

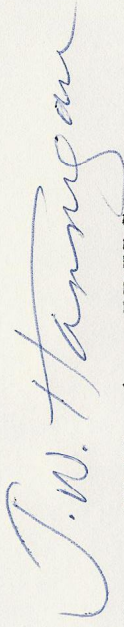
(2)

Steppler Road Improvements:

Bullet #1: Every development creates some impact to some County infrastructure and impacts every County resident to some degree. Those impacts are evaluated during the review and approval process of each project and mitigating measures, like school or park fees for instance, are either imposed or negotiated with the developer. So called "off site" impacts may be addressed in many ways and what is required (or agreed to) from one development is not going to be the same for another development. The previous owner of the property now called Abert Ranch was not asked or required to be included in any improvement agreement or contract the County had with the developer of Grandview or Settlers Ranch Subdivisions. Any Steppler Road improvements made by any developer prior to approval of some future development were not made "on behalf" of that future developer, they are made because of that development's impact to the County. Further, no obligation exists for some future property owner to "reimburse" a developer for required improvements he agreed to construct.

Bullet #2: The developers of both Settlers View Subdivision and Abert Ranch Subdivision are cognizant of the fact that impacts will occur and are prepared to shoulder their share of them. Indeed, they have already proposed working together to improve Settlers Ranch Road.

Sincerely,



Jerome W. Hannigan, PP, PLS

Jerome W. Hannigan and Associates, Inc.