

As presented, three single-story and four two-story homes are provided. Of the single-story homes, two have second story dormer options. Square footages range in size from 2,059 up to 4,600. Various options are provided ranging from second-story options to three-car garages.

As part of the 2012 approval for subdivision layout, the development had to meet design criteria as outlined in the Residential Development Standards and housing product. Since all of the lots are not greater than 10,000 square feet, all nine required points and seven optional points are required. The development meets the required nine diversity standards. Seven elevation styles are provided including Craftsman, French Country, Hacienda, Italian, Ranch Territorial, Spanish, and Tuscan; three for each floor plan. Various architectural embellishments include window mullions, arched windows, shutters, iron detailing, board and batten, stone elements, and prescribed garage doors per architectural style. Concerns with box-on-box designs for two-story homes are remedied through the use of a variety of roof lines and pitches. The option of the second story dormer only occupying a portion of the building footprint ensures variety as well.

DISCUSSION

Planning Commission and Planning Staff support the request citing that the housing product represents another quality addition to Chandler's housing stock and with the incorporation of a number of different elevations, diversity throughout the subdivision will be ensured. Additionally, with the option of providing second story living options on both the 208 and 210.1 plans, 25 different housing options are available for the subdivision.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on Tuesday, April 16, 2013; no neighbors attended.

At the time of this writing, Planning Staff has received no telephone calls or letters opposed to this application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, SECAP, and PAD zoning, recommend approval of PDP13-0003 FINISTERRA, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklets, entitled "FINISTERRA", kept on file in the City of Chandler Planning Division, in File Nos. DVR11-0038 and PDP13-0003, except as modified by condition herein.
2. Compliance with original stipulation adopted by the City Council in Ordinance No. 4352, in case DVR11-0038 FINISTERRA, except as modified by condition herein.

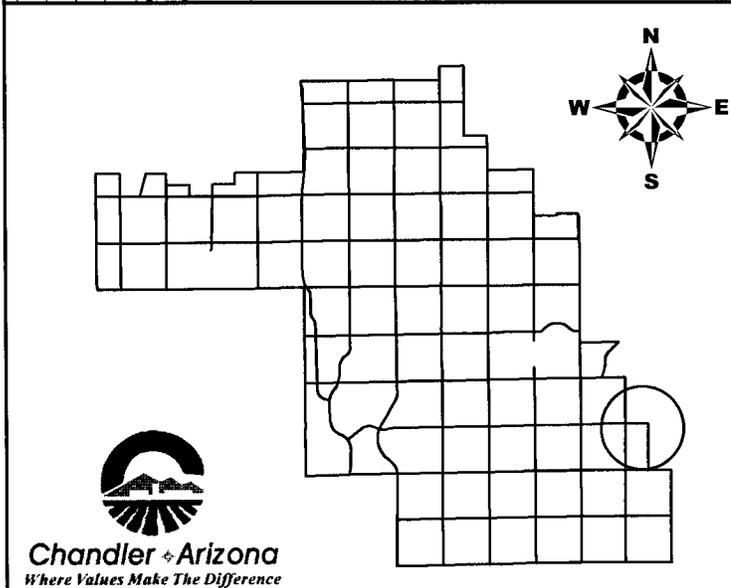
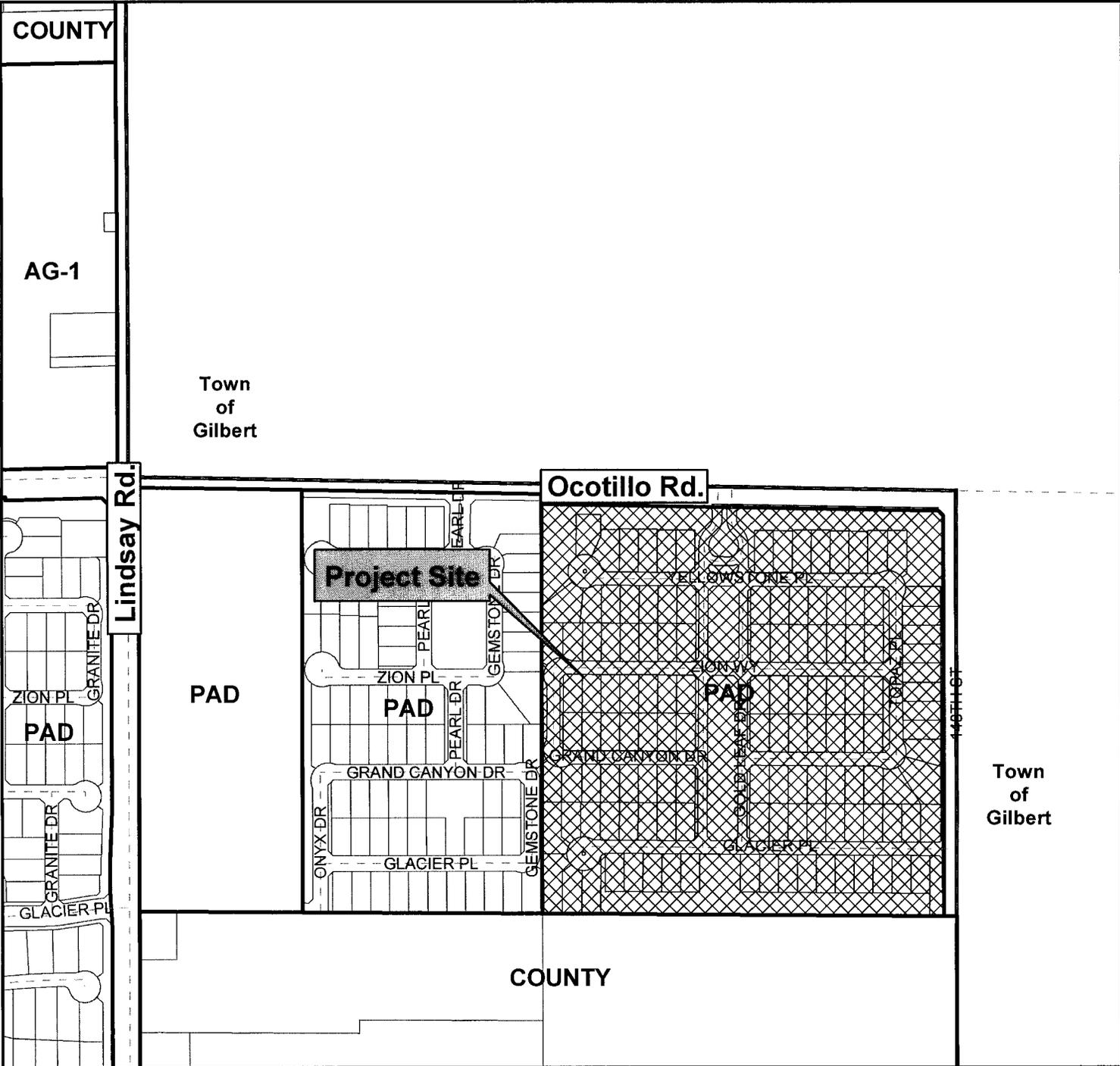
2. Compliance with original stipulation adopted by the City Council in Ordinance No. 4352, in case DVR11-0038 FINISTERRA, except as modified by condition herein.
3. All homes built on corner lots within the residential subdivision shall be single-story, or the second-story component shall be a maximum of 75% of the building footprint and oriented to the inside lot line.
4. The same floor plan and elevation shall not be built side-by-side or directly across the street from one another.
5. For lots adjacent to an arterial street, two-story homes are limited to every third lot, with no more than two, two-story homes built side-by-side.
6. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

PROPOSED MOTION

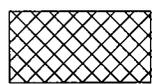
Move to approve PDP13-0003 FINISTERRA, Preliminary Development Plan approval for housing product for a single-family residential subdivision, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Floor Plan / Elevations
4. Ordinance No. 4352
5. Development Booklet



Vicinity Map

 **PDP13-0003**

Finisterra

CITY OF CHANDLER 2/26/2013



Vicinity Map



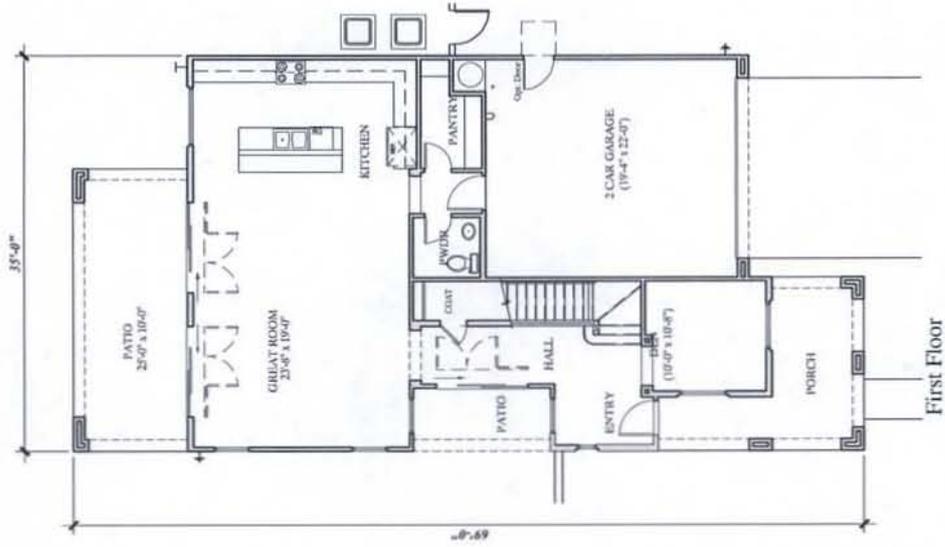
PDP13-0003

Finisterra

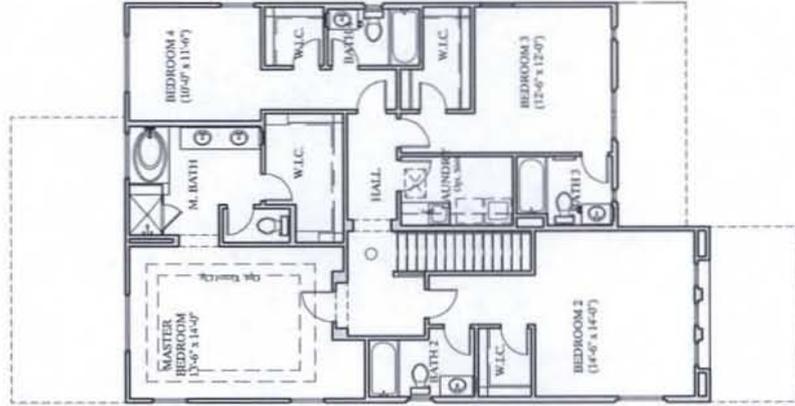
121

FLOOR PLAN

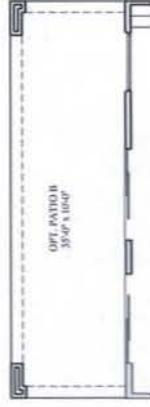
Two Story - 3,633 Sq. Ft
 4 Bedroom - 4 1/2 Bath
 Den - 2 Car Garage



First Floor



Second Floor



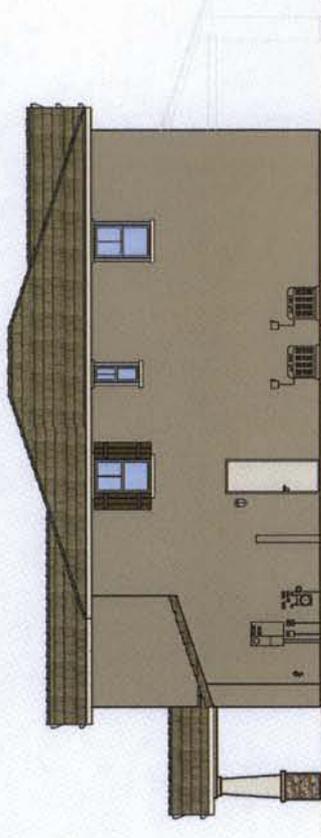
Optional Patio 'B'

121
ELEVATIONS
CRAFTSMAN 'C

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PHONE: 480.556.1216 - FAX: 480.556.1471 - WEB:
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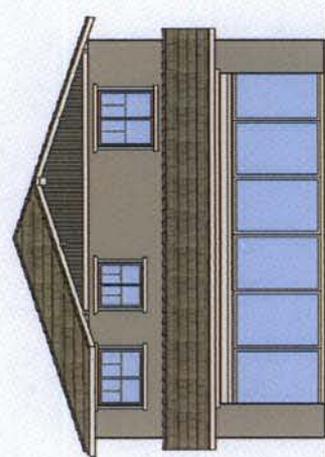
Front Elevation



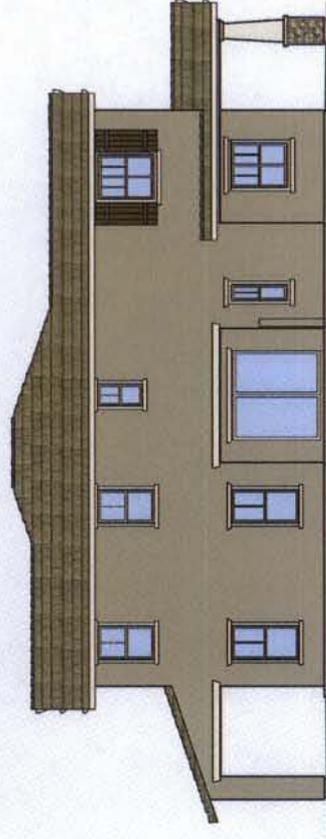
Right Elevation



Rear Elevation



Rear Elevation- w/ Opt. Patio B



Left Elevation

FINISTERRA
Chandler, Arizona

121
ELEVATIONS
RANCH TERRITORIAL 'H'

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Front Elevation



Right Elevation



Rear Elevation



Left Elevation



Rear Elevation- w/ Opt. Patio B

FINISTERRA
Chandler, Arizona

121

ELEVATIONS
SPANISH 'A'

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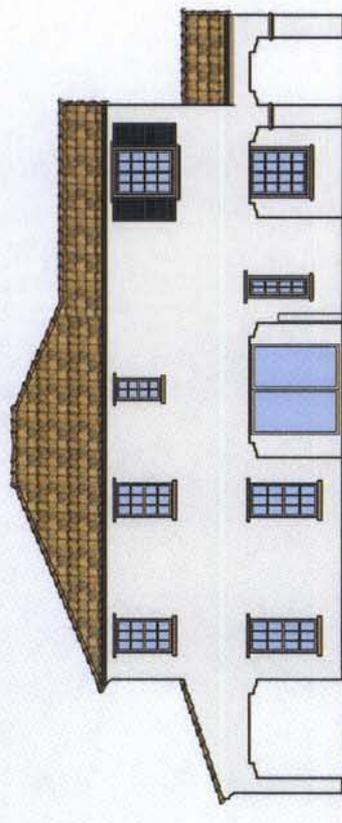
Front Elevation



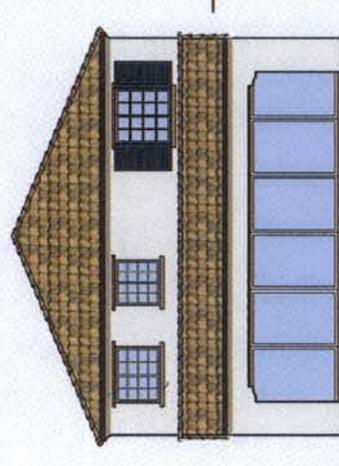
Right Elevation



Rear Elevation



Left Elevation



Rear Elevation-w/ Opt. Patio B

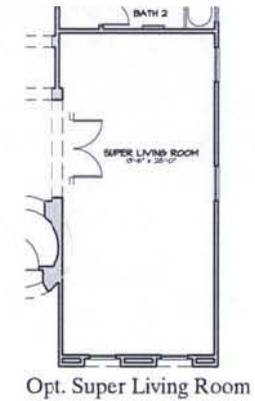
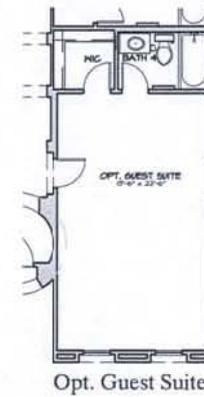
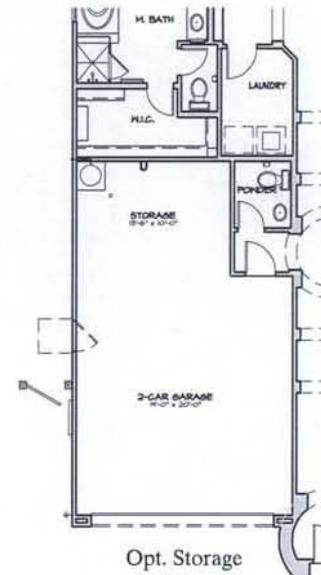
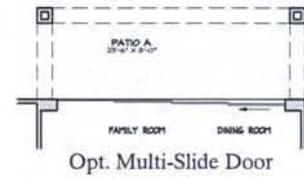
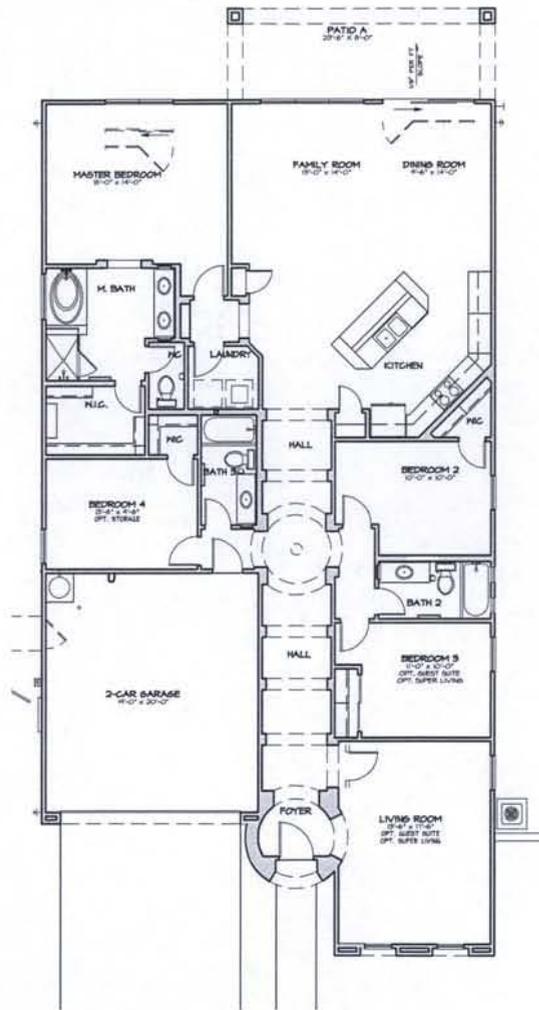
FINISTERRA
Chandler, Arizona

207.1

FLOOR PLAN

One Story - 2,286 Sq. Ft
 4 Bedroom - 3 Bath
 2 Car Garage

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FINISTERRA
 Chandler, Arizona

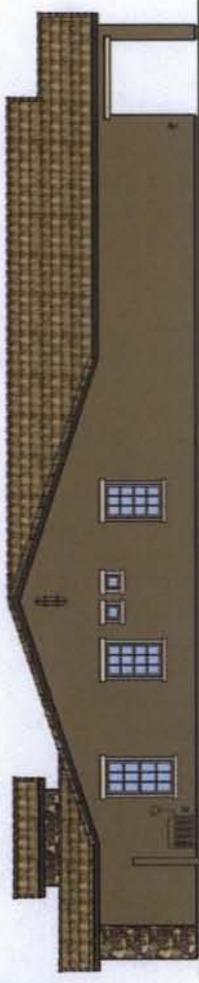
207.1

ELEVATIONS
TUSCAN 'E'

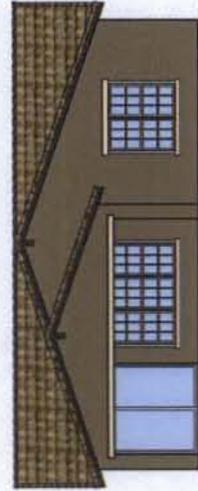
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Front Elevation



Right Elevation



Rear Elevation



Left Elevation

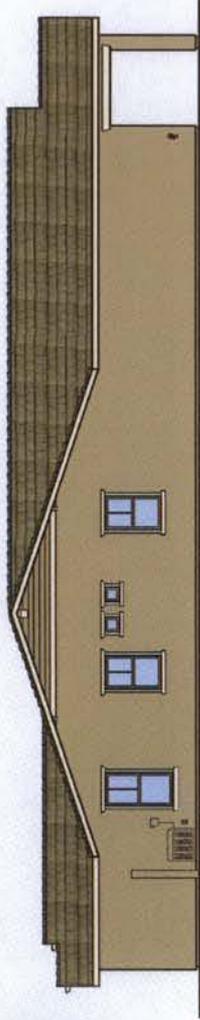
FINISTERRA
Chandler, Arizona

207.1
ELEVATIONS
CRAFTSMAN 'C'

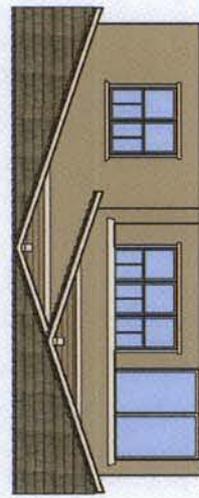
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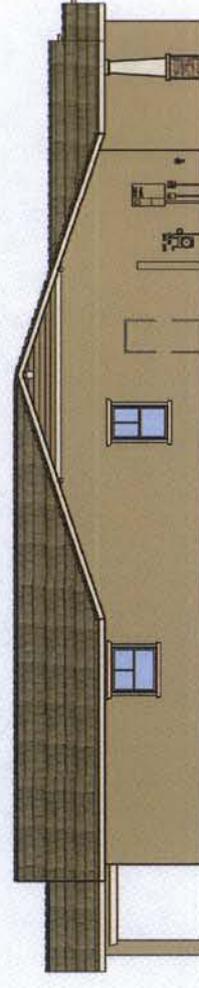
Front Elevation



Right Elevation



Rear Elevation

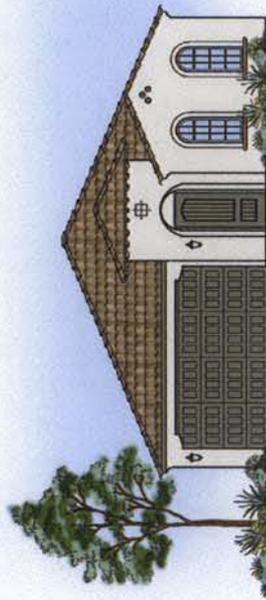


Left Elevation

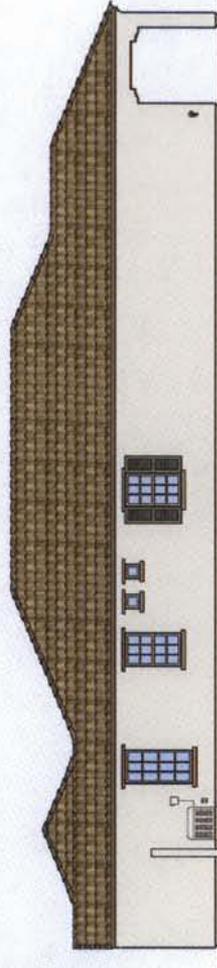
FINISTERRA
Chandler, Arizona

207.1
ELEVATIONS
SPANISH 'A'

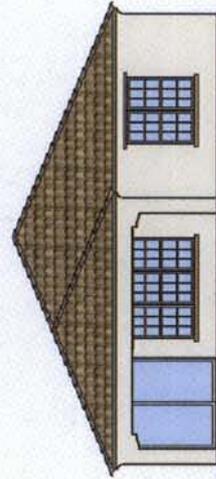
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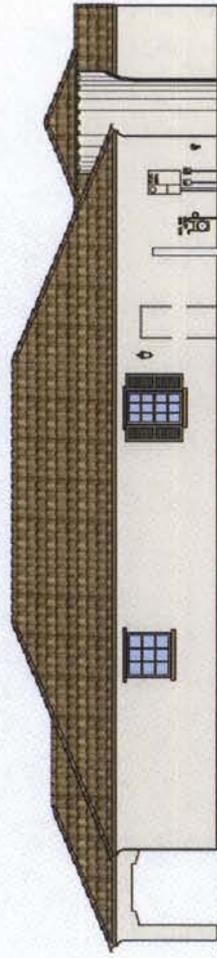
Front Elevation



Right Elevation



Rear Elevation



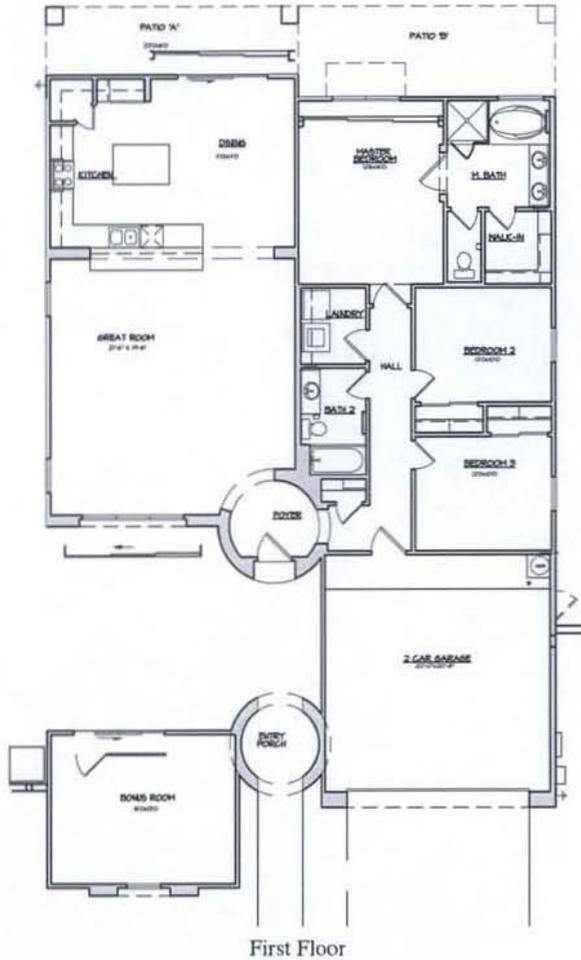
Left Elevation

FINISTERRA
Chandler, Arizona

208

FLOOR PLAN

One Story - 2,059 Sq. Ft
 3 Bedroom - 2 Bath
 Bonus Room - 2 Car Garage



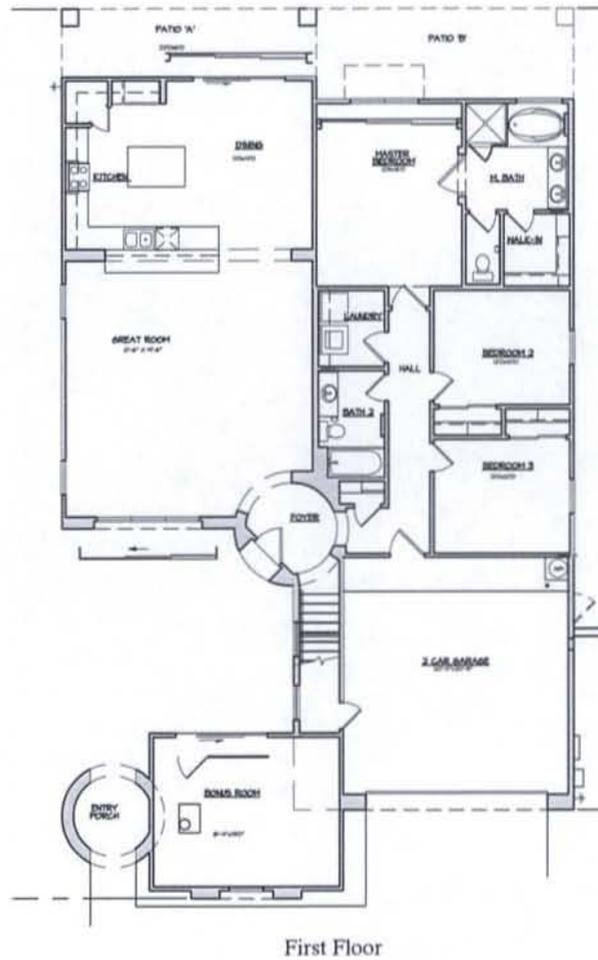
First Floor



Opt. Guest Suite 1
at Bonus Room

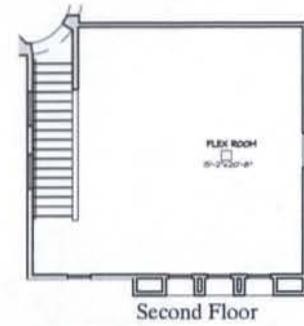
OPTIONAL

Two Story - 2,663 Sq. Ft
 3 Bedroom - 2 Bath
 Bonus Room - Flex Room
 2 Car Garage

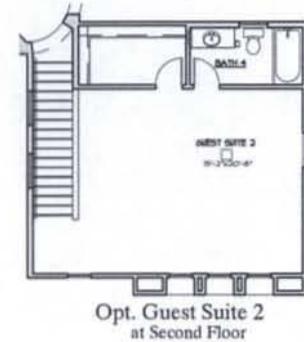


First Floor

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Second Floor

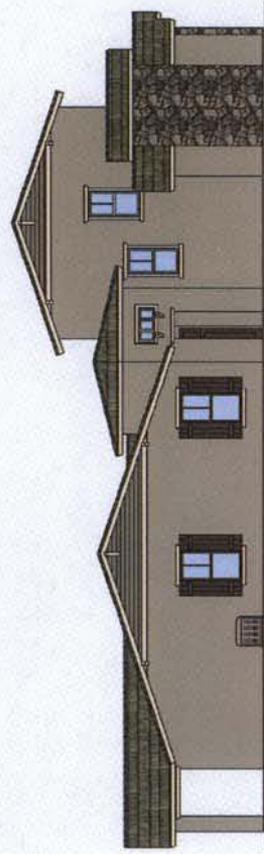


Opt. Guest Suite 2
at Second Floor

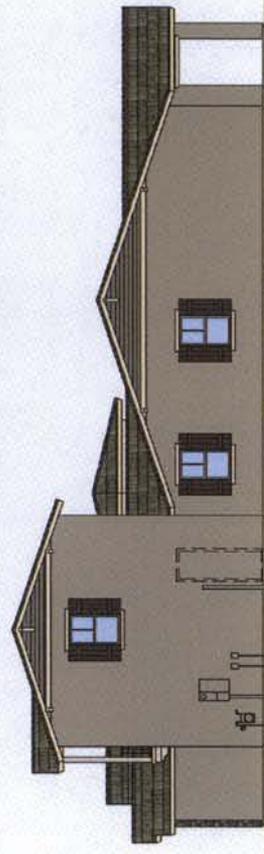
208

ELEVATION 'C' W/ OPT. FLEX ROOM
CRAFTSMAN

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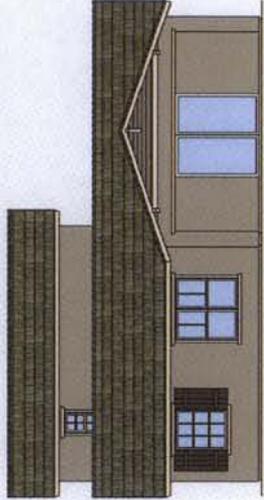
LEFT SIDE ELEVATION, 'C'



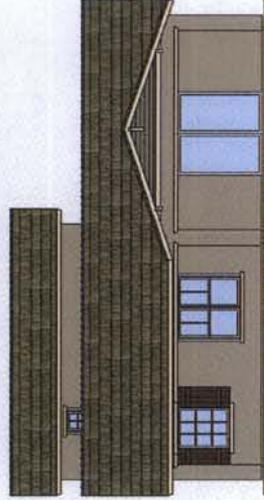
RIGHT SIDE ELEVATION, 'C'



FRONT ELEVATION, 'C'



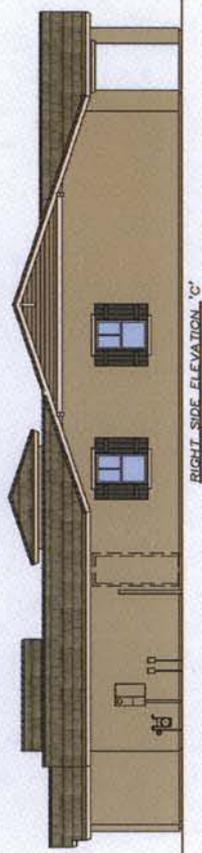
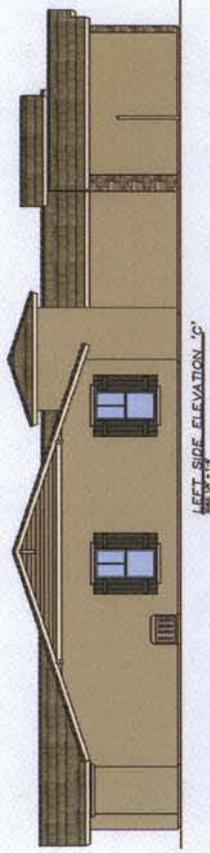
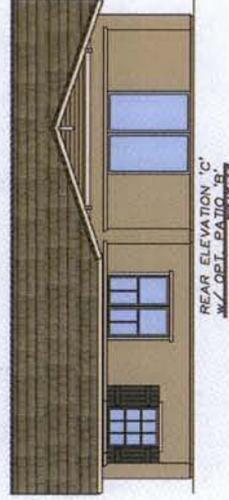
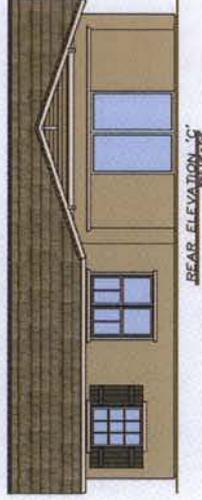
REAR ELEVATION, 'B'



REAR ELEVATION, 'C'
W/ OPT. PATIO, 'B'

208
ELEVATION 'C'
CRAFTSMAN

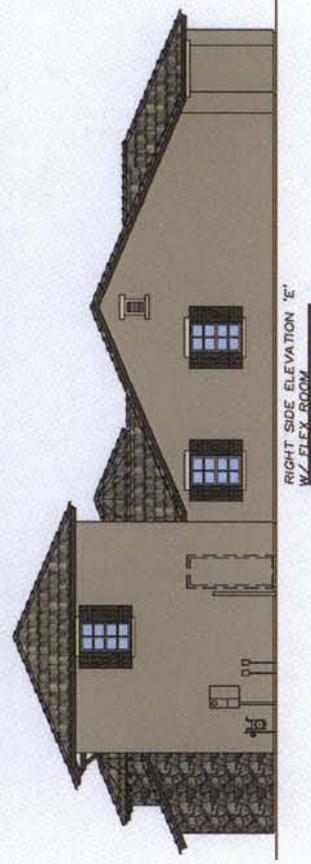
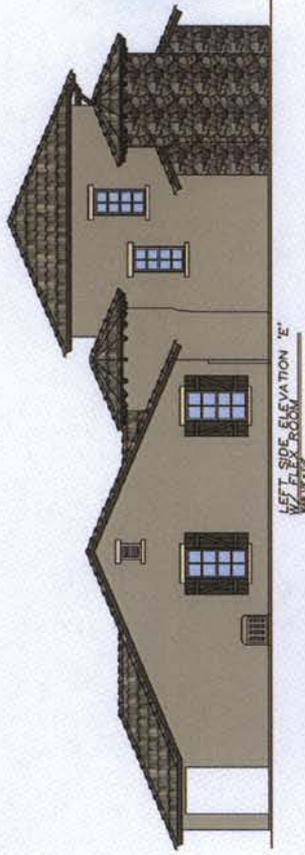
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208

ELEVATION 'E' W/ OPT. FLEX ROOM
TUSCAN

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208
ELEVATION 'E'
TUSCAN

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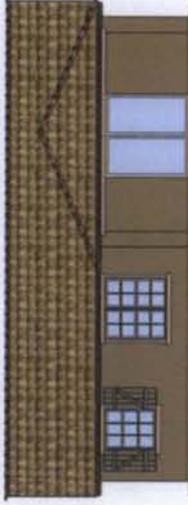
LEFT SIDE ELEVATION 'E'



RIGHT SIDE ELEVATION 'E'



FRONT ELEVATION 'E'



REAR ELEVATION 'E'



REAR ELEVATION 'E'

208

ELEVATION 'A' W/ OPT. FLEX ROOM
SPANISH

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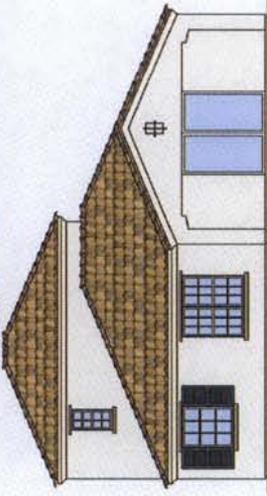
OPTIONAL FLEX ROOM
LEFT SIDE ELEVATION - A



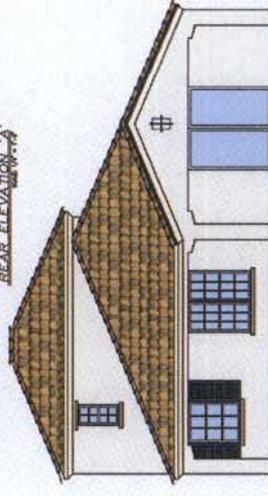
OPTIONAL FLEX ROOM
LEFT SIDE ELEVATION - A



OPTIONAL FLEX ROOM
FRONT ELEVATION - A



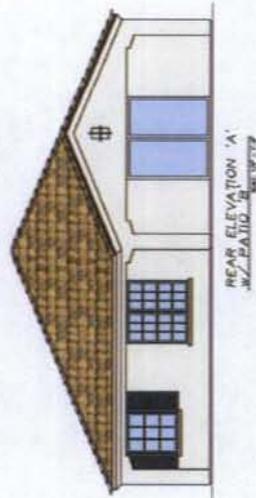
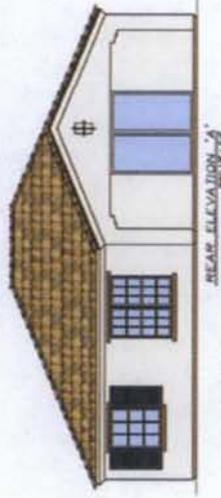
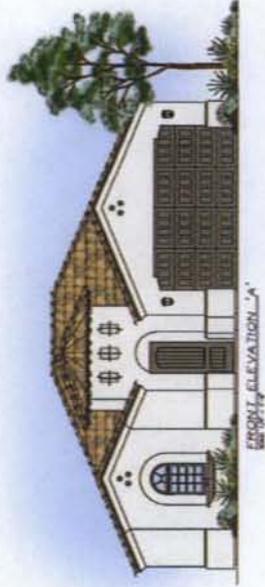
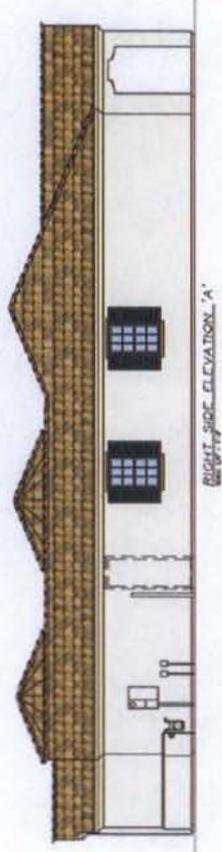
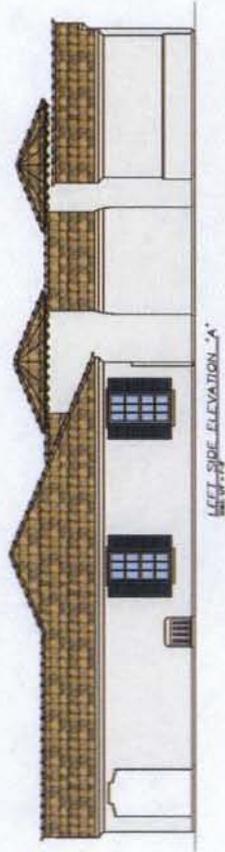
OPTIONAL FLEX ROOM
REAR ELEVATION - A



OPTIONAL FLEX ROOM
LEFT SIDE ELEVATION - A

208
ELEVATION 'A'
SPANISH

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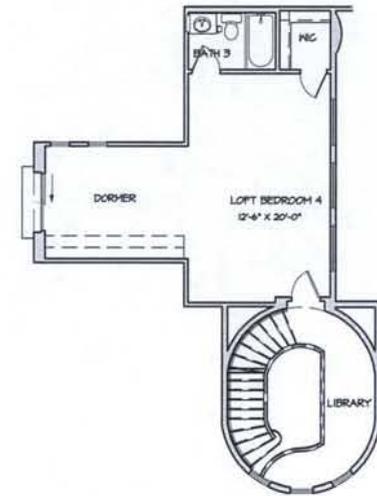
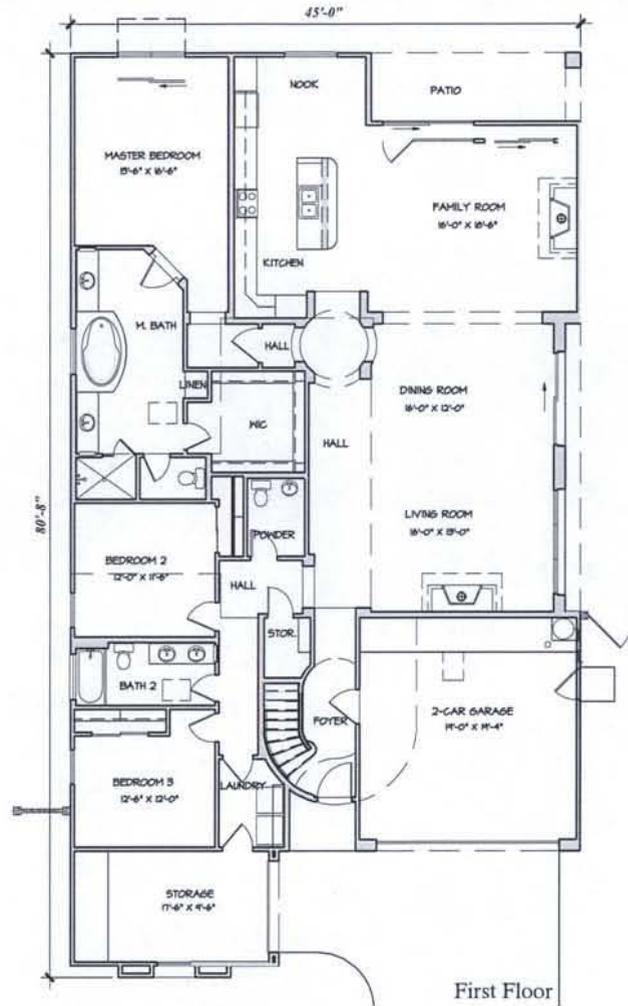
210.2

FLOOR PLAN

Two Story - 3,200 Sq. Ft
 3 Bedroom - 3½ Bath -Loft
 2 Car Garage - Storage

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FINISTERRA
 Chandler, Arizona

210.1 ELEVATIONS

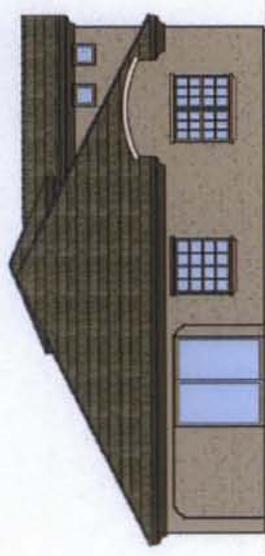
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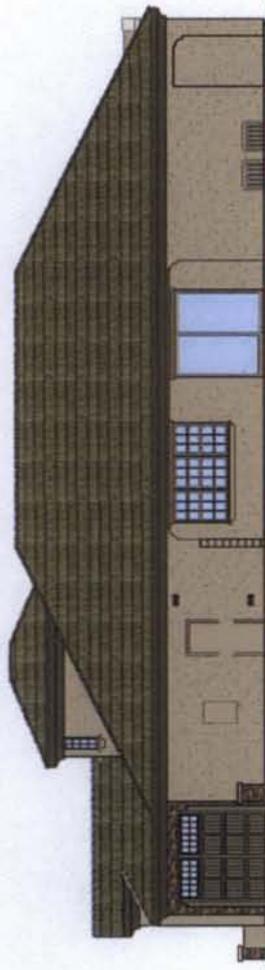
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

FINISTERRA
Chandler, Arizona

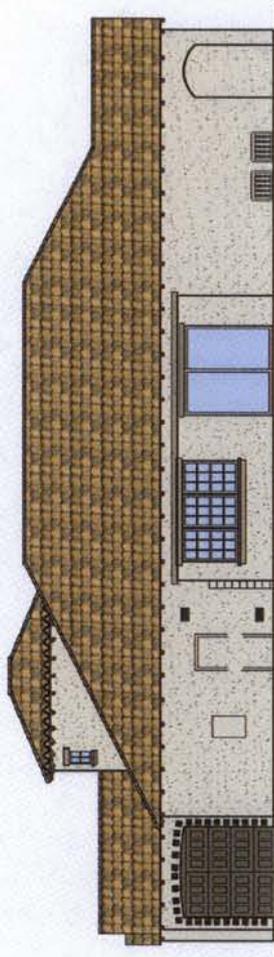
210.1

ELEVATIONS
HACIENDA 'B'

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Front Elevation



Right Elevation



Rear Elevation



Left Elevation

FINISTERRA
Chandler, Arizona

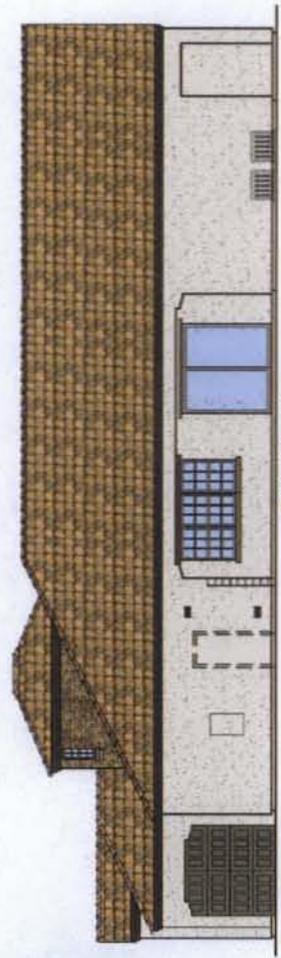
210.1

ELEVATIONS
SPANISH 'A'

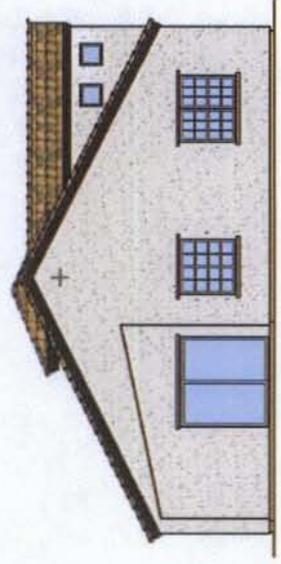
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Front Elevation



Right Elevation



Rear Elevation



Left Elevation

FINISTERRA
Chandler, Arizona

212.2

FLOOR PLAN

Two Story - 4,600 Sq. Ft
 4 Bedroom - 2 1/2 Bath
 With Study
 2 Car Garage - Storage

RYLAND HOMES®

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FINISTERRA
 Chandler, Arizona

212.1
ELEVATIONS
CRAFTSMAN 'C'

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Front Elevation



Right Elevation



Rear Elevation



Left Elevation

FINISTERRA
Chandler, Arizona

212.1
ELEVATIONS
FRENCH COUNTRY 'F'

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Front Elevation



Right Elevation



Rear Elevation



Left Elevation

FINISTERRA
Chandler, Arizona

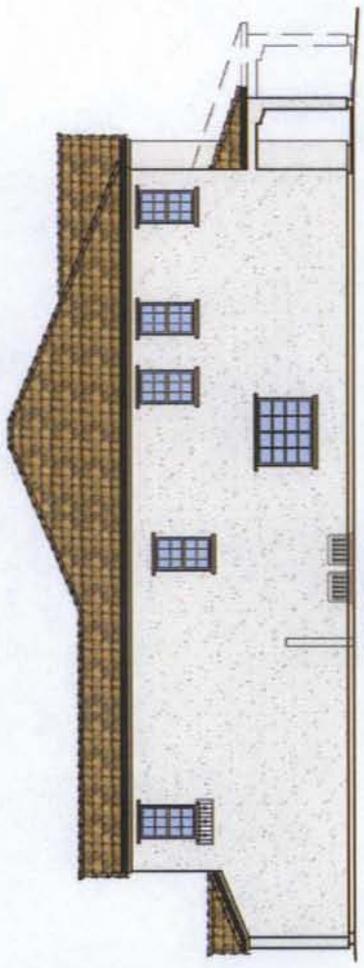
212.1

ELEVATIONS
SPANISH 'A'

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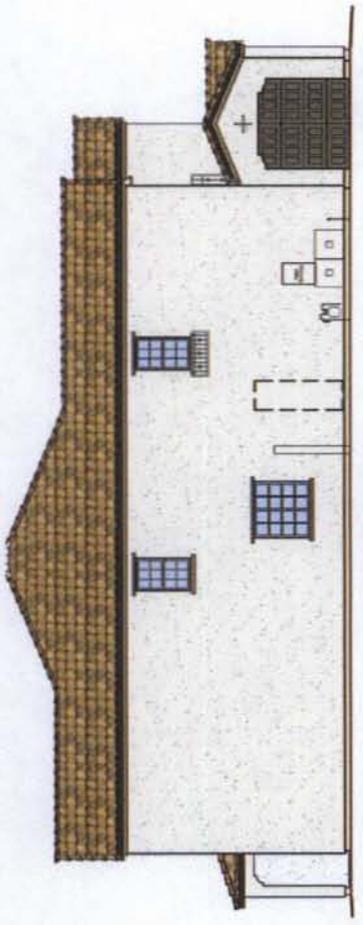
Front Elevation



Right Elevation



Rear Elevation

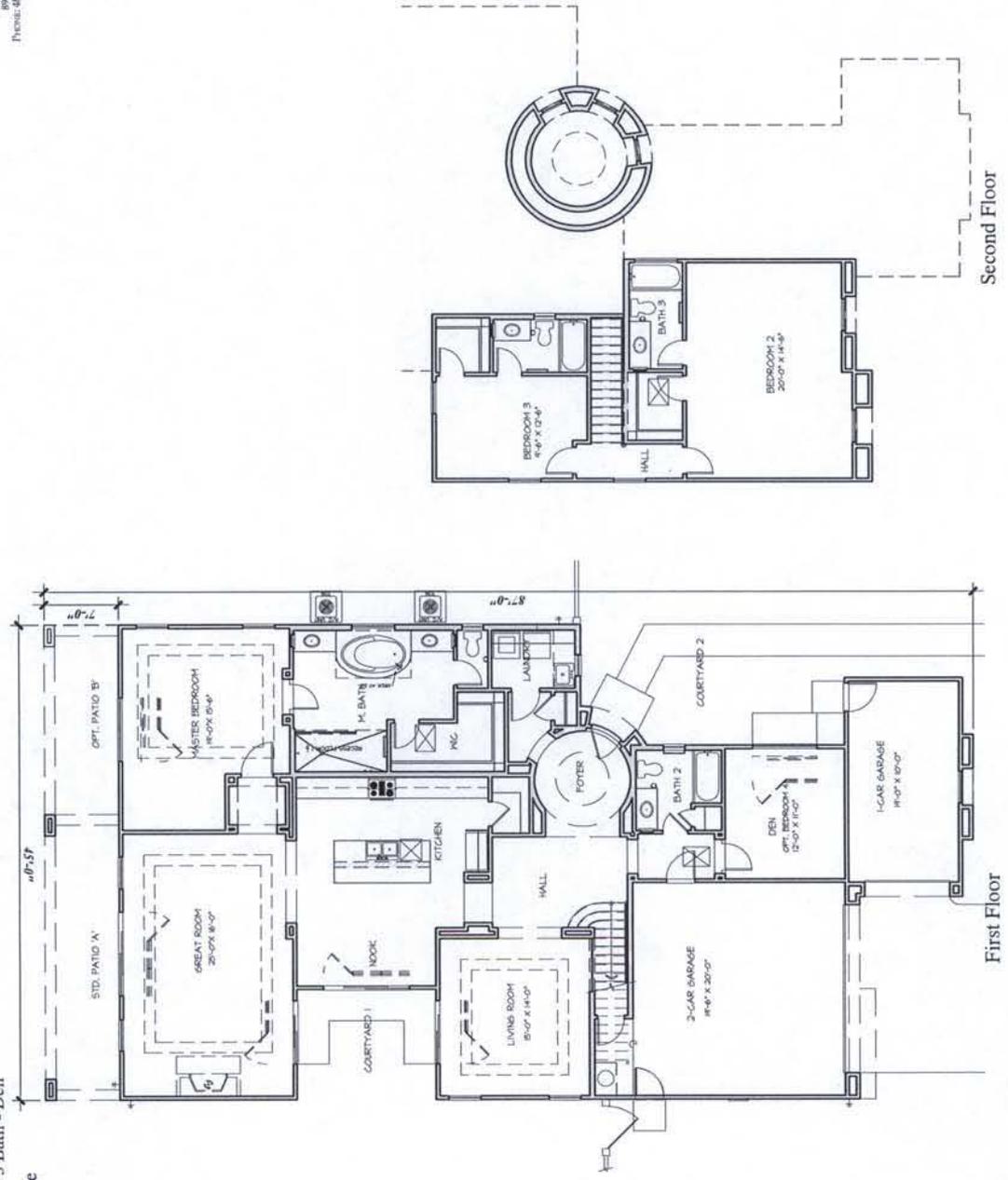


Left Elevation

FINISTERRA
Chandler, Arizona

Two Story - 2,951 Sq. Ft
 3 Bedroom - 3 Bath - Den
 3 Car Garage

301.1
 FLOOR PLAN



301.1

ELEVATIONS
SPANISH 'A'

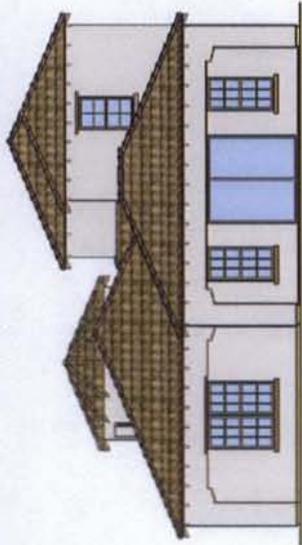
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CHANDLER, AZ 85224
PHONE: 480.508.1216 • FAX: 480.508.1271 • WWW.RYLANDHOMES.COM



Front Elevation



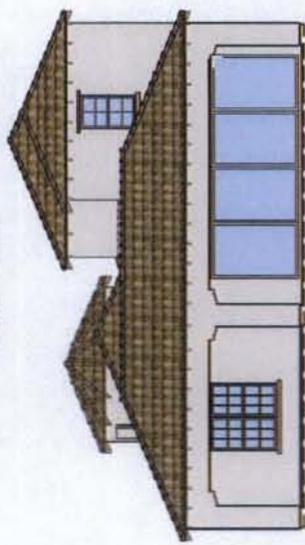
Right Elevation



Rear Elevation



Left Elevation



Rear Elevation W/Extended Patio

FINISTERRA
Chandler, Arizona

301.1

ELEVATIONS
TUSCAN 'E'

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Ryland Homes, Inc. • 1000 N. 10th St. • Phoenix, AZ 85002
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Front Elevation



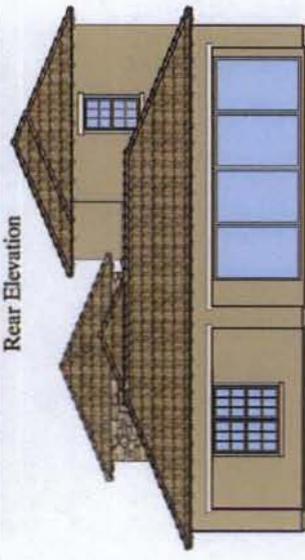
Right Elevation



Rear Elevation



Left Elevation



Rear Elevation W/Extended Patio

FINISTERRA
Chandler, Arizona

301.1

ELEVATIONS
ITALIAN 'G'

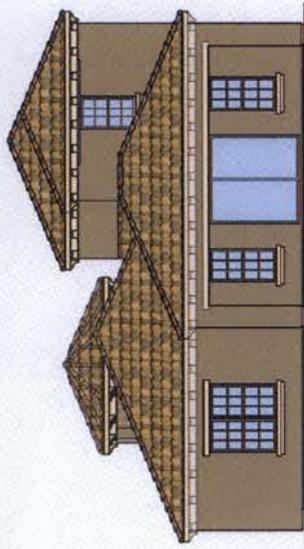
RYLAND HOMES®
3010 W. WILSON ROAD, SUITE 101, CHANDLER, AZ 85226
PHONE: 480.356.1216 • FAX: 480.356.1471 • WWW.RYLANDHOMES.COM



Front Elevation



Right Elevation



Rear Elevation



Left Elevation



Rear Elevation W/Extended Patio

FINISTERRA
Chandler, Arizona

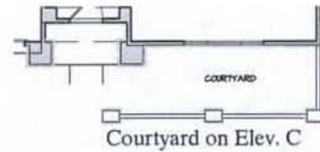
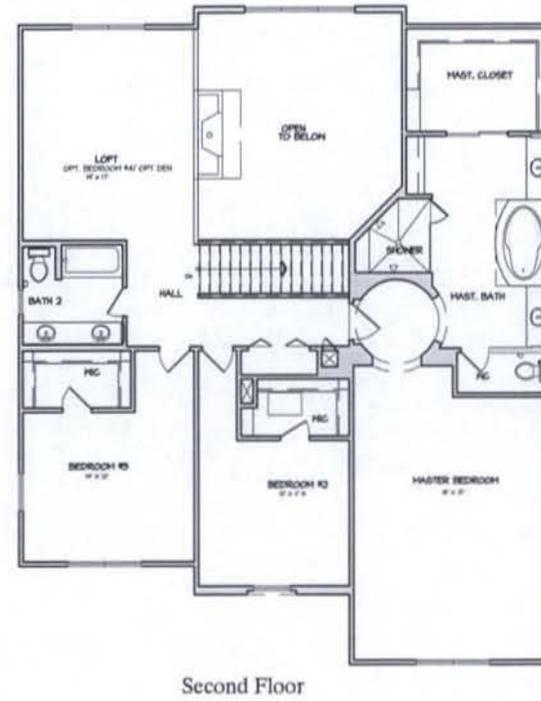
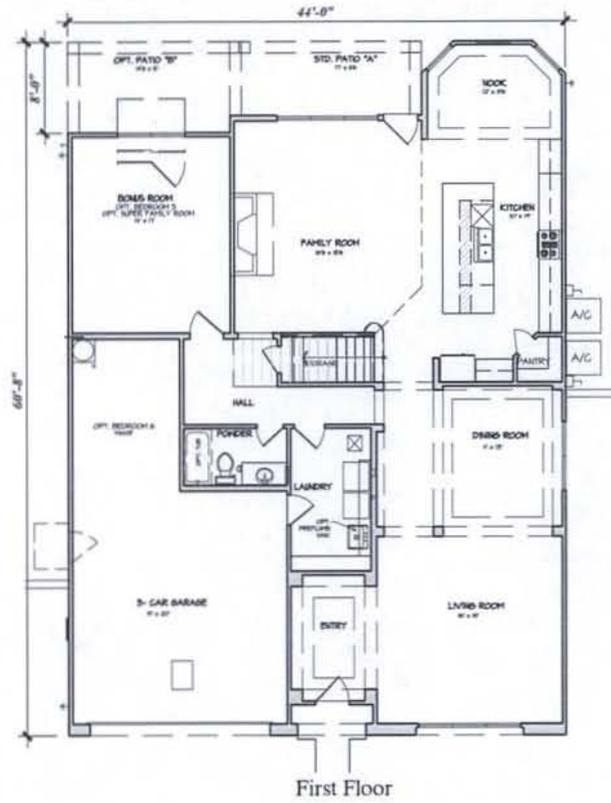
303.2

FLOOR PLAN

Two Story - 3,674 Sq. Ft
 3 Bedroom - 2 1/2 Bath
 Bonus Room - Game Room
 3 Car Garage

RYLAND HOMES®

890 West Elbert Road, Suite 101, Chandler, Arizona 85223
 Phone: 480.556.1234 - Fax: 480.556.1471 - Web: www.RylandHomes.com



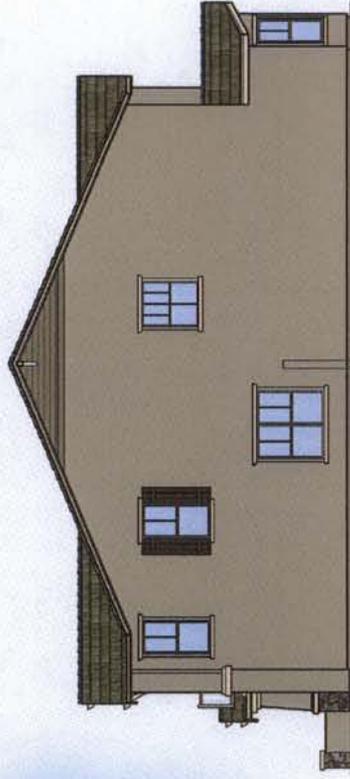
FINISTERRA
 Chandler, Arizona

303.2
ELEVATIONS
CRAFTSMAN 'C'

RYLAND HOMES®
303 WEST ELLIOT ROAD, SUITE 101, MESA, ARIZONA 85203
PHONE: 480.556.1216 - FAX: 480.556.1471 - WEB:
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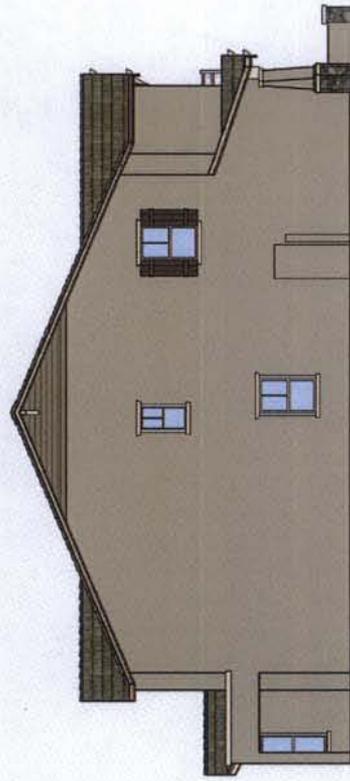
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

FINISTERRA
Chandler, Arizona

303.2
ELEVATIONS
FRENCH COUNTRY F

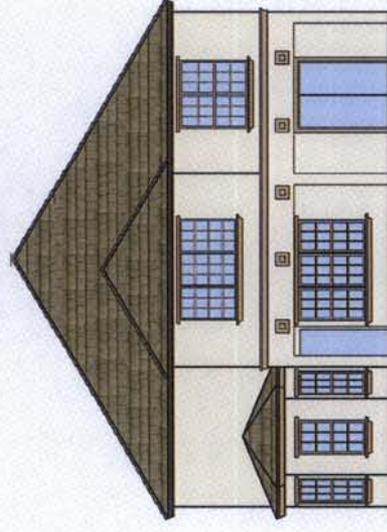
RYLAND HOMES®
303.2 FRENCH COUNTRY F
10111 W. ALBUQUERQUE BLVD., SUITE 101, ALBUQUERQUE, ARIZONA 85024
PHONE: 480.556.1216 — FAX: 480.556.1421 — WEB:
WWW.RYLANDHOMES.COM



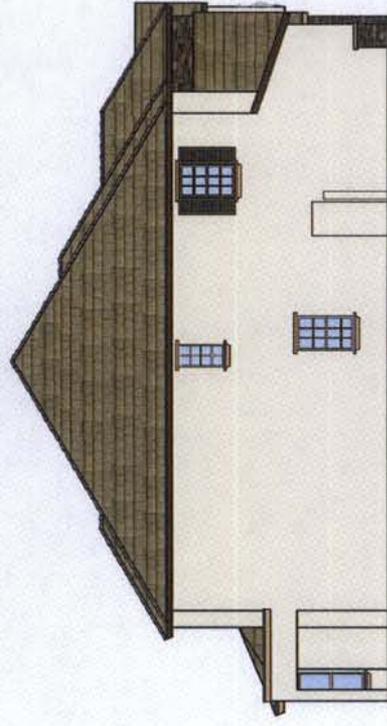
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

FINISTERRA
Chandler, Arizona

303.2

ELEVATIONS
SPANISH 'A'

RYLAND HOMES®
2701 WEST LUCKY FLORES BLVD., SUITE 101, LAS VEGAS, NEVADA 89129
Phone: 480.556.1216 -- Fax: 480.556.1471 -- Web:
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Front Elevation



Right Elevation



Rear Elevation



Left Elevation

FINISTERRA
Chandler, Arizona

ORDINANCE NO. 4352

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM SINGLE-FAMILY RESIDNETIAL (SF-18) TO PLANNED AREA DEVELOPMENT (DVR11-0038 FINISTERRA) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See attached Exhibit 'A'

Said parcel is hereby rezoned from SF-18 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Finisterra" and kept on file in the City of Chandler Planning Division, in File No. DVR11-0038, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
8. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
9. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
10. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
11. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the

requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Finisterra development shall use treated effluent to maintain open space, common areas, and landscape tracts.

12. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby an existing dairy farm and animal privileged properties that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to an existing dairy farm located directly west of the subject property as well as other agricultural properties that have cow, horse, and other animal privileges, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
13. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the home builder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
14. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at

www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.

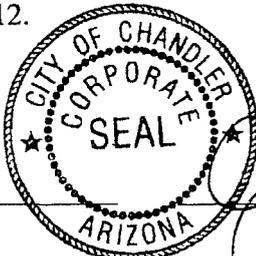
SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 23rd day of February 2012.

ATTEST:

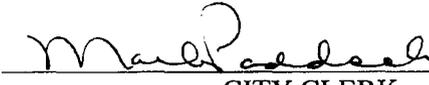

CITY CLERK




MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 8th day of March 2012.

ATTEST:


CITY CLERK



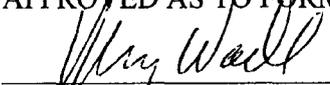

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4352 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 8th day of March 2012, and that a quorum was present thereat.


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

PUBLISHED in the Arizona Republic on March 16 and 23, 2012.

EXHIBIT "A"

Legal Description – Boundary

Finisterra, a subdivision, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 919, Page 47, except that portion of right-of-way dedicated for Ocotillo Road and 148th Street with said plat of record, and being more particularly described as follows:

Commencing at the Northwest Corner of Section 20, Township 2 South, Range 6 East;

Thence S89°00'01"E, along the North line of said Section 20, a distance of 1313.74 feet;

Thence S00°00'59"E a distance of 65.01 feet to a point on the South right-of-way line of Ocotillo and the POINT OF BEGINNING;

Thence continuing S00°00'59"E a distance of 1296.11 feet;

Thence S89°37'43"E a distance of 1273.78 feet to a point on the West right-of-way line of 148th Street;

Thence N00°01'32"W, along said West right-of-way line, a distance of 1267.15 feet;

Thence N44°30'47"W a distance of 21.40 feet to a point on the South right-of-way line of Ocotillo Road;

Thence N89°00'01"W, along said South right-of-way line, a distance of 1258.74 feet to the POINT OF BEGINNING;

Containing 1,641,779.96 square feet, or 37.6901 acres.