Springs at Red Mountain

Mesa, Arizona
Citizen Participation Plan and Preliminary Report
Case No. PRS18-00244
Rezoning & Site Plan Review
December 14, 2018

Overview:

The purpose of this Citizen Participation Plan and Preliminary Report is to provide the City of Mesa staff with information regarding the efforts to be made, and the efforts already made, by Continental 452 Fund LLC ("Continental") to inform citizens and property owners concerning Continental's request to the City of Mesa for a modification to the PAD zoning and Site Plan for the property located at 2639 N. Power Road Mesa, AZ 85207 (APN 219-25-941).

By providing opportunities for citizen participation, Continental has already ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. Continental will provide neighborhood notice for future public hearings and any other meetings which staff proposes. However, Continental believes that the extensive neighborhood outreach detailed in this report warrants not holding a 3rd neighborhood meeting.

Contact Information:

Those coordinating the Citizen Participation activities are as follows:

Reese L. Anderson
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
reese.anderson@pewandlake.com

D.J. Stapley
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
djstapley@pewandlake.com

Actions:

In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood meeting was held on September 5, 2018 with Continental, citizens and interested parties to discuss the proposed project. Seven (7) citizens, comprising five (5) households, attended. A description of the project and the dialogue related to neighbor questions and comments is attached as "1st Neighborhood Meeting Summary".
2. The notification list for the neighborhood meeting included all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts within 1-mile of the property were notified (the registered neighborhood contacts list was obtained

from the City of Mesa). A total of three-hundred three (303) notification letters were sent with two-hundred seventy (270) notification letters sent to property owners and thirty-three (33) notification letters sent to neighborhood association contacts and registered persons. A copy of the notification letter for the neighborhood meeting is included with this Citizen Participation Report.

3. An additional, voluntary, neighborhood meeting was held on October 3, 2018 with the property owner, Continental, citizens and interested parties to discuss the proposed project. Five (5) citizens attended. Three (3) members of the development team attended. A description of the project and the dialogue related to neighbor questions and comments is attached as "2nd Neighborhood Meeting Summary". One comment card was filled out with a request related to building height.
4. The notification list for the 2nd neighborhood meeting included the twenty-nine (29) homes directly south of the project and the additional three (3) neighbors who attended the first neighborhood meeting, which don't live directly to the south.
5. An e-mail distribution was collected at the neighborhood meetings in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed development plans.
6. Identical letters were sent to Vice Mayor David Luna and Director John Wesley to summarize the changes made in response to citizen input and a copy is attached to this report.
7. In accordance with ARS § 9-462.04 (A) (4) and Mesa Zoning Ordinance Section 11-67-5, property owners within 500-feet of the property will be notified of hearings with the Planning and Zoning Board at least 14-days prior to the scheduled hearing.
    a. Additionally, notification for the associated Design Review Board Work Session Meeting will be provided to property owners within 500-feet of the subject site. Per phone discussion with Charlotte Bridges, Mesa Planning Staff, providing of stamped, sealed, and addressed letters will be delivered to the City of Mesa after 1st Review Comments in order to ensure accuracy of information being sent to property owners. A draft of the letter, attachments, mailing list, and notification map is being submitted with the Design Review submittal.

Results:

Summary of concerns/issues and how Continental has addressed them is provided below. This summary comprises concerns/issues which were raised throughout the entire Citizen Participation process rather than bisecting issues solely raised at either neighborhood meeting:

1. Summary: The main topics discussed were: **(a) the multifamily product type, (b) building setbacks and privacy, (c) the property's zoning history, and (d) traffic and parking**.

    In relation to item (a) the product type, we discussed that the proposed multifamily community will be a quality, market-rate community consisting of approximately 196 units. A variety of studio, 1-, 2-, and 3-bedroom units will be offered and all buildings

feature four-sided architecture consisting of patios, balconies, unit projections, and façade articulation to provide architectural interest.

In relation to item (b) building setbacks and privacy, we discussed that the two apartment buildings along the southern portion of the site were set back approximately 30-40 feet from the shared property boundary with the existing single-family community to the south. This would allow for a dense landscape buffer area consisting of trees and shrubs to block views.

In relation to item (c) the property's zoning history, it was discussed that in 1990, the subject property was zoned for commercial. In 2005, the property was rezoned to RM-3 to accommodate a three-story condominium PAD development that was to be called Aquila La Sendas. Since 2005, the property has been left undeveloped. The current RM-3 zoning designation does allow for multifamily land uses up to 20 dwelling units per acre.

In relation to item (d) traffic and parking, Continental noted that ingress and egress will be off Power Road at an existing right-in, right-out curb cut. Vehicles traveling southbound on Power Road can access the site through the LA Fitness, which was designed years ago to accommodate traffic to both its property and this subject property. Vehicles entering LA Fitness property will follow an existing access easement that leads to a traffic circle that LA Fitness built, which will manage access to and from both properties. It was also noted that all parking for the multifamily community would be held on-site as the community will be fenced and gated, avoiding any overflow parking into LA Fitness or adjacent streets. A full copy of the neighborhood meeting minutes is attached.

2. Since the neighborhood meetings, Continental has reviewed the items discussed at the meetings and has revised its site plan to address items discussed at the meetings. The following site plan changes have been incorporated into the new site plan, as shown in the enclosed revised site plan:

    a. **Total Number of Buildings:** The total number of buildings have been reduced from nine (9) two-story residential buildings to seven (7) three-story residential buildings, still maintaining the same 196-unit count as previously proposed. However, in response to comments heard at the 2nd Neighborhood Meeting, Continental has lowered the height of the three (3) southern buildings to two stories (see buildings 2, 3 and 4), decreasing the total number of proposed units to 192 units.

    b. **Building Height:** Some neighbors indicated they prefer two-story buildings. The three-story residential buildings are approximately 39 feet in height, below the 40-foot maximum building height per RM-3 zoning standards and comparable to the approved three-story, 35-foot tall condominium building heights approved in the 2005 PAD. Since the 2nd Neighborhood Meeting, in response to citizen comments, the Site Plan has been further revised to provide two-story buildings on the south side and is included with this submittal (see building 2, 3, and 4).

    c. **Southern Setback:** By reducing the total number of residential buildings, a greater building setback and landscape buffer can be implemented along the southern property boundary adjacent to the existing single-family community. Two rows of trees will be added with special emphasis on staggered placement to screen views

to and from the south. There are many options for trees with a screening effect. Tree type is unknown at this time but will comply with the City's drought-tolerant tree requirements.

In Continental's original site plan, there was a building setback of 34 feet between its two residential buildings fronting the single-family community and the shared property boundary. In Continental's revised site plan, the two residential apartment buildings are set back approximately between 108 feet and 40 feet from the shared southern property boundary with the single-family community. This larger building setback provides greater privacy and provides additional landscape buffer area for trees and shrubs to block views of the apartment buildings. This larger building setback also exceeds the existing 75-foot building setbacks established in the approved 2005 zoning case and exceeds the 30 foot minimum setback per RM-3 standards. Building 3 will have a parking aisle and covered parking structures between the building and the south property line. Building 4 will back onto a wide landscaped area.

d. **Parking Ratio:** Reducing the total number of buildings also allows for more parking opportunities. In the original site plan, parking was provided at a ratio of 2.01 parking spaces per unit, under the 2.10 parking spaces per unit requirement set forth in the MZO. In the revised site plan, parking has been added to achieve the required 2.10 parking spaces per unit ratio, avoiding the need for any parking deviations.

e. **Open Space:** The revised site plan also includes more open space due to removing two residential buildings. Open spaces amenities still include a perimeter walking trail, pet playground, pedestrian connection to the adjacent canal, pergolas, grilling stations, and a fire pit. Continental will also offer a concierge trash service where on-site staff will collect and dispose of trash from the individual units.

3. Concerning maintenance, apartment management will actively maintain the trees and perimeter landscaping. Continental acknowledged comments about current trespassing and littering that occurs. The proposed development will resolve that.

4. Two neighbors requested an update regarding traffic congestion and limited access. They requested whether alternatives were feasible, such as a full median break, traffic light, or two-way left-turn lanes. Continental outlined the access plan in place since the development of surrounding properties. The Traffic Department has standards that must be complied with to ensure maximum possible safety given the multiple nearby driveways.

5. Concerns and issues not addressed and why: Continental has addressed all comments from neighbors as discussed above.

Attached Exhibits:

A) List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property

B) Notification map of surrounding property owners

C) Notification letter for the 1st Neighborhood Meeting

D) Sign-In Sheet for 1st Neighborhood Meeting

E) 1st Neighborhood Meeting Summary

F) 1st Neighborhood Meeting Site Plan

G) List of property owners directly adjacent to the property

H) Notification map of directly adjacent property owners

I) Notification letter for the 2nd Neighborhood Meeting

J) Sign-In Sheet for 2nd Neighborhood Meeting

K) Comment Card 2nd Neighborhood Meeting

L) 2nd Neighborhood Meeting Summary

M) 2nd Neighborhood Meeting Site Plan

N) Letter to Vice Mayor Luna

O) Revised Site Plan

Schedule:

Pre-Application Submittal – March 28, 2018

Pre-Submittal Conference – April 16, 2018

1st Neighborhood Meeting – September 5, 2018

2nd Neighborhood Meeting – October 3, 2018

Formal Application – *December 14, 2018*

2nd Submittal – *February 12, 2019*

Design Review Work Session – *February 12, 2019*

Planning and Zoning Board Hearing – *March 20, 2019*

City Council Introduction – *April 1, 2019*

City Council Final Action – *April 15, 2019*

Exhibit A - List 1000' Property Owners & 1 mile Registered Neighbors

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
2017-1 IH BORROWER LP	1121 W WARNER RD	TEMPE	AZ	85284
2018-3 IH BORROWER LP	1717 MAIN ST SUITE 2000	DALLAS	TX	85201
2740 NORTH POWER ROAD LLC	111 W MONROE ST	CHICAGO	IL	60603
ABS SW INVESTOR LLC	1371 OAKLAND BLVD UNIT 200	WALNUT CREEK	CA	94596
ADAMS DON L/DONNA I	7038 E MALLORY ST	MESA	AZ	85207
ALLEN ROGER W	6833 E MALLORY ST	MESA	AZ	85207
ANN CHRISTINE HENDERSON LIVING TRUST	6702 E NORTHRIDGE ST	MESA	AZ	85215
ANN WICK TRUST	6730 E HERMOSA VISTA DR UNIT 13	MESA	AZ	85215
ANTONOVICH THOMAS W/TRACY	6927 E CULVER ST	MESA	AZ	85207
AQUILA LAS SENDAS LLC	9339 E PARAISO STE 18	SCOTTSDALE	AZ	85255
ARGUELLO MARIO I/SYLVIA C	6719 E MANNING ST	MESA	AZ	85215
ASHCRAFT FAMILY LIVING TRUST	2619 N SILVERADO	MESA	AZ	85215
AUER BENJAMIN/CARLI	6860 E MINTON ST	MESA	AZ	85207
AUGUST ERIC G	7002 E MENLO ST	MESA	AZ	85207
BABER JEFF/SERENE	9443 E MALLORY ST	MESA	AZ	85207
BAGGETT JASON L	6720 E NORWOOD ST	MESA	AZ	85215
BAGINSKI PAMELLA D	6730 E HERMOSA VISTA DR UNIT 16	MESA	AZ	85215
BALL DENNIS R/LINDA L	11802 HERON DR	HUNTLEY	IL	60142
BAUTZ BRETT G	6714 E MELROSE ST	MESA	AZ	85215
BCB GROUP INVESTMENTS LLC	2401 W BELL RD	PHOENIX	AZ	85041
BCR TRUST	2620 N EBONY	MESA	AZ	85215
BECK EDWARD L	2518 N SUNAIRE	MESA	AZ	85215
BEST MARILDA S	6730 E HERMOSA VISTA DR UNIT 19	MESA	AZ	85215
BILDILLI FAMILY TRUST	7055 E MALLORY ST	MESA	AZ	85207
BIROSH ROBERT	6650 E NORTHRIDGE ST	MESA	AZ	85215
BLUE VALLY MORTGAGE INC	7600 N 16TH ST STE 145	PHOENIX	AZ	85020
BLUTH WAYNE R/KRISTA E	7962 E KAEL CIR	MESA	AZ	85207
BOKEN MICHAEL	2629 N SAFFRON CIR	MESA	AZ	85215
BOSE ANJAN/FRANCES PAVLAS	1030 SW MEYER	PULLMAN	WA	99163
BREEN DENNIS J/FREYA M	2515 N SILVERADO	MESA	AZ	85215
BRINE JAMES/SANTORO DORIANA	6915 E CULVER ST	MESA	AZ	85207
BROAD LAND PROPERTIES INC	1328 E TREASURE COVE	GILBERT	AZ	85234
BROOKS JIMMIE D/MARCIA D	6950 E CULVER ST	MESA	AZ	85207
BROTHERS BRUCE/MARIA	6943 E MINTON ST	MESA	AZ	85207
BROWN BETSY	6742 E MINTON ST	MESA	AZ	85215-1601
BROWN JESSE D	6819 E MALLORY ST	MESA	AZ	85207
BROWN MICHAEL D/PATRICIA J	2564 N EBONY	MESA	AZ	85215
BROWN TOYLANA T	6730 E HERMOSA VISTA DR UNIT 18	MESA	AZ	85215
BRUNST RICHARD/ANGELA	2527 N SILVERADO	MESA	AZ	85215-1688
BRYANT LEANNA C TR	6964 E MINTON ST	MESA	AZ	85207
BUCHANAN SUZANNE M	6733 E MANNING ST	MESA	AZ	85215
BULAD EQUITY LLC	36974 N 109TH ST	SCOTTSDALE	AZ	85262
CAGLE WAYNE W	2642 N SERICIN CIR	MESA	AZ	85205
CANTWELL ALFRED W	2733 N POWER RD #102-224	MESA	AZ	85215
CARNES COURY A/KATHERINE	6658 E NORTHRIDGE ST	MESA	AZ	85215
CHAUZA JENNIFER	6751 E MANNING ST	MESA	AZ	85215
CHAVEZ MANUEL D/ELVIRA S TR	PO BOX 21628	MESA	AZ	85277
CIRCLE K STORES INC	1130 W WARNER RD BLDG B	TEMPE	AZ	85284
CLAYTON ALEXANDER B/GORMAN CHRISTY A	2643 N SERICIN CIR	MESA	AZ	85215-1639
COLBERT MARLENE A	6724 E MELROSE ST	MESA	AZ	85215
COMBS CHARLES MARLON	6965 E MINTON ST	MESA	AZ	85207
CORTA BELLA HOMEOWNERS ASSOCIATION	9201 N 25TH AVE	PHOENIX	AZ	85021
CORTA BELLA HONEOWNERS ASSOC	PO BOX 25466	TEMPE	AZ	85285
COSTELLO SUSANNE	6834 E MENLO	MESA	AZ	85207
COTE BRANDON/NICHOLE	6846 E MENLO ST	MESA	AZ	85207
COZAD MELISSA L	P O BOX 21496	MESA	AZ	85277
DAVID R HALL AND LINDA D HALL TRUST	6844 E MALLORY ST	MESA	AZ	85207
DAY JEFFREY T/RACHEL R	6845 E MALLORY ST	MESA	AZ	85207
DAY JEFFREY T/RACHEL R	2729 N SALEM	MESA	AZ	85215
DECHANT MICHAEL R/JOANNE C	7036 E HERMOSA VISTA DR	MESA	AZ	85207
DEMILT JOSHUA	2631 N SILVERADO	MESA	AZ	85215
DEPARTMENT OF TRANSPORTATION	205 S 17TH AVE	PHOENIX	AZ	85007
DEXTER LAURIE A	3655 E DARTMOUTH ST	MESA	AZ	85205
DNH PLATINUM LLC	1135 N RECKER RD STE 102	MESA	AZ	85205
DOUGLAS DONALD H JR/MARY M	6713 E MANNING ST	MESA	AZ	85215

DOUGLAS W JONES TRUST	6736 E MINTON ST	MESA	AZ	85215
DOUGLASS JEFFREY FRANKLIN	6939 E CULVER ST	MESA	AZ	85207
DYE CHERYL	6730 E HERMOSA VISTA DR UNIT 11	MESA	AZ	85215
ECK 47 MCDOWELL POWER LLC	9977 N 90TH ST 140	SCOTTSDALE	AZ	85258
ELECTONA NELSON MACAJIG/MARIA ESTELLA OZOA TR	6848 E MINTON ST	MESA	AZ	85207
ELMBLAD JAN P TR	2635 N SERICIN CIR	MESA	AZ	85215
EMORY JEANETTE HOLLY	6801 E MALLORY ST	MESA	AZ	85207
ENGLIN HAROLD H/SHIRLEY E TR	6837 E MINTON ST	MESA	AZ	85207
FARAH JOHN P/PATRICIA	7010 E CULVER ST	MESA	AZ	85207
FASO SALVATORE/JOEY T TR	30 CAMBRIDGE CT	COTO DE CAZA	CA	92679
FEDOR CHRISTOPHER A	6730 E HERMOSA VISTA NO 17	MESA	AZ	85215
FERREIRA LIVING TRUST	6931 E MINTON ST	MESA	AZ	85207
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801W DURANGO ST	PHOENIX	AZ	85009
FREY ROY E/FREY NGAMSAI	2647 N SERICIN CIR	MESA	AZ	85215
FROMMLING WILLIAM	6735 E MELROSE ST	MESA	AZ	85215
FUNDERBURK WILLIAM A III/ALLA G	6859 E CULVER ST	MESA	AZ	85207
GERALD L MCCURDY LIVING TRUST 510	1896 KRUPKE RD	CALEDONIA	IL	61011
GILB JEFFREY A/CASTILLO-GILB MELINDA J	6802 E MENLO ST	MESA	AZ	85207
GILBERT ALLEN V/JUDITH A TR	7022 E CULVER ST	MESA	AZ	85207
GILES BRADEN/SUZETTE/DENNIS L	2649 N SAFFRON CIR	MESA	AZ	85215
GILLESPIE DYLAN C	2643 N SILVERADO	MESA	AZ	85215
GILLIN SHAYNE/SUSAN	1539 N HOBSON ST	MESA	AZ	85203
GILMAN FOREST W/CAROLYN J	2651 N SILVERADO ST	MESA	AZ	85215
GONZALES MARK CHRISTOPHER	6710 E NORWOOD ST	MESA	AZ	85215
GORBEA DIANA	6834 E CULVER ST	MESA	AZ	85207
GRACZYK SEAN V	6709 E NORTHRIDGE ST	MESA	AZ	85215
GREGORY CHARLES E/PATRICIA E	6914 E MALLORY ST	MESA	AZ	85207
GRIFFITH VICTORIA/MICHAEL/WENDY	6852 E MENLO ST	MESA	AZ	85207
GUERRERO ARTHUR M	2503 N SILVERADO	MESA	AZ	85215
GURRIERI JOHN PAUL/GLENDA TR	6849 E MINTON ST	MESA	AZ	85207
HAIDER FAMILY LIVING TRUST	2991 E SILVERBELL RD	SAN TAN VALLEY	AZ	85143
HAMPTON GLEN F/KRISTA M	2625 N SILVERADO ST	MESA	AZ	85215
HANS LINDA M TR	2534 N EBONY ST	MESA	AZ	85215
HANSEN LIVING TRUST	7039 E MINTON ST	MESA	AZ	85207
HAVELY DAVID C/JEANNE A	6904 E MINTON ST	MESA	AZ	85207
HEACOCK BETTY LOU	6718 E NORTHRIDGE ST	MESA	AZ	85215
HEATH KEVIN	6734 E NORTHRIDGE ST	MESA	AZ	85215
HEIKENS LARRY D/KATHRYN A	2505 N LENNOX	MESA	AZ	85207
HENDRICKSON BRUCE C/SOFRONIA	6747 E NORTHRIDGE ST	MESA	AZ	85215
HERNANDEZ GEORGE G/ANA T	2524 N SUNRISE ST	MESA	AZ	85207
HILL THOMAS A	6742 E NORWOOD ST	MESA	AZ	85215
HOLT DANNY R/JULETTA	1165 WASHINGTON AVE	HAVRE	MT	59501
HRIC NATHANIEL	6725 E MELROSE ST	MESA	AZ	85215
HUGHES AILEEN TR	2528 N EBONY	MESA	AZ	85215
HUGHES JEFFREY/NORMA	6928 E MINTON ST	MESA	AZ	85207
HUTTER STEVEN J	6662 E NORTHRIDGE ST	MESA	AZ	85215
HUYNH DARREN	6743 E NORWOOD ST	MESA	AZ	85215
HYLAND STEPHEN/SHERRI M	9438 E JAN AVE	MESA	AZ	85209
JAFFA HELEN R TR	7011 E CULVER ST	MESA	AZ	85207
JELINEK ROSEMARY	6748 E MINTON ST	MESA	AZ	85215
JET DEL TACO MESA LLC/JERROLD WEISS LLC	3842 E THUNDERBIRD STE 300	PHOENIX	AZ	85032
JIMENEZ ADRIAN M	2536 N SUNRISE ST	MESA	AZ	85207
JOHNSON FAMILY TRUST	7016 E MALLORY ST	MESA	AZ	85207
JONES JERRY J	7015 E MINTON ST	MESA	AZ	85207
JONES THOMAS C/LYNNE M	7016 E MENLO ST	MESA	AZ	85207
KACZANOWSKI THOMAS A/KAREN A	6963 E CULVER ST	MESA	AZ	85207
KANTARIS APOSTOLOS PAUL	3615 N HAMLIN AVE	CHICAGO	IL	60618
KAPOLAS WILLIAM H/HARRIET TR	6729 E MINTON ST	MESA	AZ	85215
KATSANAKIS KATERINA	6722 E NORTHRIDGE STREET	MESA	AZ	85215
KAYS SHARON Y	2552 N EBONY	MESA	AZ	85215
KEEL DARRELL & KATHLEEN	7043 E MALLORY	MESA	AZ	85207
KELLER STUART/DONNA	9611 N BRADFORD AVE	KANSAS CITY	MO	64154
KEMMER CLAYTON L/ELIZABETH R	6734 E MELROSE ST	MESA	AZ	85215
KETTENHOVEN LENORE M	6739 E MANNING ST	MESA	AZ	85215
KORINEK THOMAS F/TISHA L	7042 E HERMOSA VISTA DR	MESA	AZ	85207
KRAUSE JONATHAN M/YVETTE R	6858 E CULVER ST	MESA	AZ	85207

KRSTIC BRANISLAVKA	5547 E EVERGREEN ST	MESA	AZ	85205
LARRY A ROUTLEDGE REVOCABLE TRUST	22501 86TH PL	SALEM	WI	53168
LASEE MICHELLE C	661 ARROYA RD	APACHE JUNCTION	AZ	85119
LAUNDER RICHARD HENRY/CHRISTINE JOAN	6654 E NORTHRIDGE ST	MESA	AZ	85215
LCF CAR WASH RED MOUNTAIN LLC	9237 E VIA DE VENTURA SUITE 110	SCOTTSDALE	AZ	85258
LEOPARD PROPERTIES LLC	5121 N 40TH ST APT B214	PHOENIX	AZ	85018
LEVINE INVESTMENTS LIMITED PARTNERSHIP	1702 E HIGHLAND RD STE 310	PHOENIX	AZ	85016
LEWIS ANITA/JAMES	6730 HERMOSA VISTA DR UNIT 12	MESA	AZ	85215
LIJEWSKI LEE J/ALYNE D TR	6712 E MANNING ST	MESA	AZ	85215
LOPEZ CARLOS/GLICKER KATHLEEN	P O BOX 16958	SAN DIEGO	CA	92176
LOPEZ OCTAVIO RENE DURAN	2634 N SERICIN CIR	MESA	AZ	85215
LUKACSOVICS FERENC	6715 E NORTHRIDGE ST	MESA	AZ	85215
LYSSIKATOS KATERINA TR	6730 E MINTON ST	MESA	AZ	85215
MAGGS BRAYTON J/CORREEN D	6903 E CULVER ST	MESA	AZ	85207
MAHLER JAMES E/HU JIANPING	411 S RESEDA	MESA	AZ	85206
MAHONEY SHIRLEY A	6704 E NORWOOD ST	MESA	AZ	85215
MARC CENTER OF MESA INC	924 N COUNTRY CLUB DR	MESA	AZ	85201
MARCI JEAN WILLIAMS LIVING TRUST	6730 E HERMOSA VISTA DR 15	MESA	AZ	85215
MARK AND ANDREA TOON REVOCABLE LIVING TRUST	2517 N EDGEWATER	MESA	AZ	85207
MARSHALL SCOTT/ANGELA	2530 N SUNAIRE DR	MESA	AZ	85215
MARUCCI PAUL J/ JEANNETTE M	6646 E NORTHRIDGE ST	MESA	AZ	85205
MATTINGLY THOMAS J/SANDRA M TR	6907 E MINTON ST	MESA	AZ	85207
MAY BETTY A	6741 E MINTON ST	MESA	AZ	85215
MCGEE WILLIAM BRUCE/MARLENE	6955 E MINTON ST	MESA	AZ	85207
MCPIKE BRUCE/REBECCA	2651 N SERICIN CIR	MESA	AZ	85215
MCRAE BRENT/PATRICIA	1069 MAIN ST BOX 1717	PINCHER CREEK	AB	T0K 1W0
MEEHAN FRANCISCO	4215 N DRINKWATER BOULEVARD APT 377	SCOTTSDALE	AZ	85251-3962
MELNYTSCHUK OLGA L/EUGENE E/LARISSA O	6745 E MANNING ST	MESA	AZ	85215
MENDOLIA RICHARD J	6716 E NORWOOD ST	MESA	AZ	85215
MERRILL FRED BARRY JR/TRAPP CHRISTINE	7036 E MINTON ST	MESA	AZ	85207-1047
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MESA/POWERS PROPERTIES LLC	101 S FIRST ST 400	BURBANK	CA	91502
MESSER MASON J/NICOSIA GIULIANA L	6740 E MELROSE ST	MESA	AZ	85215
MICHAEL AND NANCY HARRINGTON TRUST	6940 E MINTON ST	MESA	AZ	85207
MILLER SEAN E	6726 E MINTON ST	MESA	AZ	85215
MOONEY ED/TERESA	232 EDGELAND RD NW	CALGARY	AB	T3A2Z1
MOORE WILLIAM A/MICHELE R	6736 E NORWOOD ST	MESA	AZ	85215
MORALES RICHARD B/LAURA A	7363 E HILLVIEW ST	MESA	AZ	85207
MORGAN DENNIS/JUDITH	297 GROVE ST	LEWISTON	ME	4240
MORROW LORI E	6729 E MELROSE ST	MESA	AZ	85215
NELSON STEVEN R/MARTHA JO	604 S 35TH PL	MESA	AZ	85204
NGUYEN GIANG N	6962 E CULVER ST	MESA	AZ	85207
NGUYEN YEN	9622 E GARY ST	MESA	AZ	85207
OBERSON JOHN A/SONIA R	44 TOWER LN	HUNTINGTON	CT	6484
OBERSON SONIA R	44 TOWER LN	HUNTINGGTON	CT	6484
OLASZ STEPHEN JOSEPH	2451 JAMESON CRESCENT	REGINA	SK	S4V-1J7
OPLINGER DUANE LEROY/SANDRA K TR	6914 E MENLO ST	MESA	AZ	85207
OSTRANDER RICHARD K/ SUSAN M	6753 E MINTON ST	MESA	AZ	85215
OWENS JOSH/LAUREN	45-593 PALEKA RD UNIT A	KANEOHE	HI	96744
P&M LLC	2737 N POWER RD	MESA	AZ	85215
PAPERMAN DENNIS A/GAIL J	6919 E MINTON ST	MESA	AZ	85207-1096
PAPUZZA AMY/MICHAEL	2506 N SUNAIRE	MESA	AZ	85215
PAPUZZA PHILIP A/JENNIE	6717 E MINTON ST	MESA	AZ	85215
PAUL W FARRAR FAMILY TRUST	7031 E MALLORY ST	MESA	AZ	85207
PEDI MATTHEW R/KATI L	6752 E NORTHRIDGE ST	MESA	AZ	85215
PICKETT PAUL E/CHERENE K	6926 E MENLO ST	MESA	AZ	85207
POLINGYUMPTEWA BRANDON/SARA CHRISTINA	6748 E NORWOOD ST	MESA	AZ	85215
PONIATOWSKI STANISLAW/TERESA	2539 N SILVERADO	MESA	AZ	85215
RACIOPPI MICHAEL/BARBARA	7046 E CULVER ST	MESA	AZ	85207
RAMSTHALER ROSA	2553 N EDGEWATER	MESA	AZ	85207
RAPPAPORT RALPH S/KAMPF JEFFREY S	7062 E MALLORY	MESA	AZ	85207
RAY EVERETT E/MARGARET	2641 N SAFFRON CIR	MESA	AZ	85215
READ RICHARD J	2529 E EDGEWATER	MESA	AZ	85207
REINER MELODY LYNNE	6722 E MANNING ST	MESA	AZ	85215
REINHARDT JAMES D	6727 E MANNING ST	MESA	AZ	85215
RG BAIRD LLC/ETAL	403 MADISON AVE NORTH STE 230	BAINBRIDGE ISLAND	WA	98110

RHONDA D SPRUIELL LIVING TRUST	6726 E MANNING ST	MESA	AZ	85215
RICE CAROLYN H	6732 E MANNING ST	MESA	AZ	85215
RICHARD ROBBINS/JODI	19 SHALLOW POND LN	EAST FALMOUTH	MA	2536
RINCON COMMERCIAL LLC	4070 E BEECHNUT PL	CHANDLER	AZ	85249
RODD RAYMOND A/KAREN S	6759 E MINTON ST	MESA	AZ	85215
ROSENKRANZ CURT L	6719 E NORTHRIDGE	MESA	AZ	85215
SABIN MICHEAEL D/CATHERINE S	PO BOX 20068	MESA	AZ	85277-0068
SAFFRON CIRCLE LLC	12424 N 40TH DR	PHOENIX	AZ	85029
SAHADI DAVID	6747 E MINTON ST	MESA	AZ	85215
SANTE TIMOTHY	2533 N SILVERADO	MESA	AZ	85215
SAVIDGE JULIE ANN/REEVES SONYA	2140 S MAIN ST UNIT 3078	SANTA ANA	CA	92707
SCHERMICK JOSEPH JR/KATHERINE R	2613 N SILVERADO	MESA	AZ	85215
SCHILLING DENNIS R/LORI A TR	8107 E PALM LN	MESA	AZ	85207
SCHNUELLE MATTHEW L/MONICA JOY	6952 E MINTON ST	MESA	AZ	85207
SCHOMAKER CHRISTINA MARIE/TIMOTHY M	1032 E HEARNE WY	GILBERT	AZ	85234
SCHOSSOW EDWARD J/STRICKLIN PATRICIA L	6862 E MALLORY ST	MESA	AZ	85207
SCHULLER SCOTT/DIANA	7024 E MINTON ST	MESA	AZ	85207
SCHUMAN MELISSA M	6638 E NORTHRIDGE ST	MESA	AZ	85206
SCHUSTER ROGER H/WAYNE P/JEFFREY J/BRIAN P	9033 LEVERTON LN	RALEIGH	NC	27615
SCHWEDER TIMOTHY/AMY R	2521 N SILVERADO ST	MESA	AZ	85215
SEBEY EUGENE L/JACQUELINE M TR	2550 N SUNRISE	MESA	AZ	85207
SHAFFER DAVID J/BILLINGS KAY C	2558 N EBONY	MESA	AZ	85215
SHELLEY BOTT REVOCABLE TRUST	6729 E NORTHRIDGE ST	MESA	AZ	85215
SHELTON DAVID/JAYNA	2557 N SILVERADO	MESA	AZ	85215
SILVERCAP PROPERTIES LLC	2563 N SILVERADO	MESA	AZ	85215-1668
SLAUGHTER REBECCA S	2604 N EBONY	MESA	AZ	85215
SMITH JOHN E JR	6820 E MENLO ST	MESA	AZ	85207-1034
SMITH MICHAEL D/KLEVEN CYNTHIA F	2540 N EBONY	MESA	AZ	85215
SMITH RANDY L	6846 E CULVER ST	MESA	AZ	85207
SNIDER BARBARA TR	6730 E NORWOOD ST	MESA	AZ	85215
SOHN COOKIE	7027 E MINTON ST	MESA	AZ	85207
SOUTH PAUL FAMILY TRUST	6703 E NORTHRIDGE ST	MESA	AZ	85215
SPRANKLE JILL	6004 E SIERRA BLANCA	MESA	AZ	85215
STEATES HELENA TR	6730 E HERMOSA VISTA DR UNIT 10	MESA	AZ	85215
STEEL HORSE PROPERTIES LLC	4092 E PARK AVE	GILBERT	AZ	85234
STEEN DEBORAH K	6730 EAST HERMOSA VIST DRIVE NO 20	MESA	AZ	85215
STEPHAN LANCE/CRUZ BELEN	2607 N SILVERADO	MESA	AZ	85215
STEPHENS ANDREW D/MARGARET E	2504 N LENNOX	MESA	AZ	85207
STOWELL SHELDON K/KRYSTAL L	7050 E MALLORY ST	MESA	AZ	85207
SUMMUS TARA ROSE	6720 E MELROSE ST	MESA	AZ	85215
SUPERSTITION PROMENADE LLC	745 E MARYLAND AVE SUITE 100	PHOENIX	AZ	85014
SWEENEY JOAN M/NADEAU SCOTT	6913 E MALLORY ST	MESA	AZ	85207
SWH 2017-1 BORROWER LP	8665 E HARTFORD DR SUITE 200	SCOTTSDALE	AZ	85255
TAH 2017-1 BORROWER LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
TAYLOR JENAE	2524 N SUNAIRE	MESA	AZ	85215
TEAGARDIN FRANK D/JAYNEE E	7034 E CULVER ST	MESA	AZ	85207
TEUSINK ARTHUR L/MARY L	2635 N SILVERADO	MESA	AZ	85215
THILL MICHAEL JOHN/SHIRLEY ANN TR	6714 E NORTHRIDGE ST	MESA	AZ	85215
TOMKINSON 2013 FAMILY TRUST	6861 E MINTON ST	MESA	AZ	85207
TORRES JORGE E JR/YVETTE V	6735 E NORTHRIDGE ST	MESA	AZ	85215
TORRES JUAN/INIDIA	2545 N SILVERADO	MESA	AZ	85215
TORTORELLO GREGORY ANTHONY	6749 E NORWOOD ST	MESA	AZ	85215
TRAN KRISTY T	4038 N TERRA MESA CIR	MESA	AZ	85207
U S A /C A P SG-1-179/	201 N CENTRAL AVE STE 2100	PHOENIX	AZ	85073
U S A -C A P-	201 N CENTRAL AVE STE 2100	PHOENIX	AZ	85073
U S A -C A P- /TR SG-1-179/	23636 N 7TH ST	PHOENIX	AZ	85024
USA-BOR	23636 N 7TH ST	PHOENIX	AZ	85024
VALCO HOMES LLC	7000 N 16TH ST STE 120-183	PHOENIX	AZ	85020
VISTA VILLA TOWNHOMES HOMEOWNERS ASS INC	222 S POWER RD SUITE 205	MESA	AZ	85206
WALLACE BRADFORD A/LISA A	7012 E MINTON	MESA	AZ	85207
WALLACE JON B/PATRICIA K	6916 E MINTON ST	MESA	AZ	85207
WELLS FARGO BANK ARIZONA NA	PO BOX 2609	CARLSBAD	CA	92018
WEST CHRISTOPHER	2626 N SERICIN CIR	MESA	AZ	85215
WHITE AUGUST L	6752 E MELROSE ST	MESA	AZ	85215
WILLIAMS DORIS	7001 E MALLORY	MESA	AZ	85207
WOA RED MOUNTAIN LLC	11440 SAN VICENTE BLVD STE-200	LOS ANGELES	CA	90049

WOOTEN SYLVIA G	6753 E MELROSE ST	MESA	AZ	85215
YAGHOUB LUDIA C TR	2541 N EDGEWATER RD	MESA	AZ	85207
YERGEAU DAWN B	6754 E MINTON ST	MESA	AZ	85215
YORK DONALD L	6738 E MANNING ST	MESA	AZ	85215
ZAJAC JOSEPH S/CONNETT CATHY COLLEEN	6723 E NORTHRIDGE ST	MESA	AZ	85215
ZEISING MELINDA	2603 N SILVERADO	MESA	AZ	85215
ZIMMERMAN JOAN/MAZZATENTA MICHAEL L	2546 N EBONY ST	MESA	AZ	85215

Registered Neighborhoods

NeighborhoodID	NameofNeighborhood	CouncilDistrict	CFirstName	CLastName	StreetNum	StreetNumFraction	StreetDirection	StreetName	StreetType	UnitNum	City	State	Zip
312	Moondance Townhouses	5	Anthony	Difranco	7006		E	Jensen	St	31	Mesa	AZ	85207
312	Moondance Townhouses	5	Linda	Dieball	7006		E	Jensen		58	Mesa	AZ	85207
327	Desert Uplands	5	William	Puffer	8330		E	Thomas	Rd		Mesa	AZ	85207
327	Desert Uplands	5	Annette	Jansen	8135		E	Culver	St		Mesa	AZ	85207
328	Summit	5	Alan	Dorman	3537		N	Diego			Mesa	AZ	85215
328	Summit	5	Jan	Pond	3506		N	Arabella			Mesa	AZ	85215
328	Summit	5	Steven	Petersen	6313		E	Rochelle			Mesa	AZ	85215
328	Summit	5	David	Eich	6546		E	Regina			Mesa	AZ	85215
385	Las Sendas Community Association	5	Doug	Austin	7900		E	Eagle Crest	Dr		Mesa	AZ	85207
385	Las Sendas Community Association	5	Nick	Camillone	7617		E	Sayan	St		Mesa	AZ	85207
385	Las Sendas Community Association	5	Fawn	Finchum	3430		N	Mountain Ridge		30	Mesa	AZ	85207
385	Las Sendas Community Association	5	Janet	Patrick	3934		N	Stone Gully	Cir		Mesa	AZ	85207
447	Sunrise at College Park	5	Jennifer	Moeller	7255		E	Hampton		101	Mesa	AZ	85209
448	Mountain View HOA of Mesa; Inc	5	Susan	Focus Management	2824		N	Power	Rd	113-122	Mesa	AZ	85215
498	Gray Fox at Las Sendas	5	Shawn	Coats	7414		E	Northridge	Cir		Mesa	AZ	85207
523	Skyway Village	5	Stefanie	Medina	6516		E	Delmon			Mesa	AZ	
523	Skyway Village	5	Patty	Buckingham	6431		E	Heather			Mesa	AZ	85207
539	Saguaro Vista HOA	5	Mike	Davis	7512		E	Leland	Cir		Mesa	AZ	85207
539	Saguaro Vista HOA	5	Jason	Craig	2155		E	Avoca			Mesa	AZ	85207
564	Camelot Estates	5	Gerald	Baker	6565		E	Nance	Cir		Mesa	AZ	85215
584	Villa Royale III	5	Linda	Schaff	2452		N	Rugby			Mesa	AZ	85215
584	Villa Royale III	5	James	Jett	6564		E	Menlo	St		Mesa	AZ	85215
592	Painted Mountain	5	Lynette	Haley-McNamare	2322		N	63rd	Pl		Mesa	AZ	85205
592	Painted Mountain	5	Jack	Broughman	5445		E	McKellips		26	Mesa	AZ	85215
594	Ridgeview	5	Nicole	MacFarlane	6122		E	Quartz	Cir		Mesa	AZ	85215
594	Ridgeview	5	Mike	Turner	6305		E	Presidio			Mesa	AZ	85207
600	Country Club Estates	5	Carolyn	Codell	2329		N	Recker	Rd	81	Mesa	AZ	85207
704	Pomeroy Estates	5	Lynne	VanGould	6463		E	Julip			Mesa	AZ	85205
705	Red Mountain Villas Condo Association	5	Robert	Lafrentz	1951		N	64th	St	35	Mesa	AZ	85205
705	Red Mountain Villas Condo Association	5	Candace	Koppel	1951		N	64th	St	75	Mesa	AZ	85205
705	Red Mountain Villas Condo Association	5	Don	Smith	1951		N	64th	St	31	Mesa	AZ	85205
705	Red Mountain Villas Condo Association	5	Fran	Votano	1951		N	64th	St	74	Mesa	AZ	85205
705	Red Mountain Villas Condo Association	5	Sandra	Hattfield	1951		N	64th	St	46	Mesa	AZ	85205

HOAs

NeighborhoodID	NAME	CDNUM	AZCC_URL - link to contacts
975	Camelot Country Club Estates Condominiu	5	http://ecorp.azcc.gov/Details/Corp?corpId=%2000995063
991	Corta Bella	5	http://ecorp.azcc.gov/Details/Corp?corpId=%2007503280
976	Camelot Property Owners Association	5	http://ecorp.azcc.gov/Details/Corp?corpId=%2001646401
1076	Mesa Desert Heights	5	http://ecorp.azcc.gov/Details/Corp?corpId=%2007418272
312	Moondance Townhomes	5	http://ecorp.azcc.gov/Details/Corp?corpId=%2001844915
448	Mountain View Homeowners Association	5	http://ecorp.azcc.gov/Details/Corp?corpId=%2008481740
913	Painted Mountain Golf Villas Condominiur	5	http://ecorp.azcc.gov/Details/Corp?corpId=%2008132027
912	Painted Mountain Golf Villas	5	http://ecorp.azcc.gov/Details/Corp?corpId=%2008134587
932	Red Mountain Villas Condominiums	5	http://ecorp.azcc.gov/Details/Corp?corpId=%2013845482
539	Saguaro Vista Estates	5	http://ecorp.azcc.gov/Details/Corp?corpId=%2008950003
447	Sunrise at College Park	5	http://ecorp.azcc.gov/Details/Corp?corpId=%2008562784
1136	The Villas at Red Mountain	5	http://ecorp.azcc.gov/Details/Corp?corpId=%2007865033
1147	Tuscany Villas at Painted Mountain	5	http://ecorp.azcc.gov/Details/Corp?corpId=%2012345156
1161	Villa Royale	5	http://ecorp.azcc.gov/Details/Corp?corpId=%2001542600
1173	Vista Villa Townhomes	5	http://ecorp.azcc.gov/Details/Corp?corpId=%2007865190
1178	Winterhaven Homeowners Association	5	http://ecorp.azcc.gov/Details/Corp?corpId=%2007708319
935	Regency at Ridgeview Estates	5	http://ecorp.azcc.gov/Details/Corp?corpId=%2007902832
941	Saguaro Estates	5	http://ecorp.azcc.gov/Details/Corp?corpId=%2011555073
958	Aquila Las Sendas	5	http://ecorp.azcc.gov/Details/Corp?corpId=%2013823639

Exhibit B - Notification Map of Surrounding Property Owners

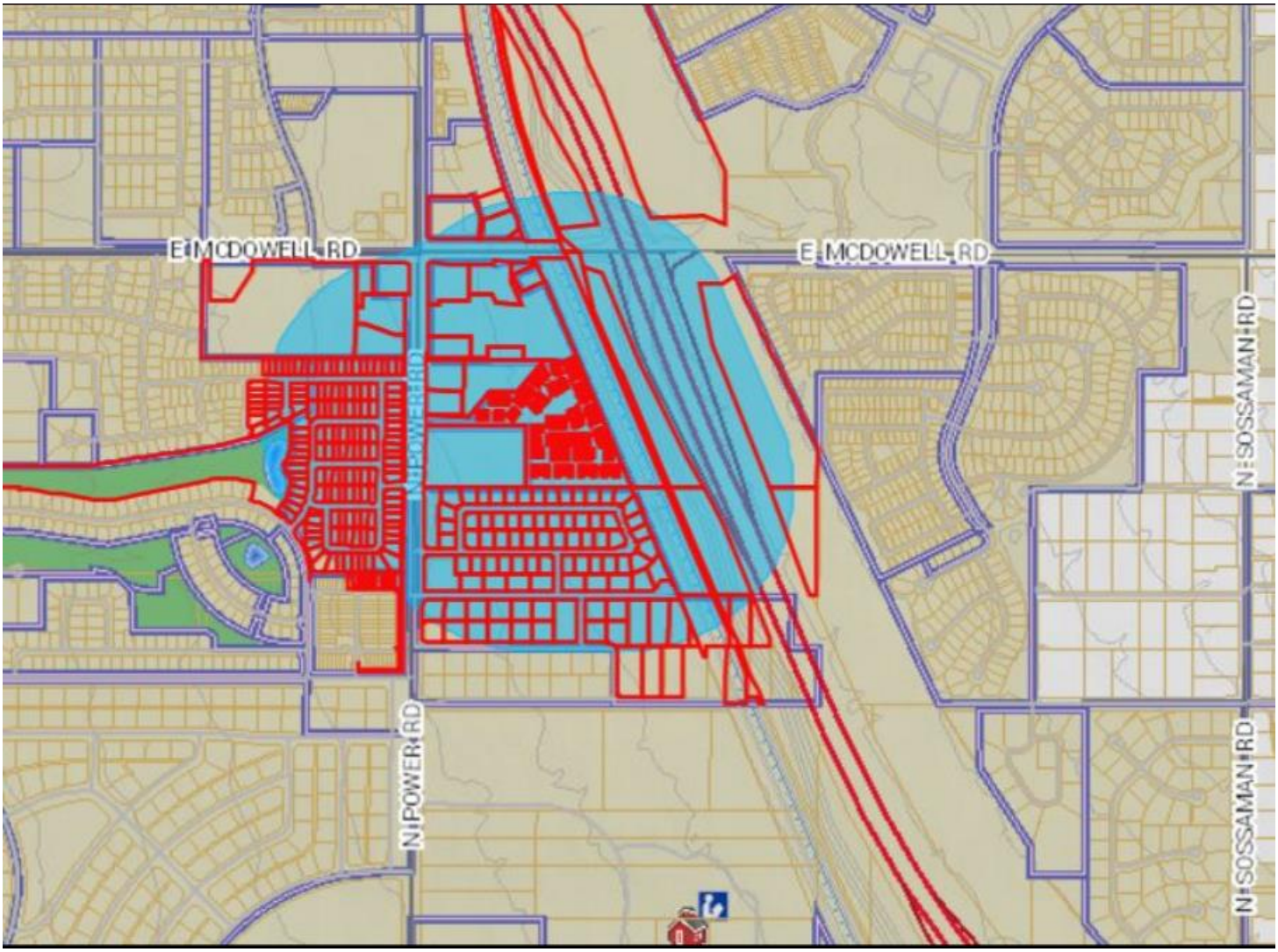


Exhibit C - Notification Letter 1st Neighborhood Meeting

CONTINENTAL PROPERTIES

December 4, 2018

Continental 452 Fund LLC
c/o Caitlin LaJoie
Continental Properties Company, Inc.
W124 N8675 Executive Parkway
Menomonee Falls, WI 53051

Re: Neighborhood Meeting – Springs at Mesa
Mesa, AZ

Dear Neighbor:

As you may be aware, our company, Continental Properties Company, Inc. ("Continental") is working on a proposal to develop, own and operate a high-quality, market-rate multifamily community ("Community") in Mesa, AZ. At approximately 10.50 acres in size, the vacant land is located approximately one quarter of a mile south of McDowell Road on the east side of Power Road; also known as Maricopa County Assessor Parcel No. 219-25-941.

This property was previously zoned RM-3 (PAD), which stands for Residential Multiple Dwelling with a Planned Area Development overlay, but subsequently, that project was never developed. Our specific requests to the City are for a PAD amendment and Site Plan modification.

The Springs at Mesa community will be gated and fenced and feature approximately 196 homes, offering a range of studio, 1-, 2-, and 3-bedroom homes in nine (9), two-story residential apartment structures. Each home will have private, ground-level entries. All exterior elevations consist of quality, durable materials, including stucco and stone masonry.

We would like to extend an invitation for you to join us at Las Sendas Elementary School in the Multi-Purpose Room located at 3120 N. Red Mountain on Wednesday, September 05, 2018 between the hours of 7:00PM - 8:30PM. This open house will allow us to introduce ourselves and our proposal, as well as receive input and address any concerns that you may have. Your participation is important to us. If you are unable to attend, but have questions or wish to obtain information regarding the proposal, please contact:

Caitlin LaJoie, Development Coordinator
Continental Properties Company, Inc.
Email: clajoie@cproperties.com
Phone: 262-502-5500
Fax: 262-502-5522

Please give us the opportunity to address any specific questions and concerns of yours at the neighborhood meeting. We look forward to meeting you!

Sincerely,

Caitlin LaJoie
Development Coordinator
Continental Properties Company Inc.

Exhibit D - Sign-In Sheet 1st Neighborhood Meeting

Mesa Neighborhood Meeting

Las Sendas Elementary School 3120 N. Red Mountain
September 4, 2018

	Name	Address	Phone	E-Mail
31	WM PUFFER	8330 E THOMAS RD	4809842655	WJP5207@MSN.COM
32	Allen & Judy Gilbert	7022 E Culver St	480.218.1919	JGAPACHE@Cox.NET
33	JAYNEE TEAGARDEN	7034 E CULVER ST.	928-970-0729	
34	HAROLD/SHIRLEY ENGLIN	6837 E. MINTON ST	480-396-3045	
35	Susanne Costello	6834 E Menlo St	480-981-9280	
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				

Exhibit E - 1st Neighborhood Meeting Summary

Neighborhood Meeting Summary
Continental Properties
Springs at Mesa
S. of SEC of Power Rd. and McKellips Rd.

Date: September 5, 2018

Location:
Las Sendas Elementary School MPR
3120 N. Red Mountain
Mesa, AZ 85215

The meeting started at 7:00 pm and ended at approximately 8:10 pm.

Citizens Present: 7 (5 signed in)

Development Team Present: 4

The meeting was an open house format with the developer/applicant Eric Gumm, Erin, and Reese Anderson, and D.J. Stapley from Pew & Lake, PLC welcoming attendees and describing the project at the plans on display.

Exhibits Presented: Color preliminary site plan/aerial map, architectural renderings, design concept exhibits, zoning context map

Neighborhood Meeting Summary:

1. Regarding the product type, Springs at Mesa is a high end rental apartment development primarily catering to young professionals, small families, empty nesters, and retiring seniors. The variety and style of the architectural design and materials make this a high-quality product. Each unit, including those on the second story, will have individual, private access points to the unit, and many of the units will have garages or shaded canopy parking. There will be no common corridors or breezeways and ample open space area.

2. In relation to the zoning and request, the Applicant is requesting a modification to the site plan and Planned Area Development (PAD) zoning. The current zoning is RM-3 PAD, which is multiple residence residential with a maximum 20 dwelling units per acre. The Applicant does not seek to change the base zoning, since Springs at Mesa complies with the density of the base zoning, the preliminary site plan being 18.67 units/acre. The PAD modification is needed to approve the new site plan.

   As to zoning history, in 1990, the subject property was zoned commercial. Then, in 2005, the property was rezoned to accommodate the 3-story condominiums. Over time, after analyzing the neighborhood and market, the Applicant determined that 2-story buildings under per the proposed design would be more appropriate for the subject property.

3. Answering questions about timing, the application has not been formally submitted yet. This neighborhood meeting was designed to meet with the neighbors early on. There will be multiple opportunities to meet during this process. In October, the application will be

filed. The zoning process could take approximately 6 months, and then there will be the building permit process.

4. Regarding the duration of the construction process, actual construction will take about 18 months. First, construction will occur at the entry and emergency access to the north. Then it will work its way south and counter-clockwise, completing the south portion first. If the site plan and PAD modification are approved, construction could begin approximately 1 year from now.

5. In response to a question about the project height and units, the Applicant explained that the height will be brought down to 2 stories, versus the previously approved 35 foot high 3-story condos that this will replace. The proposed height of the Springs at Mesa will be 19 feet to each unit's upper ceiling height, plus some additional space for the rafters. The proposed total units is 196, up from the previously proposed 144, although they will be clustered into fewer buildings with private access points for each unit.

6. Further detailing the project's target market, the Applicant explained that Springs at Mesa is a market-rate development. Its projected rents are $1,000/month for its studio units, $1,200 to $1,600/month for its 1-2 bedroom units, and $1,800-$1,900/month for its 3-bedroom units. The units will include high-quality interior features, such as granite countertops and aluminum appliances. The project emphasizes its 1-2 bedroom units, those making up approximately three-fourths of the units on the preliminary site plan.

7. Some neighbors asked about the project's impact on schools. The Applicant noted it will have minimal impact. Based on a study of Continental's 20,000 units across the country, only approximately 6% of its occupants are families with children between 6 and 18 in its 3 bedroom units. Generally, Mesa Public Schools has room to grow and welcomes new students.

8. One neighbor, who lives in a house abutting the subject property to the south, asked about the separation from the building to her house. The two buildings on the south portion of the subject property will be approximately a minimum of 40 feet from the homes to the south. Some of the buildings will be further than 40 feet, but that is the minimum. Those two buildings will have ample landscaping between them and the property line. Also, parking will not face the south property line. The garages for the two buildings will be located on the north side, and again, the heights will be two-stories, not three stories.

9. Addressing a question about pedestrian access, the Applicant noted it will enter the site at the Power Road entry west of the gate. A loop of pedestrian pathways will be circulate around the perimeter of the development, with several connections to the interior and the open space area between buildings 5 and 6.

10. Regarding vehicular access, ingress and egress will be right-in, right-out at Power Road to already approved easements at the Albertson's and LA Fitness properties. The subject property is odd shaped, with a long access drive to reach the site. However, this has the benefit of solving vehicular stacking issues at the entry gate.

    In addition to the Albertson's access, vehicles traveling southbound on Power Road can access the site through the LA Fitness, which was designed years ago to accommodate traffic to both its property and this subject property. Vehicles entering LA Fitness

property will follow an access easement that leads to a traffic circle that LA Fitness built, which will manage access to and from both properties.

11. Two neighbors who live nearby explained they were concerned about vehicular access from southbound Power Road; U-turns; and the right-in, right-out scheme. They suggested a traffic light could reduce risks.

    In response, the applicant noted the concern, and replied that the City of Mesa traffic engineering has likely studied traffic counts there and will monitor that issue. The applicant would like a median break; however, city standards do not permit that given there is not enough room for a left turn lane. There are too many driveways and walls along the nearby commercial uses that prevent a median break. Ultimately, though, the access easements, driveway circle, and long entry drive will help increase safety.

    The proposed apartments have lower traffic demand than commercial uses. Residential uses have peak demand during the a.m. and p.m. commutes, whereas commercial uses have higher demand in general, and commercial traffic occurs throughout the day. Further, commercial buildings require more parking, versus the Applicant's typical 1.75 cars needed per unit. This proposed development exceeds the Applicant's typical count, because it complies with Mesa's standard of approximately 2.01 parking spaces per unit.

12. In response to whether there is water and sewer access, the Applicant stated that there are water, sewer, and utility connections available. Water will connect to two points at its east end.

Exhibit F - 1st Neighborhood Meeting Site Plan

SPRINGS AT MESA

MESA, ARIZONA

CONTINENTAL PROPERTIES

Exhibit G - List Property Owners Directly Adjacent to Property

ANTONOVICH THOMAS W/TRACY
6927 E CULVER ST
MESA, AZ 85207

BRINE JAMES/SANTORO DORIANA
6915 E CULVER ST
MESA, AZ 85207

BROOKS JIMMIE D/MARCIA D
6950 E CULVER ST
MESA, AZ 85207

CHAVEZ MANUEL D/ELVIRA S TR
PO BOX 21628
MESA, AZ 85277

DOUGLASS JEFFREY FRANKLIN
6939 E CULVER ST
MESA, AZ 85207

FARAH JOHN P/PATRICIA
7010 E CULVER ST
MESA, AZ 85207

FUNDERBURK WILLIAM A III/ALLA G
6859 E CULVER ST
MESA, AZ 85207

GILBERT ALLEN V/JUDITH A TR
7022 E CULVER ST
MESA, AZ 85207

GORBEA DIANA
6834 E CULVER ST
MESA, AZ 85207

HERNANDEZ GEORGE G/ANA T
2524 N SUNRISE ST
MESA, AZ 85207

HYLAND STEPHEN/SHERRI M
9438 E JAN AVE
MESA, AZ 85209

JAFFA HELEN R TR
7011 E CULVER ST
MESA, AZ 85207

JIMENEZ ADRIAN M
2536 N SUNRISE ST
MESA, AZ 85207

KACZANOWSKI THOMAS A/KAREN A
6963 E CULVER ST
MESA, AZ 85207

KRAUSE JONATHAN M/YVETTE R
6858 E CULVER ST
MESA, AZ 85207

LARRY A ROUTLEDGE REVOCABLE TRUST
22501 86TH PL
SALEM, WI 53168

MAGGS BRAYTON J/CORREEN D
6903 E CULVER ST
MESA, AZ 85207

MCRAE BRENT/PATRICIA
1069 MAIN ST BOX 1717
PINCHER CREEK, AB T0K1W0

NGUYEN GIANG N
6962 E CULVER ST
MESA, AZ 85207

NGUYEN YEN
9622 E GARY ST
MESA, AZ 85207

OLASZ STEPHEN JOSEPH
2451 JAMESON CRESCENT
REGINA, SK S4V1J7

OWENS JOSH/LAUREN
45-593 PALEKA RD UNIT A
KANEOHE, HI 96744

RACIOPPI MICHAEL/BARBARA
7046 E CULVER ST
MESA, AZ 85207

RAMSTHALER ROSA
2553 N EDGEWATER
MESA, AZ 85207

SCHOMAKER CHRISTINA MARIE/TIMOTHY M
1032 E HEARNE WY
GILBERT, AZ 85234

SEBEY EUGENE L/JACQUELINE M TR
2550 N SUNRISE
MESA, AZ 85207

SMITH RANDY L
6846 E CULVER ST
MESA, AZ 85207

TEAGARDIN FRANK D/JAYNEE E
7034 E CULVER ST
MESA, AZ 85207

YAGHOUB LUDIA C TR
2541 N EDGEWATER RD
MESA, AZ 85207

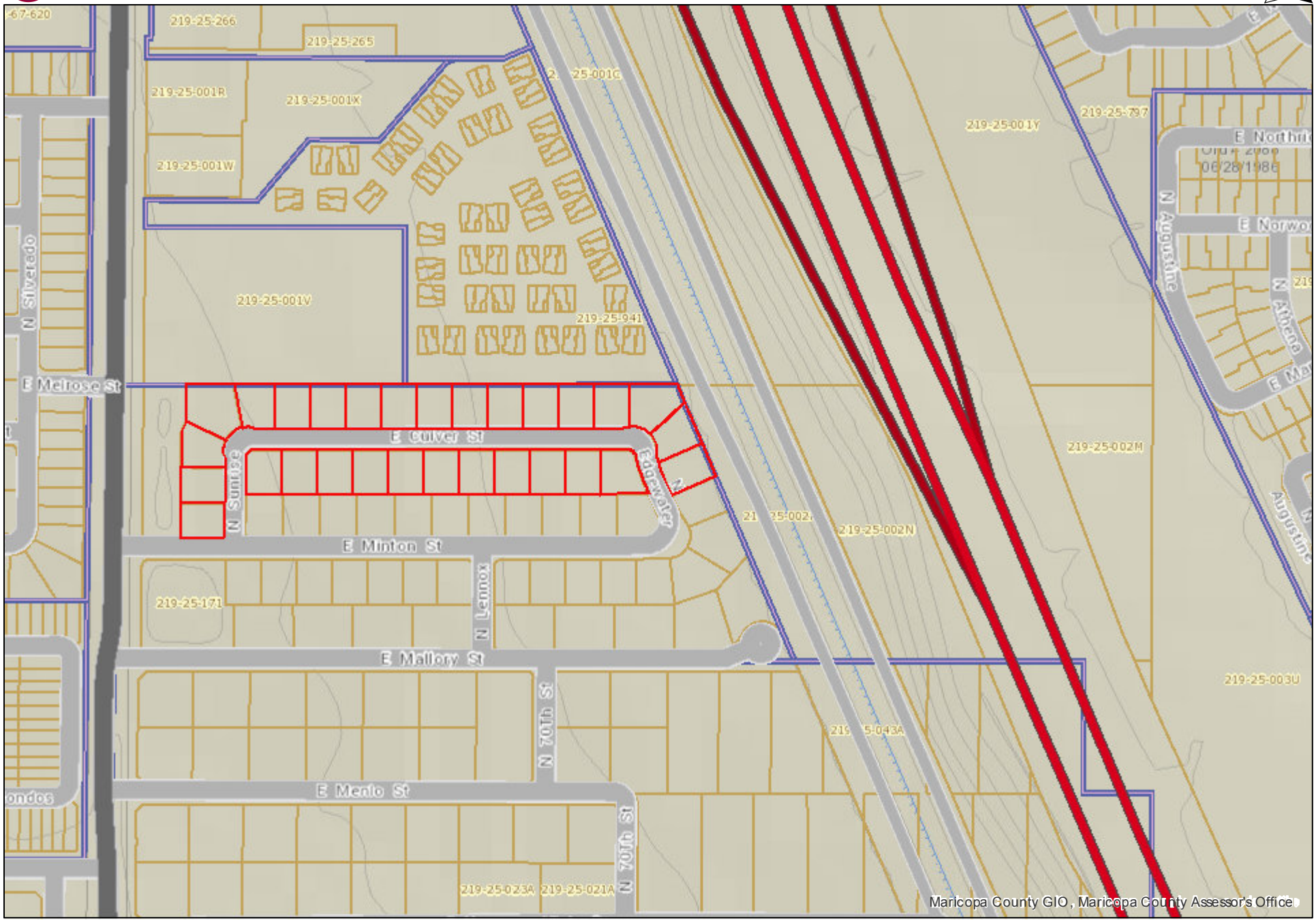
Puffer Residents
8330 E Thomas Road
Mesa, AZ

Harold and Shirley Englin
6837 E Monton Street
Mesa, AZ 85207

Susanne Costello
6834 E Menlo Street
Mesa, AZ 85207

Exhibit H - Notification Map of Directly Adjacent Property Owners

Map



9/20/2018 4:41:46 PM

Exhibit I - Notification Letter for 2nd Neighborhood Meeting

CONTINENTAL PROPERTIES

Continental 452 Fund LLC
c/o Eric Gumm
Continental Properties Company, Inc.
W124 N8675 Executive Parkway
Menomonee Falls, WI 53051

Re: Follow-Up Neighborhood Meeting – Springs at Mesa
Mesa, AZ

Dear Neighbor:

As you may be aware, our company, Continental Properties Company, Inc. ("Continental") held an informational neighborhood meeting on September 5, 2018 at the Las Sendas Elementary School for its proposed high-quality, market-rate multifamily community in Mesa, AZ. If you were able to join us at the informational meeting, thank you for attending and we greatly appreciate your feedback.

As a follow-up to the informational meeting held on September 5, 2018, Continental would like to extend an invitation for you to join us at Las Sendas Elementary School in the Media Center located at 3120 N. Red Mountain on Wednesday, October 3, 2018 at 6 p.m. This meeting will allow us to provide an update on the project and present some of the revisions we have made based on the questions and comments we've received from the first informational meeting.

In summary, Continental is working on a proposal to develop, own and operate a high-quality, market-rate multifamily community ("Community") in Mesa, AZ. At approximately 10.50 acres in size, the vacant land is located approximately one quarter of a mile south of McDowell Road on the east side of Power Road; also known as Maricopa County Assessor Parcel No. 219-25-941. This property was previously zoned RM-3 (PAD), which stands for Residential Multiple Dwelling with a Planned Area Development overlay, but subsequently, that project was never developed. Our specific requests to the City are for a PAD amendment and Site Plan modification.

Your participation is important to us. If you are unable to attend but have questions or wish to obtain information regarding the proposal, please contact me at egumm@cproperties.com or 262-532-9332.

Please give us the opportunity to address any specific questions and concerns of yours at the neighborhood meeting. We look forward to meeting you!

Sincerely,

Eric Gumm

Eric Gumm
Development Director
Continental Properties Company Inc.

Exhibit J - Sign-In Sheet 2nd Neighborhood Meeting

Continental Properties
NEIGHBORHOOD MEETING
Sign-In Sheet

Applicant:

Continental Properties

Property Location:

South of McDowell on East side of Power Road
Parcel No. 219-25-941

Date:

October 3rd, 2018

Meeting Location:

Las Sendas Elementary School
Media Center
3120 N. Red Mountain Mesa

Time:

6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Allen & Judy Gilbert	7022 E Culver St	85207	jgapache@cox.net	480-218-1919
2	Jaynee Teagardin	7034 E. Culver St.	85207	—	928-970-0729
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Exhibit K - Comment Card 2nd Neighborhood Meeting

CONTINENTAL PROPERTIES
NEIGHBORHOOD MEETING
6:00PM- October 3, 2018
COMMENT CARD

NAME ALLEN GILBERT PHONE 480-218-1919

ADDRESS 7022 E. Culver

COMMENT: Would appreciate buildings 3 & 4 to be 2 story structures

Exhibit L - 2nd Neighborhood Meeting Summary

Neighborhood Meeting Summary
Continental Properties
Springs at Mesa
S. of SEC of Power Rd. and McKellips Rd.

Date: October 3, 2018

Location:
Las Sendas Elementary School – Library
3120 N. Red Mountain
Mesa, AZ 85215

The meeting started at 6:00 pm and ended at approximately 7:05 pm.

Citizens Present: 5 (3 signed in)

Development Team Present: 3 (Developer/applicant Eric Gumm; Reese Anderson and D.J. Stapley from Pew & Lake, PLC)

Exhibits Presented: Original and revised preliminary site plan; cross-sections showing distances to nearby residences to the south, concept plans

Neighborhood Meeting Summary

1. After careful consideration of the proposed plan and citizen comments, the developer revised the plan to reduce the number of buildings from 9 to 7. Also, the new plan moved the two south buildings further away from the south property line and added parking. More landscaping, retention, and trees are provided along the south property line.

2. The revised plan maintains the same number of units (196), which resulted in three-story buildings similar to the previously-approved plan from a few years ago. However, the developer is considering lowering the south buildings to two stories (buildings 2, 3, and 4), which could decrease the units to 192. Some neighbors indicated they prefer two-story buildings.

3. On proximity to the homes to the south, under the revised plan, the building separation to nearby homes was increased dramatically to approximately 135 ft. and 104 ft. Building 3 will have a parking aisle and covered parking structures between the building and the south property line. Building 4 will back onto a wide landscaped area and retention basin.

4. In response to questions about visibility to properties to the south, the applicant explained that more trees will be provided than shown on the preliminary plan. Two rows of trees will be added with special emphasis on staggered placement to screen views to the south. Tree type is unknown, but will comply with the City's drought-tolerant tree requirements. There are many options for trees with a screening effect.

   Also, no entries or recreational amenities will be provided behind Building 4, the building located at the property's southeast corner. The retention basin and landscaping will make it a peaceful area.

5. Concerning maintenance, apartment management will actively maintain the trees and perimeter landscaping. The applicant acknowledged comments about current trespassing and littering that occurs. The proposed development will resolve that.

6. Addressing lighting, there will be no bright lighting as in commercial developments. The City requires minimal lighting of parking lots and pathways for security, but also in a manner that prevents lighting spill-over to neighboring properties. Lighting might be seen from a distance, but is not permitted to bleed over property lines. To comply, the area behind Building 4 will probably have low-level bollard pathway lighting that is not more than 3 feet off the ground and directed downward. The rear sides of Building 4 will likely have limited low-level wall fixtures per Mesa's requirements. But again, the light boxes will shield the light and direct it downward.

7. In response to a question about stormwater retention, the subject property is odd shaped, requiring some underground retention. Also, some retention will be provided in retention basins, and part of the surface flow will be connected to the City's storm drain system and will comply with engineering requirements.

8. When asked about perimeter walls, the applicant noted that the property already has approximately 6-foot masonry block walls on every side minus the canal frontage, which heights are typical of Mesa's standards. The only new perimeter wall will be built along the canal. The applicant does not plan to raise existing walls given the potential liability and possible structural issues associated with raising the height.

9. Regarding the total number of people in Building 4, the 3-story concept will have approximately 28 apartments, or fewer with the 2-story plan, with 1.5 people average per unit. Access will be limited to the north side of the building at the southeast corner.

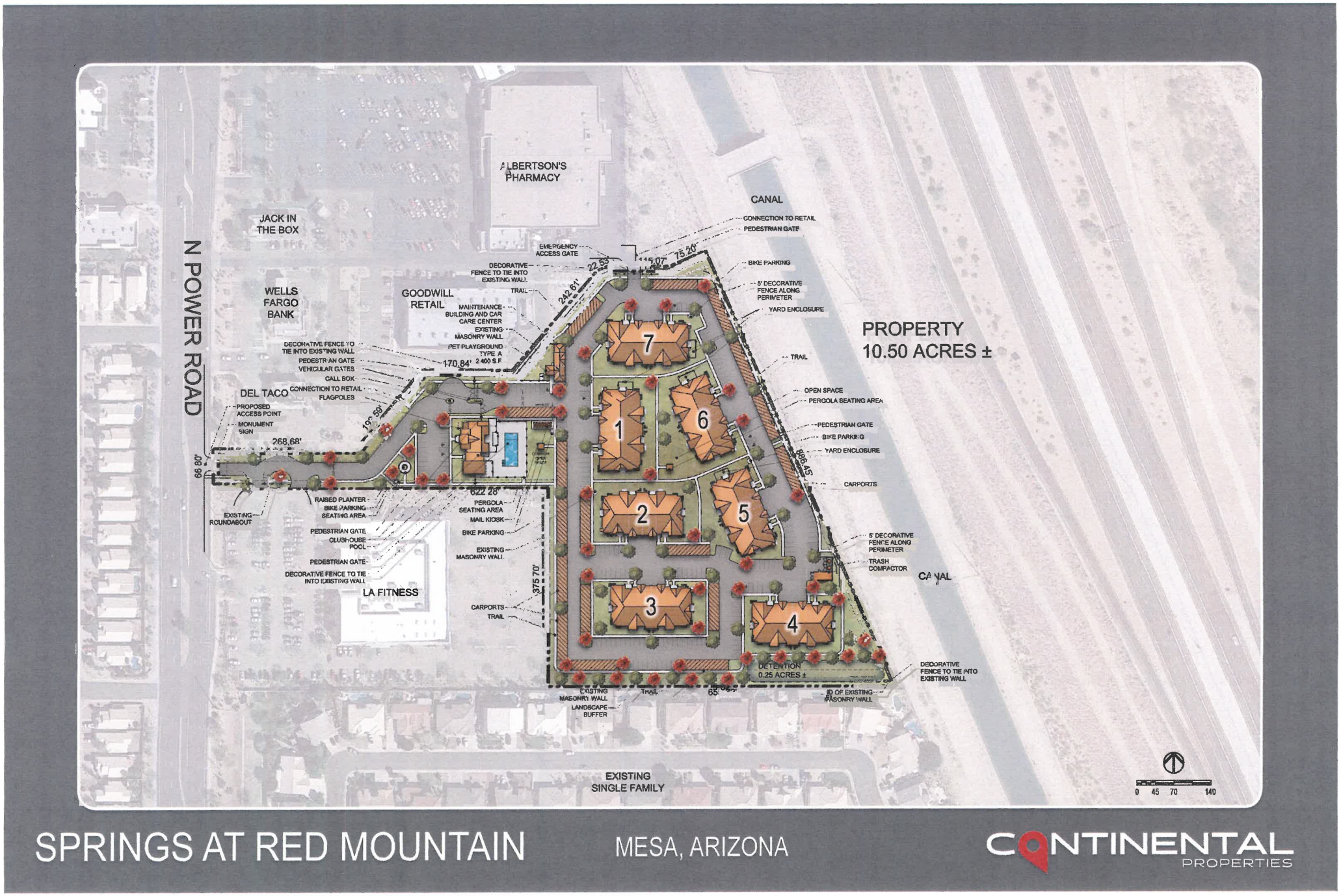
10. The applicant acknowledged a comment that some views to distant mountains to the north might be blocked. In some cases, such views already somewhat limited by the height of rear yard walls.

11. When asked about apartments south of Power Road, the applicant replied that they are at 96% occupancy, which is deemed full occupancy in the industry.

12. Two neighbors requested an update regarding traffic congestion and limited access. They requested whether alternatives were feasible, such as a full median break, traffic light, or two-way left-turn lanes. The applicant outlined the access plan in place since the development of surrounding properties. The Traffic Department has standards that must be complied with to ensure maximum possible safety given the multiple nearby driveways. After the last citizen meeting, the applicant met with City staff and reported the traffic concerns, but has not heard back. This project's formal application has not yet been submitted, so there is still time for the all parties to consider the traffic issues.

13. Regarding timing and process, the formal application will be submitted at the end of October or November. Then, it is an approximately 5-6 month long zoning process concluding at City Council. Sometime after submitting, the applicant will hold another citizen meeting to give an update on the project's status.

Exhibit M - 2nd Neighborhood Meeting Site Plan



SPRINGS AT RED MOUNTAIN MESA, ARIZONA

CONTINENTAL PROPERTIES

Exhibit N - Letter to Vice Mayor Luna

CONTINENTAL PROPERTIES

November 5, 2018

David Luna, Ed.D.
Vice Mayor
20 E Main Street, Suite 750
PO Box 1466
Mesa, AZ 85211-1466

Jessica Potter
City Council Assistant
20 E Main Street, Suite 750
PO Box 1466
Mesa, AZ 85211-1466

Dear Vice Mayor Luna & Ms. Jessica Potter,

This letter is being sent to report on the citizen outreach efforts we have performed for our proposed multi-family community known as Springs at Red Mountain, located approximately one quarter mile south of the SEC of Power Road and McDowell Road (APN 219-25-941).

We have held two neighborhood meetings at Las Sendas Elementary School on September 5 and October 3, 2018, both at 6:00 p.m., which gave us the opportunity to present information to neighbors and respond to their questions and comments. Our neighborhood meeting notification complied with City of Mesa standards, even though a formal submittal had not yet been made. The notification list for the first meeting included property owners within 1,000 feet of the subject property and HOAs within one-half mile. For our second neighborhood meeting, we notified those who attended the first meeting and property owners located on both sides of the abutting street to the south of the property. We anticipate filing the formal submittal soon.

At the first neighborhood meeting, seven (7) individuals were present, as shown on the enclosed sign-in sheet (**Exhibit A**). After presenting the site plan (**Exhibit B**) and other drawings, the enclosed summary minutes (**Exhibit C**) indicate that some of the main concerns discussed were regarding (a) the multi-family product type, (b) building setbacks and privacy, and (c) traffic and parking. In response to the issues raised at the September 5 neighborhood meeting, we modified the preliminary development plan (**Exhibit D**), which changes can be summarized as follows:

a. We reduced the total building count from nine (9) two-story buildings to seven (7) three-story buildings at the same total unit count of one hundred ninety-six (196) units. The proposed building heights are thirty-nine (39) feet, which is below the maximum allowed (40) feet and similar to the thirty-five-foot (35-ft.) height previously approved in the 2005 PAD. We will note below that we later reduced the height of three (3) of these buildings to two (2) stories.
b. Reducing the building count resulted in a larger building setback to the south. Where the September 5 site plan provided an approximately 30-40-foot south setback, the revised building setbacks in the October 3 plan were approximately 45 feet and 108 feet from the south property line **(Exhibit E)**. It is noted that this does not count the additional space between the south property line and the homes to the south.
c. The landscape buffer on the south was likewise increased, which significantly increased the number of trees between the proposed buildings and the homes to the south.

d. We increased onsite parking from 2.01 parking spaces per unit to 2.10 spaces per unit, which is compliant with the Mesa Zoning Ordinance, thus avoiding any request for a parking deviation.
e. The revised site plan also includes more open space. Open space amenities still include a perimeter walking trail, pet playground, pedestrian connection to the adjacent retail and canal, pergolas, grilling stations, and a fire pit. Continental will also offer a concierge trash service where on-site staff will collect and dispose of trash from the individual units for tenants.

As noted above, we presented these modified plans at the follow-up neighborhood meeting on October 3rd, in which five (5) neighbors attended. The following topics were discussed, some of which were similar to those raised at the first meeting: (a) building heights, (b) building setbacks and privacy, and (c) traffic in the area.

In response to the comments at the second meeting, we lowered the height of the three (3) southern-most buildings from three (3) stories to two (2) stories, which mitigates perceived impacts to the properties to the south. Also, we lowered the total unit count by four (4) units to a total of one hundred ninety-two (192) units. The reduced building height, reduced unit count, when combined with the increased building setbacks, parking, landscape buffers, and amenities will help address some of the concerns offered by the adjacent residents.

We are hopeful that our early citizen outreach and plan revisions will help facilitate a fair and transparent public process. Looking ahead, Continental will continue to work with the neighboring community throughout the entitlement process.

Please feel free to call or email me at any time with questions or comments.

Sincerely,

Eric Gumm
Development Director
Continental Properties Company, Inc.
Office: (262) 532-9332
Cell: (920) 918-3042
egumm@cproperties.com

Enclosures:

Exhibit A: 1st Neighborhood Meeting Sign-in Sheet

Exhibit B: September 5 Site Plan

Exhibit C: 1st Neighborhood Meeting Minutes

Exhibit D: Revised Site Plan

Exhibit E: Section Views

CONTINENTAL PROPERTIES

Exhibit A

Neighborhood Meeting Sign-In Sheet

Mesa Neighborhood Meeting

Las Sendas Elementary School 3120 N. Red Mountain
September 4, 2018

	Name	Address	Phone	E-Mail
31	WM PUFFER	8330 E. THOMAS RD	4809842655	WJP5207@MSN.COM
32	Allen & Judy Gilbert	7022 E Culver St	480.218.1919	JGAPACHE@COX.NET
33	JAYNEE TEAGARDEN	7034 E CULVER ST.	928-970-0729	
34	HAROLD/SHIRLEY ENGLIN	6837 E. MINTON ST	480-396-3045	
35	Susanne Costello	6834 E Menlo St	480-981-9280	
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				

Exhibit B

Original Site Plan

SPRINGS AT RED MOUNTAIN

MESA, ARIZONA

CONTINENTAL PROPERTIES

Exhibit C

Neighborhood Meeting Minutes

Neighborhood Meeting Summary
Continental Properties
Springs at Mesa
S. of SEC of Power Rd. and McKellips Rd.

September 5, 2018

Location:
Las Sendas Elementary School MPR
3120 N Red Mountain
Mesa, AZ 85215

The meeting started at 7:00 pm and ended at approximately 8:10 pm

Citizens Present: 7

Development Team Present: 4

The meeting was an open house format with the developer/applicant Eric Gumm, Erin Conway, and Reese Anderson, and D.J. Stapley from Pew & Lake, PLC welcoming attendees and describing the project at the plans on display.

Exhibits Presented: Color preliminary site plan/aerial map, architectural renderings, design concept exhibits, zoning context map

Neighborhood Meeting Summary:

1. Regarding the product type, Springs at Mesa is a high-end rental apartment development primarily catering to young professionals, small families, empty nesters, and retiring seniors. The variety and style of the architectural design and materials make this a high-quality product. Each unit, including those on the second story, will have individual, private access points to the unit, and many of the units will have garages or shaded canopy parking. There will be no common corridors or breezeways and ample open space area.

2. In relation to the zoning and request, the Applicant is requesting a modification to the site plan and Planned Area Development (PAD) zoning. The current zoning is RM-3 PAD, which is multiple residence residential with a maximum 20 dwelling units per acre. The Applicant does not seek to change the base zoning, since Springs at Mesa complies with the density of the base zoning, the preliminary site plan being approximately 18.67 units/acre. The PAD modification is needed to approve the new site plan.

   As to zoning history, in 1990, the subject property was zoned commercial. Then, in 2005, the property was rezoned to accommodate the 3-story condominiums. Over time, after analyzing the neighborhood and market, the Applicant determined that 2-story buildings under per the proposed design would be more appropriate for the subject property.

3. Answering questions about timing, the application has not been formally submitted yet. This neighborhood meeting was designed to meet with the neighbors early on. There will be multiple opportunities to meet during this process. In October, the application will be

filed. The zoning process could take approximately 6 months, and then there will be the building permit process.

4. Regarding the duration of the construction process, actual construction will take about 18 months. First, construction will occur at the entry and emergency access to the north. Then it will work its way south and counter-clockwise, completing the south portion first. If the site plan and PAD modification are approved, construction could begin approximately 1 year from now.

5. In response to a question about the project height and units, the Applicant explained that the height will be brought down to 2 stories, versus the previously approved 35 foot high 3-story condos that this will replace. The proposed height of the Springs at Mesa will be 19 feet to each unit's upper ceiling height, plus some additional space for the rafters. The proposed total units is 196 units, up from the previously proposed 144, although they will be clustered into fewer buildings with private access points for each unit.

6. Further detailing the project's target market, the Applicant explained that Springs at Mesa is a market-rate development. Its projected rents are $1,000/month for its studio units, $1,200 to $1,600/month for its 1-2 bedroom units, and $1,800-$1,900/month for its 3-bedroom units. The units will include high-quality interior features, such as granite countertops and aluminum appliances. The project emphasizes its 1-2 bedroom units, those making up approximately three-fourths of the units on the preliminary site plan.

7. Some neighbors asked about the project's impact on schools. The Applicant noted it will have minimal impact. Based on a study of Continental's 20,000 units across the country, only approximately 6% of its occupants are families with children between 6 and 18 in its 3-bedroom units. Generally, Mesa Public Schools has room to grow and welcomes new students.

8. One neighbor, who lives in a house abutting the subject property to the south, asked about the separation from the building to her house. The two buildings on the south portion of the subject property will be a maximum 40 feet from the homes to the south. Some of the buildings will be further than 40 feet, but that is the minimum. Those two buildings will have ample landscaping between them and the property line. Also, parking will not face the south property line. The garages for the two buildings will be located on the north side, and again, the heights will be two-stories, not three stories.

9. Addressing a question about pedestrian access, the Applicant noted it will enter the site at the Power Road entry west of the gate. A loop of pedestrian pathways will be circulate around the perimeter of the development, with several connections to the interior and the open space area between buildings 5 and 6.

10. Regarding vehicular access, ingress and egress will be right-in, right-out at Power Road to already approved easements at the Albertson's and LA Fitness properties. The subject property is odd shaped, with a long access drive to reach the site. However, this has the benefit of solving vehicular stacking issues at the entry gate.

    In addition to the Albertson's access, vehicles traveling southbound on Power Road can access the site through the LA Fitness, which was designed years ago to accommodate traffic to both its property and this subject property. Vehicles entering LA Fitness

property will follow an access easement that leads to a traffic circle that LA Fitness built, which will manage access to and from both properties.

11. Two neighbors who live nearby explained they were concerned about vehicular access from southbound Power Road; U-turns; and the right-in, right-out scheme. They suggested a traffic light could reduce risks.

    In response, the Applicant noted the concern, and replied that the City of Mesa traffic engineering has likely studied traffic counts there and will monitor that issue. The applicant would like a median break; however, city standards do not permit that given there is not enough room for a left turn lane. There are too many driveways and walls along the nearby commercial uses that prevent a median break. Ultimately, though, the access easements, driveway circle, and long entry drive will help increase safety.

    The proposed apartments have lower traffic demand than commercial uses. Residential uses have peak demand during the a.m. and p.m. commutes, whereas commercial uses have higher demand in general, and commercial traffic occurs throughout the day. Further, commercial buildings require more parking, versus the Applicant's typical 1.75 cars needed per unit. This proposed development exceeds the Applicant's typical parking count in effort to achieve Mesa's standard of approximately 2.10 parking spaces per unit.

12. In response to whether there is water and sewer access, the Applicant stated that there are water, sewer, and utility connections available. Water will connect to two points at its east end.

CONTINENTAL PROPERTIES

Exhibit D

Revised Site Plan

SPRINGS AT RED MOUNTAIN

MESA, AZ

CONTINENTAL PROPERTIES

CONTINENTAL PROPERTIES

Exhibit E

Section Views

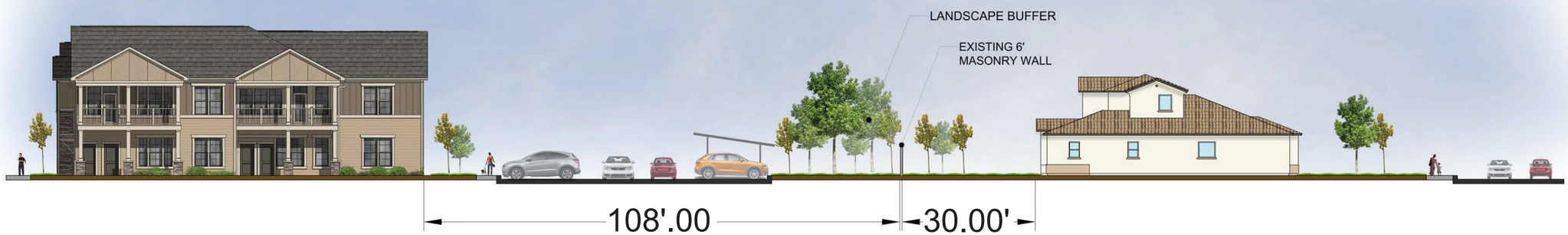
SPRINGS AT RED MOUNTAIN

MESA, AZ

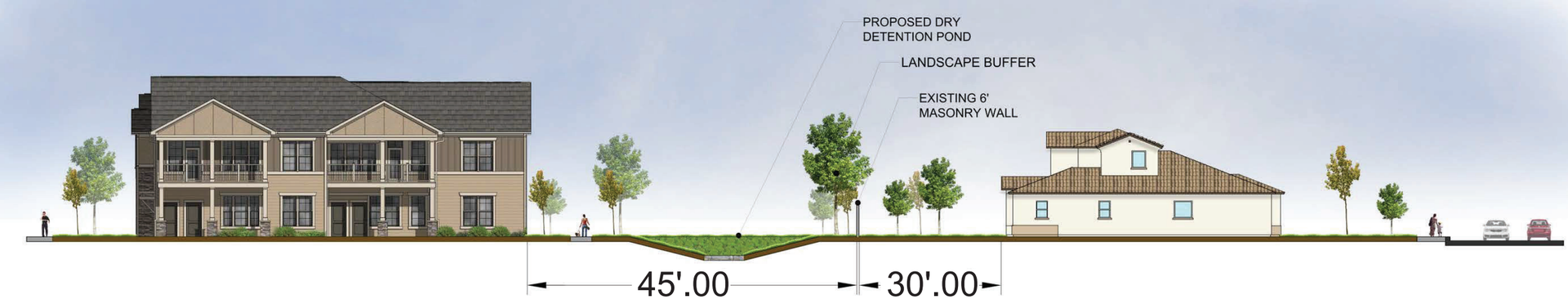
CONTINENTAL PROPERTIES

REVISED SITE PLAN

MESA, AZ
SECTION A-A



MESA, AZ
SECTION B-B



*TWO STORY BUILDINGS ARE 35' IN HEIGHT

SPRINGS AT RED MOUNTAIN

MESA, ARIZONA

CONTINENTAL PROPERTIES

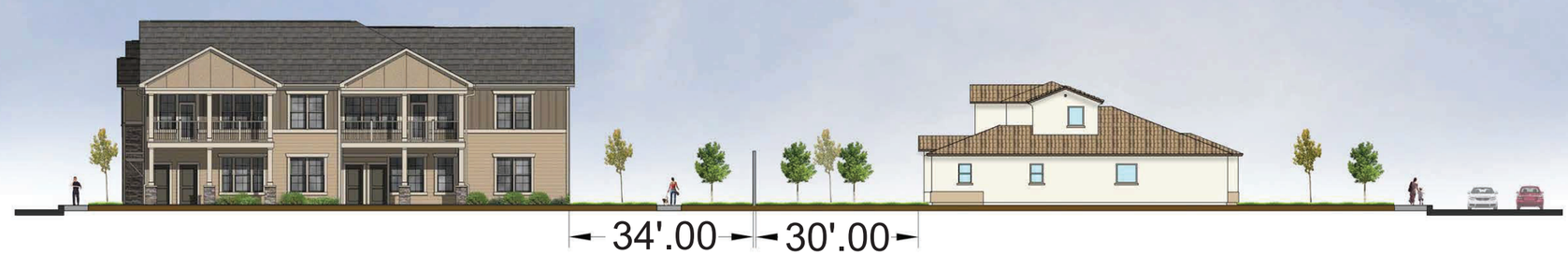
SPRINGS AT RED MOUNTAIN

MESA, ARIZONA

CONTINENTAL PROPERTIES

ORIGINAL SITE PLAN

MESA, AZ
SECTION C-C

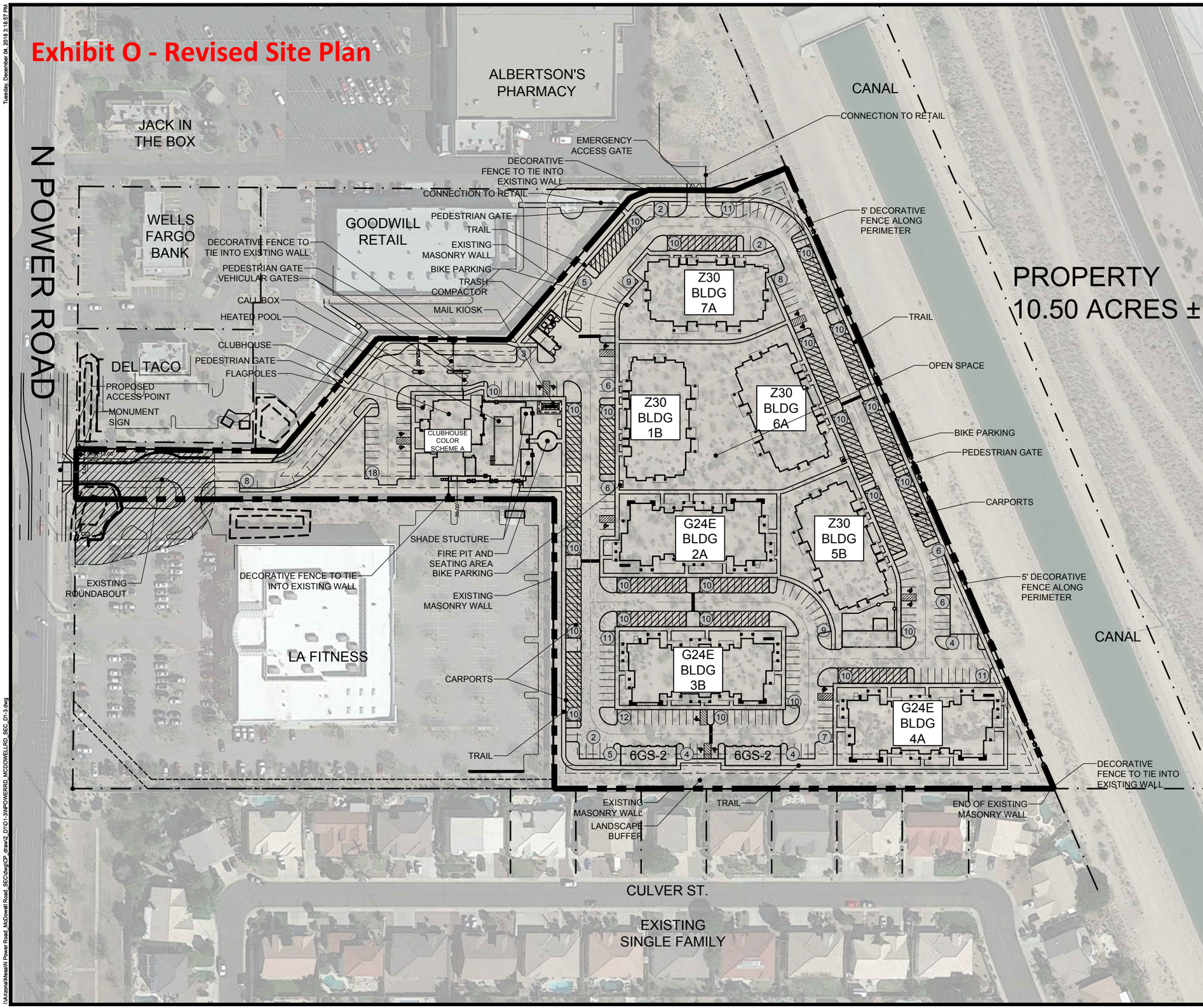


SPRINGS AT RED MOUNTAIN

MESA, ARIZONA

CONTINENTAL PROPERTIES

Exhibit O - Revised Site Plan



VICINITY MAP
SCALE: NTS

SITE INFORMATION		
MULTIFAMILY AREA	10.50 ACRES	
TOTAL AREA	10.50 ACRES	
DENSITY	18.29 DU/ACRE	
BUILDING / LANDSCAPE SETBACKS	NORTH	35'/ 10'
	SOUTH	30'/10'
	EAST	15'/8'
	WEST	30'/20'

BUILDING INFORMATION		
CLUBHOUSE	4,340 SF	
BUILDING COLOR SCHEME	COLORADO	
MASONRY	BRICK	
RESIDENT BUILDINGS	QUANTITY	HEIGHT
Z30 (30 DU/BUILDING)	4	3-STORY / 45'
G24 (24 DU/BUILDING)	3	2-STORY / 35'
TOTAL RESIDENT BUILDINGS	**7**	
GENERAL UNIT MIX	UNITS	PERCENTAGE
STUDIO	36	19%
1-BEDROOM	72	38%
2-BEDROOM	66	34%
3-BEDROOM	18	9%
TOTAL UNITS	**192**	100%

PARKING INFORMATION	
PARKING	QUANTITY
ATTACHED GARAGES	0
TANDEM PARKING	0
DETACHED GARAGES	12
6GS (6-BAY WITH STORAGE)	2
CARPORTS	190
MAINTENANCE/ADA GARAGE	1
TOTAL COVERED PARKING	203
TOTAL UNCOVERED PARKING	201
TOTAL PARKING PROVIDED	**404**
PARKING REQUIRED PER CODE	404
UNIT PARKING RATIO	2.10
COVERED PARKING RATIO	1.06
ADA PARKING	14
PARKING DIMENSIONS	
STANDARD STALL	PERP - 9' X 18'
ADA STALL	PERP - 9' X 18'
DRIVE WIDTH	24'

SITE AMENITIES	
AMENITY	QTY / SF / NOTES
SWIMMING POOL	YES
FITNESS CENTER	YES
CAR CARE CENTER	YES
PET PLAYGROUND TYPE B	2,000 S.F.
ENCLOSED YARDS	10
PERGOLA	YES
PICNIC AREA	YES
PROPERTY BOUNDARY	CIVIL

0 100 200 400

CONTINENTAL xxx FUND LLC
An affiliate of
CONTINENTAL PROPERTIES

W134 N8675 Executive Parkway
Menomonee Falls, WI 53052
Phone: 262.502.5500 Fax: 262.502.5522
Email: cad_dwg@cproperties.com

DRAWN BY: EC
STATE: AZ
INITIAL DATE DRAWN: 11-12/18

REVISIONS

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE

CITY: MESA
STREET: POWER ROAD & MCDOWELL ROAD

NORTH
SHEET: D1-3
REV:

Tuesday, December 04, 2018 3:18:57 PM
\\Arizona\Mesa\N Power Road_McDowell Road_SEC\dwg\CP_draw\2_D1\D1-3\NPOWERRD_MCDOWELLRD_SEC_D1-3.dwg