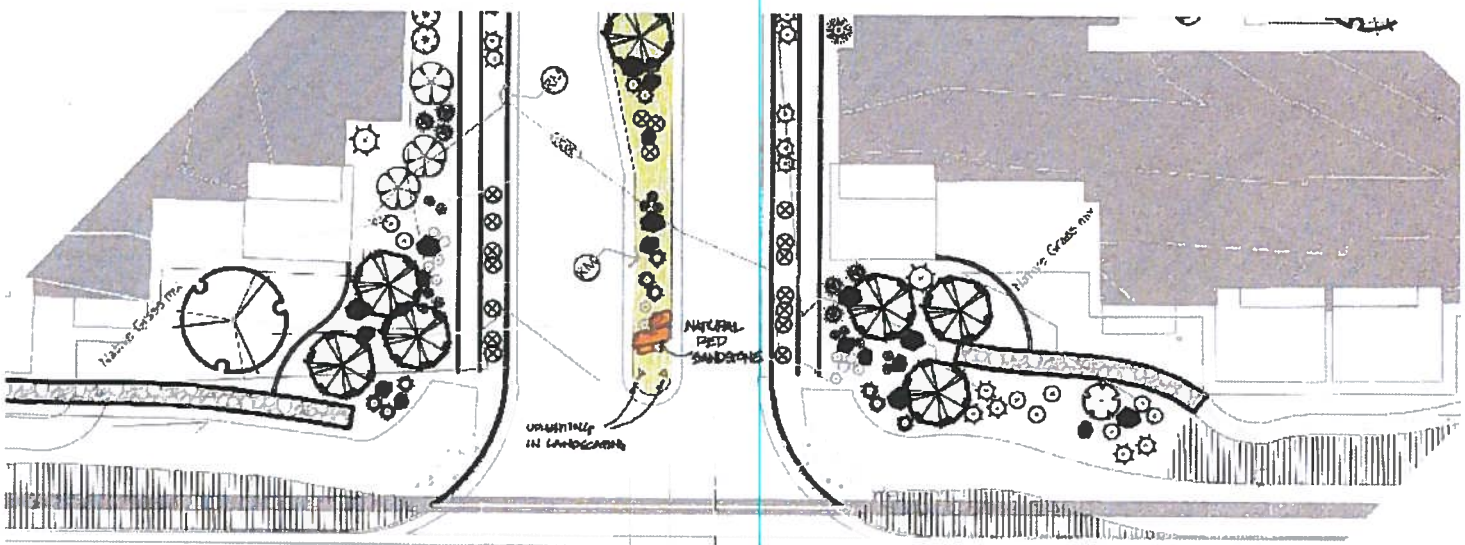
Exhibit C

Project Signage



ENCANTO – ENTRY SIGNAGE

1"=1'-0" 4.17.14 Bohlin Design group



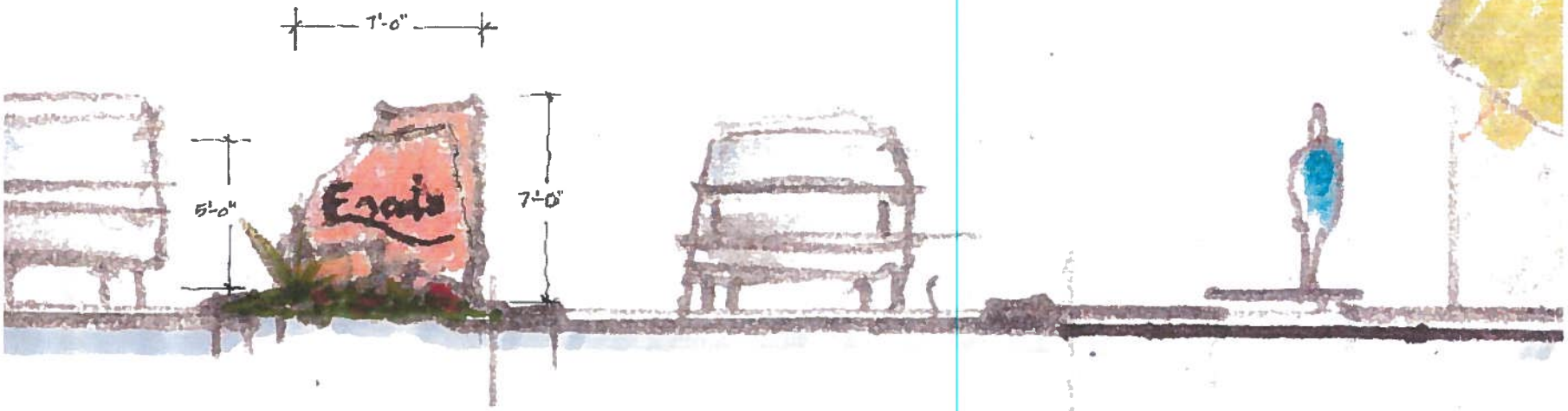
PLAN



ELEVATION

VIEW AT ENTRY - ENCANTO

LIVING, UTAH 1"=20' 4.17.14 Brokaw Design Group



ENCANTO - ENTRY SIGNAGE

4.17.14

1"=3'

Babcock Design Group

Exhibit D

Mechanical Screening

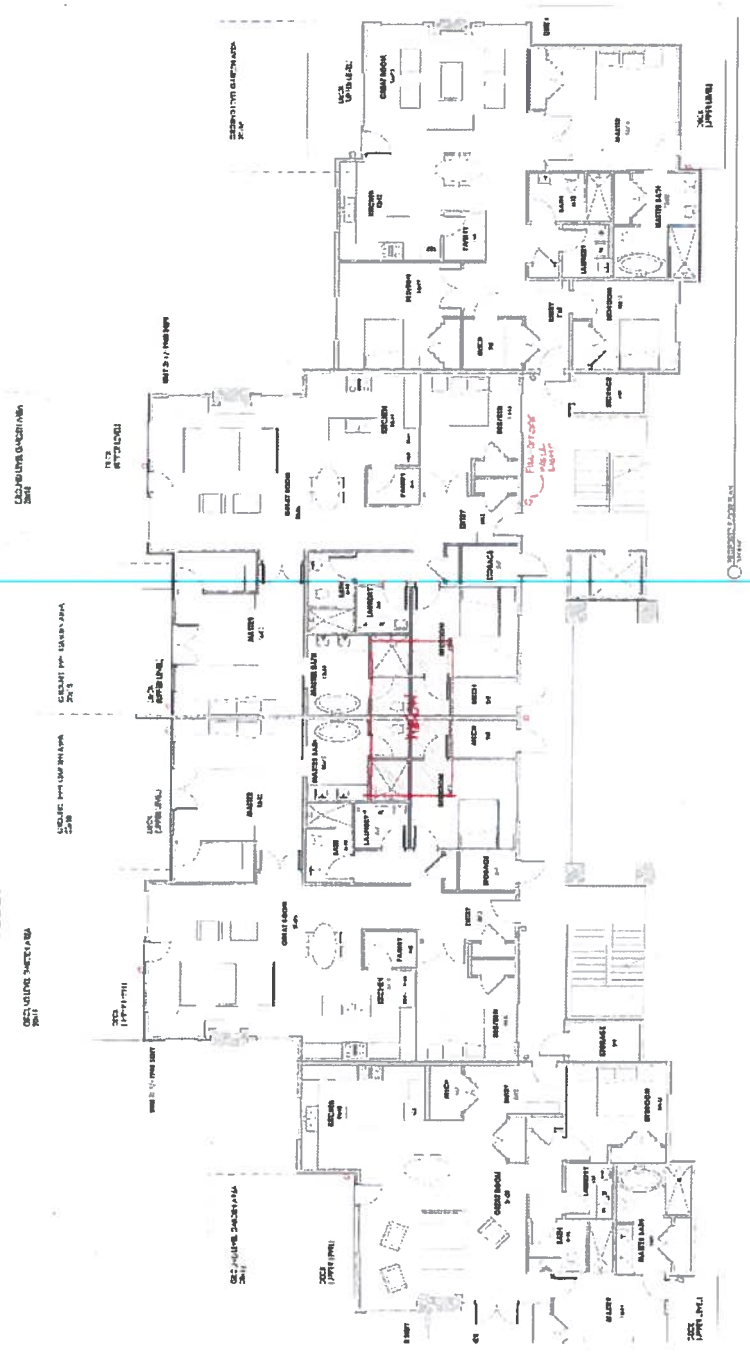
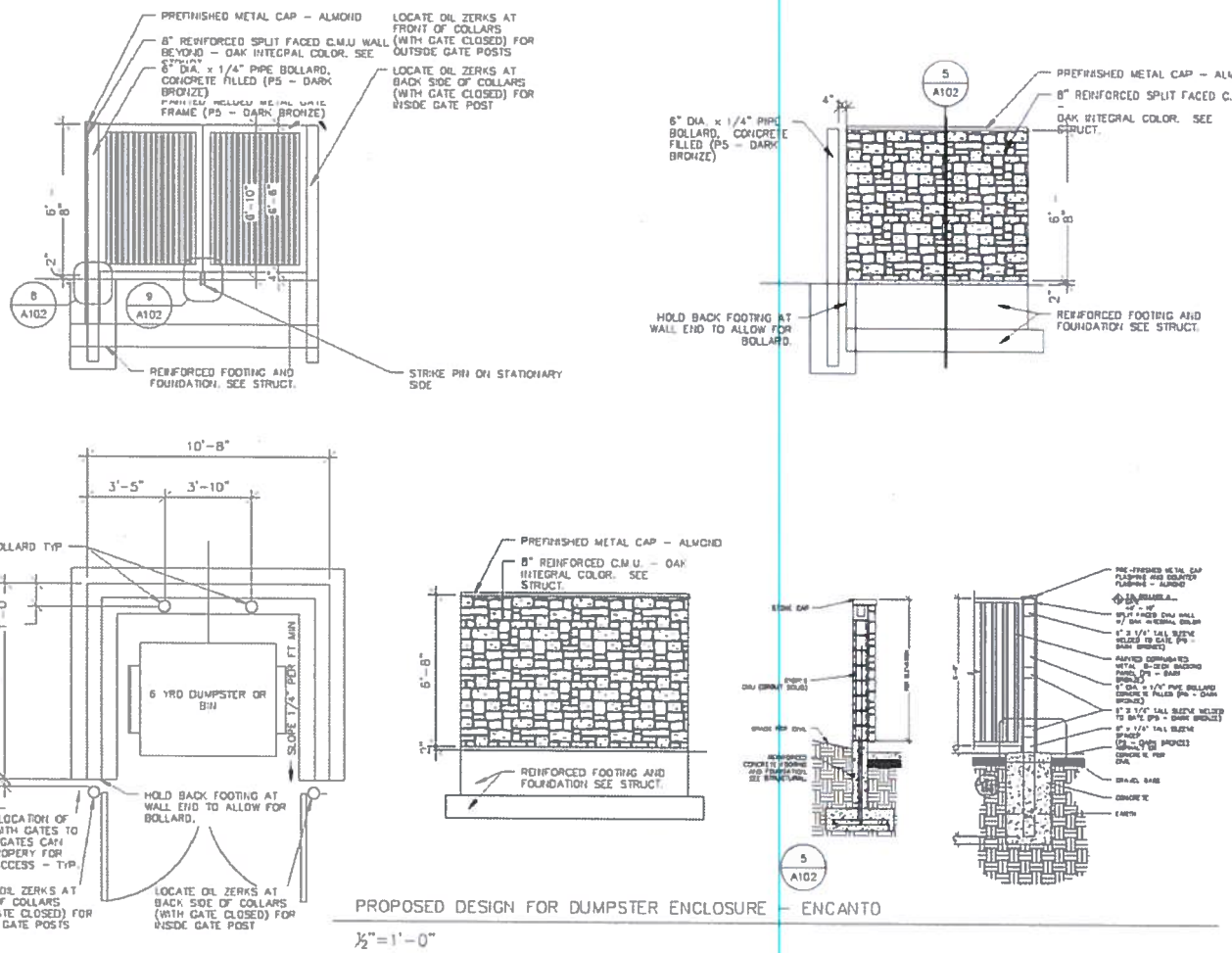


Exhibit E

Trash Enclosure



PROPOSED DESIGN FOR DUMPSTER ENCLOSURE – ENCANTO

½"=1'-0"