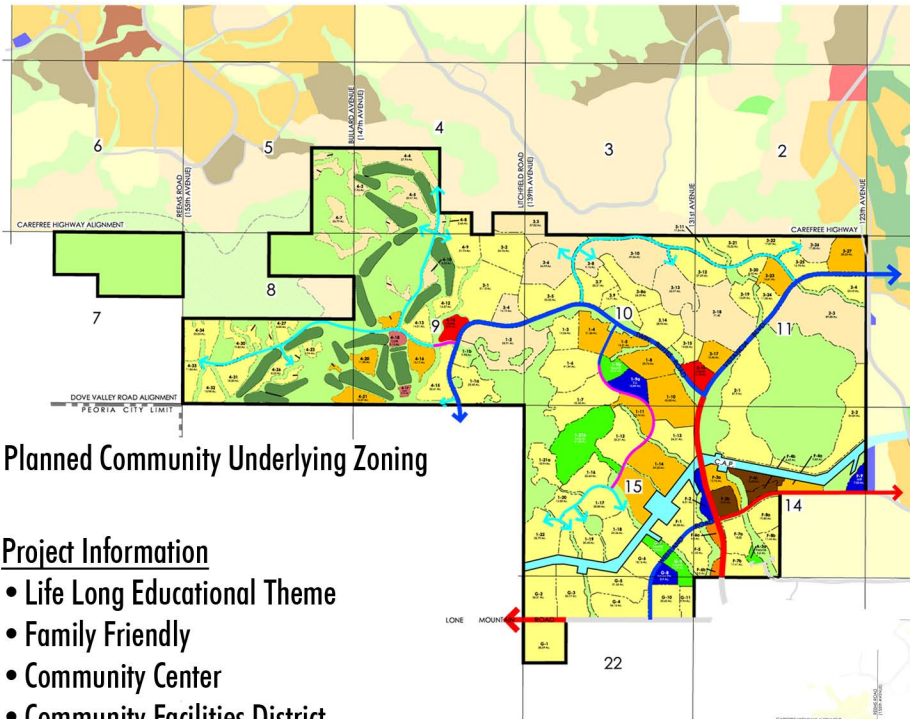


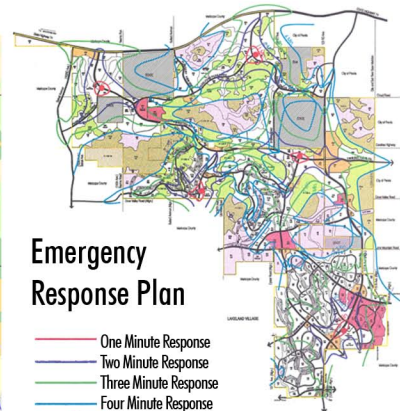
Vistancia North is a 4,000 acre Master Planned Community in Peoria Arizona. It blends the beauty of the Arizona Desert inclusive of mountainous terrain with all of the amenities expected in a contemporary community. This community is designed to dovetail with the adjacent award winning Vistancia South planned community by promoting a continuation of theme and connectivity.



Planned Community Underlying Zoning

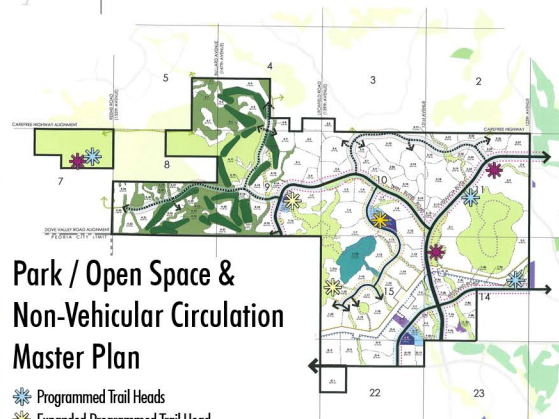
### Project Information

- Life Long Educational Theme
- Family Friendly
- Community Center
- Community Facilities District
- Hillside Development Terrain and Views
- Golf Course
- Central Arizona Project Canal Regional Trail
- Multiple Parks
- Emergency Response Plan
- Electrical Power Distribution Plan
- Mountain Open Space Dedication to the City of Peoria +/- 900 acres



Emergency Response Plan

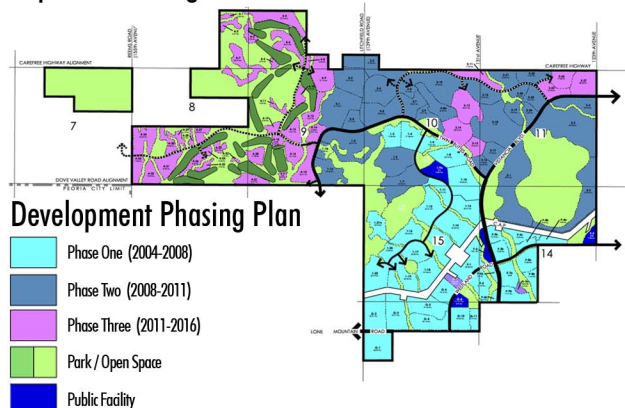
- One Minute Response
- Two Minute Response
- Three Minute Response
- Four Minute Response
- Station Location



Park / Open Space & Non-Vehicular Circulation Master Plan

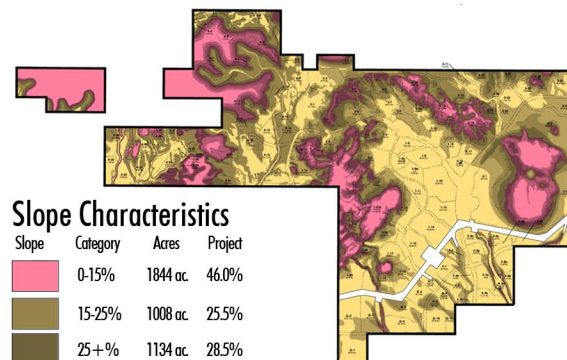
- Programmed Trail Heads
- Expanded Programmed Trail Head
- Joint Use Library
- Open Space Access

LVA provided planning and design services including master planning, rezoning and annexation services, site planning, parks, open space and trails conceptual plans, coordination with public services (fire, police and library), transportation service coordination as the primary author of the Planned Community District (PCD) development regulations and land entitlement document. LVA provided significant support to team efforts for 404 permitting, drainage coordination and continued support to procure zoning variances and minor amendments to the adopted PCD.



Development Phasing Plan

- Phase One (2004-2008)
- Phase Two (2008-2011)
- Phase Three (2011-2016)
- Park / Open Space
- Public Facility



Slope Characteristics

| Slope  | Category | Acres | Project |
|--------|----------|-------|---------|
| 0-15%  | 1844 ac. | 46.0% |         |
| 15-25% | 1008 ac. | 25.5% |         |
| 25+%   | 1134 ac. | 28.5% |         |