

March 31, 2014

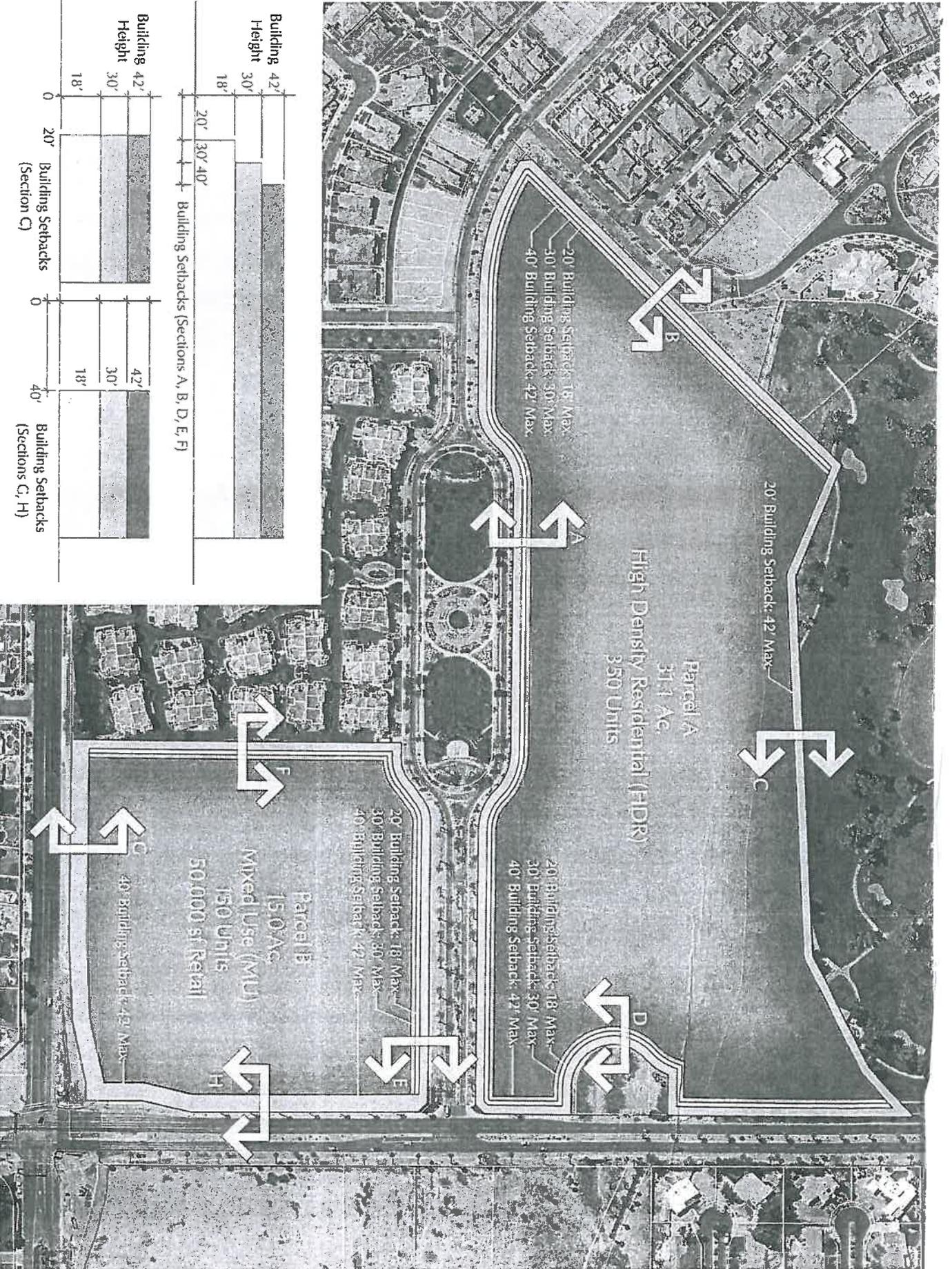
Dear Neighbor,

You are invited to attend the 1st Neighborhood Meeting to learn about two requests to amend the City of Litchfield Park General Plan. The first site is a parcel of approximately 31.1 acres located at the northwest corner of Litchfield Road and Village Parkway, which is the current site of the Awenasa Condominium project and surrounding properties. The property is currently designated for Resort/timeshare, Commercial, Open Space, and Golf on the City's General Plan. The proposed amendment would change these designations to High Density Residential with the intent to develop the property as multi-family and/or single family residential. A map identifying the location of the property has been provided on the back side of this letter. The case number associated with our request is GPA-14-01.

The second site is a parcel of approximately 15 acres located at the immediate northwest corner of Litchfield Road and Wigwam Boulevard. The property is currently designated Commercial on the City's General Plan. The proposed amendment would change this designation to mixed use, (High Density Residential and Commercial) to allow 50,000 square feet of commercial development and development of approximately 150 units of multi-family or single family residential. A map identifying the location of this property has been provided on the back side of this letter. The case number for this application is GPA-14-02.

Incidentally, we have filed two additional applications to amend the General Plan for sites east of Litchfield Road. These applications will be discussed in a separate Neighborhood Meeting.

In the near future, we will be filing rezoning cases for the properties as a follow up to our General Plan requests. You should expect to receive a mailing notification for



A: 350 Units
B: 150 Units
50,000 sf Retail

Wigwam Property
Litchfield Park, Arizona
Map of Proposed Change: West Parcel

February 26, 2013

GARET PICKETT

those applications as well. These applications will include a greater level of project detail for the proposed developments.

Copies of our applications are available for public review at Litchfield Park City Hall, 214 W. Wigwam Blvd. They are also available on the City's website at:

<http://www.litchfield-park.org/>

As a land owner within 1000 feet of the site, you are being notified about the project and are invited to attend the meeting to learn more about the proposal and ask any questions that you might have. Please note that there will also be future meetings on this proposal and subsequent mailing notifications will alert you to those dates, times, and locations. Our 1st Neighborhood Meeting for cases GPA-14-01 and GPA 14-02 will be held as follows:

Thursday, April 10, 2014, at 6:00

Pueblo Room

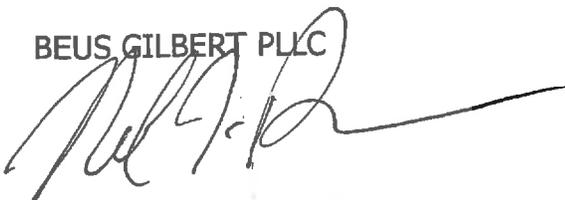
300 E. Wigwam Boulevard

Litchfield Park, AZ 85340

If you have any questions and/or cannot attend the meeting, please contact me at 480-429-3060 or via e-mail at npascoe@beusgilbert.com.

Sincerely,

BEUS GILBERT PLLC



Neal T. Pascoe

Planning Consultant