

**CONSTRUCTION AND DEVELOPMENT PHASING PLAN**

**for**

**FLAGSTAFF MOUNTAIN RESORT  
PARK CITY, SUMMIT COUNTY, UTAH**

**Exhibit 10**

**MAY 2001**

Revised and Approved December, 2001  
Revised and Approved April, 2005

**Prepared by**

**United Park City Mines Company  
(UPK)**

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## Exhibits

- Exhibit A – Regional Map
- Exhibit B – Site Plan
- Exhibit C – Existing Conditions
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## I. INTRODUCTION

This study is one of several reports that have been prepared to support the Flagstaff Mountain Resort's Large Scale Master Plan Development (LSMPD) application. As LSMPD's are programmatic in nature and subject to refinement at subsequent Master Planned Development (MPD) or Conditional Use Permit (CUP) stages, correspondingly, the contents of this report should be viewed as conceptual in nature and subject to change as specific plans are developed. Details developed at the MPD or CUP stage will not require a modification of this plan provided that they comply with the Goals and Objectives of this Plan.

### A. General Property Description

The Flagstaff Mountain Resort Property is an assemblage of mining claims totaling approximately 1,655 acres of land located at the southwestern corner of Summit County, Utah. The Property is bordered by Deer Valley Resort to the east and State Highway 224 (Marsac Avenue) to the northeast. The southern boundary coincides with the Summit County/Wasatch County line. The Park City Mountain Resort borders the Property to the west and northwest. The Property was annexed into the corporate limits of Park City Municipal Corporation ("Park City") on June 24, 1999 (refer to Exhibit A attached).

The proposed areas of development will be restricted to i) the "Mountain Village" consisting of three Development Pods ("A", "B-1" & "B-2") limited to a maximum of 84 acres and ii) the "Northside Neighborhood" (Development Pod "D") limited to a maximum of 63 acres (refer to Exhibit B attached).

The maximum density allowed within the Mountain Village is 705 Unit Equivalents configured in no more than 470 residential units. In addition to the above-described residential units, the Mountain Village may also contain a maximum of i) 16 single-family home sites and ii) 75,000 sq. ft. of Resort Support Commercial uses.

The Northside Neighborhood may contain a maximum of 38 single-family home sites of which eight are subject to further requirements under the Development Agreement.

The Property is situated on the northern slope of Flagstaff Mountain between Ontario Canyon and Walker and Webster Gulch and includes Empire Canyon. The majority of the Property is located on a general north-south oriented ridge bounded on the east by Ontario Canyon and on the west by Empire Canyon. Elevations range from 7,370 to 9,580 feet above sea level. The Property slope analysis reveals the following acreage breakdown:

0-10% slopes	less than 100 acres
10-20% slopes	less than 250 acres
20-30% slopes	less than 400 acres
30%+ slopes	approximately 900 acres

Slope aspects generally face north and west with steeper slopes fronting both west and east.

With the exception of the bottoms of the canyons, several high mountain meadows and land developed by Deer Valley Resort as ski area, the Property is densely vegetated with a mix of aspen, conifer and mountain shrubs each with its own mix of understory groundcover (refer to Exhibit C attached).

While similar to the greater Park City area in general climatic conditions, Flagstaff Mountain Resort relates more closely with the conditions experienced at upper Deer Valley Resort and upper Park City Mountain Resort. An average of 45 inches of precipitation falls annually, the majority in the form of snowfall between late fall and early spring. This equates to approximately 350 inches of total annual snowfall resulting in an average snowpack in late March of approximately 70 inches.

As mentioned earlier, the Property is uniquely situated as an expansion of Deer Valley Resort immediately adjacent to the Park City Mountain Resort. Current uses include skiing, snowshoeing and in the winter and hiking, biking and horseback riding in the summer. Adjacent to the Property, Deer Valley Resort uses include hotel lodging facilities, resort support commercial, multi-family residential units and single-family home sites.

In addition to the Deer Valley Resort "Empire" Day Lodge, uses for the Property are intended to include hotel lodging facilities, resort support commercial, multi-family residential units, PUD residential units and single-family home sites. With the exception of snowmobiling, which has been discontinued, recreational uses will remain similar to the current uses described above.

B. Goals and Objectives of the Phasing Plan

The primary goal of this Plan is to provide an overall summary of the proposed construction and development of Flagstaff Mountain Resort including milestones related to: i) the construction of off-site and on-site infrastructure, extension of services and Project amenities; and, ii) the development of the proposed residential and commercial product.

The City's intent is that the multifamily product gets the highest priority in terms of development and that sufficient resources are committed to the Village area early

in the development process to maximize the marketability of the stacked condominium product. It is important that something more than just infrastructure needs to be provided and that some "sense of place" needs to be developed in order to attract developers for high-density product. The success of this product has been confirmed by existing sales and pending projects and the Village is well on its way to fulfilling the concepts in the current Village Master Plan.

UPK phasing plan starts with the facilities that are in place to service Deer Valley's day lodge in 2001. This work provided complete facilities for the stacked units on the west end of pod "A" and the single family and PUD's in B1 around the base of the North Side Lift. The summers of 2002-03 included extending infrastructure to the balance of pod "A" with vertical construction commencing in the fall 2003. The Development Agreement restricts phasing to infrastructure and the amenities set out in the Development Agreement; however, UPK will extend the commitment to include the first phase of the club facilities and the village ski lift in the phasing plan.

As is the case with all projects at this stage of their development, the information provided herein is the best information available at this time. The actual schedule of construction and development will be influenced by a wide range of factors including, but not limited to, the entitlement process, weather conditions, the state of the economy and various market influences.

## II. PROJECT PHASING

### A. Phasing Schedule

The following schedule lists the activities by year. A more complete description of the proposed activity is found in the following text.

Year	Off Site	On Site	PROJECT AMENITIES, MITIGATION, APPROVALS and CONSTRUCTION PHASING	Comments
2000	♦	♦	<ul style="list-style-type: none"> <li>• Water and Gas lines from Bald Eagle to Village and Deer Valley Day Lodge</li> <li>• Mine Site Reclamation</li> </ul>	<ul style="list-style-type: none"> <li>• Complete</li> <li>• Required by DA with Project</li> </ul>
2001	♦	♦	<ul style="list-style-type: none"> <li>• Runaway Truck Ramp</li> <li>• Realign Guardsman Pass Road from the North Side lift to Day Lodge</li> <li>• Sewer from Daly to Day Lodge</li> <li>• Mine Site Reclamation</li> </ul>	<ul style="list-style-type: none"> <li>• Complete</li> <li>• Complete</li> <li>• Complete</li> <li>• Required by DA with Project</li> </ul>
2002	♦	♦	<ul style="list-style-type: none"> <li>• Mine Road Improvements from Gate to project entry (delayed to avoid Olympics)</li> <li>• Connect Water to Woodside Tank</li> <li>• Water Tank # 1 above pod B-2 and water line extension from Daly</li> <li>• Complete infrastructure to Plat 1 of Phase 1</li> <li>• Pioneer Road and Infrastructure to Pod A</li> <li>• Divide Well construction or City approved alternative</li> <li>• Mine Site Reclamation</li> </ul>	<ul style="list-style-type: none"> <li>• Scheduled for 2005</li> <li>• Required prior to Tank # 1</li> <li>• Complete</li> <li>• Complete</li> <li>• Existing Guardsman provides access to Plat 1</li> <li>• Required prior to projects 2<sup>nd</sup> or 3<sup>rd</sup> Phase</li> <li>• Reclamation Substantially Completed; however, Anchor and Daly W. remain borrow sites deposit for construction</li> </ul>
	♦	♦	<ul style="list-style-type: none"> <li>• Trail Construction 8000-foot trail</li> <li>• Roundabout Payment (\$120,000)</li> <li>• Stabilize Ore Bin and Fire Buildings and install interpretive signs throughout the project</li> <li>• Process Village MPD (VMPD)</li> <li>• Process CUP for Alpine Club and 1<sup>st</sup> Phase Amenities</li> <li>• Process Pod Z CUP</li> </ul>	<ul style="list-style-type: none"> <li>• Completed in 2004</li> <li>• Paid 2002</li> <li>• Plan complete Historical Society (interpretive signs have been installed)</li> <li>• Completed in 2004</li> <li>• In process</li> <li>• Planned for 2005/2006</li> </ul>
2003	♦	♦	<ul style="list-style-type: none"> <li>• Mine Road Improvements from Northside to Stables</li> <li>• Finish infrastructure to Pod A</li> <li>• Begin construction on phase 1 of</li> </ul>	<ul style="list-style-type: none"> <li>• Complete</li> <li>• Complete</li> <li>• Scheduled for 2005</li> </ul>



Trigger		EVENT RELATED PROJECT MITIGATION	Comments
	- 300 - 400 - 500 - 600 - 700	9 - 12 Shuttles 12 - 16 Shuttles 16 - 18 Shuttles 18 - 20 Shuttles 20 - 22 Shuttles	
Units Increment	150	<b>EMPLOYEE HOUSING</b> 10% at each 150 UE incremental C-of-O	As detailed in the Affordable Housing Plan. City sites to be developed first
EPA		<b>OTHER</b> Richardson Flats	Schedule and Use pending results of EPA remediation plan

## B. Permitting and Entitlement Processing

### 1) Village Master Plan

The Development Agreement dated June 24, 1999 between UPK, Deer Valley and Park City grants to UPK "the equivalent of a Large Scale Master Planned Development ("Large Scale MPD") for Flagstaff Mountain." As required by the Development Agreement, UPK has submitted separate reports and plans relating to the Large Scale MPD for Flagstaff Mountain Resort. The DA anticipated that the LSMPD would be followed by a series of SSMPD's that would further refine the project plan. To accomplish this next step, UPK has submitted a Village MPD application that was approved in 2004. The purpose of the Village MPD is to establish unit mix and density for the Mountain Village. The application also addressed overall project infrastructure (including water, sewer, storm drainage, roads and trails) throughout the Annexation Area, along with general building location, architectural themes and elements, grading, building heights, volumetrics, and building massing.

This Village MPD has established the building volumes, location, and density within Pod A. The subsequent CUP's for each multi-family parcel and/or building are intended to provide final architectural review by the Park City Staff and Planning Commission and to demonstrate compliance with the Village MPD and LSMPD. Single family, Town Homes and Planned Unit Developments (PUD's) will be subject only to Staff review for compliance with the LSMPD, VMPD and related Studies.

### 2) Phase 1 Alpine Club and Project Amenities CUP

Subsequent to the processing of the VMPD, UPK has submitted a CUP for the first phase of the project amenities. This CUP includes details of the phase 1 of the Alpine Club (see discussion in amenities section of this report), the Village Ski Lift, Transit Hub, and Village ski runs and related landscaping. Phase 2 of the Alpine Club will consist of the residential component and will be the subject of a separate CUP.

### 3) Pod Z CUP

Pod Z is the ski terrain and related lift located to the north of development Pod B2. It provides ski access for a portion of the Village. Wildlife value (primarily elk caving) has been noted in previous studies and the area has been set out as Protected Open Space through the LSMPD process. The DA set forth a limit on the number of ski runs and type of ski run clearing for this Pod. The commission wants further study of the wildlife habitat and usage in order to establish how to implement the concepts in the DA for development of this Pod while minimizing impacts.

### 4) Pod D CUP and Subdivision Plat

The final subdivision plat for Pod D was completed in 2004, with the first possible vertical construction beginning in 2006, but in no event prior to the issuance of a Certificate of Occupancy for the Phase 1 Alpine Club building and the Phase 1 Project Amenities are built and operational, and/or, for those facilities scheduled for operation in the winter of 2005/06, that they are bonded for completion. In addition, at least one building permit must be issued for a multi-family project in the Village. To date several multi-family units are near completion, under construction or in for building permit. No vertical construction shall begin in Pod D until the following items are completed:

- Approval of the Mountain Village Master Planned Development application (including, but not limited to, the Alpine Club Phase 1, Village Ski Lift, transit hub, village ski runs, and related landscaping) and all related conditional use permits;
- Approval of the Pod D MPD and subdivision plat;
- The Alpine Club Phase 1 resort amenity package shall have commenced in the summer of 2005 or be bonded for completion, including at a minimum a restaurant, bar, convenience store, landscaping, ski runs/pedestrian connections, and concierge's services operated by a management company. Phase 1 of the Alpine Club will consist of approximately of 8,900 square feet of building area;

- 
- A building permit shall be issued for the Mountain Village transit hub and the hub shall be bonded for completion during the winter of 05/06;
- The Village ski lift and run has been constructed
- A building permit shall be issued for construction of at least one multi-family building within the Mountain Village (as approved in the Mountain Village MPD) (Currently one stacked flat is under construction (building 2) and CUP has been granted on two others (Arrowleaf and Grand Lodge)

### III. CONSTRUCTION PHASING PLAN

#### A. Off-site Infrastructure

For the purposes of this Plan, reference to Off-site Infrastructure includes two primary components. The first component consists of the improvements associated with Marsac Avenue and the Mine Road from above the existing roundabout at Deer Valley Drive to the entry to the Project. These improvements include a runaway truck ramp located south of the Hillside Avenue intersection, a passing lane below the Ontario #3 Mine Building Complex, the addition of curb and gutter in the area of City Hall and the residences between the roundabout and Hillside Avenue, and the general widening, resurfacing and drainage improvements associated with the entire length of the road (refer to Exhibit D attached).

The second off-site component is the extension of utility services, including water, sanitary sewer, electric power, telephone, natural gas and cable television, to the Project.

#### 1) Marsac Avenue and Mine Road:

The improvements to the Mine Road began during the Year 2000 construction season. At the request of Park City, UPK began the design and approval process relating to the runaway truck ramp. The construction of this facility was substantially completed prior to the end of the Year 2000 construction season. Revegetation and landscaping of this facility was completed during the Spring of 2001.

In accordance with the terms of the Development Agreement, UPK will address the reconstruction of Marsac Avenue and the Mine Road in two primary phases. Due to the anticipated flurry of events expected in the summer of 2001, the last construction season prior to the 2002 Olympics, the City requested that reconstruction of Marsac Avenue and the Mine Road be postponed until the Summer of 2002. In the summer of 2002 the section of Marsac from the Stables to the Northside lift was started and was substantially complete by winter of 2003. In the summer of 2004 the section of Marsac from Hillside to the Roundabout was completed. However, UDOT did not allow the construction to advance above Hillside due to permit requirements for cultural resources which required an MOA for mitigation between UPK, the City, UDOT and the State Historic Preservation Officer.

The final phase will include the section of Marsac beginning with the reconstruction of the Hillside intersection and finishing at the Guardsman Connection road. This is expected to begin in the summer of 2005.

## 2) Utility Service Extensions:

As was the case with the Marsac Avenue and Mine Road improvements, extension of utility services to the Project began during the Summer of 2000. Deer Valley Resort, working in concert with UPK, began construction of a water line extension from the existing Bald Eagle Tank, located in Deer Valley Resort, to the site of the Empire Canyon Day Lodge located within Development Pod B-2, also known as the Daly West area. This line will ultimately provide a secondary source of water to Water Tank #1, the primary water storage component for Development Pods A, B-1 and B-2, proposed for this location. This line extension was completed by the end of the Year 2000 construction season.

In addition to the water line extension, Deer Valley Resort entered into an agreement with Questar Natural Gas Company, to extend a high-pressure natural gas line from the Silver Lake area of Deer Valley Resort to the site of the Empire Day Lodge. This line provides natural gas service to the day lodge and to the entirety of Flagstaff Mountain Resort. Construction of this natural gas line extension was completed during the Year 2000 construction season.

In the Spring of 2001, the construction of the balance of the utility services to the Project began. The initial phase of the utility construction was the extension of a sanitary sewer line to the Empire Canyon Day Lodge. This new line now extends from the day lodge through Pods B-2, B-1 and down to a manhole located at the top of Daly Avenue. This line connects to the existing sanitary sewer line in Daly Avenue in lower Empire Canyon

The primary water line in Empire Canyon has been completed up to Tank 1. In 2005 pump station #1 will be constructed which will take water from the Woodside and Empire Tank and deliver it to tank 1.

## B. On-site Infrastructure

### 1) Initial Phase:

The primary focus of the first phase of on-site infrastructure construction is twofold: the first was providing year-round access and sanitary sewer service to the Deer Valley Empire Canyon Day Lodge; and the second was to accommodate initial sales of real estate to third party developers.

Access to the Deer Valley Day Lodge has been provided by the new section of Guardsman Road, which was constructed during the summer of 2001. The new alignment of Guardsman Pass Road extends from the

western edge of Pod A through Development Pod B-1, to Development Pod B-2 (refer to Exhibit E-Sheets 1 through 6). All of the utility distribution lines to the Development Pods are located within or adjacent to this road platform. This work was completed between 2002 and 2004.

Another critical component of this initial phase is the construction of Water Tank #1 in the area of Development Pod B-2. The construction of this tank was completed in 2003. The tank provides domestic water and fire flow capacity for all of the Mountain Village.

Construction of the secondary roads within Development Pods A and B-1 and the emergency secondary access roads servicing all three of the Development Pods are pending the final remediation within Empire Canyon which is expected to be completed in 2006.

Summertime public access to the existing Guardsman Pass Road alignment has been maintained throughout the entirety of this initial phase of construction.

## 2) Second Phase:

The second phase of on-site infrastructure construction is focused on extending a private road from Development Pod B-2 to the Wasatch County line to provide access to the Northside Neighborhood (Development Pod D) and the proposed Bonanza Mountain Resort.

It is anticipated that the construction of this private road connection to the County line will commence in the Spring of 2005. The extension of this road will include the requisite utility line extensions including the construction of Water Tank #2 that will provide both domestic and fire storage to Development Pod D and the proposed Bonanza Mountain Resort. Construction of these improvements is again anticipated to take two construction seasons and will be substantially complete by the end of the Year 2006 construction season; consequently, the first possible vertical construction start for Pod D is in 2006.

As stated in the Development Agreement, United Park City Mines Company (UPK) agreed to delay development of Development Pod D until after June 24, 2002. Accordingly, absent any additional agreements relating to this development pod, it is anticipated that construction of the private roads leading to and running throughout Development Pod D will commence in the Spring of 2005. The construction of this infrastructure should be complete by the Fall of 2006. See Exhibit F attached for a graphic representation of Construction Phasing.

## C. Project Amenities

UPK will develop two primary amenities for use by the residents of Flagstaff Mountain Resort. The first will be an "Alpine Club" providing a wide range of social, recreational and dining opportunities to its members. The second will be ski facilities throughout the Project, primarily Development Pod A, tied into those existing facilities provided by the Deer Valley Resort.

UPK will begin construction of the Alpine Club in the Spring of 2005. This facility is projected to be one of the finest of its kind and the social center of Flagstaff Mountain Resort.

The Alpine Club will offer a full concierge program as well as a fitness and spa facility. The fitness facility will provide cardio-vascular and resistance exercise equipment, aerobic exercise rooms, and a swimming pool. The spa facility will provide the latest in massage therapy and spa services. The Club's living room will provide a considerable range of social activities and amenities such as board games, book and video libraries and a large screen television. An internet/business center ("e"-lounge) will also be a prominent component of the program. A general store will offer residents an assortment of retail items and staples. Ski equipment storage will provide residents a central location to store their ski equipment. Well-appointed locker rooms will provide residents a relaxed atmosphere, both as they prepare for their day of skiing and unwind afterward. Finally, the Club will provide lounge and dining experiences located both indoors and outdoors.

#### 1) Phase I Club Facilities

Phase I of the Alpine Club will be open for the winter of 2005/06. The Club will include a restaurant and bar, convenience store, exercise facilities, aerobic facilities, locker rooms, steam, massage, concierge service and living room. The Club facility will be approximately 8,900 sq. ft. The first phase of the Club will be adjacent to the Village lift and the ski run and will serve as the focus of the Village. The access road to the facility will be marked by quality landscaping that will define the sense of arrival. Ski trails will be merged into the landscaping plan with an emphasis on bringing the outdoor activities within the project to the Club.

#### 2) Club Construction and Management

The Club will be built by UPK and operated under contract by a management company. Memberships will be sold to the public and, over time will be managed by the members through a structure that will be established in the bylaws of the Club, but is essentially the same as the structure that would be found in a private golf club.

UPK has completed the Project related ski facilities for use in the winter of 2004/2005. These facilities include the construction of the central ski run within Development Pod A and the ski-to/ski-away access-ways, along with the related snowmaking facilities, and the village ski lift that will provide access to the Alpine Club and Deer Valley Resort's ski facilities.

### 3) Additional Amenities

Additionally, UPK is considering the development of a golf amenity at Richardson Flats. Construction of the 18-hole golf course at the Richardson Flats site is contingent upon an approval of this use by the United States Environmental Protection Agency and the Utah Department of Environmental Quality. UPK has been working diligently with these agencies to satisfy their concerns related to the tailings impoundment area located on this site and other wildlife mitigation issues.

In addition to the above-described amenities, UPK is committed to maintaining and expanding the existing trails system through the Project area. Existing trails have been re-routed around existing construction in conjunction with those construction activities. New trailheads and trails have been and will be constructed as part of each phase of development.

#### **IV. DEVELOPMENT PHASING**

As expressed in the Development Agreement, UPK has proceeded with a variety of housing types in each phase of development. To that end, Flagstaff Mountain Resort is providing a wide range of single-family lots, PUD units and multi-family units in the Mountain Village.

In order to accommodate this philosophy, 16 single-family residential lots along with a select group of PUD units and multi-family units throughout Development Pods A, B-1 will be developed beginning in the Spring of 2003. A mix of additional units will be offered as market conditions dictate.

## V. PHASING OF ADDITIONAL COMMITMENTS

There are numerous other project commitments that need to be phased-in over the project's development and build out. Most of these issues and commitments are described in greater detail in other studies or reports. This document will attempt to summarize most of those issues.

**Construction Mitigation** – From the outset UPK will have construction staging locations available at the Ontario Mine yard and at the Daly West Mine location. The Daly West Mine overburden material will be used as the source for road base, sub-base, and pipe bedding materials where possible. This location will also be one of the sites designated as a receiving zone for site excavation materials. During initial development and build-out the construction staging sites will also be used for recycling centers for building materials and removed vegetation.

**Mine/Soil Hazard Mitigation** – Mine sites and soils issues have been identified and inventoried. Studies have been prepared and submitted to EPA and UDEQ. The majority of anticipated mitigation work has been accomplished during the Summer of 2001-2004, well in advance of development work.

**Historic Preservation** – Commencing the Summer of 2005 the remaining historic mine sites are scheduled for mitigation and revegetation. After this work is accomplished UPK has funded the Park City Historic Society to complete signage efforts already in process. Beginning in the summer of 2002, UPK has initiated restoration/protection work on the Judge Mining Company Office, the Daly West fire hydrant shacks and the Little Bell Ore Bin. Preservation and signage efforts will continue in the summer of 2005.

**Trails** – Trail work completed to date includes the re-routing of the lower section of Tour de Suds, the construction of the Ontario bypass trail, the construction of Little Chief and the Mid Mountain link between Pod B2 and the Mountain resort. As construction in Pod D progresses the portion of Team Big Bear that intersects that development will be rerouted. UPK recognizes the importance of trail access to the community and it is UPKs' goal to maintain trail availability during all construction phases.

**Water Source Development** – UPK and City Public Works are collaborating on Well Source development. UPK has been a participant in the development of the City's Divide Well and is a participant in the Hidden Meadows Well development program. All of this source development work is in advance of demand being created by Flagstaff.

**Affordable Housing Plan** – The Affordable Housing Plan includes a schedule that will commit the development of affordable housing to the development of Flagstaff housing and demand. The Affordable Housing Plan includes a matrix

that will allow the City and others to track the development of affordable housing as Flagstaff is being developed.

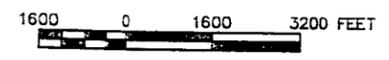
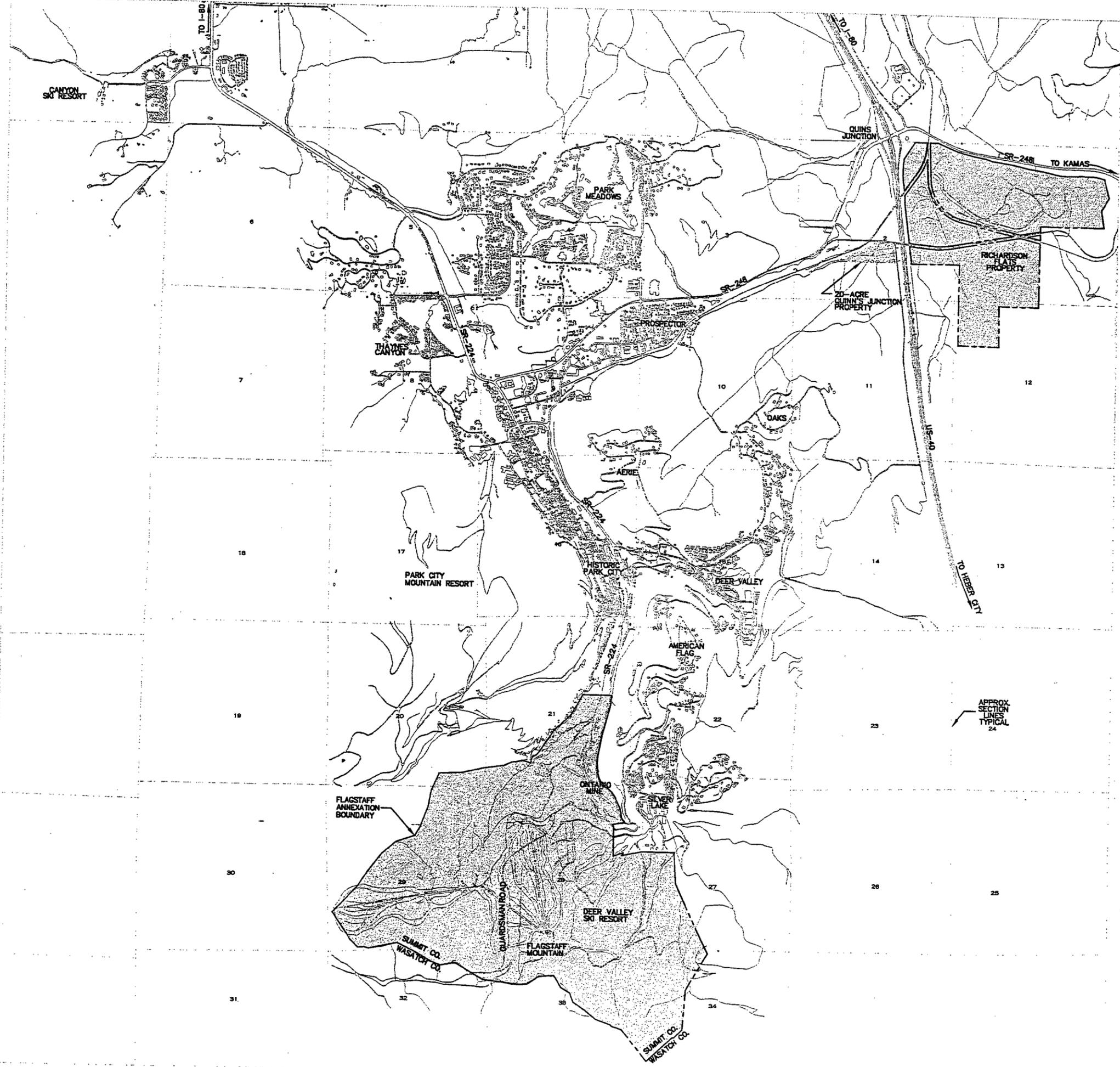
**Transit Plan** – The Transit Plan relies on an on-demand shuttle service to help alleviate traffic impacts. This component of the Transit plan needs to grow over time to accommodate anticipated demand. It is essential that the shuttle service is in place from the outset to ensure that this service is an integral part of the Flagstaff experience. The Transit Plan includes a commitment of vehicle numbers and type that relates to onsite demand

**Public Facilities** – The Emergency Response Plan addresses the need for an additional fire station within the boundary of the Flagstaff development and suggests a method and timing for its development and construction. The police facility specified in the Emergency Response Plan is planned in Phase 2 of the Club (the residential phase). This facility will be made available when that project is built, but no later than the granting of the certificate of occupancy for 50% of the residential units in Pod A.

## **VI. CONCLUSIONS**

In conclusion, UPK is committed to an orderly and systematic construction and development phasing plan that extends access and utility services to and through the Project in a timely fashion to facilitate the sale of a wide range of real estate product without undue impacts to Park City, its residents or the environment.

This systematic approach requires the extension of utilities and access to Development Pod B-2 to: i) allow the Deer Valley "Empire" Day Lodge to open by the Winter 2001; and, ii) to provide the potable and fire water storage tank and distribution system required to service any portion of the Project within Development Pods A, B-1 and B-2 that may be constructed.



APPROX.  
SECTION  
LINES  
TYPICAL  
24

# CONSTRUCTION PHASING PLAN

## REGIONAL MAP EXHIBIT "A"

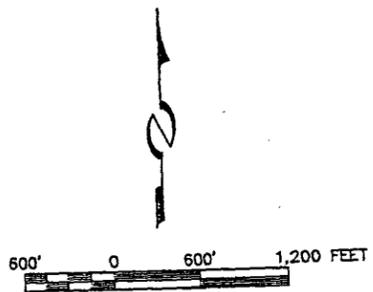


### FLAGSTAFF MOUNTAIN RESORT SMALL SCALE MASTER PLAN DEVELOPMENT

A PLANNED RESORT COMMUNITY LOCATED IN DEER VALLEY, PARK CITY, UTAH.

DEVELOPED BY:  
 FLAGSTAFF MOUNTAIN PARTNERS  
 P.O. BOX 1450 PARK CITY, UTAH 84060  
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PLANS PREPARED BY:  
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 ALLIANCE ENGINEERING INC. ENGINEERS, SURVEYORS, & PLANNERS  
 JACK THOMAS ASSOCIATES, P.C. ARCHITECTURE

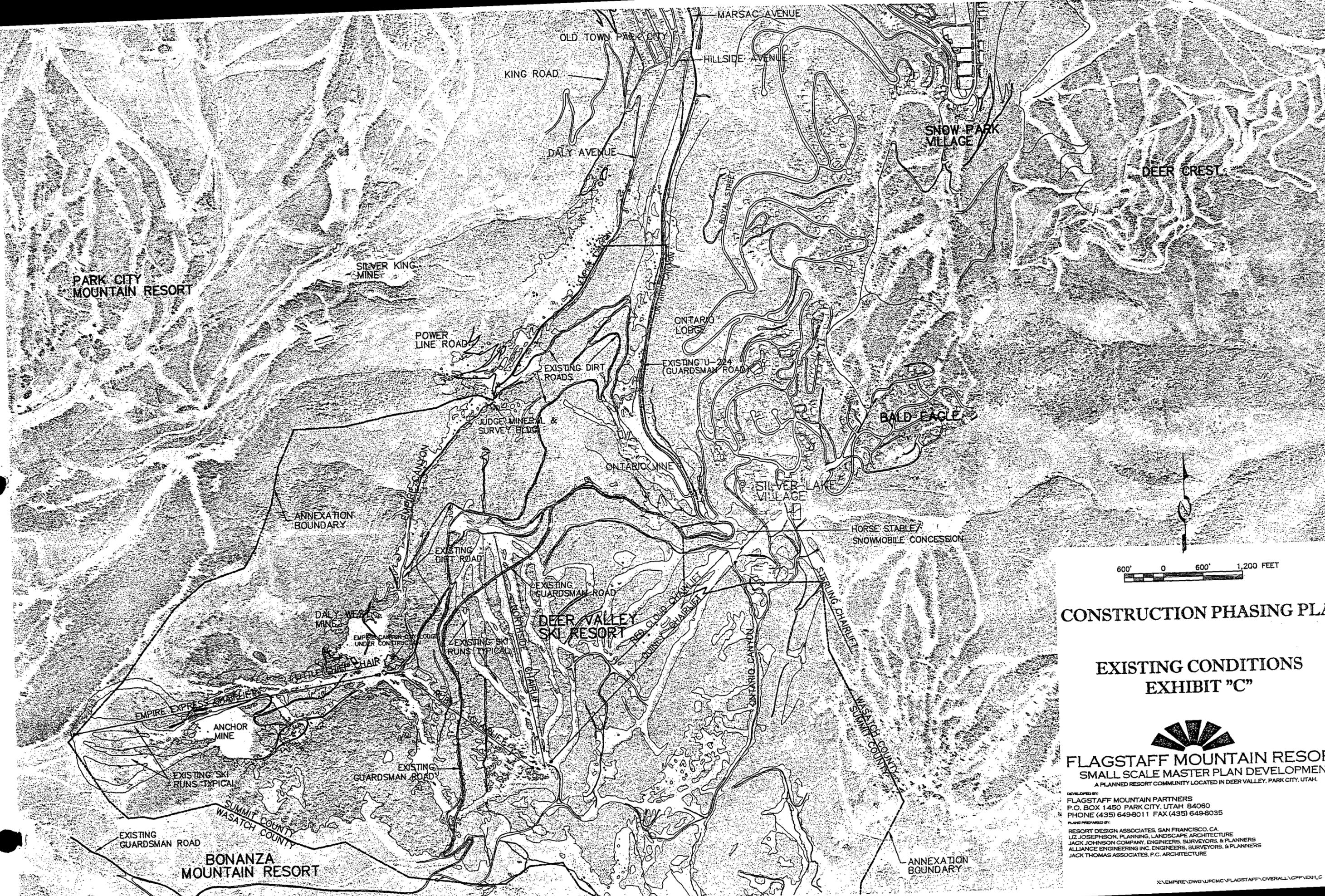


**CONSTRUCTION PHASING PLAN**

**SITE PLAN  
EXHIBIT "B"**

**FLAGSTAFF MOUNTAIN RESORT**  
**SMALL SCALE MASTER PLAN DEVELOPMENT**  
 A PLANNED RESORT COMMUNITY LOCATED IN DEER VALLEY, PARK CITY, UTAH.

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 JACK THOMAS ASSOCIATES, P.C. ARCHITECTURE



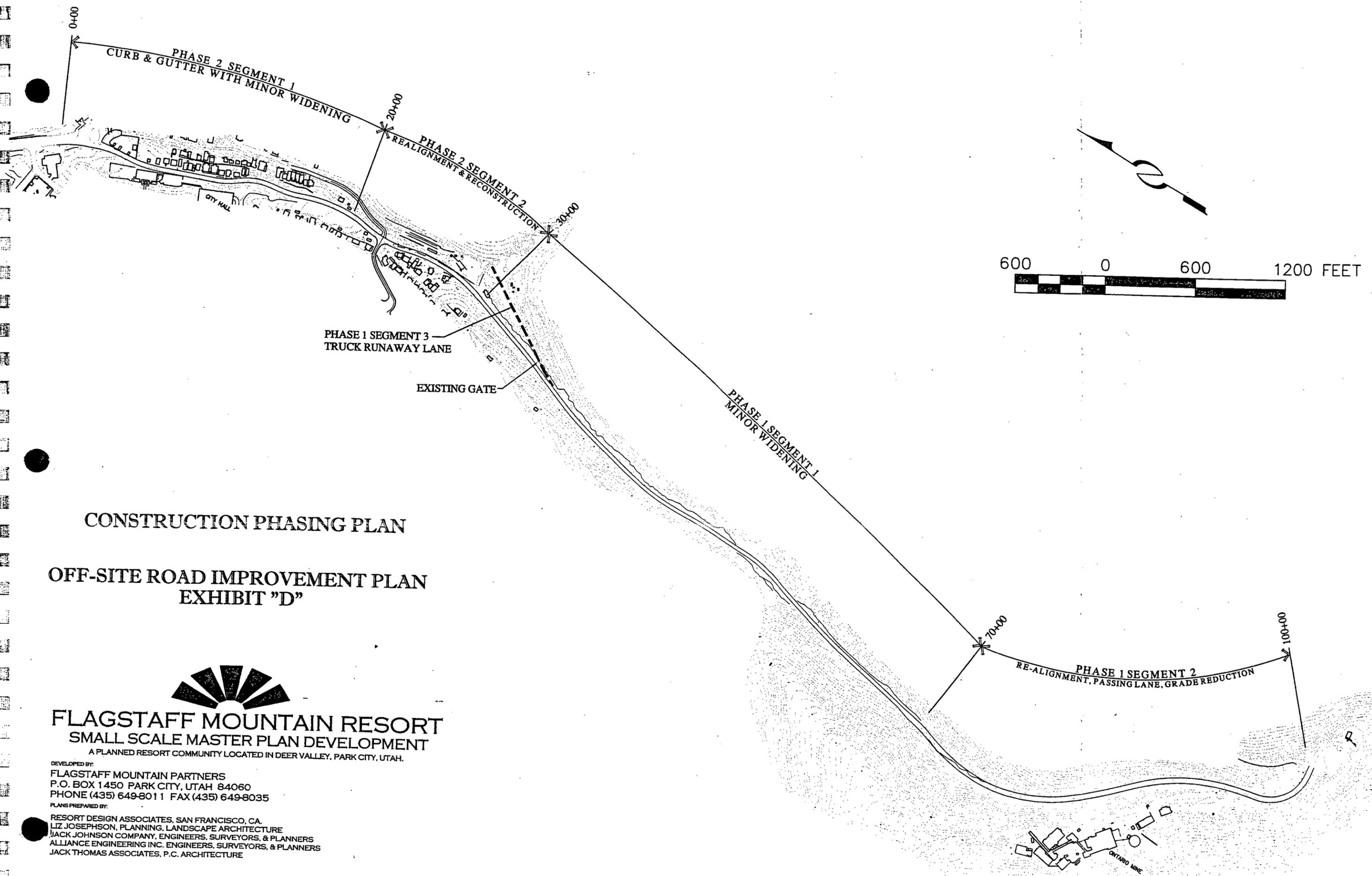
**CONSTRUCTION PHASING PLAN**

**EXISTING CONDITIONS  
EXHIBIT "C"**

**FLAGSTAFF MOUNTAIN RESORT**  
**SMALL SCALE MASTER PLAN DEVELOPMENT**  
 A PLANNED RESORT COMMUNITY LOCATED IN DEER VALLEY, PARK CITY, UTAH.

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 ALLIANCE ENGINEERING INC. ENGINEERS, SURVEYORS, & PLANNERS  
 JACK THOMAS ASSOCIATES, P.C. ARCHITECTURE



**CONSTRUCTION PHASING PLAN**

**OFF-SITE ROAD IMPROVEMENT PLAN  
EXHIBIT "D"**



**FLAGSTAFF MOUNTAIN RESORT  
SMALL SCALE MASTER PLAN DEVELOPMENT**

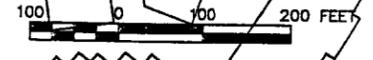
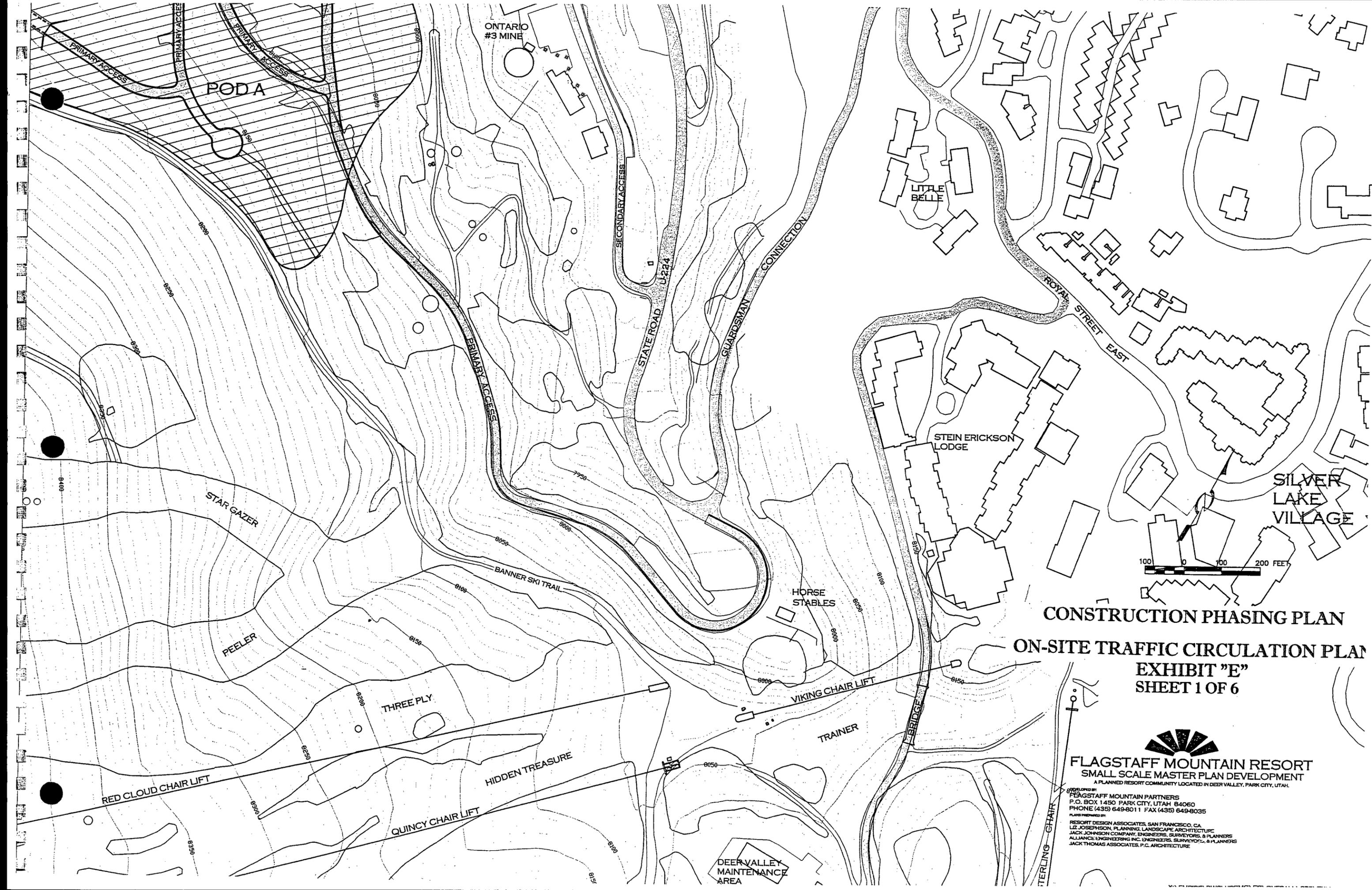
A PLANNED RESORT COMMUNITY LOCATED IN DEER VALLEY, PARK CITY, UTAH.

DEVELOPED BY:

FLAGSTAFF MOUNTAIN PARTNERS  
P.O. BOX 1450 PARK CITY, UTAH 84060  
PHONE (435) 649-8011 FAX (435) 649-8035

PLANS PREPARED BY:

RESORT DESIGN ASSOCIATES, SAN FRANCISCO, CA.  
LIZ JOSEPHSON, PLANNING, LANDSCAPE ARCHITECTURE  
JACK JOHNSON COMPANY, ENGINEERS, SURVEYORS, & PLANNERS  
ALLIANCE ENGINEERING INC. ENGINEERS, SURVEYORS, & PLANNERS  
JACK THOMAS ASSOCIATES, P.C. ARCHITECTURE

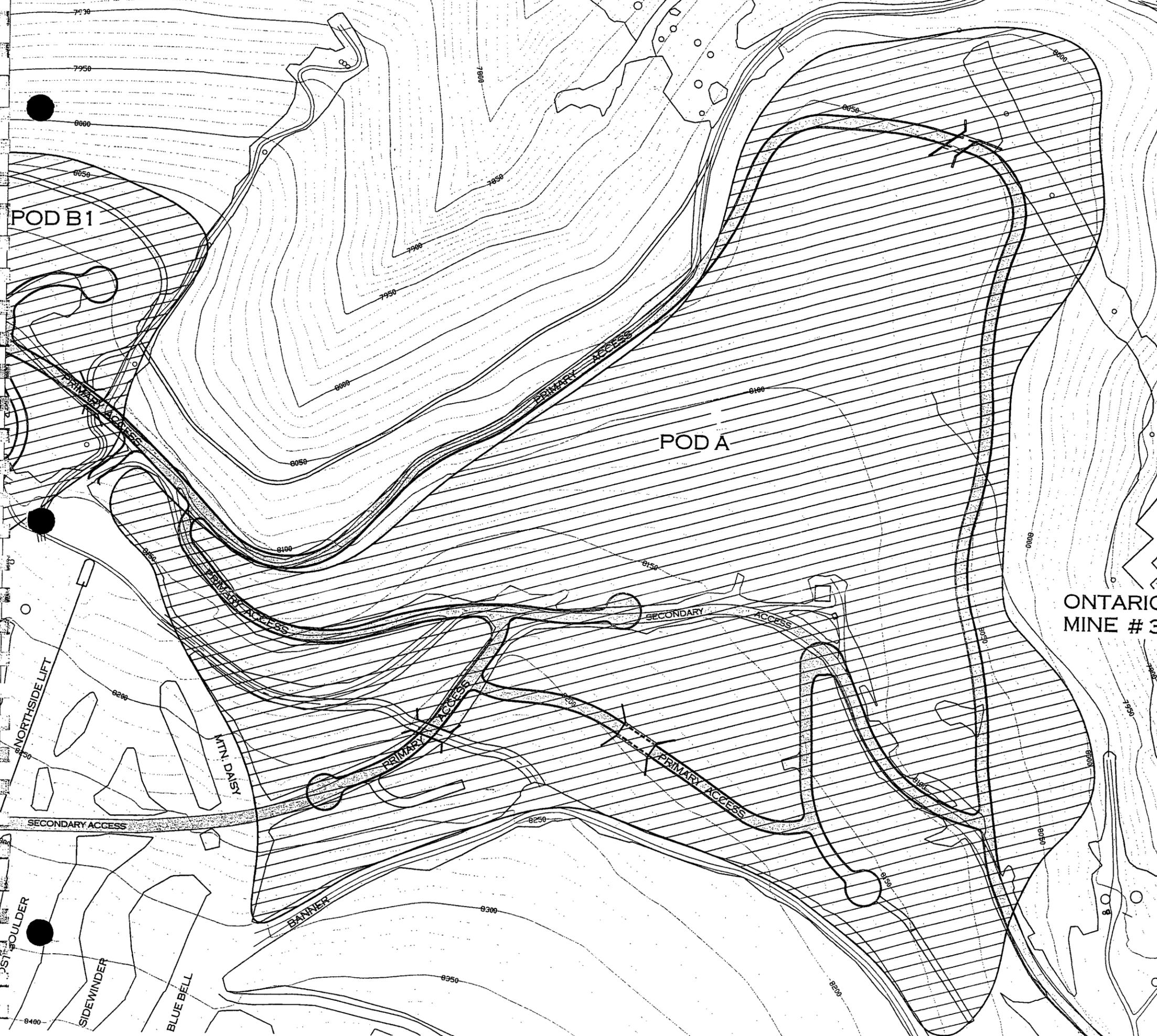


**CONSTRUCTION PHASING PLAN**  
**ON-SITE TRAFFIC CIRCULATION PLAN**  
**EXHIBIT "E"**  
**SHEET 1 OF 6**

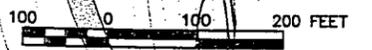
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MINE # 3



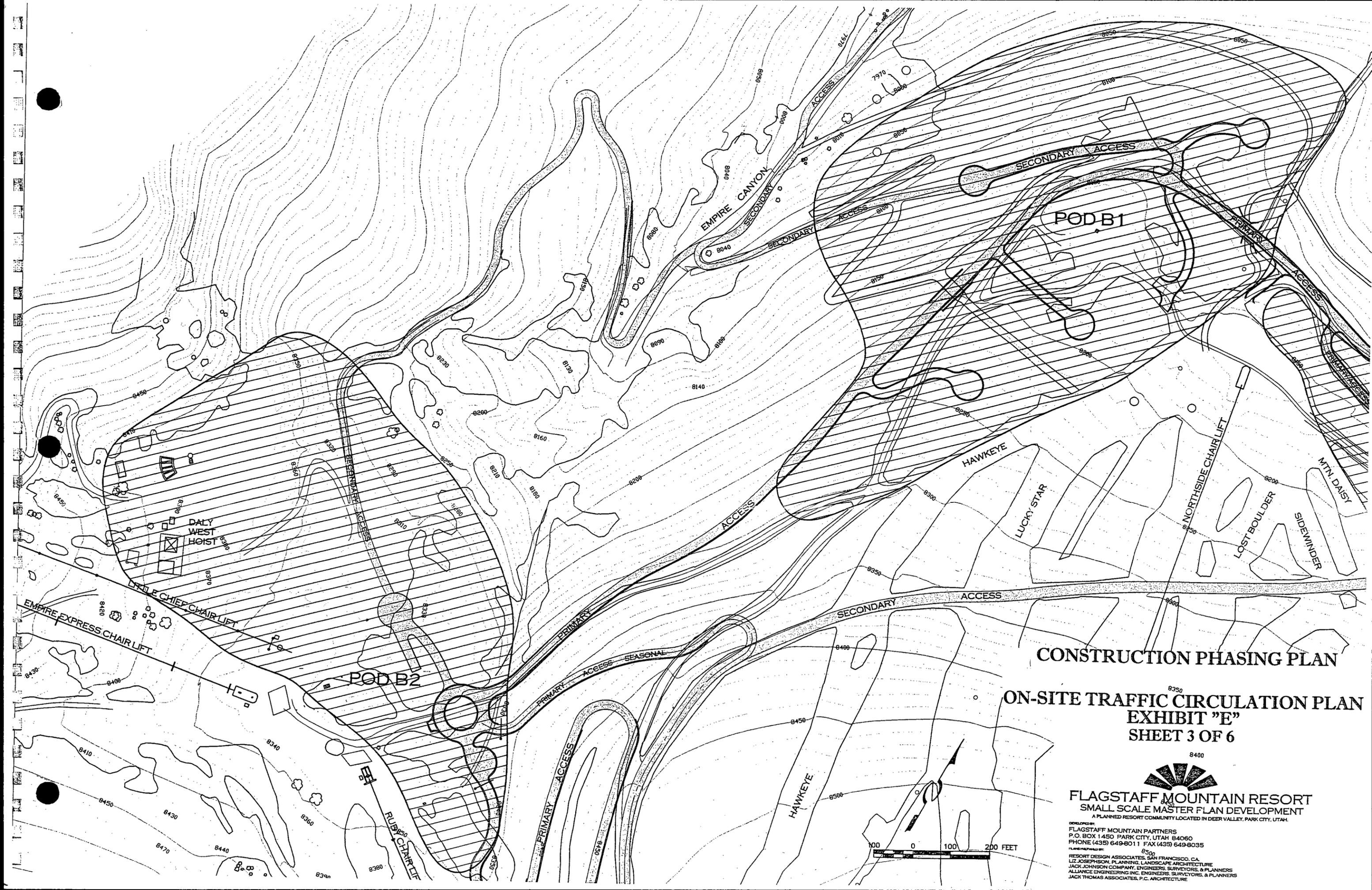
**CONSTRUCTION PHASING PLAN**

**ON-SITE TRAFFIC CIRCULATION PLAN**

**EXHIBIT "E"**  
**SHEET 2 OF 6**

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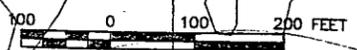
**CONSTRUCTION PHASING PLAN**

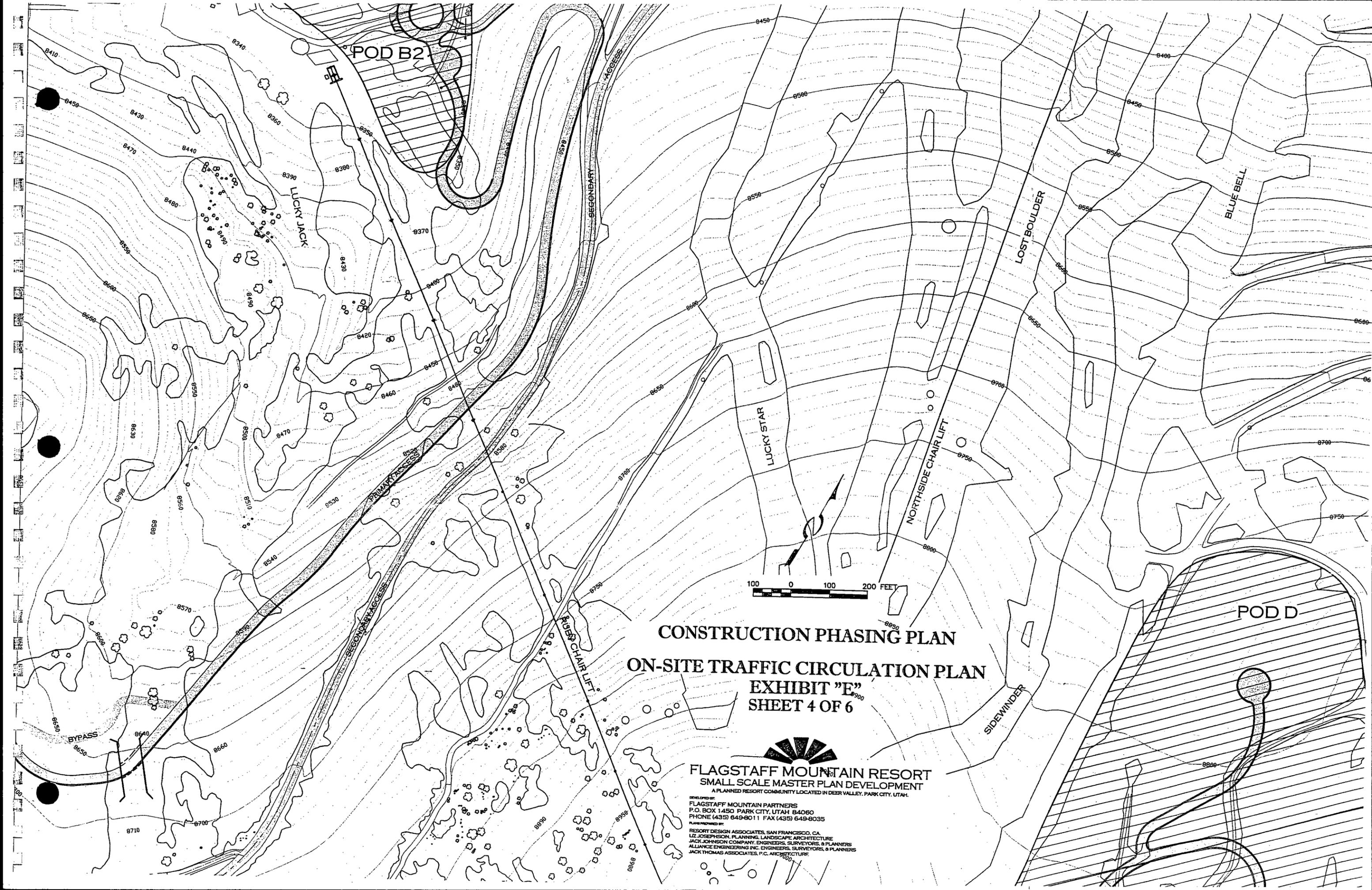
**ON-SITE TRAFFIC CIRCULATION PLAN  
EXHIBIT "E"  
SHEET 3 OF 6**

**FLAGSTAFF MOUNTAIN RESORT**  
 SMALL SCALE MASTER PLAN DEVELOPMENT  
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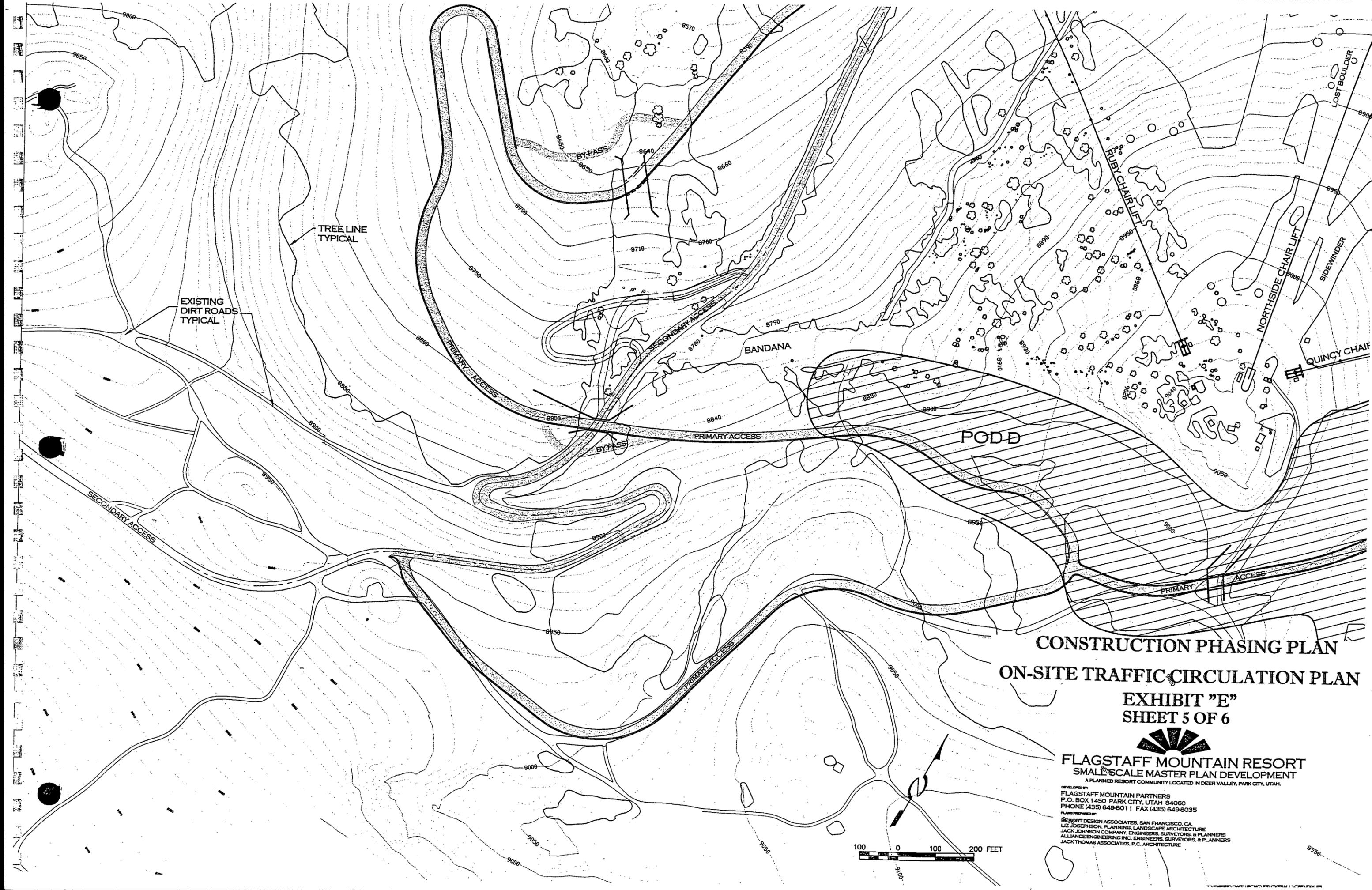


**CONSTRUCTION PHASING PLAN**  
**ON-SITE TRAFFIC CIRCULATION PLAN**  
**EXHIBIT "E"**  
**SHEET 4 OF 6**

**FLAGSTAFF MOUNTAIN RESORT**  
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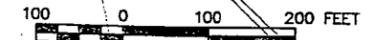


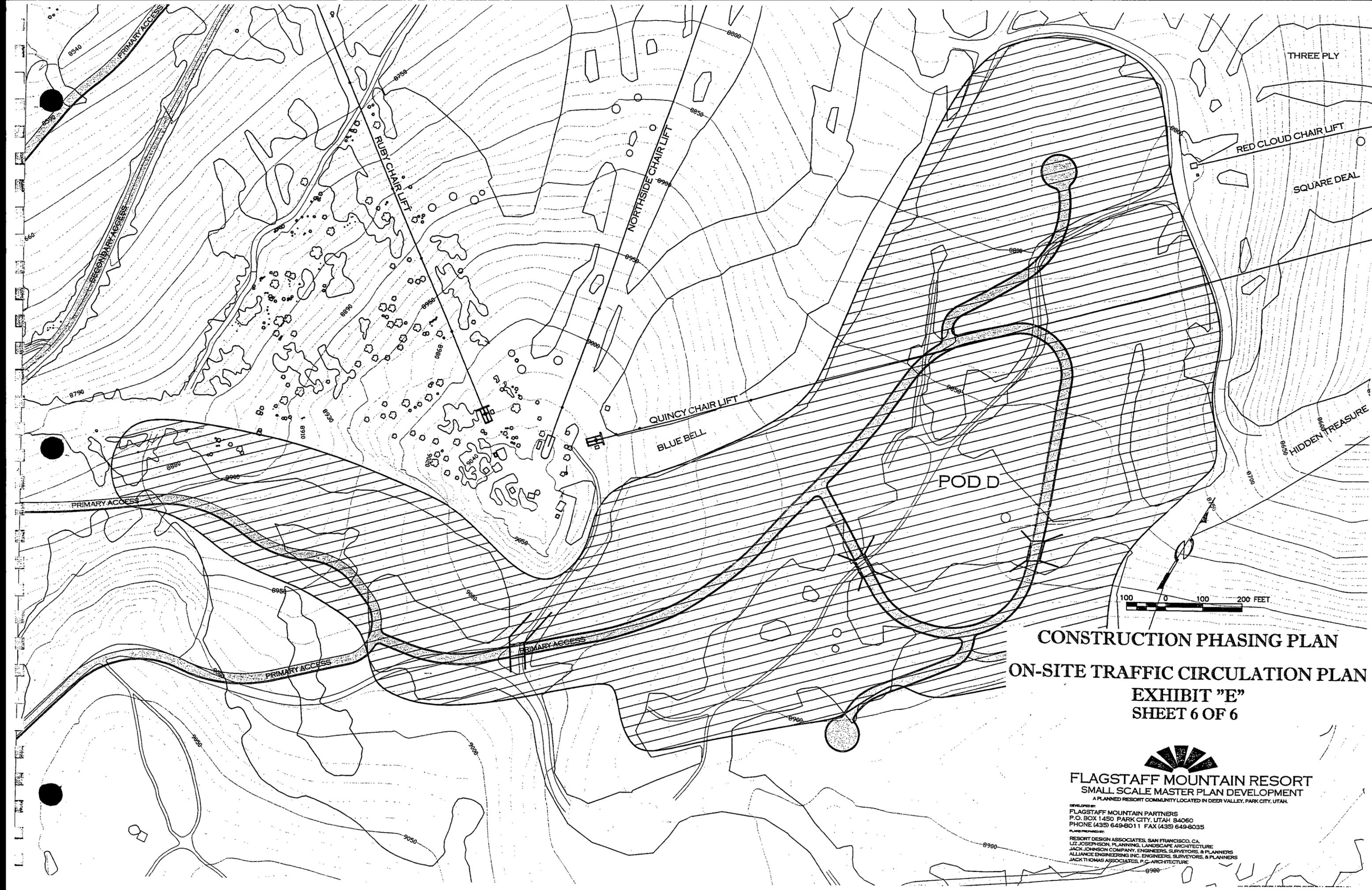
**CONSTRUCTION PHASING PLAN  
ON-SITE TRAFFIC CIRCULATION PLAN  
EXHIBIT "E"  
SHEET 5 OF 6**

**FLAGSTAFF MOUNTAIN RESORT**  
SMALL SCALE MASTER PLAN DEVELOPMENT  
A PLANNED RESORT COMMUNITY LOCATED IN DEER VALLEY, PARK CITY, UTAH.

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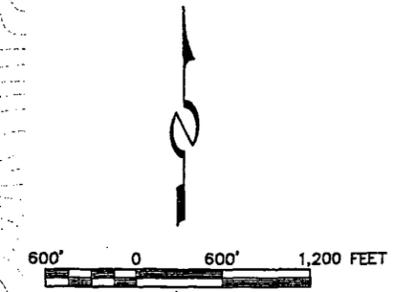
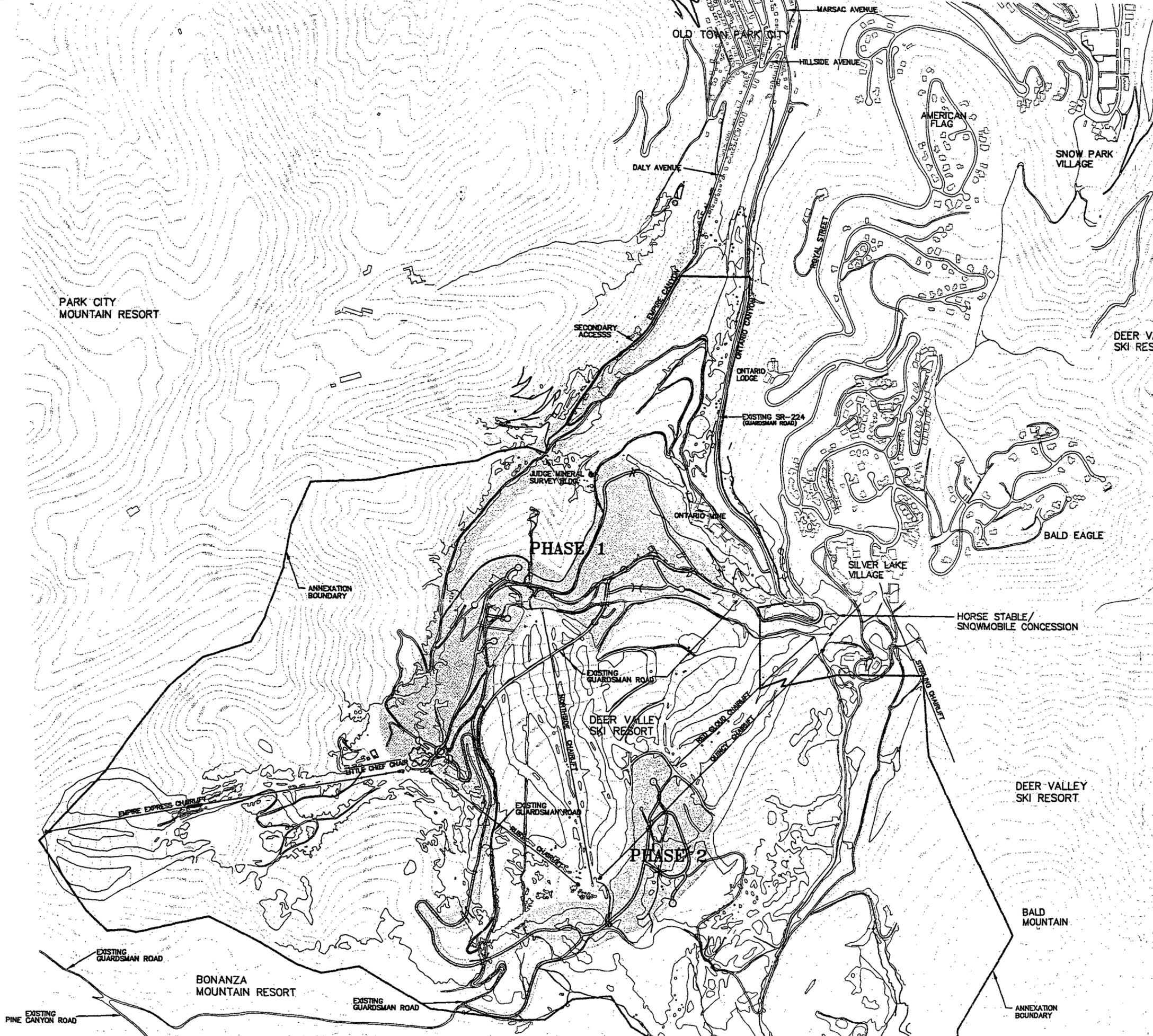




**CONSTRUCTION PHASING PLAN**  
**ON-SITE TRAFFIC CIRCULATION PLAN**  
**EXHIBIT "E"**  
**SHEET 6 OF 6**

  
**FLAGSTAFF MOUNTAIN RESORT**  
SMALL SCALE MASTER PLAN DEVELOPMENT  
A PLANNED RESORT COMMUNITY LOCATED IN DEER VALLEY, PARK CITY, UTAH.

DEVELOPER:  
FLAGSTAFF MOUNTAIN PARTNERS  
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PLANS PREPARED BY:  
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**CONSTRUCTION  
PHASING PLAN**

**CONSTRUCTION  
PHASING PLAN  
EXHIBIT "F"**

**FLAGSTAFF MOUNTAIN RESORT**  
**SMALL SCALE MASTER PLAN DEVELOPMENT**  
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