



APPROVED
Board of Directors
March 14, 2017

EXHIBIT

Kino Landing Holdings, LLC

Overview

Kino Landing Holdings, LLC intends to develop *The Village at Kino Landing [Village]* located on a 28-acre parcel (approx.) adjacent to Green Valley Hospital. The Village will serve residents and guests through a threefold program including an independent living component, a life care campus, and a hospitality/wellness component. A Wellness Center will serve residents and guests across five buildings (Clubhouse, Athletic Club, Sunset Room, Guest Villas/Townhomes, and Apartments). The Wellness Center will offer resort-like amenities, as well as guest units for both residents and visitors to the community. There is potential for a Cultural & Performing Arts Theatre on property.

Beginning in October 2014, ACCESS|O Group evaluated the “best and highest use” for the 28-Acre parcel. ACCESS|O Group established the vision and secured funding to acquire the property and begin the master planning process for *The Village at Kino Landing*. An Arizona limited liability company, ACCESS|O Group is a cross-border multi-family office that offers its partner families a diversified portfolio of unique real estate anchored and managed investments. Its core mission is to unite cross-border capital and development opportunities by enhancing the communities from Southern Arizona into Sonora, Mexico. After 24 months of carrying out multiple commercial real estate mixed use market studies, ACCESS|O Group completed the architectural master planning process and achieved full entitlement approval on May 17, 2016 from the Pima County Board of Supervisors to proceed with the development.

On September 29, 2015 in regular session, the GVR Board of Directors encouraged CEO Kent J. Blumenthal to pursue collaboration with ACCESS|O Group and bring results to a future meeting. ACCESS|O Group is interested exploring collaboration between GVR and Kino Landing Holdings, LLC to establish a sustainable business model at *The Village at Kino Landing*. Having completed its initial stage of the Master Plan and architectural design, as well as successfully navigating the entitlement process to the local Green Valley and Pima County authorities, ACCESS|O Group is in a strong position to invite GVR as a strategic co-operator of a Wellness Clubhouse and Cultural & Performing Arts facility to enhance the active lifestyle of the Green Valley and Southern Arizona residents.

Recommendation

Authorize CEO and appointed member of the Board of Directors to negotiate Memorandum of Understanding (MOU) with ACCESS|O Group to establish an initial framework that will allow GVR to participate as a strategic operating partner in *The Village at Kino Landing* developments as described in the Exhibit, with negotiated MOU terms subject to Board approval and presentation to GVR Membership for comments.