

Illif Golf & Land Company LLC

280 Detroit Street, Suite 200 • Denver, Colorado 80206

September 9, 2006

Ms. Libby Tart
Planner II
Planning Department
City of Aurora
15151 East Alameda Parkway
Suite 2300
Aurora, CO 80012

RE: Heather Ridge Country Club Rezoning – Neighborhood Meeting

Dear Ms. Tart:

On August 15, 2006 a Heather Ridge neighborhood meeting was held at the Heather Ridge Country Club. In attendance were approximately 230 residents, Molly Markert City Council Member, Ward IV, Errol Roland President of the United Associations of Heather Ridge, Dick Jorgensen current owner of the Heather Ridge Country Club, Mike Pharo land planner for Illif Golf and Land Company and me.

Ms. Markert acted as moderator and opened the meeting with a statement regarding the rules of conduct during the meeting. She further commented on the *prospect* of the rezoning and the positive effects for the neighborhood. She then introduced Mr. Roland. Mr. Roland discussed his involvement and interaction with me regarding the proposal and stated that this rezoning would provide the neighborhood with the ultimate outcome they have been working so diligently to achieve. Mr. Roland then introduced me.

I presented an overview of the proposal exactly as we have submitted in the GDP. There was discussion regarding residential density, parking, retail, height of the buildings, etc. There was further discussion regarding the rezoning of the golf course to preserve the open space. I informed the group that the rezoning of the golf course was not a requirement but was the commitment I was making to them as we proceeded with redevelopment plans. There was a lengthy question and answer session following the presentation.

The tenure of the meeting was extremely positive and in my opinion there is broad support for the proposed rezoning.

Please let me know if you have any questions.

Best regards,

Illif Golf & Land Company LLC
James E. Johnson, Manager

Cc: *Errol Roland - President UAHR*
Molly Markert - City Council Member, Ward IV.
Jim Sayre - Zoning & Development Review Manager