



Case Z-69-22

Converge Logistics Center Planned Unit Development Narrative

I-10 and Chandler Boulevard (15175 S 50th Street)

Second Submittal: February 3, 2023

Third Submittal: June 28, 2023

Hearing Draft: August 11, 2023



CITY OF PHOENIX

AUG 11 2023

**Planning & Development
Department**

PLANNED UNIT DEVELOPMENT DISCLAIMER

A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements.

PRINCIPLES AND DEVELOPMENT TEAM

Developer (Applicant)

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602-957-8300

Landowner

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Architect

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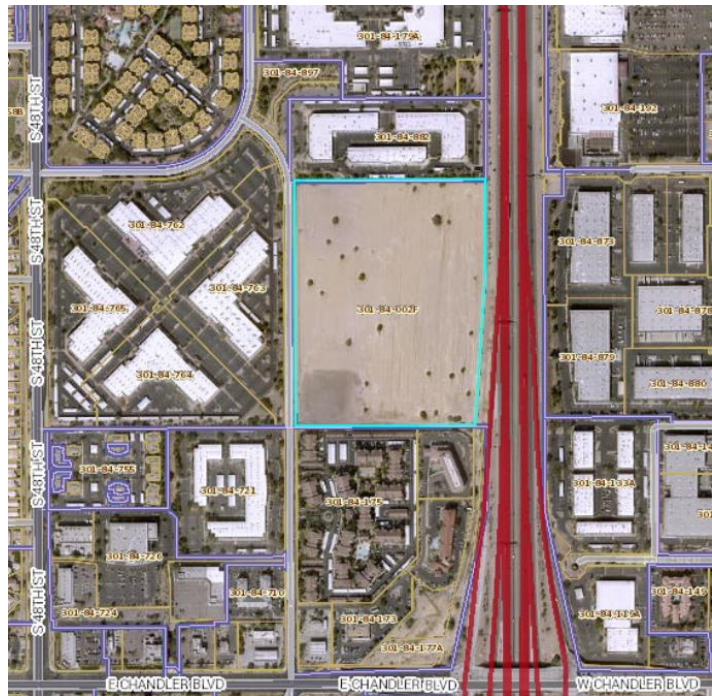
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A. PURPOSE AND INTENT



2. OVERALL DESIGN CONCEPT

The Converge Logistics Center design concept is similar to other uses along Valley freeways. The Property was developed to allow the ease of access and maneuvering for various types of vehicles and uses. The three buildings on the Property range from 140,941 square feet to 210,670 square feet (Exhibit 5). Loading docks and parking are placed between each building allowing ease of truck access to each bay and tenant space. These loading bays are screened from adjacent properties and I-10.



The development standards for this Project will largely adhere to the CP/GCP requirements, though some specific deviations are included in this PUD.

3. PROJECT COMPATIBILITY

The Property is surrounded by similar uses to the north and west, which are also zoned CP/GCP. A hotel is to the south, also zoned CP/GCP, and a multi-family residential development, also to the south, is zoned R-4A.

The surrounding land uses and zoning districts are as follows:

Direction	General Plan Designation	Zoning Designation	Existing Use
Site	Commerce/Business Park	CP/GCP	Vacant
North	Mixed Use (Commercial/Commerce Park)	CP/GCP	Office Park
South	Commerce/Business Park	R-4A CP/GCP	Multifamily Residential Hotel
East	I-10 Freeway	N/A	Freeway
West	Commerce/Business Park	CP/GCP	Large Industrial Commerce/Office Park

4. MINOR GENERAL PLAN AMENDMENT

A Minor General Plan Amendment has been filed concurrently with the PUD rezoning application under case number GPA-AF-2-22-6. The request is to change the current Commerce / Business

Park (Exhibit 4) designation to Mixed Use (Industrial and Commerce / Business Park) ('cross-hatched') to allow for the added manufacturing use.

5. BLACK CANYON / MARICOPA FREEWAY SPECIFIC PLAN

This Property lies within the boundaries of the Black Canyon / Maricopa Freeway Specific Plan, a non-regulatory plan intended to improve the compatibility between the I-17 and I-10 Freeways and proximate residential neighborhoods through the implementation of enhanced landscaping, separation criteria, sound wall and similar noise mitigation techniques, and general traffic flow and design controls such as limiting cut-through traffic, use of rubberized asphalt, building placement, and limited construction of two-story residential buildings in close proximity of a freeway. This Property lies within Segment 22 of the Plan and is zoned for and developed primarily as non-residential or non-single-family residential uses and as a result has not been identified as a Segment requiring, or recommended for, mitigation measures.

B. LAND USE PLAN

The land use plan allows for approximately 500,000 square feet of office and commerce space distributed among three buildings. Each building is single-story with large setbacks to provide appropriate transitions between this and the surrounding uses. Building A, the furthest north building, has loading bays on its north side, while the loading areas for Buildings B and C are located between the buildings to concentrate truck activity toward the center of the site, thereby minimizing potential impacts to the surrounding area.

The Converge Logistics Center has received approvals from site plan to building and civil permits with construction nearly complete. A copy of the most current plan – the approved site plan – is included with this PUD as Exhibit 5.

Parking is dispersed throughout the site, surrounding each of the three buildings. Customer and employee parking is concentrated along the western, southern, and eastern property lines with an additional cluster located between Buildings A and B. Larger spaces, for longer-term truck parking and storage, are provided along the northern property line. Importantly, this PUD increases the permitted lot coverage percentage from “50%” to “50% + 10% for parking canopies”. The final configuration of the canopies is still evolving; however, their implementation will improve the overall shade provision for the development.

This PUD incorporates the current CP/GCP district’s Accessory Uses as provided in Section 626(F)(3) of the Zoning Ordinance. This PUD provides additional regulation of accessory outdoor storage that enables increases in height with screening measures and canopy covers, locational requirements, and maximum storage heights.

The CP/GCP district is silent on separation requirements for outdoor storage. The most comparable regulation for outdoor storage is found in the A-2 zoning district, which requires a 100-foot separation from outdoor storage that is up to 6 feet in height to any residential district with an increased height allowance of 1 foot for every additional 3 feet of separation. This would, for example, result in 118 feet of separation for 12 feet of storage. For this same 12-foot storage height, this PUD requires 200 feet of separation, nearly doubling the A-2 separation standard.

C. LIST OF USES

The Zoning Administrator may issue interpretation of land uses that are analogous to those listed in this section, as authorized by Zoning Ordinance Section 307.A.3.

1. PERMITTED USES

- a. All uses permitted in the CP/GCP (Commerce Park / General Commerce Park) option per Section 626.F of the Zoning Ordinance.
- b. The processing and compounding of pharmaceuticals, vitamins, or dietary supplements.
- c. Electronics Manufacturing: manufacturing or assembly of electronics and/or locking systems, including precious and semi-precious metal plating as an accessory use.
 - All manufacturing is conducted entirely within an enclosed building and provided that the portion of the building devoted to the use is located more than 100 feet from a residential district.

2. TEMPORARY USES

- a. Temporary uses shall be subject to Section 708 of the Phoenix Zoning Ordinance.

3. ACCESSORY USES

- a. Accessory Uses shall be subject to Section 626.F.3 of the Phoenix Zoning Ordinance.
- b. Semi-trailer outdoor storage.
- c. Outdoor Storage
 - Shall be screened with a solid fence, canopy, or continuous evergreen plantings. Such storage shall be no higher than 12 feet unless covered by a canopy or similar screening structure. Outdoor storage may have a maximum height of 25-feet when located within 150 feet of the east and west property lines or 30 feet maximum height when setback further than 150 feet from the east and west property lines. Outdoor storage within 50 feet of the north property line will not exceed 20 feet in height. Such storage must be located no closer than 200 feet from a residential district.

D. DEVELOPMENT STANDARDS

This Project shall adhere to the CP/GCP zoning district development standards for all permitted uses as stated in Section 626.F of the Zoning Ordinance with the exceptions provided in Table D-1 below.

Table D-1: Amended Development Standards, General Applicability

Development Standards Table	
Maximum Lot Coverage (%)	50% net site area, plus an additional 10% for parking canopies.
Outdoor Storage	<ul style="list-style-type: none"> • Outdoor storage shall be screened with a solid fence or continuous evergreen plantings. Such storage shall be no higher than 12 feet unless covered by a canopy or similar screening structure. Outdoor storage may have a maximum height of 25 feet when located within 150 feet of the east and west property lines or 30 feet maximum height when setback further than 150 feet from the east and west property lines. Outdoor storage within 50 feet of the north property line will not exceed 20 feet in height. • Outdoor storage must be located no closer than 200 feet to a residential district. • Outdoor storage of 8 feet in height or higher shall meet CP/GCP building setbacks and shall be no closer than 100 feet from a residential district.
Minimum Parking	Parking Required 1 - 150,000 s.f. = 1/1,000 s.f. 150,000 - 500,000 s.f. = 1/ 2,000 s.f.
Bicycle Parking	Bicycle racks for at least 12 bicycles will be provided.

Electronics Manufacturing

The development standards provided in Table D-2 below are amended City standards to be implemented only with the introduction of the Electronics Manufacturing use as defined in Section C.1.c of this PUD. Other uses are exempt from Table D-2. Implementation may require modifications to the site plan to accommodate these standards. These standards encourage greater flexibility in the development of a high-quality working environment, as well as benefit public health, safety, and the general welfare of the citizens of the City of Phoenix. They also promote appropriate transitions and compatible land use relationships with the adjacent properties.

Table D-2: Amended Development Standards, Electronics Manufacturing

Landscape Standards Table	
Perimeter Property Lines–South, and West	Evergreen shrubbery at 4 feet on center which will achieve a minimum 12-feet upon full maturation.
Internal Pedestrian Walkways	Internal pedestrian walkways will be maintained with 75% natural shade.
Trees	50% Minimum 2-inch caliper trees 50% Minimum 3-inch caliper trees
Shrubs	10% Minimum of all required shrubs to be milkweed or other native nectar species, planted in groups of three or more.
Amenities	Not less than two employee amenity areas of not less than 200 square feet each, conveniently located, and maintained with 75% shade, which may be provided by a trellis, ramada or similar structure, or vegetation. These areas shall include amenities such as seating, tables, and lighting which may be used after dark.
General	Drought-tolerant plant materials to be installed within the required landscape setbacks except where permitted along street frontages.

1. FENCES / WALLS

Perimeter fencing is proposed on the south and north perimeter of the property. The property to the south is separated by a 20-foot landscape setback, an existing drainage channel, and screened by a 6-foot masonry wall that is located on the north side of the drainage channel. An 8-foot masonry screen wall in conjunction with a 10-foot landscape setback is located along the northern property line. A parking screen wall of no greater than 4 feet in height separates this Project from the 50th Street right-of-way to provide meaningful street engagement and an aesthetic aligned with the development architecture.

2. AMENITIES

Two on-site amenities are located on the property - one near the southern property line and one between Buildings B and C, approximately near the center of the Project. If an Electronics Manufacturing use is added to the Project, two additional outdoor amenities will be provided as set forth in Table D-2.

3. SHADE

A minimum of 50%, including all softscape materials, of the pedestrian walkway along 50th Street, shall be shaded at maturation per City of Phoenix Zoning Ordinance Section 507 Tab A.II.B.6.1. As required by the City, shade calculations will be based on the Summer Solstice at 12:00 noon.

This PUD also allows for increased lot coverage to allow for covered parking and storage, which will enhance the overall shade coverage for the project – shade coverage that does

not require increased water usage. Table D-2 addresses additional shade provisions through enhanced amenity areas and landscaping for the Project only upon introduction of the Electronics Manufacturing use as defined in Section C.1.c of this PUD.

4. LIGHTING PLAN

This Project implements a lighting plan providing both safety and comfort while also enhancing the building's architectural features, contextual landscaping, and other unique project features. Lighting is used onsite to create a safe and secure environment for tenants, employees, and patrons. No deviations from the City's requirements are proposed.

E. DESIGN GUIDELINES

The intent of the guidelines and standards is to ensure that development is consistent with the character of the context area. This Project, through its site plan approval and its building and civil permit approvals, has demonstrated its compliance with the City's high design standards and rigorous review process. The City's general design review guidelines (Section 507 Tab A) within the Zoning Ordinance shall continue to apply to the Project.

1. SITE LAYOUT

The objective of the site design for the project is to create a workable functioning design for users as well as integrate the site seamlessly into the surrounding environment. This is done through orientation, placement, and vegetation. The site design elements shall comply with the City of Phoenix Zoning Ordinance Section 507, Tab A (Guidelines for Design Review) and include the following elements:

- a. Main entrance uses vegetation, trees and signage detailed herein to provide an aesthetically pleasing grand entrance into the development.
- b. Landscape materials, specifically trees, located along 50th Street where pedestrians will be present, will be mature at the time of planting (minimum 2-inch caliper).
- c. Pedestrian connectivity and enhanced landscaping will be provided to all building entrances.
- d. Pedestrian "way finding" will be provided.
- e. On-site pedestrian walkways will be improved with decorative and visually contrasting materials where they cross vehicular paths.
- f. The development will include decorative signage and decorative site lighting to enhance the landscaping and architecture.
- g. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.
- h. All cross-access agreements shall include a pedestrian pathway, as approved by the Planning and Development Department.

2. ARCHITECTURAL DESIGN

The existing buildings reflect the applicable standards for development within the CP/GCP zoning district. The design of the Project integrates into the existing surrounding office and industrial community. Development within this PUD shall comply with the development standards in the City of Phoenix Zoning Ordinance Section 507, Tab A (Guidelines for Design Review).

Quality elevations complete a truly four-sided holistic architecture and contribute to the 50th Street and I-10 streetscapes (Exhibits 6a & 6b). Development within the PUD includes the following design materials and elements throughout the project and within each individual building:

- a. Large windows and doors in key locations for enhanced natural passive interior lighting, architectural interest, and the breaking up of large flat building elevations as required by Section 507 Tab A.II.B.4 Articulation. The total building elevation area dedicated for windows and doors that include glazing must no less than 10%, averaged across all buildings.
- b. High R-value “metal on metal” joist and deck system.
- c. Metal panels for architectural interest where appropriate and most visually impactful.

Materials for the external façade include a minimum of three building materials, including, but not limited to:

- a. Concrete
- b. Masonry
- c. Brick or Stone Veneer
- d. Non-reflective coated metals
- e. Stucco
- f. Wood, painted or stained
- g. Tile
- h. Rough Textured Fiber Cement Sliding
- i. Dark zinc-colored metal panels
- j. Smooth finish white EIFS synthetic stucco
- k. Hot-rolled black steel
- l. Glass



3. SIGNS

Signage onsite will be utilized to match the overall design and theme of the Project. All permanent signs shall be compatible with the design of buildings and sites, reflecting the architectural style, building materials, textures, colors, and landscape elements of the project. Signage will also be utilized for the purpose of wayfinding onsite.

All signage will comply with Zoning Ordinance Sections 705 and 705.2 as to any off-premise signs.

F. SUSTAINABILITY

Converge incorporates a number of voluntary standards. The concept of sustainability recognizes that projects should seek to integrate within and conform to the character of the surrounding area. Fundamental principles of energy efficient building design and indoor environmental quality will be considered for the development. The sustainability standards for this Project include the following:

CITY ENFORCED STANDARDS

- a. Implementation of large groupings of windows and doors on all elevations for passive lighting, which reduces demand for interior lights while also contributing to the well-being of on-site employees. In total, these window and door areas will average 10% of the buildings' elevations.
- b. Reduce heat island effect with a minimum shade requirement for sidewalks, paths, open space, and parking areas.
- c. 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 internal

- pedestrian walkways by means of vegetation at maturity and/or shade structures if the Electronics Manufacturing use is added to the Project.
- d. Encourage water conservation through the selection of drought tolerant plants and trees and drip irrigation system.
- e. Landscape to be utilized around buildings to shade the structures and entries as well as seating / gathering areas.
- f. Utilize lower-flow plumbing fixtures.

DEVELOPER ENFORCED STANDARDS INCLUDE:

- a. 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.
- b. Incorporate LED and energy efficient lighting technology into all lighting constructed on the site, including parking lots and streets.
- c. Select building materials and colors to reduce overall heat gain.
- d. 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).
- e. Provide high performance windows, insulation, and HVAC systems.
- f. Install enhanced HVAC systems.
- g. Provide a HERS Index of 65 or higher.
- h. Support enhanced indoor air quality and fresh airflow.
- i. Utilize low VOC paints, carpet and flooring materials.
- j. Use all reasonable means to divert construction and demolition waste from landfills and incinerators. Facilitate recycling and salvage of materials.
- k. Develop and implement a plan for recycling and materials management during construction.
- l. Indigenous desert landscaping with low-water consumption irrigation system.
- m. The use of irrigation sensors may be implemented into the design of the irrigation system for the regulation and reduction of water consumption.
- n. Utilize “Smart” irrigation control systems.
- o. Provide recycling for tenants.

G. INFRASTRUCTURE

1. WATER AND SEWER

Water and wastewater service will be provided by City. The infrastructure requirements were determined at the time of site plan approval, when the final land-use and design of the property in question have been identified and proposed water demands, wastewater generation, and infrastructure locations have been established. The improvements were designed and constructed in accordance with City Code requirements and Water Service Department Design Standards, and Policies.

2. CIRCULATION

A completed Traffic Impact Study is included with this PUD application (under separate cover).

3. COMPLETE STREETS

The City of Phoenix Complete Streets Design Guidelines include a multitude of improvement suggestions for new development. Of the suggestions, some are applicable to this development. Specifically, this Project will follow the “Design for Safety” and “Design for Connectivity” recommendations by its location and inclusion of an emphasized pedestrian pathway network which will encourage pedestrian activity. The following are examples of the applicable suggestions:

- Streets shall be designed to promote safely for all users, particularly children, the elderly, those with disabilities, transit users and more vulnerable modes (walking, bicycling, transit).
- Shade shall be a primary technique to reduce ambient temperatures and to reduce direct sunlight exposure for pedestrians and cyclists.
- Streetscape designs shall include pedestrian infrastructure with pedestrian through zones free of impediments.

H. COMPARATIVE ZONING STANDARDS TABLE

STANDARDS	Commerce Park General Commerce Park (CP/GCP)	PUD Zoning
Maximum Lot Coverage (%)	50%	50% plus 10% for parking canopies or structure
Maximum Height	18 feet within 30 feet of perimeter lot line; 1-foot increase per 3 feet additional setback, maximum 56 feet to 80' with use permit and site plan	18 feet within 30 feet of perimeter lot line; 1-foot increase per 3 feet additional setback, maximum 56 feet to 80' with use permit and site plan
Minimum Building Setbacks (interior lot)	a) 30 feet from perimeter lot line on a street, 20 feet not on a street b) 20 feet from interior lot line on a street, 0 feet not on a street	a) 30 feet from perimeter lot line on a street, 20 feet not on a street b) 20 feet from interior lot line on a street, 0 feet not on a street c) Electronics Manufacturing use setback 100 feet from residential district
Landscape Setback:		
Street side:	20 feet	50 th Street: 20 feet I-10: 30 feet
Non-street	North: 0 feet	North: 0 feet

	South: 20 feet to south lot line (canal right-of-way)	South: 20 feet (canal right-of-way)
Minimum Landscape Setback Planting Requirements:	Trees should be located adjacent to public and private walkways, and multi-use trails and paths, to provide a minimum of 50% shade and a minimum canopy clearance of six feet eight inches.	Trees should be located adjacent to public and private walkways, and multi-use trails and paths, to provide a minimum of 50% shade and a minimum canopy clearance of six feet eight inches. With the addition of the Electronics Manufacturing use, private pedestrian walkways will have 75% shade, either natural or structural.
Parking Lot Landscaping (interior surface area, exclusive of perimeter landscaping and all required setbacks)	Minimum 5%	Minimum 5%
Minimum Parking 1-150,000 s.f. 150,000-500,000 s.f.	1/1,000 s.f. 1/2,000 s.f.	1/1,000 s.f. 1/2,000 s.f. Bicycle racks for at least 12 bicycles.

I. LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE WEST HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29;
THENCE NORTH 89°34'58" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 1323.63 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20 AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 0°17'26" WEST, A DISTANCE OF 377.54 FEET;

THENCE NORTH 89°36'45" EAST, A DISTANCE OF 1024.08 FEET TO A POINT ON THE WEST LINE OF AN EASEMENT FOR HIGHWAY PURPOSES AS RECORDED IN DOCKET 5436, PAGE 170, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 0°13'04" EAST ALONG THE WEST LINE OF SAID EASEMENT A DISTANCE OF 377.02 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29;

THENCE SOUTH 0°14'22" EAST, ALONG THE WEST LINE OF SAID EASEMENT A DISTANCE OF 1325.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH 89°36' 45" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 1022.42 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE NORTH 0°17'26" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 1325.37 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE WEST HALF OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 4 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 29;

THENCE NORTH 89 DEGREES 34 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 1323.63 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 17 MINUTES 26 SECONDS WEST, A DISTANCE OF 377.54 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 45 SECONDS EAST, A DISTANCE OF 1024.08 FEET TO A POINT ON THE WEST LINE OF AN EASEMENT FOR HIGHWAY PURPOSES AS RECORDED IN DOCKET 5436, PAGE 170, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 13 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF SAID EASEMENT, A DISTANCE OF 377.02 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH 00 DEGREES 14 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF SAID EASEMENT, A DISTANCE OF 50.33 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 58 SECONDS WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 1023.56 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE NORTH 00 DEGREES 17 MINUTES 25 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 50.33 FEET TO THE TRUE POINT OF BEGINNING, AND EXCEPT THAT PORTION IN FINAL ORDER OF CONDEMNATION CASE NO CV2000-016472, RECORDED NOVEMBER 27, 2001 IN DOCUMENT NO 2001-1104282 DESCRIBED AS FOLLOWS:

FOR STATE HIGHWAY PURPOSES, AN ESTATE IN FEE IN AND TO THAT CERTAIN PARCEL OF REAL PROPERTY SITUATED IN MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES WITHIN THE TRACT DESCRIBED BELOW:

COMMENCING AT A 1 /2 INCH PIPE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 29, FROM WHICH A HANDHOLE WITHOUT A MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 29 BEARS SOUTH 89° 38' 08" EAST 2639.36 FEET, AND ALSO FROM WHICH A RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 29 BEARS SOUTH 89° 41' 18" WEST 2642.61 FEET;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, SOUTH 89° 41' 18" WEST 150.00 FEET TO THE MEDIAN CONSTRUCTION CENTERLINE OF INTERSTATE HIGHWAY 10 (PHOENIX-CASA GRANDE HIGHWAY);

THENCE ALONG SAID MEDIAN CONSTRUCTION CENTERLINE NORTH 0° 00' 38" WEST 0.56 FEET; THENCE CONTINUING ALONG SAID MEDIAN CONSTRUCTION CENTERLINE NORTH 0° 11' 05" WEST 2202.05 FEET (RECORD) NORTH 0° 06' 30" WEST 2215.06 FEET (MEASURED);

THENCE LEAVING SAID MEDIAN CONSTRUCTION CENTERLINE SOUTH 89° 48' 55" WEST 150.00 FEET (RECORD) NORTH 89° 53' 30" 162.78 FEET (MEASURED) TO THE EXISTING WEST RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 10 AND THE POINT OF BEGINNING;

THENCE LEAVING SAID EXISTING WEST RIGHT OF WAY LINE SOUTH 3° 26' 09" WEST 878.85 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29;

THENCE ALONG SAID SOUTH LINE NORTH 89° 39' 17" EAST 55.50 FEET TO SAID EXISTING WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10;

THENCE ALONG SAID EXISTING WEST RIGHT OF WAY LINE NORTH 0° 11' 05" WEST 876.94 FEET TO THE POINT OF BEGINNING;

AND EXCEPT THAT PORTION LYING WITHIN MAP OF DEDICATION FOR AHWATUKEE FOOTHILLS POWER CENTER RECORDED IN BOOK 425 OF MAPS, PAGE 33 AND AFFIDAVIT OF CORRECTION RECORDED MARCH 21, 1997 IN RECORDING NO. 97-0183222. APN: 301-84-002F.

Exhibit 1. Area Vicinity Map



Exhibit 2. My Community Map



Exhibit 3. Zoning Map

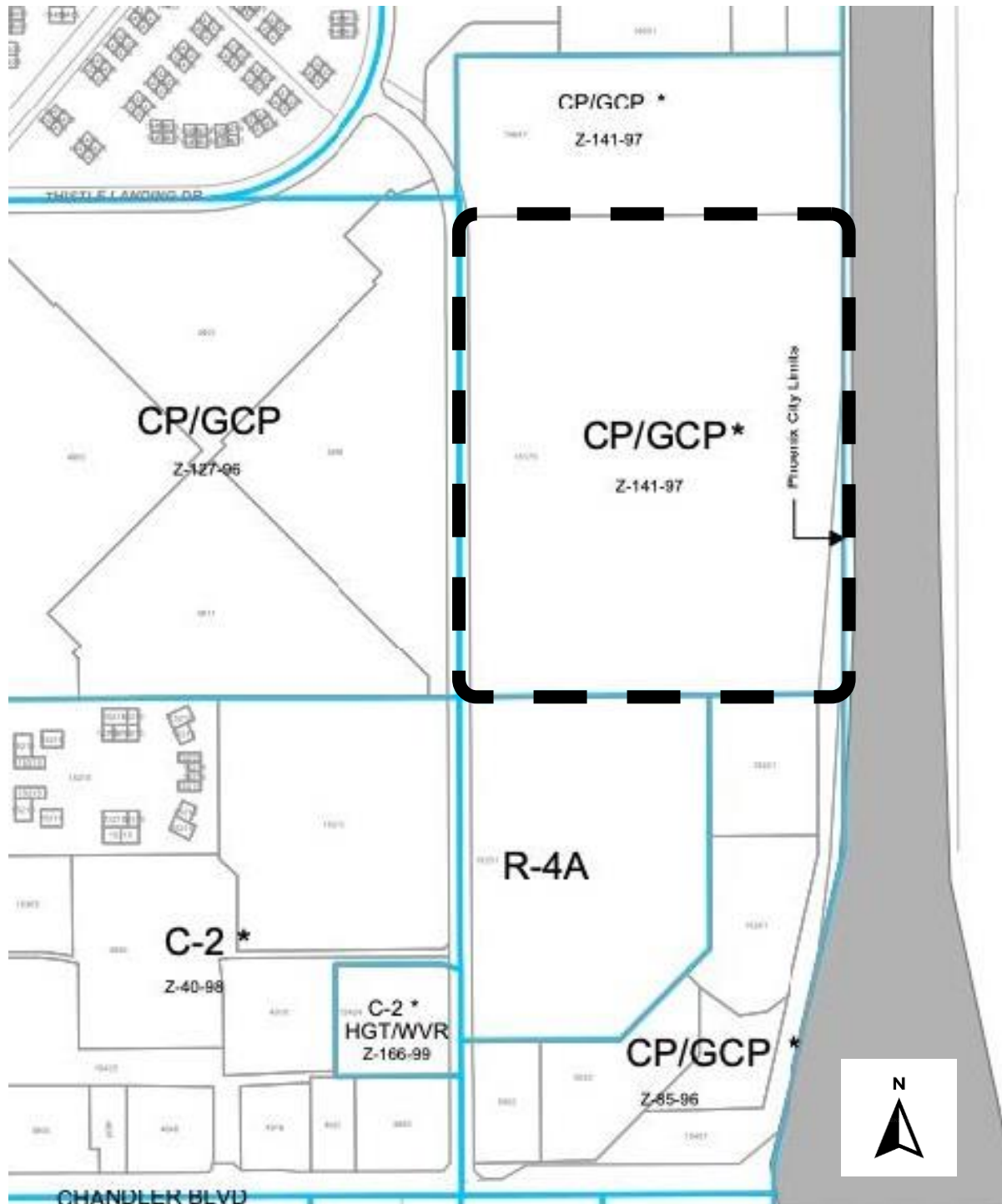


Exhibit 4. General Plan Map

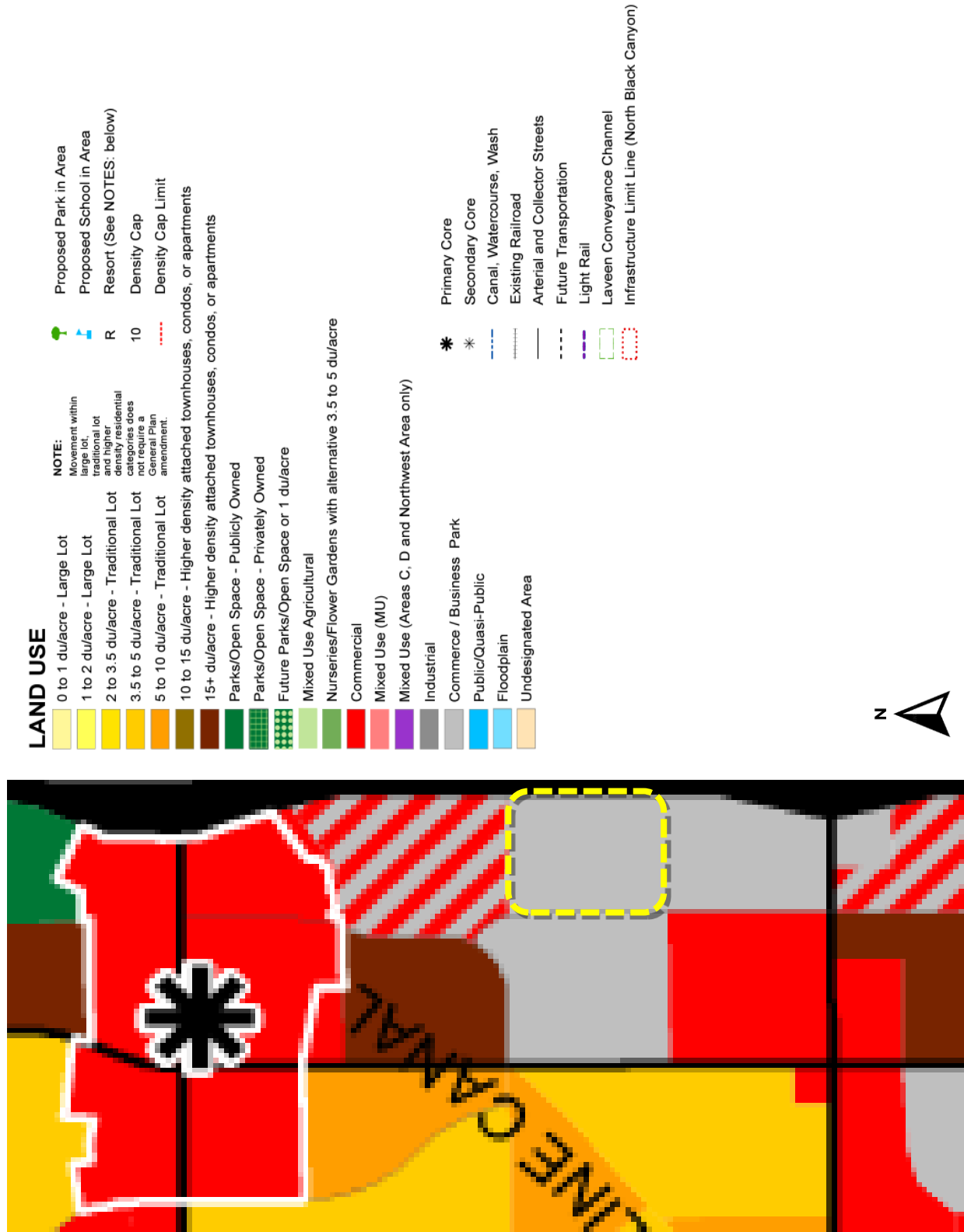


Exhibit 5. Site Plan

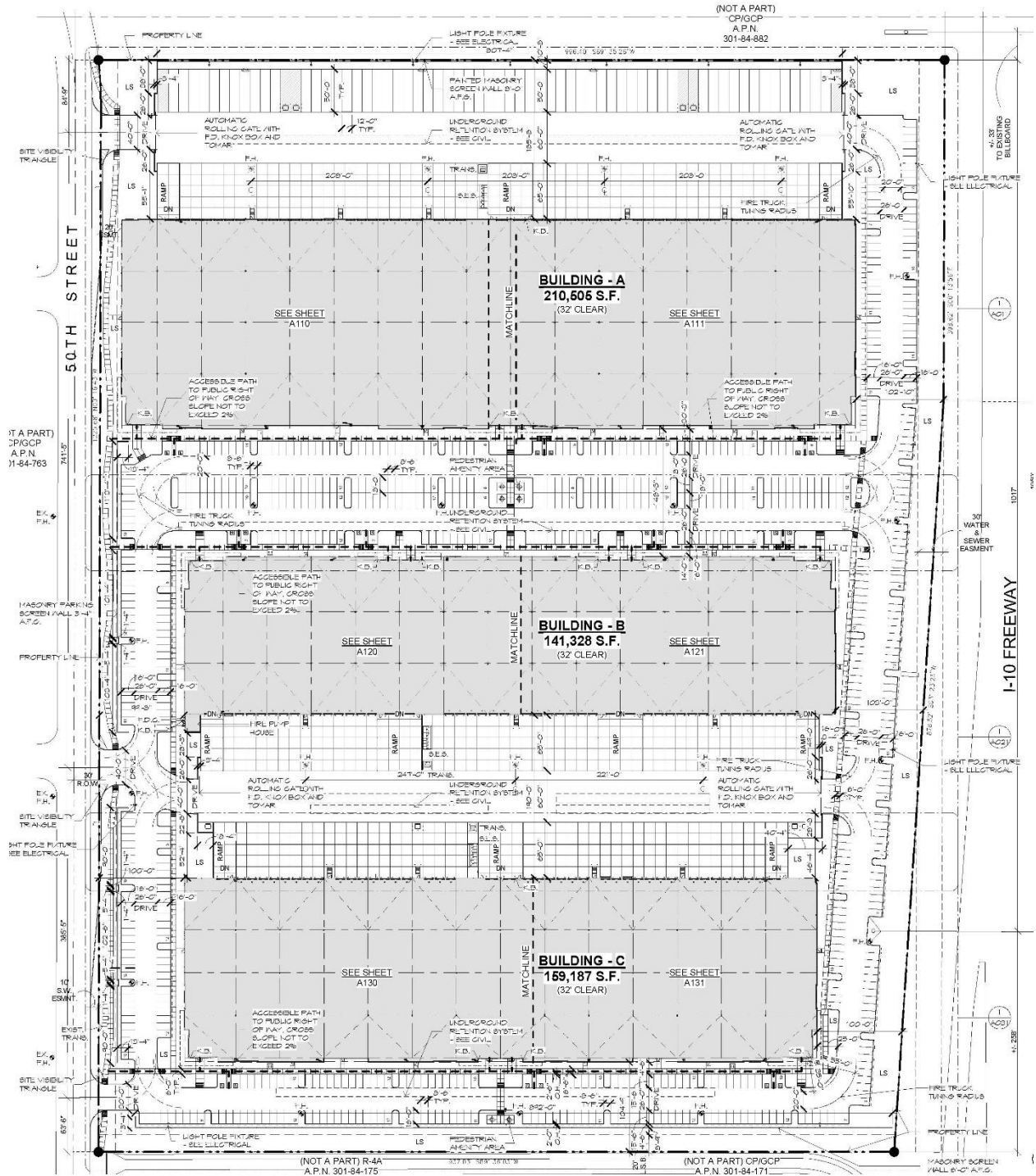


Exhibit 6a. Building Elevations

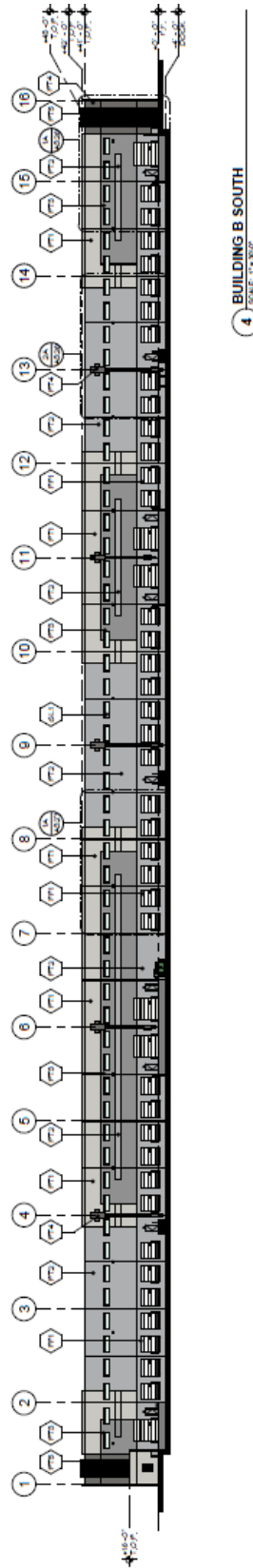
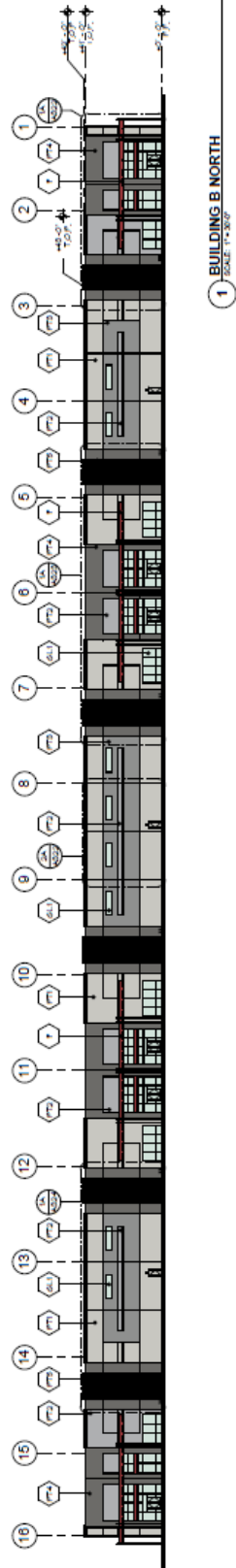


Exhibit 7. Finished Project Aerial Imagery

