

NARRATIVE STATEMENT

The “Courtyards at Spring Mill” is a proposed empty-nester, age-targeted residential community by Platinum Properties Management Company (“Platinum”) and Epcon Westfield, LLC / Epcon Communities, Inc. (“Epcon”), a premiere creator and developer of master planned residential communities for empty-nesters. The subject real estate consists of approximately 68 acres and is located east of and adjacent to Spring Mill Road, north of SR 32 and south of 186th Street as shown on the attached site aerial exhibit (the “Real Estate”).

The developer and builder, Epcon, is nationally recognized with more than 35 years’ experience focusing exclusively in this age targeted sector of housing. Epcon’s unique, copyrighted, “courtyard homes” are recognized as some of the best home designs nationally at addressing the unique needs of the 55+ market. A variety of model sizes and architectural styles all feature a private, outdoor, garden courtyard for residents to merge indoor and outdoor living.

Located to the north of the Real Estate are individual parcels with residences and agricultural uses and to the northwest is the Sundown Gardens landscape business: to the east is future Wheeler Landing development; to the south is the Spring Mill Center PUD which is adjacent to SR 32 and to the southwest and west are the Orchard View and Somerset neighborhoods respectively. The current zoning of the Real Estate is AG-SF1 and Platinum and Epcon are seeking to rezone the Real Estate to the “Courtyards at Spring Mill Planned Unit Development District” which will have SF-4 Single-Family as the underlying zoning classification.

The “Courtyards at Spring Mill” is planned to be an “age targeted”, high quality single-family community that will consist of approximately 198 lots with attractive home architecture, amenities and open space areas that provide numerous social and wellness opportunities, and full landscape maintenance services. The community will be rich in lifestyle benefits desired by those seeking a home in Westfield that provides a quality opportunity to “right size”. Epcon anticipates the single-family homes to range from \$350,000 to \$550,000, with an expected average sales price of approximately \$450,000.

The Courtyards at Spring Mill PUD Ordinance, which is also enclosed, contains specific requirements and regulations for home architecture and design, open spaces and amenities, entryway treatment and design, as well as landscaping and bufferyard standards. Also included in the Courtyards at Spring Mill PUD are character exhibits depicting the proposed home architecture, as well as other exhibits that detail common area and amenity enhancements.

Regarding the Westfield Comprehensive Plan (see enclosed land use map), the Real Estate is identified as “New Suburban Northwest” and adjacent to Employment Corridor and Regional Commercial which are along SR 32. The site will serve as a transition from the more intense commercial uses to the south along SR 32 to the existing residential uses to the north and west. The proposal is consistent and compatible with the Comprehensive Plan “New Suburban” development goals and objectives in the following ways: the site is in a location that is contiguous to existing development not sprawl at the outer extent of the new suburban area, enhances extensions of pedestrian infrastructure, provides uniform attractive screening along Spring Mill Road, provides high quality “life span” housing, provides appropriate land use transition next to commercial uses anticipated along SR 32, encourages attractive streetscapes with porch forward designs, provides significant resident amenities.

Further, as an “infill” site, the development does not require the extension of new infrastructure and provides a high-quality housing option for this area which will continue to encourage commercial growth and development along the SR 32 corridor.