


From: Tres Brooks tbrooks@brooksland.com 
Subject: LVRE POA Notice Response
Date: April 8, 2024 at 5:32 PM
To: wtomturner1@gmail.com

TB

*Dear Mr. Turner,
April 8th, 2024*

The current LVRE POA announcement updated on March 21st apparently produced by you has come to my direct attention. Since you elected to cancel our last scheduled meeting and have made no additional attempt to reschedule, I thought I needed to set the record straight on a few things mentioned below and address some of your fake news and some of the very inappropriate and non-factual slanderous comments you have made below regarding my company. This is in an obvious attempt to mislead and steer local area residents down a road of false perception, by making them believe in things that are just not factual or true.

First, I am going to ask you kindly before I potentially turn this over to my attorney and take any legal action against you that you retract all the false misinformation and perceptions you have created about my company and its reputation. These negative remarks are outright false and slanderous and I will not tolerate that as that's a wrongful defamation of my company and my character!

My company has an impeccable reputation and you obviously purposely failed to mention to your POA and the county and I am sure many others anything about my most recent and very successful and upscale development that I did called The Estates in the Flagstaff area. This was a very high end and unique 10-acre lot development that sold out quickly in 10-acre parcels that were priced from \$1.2-\$3.3mm. I would have liked to have done 5-acre parcels, but the zoning was for 10 acre parcels and I

didn't want to dispute the zoning and get into a fight with the neighbors in an attempt to develop parcels below 10 acres.

By the by the way, as a reminder, the current zoning for the Pleasant Valley Ranch development area is 2 acres and so I thought I was actually doing what I felt the neighbors and County would really like better with a lower density of 5+ acre lots. actually the lots are 5-13.49 acres. Attached is a copy of our current plat map.

I have personally nor has the Brooks Companies that was founded by my father in 1969 EVER and I repeat NEVER EVER had a land development fail! We also do not ever discount our prices unless the economy potentially creates a need to lower prices or maybe we are doing a final closeout on the last and least desirable lots available, but generally not even then!

I believe this happened to the buyers of the Las Vegas Ranch Estates after many were purchases and the economy tanked and many folks had to reduce their prices in order to sell their 40-acre lots or they let their parcels go back to the developer if they were financed, if I am not mistaken?

Our prices have always started at a lower point and have ultimately ended up at a higher point when we sold out! We have done over 30+ developments over the years involving 100's of thousands of acres in Arizona, Wyoming and New Mexico and ALL of our developments have always been successful and all of our property owners have always been thrilled with their purchases, as we have made many dreams come true for 1000's of people! We are very proud of what we have created for various buyers over the years and some projects are lower end and some are much higher end depending upon their location and what improvements we provide to the property.

In fact, I may be the only developer that I know of that's actually gotten a standing ovation in HOA meetings. That's very rare as you know the ole saying that you can't make everyone happy all the time!

I will compare any similar project that I have ever done to the Las Vegas Ranch Estates as to how it was originally developed, priced and how it is doing today! My reputation for what I do and how I do it is second to none! My company is THE most successful and largest ranch land developer of 2-160 acre parcels in the United States. I do not say that to brag, I say that because you are trying to convince people otherwise.

Mr. Turner, you do not know me, nor will you seem to take the time to get to know me and better understand what this project really positively means for LVRE and the area. If you had any clue you would know it means good things and value added things vs all the doom, gloom, and negative false perceptions you describe and the picture you seem to want to paint.

Please see the attached responses in red to your POA letter attached. If you would please also have the courtesy, decency and integrity to share all my responses to your thoughts and remarks with your POA and all else whom you may have sent this to I would really appreciate that. I will also make sure the County also see my remarks and thoughts to your concerns as well.

All the best,

Tres Brooks





THE BROOKS COMPANIES

Ben F. "Tres" Brooks III

Chairman/CEO

The Brooks Companies, LLC

2410 E. Osborn Road #100

Phoenix, AZ 85016

480-710-4240 (cell)

480-951-1515 (office)

tbrooks@brookslan.com

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