

BLANDFORD HOMES

August 28th, 2017

Armistead Citrus Property

INVITATION TO NEIGHBORHOOD MEETING

RE: Property: Located on McKellips Road west of Val Vista Drive, south side.

Dear Property Owner:

The purpose of this letter is to provide you information and invite you to an informational meeting to be held on **Tuesday September 12th, 2017 at 6:30 PM**, at the Ishikawa Elementary School Multipurpose Room located at 2635 N. 32nd. Street, Mesa, AZ 85213.

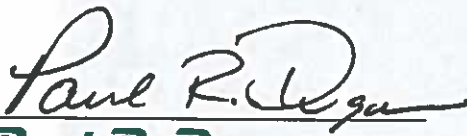
This meeting will be held by Blandford Homes/ McDowell Citrus 100, LLC to discuss our proposed concept plans and proposed housing product for the (11) acre Armistead Citrus Property. At this meeting we will present our Development Plans and allow you, the current residents in the area to comment and ask questions regarding the Plans.

On the rear of this notice is an aerial depicting the location of the property. Your input is very important to us. Your comments, suggestions, and/or concerns are taken into account as the Site Plans and Layouts develop.

Should you have any questions feel free to contact me at 480-892-4492.

If you have sold your property in the interim, please forward this correspondence to the new owners so that they can have an opportunity to review this proposal with us.

Sincerely,


Paul R. Dugas

Director of Land Development
Blandford Homes/ McDowell Citrus 100, LLC

ARMISTEAD CITRUS PROPERTY

Neighborhood Meeting Summary

Tuesday, September 12th, 2017 6:30 PM – 7:15 PM

Ishikawa Elementary School
2635 N. 32nd Street, Mesa AZ 85213

McDowell Citrus 100, LLC Representatives:

Meeting Facilitator / Owner Representative: Paul Dugas, McDowell Citrus 100, LLC, Gilbert, AZ

Neighborhood Attendees:

Various Neighbors and Homeowners {See attached sign-in sheet(s)}

City of Mesa Representative:

None

Purpose:

Objective of neighborhood meeting was to inform Neighbors of the Armistead Citrus Property Site Plan and the re-zoning from RS-35 to RS-35-PAD. This neighborhood meeting was conducted with the adjacent property owners and Homeowners Associations (HOA), and is in compliance with the public participation provisions for the City of Mesa's Citizen Participation Program.

All question and comments are numbered and in italicized font, while responses to questions and comments of the meeting attendees are identified in a red color typeface.

Presentation Summary:

- Mr. Dugas indicated that the requested modifications can be summarized into the following components:

Re-Zoning of the 11.48 +/- acres Armistead Citrus property located on McKellips Road just east of Val Vista Drive and on the south side from RS-35 to RS-35-PAD to create an (11) lot subdivision. Blandford Home's Master Series Collection of Homes currently being built at the Estates at 32nd will be the product for Armistead Citrus.

1) *Will Armistead Citrus have any of its own amenities?*

Response: Yes it will, but it will only be able to be used by the resident homeowners living at Armistead Citrus.

2) *Will some citrus trees remain on the property?*

Response: Yes, there will be two rows of existing and new citrus trees that will be along McKellips Road. We will save existing citrus trees in common areas inside the subdivision when it is feasible.

3) *What will the Homes be like at Armistead Citrus?*

Response: The homes will be our Master Series Collection that we are building just to the west of Armistead Citrus at our Estates at 32nd Street Community. The homes will all be single story and have 3600-5300 square feet of living area with optional RV Garages and Casita's.

4) *What will the price ranges of these homes be at?*

Response: The prices can vary due to the market at the time we build the community. Currently the same homes at the Estates at 32nd Street are selling from \$900,000 to \$1,200,000!

5) *Where will the entry be at Armistead Citrus?*

Response: The entry will be off of E McKellips Road directly across the street from Villa Tuscano. It will feature a similar 90 degree entry that Villa Tuscano has on the north side of McKellips.

6) *Will Armistead Citrus be a gated community?*

Response: Yes, Armistead Citrus will be gated and have private streets like The Estates at 32nd Street. The streets and common open space will be maintained by an HOA for the (11) Homeowners.

7) *Will there be any street lights in the community?*

Response: Yes, there will be a few decorative street lights in strategic locations to light the streets minimally. This is the same thing that we did at the Estates at 32nd Street.

8) *When will you start construction?*

Response: I would anticipate a start of development to be in the spring of 2018.

9) *We look forward to Blandford Homes building the Master Series Collection of homes on this property*

Response: Thank You!

With no further questions or comments, the meeting concluded at approximately 7:15 p.m.

END

I HEREBY VERIFY THAT THE NEIGHBORHOOD MEETING SUMMARY ABOVE IS AN ACCURATE DEPICTION OF THE MEETING PROCEEDINGS.

Paul R. Dugas
Signature

10/2/17
Date

Paul R Dugas
McDowell Citrus 100, LLC
Name (printed)

10/02/17
Date

Armistead Citrus

NEIGHBORHOOD MEETING SIGN IN SHEET

McDowell Citrus 100, LLC

McKellips Road East of Val Vista, South Side

September 12th, 2017

NAME	ADDRESS	TELEPHONE
Noreen Negholt	2155 N. VAL Vista	480-832-5871
Michelle Smith	3825 E McKellips	480-832-0230
Julie Lindholm	3823 E McKellips Rd	480-284-8963
Carl Lindholm		
Dan Wilson	3811 E. McKellips	480-292-0985
DAVID HUTCHINS	1825 N. MAPLE CIR.	480-325-1611

ARMISTEAD CITRUS | MESA | ARIZONA
Adjacent Property Owners | Homeowners Associations Notification List
Property owners within, and 1,000-feet adjacent to property boundaries; and,
Homeowners Associations within 1-mile of project boundaries.

ADJACENT PROPERTY OWNERS / 1,000-FEET:

APN: 141-13-035
PATEL, VIRAY L/RUPAL V
3538 E JUNE CIR
MESA, AZ 85213 USA

APN: 141-13-036
RAMOS, DORIS
3550 E JUNE CIR
MESA, AZ 85213 USA

APN: 141-13-037
THATHI, SUBHASH
3551 E JUNE CIR
MESA, AZ 85213 USA

APN: 141-13-038
PHILLIPS, ROLAND FRANCES JR/CHERYL
ANN
3539 E JUNE CIR
MESA, AZ 85213 USA

APN: 141-13-065
NATHASINGH, DAVID/CHRISTINE
3530 E JAEGER CIR
MESA, AZ 85213 USA

APN: 141-13-066
CULIBRK, ROBERT/DJORDJEVICH VESNA
3552 E JAEGER CIR
MESA, AZ 85213 USA

APN: 141-13-067
SKIBO, YUJUNG K
3553 E JAEGER CIR
MESA, AZ 85213 USA

APN: 141-13-068
KLINGLER, KENNETH D/JANIS
C/LYBBERT AIMEE K TR
3531 E JAEGER CIR
MESA, AZ 85213 USA

APN: 141-13-094
GROULX, MARK/DOMENICA
3554 E JASMINE CIR
MESA, AZ 85213 USA

APN: 141-13-095
KNIGHT, LARRY J/DENISE T
3555 E JASMINE CIR
MESA, AZ 85213 USA

APN: 141-13-106
ARBOLOEDA COMMUNITY ASSOCIATION
7255 E HAMPTON AVE STE 101
MESA, AZ 85209 USA

APN: 141-13-128
FINN, CHRIS/KRISTA
3528 E IVYGLEN CIR
MESA, AZ 85213 USA

APN: 141-28-004E
FITCH/NESBITT FAMILY LTD
PARTNERSHIP
1530 N MESA DR
MESA, AZ 85201 USA

APN: 141-28-089
MEADE, DORIS J TR
2032 N MAPLE
MESA, AZ 85215 USA

APN: 141-28-090
ALLEN, DAVID/JACQUELIN/
SANDALL BLAIR/CHARISSE
2048 N MAPLE
MESA, AZ 85215 USA

APN: 141-28-091
REID, ROBERT/JANET
2064 N MAPLE DR
MESA, AZ 85206 USA

APN: 141-28-092
WARD, JONATHAN J/EVA TEJADA
2104 N MAPLE
MESA, AZ 85215 USA

APN: 141-28-104
STEVENSON, DONALD RICHARD/BROWN
CLAUDIA G
3938 E KNOLL CIR
MESA, AZ 85215 USA

APN: 141-28-107
SABADO, ANTHONY J/
EVANGELINE T
3939 E KNOLL CIR
MESA, AZ 85215 USA

APN: 141-28-108
CITY OF MESA
20 E MAIN ST STE 650
MESA, AZ 85211 USA

APN: 141-28-109
HOLLY, PHILLIPS LIVING TRUST
2753 E BROADWAY 101-613
MESA, AZ 85204 USA

APN: 141-28-110
BONHAM, SCOTT
2575 E PROVIDENCE CT
HOLLADAY, VT 84121 USA

APN: 141-28-111
EASTMAN, PAUL K/STEPHANIE L TR
13475 FAIRWAY LOOP SOUTH
GOODYEAR, AZ 85395 USA

APN: 141-28-112
HINEMAN, PHILIP D JR/LINDA
4122 E MCLELLAN RD UNIT 17
MESA, AZ 85205-3115 USA

APN: 141-28-113
KATHRYN C KNIGHT TRUST
2126 N LEMON ST
MESA, AZ 85215 USA

APN: 141-28-122
SPECTRUM FINANCIAL GROUP LLC/ETAL
3817 E IVY CIR
MESA, AZ 85205 USA

APN: 141-28-123
FESSLER, CLINT/MAUREEN
1455 E MAGNUM RD
SAN TAN VALLEY, AZ 85140 USA

APN: 141-28-124
MCWHORTER, BRIAN ROBB/
DEANNE IRENE
2057 N POLEMO ST
MESA, AZ 85215 USA

APN: 141-28-125
HORAK, JAY HENRY
2039 N POMELO ST
MESA, AZ 85215 USA

APN: 141-28-126
KUCHYNKA, BRENT R/BRENDA D
2021 N POMELO ST
MESA, AZ 85215 USA

APN: 141-28-127
SNOOK, LELAND R
2005 N POMELO
MESA, AZ 85215 USA

APN: 141-28-128
MAJORS, K WAYNE II
3825 E KNOLL ST
MESA, AZ 85215 USA

APN: 141-28-129
WATERMAN, BRUCE CRAIG/
GLORIA ELENA
3739 E KNOLL ST
MESA, AZ 85215 USA

APN: 141-28-130
OHLAND FAMILY TRUST
3729 E KENWOOD ST
MESA, AZ 85215 USA

APNs: 141-28-131, 141-28-133, 141-28-139,
141-28-140
EW GARDNER FAMILY LIMITED
PARTNERSHIP NO 2
4301 E MCKELLIPS RD
MESA, AZ 85215 USA

APN: 141-28-132
924 PARTNERS LLC
6138 BUL RIVER RD
HIGHLAND, UT 84003 USA

APNs: 141-28-142, 141-28-143, 141-28-144,
141-28-145, 141-28-146,
VILLA TUSCANO HOMEOWNERS
ASSOCIATION
3746 E KENWOOD ST
MESA, AZ 85215 USA

APN: 141-28-134
EVIG KONSTEN LLLP
2152 E CALLE MADERAS
MESA, AZ 85213 USA

APN: 141-28-135
FOSTER, LARRY R/WENDY M TR
3813 E KENWOOD ST
MESA, AZ 85215 USA

APN: 141-28-136
LA WANDA A ALLEN R REVOCABLE
TRUST
3830 E KENWOOD ST
MESA, AZ 85215 USA

APNs: 141-28-137, 141-28-141
TANNER, MAURICE R JR/WENDI L TR
1327 W SAN PEDRO ST
GILBERT, AZ 85233 USA

APN: 141-28-138
DAY, DAVID MARLOW/SHANNA
151 WHITE PINE CANYON RD
PARK CITY, UT 84060 USA

APN: 141-30-030
JOHNNIE AND JOLYNNE BURR TRUST
3916 E JUNE ST
MESA, AZ 85205 USA

APN: 141-87-602
HERMOSA GROVES SOUTH COMMUNITY
ASSOCIATION
1834 E BASELINE RD STE 102
TEMPE, AZ 85283-1508 USA

APN: 141-30-001B
FREEMAN, ARTHUR L/ANITA G
TR/KASER CITRUS INC
2717 E LEHI RD
MESA, AZ 85205 USA

APN: 141-30-014K
THOMAS AND MARILYN SIKORA FAMILY
TRUST
1859 N VAL VISTA DR
MESA, AZ 85205 USA

APN: 141-30-011E
MICULS, IVARS
631 N PASS AVE
BURBANK, CA 91505-3117 USA

APN: 141-30-028
COX, RICHARD/ALVIE L
1215 N SCOTTSDALE RD
TEMPE, AZ 85281 USA

APN: 141-30-031
MOSHER, JERRY L/HENRY DEBBIE R
3932 E JUNE ST
MESA, AZ 85205 USA

APN: 141-30-011K
LIU, DAVID
1905 N VAL VISTA DR
MESA, AZ 85213 USA

APN: 141-30-012A
STARS 5 LLC
1735 N VAL VISTA DR
MESA, AZ 85213 USA

APNs: 141-30-005A, 141-30-007A
ARMISTEAD BETTYE ANN
1057 N GREENFIELD
MESA, AZ 85205 USAA

PN: 141-30-017P
RONALD AND ROBERTA HOPKINS
REVOCABLE TRUST
2510 E NORA ST
MESA, AZ 85213 USA

APN: 141-30-038
EDWARD A MURPHY II TRUST
3931 E JUNE ST
MESA, AZ 85205 USA

APN: 141-30-041
MILLER-ASPLUND FAMILY TRUST
3930 E JUNIPER CIR
MESA, AZ 85205 USA

APN: 141-30-029
SCHLAPPI, SCOTT L/BECKY S
1933 N 39TH ST
MESA, AZ 85205 USA

APN: 141-30-011H
CH FAMILY LLC
3765 E LEONORA ST
MESA, AZ 85215 USA

APN: 141-30-011J
VAL VISTA MCKELLIPS LLC
PO BOX 8748
MESA, AZ 85214 USA

APN: 141-30-032
WADDOUPS, WAYNE D/GINA L
1940 N STEVENS CIR
MESA, AZ 85205 USA

APN: 141-30-039
ROWLEY, CLAUDIA TR
3917 E JUNE ST
MESA, AZ 85205 USA

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TEMPE, AZ 85283-1508 USA

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MESA, AZ 85213 USA

APN: 141-30-012A
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MESA, AZ 85213 USA

APNs: 141-30-005A, 141-30-007A
ARMISTEAD BETTYE ANN
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MESA, AZ 85205 USAA

PN: 141-30-017P
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MESA, AZ 85205 USA

APN: 141-30-041
MILLER-ASPLUND FAMILY TRUST
3930 E JUNIPER CIR
MESA, AZ 85205 USA

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MESA, AZ 85205 USA

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3765 E LEONORA ST
MESA, AZ 85215 USA

APN: 141-30-011J
VAL VISTA MCKELLIPS LLC
PO BOX 8748
MESA, AZ 85214 USA

APN: 141-30-032
WADDOUPS, WAYNE D/GINA L
1940 N STEVENS CIR
MESA, AZ 85205 USA

APN: 141-30-039
ROWLEY, CLAUDIA TR
3917 E JUNE ST
MESA, AZ 85205 USA

APNs: 141-30-111, 141-30-118
PARTNERSHIP HOLDINGS LLC
3321 E BASELINE RD
GILBERT, AZ 85234 USA

APN: 141-30-119
YU WEI/YIN QI
3750 E JUNIPER CIR
MESA, AZ 85205 USA

APN: 141-87-597
MONZONA ENTERPRISES LLC
2732 N VAL VISTA DR
MESA, AZ 85205 USA

APN: 141-87-598
BOSWORTH, PATRICK/TIFFANI TR
3545 E KNOLL ST
MESA, AZ 85213 USA

APN: 141-30-122
JUNIPER CIRCLE LLC
P O BOX 185
OREM, UT 84059 USA

APN: 141-87-600
TAYLOR, DONALD B/ANDREA R
3669 E IRONHORSE RD
GILBERT, AZ 85297 USA

APN: 141-30-117
SMITH, MARTIN FRANK/INGRID B TR
3763 E JUNIPER CIR
MESA, AZ 85205 USA

APN: 141-87-575
CARROLL, TIMOTHY K/
ANGELA M TR
3530 E KNOLL ST
MESA, AZ 85213 USA

APN: 141-30-121
HEFNER, RUDGER LEE
3722 E JUNIPER CIR
MESA, AZ 85206 USA

APN: 141-30-120
BAKER, MATTHEW C/HEATHER D
3736 E JUNIPER CIR
MESA, AZ 85205 USA

APN: 141-87-599
BARRIOS, ALEX M TR
8670 NEW AVE
GILROY, CA 85020 USA

APN: 141-30-073
GONZALEZ, FREDY S
3839 E JUNE CIR
MESA, AZ 85205 USA

APNs: 141-30-125, 141-30-126
COBBLESTONE AT THE GROVES
COMMUNITY ASSOC
7255 E HAMPTON AVE STE 101
MESA, AZ 85209 USA

APN: 141-30-075
BUCKHANNON, CHARLES/ROBIN TR
3826 E JUNE
MESA, AZ 85205 USA

APN: 141-30-076
DAVIS, DAVID A/CARRIE P
3840 E JUNE CIR
MESA, AZ 85205 USA

APN: 141-30-116
HAMBASIC, SEAD/ELVEDINA
3749 E JUNIPER CIR
MESA, AZ 85205 USA

APN: 141-30-078
PATEL FAMILY TRUST
1930 N 39TH ST
MESA, AZ 85205 USA

APN: 141-30-079
SMITH, COREY D
1952 N 39TH ST
MESA, AZ 85205 USA

APN: 141-30-094
ARMSTRONG, SHANE/CHELSEA
3950 E MCLELLAN RD SUITE 14
MESA, AZ 85234 USA

APN: 141-30-095
RAMAKRISHNA, BINDIGANAVALE
L/PUSHPA
3950 E MCLELLAN RD UNIT 15
MESA, AZ 85205 USA

APN: 141-30-107
JSY II LLC
559 W 500 SOUTH
BOUNTIFUL, UT 84010 USA

APN: 141-30-109
THOMAS L AND STACY S YOUNG
REVOCABLE TRUST
1717 N LEMON ST
MESA, AZ 85205 USA

APN: 141-30-110
NEWMAN, KRISTINE MARIE/JUSTIN
3918 E MCLELLAN RD
MESA, AZ 85205 USA

APN: 141-30-112
MESA BLU LLC
1765 N LEMON
MESA, AZ 85205 USA

APN: 141-30-113
PATEL FAMILY REVOCABLE TRUST
2031 W MARIPOSA GRANDE
PHOENIX, AZ 85003 USA

APN: 141-30-114
HENRIE, JUSTIN A/JAIME P
9840 E BUTEO DR
SCOTTSDALE, AZ 85255 USA

APN: 141-30-115
MIKE FOSTER CUSTOM HOMES INC
1130 N VAL VISTA DR SUITE 104
MESA, AZ 85213 USA

GROVES TENNIS COURT PARTNERS
3448 E FOUNTAIN CIR
MESA, AZ 85213 USA

HOMEOWNERS ASSOCIATIONS / 1-MILE:

ARBOLEDA COMMUNITY ASSOCIATION
7255 E HAMPTON AVE STE 101
MESA, AZ 85209 USA

VISTA ESTANCIA HOMEOWNERS
ASSOCIATION INC
1834 E BASELINE RD NO 102
TEMPE, AZ 85283 USA

TRIANA HOMEOWNERS ASSOCIATION
2500 S POWER RD STE 221
MESA, AZ 85209 USA

AVALON GROVE HOMEOWNERS
ASSOCIATION
160 N PASADENA STE 102
MESA, AZ 85201 USA

CARINA HOMEOWNERS ASSOCIATION
3850 E BASELINE RD STE 107
MESA, AZ 85206 USA

CENTRE COURT HOMEOWNERS
ASSOCIATION
1440 N 40TH ST STE 1
MESA, AZ 85205 USA

CITRUS GREENS HOMEOWNERS
ASSOCIATION
2904 E PARK AVE
GILBERT, AZ 85234 USA

COBBLESTONE AT THE GROVES
COMMUNITY ASSOC
7255 E HAMPTON AVE STE 101
MESA, AZ 85209 USA

CROSSROADS ESTATES HOMEOWNERS
ASSOCIATION
2266 S DOBSON RD
MESA, AZ 85202 USA

ESTATES AT 32ND STREET COMMUNITY
ASSOCIATION
3321 E BASELINE RD
GILBERT, AZ 85234 USA

HERMOSA GROVES NORTH COMMUNITY
ASSOCIATION
1514 W TODD DR STE B103
TEMPE, AZ 85283-4846 USA

HERMOSA GROVES SOUTH COMMUNITY
ASSOCIATION
1834 E BASELINE RD STE 102
TEMPE, AZ 85283-1508 USA

HIGHGROVE ESTATES HOMEOWNERS
ASSOCIATION
4122 E MCLELLAN RD LOT 19
MESA, AZ 85205 USA

HOMESTEAD HOMEOWNERS ASSOC
4121 E VALLEY AUTO DR 109
MESA, AZ 85206 USA

HOMESTEAD II HOMEOWNERS ASSOC
950 W SOUTHERN
TEMPE, AZ 85282 USA

LEGACY MESA HOMEOWNERS
ASSOCIATION
4025 S MC CLINTOCK DR STE 208
TEMPE, AZ 85282 USA

LOS ESTADOS HOMEOWNERS ASS
4040 E MCLELLAN RD UNIT 12
MESA, AZ 85205 USA

MAHOGANY HOMEOWNERS
ASSOCIATION
5725 N SCOTTSDALE RD STE C100
SCOTTSDALE, AZ 85250 USA

MAHOGANY HOMEOWNERS
ASSOCIATION
1901 E UNIVERSITY DR
MESA, AZ 85203 USA

MARIPOSA ESTATES HOMEOWNERS
ASSOCIATION
4301 E MCKELLIPS
MESA, AZ 85215 USA

NORTHRIDGE GLEN HOMEOWNERS
ASSOCIATION
3001 E CAMELBACK RD STE 130
PHOENIX, AZ 85016 USA

PARK AVENUE HOMEOWNERS
ASSOCIATION
4222 E MCLELLAN CIR UNIT 14
MESA, AZ 85205-3119 USA

MESA NORTHGROVE
HOMEOWNERS ASSOCIATION
7255 E HAMPTON AVE STE 101
MESA, AZ 85209 USA

SPYGLASS ESTATES HOMEOWNERS
ASSOCIATION #1
PO BOX 15427
SCOTTSDALE, AZ 85267 USA

TRIANA HOMEOWNERS ASSOCIATION
7255 E HAMPTON AVE STE 101
MESA, AZ 85209 USA

ROSEWOOD ESTATES COMMUNITY
ASSOCIATION
7255 E HAMPTON AVE STE 101
MESA, AZ 85209 USA

VILLA SENDERO HOMEOWNERS ASSOC
INC
1600 W BROADWAY RD
TEMPE, AZ 85282 USA

TUSCANY GROVE HOMEOWNERS
ASSOCIATION
PO BOX 20571
MESA, AZ 85277-0571 USA

TANNER GROVE ESTATES COMMUNITY
ASSOC INC
1423 S HIGLEY RD STE 119
MESA, AZ 85206 USA

VILLA TUSCANO HOMEOWNERS
ASSOCIATION
3746 E KENWOOD ST
MESA, AZ 85215 USA

TROVITA NORTE HOA
9000 E PIMA CENTER PKWY STE 350
SCOTTSDALE, AZ 85258 USA

OTHER INTERESTED PARTIES:

CITY OF MESA PLANNING DEPARTMENT
ATTN: JOHN WESLEY, AICP, DIRECTOR
PO BOX 1466
MESA, AZ 85211 USA

I HEREBY AFFIRM THAT THE NAME LIST ABOVE WAS OBTAINED ON THE
27th DAY OF AUGUST 2017, FROM THE MARICOPA COUNTY ASSESSOR'S
WEB SITE. THE LIST IS ACCURATE AND COMPLETE TO THE BEST OF MY
KNOWLEDGE.

Mario
Mangiamele

Digitally signed by Mario Mangiamele
DN: cn=Mario Mangiamele, o=ou,
email=lplanMM@cox.net, c=US
Date: 2017.08.27 16:40:02 -07'00'

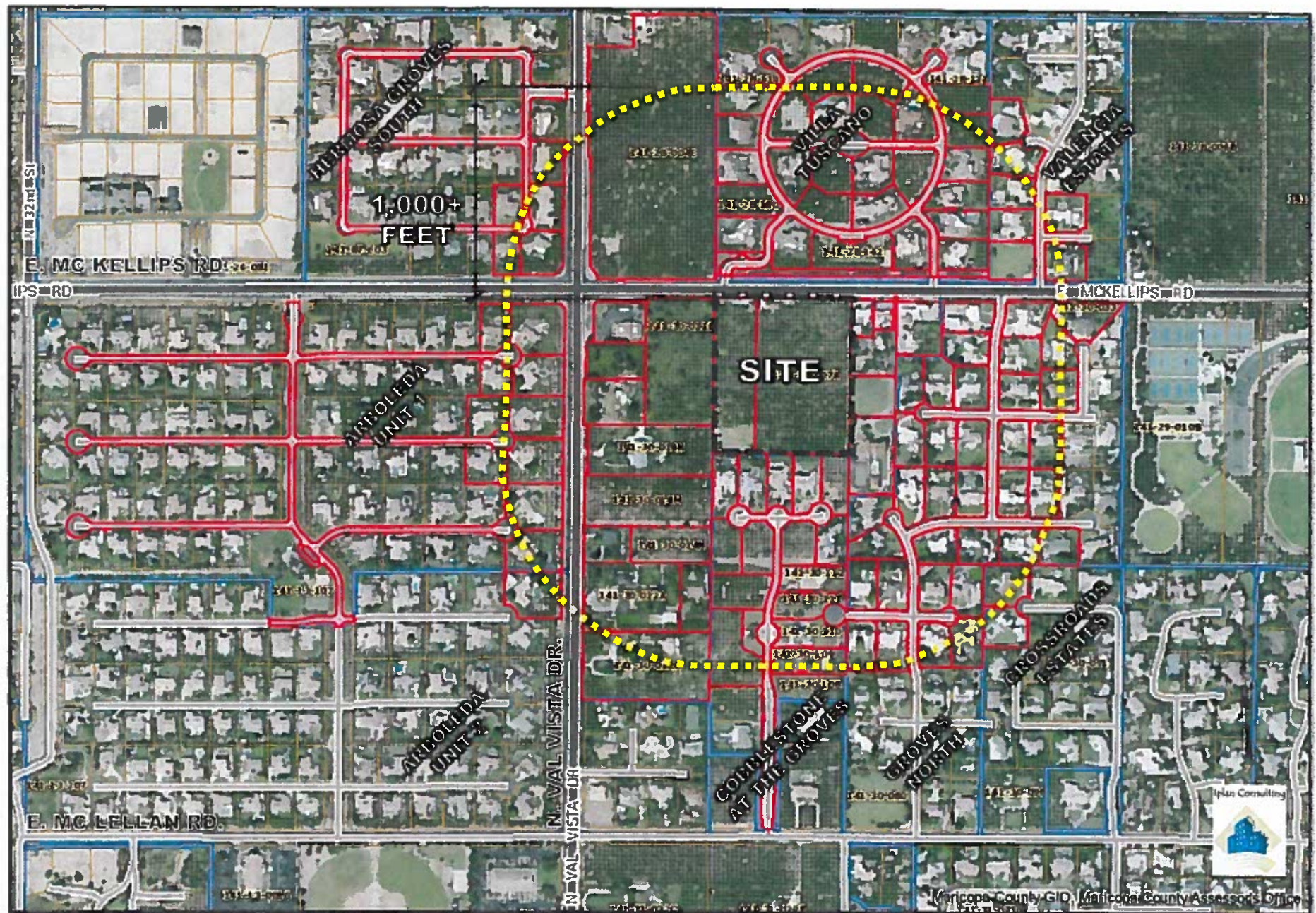
Signature

Date

Mario Mangiamele, AICP
Name (printed)

08-27-2017
Date

ARMISTEAD CITRUS (APNs: 141-30-005A, 141-30-007A) | ADJACENT PROPERTIES | 1,000-FEET



MAP SOURCE: MARICOPA COUNTY ASSESSOR, 2017