

Recreation, Amenities, Arts & Trails Programs

Exhibit I.1 - Master Community and Resort Facility, Amenity, Recreation and Cultural Arts Program

The Canyons SPA will create, develop, incorporate, and implement a variety of opportunities and programs as expected of a world class destination resort. These programs will serve to accomplish a number of goals, including:

1. **Marketing** - The programs and amenities will help position the resort as a most attractive mountain vacation destination. It will also position it as a desired business meeting or event location.
2. **Economics** - The programs will enhance the business development of the resort as either separate attractions or collectively. Some programs will support the overall marketability of the resort as enhancements. The programs will strengthen the core winter business and develop the traditional soft season into a solid business base to create a four-season, year-round resort destination.
3. **Community** - The programs will be designed to integrate with and enhance current programs. They will also be developed to provide services or access not otherwise available. The programs will encourage community participation and also enhance the community image.
4. **Identity** - The programs will help create a unique sense of place and identity to The Canyons. As a whole, the programs will position The Canyons as a well-rounded resort experience.
5. **Education** - A component of the experience will be educational and awareness programs that focus on environmental, recreational, cultural and lifestyle enhancement.
6. **Diversity** - The programs will round out and enhance the resort experience for visitors and community. The element of diversity will make the resort attractive to a broader spectrum of visitors other than the traditional winter ski visits.

RECREATION

As a mountain resort, recreational activities and opportunities are essential to The Canyons development. The recreation opportunities will be created and implemented as the major draw to tourists and also as accessible activities to the community. They will range from fully developed programs to simple access to the mountains. They will encompass all four seasons of the year.

RECREATION/WINTER

Alpine Skiing & Snowboarding -

- The Canyons Master Plan
- Back country access program
- The main attraction

Winter Park & Snow play

- At mid-mountain
- Evening activities - snow fun, tubing
- Flight of The Canyons access
- The Mountain House
- On mountain dining/social opportunities

Cross Country, Snow Shoeing and Trekking

- Interaction with Park City (Osguthorpe barn) and Snyderville Recreation District trail system (8,000' trail)
- On mountain trails and treks - guided tours/interpretive programs
- Flight of The Canyons access
- Back country corridor & access gates
- Hut to hut development
- Red Pine Lake interpretive area

Snowmobiling

- Red Pine adventure coordination
- Day and evening programs
- Combine with dining, etc.
- Group business connections

Ice Skating

- The forum ice rink & river
- Tourist and community access
- A public place
- A performance place
- Day & evening programs

RECREATION/SUMMER

Hiking/Mountain Biking

- Interaction with Snyderville Rec. Trail System (8,000' trail, 224 trail, connectors)
- Mountain trails within resort
- Great West trails system
- Flight of The Canyons access
- Red Pine Lake interpretive area
- Clinics and guided tours/interpretive programs
- Village core walking paths
- Kid's campus and mountain activities

Equestrian

- Coordination with Red Pine adventures
- Red Pine lake interpretive area

- Trails interactions
- Unique access to dining/social
- Group business connection

Water Sports

- Swimming pools and spas
- Unique slides and features
- Canyons connection, rocks
- Pastoral water resting places
 - Red Pine Creek
 - Red Pine Lake
 - The Village Creek
- Community program access
- Learn to swim/lifesaving/seniors

Golf

- Feasibility studies ongoing
- Other connections/relationships
- Semi private
- Golf school and campus
- Group business connection

Tennis/Racquet

- Utilization existing facilities (Red Pine)
- Part of lodging development (analysis)
- Part of recreation facilities (analysis)

Sightseeing/relaxation

- High Meadow/Red Pine Lodge
- Mountain and village walking trails
- Gathering and resting areas
- Viewpoints and photo opportunities
- Flight of The Canyons and chairlift access

RECREATION/GENERAL

Recreation Center/Health Club

- Integrated into lodging facilities
- Analysis of central facility
- Community access for programs/off peak
- Learn to/wellness development

AMENITIES

Grand Summit Conference Facility and Ballroom

- Major business amenity/attraction (meetings and functions)
- Meetings - Events - Performances
- Community access and use
- Functions - Galas

Mountain Conference Center

- Unique location and setting
- Connection to on mountain recreation/activities/amenities/
- Flight of The Canyons access
- Upscale/elevated connection to on mountain activities

Mountain Executive Retreat

- Upscale meeting space
- Privacy and remoteness
- Unique location and setting
- Get away from it all
- Connection to on mountain activities
- Flight of The Canyons access

Mountain Chapel

- Interfaith services
- “The” Wedding place
- Connection to on mountain facilities/receptions
- Flight of The Canyons access
- Red Pine Lodge connection

Mountain Performing Arts Center

- Eclectic programming
- Pops - Jazz - Theatre - Kids Programs
- Performances and Festivals
- Professional and Community
- Master class opportunities
- Unique location & setting
- Flight of The Canyons access
- Connection to on mountain amenities and lodging
- Summit Institute connection

Mountain Wellness Center

- Recreation and education
- Lifestyle/well being awareness and education
- Play and be pampered

- Flight of The Canyons access
- Connection to on mountain amenities
- Educational and physical connection

Winter Sports/Olympic Museum & Libraries

- Resort core or welcome areas
- Integrated with People Mover stations
- Celebration of Mountain history and sport
- A year round attraction
- 2002 tie in and legacy
- USSA facility connection

Red Pine Lodge Interpretive Center

- Mountain environmental, national resources awareness center
- Interactive displays
- Gathering and resting area
- Non-motorized access (hike, snowshoe, cross country, snowmobile, horseback)
- A learning place/a resting place
- Unique location and setting
- Grand views and photo opportunities - A memory place

Red Pine Lodge

- A meeting and gathering place (functions, events, dinners)
- Year round use
- Unique location and setting
- Flight of The Canyons access
- Stand alone or in conjunction with other on- mountain amenities
- Tourist and community utilization

Welcome Center/Trail Head

- Resort Village recreation access
- Access/connection to community trails
- Linkage of community and mountain trails

Pocket parks/Resting Places/Gathering Places

- Resort Village core
- The area/forum
- The plaza
- Parkways
- Red Pine Creek
- The High Meadow
- The Village Stream

On-Mountain

- The Meadows

Summit Institute

- Cultural/arts development
- The other “season”
- Community integration

COMMUNITY

Community access and utilization of resort facilities and amenities will be encouraged and facilitated by a variety of programs and design.

Recreation Access

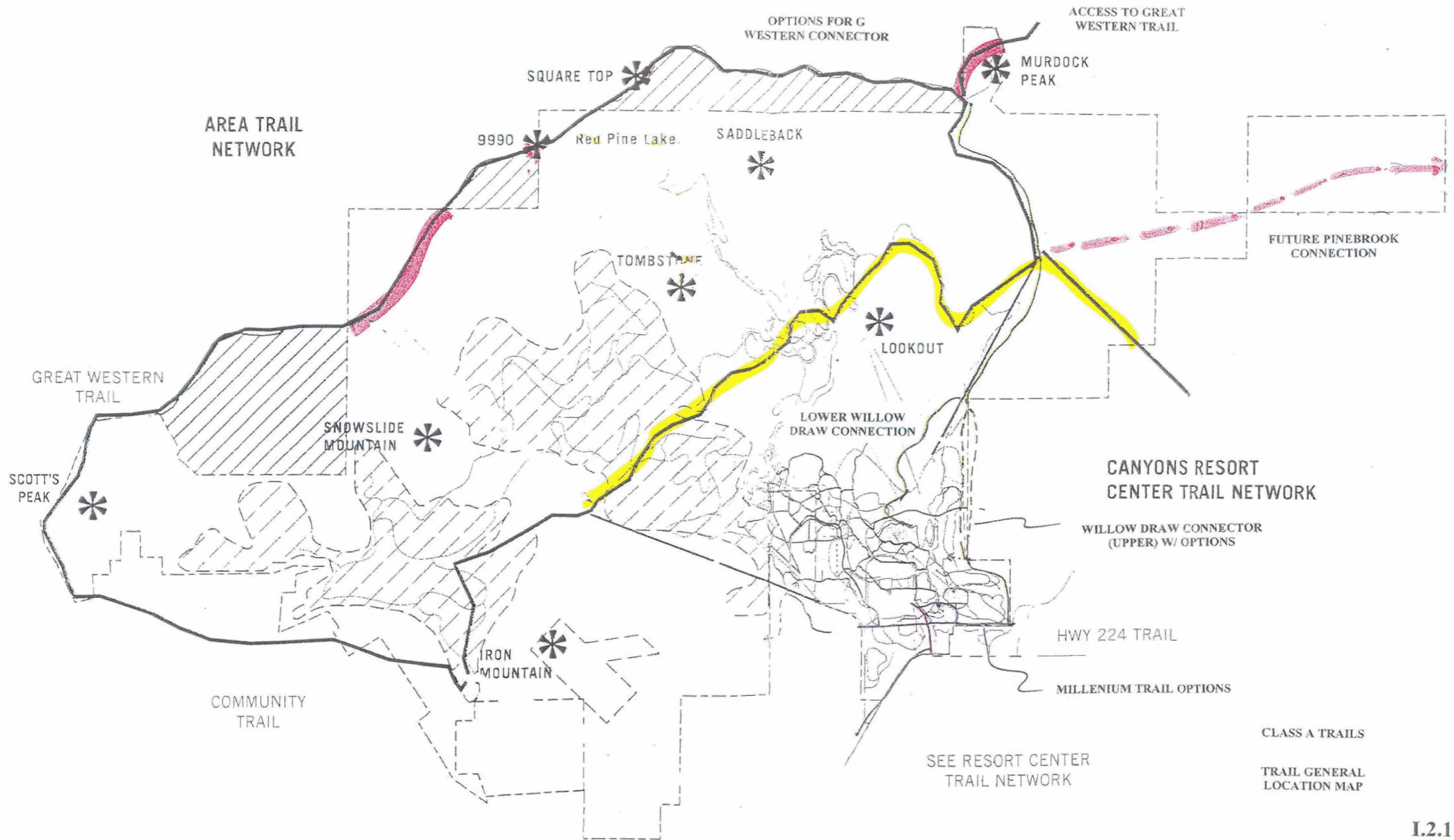
- Public Facilities (?)
- Summit County pricing
- Honor Roll pass program
- Community programs and classes
 - First Aid/lifesaving
 - Learn to clinics/classes
 - Seniors exercise
 - Avalanche awareness
- Back country corridor
- Community resort trail interaction
- Aspiration program
- School recreation programs

Community Access

- Meeting and function facilities space available
- Performing arts space
 - Grand Ballroom
 - Mountain Performing Arts Center
- The Forum
- The High Meadow
- Fundraising opportunities



MACRO TRAIL NETWORK



CLASS A TRAILS
 TRAIL GENERAL LOCATION MAP

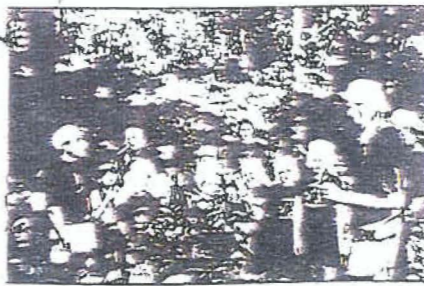
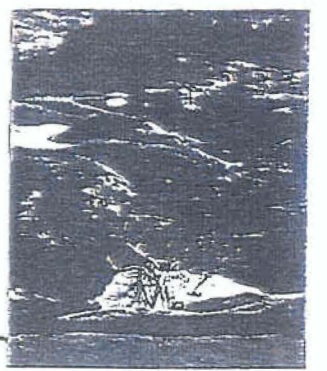
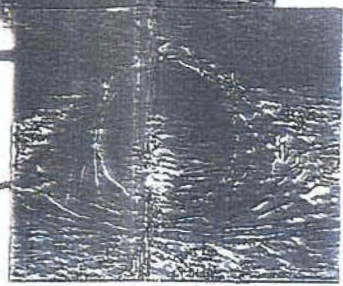
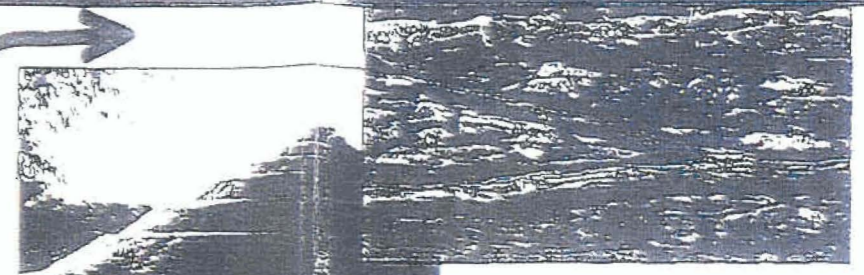
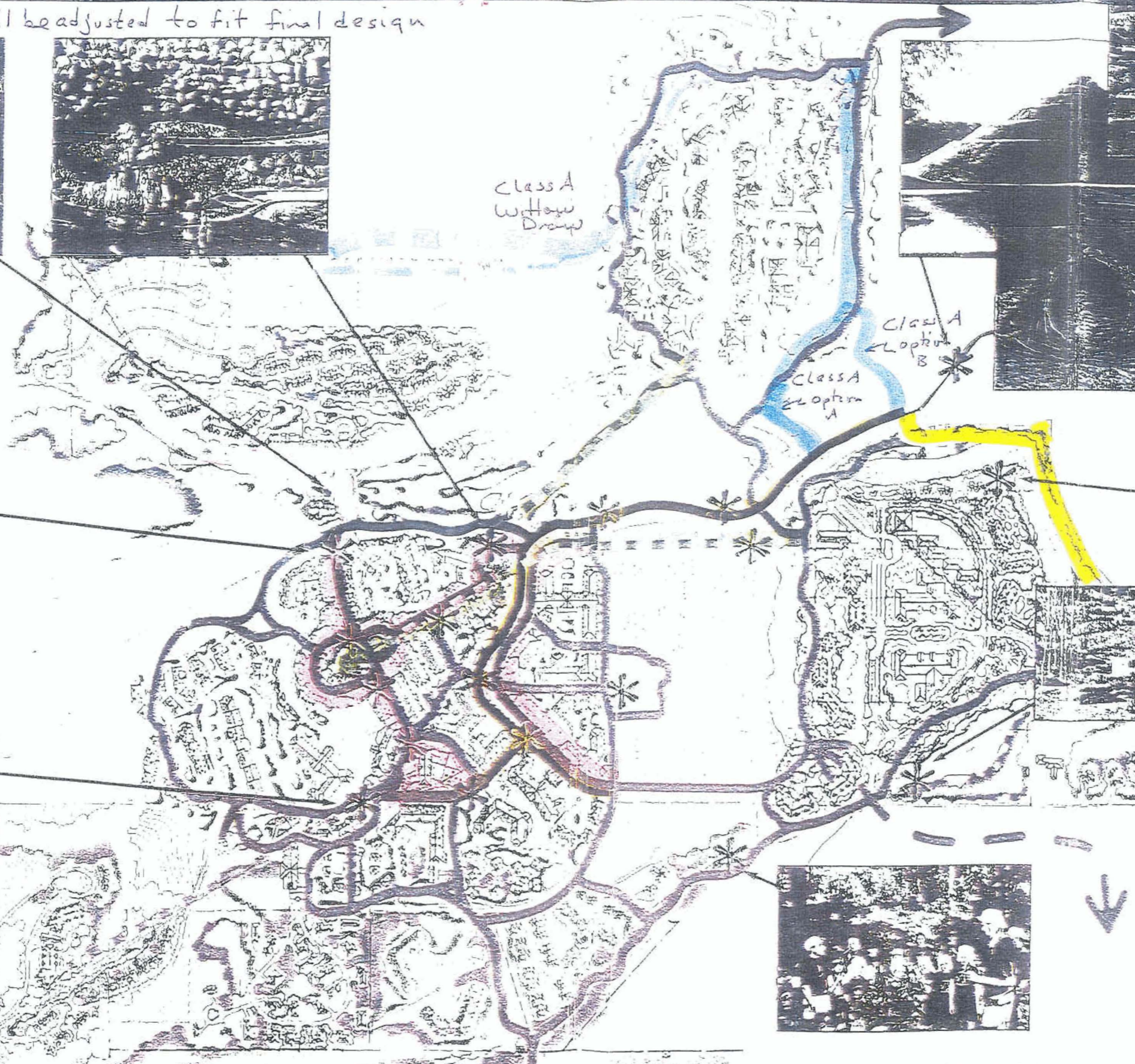
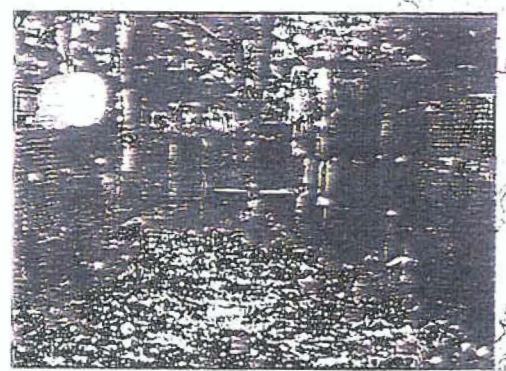
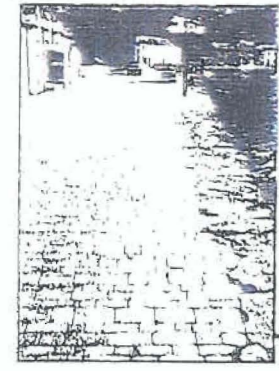
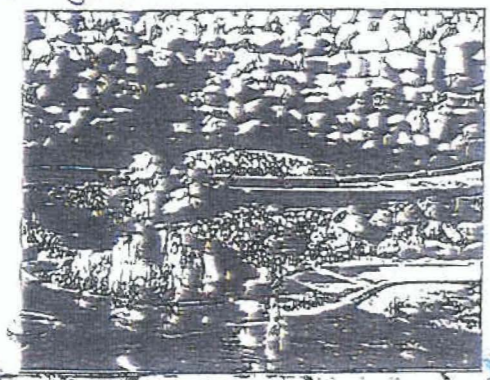
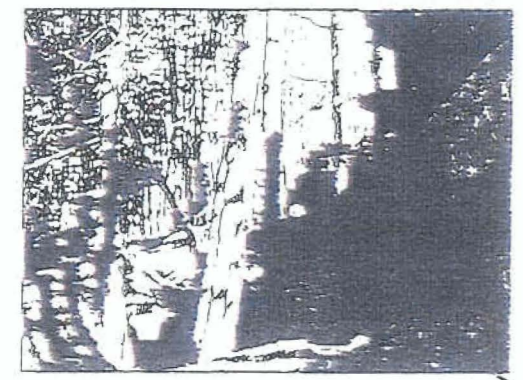
I.2.1



Class 'B' Trails (except as noted)

RESORT CENTER TRAIL NETWORK

Note: Trails will be adjusted to fit final design



LEGEND	
	Canyons Trail • Ceremonial Trail Along Canyons Drive
	Multi-Use Trail • Cross Country • Mountain Bike • Hiking/Fitness • Interpretive
	Highway 224 Trail (Class A)
	Class A Connector
	Streetscape Trail
	People Movers
	Special Pedestrian Node eg. Pocket Park

Exhibit I.2.3

Snyderville Basin Special Recreation District Regional Trails Agreement

As agreed with Snyderville Special Recreation District (the District), the Developers, as defined in the Amended Development Agreement, agree to the following requirements with respect to the location, establishment, access, and construction and maintenance responsibility of trails and conditions for trail-related issues at The Canyons Specially Planned Area (SPA).

Introduction

Exhibit I.2 identifies the trail system for the resort. The Developers shall cause perpetual easements or assign relevant licenses for construction and use of major regional trail segments hereafter referred to as Class A trails through the Resort to be granted to the District, and such easements or licenses shall be at no cost to the District. The locations and descriptions of Class A trails are described below and are depicted on Exhibit I.2.1. The Developers shall cause the dedication of easements or licenses for Class A trails to occur within 180 days of the Effective Date of the Amended Development Agreement unless a longer time is specifically agreed to or requested by the District. When more than one possible route is shown on Exhibit I.2.1, the District must within 120 days of the date of this Agreement identify which particular routing is preferred. Details regarding final alignment and construction will be determined for Class B trails as part of the County's development review of the individual Project Sites on which such trails are to be located. For portions of trails that do not fall within the bounds of individual Project Sites, the final alignment and construction details will be determined by the District and RVMA within 60 days following dedication.

Class B trails are trails that facilitate movement throughout the resort by the public, and provide access to Class A trails where possible. These trails are depicted on Exhibit I.2.2. Class B trails are designed for pedestrian access within specific areas of the resort.

A. General Description of Class A Trails Covered by This Agreement

There are 5 Class A trails designated for transfer to the District. Class A trails will form portions of and provide linkages between the regional trail system. These trails, as depicted on Exhibit I.2.1, are the following:

- Millennium Trail (w/options)
- Willow Draw Connector
- Mid-Mountain Trail
- Great Western Trail (Access)
- Future Pinebrook Connector

A.1. Millennium Trail

The Developers agree to continue to work with the District until an acceptable final alignment for the Millennium Trail is developed. This trail will originate at the north end of the Frostwood Property and connect to the south near White Pine Road at any one of the points of egress shown on Exhibit I.2.1. The final alignment of the Millennium Trail will complement the development of the Lower Village, and provide the trail user with a quality and safe experience. Best efforts will be made to accommodate the most direct, linear routing and as close to SR 224 as feasible. The District must select from the alternatives shown on Exhibit I.2.1. the preferred routing in cooperation with the Master Developer and the RVMA within 120 days of the Effective Date of the Amended Agreement.

A.2. Willow Draw Connector

There are two sections of the Willow Draw Connector. The first or northern most alignment originates at the upper trail through the Frostwood property and intersects Willow Draw near the base of the Condor Lift. This leg of the trail will avoid roads and buildings, and maintain an alignment north of the Willow Draw Development Area, partially on the Sun Peak property or within the Willow Draw Development Area if necessary. The District will use best efforts to obtain access through Sun Peak land. If the District is unable to obtain this access, the Master Developer and the RVMA will provide access and will retain sole discretion as to an alternative alignment within the Willow Draw Development Area. The alternative alignment will be developed as part of the Frostwood Project Site Plan, or within 60 days after the District determines that access through the Sun Peak area is infeasible.

The second section of the Willow Draw Connector originates near the base of the Flight of the Canyons and also intersects Willow Draw near the base of the Condor Lift. Once the two segments merge, the trail will extend to the west, intersect with the Mid-Mountain Trail and continue west to the Great Western Trail

A.3. Mid-Mountain Trail

The Mid-Mountain Trail will connect with the Willow Draw Connector and the segment of the Mid-Mountain Trail completed by The Colony near Another World ski run. The trail will generally run south to north, and be located at approximately the 8,000' elevation. This trail will continue north to the SPA boundary, providing a connection point to the Winter Sports Park.

A.4. Great Western Trail (Access)

The Developers agree to provide the District with access to portions of the Great Western Trail within the boundary of land under their control. Improvements to the Great Western Trail by Developers are not required under this Agreement.

A.5. Future Pinebrook Connector

The Master Developer agrees to provide the District with a license providing access through SPA property from the Mid-Mountain Trail to a future connector to the Pinebrook area as identified on Exhibit I.2.1. The Master Developer and the RVMA agree

to cooperate with the District in obtaining rights of way to locate trails outside of the SPA boundary, and to support the District's efforts if it seeks funds from other sources to complete construction of trails outside the SPA boundary.

B. Description of Class B Trails

Class B trails are trails designed and intended for public pedestrian access within the major areas of development consistent with the Master Plan for the SPA. Class B trails, as shown on Exhibit I.2.2., represent the preferred alignment on individual Project Sites. Final locations and alignments will be determined and approved as part of Site Plan review by the County for the individual Project Sites. Class B trails will provide for pedestrian circulation and access to the major trail network shown on Exhibit I.2.1. Class B trails will be owned and maintained by the RVMA and constructed by the individual Project Site Developer unless otherwise agreed. At the time of Project Site approval by the County and prior to the issuance of a building permit the Project Site Developer shall convey easements or licenses in favor of the RVMA for Class B trails as shown on Exhibit I.2.2.

C. Types of Trails

Public trail improvements are to be constructed in compliance with the Community-Wide Trail System Development Standards (Exhibit I.2.3.), and according to the schedule agreed to with the District, as described in the section "Final Alignment and Construction".

Generally, the construction method for the planned trails is as follows:

- Millennium Trail— A 14' cross section with 10' of 2-3" asphalt and 4' of soft surface. Interim surface and width may deviate to another temporary alternative
- Willow Draw Connector—Typical mountain single track, 4' width, unimproved surface
- Mid-Mountain Trail—Typical mountain single track, 4' width, unimproved surface
- Great Western Trail (Access)— Typical mountain single track, 4' width, unimproved surface
- Future Pinebrook Connector--Typical mountain single track, 4' width, unimproved surface

D. Access

Based upon the final alignment of Class A trails, the Developers agree to provide the District with either 1) perpetual public easements or 2) long term license agreements including renewal options corresponding to the underlying lease terms. The easement or license will provide access to construct and maintain the trails, as well as use by the general public. Whether a license or easement is provided will be determined by the Developer's ability to convey such access. Easements and licenses will provide a reasonable right of relocation by the owner at the owner's cost.

E. Dedication of Trails

The dedication of trails will occur within 180 days of the Effective Date of the Amended Agreement or as otherwise agreed and defined in this Agreement. On trails where alternative routing has been identified, the District will within 120 days select the preferred routing thereby providing the Developer with 60 days to finalize the dedication.

F. Final Alignment and Construction

F.1. Millennium Trail

Design of the final alignment of the Millennium Trail will coincide with County review of the affected Project Sites. Construction will coincide with the completion of construction of the entry corridor plan as specified in the Amended Development Agreement unless otherwise agreed by the parties. The burden rests with the District to pursue connections from the south boundary of the SPA to White Pine Canyon Road, along Highway 224. If the District is unable to secure a connection along this alignment, Developer shall convey the alternative alignment as depicted on Exhibit I.2.1. Dedication and construction may not proceed until connections from the north and south end of the SPA are secured by the District. In the interim, the Master Developer and the RVMA will work with the District and landowners in the Lower Village and Frostwood Development Areas to facilitate an interim alignment and temporary surface. Any interim work on trails will be the responsibility of the District.

F.2. Willow Draw Connector

F.2.1. Upper Section—Final alignment of the segment of trail connecting Frostwood Development Area to the Willow Draw Development Area will occur as part of Project Site plan, review and approval with District concurrence. This work can precede golf course construction in Willow Draw based upon the general alignment shown on Exhibit I.2.1 and I.2.2. The Developers agree to assist the District in obtaining access through property north of the Willow Draw Development Area if necessary.

F.2.2. Lower Section—The final alignment of the lower section of the Willow Draw Connector, depicted on I.2.1. will be determined based upon field verification by the District and the affected Developers.

F.3. Mid-Mountain Trail— Sixty days after dedication, the final alignment in will be determined. This is expected to occur in Spring/Summer of 2000.

F.4. Great Western Trail (Access)— Sixty days after dedication, access will be provided. This is expected to occur in Spring/Summer of 2000.

G. Authorized Uses of Trails

Class A Trails--Use of all Class A trails west of the lower terminal of the Flight of The Canyons during winter months is the discretion of the RVMA and Master Developer. Winter months are from November 1 through May 15. During non-winter months or the period of use, the easement or license will allow the Grantee to field locate, construct, maintain and provide signage along a trail which shall be open to the public for non-motorized use. It is expected that users shall include, but not be limited to, bicyclists, walkers, hikers, runners and equestrians where appropriate. Signage will not be inconsistent with signage used by the Resort. Hunting, camping, and fires are prohibited during any period of the year.

Class B Trails—The type and period of use will be determined by the owners. Segments of these trails that connect with Class A trails will be open to the public and used as connectors to Class A trails.

H. Insurance and Indemnification

Once easements or licenses are provided, received and approved by District, the District will extend their insurance coverage to all Class A trails. ASC Utah and/or RVMA agree to continue to enforce and keep current insurance coverage relative to potential injuries incurred by others through acts caused by Developers employees or their agents.

I. Construction & Maintenance

Costs of construction for the Millenium Trail, and the Upper and Lower Willow Draw Connector to the Great Western Trail will be paid by the RVMA, and the Project Site Developer(s) will pay for all Class B trails. The District agrees to construct the Mid-Mountain trail extending from The Colony (Another World Ski Run) to the Winter Sports Park. The District also agrees to construct the Pinebrook Connector if/when the trail is built.

All final trail alignments are subject to approval by the RVMA, the Master Developer and for trails that are located within individual Project Sites, the relevant Developer. Following dedication either by easement or long term license, the District agrees to maintain all Class A trails except for damage caused by Developer(s) or their agents.

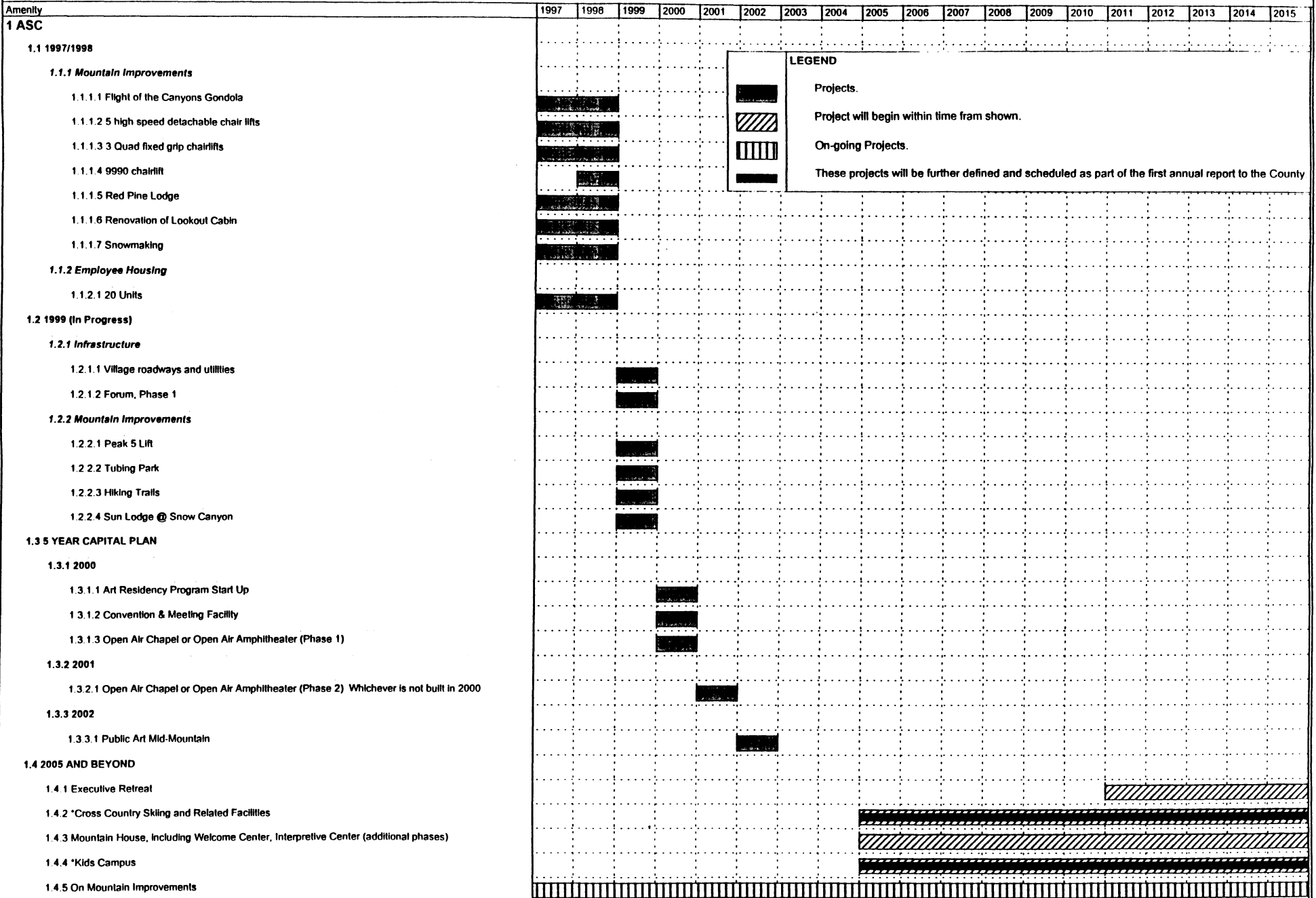
The Master Developer and the RVMA agree to cooperate with the District and support the District's efforts in the acquisition of funding to construct trails.

This agreement fulfills all of the Developer's trail obligations with the District, and is to be implemented in conjunction with the Amended Development Agreement for The Canyons SPA. This agreement is independent of the District's agreement with the Colony. Construction of trails on lands which traverse The Colony and the balance of The Canyons SPA will be coordinated by the District.

American Skiing Co. Master Amenities Plan (Including 5 Year Plan)

9/15/99

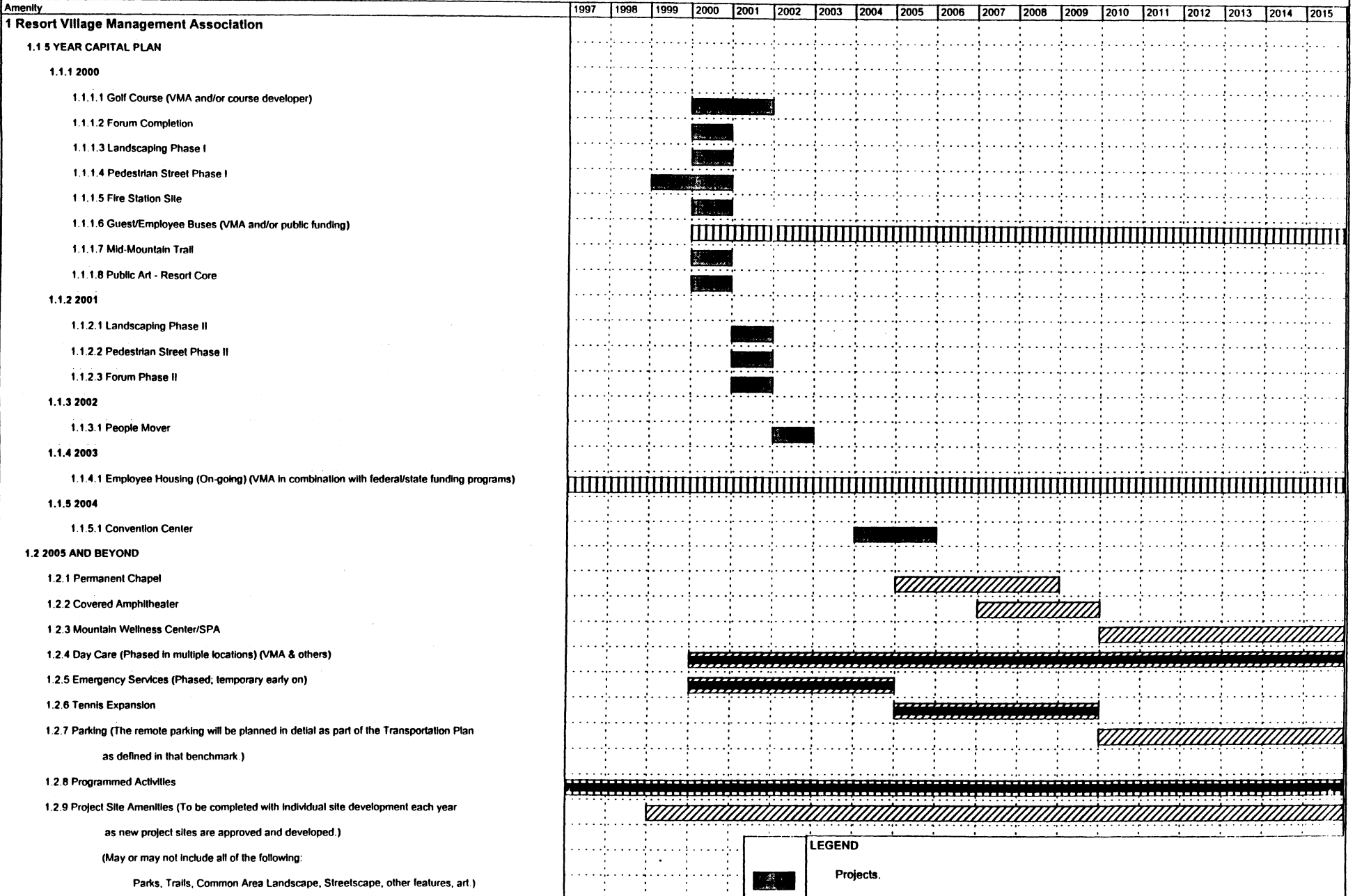
Exhibit I.3



Resort Village Management Association Master Amenities Plan (Including 5 Year Plan)

9/15/99

Exhibit I.4



LEGEND





-  Projects.
-  Project will begin within time fram shown.
-  On-going Projects.
-  These projects will be further defined and scheduled as part of the first annual report to the County

Exhibit I.5 – Amenities Descriptions

AMERICAN SKIING COMPANY

1997/1998

Mountain Improvements

1. Describe Operation
2. Water Source
3. Water Usage
4. Hours of Operation

Employee Housing

20 Units

1. Located in the Prospector Square Area
2. Available to ASC employees and families only
3. Currently provides service for existing operation at The Canyons

1999 (In Progress)

Infrastructure

Village roadways and utilities

1. The Canyons Resort Drive from Red Pine and Park West Condos to High Mountain Road
2. Grand Summit Drive
3. High Mountain Road
4. Sundial Court
5. Utilities in all of the above, water, sewer, power, gas, telephone, etc.

Forum, Phase 1(Interim improvements for 1999/2000 season)

1. Grading
2. Drainage
3. Paving
4. Hardscape
5. Temporary Skier Service Facilities
6. Temporary Retail and Food Service Facilities
7. Landscaping
8. Lighting
9. Hardscape

Mountain Improvements

Exhibit I.5 – Amenities Descriptions

Peak 5 Lift

1. Commenced Construction 1999
2. Complete for 1999/2000 season
3. Increases access to _____ skiable acres
4. Increases Mountain Capacity by ____%

Tubing Park

Located at the High Meadow at Red Pine Mid-mountain Village, the tubing park consists of four lanes for varying capability from beginner to expert. It is served by a tubing lift and is fully lit for night operations. The park is accessed via The Flight of The Canyons gondola.

Hiking Trails

1. In Resort Core
2. Millennium Trail
3. Elements built with Development of each project site
4. Available for Hiking, biking and/or Pedestrian
5. Hierarchy of Trails
6. Will Provide Connections to Mid Mountain and Ride Line Trails

Sun Lodge @ Snow Canyon

Describe

5 YEAR CAPITAL PLAN

2000

Art Residency Program Start Up: A pilot program is being drafted for the Summer of 2000 to be housed in the Grand Summit Hotel. The goal of the program is to establish a small operating program and identify key elements necessary to build a larger future program intended to be housed at Red Pine Village. The program is being developed in concert with the local arts community.

Convention & Meeting Facility: This references the Convention and meeting facilities located in the Grand Summit Hotel. Operational start up is March 1, 2000 with several meetings and conferences booked for the season as of September 1999.

Open Air Chapel or Open Air Amphitheater (Phase 1): Either an Open Air Chapel, or an Open Air Amphitheater will be built during the summer of 2000. The selected facility will, through modest grading and site improvements, create a location at Red Pine Village to begin offering programs associated with either facility. The plan is to establish the programs (such as outdoor weddings and interdenominational religious services) associated with the facilities, begin offering such programs, and build the business in anticipation of future permanent facilities.

Exhibit I.5 – Amenities Descriptions

2001

Open Air Chapel or Open Air Amphitheater (Phase 2): The alternate facility not built in 2000 will be constructed in 2001 (See description above, under 2000).

2002

Public Art Mid-Mountain: A program for public art is in the discussion stage and will be developed in cooperation with the local arts community, Park City Arts Council, and others. A specific plan, or an appropriate phased plan will be agreed to with the BCC and Park City/Summit County Arts Council no later than December 30, 2000.

2005 AND BEYOND

Executive Retreat: An executive retreat facility will be developed as part of the commercial space in Parcel # RP 10 on the Land Use & Zoning charts in Exhibit D. The program will be designed to provide for executive retreat and training sessions in the relaxed and natural setting which will be characteristic of the Red Pine Village area.

*Cross Country Skiing and Related Facilities: This program is conceptual. The intent is to add to the resort program offerings and develop cross country skiing facilities using the golf course and other trail facilities not used for winter activities.

Mountain House, including Welcome Center, Interpretive Center (additional phases): This facility will be located at Red Pine Village. It will be the “first stop” for new visitors to Red Pine Village. It will serve as the information center for mountain activities and programs as well as the location and launch point for many of them. A mountain/natural interpretive center is also planned to share the and learn about the natural environment indigenous to the area.

*Kids Campus: This program is conceptual. Families are an important and integral part of the resort business plan now and in the future. The goal of this future program is to develop a friendly environment where kids can gather and do things together.

On Mountain Improvements

1. On-going improvements to lifts, runs, facilities, and related activities, consistent with the Mountain Master Plan as described in Exhibit C.3.

Exhibit I.5 – Amenities Descriptions

RESORT VILLAGE MANAGEMENT ASSOCIATION.

5 YEAR CAPITAL PLAN

2000

Golf Course : A golf course will be built as conceptually depicted on the Illustrative Plans in Exhibit C. It will be an 18 hole target course, approximately 6500 yards in length with exceptional variety including mountain terrain, substantial water features, and woven throughout the resort. It will form the backdrop and basis for the resort entry from SR 224 and as such must be carefully integrated with the SR 224 buffer plan and entry landscape plans. A substantial section of the course will be located in the Willow Draw drainage area which requires environmental rehabilitation in some sections. The course design will open culvetted sections of the stream and preserve natural stands of mature vegetation, making such areas features of the course and adjacent areas.

The Forum: The Forum including the pedestrian street will be completed in phases beginning in Fall 1999 with rough grading and the establishment of a temporary facility for the 99/00 winter season.

Landscaping Phase 1

1. Continued Landscaping of Common Areas

Pedestrian Street Phase 1

1. Describe Scope

Fire Station Site

1. Dedication of Fire Station Site
2. Approximate Size and location as shown on Exhibit B.
3. Will be conveyed to County and PC Fire to build station in accordance with this Amended Agreement.

Guest/Employee Buses (VMA and/or public funding)

1. The Transportation Plan, as required in this Amended agreement will establish a specific transit program, including scale, frequency and other operating characteristics.
2. Now
3. Over time

Mid-Mountain Trail

As required elsewhere in this Amended Agreement.

Exhibit I.5 – Amenities Descriptions

Public Art - Resort Core

2001

Landscaping Phase II

Pedestrian Street Phase II

Forum Phase II

2002

People Mover

1. Access from Lower Village Parking Area (ultimately Structure) to Resort Core
2. Mid-point connection from Frostwood
3. Enhances Pedestrian Scale of Resort Center
4. Elevated System to eliminate conflicts with surface traffic

2003

Employee Housing (On-going)

The employee housing program is described in and will be more fully developed in accordance with Section 3.3.3 – Employee Housing.

2004

Convention Center

This is anticipated to be a facility of approximately 50,000 square feet. It will include state of the art facilities, programs, and the possibility of exhibition space as described in this amended agreement. It will be of high quality that is comparable to other such facilities in mountain resort areas.

2005 AND BEYOND

Permanent Chapel

The permanent chapel will extend the programs of the temporary open air facility. It will provide a location for weddings and other services and become a gathering place for the mountain community.

Covered Amphitheater

Exhibit I.5 – Amenities Descriptions

Programming will feature world, national and regional/local artists with conceptual programming anticipated to include:

- Classical concerts – symphony and smaller ensembles
- Pop – but not hard rock, rap or heavy.
- Jazz
- Broadway musicals
- Kids programs
- Local group performances.

The programming will range from single feature events to festival venues and will integrate youth programs and master classes through artists in residency programs. It is envisioned the programming will begin with currently operational regional programs like the Utah Symphony and the Fidelity Jazz Fest.

A permanent facility will be designed to meet the programming requirements of these entities.

Mountain Wellness Center/SPA

***Day Care**

1. Phased in multiple locations
2. VMA & others

***Emergency Services**

1. Phased
2. temporary early on

***Tennis Expansion**

****Parking**

1. Conversion from Surface Parking to Parking Structure
2. Located in Lower Village
3. Located at people mover station
4. Underground
5. Mostly day Skier and On-mountain guests

***Programmed Activities**

Project Site Amenities

1. To be completed with individual site development each year as new project sites are approved and developed.
2. May or may not include all of the following: Parks, Trails, Common Area Landscape, Streetscape, other features, art, etc.

Exhibit I.5 – Amenities Descriptions

- * These items will be benchmarked, further defined and scheduled as part of the first annual report to the County.
- ** The remote parking will be planned in detail as part of the Transportation Plan as defined in that benchmark.

The schedule for some amenities could accelerate through joint ventures and sponsorships

This list is prepared for illustrative purposes only. The amenities and stated priorities indicated will be diligently pursued to the best ability of ASC and its development partners. Preliminary projections for the revenues from the Village Management Agreement assessment program are estimated to be adequate to cover these expenses. In case where alternative funding sources may be available, those sources will be fully explored in order to achieve the priorities indicated.

Exhibit I.6

Neighborhood Park Development Standards, Snyderville Basin Special Recreation District (Draft) September 8, 1998

Responsiveness Summary

Background

The District's document, Neighborhood Park Development Standards is used to review proposed development projects to judge the required number and size of Neighborhood Parks. The standards provide for alternative uses and square footage requirements for park development relative to the number of single or multi family dwellings proposed for development.

The Canyons is a Resort SPA and is proposed for development with extensive recreational uses proposed as integral parts of the development from the outset and as it progresses. This includes ski lifts and trails, extensive trail networks, substantial open space (active and passive), a golf course and so on. It is important to note that well in excess of 90% of the 7768 acres in the SPA is dedicated open space, most of which is available to the public for recreational purposes.

Discussion

The vast majority of the allowed square footage of development in the Canyons SPA is commercial in nature. This is by design and reflects the policies of the General Plan for the Snyderville Basin. The Canyons Resort SPA is designed to be a major revenue generator for the County and the District. Once completed, it is projected the District will enjoy (at today's tax rates) in excess of \$3 million in annual revenues.

As a matter of policy, the percentage of single and multi-family units in the SPA cannot exceed 20% for the overall SPA. While the District's Neighborhood Parks Standards are difficult to apply to The Canyons SPA, the extensive recreational opportunities in the immediate surroundings generally satisfy the Neighborhood standards for recreation..

Exhibit L.1 in the Amended Development Agreement discusses in great detail the proposed recreational and amenity facilities and programs planned as the SPA develops. Major categories of activity include:

Alpine skiing and snowboarding, Winter park and snow play, Cross country, snowshoeing, and trekking, Snowmobiling, Ice skating, Hiking and mountain biking, Equestrian, Water sports, Golf, Tennis, sightseeing/relaxation, health and wellness facilities, performing arts center.

Pocket parks/resting places/gathering places will be developed with many of the individual Project Sites and throughout the Resort Center.

Exhibit L.1 also discusses the community access to many of these facilities.

For all these reasons, The Canyons SPA Amendment generally meets the standards of the District with regard to parks and related recreational facilities.