

July 2, 2020

Rodolfo Lopez
Deputy Director
Economic and Community Development
39700 West Civic Center Plaza
Maricopa, AZ 85138

Re: The Trails Phase 1A & 1B plats and improvement plans extension (SUB17-04)

Dear Mr. Lopez,

Please accept this letter as CSWR121 Tortosa, LLC's ("CSW") formal request for an extension of time to record The Trails Phase 1A and Phase 1B final plats and commence construction of associated improvements.

The final plats were approved by City Council on October 1, 2019. At this time, it is highly unlikely that we will meet all of the criteria required by the City to avoid an expiration of the Phase 1A & 1B plats and plans. Since the approval date, CSW has diligently marketed the project and negotiated its sale with various homebuilders. We were successful in securing buyers for all four parcels of Trails Phase 1 in March 2020 but due to the market disruption caused by the Covid-19 outbreak, negotiations stalled and eventually two builders opted not to proceed and withdrew their offers.

Since that time, homebuilders have cited the market uncertainty created by Covid-19 as a concern therefore attracting homebuilder interest for The Trails has been challenging. Within the last few weeks there has been some interest in the property so we are hopeful that we can resume our plans to sell and develop Phase 1 in the near future. Unfortunately, the process of negotiating and closing land sales takes several months therefore as I noted above, meeting all of the criteria to maintain our current approvals by September 30, 2020 is unlikely. We respectfully request an extension of the existing approvals to provide additional time to allow us to work with the homebuilders and resume our plans to development the first phase of The Trails as soon as possible.

We appreciate your consideration of our request. Please contact me if you require any further information or if you have questions. I can be reached by phone at (480) 315-2600, or by email at myerger@commsw.com.

Sincerely,

Michelle Yerger, VP of
Communities Southwest Management Inc.
Authorized agent of CSWR121 Tortosa, LLC