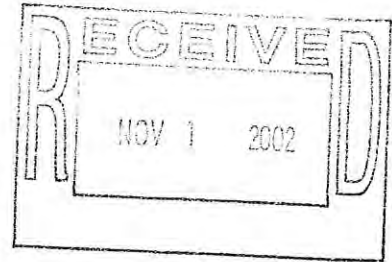




MMLA

McGovern MacVittie Lodge & Associates, Inc.

800 E. Wetmore Road
Suite 110
Tucson, AZ 85719
Telephone (520) 292-2300
1-800-441-5875
Fax (520) 292-1290



October 30, 2002

Mr. Ben Goff, P.E., Deputy Director
Pima County Department of Transportation
And Flood Control District
201 N. Stone Avenue, 3rd Floor
Tucson, AZ 85701

**Re: Star Valley Development – Transportation Improvement Financing Plan
MMLA 86171-62-11**

Dear Mr. Goff:

Our client is accepting Pima County's October 7, 2002 and October 20, 2002 requested changes to the Star Valley Transportation Financing Plan.

The changes are as follows:

1. **Wade Road (#5).** Wade Road will be extended to Camino Verde as a two-lane roadway in the years 2002-2003.
2. **Camino Verde (#6).** Camino Verde will be constructed as a two-lane roadway from Wade Road/Los Reales Road to the development plan boundary in the years 2002-2003.
3. **Camino Verde (#7).** Camino Verde will be constructed as a two-lane roadway from the development plan boundary north to Valencia Road in the years 2005-2010. This roadway will be an at-grade roadway.
4. **Camino Verde/Valencia Road Intersection (#8).** This intersection will be signalized, as warranted, between the years 2005 and 2010. Pima County and Star Valley will share in the funding of this improvement.
5. **Wade Road/Valencia Road Intersection (#9).** This intersection will be signalized, as warranted, between the years 2005 and 2010. Pima County and Star Valley will share in the funding of this improvement.

6. **Los Reales Road (#12).** Los Reales Road will be constructed as a two-lane roadway from Camino Verde to Viviana Road in the years 2002-2003.
7. **Los Reales Road (#13).** Los Reales Road will be constructed as a two-lane roadway from Viviana Road to the development plan boundary sometime after the year 2010.
8. **Viviana Road (#14).** Viviana Road will be constructed as a two-lane roadway from Los Reales Road to Valencia Road sometime after the year 2010 if planned build-out occurs. This roadway would be constructed as an at-grade roadway.
9. **Camino Verde (#15).** Camino Verde will be constructed as a two-lane roadway to tie into Yedra Road in the years 2002-2003. The actual connection to Yedra Road shall not occur until Yedra Road has been improved (see item #10).
10. **Yedra Road (#16).** Yedra Road will be improved as a two-lane roadway from Camino Verde to Vahalla Road. The actual connection to Camino Verde shall not occur until this roadway improvement is complete. This roadway would be constructed as an at-grade roadway. This project would be eligible for development impact fee credit. Pima County shall be responsible for right-of-way acquisition and clearance of encroachments. Pima County will exercise its power to require the Utility Companies to relocate their facilities necessary for road construction.
11. **Camino Verde (#18).** Camino Verde will be constructed as a four-lane roadway from Wade Road/Los Reales Road to Valencia Road sometime after the year 2010 if planned build-out occurs. Adjacent property owners outside the project boundary along Camino Verde (south of Valencia) would also be required to contribute towards this project if they are actively developing the property. This project would be eligible for development impact fee credit.
12. **Camino Verde/Los Reales Road Intersection (#20).** This intersection will be signalized, as warranted, sometime after the year 2010. Pima County shall not participate in the funding of this improvement.

Item #10 was corrected to reflect your October 7 conditions. We have assumed that the deletion was a typographical error.

Items 3, 8 and 9 are outside of the Specific Plan boundary. PCDOT will assist the developer in obtaining third-party permits (i.e., Section 404), however, required mitigation is considered part of these off-site improvement projects.

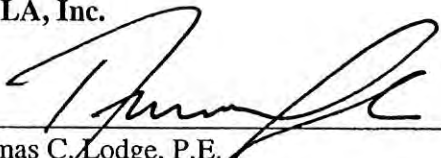


By its acceptance of the County's changes to the Financing Plan, USH/SVA Star Valley does not waive any constitutional or statutory grounds it may have to challenge the requirement of off-site improvements as a condition of plat approval, or its ability to seek the inclusion of the off-site improvements as projects to be funded by future development fees adopted by Pima County.

The above items reflect our understanding of our commitment to the Star Valley Transportation Financing Plan. We thank you again for assisting in resolving this issue and we look forward to commencing this project immediately. We look forward to the Plat recording this week.

Sincerely,

MMLA, Inc.



Thomas C. Lodge, P.E.
Vice President, Private Development

TCL:pl

Cc: John Bernal, Pima County
Joe Cesare, Broadway Realty & Trust
David Cada, US Home Corporation
Carmin DeBonis, Pima County
Katharina Richter, Pima County





MEMORANDUM

Date: January 6, 2014

To: Carmine DeBonis, Jr., Director
Development Services

From: C.H. Huckelberry
County Administrator

Carla Blackwell, Deputy Director
Development Services

Re: **Star Valley Development Proposal**

Attached are notes from a meeting I had with Mr. Joseph Cesare on January 3, 2014 to discuss Star Valley Block 4 and a new homebuilder, LGI Homes from Texas.

I suggest you perform some due diligence with respect to LGI Homes. Apparently, they have entered into a purchase agreement with Star Valley Associates. It would appear from my meeting with Mr. Cesare, LGI Homes requires certain re-approvals in Block 4 within 30 to 60 days, and such may be a condition of sale. I am enclosing one sheet provided to me defined Exhibit A, Plans and Specifications. These are the project plans that need to be approved or re-approved to begin development in Block 4.

The notes state that some of Block 4 was in construction, some permits were issued, and permits and inspection fees were paid. Please ascertain whether we have any records regarding the status of Block 4 construction permits issues and/or certain permits and inspection fees being paid. During my meeting, Mr. Cesare mentioned that approximately \$23,000 was paid to our Regional Wastewater Reclamation Department for inspection fees associated with a sewer line construction that never occurred. Obviously, a refund is due, or the fees will not be paid again.

What is necessary is a quick review of the plans that have been previously approved. Mr. Cesare has the approval of LGI Homes to employ the previous engineer to bring the plans up to current standards if there have been any changes, as there is reference in the attached letter about putting the project on hold sometime after October 2006. The first issue to be resolved is the status of various approvals relating to Block 4. What will be the requirements to have plans approved or re-approved, as it appears that some plan requirements have not been prepared or supplied to the County for review and approval?

The concept of an additional or new homebuilder in Star Valley may be beneficial, as it may also trigger funding for various improvements the County has been requesting over

Mr. Carmine DeBonis, Jr. and Ms. Carla Blackwell
Re: **Star Valley Development Proposal**
January 6, 2014
Page 2

the last year or two regarding this project. We also need to review those requirements and conditions to ensure that everyone involved in the project is clearly aware of not only the Block 4 re-approval process, but also the process by which additional homebuilding permits within Star Valley would be issued by the County.

I am asking Deputy County Administrator John Bernal to take the lead in coordinating the various actions of the departments involved and to meet with Mr. Cesare and representatives of LGI Homes before the end of this week, once we obtain all the information with regard to the requirements associated with Block 4 approvals and the issuance of additional building permits within Star Valley.

CHH/anc

Attachment

c: John Bernal, Deputy County Administrator for Public Works
Joseph Cesare, Vice President, Star Valley Associates



USH/SVA STAR VALLEY

* Lennar
Joe C 155 vcs
separate from
LGI - out

subcontractors

C/O BROADWAY REALTY & TRUST
PO Box 12863, Tucson, Arizona 85732 (Mailing Address)
Telephone (520) 747-5700
Fax (520) 577-8565

option in
Jan 13th

and employment
of large homebuilders

MEMORANDUM

*permits issued
low employment.

Date: Jan. 3, 2013

To: Chuck Huckleberry
Pima County Architects

HAND DELIVERED

From: Joseph R. Cesare, V. P.
Star Valley Associates

Ref: Star Valley Block 4 - LGI Homes

Three years of
lot inventory -

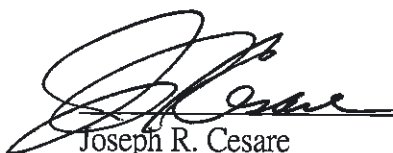
Message:

572 lots in Block 4

- 1) The purpose of this meeting is to request assistance in expediting Re-Approval of Improvements Plans and Specification for Star Valley Block 4, which was approved previously and was (a) in construction, (b) Permits were issued and (c) Permits and Inspection Fees were paid but were not implemented because of the economic recession that occurred commencing October 2006.
- 2) The project was put on hold until economic conditions improved to allow work to re-commerce.

We respectfully request that you authorize the Re-approval of our Plans and Specification for Improvements (Grandfather Rights) as they exist without modification so that LGI Homes can comply with their Purchase Agreement to build Entry Level Homes.

needed

 V.P.

Joseph R. Cesare

reapproval
of Block 4

- plan reapproval
in 30 to 60 days
condition of sale

EXHIBIT "A"
PLANS AND SPECIFICATIONS

PLAN		PLAN NO.
1.	Private Grading Plans	P12005-093 (Project No. 86171-104-49)
2.	Public Paving and Sewer Plans	P1203-012 (Project No. 86171-104-50/51)
3.	Water Plans	2-147-2006 (Phase 1) 2-172-2006 (Phase 2)
4.	COT – Water Booster Station Plans	2-020-024-2006
5.	Star Valley Block 4 Bufferyard And Common Area Landscape Plan	Novak Environmental, Inc. Job No. 0592
6.	Star Valley Block 4 Internal Common Area Landscape	Novak Environmental, Inc. (not yet prepared, to be supplied)
7.	Star Valley Block 4 Perimeter Walls	Novak Environmental, Inc. (not yet prepared, to be supplied)
8.	Star Valley Roadsides Landscape and Irrigation Plans for Bufferyards within Common Areas and Portions of Pima County Right-of-Way for Block 4	Novak Environmental, Inc. (not yet prepared, to be supplied)
9.	Trico Electric Plan	Trico Revised Tentative Design 7-13-2006
10.	Telephone	CenturyLink (to be supplied) (Formally known as QWEST)
11.	Cable TV	CenturyLink (to be supplied) (Formally known as QWEST) Same Plan(s) as telephone
12.	Gas	Southwest Gas (not yet prepared, to be supplied)
13.	SWPPP Plan	224.10