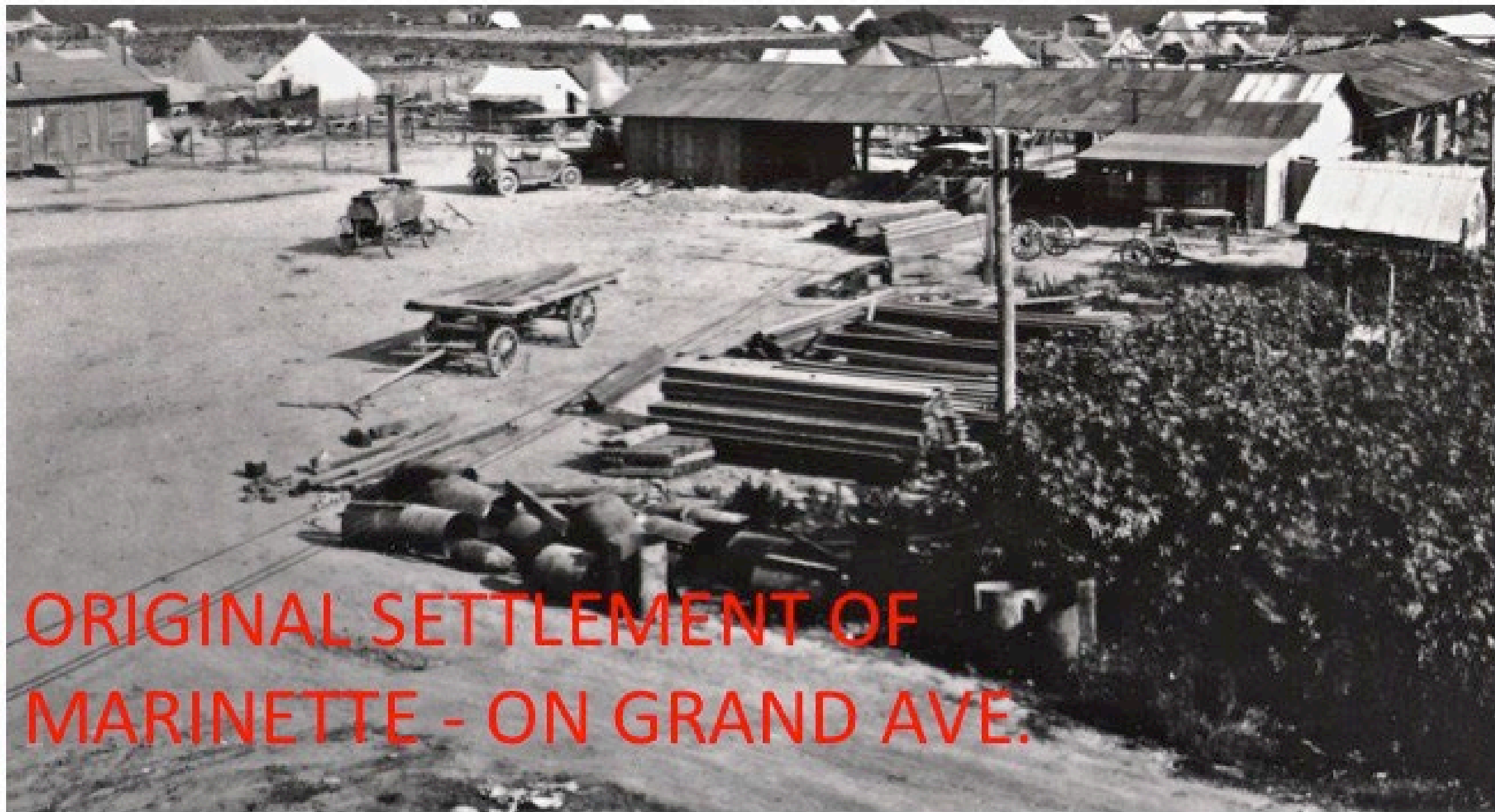


PERSPECTIVE- HOW WE SEE THINGS

**A BRIEF VIEW OF SUN CITY WHICH YOU
MAY NOT HAVE SEEN BEFORE**






named
FOR ACTIVE RETIREMENT

DEL WEBB'S

?

DEL E. WEBB DEVELOPMENT CO.



where
active
retirement
originated

DEL WEBB'S Sun City

3 MILES STRAIGHT AHEAD

Pioneer Oil Co.

Fire King
BATTERIES

MAYTAG

PEORIA CAFE

GOODYEAR TIRES

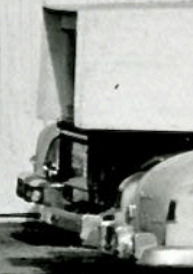
MANUEL'S

THE ARIZONA BANK

EXACOR

PEORIA HARDWARE & TRACTOR CO.

HELM'S RAGE







SHOPPING CENTER

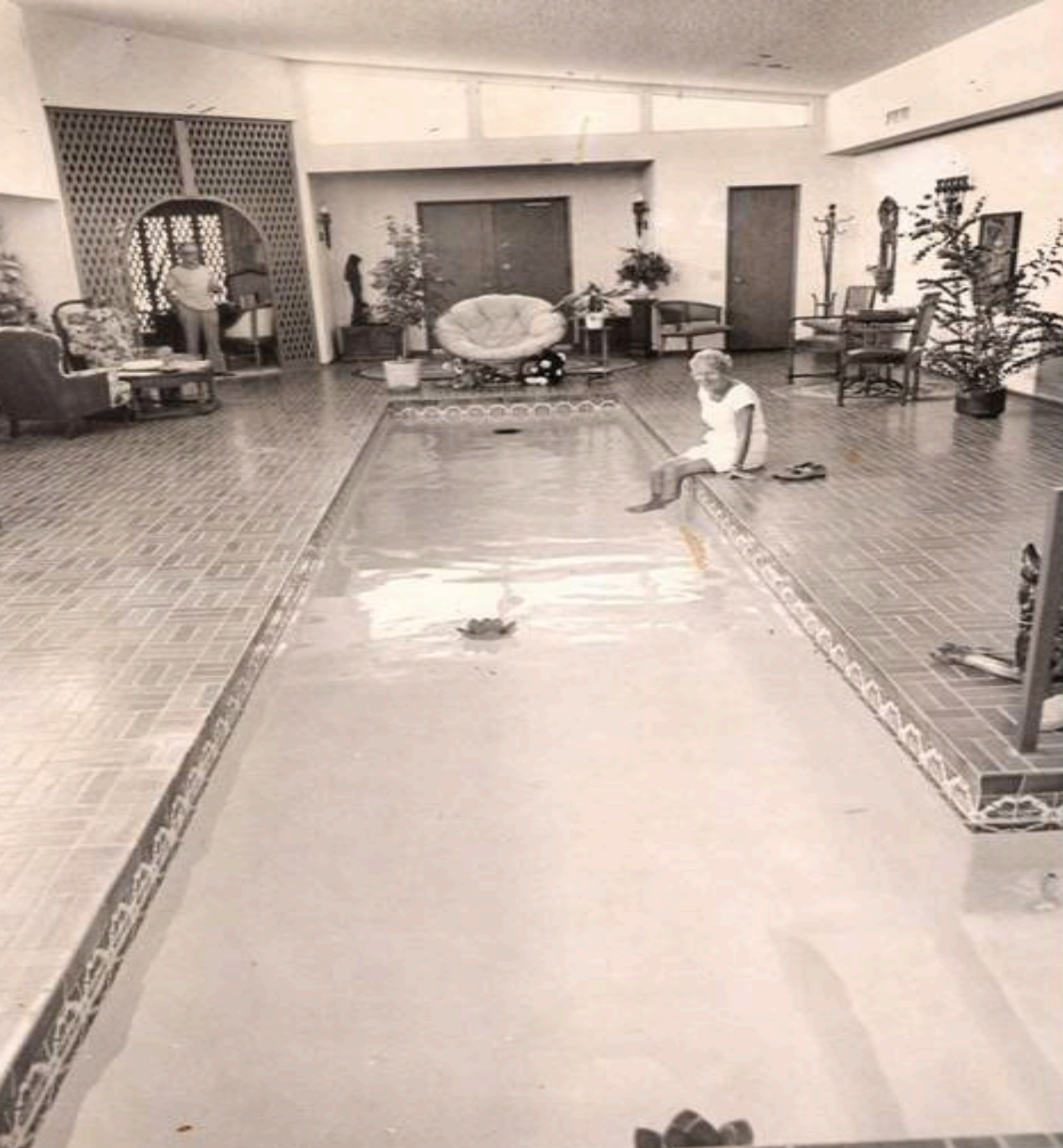
ORIGINAL 5 MODELS

OAKMONT

MO



Early Phase II model home with sunken bathtub



This luxurious Phase II model home featured an indoor lap pool.

The feature wasn't popular with early Sun City Residents, and only a few of these homes were built.



Sun Bowl in the 1970's



Phase II – 6/17/1970



DEL E. WEBB CORPORATION

Job No.	Date Started
Job Name	Sun City
Location	6-19-70 No 124
Date of Photo	

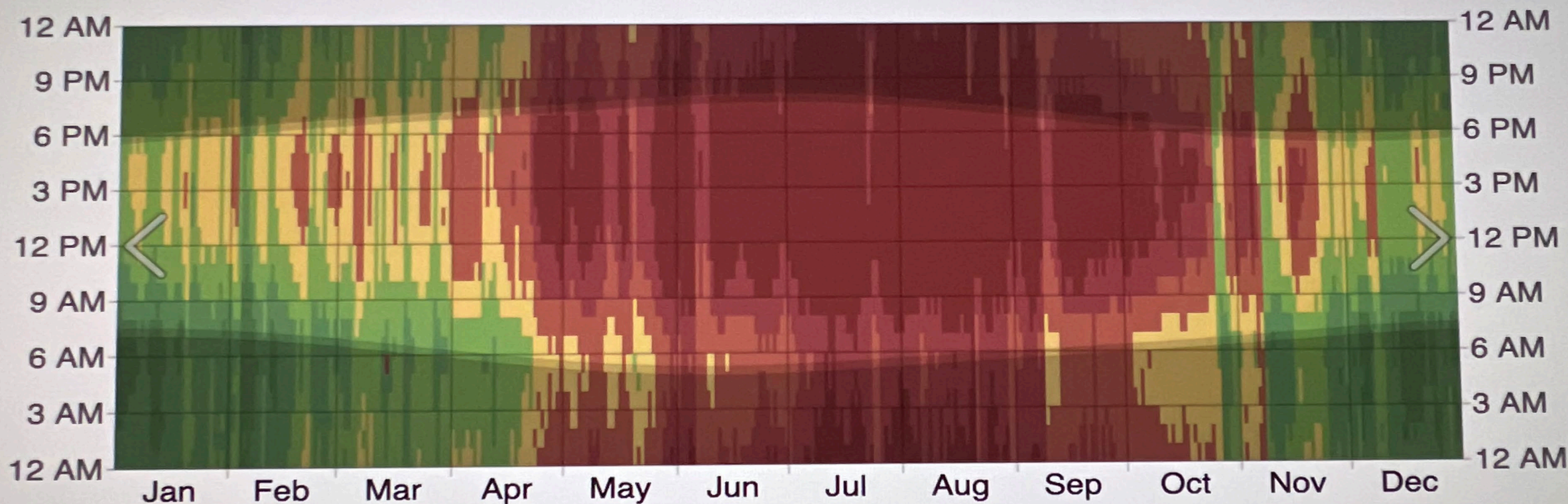
CHAMBER OF COMMERCE PRESENTS AZ CLIMATE AS IDEAL

SUN CITY SUN RISE



Average Maximum Wind Speed (mph)												
	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
	↑ 13.6	↑ 16.7	↓ 15.5*	---	---	---	---	---	---	---	---	↑ 14.5*
	↑ 14.1	↑ 17.1	↑ 17.1	↓ 16.0*	↑ 17.7	↑ 20.1	↓ 15.9	↓ 14.6	↑ 14.1*	↓ 10.4	↓ 10.6	↑ 15.0*
	↓ 12.1	↑ 15.3	↓ 15.5	↓ 15.7	↑ 16.8*	↓ 15.7	↑ 18.3	↓ 13.8	↓ 11.4	↓ 10.9	↑ 12.1	↓ 13.9*
	↑ 13.9	↑ 14.5	↑ 16.9	↑ 16.7	↓ 15.4	↓ 18.0	↑ 17.3*	↑ 17.5	↑ 13.4	↑ 13.2	↑ 12.3	↑ 14.9*
	↓ 12.3	↓ 13.5	↓ 16.3	↑ 17.0	↓ 13.6	↑ 20.3	↑ 20.3	↓ 13.9	↑ 14.6	↓ 11.0	↓ 9.4 ✓	14.4
*	↓ 12.0	↓ 14.3	↓ 15.4	↓ 16.6	↓ 14.7	↑ 20.0*	↓ 16.9	↓ 14.8	↓ 12.2	↓ 8.8	↑ 11.2	↓ 14.1*
	↓ 12.1	↑ 14.0*	↑ 16.7	↑ 16.9	↑ 17.5*	↑ 17.5	↑ 19.6	↑ 15.8*	↑ 12.7*	↑ 13.4	↓ 10.6	↑ 14.8*
	↓ 11.6	↑ 14.8	↓ 16.1	↓ 15.6	↑ 16.6	↓ 17.8	↑ 17.1	↑ 15.9	↑ 15.0	↑ 11.5	↓ 9.6	↓ 14.3*
	↓ 10.8	↑ 14.6	↓ 17.2	↓ 17.6	↓ 16.2	↑ 19.1	↑ 16.7	↑ 15.1	↑ 11.0	↑ 11.9	↓ 9.5	14.0
	↑ 13.0*	↑ 13.1	↓ 16.5*	↑ 17.9	↓ 15.5*	↑ 18.2	↑ 16.6	↑ 14.6	↑ 12.8	↑ 11.6	↓ 9.7	↑ 14.1*
	↑ 13.0	↑ 16.2	↓ 15.4	↑ 16.9	↑ 17.0	↑ 17.7	↑ 16.2	↑ 14.8	↑ 11.9	↓ 9.8*	↑ 11.8	↓ 14.3*
	↑ 14.2	↓ 13.9	↑ 18.0	↑ 18.0	↑ 16.3	↑ 18.9	↑ 16.3	↑ 15.1	↑ 12.5	↑ 11.9	↑ 11.2	↑ 14.6
	↓ 12.0	↓ 10.5	↑ 17.5	↑ 17.1	↑ 16.5	↑ 19.3	↑ 17.4	↑ 13.3	↑ 14.6	↑ 12.0	↓ 10.3	14.4
	↓ 12.0*	↓ 14.4	↑ 17.1	↓ 14.8	↓ 15.2*	↑ 18.4	↑ 14.9	↑ 15.2*	↑ 13.0	↓ 10.4	↑ 11.5	↓ 13.9*
	↓ 11.8	↑ 15.0	↓ 16.5	↑ 16.8	↑ 16.5	↑ 17.2	↑ 17.3	↑ 15.5	↑ 12.7	↑ 11.1	↓ 10.6	14.5
	↑ 14.0*	↑ 15.1*	↑ 18.0*	---	---	↑ 19.4	↑ 16.7*	↑ 17.3*	↑ 13.9*	↓ 9.8	↓ 10.3	↑ 14.7*
	---	---	↑ 15.9	↑ 16.7	↑ 18.4	↑ 18.4*	↑ 15.7*	↑ 16.2	↑ 13.3	↑ 10.3	↑ 10.8	↑ 15.1*
	12.7	14.5	16.6	16.7	16.2	18.5	17.1	15.2	13.1	11.1	10.7	14.4

Hourly Temperature in 2020 in Mancopa



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Leave

PNG

Large PNG

Close

MONTH	DAYS	50 DEGREES	40	SUN CITY TEMPERATURES	30	TOTAL	RATIO		
2019 NOV.	30	14	6		20	20/30			
DEC.	31	11	11	1	23	23/31			
2020 JAN.	31	9	7		16	16/31			
FEB	28	7	16	2	25	25/28			
MARCH	31	21	2		23	23/31			
APRIL	30	30	0		18	18/30			
TOTALS	181	80	42	3	125	129/181			
2020 NOV.	30	15	0		15	15/30			
DEC.	31	15	13		28	15/31			
2021 JAN.	31	5	23		28	28/31			
FEB	28	10	16	1	27	28/31			
MARCH	31	11	16		27	27/31			
APRIL	30	2	0		2	2/30			
TOTALS	181	58	68	1	127	127/181			

BIG PICTURE BACKGROUND INFORMATION ABOUT SUN CITY

RCSC STRUCTURE

FIRST: ARTICLES OF
INCORPORATION

SECOND: BYLAWS

THIRD: RULES AND REGULATIONS

**“ 1. TO ESTABLISH AND CONDUCT A GENERAL
SOCIAL CULTURAL, RECREATIONAL AND
AMUSEMENT ENTERPRISE FOR THE BENEFIT
OF ITS MEMBERS AND DO ANYTHING
LAWFULLY NECESSARY OR CONVENIENT TO
ACCOMPLISH SUCH PURPOSES”**

SUN CITY, NOT A CITY BUT A
A NON-PROFIT CORPORATION



EXISTING MEMBER NEEDS

POSSIBLE FUTURE
RESIDENT NEEDS

HOW MUCH MONEY, SPACE, EFFORT
SHOULD BE SPENT ON EACH AREA ?

WHAT ARE THE WISEST CHOICES ?

WHAT IS THE BEST BALANCE ?

Sun City Housing Units:

	Condos	Single Family	Total Residential Units Per Phase
Phase 1	2,125	5,900	8,025
Phase 2	3,099	9,389	12,488
Phase 3	1,606	3,794	5,400
Ranchettes		95	
Total	6,830	19,178	
Total Residential Living Units In Sun City = 26,008			

	2023	YEAR BUILT	AGE	ACRES		BUILDING SIZE	MENBER USE
OAKMONT		1960	62	2.5		14,203	44,106
MT. VIEW		1967	55	6.5		16,800	52,544
LAKEVIEW		1970	52	15.6		44,600	102,067
SUNDIAL		1973	49	10.6		85,100	215,797
BELL		1976	46	27.2		81,800	319,632
MARINETTE		1979	39	8.48		17,700	161,643
FAIRWAY		2011	11	6.5		89,000	312,205
GRAND							30,427
SUN BOWL		1967	55	9.1		?	?
				77.38		335,014.20	1,238,421

AS ONE OF THE OLDEST RETIREMENT
COMMUNITIES, DO WE
HAVE **ANY** ADVANTAGES THAT THE
NEWER RETIREMENT COMMUNITIES
CAN NOT MATCH ?

YES!

1. LOW ANNUAL COST

2, MOST MEMBER ACTIVITIES FOR OUR SIZE

3. CONVENIENT NEIGHBORHOOD CENTERS

- 1. LOWEST ANNUAL COST**
- 2. MOST MEMBER ACTIVITIES FOR OUR SIZE**
- 3. CONVENIENT NEIGHBORHOOD CENTERS**
- 4. A SIZEABLE LAKE ADJACENT TO RECREATION CENTER, IN THE MIDDLE OF A DESERT.**

**IN ORDER TO CONTINUE TO ATTRACT NEW PEOPLE
AND BETTER SERVE THE EXISTING MEMBERS
IT WOULD SEEM TO BE TO OUR ADVANTAGE TO
NOT WEAKEN THESE FOUR ADVANTAGES, BUT TO
STRENGTHEN THEM.**

BELL RECREATION CENTER WALKING POOL





SUNDIAL ROOF COLLAPSE

NEW \$16M, 90,000 S.F. FAIRWAY REC. CENTER 2011



Phase II – 6/17/1970



ONE OF THE TWO LAKES IN SUN CITY





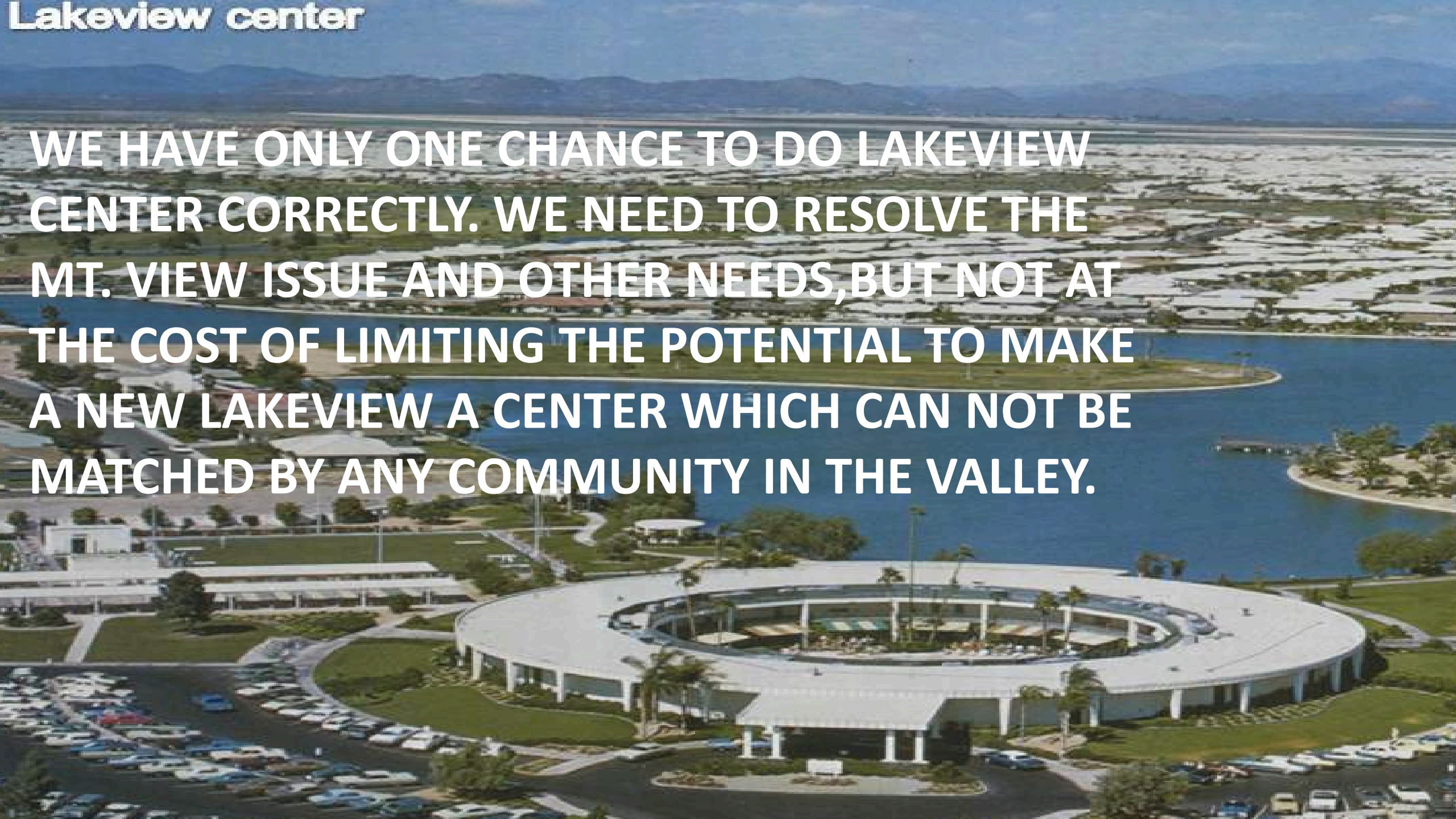






Lakeview center

WE HAVE ONLY ONE CHANCE TO DO LAKEVIEW CENTER CORRECTLY. WE NEED TO RESOLVE THE MT. VIEW ISSUE AND OTHER NEEDS, BUT NOT AT THE COST OF LIMITING THE POTENTIAL TO MAKE A NEW LAKEVIEW A CENTER WHICH CAN NOT BE MATCHED BY ANY COMMUNITY IN THE VALLEY.



WE MUST RESOLVE THE NEED FOR A PERFORMING ARTS' CENTER

WE NEED TO FIND MORE SPACE FOR NEW INTERESTS

WE NEED TO REPLACE MT. VIEW

WE NEED TO RESOLVE THESE ISSUES IN A FINANCIALLY SOUND MANNER

WE NEED TO FIX THE PRESENT WHILE PLANNING FOR THE FUTURE