

June 29, 2016



Dear Valued Neighbor,

As part of our continuing effort to keep you apprised of the latest information as it relates to the repurposing of the land on which the golf course is currently operated, we have included a list of changes recently made to the submittals originally filed on February 25th, 2016.

**The primary changes to the 70 acre luxury multi-family residential lifestyle development (THE SEVENTY) are as follows:**

- The number of luxury multi family units has been reduced by 620 units to 2,400 (from 3,020).
- The number of residential towers has been reduced to 2 (from 3) and the height will be limited to 150 feet (down from 250 feet).
- The number of assisted living units is 200. The prior submittal contemplated a substitution of 2 for 1 assisted living units, with an intended maximum of 500 units.
- Drainage mitigation will now consist of drainage arroyos (similar to those upstream in both Peccole Ranch and Summerlin) and/or underground drainage culverts (versus previously only underground drainage culverts).
- Portions of the border to The Preserve adjacent to existing homes will now have a 75 foot "no building structures zone" in which only landscaping, a perimeter wall, emergency vehicle access road and access ways to The Preserve will be allowed.
- A 75 foot "transition zone", immediately to the east of the 75 foot "no building structures zone", will have height limitations capped at the height of the adjacent existing homes.

**The primary changes to the 180 acre single-family conservation estate neighborhood (THE PRESERVE) are as follows:**

- The total number of units is now 75 (previously 60).
- The minimum lot size is now approximately ½ acre (from 1 acre), but in no event less than the size of the adjacent lot(s).
- Drainage mitigation will now consist of drainage arroyos and/or underground drainage culverts (versus previously only underground drainage culverts).

As a reminder, on **July 12th, 2016** the proposed redevelopment will be heard by the Planning Commission. In the interim, we will continue to hold informational meetings at our office. If you are interested in learning more about the plans or have any questions or concerns, please contact Jennifer Knighton at 702-940-6930 or [jknighoton@ehbcompanies.com](mailto:jknighoton@ehbcompanies.com) to schedule a time to speak or meet.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'V DeHart'.

Vickie DeHart, as Manager of EHB Companies LLC,  
The Manager of 180 Land Company LLC, Seventy Acres LLC and Fore Stars Ltd.