



HILL AFB ENHANCED USE LEASE OPPORTUNITY

FALCON HILL is among the most strategically located aerospace research parks in the nation. Positioned along Interstate 15 at Hill Air Force Base, FALCON HILL will offer space both inside and outside the Air Force fence. This 550-acre private development, under an Air Force Enhanced Use Lease, will feature nearly two million square feet of commercial and supporting retail space in its first phase alone. Additional phases will offer unmatched expansion capability at this superb location with all-new infrastructure. Ground breaking is scheduled for the fall of 2008.

Hill AFB is situated at the “Crossroads of the West” between Ogden and Salt Lake City, just minutes from the Salt Lake International Airport. Nestled in an expansive valley with the colorful Wasatch Mountains rising in the east and overlooking the Great Salt Lake to the west, FALCON HILL lies at the heart of one of America’s most scenic areas.

HILL AIR FORCE BASE MODERNIZATION

DEVELOPER PROFILE

The Air Force selected Sunset Ridge Development Partners LLC to design, build and manage the FALCON HILL project. Sunset Ridge blends the talents and know-how of a long-established regional developer with world-class associates. Members include Woodbury Corporation of Salt Lake City, Utah; Hunt ELP Ltd., of El Paso, Texas; and Flintridge Partners LLC, of Irvine, California, with Coldwell Banker Commercial in Salt Lake City as the leasing agent. The Phase I site plan includes office complexes, hotels, restaurants, and supporting retail and commercial space.

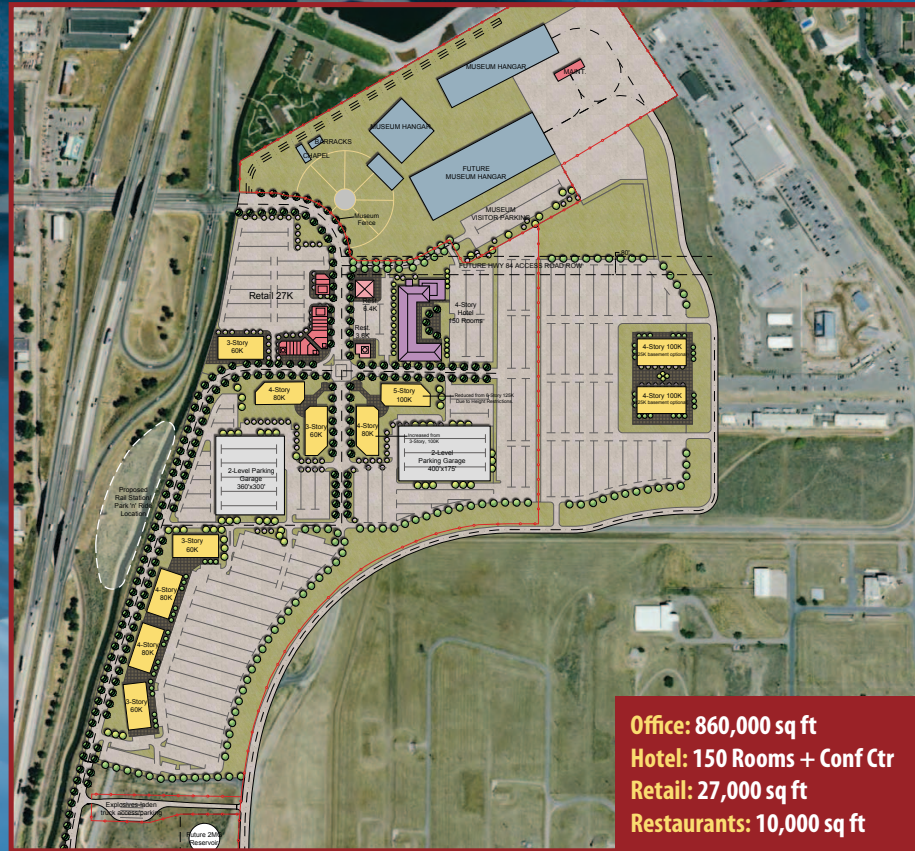


PROJECT BENEFITS

- Replaces 1.5 million square feet of antiquated Air Force buildings through in-kind lease payments
- Attracts aerospace and aviation entities from across the country
- Creates thousands of new high-paying jobs in Northern Utah
- Enhances recruitment and retention of experienced talent
- Provides new challenges and opportunities for local educational institutions to supply workforce training needs
- Increases state and local property and sales tax base through new taxable improvements
- Compliments and enhances Hill AFB missions and capabilities
- Provides significant economic opportunities for local contractors, suppliers, and workers
- Contributes to the long term financial health of nearby communities
- Brings together Air Force, state and local stakeholders to accomplish community goals
- Supports Utah Governor’s Aerospace Economic Cluster Initiative



NORTH - ROY GATE



HILL AFB ENHANCED USE LEASE PROGRAM MANAGEMENT OFFICE

SOUTH - WEST GATE



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OGDEN AIR LOGISTICS CENTER ENHANCED USE LEASE PROGRAM

