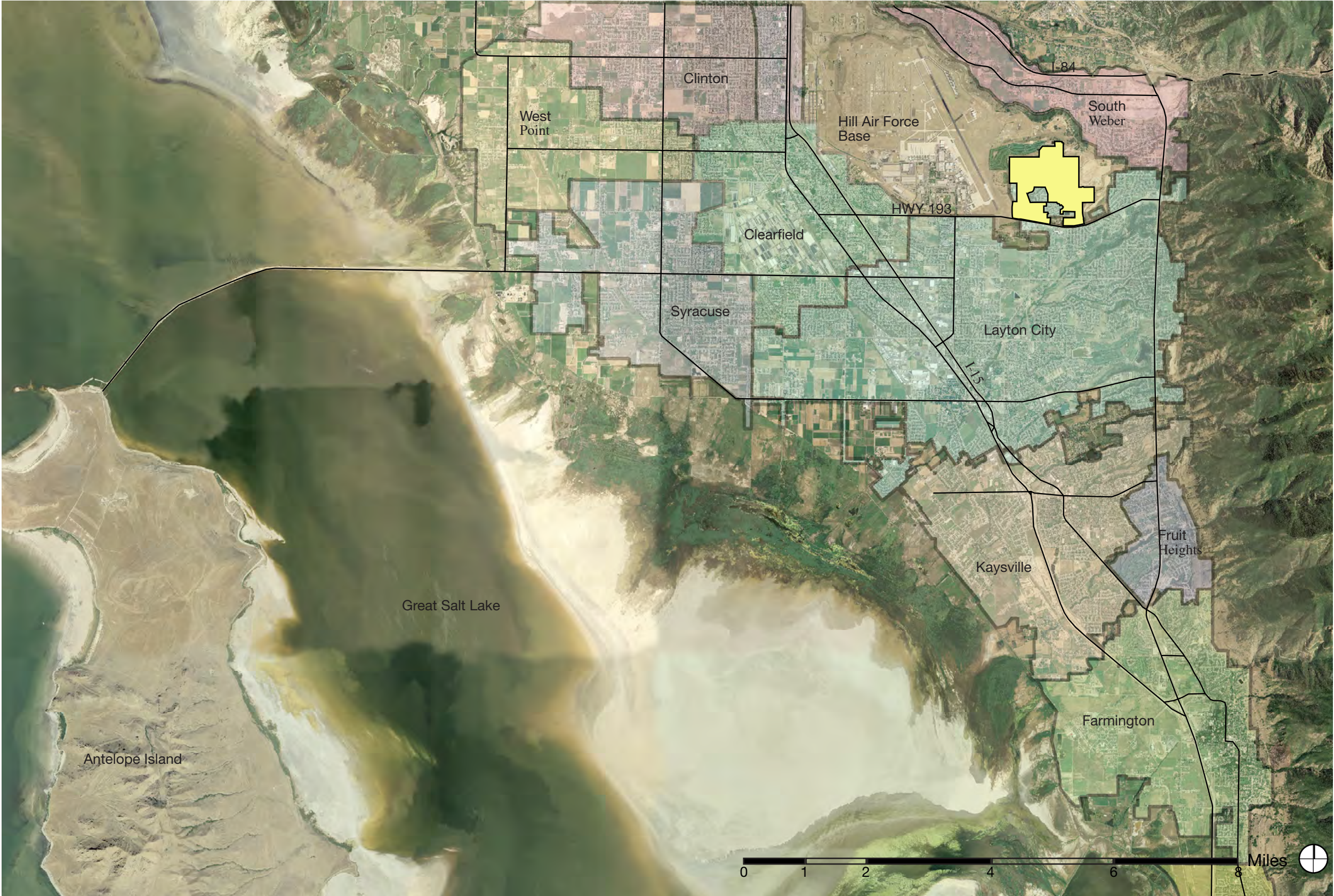


East Gate

October 2009

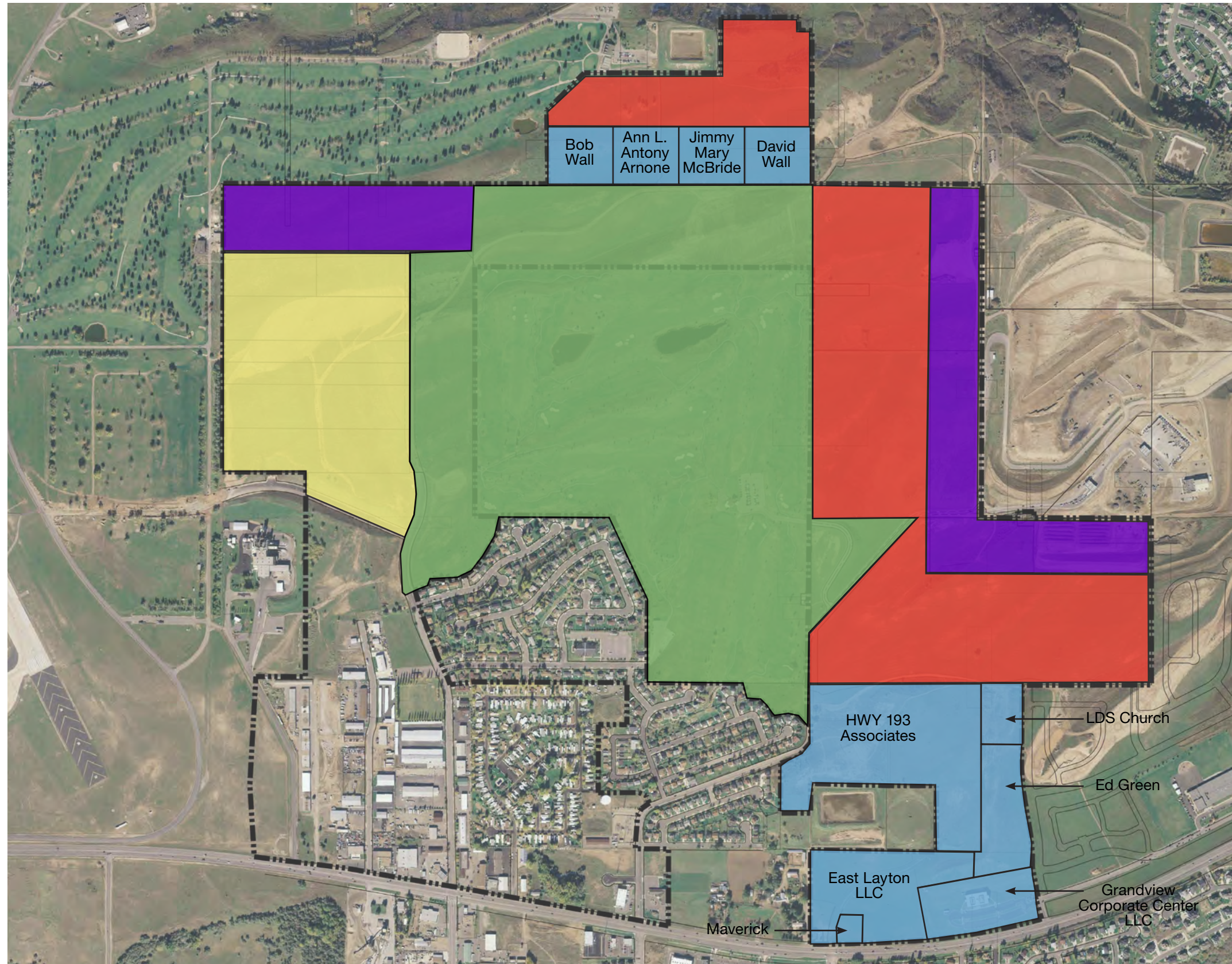




Legend

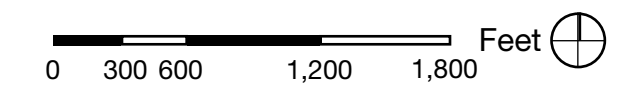
-  Project Site

Property Ownership Map

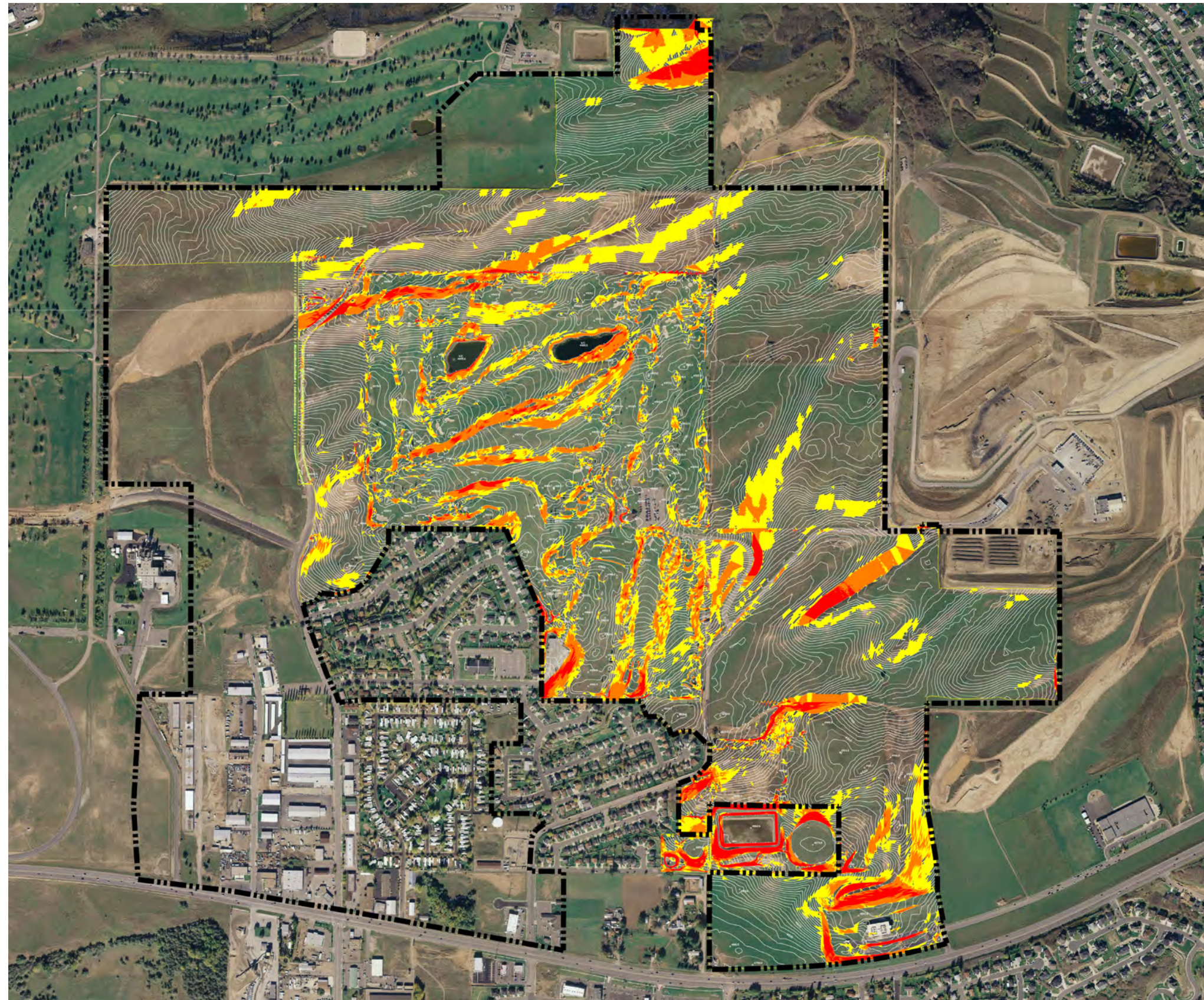


Legend

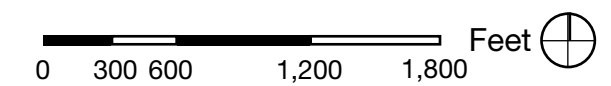
- JL Properties
- Wasatch Integrated WMD
- Takashi Morishita
- Haven Barlow
- Other

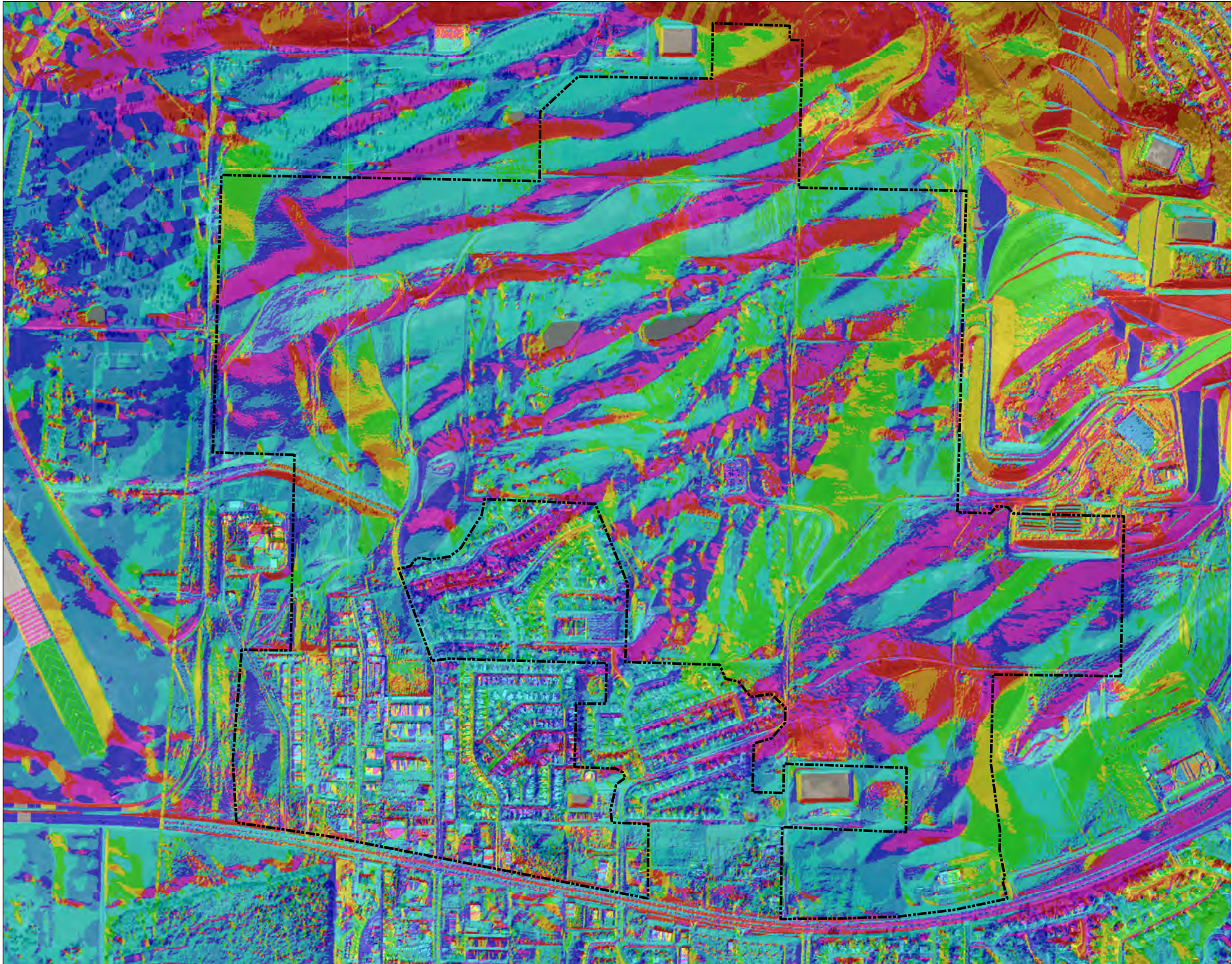


Slope Analysis Map



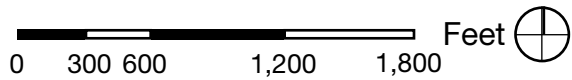
Legend

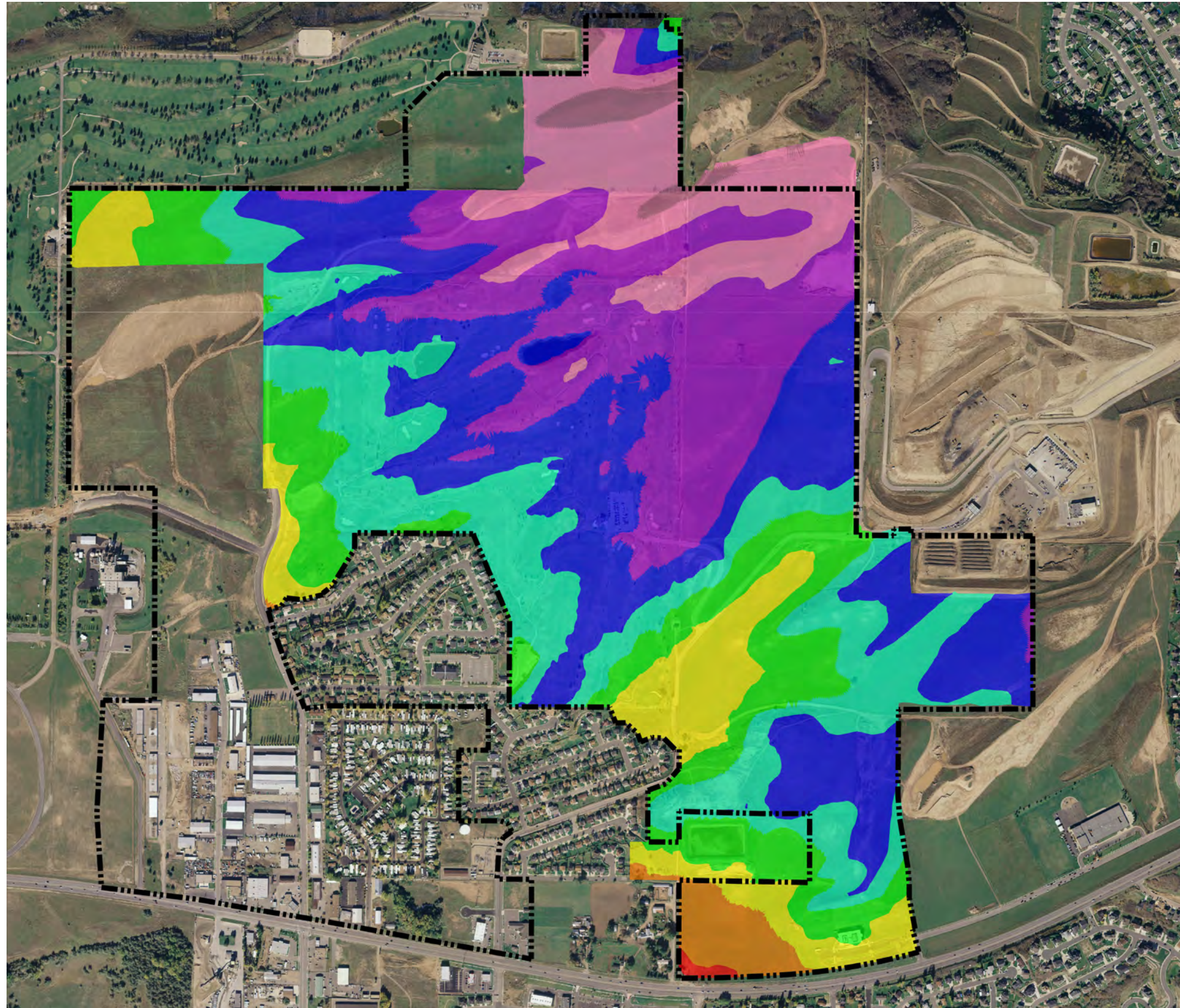




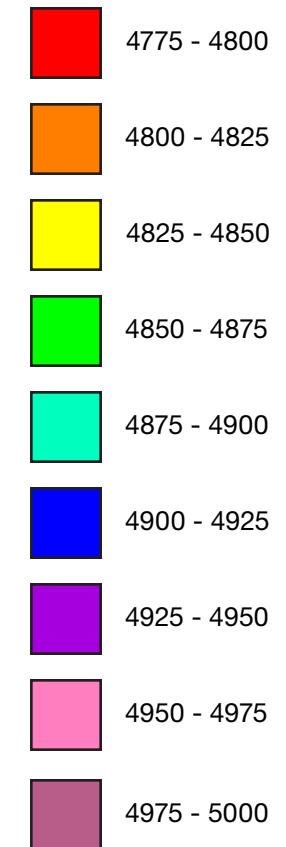
Legend

- Project Boundary
- Flat
- North
- Northeast
- East
- Southeast
- South
- Southwest
- West
- Northwest
- North





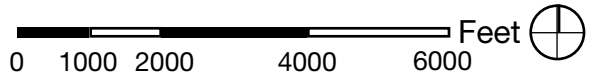
Legend



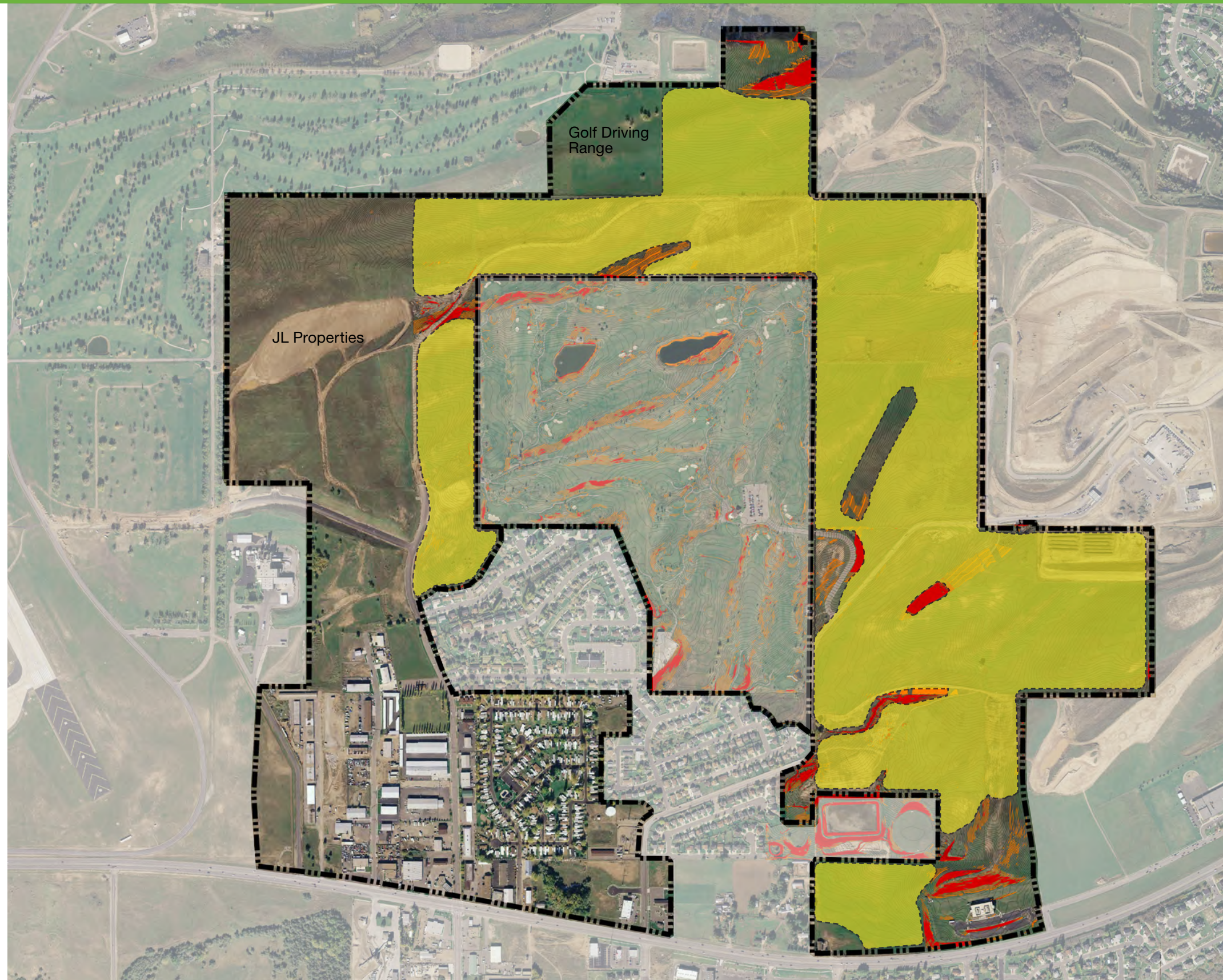


Legend

Drainages



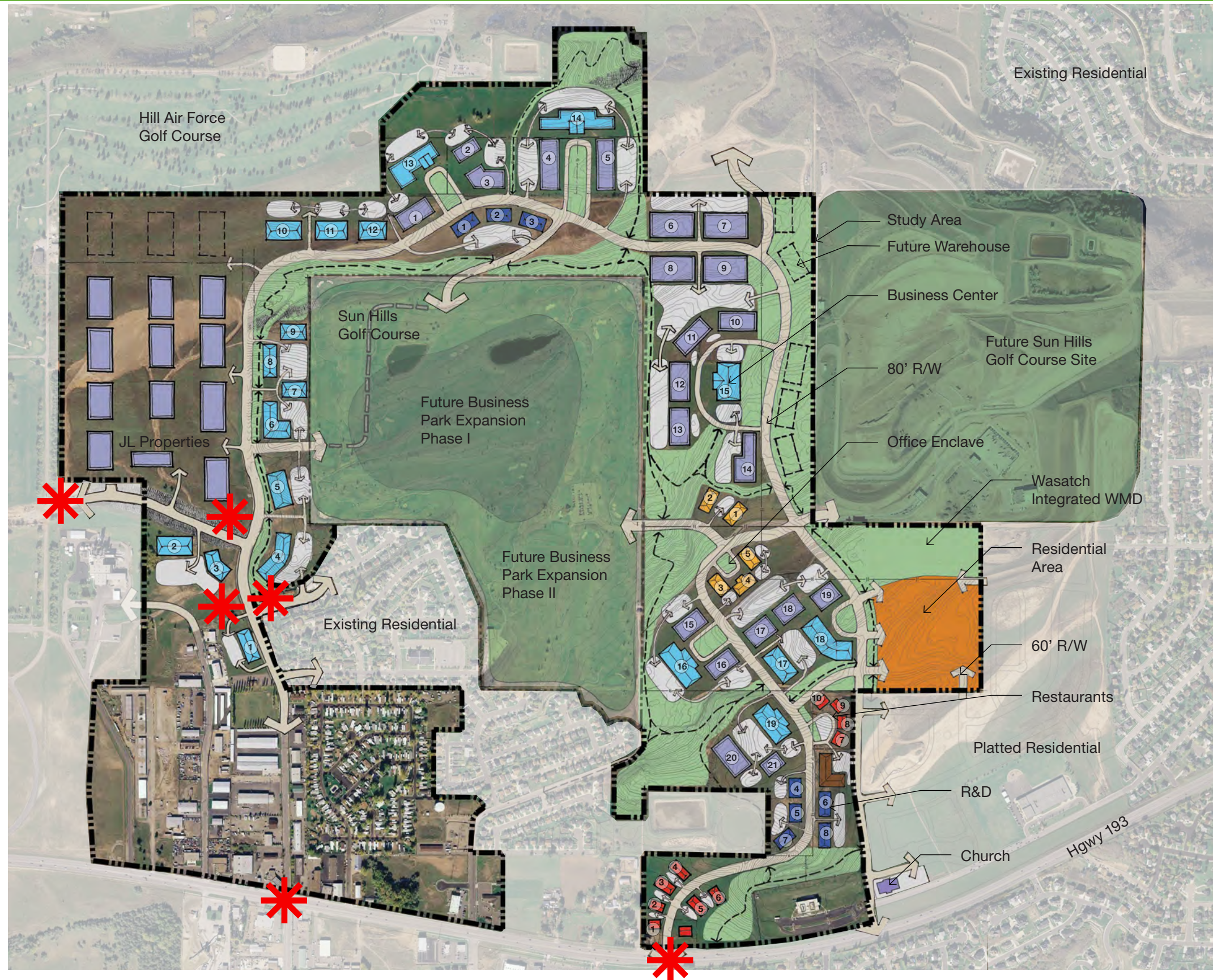




Legend

- 30%+ Slopes
- 20-30% Slopes
- Potential Development Areas

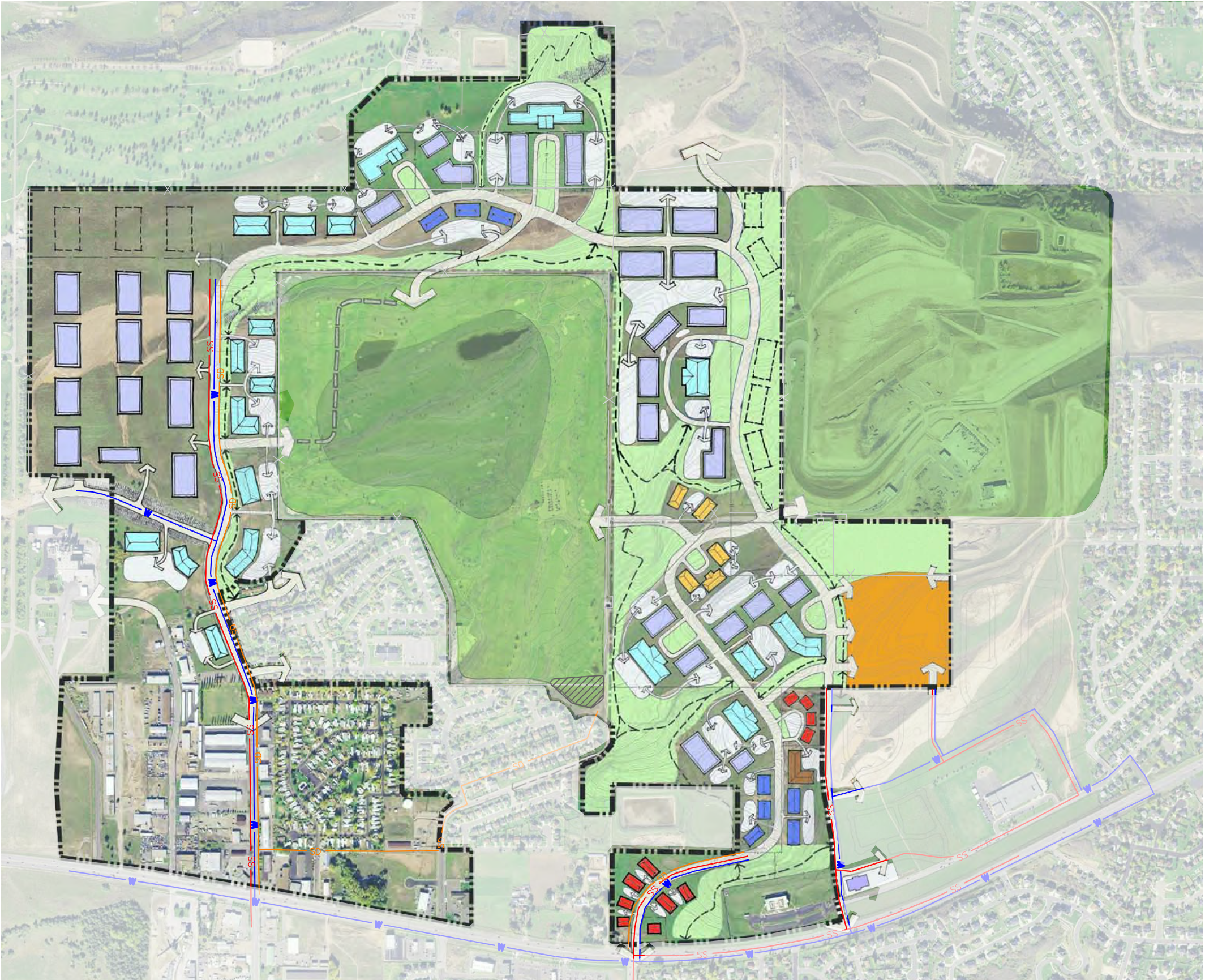
0 300 600 1,200 1,800 Feet



Legend

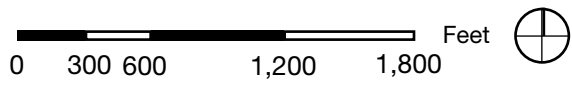
- Commercial
- Office
- Hotel
- Manufacturing
- Flex Space (Manufacturing)
- R&D
- Residential
- Open Space
- Right of Way
- Parking
- Trail
- Entry Feature



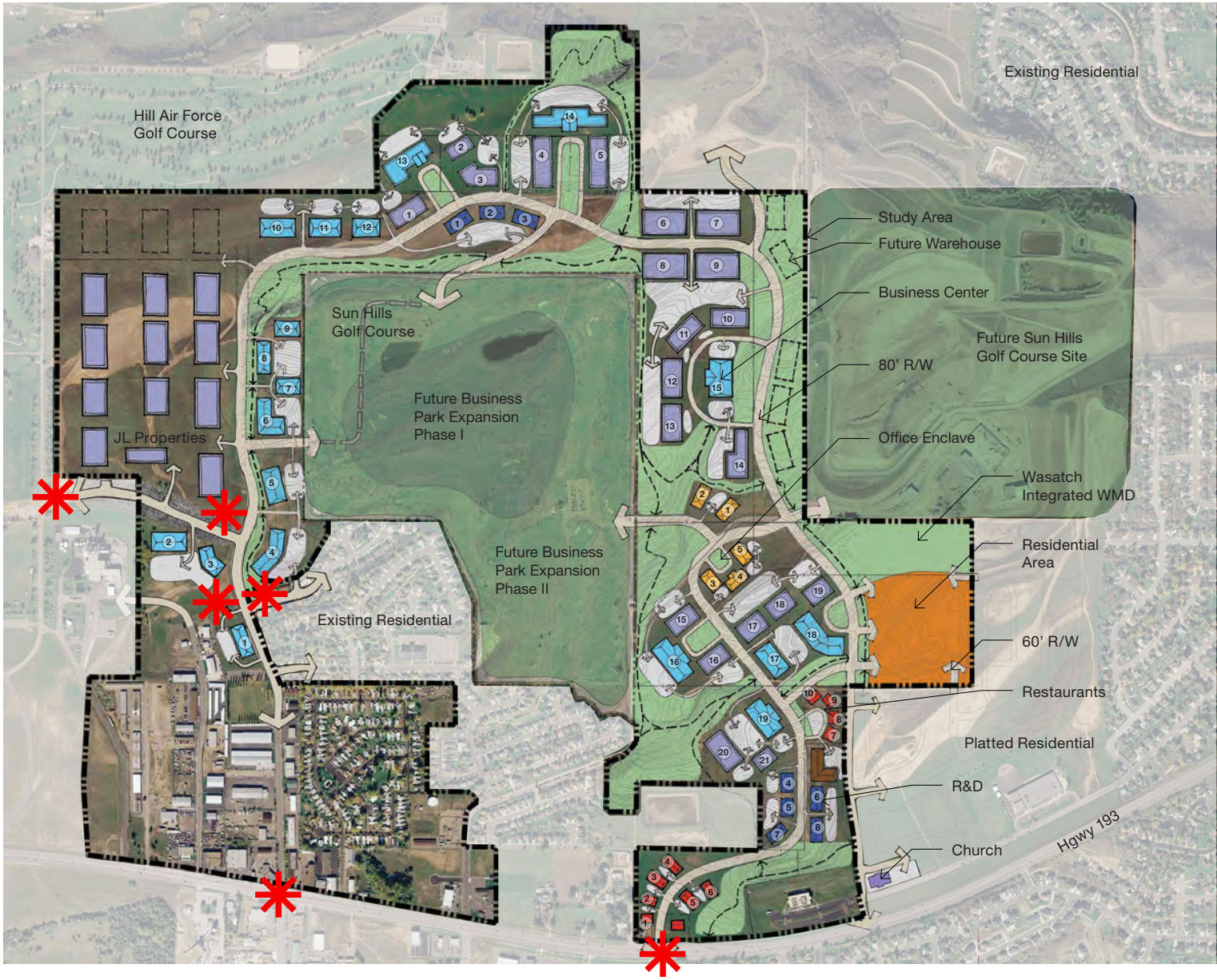


Legend

- Sewer Line — SS —
- Water Line — W —
- Storm Drain Line — SD —



Stat Study



Flex (Manufacturing)	
Total Flex	1,546,800

Manufacturing	
Total Warehouse	936,300

Residential	
Total Multi-Family	16 acres

Commercial	
Total	96,700

Research & Development	
Total R & D	249,000

Office	
Total Office	217,750

Hospitality	
Total	87,500

Market Study

Year	Internal Demand	External Demand	Total Demand	Cumulative Total
2011	50,000.00	25,000.00	75,000.00	75,000.00
2012	50,000.00	25,000.00	75,000.00	150,000.00
2013	50,000.00	25,000.00	75,000.00	225,000.00
2014	50,000.00	25,000.00	75,000.00	300,000.00
2015	50,000.00	33,000.00	83,000.00	383,000.00
2016	50,000.00	33,000.00	83,000.00	466,000.00
2017	50,000.00	33,000.00	83,000.00	549,000.00
2018	50,000.00	50,000.00	100,000.00	649,000.00
2019	50,000.00	50,000.00	100,000.00	749,000.00
Total	450,000.00	299,000.00	749,000.00	





Banding

Wainscot

Stone Facade

Entry

Warehouse Building Entries



Architectural Features



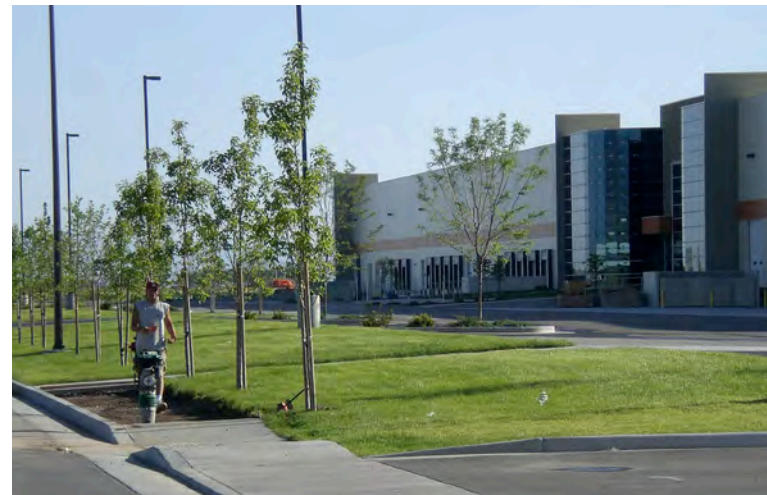
Boulevard

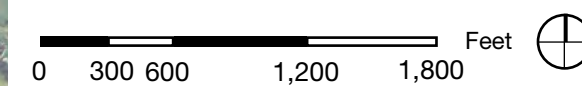


Entry Signage



Landscaping





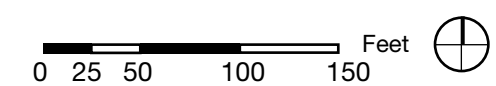


Existing Intersection

Entry Feature with Signage

Flex Manufacturing

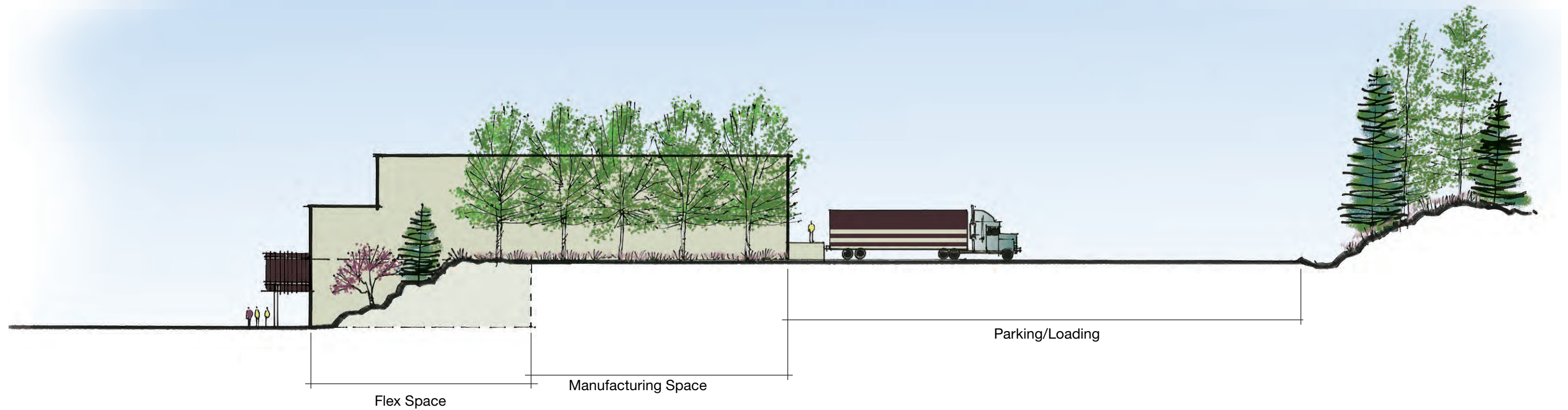
Boulevard





Existing Road





IBI Group is a multi-disciplinary consulting organization offering services
in four areas of practice: **Urban Land, Facilities, Transportation and Systems.**

We provide services from offices located strategically across the
United States, Canada, Europe, the Middle East and Asia.

