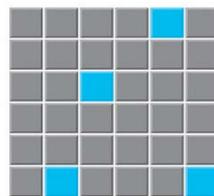


Land Offering

Ivins 120 Block

120+/- Acres

Washington County, Utah



State of Utah
School & Institutional
Trust Lands Administration

LOCATION & PROPERTY DESCRIPTION

LOCATION

The Ivins 120 Block is a contiguous 120 +/- acre block located in Ivins, Washington County Utah. Main access to the parcel is currently located at the western end of 400 South Street in Ivins.

GENERAL DESCRIPTION

The attached map shows the general boundaries of the Ivins 120 block property. This parcel has not yet been subdivided, and will be subject to a development lease or sale for the purpose of developing a variety of residential and commercial product types. It is anticipated for the products offered to integrate into the surrounding community and natural landscapes. The properties are bounded on the west and south by privately owned non developed property, on the north by the existing Padre Canyon Estates subdivision, and on the east by both Padre Canyon Estates and other private residences.

The Trust intends to enter into a transaction wherein the selected developer will perform the planning and engineering work necessary to lay out a reasonable development plan. Upon approval by the Trust, this development plan will firmly define development areas and adjoining open space along with roads, open space, utility corridors, parks, etc.

The Trust will entertain a bulk purchase or phased take down approach.

ENTITLEMENTS

Currently the property is zoned open RA-5, Low Density Residential Agriculture District on the master plan of the City of Ivins. This zone contemplates a minimum lot size of 5 acres. Once a development proposal has been selected by the Trust, the successful developer shall be responsible for generating and submitting specific site plans for approval by the Trust prior to submitting the plans to the City of Ivins for approval. The developer will be expected to implement a more detailed community plan containing design guidelines & standards pertaining to development.

ACCESS

The main access to the parcels is off of 400 South within the City of Ivins.

IMPROVEMENTS

The developer will be responsible for supplying all development infrastructures both on and off site. The following information is not warranted by the Trust Lands administration. It is provided for convenience only and does not represent the true condition of the property. The developer should perform its own investigation regarding all aspects of the development requirements including on site and offsite infrastructure.

Roads: The developer will be responsible for the design and construction of all roadways to, from and within the project. .

Water: Water for the project may be obtained through the City of Ivins.

Sewer: Sewer is obtained through the City of Ivins.

Power: Contact Rocky Mountain Power for information regarding power infrastructure.

Gas: Contact Questar for information regarding natural gas service to the project.

Telecommunications: Contact Century Link for information regarding telecommunications for this project.

Parks: We encourage the developer to work closely with the City of Ivins regarding the issues of parks and impact fee credits for such facilities.

Trails: The Developer should plan to construct a natural trail system throughout the project to provide pedestrian and equestrian friendly connectivity throughout the project.

PROPERTY CONDITION

The subject property is raw land in an undeveloped condition and will not be improved further by the Trust.

PARCEL AVAILABILITY

The parcel is available for transaction under a development lease.

ANTICIPATED USE

The Trust anticipates a high-quality residential/light commercial project to be developed on this property in keeping with the standards established in the surrounding community.

OFFER INFORMATION

For those parties interested in submitting an offer to develop this property, the following elements should be included in your proposals:

- Completed proposal sheet with compensation terms
- Proposed subdivision layout & community vision
- Financial pro-forma for the development including absorption and Trust compensation projections if proposing a phased take down
- Product type and price points
- Identification of interested party and contact information
- Offer terms & price
- Term of inspection period
- Term of closing
- Contingencies
- Notification address
- General Development Phasing Plan if transaction is a phased take down or development lease approach
- Builder Management and Marketing Plan

CONTACT INFORMATION:

For further information or to schedule a tour of the property, please contact the following persons:

Kyle Pasley
Project Manager

2303 N. Coral Canyon Blvd., Suite 100-A
Washington, Utah 84780
(435) 652-2950

SUBMISSION ADDRESS

All proposals shall be received by 5:00 PM July 11, 2017. Please send proposals to the following address in sealed envelopes or via email to the address below. Faxed proposals will not be accepted.

Kyle Pasley
Project Manager
2303 N. Coral Canyon Blvd., Suite 100-A
Washington, Utah 84780
kylepasley@utah.gov

Section 1.1: Information for Respondents

1.1 Proposals

1.1.1 Development Proposals: SITLA (hereinafter referred to as the OWNER) requests Development proposals for the property outlined in the Ivins 120 Block Land Offering enclosed in these documents. The Trust may enter into negotiations with one or more parties submitting proposals

1.1.2 Securing Documents: Documents pertaining to the Ivins 120 Block Land Offering may be obtained from the SITLA Office 2303 North Coral Canyon Blvd, Suite 100-A, Washington, UT, 84780 or via the internet at www.trustlands.com. Telephone: (435) 652-2950.

1.1.3 Form: Each development proposal shall be submitted in a sealed envelope or via email with a subject line bearing the words "***Ivins 120 Block Proposal***". 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. Provide additional information such as plans, business plans etc. with the proposal forms. Each proposal may also submit all forms electronically via email or flash drive.

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 structures: Proposals for transaction may include:

- 1-) Development lease: Please state the percent of gross selling price to the Trust for the various product types. List the annual lease payment. Identify any other methods of compensation you propose.
- 2.) Bulk Purchase. Please state the price per acre offered. This price must meet or exceed any appraised price.

Section 1.2: Proposal Form

THIS BID IS SUBMITTED TO: SITLA
2303 N. Coral Canyon Blvd.
Suite 100-A
Washington, UT 84780

DATE: _____

Business Name: _____

Respondent Name: _____

Title: _____

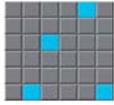
Business Address: _____

Telephone Number: _____

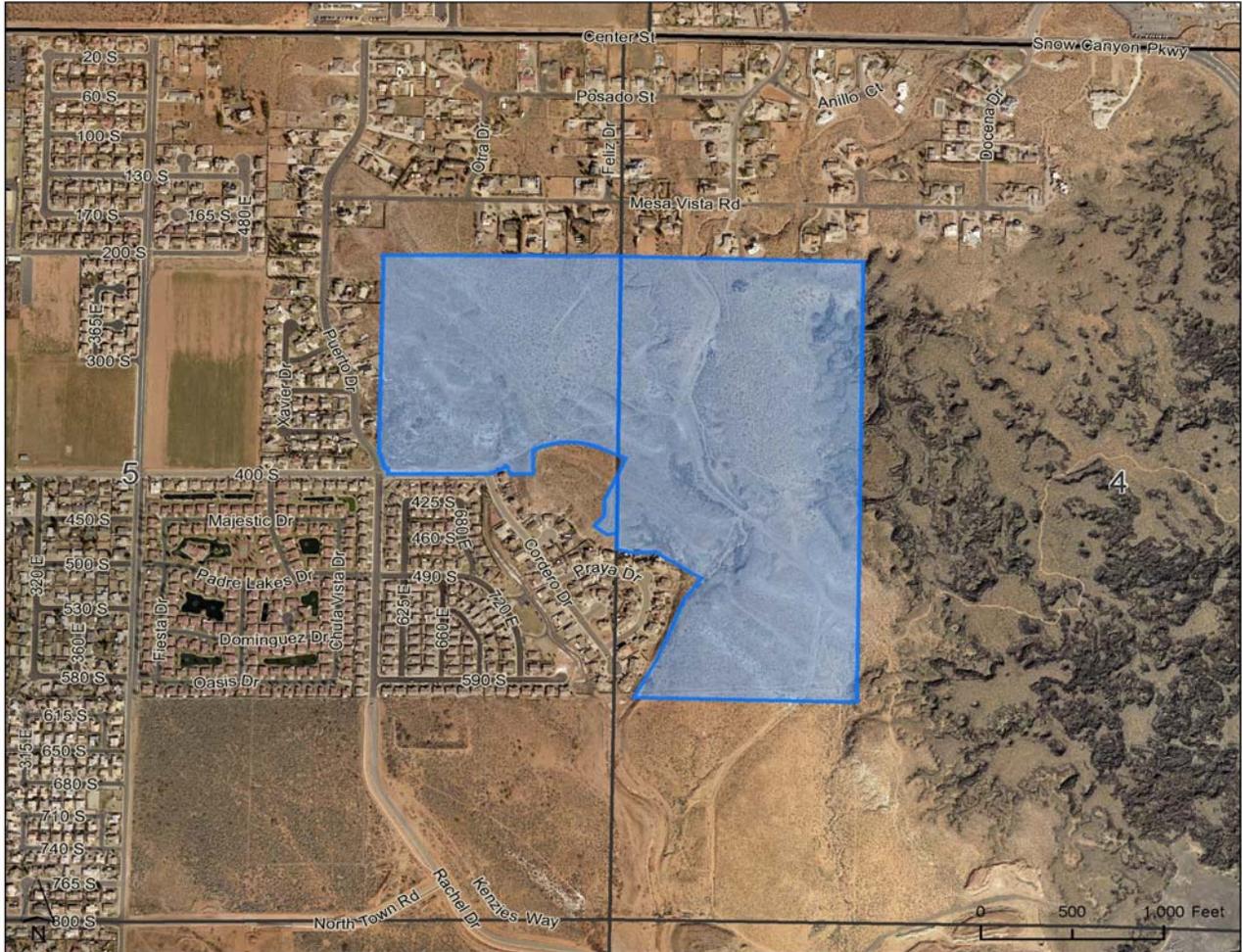
Fax Number: _____

State of Incorporation: _____

Special Terms & Conditions Proposed: _____



Ivins 120 Property
 Within Sections 4 & 5, T42S R16W, SLB&M
 Washington County



Ivins 120 Property

Land Ownership and Administration

Private

State Trust Lands

Imagery Date: 2012

Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. SITLA provides this data in good faith and shall in no event be liable for any incorrect results, or any special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data hereon. Land parcels, lease boundaries and associated SITLA data layers may have been adjusted to allow for visual "best fit." The Surface Ownership Land Status data (if present) are maintained by SITLA to reflect current trust land status and surface ownership. Base-aerial image provided by Utah AGRC. Please Note: While SITLA seeks to verify data for accuracy and content, discrepancies may exist within the data. Acquiring the most updated SITLA ownership GIS data may require contacting the GIS staff directly 801-536-5100 or TLA-GIS@utah.gov. The SITLA GIS department welcomes your comments and concerns regarding the data and will attempt to resolve issues as they are brought to our attention. Produced: October 23, 2014 - msouthwick



Document Path: V:\GIS\Development\Project_Manager_Library\Aaron\Mapsv\Ivins120.mxd

Coordinate System: NAD 83 UTM Zone 12N