

EAGLE MOUNTAIN PROJECT

The Trust has master planned a mixed-use community in Eagle Mountain, Utah County. The Eagle Mountain Project ("Project") encompasses more than 1,300 acres along the historic Pony Express Trail and Sweetwater Road, between The Ranches and City Center developments. The Project consists of two parcels, Mid-Valley and Pony Express. The Project is located on flat to gently sloping terrain, which the City considers to be suitable and appropriate for development.

MASTER DEVELOPMENT PLAN – The Master Development Plan ("Master Plan") was approved by the City to provide a variety of mixed uses ranging from low, medium and high density residential products to commercial and civic facilities. The City granted 4,017 units or an average density of 3.0 units per acre to the Project.

The Master Plan is specific as to some elements, including major road alignments and regional parks, and general as to other items such as residential roads, lots within development parcels, church sites, neighborhood parks, and other elements that will be finished as planning is refined. These general elements leave the developer with considerable latitude to size lots and vary density within development parcels in response to the market.

Integral to the Master Plan is the design of Sweetwater Road through the high-density central portion of the Project. The Trust designed and built the road with intersections at 400-foot centers, with traffic calming elements at each intersection. For this reason, the Trust dedicated a bypass road right-of-way to the City to accommodate through traffic. This design allows for the central portion of the Project to be built using a New Urbanism design concept, which emphasizes walkability and higher density housing similar to some construction in The Ranches.

While the Trust values this vision for the Project and believes that it can yield the highest ultimate return to the Trust and its developer partner while creating a desirable community, the Trust's highest priority continues to be the financial return to the Trust from the Project. The Trust encourages developers to respond frankly to this vision, and is open to alternative development concepts if a developer can demonstrate a higher return to the Trust from a variation or alternative to this concept.

PREFERRED TRANSACTION – The Trust anticipates entering into a transaction wherein the selected developer will provide all resources to execute the approved Master Plan or an alternate plan if approved by the City and the Trust. It is intended that the selected developer, among other things, will implement the development plan in an organized, phased approach that responds to market conditions and results in a high quality, balanced mixed-use community.

While purchase offers will be considered, the Trust anticipates preference for a transaction in which the Trust will act as a non-subordinated land partner in a development lease structure. In this scenario, the selected developer would bring all capital and operate as either i) a "land developer" intending to wholesale "ready to build" land to developers; ii) a "land developer-builder" selling buildings at retail; or iii) a combination of i and ii.

Compensation structures to the Trust should reflect the level at which the developer intends to operate. The Trust desires to be compensated at a gross price point so it will not be obligated to audit developer expenses, etc. In addition, the Trust encourages additional and/or other compensation structures that could include performance-based bonus payments, profit participation, reimbursement of infrastructure investment, and/or percentage rents of revenue-producing amenities.

Figure 1: Location map for the Trust's Eagle Mountain Project.

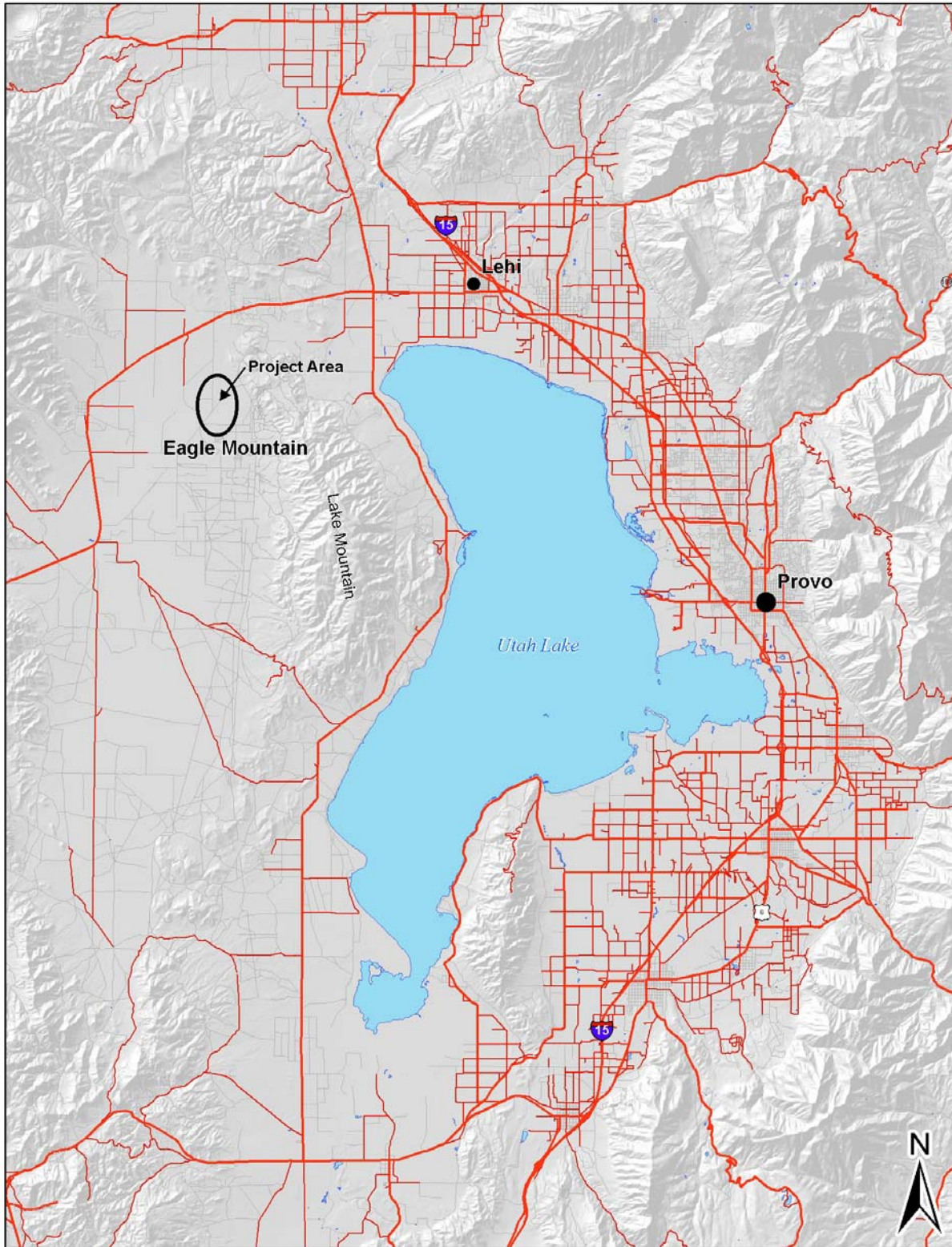


Figure 2: Location map showing Mid-Valley and Pony Express parcels within Eagle Mountain City limits.

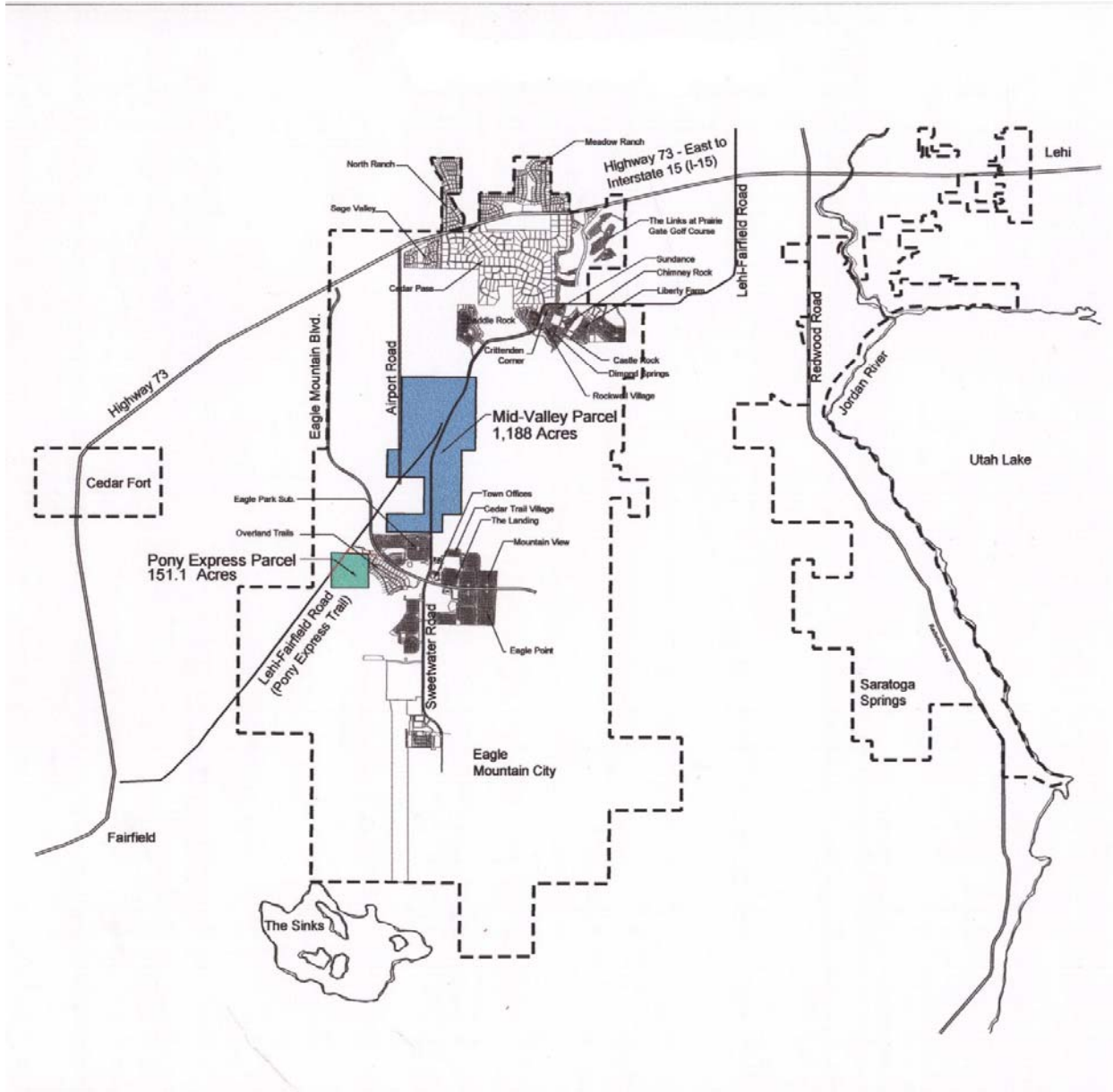


Figure 3: Master Development Plan

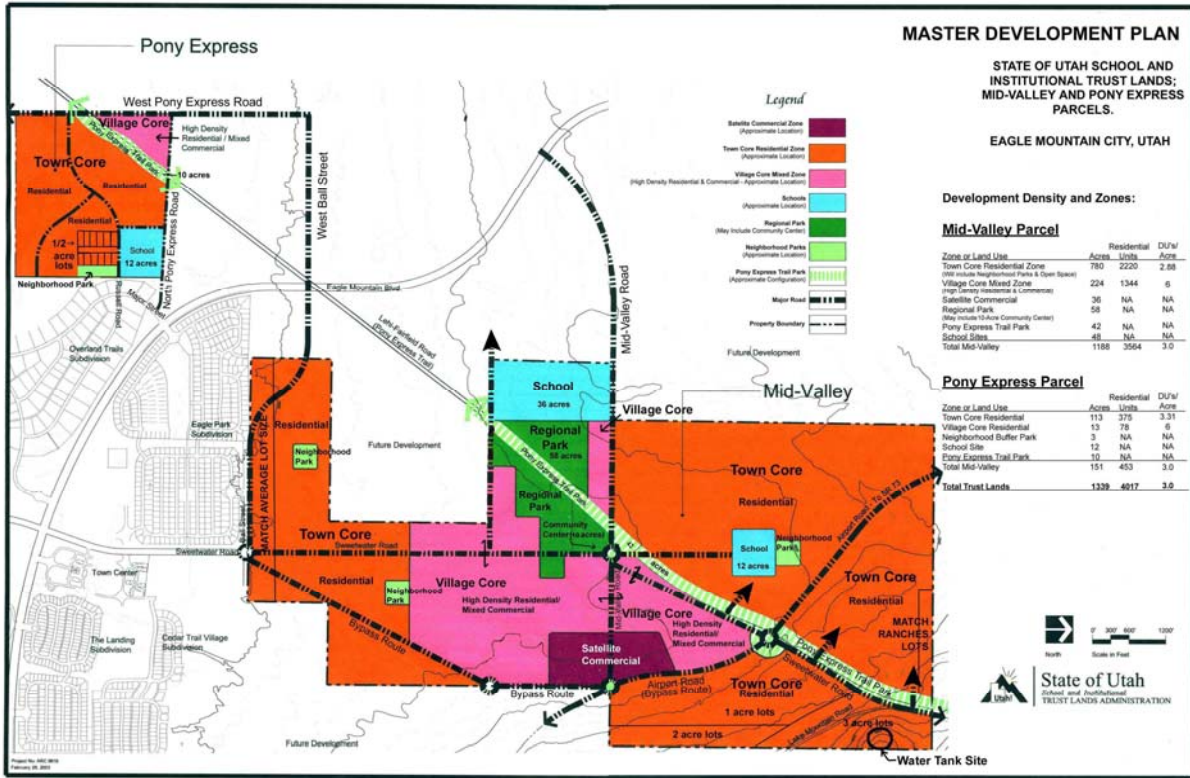


Figure 4: Project photographs

Mid-Valley Parcel



Looking westerly towards Oquirrh Mountains across northern portion of parcel, with Lake Mountain Road in foreground and Sweetwater Road in middle ground of photo.



Looking southerly along Sweetwater Road from north property line; urban trail on right side of photo.



Looking northerly from Mid-Valley Regional Park (new soccer field in foreground)



Looking southeast across Sweetwater Road northwest property corner.



Looking northeast along Sweetwater Road from Mid-Valley Regional Park.



Looking easterly across eastern portion of Mid-Valley Regional Park from Sweetwater Road.



Looking westerly across parcel; Sweetwater Road runs left-to-right across middle portion of photo.