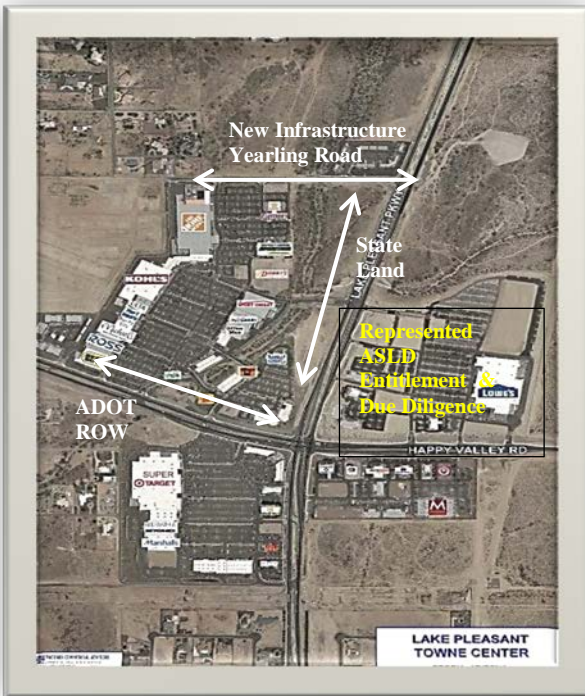


**Development Services
Entitlement and Tenant Coordination
Lake Pleasant Towne Center, Peoria, AZ
Canyon Trails Towne Center, Goodyear, AZ**

Vestar selected **ACS** to assist with the development of two Regional Centers: Lake Pleasant Towne Center - 630,000 Square Feet and Canyon Trails Towne Center – 1.2 million Square Feet.

“Rose, is an invaluable asset to the developmental process. Whether servicing our tenants, or maneuvering our way through the many moving parts of a municipality, we know we can count on her to provide excellent service and successful results.”

David Malin, VP Acquisitions & Development
Vestar Development



ACS Services and Responsibilities:

- Managed purchase of ADOT Right-of-Way; Removed NVAE (non-vehicle access easement) along southern border of property. Brought City of Peoria Engineering, ADOT ROW and Maricopa Department of Transportation together agreeing to issue permits and the Best Buy Temporary Certificate of Occupancy along the Happy Valley Road ROW until such time as ADOT/MCDOT secured approval for the relocation of Loop 303 and permission to sell ROW to Vestar. “Happy Valley alignment ran through the middle of the Best Buy building.”
- Developed and implemented plan in which adjacent property owners would share in costly off-site infrastructure expenses. This included large culverts, traffic signals, Peoria Impact Fees and AZ State Land Right-of-Way acquisitions. Oversaw development of Cost Sharing Agreements and conducted negotiations on behalf of Vestar.
- Negotiated Letter of Development Agreement with Peoria City Attorney for the following: Delay of Impact Fee increases, Expediting of Building Plan Review & Permit issuance, and various Impact Fee Credits.
- Assisted with Site Plan Amendments and City of Peoria Building Inspections throughout the lease-up and construction of project.
- Oversaw due diligence activities including preparation of sale documents and RePlat.
- Tenant Coordination for all Major, Mini-Major, Pads and Shop Tenants. Including; monitoring of construction, prototype lease requirements, significant milestones – notifications, and turnovers.
- On behalf of Vestar oversaw due diligence activities and negotiations for the purchase of adjacent AZ State Land property. Represented Vestar as Broker during the auction process.