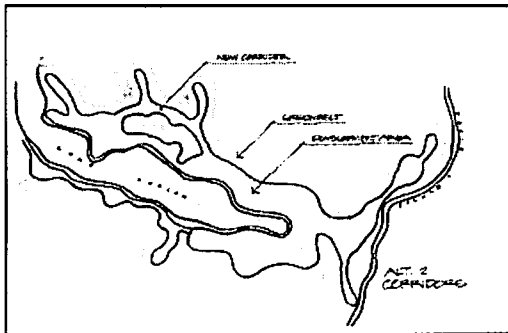


## COMPATIBILITY OF TUSCAN VILLAGE WITH REGIONAL PLAN

Tuscan Village is located within the Lower Lake Chelan Regional Planning Study performed by the firm of Maul, Foster and Alongi (MFA) in 2008 - 2009. The Lower Lake Chelan Regional Planning Study provides a common framework and action plan by which Chelan County and the City of Chelan will manage future growth and development in the region. The action plan will help guide public and private development in the area to accommodate the projected growth in a manner that enhances the community, supports a balanced economy, and preserves and protects the lakeside environment and visual character.

The Plan deals with lands outside of the Urban Growth Area (UGA). However, all Options encourage the region to fill in the existing UGAs, including the Tuscan Village property, and expand the Manson-Chelan UGAs. Then, new economic development strategies should encourage new business, agri-tourism, and green industries (aka Tuscan Village).

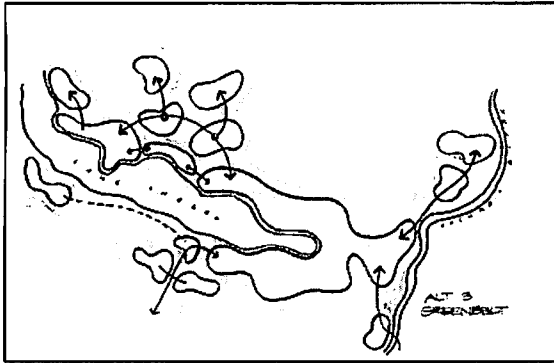
### Vision Option 1 – UGA Expansion Plan



This option will protect and enhance the inherent beauty and quality of the Lake, the natural environment, and the agricultural community while providing an economically balanced community. By concentrating growth in walkable urban areas, which would include Tuscan Village, the region will incorporate additional residents without infringing on or threatening the agricultural character and environmental quality of the region.

Included in this option is the recommendation that rural residential areas should be clustered rather than spread out. This is a principal design feature of Tuscan Village.

## Vision Options 2 and 3 – Corridor or Cluster Plan



These options will protect and enhance the inherent quality of the Lake and the agricultural community while providing economically balanced communities in distinct and adequately serviced areas. The region will incorporate additional residents within the UGA in corridors or clusters that have access to existing roads in the basin. Subdivisions outside the UGA must be served by existing roadways and must be clustered.

Again, Tuscan Village is within the area shown for development on the south side of the Lake and is served by existing roadways. It can either be included in the corridor represented by the existing UGA and future expansions, or by the cluster concepts if Tuscan Village were to opt out of the UGA.

In any scenario, Tuscan Village is fully compatible with the Plan produced by the Lower Lake Chelan Regional Planning Study.