

DOBBINS INDUSTRIAL AND TECH PARK



CITY OF PHOENIX

MAY 19 2021

**Planning & Development
Department**

Planned Unit Development Narrative

Rezoning Case Number: Z-1-21-7

First Submittal: January 11, 2021

Second Submittal: May 19, 2021

Principals and Development Team

Property Owners:

Williams Family Living 1996 Trust
520 E. Orange Dr.
Phoenix, AZ 85012

Developer:

Scannell Properties, LLC

Scott Moe

Phone (651)707.5867

Scottm@scannellproperties.com

Noam Newman

Phone (612)281.4312

Noamn@scannellproperties.com

Attorney/Applicant:

Withey Morris P.L.C.

2525 E. Arizona Biltmore Circle, A-212

Phoenix, Arizona 85016

Attorney: Adam Baugh

Land Use Planner: Hannah Bleam

Phone: (602) 230-0600

E-mail: adam@witheymorris.com

E-mail: hannah@witheymorris.com

Table of Contents

	Planned Unit Development Statement	
A.	Purpose & Intent.....	1
	Project Overview and Goals	1
	General Plan Amendment	1
	Overall Concept	1
	Development Plan Administration	2
B.	Land Use Plan.....	3
C.	List of Uses	4
D.	Development Standards Table.....	5
E.	Design Guidelines.....	8
	Architectural Design	8
	Site Design / Development	8
	Landscaping Enhancements	9
F.	Signs	10
G.	Sustainability.....	11
H.	Infrastructure.....	13
	Grading and Drainage	13
	Water & Wastewater	13
	Circulation Systems	13
I.	Exhibits.....	15

Planned Unit Development Statement

The Planned Unit Development (“PUD”) zoning district is authorized by Chapter 6, Section 671 of the Zoning Ordinance of the City of Phoenix (“Phoenix Zoning Ordinance”). A PUD is intended to be a stand-a-lone document that sets forth the regulatory framework, including permitted uses, development standards and design guidelines, for a particular project (“PUD Regulations”). The PUD may only modify provisions within the Phoenix Zoning Ordinance and does not modify other City of Phoenix codes, regulations or requirements.

A PUD may include background information and narrative discussion, including purpose and intent statements which are intended to illustrate the overall character and vision for the development. Such statements are not regulatory and are not requirements to be enforced by the City of Phoenix.

The PUD regulations apply to all property within the PUD project boundary. The PUD regulations supersede and replace all applicable Phoenix Zoning Ordinance requirements. If there is a conflict between PUD regulations and the Phoenix Zoning Ordinance, including the design guidelines within the Phoenix Zoning Ordinance, the terms of this PUD shall apply. If a provision is not addressed by the PUD, then the Phoenix Zoning Ordinance controls.

A. Purpose & Intent

Project Overview and Goals

The Dobbins Industrial and Tech Park PUD (the “PUD”) rezones approximately 240-acres of vacant land located within the Laveen Village Planning Area. The Site is bordered by the Gila River Indian Community to the southwest, planned residential to the north and west, and the Loop 202 Freeway to the east. See **Exhibit 1: Regional Context Map and Aerial Map**. In alignment with the City’s General Plan land use designations for the subject property, as amended through a concurrent minor General Plan land use amendment, this application proposes a major industrial and employment district consisting of light industrial, office, technology, manufacturing, and other employment uses.

The primary goal of this PUD is to allow for the implementation of a master planned vision for the property that will serve as a major economic driver within the southwest region of Phoenix. This 240-acre PUD will incorporate land uses and design principles that establish an entitlement framework for a an industrial and employment/tech park development. The goals and objectives of the Dobbins Industrial and Tech Park PUD are to:

- Establish entitlement flexibility to attract industrial uses and major employment generators on the Site to benefit the region and City as a whole.
- Encourage future development to southwest Phoenix that incorporates light industrial, office, technology, manufacturing, and other employment uses near a key freeway corridor.
- Establish development and performance standards to ensure a high quality of design and land use compatibility.

General Plan Amendment

The Site is currently designated for a mix of uses including traditional (3.5-5 du/ac) and medium (5-10 du/ac) density residential, parks, and open spaces as shown in **Exhibit 2: Current General Plan Land Use**. This PUD request is accompanied by a Minor General Plan Amendment request to amend the Site’s land use designations to Industrial and Commerce/Business Park as shown in **Exhibit 3: Proposed General Plan Land Use**. This revised land use designation will support the employment hub development planned for this Site.

Overall Concept

The purpose of the Dobbins Industrial and Tech Park Planned Unit Development is to create a regulatory framework for the development of an industrial and technology business park that will allow warehouse and office uses to attract high-wage jobs in technology, bioscience, light

manufacturing, finance and other office and industrial uses. Specific users, building locations, building design, and overall layout will be refined as future uses materialize. This PUD establishes land use entitlement flexibility and design expectations to encourage and attract future users.

This PUD provides the framework for a well-planned, cohesive project that integrates employment, manufacturing, warehouse, office, finance and technology uses into a connected and aesthetically unified development. As shown on **Exhibit 4: Existing Zoning**, the Site is currently zoned S-1, the City's least intense zoning designation. The purpose of this request is to rezone the Site to PUD to establish flexible zoning districts with a variety of compatible land uses and to facilitate the site's development as an industrial and technology hub. **See Exhibit 5: Proposed Zoning.**

This PUD provides for a variety of complimentary land use types. The flexibility in design enabled by the PUD offers a desirable improvement over conventional zoning standards and directly promotes the appropriate and efficient use of land and infrastructure. The PUD establishes the foundation for a superior development that will provide future end users with a cohesive environment comprised of a variety of related and compatible uses. See **Exhibit 6: Conceptual Plan.**

Development Plan Administration

Recognizing that specific users and site plans are unknown, this PUD sets up a unique framework for evaluating future uses and development within the PUD boundaries. Uses permitted by right include uses typically found in the Commerce Park and Light Industrial Zoning Districts and are subject to the City of Phoenix Site Plan Review Process.

Amendments to the PUD, if any, will be processed under the requirements for PUD amendments within the City of Phoenix Zoning Ordinance. Any future PUD amendment application made by a future user or successor that seeks only to limit or expand the development standards applicable solely to the successor's property, and where the proposed PUD Amendment would not affect any other provision of this PUD, such amendment may be processed as an isolated amendment to the PUD and apply only to the property of the successor requesting such change.

B. Land Use Plan

The approximate 240-acre site is designed for Commerce Park and Industrial uses. The PUD proposes a mix of uses that include light industrial, office, technology, manufacturing, warehouse and other employment uses. Future development of the Property could also include a variety of support uses such as commercial and retail uses complementary to the intended employment, manufacturing and office uses. The development plan will promote flexibility in uses and design while providing consistent development regulations to guide development of the individual parcels.

Specific users, building locations, building design, and overall layout will be refined as future users materialize. However, the land use plan establishes a general circulation plan and potential development parcels. The development will be accessed primarily from Dobbins Road and secondarily off of future roadway alignments and private drives. See **Exhibit 6: Conceptual Plan** and see **Exhibit 7: Phasing Plan**. Development parcels may be modified, subdivided, combined or reconfigured during the platting and minor land division process. See

C. List of Uses

Permitted:

- All uses permitted in the Commerce Park General Commerce Park Zoning District;
- All offices, including tech, employment, professional, administrative, medical and any other office use;
- Laboratories for scientific research, investigation, testing or experimentation which may include prototype product development;
- Medical or Dental laboratories;
- Manufacturing, assembly, distribution, warehousing and other analogous industrial uses;
 - Warehousing shall not include dead vehicle storage, trucking companies and moving storage companies.
- Educational facilities;
- Financial institutions;
- Retail, restaurant, and commercial service uses;
- Shared conference centers and similar uses;
- Automotive accessory sales and installation uses;
- Recreational assembly uses including gun range, gymnastics, trampoline park or other similar assembly uses;
- Animal Hospital;
- Contractors Equipment and Supplies, Storage.

Temporary:

All temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance.

Accessory:

All accessory uses permitted in the Commerce Park, General Commerce Park District (Section 626) in the City of Phoenix Zoning Ordinance.

D. Development Standards Table

Development of the Dobbins Industrial and Tech Park are subject to development standards generally based on the Commerce Park District, General Commerce Park Option identified within Section 626 of the City of Phoenix Zoning Ordinance, except as modified in the Development Standards Table below. Any supporting commercial uses shall be in conformance with the C-2 development standards identified within Section 623 of the City of Phoenix Zoning Ordinance.

Development Standards

Building Setback	<p>a) Streets</p> <ul style="list-style-type: none"> • Dobbins Road: Average setback of 50 feet, with minimum 30 feet • Other street frontage: Minimum 30 feet <p>b) Perimeter & Interior</p> <ul style="list-style-type: none"> • Adjacent to residential: 75 feet • not adjacent to residential: 20 feet • Interior: 0 feet
Multi-Use Trails	<p>Multi-use trails shall be developed along the southwestern property line, along the north side of Dobbins Road, and along the east side of 67th Avenue.</p> <p>Minimum 30-foot-wide MUTE, with a 10-foot-wide MUT constructed within (Total 30 feet)</p>
Detached Sidewalks	<p>a) Dobbins Road: Minimum 5-foot-wide detached sidewalks with minimum 10-foot- wide landscape area between sidewalk and back of curb (Total 15 feet)</p> <p>b) Other streets: Minimum 5-foot-wide detached sidewalk with minimum 5-foot-wide landscape area between sidewalk and back of curb (Total 10 feet)</p>
Maximum Building Height	<p>Maximum 56 feet</p> <p>(Rooftop building appurtenances can exceed roof height up to 75' maximum provided they are more than 20' from the building's roof edge. Roof mounted equipment shall be fully screened from the adjacent public street line of sight. Material silos or other similar building specific support, ground, or platform mounted elements may exceed roof height up to 75' maximum.)</p>

Lot Coverage	Maximum 50%
Open Space	<p>Minimum 8%</p> <p>Open space retention areas should strive to consider amenity items such as tables, ramada, seating area, or other similar offering.</p>
Parking Standards	Per Section 702 of the Phoenix Zoning Ordinance.
Bicycle Parking Standards	<p>Bike racks shall be provided at a rate of one bicycle space per 50 vehicular parking spaces, up to a maximum of 10 bicycle parking spaces per building.</p> <p>A bicycle rack should be a minimum of 30 inches from a wall or other obstruction. The minimum length for a bicycle parking should be 72 inches.</p> <p>Bicycle parking should comply with ADA requirements and not impede on-site pedestrian access. A clearance of at least four feet in width must be provided for pedestrian access.</p> <p>Bicycle parking required may be placed in the frontage setback and may be allowed in the right-of-way subject to review by the Planning and Development Department Traffic Engineer.</p> <p>Bike racks should be located within 50 feet from building entry points.</p>
Fences and Walls	Fences and walls shall comply with the standards contained in Section 626 of the Phoenix Zoning Ordinance.
Open storage standards	Open storage shall be screened by a solid 8 wall and shall not exceed 30% of the lot.
Lighting	All lighting standards shall comply with Section 507 Tab A.II.A.8 and Section 704 of the Phoenix Zoning Ordinance.

Landscape Standards

Minimum Landscape Setbacks	All street frontage: Minimum 20-foot landscape setback
Planting standards for Dobbins Road	<p>Trees: Minimum 2-inch caliper (25% of required trees) Minimum 3-inch caliper (50% of required trees) Minimum 4-inch caliper (25% of required trees)</p> <p>Tree spacing 20-feet on center or in equivalent groupings</p> <p>Shrubs: Minimum five 5-gallon shrubs per tree</p>
Planting Standards for other street frontages	<p>Trees: Minimum 2-inch caliper (50% of required trees) Minimum 3-inch caliper (50% of required trees)</p> <p>Shrubs: Minimum five 5-gallon shrubs per tree</p>
Planting Standards for interior property lines adjacent to residential uses	<p>Trees: Minimum 2-inch caliper (60% of required trees) Minimum 1-inch caliper (40% of required trees)</p> <p>Tree spacing 20-feet on center or in equivalent groupings</p>
Landscaping for Parking Areas	5% of the surface parking lot, exclusive of perimeter landscaping and all setbacks, must be landscaped. Landscaping shall be dispersed throughout the parking area.
Shade	<p>Minimum 75% shading of all publicly accessible sidewalks and trails along arterial and collector roadways by means of vegetation at maturity and/or shade structures.</p> <p>Minimum 50% shading of all publicly accessible sidewalks and walkways by means of vegetation at maturity and/or shade structures.</p>

E. Design Guidelines

Planned Unit Developments (PUD) within the City of Phoenix are required to define key design guidelines that will guide development across the project and ensure a high level of consistent design vernacular throughout the site as it develops. Below is a discussion of how this PUD will establish design guidelines that contribute to a cohesive, high-quality project.

Architectural Design

Objective – Visual interest with unified elements to establish sense of place

- Building facades facing Dobbins Road shall have enhanced architecture by incorporating a minimum of three (3) different building materials. Building offsets, reveals, recesses, building projections, masonry piers, or other architectural treatment: Building offsets, reveals and recesses to be a minimum of three (3) feet in depth.
- Building façades facing Dobbins Road shall not extend beyond fifty linear feet in any direction without being interrupted by a change in architectural element such as:
 - Material
 - Architectural variety created by a change in plane such as awning, window, window detailing or pillar
 - Wall plane projections and recesses
- Public building entries shall be clearly identifiable by design and shall incorporate functional shade elements such as awnings and canopies to create a comfortable entry experience while addressing pedestrian scale.
- Projected coping details, window trim, and door casing create additional definition and visual interest.

Site Design / Development

Objective – Innovative design of access, circulation, privacy, security, shelter, and other factors to create a unique location that complements the surrounding context.

- Shaded pedestrian pathways /sidewalks shall be connected to amenities areas within the development.
- Site screen walls shall be designed to complement and emphasize the overall commerce architectural theme. Lots fronting onto streets shall have a 3-foot masonry screen wall or 3 foot vegetation or a combination of the two.
- Loading docks shall be fully screened from public view with solid walls visible from the public street shall be screened with a solid 6-foot wall.

Landscaping Enhancements

Objective – Provide shade and soften the look of the development to create a more natural environment

- Tree lined streets and shaded walkways shall be provided with trees evenly spaced (20-foot on center) to provide visual corridors to businesses while also shading the pedestrian walkway.
- Detached sidewalks with landscape between the curb and sidewalk will create an aesthetic and physical buffer for pedestrians.
- Trees provided along arterial streets are to exceed meet City of Phoenix minimum required caliper sizes as shown in the landscape standard table.
- Turf shall not exceed 10% of total landscape areas for each individual parcel. Areas where turf is not used shall have a minimum of 75% plantings with live groundcovers.
- The landscaping palette shall be desert, low water use plants with enhanced features, such as palm trees and other vegetation, along Dobbins Road.
- Dobbins Road streetscape shall be designed to include detached sidewalks and trees on both sides of the sidewalk to provide an attractive and comfortable experience.

F. Signs

Signage for the site will comply with Section 705 of the Zoning Ordinance. A comprehensive sign plan may be processed and approved in accordance with Section 705.E.2 of the Phoenix Zoning Ordinance.

G. Sustainability

The following are sustainability practices that are encouraged for development throughout the PUD and divided into those that are city-enforced and those that are the developer goals.

City-Enforced Standards:

- Reduce heat island effect with a minimum shade requirement for sidewalks, paths, open space, and parking areas.
 - Minimum 50% shading of all publicly accessible sidewalks and walkways by means of vegetation at maturity and/or shade structures. Minimum 75% shading of all publicly accessible sidewalks and trails along arterial and collector roadways by means of vegetation at maturity and/or shade structures.
- Encourage water conservation through the selection of drought tolerant plants and trees and drip irrigation system.
- Encourage the use of recycling collection.
- Landscape to be utilized around buildings to shade the structures and entries as well as seating/ gathering areas.
- Utilize low flow plumbing fixtures.
- Provide locations for secure bike parking such as visible public bike racks and/or bike lockers.

Developer Goals:

- The use of irrigation sensors may be implemented into the design of the irrigation system for the regulation and reduction of water consumption.
- Utilize “Smart” irrigation control systems.
- Incorporate LED and energy efficient lighting technology into all lighting constructed on the site, including parking lots and streets.
- Use roofing materials that specify a high Solar Reflectance Index for a minimum of 75% of the roof surface area.
- Utilize efficient drip irrigation technology.
- Select building materials and colors to reduce overall heat gain.
- Design to reduce energy loads by addressing passive design elements (i.e. daylight, natural ventilation, solar mass) and active design elements (i.e. environmental conditioning methods, radiant heating and cooling, shared building systems).
- Provide high performance windows, insulation, and HVAC systems.
- Provide slope stabilizing plant material where appropriate to limit erosion.
- Incorporate dual-pane, energy efficient windows.
- Install enhanced HVAC systems with 14 SEER or higher.
- Provide a HERS Index of 65 or higher.
- Support enhanced indoor air quality and fresh airflow.

- Develop and implement a plan for recycling and materials management during construction.
- Encourage high-performance building designs that conserve resources, while balancing energy-efficient, water-efficient, cost-effective and low-maintenance engineering solutions and construction products through whole building life cycle assessment.
- Encourage the use of construction, roofing materials and paving surfaces with solar reflectance with thermal emittance values as shown in the Phoenix Green Construction Code or higher and which minimize heat island effects.
- Utilize low VOC paints, carpet and flooring materials.
- Recycled local materials may be used in the landscape and the hardscape designs.

H. Infrastructure

Grading and Drainage

Development shall conform to the City of Phoenix regulations and design guidelines.

Water & Wastewater

Water and wastewater infrastructure requirements shall be determined at the time of the site plan or master plan review, when the final land-use and urban design of the Property in question have been clearly identified and proposed water demands, and wastewater generation and infrastructure locations have been clearly established for a future use. The project site may be served by the existing City of Phoenix water and wastewater systems pending capacity review and approval. Infrastructure improvements may be required to provide service. The improvements will be de-signed and constructed in accordance with city Code requirements and Water Service Department Design Standards, and Policies.

Circulation Systems

The development will be accessed primarily from Dobbins Road and secondarily off of future roadway alignments and private drives. Buildings without frontage along Dobbins Road shall have primary access off of 65th or 63rd Avenues, and secondary access if needed, off 63rd or 67th Avenue.

Future developers shall provide the following information related to Street Transportation Department infrastructure prior to the first preliminary site plan approval.

- Identification of roadway classification and identification of arterial and collector street network alignments.
- Roadway construction and tapers (interim and ultimate)
- Phasing Plan
- Intersection locations and design.
- Traffic signal locations and funding responsibility.
- Utility corridors and relocations
- Transmission line corridors outside of right-of-way
- Drainage crossings and locations, identification of constructed infrastructure, (i.e.) bridges and culverts
- Access control and median island locations

Future developers will be required to dedicate and construct all right-of-way and roadways necessary to serve the development and in accordance with the Master Street Plans. The developer shall also submit a Traffic Impact Study (TIS) to the City for all development as determined by the City of Phoenix Street Transportation Department. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City of Phoenix Street Transportation Department. Upon completion of the TIS the developer shall submit the

completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department Development Coordination Section.

Complete Streets

The development, as outlined in this PUD, improves the connectivity and thermal comfort of the site. The existing site is vacant and has no trees on it. The new development will bring in updates on the ROW along Dobbins Road and any other roadways for the site. There will be significant landscaping along Dobbins Road to provide thermal comfort to pedestrians.

While the uses are industrial in nature, there will be bicycle parking available in case employees would rather bike commute to work.

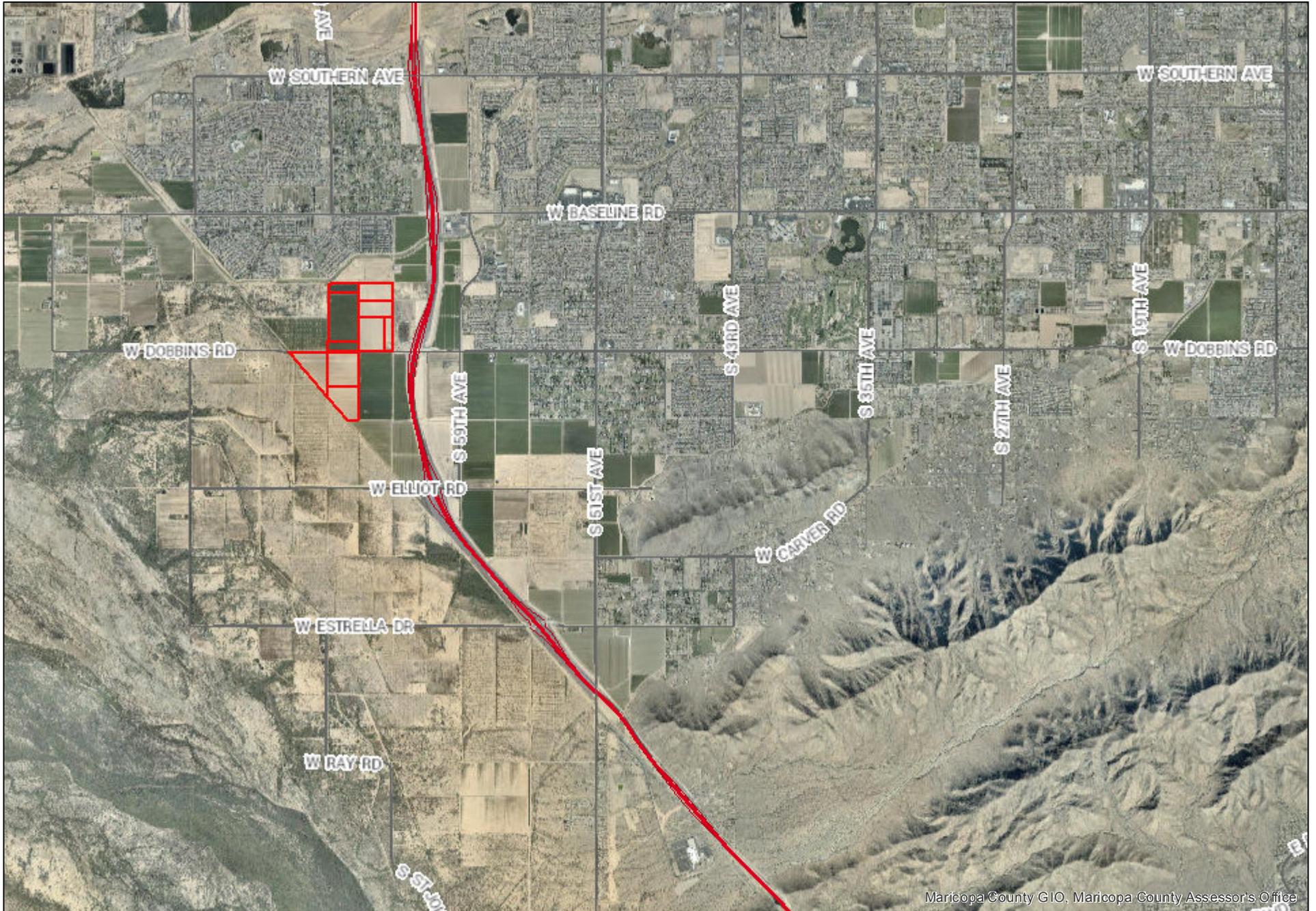
Trees and pedestrian scale amenities, such as benches and ramadas will be provided throughout the development and in central locations to the businesses. In addition, shaded pedestrian sidewalks will be provided throughout the site and connected to open space amenities.

I. Exhibits

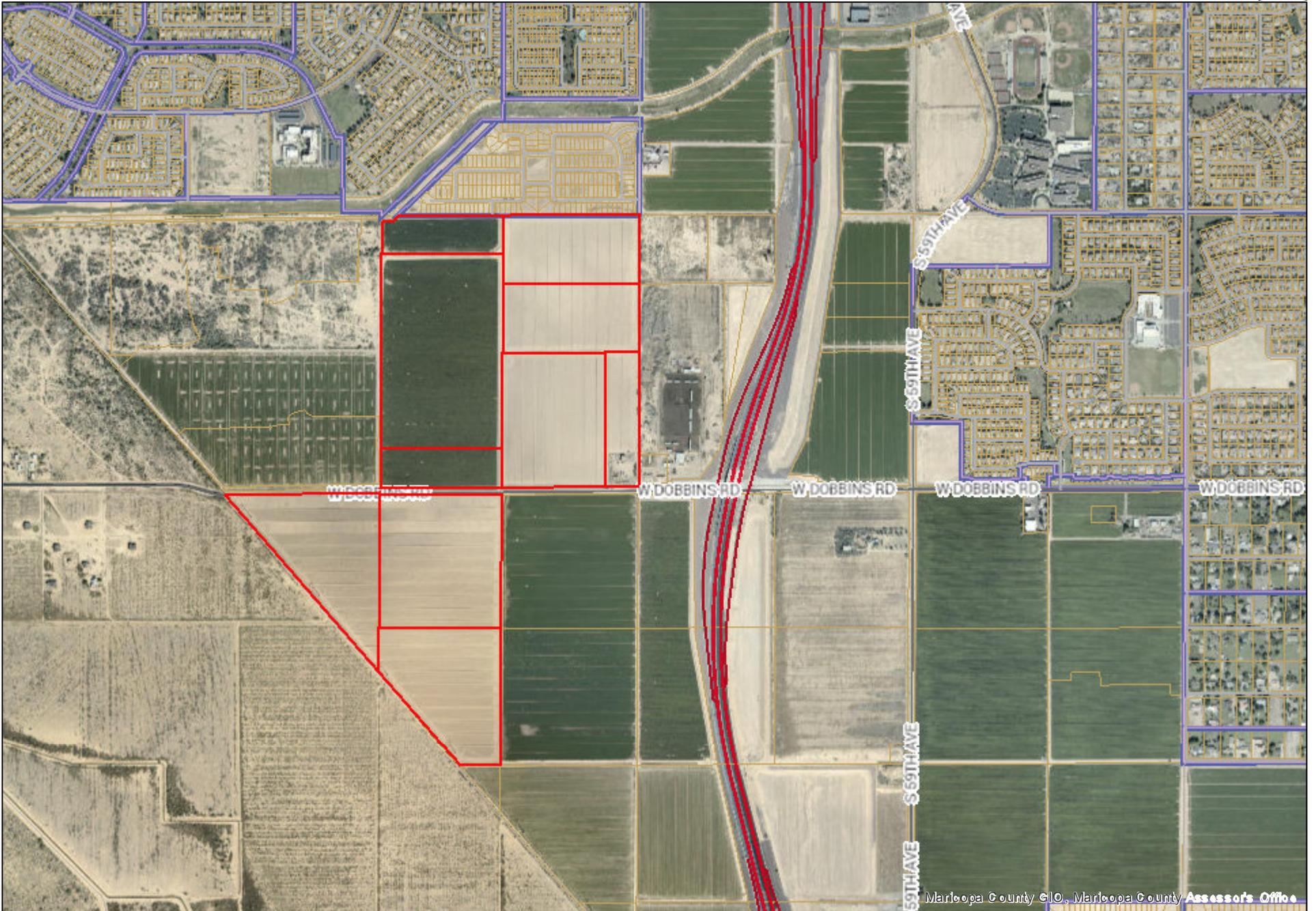
1. Regional Context and Aerial Maps
2. Existing General Plan Land Use Map
3. Proposed General Plan Land Use Map
4. Existing Zoning Maps
5. Proposed Zoning Maps
6. Conceptual Phase 1 Site Plan
7. Phasing Plan
8. Context Plan & Photos
9. Legal Description



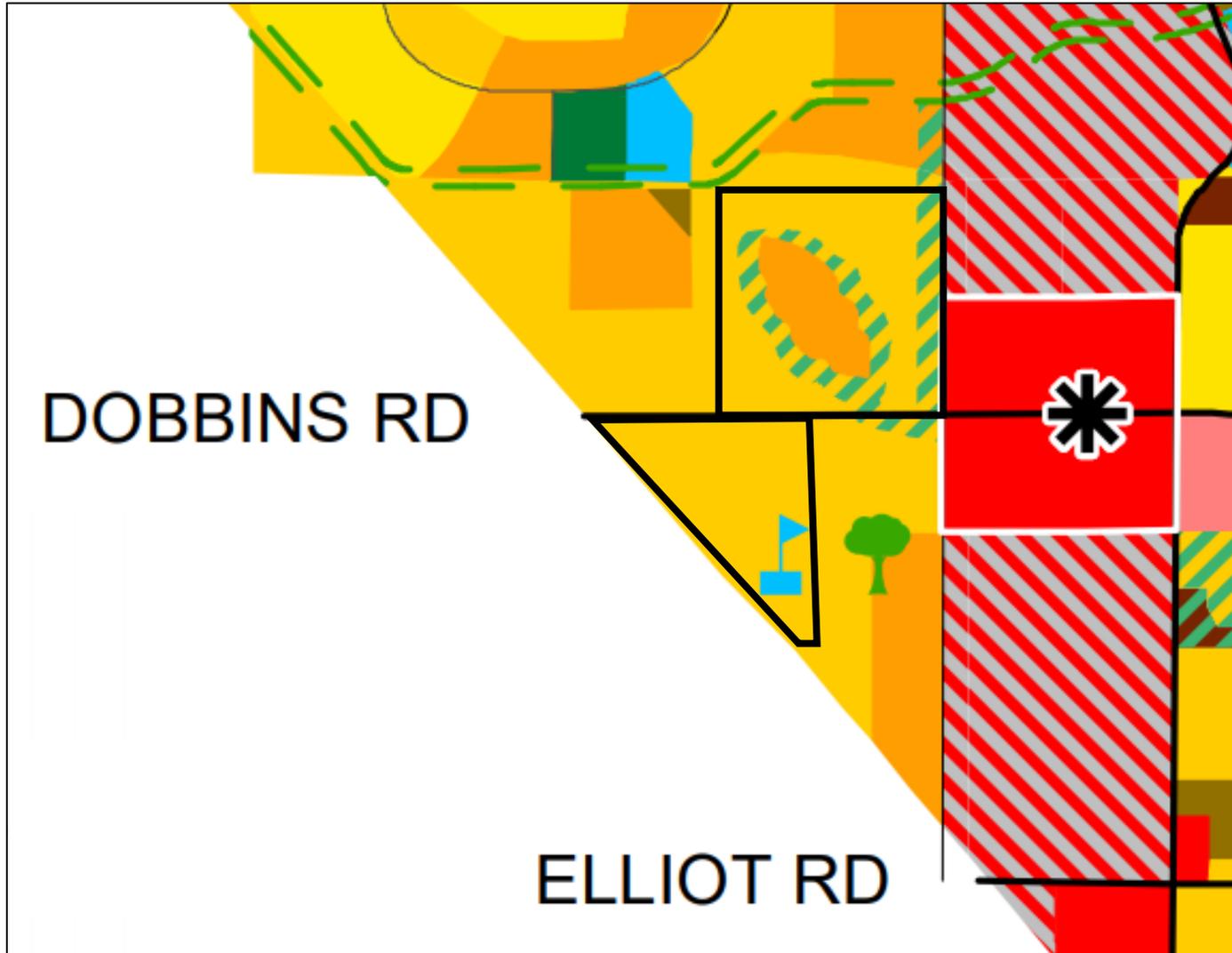
Map



Map



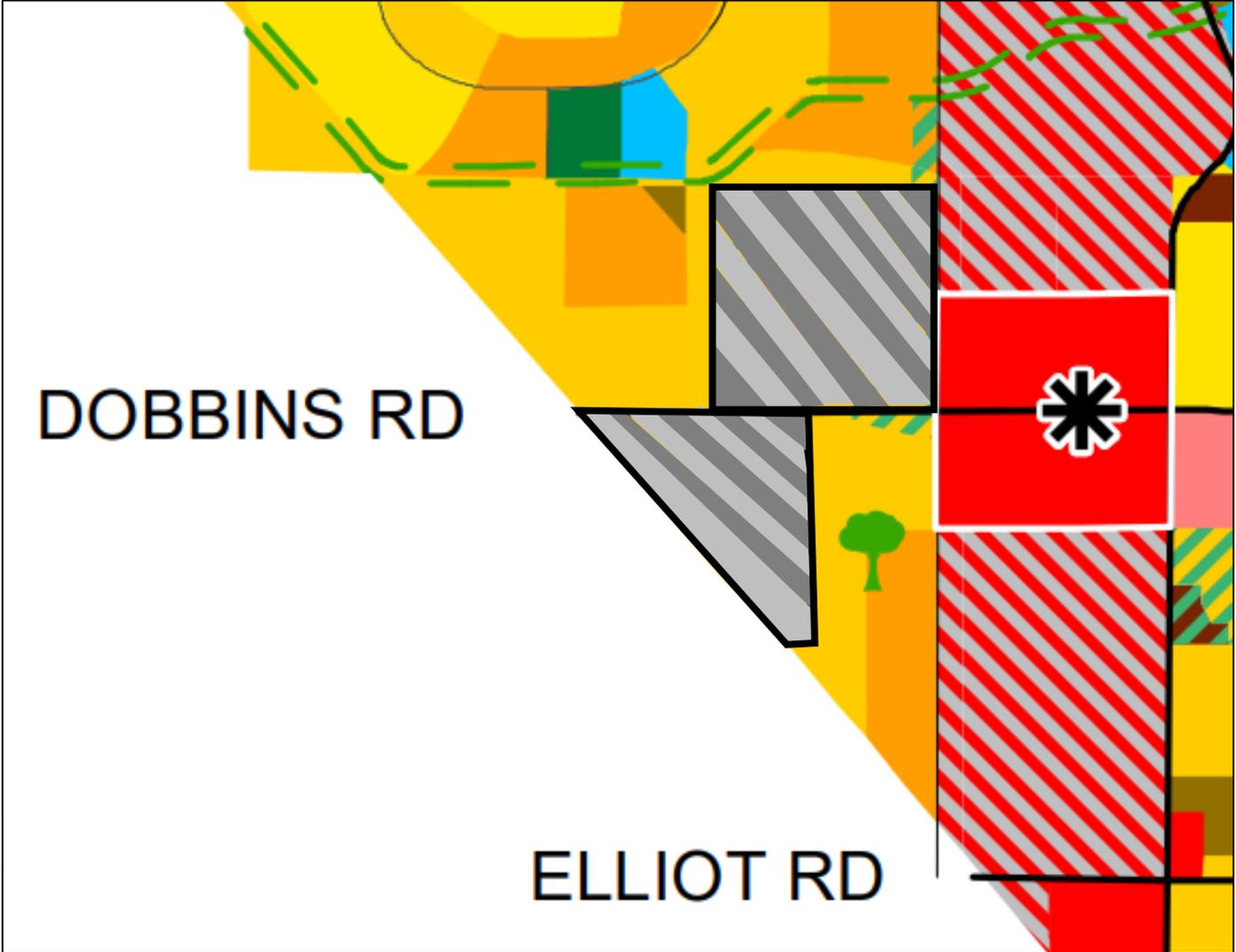
Current General Plan Land Use Designation



LAND USE

- | | | | | |
|--|--|---|----|--|
| | 0 to 1 du/acre - Large Lot | NOTE:
Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment. | | Proposed Park in Area |
| | 1 to 2 du/acre - Large Lot | | | Proposed School in Area |
| | 2 to 3.5 du/acre - Traditional Lot | | R | Resort (See NOTES: below) |
| | 3.5 to 5 du/acre - Traditional Lot | | 10 | Density Cap |
| | 5 to 10 du/acre - Traditional Lot | | | Density Cap Limit |
| | 10 to 15 du/acre - Higher density attached townhouses, condos, or apartments | | | |
| | 15+ du/acre - Higher density attached townhouses, condos, or apartments | | | |
| | Parks/Open Space - Publicly Owned | | | |
| | Parks/Open Space - Privately Owned | | | |
| | Future Parks/Open Space or 1 du/acre | | | |
| | Mixed Use Agricultural | | | |
| | Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre | | | |
| | Commercial | | | |
| | Mixed Use (MU) | | | |
| | Mixed Use (Areas C, D and Northwest Area only) | | | |
| | Industrial | | | |
| | Commerce / Business Park | | | Primary Core |
| | Public/Quasi-Public | | | Secondary Core |
| | Floodplain | | | Canal, Watercourse, Wash |
| | Undesignated Area | | | Existing Railroad |
| | | | | Arterial and Collector Streets |
| | | | | Future Transportation |
| | | | | Light Rail |
| | | | | Laveen Conveyance Channel |
| | | | | Infrastructure Limit Line (North Black Canyon) |

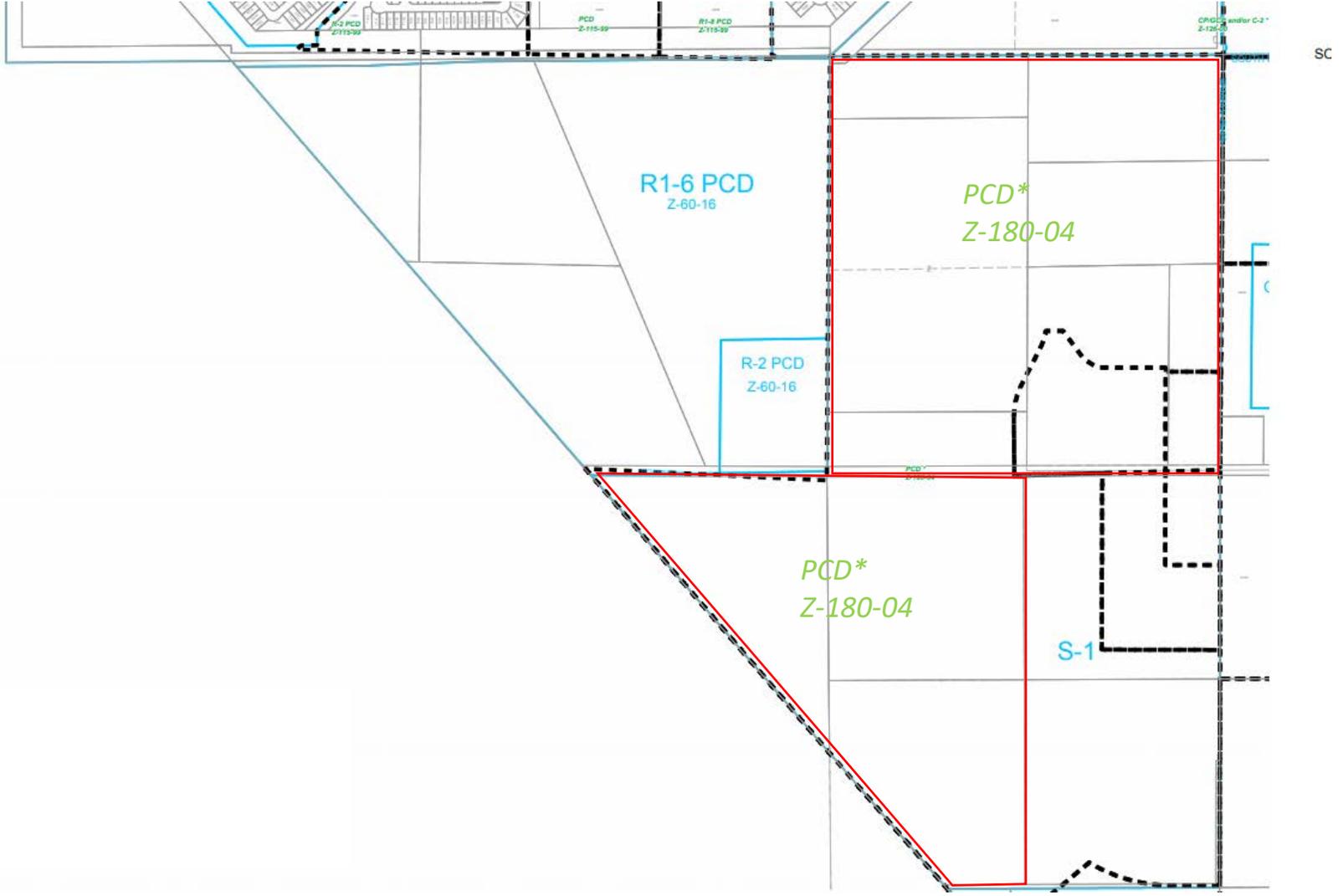
Proposed General Plan Land Use Designation



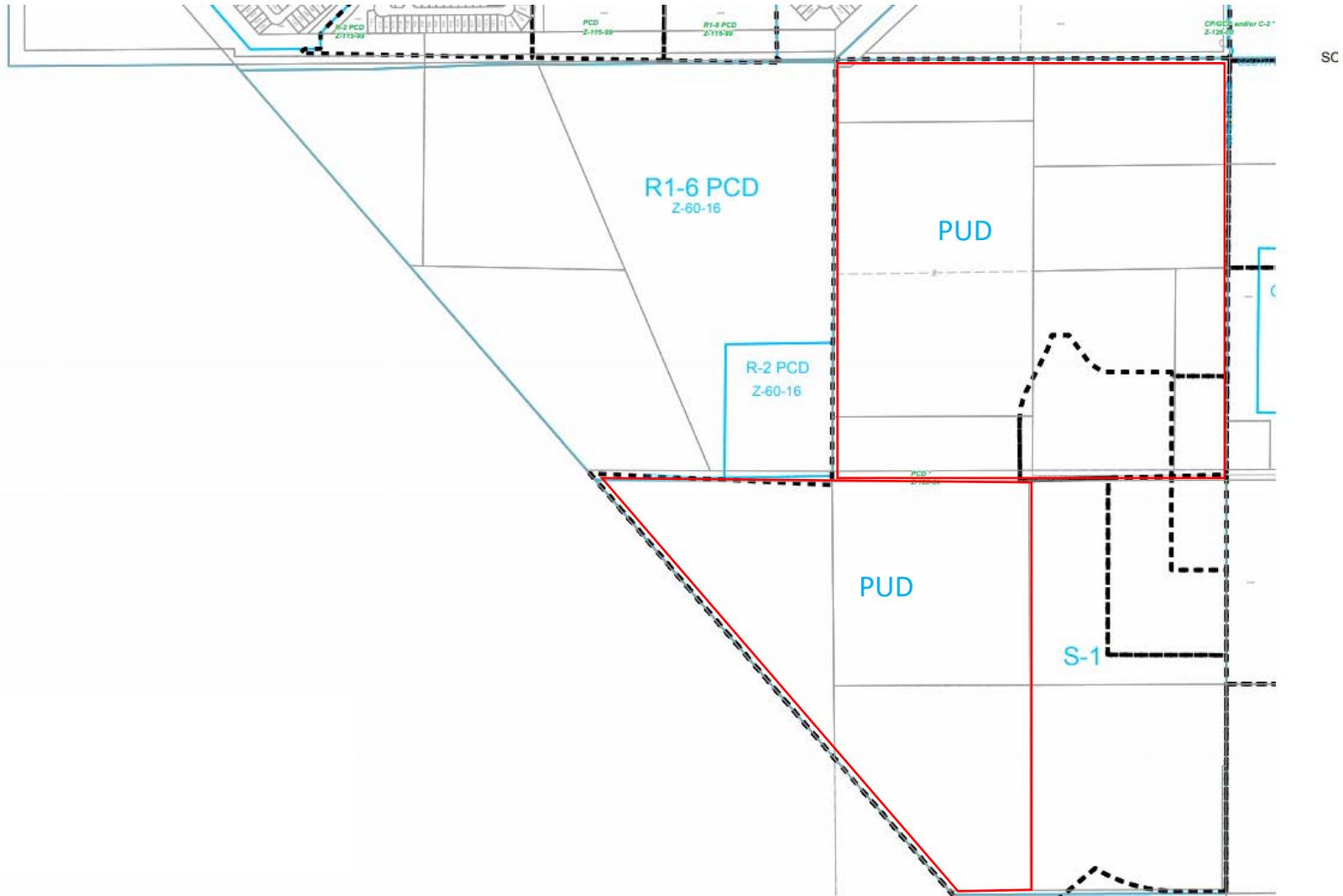
LAND USE

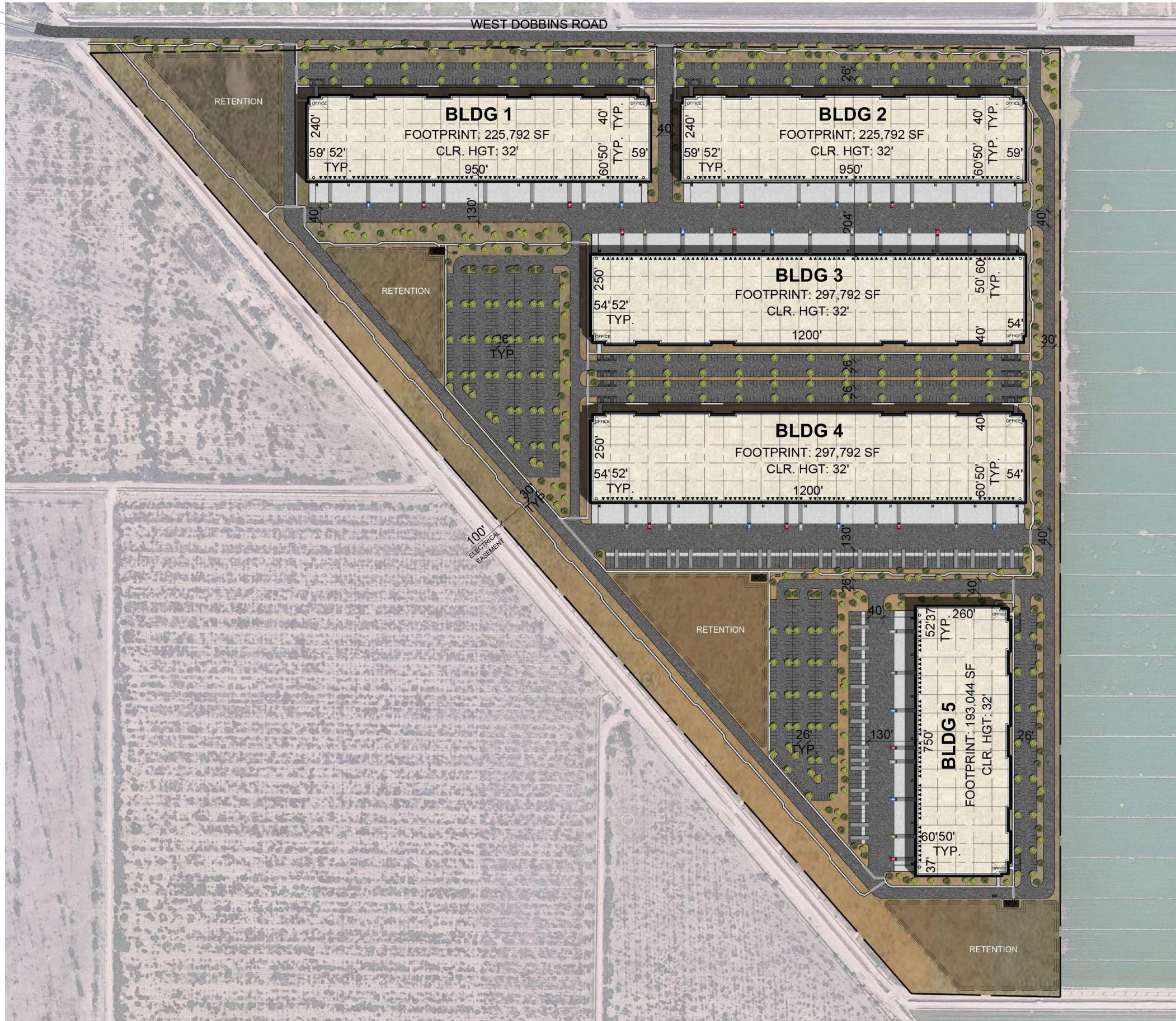
-  0 to 1 du/acre - Large Lot
 -  1 to 2 du/acre - Large Lot
 -  2 to 3.5 du/acre - Traditional Lot
 -  3.5 to 5 du/acre - Traditional Lot
 -  5 to 10 du/acre - Traditional Lot
 -  10 to 15 du/acre - Higher density attached townhouses, condos, or apartments
 -  15+ du/acre - Higher density attached townhouses, condos, or apartments
 -  Parks/Open Space - Publicly Owned
 -  Parks/Open Space - Privately Owned
 -  Future Parks/Open Space or 1 du/acre
 -  Mixed Use Agricultural
 -  Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre
 -  Commercial
 -  Mixed Use (MU)
 -  Mixed Use (Areas C, D and Northwest Area only)
 -  Industrial
 -  Commerce / Business Park
 -  Public/Quasi-Public
 -  Floodplain
 -  Undesignated Area
- NOTE:**
Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment.
-  Proposed Park in Area
 -  Proposed School in Area
 - R Resort (See NOTES: below)
 - 10 Density Cap
 -  Density Cap Limit
-  Primary Core
 -  Secondary Core
 -  Canal, Watercourse, Wash
 -  Existing Railroad
 -  Arterial and Collector Streets
 -  Future Transportation
 -  Light Rail
 -  Laveen Conveyance Channel
 -  Infrastructure Limit Line (North Black Canyon)

Existing Zoning Map



Proposed Zoning Map





This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source: BROKER PLAN



scheme: 01

Conceptual Site Plan

West Dobbins Road
Phoenix, AZ 85339

WARE MALCOMB

PHX21-0030-00
05.18.2021

SHEET
1

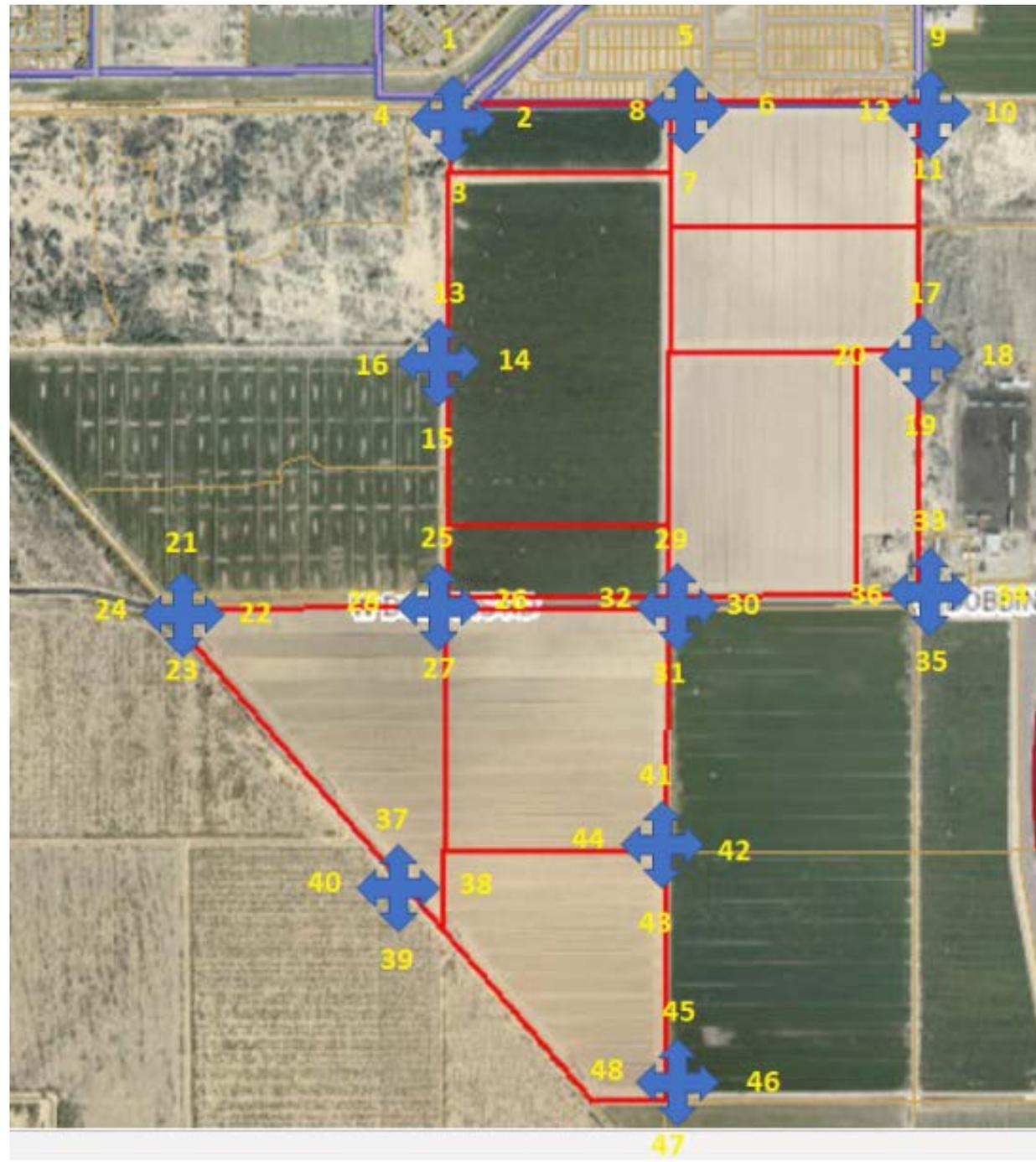
Scannell Properties
Dove Ranch
202 & W. Dobbins, Laveen, AZ

Phase 2
+/- 148 Acres

Phase 1
+/- 91 Acres



Context Plan



1



2



3



4



5



6



7



8



9



10



11



12



13



14



15



16



17



18



19



20



21



22



23



24



25



26



27



28



29



30



31



32



33



34



35



36



37



38



39



40



41



42



43



44



45



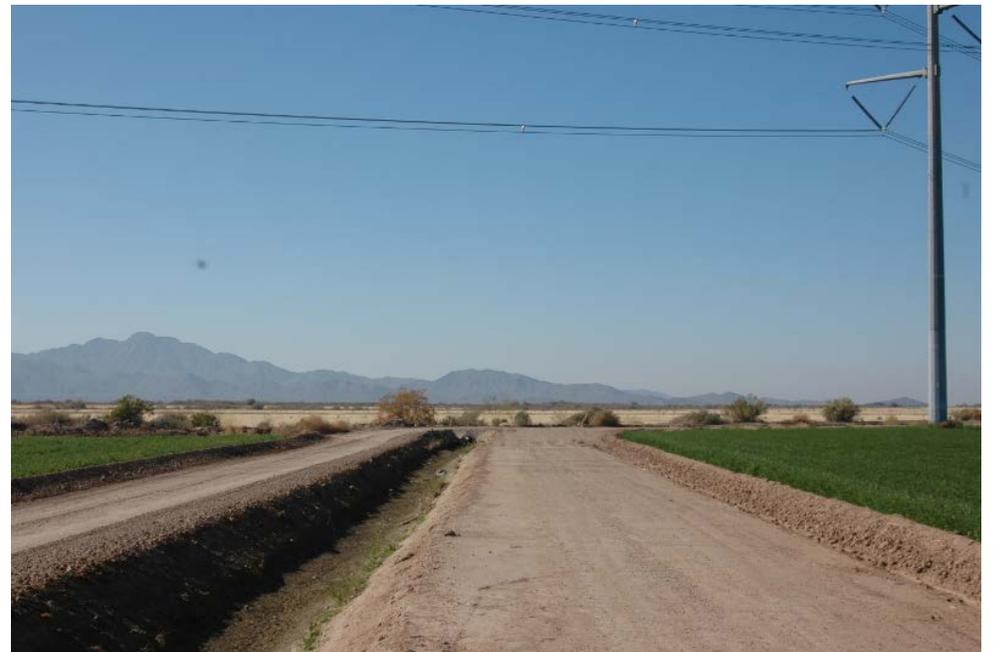
46



47



48





First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1024504-CHI2

File No.: NCS-1024504-CHI2

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

PARCEL NO. 1:

LOT ONE (1), SECTION TWELVE (12), TOWNSHIP ONE (1) SOUTH, RANGE ONE (1) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

FARM UNIT "D", BEING ALSO KNOWN AS LOT SIX (6), OR THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4) AND LOT SEVEN (7), OR THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4) OF SECTION SIX (6), TOWNSHIP ONE (1) SOUTH, RANGE TWO (2) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH THIRTY-THREE (33) FEET, AS CONVEYED TO MARICOPA COUNTY BY DEED RECORDED AS [DOCKET 169, PAGE 18](#); AND

EXCEPT THAT PART CONVEYED IN WARRANTY DEED RECORDED AS [2003-0638294](#) OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION SIX (6), TOWNSHIP ONE (1) SOUTH, RANGE TWO (2) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION;

THENCE NORTH 89°51'35" EAST, A DISTANCE OF 146.24 FEET;

THENCE SOUTH 46°43'27" WEST, A DISTANCE OF 66.73 FEET;

THENCE SOUTH 89°28'20" WEST, A DISTANCE OF 98.02 FEET;

THENCE NORTH 00°27'02" EAST, A DISTANCE OF 46.29 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

FARM UNIT "D", ACCORDING TO THE FARM UNIT PLAT, OR LOTS ONE (1) AND TWO (2), SECTION SEVEN (7), TOWNSHIP ONE (1) SOUTH, RANGE TWO (2) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2 SW1/4) OF SECTION SIX (6), TOWNSHIP ONE (1) SOUTH, RANGE TWO (2) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

EXCEPT THE SOUTH THIRTY-THREE (33) FEET FOR ROAD PURPOSES.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.