

DESERT 'GREENFIELD' SITE

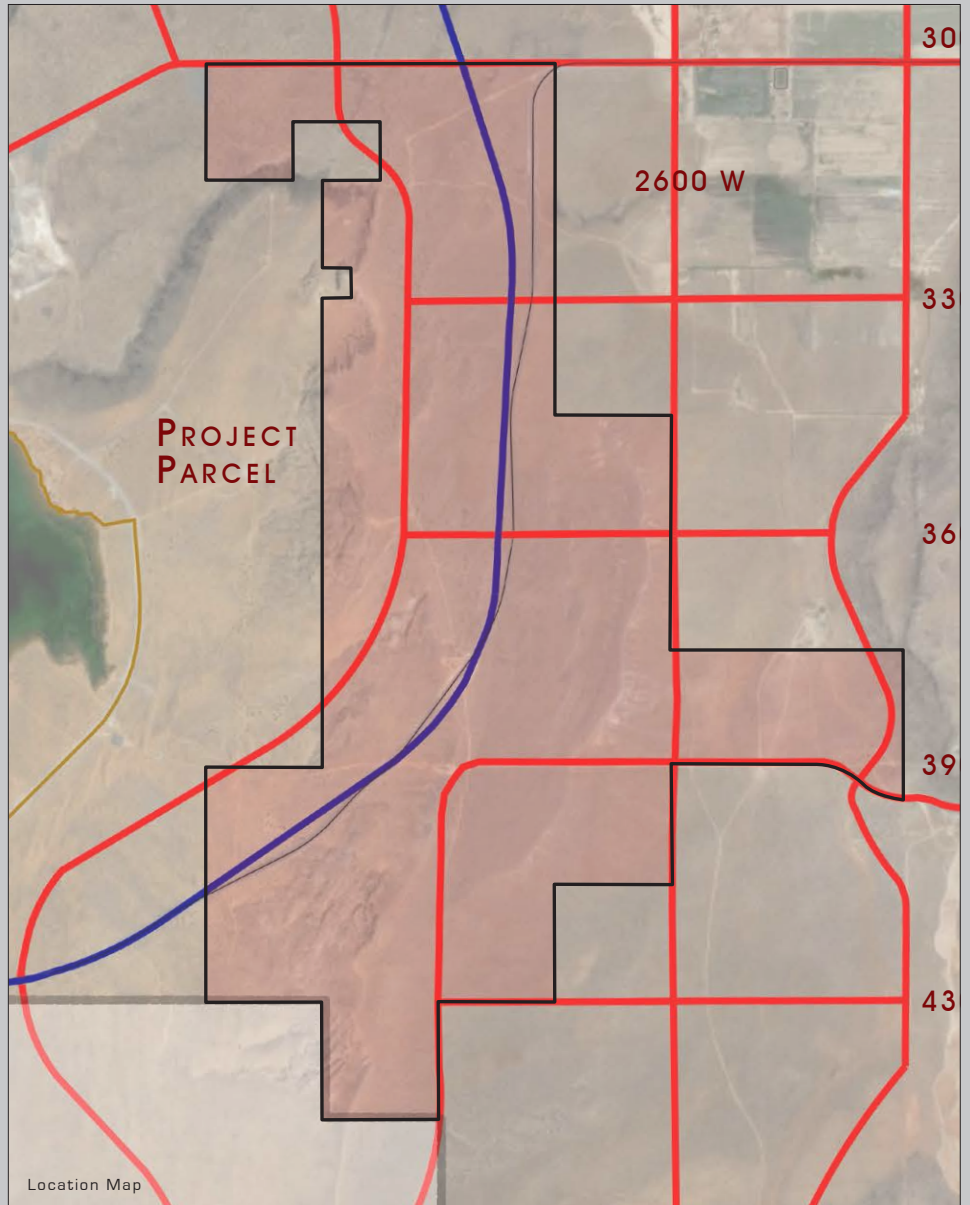
A property of 1,024 acres is situated southwest of the desert town of Hurricane, on a high mesa with panoramic views over a reservoir and sand dune preservation land. While the site has a greenfield character, the future growth of the area will eventually reach from the town to this new village.

Planning centers on each side of a State ring-road parkway connecting a nearby interstate to Zion National Park to the northeast; the parkway bisects the 1 1/2 mile length of the property.

A recreational trail network is the primary open space amenity. Dramatic landscape and varied elevations require extensive open space to be created, preserving hillsides, ridges, and promontories.

Neighborhoods are placed proximate to generous views, with parks and open space within every setting connected by trails to the surrounding terrain. With a benign climate and nearby national and state parks, a sizeable portion of the residential and commercial uses derive from tourism and vacation dwelling.

Ten walkable neighborhoods - two village cores and six neighborhood centers - are organized around the primary N-S and E-W roadways of the site to capitalize on traffic to sustain the small commercial uses.

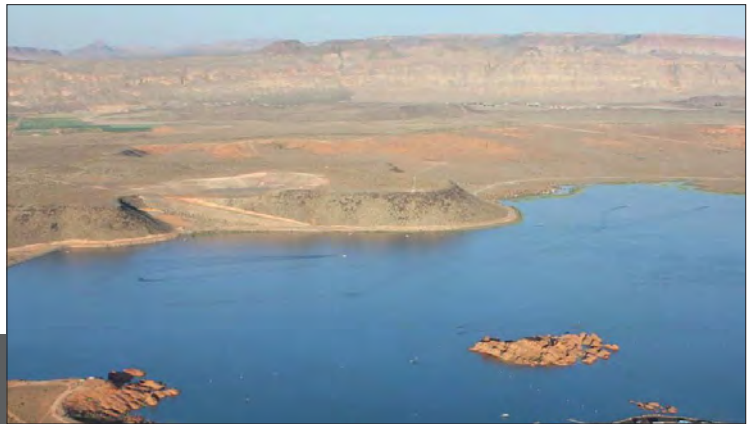


Location Map

COMMUNITY PROGRAM

Romney Group LLC

- 10 New Neighborhoods
- Residential (3,660 du)
- Lodging (710 stes)
- Mobile Homes (700 du)
- Retail (40,000 sf)
- Workplace (440,000 sf)
- Recreation (30,000 sf)
- Public/Civic (32,000 sf)



Site Photo

LARGE VILLAGE

10 Neighborhoods - Exurban Context
1,024 Acre Site

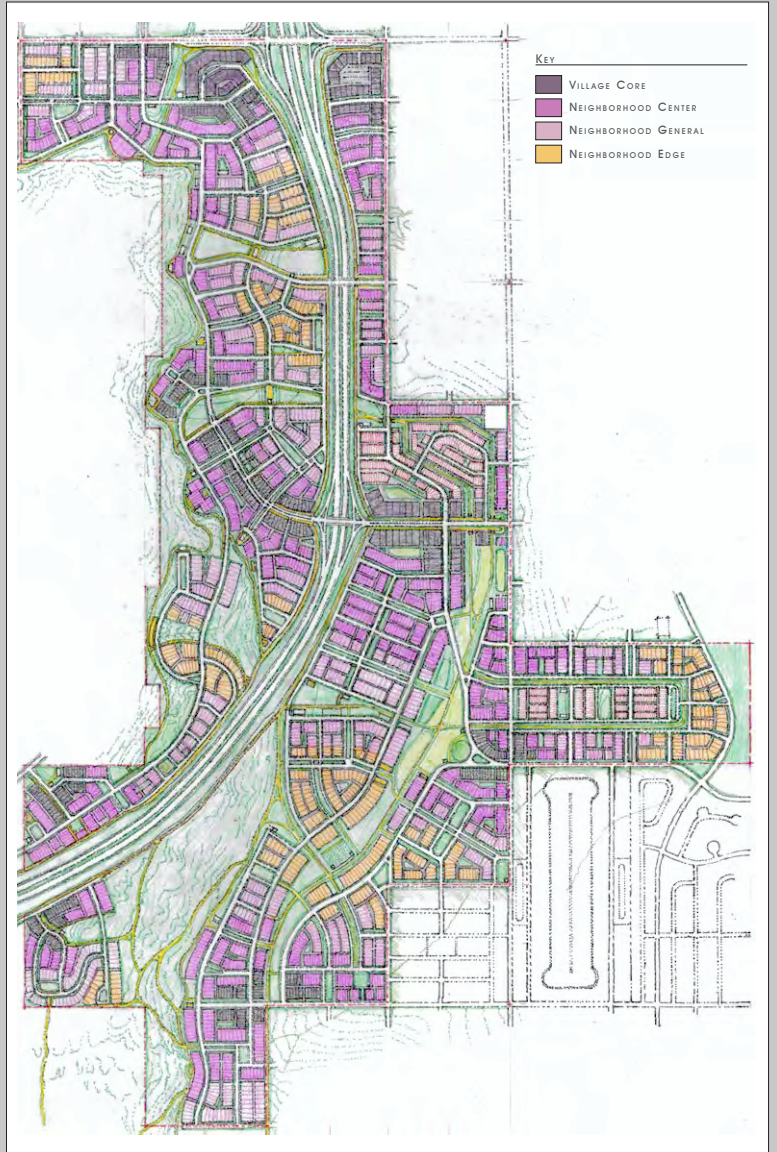
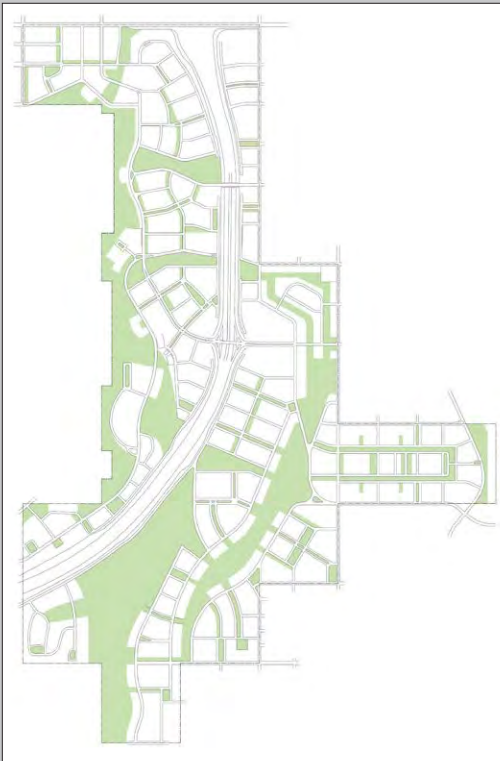
SAND HOLLOW MESA

CONCEPT MASTER PLAN

- 1,024 Acres

OPEN SPACE PLAN

- 200 ac Open Landscape
- 78 ac Public Spaces
(within neighborhoods)

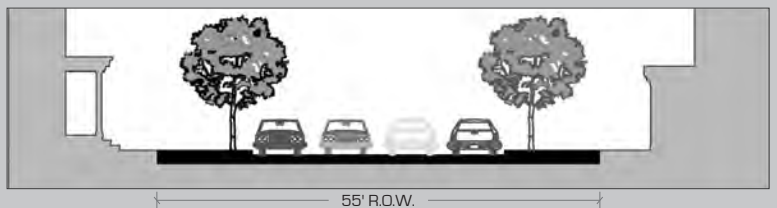


STREET TYPES

- Avenue
- Main Street
- Mixed Use Street
- Local Street
- Residential Street
- Small Lot
- Yield Street

Street Type: Local

Parking Both Sides/B' Travel



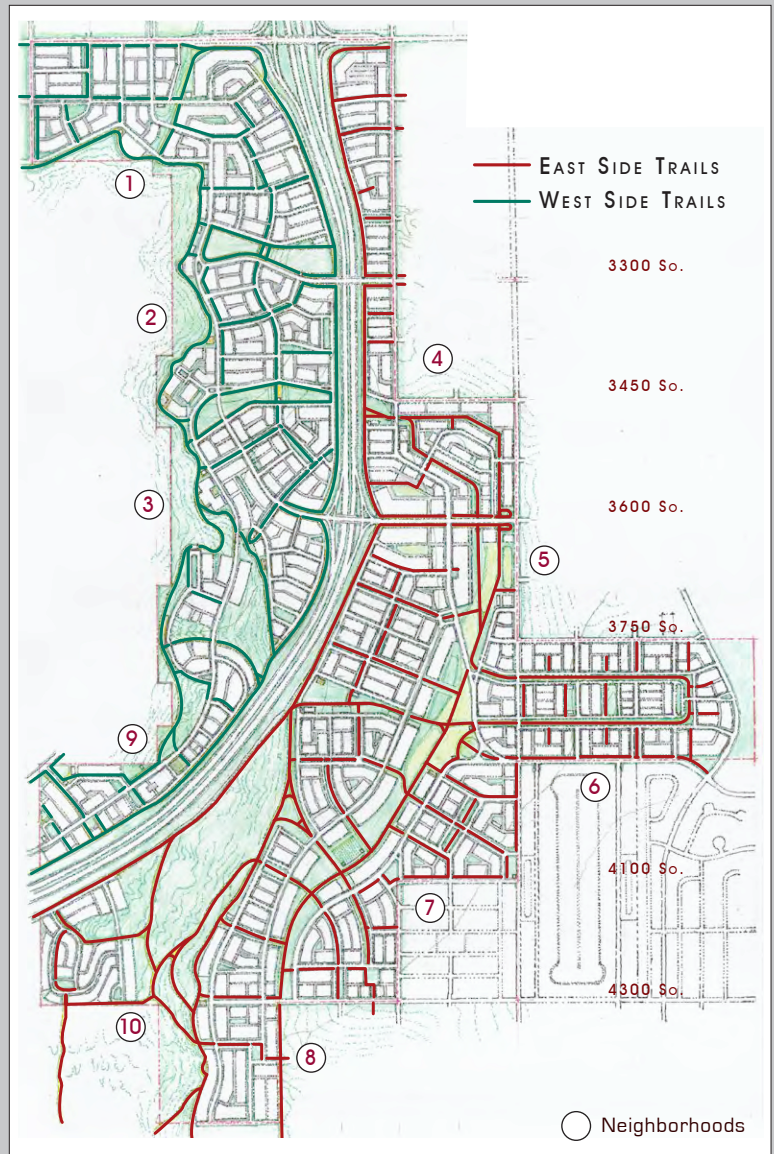
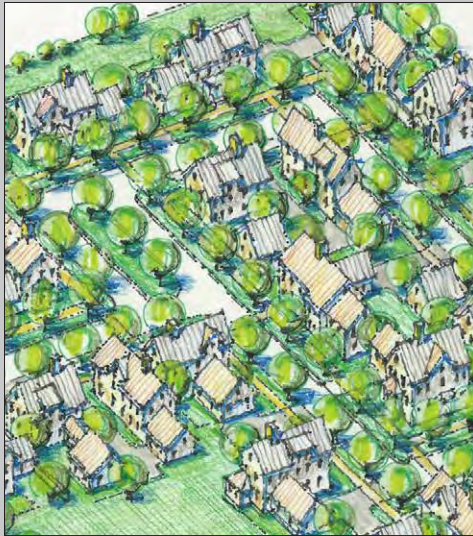
SAND HOLLOW MESA

TRAILS PLAN

- East Side Trails 7.0 miles
- East Side Trails 11.5 miles

USES

- Pedestrian
- Cycle
- Off-Road Vehicle/ATV



Neighborhood 1

SAND HOLLOW MESA

NEIGHBORHOOD 3

PROGRAM

- Area 62 ac
- Commercial Space 50,000 sf
- Mixed Use Space 35,000 sf
- 375 Dwellings
- 140 Lodging Units

BUILDING TYPES

- 48 Mixed Use
- 185 Stacked Residence
- 109 Attached Residence
- 24 Small Lot
- 9 Moderate Lot
- 0 Large Lot
- 28 Accessory Unit



Neighborhood 3

NEIGHBORHOOD 5

PROGRAM

- Area 92 ac
- Commercial Space 87,000 sf
- Mixed Use Space 39,000 sf
- 450 Dwellings
- 100 Lodging Units

BUILDING TYPES

- 54 Mixed Use
- 200 Stacked Residence
- 123 Attached Residence
- 45 Small Lot
- 18 Moderate Lot
- 8 Large Lot
- 40 Accessory Unit

BLOCK PLAN (NEIGHBORHOOD 4,5,6,7)



Neighborhood 5

SAND HOLLOW MESA

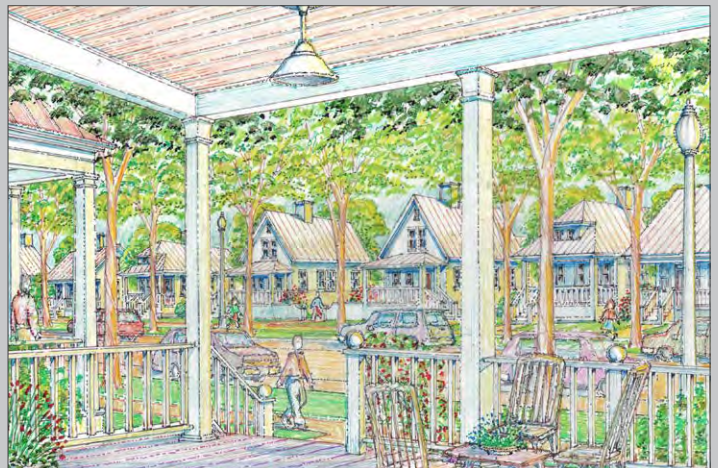
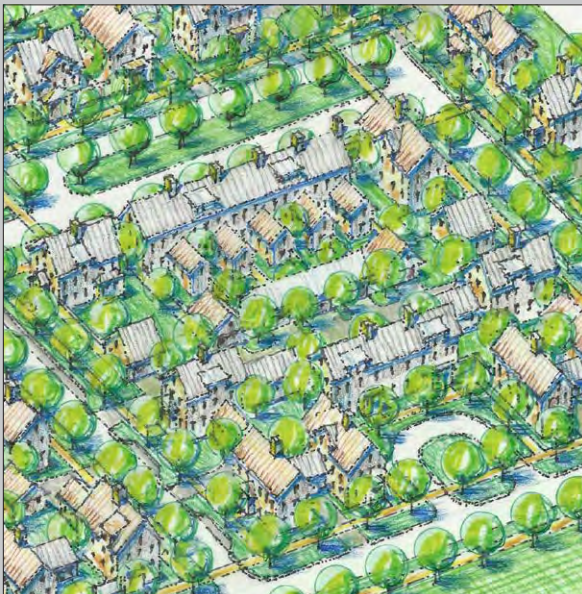
NEIGHBORHOOD 8

PROGRAM

- Area 62 ac
- Commercial Space 14,000 sf
- Mixed Use Space 20,000 sf
- 365 Dwellings
- 145 Lodging Units

BUILDING TYPES

- 27 Mixed Use
- 180 Stacked Residence
- 107 Attached Residence
- 27 Small Lot
- 11 Moderate Lot
- 4 Large Lot
- 30 Accessory Unit



Neighborhood 3