These documents were compiled by the Community Outreach Committee in July of 2024. They were intended to address issues in the DVCA community that are covered by the Facility Fee.

653

From: @dvcahomeowners.com <rmcrae@dvcahomeowners.com>
Sent: Fri, Jun 28, 2024 at 10:10 am
To: ddrury@dvcahomeowners.com, Carla DVCA, dkreie@dvcahomeowners.com, Sandy

24 05 27 PUD (Red Worksheet Draft) v2.pdf (12.8 MB) Legado PUD Concept.dtd 1-25-2005.pdf (4.9 MB)
-- Download all

Original Pitch Deck

Attached are source materials for your review. Both are high-resolution PDF files.

1. 24 05 27 PUD (Red Worksheet Draft) is the latest map of Legacy 49 from RED
2. Legado PUD Concept dtd 1-25-2005 is the original map from 2005 created by Lakemont. You can see Silverado's complete Village 10 & 14 near the Palmer roundabout.

p.s. hand counting the Silverado property shows Village 10 has 117 homes and Village 14 has 210. Senior community (old casino) shows 129 homes. This equals 456 homes with access to Palmer.

Below are link to various videos, photos and documents from RED.

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This is a link to a presentation with the recreational uses proposed utilizing the storm water facilities and an earlier version of the commercial concept at the end of the video: https://vimeo.com/928272470?share=copy

NOTE THIS IS A DRAFT. I AM WORKING ON ANOTHER VIDEO THAT WILL BE FOCUSED ON THE OVERALL DEVELOPMENT AS OPPOSED TO THE DRAINAGE.

In the next link, I've provided a rendering of the commercial buildings: https://vimeo.com/959754727?share=copy

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If you can always note that what I am providing is subject to change and only preliminary, the would be a prerequisite to releasing any information or posting at this time.
https://www.dropbox.com/scl/fo/j5lwu5drtwcgg6adwi0io/h?rlkey=hm8thessugyns3yqhvesp4txz&st=owj1rjpl&dl=0

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The proposed schedule is as follows:

BOD 7/24

Aug 21 - Public Meeting at Clubhouse
Sept 3-9 DRAB
Sept 10 Planning Commission
Oct 3 Board of County Commissioners, 1st Reading
Nov 7, 2nd Reading

BOD 8/28

RED, Ltd and Silverado Homes

From: rmcrae@dvcahomeowners.com <rmcrae@dvcahomeowners.com>

Sent: Thu, Jun 27, 2024 at 8:48 am

To:

TL;DR: The Red, Ltd. (RED) and Silverado Homes are going to build over 1,500 homes in the adjacent lots. RED is building "Legacy 49" (picture #1) which comprises 1200 homes over several gated communities, a commercial zone with small shops, daycare center and a RV park (picture #2). Almost all of Legacy 49 is accessible off Dayton Valley Road (DVR). Silverado is building around 300 homes and is landlocked around the Legado roundabout requiring access to Palmer (picture #3). If Silverado builds the retirement community that replaces the previously zoned hotel/casino this *could* add another 120 homes that use Palmer. If we could reinstate the $1,000 "impact fee" for any homes built that access our roads we could generate $400k. Since the $1k "impact fee" was implemented in 2010, and it is now 2024, we could negotiate a higher fee. At $2k this would generate $800k for new gates and landscaping. We could also negotiate an annual maintenance fee while re-examining the agreement that Legado maintains both sides of DVR from Lammari Ln to Palmer Dr in lieu of payment to DVCA.

HISTORY: John Lawrence, in 1995 turned an alfalfa field into a golf course, built Bayhill, Palmer, La Costa, Sawgrass and a few homes and then went bankrupt. Some small builders came and went until Lakemont homes (Greg Peitzmeier, Joe Wade) scooped up the everything: all remaining lots, declarant rights and the golf course. built almost all the remaining roads (St Andrews, Cypress Point, Lakeview, Grayhawk) and almost all the houses. Barbara Rainey built the Gallery in 2005 and attached it to DVCA because Joe and Greg wanted a third exit.

THE VISION: Lakemont had a vision for a resort destination. A hotel casino would be built across from the new country club, a new 9-hole public course would be built around a new development called Legado. VIPs would fly into airpark, golf on the Arnold Palmer designed course, gamble at the casino and stay at the hotel

2005 BUBBLE: Money was flowing and Lakemont was building. They extended Lakeview creating Armstrong Ct in Airpark and gave them easement rights to use our roads. They also created "Village 9" and "Point Legado" assigning them to a new HOA called Dayton Valley Country Club (I kid you not - not only are they DVCC they sound like the golf course's official name). Curiously called themselves "Legado HOA". Anyway, I digress. They gave Legado easement rights to use Palmer.

2008 HOUSING CRASH: Lakemont went bankrupt in 2008 and a company called Silverado Homes rose from the ashes in 2012. Because Silverado is the same people as Lakemont, they were prevented from buying back the foreclosed properties. A shell company called "LD Lots" was created to purchase the assets and they sell exclusively to Silverado Homes. LD Lots sold the lots to Silverado at a premium and Silverado completed the tract lots of DVCA, Point Legado (across DVR) and Village 9 (Palmer roundabout). Atlas Development, the trustee, foreclosed on every single parcel surrounding us. By 2012 LD Lots owned 200 improved lots and 2 parcels. Atlas owned everything else.

LARGE LOTS: There are 4 lots that surround our community (picture #1). Lot A is currently owned by The Red, LTD. Lots B, C and D will are still owned by "Atlas Development" although RED is going to purchase them when if she gets approval. The white area adjacent to Legado's roundabout is owned by "LD Lots/Silverado Homes".

DEVELOPMENT: Silverado is going to build 300-ish homes on their lot adjacent to the roundabout called "Village 10" and "Village 14". These homes would be similar in size and scope to the existing homes in "Village 9". The RED, Ltd is going to build 1,200 homes with the majority of these homes accessible from DVR past Quail Ridge.

THE PROBLEMS: Lakemont built a large trench at the base of the mountain to protect Village 9 from flooding. This poorly designed trench delivers water to DVR near Sutro RD and is the major contributor to the flooding of homes in the Ranchos. Legado HOA does not have enough homes to properly fund their reserves. Quail Ridge has incomplete street drainage. The golf course runs at 50% capacity. DVCA would lose at least 20% of home values if the course fails. ~~If RED builds la~~

D.R.A.B. AND THE COMMISSION: In September RED will present in front of the Dayton Regional Advisory Board. In October she will present in front of the Lyon County commissioners. All plans must be finalized by this time.

NEGOTIATIONS: There is a deadline that is coming - and its in two months. If we want to ensure that our desires are met we need the agreements to be placed as deed restrictions on all the adjacent property. Before RED can go before the commissioners the development must be set in stone. If we want assurances from RED they must be made before the plans are finalized and presented to the various commisions.

GOLF COURSE: The golf course suffers from long-term deferred maintenance. I can't imagine Silverado or RED trying to sell their new homes with the course half brown. Perhaps there is a method to ask RED and/or Silverado to make a donation to the course ($$ or labor) to help fix the infrastructure. What's good for the goose is good for the gander. Also, if the course fails under the current management the only buyers left are RED and/or Silverado. Lakemont Homes owned the golf course for many years.

Meeting #1

From: rmcrae@dvcahomeowners.com <rmcrae@dvcahomeowners.com>

Sent: Fri, Jun 28, 2024 at 11:34 am

To:

DVCA / RED / SILVERADO MEETING #1 - FINANCIAL

GOAL

The goal of the first meeting is to for Silverado and RED agreeing to pay a one-time fee of $2,500 ($2k min) for any home with access to Palmer, for Legado HOA to pay an annual fee to maintain Palmer Dr (50% of real costs) and for a landscaping agreement to be signed between Legado HOA and DVCA HOA. This agreement may be a swap for Legado HOA maintaining Dayton Valley Rd (DVR) from Lammari to Palmer Dr in exchange for DVCA HOA maintaining Palmer Dr from DVR to Cypress Point.

DVCA Committee members:

- Carla Cole is our president and a member of the women's golf team. A member of the club is important because they see the community from both sides - the street and the course.
- Dennis Drury is a long-term executive member of our board and has a good working knowledge of our roads and the easements
- Ron McRae is a director and has a wealth of knowledge about the history of our community and the players involved.
- Russ Olmo is a homeowner who was a licensed general contractor and real estate broker. He was also a builder member of National Association of homebuilders for over 30 years. He has lived in our community since 2005.
- Chris Hansen is a homeowner and social member of the golf course.
- Lynda Marz is a homeowner with extensive knowledge of our community and once involved in the sales and marketing of our Landmark homes.

THE RED LTD, run by Jaimee Yoshizawa, is building 1200 homes called "Legacy 49" There is also a commercial zone, preschool, doggie daycare, RV park and self-storage. The APNs for the project are 016-361-65, 016-361-66 and 016-361-71. RED is a developer - not a builder.

Silverado Homes, LLC, run by Mike Evans, is building (about) 300 homes off the Palmer roundabout. These homes are separate from Legacy 49, inaccessible from Legacy 49 roads, is landlocked and must use Palmer for access. Silverado is a developer and homebuilder.

LEGADO HOA: At the end of the Palmer roundabout is small housing tract called "Village 9". The two other exits off the roundabout are Silverado's future developments called "Village 10" and "Village 14" (APN 016-361-68). Silverado also is developing the remainder of "Point Legado" which will extend to Palmer Dr on the opposite side of DVR (APN 016-361-63). Legacy 49, Village 9, 10 & 14, Point Legado are ALL part of Legado

HOA. RED and Silverado have declarant status over their projects. Legado HOA has control of Village 9 and the existing build of Point Legado

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PARCEL NUMBERS: It all starts with Lyon County's failure to assign roads an APN. Therefore, there isn't "ownership" of roads (unlike real property which always has an APN). Because of this, recorded "easements" to use Palmer are the closest thing to "ownership" that exist.

EASEMENTS: There are several easements which involve Palmer. The Golf Course (Tour Specs) owns all the land under Palmer. DVCA has an EASEMENT to have and maintain roads on golf course property. The golf course has many EASEMENTS for golf carts to pass over DVCA roads. Don't confuse "easement" with "maintenance". DVCA is required to "maintain" Palmer per CC&Rs. The CC&Rs doesn't give DVCA ownership and doesn't assign easements to any roads.

SUCCESSOR ARGUMENT: Here's where it gets tricky. In late 2000, "Comlaw No. 445" recorded a document (255298) that gave "Dayton Valley Investors" an "easement" to use Palmer. It also states that Dayton Valley Investors' (DVI) "successors and assigns" inherit this easement. It can be argued SILVERADO is the "successor" to DVI and can use Palmer as they wish and give access as they wish. It doesn't give RED direct use of Palmer but Silverado could assign RED an easement if they have they "own" the easement.

SUCCESSOR COUNTER-ARGUMENT: DVCA could argue that Silverado is not the successor because of the convoluted ownership of Dayton Valley Investors and its corporate ownership of Lakemont Homes, LLC. Silverado Homes, LLC is unable to produce ANY paperwork that shows they have rights to Palmer. Document 255298 is ALL they have. The recorded document (255298) doesn't give Silverado rights to use the gates or mandate that we give them gate access.

SEWER: This is where RED becomes an ally. Silverado needs RED to sell them the remainder lot that comprises "Point Legado" and a separate lot that completes "Village 14". More importantly, they need RED to build a sewer lift pump. Because the county denied Village 10 & 14 from using the existing sewer line servicing Village 9 this pump is a necessity and this is the ONLY reason Silverado is not building today.

MULTIPLE GATES: Let's be practical for a minute. Think about vehicles entering from Palmer on their way to the new senior community (or Village 10). They use their DVCA assigned clicker to open the exiting DVCA Palmer gate, then they proceed to their community where they have another gate. How does that work? We can't share homeowner info with Legado (it is protected). So...Legado owners use a different remote to open their gate? Two remotes? Two gates?

GATES AND SILVERADO: Silverado Homes is Lakemont Homes. Lakemont is the developer that created Legado HOA and allowed them use of our roads without compensation or enforcement. In 2005, when Silverado was planning Legado, they created a map that shows DVCA gated when the casino was complete. The senior

development is on the casino footprint. Lakemont made the problem and, IMHO, Silverado should fix it. Additionally, RED is developing the old casino footprint so they should honor the original plan and be part of the solution.

THE MESSENIO LETTERS: In the last few months Carla was presented with historical information from one of our original board members Ed Messenio. In the documents I received was a meeting in 2007 between the board and Joe Wade, Greg Peitzmeier and Carol Dotson from Lakemont. Joe and Greg were the power people of the company. In the letter Lakemont admits that gates are to be built when the casino is built. Quote: "Cypress Poiint & La Costa gate...is not required to be built per our agreement until the casino is completed"

GATE ACCESS: The golf course wants OUTSIDE the DVCA gates (along with the old country club) so patrons have free access. Legado wants OUTSIDE the DVCA gates so they can build their own gate on Palmer near the roundabout. DVCA wants to be INSIDE 24/7 closed gates that we control without sharing access.

DEVELOPERS: Silverado wants access to Palmer to complete the developments at the Palmer roundabout (Village 10 & 14). RED wants access to Palmer to develop a senior community on the old casino footprint. Silverado wants to buy the land from RED and actually build the senior community. IMHO, the existing Palmer gate would have to be removed before homes could be sold.

ROAD IMPACT FEE: Since both RED and Silverado are both developing on the adjacent land they both should agree to the same terms. DVCA should impose a "one-time road impact fee" of $2,000 - $2,500 for ANY home that has ANY access to PALMER. Silverado publicly says they are building 200 homes off the roundabout (I think it's higher) and 120 homes for the senior community. 320 homes at $2,000 is $640,000. More than enough to build three gates (La Costa, Cypress Point, Lakeview) with a little left over, perhaps, to connect La Costa to Stonehaven.

ROAD MAINTEANCE FEE: Legado HOA uses Palmer and therefore should pay a part of it's maintenance. Village 9, 10 & 14 will have a MINIMUM of 450 homes. Less than half of DVCA's 820 homes use Palmer. It makes sense to split the cost 50/50 with DVCA billing Legado HOA annually.

LANDSCAPING MAINTENANCE FEE: There is an existing agreement between DVCA and Legado HOA regarding landscaping. Legado HOA installed (and maintains) landscaping along DVR (on both sides) from Point Legado (Lammari Ln) to Palmer Dr. Since DVCA residents "enjoy" the landscaping it is in lieu of Legado paying landscaping fees to DVCA. We should re-examine this agreement.

LA COSTA @ STONEHAVEN: In the original design Stonehaven was accessible off La Costa Cir and not connected to St Andrews. If La Costa is gated there will is no alternative entrance/exit. Therefore La Costa Cir needs to be extended to Stonehaven. This requires widening and grading the road (since there is a curb on the Stonehaven side).

PAYMENT TIMING: When do the builders pay the impact fee? When DVCA imposed the original $1k impact fee it was paid before building began. Since Village 10 & 14 are actually owned by LD Lots (the holding company for Silverado) and the lot is not developed at this time this is a pressing question. Presumably, the builder will want to pay the fee upon close of escrow of each home.

SEPERATE ACCOUNT: If DVCA agrees to an impact fee the monies received should not become part of the reserve funds and should be held in a special account to be used for 3 gates and, if funds remain, 1 road.

PROFITABILITY: There must be a threshold in which Legado HOA starts paying the maintenance fees because their current finances can't absorb any additional costs.

PALMER GATE REMOVAL: It may be necessary to remove the Palmer gate prior to receiving enough funds to complete the La Costa, Cypress Point and Lakeview gates.

ARC OVERVIEW ALONG PALMER: To create consistency with our community standards, the backyards of homes adjacent to the golf course must have a black metal wrought-iron fence identical to homes on the adjacent 2nd fairway. The entrance to the senior housing community should be fully landscaped with adequate lighting. Changes to the intersection of the golf course parking lot and the senior community may be necessary and DVCA must approve all changes.

REMAINDER PARCELS: Because Lakemont, with little notice or prep, went bankrupt in 2008 our community was left with several lots that were not transferred properly. These lots reverted back to the original dirt merchant "Atlas Development". We should ask Silverado to transfer parcels 029-271-08 (740 Grayhawk), 029-272-08 (502 Lytham) and 016-361-52 (947 Lakeview) be transferred to DVCA. The addresses are approximate since these parcels don't have addresses - only APNs. RED spent $3.5MM buying a parcel from Atlas and is about to spend more $$ buying 4 more parcels. Lakemont (now Silverado) originally purchased from Atlas Development and should know them well.

MOORE AVE: There is a recorded document (342251) that mandates a roundabout be built if the adjacent lot is developed. Since RED owns one side of the dirt road, and Silverado owns the other, they should decide who is responsible to build the roundabout and the timeline.

AS-BUILT PLANS: Can we have access to any "as-built" plans in Silverado's possession for DVCA, Legado or the Golf Course's infrastructure. We are looking for infrastructure documents that contain sewers, water lines, utilities, gutters, roads, streetlights, etc...

RECAP:

1. A deed restriction is placed on all surrounding lots that pays DVCA $$ a "one-time road impact fee" on any home with access to Palmer Dr. This will be placed on RED's APNs 016-361-65, 016-361-66 and 016-361-71 and Silverado / LD Lots APN 016-361-68.

2. Legado HOA will pay an annual "Palmer Dr Maintenance Fee" equal to 50% of the real cost to maintain Palmer Dr from DVR to Cypress Point Dr.
3. Legado HOA and DVCA HOA will agree to a mutually beneficial landscaping maintenance plan.
4. Remainder parcels 029-271-08 (740 Grayhawk), 029-272-08 (502 Lytham) and 016-361-52 (947 Lakeview) should be transferred to DVCA by Silverado Homes, LLC.

Meeting #2

From: rmcrae@dvcahomeowners.com <rmcrae@dvcahomeowners.com>

Sent: Thu, Jun 27, 2024 at 9:23 pm

To:

DVCA / RED / SILVERADO / GOLF COURSE - MEETING #2 - STATE OF THE COURSE

The state of the golf course and how the developers could help.

Meeting #3

From: rmcrae@dvcahomeowne s.com <rmcrae@dvcahomeowners.com>

Sent: Thu, Jun 27, 2024 at 9:2 4 pm

To:

DVCA / RED / SILVERAD O / LEGADO / QUAIL RIDGE / RANCHOS MEETING #3 - INTERCOMMUNITY AGR EEMENTS

DVCA access to legado p rks, sidewalks and cart paths.

tennis court access



NOTES

- PALMER DRIVE BETWEEN GATES 3 AND 4 WILL BE DESIGNATED AS A NEIGHBORHOOD STREET

LEGEND

- PUD 2 VILLAGES RESIDENTIAL
- CASINO RESORT HOTEL
- PUD2 VILLAGES RESIDENTIAL (MOTOR COACH RESORT OVERLAY)
- CLUB LEGADO
- GOLF CLUB HOUSE
- ELEMENTARY SCHOOL NEIGHBORHOOD PARK
- PUD 2 DRIVING RANGE
- GOLF
- GATES (GATES 1, 2 AND 3 BUILT WITH HOTEL RESORT. GATE 4 BUILT WITH VILLAGE 12 OR 13)
- MIRA VIDA COMMUNITY CENTER
- PALMER DRIVE
- PUD 2 NORTHPOINTE RESIDENTIAL
- PUD 2 MIRA VIDA DAYTON VALLEY (AGE RESTRICTED RESIDENTIAL)
- PUD 1 EXISTING RESIDENTIAL
- PUD 2 RESORT CASITAS
- PUD 1 COMMERCIAL
- PUD 1 INDUSTRIAL
- DAYTON VALLEY AIR STRIP

DATE: JANUARY 25, 2005

LEGADO
Where Playtime Never Ends

THIS EXHIBIT IS PROVIDED TO ILLUSTRATE THE PROPOSED LAND USES. GOVERNMENTAL APPROVALS MAY CHANGE THE PROPOSED LAND USES.

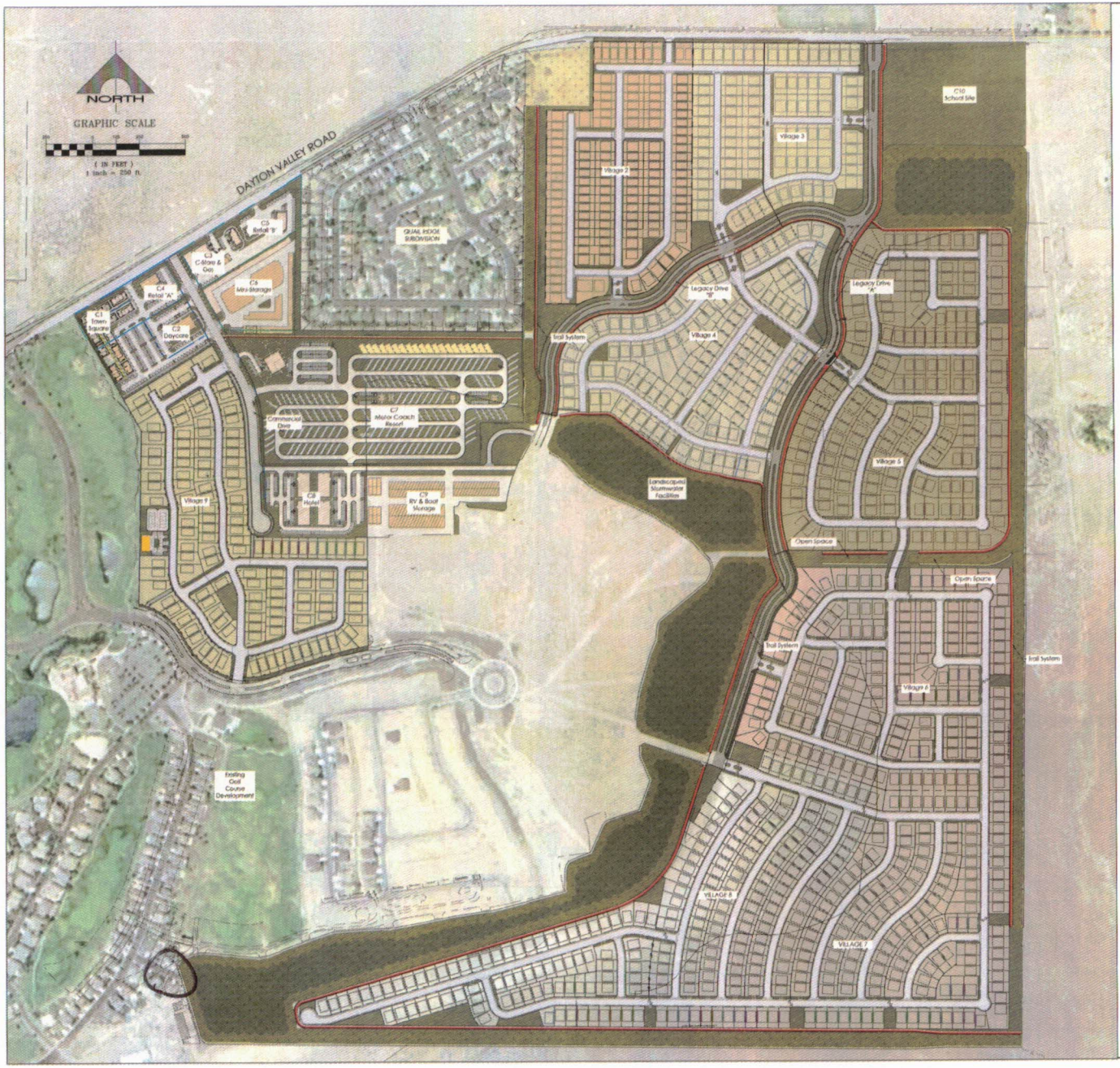
A Wade/Lakemont Mixed Use Master Planned Community
Dayton, Nevada

NORTH
SCALE - NTS

LPA
Architecture
Planning
Interior Design
Landscape Architecture
Graphics

LAKEMONT COMMUNITIES
PUD 1/ PUD 2 MASTER PLAN





LEGACY 49

403 ACRE PLANNED UNIT DEVELOPMENT

(DAYTON, LYON COUNTY, NEVADA)

ASSESSOR PARCEL NUMBER	016-361-65, 66 & 71
TOTAL PROJECT AREA	403 Acres

[A] RESIDENTIAL

ID	GENERAL DESCRIPTION	ACREAGE	LOTS	MIN LOT AREA	MAX LOT AREA	AVG LOT AREA	DENSITY
V2	Village 2	23.3 ac	129 lots	4,770 sf	5,616 sf	5,315 sf	5.6 du/ac
V3	Village 3	19.5 ac	89 lots	6,120 sf	10,910 sf	6,647 sf	4.6 du/ac
V4	Village 4	27.3 ac	108 lots	6,078 sf	17,220 sf	8,069 sf	4.0 du/ac
V5	Village 5	39.9 ac	169 lots	6,078 sf	17,220 sf	8,263 sf	4.2 du/ac
V6	Village 6	33.7 ac	153 lots	5,497 sf	17,503 sf	7,802 sf	4.5 du/ac
V7	Village 7	28.4 ac	141 lots	5,497 sf	14,961 sf	7,083 sf	5.0 du/ac
V8	Village 8	44.4 ac	215 lots	5,497 sf	15,038 sf	8,730 sf	4.8 du/ac
V9	Village 9	28.7 ac	129 lots	5,271 sf	15,776 sf	7,219 sf	4.3 du/ac
	RESIDENTIAL SUMMARY:	246.0 ac	1,135 lots	4,770 sf	17,503 sf	7,115 sf	4.6 du/ac

[B] COMMERCIAL

ID		ACREAGE	LOTS	SPECIFIC USE	DENSITY
C1	Town Square	4.8 ac	N/A	Tavern, Doggy Daycare, Restaurant with Bar, Church, Retail & Office	N/A
C2	Small Strides	1.0 ac	N/A	8,900 sf Daycare	N/A
C3	C-Store & Gas Station	1.4 ac	N/A	C-Store with Gas Station	N/A
C4	Retail Pad "A"	1.0 ac	N/A	Retail & Office	N/A
C5	Retail Pad "B"	2.5 ac	N/A	Retail & Office	N/A
C6	Mini Storage	4.8 ac	N/A	Mini-Storage	N/A
C7	Motor Coach Resort	22.0 ac	156 stalls	Incl. C-Store, Restaurant & Bar	7.1 du/ac
C8	Hotel	4.9 ac	N/A	121 Room Hotel	N/A
C9	RV & Boat Storage	6.9 ac	N/A	Indoor/Outdoor RV & Boat Storage	N/A
	COMMERCIAL SUMMARY:	49.3 ac	156 lots		

[C] ROW

ID	GENERAL DESCRIPTION	ACREAGE
ROW 1	Legacy Drive	11.6 ac
ROW 2	Spine Road	2.8 ac
ROW 3	Commercial Drive	3.4 ac
	OPEN SPACE SUMMARY:	17.8 ac

[D] COMMON AREA

ID	GENERAL DESCRIPTION	ACREAGE
OS2	Landscaped Stormwater Area	69.5 ac
OS3	Trail System	10.5 ac
C10	School Site	10.5 ac
	COMMON AREA [D]:	89.9 ac

SUMMATION OF AREAS

A - RESIDENTIAL	246.0 ac
B - COMMERCIAL	49.3 ac
C - ROW	17.8 ac
D - COMMON AREA	89.9 ac
TOTAL = [A] + [B] + [C] + [D]	403.1 ac

OPEN SPACE CALCULATIONS

ID	OPEN SPACE DESCRIPTION	ACREAGE	% OF TOTAL
OS1	Landscaped Stormwater Area	69.5 ac	17.2%
OS3	Trail System	10.5 ac	2.6%
OS-V2	Village 2	0.8 ac	0.2%
OS-V3	Village 3	0.5 ac	0.1%
OS-V4	Village 4	0.5 ac	0.1%
OS-V5	Village 5	0.9 ac	0.2%
OS-V6	Village 6	0.9 ac	0.2%
OS-V7	Village 7	0.3 ac	0.1%
OS-V8	Village 8	0.5 ac	0.1%
OS-V9	Village 9	0.5 ac	0.1%
OS-C7	Motor Coach Resort	10.3 ac	2.6%
OS-C8	Hotel	1.1 ac	0.3%
	OPEN SPACE SUMMARY:	96.1 ac	23.8%

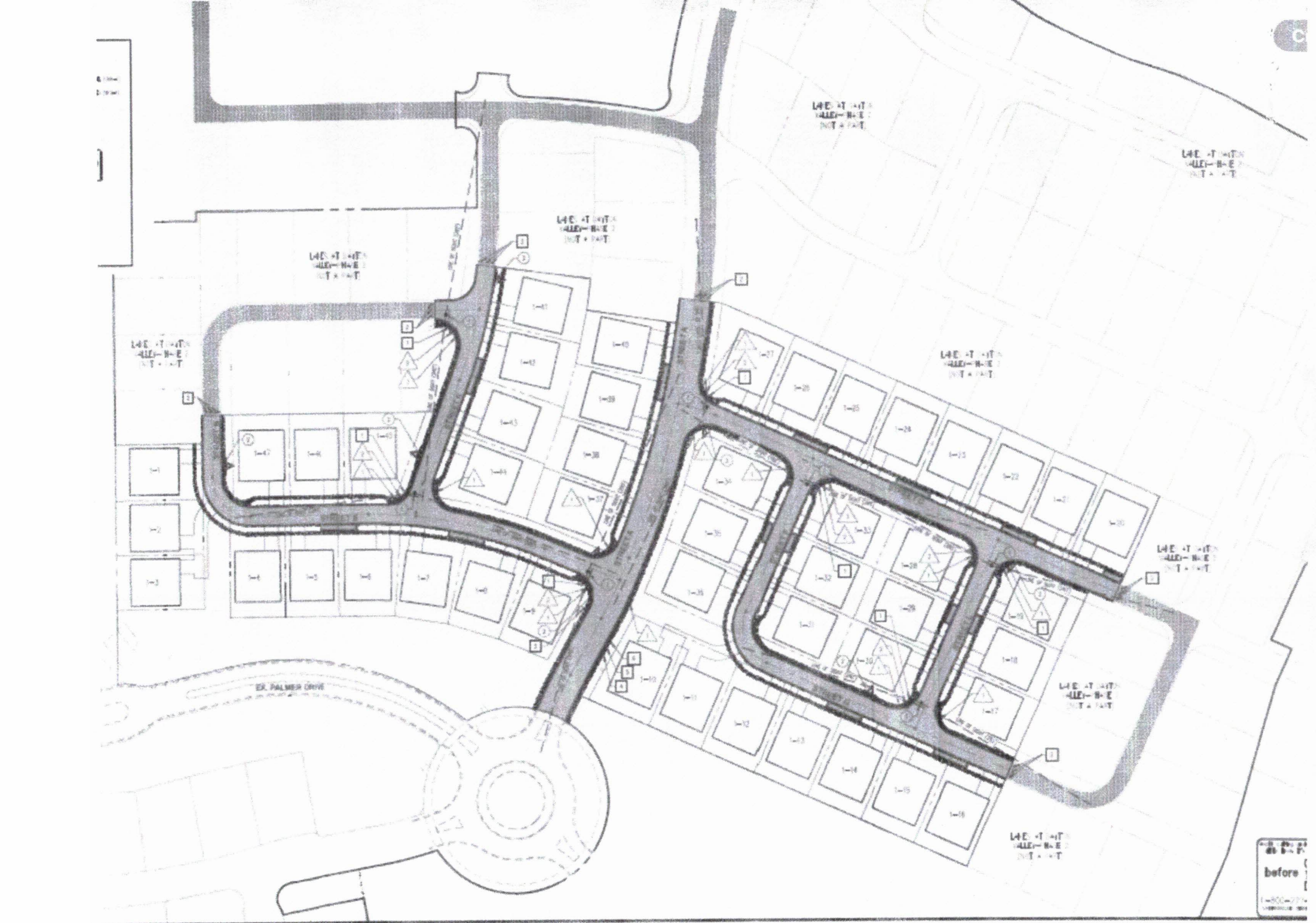
LEGEND

- OPEN SPACE (PRIVATE)
- OPEN SPACE (ROW)
- OPEN SPACE (LANDSCAPED STORMWATER FACILITIES)
- PAVEMENT (PRIVATE)
- PAVEMENT (ROW)
- PROPOSED SIDEWALK
- TRAIL SYSTEM

The information presented herein has been obtained from sources we believe to be reliable and assumptions as stated. The Red Ltd. however, does not guarantee accuracy of this information. Details of the property are subject to errors, omissions, Detail may change without prior notice.

THE RED LTD

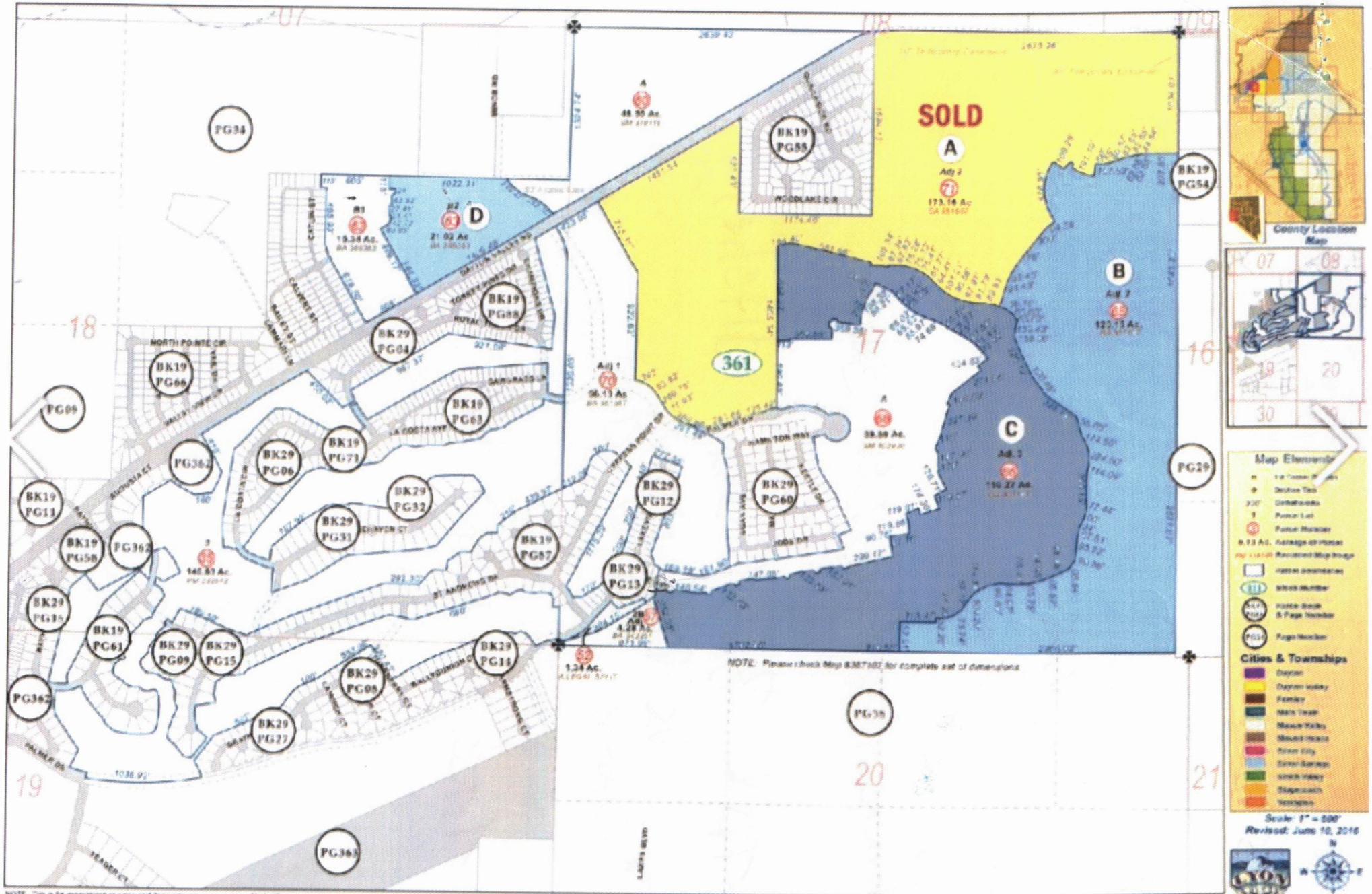



DR. PALMER DRIVE



Portion Sections 17, 18 & 19 T16N-R22E, MD&M

16-36



EXECUTIVE SUMMARY

5.5 UNITS ACRE

0

UPON closing

→

FINAL MAP End NEXT YEAR

TAX BASE for ditches,

VS ROAD MAINT,

* CAMP MAINT DIST

- TITLE 10 NOW 15