



July 14, 2003

Dear Sun City Anthem homeowner:

I am writing to address information that has been circulated recently regarding the Anthem Highlands community. I am aware that a few homeowners are, unfortunately, distributing inaccurate information that is leading to confusion among our Sun City Anthem residents. This letter serves to reiterate the course of events that took place with the Anthem master plan modification last year and the results we achieved working together with our Sun City Anthem residents.

In January 2002, during a developers forum held for Sun City Anthem residents, Del Webb's leadership team presented a proposal for modifications to the Anthem master plan. This proposal included the addition of another age-qualified neighborhood, Solera at Anthem, as well as another multi-generational neighborhood, Anthem Highlands. These two neighborhoods were to be developed on land that was originally allocated for Sun City Anthem. In general, the residents of Sun City Anthem met the proposal with opposition.

In order to mitigate the concerns of the Sun City Anthem residents, Del Webb and Sun City Anthem resident leaders, in an unprecedented series of negotiations, reached a mutually acceptable agreement. This agreement included, among other things, the following:

- Del Webb agreed to reduce the Anthem master plan density cap increase from 1,750 dwelling units to 1,500 dwelling units.
- Del Webb agreed to reduce the size of Anthem Highlands from approximately 580 acres and 2,500 dwelling units to approximately 400 acres with no more than 1,760 dwelling units.
- Del Webb agreed to relocate the Anthem Highlands community from south of Anthem Country Club on the east side of Anthem Parkway to the extreme southwest corner of the Anthem master plan.
- Del Webb agreed to construct a perimeter block wall at Anthem Highlands of no less than six feet in height along Anthem Parkway and the Sloan connector road.
- Del Webb agreed to develop the primary access for Anthem Highlands off the Sloan connector roadway.
- Del Webb agreed to see that Anthem Highlands would have its own homeowners association and contribute its fair share to the Anthem Community Council for the maintenance of the Anthem master plan common areas.

