

# Project Narrative

## The Trails at Tortosa

05.31.2017

The Trails at Tortosa (“Project”) is located in the City of Maricopa, Arizona, at the NW intersection of Murphy Rd and Honeycutt Boulevard. This submittal to the City of Maricopa is for the approval of the final plat and final engineering plans for phases 1a and 1b of the Project. Phases 1a and 1b include parcels 1, 2, 3 and 12, which encompass 353 lots. Hoskin Ryan Consultants, Inc. has been contracted by CSWR121 Tortosa, LLC to provide civil engineering design services and Studio DPA has been contracted to provide landscape design services for this Project.

The current approved preliminary plat dated February 22, 2017 outlines the design of the overall single-family residential community, which includes 287 acres and the development of 1,052 lots within 12 parcels. The lot counts and sizes will include 278 (60’ x 120’), 261 (50’ x 120’), 287 (45’ x 120’), and 226 (55’ x 120’).

The community will be constructed in four phases. It is expected that phase 1A will be constructed first and the others, 1B, 2 and 3, will follow chronologically as the Project is sold to builders and final plat and final engineering plans for each phase are approved by the City of Maricopa.

The Trails at Tortosa will have its own Homeowners Association to maintain many of the amenities that will be offered. The below features/amenities are anticipated:

- 1) Enhanced project announcement and entry feature at the intersection of Honeycutt Road and the Costa Del Sol Boulevard.
- 2) Dedicated space for a reclaimed irrigation water feature in the interior of the Project.
- 3) Enhanced paving treatment and landscape median at the entrance of Costa Del Sol Boulevard.
- 4) A pedestrian loop trail and neighborhood trail system that will connect the open space and community spaces within and around the overall Trails at Tortosa community.

Currently, the third phase of this Project is located in a FEMA designated flood zone. In an effort to remove this designation, a Conditional Letter of Map Revision (“CLOMR”) was submitted to FEMA, which includes drainage improvements to the existing channel. These improvements will eliminate a flooding event and hopefully result in a new designation out of the flood zone.

The water, wastewater, and reclaimed water services will be provided by Global Water. Public sewer, water and reclaimed water infrastructure currently exists adjacent to the Property with adequate capacity to serve The Trails at Tortosa community.

The Trails at Tortosa is a carefully planned community, which will offer many amenities to attract builders and retail buyers. The market in the City of Maricopa is expected to accelerate in the next several years and The Trails at Tortosa community will be an appealing choice for buyers.