

ORDINANCE G-5972

AN ORDINANCE AMENDING THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, CHANGING THE ZONING DISTRICT CLASSIFICATION PREVIOUSLY APPROVED BY ORDINANCE G-5723 FOR THE PARCEL DESCRIBED HEREIN (CASE Z-3-B-10-5) FROM PUD (PLANNED UNIT DEVELOPMENT), PAD-12 (PLANNED AREA DEVELOPMENT), CP/GCP (COMMERCE PARK/GENERAL COMMERCE PARK), R-3 (MULTIPLE-FAMILY RESIDENCE DISTRICT), C-2 (INTERMEDIATE COMMERCIAL), R-4A (MULTIPLE-FAMILY RESIDENCE DISTRICT), C-3 (GENERAL COMMERCIAL), R-3A (MULTIPLE-FAMILY RESIDENCE DISTRICT), R-4 (MULTIPLE-FAMILY RESIDENCE DISTRICT), R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT), C-O (COMMERCIAL OFFICE), R-5 (MULTIPLE-FAMILY RESIDENCE DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT) WITH AN UPDATED DEVELOPMENT NARRATIVE.

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WHEREAS, on June 3, 2014, the City of Phoenix Planning and Development Department received, in compliance with the requirements of the City of Phoenix Zoning Ordinance, Section 506, a written request for rezoning from Mike Curley, Earl, Curley & Lagarde, PC, having authorization to represent the owner, Grand Canyon University, Inc of an approximately 205.62 acre property located in the area generally bounded by 35<sup>th</sup> Avenue on the west, Missouri Avenue on the north, Black

Canyon Freeway on the east, and Camelback Road on the south in a portion of Section 13 and Section 14, Township 2 North, Range 2 East, as described more specifically in Attachment "A", attached hereto and incorporated herein by this reference, and previously approved in Ordinance G-5723; and,

WHEREAS, pursuant to A.R.S. § 9-462.04, the Planning Commission, held a public hearing on November 18, 2014, and at this hearing recommended that the City Council approve this rezoning request with the recommended staff conditions, as modified; and,

WHEREAS, the City Council, at their regularly scheduled meeting held on December 17, 2014, has determined that, in accordance with A.R.S. § 9-462.01.F, this rezoning request, with the appropriate site specific requirements provided in Section 2, is consistent with and conforms to the General Plan, will conserve and promote the public health, safety and general welfare, and should be approved, subject to the conditions herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1: The zoning of an approximately 205.62 acre property located in the area generally bounded by 35<sup>th</sup> Avenue on the west, Missouri Avenue on the north, Black Canyon Freeway on the east, and Camelback Road on the south in a portion of Section 13 and Section 14, Township 2 North, Range 2 East, as described more specifically in Attachment "A", is hereby changed from 110.64 acres of "PUD" (Planned Unit Development), 20.37 acres of "PAD-12" (Planning Area Development), 16.64 acres of "CP/GCP" (Commerce Park/General Commerce Park), 15.59 acres of

“R-3” (Multiple-Family Residence District), 13.86 acres of “C-2” (Intermediate Commercial), 8.24 acres of “R-4A” (Multiple-Family Residence District), 6.54 acres of “C-3” (General Commercial), 5.24 acres of “R-3A” (Multiple-Family Residence District), 5.01 acres of “R-4” (Multiple-Family Residence District), 1.99 acres of “R1-6” (Single Family Residence District), 1.13 acres of “C-O” (Commercial Office) and 0.37 acres of “R-5” (Multiple-Family Residence District) to 205.62 acres of “PUD” (Planned Unit Development) and that the Planning and Development Director is instructed to modify The Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Attachment “B”.

SECTION 2: The specific nature of the subject property and of the rezoning request is more particularly described in case file Z-3-B-10-5, on file with the Planning and Development Department. Due to the site’s specific physical conditions and the use district applied for by the applicant and pursuant to Ordinance G-5723, this rezoning is subject to compliance with the PUD narrative and the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the Grand Canyon University PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 3, 2014, as modified by the following stipulations:
  - a. Page 6, First paragraph: The first sentence shall read: “...C-O (Commercial Office District-Restricted Commercial), CP/GCP (Commerce Park/General Commerce Park) and C-2 (General Commercial) to PUD

- b. Page 6, Second paragraph: The third sentence shall read "Campus enrollment is approximately 11,000 with approximately 14,000 students expected in 2015."
- c. Page 12: "Little Canyon Trail" shall be labeled on the site plan.
- d. Page 17: Surrounding Zoning Districts: Districts for east (of Little Canyon Trail) shall read "R-3, R-4, C-2 SP".
- e. Page 19: Property previously zoned as PUD shall be labeled as "Existing PUD".
- f. Page 21: Minimum Building Setbacks: "Adjacent to Existing Residential" shall read "Adjacent to Residential Zoning Districts".
- g. Page 21: Minimum Building Setbacks: "Adjacent to Existing Non-Residential" shall read "Adjacent to Non-Residential Zoning Districts".
- h. Page 21: Minimum Building Setbacks: Adjacent to Little Canyon Trail shall read "Adjacent to Little Canyon Trail: 34 feet (measured west from the easterly line of the trail, trail is approximately 10 feet wide, canal is approximately 14 feet wide)".
- i. Page 21: Maximum Building Height: Building stepback requirement (a) shall read: There shall be a 20 foot maximum BUILDING height within AT THE 20 feet FOOT SETBACK LINE of ALONG Missouri Avenue or a residential zoning district, which THE BUILDING height may be increased two feet for each additional one foot of building setback to the maximum permitted height".
- j. Page 21: MAXIMUM BUILDING HEIGHT: BUILDING STEPBACK REQUIREMENT (A) (B) SHALL READ: THERE SHALL BE A 20 FOOT MAXIMUM BUILDING HEIGHT WITHIN AT THE 10 FEET FOOT SETBACK LINE OF ADJACENT TO A RESIDENTIAL ZONING DISTRICT IN THE INTERIOR OF THE PROJECT BOUNDARIES, WHICH. THE BUILDING HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT".

- jk. Page 21: Required Parking: Arena parking ratio should read: "1 space:4 arena seats"
- jk. Page 22: Provided Parking: PUD Temporary Lots shall read "PUD Lots".
- lm. Page 22: Minimum Landscape Setbacks/Standards: "Adjacent to Residential" shall read "Adjacent to Residential Zoning Districts".
- mn. Page 22: Minimum Landscape Setbacks/Standards: Adjacent to Non-Residential shall read "Adjacent to Non-Residential Zoning Districts".
- no. Page 23: Landscape Setbacks: Note shall read "Open wrought iron fences up to 8 feet in height are permitted on property lines and subject to setback requirements where not prohibited by Section 31-13 of the City Code".
- op. Page 24: Building Setbacks: Note shall read "Open wrought iron fences up to 8 feet in height are permitted on property lines and subject to setback requirements where not prohibited by Section 31-13 of the City Code".
- pq. Page 25: Building and Landscape setback and stepback – along Missouri diagram date stamped October 13, 2014 (Attachment C) shall be inserted in Missouri Avenue section.
- qr. Page 26: Little Canyon Trail: The second paragraph shall read: "The required building setback west of the Little Canyon Trail shall not be less than 34 feet as measured from the east property line of the Trail easement. Additionally, buildings east of the trail shall maintain a 10 foot setback from the east property line of the trail easement. For buildings west of the trail, there shall be a 34 foot maximum BUILDING height within AT THE 34 feet FOOT SETBACK LINE of ADJACENT TO a residential zoning district, which THE BUILDING height may be increased two feet for each additional one foot of building setback to the maximum permitted height".
- rs. Page 26: Building setbacks along Little Canyon Trail diagram date stamped October 13, 2014 (Attachment D) shall be inserted in Little Canyon Trail section.
- st. Page 29: Shade standards: The last paragraph shall read "New construction on the GCU campus shall comply with the shade

standards set forth in Section 507 Tab A of the Phoenix Zoning Ordinance.”

tu. Page 37: Little Canyon Trail: The section shall read:

“The Little Canyon Canal is an historic channel that predates the Salt River Project canal system seen elsewhere in the valley. The canal is a relatively narrow channel that transitions to an underground vault on either side of the university campus.

Several easements are currently in place along this perimeter, including utility easements and a multiuse trail easement. The alignment of the canal represents a segment in the Metropolitan Bike Path system (see attached exhibit from the Maricopa Association of Governments “Bike ways” map), and a community amenity. The City of Phoenix recently approved a Public Art Project that aims to improve the canal between Missouri Avenue and Camelback Road, and capitalize on its capacity to serve as a walking and bike path for area neighbors.

Improvements created a heavily landscaped multiuse path on the western bank of the canal on university property. As such, the university has agreed to provide annual funds to maintain these improvements that include a meandering path of concrete and decorative concrete, groundcover and shrubs including white lantana, desmettiana and blue grama grasses, along with a tree canopy of pistache, palo verde and sissoo trees placed 30 feet on center to provide shade and screening. A landscaped terminus is provided at the Colter Street cul-de-sac as an amenity to the adjacent neighborhood.

These improvements provide a welcome amenity to the neighborhood, and also provide a superior screening element between the campus and multifamily properties to the east. The extent of these improvements varies along the canal alignment, but is generally between 30 and 40 feet deep. The practical effect on the immediately surrounding neighbors will be to provide a superior buffer between educational and residential uses that will help mitigate any possible negative effects on adjacent property owners.

As redevelopment occurs, parking will be moved to the perimeter of campus and automobile commuters will exit their cars along the periphery of campus and walk to their internal destinations.”

~~2. The applicant shall submit a Traffic Impact Study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by the Planning and Development Department and the Street Transportation Department.~~

2. THE APPLICANT SHALL COMPLY WITH THE RECOMMENDATION OF THE APPROVED *GRAND CANYON UNIVERSITY 2014 PUD UPDATE TRAFFIC IMPACT ANALYSIS* DATED NOVEMBER 7, 2014. THE FOLLOWING STIPULATIONS SHALL BE COMPLETED AS A CONDITION OF THE PUD APPROVAL :

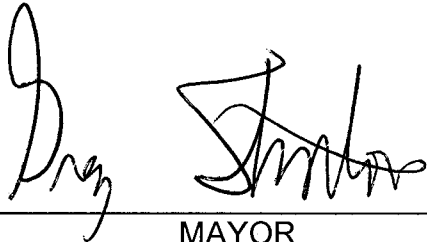
- a. DEVELOPER SHALL SUBMIT A SIGNED FINANCIAL COMMITMENT LETTER AND DEPOSIT AN ESCROW CHECK IN THE AMOUNT OF SIXTY THOUSAND DOLLARS WITH THE STREET TRANSPORTATION DEPARTMENT TO BE UTILIZED FOR FUTURE SIGNAL AND CORRIDOR ANALYSIS AS NEEDED.
- b. CONSTRUCT TRAFFIC CALMING AS APPROVED BY THE TRAFFIC OPERATIONS SECTION OF THE STREET TRANSPORTATION DEPARTMENT ON COLTER STREET, 30TH DRIVE AND MISSOURI AVENUE.
- c. COLLECT TRAFFIC VOLUME AND SPEED DATA ON SURROUNDING CAMPUS STREETS AT LEAST ONCE PER ACADEMIC YEAR.
- d. RESTRICT LEFT TURNS OUT FROM THE 34TH AVENUE AND CAMELBACK ROAD ACCESS POINT DURING THE PM PEAK HOUR.
- e. CLOSE GATE ACCESS AT THE 32ND AVENUE ACCESS POINT TO TRAFFIC NOT RELATED TO EVENTS, BUSES OR DELIVERIES.
- f. RESTRICT LEFT TURNS OUT FROM THE 35TH AVENUE AND CAMPUS CIRCULATOR ROAD ACCESS POINT DURING THE PM PEAK HOUR.
- g. MODIFY THE STRIPING TO THE 31ST AVENUE AND CAMELBACK ROAD INTERSECTION PER THE TRAFFIC IMPACT ANALYSIS TO ENHANCE OPERATION.

h. DEVELOPER TO UPGRADE THE TRAFFIC SIGNAL AT 33RD AVENUE AND CAMELBACK ROAD TO PROVIDE DUAL SOUTHBOUND LEFT-TURN LANES AND ALLOW FOR A PROTECTED/PERMITTED EASTBOUND LEFT-TURN PHASE.

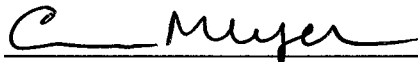
SECTION 3: If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 17th day of December, 2014.




  
MAYOR


ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
Acting City Attorney pm

REVIEWED BY:

  
City Manager

PL:tml:1159289v1(CM#78) (Item 133) 12/17/14

Attachments:

- A - Legal Description (16 Pages)
- B - Ordinance Location Map (1 Page)



ATTACHMENT A

LEGAL DESCRIPTION FOR Z-3-B-10-5

**PARCEL NO. 1 (35TH & CAMELBACK CAMPUS):**

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF PHOENIX BRASS CAP IN HAND HOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 14, FROM WHICH A CITY OF PHOENIX BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 14 BEARS NORTH 89°55'51" WEST, 2621.08 FEET; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 NORTH 00°06'04" EAST, 638.66 FEET TO A ½" REBAR WITH CAP STAMPED "LS 48510" MARKING THE SOUTHEAST CORNER OF THAT PARCEL AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2010-0043322, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE NORTH 00°06'04" EAST, 688.55 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3, PLAT OF "HOMELAND" AS RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE SOUTHEAST CORNER OF A PARCEL AS DESCRIBED IN DOCKET 8422, PAGE 181, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID CORNER BEING MARKED BY A ½" REBAR WITH CAP STAMPED "LS 48510", AND ALSO BEING THE BEGINNING OF A NON-TANGENT 25.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH, SAID CURVE BEING TANGENT TO THE NORTH LINE OF SAID LOT 1, OF WHICH THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°01'44" WEST, 25.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38°12'17", AN ARC LENGTH OF 16.67 FEET TO A ½" REBAR WITH CAP STAMPED "LS 48510" AND THE POINT OF REVERSE CURVATURE OF A 45.00 FOOT RADIUS CURVE CONCAVE TO THE EAST;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 256°25'35", AN ARC LENGTH OF 201.40 FEET TO A ½" REBAR WITH CAP STAMPED "LS 48510" AND THE POINT OF REVERSE CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 38°21'29", AN ARC LENGTH OF 16.74 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND THE SOUTHWEST CORNER OF LOT 1, PLAT OF "COLTER OFFICE COMPLEX" AS FILED IN BOOK 1117, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID CORNER BEING MARKED BY A ½" REBAR WITH CAP STAMPED "LS 48510";

THENCE SOUTH 89°59'35" EAST, 297.51 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID CORNER BEING MARKED BY A ½" REBAR WITH CAP STAMPED "LS 48510";

THENCE NORTH 00°10'43" EAST, 942.00 FEET ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINES OF LOTS 4 AND 6, PLAT OF "HOMESITE TRACTS" AS FILED IN BOOK 18 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA, TO THE NORTH LINE OF SAID LOT 6;

THENCE SOUTH 89°58'57" WEST, 298.79 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO THE NORTHWEST CORNER OF SAID LOT 6, SAID CORNER LYING ON SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 14;

THENCE NORTH 00°06'04" EAST, 133.95 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 180 FEET OF LOT 8, SAID PLAT OF "HOMESITE TRACTS";

THENCE NORTH 89°58'09" EAST, 298.97 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID LOT 8;

THENCE NORTH 00°10'43" EAST, 150.00 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 30.00 FEET OF SAID LOT 8;

THENCE SOUTH 89°58'09" WEST, 259.17 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WEST 40.00 FEET OF SAID LOT 8;

THENCE SOUTH 00°06'04" WEST, 10.00 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 40.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH 89°58'09" WEST, 40.00 FEET ALONG SAID SOUTH LINE TO SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 14;

THENCE SOUTH 89°58'09" WEST, 430.00 FEET ALONG THE SOUTH LINE OF THE NORTH 40.00 FEET OF SAID SOUTHWEST QUARTER OF SECTION 14 TO A POINT IN THE WEST LINE OF THE EAST 430.00 FEET OF SAID SOUTHWEST QUARTER OF SECTION 14, SAID POINT BEING MARKED BY A CHISELED 'X' IN CONCRETE;

THENCE SOUTH 00°06'04" WEST, 670.21 FEET ALONG SAID WEST LINE TO A POINT IN THE SOUTH LINE OF THAT PARCEL AS DESCRIBED IN THAT CERTAIN WARRANTY DEED FILED IN DOCKET 9110, PAGE 55, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING MARKED WITH A 1/2" REBAR WITH CAP STAMPED "LS 48510";

THENCE NORTH 89°58'50" WEST, 886.23 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF THE PLAT OF "QUATROS (AMENDED)" AS FILED IN BOOK 148, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00°02'13" EAST, 679.43 FEET ALONG THE EAST LINE OF SAID PLAT TO THE SOUTH RIGHT OF WAY LINE OF MISSOURI AVENUE, BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED "LS 12213";

THENCE SOUTH 89°58'09" WEST, 1263.06 FEET ALONG SAID RIGHT OF WAY LINE TO AN ANGLE POINT, BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED "RLS 48510";

THENCE SOUTH 44°53'24" WEST, 19.77 FEET TO AN ANGLE POINT, BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED "RLS 48510";

THENCE SOUTH 00°11'02" EAST, 1084.75 FEET ALONG THE EAST LINE OF THE WEST 40.00 FEET OF SAID SOUTHWEST QUARTER AND THE EASTERLY RIGHT OF WAY LINE OF 35TH AVENUE TO THE NORTHWEST CORNER OF THAT PARCEL AS DESCRIBED IN DOCUMENT NUMBER 2012-0023184, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID CORNER BEING MARKED WITH A 1/2" REBAR WITH CAP STAMPED "RLS 48510";

THENCE NORTH 89°48'58" EAST, 80.00 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL, SAID CORNER BEING MARKED WITH A 1/2" REBAR WITH CAP STAMPED "RLS 48510";

THENCE SOUTH 00°11'02" EAST, 170.00 FEET ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID CORNER BEING MARKED WITH A 1/2" REBAR WITH CAP STAMPED "RLS 48510";

THENCE SOUTH 89°48'58" WEST, 80.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL AND THE SOUTH LINES OF THOSE PARCELS AS DESCRIBED IN DOCKET 11058, PAGE 1231, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BOOK 235, PAGE 383, RECORDS OF MARICOPA COUNTY, ARIZONA, TO A POINT IN SAID EASTERLY RIGHT OF WAY LINE OF 35<sup>TH</sup> AVENUE AND THE EASTERLY LINE OF SAID PARCEL NUMBER ONE DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED FILED IN DOCKET 10860, PAGE 502, SAID POINT BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED "RLS 48510";

THENCE SOUTH 00°11'02" EAST, 20.51 FEET ALONG SAID RIGHT OF WAY LINE AND THE EAST LINE OF SAID PARCEL NUMBER ONE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14 AND THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED FILED IN DOCKET 2865, PAGE 98, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE CONTINUING SOUTH 00°11'02" EAST, 629.26 FEET ALONG THE EAST LINE OF SAID PARCEL AND ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE NORTH LINE OF THE SOUTH 690 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 14, FROM WHICH SAID POINT A 1/2 INCH REBAR WITNESS CORNER WITH CAP STAMPED "LS 48510 W.C." BEARS SOUTH 89°55'51" EAST, 2.00 FEET;

THENCE SOUTH 89°55'51" EAST, 650.01 FEET ALONG SAID NORTH LINE AND THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2006-1202438, RECORDS OF MARICOPA COUNTY, ARIZONA, TO THE NORTHEAST CORNER OF SAID PARCEL AND THE NORTHEAST CORNER OF THE SOUTH 690 FEET OF THE WEST 690 FEET OF SAID SOUTHWEST QUARTER, SAID CORNER BEING MARKED BY A 1/2" REBAR;

THENCE SOUTH 00°11'02" EAST, 650.01 FEET ALONG THE EAST LINE OF THE WEST 690 FEET OF SAID SOUTHWEST QUARTER TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CAMELBACK ROAD AND THE NORTHERLY LINE OF THAT PARCEL AS DESCRIBED IN SAID QUIT CLAIM DEED FILED IN DOCKET 2865, PAGE 98, SAID POINT BEING MARKED BY A 1/2" IRON PIPE;

THENCE SOUTH 89°55'51" EAST, 568.63 FEET ALONG SAID NORTHERLY LINE OF SAID PARCEL AND ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF PARCEL NUMBER TWO DESCRIBED IN SAID QUIT CLAIM DEED FILED IN DOCKET 10860, PAGE 502, SAID CORNER BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED "RLS 48510";

THENCE NORTH 45°00'49" EAST, 16.95 FEET ALONG THE NORTH LINE OF SAID PARCEL NUMBER TWO AND SAID NORTHERLY RIGHT OF WAY LINE TO AN ANGLE POINT, SAID ANGLE POINT BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED "RLS 48510";

THENCE SOUTH 89°55'51" EAST, 229.00 FEET ALONG SAID NORTH LINE OF SAID PARCEL NUMBER TWO AND SAID NORTHERLY RIGHT OF WAY LINE TO AN ANGLE POINT, BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED "LS 35832";

THENCE SOUTH 86°07'03" EAST, 180.42 FEET ALONG SAID NORTH LINE OF SAID PARCEL NUMBER TWO AND SAID NORTHERLY RIGHT OF WAY LINE TO AN ANGLE POINT, BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED "LS 35832";

THENCE SOUTH 89°55'51" EAST, 511.64 FEET ALONG SAID NORTH LINE OF SAID PARCEL NUMBER TWO AND SAID NORTHERLY RIGHT OF WAY LINE TO A POINT IN THE WEST LINE OF THE EAST 430.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 14, SAID POINT BEING MARKED BY A PK NAIL WITH TAG STAMPED "LS 48510";

THENCE NORTH 00°06'04" EAST, 598.80 FEET ALONG SAID WEST LINE AND ALONG THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN THAT CERTAIN WARRANTY DEED FILED IN DOCKET 7870, PAGE 557, RECORDS OF MARICOPA COUNTY, ARIZONA, TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2010-0043322, SAID CORNER BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED "RLS 48510";

THENCE ALONG THE SOUTH LINE OF SAID PARCEL SOUTH 89°54'46" EAST, 430.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 5,666,480 SQUARE FEET OR 130.084 ACRES, MORE OR LESS.

**PARCEL NO. 2 (COLTER STREET PROPERTY):**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF PHOENIX BRASS CAP IN HAND HOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 14, FROM WHICH A CITY OF PHOENIX BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 14 BEARS SOUTH 89°56'34" EAST, 2621.76 FEET; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTH 89°56'34" EAST, 491.59 FEET; THENCE NORTH 00°03'26" EAST, 40.00 FEET TO THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 40.00 FEET OF SAID SOUTHEAST QUARTER, SAID NORTH LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF CAMELBACK ROAD, AND THE WEST LINE OF LOT 12, BLOCK 3, PLAT OF "HOMELAND", AS FILED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID INTERSECTION BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED "RLS 48510" AND BEING THE POINT OF BEGINNING;

THENCE NORTH 00°08'54" EAST, 621.32 FEET ALONG THE WEST LINE OF SAID LOT 12 TO THE NORTHWEST CORNER OF SAID LOT 12, SAID CORNER BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED "RLS 48510";

THENCE NORTH 89°58'04" WEST, 328.06 FEET ALONG THE SOUTH LINE OF LOTS 3 AND 2, BLOCK 3, SAID PLAT OF "HOMELAND" TO THE SOUTHWEST CORNER OF SAID LOT 2, SAID CORNER BEING MARKED BY MAG NAIL WITH WASHER STAMPED "LS 48510";

THENCE NORTH 00°06'59" EAST, 666.17 FEET ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF SAID LOT 2, FROM WHICH SAID CORNER A MAG NAIL WITNESS CORNER WITH WASHER STAMPED "LS 48510 WC 11FT" BEARS NORTH 00°06'59" EAST, 11.00 FEET;

THENCE SOUTH 89°59'35" EAST, 189.21 FEET ALONG THE NORTH LINE OF SAID LOT 2 AND THE NORTH LINE OF LOT 2, PLAT OF "COLTER COMMONS", AS FILED IN BOOK 1089, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA, TO THE NORTHEAST CORNER OF SAID LOT 2 OF "COLTER COMMONS", SAID CORNER BEING MARKED BY A 1/2" REBAR WITH RED CAP STAMPED "RLS 31020 GOETZ";

THENCE SOUTH 00°07'56" WEST, 157.57 FEET ALONG THE PROPERTY LINE COMMON TO SAID LOT 2 AND LOT 1, SAID PLAT OF "COLTER COMMONS", TO AN ANGLE POINT, SAID ANGLE POINT BEING MARKED BY A PK NAIL WITH WASHER STAMPED "RLS 31020 GOETZ";

THENCE NORTH 89°57'53" EAST, 111.47 FEET ALONG SAID PROPERTY LINE TO AN ANGLE POINT, SAID ANGLE POINT BEING MARKED BY A 1/2" REBAR WITH RED CAP STAMPED "RLS 31020 GOETZ";

THENCE SOUTH 40°41'03" EAST, 40.71 FEET ALONG SAID PROPERTY LINE TO AN ANGLE POINT, SAID ANGLE POINT BEING MARKED BY A PK NAIL WITH WASHER STAMPED "RLS 31020 GOETZ";

THENCE SOUTH 00°01'08" EAST, 142.12 FEET ALONG SAID PROPERTY LINE TO AN ANGLE POINT, SAID ANGLE POINT BEING MARKED BY A PK NAIL WITH WASHER STAMPED "RLS 31020 GOETZ";

THENCE NORTH 89°58'06" EAST, 164.78 FEET ALONG SAID PROPERTY LINE TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID CORNER BEING MARKED BY A 1/2" REBAR WITH RED CAP STAMPED "RLS 31020 GOETZ";

THENCE NORTH 00°09'50" EAST, 330.37 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1, SAID CORNER BEING MARKED BY A 1/2" REBAR WITH RED CAP STAMPED "RLS 31020 GOETZ";

THENCE SOUTH 89°59'35" EAST, 458.42 FEET ALONG THE NORTH LINE OF LOT 5, 6, AND 7, BLOCK 3, SAID PLAT OF "HOMELAND" TO THE EAST LINE OF THE WEST 130 FEET OF SAID LOT 7;

THENCE SOUTH 00°11'43" WEST, 666.59 FEET ALONG THE EAST LINE OF THE WEST 130 FEET OF SAID LOT 7 AND LOT 8, BLOCK 3, SAID PLAT OF "HOMELAND" TO THE NORTH LINE OF LOT 15, BLOCK 3, SAID PLAT OF "HOMELAND";

THENCE SOUTH 89°58'04" EAST, 34.03 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 15;

THENCE SOUTH 00°12'44" WEST, 488.00 FEET ALONG THE EAST LINE OF SAID LOT 15 TO A POINT ON THE SOUTH LINE OF THE NORTH 488 FEET OF LOT 16 OF SAID PLAT OF "HOMELAND";

THENCE SOUTH 89°58'04" EAST, 133.91 FEET TO THE EAST LINE OF SAID LOT 16 AND THE WEST RIGHT OF WAY LINE OF 29TH AVENUE;

THENCE SOUTH 00°13'37" WEST, 123.67 FEET TO THE NORTH LINE OF THAT PARCEL AS DESCRIBED IN DOCKET 9174, PAGE 788, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID NORTH LINE ALSO BEING THE NORTH RIGHT OF WAY LINE OF CAMELBACK ROAD;

THENCE NORTH 89°56'34" WEST, 60.00 FEET ALONG SAID NORTH LINE AND SAID RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF THE EAST 60.00 FEET OF SAID LOT 16;

THENCE SOUTH 00°13'37" WEST, 10.00 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTH 40.00 FEET OF SAID SOUTHEAST QUARTER, SAID NORTH LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF CAMELBACK ROAD;

THENCE NORTH 89°56'34" WEST, 729.29 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 981,545 SQUARE FEET OR 22.533 ACRES, MORE OR LESS.

**PARCEL NO. 3 (27TH AVENUE PROPERTY):**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF PHOENIX BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 13, FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 13 BEARS NORTH 89°28'56" EAST, 2604.62 FEET; THENCE NORTH 89°28'56" EAST, 325.01 FEET TO THE EAST LINE OF THE WEST 324.97 FEET OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°20'47" EAST, 42.00 FEET ALONG SAID EAST LINE TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 42 FEET OF SAID SOUTHWEST QUARTER, SAID NORTH LINE BEING THE NORTH RIGHT OF WAY LINE OF CAMELBACK ROAD AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°20'47" EAST, 224.66 FEET TO THE NORTH LINE OF THE SOUTH 266.64 FEET OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 89°28'56" WEST, 285.00 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST 40 FEET OF SAID SOUTHWEST QUARTER, SAID EAST LINE BEING THE EAST RIGHT OF WAY LINE OF 27TH AVENUE;

THENCE NORTH 00°20'47" EAST, 507.48 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF PARCEL NO. 4, AS DESCRIBED IN THAT CERTAIN DEED RECORDED UNDER DOCUMENT NUMBER 1997-0068316, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID CORNER ALSO BEING COINCIDENT WITH THE SOUTH LINE OF PARCEL 'A' AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED UNDER DOCUMENT NUMBER 2013-0272283, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89°31'06" WEST, 40.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'A' TO THE SOUTHWEST CORNER OF SAID PARCEL 'A', SAID CORNER BEING COINCIDENT WITH THE WEST LINE OF SAID SECTION 13;

THENCE NORTH 00°20'47" EAST, 520.05 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID PARCEL 'A';

THENCE NORTH 89°31'06" EAST, 40.00 FEET ALONG THE NORTH LINE OF SAID PARCEL 'A' TO AN ANGLE POINT IN THE NORTH LINE OF SAID PARCEL 'A', ALSO BEING THE NORTHWEST CORNER OF A TRIANGLE PARCEL AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1987-510237, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00°20'47" WEST, 5.00 FEET ALONG THE PROPERTY LINE OF SAID PARCEL 'A' TO THE SOUTHWEST CORNER OF SAID TRIANGLE PARCEL, SAID CORNER BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED "SPRINGER LS 34399";

THENCE NORTH 44°55'57" EAST, 7.12 FEET ALONG SAID PROPERTY LINE AND THE SOUTHEASTERLY LINE OF SAID TRIANGLE PARCEL TO THE NORTHEAST CORNER OF SAID TRIANGLE PARCEL, SAID CORNER BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED "STUSSY RLS 37259";

THENCE NORTH 89°31'06" EAST, 1259.63 FEET ALONG THE NORTH LINES OF SAID PARCEL 'A' AND PARCEL 'B' AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED UNDER DOCUMENT NUMBER 2013-0272284, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID NORTH LINES ALSO BEING THE SOUTH RIGHT OF WAY LINE OF COLTER STREET, TO THE NORTHEAST CORNER OF SAID PARCEL 'B', SAID CORNER BEING MARKED BY A 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "RLS 48510", AND SAID CORNER BEING COINCIDENT WITH THE WEST RIGHT OF WAY LINE OF BLACK CANYON HIGHWAY (I-17) AND THE WESTERLY LINE OF A PARCEL AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCKET 273, PAGE 112, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00°26'59" WEST, 292.07 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE, SAID ANGLE POINT BEING MARKED BY A MAG NAIL WITH BRASS WASHER STAMPED "LS 48510";

THENCE SOUTH 06°08'29" WEST, 933.80 FEET ALONG SAID RIGHT OF WAY LINE TO THE NORTHERLY CORNER OF THAT CERTAIN PARCEL AS DESCRIBED IN DOCUMENT NUMBER 1999-0161426, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 34°40'18" WEST, 21.51 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 40.31 FEET, FROM WHICH BEGINNING THE RADIUS POINT BEARS NORTH 39°35'21" WEST;

THENCE WESTERLY 26.46 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°36'35" TO THE WEST CORNER OF SAID PARCEL AND THE NORTH LINE OF THAT PARCEL AS DESCRIBED IN DOCKET 14630, PAGE 58, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 88°01'14" WEST, 122.75 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE WEST LINE OF THAT PARCEL AS DESCRIBED IN DOCKET 4834, PAGE 206, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 06°08'29" WEST, 2.02 FEET ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE SOUTH 89°28'56" WEST, 725.57 FEET ALONG THE NORTH LINE OF THE SOUTH 42.00 FEET OF SAID SOUTHWEST QUARTER AND THE NORTH RIGHT OF WAY LINE OF CAMELBACK ROAD TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2000-0945122, RECORDS OF MARICOPA COUNTY, ARIZONA, AS PARCEL NO. 1 AND PARCEL NO. 2, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE BLACK CANYON HIGHWAY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;

THENCE NORTH 89 DEGREES 57 MINUTES 40 SECONDS EAST 630.00 FEET;

THENCE NORTH 00 DEGREES 49 MINUTES 40 SECONDS EAST 42.00 FEET TO THE POINT OF BEGINNING;



THENCE NORTH 00 DEGREES 47 MINUTES 46 SECONDS EAST 428.04 FEET;  
THENCE NORTH 89 DEGREES 57 MINUTES 18 SECONDS EAST 59.84 FEET;  
THENCE SOUTH 00 DEGREES 38 MINUTES 56 SECONDS WEST 123.83 FEET;  
THENCE SOUTH 00 DEGREES 50 MINUTES 22 SECONDS WEST 304.21 FEET;  
THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS WEST 59.94 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE BLACK CANYON HIGHWAY, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;

THENCE NORTH 89 DEGREES 57 MINUTES 40 SECONDS EAST 792.26 FEET;

THENCE NORTH 00 DEGREES 45 MINUTES 56 SECONDS EAST 41.97 FEET TO A CORNER POINT ON DEED RECORDED AS 86-531860, OF OFFICIAL RECORDS AND THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 45 MINUTES 56 SECONDS EAST 302.59 FEET;

THENCE NORTH 00 DEGREES 45 MINUTES 56 SECONDS EAST 125.45 FEET TO A POINT ON A NORTH LINE ON DEED RECORDED AS 86-531860, OF OFFICIAL RECORDS;

THENCE NORTH 89 DEGREES 57 MINUTES 18 SECONDS EAST 458.35 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE BLACK CANYON HIGHWAY (INTERSTATE HIGHWAY 17);

THENCE SOUTH 06 DEGREES 34 MINUTES 57 SECONDS WEST 40.06 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 52 SECONDS WEST 276.80 FEET;

THENCE SOUTH 03 DEGREES 19 MINUTES 27 SECONDS WEST 159.56 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 45 SECONDS WEST 15.03 FEET;

THENCE SOUTH 04 DEGREES 08 MINUTES 50 SECONDS WEST 229.17 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS WEST 141.84 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,385,850 SQUARE FEET OR 31.815 ACRES, MORE OR LESS.

**PARCEL NO. 4 (EAST OF 30TH DRIVE):**

UNITS 1 THROUGH 71, INCLUSIVE, COLTER MEADOWS CONDOMINIUMS, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED MARCH 26, 1985 IN DOCUMENT NO. 85-130175, AND RERECORDED APRIL 29, 1985 IN DOCUMENT NO. 85-190910, AND PLAT RECORDED IN BOOK 280 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH EACH UNITS UNDIVIDED INTEREST IN AND TO THE COMMON AREAS, AS SET FORTH IN SAID DECLARATION AND DESIGNATED ON SAID PLAT; AND

TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF PHOENIX BRASS CAP IN HAND HOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 14, FROM WHICH A CITY OF PHOENIX BRASS CAP FLUSH MARKING THE CENTER SECTION CORNER OF SAID SECTION 14 BEARS NORTH 00°06'04" EAST, 2643.03 FEET;

THENCE NORTH 00°06'04" EAST, 1357.21 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE ROADWAY CENTERLINE OF COLTER STREET;

THENCE SOUTH 89°59'35" EAST, 327.47 FEET ALONG SAID CENTERLINE TO A CITY OF PHOENIX BRASS CAP FLUSH MARKING THE ROADWAY CENTERLINE INTERSECTION OF SAID COLTER STREET AND NORTH 30TH DRIVE;

THENCE NORTH 00°10'43" EAST, 658.10 FEET ALONG THE ROADWAY CENTERLINE OF SAID NORTH 30TH DRIVE;

THENCE LEAVING SAID ROADWAY CENTERLINE SOUTH 89°49'17" EAST, 30.00 FEET TO THE NORTHWEST CORNER OF LOT 3, PLAT OF "HOMESITE TRACTS", AS FILED IN BOOK 18 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE POINT OF BEGINNING;

THENCE NORTH 89°59'01" EAST, 298.97 FEET ALONG THE NORTH LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 00°08'02" WEST, 186.09 FEET ALONG THE EAST LINE OF SAID LOT 3 TO A 1/2" REBAR WITH CAP STAMPED "RLS 48510";

THENCE NORTH 89°36'42" WEST, 299.12 FEET TO A 1/2" REBAR WITH CAP STAMPED "RLS 48510" MARKING A POINT ON THE WEST LINE OF SAID LOT 3;

THENCE NORTH 00°10'43" EAST, 183.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 243,245 SQUARE FEET, OR 5.584 ACRES, MORE OR LESS.

**PARCEL NO. 5 (EAST OF 29TH AVENUE):**

THE SOUTH 260 FEET OF LOT 9, BLOCK 4, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 7 FEET OF LOT 9, BLOCK 4, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH A PARCEL OF LAND BOUNDED ON THE WEST BY THE WEST LINE OF SAID LOT 9, ON THE SOUTH BY THE NORTH LINE OF THE SOUTH 7 FEET OF SAID LOT 9, AND ON THE NORTHEAST BY THE ARC OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 12 FEET, AND BEING TANGENT TO SAID WEST LINE AND SAID NORTH LINE.

CONTAINING 33,852 SQUARE FEET, OR 0.777 ACRES, MORE OR LESS.

**PARCEL NO. 6 (5337 NORTH 30TH DRIVE-APN #153-18-025F):**

ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED UNDER DOCUMENT NUMBER 2012-1141503, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE WEST HALF OF THE NORTH HALF OF LOT 7, HOMESITE TRACT, ACCORDING TO BOOK 18 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE NORTH HALF OF LOT 7;

THENCE NORTH 00°03'45" EAST, ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 72.00 FEET;

THENCE NORTH 89°53'05" EAST, A DISTANCE OF 95.39 FEET;

THENCE SOUTH 00°08'36" EAST, A DISTANCE OF 10.82 FEET;

THENCE NORTH 89°53'05" EAST, A DISTANCE OF 23.00 FEET;

THENCE SOUTH 00°08'36" EAST, A DISTANCE OF 61.08 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID LOT;

THENCE SOUTH 89°50'20" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 7, A DISTANCE OF 118.65 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 8,281 SQUARE FEET, OR 0.190 ACRES, MORE OR LESS.

**PARCEL NO. 7 (2733 WEST MISSOURI AVE-APN #153-19-125):**

**PARCEL A:**

THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2014-0481538, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 113.10 FEET OF LOT 16, OF BLOCK 2, OF HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 20 FEET THEREOF.

**PARCEL B:**

THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2014-0481538, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 218.45 FEET OF LOT 16, BLOCK 2, OF HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 113.10 FEET; AND

EXCEPT THE NORTH 20 FEET.

**PARCEL C:**

THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2014-0481538, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 201.10 FEET OF LOT 15, BLOCK 2, OF HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

PARCEL NO. 7 CONTAINING 63,147 SQUARE FEET, OR 1.450 ACRES, MORE OR LESS.

**PARCEL NO. 8 (5301 NORTH 29TH AVE-APN #153-18-004C):**

ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2005-1945378, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF LOT 4, BLOCK 2, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 80 FEET THEREOF;

EXCEPT THE EAST 100 FEET THEREOF.

CONTAINING 18,205 SQUARE FEET, OR 0.418 ACRES, MORE OR LESS.

**PARCEL NO. 9 (2810 WEST CAMELBACK ROAD-APN #'S 153-28-031D, 153-28-031J, 153-28-031H, 153-28-029A):**

THE WEST HALF OF LOT 12, BLOCK 4, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 7 FEET THEREOF; AND

EXCEPT THE NORTH 25 FEET THEREOF; AND

EXCEPT THE SOUTH 22 FEET OF THE WEST 10 FEET OF LOT 12, BLOCK 4, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

TOGETHER WITH THAT PART OF ABANDONED PUBLIC ALLEY RIGHT OF WAY AS ABANDONED BY RESOLUTION NO. 16934 RECORDED DECEMBER 3, 1986 IN INSTRUMENT NO. 86-667936, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE EAST 10 FEET OF LOT 11, BLOCK 4, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 25 FEET THEREOF; AND

EXCEPT THE SOUTH 22 FEET THEREOF.

CONTAINING 54,698 SQUARE FEET, OR 1.256 ACRES, MORE OR LESS.

**PARCEL NO. 10 (5228 & 5232 N 29TH AVE-APN #'S 153-18-011F, 153-18-011G & 153-18-011H):**

ALL THAT PORTION AS DESCRIBED IN THOSE CERTAIN WARRANTY DEEDS RECORDED UNDER DOCUMENT NUMBERS 2009-0318019, 2014-0430190, AND 2014-0430302, RECORDS OF MARICOPA COUNTY, ARIZONA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 11, BLOCK 1, OF HOMELAND, ACCORDING TO THE PLAT OF RECORD WITH THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 18;

EXCEPT THE SOUTH 60 FEET OF THE NORTH 190 FEET OF THE EAST 100 FEET OF SAID LOT 11; AND

EXCEPT THE WEST 134 FEET OF THE NORTH 130 FEET OF SAID LOT 11; AND

EXCEPT THE NORTH 25 FEET OF SAID LOT 11.

CONTAINING 61,571 SQUARE FEET, OR 1.413 ACRES, MORE OR LESS.

**PARCEL NO. 11 (2720 WEST CAMELBACK ROAD-APN # 153-28-037B):**

ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1999-0007199, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF LOTS 15 AND 16, BLOCK 4, OF HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 18.

EXCEPT THE SOUTH 9 FEET THEREOF; AND

EXCEPT THE EAST 167 FEET THEREOF.

CONTAINING 39,056 SQUARE FEET, OR 0.897 ACRES, MORE OR LESS.

**PARCEL NO. 12 (2910 & 2914 WEST VERMONT AVENUE-APN #'S 153-18-007T & 007S):**

ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED UNDER DOCUMENT NUMBER 2009-1004758, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE WEST HALF OF THE EAST 323 FEET OF LOT 6, BLOCK 1, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6; THENCE NORTH ALONG THE WEST LINE OF LOT 6, TO THE INTERSECTION WITH THE PERIMETER OF A CIRCULAR CURVE TO THE RIGHT CONCAVE SOUTHERLY, HAVING A CENTRAL ANGLE OF 40°07'59" AND A RADIUS OF 45 FEET; THENCE SOUTHEASTERLY ALONG THE PERIMETER OF SAID CIRCULAR CURVE, A DISTANCE OF 31.5 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY ALONG THE PERIMETER OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 40 FEET AND A CENTRAL ANGLE OF 40°07'59" A DISTANCE OF 28.02 FEET TO A POINT OF TANGENCY WITH THE NORTH LINE OF THE SOUTH LINE OF LOT 6; THENCE EAST, PARALLEL WITH AND 25 FEET NORTH OF THE SOUTH LINE OF LOT 6, TO A POINT WHICH IS 25 FEET NORTH AND 10 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTHEASTERLY TO A POINT ON THE EAST LINE OF LOT 6, A DISTANCE OF 35 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF LOT 6, A DISTANCE OF 35 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF LOT 6 AND THE POINT OF BEGINNING; AND

EXCEPT THE NORTH 8.00 FEET THEREOF.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2013-0965290, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE WEST HALF OF THE EAST 323 FEET OF LOT 6, BLOCK 1, HOMELAND, ACCORDING TO BOOK 15 OF MAPS PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6; THENCE NORTH ALONG THE WEST LINE OF LOT 6, TO THE INTERSECTION WITH THE PERIMETER OF A CIRCULAR CURVE TO THE RIGHT CONCAVE SOUTHERLY, HAVING A CENTRAL ANGLE OF 40°07'59" AND A RADIUS OF 45 FEET; THENCE SOUTHEASTERLY ALONG THE PERIMETER OF SAID CIRCULAR CURVE, A DISTANCE OF 31.5 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY ALONG THE PERIMETER OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 40 FEET AND A CENTRAL ANGLE OF 40°07'59" A DISTANCE OF 28.02 FEET TO A POINT OF TANGENCY WITH THE NORTH LINE OF THE SOUTH LINE OF LOT 6; THENCE EAST, PARALLEL WITH AND 25 FEET NORTH OF THE SOUTH LINE OF LOT 6, TO A POINT WHICH IS 25 FEET NORTH AND 10 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTHEASTERLY TO A POINT ON THE EAST LINE OF LOT 6, A DISTANCE OF 35 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF LOT 6, A DISTANCE OF 35 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF LOT 6 AND THE POINT OF BEGINNING; AND

EXCEPT THE NORTH 8.00 FEET THEREOF.

CONTAINING 21,277 SQUARE FEET, OR 0.488 ACRES, MORE OR LESS.

# ORDINANCE LOCATION MAP

ATTACHMENT B

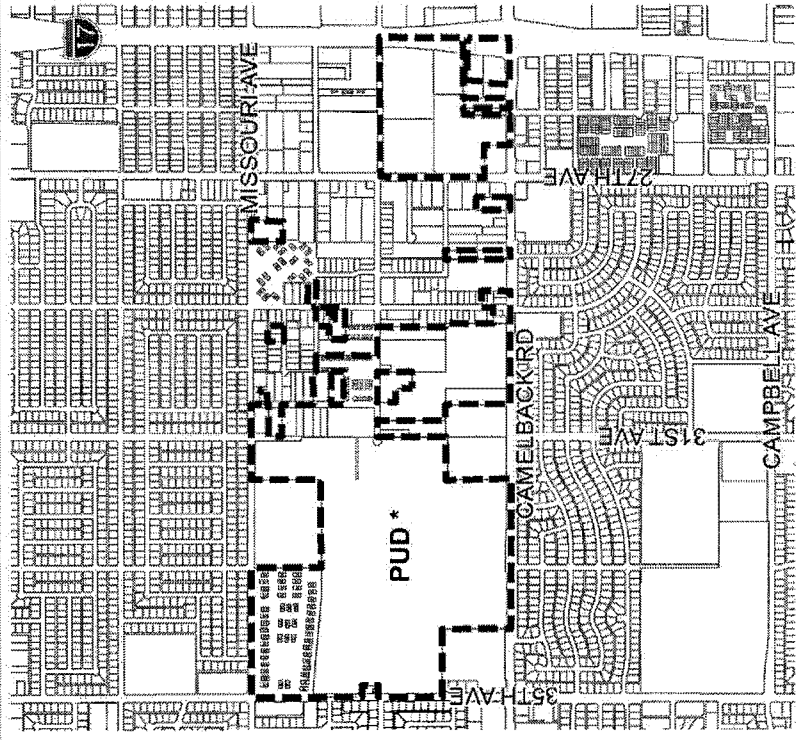
ZONING SUBJECT TO STIPULATIONS: \*

SUBJECT AREA: ■■■■■

Zoning Case Number: Z-3-B-10-5

Zoning Overlay: N/A

Planning Village: Alhambra Village



Z-3-B-10-5

NORTHERN AVE

GLENDALE AVE

BETHANY HOME RD

CAMELBACK RD

7TH ST

7TH AVE

19TH AVE

27TH AVE

35TH AVE

43RD AVE

NOT TO SCALE

1,600 800 0 1,600 Feet



Drawn Date: 11/24/2014

S:\Department Share\IS Share\PL GIS\IS\_Team\Cove\_Functions\Zoning\SuppMaps\_OrdMaps\2014 Ord\Z-3-B-10-5.mxd