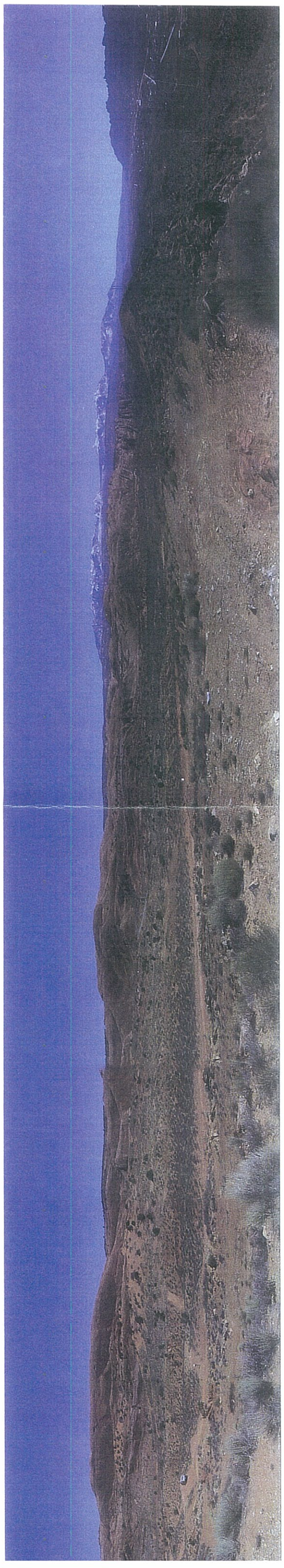


LIONSBACK RESORT CONCEPT PLAN
MOAB, UTAH

CALVIN L. WILBOURNE
TELLURIDE ARCHITECTS

Professional Corporation

LionsBack Resort Conceptual Plan Submission Documents

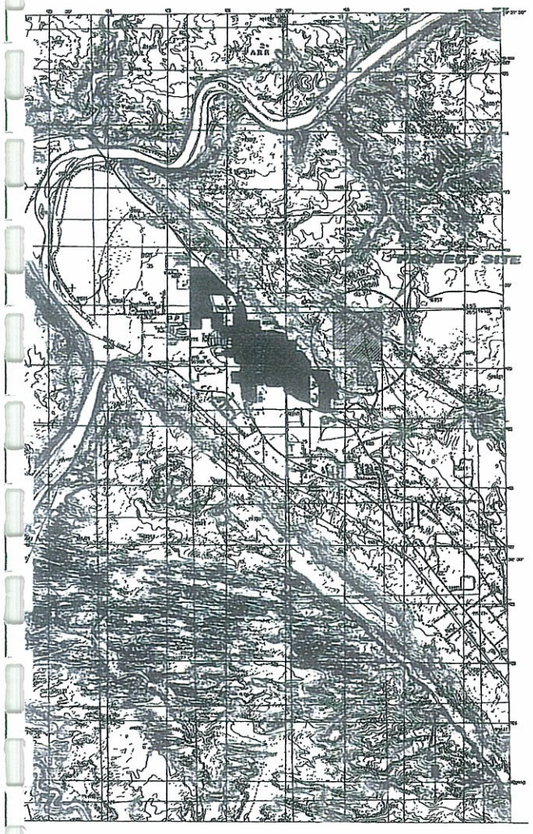
5/04/07	LionsBack Resort Conceptual Site Inventory and Vicinity Map
5/26/07	LionsBack Resort Concept Plan
5/26/07	LionsBack Resort Concept Plan --Open Space
5/26/07	LionsBack Resort Concept Plan – Phasing
5/26/07	LionsBack Resort Concept Plan – Lots
6/26/07	LionsBack Resort – Lots and Units Summary
6/26/07	LionsBack Resort – Site Analysis
---------	Photos of Key Observation points
5/26/07	LionsBack Resort – Elevation Hotel (Phase-1) On Site
5/26/07	LionsBack Resort – Elevation of Hotel - Colored
5/4/07	LionsBack Resort – Slope Analysis
5/4/07	LionsBack Resort – Site Photo With Development
5/4/07	LionsBack Resort – Conceptual Roadway Plan
5/4/07	LionsBack Resort – Conceptual Water and Sanitary Sewer
5/4/07	LionsBack Resort – Conceptual Dry Utilities
5/4/07	LionsBack Resort – Conceptual Drainage Plan and Report
7/10/07	Attachments Under Separate Cover

1. LIONSBACK VILLAGE TRAFFIC IMPACT STUDY
2. PHASE 1 SITE ASSESSMENT
3. LIONSBACK VILLAGE RAPTOR ASSESSMENT
4. LIONSBACK RESORT CONCEPTUAL DRAINAGE PLAN

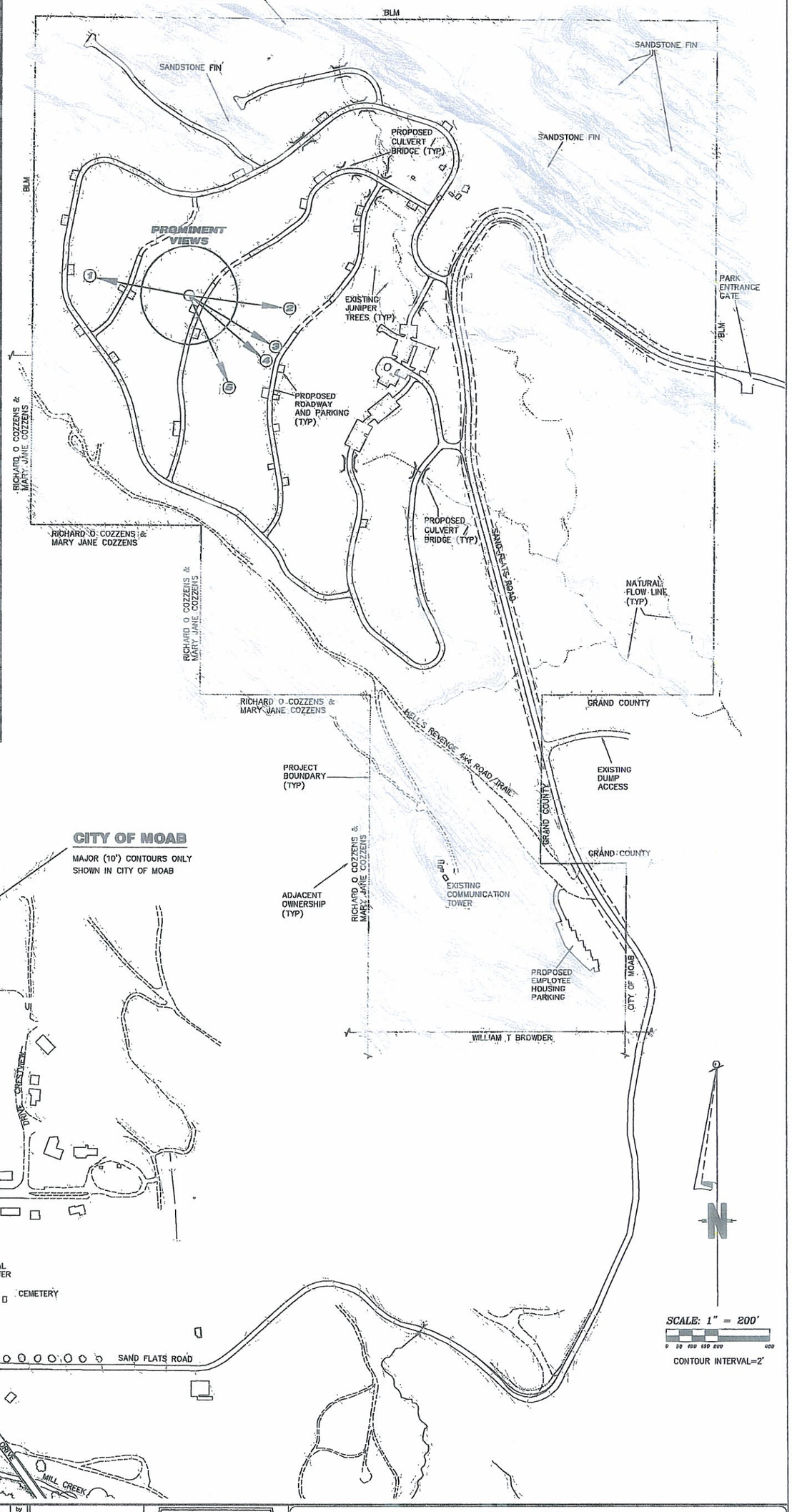
LIONSBACK RESORT SITE INVENTORY / VICINITY MAP

VICINITY MAP

NOT TO SCALE



SITE INVENTORY



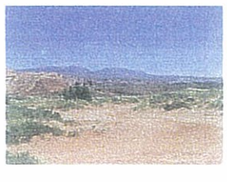
PROMINENT VIEWS

① COLORADO RIVER

② LA SAL GROUP (NORTH)

③ LA SAL GROUP (MIDDLE)

④ LA SAL GROUP (SOUTH)



⑤ SPANISH VALLEY

NOTE

THIS IS A CONCEPTUAL PLAN AND IS NOT TO BE USED OR CONSIDERED A FINAL PLANNING OR CONSTRUCTION DOCUMENT

Rev.	description	date	by

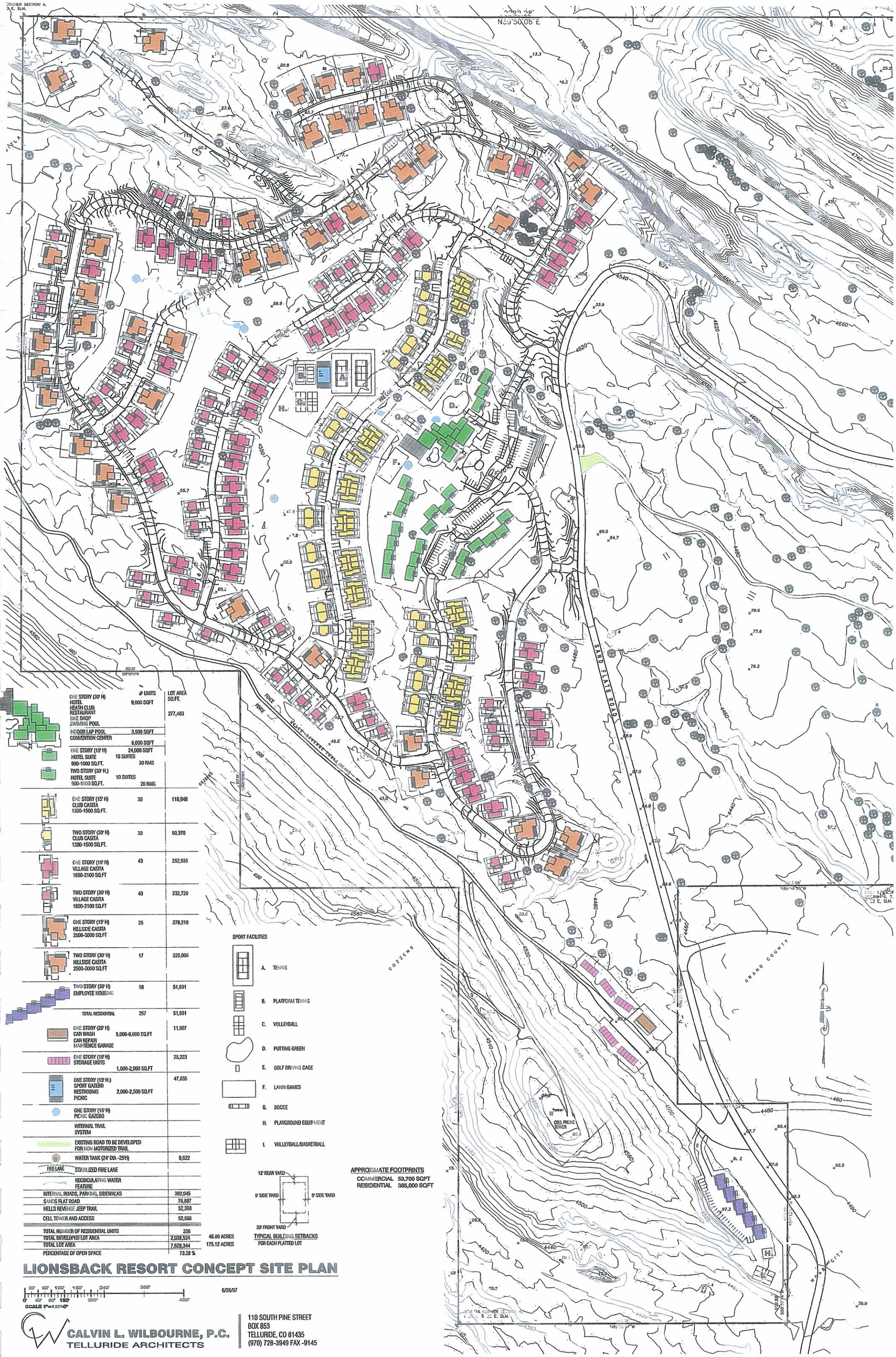
Project Mgr: GSA
Drawn by: DD
Checked by:
Start date: 5-4-07
Dwg path:
Sheet No. 1

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING
PO Box 1385 125 W. Pacific Ave. Suite B1
Telluride, Colorado, 81435
phone 970-728-6153 fax 970-728-6050

Lionsback Resort
CONCEPTUAL SITE INVENTORY AND VICINITY MAP

Client:
LB Moab Land LLC
101 Sunnyside Ranch Road
Telluride, CO 81435

Contact:
Michael Badger
970-728-5474 (phone)
970-728-6217 (fax)



	# UNITS	LOT AREA SQ.FT.
ONE STORY (30' H) HOTEL, HEATH CLUB, RESTAURANT, BIKE SHOP, SWIMMING POOL	9,000 SQFT	277,483
INDOOR LAP POOL CONVENTION CENTER	3,500 SQFT 6,000 SQFT	
ONE STORY (15' H) HOTEL SUITE 900-1000 SQ.FT.	24,000 SQFT 15 SUITES 30 RMS	
TWO STORY (30' H.) HOTEL SUITE 900-1000 SQ.FT.	10 SUITES 20 RMS	
ONE STORY (15' H) CLUB CASITA 1300-1500 SQ.FT.	30	110,948
TWO STORY (30' H) CLUB CASITA 1300-1500 SQ.FT.	30	90,370
ONE STORY (15' H) VILLAGE CASITA 1800-2100 SQ.FT	43	252,935
TWO STORY (30' H) VILLAGE CASITA 1800-2100 SQ.FT	43	232,720
ONE STORY (15' H) HILLSIDE CASITA 2500-3000 SQ.FT	25	278,210
TWO STORY (30' H) HILLSIDE CASITA 2500-3000 SQ.FT	17	225,006
TWO STORY (30' H) EMPLOYEE HOUSING	18	51,891
TOTAL RESIDENTIAL	257	51,891
ONE STORY (20' H) CAR WASH, CAR REPAIR, MAINTENCE GARAGE	5,000-6,000 SQ.FT	11,907
ONE STORY (15' H) STORAGE UNITS	1,600-2,000 SQ.FT	25,223
ONE STORY (15' H.) SPORT GAZEBO, RESTROOMS, PICNIC	2,000-2,500 SQ.FT	47,835
ONE STORY (15' H) PICNIC GAZEBO		
INTERNAL TRAIL SYSTEM		
EXISTING ROAD TO BE DEVELOPED FOR NON MOTORIZED TRAIL		
WATER TANK (24' DIA -25'H)		9,022
FIRE LANE STABILIZED FIRE LANE		
RECIRCULATING WATER FEATURE		
INTERNAL ROADS, PARKING, SIDEWALKS		302,045
SANDS FLAT ROAD		76,887
HELLS REVENGE JEEP TRAIL		52,398
CELL TOWER AND ACCESS		52,598
TOTAL NUMBER OF RESIDENTIAL UNITS		256
TOTAL DEVELOPED LOT AREA		2,038,524
TOTAL LOT AREA		7,628,344
PERCENTAGE OF OPEN SPACE		73.28 %

46.80 ACRES
175.12 ACRES

SPORT FACILITIES

A. TENNIS
B. PLATFORM TENNIS
C. VOLLEYBALL
D. PUTTING GREEN
E. GOLF DRIVING CAGE
F. LAWN GAMES
G. BOCCE
H. PLAYGROUND EQUIPMENT
I. VOLLEYBALL/BASKETBALL

12' REAR YARD
5' SIDE YARD
5' SIDE YARD
20' FRONT YARD

TYPICAL BUILDING SETBACKS FOR EACH PLATTED LOT

APPROXIMATE FOOTPRINTS
COMMERCIAL 53,700 SQFT
RESIDENTIAL 365,000 SQFT

LIONSBACK RESORT CONCEPT SITE PLAN

SCALE 1"=120'-0"

6/26/07

CALVIN L. WILBOURNE, P.C.
TELLURIDE ARCHITECTS

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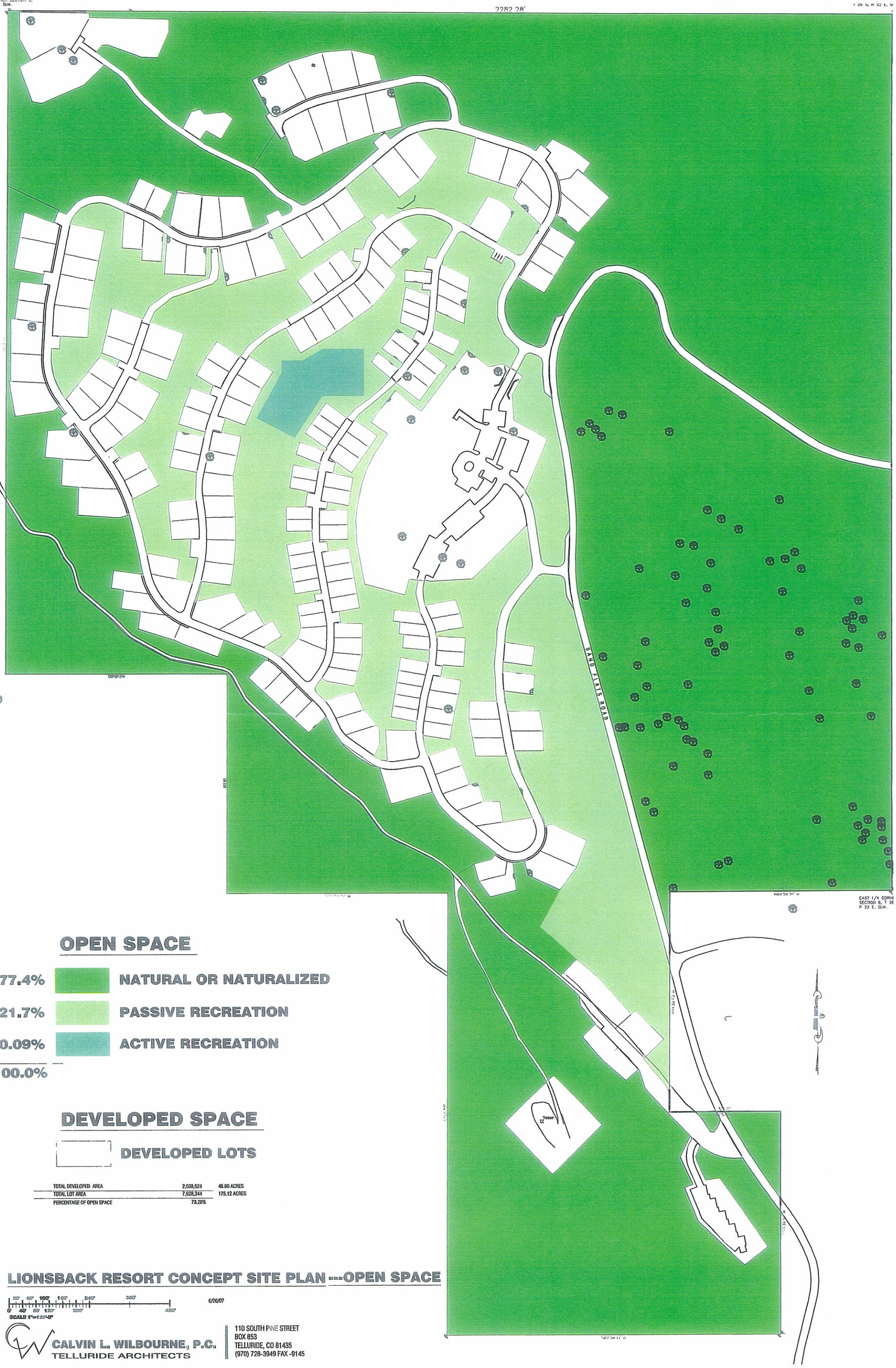

OPEN SPACE

77.4%	NATURAL OR NATURALIZED
21.7%	PASSIVE RECREATION
0.09%	ACTIVE RECREATION
100.0%	

DEVELOPED SPACE

DEVELOPED LOTS

TOTAL DEVELOPED AREA	2,038,524	46.80 ACRES
TOTAL LOT AREA	7,628,344	175.12 ACRES
PERCENTAGE OF OPEN SPACE	73.28%	

LIONSBACK RESORT CONCEPT SITE PLAN ---OPEN SPACE

SCALE 1"=120'-0"

6/26/07

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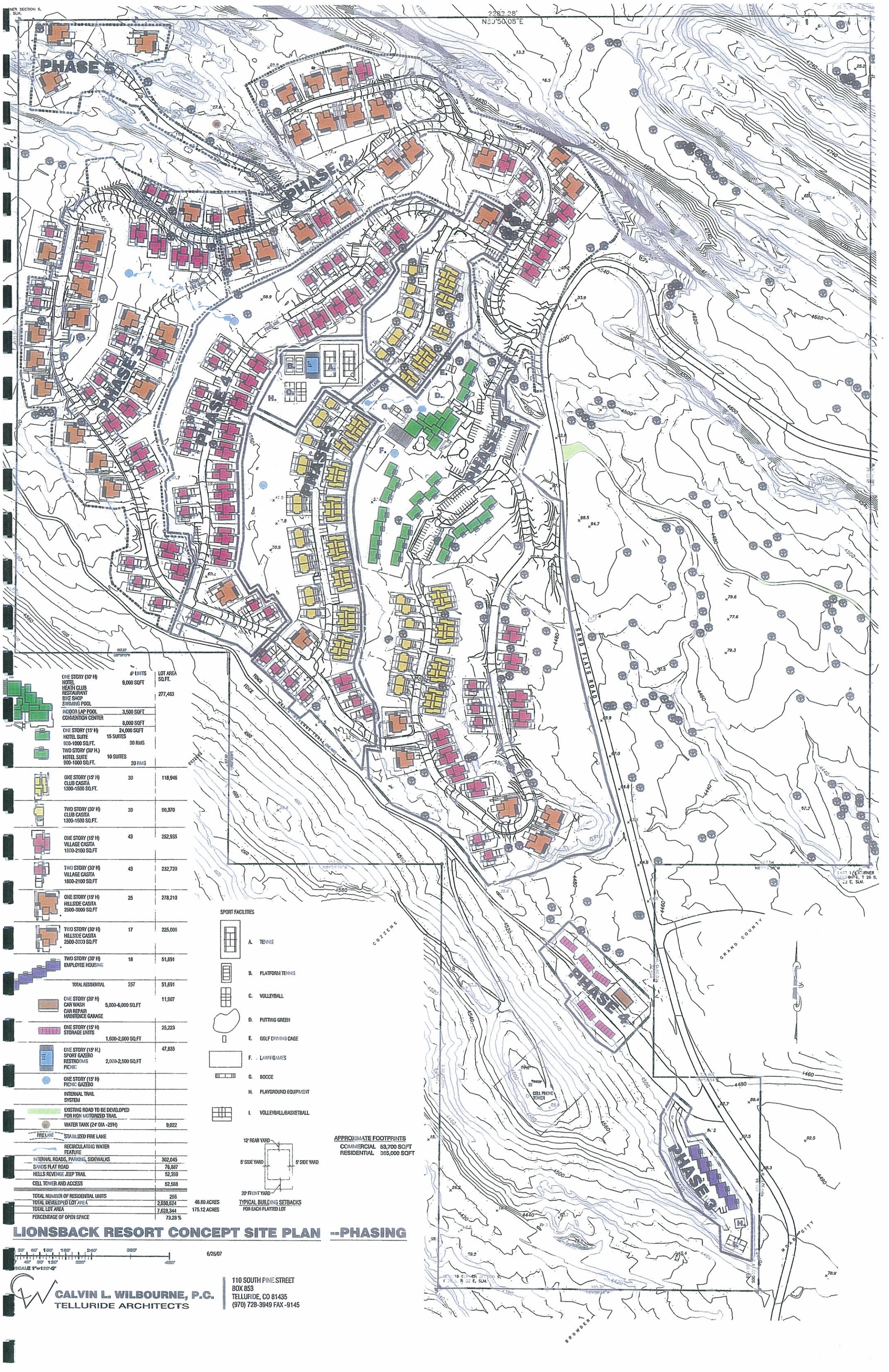

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ONE STORY (50' H) HOTEL, HEATH CLUB, RESTAURANT, BIKE SHOP, SWIMMING POOL	9,000 SQFT	277,483
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CONVENTION CENTER	8,000 SQFT	
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TWO STORY (30' H) CLUB CASITA 1300-1500 SQ.FT.	30	90,370
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TOTAL RESIDENTIAL	257	51,691
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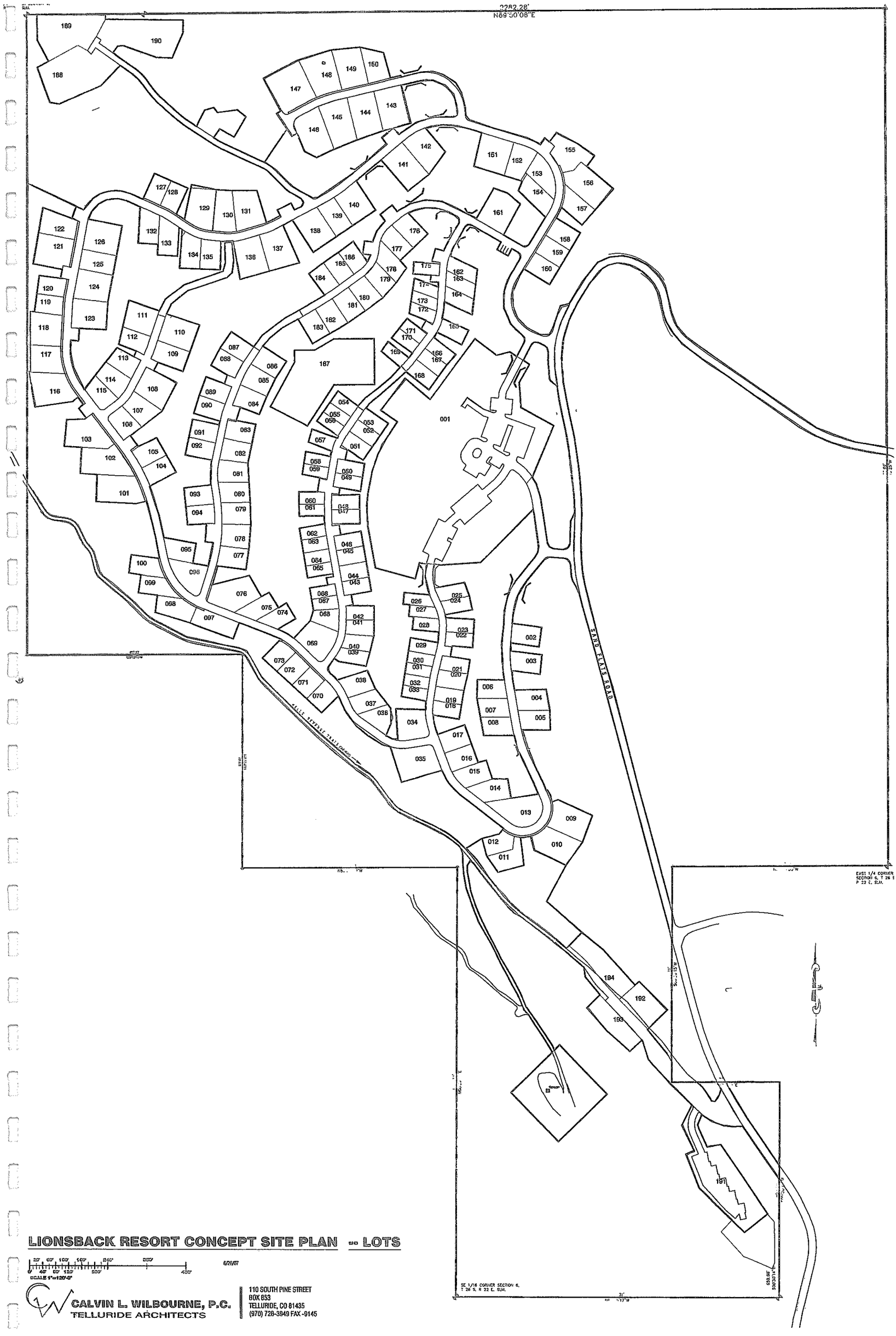
TOTAL LOT AREA		7,628,344
PERCENTAGE OF OPEN SPACE		73.28 %

LIONSBACK RESORT CONCEPT SITE PLAN --PHASING



LIONSBACK RESORT CONCEPT SITE PLAN -- LOTS

SCALE 1"=120'-0"

6/26/07

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LIONSBACK RESORT - LOTS AND UNITS 6/26/2007

PHASE ONE

	LOT#	UNIT TYPE	LOT AREA SqFt	# UNITS
'HOTEL01'	'001'	'H0T'	277,483	50
'VILLAGE_CASITA_1L'	'002'	'VC1L'	5,474	1
'VILLAGE_CASITA_1R'	'003'	'VC1R'	5,470	1
'VILLAGE_CASITA_1R'	'004'	'VC1R'	5,997	1
'VILLAGE_CASITA_1R'	'005'	'VC1R'	5,702	1
'VILLAGE_CASITA_2L'	'006'	'VC2L'	4,913	1
'VILLAGE_CASITA_2R'	'007'	'VC2R'	5,182	1
'VILLAGE_CASITA_2L'	'008'	'VC2L'	5,193	1
'HILLSIDE_CASITA_1L'	'009'	'HC1L'	10,797	1
'HILLSIDE_CASITA_1R'	'010'	'HC1R'	10,789	1
'VILLAGE_CASITA_2L'	'011'	'VC2L'	6,386	1
'VILLAGE_CASITA_2L'	'012'	'VC2L'	5,311	1
'HILLSIDE_CASITA_1R'	'013'	'HC1R'	11,906	1
'VILLAGE_CASITA_1R'	'014'	'VC1R'	6,271	1
'VILLAGE_CASITA_1R'	'015'	'VC1R'	6,271	1
'VILLAGE_CASITA_1L'	'016'	'VC1L'	5,366	1
'VILLAGE_CASITA_1R'	'017'	'VC1R'	5,366	1
'CLUB_CASITA_1R'	'018'	'CC1L'	3,795	1
'CLUB_CASITA_1L'	'019'	'CC1L'	3,834	1
'CLUB_CASITA_1R'	'020'	'CC1L'	4,623	1
'CLUB_CASITA_1L'	'021'	'CC1L'	3,816	1
'CLUB_CASITA_1R'	'022'	'CC1L'	3,787	1
'CLUB_CASITA_1L'	'023'	'CC1L'	3,784	1
'CLUB_CASITA_1R'	'024'	'CC1L'	3,836	1
'CLUB_CASITA_1L'	'025'	'CC1L'	4,123	1
'CLUB_CASITA_2R'	'026'	'CC2R'	3,142	1
'CLUB_CASITA_2L'	'027'	'CC2L'	3,082	1
'CLUB_CASITA_2R'	'028'	'CC2R'	3,296	1
'CLUB_CASITA_2L'	'029'	'CC2L'	3,415	1
'CLUB_CASITA_2R'	'030'	'CC2R'	2,911	1
'CLUB_CASITA_2L'	'031'	'CC2L'	2,820	1
'CLUB_CASITA_2R'	'032'	'CC2R'	2,792	1
'CLUB_CASITA_2L'	'033'	'CC2L'	2,811	1
'HILLSIDE_CASITA_2L'	'034'	'HC2L'	8,558	1
'HILLSIDE_CASITA_2L'	'035'	'HC2L'	10,902	1
'RECREATION_FACILITY_1L'	187'	'RF1L'	47,835	0
			507,039	84
		ACRES	11.6	

PHASE TWO

	LOT#	UNIT TYPE	LOT AREA SqFt	# UNITS
'HILLSIDE_CASITA_1L'	'136'	'HC1L'	10,351	1
'HILLSIDE_CASITA_1R'	'137'	'HC1R'	10,285	1
'HILLSIDE_CASITA_1R'	'138'	'HC1R'	9,544	1
'VILLAGE_CASITA_1R'	'139'	'VC1R'	6,415	1
'HILLSIDE_CASITA_1R'	'140'	'HC1R'	8,912	1
'HILLSIDE_CASITA_1R'	'141'	'HC1R'	10,764	1
'HILLSIDE_CASITA_1L'	'142'	'HC1L'	9,656	1
'HILLSIDE_CASITA_1R'	'143'	'HC1R'	10,345	1
'HILLSIDE_CASITA_1L'	'144'	'HC1L'	10,833	1
'HILLSIDE_CASITA_1R'	'145'	'HC1R'	11,577	1
'HILLSIDE_CASITA_1L'	'146'	'HC1L'	11,703	1
'HILLSIDE_CASITA_2L'	'147'	'HC2L'	14,361	1
'HILLSIDE_CASITA_2R'	'148'	'HC2R'	11,393	1
'HILLSIDE_CASITA_2L'	'149'	'HC2L'	10,012	1
'VILLAGE_CASITA_1R'	'150'	'VC1R'	6,391	1
'HILLSIDE_CASITA_1L'	'151'	'HC1L'	10,863	1
'VILLAGE_CASITA_1L'	'152'	'VC1L'	7,066	1
'VILLAGE_CASITA_2R'	'153'	'VC2R'	6,706	1
'VILLAGE_CASITA_2L'	'154'	'VC2L'	6,873	1
'HILLSIDE_CASITA_2L'	'155'	'HC2L'	9,228	1
'HILLSIDE_CASITA_1L'	'156'	'HC1L'	11,189	1
'VILLAGE_CASITA_1R'	'157'	'VC1R'	6,039	1
'VILLAGE_CASITA_1L'	'158'	'VC1L'	5,368	1
'VILLAGE_CASITA_1R'	'159'	'VC1R'	5,368	1
'VILLAGE_CASITA_1R'	'160'	'VC1R'	5,368	1
			226,610	25
		ACRES	5.2	

PHASE THREE

	LOT#	UNIT TYPE	LOT AREA SqFt	# UNITS
'VILLAGE_CASITA_2R'	'036'	'VC2R'	5,399	1
'VILLAGE_CASITA_2L'	'037'	'VC2L'	5,354	1
'VILLAGE_CASITA_1R'	'038'	'VC1R'	5,702	1
'CLUB_CASITA_1R'	'039'	'CC1L'	4,170	1
'CLUB_CASITA_1L'	'040'	'CC1L'	4,173	1
'CLUB_CASITA_1R'	'041'	'CC1L'	4,089	1
'CLUB_CASITA_1L'	'042'	'CC1L'	3,778	1
'CLUB_CASITA_1R'	'043'	'CC1L'	3,753	1
'CLUB_CASITA_1L'	'044'	'CC1L'	4,090	1
'CLUB_CASITA_1R'	'045'	'CC1L'	4,087	1
'CLUB_CASITA_1L'	'046'	'CC1L'	3,739	1
'CLUB_CASITA_1R'	'047'	'CC1L'	3,797	1
'CLUB_CASITA_1L'	'048'	'CC1L'	3,780	1
'CLUB_CASITA_1R'	'049'	'CC1L'	3,739	1
'CLUB_CASITA_1L'	'050'	'CC1L'	3,739	1
'CLUB_CASITA_1L'	'051'	'CC1L'	4,216	1
'CLUB_CASITA_1R'	'052'	'CC1L'	3,738	1
'CLUB_CASITA_1L'	'053'	'CC1L'	3,738	1
'CLUB_CASITA_2L'	'054'	'CC2L'	3,254	1
'CLUB_CASITA_2R'	'055'	'CC2R'	2,782	1
'CLUB_CASITA_2L'	'056'	'CC2L'	2,782	1
'CLUB_CASITA_2R'	'057'	'CC2R'	3,226	1
'CLUB_CASITA_2R'	'058'	'CC2R'	2,781	1
'CLUB_CASITA_2L'	'059'	'CC2L'	2,782	1
'CLUB_CASITA_2R'	'060'	'CC2R'	2,946	1
'CLUB_CASITA_2L'	'061'	'CC2L'	2,781	1
'CLUB_CASITA_2R'	'062'	'CC2R'	2,793	1
'CLUB_CASITA_2L'	'063'	'CC2L'	3,092	1
'CLUB_CASITA_2R'	'064'	'CC2R'	3,123	1
'CLUB_CASITA_2L'	'065'	'CC2L'	2,788	1
'CLUB_CASITA_2R'	'066'	'CC2R'	2,782	1
'CLUB_CASITA_2L'	'067'	'CC2L'	3,055	1
'CLUB_CASITA_2L'	'068'	'CC2L'	4,420	1
'HILLSIDE_CASITA_2L'	'069'	'HC2L'	10,022	1
'VILLAGE_CASITA_2L'	'070'	'VC2L'	4,984	1
'VILLAGE_CASITA_2L'	'071'	'VC2L'	4,827	1
'VILLAGE_CASITA_2L'	'072'	'VC2L'	5,115	1
'VILLAGE_CASITA_2R'	'073'	'VC2R'	4,911	1
'HILLSIDE_CASITA_1L'	'161'	'HC1L'	10,816	1
'CLUB_CASITA_1L'	'162'	'CC1L'	4,316	1
'CLUB_CASITA_1R'	'163'	'CC1R'	4,280	1
'CLUB_CASITA_1R'	'164'	'CC1R'	4,185	1
'CLUB_CASITA_1R'	'165'	'CC1R'	4,181	1
'CLUB_CASITA_1L'	'166'	'CC1L'	3,743	1
'CLUB_CASITA_1R'	'167'	'CC1R'	3,756	1
'CLUB_CASITA_1L'	'168'	'CC1L'	4,261	1
'CLUB_CASITA_2L'	'169'	'CC2L'	2,998	1
'CLUB_CASITA_2L'	'170'	'CC2L'	2,893	1
'CLUB_CASITA_2R'	'171'	'CC2R'	2,893	1
'CLUB_CASITA_2L'	'172'	'CC2L'	3,182	1
'CLUB_CASITA_2R'	'173'	'CC2R'	2,942	1
'CLUB_CASITA_2L'	'174'	'CC2L'	2,845	1
'CLUB_CASITA_2L'	'175'	'CC2L'	2,961	1
'EMPLOYEE_HOUSING_2L'	191'	'EH2L'	51,818	18
			262,397	71
		ACRES	6.0	

PHASE FOUR

	LOT#	UNIT TYPE	LOT AREA SqFt	# UNITS
'VILLAGE_CASITA_2R'	'074'	'VC2R'	4,960	1
'VILLAGE_CASITA_2L'	'075'	'VC2L'	5,830	1
'HILLSIDE_CASITA_1R'	'076'	'HC1R'	12,304	1
'VILLAGE_CASITA_1R'	'077'	'VC1R'	5,566	1
'VILLAGE_CASITA_1L'	'078'	'VC1L'	6,112	1
'VILLAGE_CASITA_1R'	'079'	'VC1R'	5,877	1
'VILLAGE_CASITA_1L'	'080'	'VC1L'	5,710	1
'VILLAGE_CASITA_1L'	'081'	'VC1L'	6,159	1
'VILLAGE_CASITA_1L'	'082'	'VC1L'	5,704	1
'VILLAGE_CASITA_1R'	'083'	'VC1R'	5,368	1
'VILLAGE_CASITA_1L'	'084'	'VC1L'	5,584	1
'VILLAGE_CASITA_1R'	'085'	'VC1R'	5,902	1
'VILLAGE_CASITA_1L'	'086'	'VC1L'	5,610	1
'VILLAGE_CASITA_2R'	'087'	'VC2R'	4,827	1
'VILLAGE_CASITA_2L'	'088'	'VC2L'	4,937	1
'VILLAGE_CASITA_2R'	'089'	'VC2R'	4,785	1
'VILLAGE_CASITA_2L'	'090'	'VC2L'	4,755	1
'VILLAGE_CASITA_2R'	'091'	'VC2R'	4,648	1
'VILLAGE_CASITA_2L'	'092'	'VC2L'	4,648	1
'VILLAGE_CASITA_2L'	'093'	'VC2L'	4,779	1
'VILLAGE_CASITA_2L'	'094'	'VC2L'	4,828	1
'VILLAGE_CASITA_2L'	'097'	'VC2L'	7,827	1
'VILLAGE_CASITA_1R'	'176'	'VC1R'	5,628	1
'VILLAGE_CASITA_2L'	'177'	'VC2L'	5,337	1
'VILLAGE_CASITA_2L'	'178'	'VC2L'	5,680	1
'VILLAGE_CASITA_2R'	'179'	'VC2R'	5,167	1
'VILLAGE_CASITA_1L'	'180'	'VC1L'	5,655	1
'VILLAGE_CASITA_1R'	'181'	'VC1R'	5,542	1
'VILLAGE_CASITA_1L'	'182'	'VC1L'	5,539	1
'VILLAGE_CASITA_1R'	'183'	'VC1R'	5,387	1
'VILLAGE_CASITA_2R'	'184'	'VC2R'	4,637	1
'VILLAGE_CASITA_2L'	185'	'VC2L'	4,648	1
'VILLAGE_CASITA_2R'	186'	'VC2R'	4,648	1
'SERVICE_FACILITY_1'	192'	'SF1L'	11,907	0
'STORAGE_FACILITY_1L'	193'	'ST1L'	10,772	0
'STORAGE_FACILITY_1R'	194'	'ST1R'	14,450	0
			221,717	33
		ACRES	5.1	

PHASE FIVE

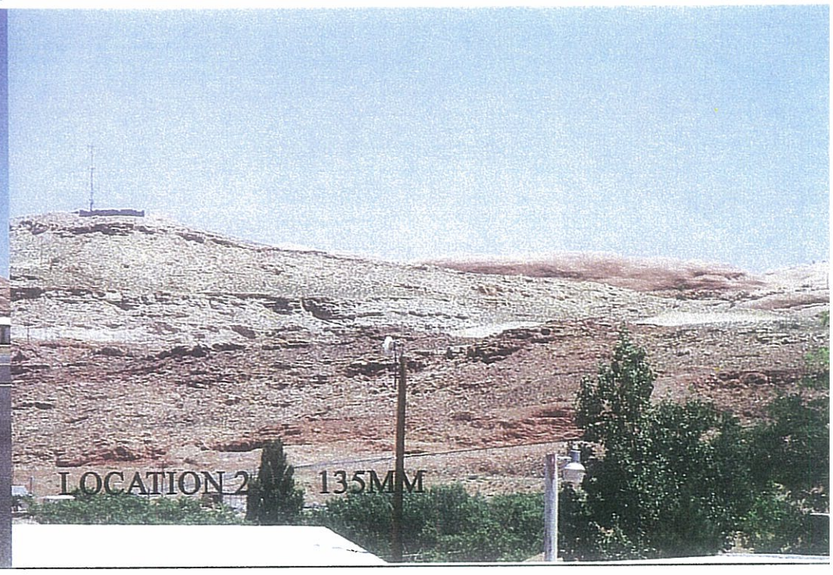
	LOT#	UNIT TYPE	LOT AREA SqFt	# UNITS
'VILLAGE_CASITA_1R'	'095'	'VC1R'	5,460	1
'VILLAGE_CASITA_1R'	'096'	'VC1R'	8,125	1
'VILLAGE_CASITA_2L'	'098'	'VC2L'	7,234	1
'VILLAGE_CASITA_2L'	'099'	'VC2L'	6,115	1
'VILLAGE_CASITA_2L'	'100'	'VC2L'	5,394	1
'HILLSIDE_CASITA_2L'	'101'	'HC2L'	11,141	1
'HILLSIDE_CASITA_2R'	'102'	'HC2R'	11,937	1
'HILLSIDE_CASITA_2L'	'103'	'HC2L'	11,242	1
'VILLAGE_CASITA_1R'	'104'	'VC1R'	5,361	1
'VILLAGE_CASITA_1L'	'105'	'VC1L'	5,459	1
'VILLAGE_CASITA_1R'	'106'	'VC1R'	5,716	1
'VILLAGE_CASITA_1L'	'107'	'VC1L'	6,568	1
'HILLSIDE_CASITA_1R'	'108'	'HC1R'	9,514	1
'VILLAGE_CASITA_1R'	'109'	'VC1R'	6,688	1
'HILLSIDE_CASITA_1L'	'110'	'HC1L'	9,206	1
'HILLSIDE_CASITA_2R'	'111'	'HC2R'	7,858	1
'VILLAGE_CASITA_2L'	'112'	'VC2L'	4,951	1
'VILLAGE_CASITA_2L'	'113'	'VC2L'	5,189	1
'VILLAGE_CASITA_2R'	'114'	'VC2R'	6,020	1
'VILLAGE_CASITA_2L'	'115'	'VC2L'	5,422	1
'HILLSIDE_CASITA_2L'	'116'	'HC2L'	11,519	1
'HILLSIDE_CASITA_2R'	'117'	'HC2R'	8,472	1
'HILLSIDE_CASITA_2L'	'118'	'HC2L'	9,792	1
'VILLAGE_CASITA_2L'	'119'	'VC2L'	4,648	1
'VILLAGE_CASITA_2R'	'120'	'VC2R'	4,648	1
'HILLSIDE_CASITA_2R'	'121'	'HC2R'	10,398	1
'VILLAGE_CASITA_2R'	'122'	'VC2R'	5,484	1
'HILLSIDE_CASITA_1R'	'123'	'HC1R'	9,472	1
'HILLSIDE_CASITA_1L'	'124'	'HC1L'	9,452	1
'VILLAGE_CASITA_1L'	'125'	'VC1L'	6,527	1
'HILLSIDE_CASITA_1R'	'126'	'HC1R'	9,891	1
'VILLAGE_CASITA_2L'	'127'	'VC2L'	4,627	1
'VILLAGE_CASITA_2R'	'128'	'VC2R'	4,696	1
'HILLSIDE_CASITA_2R'	'129'	'HC2R'	10,113	1
'VILLAGE_CASITA_2L'	'130'	'VC2L'	7,938	1
'HILLSIDE_CASITA_2L'	'131'	'HC2L'	9,787	1
'VILLAGE_CASITA_1R'	'132'	'VC1R'	6,070	1
'VILLAGE_CASITA_1L'	'133'	'VC1L'	6,418	1
'VILLAGE_CASITA_1R'	'134'	'VC1R'	6,112	1
'VILLAGE_CASITA_1L'	'135'	'VC1L'	5,454	1
'HILLSIDE_CASITA_1R'	188'	'HC1R'	26,753	1
'HILLSIDE_CASITA_1R'	189'	'HC1R'	21,288	1
'HILLSIDE_CASITA_1R'	190'	'HC1R'	24,208	1
			368,367	43
		ACRES	8.5	

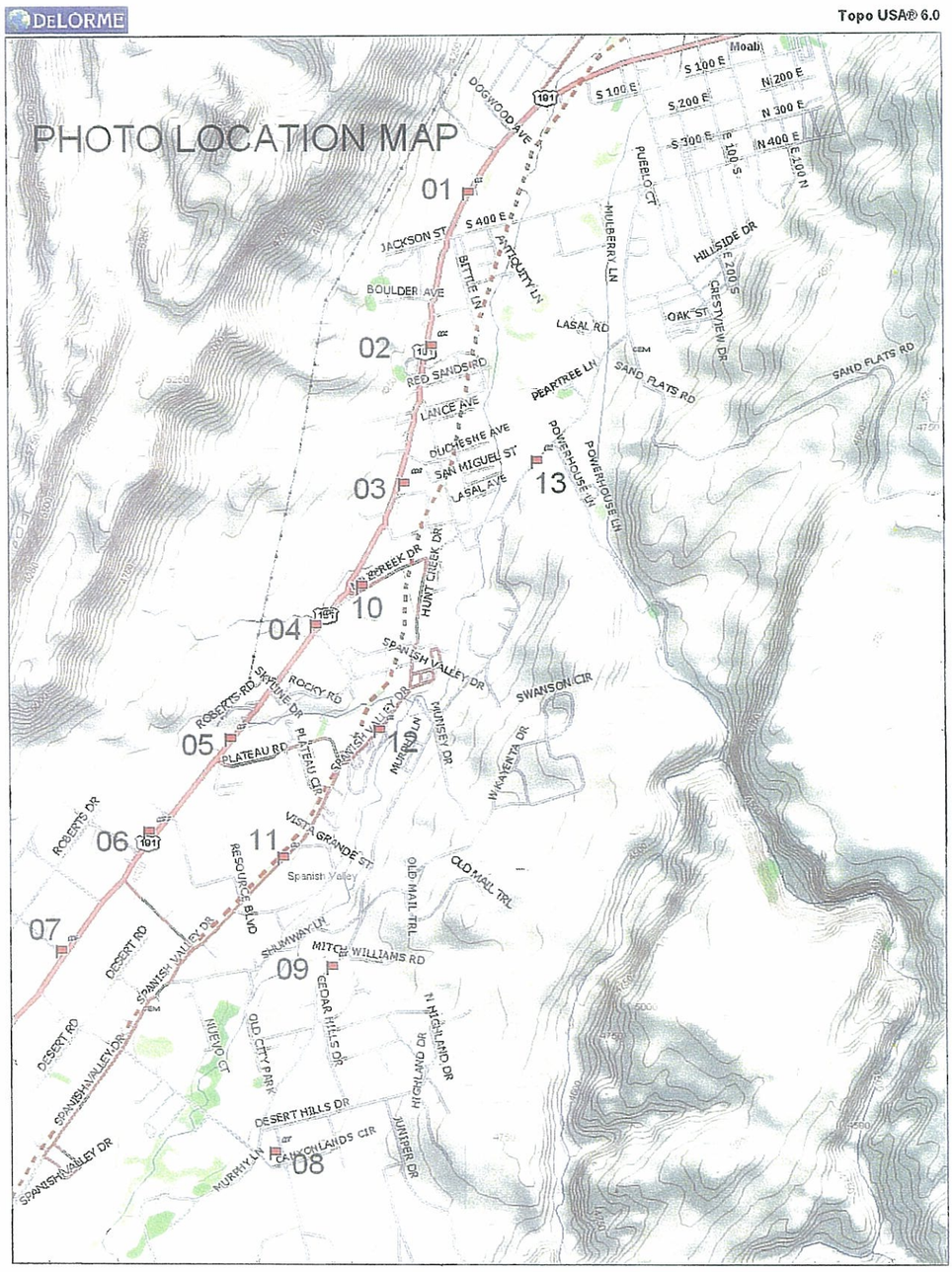
GRAND TOTALS	1,586,130	256
ACRES	36	

LIONSBACK RESORT SITE ANALYSIS
6/28/2007

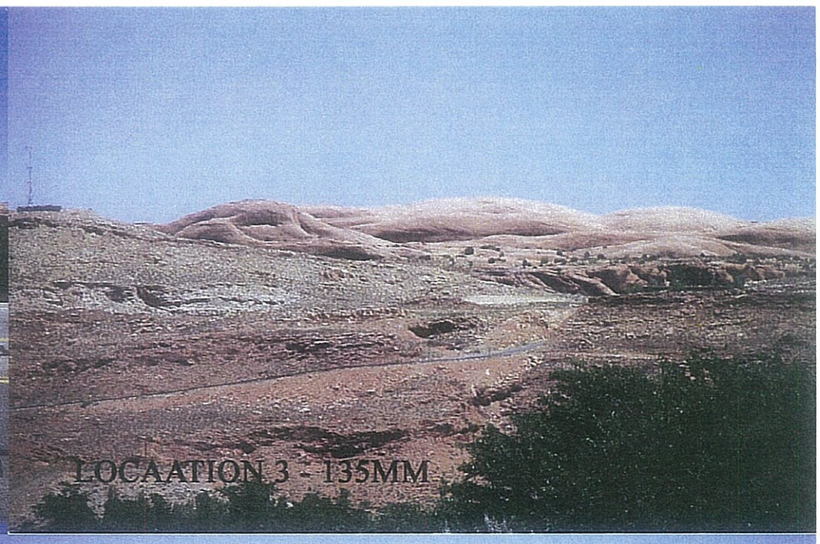
	UNITS/ ROOMS		FOOTPRINT (SQFT)	LOT AREA (SQFT)	TOTAL LOT (SQFT)
HOTEL	0		7,000	122,000	277,483
CONDO SUITES	25	725	0		0
CONDO ROOMS	25	300	0		
CONVENTION CENTER	0		5,000		0
INDOOR LAP POOL	0		3,500		0
					0
CLUB CASITA 1	30	1,800	54,000	3,740	118,946
CLUB CASITA 2	30	1,100	33,000	2,784	90,370
					0
					0
VILLAGE CASITA 1	43	2,150	92,450	5,368	252,935
VILLAGE CASITA 2	43	1,504	64,672	4,648	232,720
HILLSIDE CASITA 1	25	3,014	75,350	9,095	278,210
HILLSIDE CASITA 2	17	2,275	38,675	8,175	201,285
EMPLOYEE HOUSING	18		6,800		51,891
UNITS/ROOMS	256				
STORAGE UNITS	22	231	5,082		25,223
SERVICE FACILITY			1,800		11,907
WATER TANK					9,022
RECREATION FACILITY(OPEN SPACE)					
PARKING, DRIVES, ROADS(SQFT)	306,659			TOT LOT	1,549,992
SANDS FLAT ROAD(SQFT)	76,887				
HELLS REVENGE TRAIL(SQFT)	52,398				
CELL TOWER AND ACCESS ROAD	52,588				
		488,532			
LOT AREA	7,628,344				
DEVELOPED LAND	2,038,524				
DEVELOPED LAND ACRES	46.80				
TOTAL LOT ACRES	175.12				
ROAD, PARKING ACRES	11.22	6.40%			
LOTS ACRES	35.58	20.32%			
PERCENTAGE OPEN SPACE	73.28%				
OPEN SPACE (SQFT)	5,589,820				
NATURAL OR NATURALIZED(SQFT)	4,336,759	77.6%			
PASSIVE RECREATION (SQFT)	1,205,226	21.6%			
ACTIVE RECREATION (SQFT)	47,835	0.9%			
		100.00%			
Roads (LIN_FT)	12,672				
APPROXIMATE FOOT PRINT					
Commercial	22,382				
Residential	364,947				
Total Footprint	387,329				
Percentage of Lot	6.929%				

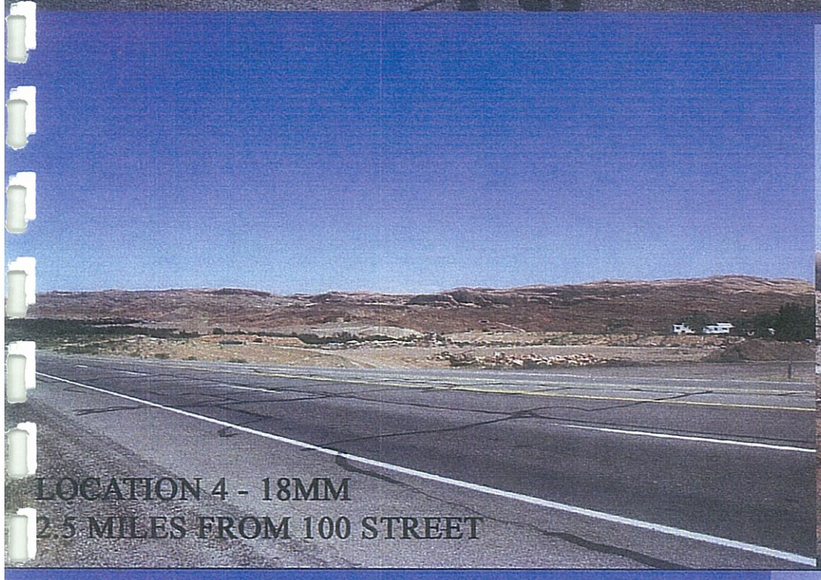
DIGITAL LENS



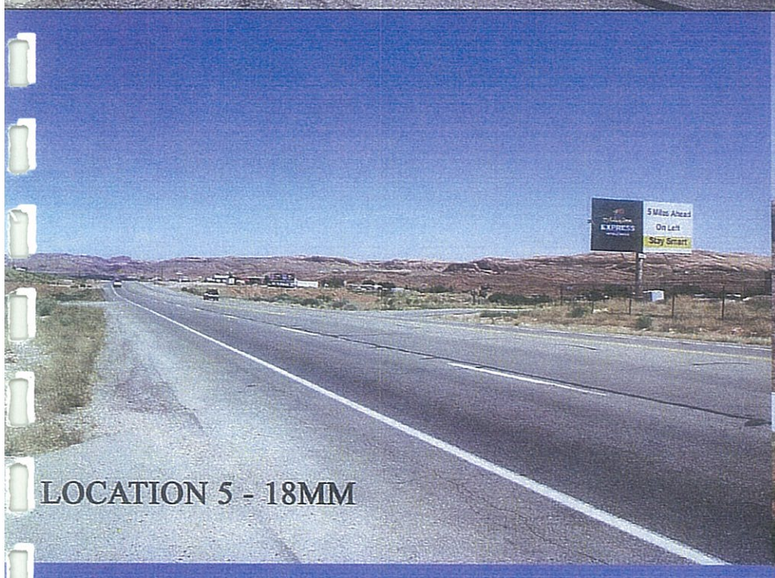


LOCATION 3 - 18MM


LOCAATION 3 - 135MM


LOCATION 4 - 18MM
2.5 MILES FROM 100 STREET

LOCATION 4 - 135MM



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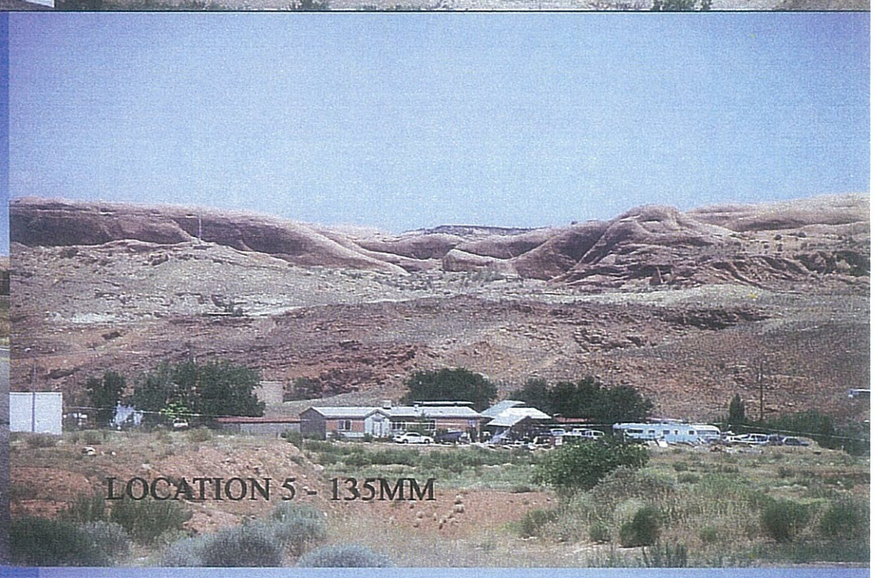
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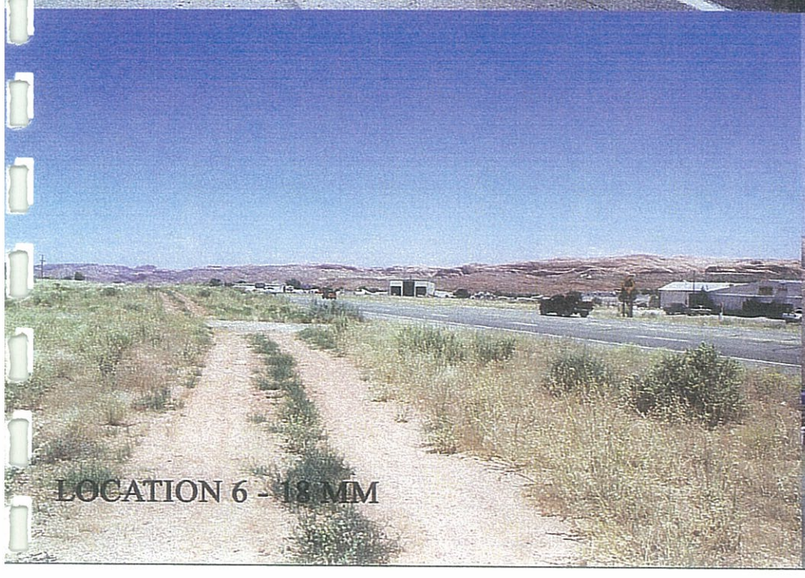
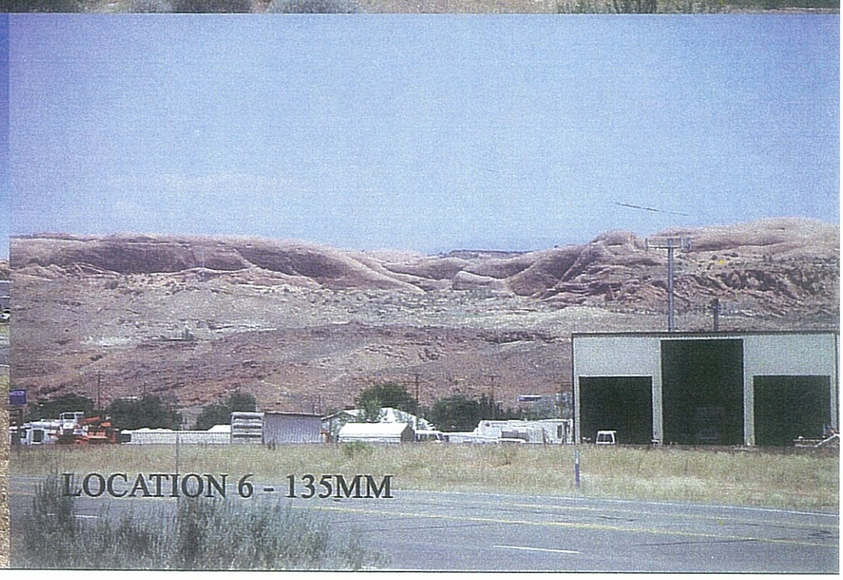
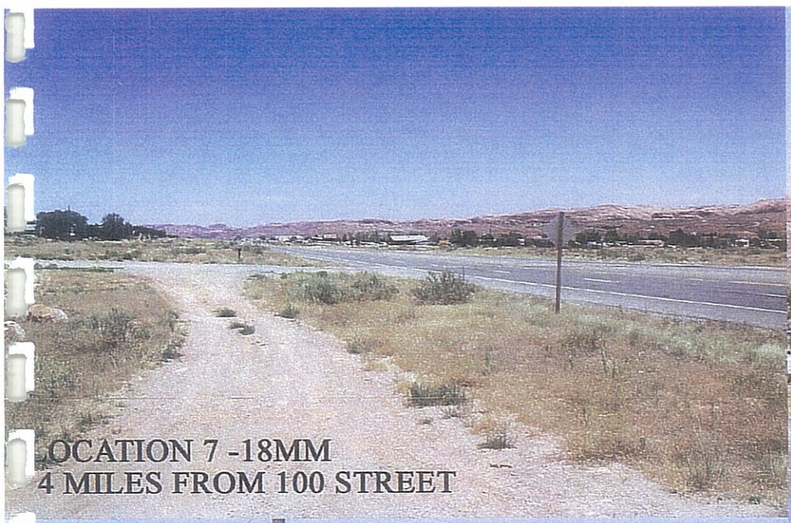
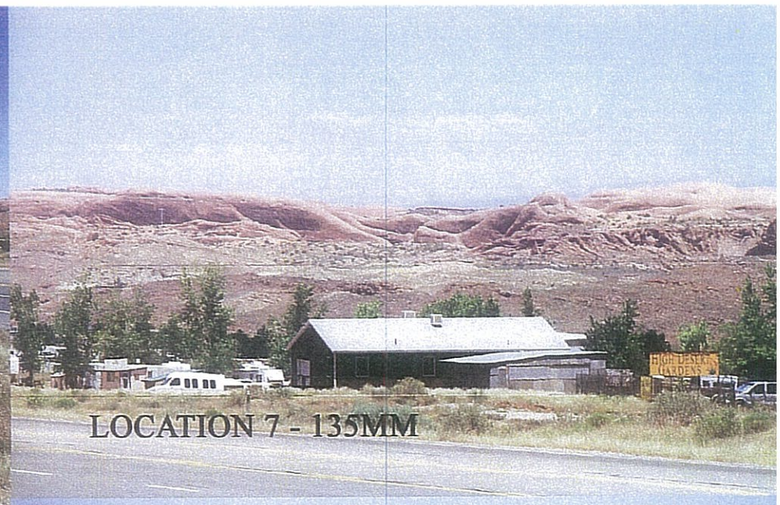

LOCATION 6 - 18 MM

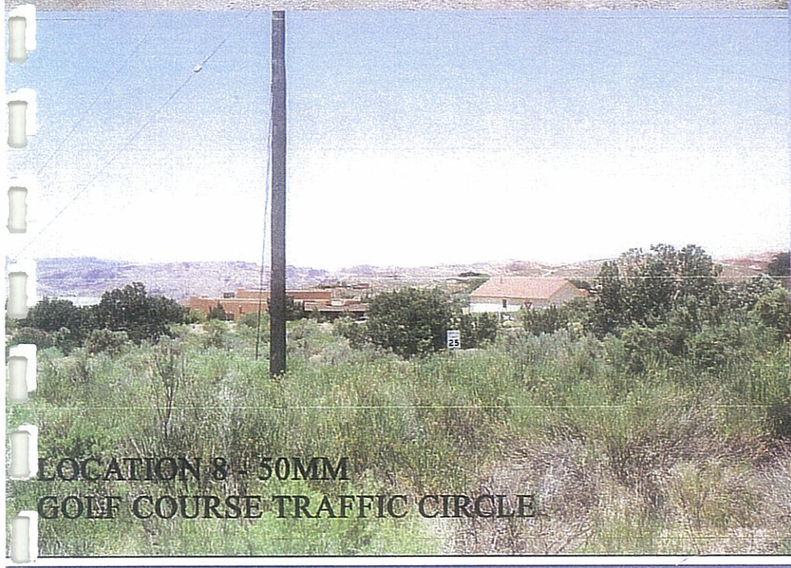

LOCATION 6 - 135MM



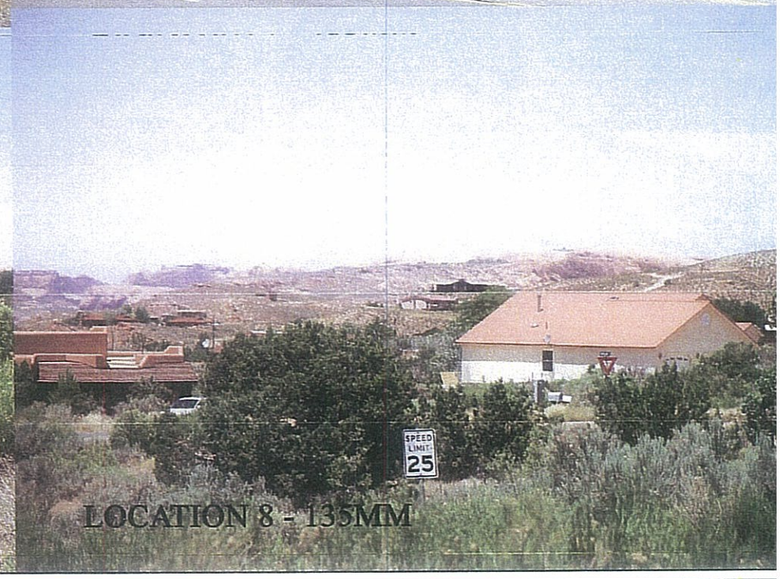
LOCATION 7 -18MM
4 MILES FROM 100 STREET



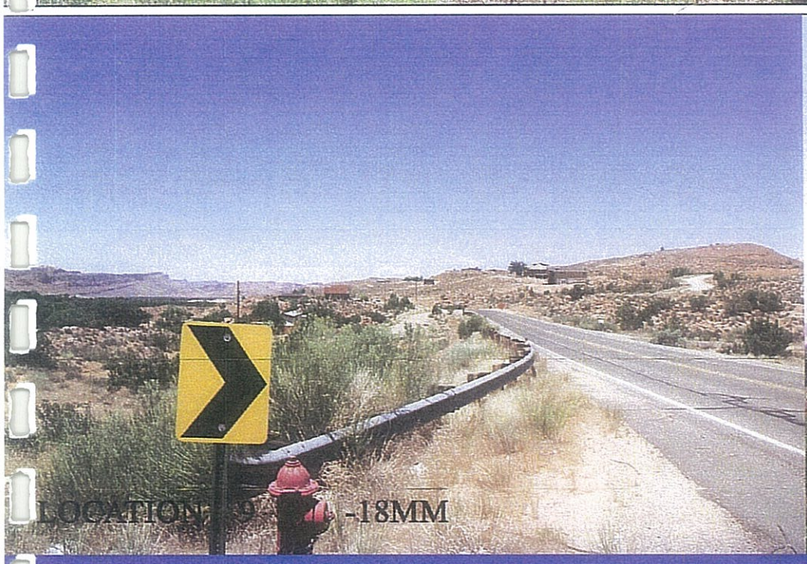
LOCATION 7 - 135MM



LOCATION 8 - 50MM
GOLF COURSE TRAFFIC CIRCLE

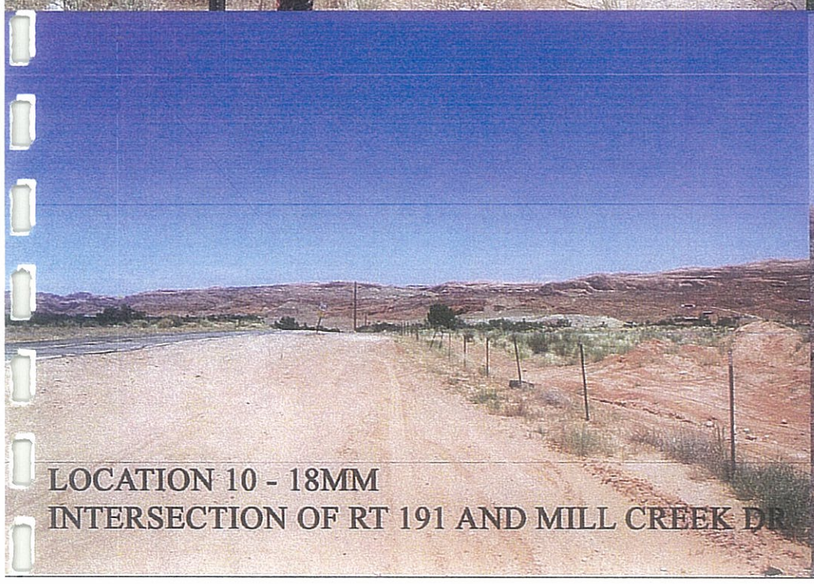


LOCATION 8 - 135MM

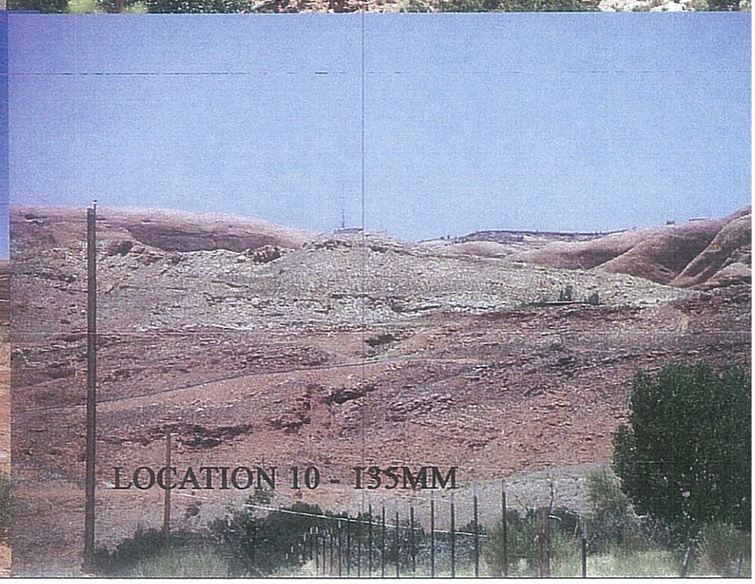


LOCATION 9 -18MM

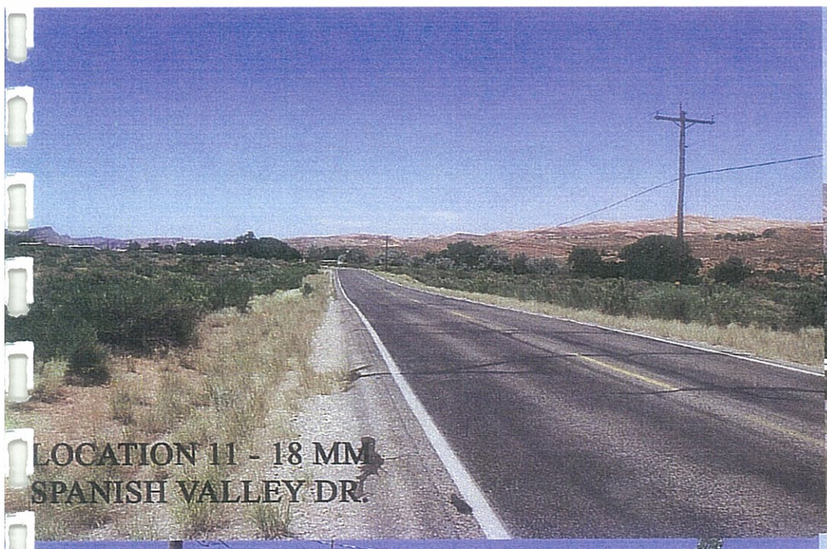
LOCATION 9 - 135MM



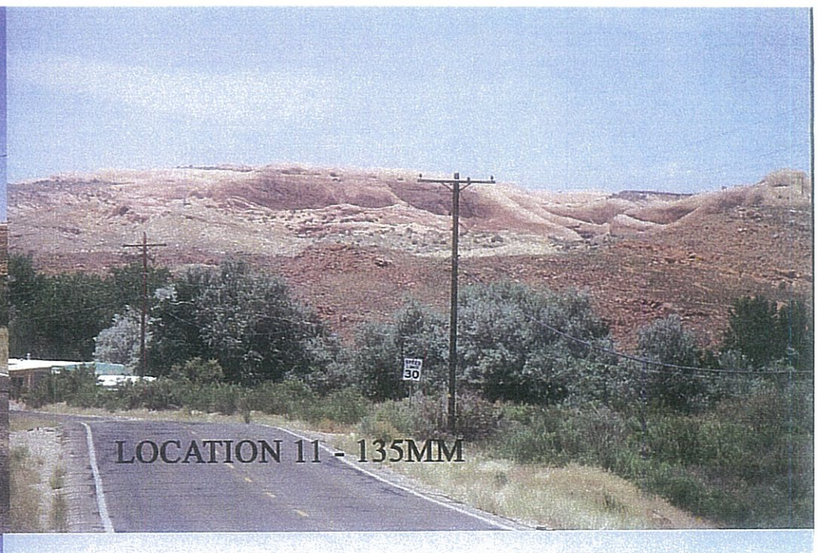
LOCATION 10 - 18MM
INTERSECTION OF RT 191 AND MILL CREEK DR



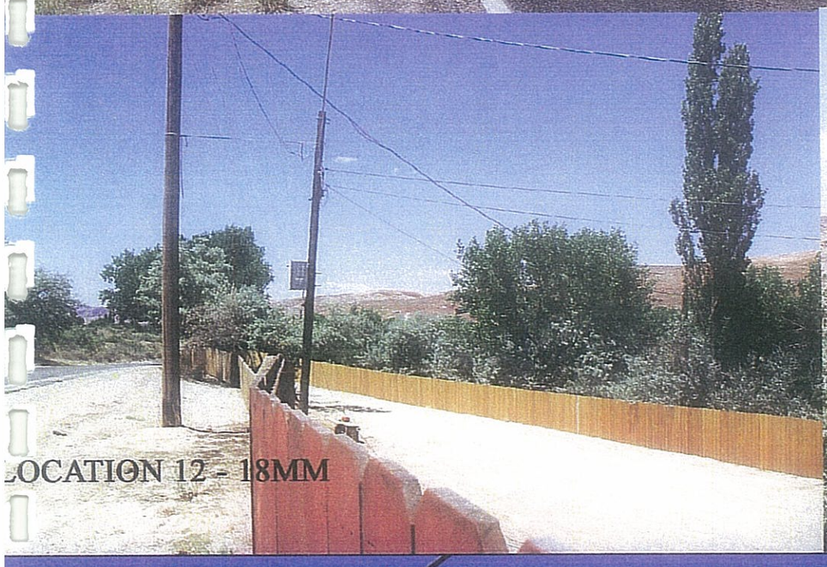
LOCATION 10 - 135MM



LOCATION 11 - 18 MM
SPANISH VALLEY DR.



LOCATION 11 - 135MM



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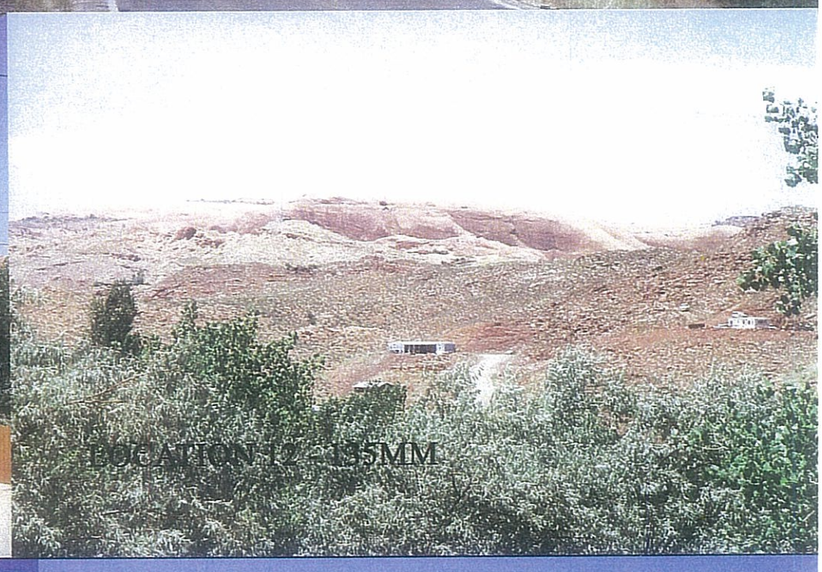

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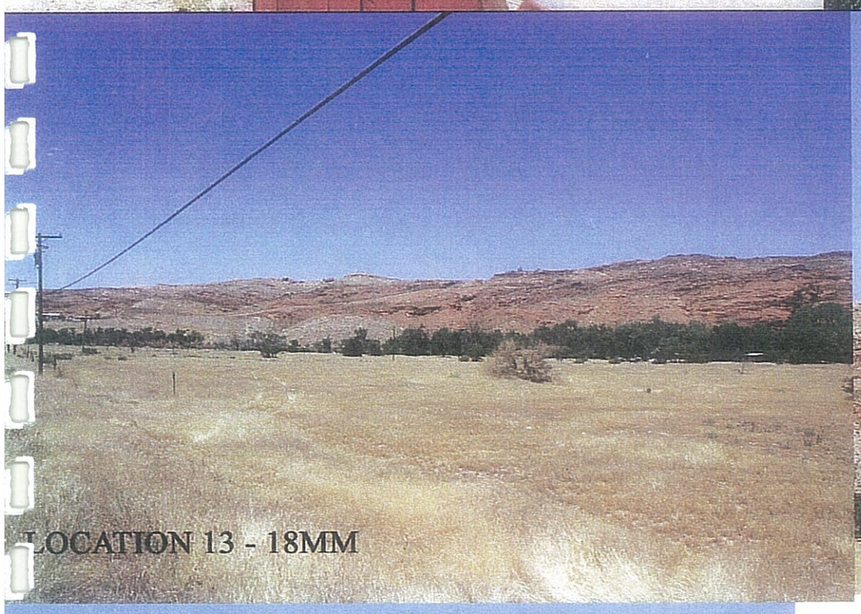

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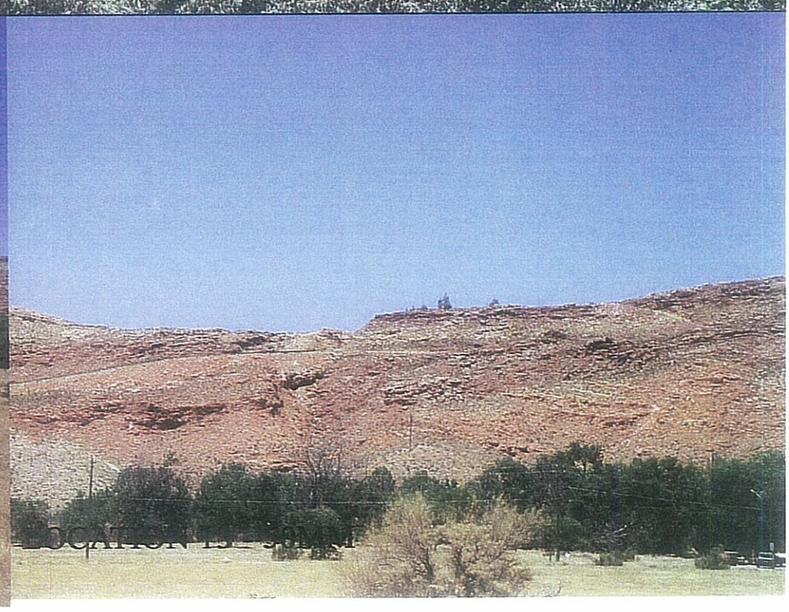

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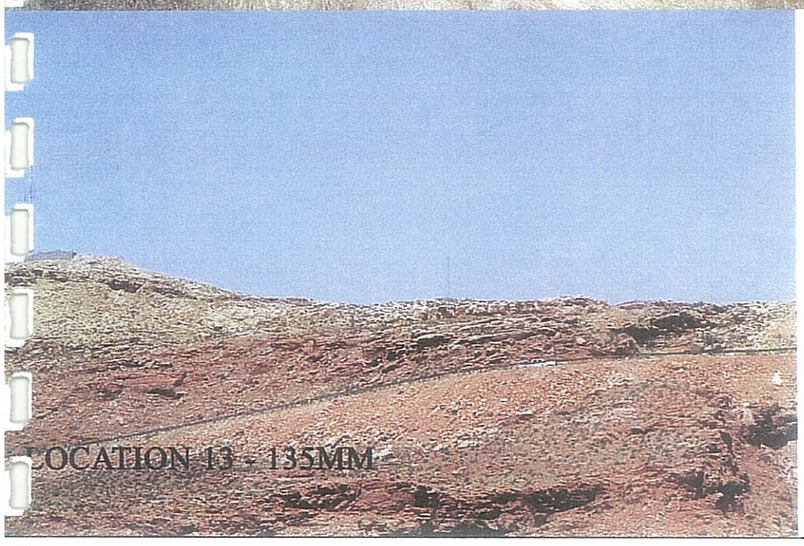
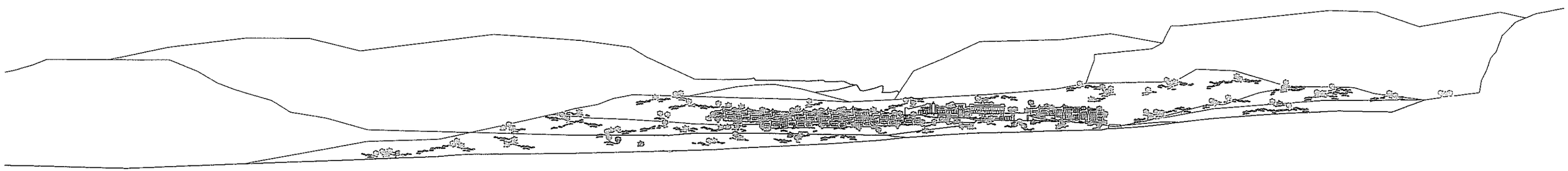


LOCATION 13 - 135MM



LIONSBACK RESORT

HOTEL WITHIN SITE 6/26/07

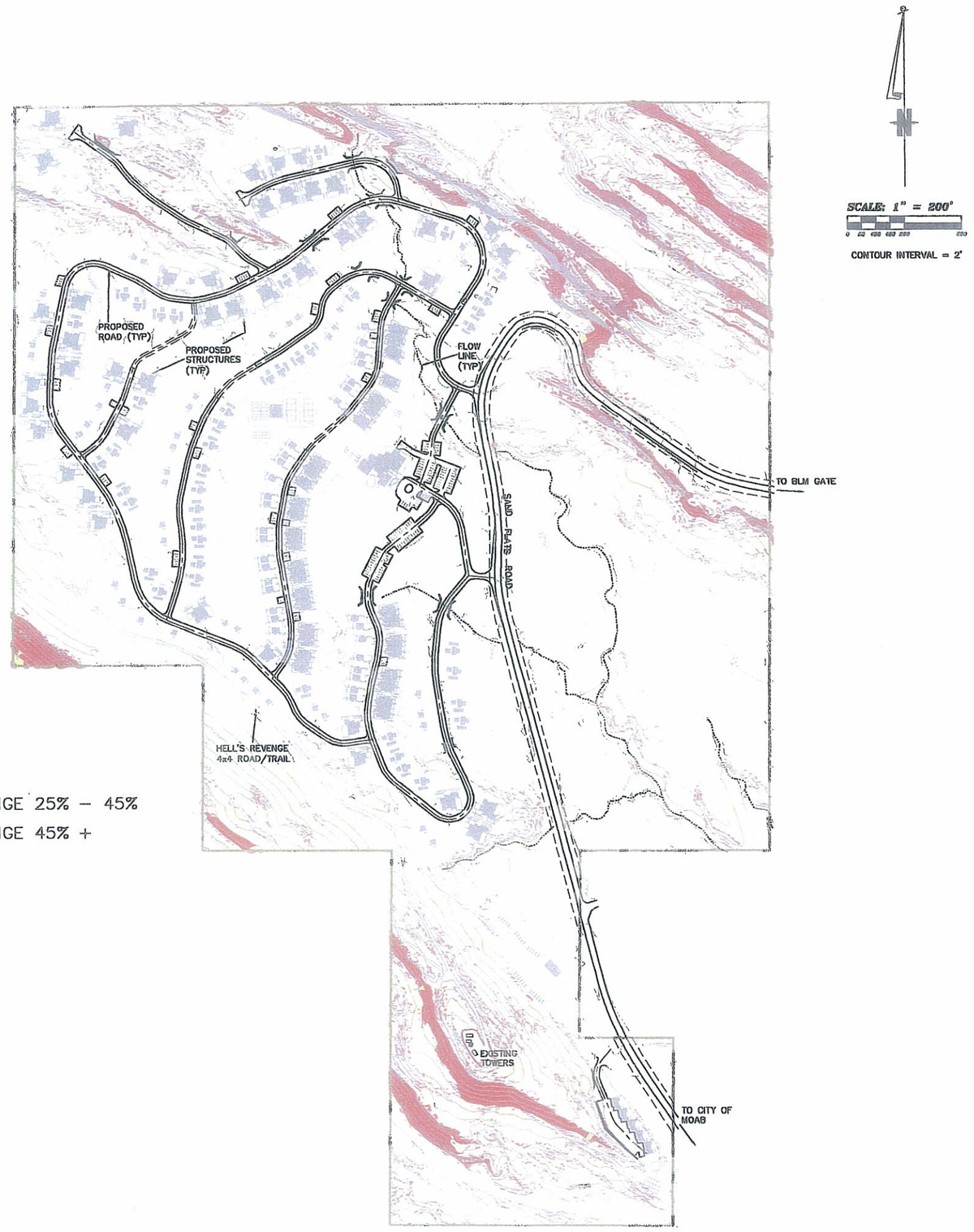
CALVIN L. WILBOURNE
TELLURIDE ARCHITECTS

110 SOUTH PINE STREET
BOX 853
TELLURIDE, CO 81435
(970) 728-3949 FAX -9145

LIONSBACK RESORT

CALVIN L. WILBOURNE, P.C.

LIONSBACK RESORT SLOPE ANALYSIS



LEGEND

- SLOPE RANGE 25% – 45%
- SLOPE RANGE 45% +

NOTES

SLOPE ANALYSIS PERFORMED ON TOPOGRAPHIC DATA PROVIDED BY KEOGH LAND SURVEYING

THIS IS A CONCEPTUAL PLAN AND IS NOT TO BE USED OR CONSIDERED A FINAL PLANNING OR CONSTRUCTION DOCUMENT

Mark	description	date	by

Project Mgr: GEA
Drawn by: DD
Checked by:
Start date: 5-4-07
Dwg path:
Sheet No. 1

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING
PO Box 1385 125 W. Pacific Ave. Suite B1
Telluride, Colorado, 81435
phone 970-728-6153 fax 970-728-6050

Lionsback Resort
SLOPE ANALYSIS

Client:
LB Moab Land, LLC
101 Sunnyside Ranch Road
Telluride, CO 81435

Contact:
Michael Badger
970-728-5474 (phone)
970-728-8217 (fax)

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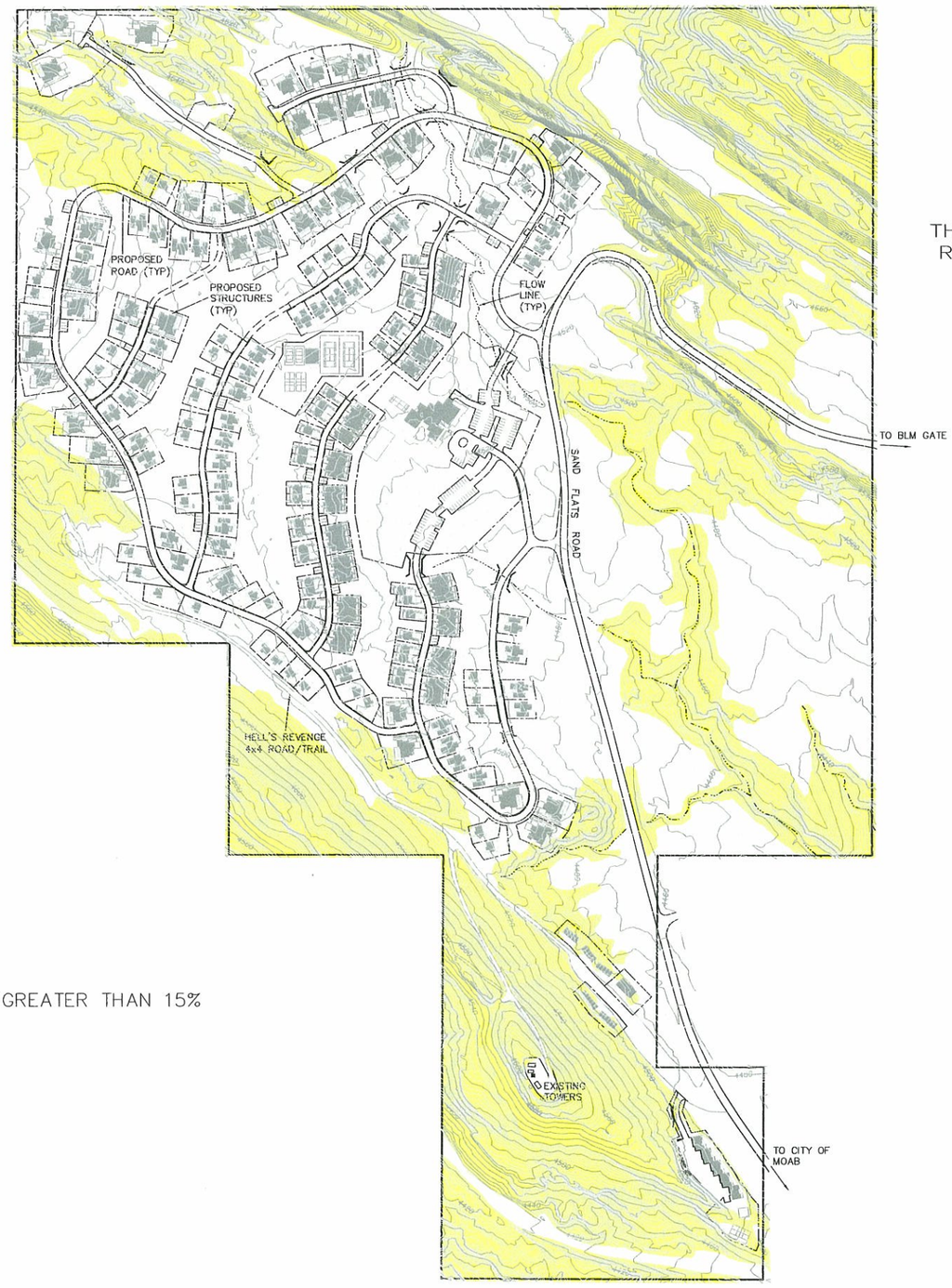
LIONSBACK RESORT SLOPE ANALYSIS



N

SCALE: 1" = 200'

0 50 100 150 200 400

CONTOUR INTERVAL = 2'

THIS PLAN HAS BEEN REDUCED TO 11 X 17

LEGEND

SLOPE RANGE GREATER THAN 15%

NOTES

SLOPE ANALYSIS PERFORMED ON TOPOGRAPHIC DATA PROVIDED BY KEOGH LAND SURVEYING

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Rev.	description	date	by

Project Mgr: GZA
Drawn by: DD
Checked by:
Start date: 5-4-07
Dwg path:
Sheet No. 1
Project #: 07009e

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Telluride, Colorado, 81435
phone 970-728-6153 fax 970-728-6050

Lionsback Resort
SLOPE ANALYSIS

Client:
LB Moab Land, LLC
101 Sunnyside Ranch Road
Telluride, CO 81435

Contact:
Michael Badger
970-728-5474 (phone)
970-728-6217 (fax)

LIONSBACK RESORT
SITE PHOTO WITH DEVELOPMENT

N

SCALE: 1" = 200'

0 50 100 150 200 400

THIS PLAN HAS BEEN REDUCED TO 11 X 17 HALF SCALE

NOTES

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Rev.	description	date	by

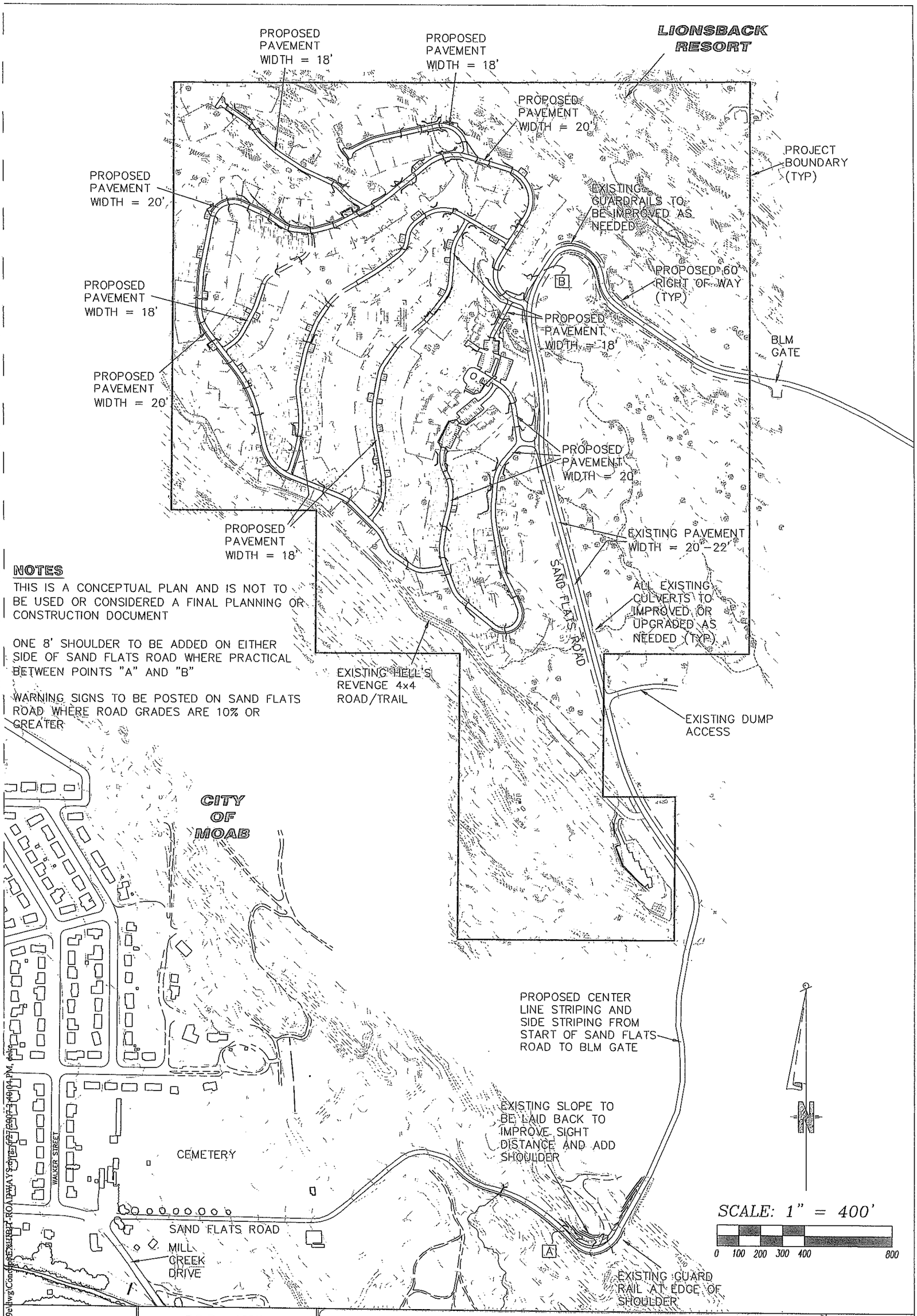
Project Mgr: GEA
Drawn by: DD
Checked by:
Start date: 5-4-07
Dwg path:
Sheet No. 1
Proj. No.

FOLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
PO Box [illegible] 125 W. Pacific Ave. Suite B1
Telluride, Colorado 81435
phone 970-728-6153 Fax 970-728-6050

Lionsback Resort
SITE PHOTO WITH DEVELOPMENT

Client:
LB Moab Land, LLC
101 Sunnyside Ranch Road
Telluride, CO 81435

Contact:
Michael Badger
970-728-5674 (phone)
970-728-0217 (fax)



NOTES

THIS IS A CONCEPTUAL PLAN AND IS NOT TO BE USED OR CONSIDERED A FINAL PLANNING OR CONSTRUCTION DOCUMENT

ONE 8' SHOULDER TO BE ADDED ON EITHER SIDE OF SAND FLATS ROAD WHERE PRACTICAL BETWEEN POINTS "A" AND "B"

WARNING SIGNS TO BE POSTED ON SAND FLATS ROAD WHERE ROAD GRADES ARE 10% OR GREATER

FOLEY ASSOCIATES, INC.
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PO Box 1385
Telluride, Colorado, 81435
phone 970-728-6153
fax 970-728-6050

Lionsback Resort CONCEPTUAL ROADWAY PLAN			Sheet No.
Client: LB Moab Land LLC	Start date: 5-4-07	Project #: 07009e	1

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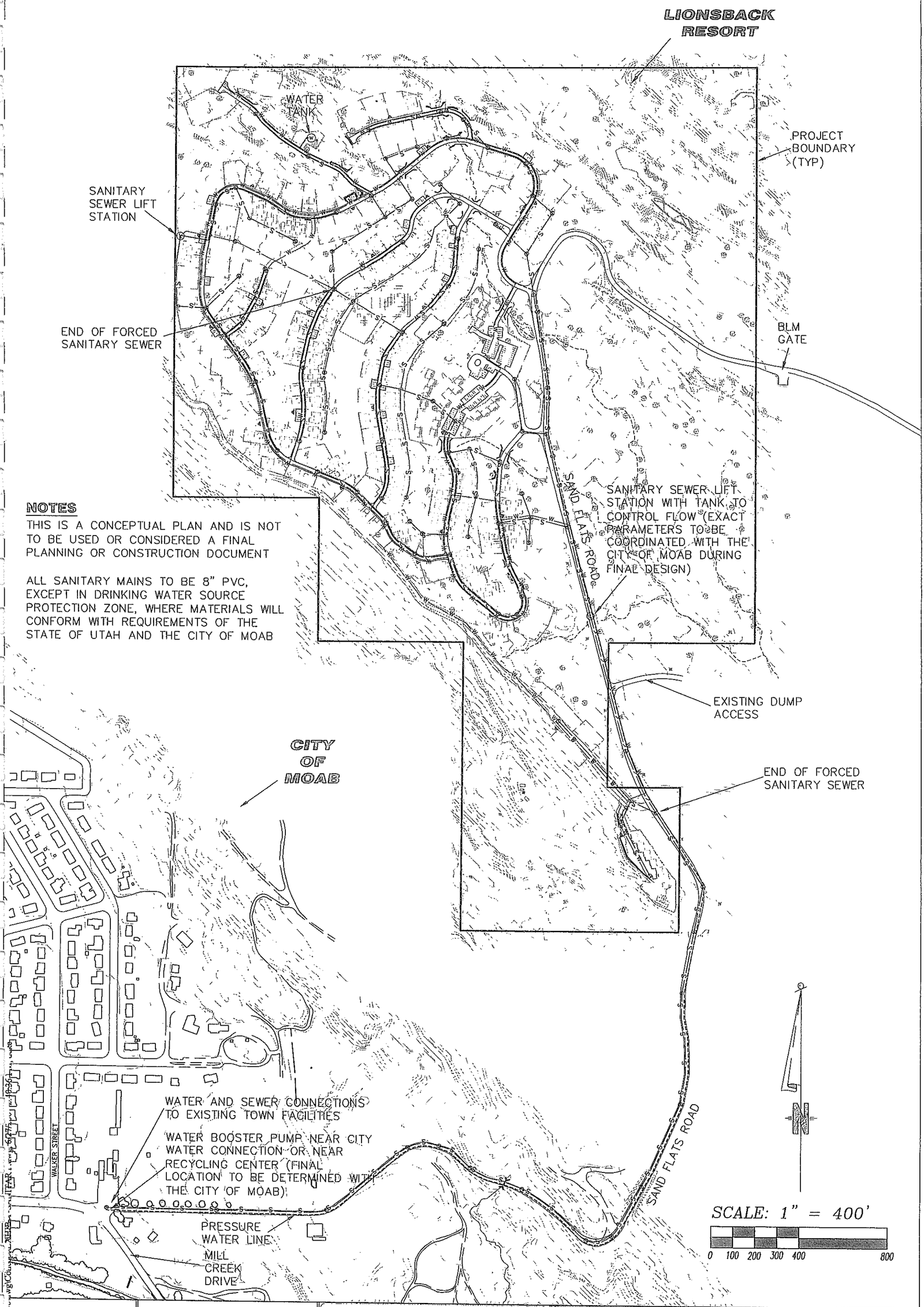

NOTES

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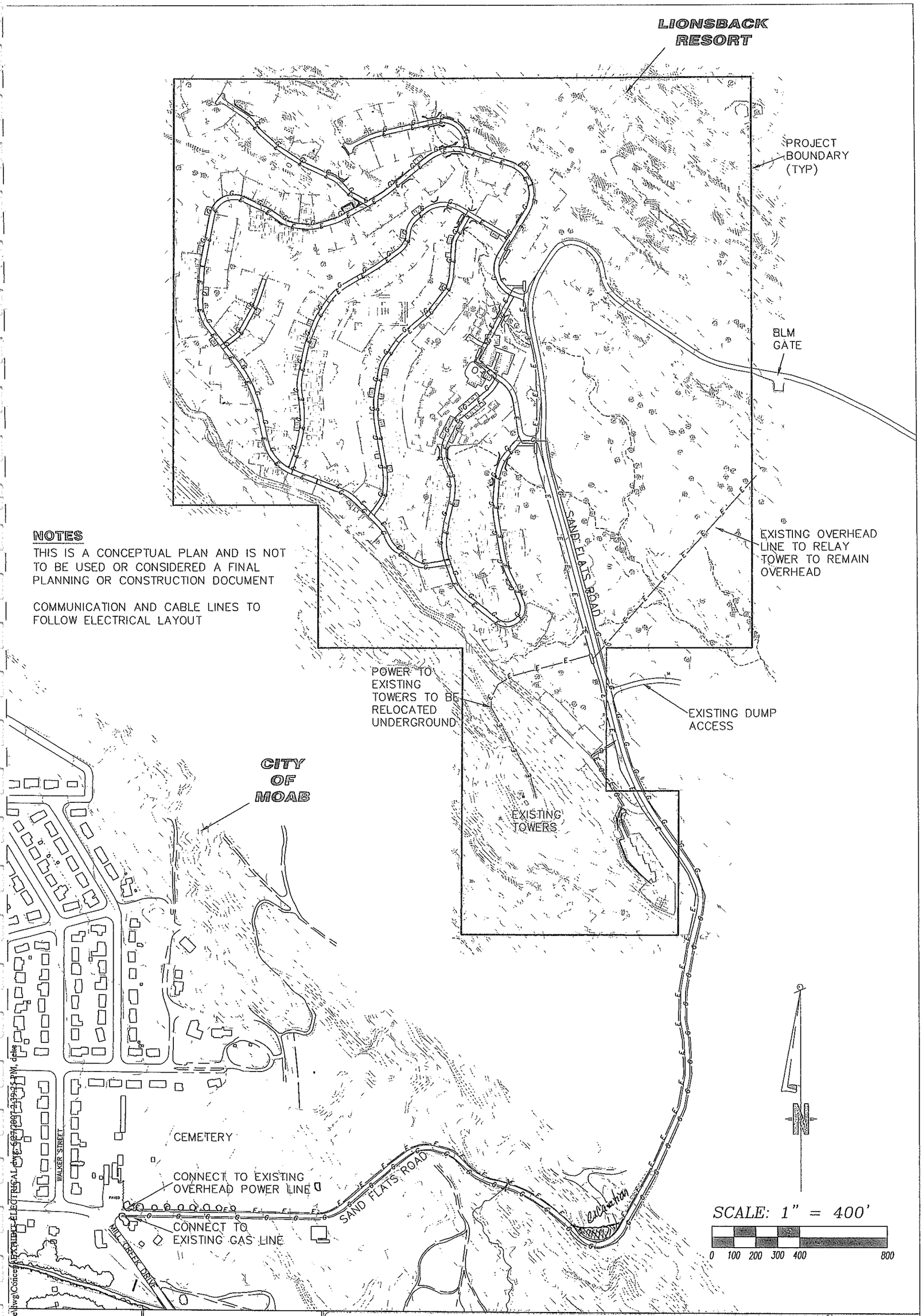
ALL SANITARY MAINS TO BE 8" PVC, EXCEPT IN DRINKING WATER SOURCE PROTECTION ZONE, WHERE MATERIALS WILL CONFORM WITH REQUIREMENTS OF THE STATE OF UTAH AND THE CITY OF MOAB

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING

PO Box 1385
Telluride, Colorado, 81435
phone 970-728-6153
fax 970-728-6050

Lionsback Resort CONCEPTUAL WATER AND SANITARY SEWER			Sheet No.
Client: LB Moab Land LLC	Start date: 5-4-07	Project #: 07009e	1



NOTES

THIS IS A CONCEPTUAL PLAN AND IS NOT TO BE USED OR CONSIDERED A FINAL PLANNING OR CONSTRUCTION DOCUMENT

COMMUNICATION AND CABLE LINES TO FOLLOW ELECTRICAL LAYOUT

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Lionsback Resort			Sheet No.
CONCEPTUAL DRY UTILITIES			1
Client: LB Moab LLC	Start date: 5-4-07	Project #: 07009e	

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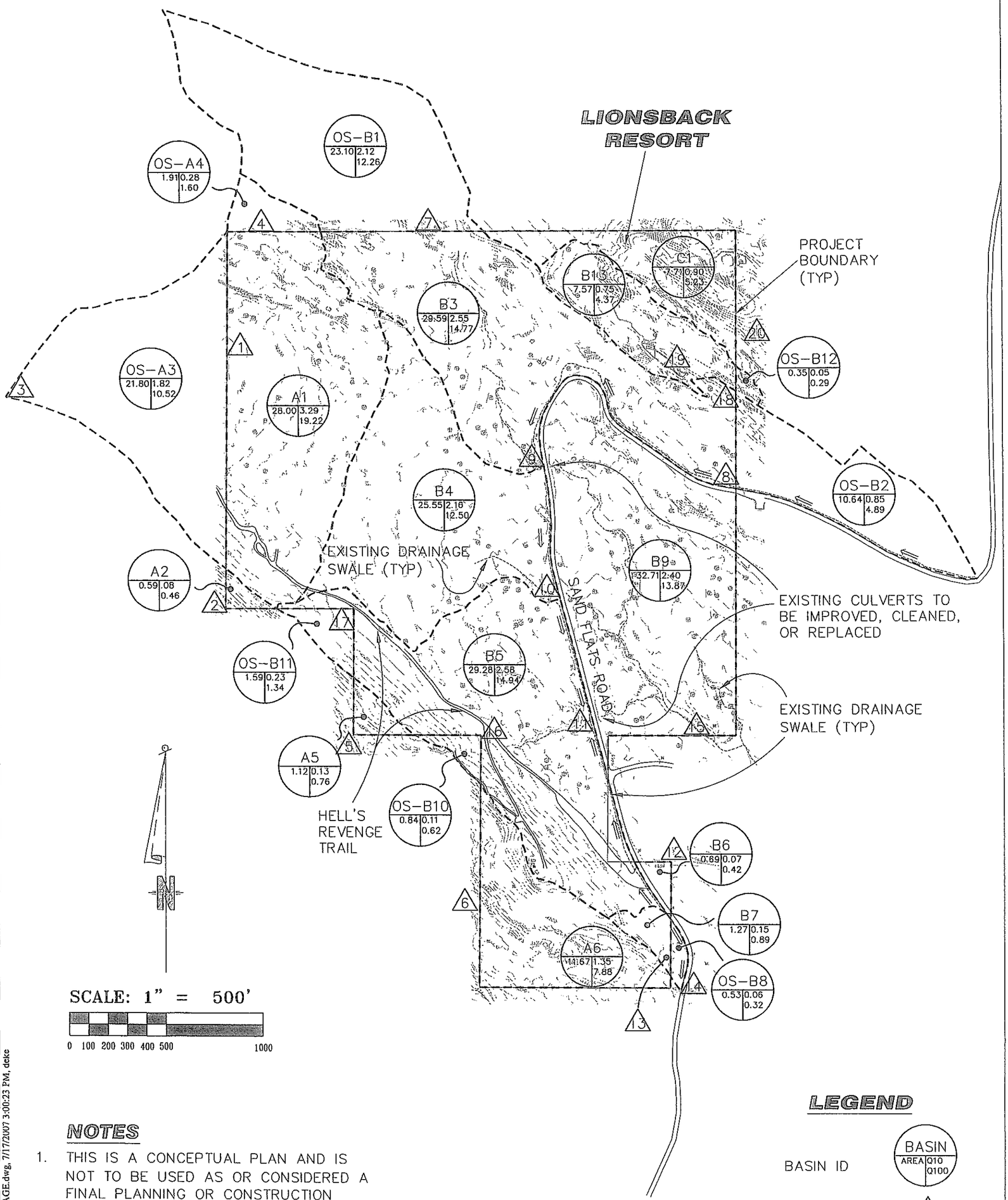
HISTORIC DRAINAGE BASINS



NOTES

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2. OFFSITE DRAINAGE BASINS DETERMINED FROM USGS QUAD MAP (NOT SHOWN)

LEGEND

BASIN ID — BASIN (AREA | Q10 | Q100)

DESIGN POINT — X

FLOW DIRECTION IN ROADSIDE SWALE ⟸

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Lionsback Resort CONCEPTUAL DRAINAGE PLAN			Sheet No.
Client: LB Moab Land LLC	Start date: 5-4-07	Project #: 07009e	1

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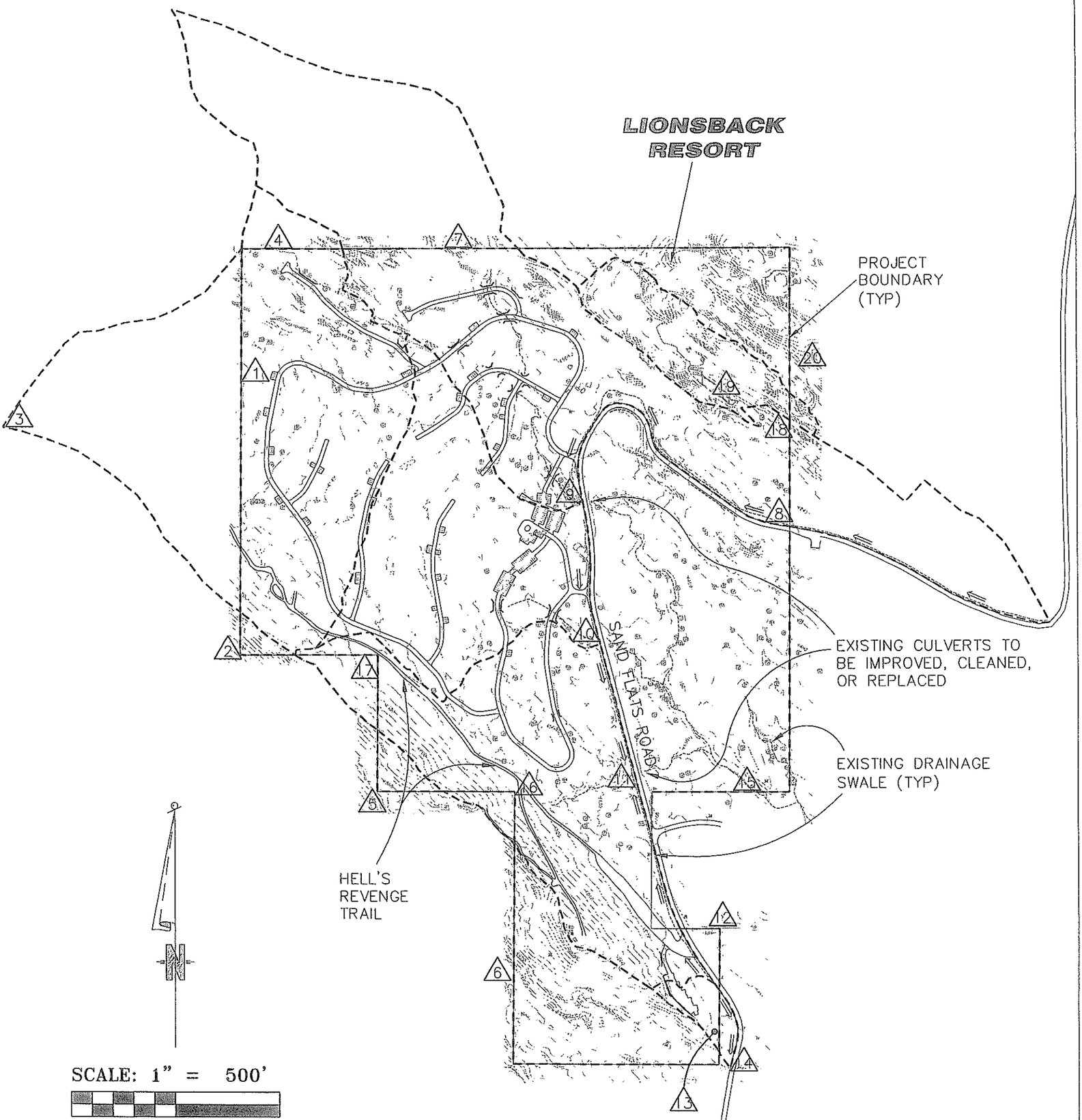
HISTORIC DRAINAGE BASINS WITH PROPOSED DEVELOPMENT



SCALE: 1" = 500'

0 100 200 300 400 500 1000

NOTES

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LEGEND

DESIGN POINT (X)

FLOW DIRECTION IN ROADSIDE SWALE ⟸

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Lionsback Resort CONCEPTUAL DRAINAGE PLAN			Sheet No.
Client: LB Moab Land LLC	Start date: 5-4-07	Project #: 07009e	2

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