



Land Offering

Single and Multi-Family

Sienna Hills Parcels 5-8

118.1± Acres

Washington, Utah

LOCATION & PROPERTY DESCRIPTION

LOCATION

The Sienna Hills master planned community is located off Mile Post 13 in Washington, Utah. Parcels 5-8 are located in the northeast region within Sienna Hills near Telegraph Road and can be accessed from future extensions of Grapevine Crossing Road and Sandy Talus Drive (see the attached land use map).

DESCRIPTION

Legal Descriptions for the individual parcels have not yet been written, but the School Trust Lands Administration will provide those when needed.

ENTITLEMENTS

The Planned Community Development (PCD) land use plan for Sienna Hills was approved by the City of Washington in 2005 and the subject parcels were recently updated and reapproved in July 2017, which updated the zoning and acreage to 75.8 acres of low density and 42.3 acres of multi-family, as shown in the table below:

Parcel	Acres	Zoning	Density	Total Units
5	23.4	low density	3.00	70.2
6	20.6	multi family	7.00	144.2
7	52.4	low density	3.00	157.2
8	21.7	multi family	7.50	162.75
	118.1			534.35

The Sienna Hills Design Guidelines and Standards, the CCRs, and the Sienna Hills PCD pertaining to residential development apply to the subject parcels. Electronic copies of the PCD and CCRs are available on the HOAs website at <http://www.siennahillshoa.com/>

UTILITIES

- Utilities have been constructed in Grapevine Crossing Road and in Sandy Talus Drive
- Culinary Water – Washington City
- Sanitary Sewer System – Washington City
- Power – Washington City
- Gas – Questar

IMPROVEMENTS

The successful purchaser/development partner of the subject parcels will be required to construct/pay for all roadway improvements, infrastructure, development of the pads, etc. In addition, an approved trail system will also be required. For details regarding existing and required future improvements, contact Aaron Langston.

PROPERTY CONDITION

Parcels 5-8 have not been graded but purchaser/development partner expected to verify. Site tours can be made by appointment to serious applicants.

HOAs

Consideration to HOAs must be given, whether the subject properties will have their own ancillary HOAs, or whether they will only be governed by the existing master HOA (for more information on the master HOA, see their website at www.siennahillshoa.com). Currently, the master HOA charges \$15 per month per unit, billed quarterly. Ancillary HOAs can control the project landscaping, amenities, other project-specific items, etc. Under no circumstance will the master HOA control any project amenities, landscape maintenance beyond the landscape strip which is

between the curb and sidewalk, or anything else that would be considered more than what it does for its existing residents.

OFFER INFORMATION

In addition to completely filling out section 1.2: Proposal Form (attached) please include these elements in your proposal:

- Proposed site layout & project vision concept plan
- Term of property inspection period
- Term of closing

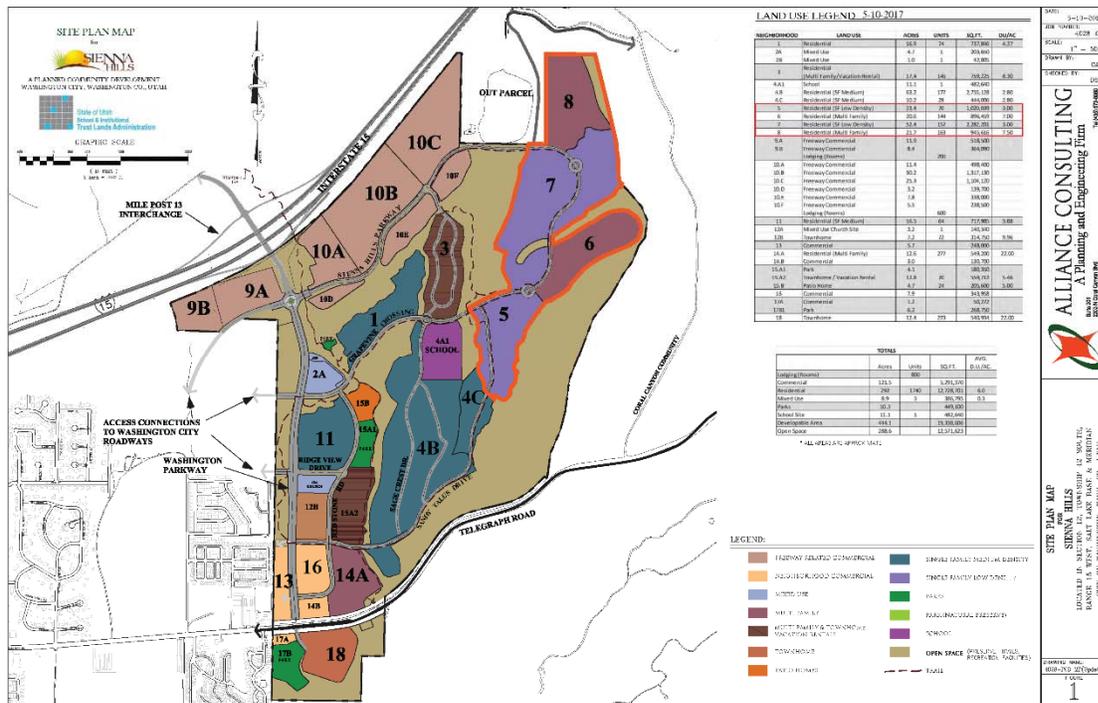
Additional pages may be necessary.

SUBMISSION ADDRESS

Please send sealed proposals to the following address (faxed proposals will not be accepted):

SITLA
 Attn: Aaron Langston
 2303 N. Coral Canyon Blvd., Suite 100-A
 Washington, Utah 84780

Parcels 5-8 of the Sienna Hills master plan



DATE: 3-13-2013
 SHEET NO: 11
 SHEET OF: 12
 SCALE: 1" = 600'
 DRAWN BY: DMS
 CHECKED BY: DMS
 ALLIANCE CONSULTING
 A Planning and Engineering firm
 1000 W. 1000 S.
 SALT LAKE CITY, UT 84143
 PHONE: 801-488-1100
 FAX: 801-488-1101
 WWW.ALLIANCECONSULTING.COM

Sienna Hills Parcels 5, 6, 7, and 8 – Advertisement for Proposal Form

Sienna Hills Parcels 5, 6, 7, and 8

SUBMIT SEALED PROPOSALS TO: SITLA
ATTN: Aaron Langston

ADDRESS: 2303 N. Coral Canyon Blvd. Suite 100-A
Washington, UT 84780

CLOSING FOR SUBMITTAL OF PROPOSALS: September 7, 2017

ANTICIPATED BOARD APPROVAL: December, 2017

FURTHER INFORMATION: Aaron Langston
At above address
(435) 652-2950

SITLA reserves the right to reject any or all proposals.

Section 1.1: Information for Respondents

1.1 Proposals

1.1.1 *Development Proposals:* SITLA requests Development proposals for the property known as Sienna Hills Parcels 5-8. The Trust may enter into negotiations with one party submitting proposals, or may reject all proposals.

1.1.2 *Form:* Each development proposal shall be submitted in a sealed envelope bearing the words “**Sienna Hills Parcels 5-8**”. Proposals must be marked on the outside with the name of the respondent, their address, and telephone number. All proposals must be made on the required form. All blank spaces for pricing must be filled in, in ink or typewritten, and the proposal form must be fully completed and executed when submitted. Include additional information such as renderings, business plans, phasing, anticipated absorption rates, etc. with the proposal forms. All proposals will be designated as confidential documents.

1.1.4 *Signatures:* All proposals shall be signed and have the full address written in the appropriate spaces.

1.1.5 *Withdrawal:* Any proposal may be withdrawn any time prior to the scheduled proposal closing time.

1.1.6 *Opening:* Proposals will not be publicly opened.

1.17 *Proposed compensation structure:* Proposals for transaction may include:

- 1-) Development Lease. Trust Lands Administration’s contribution to a development lease will be its land. Development Partner expected to share proformas, profit sharing, anticipated construction costs, anticipated sales prices, percentage splits, anticipated absorption rates, etc. Development Partners can propose either lot creation and vertical home building packages, or bulk wholesale lot sales to select builders. Minimum returns to the Trust must be guaranteed. In no circumstance will the Trust authorize loans or liens on or against its lands.
- 2-) Direct Sale. Purchaser to provide a per-acre price for the single family low density parcels and a per door price, including the total number of units, for the multi-family parcels. Purchasing the land in a phased take down may be considered, but proposals should outline what triggers the next take down (percentage complete, hard dates, etc.). In addition, under that scenario, some kind of escalator for the unpurchased property must be defined. Please complete form 1.2 below, including terms and conditions to the sale.

