The Retreat at Snow Canyon

Preliminary Plan / CUP Application – East Resort

Property Owner: Utah School and Institutional Trust Lands Administration (SITLA)

Development Partner/Applicant/Agent: Jerry Miyahara, COO, EWD, LLC, Ancestor Square, 2 W. St. George Blvd, Suite 37, St. George, UT 84770. (949) 279-6824. jerry@rize-up.com

Civil Engineer: Bob Hermandson, Bush & Gudgell, 205 East Tabernacle #4, St. George, UT 84770. (435) 673-2337. bobh@bush&gudgell.com

Soils Engineer: Wayne Rogers, AGEC, 1420 S 270 E, St. George, UT 84790. (435) 673-6850. rogers@agecinc.com

Land Planner: Denise Ashton, WHA, 680 Newport Center Dr, Suite 300, Newport Beach, CA 92660. (949) 250-0607. denise@whainc.com

Landscape Architect: Pat Murphy, Summers Murphy and Partners, 34197 Pacific Coast Hwy, Suite 200, Dana Point, CA 92629. (949) 443-1446 X223. pmurphy@smpinc.net

Location: Approximately 400 South and Puerto Drive – East Side of Hamblin Parkway

Acreage: Approximately 40 acres

Proposed Use: Resort Hotel

Proposed Site Plan Highlights:

- Number of Units: 393
- Number of Resort Hotel Buildings: 35
- 2/3 Story Triplex Townhomes: 17 Buildings, 51 units, SF Range 2,336-4,039
- 2/3 Story Motorcourt: 9 Buildings, 180 units, SF Range 1,000-1,700
- 3 Story Elevator Flats: 9 Buildings, 162 units, SF Range 1,000-1,800
- Amenities: Central Recreation Amenity, Model Park, Lava Grotto/Overlook Park and Activity Park. Interconnected trail/walkway system.

Development Agreement, CC&R's, Articles of Incorporation and Bylaws:

We acknowledge that the preliminary plan application checklist includes a future development agreement; covenants, conditions and restrictions (CC&Rs); and articles of incorporation for a new homeowners association for the project.

The details contained within each of these required documents relies substantially upon the discussions we expect to have with the City following the submission of this application, and the approvals which we may ultimately receive and the conditions upon which such approvals are given.

Our professional advisers have begun work on preliminary drafts of each of the documents, and will provide rough drafts to the city attorney for review and comment at the appropriate stage. We anticipate that these documents will seek to:

1. Enhance the project for residents and visitors,
2. Establish a master association with appropriate governance and representation of residents and property owners in the project,
3. Establish appropriate covenants and assessments to assure continued maintenance and operation of the various planned amenities throughout the project,
4. Reflect and preserve the uses permitted by the zoning approvals granted by the City,
5. Appropriately balance the interests of both long-term residents and short-term guests of the project,
6. Ensure the thorough and quality development of public infrastructure in the project, and
7. Carry out the objectives of the applicant for the project as expressed throughout this application and any development approvals given by the City.

We also acknowledge our understanding that each of these documents will be required to be submitted to the City in final form before the approval of any final plat in the project, and that the development agreement in particular will need to be negotiated with the City and approved by the City Council before or in conjunction with the approval and recording of any final plat. We look forward to working constructively with the City to finalize these items.