

From: Jeff Anderson
Sent: Tuesday, March 21, 2017 4:12 PM
To: Greer Pagan
Cc: David Key; Justine Cherne
Subject: RE: [External] RE: Cypress Forest PUD

Thank you for the response to our requests. We have reviewed these with our engineer and the Raveneaux ownership in an effort to address as many of the Board's requests as possible. As a result we have been able to reduce our requests of the Board to one. Below are our responses to the Board's requests (numbers correspond with the numbering in your email below):

- 1) This is the one item we are requesting a variance on, but it actually increases the average square footage from the agreement. As requested the table below lists each unit with the square footage and the number of times it is built in each building.

Plan Name	Square Footage	Units	Unit Mix
Aspen	1,439	3	11%
Aspen (A-1)	1,519	3	11%
Bradford	1,562	8	30%
Chestnut	1,664	7	26%
Dogwood	1,963	6	22%

- 2) We did not expect the Board to approve the plan based on elevation alone. We will submit plans and specs for the buildings. Please let us know the level of detail you would like for us to submit and we will have those sent over.
- 3) As long as the Board does not believe an easement is necessary we are fine proceeding with an authorization from the Board as to the location of the detention and drainage facilities. An exhibit will be provided showing the location of these facilities.
- 4) After discussions with our Sellers (current Raveneaux owners) we have worked out a way to handle the MUD reimbursements between us without the need to amend the current Agreement with the District. We will withdraw this request.
- 5) We will withdraw this request also. We will move forward with the three allowed crossings.

The Board also had additional requests of the Raveneaux owners in regards to releasing leased property and landscaping of the Districts easement. Their response is below.

- a) We are unable to release the land as requested. The land in question is currently part of an existing plan for additional golf holes, which I will provide upon completion this week. The property lines are currently being perfected on the renderings, as mentioned in (3) of the District's response. These holes are in addition to the ones shown on the previous plan for the practice facility. Once the golf course expansion is complete, we would be more than willing to discuss releasing any land not being used back to the CFPUD.
- b) We are willing to install landscaping within the District's easement along Cypresswood Drive. Conversations have already begun with an arborist as well as an architect on preliminary design.

Please let me know if you have any questions or need additional information.

Thanks again.

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