

An aerial photograph of a mountain valley. In the foreground, a large, calm lake reflects the sky. A small village with several buildings is situated on the left side of the lake. The middle ground shows rolling hills and valleys covered in dense forest, with some areas showing autumnal colors. In the background, a range of rugged mountains with snow-capped peaks rises against a clear blue sky. The entire image has a light blue overlay.

Deer Crest Village

Completion of the Deer Crest Neighborhood at Deer Valley Resort®

east west partners

EAST WEST PARTNERS: Meet The Team

SENIOR LEADERSHIP



HARRY FRAMPTON
FOUNDER, CHAIRMAN



CHRIS FRAMPTON
CHIEF EXECUTIVE OFFICER



JAY LAMBIOTTE
CHIEF FINANCIAL OFFICER



KRISTIN TOOTLE
CHIEF MARKETING OFFICER

LOCAL PROJECT TEAM



BILL FIVEASH
MANAGING PARTNER



STEVE ISSOWITS
VP OF DEVELOPMENT

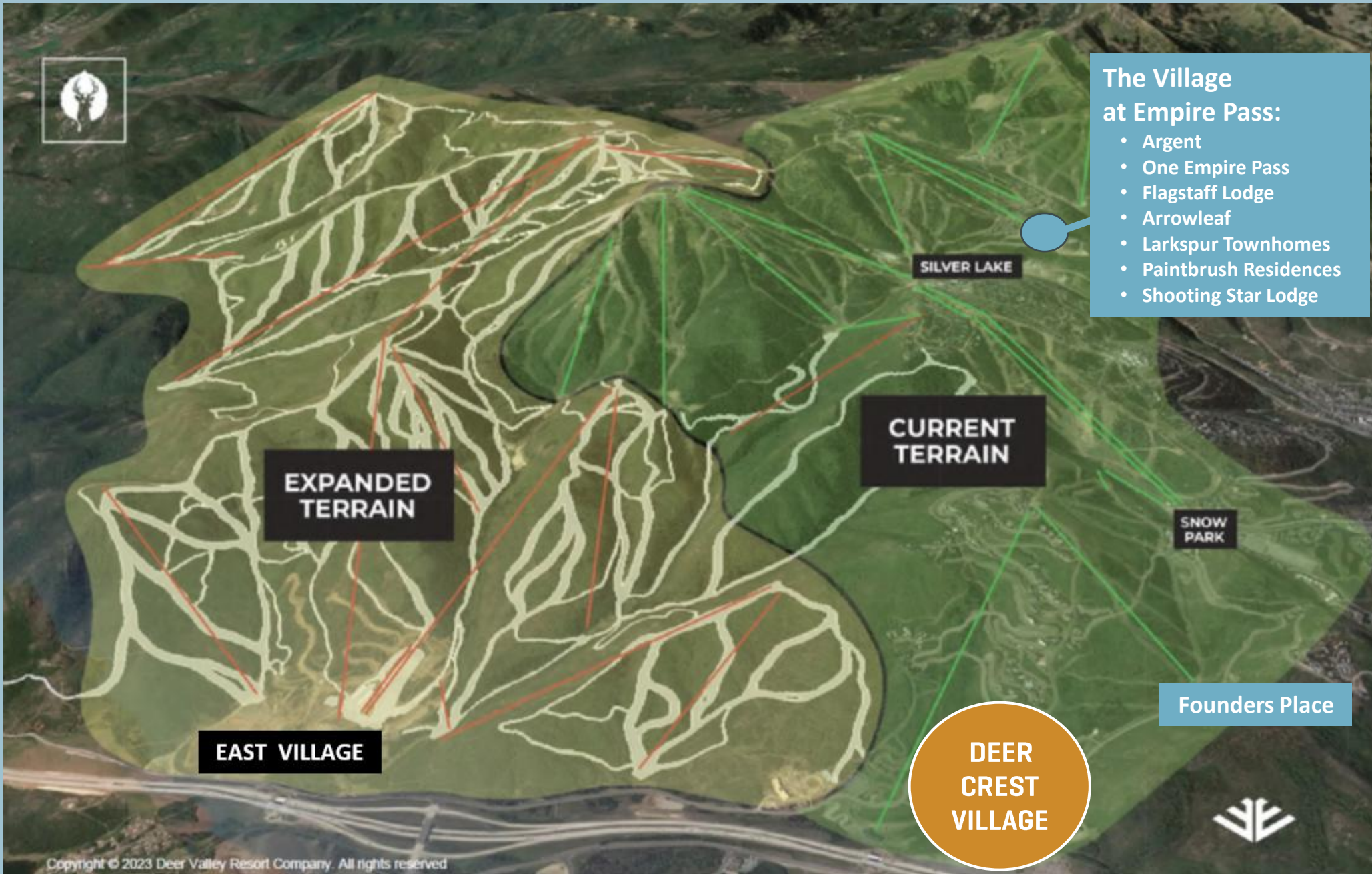


MIKE HALL
CONSTRUCTION MANAGER



EMILY COPE
DEVELOPMENT MANAGER

EAST WEST PARTNERS: Local Projects at Deer Valley Resort®



EAST WEST PARTNERS: National Project Areas



Ritz Carlton – Northstar, Lake Tahoe



1 Hotel Hanalei Bay
Kauai, HI



The Viceroy – Snowmass

- Vail Valley, CO
- Northstar - Lake Tahoe, CA
- Denver, CO
- Charleston, SC
- Aspen/Snowmass, CO
- Kauai, HI
- Steamboat, CO



The Cape – Kiawah Island
Charleston, SC



Park Hyatt - Beaver Creek



Union Station – LoDo
Denver, CO



Deer Crest Village

ENTITLEMENT SUMMARY

In 1989, Trans-Wasatch Company applied to Wasatch County for density determination on the land that is now known as the Deer Crest Estates subdivision. A Density Determination was issued in 1991 and was amended and restated by Wasatch County in 1996, providing Deer Crest with its entitlements. The Deer Crest Village development parcels were added to the MIDA MRF Project Area Plan (Part 9) through Resolution 2025-12 on August 14, 2025.

Deer Crest Associates (landowner of unsold/undeveloped property within Deer Crest) and East West Partners entered into a master development agreement in 2024 to plan and develop the Deer Crest Village parcels (approx. 22 acres) near the base of the Jordanelle chairlift at Deer Valley Resort®. The remaining entitlements for the property include 307,816 sq. ft. of residential development in up to 196 units, along with up to 78,595 sq. ft. of commercial development. The development will likely occur as 6 individual projects and be completed in the next 7-10 years.

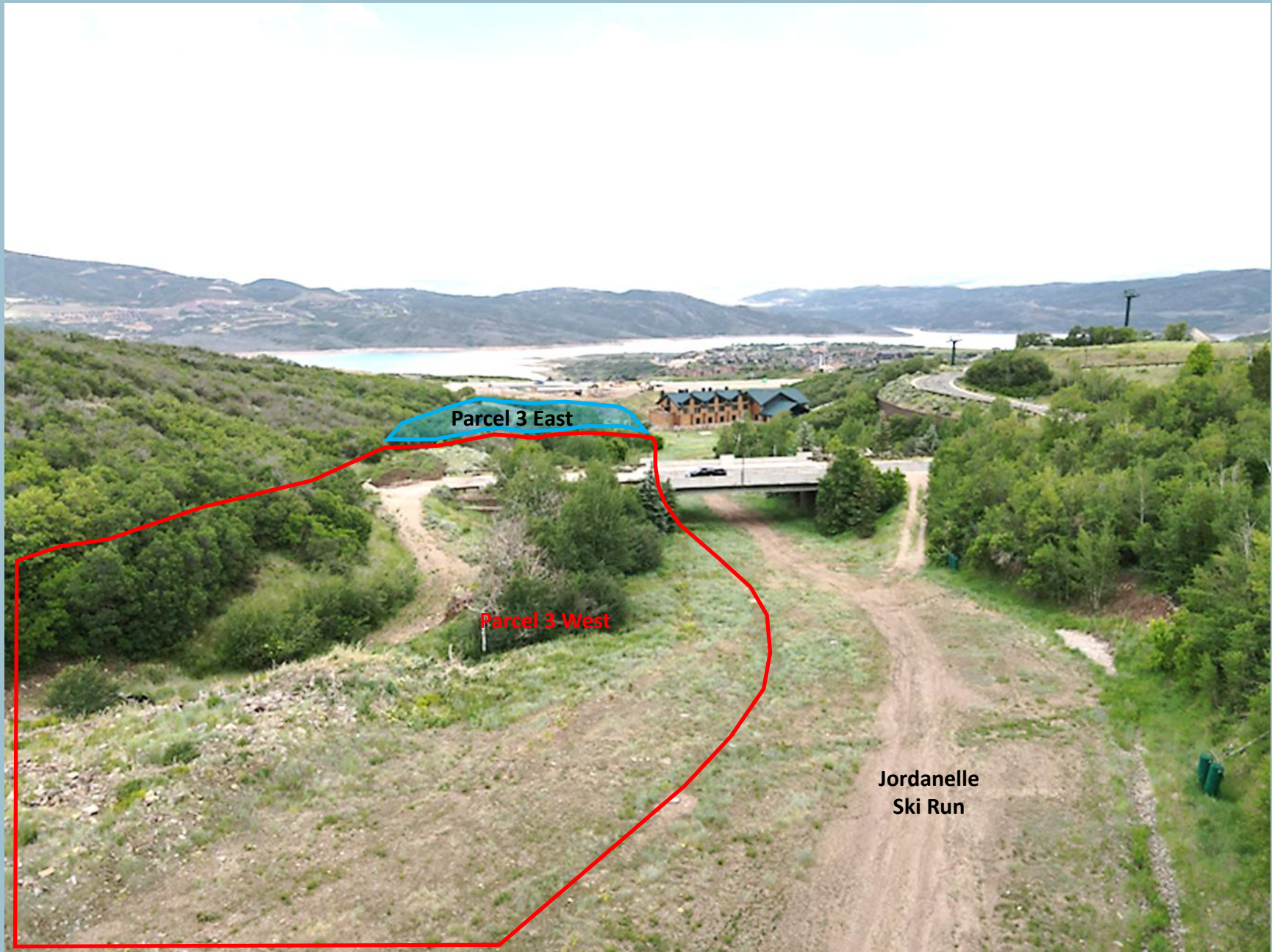
The first project will feature 32 ski-in/ski-out townhome residences consisting of approximately 79,000 sellable residential square feet along the Jordanelle ski run. The project team anticipates breaking ground in Spring 2026 with the first townhomes delivering in December 2027 and completion estimated to be November 2028.



EXISTING PARCELS — West & East of Deer Hollow Road



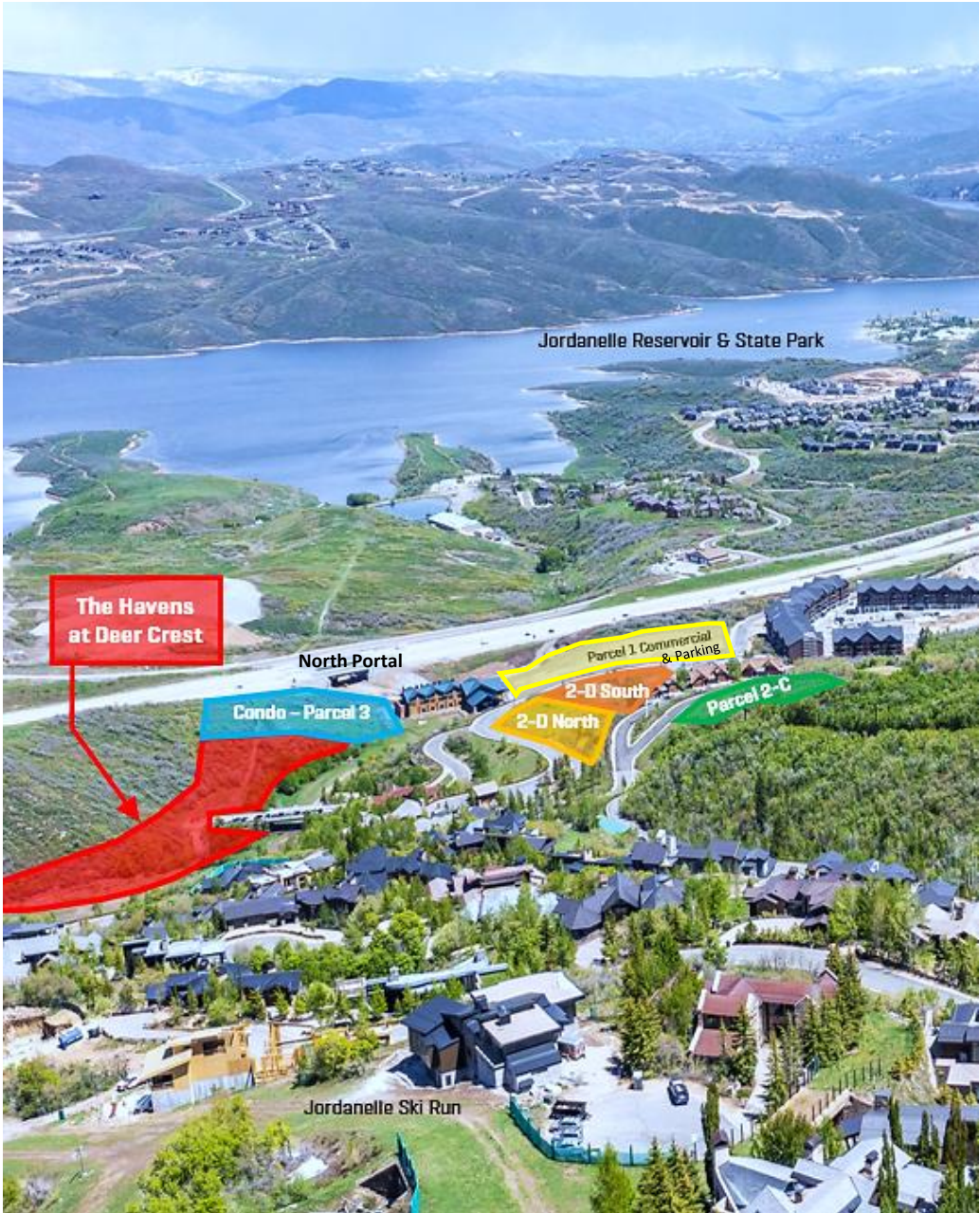
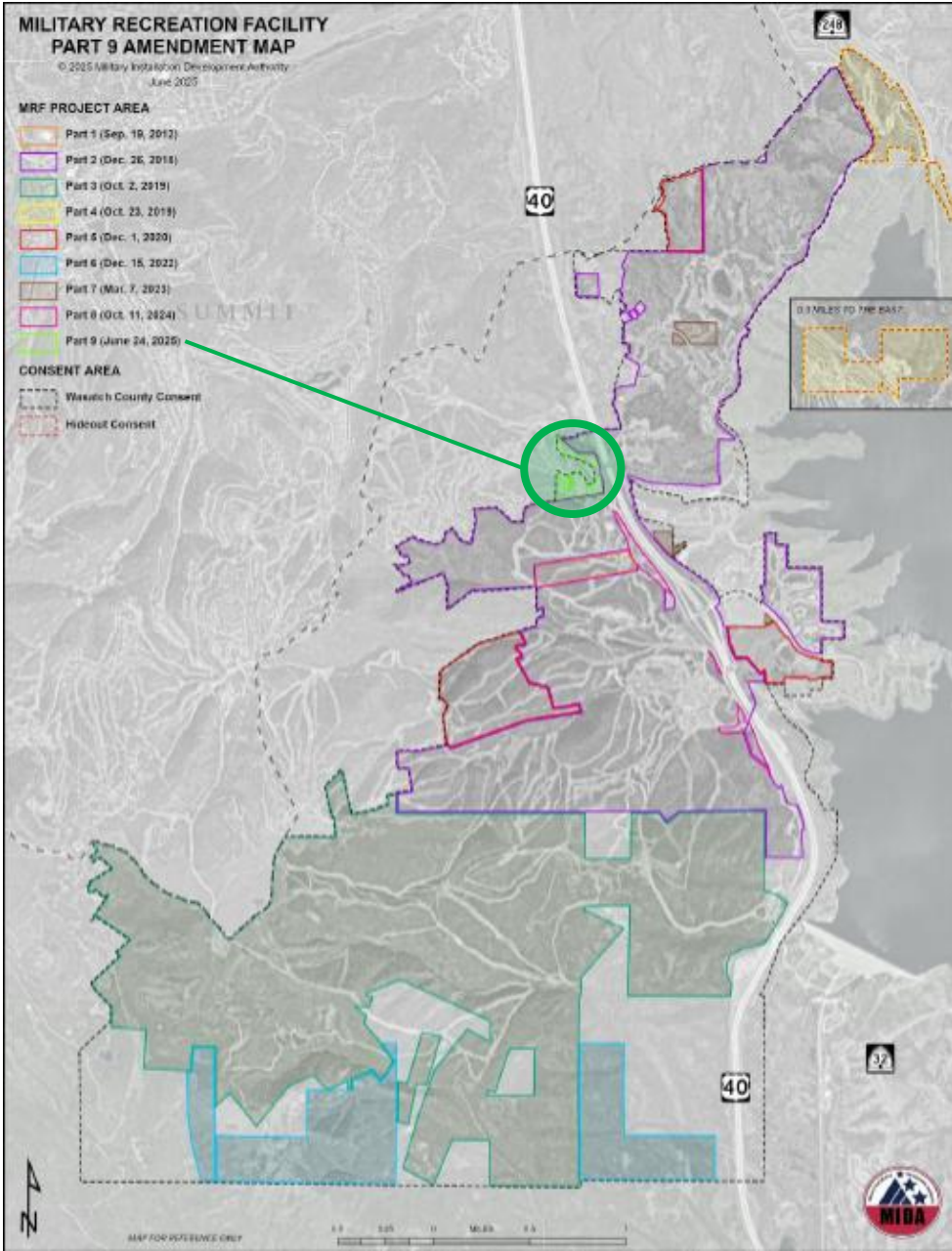
EXISTING PARCELS — North of Deer Hollow Road



MRF Project Area



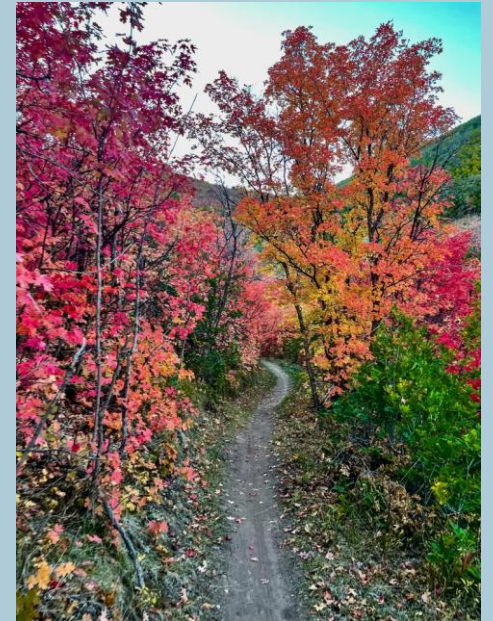
MRF PROJECT AREA LOCATION: Central to the North Portal



TRAIL NETWORK

The Deer Crest neighborhood open space contains over 16 miles of hiking and biking trails, with direct connections to hundreds of miles of area trail networks, including:

- Wasatch Trails Foundation
- Deer Valley Resort®
- East Village
- Mountain Trails Foundation
- Jordanelle Parkway



Architecture



TRADITIONAL CRAFTSMAN ARCHITECTURE:



MOUNTAIN MODERN & CONTEMPORARY ARCHITECTURE:



DEER CREST VILLAGE — ARCHITECTURAL INTENT:



PERMITTING PROCESS & DEVELOPMENT TIMELINE:

MIDA DRC:

- Master Development Plan – October 21, 2025 (MIDA Board meeting, November 14th or 17th, 2025)
- DCV Parcel 3 - Subdivision Plat – November 18, 2025
- DCV Parcel 3-West – Site Plan for Project 1 Townhomes – November 18, 2025

Project 1 Townhomes:

- Sales Release – December 2025
- Construction Start – Spring 2026
- Completion of 32 Units – December 2028

Deer Crest Village Building Program / Unit Mix October 14, 2025						
Parcel	Acres	Description	Residential Units	Platted Residential Area - SF	Platted Commercial Area - SF	Estimated Development Period
Parcel 3 West	5.8	Duplex, Triplex & Quad Residential Development. Individual garages and parking.	32	79,000	-	2025-2028
Parcel 3 East	2.3	Stacked flat condo development with limited commercial facing ski frontage. Underground parking.	20 - 40	65,816	10,000	2026-2029
Parcel 2D - South	3.5	Stacked flat condo development with limited commercial. Underground Parking.	40 - 60	85,000	10,000	2027-2030
Parcel 2D - North	2.8	Stacked flat condos and townhomes with limited commercial. Underground Parking.	25 - 38	50,500	10,000	2028-2031
Parcel 2C	4.9	Townhomes or Stacked Flat Condos. Parking based on ultimate design.	9 - 26	27,500	-	2029-2032
Parcel 1	3.2	Utilize for parking and commercial.	0	-	48,595	Based on Parking Construction
Totals	22.4		126 - 196	307,816	78,595	
Notes: 1. All unit counts and density usage subject to MIDA MRF Site Plan approval. Unit count and density may vary by project and shift between projects, but will not exceed total approved density of 196 units and 307,816 SF of Platted Residential and 78,595 SF of Platted Commercial floor area. 2. Parcel 3 and Parcel 2 will require subdivision to create separate platted developments. 3. All estimated development periods are subject to change based on market demand.						



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