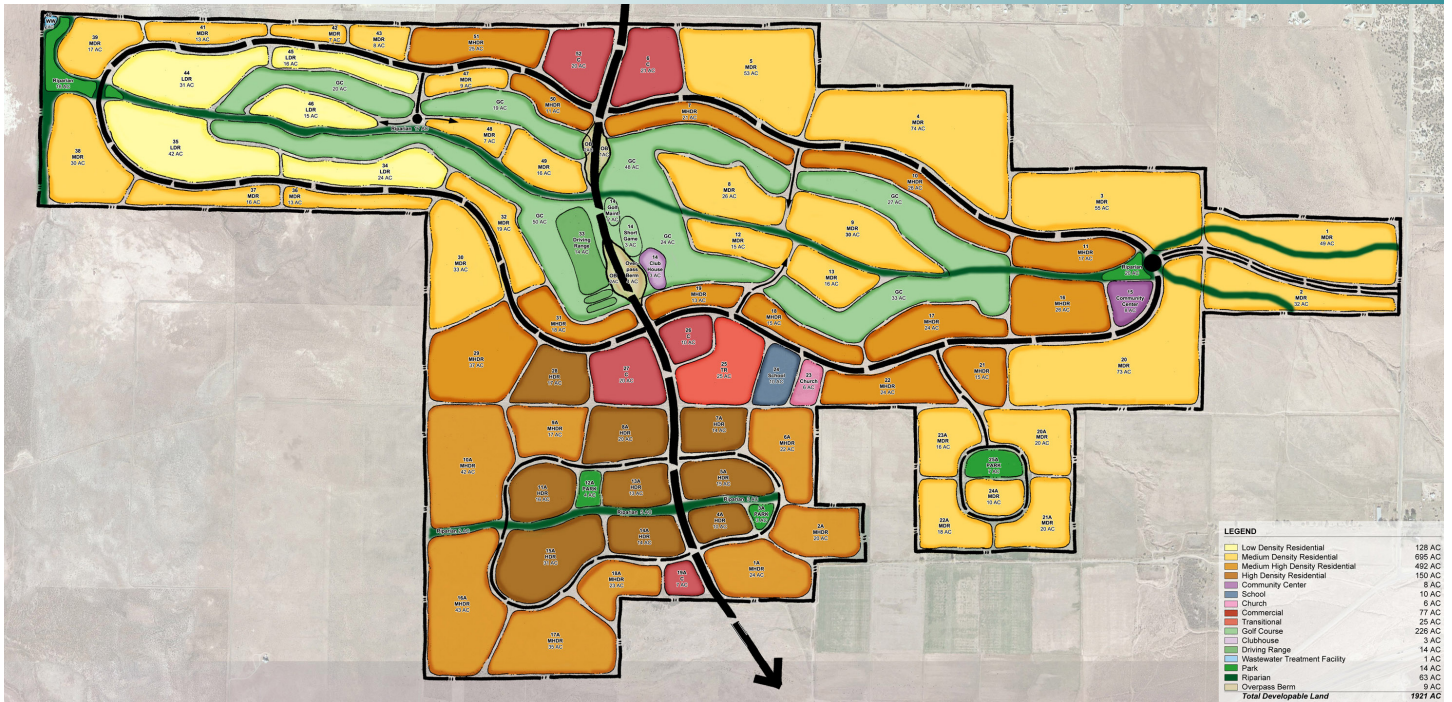




THE PLANNING CENTER
a division of TPC Group, Inc
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Cordero Master Planned Community



| Client | Location | Area | Date | Services |
|---|------------------|-------------|----------------|--|
| 1361 AC Ranch, LLC 508 Utah Acres, LLC Utah Investment, LLC | Cedar City, Utah | 2,034 acres | 2005 - present | Master Planning Annexation Rezoning Site Design Naming and Branding Conceptual Theming Market Analysis Fiscal Impact Analysis |

Cordero is a master-planned community proposed in Cedar City, Utah. The community will feature a variety of housing options and densities along with commercial and mixed use areas, a Nicklaus-designed golf course, a community center, a school site, a worship center, and a riparian area that bisects the property from east to west. The Planning Center worked with the developers and the Nicklaus Design team to create the land use plan for the community, and is currently working with Cedar City to annex the property into the City limits, adopt a Memorandum of Understanding and a Development Agreement, and adopt a Master Planned District Overlay Zone for the property.