



MEMO

TO: Planning and Zoning Commission Members
FROM: Sheila Deschaaf, Planner II
DATE: February 8, 2010
SUBJECT: **Proposed General Plan Minor Amendment**
Land Use Element

P10-001

Background

The applicant, FSL Holding Properties LLC, property owners; Foundation for Senior Living, applicant, is requesting an amendment to the Land Use Element of the 2003 Town of Payson General Plan for property located at 208-214 S. Clark Road and 209 S. Goodnow Road. Both properties were recently acquired by the applicant for the purpose of expanding their existing age-restricted, subsidized apartment community located adjacent to and south of these properties.

The applicant's request and submittal materials for this proposed amendment were disseminated November 18, 2009, as part of the minimum sixty day review process for general plan amendment requests. The only correspondence received by the Community Development Department relative to this application was from the Sanitary District. Sanitary sewer facilities are currently available at this site development will be required to meet the permitting requirements of the district.

The applicant held an informational meeting for the neighboring property owners and interested citizens on February 2, 2010. The applicants report from that meeting is attached to this memo as Exhibit A.

Land Use

High density residential land uses are appropriate when concentrated in areas with good multimodal circulation and transportation access as well as available public facilities/services. With the ability to connect S. Clark Road through this property to the northern segment of S. Goodnow Road, this project creates convenient access to those public facilities/services in the Highway 260 growth area from the existing and future apartment home development for the residents.

Staff Recommendation

Approve as Submitted.

Possible motion to recommend approval:

“I move to recommend to the Town Council approval of P10-001, a request from the Foundation for Senior Living to Amend the Land Use Element of the 2003 Town of Payson General Plan, from Medium Density Residential to High Density Residential for the properties located at 208-214 S. Clark Road and 209 S. Goodnow Road, Gila County Tax Parcel Numbers 304-04-208 and 304-04-130.”



MEMO

TO: Planning and Zoning Commission Members
FROM: Sheila Deschaaf, Planner II
DATE: February 8, 2010
SUBJECT: Zone Change Request
Rezone R1-8 MH to R3

P10-002

Background

The applicant, FSL Holding Properties LLC, property owners; Foundation for Senior Living, applicant, is requesting approval of a zone change from R1-8 MH to R3 for the properties located at 208-214 S. Clark Road and 209 S. Goodnow Road. Currently, there is an existing residence on the property at 209 S. Goodnow Road, which will be removed if the applicant's request is approved. Previously, there were four mobile or manufactured homes on the property at 208-214 S. Clark Road, however the residences and residents have all been relocated and that parcel is currently vacant.

Analysis

The site is currently bordered by R1-8 MH zoned properties on three sides and is bordered on the south by the applicant's existing age-restricted apartment complex, which lies within an R3-MH zoning district.

The property is within the Northern Gila County Sanitary District and the development shall be required to meet all sanitary district requirements prior to obtaining permits for construction.

The proposed density for the site is 15.6 DU/acre, which is consistent with high density residential development as defined by the Land Use Element of the 2003 Town of Payson General Plan.

Staff Recommendation

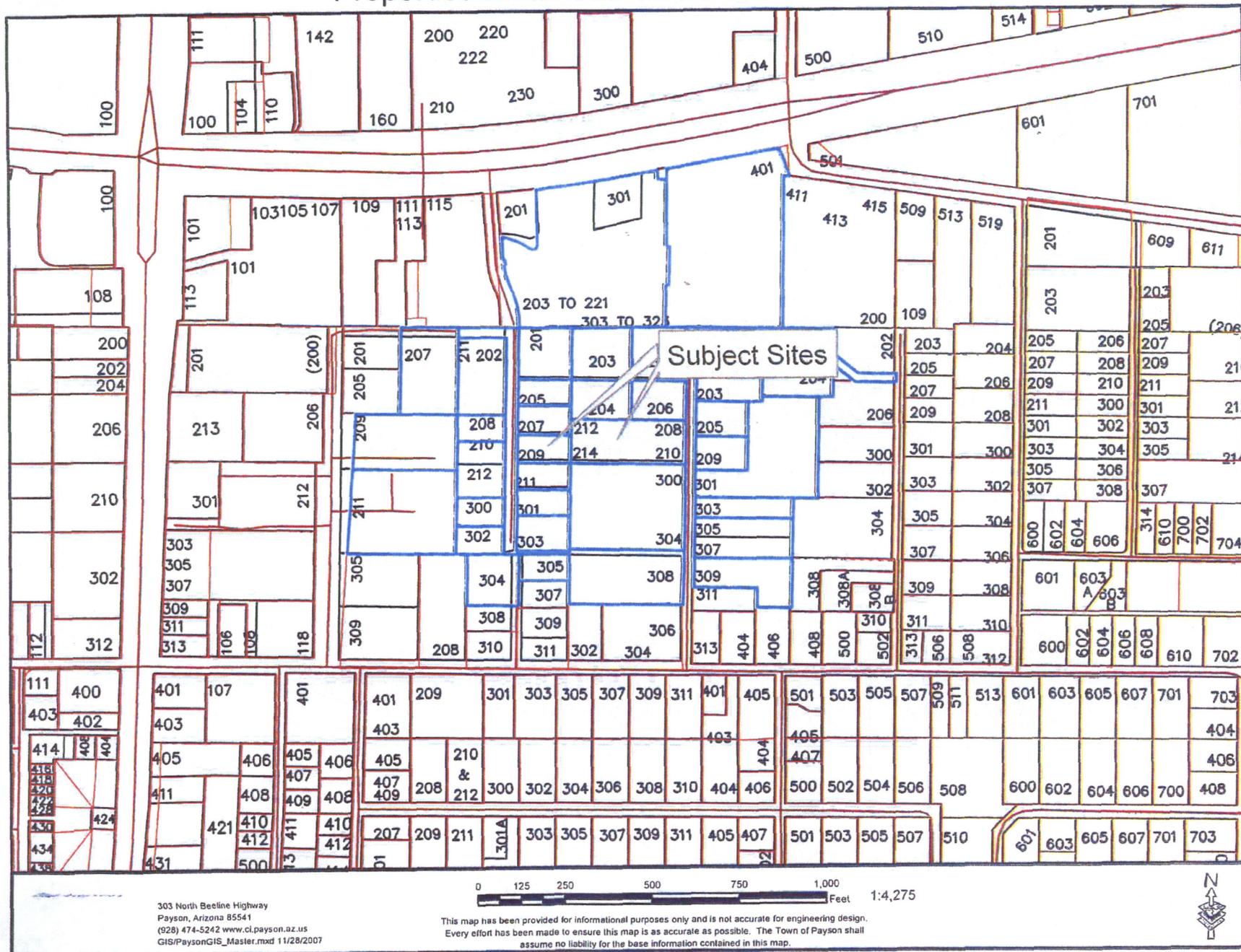
Recommendation: Approval with conditions listed below.

1. Development shall comply with all Town of Payson requirements, including but not limited to Design Review, Public Works, Fire and Building code standards.
2. Development shall be in substantial conformance with the rezoning site plan submitted.
3. If any of the conditions listed above cannot be met then the R3 zoning may revert to the original R1-8 MH zoning, pending Council action.

Suggested Motion to recommend Approval:

“I move the Planning & Zoning Commission recommend to the Town Council approval of P10-002 a request to rezone a 1.28 acre property located at 208-214 S. Clark Road and 209 S. Goodnow Road, from R1-8 MH to R3 allow for the development of 20 apartment homes subject to the conditions listed in the staff report.”

Properties within 300' Notification Area



303 North Beeline Highway
 Payson, Arizona 85541
 (928) 474-5242 www.ci.payson.az.us
 GIS/PaysonGIS_Master.mxd 11/28/2007



This map has been provided for informational purposes only and is not accurate for engineering design. Every effort has been made to ensure this map is as accurate as possible. The Town of Payson shall assume no liability for the base information contained in this map.

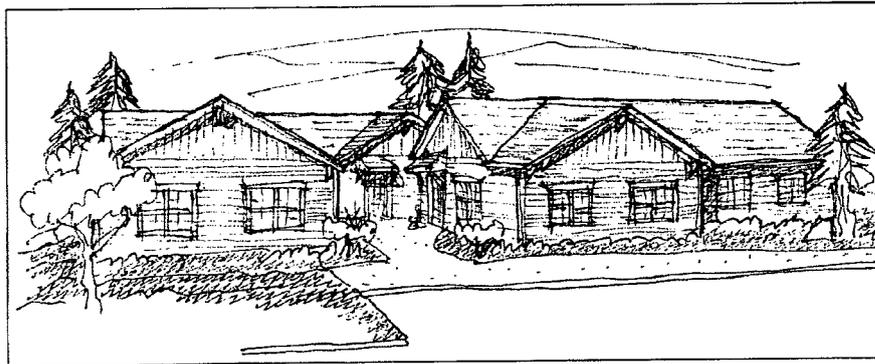
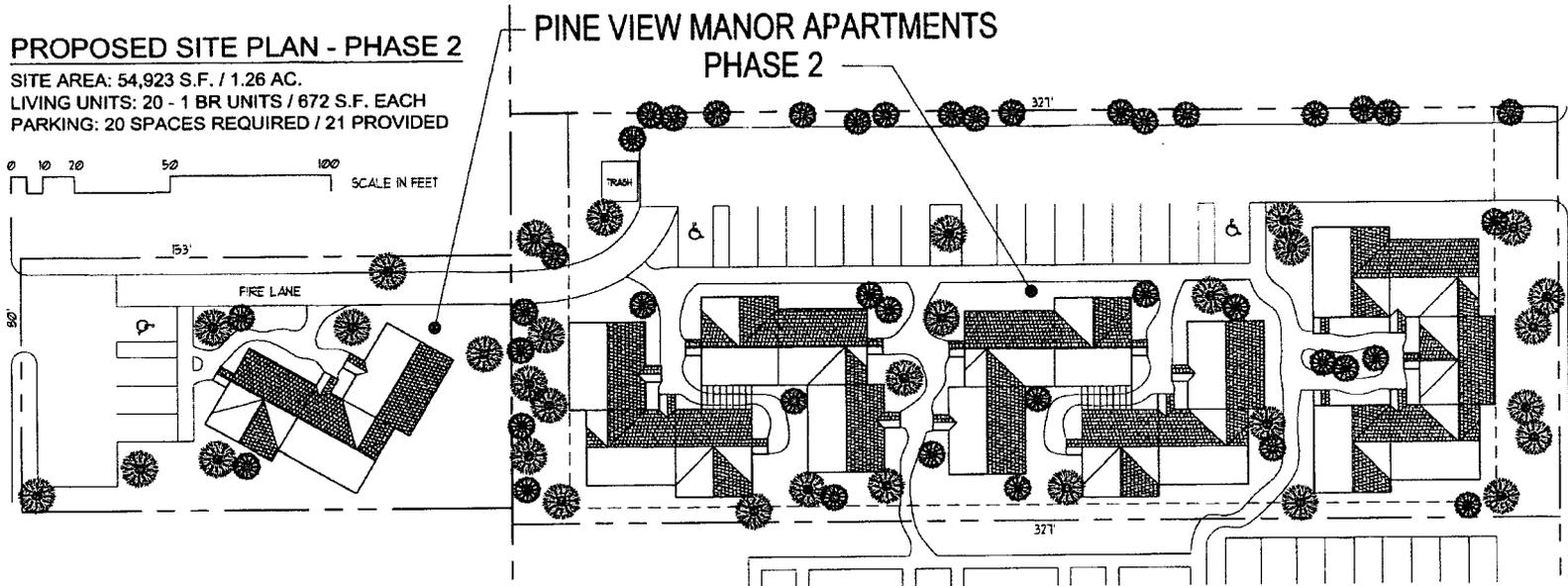




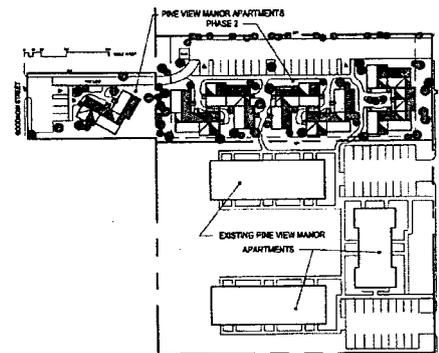
PROPOSED SITE PLAN - PHASE 2

SITE AREA: 54,923 S.F. / 1.26 AC.
 LIVING UNITS: 20 - 1 BR UNITS / 672 S.F. EACH
 PARKING: 20 SPACES REQUIRED / 21 PROVIDED

0 10 20 50 100 SCALE IN FEET



EXTERIOR CONCEPT SKETCH



PINE VIEW MANOR - OVERALL PLAN

DOHRMANN ARCHITECTS, INC.
 19710 E. PARKVIEW AVENUE, #200 :: MOUNTAIN HILLS, ARIZONA 85208
 TEL.: 480-816-1090 / FAX: 480-816-8528 :: EMAIL: DOHRMANN@DOHRMANNARCH.COM
 WEBSITE: WWW.DOHARCH.COM



DATE	REVISIONS

PINE VIEW MANOR
APARTMENTS
 FOUNDATION FOR SENIOR LIVING
 PAYSON, ARIZONA

DATE: 1-21-2009
 SHEET NO.

A1

**Project Narrative: Pine View Manor II
208 S. Clark Street**

**Proposed: General Plan Amendment (Minor)
Rezoning**

Introduction:

The Pineview Manor Apartments in Payson, Arizona will service seniors age sixty-two years and older with subsidized and affordable rents and all utilities paid. The project serves households with annual incomes between \$0 and \$28,320.

The project is composed of (29) existing units of HUD subsidized housing and (20) newly constructed units using the latest "Green" technologies. The project will be submitted to Arizona Department of Housing Low Income Housing 2009 Tax Credit program for funding and with permanent loan debt and \$1,225,000 in affordable housing gap financing.

The rehabilitation of the existing units will begin in March of 2010 and the construction of the new units expected to be completed in December of 2010. The new units will be built using ICF (Insulated Concrete Forums) and boasts energy efficient features such as dual pane windows, energy star appliances, low flow fixtures, recycled materials and Xeriscape landscaping.

The campus will include amenities such as a large community room, BBQ ramada and an on-site van for shopping, recreation and medical transport. The Foundation for Senior Living in-house management staff will begin leasing units in December of 2010 and expect to have 100% occupancy in February of 2011.

The total cost of Pine view Manor Apartments upon completion is estimated to be \$8 million. The economic impact of the construction spending and Pineview Manor resident incomes in the Payson area is expected to exceed \$20 million.

The Pine view Manor Apartment homes are a development of the Foundation for Senior Living, a non-profit developer wholly dedicated to the citizens of Arizona.

Design and Circulation:

The design of Pine View Manor II, is to integrate into the neighborhood. A new drive aisle is planned for the North side of the site, and this will allow fire and utility vehicles the ability to travel from S. Clark Street through to Goodnow Street. Twenty(20) additional parking spaces will be provided, as well as pedestrian access between the neighborhood and Pine Manor I and II. The design effectively integrates the existing 29 unit facility with the new 20 units.

Aesthetically, the new units will have similar architectural elements as the existing units. While some new materials may be used, the two properties will have similar paint and roof colors, and appear to be the same facility.

Landscape Preservation:

The "new" construction will attempt to save all significant pine and oak species. The site plan allows flexibility to adjust the building pads in order to accommodate existing trees, which are predominantly in the center of the site. Native plants, shrubs and trees will be used wherever possible as will an extension of the existing Xeriscape system at Pine view Manor !. We will be designing a "rip rap" drainage channel along the North property line, which will better handle the drainage and erosion from the adjoining properties.

It is important to note, also, that FSL has recently removed several trailers that were no longer up to code. We arranged for and funded existing tenants to find better housing situations in town. This has drastically changed the landscape and aesthetic on the property.

Community Need-Higher Density:

Due to the demand for "Senior Housing" at our adjoining facility, we have been looking for additional and appropriate land to build a similar facility. The Foundation for Senior Living (FSL) has a two(2) year waiting list for it's existing facility. While we are asking for a slightly higher density on the new parcel, we are also combining the two lots together so that they will have shared facilities and activities. The location of this particular parcel creates efficiencies in the distribution of services and management. With our existing design, the density will not look different from the existing 29 unit facility.

Compatibility with Adjoining Properties:

The location of this parcel is primary reason for our proposed development. We have spent the last 2 years trying to find a way to 1) Purchase and improve this parcel, as it had become a something of a delinquent property in the neighborhood., and 2) Possible build new units to support our existing Pine View Manor !, located on the adjoin parcel to the South. The adjoin property owners were enthusiastic at the time when we purchased and improved the parcel by removing four(4) run down trailers. Obviously, the use that we are asking for is compatible with our adjoining property. The design we are proposing will have a very similar look and feel to the adjoining single family homes, in that these will

not be apartment style units, but rather, tri-plex units that will appear less massive than traditional apartments.

At the same time as the new construction, FSL plans on remodeling the existing facilities. These upgrades will be interior and exterior, including energy efficient windows, AC units, new drainage and landscaping, etc.

Adequacy of Public Facilities

It is our understanding that there is not a stormwater sewer system in the Town of Payson. We plan on providing proper drainage and detention on site, and according to local regulation, we will detain an additional 25% of pre-development flow.

There is adequate water capacity on site, with a 6"-8" line.

Sewer capacity is currently being investigated through the Sanitary District.

CASE NUMBER P10-001

**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION OR
BOARD OF ADJUSTMENTS APPLICATION**

The undersigned Applicant(s) hereby applies for:

- | | |
|--|---|
| <input type="checkbox"/> Abandonment Request | <input checked="" type="checkbox"/> General Plan or Land Use Plan Amendment |
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Minor Land Division |
| <input type="checkbox"/> Code Amendment | <input type="checkbox"/> P & Z Commission Appeals |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Subdivision Plat |
| <input type="checkbox"/> Development Master Plan | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Devel. Agreement, PAD & SPD | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Final Subdivision Plat | <input checked="" type="checkbox"/> Zone Change |

209 S Goodman Rd 304-04-130 ^{May, 2007}
Project Address: 208 S. Clark Street **Tax Parcel Number:** 304-04-208
Subdivision: Russell Subdivision **Lot Number:** _____
Name of Applicant(s): The Foundation for Senior Living **Phone #:** (602) 285-1800 ext 196
Mailing Address: 1201 E. Thomas Rd **Town:** Phoenix **St:** AZ **Zip:** 85014
Name of Property Owner(s): Guy Mikkelsen
Mailing Address: Same as Above **Town:** NA **St:** NA **Zip:** NA
Contact Person: Owen Long **Phone #:** (928) 606-0672 **Fax #:** (602) 285-0225
Payson Business License # NA **Sales Tax #** NA

Detailed Description of Request:

We propose a Minor Amendment to the General Plan AS well as a Rezoning to accommodate additional units. Please see attached Narrative for details.

(Note: Additional Description area can be included in an attachment)

Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner of the property at this address, or that for the purpose of obtaining this approval I am an authorized agent in his behalf.

Owen Long Owen Long 11/16/09
 Print Name Signature Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE: <u>General Plan Amendment (minor) \$ 2500.⁰⁰</u> CHECK NUMBER: <u>70105017</u> DATE: <u>11/17/09</u>
DATE FILED	<u>11/16/09</u>	<u>SLD</u>	
COMPLETED APPLICATION	<u>2-2-10</u>	<u>(SLD)</u>	
NEWSPAPER PUBLICATION	<u>1/22/10</u>	<u>SLD</u>	
300' NOTIFICATION MAILOUT	<u>1/20/10</u>	<u>SLD</u>	
POSTING DATE	<u>1/20/10</u>	<u>SLD</u>	

RECOMMENDATION	DECISIONS
By: _____ Date: _____	By: _____ Date: _____

CASE NUMBER P10-002

**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION OR
BOARD OF ADJUSTMENTS APPLICATION**

The undersigned Applicant(s) hereby applies for:

- Abandonment Request
- Administrative Appeal
- Code Amendment
- Conditional Use Permit
- Development Master Plan
- Devel. Agreement, PAD & SPD
- Final Subdivision Plat
- General Plan or Land Use Plan Amendment
- Minor Land Division
- P & Z Commission Appeals
- Preliminary Subdivision Plat
- Temporary Use Permit
- Variance
- Zone Change

209 S. GOODNOW Rd. 304-04-130 May, 2007

Project Address: 208 S. Clark Street Tax Parcel Number: 304-04-208

Subdivision: Russell Subdivision Lot Number: _____

Name of Applicant(s): The Foundation For Senior Living Phone #: (602) 285-1800 ext 196

Mailing Address: 1201 E. Thomas Rd Town: Phoenix St: AZ Zip: 85014

Name of Property Owner(s): Guy Mikkelsen

Mailing Address: Same AS Above Town: NA St: NA Zip: NA

Contact Person: Owen Long Phone #: (928) 606-0672 Fax #: (602) 285-0225

Payson Business License # NA Sales Tax # NA

Detailed Description of Request:
We propose a Minor Amendment to the General Plan AS well as a
Rezoning to accommodate additional units. Please see attached
Narrative for details.

(Note: Additional Description area can be included in an attachment)

Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner of the property at this address, or that for the purpose of obtaining this approval I am an authorized agent in his behalf.

Owen Long [Signature] 11/16/09
 Print Name Signature Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	11/16/09	SLD	Zone Change Application \$1500 ⁰⁰
COMPLETED APPLICATION	2-2-10	(RS)	
NEWSPAPER PUBLICATION	1/22/10	SLD	
300' NOTIFICATION MAILOUT	1/20/10	SLD	
POSTING DATE	1/20/10	SLD	
			CHECK NUMBER: 70105017 DATE: 11/17/09

RECOMMENDATION	DECISIONS
By: _____ Date: _____	By: _____ Date: _____

Gila County Parcel Information Search

Assessor Information 304-04-208

Parcel/Tax ID	304-04-208
Tax Year	2010
Site Address	208 S CLARK RD, PAYSON
Owner Name	FSL HOLDING PROPERTIES LLC,
Owner Address	1201 E THOMAS RD PHOENIX, AZ 85014
Tax Area	1053
Land Value	\$38,625.00
Improvement Value	\$33,852.00
Full Cash Value	\$72,477.00
Assessed Full Cash Value	\$7,248.00
Limited Value	\$72,477.00
Assessed Limited Value	\$7,248.00
Value Method	Cost
Exempt Amount	\$0.00
Exempt Type	
Use Code	0840
Property Use	0840-MH PARK, 4+ SPACES
Class Code	Residential
Assessment Ratio	10.000000
Sale Price	\$350,000.00
Sale Date	10/31/2008 12:00:00 AM
Instrument Type	SWD
Book	
Page	
Parcel Size	1.00
Township, Range, Section	, 007, 0003
Legal Description	RUSSELL SUB PT LOT 7; BEG AT NE COR SD LOT 7 WH E4 COR SEC 3 BE ARS S 89DEG 53MIN E 2947.62' TH S 0DEG 7MIN W265' ALNG E LN S D LOT TO POB TH S 0DEG 7MIN W 130' ALNGSD E LN TH N 89DEG 53MIN W 327.51' TO PNT ON W LN SD LOT 7; N 0DEG 7MIN E 130' ALNG SD W LN TH S 89DEG 53MIN E 327.51' TO POB CONT .977AC A/A 1971 12X65 PARKWOOD HOMES INC MH VIN 651212524 FEE 2000-13729 A/A 1972 24X44 Z SEQUOIA MH VIN A1622S4020UG/XG FEE 2000-13727 A/A 1959 10X46 GUERDON IND GREAT LAKES MH VIN 6046SC632 FEE 2000-13728 A/A 1973 24X60 REDWOOD MH VIN 3500073X/U FEE 2000-13730

Gila County Parcel Information Search

Assessor Information 304-04-130

Parcel/Tax ID 304-04-130
Tax Year 2010
Site Address 209 S GOODNOW RD, PAYSON
Owner Name FSL HOLDING PROPERTIES LLC,
Owner Address 1201 E THOMAS RD PHOENIX, AZ 85014
Tax Area 1053
Land Value \$23,175.00
Improvement Value \$30,095.00
Full Cash Value \$53,270.00
Assessed Full Cash Value \$5,328.00
Limited Value \$53,270.00
Assessed Limited Value \$5,328.00
Value Method Cost
Exempt Amount \$0.00
Exempt Type
Use Code 0829
Property Use 0829-MH SUB LOT W/AFFX MH
Class Code MH Affixed
Assessment Ratio 10.000000
Sale Price \$159,900.00
Sale Date 4/13/2009 12:00:00 AM
Instrument Type WD
Book
Page
Parcel Size 0.00
Township, Range, Section ''
Legal Description DUDLEY SUB MAP #140 LOT 5 353/484 A/A 2004;1985 26X56 HIVAL MH VIN#AS13479X-UDKT 633/620
Property Type REAL

Bldg ID	Occupancy	Built As	Quality	Sq Ft	Year	Cash Value
1	Mobile Home	Single Wide	Average	1	1985	\$20,231.00
2	Mobile Home Yard Improvements	Mobile Home Yard Improvements	Average	1	1986	\$9,864.00

P10-002
304-04-130

209 S. Goodnow Road

LEGAL DESCRIPTION

DUDLEY SUB MAP #140 LOT 5 353/484 A/A 2004; TOWN OF PAYSON, GILA COUNTY, ARIZONA.

P10-002
304-04-208

208-214 S. Clark Road

LEGAL DESCRIPTION

RUSSELL SUB PT LOT 7; BEG AT NE COR SD LOT 7 WH E4 COR SEC 3 BEARS S 89DEG 53MIN E 2947.62' TH S 0DEG 7MIN W 265' ALNG E LN S D LOT TO POB TH S 0DEG 7MIN W 130' ALNG SD E LN TH N 89DEG 53MIN W 327.51' TO PNT ON W LN SD LOT 7; N 0DEG 7MIN E 130' ALNG SD W LN TH S 89DEG 53MIN E 327.51' TO POB CONT .977AC; TOWN OF PAYSON, GILA COUNTY, ARIZONA.



COMMUNITY DEVELOPMENT DEPARTMENT

TOWN OF PAYSON

303 N. BEELINE HIGHWAY

PAYSON, ARIZONA 85541-4306

PHONE: (928) 474-5242 X. 263 • FAX: (928) 472-7490 • TDD: (928) 472-6449

MEMO

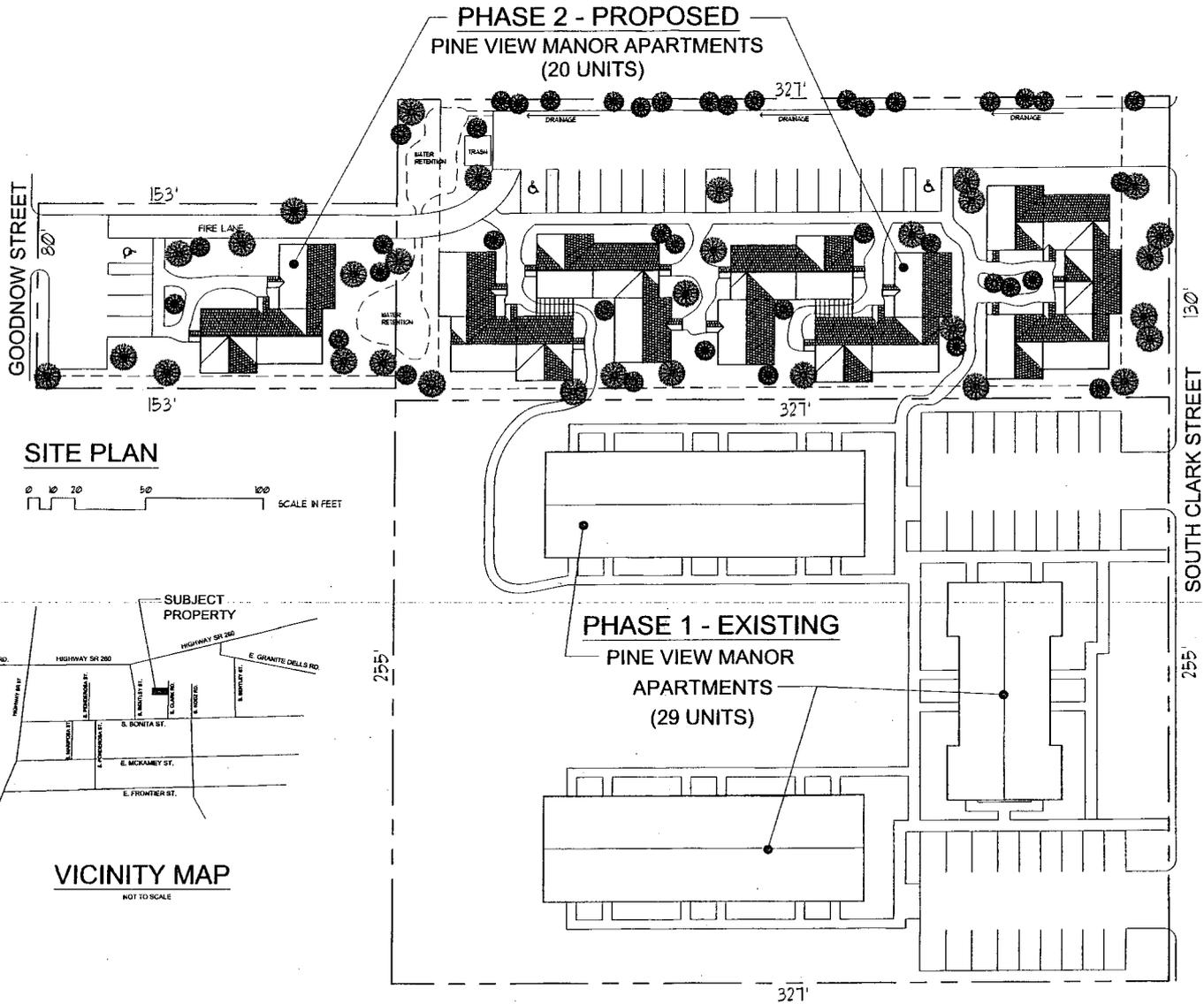
TO: Arizona Department of Commerce
Gila County
Gila County Planning
Central Arizona Association of Governments
Town of Star Valley
All Interested Parties

FROM: Ray Erlandsen, Acting Community Development Director

RE: Proposed General Plan Amendment

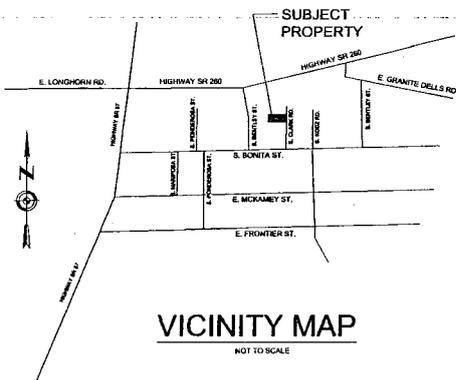
DATE: November 18, 2009

The Town of Payson has received a request from the Foundation for Senior Living to amend the Town of Payson General Plan land use map for a 1.26-acre site located at 209 S. Goodnow Road and 208-214 S. Clark Road. Attached is the applicant's submittal packet and narrative. This request constitutes a "minor amendment" to the Town of Payson General Plan. The Town of Payson requests your written comments on or before January 18, 2010 so they can be forwarded to the Planning & Zoning Commission and Town Council for their consideration. It is anticipated that the Planning & Zoning Commission will conduct a public hearing on this request at their February 8, 2010 meeting. All interested persons are invited to attend. This notice is being sent to you pursuant to ARS § 9-461.06. Should you have any questions or comments please contact me at the address or phone number listed above. Thank you.



SITE PLAN

0 10 20 50 100 SCALE IN FEET



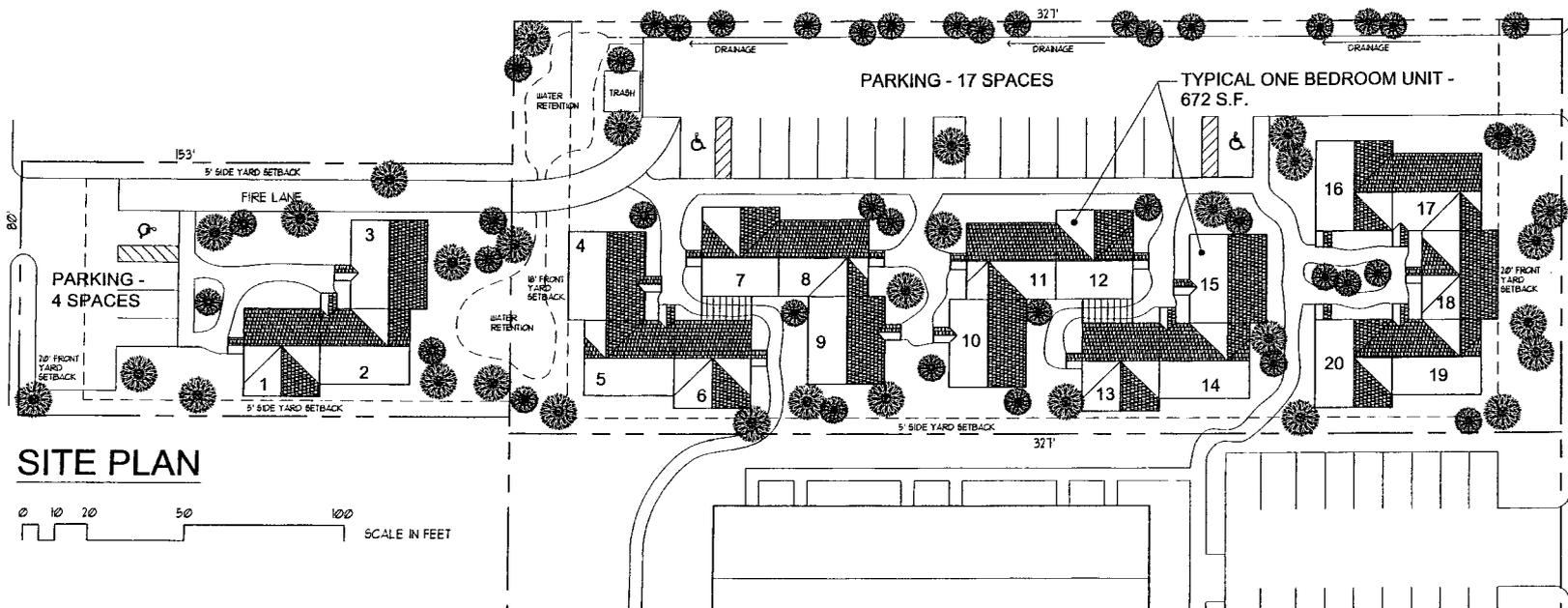
DOHRMANN ARCHITECTS, INC.
10716 E. PARKVIEW AVENUE, #203 • FOUNTAIN HILLS, ARIZONA 85088
TEL.: 480-816-1669 / FAX: 480-816-5526 :: EMAIL: SDOHRMANN@DOHRMANNARCHITECTS.COM
WEBSITE: DOHRMANNARCHITECTS.COM



DATE	REVISIONS

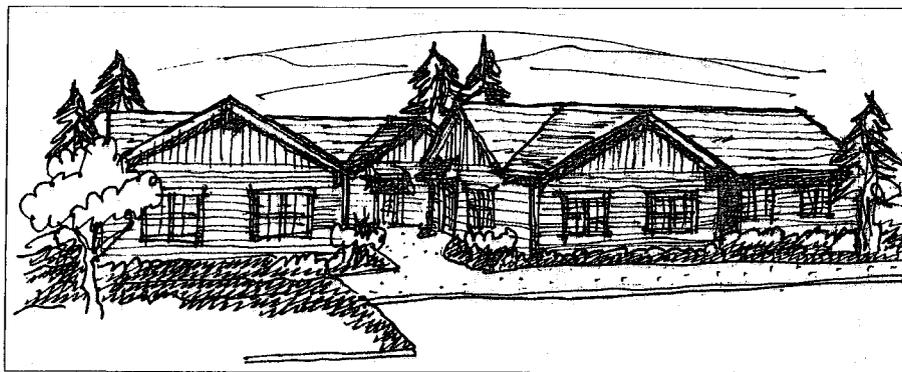
**PINE VIEW MANOR
APARTMENTS**
FOUNDATION FOR SENIOR LIVING
PAYSON, ARIZONA

DATE: 11-16-2009
SHEET NO.



SITE PLAN

0 10 20 50 100 SCALE IN FEET



EXTERIOR CONCEPT SKETCH

PROPOSED SITE PLAN - PHASE 2

SITE AREA: 54,923 S.F. / 1.26 AC.
 LIVING UNITS: 20 - 1 BR UNITS @ 672 S.F. EACH
 TOTAL BUILDING AREA:
 13,940 SQ. FT. INCLUDING COVERED PORCHES
 BUILDING TYPE: ONE STORY, WOOD FRAME (TYPE V-B)
 BUILDING HEIGHT: APPROXIMATELY 16'
 PARKING: 20 SPACES REQUIRED / 21 PROVIDED

EXISTING PHASE 1 INFORMATION

SITE AREA: 83,727 S.F. / 1.92 AC.
 LIVING UNITS: 29
 TOTAL BUILDING AREA: 16,691 S.F.
 BUILDING TYPE: ONE STORY, WOOD FRAME (TYPE V-B)
 PARKING: 36 SPACES

DOHRMANN ARCHITECTS, INC.
 16716 E. PARKVIEW AVENUE, #203 :: FOUNTAIN HILLS, ARIZONA 85086
 TEL.: 480-816-1996 / FAX: 480-616-5556 :: EMAIL: dohrmannarchitects@cox.net
 WEBSITE: dohrmannarchitects.com



DATE	REVISIONS

PINE VIEW MANOR
APARTMENTS
 FOUNDATION FOR SENIOR LIVING
 PAYSON, ARIZONA

DATE: 8-16-2009
 SHEET NO:

A2

ALTA/ACSM LAND TITLE SURVEY

A PART OF LOT 7 OF THE RUSSELL SUBDIVISION, RECORDED IN MAP NO. 73, GILA COUNTY RECORDS LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 10 EAST OF GILA AND SALT RIVER MERIDIAN, GILA COUNTY, ARIZONA

LEGAL DESCRIPTION:

THAT PORTION OF LOT 7, RUSSELL SUBDIVISION, ACCORDING TO MAP NO. 73, RECORDS OF GILA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 7, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 3 BEARS SOUTH 89°53' EAST, A DISTANCE OF 2947.62 FEET;

THENCE SOUTH 00°07' WEST, A DISTANCE OF 205.00 FEET ALONG THE EAST LINE OF SAID LOT 7 TO THE POINT OF BEGINNING;

THENCE SOUTH 00°07' WEST, A DISTANCE OF 130.00 FEET ALONG SAID EAST LINE;

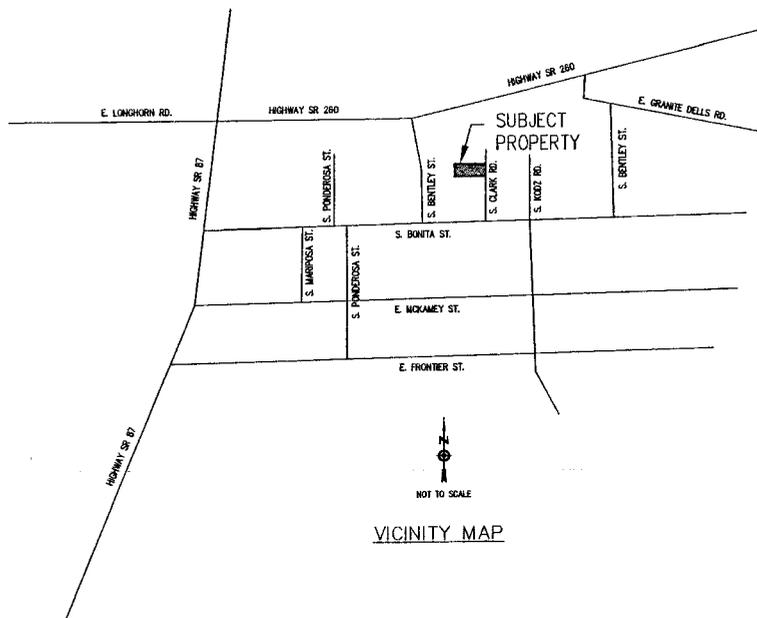
THENCE NORTH 89°53' WEST, A DISTANCE OF 327.51 FEET TO A POINT ON THE WEST LINE OF SAID LOT 7;

THENCE NORTH 00°07' EAST, A DISTANCE OF 130.00 FEET ALONG SAID WEST LINE;

THENCE SOUTH 89°53' EAST, A DISTANCE OF 327.51 FEET TO THE POINT OF BEGINNING.

NOTES:

- EXCEPT AS NOTED, SURVEYOR HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER MATTER THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.
- DECLARATION IS MADE TO ORIGINAL PURCHASER ONLY. SURVEY IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR ADDITIONAL INSTITUTIONS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
- SURVEY IS VALID ONLY IF PRINT BEARS SEAL AND/OR SIGNATURE OF SURVEYOR.
- FIELDWORK PERFORMED DURING JUNE 2008.
- CONDITIONS SHOWN ARE THOSE THAT EXISTED AT THE TIME OF THE SURVEY.
- BOUNDARY AND EASEMENT INFORMATION TAKEN FROM A TITLE REPORT PROVIDED BY PREMIER TITLE AGENCY, TITLE NO. 00192089-10PL, DATED: MAY 14, 2008 AT 7:30 AM.
- PROPERTY MAY BE SUBJECT TO EASEMENTS (RECORDED OR UNRECORDED) NOT KNOWN TO THE SURVEYOR, AND NOT SHOWN HEREON.
- ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE NOTED.
- PER ALTA/ACSM TABLE A, (1)(A), THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- PER ALTA/ACSM TABLE A, (1)(B), THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- PER ALTA/ACSM TABLE A, (1)(C), OBSERVATION OF THIS SITE DOES NOT INDICATE EVIDENCE OF USE AS A SOLID WASTE DUMP, SWAMP OR SANITARY LAND FILL. THE POSSIBILITY OF SUCH USE MAY BE DISCLOSED WITH A SUBSURFACE INVESTIGATION.
- BLUE STAKE MARKINGS BEING SHOWN ON SAID SURVEY, IF ANY, ARE AT TIME OF SURVEY. SURVEYOR DOES NOT GUARANTEE NOR WARRANT COMPLETENESS OR ACCURACY OF MARKINGS BEFORE ANY DIGGING. BLUE STAKE MUST BE NOTIFIED. (1-800-STAKE-IT)
- THE WORD CERTIFY AS SHOWN OR USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.



VICINITY MAP

BASIS OF BEARING:

THE WEST LINE OF LOT 7 OF THE RUSSELL SUBDIVISION, BEARING NORTH 00°07'00" WEST, AS SHOWN IN MAP 73, GILA COUNTY RECORDS.

BENCHMARK:

NATIONAL GEODETIC SURVEY - ONLINE POSITIONING USER SYSTEM (NIPUS) CORRECTED NAVD 83 (COMPUTED USING GROUND) ELEVATION AT THE BASE POINT.

SET INAD AND TACK ELEVATION = 4954.298

SITE INFORMATION:

APN: 204-04-208
SITE AREA: 1.008 ACRES
ADDRESS: 205 S. CLARK RD., PAYSON, AZ
OWNER: MICHAEL C. HOGINS
CLIENT: FSL HOLDING PROPERTIES, LLC

FLOOD ZONE:
ZONE "C" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PER FEMA FIRM 04070042D
DATED: DECEMBER 4, 2007.

SCHEDULE B ITEMS:

A. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED FIRST APPEARING IN THE PUBLIC RECORDS ON ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

1. LIABILITIES AND OBLIGATIONS IMPOSED BY REASON OF THE INCLUSION OF SAID LAND WITHIN THE FOLLOWING NAMED DISTRICT(S):

NAME: NORTHERN GILA COUNTY SANITARY DISTRICT
(SURVEYOR'S NOTE: ITEM AFFECTS PROPERTY BUT IS NOT MAPPABLE, THEREFORE NOT SHOWN)

2. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR:

YEAR: 2008
(SURVEYOR'S NOTE: ITEM AFFECTS PROPERTY BUT IS NOT MAPPABLE, THEREFORE NOT SHOWN)

3. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENTS:
RECORDED IN BOOK: 64, DEEDS OF REAL ESTATE.

PAGE: 178
PURPOSE: ELECTRIC LINES AND POLES
(SURVEYOR'S NOTE: ITEM AFFECTS PROPERTY BUT EASEMENT IS BLANKET IN NATURE, THEREFORE NOT MAPPABLE AND NOT SHOWN)

4. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENTS:

RECORDED IN DOCKET: 855

PAGE: 788

PURPOSE: WATER LINE
(SURVEYOR'S NOTE: ITEM AFFECTS PROPERTY AND IS SHOWN HEREON)

SURVEYOR'S CERTIFICATION:

TO:

FSL HOLDING PROPERTIES, LLC
MICHAEL C. HOGINS
PREMIER TITLE AGENCY
JOHNSON BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," FIRST ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 6, 7A, 8, 9, 10, 11(A), 14, 15, 17 & 18, OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR IN THE STATE OF ARIZONA, THE RELATIVE PROFESSIONAL ACCURACY OF THE SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DAVID P. FORNEY
ARIZONA R.L.S. 27238



EXPIRES 8/30/2011

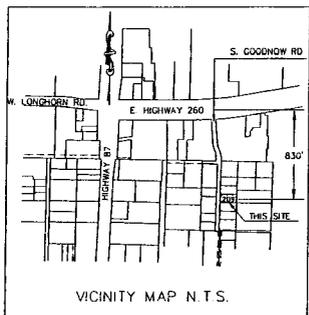
SHEET 1 OF 2

ALTA/ACSM LAND TITLE SURVEY FOR PAYSON SENIOR LIVING 208 S. CLARK RD, PAYSON, AZ	Huskin & Ryan Consultants Inc. civilian engineering solutions
201 West Walker St 4th Floor Phoenix, Arizona 85013 Office (602) 757-4284 Fax (602) 252-8745 www.huskin.com	201 West Walker St 4th Floor Phoenix, Arizona 85013 Office (602) 757-4284 Fax (602) 252-8745 www.huskin.com
Surveying • Mapping • Photogrammetry • 3D Modeling • GIS • Engineering • Surveying	Surveying • Mapping • Photogrammetry • 3D Modeling • GIS • Engineering • Surveying

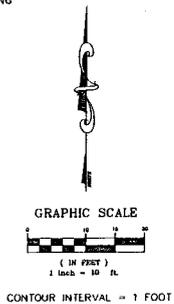
08-046-51 ALTA

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY
 OF LOT 5, DUDLEY SUBDIVISION, MAP NO. 140, GILA COUNTY RECORDS. LOCATED IN THE SW
 1/4, SECTION 3, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA & SALT RIVER
 MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA.

FOR: FOUNDATION FOR SENIOR LIVING
 1201 EAST THOMAS ROAD
 PHOENIX, AZ. 85014



4
 A.P.N. 304-04-1290
 GREG A. PETERS
 FEE# 2008-13235



- NOTES**
- CURRENT ZONING = R1-8 MH, SETBACKS 20' FRONT AND REAR AND 6' SIDEYARD.
 - THIS SURVEY IS BEING RECORDED BECAUSE THE DIMENSIONAL ERROR EXCEEDS THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS. 1 NEW MONUMENT WAS ALSO SET ON LOT 5.
 - BENCH MARK B.I.M. BRASS CAP COMMON CORNER OF SECTIONS 34, 3, 4 AND TRACT 37 ELEVATION = 4988.75 NAVD 1988 DATUM.
 - UNDERGROUND UTILITIES SHOWN WERE LOCATED ACCORDING TO BLUE STAKE ID SERVICES. THE MAKER OF THIS MAP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF SERVICES PROVIDED BY THE UTILITY COMPANIES.
 - AREA 12,205.93 SQ. FT., 0.28 ACRES.
 - FLOOD ZONE DESIGNATION = ZONE C FEMA FIRM MAP 040107 0004 A AREAS OF MINIMAL FLOODING.
 - THE 6' WATERLINE EASEMENT DESCRIBED IN THE INSTRUMENT RECORDED IN DOCKET 655 PAGE 789 ERRONEOUSLY DESCRIBES "THE SOUTH 8 FEET OF LOT 05 OF DUDLEY SUBDIVISION, GILA COUNTY RECORDS MAP NUMBER 140" THE INTENT WAS THE SOUTH 6' OF LOT 5 OF DUDLEY SUBDIVISION.
 - BASES OF BEARINGS IS GEODETIC AZIMUTH BASED ON GPS OBSERVATIONS. ANY MONUMENTED LINE SHOWN HEREON MAY BE UTILIZED AS A LOCAL BASIS OF BEARING.

LEGAL DESCRIPTION
 Lot 5, DUDLEY SUBDIVISION, according to Map No. 140, records of Gila County, Arizona.

- LEGEND**
- (R) = RECORD INFORMATION PER PLAY MAP NO 140
 - (M) = MEASURED INFORMATION THIS SURVEY
 - = FOUND 1/2" IRON PIPE MONUMENT, UNLESS OTHERWISE NOTED
 - = SET 1/2" REBAR W/BRASS TAG L.S.#24516
 - = PLACED BRASS TAG STAMPED FOUND POINT-RLS 24516
 - ⊙ = DOWN GUY
 - ⊕ = UTILITY POLE
 - ⊗ = SEWER MANHOLE OR 4" CLEANTOUT
 - ⊖ = SEWER LINE
 - ⊘ = FIRE HYDRANT
 - ⊙ = WATER LINE
 - ⊙ = WATER METER
 - ⊙ = GAS METER
 - ⊙ = WATER VALVE
 - ⊙ = ELECTRIC OR TELEPHONE PEDESTAL
 - ⊙ = ELECTRIC BOX
 - ⊙ = ELECTRIC LINE
 - ⊙ = CABLE TELEVISION LINE
 - ⊙ = TELEPHONE LINE
 - ⊙ = GAS VALVE
 - ⊙ = IRRIGATION CONTROL VALVE
 - ⊙ = GAS LINE
 - ⊙ = OVERHEAD LINE
 - ⊙ = CHAIN LINK FENCE
 - = CONCRETE
 - ▨ = ASPHALT PAVEMENT

A.P.N. 304-04-208
 FSL HOLDINGS PROPERTIES LLC
 FEE# 2008-14244

CERTIFICATION
 To Foundation for Senior Living, FSL Holding Properties LLC, Johnson Bank and Old Republic National Title Insurance Company:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and included item 1, 2, 3, 4, 5, 11(c), 11(e), 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Arizona, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: _____ RLS#24516



TOWN OF PAYSON APPROVALS

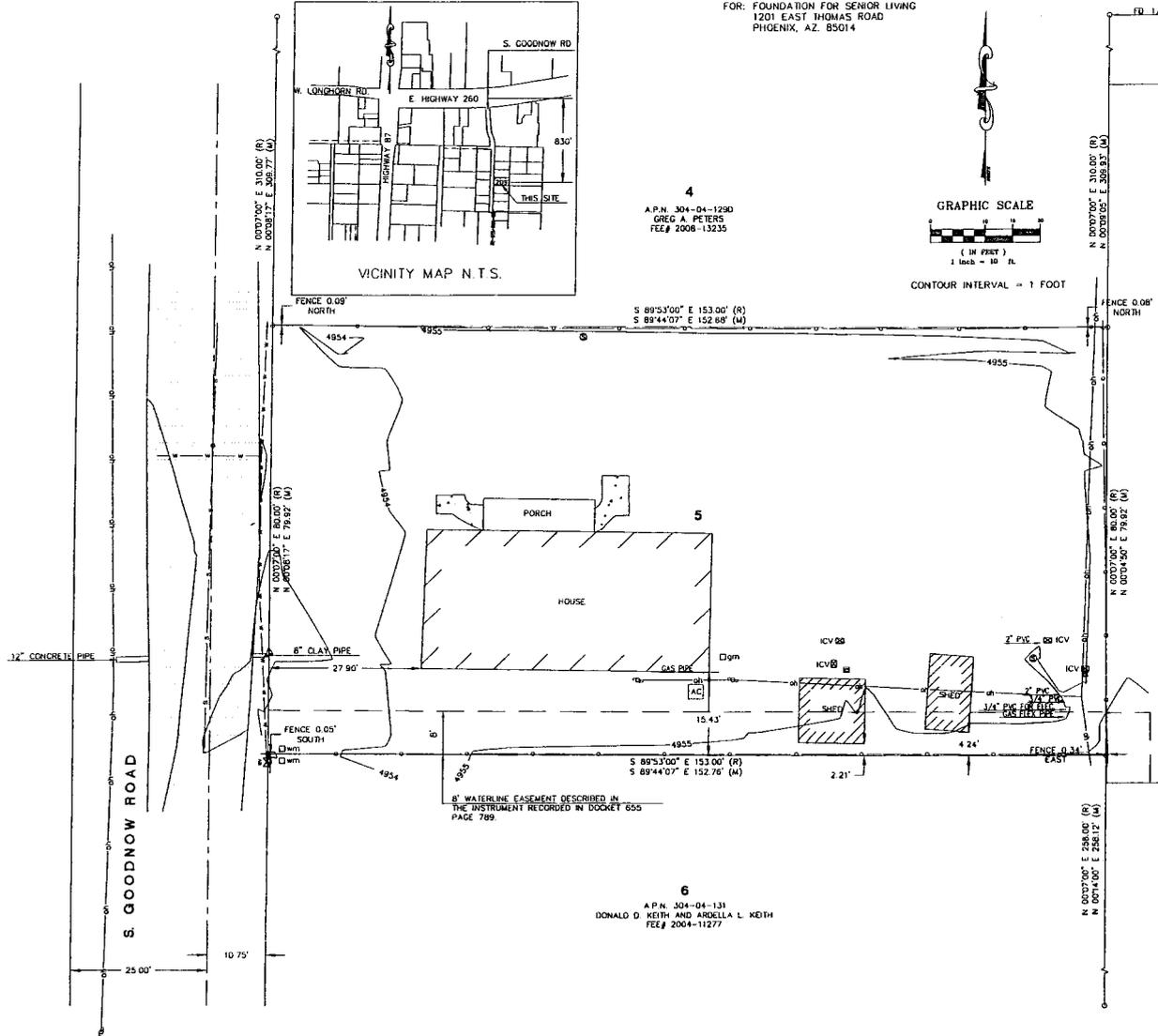
PUBLIC WORKS DIRECTOR _____ DATE _____

ZONING ADMINISTRATOR _____ DATE _____

TOWN OF PAYSON JOB NO _____

NORTHSTAR SURVEYING
 INCORPORATED

1100 N. BELLINE HWY., SUITE B • PAYSON, ARIZONA 85541 • (928) 474-8646
 PROJECT NO. 09-038



6
 A.P.N. 304-04-131
 DONALD D. KEITH AND ARELLA L. KEITH
 FEE# 2004-11277

Legend of Symbols & Abbreviations

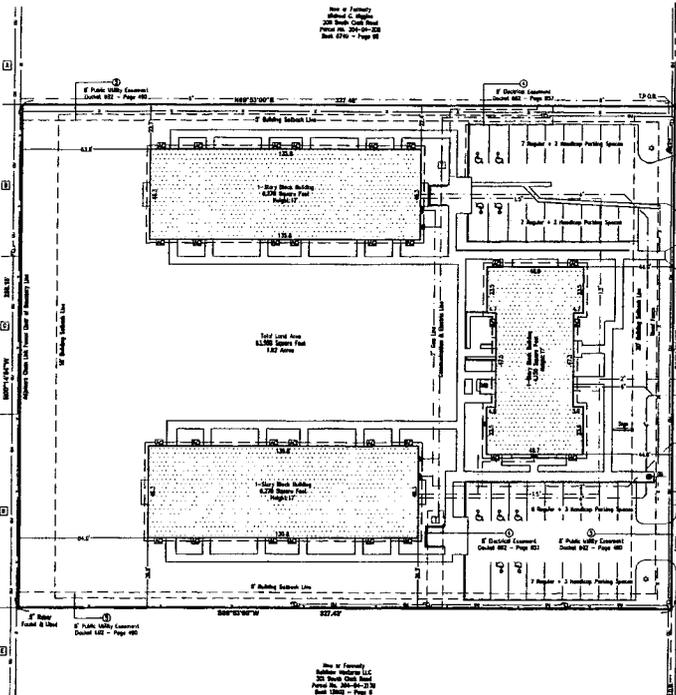
- ① - Schedule B Item
- ⊠ - Adjacent Information
- R.O.W. - Right of Way
- ⊞ - Centerline
- P.O.C. - Commencement Point
- T.P.O.B. - True Beginning Point
- MB - Mail Boxes
- [T] - Transformer
- [AC] - Air Conditioner
- - Overhead Utilities
- |— - Fence As Noted
- ⊙ - Manhole
- ⊠ - Fire Hydrant
- ⊞ - Water Meter
- ⊞ - Water Valve
- ⊞ - Water Regulator
- ⊞ - Electric Meter
- ⊞ - Gas Meter
- ⊞ - Light Pole
- ⊞ - Utility Pole
- ⊞ - Handicap Parking
- ⊙ - Monument Found

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SCALE : 1" = 30'

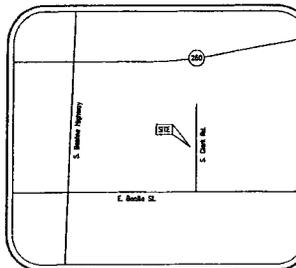
Adjoinder Information

- A - Donald L. Anderson
208 South Goodwin Road
Parcel No. 304-04-130
Book 7543 - Page 4
- C - Douglas E. Medel
301 South Goodwin Road
Parcel No. 304-04-132
Book 8474 - Page 6
- E - Randy Bolley
303 South Goodwin Road
Parcel No. 304-04-212
Book 5493 - Page 6
- B - Donald G. & Ardele L. Keith
211 South Goodwin Road
Parcel No. 304-04-131
Book 389 - Page 96
- D - Southwest Behavioral Health Services, Inc.
303 South Goodwin Road
Parcel No. 304-04-133
Book 13933 - Page 2



P.B.C.
Purveyor General of AZ
Subdiv. Office of
Section 7 - 121 - 122

Vicinity Map



Miscellaneous Notes

- MN1** There is direct access to the Subject property via South Clark Street, a dedicated public right of way.
- MN2** The location for all bearings shown herein is the North line of the Southwest Quarter of Section 3 known as being South 89 degrees 51 minutes 51 seconds West.
- MN3** The posted address on site is 304 South Clark Street.
- MN4** At the time of this survey there was no visible evidence of earth moving or building construction.
- MN5** At the time of this survey there was no visible evidence of the Subject Property being used as a solid waste dump, ramp or auxiliary loads.
- MN6** At the time of this survey there was no visible or recorded evidence of any cemeteries or burial grounds located on the Subject Property.
- MN7** The location of the utilities shown are from visible evidence, "Blue Stakes" marking services and from underground utility plans provided.
- MN8** The current zoning classification allows for the Subject Property to be used as Senior Citizens Residences.
- MN9** At the time of this survey there were no known completed or proposed changes to the right of way line as shown herein.
- MN10** All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.

Items Corresponding to Schedule B

- Exception Items 1 through 3
(NOT A SURVEY MATTER)
- 4. Easements and rights incident thereto, as set forth in instrument:
Recorded in Docket: 662
Page: 627
Purpose: electric lines
(PLOTTED AND SHOWN HEREON)
 - 5. Easements and rights incident thereto, as set forth in instrument:
Recorded in Docket: 692
Page: 190
Purpose: underground public utilities
(PLOTTED AND SHOWN HEREON)
 - 6. All matters as set forth in that certain Regulatory Agreement recorded August 13, 1985 in Docket 651, Page 666.
(BLANKET IN NATURE)
- Exception Item 7
(NOT A SURVEY MATTER)

Statement of Encroachments

At the time of this survey there were no visible encroachments either onto or from the Subject Property.

FLOOD NOTE: By graphic plotting only, this property is in Zone X (Areas determined to be outside the 0.2% annual chance flood) of the Flood Insurance Rate Map, Community Panel No. 04020C-0427-D, which bears an effective date of December 04, 2007 and is not in a Special Flood Hazard Area. By telephone call dated May 19, 2008 to the National Flood Insurance Program (800-638-6630) we have learned this community does currently participate in the program. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zoning Information

ITEM	REQUIRED	OBSERVED
Classification: R-3 MR	Current Zoning Dated May 19, 2008	
Permitted Use	Senior Citizens Residences	
Minimum Lot Area	6,000 Square Feet	83,560 Square Feet
Minimum Frontage	None	255' 10"
Minimum Lot Width	60'	Yokes
Minimum Lot Depth	50'	Yokes
Floor Area Ratio	80%	As Shown
Building Setbacks Front	20'	As Shown
Building Setbacks Side & Side Street	5' & 15'	As Shown
Building Setbacks Rear	10' - Note 1	As Shown
Parking Setbacks	None	As Shown
Max. Building Height	45' or 3 Stories	17'
Parking Regular		27
Parking Handicap	See Parking Ratio	9
Parking Total		36

Parking Ratio: 1-2 spaces per unit depending on the number of beds in each multi-family residence.

NOTES:
1. Increased to 18' of property line is common to a Residential Zone

Zoning Information was obtained from the:
Town of Payson - Community Development District
303 North Bevelton Highway
Payson, Arizona 85541
Phone Number: 928 474 5242
Contact: John
Website address: <http://www.ci.payson.az.us/index.html>

LEGAL DESCRIPTION

That portion of Lot 7, EARL RUSSELL SUBDIVISION, according to the plat of record in the office of the County Recorder of Gila County, Arizona recorded as Map No. 73, located in the Southwest Quarter of Section 3, Township 10 North, Range 10 East of the Gila and Salt River Basins and Meridian more particularly described as follows:

COMMENCING for a tie at the Northeast corner of the Southwest Quarter of said Section 3;

THENCE South 89°51'51" West along the North line of the Southwest Quarter of said Section 3, a distance of 294.63 feet;

THENCE South 00°14'11" East, a distance of 385.11 feet to the True Point of Beginning;

THENCE South 89°53'07" West, a distance of 327.43 feet to a point lying on the Eastern line of Duffey Subdivision, according to the plat of record in the office of the County Recorder of Gila County, Arizona, recorded as Map No. 142;

THENCE North 00°14'54" West along said Eastern line a distance of 255.18 feet;

THENCE North 89°53'07" East, a distance of 327.43 feet to the True Point of Beginning.

The property described and shown herein is the same property as described in Commencement Land Title Insurance Company (Issued by Pioneer Title Agency, Inc.) Site Commitment No. 08212596, dated June 10, 2008.

ALTA/ACSM Land Title Survey

LPM - AZ

B&C Project No. 200800485_003
Purveyor Number:
304 S. Clark Street, Payson, AZ 85541

"Surveyor's Certification"

I hereby certify to the U.S. Department of Housing and Urban Development, Lancaster Federal Mortgage Company, Commonwealth Land Title Insurance Company, Payson Senior Living, Inc., and to their successors and assigns, and Book & Clark Corporation, that:

I made on the ground survey per record description of the land shown herein located in Payson, AZ on May 19, 2008, and that I and this map were made in accordance with the ALTA Survey Instructions and Report, Form 180-2007, and the requirements for an ALTA/ACSM Land Title Survey as defined in the Uniform Standards Detail Requirements for ALTA/ACSM Land Title Surveys dated 2005.

To the best of my knowledge, belief and information, there are no encroachments either onto or from the property lines, the lines and lines of actual possession on the map, and the premises in line of any 100/100 year return frequency and such flood line condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 04020C-0427-D.

John F. Alford

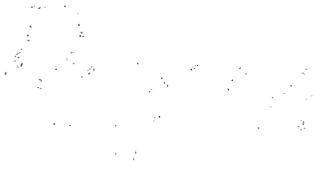


John F. Alford
Registration No. 4114
in the State of Arizona
Date of Survey: May 19, 2008
Date of Last Renewal: July 10, 2008
Network Project No. 200800485-3

Survey Prepared by:
J.V. Searcy, L.L.C.
15127 N. Cottonwood Street
Surprise, Arizona 85379
Phone: (623) 558-2318
J.V. Searcy No. 1657

Book & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
517 North Cherokee-Mission Road
Acron, Ohio 44133
Phone: (800) 555-5500, Fax: (330) 666-5608, www.1800surveyors.com





**CITIZENS
PARTICIPATION
MATERIAL**

Exhibit "A"

Pine View Manor II /Community Meeting

2/2/2010

RE: General Plan Minor Amendment-Land Use Element/Rezoning Request

208-214 S. Clark Rd, Payson AZ

I. Introductions:

**FSL Staff Peggy Newman (Property Mgr.)
FSL Staff Owen Long (Project Coordinator)
Architect Mark Dohrman**

II. Project Orientation/Explain request for Rezone and GP Minor Amendment:

Owen (FSL) discussed the role of the Foundation for Senior Living, a Non-Profit and property owner/developer. FSL brought up the need for additional affordable senior housing in the area, based on a wait list of 1-2 years for the existing units.

Owen discussed the purchase of the subject property and the clearing of "run down" trailers on that site. The project would benefit the local area in terms of circulation, aesthetic, flood control, services and need.

Architect Mark Dohrman discussed the specifics of the plan and the difference in the use and zoning change.

Peggy(FSL) addressed citizen questions on tenants and potential rents, etc.

III. Community Comments/Response:

a)One existing resident mentioned that the design looked cozy and would make both properties better.

b) What will happen with the existing Landscaping? FSL responded that the older Oak trees will remain as much as possible, and that buildings can be shifted based on this conceptual design.

c) One citizen requested some screening from the neighbors to the north. FSL has plans to do this, with a combination of retaining wall and 4 foot high fence that will lend some privacy and increase level backyard area for the existing tenants facing the new proposed development.

d) Will there be any covered patios? FSL will attempt to incorporate this into the design of new and existing units.

e) Would like to see rain barrels and composting. FSL will improve the existing gutter system and will add rain barrels to capture roof runoff and make available to garden areas in the old and new proposed development.

f) How will you take care of drainage issues? This will be solved through the design of the Civil Engineer in consultation with City of Payson Staff. FSL is aware that drainage through this and adjoining lots is a problem.

g) Existing tenant would like to see large rocks removed on the north property boundary to the new site. FSL will add stepped retaining walls, with fence at top to alleviate this safety hazard.

h) There were several questions pertaining to project funding and costs of the new apartments. FSL staff explained that this was a Tax Credit project briefly described how this funding mechanism works as a public-private partnership.

i) How accessible is the new project to the existing one? FSL proposes to create several connections through wider sidewalks (5 foot), that are safer and with more pedestrian access. The two communities will in fact be sharing community facilities including a new laundry facility.

j) Adjoining neighbor to the North mentioned the existing drainage and fire access problems. FSL pledged to work with her and the City to look at the best solutions in this area. Also, wanted to see if their property could hook up to the new sewer. We said we would work with her and City Staff.

IV. Conclusions:

The meeting was attended by eight(8) Payson residents, including P & Z Commissioner Clark Jones. The atmosphere was very supportive and we have noted several suggestions and our likely response to these items. We look forward to continuing this process and learning how to be a continuing positive force in the community. FSL will continue to be open to future suggestions and comments so that we can make this project the best it can be.

PINEVIEW MANOR
COMMUNITY MEETING

2/2/10

SIGN IN SHEET

NAME

Clark Jones	P+2 Room	472-3517
Mary Anne Cook	Apt 25	951-0344
Diane Palmer	" 29	478-6210
Marcia Greenshields	#11	474-3359
PEGGY NEWMAN	- Manager	474-1317
KEVIN NEWMAN	- Husband of Manager	978-1717
A. Jean Perry	#24	
Nancy Jamison	- 806 S. Clark	474-2764



Foundation for
Senior Living

1201 E. Thomas Road, Phoenix, AZ 85014
(602) 285-1800 (602) 285-1838 fax
www.fsl.org (602) 222-1063 TTY

January 15, 2010

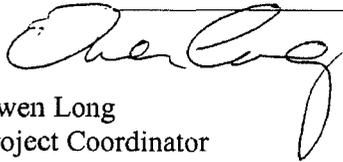
Dear Neighbor,

The Foundation for Senior Living is excited about our proposed project in your neighborhood and would like to invite you to a community meeting to inform you of the project and get your feedback. Please see the enclosed site plan for discussion. The community meeting will be held on Tuesday, February 2, 2010 at 11:00am at our existing community building, located at 304 South Clark Rd. Payson, Arizona.

The Foundation for Senior Living has been the owner and operator of the existing Pine View Manor, which provides affordable senior housing, for more than 30 years. The Foundation purchased the adjoining 1.26 acre site and is proposing an amendment to the General Plan and a Rezoning in order to expand our existing community. Our plan would allow for 20 additional units at 208-214 S. Clark Road in Payson, Arizona.

We look forward to your attendance and if you have any questions prior to the meeting, please feel free to Owen Long, Project Coordinator at 602.285.1800, x196.

Sincerely,



Owen Long
Project Coordinator

Enclosure