



FIRELIGHT

MASTER PLAN
22 JULY 2021

DRAFT



COME. FIND YOUR PLACE.

WELCOME TO FIRELIGHT: THE PLACE WHERE COMFORT AND
RELAXATION MEETS ZION NATIONAL PARK.

Whether Firelight is your home or just a weekend getaway, it has something for the entire family. Enjoy a relaxing evening in the desert sun, a shopping spree with friends, or high adventure outdoor experiences. As the greatest entry point for the great Zion National Park the Firelight community is a must-see destination, with rich cultural experiences, wellness living, vacation housing and activities for all ages. Nestled in the Utah deserts, the development offers a range of culinary, retail, and outdoor experiences.

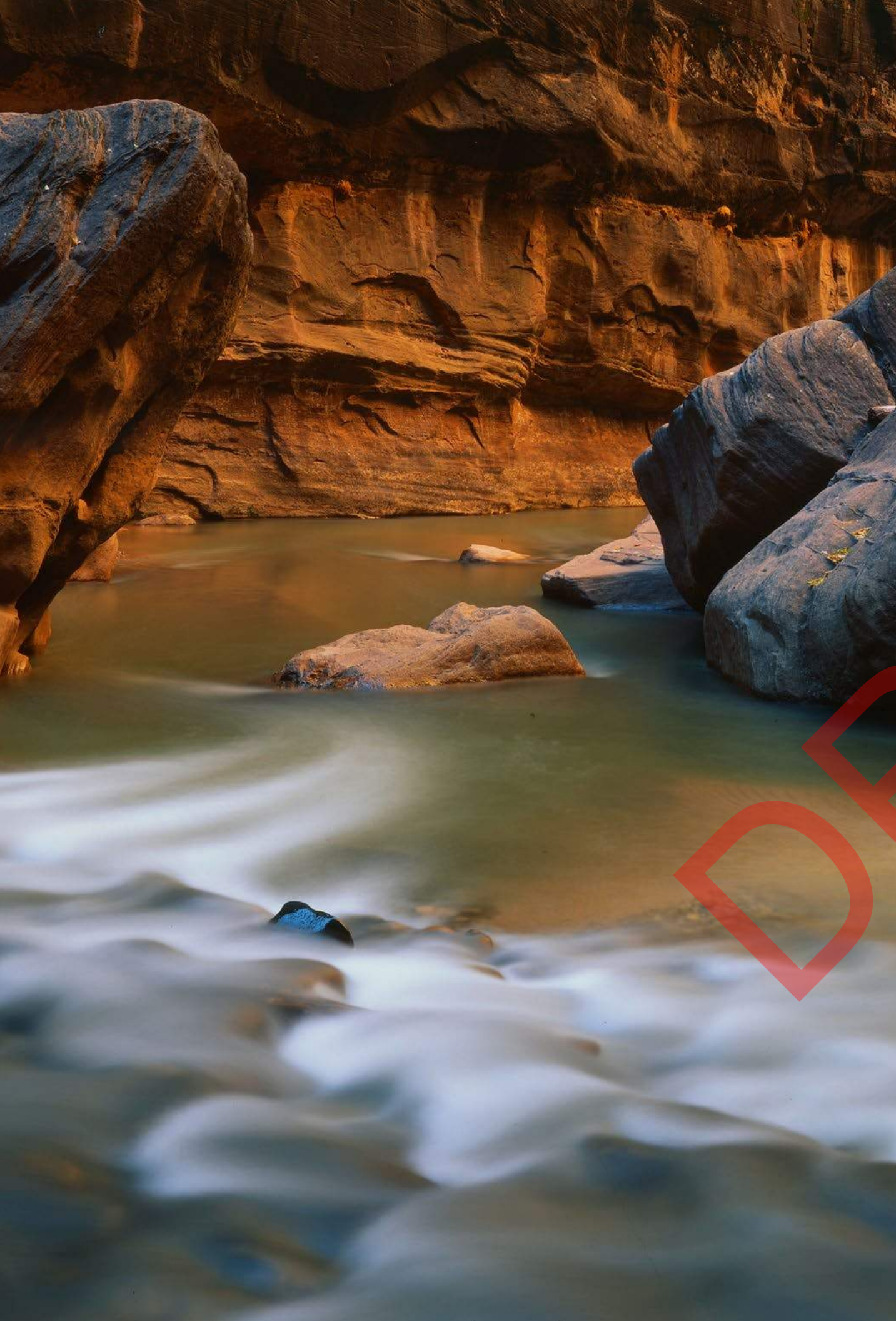


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THE PROCESS.

THE SITE.

Babcock design understands that each site has unique and challenging opportunities. Recognizing the site, its context, and its relationships is a critical part to Babcock's process. Utilizing every opportunity to create meaningful, connected, and impactful spaces to create meaningful communities.

THE PROGRAM.

The Program at Babcock drives much of the design and characteristics of the product. Using every space for maximum efficiency and productivity. Delivering a product that will stand the test of time.

THE PROJECT GOALS.

Babcock is known for working and collaborating with clients to reach project goals and incentives. Focusing on not only meaningful spaces but also on community engagement, city planning, and relationships.

THOUGHTFUL DESIGN.

Babcock considers many implications when it comes to the design and the build of a project. From the master planning stage through execution, our team considers: longevity of materials, sustainable practices, future growth, and budget requirements are an integral part of the process.



BIG PICTURE LIVING.

Located in the southern Utah town of Toquerville, Firelight is surrounded by the desert mountains and has access to many of the world's greatest national parks. With direct access to Zion National Park the community is a place to escape from the hustle of everyday life. With local trails, waterfalls, and relaxation conveniently located off the interstate. In addition to Zion National Park the community is only 4 hours away from Capitol Reef, Grand Canyon, Great Basin National Parks as well as Lake Meade National Recreation Area and many more. Firelight finds true harmony blending the rich desert landscape with comfortable living.



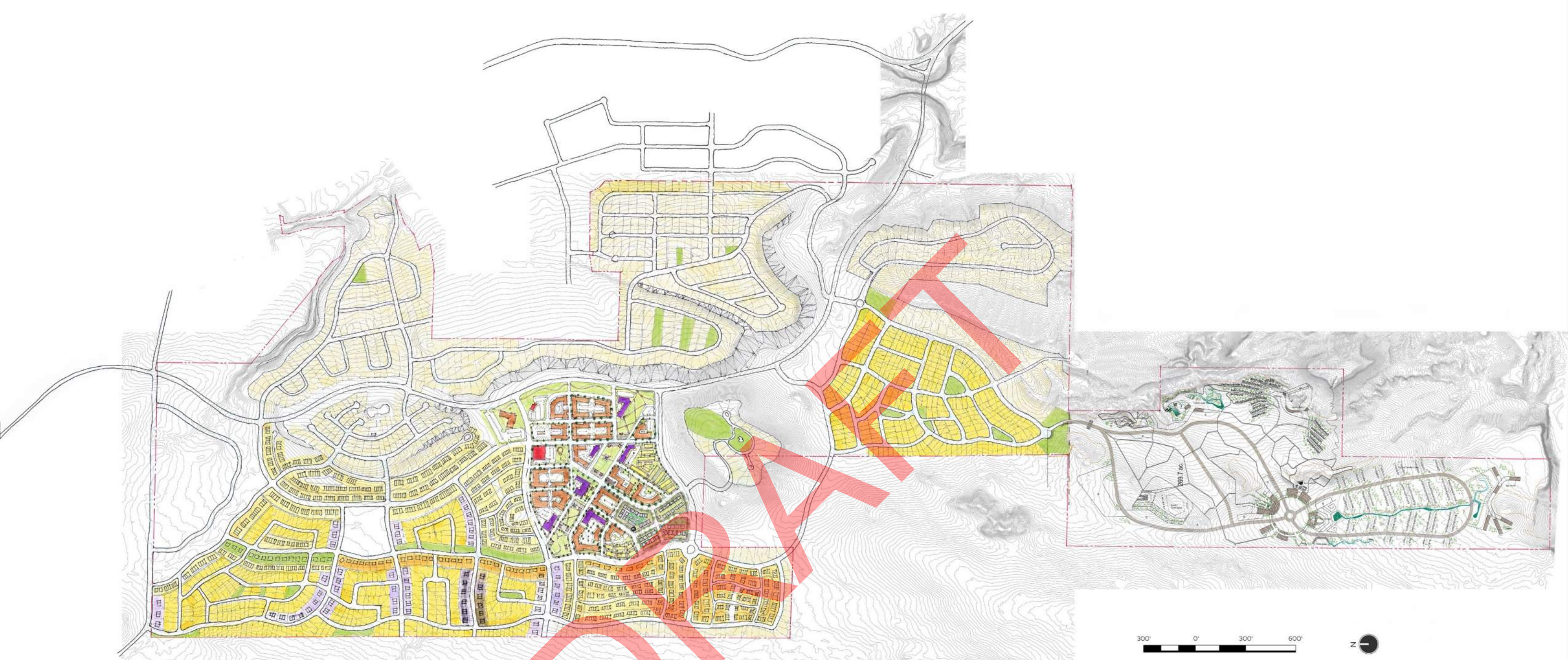
ZION NATIONAL PARK.

Scenic sandstone canyons, stunning views, wildlife, and rivers describe Zion National Park. As one of the most unique places in the United States; Zion receives upwards of 4.5 million visitors a year come to experience wilderness, views, and the history of a place where native people and pioneers alike have inhabited. Firelight will enhance this experience and create an environment of adventure, relaxation, and luxury for passers-through and residents. Zion National Park is easily located only 30 minutes away from Firelight; Offering a wide range of access to its residents and visitors. Firelight revolutionizes the way we engage with the natural wonders of the world allowing for education, grand views, and experiences while preserving and maintaining the historic landscape.



AT THE HEART OF EVERYTHING SOUTHERN UTAH.

The Southern Desert communities of Utah are rich in culture, resilience, and hospitality. The town of Toquerville is no different. Settled by Latter-Day Saint Pioneers and with good relations with the indigenous people the town has a long history of perseverance and kindness. With an emphasis on family experiences, cultural heritage and a healthy environment for residents and visitors of all ages, the Firelight community will preserve and enhance the vision, historic nature and character of the neighborhood.



MASTER PLAN.

The Master Plan at Firelight includes but is not limited to:

- National Park Interface
- Inner Park
- Outdoor Adventure Resort
- Educational Experiences
- Residential Dwelling
- Vacation Stays
- Luxury Shopping Outfitters
- Motor Hotel Lodge
- Outdoor Pursuits
- Community Center
- Natural History Museum



ROCK STEADY ADVENTURE RESORT.

The proposed 'Adventure' Resort in Toquerville, Utah, will be one of the most exciting leisure resorts to have been created in the US for decades. A new concept with a national appeal, the Rocksteady Adventure Resort encompasses an exciting mix of exhilarating activities. Set in a stunningly landscaped 300-acre site, it is undoubtedly one of the most awe-inspiring areas of natural beauty in the United States adjacent to Zion National Park.

THE INSPIRATION.

The Resort comprises a selection of specifically designed zones of exciting, adrenaline-fueled activities – chosen to be enjoyable regardless of weather and time of year. For the relaxing après-activity, it has a state-of-the-art Plaza, with restaurants, bars, and cafés complemented by a range of indoor leisure options, including tropical Water Paradise and Spa Retreat. Accommodation includes 600 appointed lodges and 100 condominiums.

This Resort is inspired through a mix of inspirations which includes, Center Parcs UK, Great Wolf Lodge, The London 2012 Olympic Games and the changing demand in domestic tourism for more outdoor adventure activities. Center Parcs is one of the world's most respected resort companies with a value of \$3bn across five resorts in the UK and Ireland with an additional 26 Center Parcs sites in mainland Europe. In 2019, Blackstone sold seven sites to Aroundtown for \$1bn. All sites maintain an average annual occupancy of 97%. The target market for the resort in Toquerville will be families and couples living within a 4-6 travel radius.

The Resort will have a year-round ski mountain, a full surf pool with up to 8' waves, zip line and rope courses, rock climbing and rappelling, off-roading, white water rafting, and kayaking, Indoor skateboard and trampoline, an outdoor amphitheater, as well as options to do a Bear Grylls outdoor/survival course, spa treatments, swimming, and water slides, etc.

The Resort is expected to bring in over \$120M in economic impact and generate almost 1000 jobs and an average of about \$30M in total taxes paid (see below for economic impact and tax projections). These jobs will range from hourly workers in restaurants to executive-level jobs with compensations packages in the six-figure range.



ABOUT US.

About Us: Rocksteady Resorts Group is a wholly owned partnership based in North Ogden, UT, with offices in California and Cardiff, UK. The company is backed by a multi-billion dollar family office (privately held investment fund). The principals of Rocksteady bring decades of experience in large project planning, public infrastructure and development projects, hotel and private real estate development. Currently, Rocksteady has an additional resort under development in northern Idaho. The company CEO is also overseeing the development of a similar resort in the UK.

This project is funded by a \$3B privately held investment firm specializing in hospitality and leisure projects. The fund will provide the full equity requirement to deliver the \$300M project in addition to the initial operating capital for the Resort. The capital for this project has been committed, and we are awaiting approval from the governing bodies to initiate development.





THE PROJECT.

The overall budget for the Resort will be \$300M, which will be divided into three sections; land and infrastructure, construction, and pre-operations.

Rocksteady will be acquiring 310 acres from Sun River Communities (SRC) as part of their Land Purchase Agreement with a consortium of landowners. This land will be on the far south end of the proposed Firelight development. We have an LOI in place for the acreage, and the REPC will be in place once community approval is secured. The REPC will be contingent on one existing approved PID being provided with the land after the City Council approves the resort project. The public infrastructure will be funded by the PID that will be secured from SRC as part of the land acquisition from the Firelight development. We have already secured an opinion from D.A. Davidson & Co regarding the potential bond amounts that can be secured via the PID for the infrastructure development. If we are fortunate enough to secure approval from the City Council, the property will close in 30 days, the PID will go to the bond market and be funded in approximately 90 days, and the civil engineering drawings will be ready for code approval and the permitting process by Toquerville City in 30 days. The estimated cost for the land and the infrastructure is approximately \$38.7M. These funds are expected to cover the land acquisition, water rights, the roads and parking in the Resort, the sewer and water systems, water reservoirs and pumps, and any parallel infrastructure preparation for power, gas, fiber, and culinary water. We anticipate having approximately 10 miles of roads/paths and will connect to the SR17 Bypass Road through an arrangement with the Firelight development.

The funding for the construction will begin drawdown six months after infrastructure works begin. The costs will include the Hub (pool, spa, restaurants, etc.), the various attractions, a 100-unit condo complex, and 600 lodges, as well as rest stations, restrooms, water fountains, maintenance buildings, etc. The construction costs are estimated to be about \$190M. We have already secured agreements with S20 Design (whitewater/zip/ropes), Surf loch (wave pool), Polaris (Off-road vehicles), and Snowflex, the builder of the year-round ski slope. We also have an agreement with McAlvain Construction, a subsidiary of Big D

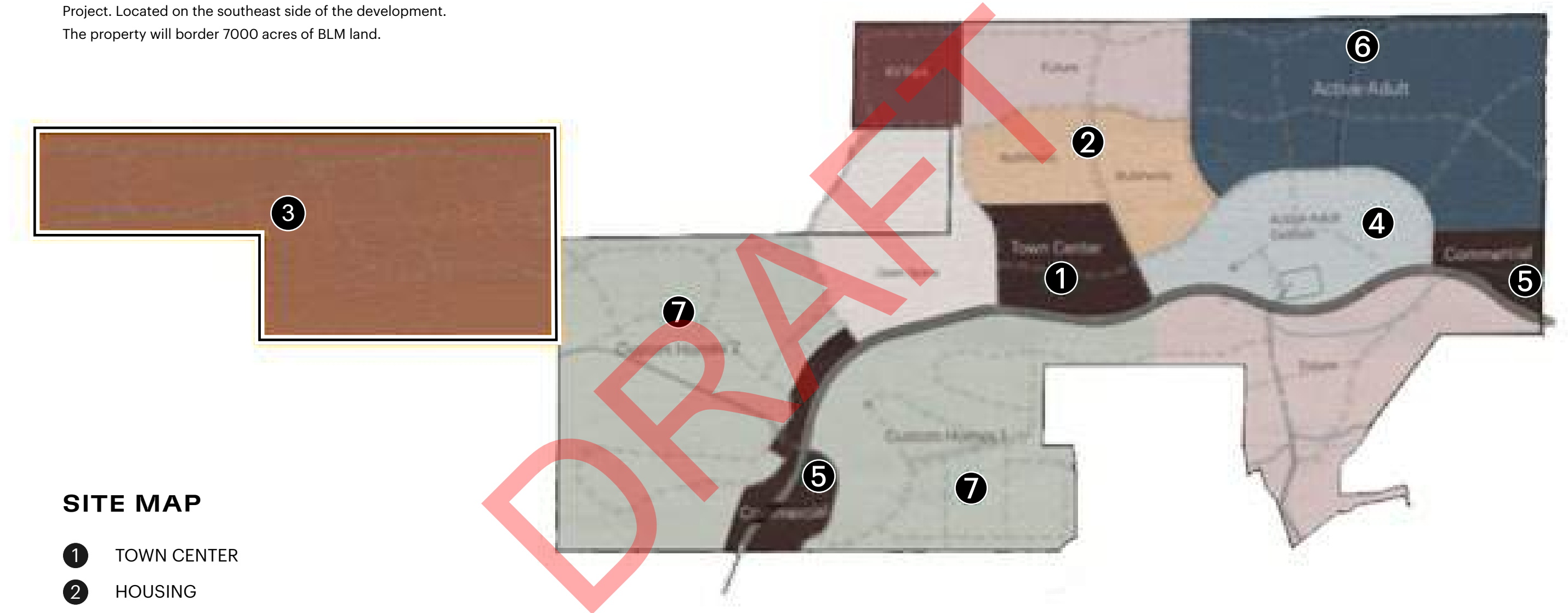
Construction, to be the general contractor of the project. Populous, a world-renowned architectural firm, has been contracted to do the design and architecture. In addition to the agreements that we have in place for the construction and the design of the various elements, we have established agreements with CEMEX to provide all the concrete needs of the project and Hiawatha Timber a lumber product supplier in Michigan who will provide all needed lumber. We also have an outline agreement with a provider for all fixtures and fittings for the various buildings. Due to the size of the project and preexisting contacts within the industry, we can secure a supply of needed materials in advance of the start of the project and thus can better control our costs and ensure that we will deliver the project in its entirety as scheduled.

The balance of the project budget will be for landscaping, key personnel, development of strategic partnerships (restaurants, ambassadors, marketing collateral, etc.). that will be needed to operate a successful resort.

A vital element of the project will be what is needed from Toquerville City i.e. securing needed water and power resources. While we plan to be as self-sustaining as possible utilizing the latest renewable technologies available, we will still need power, gas, and water to make the resort function. We will contract with Toquerville City and all other utility providers for potable water, and whatever expansion of the sewer system is needed to support the project. Due to the needs for the ski slope, the surf pool, the whitewater feature, and the swimming pools, we will need the rights to approximately 200 acre-feet of water. We will be securing this water through a local source and exchanging the rights with the Water Conservancy District for access to filtered water for use in the various features. While we will utilize as much renewable energy as possible, focusing on solar power, we also want to use traditional power sources if needed. We have met with Rocky Mountain Power and will need approximately 970 MWh of energy. They are currently working on their plan to provide that power to our location. We are having the same discussion with the gas and fiber optic providers. Our plan is that while we are digging lines for water and sewer, we will be placing power, gas, and fiber at the same time.

FIRELIGHT

The resort will utilize C300 acres adjacent to the Firelight Project. Located on the southeast side of the development. The property will border 7000 acres of BLM land.



SITE MAP

- ① TOWN CENTER
- ② HOUSING
- ③ ADVENTURE ZONE
- ④ AMPHITHEATER
- ⑤ COMMERCIAL ZONE
- ⑥ LAKE
- ⑦ CUSTOM HOMES



SITE MAP

- | | | | | | | | | | | | |
|---|-------------|---|-------------|---|-------------|---|-------------|----|------------------|----|--------------|
| 1 | ENTRANCE | 3 | SPLASH ZONE | 5 | ACTION ZONE | 7 | TRAX ZONE | 9 | LODGES | 11 | AMPHITHEATRE |
| 2 | CANYON ZONE | 4 | ALPINE ZONE | 6 | THE HUB | 8 | CONDO/HOTEL | 10 | OPEN EVENT SPACE | 12 | PARKING |

WE PLAN TO HAVE ELECTRIC BUSES TRANSPORT GUESTS TO ALL THE VARIOUS ATTRACTIONS TO MINIMIZE AUTO TRAFFIC WITHIN THE RESORT. THE EXCEPTION WILL BE ALLOWING ACCESS TO THE LODGES AND CONDO COMPLEX

ACTIVITY ZONE MAP



1 ENTRANCE

- 2 CANYON ZONE
Zip lining
Bear Grylls Survival Academy
Cross trek running
Rock climbing
High ropes course
Climbing wealls
High wire couse

3 SPLASH ZONE

- Surfing
Kayaking
SUP
White water rafting
Tubing
Swimming
Paddling
Assault Course
Splash Pad

4 ALPINE ZONE

- Snowboarding
Skiing
Tubing
Skibobbing
Sledding
Instructors
Exhibitions
Competitions
Events

5 ACTION ZONE

- Skateboarding
Inline skating
Scooters
BMX biking
Gymnastics
Parkour
Trampolining
Climbing
Digital media studio
Music studio

6 THE HUB

- Indoor tropical paradise
Slides
Retail
Visitor center
Retreat spa
Wellness zone
Admin offices
Restaurants
Digital passport station
Bike hire
Yoga studio
Gym

7 TRAX ZONE

- ATV
Polaris RZR
Hiking/walking trails
Mountain biking
Orienteering
Land Rover Experience

8 CONDO/HOTEL

- 100 condos
100 room hotel

9 LODGES

10 OPEN EVENT SPACE

11 AMPHITHEATRE

12 PARKING



RESORT CONDOS.

LODGE.





PROJECT SCHEDULE.

If we can secure the approval of the Resort during the Aug 18, 2021, City Council meeting, construction on the infrastructure portion will begin approximately 30 days later. We anticipate six months of infrastructure development, and approximately 24 months, with a tentative opening at the beginning of Summer 2024.

ECONOMIC IMPACT.

We are determined to have a positive impact on the community. We have calculated the amount of taxes that we will generate and the total economic impact that we will be bringing to the area. We understand that until the entire development is in place. Along with the Firelight development and other plans, Toquerville City will not be the recipient of the full share of the economic impact. Still, we intend to draw more and more people to the Resort, creating jobs for the residents of Toquerville, increasing property tax receipts, and eventually bringing significant financial impact to Toquerville City. In addition, we will also create long term working partnerships with DSU, Dixie Tech, the Washington County School District, and SUU to create programs that will benefit youth in the area. These programs will include things like STEM programs, internships, progression paths for people who come to work at the Resort as well as a Sports Academy and Mentorship program for growing talent.

As far as total economic impact is concerned, we follow the economic impact model set forth by Dr. John L Crompton of Texas A&M University titled “Economic Impact Analysis of Sports Facilities and Events: Eleven Sources of Misapplication.” While this is not per se a sports facility, it is a leisure and recreation facility, and most principles apply. We used the ratio of the direct, indirect, and induced impact of a facility out of this study. ‘Direct’ represents direct sales, ‘Indirect’ represents sales that happen outside of the facility and ‘Induced’, is the impact of the additional purchasing power due to the salaries paid to our employees as well as additional employees of surrounding businesses as a result of the Resort being there and attracting the numbers of guests that we anticipate. Here is the summary of the economic impact that we are projecting for 2024 through 2028 (full years):

TAX SUMMARY.

| | % | 2024 | 2025 | 2026 | 2027 | 2028 |
|--------------------|--------|-------------|--------------|--------------|--------------|--------------|
| Sales Tax | 6.45% | \$3,599,606 | \$4,107,068 | \$4,232,757 | \$4,456,116 | \$4,687,379 |
| Corporate Tax Rate | 21.00% | | \$15,062,581 | \$16,276,866 | \$17,647,340 | \$19,279,136 |
| Restaurant Tax | 1.00% | | \$112,199 | \$212,872 | \$236,276 | \$258,881 |
| Property Tax | 1.21% | | \$4,356,000 | \$4,399,560 | \$4,443,556 | \$4,487,991 |
| Transient Tax | 5.57% | | \$1,395,965 | \$2,527,096 | \$2,665,512 | \$2,808,453 |
| Motor Vehicle Tax | 2.50% | | | | | |
| Income Tax | 4.95% | | \$828,106 | \$1,387,504 | \$1,459,068 | \$1,533,068 |
| Total | | \$3,559,606 | \$25,771,919 | \$29,036,655 | \$30,907,867 | \$33,054,907 |

ECONOMIC IMPACT SUMMARY.

| | | | | | | |
|--|-----------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Economic Impact Calculations | | | | | | |
| Based on visitor days | | | | | | |
| 65% will purchase food/beverage | | 783,459 | 811,110 | 838,762 | 866,413 | 894,065 |
| 20% will purchase gas | | 241,064 | 249,572 | 258,081 | 266,589 | 275,097 |
| 30% will purchase Retail | | 361,596 | 374,359 | 387,121 | 399,883 | 412,645 |
| 70% will rent a lodge/Condo @ 5.55 people per room | | 152,023 | 157,388 | 162,754 | 168,119 | 173,485 |
| Direct Impact | | | | | | |
| Average Ticket | | | | | | |
| Food and Beverage | \$ 7.50 | \$ 5,875,941.09 | \$ 6,083,327.25 | \$ 6,290,713.41 | \$ 6,498,099.56 | \$ 6,705,485.72 |
| Gas | \$ 40.00 | \$ 9,642,570.00 | \$ 9,982,896.00 | \$ 10,323,222.00 | \$ 10,663,548.00 | \$ 11,003,874.00 |
| Retail | \$ 25.00 | \$ 9,039,909.38 | \$ 9,358,965.00 | \$ 9,678,020.63 | \$ 9,997,076.25 | \$ 10,316,131.88 |
| Accommodations | \$ 308.90 | \$ 46,959,161.55 | \$ 48,616,543.72 | \$ 50,273,925.90 | \$ 51,931,308.07 | \$ 53,588,690.24 |
| Total Direct Impact | | \$ 71,517,582.02 | \$ 74,041,731.97 | \$ 76,565,881.93 | \$ 79,090,031.88 | \$ 81,614,181.84 |
| Indirect Impact | | | | | | |
| Average Ticket | | | | | | |
| Food and Beverage | | \$ 1,880,301.15 | \$ 1,946,664.72 | \$ 2,013,028.29 | \$ 2,079,391.86 | \$ 2,145,755.43 |
| Gas | | \$ 3,085,622.40 | \$ 3,194,526.72 | \$ 3,303,431.04 | \$ 3,412,335.36 | \$ 3,521,239.68 |
| Retail | | \$ 2,892,771.00 | \$ 2,994,868.80 | \$ 3,096,966.60 | \$ 3,199,064.40 | \$ 3,301,162.20 |
| Accommodations | | \$ 15,026,931.70 | \$ 15,557,293.99 | \$ 16,087,656.29 | \$ 16,618,018.58 | \$ 17,148,380.88 |
| Total Indirect Impact | | \$ 22,885,626.25 | \$ 23,693,354.23 | \$ 24,501,082.22 | \$ 25,308,810.20 | \$ 26,116,538.19 |
| Induced Impact | | | | | | |
| Average Ticket | | | | | | |
| Food and Beverage | | \$ 2,761,692.31 | \$ 2,859,163.81 | \$ 2,956,635.30 | \$ 3,054,106.79 | \$ 3,151,578.29 |
| Gas | | \$ 4,532,007.90 | \$ 4,691,961.12 | \$ 4,851,914.34 | \$ 5,011,867.56 | \$ 5,171,820.78 |
| Retail | | \$ 4,248,757.41 | \$ 4,398,713.55 | \$ 4,548,669.69 | \$ 4,698,625.84 | \$ 4,848,581.98 |
| Accommodations | | \$ 22,070,805.93 | \$ 22,849,775.55 | \$ 23,628,745.17 | \$ 24,407,714.79 | \$ 25,186,684.41 |
| Total Induced Impact | | \$ 33,613,263.55 | \$ 34,799,614.03 | \$ 35,985,964.51 | \$ 37,172,314.98 | \$ 38,358,665.46 |
| Total Economic Impact | | \$ 128,016,471.82 | \$ 132,534,700.23 | \$ 137,052,928.65 | \$ 141,571,157.07 | \$ 146,089,385.49 |



CONCEPTUAL APPROVAL CHECKLIST FOR THE MPDO.

In addition to the information provided by Firelight in the overall MPDO, we also offer the following relative to specific items on the MPDO checklist:

10-15C-8

1f – We are planning on building 600 individual lodges to use as rental units for guests at the Resort. In addition, we will be building 100 high-end condo units to sell to interested parties.

1g – Each of the lodges will be stand-alone units spread along the western border of the Resort. The Condo units will be a maximum of 25 fourplex units at the very southern end of the Resort, overlooking the Virgin River. If we decide to do higher-density buildings, the number of buildings will be reduced.

1h – In keeping with the current environmental situation, we will utilize the existing landscape therefore having minimal impact on the site. The use of indigenous plants, rocks, etc., will be vital to the scheme. Lawns will be minimal and will be used mainly to provide color, contrast, and diversity. The landscaping will be low maintenance, and the water will be secondary water derived from the water rights we are securing.

1i – There are no existing utilities on the property. We will be contracting with the Washington Water Conservancy District and Toquerville City for water (in exchange for our water rights) and the tie into sewer services provided by Ashcreek Special Service District, with Rocky Mountain Power for electricity, Dominion Energy for natural gas and propane. We will be laying in fiber optics to support internet and landline services. Cell phone service will be based on existing towers.

1j – There will be one main road providing ingress and egress to the Resort. That road will come off the new SR17 bypass road approximately 4 miles south of the I-15/SR17 interchange. The road will proceed south into the northern end of the Resort, where it will come to a monument entrance by the Canyon Zone. The road will bifurcate to go to the Zones along the eastern edge of the Resort, then down to the Hub or primary collection of buildings and be the main traffic flow source. The bifurcated road will proceed west to the amphitheater area and then south to the Hub and will mainly serve as the “service” road for deliveries, employee access, etc. From the Hub, the main road will continue in a south loop to access the central portion of the lodges and the condos.

There will be parking facilities throughout the Resort for visitors. These roads will be public, but some will have restricted access for overnight guests or condo owners/guests. The primary use of these roads will be to allow transit buses to transport guests to the various zones around the Resort. The roads will also be marked and constructed to allow for pedestrians, cyclists, etc. A detailed map of the road structure is shown above.

GENERAL TIMETABLE FOR DEVELOPMENT.

| | 2021 | | | | | | | | 2022 | | | | | 2023 | 2024 |
|----------------------|------|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|------|-------------------------------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | ALL | O ₁ O ₂ |
| LAND AGREED | | | | | | | | | | | | | | | |
| DUE DILIGENCE | | | | | | | | | | | | | | | |
| MASTER PLANNING | | | | | | | | | | | | | | | |
| SUBMIT PLANS TO CITY | | | | | | | | | | | | | | | |
| LAND EXECUTED | | | | | | | | | | | | | | | |
| DETAIL DESIGN AGREED | | | | | | | | | | | | | | | |
| CITY PERMIT GRANTED | | | | | | | | | | | | | | | |
| FUNDS READY | | | | | | | | | | | | | | | |
| INFRASTRUCTURE | | | | | | | | | | | | | | | |
| CONSTRUCTION | | | | | | | | | | | | | | | |
| SOFT OPEN | | | | | | | | | | | | | | | |
| RESORT OPENS | | | | | | | | | | | | | | | |
| | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | ALL | O ₁ O ₂ |
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| | 2021 | | | | | | | | 2022 | | | | | 2023 | 2024 |



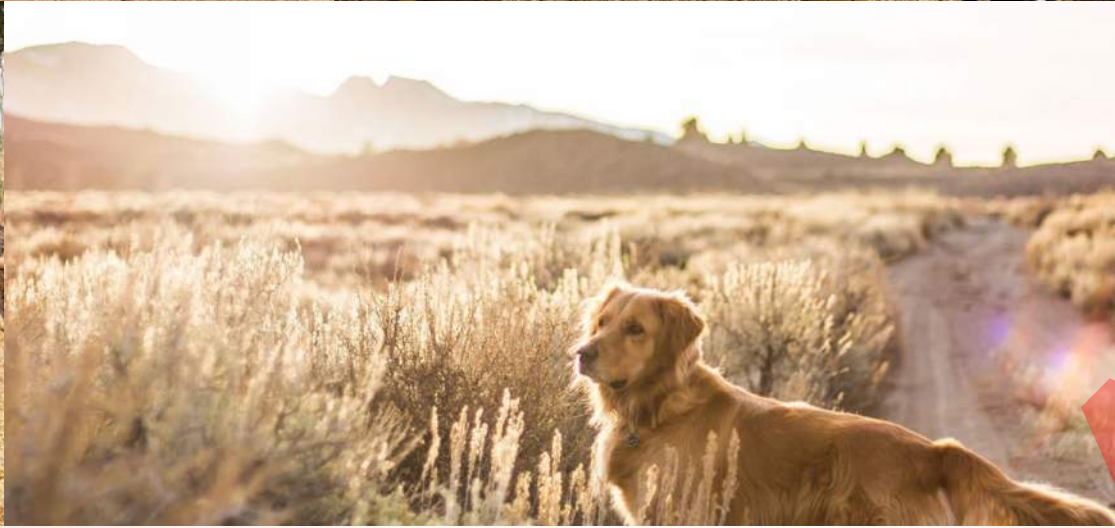
AT WILD'S EDGE.

With access to some of the greatest national parks offered in the United States, Firelight offers truly special experiences for all ages. With grand views, climbing, hiking, river kayaking, and so much more.

OUTDOOR ADVENTURES

Beyond the boundaries of the national parks, Firelight provides outdoor excursions for every diveristy of people and time limits, like hiking trails, waterfalls, and camping. Toquerville Falls, mountain biking, and swimming holes are some of the hidden treasures just beyond the boundaries of Firelight.





GREENSPACE.

Firelight has some of the most special parks and plazas in southern Utah. With landmarks, play structures and community gardens that seek to inspire, these parks create a green network for residents and visitors. The greenspace scattered throughout Firelight are an escape from the harsh desert and an oasis from the heat. Located at the center of the town is the iconic Inner Park with education and activities for all ages.

DOG PARK.

Providing amenities for all the residences is important to Firelight. A conveniently located dog park is placed in the community for our 4-legged friends. With experiences safely designed to enrich and open space to run.





SHOPPING.

The downtown Firelight district will be a draw for tourism as well as the local neighborhoods. With local shops, boutiques, spas, sidewalk cafes, and nighttime entertainment, the downtown core is a huge attraction.

INTERCONNECTED TRAILS AND PATHS.

Enjoy an evening stroll or a morning jog no matter where you are within the community. With interconnected trailways, restaurants, shops, and paths, an emphasis is given for a safe and comfortable pedestrian experience. Pathways leading to views and outdoor greenspaces further enrich the experience no matter the time of day.



OBSERVATORY.



AMPHITHEATRE.



COMMUNITY GARDENS.



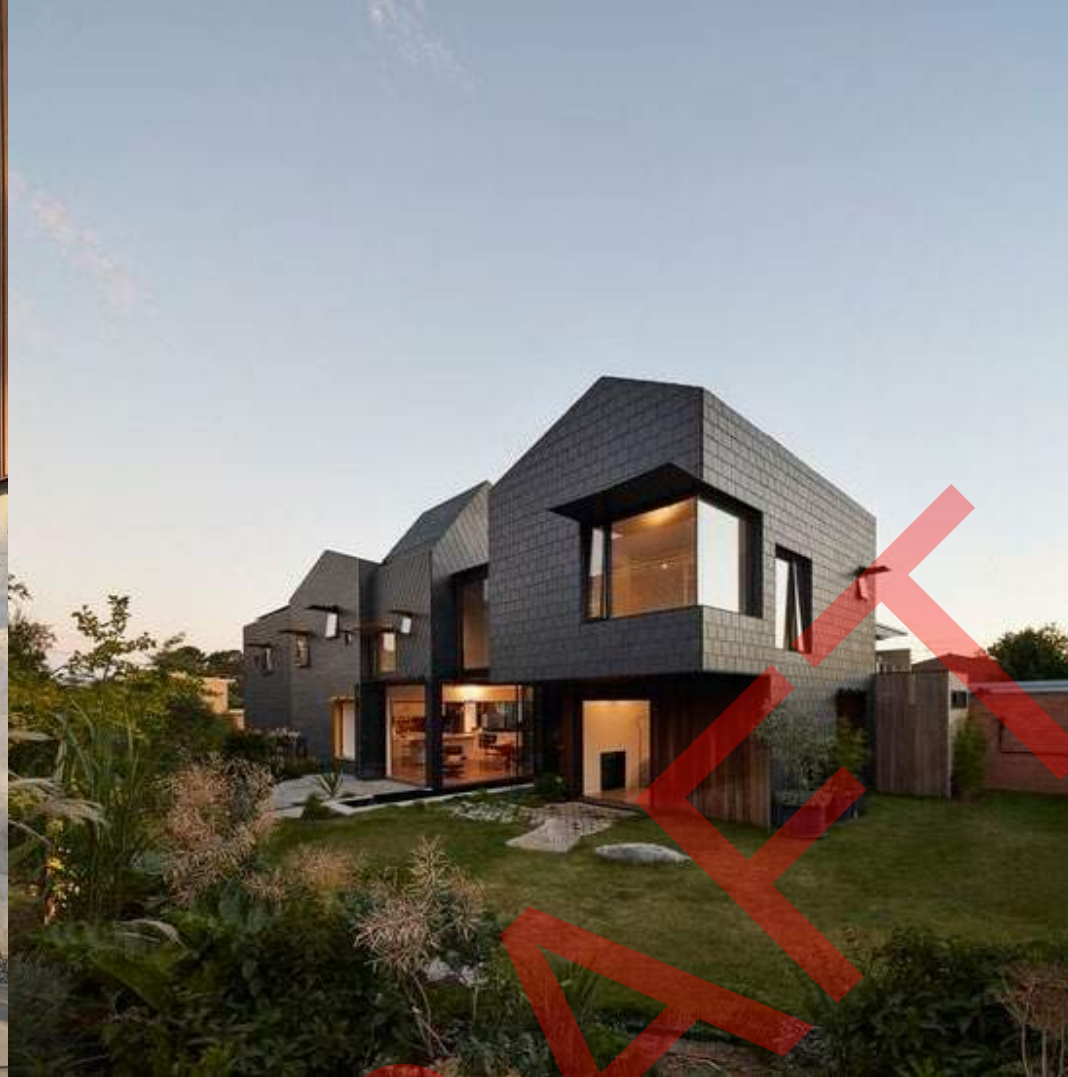
VINEYARD.



MORE SKY PER SQUARE FOOT.

RESIDENTIAL DWELLING





TOWNHOMES.

Complete with 2 car garages, the Townhomes feature 2-, 3- and 4-bedroom units. With activity facing the street they are the perfect home. Each features a small outdoor private courtyard, private access, and access to greenspace amenities.



FLATS.

The Flats at Firelight feature ample shared green space, private balconies, and ideal location. Offered at 2- and 3- bedroom sizes, they're perfect for roommates and small families.



TUCK UNDER APARTMENTS.

The Tuck Under Apartments create a strong corner presence, which allows them to work well in Firelights walkable community. Entry stoops to ground floor terraces, and steps leading to the stair elements enable the buildings to be brought close to the sidewalk and the street, creating a greater sense of community. Attached garages and surface parking is hidden within the building groupings allowing the buildings to front onto streets. With 1-, 2- and 3- bedroom units, these apartments provide a range of sizes for every renter type.



LIVE WORK.

With retail, office, or commercial space on the ground floor, Live work townhomes make the commute to work as easy as walking downstairs. These units include a range of sizes from 2- and 3-bedroom units. They provide shopping and dining along with a private escape to your private quarters.



PODIUM APARTMENTS.

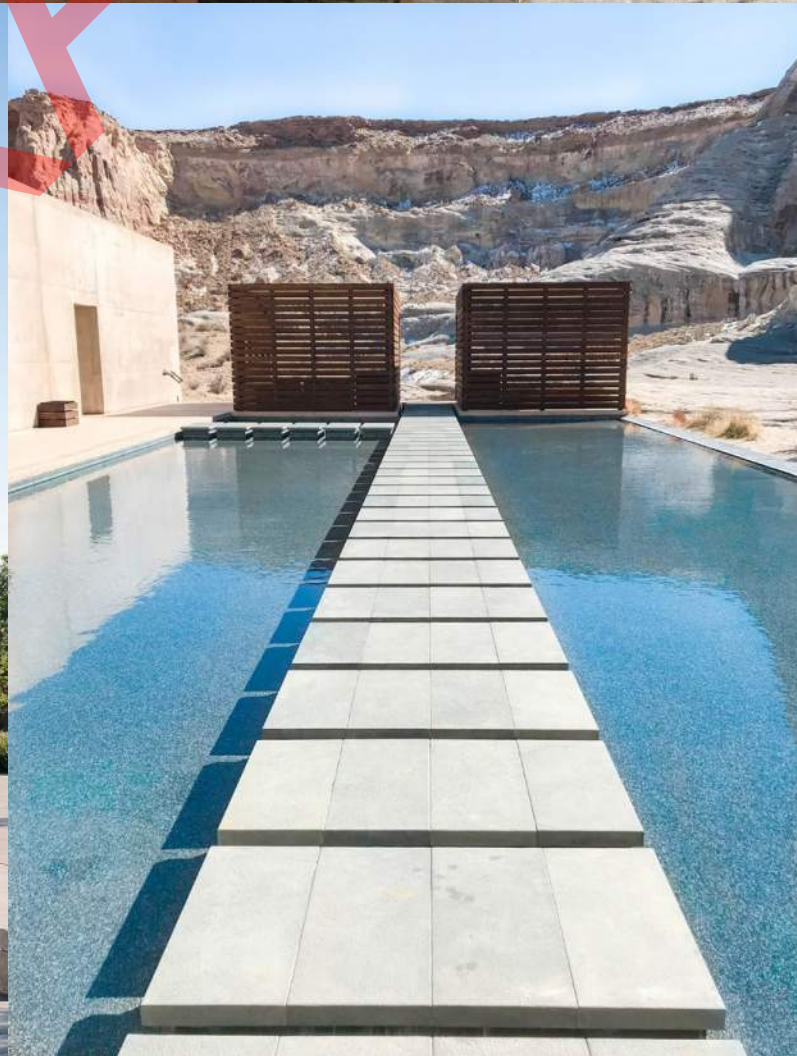
Podium Apartments feature balconies and direct access to the trails, amenities, and commercial spaces. These apartments feature large podium courtyards with pools and green spaces, dedicated parking stalls in a structure, and amazing views from the upper level units. These units include studio, 1-, 2-, and 3-bedrooms.



SINGLE
FAMILY.



GUESTS.



VINTAGE TRAILER PARK.



IT'S MAGIC OUT HERE.

ECO-FRIENDLY INITIATIVES

Being stewards of the land is crucial within Firelight. Relying upon local materials when possible not only supports local business but creates visual coherence with the landscape. The use of thoughtful site planning and efficient construction techniques supports this ideal. With an influence so closely to some of the most spectacular natural wonders in the world Firelight encourages the use of transit, electric buses, and educational opportunities. With the dark sky initiative underway the community seeks to be in harmony with its local environment.

DRAFT

THE NEW WILD WEST.

NATIONAL PARK INTERFACE



MOTOR LODGE HOTEL.

Come enjoy a step back in time with Motor Lodge Hotel. With timeless architecture, outdoor amenities, and luxury hospitality, this Hotel is perfect for all visitors to Firelight. With rooms ranging in size, an easy stay for any size group is possible. Relax on the outdoor patios or enjoy a refreshing swim in the pool between outings to the National and State parks in the area. "The Motor Lodge is just as much an experience as the natural wonders that surround Firelight."



ZION
NATIONAL PARK



COMMUNITY/VISITORS CENTER.

As you are on your way to Zion make sure to stop at the Community/Visitors Center. With information about the park, educational areas, activities for the family it will be well worth the stop. Here you can set up tours, ask questions, and get to know the local community. The center includes transit with electric buses with direct access to Zion National Park helping ease the stress of traffic and parking. The center also serves as a community meeting place for the residents of Toquerville.

MUSEUM.

A museum designed for all ages, this civic space will incorporate interactive hands-on adventures and many learning opportunities including the native history, pioneer history and geological wonders of this truly immersive place.





SUMMARY

A. PROPOSED NAME

"Firelight" A Master Planned Resort Community in Toquerville, Utah

B. LOCATION & LEGAL DESCRIPTION

To Be Provided Prior to Approval of Master Plan

C. OWNERS

Darcy & Colleen Stewart
1404 W. SunRiver Pkwy #200
St. George, UT. 84790

Greg A. Kemp
50 E. 100 S. Suite 101
St. George, UT 84770

D. CURRENT TITLE POLICY: (ATTACHED)

K. SHOPPING DISTANCE FROM SITE

Red Cliffs Mall - 21 miles from project site
The Shoppes at Zion - 22 miles from project site.
Red Rock Commons - 23 miles from project site.

I. GENERAL TIMETABLE OF DEVELOPMENT

Begin General Excavation: Fourth Quarter 2021
Begin General Utility Installation: First Quarter 2022
First Residential Lots Completed: Third Quarter 2022
First Commercial Pads Completed: Third Quarter 2022
Total Build-Out of Project: 2035 Pending Market Demands

M. OVERALL DENSITY PER ACRE

2.0 ERU's or 2.1 x 1758 Acres = an Estimated Total of 3,614 ERU's.

FIRELIGHT, UTAH IS A 1,758 ACRE MASTER PLANNED RESORT COMMUNITY

- Estimated number of residential units: 3,614 (single-family, estate homes, townhomes, patio homes, etc.)
- Estimated hotel rooms: 1,000 (divided among 5 or 6 hotels)
- Estimated resort condominiums: 600
- Total commercial acreage: 154 (zoned for every commercial use possible)
- Transit station to local national parks
- Visitors Center & Museum: (highlighting national parks, town/pioneer history, and the Piute Indian Culture)
- Restaurants and shopping center
- Outdoor adventure resort park

DEVELOPMENT CONTACT

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