

Exhibit "A"
Location and Existing Zoning

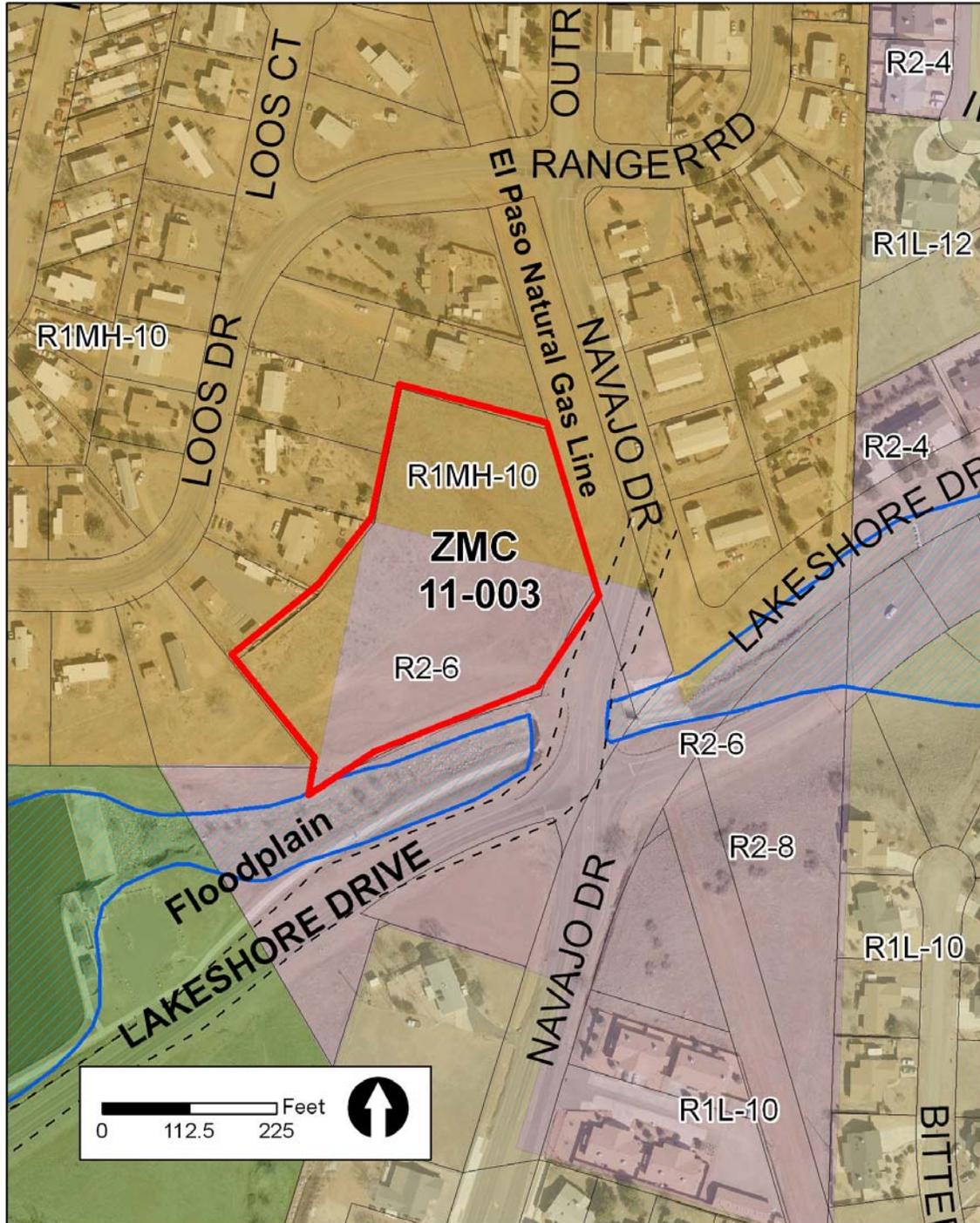


Exhibit "B"
General Plan 2020

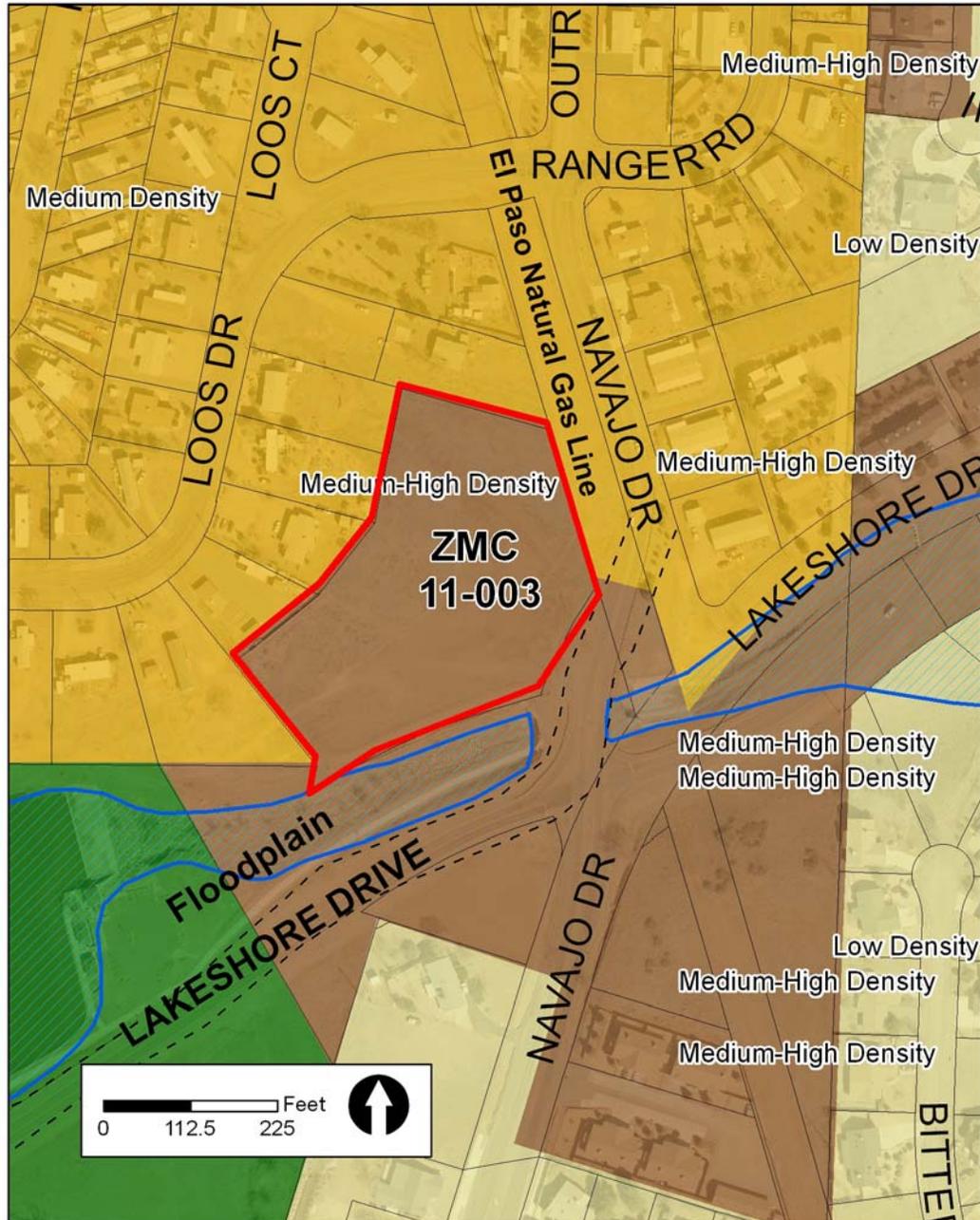


Exhibit "D"

Historical Configuration. Note referenced Areas "D" and "E".

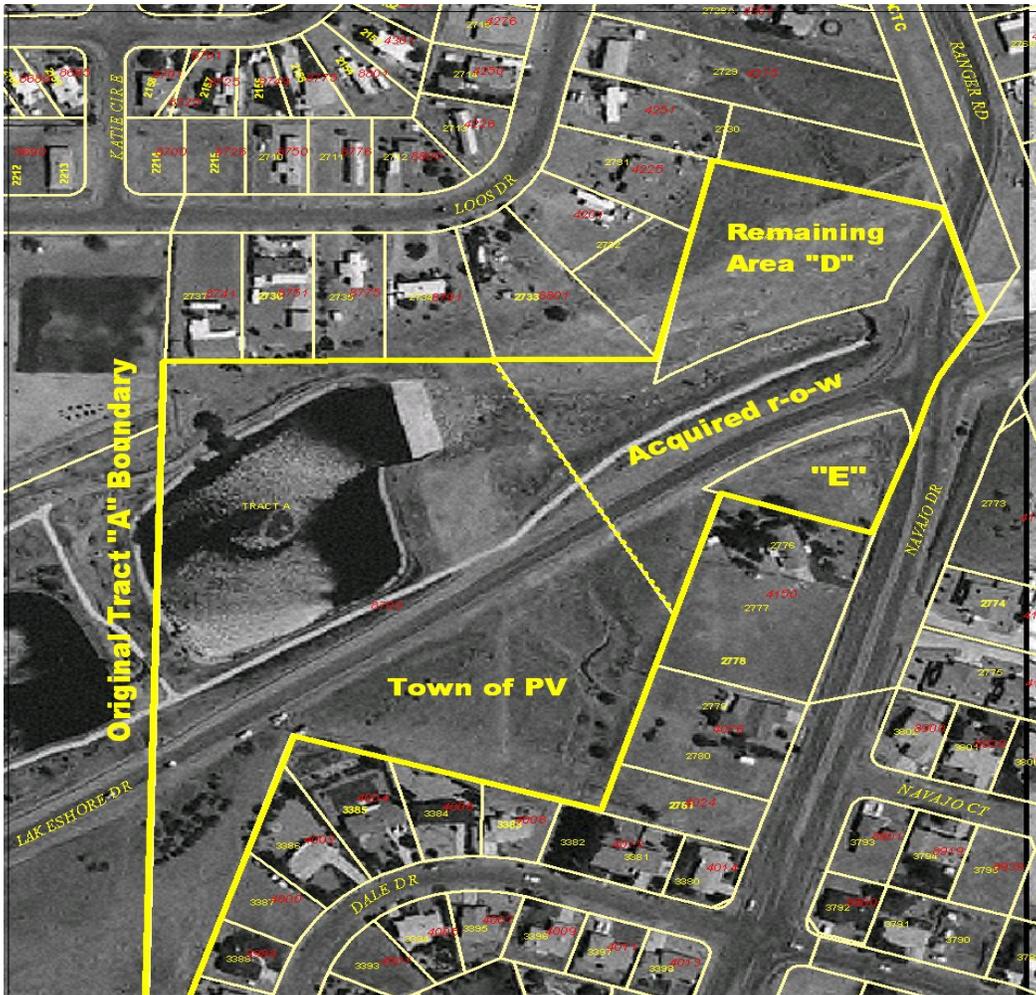


Exhibit "E"
Letter of Agreement



ROW

415

Town of Prescott Valley

7501 E. Civic Circle
Prescott Valley
Arizona 86314

June 10, 2004

Mountain Rose Properties, LLC
Bob and Peggie Duffel
2410 N. Travis
Mesa, Arizona 85207

Re: Letter of Agreement
Purchase of Land for Navajo Road Improvements
Portions of APN#103-28-613F

Dear Mr. and Mrs. Duffel,

Town Staff and Mountain Rose Properties have reached an agreement (subject to approval by the Common Council of Town of Prescott Valley) for the purchase of certain properties for the purpose of constructing improvements to Navajo Drive. This agreement includes the following:

1. Sales Price for both the south parcel (26,191 sf) and the north parcel (781 sf) to be \$82,700, to be further described by attached legal description(s). Waterline and hydrant costs of \$10,000 to be deducted and utility conduit cost of \$5,000 to be deducted. Net Proceeds to Mountain Rose Properties, L.L.C. to be \$67,700 (before 2004 property tax pro-ration).
2. Town of Prescott Valley to pay all escrow fees, title policy fees, recording fees, etc. Mountain Rose Properties, L.L.C. to pay only 2004 Taxes prorated to Close of Escrow, based on 2003 taxes.
3. The Town of Prescott Valley agrees to provide water resources (100 yr assured water supply) necessary to build the apartment project (not to exceed 43 units on the North Parcel) using its total gallons per capita per day program. The cost for this water supply will be based on a water replacement cost payment similar to that found in the Glassford Hill Terraces Development Agreement (GHTDA) (reference Resolution No. 1016). This payment calculates to approximately \$1960 per unit (GHTDA: \$447,480/226 Units) and payable prior to the issuance of a building permit. This charge is in addition to any other required fees or charges. This item of the agreement expires five years after authorization from the Prescott Valley Common Council of the purchase.
4. 12" Water line to North Parcel & Fire Hydrant & utility conduits (1-2" for TV, 3-2" for ELEC and 2-4" for TEL) per engineering to be installed by the Town of Prescott Valley at its expense to property line.

COPY

Telephone (928) 772-9207 ▪ www.pvaz.net ▪ TDD (928) 772-9267

5. Town will offer to the project contractor Mountain Rose Properties contact information for possible fill agreement on the North Parcel.
6. In as much as it is consistent with the Town's General Plan, the Town of Prescott Valley will support lot combination (Reversionary Plat) and Rezoning on North Parcel to R2-3. PAD.
7. Town of Prescott Valley to work with FEMA to delineate flood plain on North Parcel and provide revised flood plain maps when this work is completed.
8. Letter from Town of Prescott Valley saying that the property was under threat to be taken by eminent domain.
9. Driveway depression on North Parcel to be installed per the location already on engineering drawings.
10. North Parcel will be allowed to connect to existing sewer line on the west side of the property when the property is developed subject to applicable fees and changes.

It is anticipated that this agreement will form the basis for a future development agreement per ARS §9-500.05.

MOUNTAIN ROSE PROPERTY LLC

Peggie Duffel 6-18-04
 Peggie Duffel date
managing member

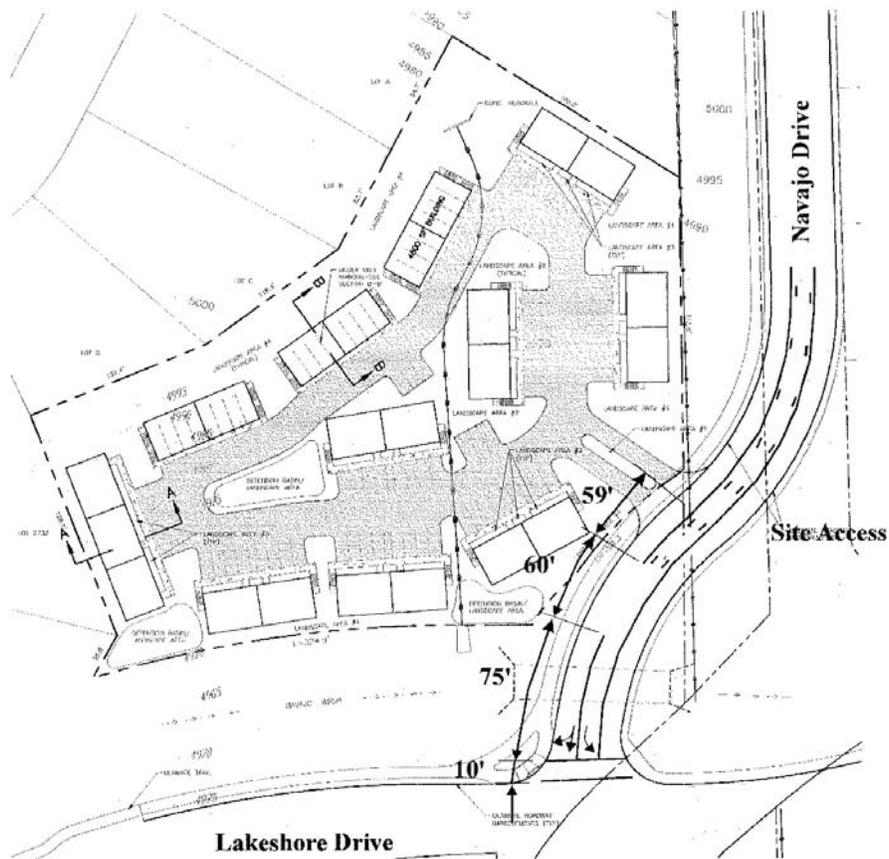
Bob Duffel Jr. 6-18-04
 Bob Duffel date
managing member

TOWN OF PRESCOTT VALLEY

Richard C. Killingsworth date
 Mayor

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Exhibit "G"
Traffic Study Summary



Mountain Rose Development - Traffic Assessment



Navajo Drive Roadway / Site Access

Figure 8

CONCLUSIONS

The proposed 43-unit Mountain Rose Apartment development is estimated to produce a total of 290 daily trip ends with only 22 AM and 27 PM peak hour trips expected to be generated.

The capacity analyses of the study intersections for the existing and proposed conditions show no current or future traffic operation deficiencies. Based on future capacity analyses for a signalized intersection design at Navajo/Lakeshore Drives and their assumed lane configurations, the 95th percentile queue lengths for the southbound approach traffic is not projected to block site driveway movements. Additional analyses show that the intersection traffic volumes could increase up to 80 percent and the southbound to eastbound left turn movement could accommodate over 200 left turn vehicles prior to the 95th percentile queue impacting traffic operations at the proposed site driveway.

Under an assumed 75-foot left turn lane dedication to the Navajo Drive southbound left turn movement at Lakeshore Drive, 59-feet of two-way center left turn lane (and 60 feet for vehicle transition) will be provided to motorists entering the proposed site from northbound Navajo Drive. This is an adequate distance to accommodate the estimated 18 vehicular peak hour trips (maximum inbound volume) the proposed development is expected to generate.

Based on field locating the proposed site driveway and conducting sight distance measurements along Navajo Drive in its existing condition, adequate stopping and intersection sight distance is provided to motorists. However, these field measurements should be verified prior to construction to determine actual conditions. If measurements identify that sight visibility is less than required, a reduced roadway speed along Navajo Drive may be considered.

A right-turn deceleration lane should not be required at the proposed site access point due to low projected turn movement volumes into the site and due to low operating speed along Navajo Drive.

RECOMMENDATIONS

The following recommendations are generated from the analysis and conclusions presented in this report.

- The pavement widths for the inbound and outbound site movements should be verified that they can accommodate emergency vehicles. From the site plan, the width of each movement is about 12 feet. Typically, 16-foot to 20-foot minimum widths are required for residential driveways.
- Intersection sight distances should be verified at the site driveway to determine if recommended AASHTO distances are available after planned roadway reconstruction has occurred. If the distances are found to be deficient, then a reduced roadway speed along Navajo Drive could be considered.
- Curve ahead warning signs along Navajo Drive should be replaced to reflect the proposed site driveway location.
- The future lane configuration at the southbound Navajo Drive approach to Lakeshore Drive should provide a maximum of 75 feet of storage (capacity analysis results and low movement volumes only indicate 25 feet is needed) to allow motorists entering the proposed site from northbound Navajo Drive adequate distance to pull into the center two-way turn lane and wait to complete their movement into the proposed site.

Exhibit “H”
Neighborhood Meeting Report

Neighborhood Meeting
December 7,2011
for Navajo/Lakeshore Condominium Project Mountain Rose Properties
Meeting Summary

Meeting opened at 5:30 pm after a brief meet, greet and sign in. 10 People signed in on sheet attached. Mountain Rose Properties LLC members introduced themselves. General comments were about the height of the Buildings of the Project, number of cars on the property and the desire for the Town to buy the Land for extending the Park. Some people don't want traffic lights, thinking we are asking for traffic lights, but on the other hand some comments referred to traffic being too heavy and fast now and needing traffic lights. Our Site Plan drawings say Navajo/Lakeshore Apartments so questions arose of what is our Project, Apartments or Condos.

Below were some specific comments from individuals:

Jack and Roni Majzl were concerned that the project would be low income housing and they do not want that. They are concerned that they would all be rentals. He bought his property and was told this subject property will never be built on.

Kay Vetere wanted information. Will property values and taxes increase due to our project and is the land considered a wetland?

Jerry Casteel wanted to know whether or not there will be a turn lane into the project.

Ken Roberts what is the height of the proposed project?
Where will our sewer connection be for the project?

Ann Swick wanted to know who owns the Land of proposed Project. Will there be future meetings as the process continues. Will there be an income limit on prospective buyers for this project.

Jann Kemp main concern was more traffic.

Danan Gonella Suggested a mobile home park instead of condos. She bought her property in 2009 and was concerned about too many foreclosures and drug activity in the park overflowing into this project. She may have her view of the fountain blocked. Shes mells car exhaust now and she wants a four way stop sign now at Navajo/Lakeshore.

We answered all of these questions and concerns to the best of our ability. We presented our Site Plan and the Engineering plans of the Navajo/Lakeshore Widening project. We expressed that the Town's utmost concern is safe access to the property. We also mentioned that the Town is actively governing Prescott Valley and its growth, endeavoring to beautify and improve the Town in general and our Project will be a part of it!

Respectfully,
Mountain Rose Properties, LLC