

March 3, 2012

Report to the Springs Board of Directors

RE: Dorn Homes Property, 3950 S Camino Del Heroe

Susan Olsen and Steve Gilbert were asked to look into the plans of the Dorn Homes Management for their property located within The Springs. Susan suggested Steve finish the project and report to the Board.

1. Susan spoke to Dave Grounds, President of Dorn who said they have no plans to sell the property. He said they would like to sublease some of the space to other office tenants.
2. Steve spoke to Kathleen Taflinger, Office Manager, who said there are no plans to move or sell and that the offices are the headquarters of the entire Dorn operation.
3. Steve called Pima County and found that the property is zoned TR (transitional) and can only be used for residential and office purposes. Any change in use would require a zoning change and the Springs would be notified in writing since there is common area abutting the property. The property would also be posted ahead of any zoning change.
4. Steve also talked to a source close to the history of the property who said that there used to be 30 people working there and now there are 3. The source also said Dorn has been quietly trying to sell the property for years and has specifically targeted GVR as a potential buyer, since they need more space than they have now over at their headquarters north of Continental.