

Landsea Homes Arizona
7600 E Doubletree Ranch Rd,
Suite 240, Scottsdale, AZ 85258
T: 480.629.4111



Via Email and Regular First Class Mail

Pinal County, Arizona
Attn: Christopher Wanamaker, County Engineer
Pinal County Development Services
Public Works Department
P. O. Box 727
Florence, AZ 85132

Re: Letter Agreement for Traffic Signal Contribution for the Intersection of Quail Run Lane and Bella Vista Road ("**Intersection**")

Dear Christopher:

This letter is tendered to document the agreement of Landsea Homes of Arizona LLC and/or its affiliates ("**Landsea**") and Pinal County, Arizona, through its Public Works Department (the "**County**") related to contributions from Landsea for the above referenced Traffic Signal. Landsea agrees the obligations and agreements of Landsea set forth herein are contractual obligations enforceable by the County in the event of breach.

Based upon the approved Traffic Impact Analysis (the "**TIA**") for Landsea's proposed development north and east of the referenced Intersection, Landsea will contribute a portion of the cost of the Traffic Signal at the referenced Intersection as set forth, and subject to, the following:

1. **Timing.** The payment made herein is in connection with the acquisition by Landsea of the property set forth on Exhibit A attached hereto (the "**Unit 1A Property**") and in connection with the County Board of Supervisors' full approval of the final plat and assurances for any portion of the Unit 1A Property. The payment set forth in Section 2 below shall be due and payable by Landsea to the County on or before the occurrence of the earlier of the following events: (i) the issuance of the 21st building permit for a single family residence to be constructed on any portion of the Unit 1A Property, exclusive of up to 8 residential permits that may be issued to Landsea to construct single family residences to be used as "model homes", or (ii) the issuance by the County of a Certificate of Occupancy ("**C of O**") for any single family residence constructed on the Unit 1A Property other than any C of O issued for any model home. Landsea agrees that until such time as the payment set forth in Section 2 below is received by the County, the County may withhold issuance of residential building permits for the Unit 1A Property in excess of 20 for regular homes and 8 for model homes, and may withhold all C of Os, except those for the model homes actually constructed.

2. **Amount.** Landsea's contribution, as set forth and defined in the TIA, would not exceed 33% of \$400,000.00, or \$132,000.00, and such amount shall be reduced by any conduit or other Traffic Signal improvements installed by Landsea in constructing the improvements at or within the referenced Intersection; and

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3. No Additional Unit 1A Property Contributions. Because Landsea is contributing more than its percentage share of the Traffic Signal at the Intersection to accommodate the County's concern over timing of the commercial corner's participation, the County agrees that owners of any portion of the referenced Unit 1A Property shall not be required to further participate in any other traffic signal related to development of the Unit 1A Property.

Please execute this letter where indicated below to evidence the County's acceptance of the foregoing.

Very truly yours,

LANDSEA HOMES OF ARIZONA LLC

By: 
Name: GENE STROJEK
Its: AUTHORIZED SIGNATORY

ACCEPTED AND AGREED this _____ day
of _____, 2022:

PINAL COUNTY, ARIZONA:

By: _____
Chairman of the Board

ATTEST:

Clerk of the Board

APPROVED AS TO FORM:

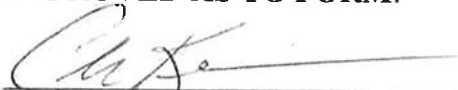

Deputy County Attorney

EXHIBIT A

Legal Description of the Unit 1A Property

February 22, 2021

LEGAL DESCRIPTION FOR SAN TAN GATEWAY PROJECT DESCRIPTION

That part of the Southwest Quarter of Section 13, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the 1" Iron Pipe marking the South Quarter Corner of said Section 13, from which the Arizona Highway Department Brass Cap in hand hole marking the Southwest Corner of said Section 13 bears South 88°41'57" West, a distance of 2,702.74 feet;

Thence South 88°41'57" West, along the South line of the Southwest Quarter of said Section 13, a distance of 1400.68 feet;

Thence North 01°27'42" West, departing said South line, a distance of 824.70 feet to a point on a line which is parallel with and 824.70 feet northerly, as measured at right angles, from the South line of the Southwest Quarter of said Section 13;

Thence South 88°41'57" West, along said parallel line, a distance of 1162.06 feet;

Thence South 01°27'42" East, departing said parallel line, a distance of 824.70 feet to a point on South line of the Southwest Quarter of said Section 13;

Thence South 88°41'57" West, along said South line, a distance of 140.00 feet to the Southwest Quarter of said Section 13;

Thence North 01°27'42" West, along the West line of the Southwest Quarter of said Section 13, a distance of 2652.32 feet to the West Quarter Corner thereof;

Thence North 01°26'55" West, along the West line of the Northwest Quarter of said Section 13, a distance of 10.00 feet;

Thence departing said West line, North 88°33'05" East, a distance of 956.87 feet to the beginning of a tangent curve of 1190.00 foot radius, concave Northwesterly;

Thence Northeasterly, along said curve, through a central angle of 36°01'52", a distance of 748.35 feet;

Thence South 36°59'54" East, a distance of 1433.25 feet to the beginning of a tangent curve of 1210.00 foot radius, concave Southwesterly;

Legal Description for
San Tan Gateway
Project Description
February 22, 2021

Thence Southerly, along said curve, through a central angle of $35^{\circ}40'52''$, a distance of 753.53 feet;

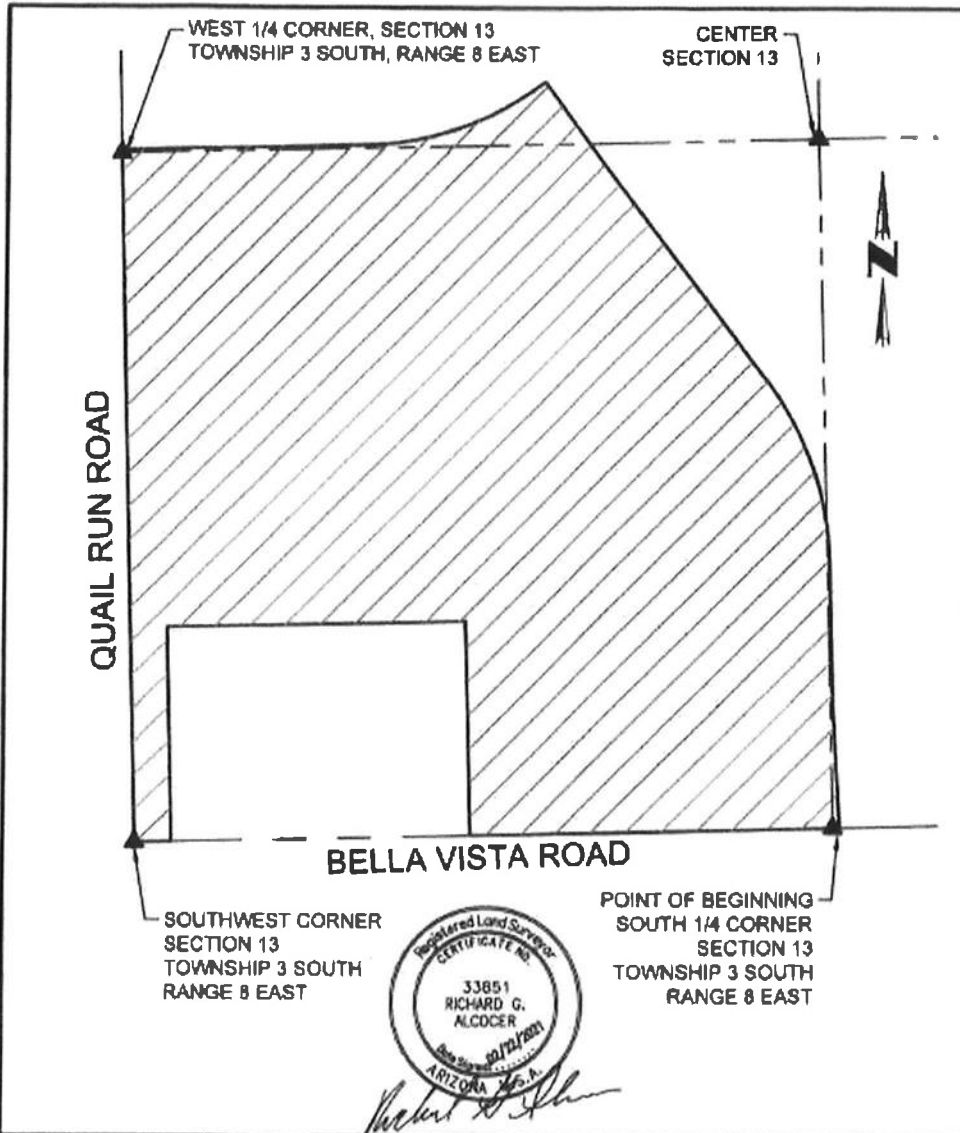
Thence South $01^{\circ}19'02''$ East, a distance of 575.10 feet;

Thence South $03^{\circ}21'13''$ East, a distance of 449.75 feet to a point on the South line of the Southeast Quarter of said Section 13;

Thence South $88^{\circ}40'58''$ West, along said South line, a distance of 25.98 feet to the True Point of Beginning.

Containing 5,775,105 Square Feet or 132.578 Acres, more or less.





SCALE 1" = 500'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-284-8831
<http://www.cvl.com>

SAN TAN GATEWAY

PROJECT DESCRIPTION

CVL
CONSULTANTS
CELEBRATING 60 YEARS

1 OF 1

SAN TAN GATEWAY
PROJECT DESCRIPTION

BOUNDARY

S88°41'56.9204" W 1400.60

N01°27'41.8751" W 824.70

S88°41'56.9202" W 1162.06

S01°27'41.8756" E 824.70

S80°41'56.9200" W 140.00

N01°27'41.8740" W 2652.32

N01°26'54.9935" W 10.00

N88°33'05.0083" E 956.87

RB = N01°26'54.9932" W

R = 1190.00

A = 748.35

C = 736.00

CB = N70°32'00.9719" E

D = 36°01'52.0698"

T = 387.01

RB = S37°28'47.0630" E

S36°59'53.7254" E 1433.25

RB = S53°00'06.2746" W

R = 1210.00

A = 753.53

C = 741.41

CB = S19°09'27.9027" E

D = 35°40'51.6453"

T = 389.43

RB = N08°40'57.9199" E

S01°19'02.0001" E 575.10

S03°21'12.8496" E 449.75

S88°40'57.9176" W 25.98

Area = 5775105.22 132.578 AC

Closing course: 208°06'03.2315" 0.019274

Misclosure: 1/619,120

North Error: 0.017002

East Error: 0.009079

