



MEMORANDUM Planning Division - CC Memo No. 14-070c

DATE: AUGUST 11, 2014
TO: MAYOR AND COUNCIL
THRU: RICH DLUGAS, CITY MANAGER RP
MARSHA REED, ASSISTANT CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR J
KEVIN MAYO, PLANNING MANAGER KA
FROM: ERIK SWANSON, SENIOR CITY PLANNER ES
SUBJECT: DVR14-0012 CHANDLER VIRIDIAN
Introduction and Tentative Adoption of Ordinance No. 4551

Request: Rezoning from Planned Area Development (PAD) Commercial and Multi-Family to PAD Commercial and Multi-Family with Preliminary Development Plan (PDP) approval on an approximate 26-acre parcel for a mixed use development including Office, Hotel, Commercial, and Multi-Family Residential uses

Location: Southwest corner of the Loop 101 Freeway and Frye Road

Applicant: Chris Anderson; Hines

The request was continued from the July 10, 2014, Council meeting to allow the developer to finalize development details.

RECOMMENDATION

Planning Commission and Planning Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommend approval with conditions.

BACKGROUND

The site was designated as a portion of parcel G supporting office and retail development during the mall zoning process in 2000. In 2001, the northern portion of the subject site received PDP approval for a hotel. Early 2005 brought a new PDP for a hotel, with condominiums occupying two floors, and an athletic facility. In late 2005, a Rezoning and PDP were approved for a hotel and an office/residential condominium building. Construction started on the hotel, however

never got beyond internal support structures for the building. The request is to Rezone the 26-acre subject site from PAD for commercial and multi-family to PAD commercial and multi-family residential with PDP approval for a mixed-use development including office, hotel, commercial, and multi-family residential uses.

At the time of the initial zoning of the mall, various parcels within the master plan were designated with development guidelines. For parcel G, it was anticipated that development would occur in a vertical fashion, which lead to the allowance of building heights to approach 200 feet, with approval of such heights being subjected to PDP approval. Increased building heights are proposed for this development with building height potentials ranging from four to ten stories.

SITE LAYOUT

The site is organized so that the commercial, retail, and hotel buildings are adjacent to the street frontages continuing the major commercial hub that the mall presents. The multi-family apartments are allocated to the southern 14-acre portion of the site. Two retail pads and the hotel are adjacent to Frye Road with the proposed office buildings and parking garage central to the site. Details are provided in the development booklet outlining building heights for flexibility of users.

Extensive work has been done to ensure the development presents a true urban feel with the interaction of residential uses in close proximity to commercial uses. Various exhibits highlighting the pedestrian corridors throughout the site linking the residential component to the commercial uses are provided in the development booklet.

The southern 14 acres of the subject site will be developed with 335 residential units. The multi-family component is designed with seven residential buildings organized around the perimeter of a centralized open space. Six four-story residential buildings are provided, with the seventh providing a portion of residential units with the remaining portion for clubhouse functions. An overall density of 29 units per acre is provided.

Amenities for the residential component include gathering spaces throughout the central corridor, a pool area, a dog park along the sites southeastern portion, a wellness trail the runs along the perimeter of the entire development, and extensive amenities in the clubhouse building, furthering the urban environment.

The clubhouse operates as a central activity hub combining elements of a resident's daily activity needs (mailroom, healthclub, lounge, game room, conference room, and cafe), fostering community. The café is open to the public featuring an exterior service window engaging to the street, and provides outdoor seating in a shaded environment. The open interaction and activated outdoor area with shaded elements visually carries from the clubhouse to the office components by way of enhanced pedestrian walkways, furthering the urban street experience.

ARCHITECTURE

Attractive architectural design unifying both the commercial and residential elements is provided. Glass, concrete, gabion walls, and metal elements are the predominant materials of the commercial development. Corresponding with the commercial architecture, the residential units incorporate a color palette consistent with the commercial development, providing horizontal metal panels along the façade adjacent to Galleria Way which relates to the scoring of the concrete office elements, and incorporates a stacked stone veneer at the pedestrian level linking to the commercial development.

DISCUSSION

Planning Commission and Planning Staff support the request. Extensive details and exhibits are provided in the booklet highlighting everything from pedestrian corridors, open space vignettes, gathering areas, pedestrian and vehicular circulation patterns, to architectural perspectives, all showcasing a truly unique move toward urban development around one of the city's major commercial hubs.

As stated above, multiple building height options are proposed. As detailed in the development booklet, the two four-story office buildings can be combined into a larger six-story office building. Similarly, the hotel is currently shown as six-stories, however provisions are requested allowing a range of four to ten stories. With the mall master plan, heights in upwards of 200 feet were approved for the site.

With a project of this scope often administrative review is requested for some aspects of the development. While the elevations are well established for the multi-family and office components, conceptual renderings are provided for the hotel and commercial buildings. The request is to allow for administrative review and approval as the hotel and commercial buildings come to fruition. The elevations as presented for the office building along with the conceptual renderings set an expectation for high quality.

Additionally, when multiple components of a development are presented, phasing is often addressed. Based on the unique history of the site and constraints associated with the acquisition of the property, a phasing plan has been presented in the development booklet (p.34 titled *Phasing Diagram*). It is anticipated that construction of the site will occur seamlessly through the phasing plan, with the residential component constructed as phase one.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Two neighborhood meetings were held. The meetings were held on May 29th and June 3, 2014; both located in one of the community rooms at the mall. A total of nine residents attended the meetings. Additionally, the applicant had one-on-one meetings with representatives of the Hearthstone neighborhood to the west of the mall site. Key items discussed included traffic circulation, both pedestrian and vehicular, as well as architectural design, with general support for the request.

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: 5 Opposed: 0 Absent: 2 (Cunningham, Donaldson)

Prior to the Commission hearing Planning Staff heard from a neighborhood representative within the Hearthstone Community that had expressed concerns about appropriate locations for a pedestrian crosswalk, and felt that with the current design of the site that it would be beneficial to have the developer provide a crosswalk from the development to the commercial development west of Galleria Way. The neighbor believes that the crosswalk should be provided as the residential component is being constructed; however Staff believes the need for a crosswalk be further examined following construction of the residential development to ensure proper location. Planning Staff has added condition no. 7 of the Rezoning conditions of approval to address the crosswalk. During the Study Session, Planning Commission requested that two additional conditions be added as part of the Preliminary Development Plan conditions of approval. Condition nos. 12 and 13 were added to address hotel architectural design and the landscape palette.

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of DVR14-0012 CHANDLER VIRIDIAN, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "CHANDLER VIRIDIAN" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0012, 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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. 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.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).

5. 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.
6. 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.
7. The City shall perform an ongoing study of the pedestrian crossing on Galleria Way at the residential entrance to assess if a designated crosswalk is needed to ensure pedestrian safety and enhance the pedestrian usage in the area. If deemed necessary by the Planning Administrator, the developer shall provide an assurance to construct the pedestrian crossing as part of a phase of the development.

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of DVR14-0012 CHANDLER VIRIDIAN, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "CHANDLER VIRIDIAN" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0012, 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. Landscaping shall be in compliance with current Commercial Design Standards.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
6. The canvas shade structures shall be maintained in a manner similar to that at the time of installation.
7. Raceway signage shall be prohibited within the development.

8. The parking space canopies shall incorporate building materials, forms, and colors to match the development.
9. The freestanding pads shall carry an architectural level of detail similar to front facades of main building.
10. The applicant shall work with Staff to incorporate art features within the development.
11. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
12. The hotel elevations shall carry a level of architectural design and detail consistent with those details as provided in the development booklet for the office buildings.
13. The applicant shall work with Staff to ensure that the landscape palette and landscape design is cohesive throughout the development in order to present a more unified landscape plan.

PROPOSED MOTIONS

Rezoning

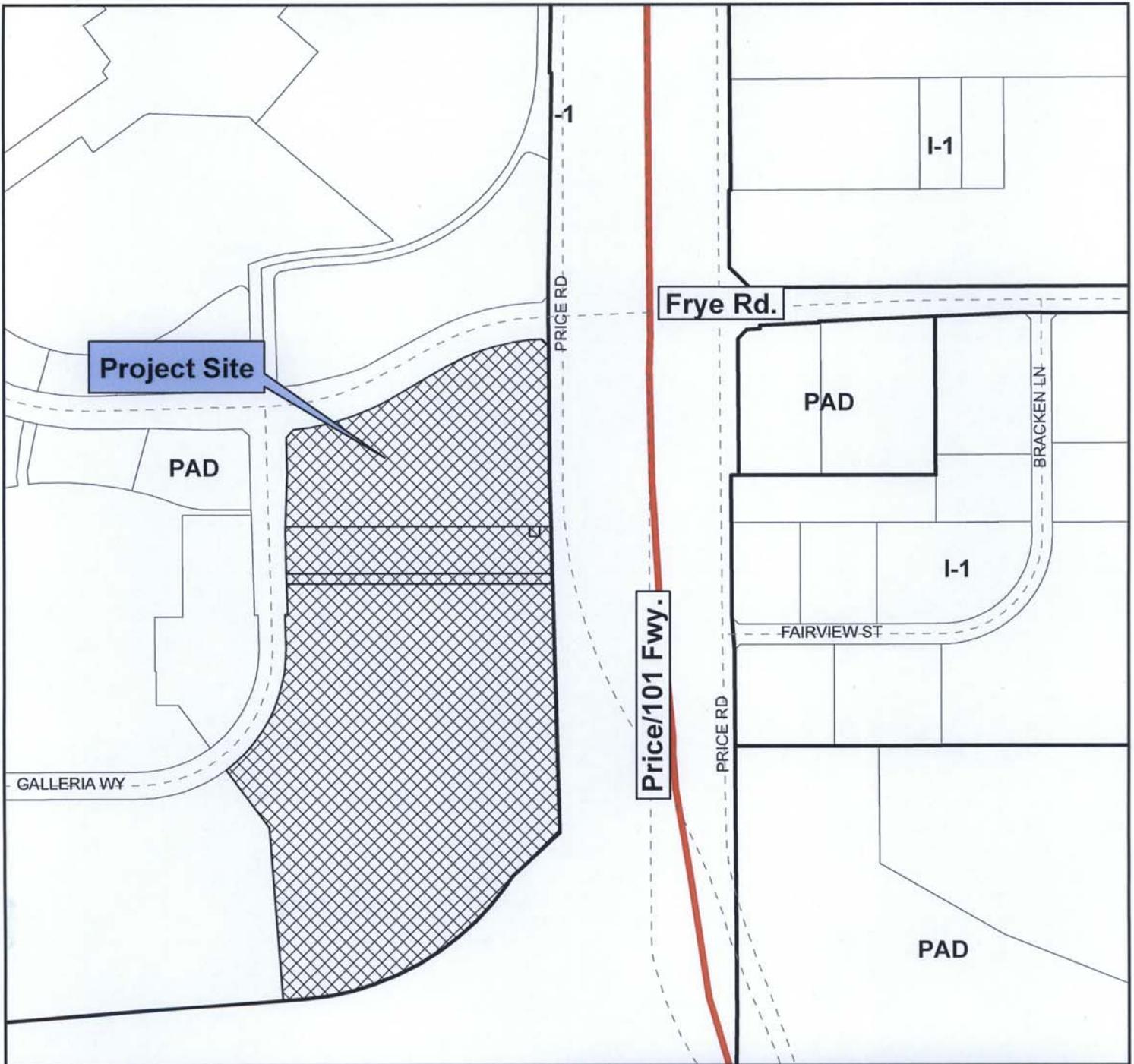
Move to introduce and tentatively adopt Ordinance No. 4551 DVR14-0012 CHANDLER VIRIDIAN, Rezoning from PAD Commercial and Multi-Family to PAD Commercial and Multi-Family, subject to the conditions recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

Move to approve DVR14-0012 CHANDLER VIRIDIAN, Preliminary Development Plan for a mixed use development including Office, Hotel, Commercial, and Multi-Family Residential uses, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan Overall
3. Multi-family Site Plan
4. Phasing Plan
5. Elevations
6. Ordinance No. 4551
7. Development Booklet

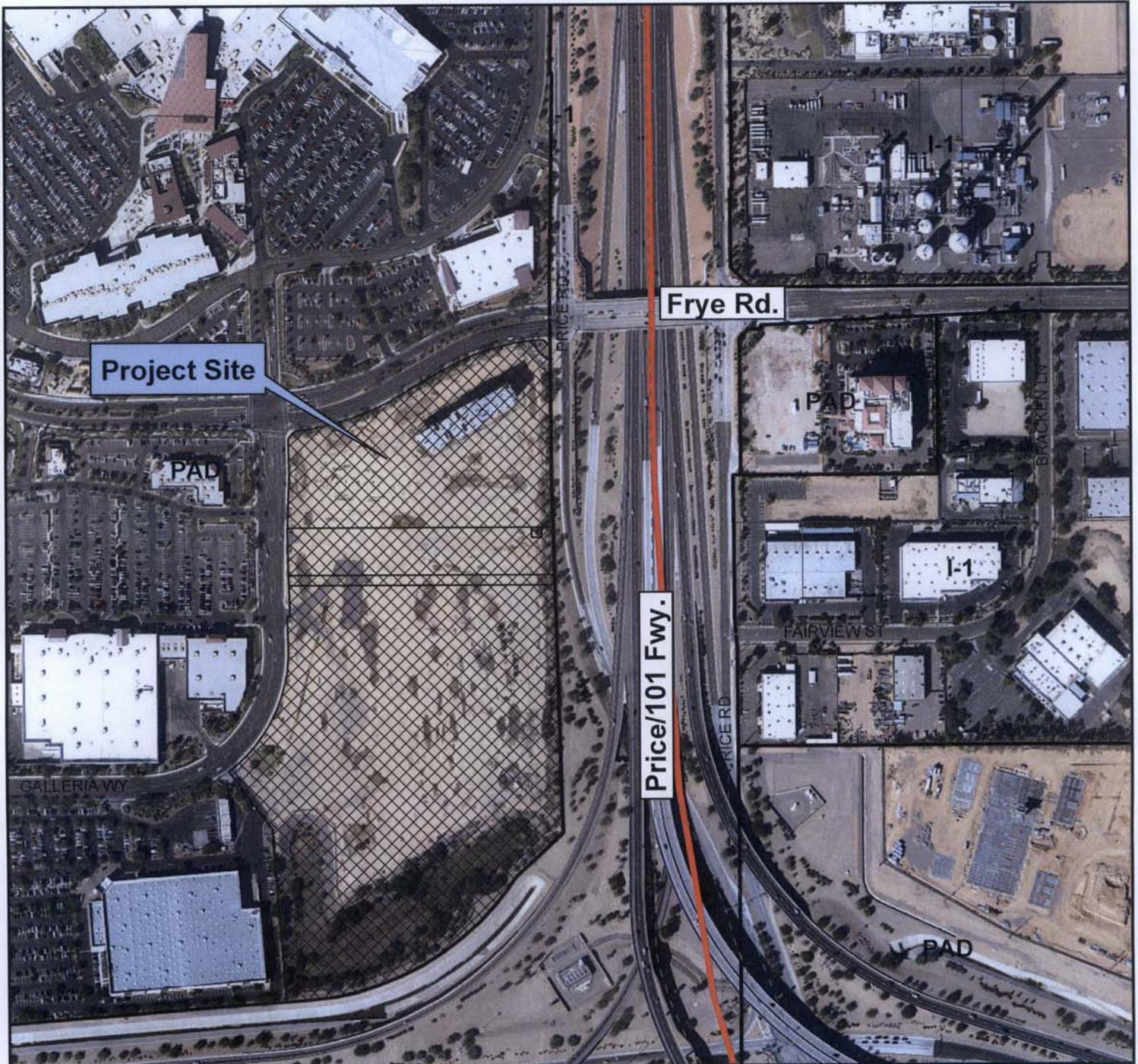


Vicinity Map

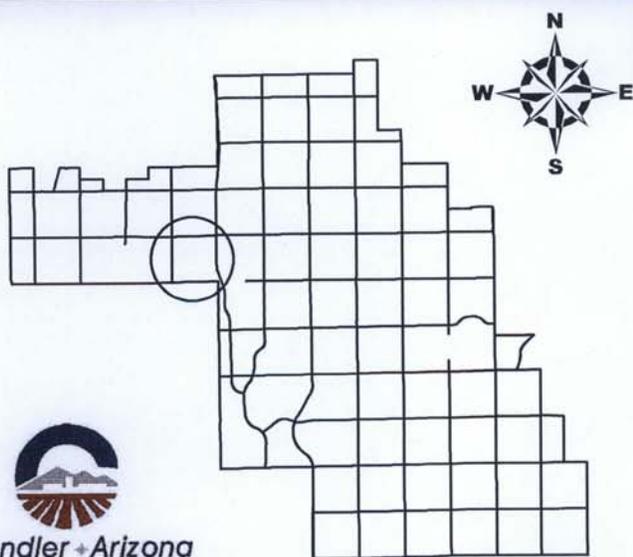


DVR14-0012

Chandler Viridian



Vicinity Map



 DVR14-0012

Chandler Viridian



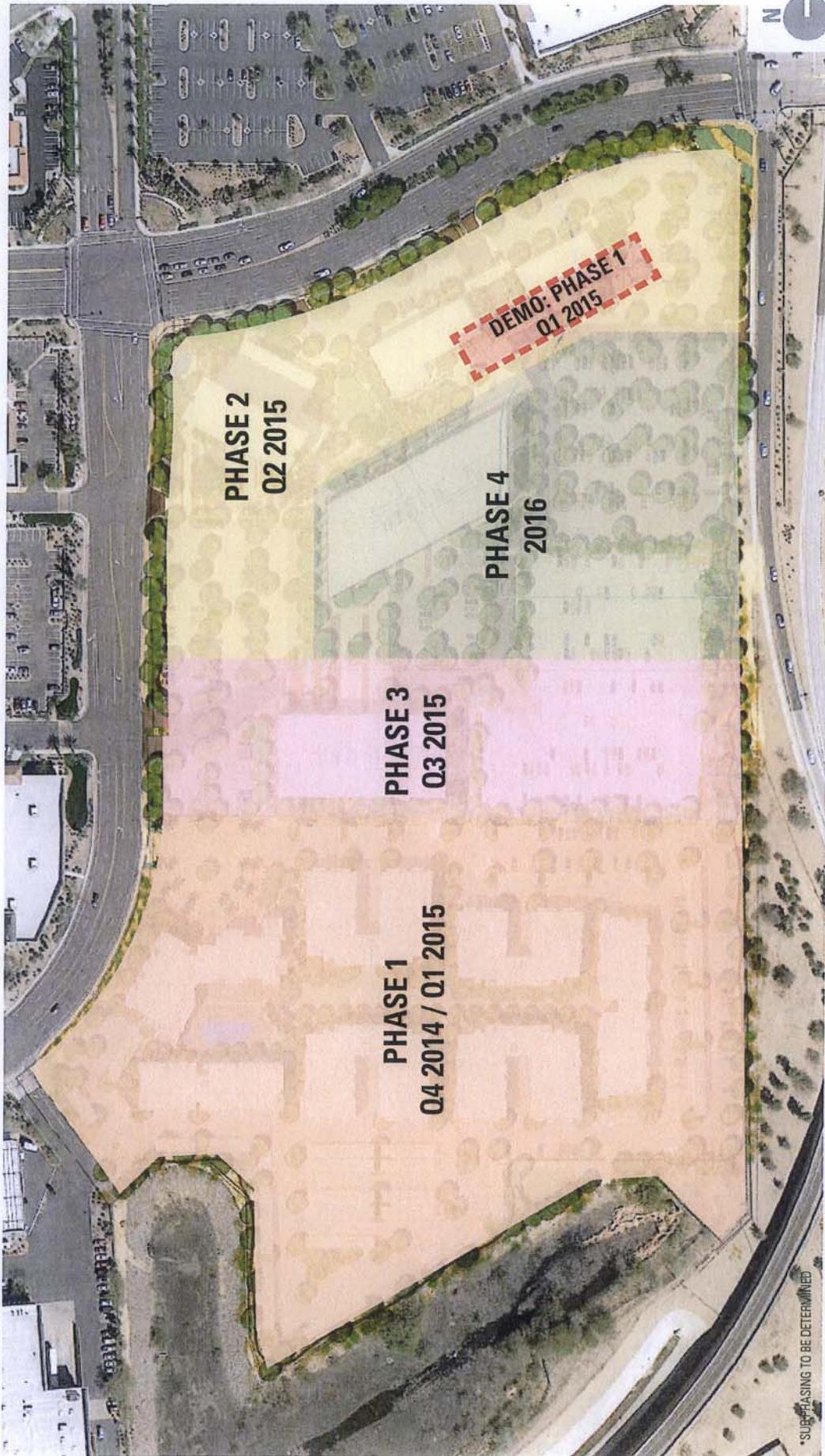
SITE PLAN



CHANDLER VIRIDIAN



PHASING DIAGRAM



*SCHEDULING TO BE DETERMINED

CHANDLER VIRIDIAN

OFFICE BUILDING 2 ELEVATIONS (NORTH)

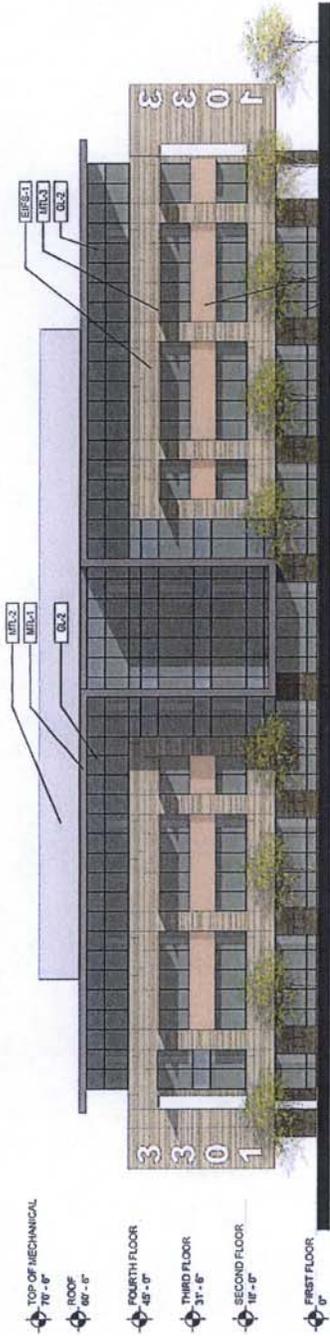


CHANDLER VIRIDIAN



Hines

OFFICE BUILDING 1 ELEVATIONS (SOUTH)



4 SOUTH BUILDING - NORTH ELEVATION



3 SOUTH BUILDING - SOUTH ELEVATION



Key	Material Legend	Description
EIFS-1	TEXTURED EIFS PANEL	
GL-1	GLAZING CLEAR	
GL-2	GLAZING SPANDREL	
MTL-1	ZINC METAL PANELS	
MTL-2	CORRUGATED METAL SCREENING	
MTL-3	ANNODIZED ALUMINUM	
EIFS-2	TEXTURED EIFS PANEL	
STN-1	GABION STONE	

CHANDLER VIRIDIAN



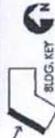
RESIDENTIAL BUILDING ELEVATIONS



BUILDING TYPE 1 - ENTRANCE NORTH ELEVATION



BUILDING TYPE 1 - FRONT NORTHWEST ELEVATION @ STREET



CHANDLER VIRIDIAN

RESIDENTIAL BUILDING ELEVATIONS



CHANDLER VIRIDIAN



RESIDENTIAL BUILDING ELEVATIONS



CHANDLER VIRIDIAN



RESIDENTIAL BUILDING ELEVATIONS



BUILDING TYPE 2 - GARAGE ELEVATION



BUILDING TYPE 2 - LEFT ELEVATION

CHANDLER VIRIDIAN

ORDINANCE NO. 4551

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) FOR COMMERCIAL AND MULTI-FAMILY RESIDENTIAL TO PAD FOR COMMERCIAL AND MULTI-FAMILY RESIDENTIAL IN CASE (DVR14-0012 CHANDLER VIRIDIAN) 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 ATTACHMENT 'A'

Lot 1 is hereby rezoned from PAD for Commercial and Multi-Family Residential to PAD for Commercial, and Lot 2 is rezoned from PAD Commercial to PAD for Multi-Family Residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "CHANDLER VIRIDIAN" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0012, 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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. 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.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
5. 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.
6. 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.
7. The City shall perform an ongoing study of the pedestrian crossing on Galleria Way at the residential entrance to assess if a designated crosswalk is needed to ensure pedestrian safety and enhance the pedestrian usage in the area. If deemed necessary by the Planning Administrator, the developer shall provide an assurance to construct the pedestrian crossing as part of a phase of the development.
8. Development shall be in accordance with a mutually acceptable development agreement approved by the Chandler City Council within 30 days of the final reading of this Ordinance 4551.

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 Division 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, Maricopa County, Arizona, this ____ day of _____, 2014.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day of _____, 2014.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4551 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2014, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY (RL)

PUBLISHED:



**LEGAL DESCRIPTION
HINES CHANDLER
LOT 2**

November 20, 2013
Job No. 2013-153
Page 1 of 1

A PORTION OF LOT 2 OF THE MINOR LAND DIVISION "CHANDLER FASHION CENTER HOTEL" AS RECORDED IN BOOK 837, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF SAID MINOR LAND DIVISION;

THENCE SOUTH 01 DEGREES 36 MINUTES 37 SECONDS EAST, ALONG THE EASTERLY PROPERTY LINE OF SAID LOT 2, A DISTANCE OF 196.66 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUING SOUTH 01 DEGREES 36 MINUTES 37 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 536.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 47 DEGREES 06 MINUTES 31 SECONDS WEST, A DISTANCE OF 51.05 FEET;

THENCE NORTH 45 DEGREES 09 MINUTES 15 SECONDS WEST, DEPARTING SAID PROPERTY LINE, A DISTANCE OF 116.99 FEET;

THENCE SOUTH 85 DEGREES 56 MINUTES 08 SECONDS WEST, A DISTANCE OF 91.06 FEET;

THENCE SOUTH 59 DEGREES 21 MINUTES 41 SECONDS WEST, A DISTANCE OF 511.67 FEET;

THENCE NORTH 16 DEGREES 55 MINUTES 20 SECONDS WEST, A DISTANCE OF 56.63 FEET;

THENCE NORTH 01 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 189.29 FEET;

THENCE NORTH 48 DEGREES 05 MINUTES 07 SECONDS WEST, A DISTANCE OF 70.92 FEET;

THENCE SOUTH 85 DEGREES 26 MINUTES 27 SECONDS WEST, A DISTANCE OF 77.65 FEET;

THENCE SOUTH 45 DEGREES 51 MINUTES 10 SECONDS WEST, A DISTANCE OF 72.98 FEET TO THE WESTERLY LINE OF SAID LOT 2;

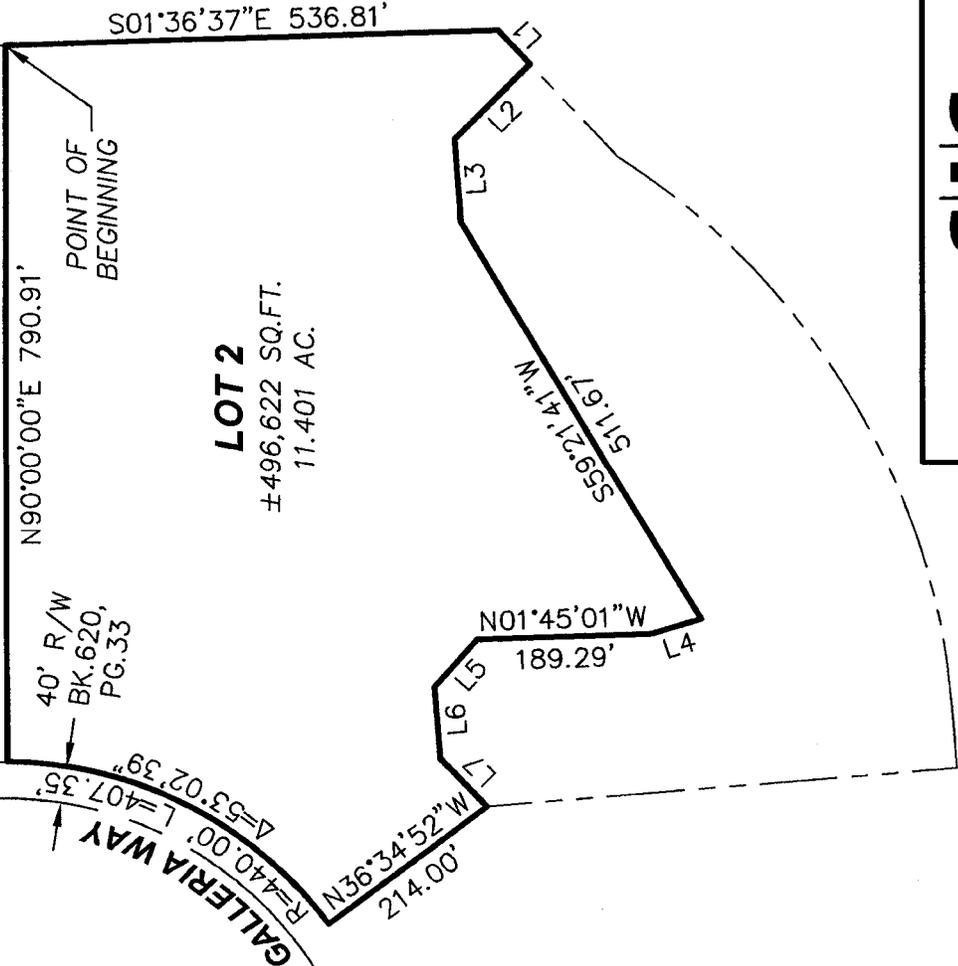
THENCE NORTH 36 DEGREES 34 MINUTES 52 SECONDS WEST, A DISTANCE OF 214.00 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE CONCAVE WESTERLY, OF WHICH THE RADIUS POINT LIES NORTH 36 DEGREES 34 MINUTES 52 SECONDS WEST, A RADIAL DISTANCE OF 440.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53 DEGREES 02 MINUTES 39 SECONDS, A DISTANCE OF 407.35 FEET;

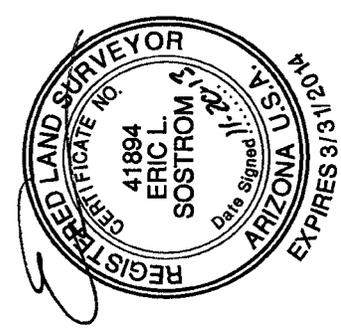
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 790.91 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 496,622 SQUARE FEET OR 11.401 ACRES, MORE OR LESS.

POINT OF COMMENCEMENT,
N.E.C. LOT 2 of MLD for
"CHANDLER FASHION CENTER HOTEL"
BK. 837, PG. 21, M.C.R.



LINE	BEARING	LENGTH
L1	S47°06'31"W	51.05
L2	N45°09'15"W	116.99
L3	S85°56'08"W	91.06
L4	N16°55'20"W	56.63
L5	N48°05'07"W	70.92
L6	S85°26'27"W	77.65
L7	S45°51'10"W	72.98



A.D.O.T.
LOOP 101 / 202 FREEWAY



SIG

SURVEY INNOVATION GROUP, INC

Ph (480) 922 0780 Land Surveying Services Fx (480) 922 0781
7301 EAST EVANS ROAD, SCOTTSDALE, AZ 85260

LOT 2

**RESIDENCES AT CHANDLER COMMONS
CHANDLER, ARIZONA**

JOB# 13-153 DWG: 13153PLAT.dwg DATE: 11/20/13
SCALE: N.T.S. DRAWN: ELS CHECK: RMH SHEET: 1 OF 1



**LEGAL DESCRIPTION
COMMERCIAL PROPERTY
CHANDLER, ARIZONA**

June 30, 2014
Job No. 2013-153
Page 1 of 2

LOT 15 OF THE FINAL PLAT FOR "CHANDLER FASHION CENTER" ACCORDING TO BOOK 586, PAGE 10 TOGETHER WITH LOT 1, TRACT 'C' AND A PORTION OF LOT 2 OF THE MINOR LAND DIVISION FOR "CHANDLER FASHION CENTER HOTEL" AS RECORDED IN BOOK 837, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15 OF "CHANDLER FASHION CENTER", COMMON WITH THE NORTHWEST CORNER OF SAID LOT 1 OF "CHANDLER FASHION CENTER HOTEL";

THENCE NORTH 02 DEGREES 12 MINUTES 48 SECONDS EAST, ALONG THE BOUNDARY LINE OF SAID LOT 15, A DISTANCE OF 168.37 FEET;

THENCE NORTH 01 DEGREE 38 MINUTES 32 SECONDS WEST, A DISTANCE OF 96.30 FEET;

THENCE NORTH 41 DEGREES 23 MINUTES 46 SECONDS EAST, A DISTANCE OF 29.24 FEET TO THE POINT OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, OF WHICH THE RADIUS POINT LIES NORTH 06 DEGREES 18 MINUTES 10 SECONDS WEST, A RADIAL DISTANCE OF 775.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18 DEGREES 18 MINUTES 39 SECONDS, A DISTANCE OF 247.68 FEET TO THE POINT OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 24 DEGREES 37 MINUTES 26 SECONDS WEST, A RADIAL DISTANCE OF 517.14 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 39 MINUTES 20 SECONDS, A DISTANCE OF 51.05 FEET;

THENCE NORTH 59 DEGREES 43 MINUTES 50 SECONDS EAST, A DISTANCE OF 197.35 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 577.27 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25 DEGREES 15 MINUTES 24 SECONDS, A DISTANCE OF 254.47 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 635.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 22 MINUTES 56 SECONDS, A DISTANCE OF 26.40 FEET;

THENCE NORTH 87 DEGREES 22 MINUTES 10 SECONDS EAST, A DISTANCE OF 12.24 FEET;

THENCE SOUTH 46 DEGREES 30 MINUTES 09 SECONDS EAST, A DISTANCE OF 27.72 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 27 SECONDS EAST, A DISTANCE OF 397.64 FEET;

THENCE SOUTH 01 DEGREE 36 MINUTES 37 SECONDS EAST, A DISTANCE OF 504.04 FEET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 790.91 FEET TO THE WESTERLY BOUNDARY LINE OF SAID LOT 2, BEING THE POINT OF A NON TANGENT CURVE CONCAVE WESTERLY, OF WHICH THE RADIUS POINT LIES NORTH 89 DEGREES 37 MINUTES 31 SECONDS WEST, A RADIAL DISTANCE OF 440.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2 DEGREES 01 MINUTES 08 SECONDS, A DISTANCE OF 15.50 FEET TO A POINT OF TANGENCY;

THENCE NORTH 01 DEGREE 38 MINUTES 38 SECONDS WEST, A DISTANCE OF 91.96 FEET;

THENCE NORTH 88 DEGREES 21 MINUTES 22 SECONDS EAST, A DISTANCE OF 8.67 FEET;

NORTH 01 DEGREE 38 MINUTES 38 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 259.00 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

EXCEPT ANY PORTION CONTAINED WITHIN TRACT 'B' OF 'CHANDLER FASHION CENTER HOTEL' AS RECORDED IN BOOK 837, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA.

SAID PARCEL CONTAINS 614,506 SQUARE FEET OR 14.107 ACRES, MORE OR LESS.

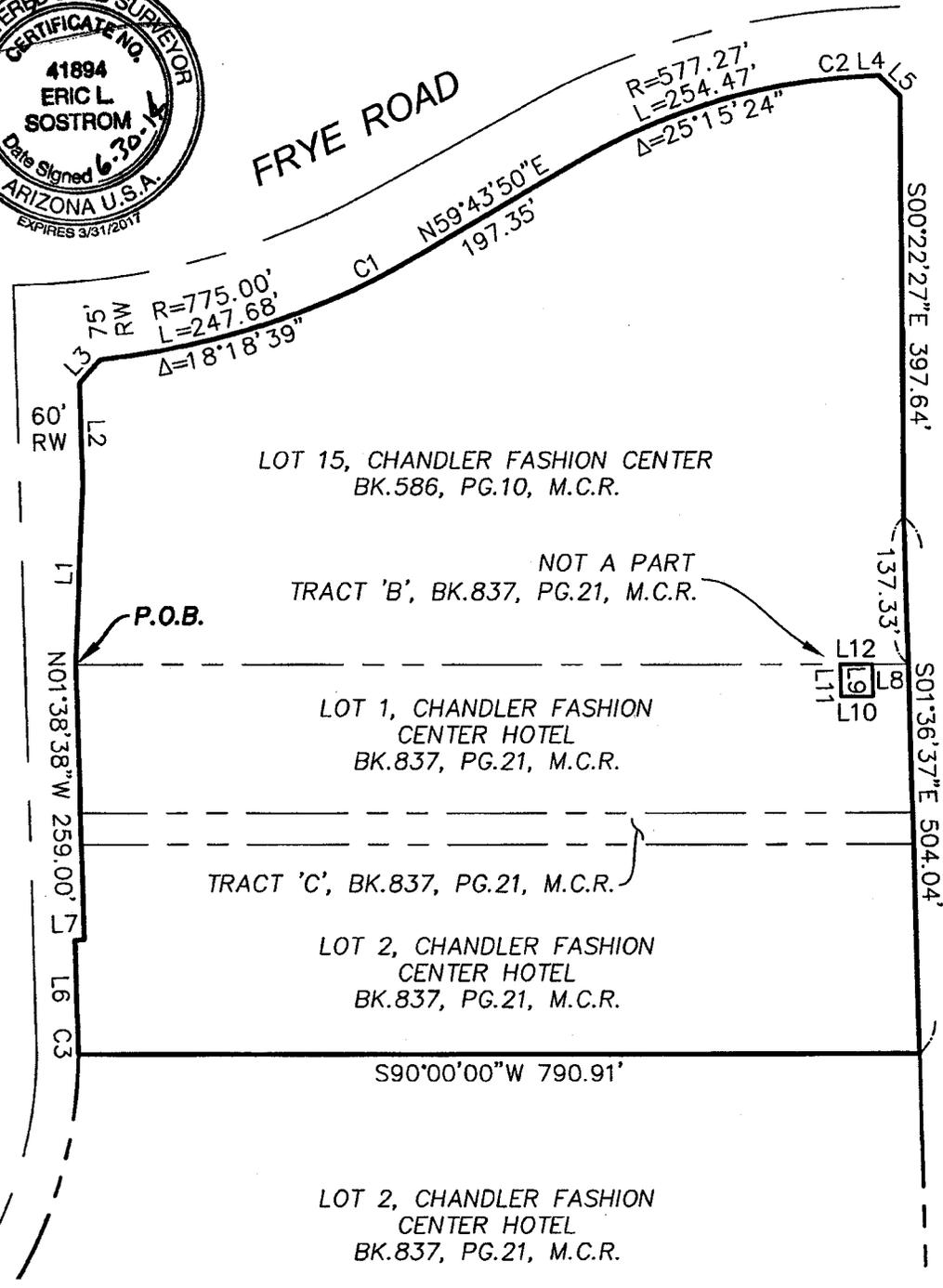




FRYE ROAD

GALLERIA WAY

A.D.O.T. LOOP 101
(PIMA FWY)



SIG

**SURVEY INNOVATION
GROUP, INC**

**EXHIBIT
COMMERCIAL PARCEL
CHANDLER, ARIZONA**

Ph (480) 922 0780 **Land Surveying Services** Fx (480) 922 0781
7301 EAST EVANS ROAD, SCOTTSDALE, AZ 85260

JOB #13-153	DWG: 13-153 Commercial	DATE 6/30/14
SCALE: N.T.S.	DRAWN: ELS	CHK: RMH
		SHEET 1 OF 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°12'48"E	168.37
L2	N01°38'38"W	96.30
L3	N41°23'46"E	29.24
L4	N87°22'10"E	12.24
L5	S46°30'09"E	27.72
L6	N01°38'38"W	91.96
L7	N88°21'22"E	8.67
L8	N90°00'00"W	34.06
L9	S01°36'37"E	30.01
L10	N90°00'00"W	30.01
L11	N01°36'37"W	30.01
L12	N90°00'00"E	30.01

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	5°39'20"	517.14	51.05	N62°32'54"E 51.03
C2	2°22'56"	635.00	26.40	S86°10'42"W 26.40
C3	2°01'08"	440.00	15.50	N00°38'04"W 15.50



SIG
SURVEY INNOVATION
GROUP, INC

EXHIBIT
COMMERCIAL PARCEL
CHANDLER, ARIZONA

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781
 7301 EAST EVANS ROAD, SCOTTSDALE, AZ 85260

JOB #13-153	DWG: 13-153 Commercial	DATE 6/30/14
SCALE: N.T.S.	DRAWN: ELS	CHK: RMH
		SHEET 2 OF 2