

#8

OCT 23 2014



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM

Planning Division - CC Memo No. 14-122

DATE: OCTOBER 23, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MR*
JEFF KURTZ, PLANNING ADMINISTRATOR *DDLT for JK*

FROM: KEVIN MAYO, PLANNING MANAGER *KM*

SUBJECT: DVR14-0021 METRO CHANDLER AIRPORT CENTER
Introduction and Tentative Adoption of Ordinance No. 4579

Request: Rezoning from Agricultural District (AG-1), to Planned Area Development (PAD) for Business Park uses, with Preliminary Development Plan (PDP) approval for site design and building architecture for a business park development

Location: Southwest corner of Cooper and Germann roads

Applicant: Michael B. Withey, Withey Morris PLC

Project Info: Approximately 25-acre site, approximately 260,000 total square feet

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend approval subject to conditions.

BACKGROUND

The subject site consists of two parcels located at the southwest corner of Cooper and Germann roads, just north of the Chandler Municipal Airport. The site is bounded by Germann Road to the north, Cooper Road to the east, Aviation Drive to the south, and a small parcel as well as Airport Boulevard to the west. The Curtis Way right-of-way alignment bifurcates the subject site. To the north and east are developed and vacant parcels zoned for business park uses as part

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of the Chandler Airport Center master plan. To the south is predominantly vacant parcels zoned Airport District (AP-1) owned by the City of Chandler.

The subject, along with approximately 27 acres to the south, was rezoned to PAD for an industrial/business park subdivision in 2000. In 2004, the zoning was reverted to the previous AG-1 designation.

GENERAL PLAN/AREA PLAN

The General Plan designates the subject site as located within the Chandler Airpark Area Plan (CAAP). The Area Plan specifically highlights the subject site as falling within the Commercial/Office/Business Park land use category. This category denotes major campus-like employment centers permitting uses such as retail services, research and development, and office/showroom uses, as well as light industrial uses considered on a case by case basis. The requested rezoning is consistent with the General Plan and Chandler Airpark Area Plan.

REZONING

The request includes rezoning the subject site to PAD for business park uses. Permitted uses are split between the two larger industrial buildings, Building 1 and 2, and the smaller multi-story Building 3. Permitted uses within Buildings 1 and 2 include all Planned Industrial District (I-1) uses, as well as all office, educational facilities, financial institutions, places of worship, service retail uses, and recreational assembly uses such as fitness centers, gymnastic and martial arts studios. Recreational assembly uses for children and young adults within Buildings 1 and 2 are limited to no more than 15-percent of total building square footage and shall be located no closer than 450-feet to the western property line. Permitted uses within Building 3 include all uses permitted within Buildings 1 and 2, as well as automotive accessory sales and installation uses. A more detailed permitted uses description is included within the attached Development Booklet.

SITE DESIGN/ARCHITECTURE

The subject site is essentially surrounded on all sides by right-of-way and bifurcated by a future street. The relatively shallow north to south depth property presents a level of challenge when it comes to siting buildings. The proposal orients the industrial/office buildings to Germann Road, with the overhead doors and service areas oriented south towards Aviation Drive, effectively screened from arterial street view. The building footprints respond to the variations in right-of-way along Germann Road, as well Building 3 is set into the Cooper/Germann intersection corner with landscaping treatments similar to the other three intersection corners established by the Chandler Airport Center. The parking screen walls and 8-foot tall rear service area screen walls are set at alternating opposing angles intended to infer an aviation-related image that is carried further onto the building architecture.

Sufficient parking is provided for Buildings 1 and 2 for a traditional light industrial land use build out. Building 3 provides sufficient parking for an all office build out. In the event Buildings 1 and/or 2 require additional parking, Planning Staff has worked with the applicant to develop a plan that would not only underground the retention basin at the properties southwest corner, but also strip out areas within the rear service truck court areas for additional spaces.

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This approach allows the site to remain flexible in terms of final tenant needs and still comply with Code.

The building architecture continues a subtle aviation-related theme through the use of smooth clean forms articulated through plane changes. Predominant elements include angled parapet lines with 8-inch wide ¾-inch deep reveals again evoking a subtle aviation theme. Scoring patterns are differentiated to provide a hierarchy to the façade while also breaking down the wall plane. Finally, aluminum canopies are used to provide a final level of architectural interest.

The request includes a comprehensive sign package. Building mounted signage will provide either non-illuminated or halo-illuminated reverse pan-channel lettering. Corporate font and logos are permitted. Four 11-foot tall 5-tenant panel freestanding monument signs are proposed, three along Germann Road, and one along Cooper Road. The signs feature an angled sign cap and deep reveals relating to the building architecture. The tenant panels include routed push-through internally illuminated lettering.

Additional details can be found within the attached Development Booklet.

AIRPORT COMMISSION

The Airport Commission reviewed the rezoning request in accordance with the Airport Conflicts Evaluation Process at their September 10, 2014, meeting. The Airport Administrator has issued a conflicts evaluation report indicating that the Airport Commission determined the proposed rezoning and associated uses do not constitute a conflict with existing or planned airport uses.

DISCUSSION

Planning Staff supports the request. The proposed land use mix is compatible with and consistent with approved land uses in the immediate area such as within Chandler Airport Center immediately to the north and east. Time has proven the compatibility of educational facilities and recreational assembly uses integrated within more traditional light industrial and office business park uses. The proposed business park provides a good land use development solution for a challenged narrow parcel that is basically surrounded on all sides by rights of way, further compounded by the future Curtis Way alignment. The site layout accented by the use and placement of screen walls provides a relationship and reference to the site's Chandler Airpark aviation context. That context is further acknowledged by the clean and subtle architectural angular forms, aluminum accent canopies, and cool grey-scale color palette. Ultimately, without final users identified at this time, any necessary minor adjustments will be handled administratively in the future as identified within the attached Development Booklet.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held at the Chandler Municipal Airport. No neighboring property owners attended the meeting.

At the time of this writing, Planning Staff is not aware of any formal opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 4 Opposed: 0 Conflict: 2 (Foley, Ryan) Absent: 1 (Baron)

RECOMMENDED ACTIONS

Rezoning

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend approval of the Rezoning from Agricultural District (AG-1), to Planned Area Development (PAD) for Business Park uses, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "METRO CHANDLER AIRPORT CENTER" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0021, 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. 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.
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. 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 or as otherwise approved in a development agreement.
5. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
6. Permitted Uses: Building 1 and Building 2: All uses permitted in the Planned Industrial (1-1) District of the Chandler Zoning Ordinance; all offices, including professional, administrative, medical and any other office use; educational facilities; financial institutions, churches, and places of worship; retail, restaurant, shared conference centers and similar uses; commercial service uses; and recreational assembly uses, provided such recreational assembly uses shall not exceed 15% of the total building square footage on the property and shall not be located

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within 450-feet of the westernmost property line. Building 3: All uses permitted within Building 1 and 2, and automotive accessory sales and installation uses.

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Preliminary Development Plan request subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "METRO CHANDLER AIRPORT CENTER" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0021, 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. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. 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.

PROPOSED MOTIONS

Rezoning

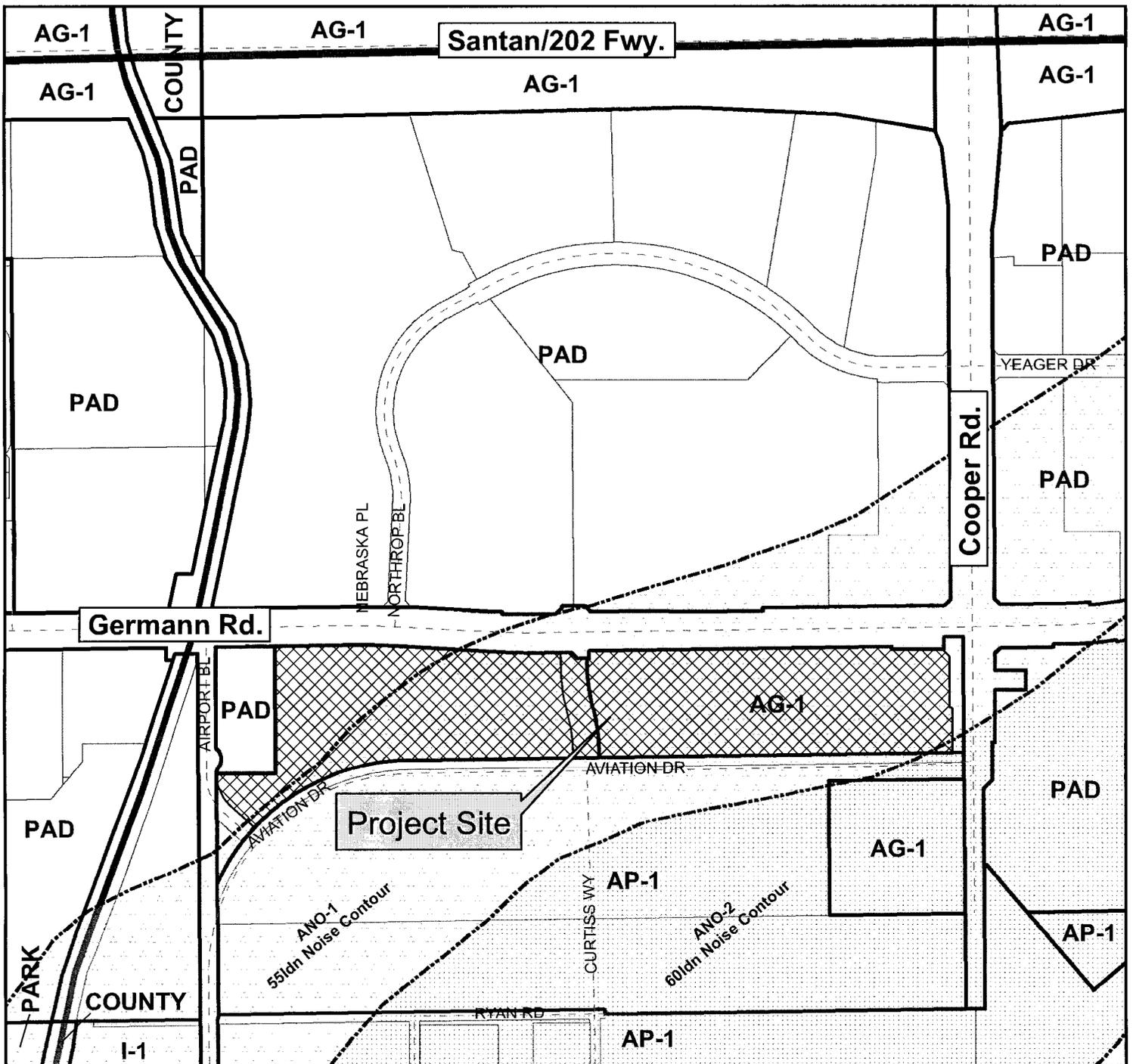
Move to introduce and tentatively adopt Ordinance No. 4579 approving DVR14-0021 METRO CHANDLER AIRPORT CENTER, rezoning from Agricultural District (AG-1), to Planned Area Development (PAD) for Business Park uses, subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

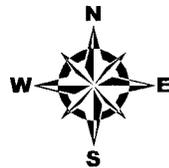
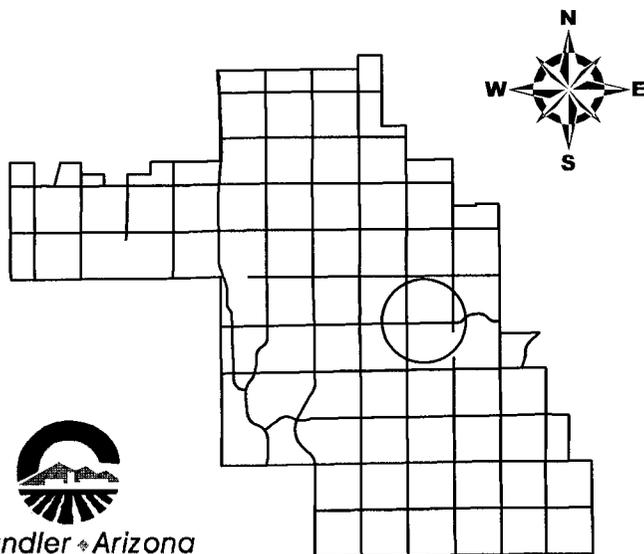
Move to approve DVR14-0021 METRO CHANDLER AIRPORT CENTER, Preliminary Development Plan (PDP) approval for site design and building architecture for a business park development, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Architecture
5. Ordinance No. 4573
6. Exhibit A, Development Booklet



Vicinity Map



DVR14-0021

Metro Chandler Airport Center



Chandler Arizona
Where Values Make The Difference



Vicinity Map



DVR14-0021

Metro Chandler Airport Center



McCALL & Associates, Inc.
 4307 n. civic center plaza
 scottsdale, az 85256
 phone: (480) 946-0066
 fax: (480) 946-5432

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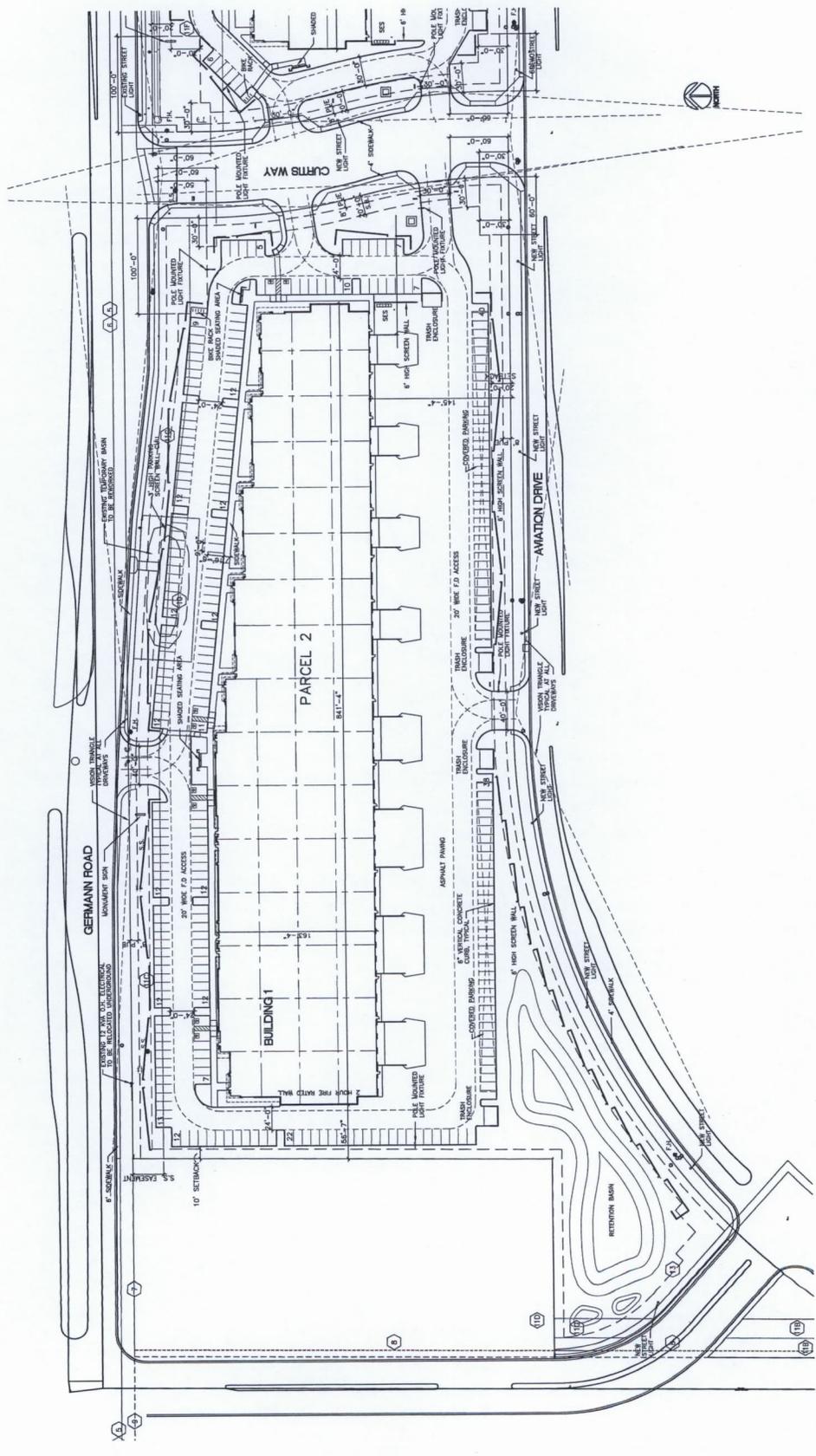
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SITE PLAN
 SHEET TITLE

PROJECT: METRO CHANDLER AIRPORT CENTER
 CHANDLER, AZ
 DRAWING NO.: 150217
 DATE: 11/20/11
 REVISION:



A1.2



SITE PLAN - BUILDING 1
 SCALE: 1"=50'-0"



McCALL & Associates, Inc.
 4307 n. oak center plaza
 scottsdale, az 85251
 tel: (480) 946-0065
 fax: (480) 946-5432

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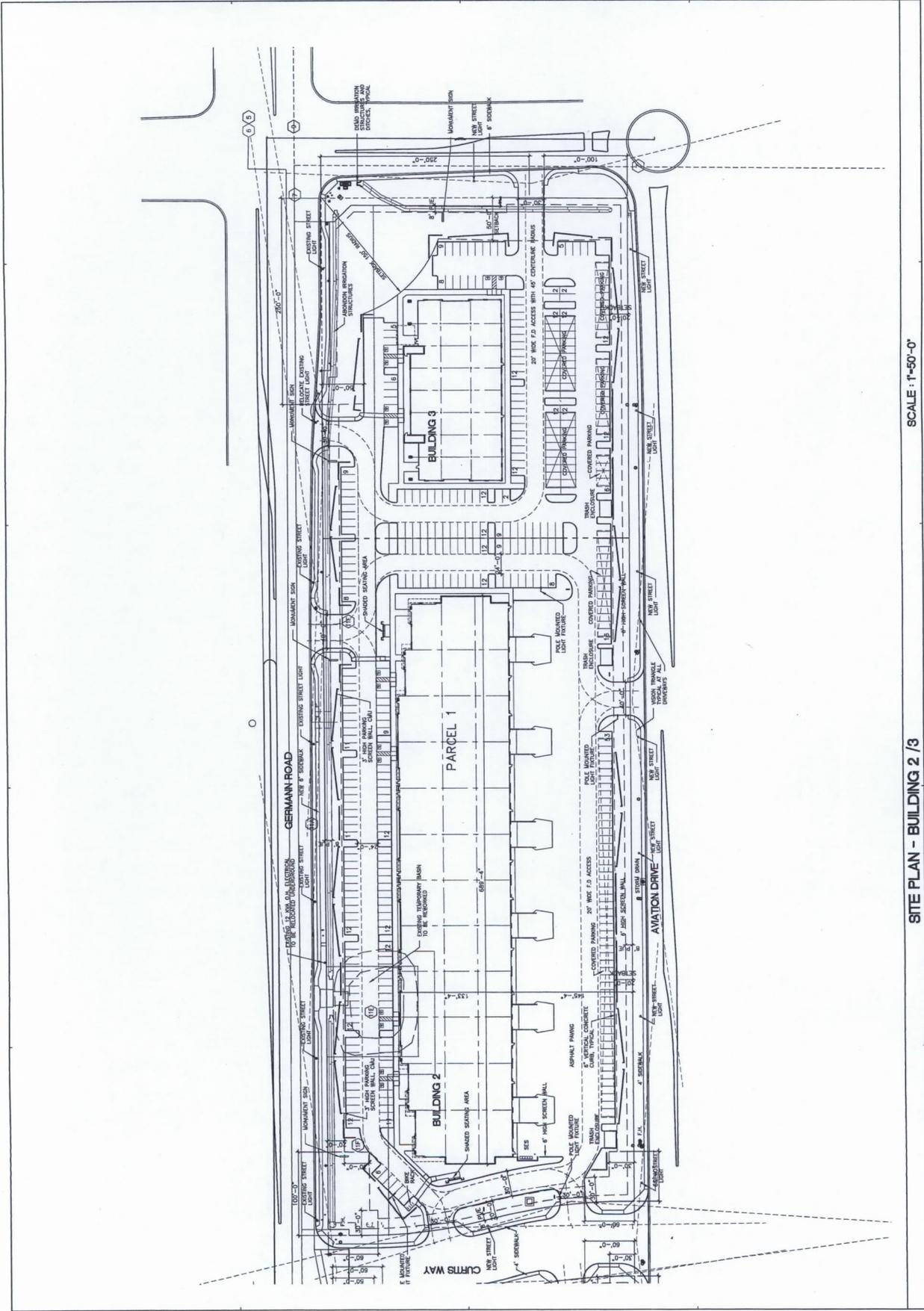
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Sheet Title:

Project: **METRO CHANDLER AIRPORT CENTER**
 SMC GERMAN AND COOPER ROAD
 CHANDLER, AZ
 8500X
 Date: 5/23/2014
 Revision: 1.00



A1.3



SITE PLAN - BUILDING 2 / 3

SCALE: 1"=50'-0"



AVANTAGE DIVISION
PROVIDES









MCCALL & Associates, Inc.
 4307 n. civic center plaza
 scottsdale, az 85251
 phone: (480) 948-5405
 fax: (480) 948-5432

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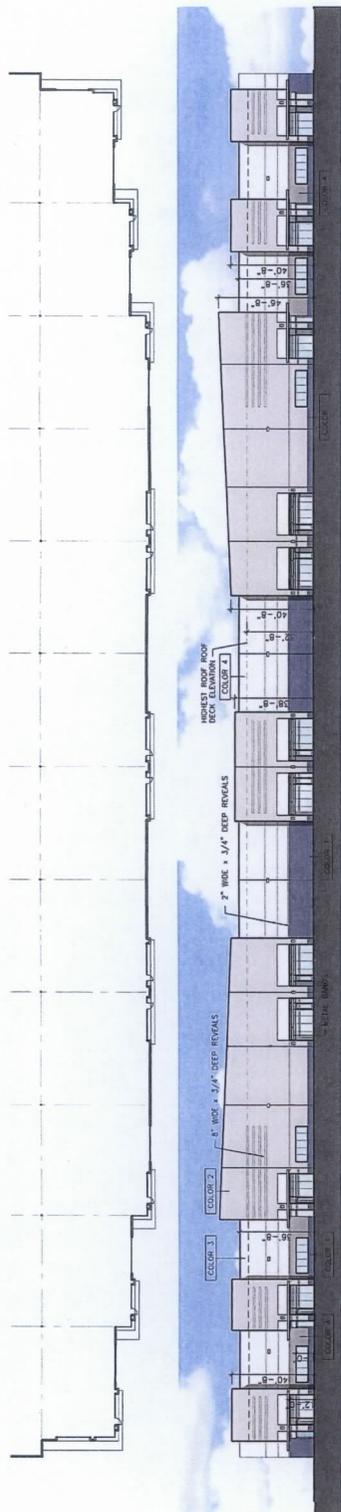
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Project: METRO CHANDLER AIRPORT CENTER
 SWC GERMANN AND COOPER ROAD
 CHANDLER, AZ
 85286

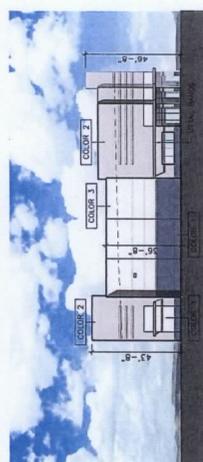
Date: 5/28/2014
 Title: 110000
 Revision: 01/05/2014



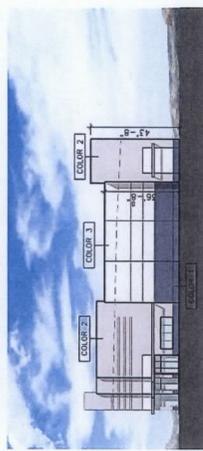
A3.2



NORTH ELEVATIONS

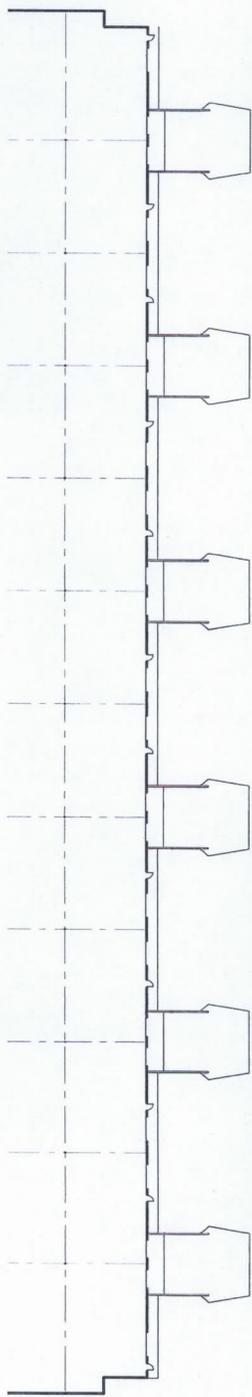


EAST ELEVATIONS



WEST ELEVATIONS

- COLOR / MATERIALS LEGEND**
- CONCRETE TILT PANEL, MASONRY SITE WALLS
 - COLOR 1 - FRAZEE - NEW DENIM BLUE CL2326A
 - COLOR 2 - FRAZEE - WINDBLOWN CL182W
 - COLOR 3 - FRAZEE - OTHER TAN CLW1002W
 - COLOR 4 - FRAZEE - SWEATSHIRT CL3183M
 - COLOR 5 - FRAZEE - VAULT CL3255D
 - METAL SHAD
 BRUSHED ALUMINUM
 - STOREFRONT SYSTEM
 244 - FRONT LOADED CLEAR ANODIZED ALUMINUM
 - GLAZING
 1" INSULATED, ECLIPSE ADVANTAGE ARCTIC BLUE



SOUTH ELEVATIONS

BUILDING 2 ELEVATIONS SCALE: 1"=30'-0"



McCALL & associates, inc.
 4307 n. chie center plaza
 chandler, az 85226
 tel: (480) 946-0066
 fax: (480) 946-5432

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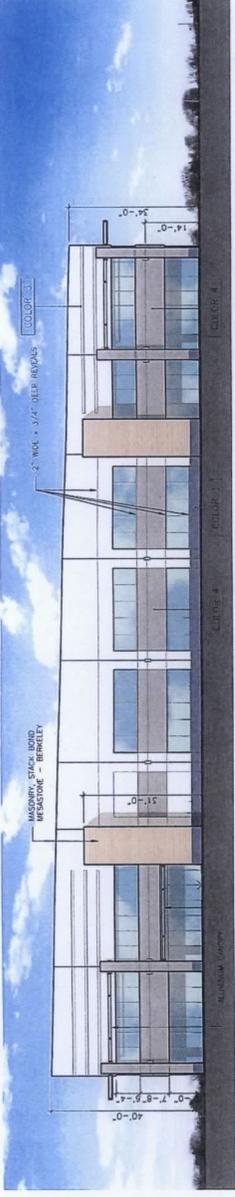
PROJECT: METRO CHANDLER AIRPORT CENTER
 LOCATION: CHANDLER, AZ
 DATE: 5/28/2014
 PERIOD: AUGUST 2014

BUILDING ELEVATIONS
 Sheet Title

Project: METRO CHANDLER AIRPORT CENTER
 Location: CHANDLER, AZ
 Date: 5/28/2014
 Period: AUGUST 2014



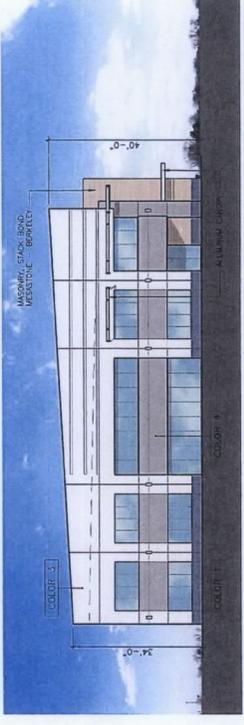
A3.3



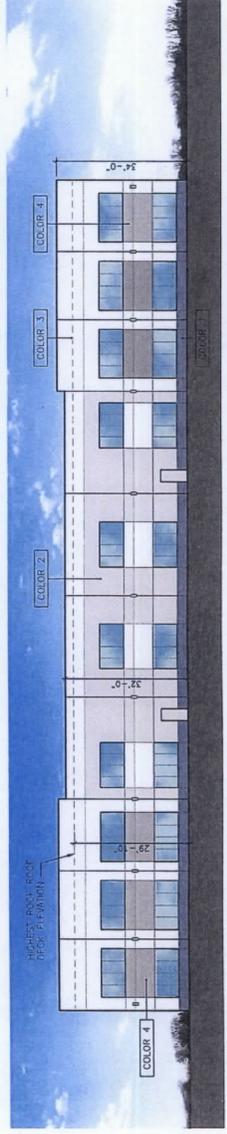
NORTH ELEVATIONS



WEST ELEVATIONS



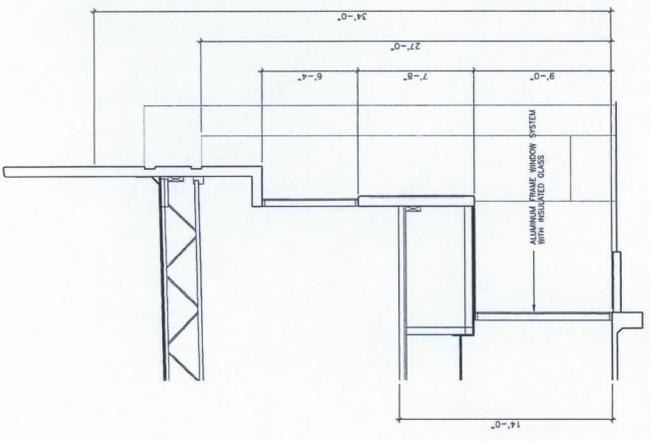
EAST ELEVATIONS



SOUTH ELEVATIONS

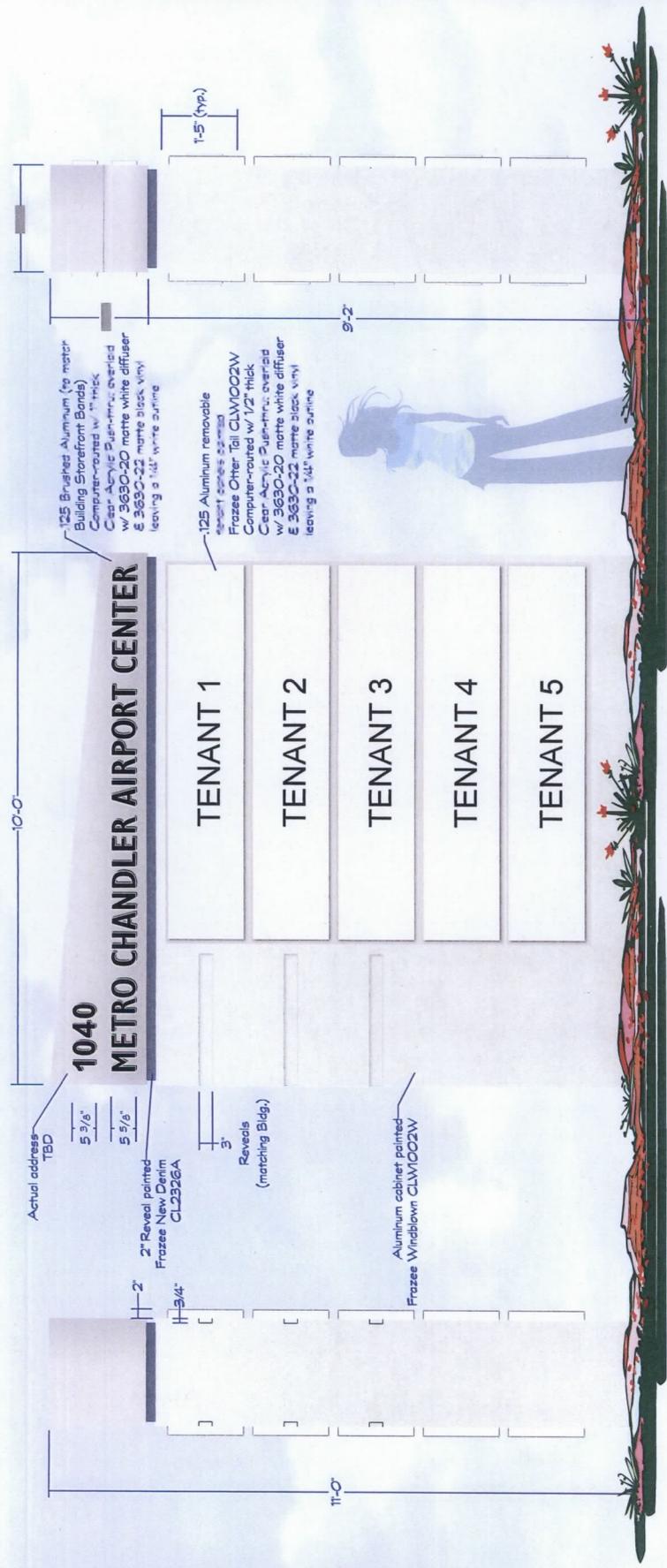
COLOR / MATERIALS LEGEND

- CONCRETE TILT PANEL, MASONRY SITE WALLS
- FRANZEE - NEW DENIM BLUE CL2326A
- FRANZEE - WINDBLOWN CL182W
- FRANZEE - OTHER TAIL CL17002W
- FRANZEE - SWEATSHIRT CL3183M
- FRANZEE - VAULT CL3255D
- METAL BAND BRUSHED ALUMINUM
- STOREFRONT SYSTEM
- ZIG - FRONT SIZED CLEAR ANODIZED ALUMINUM
- GLAZING: 1" INSULATED, ECLIPSE ADVANTAGE ARCTIC BLUE



WALL SECTION
 SCALE: 1/4"=1'-0"

BUILDING 3 ELEVATIONS SCALE: 1/16"=1'-0"



C COLOR / MATERIALS LEGEND

- COLOR 1 - CONCRETE TILT PANEL, MASONRY SITE WALLS
- COLOR 2 - FRAZEE - NEW DENIM BLUE CL32326A
- COLOR 3 - FRAZEE - INNOBLOWN CL3182W
- COLOR 4 - FRAZEE - OTTER TAIL CLW1002W
- COLOR 5 - FRAZEE - SWEATSHIRT CL3183W
- COLOR 6 - FRAZEE - VAULT CL32550
- METAL BAND - BRUSHED ALUMINUM
- STOREFRONT SYSTEM - 2x6 - FRONT GLAZED CLEAR ANODIZED ALUMINUM GLAZING - 1" INSULATED, ECLIPSE ADVANTAGE ARCTIC BLUE

C Scales: Sign Area 47.50 sf
 1/2" = 1'-0"

Fabricate and install four (4) D/F, illuminated, aluminum-construction tenant / I.D. monument displays as shown. Illuminate using CW/HO lamps/ballasts.

ORDINANCE NO. 4579

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL(S) FROM AGRICULTURAL DISTRICT (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR BUSINESS PARK USES (DVR14-0021 METRO CHANDLER AIRPORT CENTER) 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'

Said parcel(s) are hereby rezoned from Agricultural District (AG-1), to Planned Area Development (PAD) for Business Park Uses, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "METRO CHANDLER AIRPORT CENTER" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0021, 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. 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.

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. 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 or as otherwise approved in a development agreement.
5. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
6. Permitted Uses: Building 1 and Building 2: All uses permitted in the Planned Industrial (1-1) District of the Chandler Zoning Ordinance; all offices, including professional, administrative, medical and any other office use; educational facilities; financial institutions, churches, and places of worship; retail, restaurant, shared conference centers and similar uses; commercial service uses; and recreational assembly uses, provided such recreational assembly uses shall not exceed 15% of the total building square footage on the property and shall not be located within 450-feet of the westernmost property line. Building 3: All uses permitted within Building 1 and 2, and automotive accessory sales and installation uses.

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 this _____ day of _____, 2014.

ATTEST:

CITY CLERK

MAYOR

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

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4579 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 KSM

PUBLISHED:

ORDINANCE NO. 4579

ATTACHMENT 'A'

LEGAL DESCRIPTION

PARCEL NO. 1 (APN 303-32-013P)

THAT PORTION OF SECTION 11, TOWNSHIP OF 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SECTION 11 ALSO BEING THE CENTERLINE INTERSECTION OF GERMANN ROAD AND COOPER ROAD.

THENCE S00°22'38"E A DISTANCE OF 433.62 FEET ALONG THE CENTER OF COOPER ROAD;

THENCE S89°37'22"W A DISTANCE OF 71.01 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COOPER ROAD AND THE POINT OF BEGINNING;

THENCE S89°12'46"W A DISTANCE OF 1215.13 FEET;

THENCE N00°47'15"W A DISTANCE OF 10.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 645.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°50'05" AN ARC LENGTH OF 167.00 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 555.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°50'06" AN ARC LENGTH OF 143.70 FEET;

THENCE N00°47'14"W A DISTANCE OF 24.93 FEET;

THENCE N89°12'46"E A DISTANCE OF 7.17 FEET;

THENCE N00°47'14"W A DISTANCE OF 56.99 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GERMANN ROAD;

THENCE N89°12'46"E ALONG SAID GERMANN ROAD RIGHT OF WAY A DISTANCE OF 1220.83 FEET;

THENCE S00°22'35"E A DISTANCE OF 48.00 FEET;

THENCE S45°34'38"E A DISTANCE OF 28.18 FEET;

THENCE S00°22'35"E A DISTANCE OF 179.00 FEET;

THENCE N89°13'18"E A DISTANCE OF 10.00 FEET;

THENCE S00°22'35"E A DISTANCE OF 153.10 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION SET FORTH AS EXHIBIT "A" OF THAT FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 5, 2004 AS 2004-1305597 AND BEING MORE PARTICULARLY DESCRIBED AS;

A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11, SAID POINT BEING A FOUND BRASS CAP IN HANDHOLE;

FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 11 BEARS S89°19'02"W (BASIS OF BEARING) SAID POINT BEING A FOUND BRASS CAP IN HANDHOLE;

THENCE S89°19'02"W ALONG THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 101.24 FEET;

THENCE S00°40'58"E, 33.00 FEET TO A POINT BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF GERMANN ROAD AND THE WEST RIGHT OF WAY LINE OF COOPER ROAD TO THE POINT OF BEGINNING;

THENCE S00°16'12"E, 42.00 FEET;

THENCE S89°19'02"W PARALLEL WITH THE AFORESAID NORTH LINE OF SAID SECTION 11, A DISTANCE OF 180.00 FEET;

THENCE N00°40'58"W, 10.00 FEET;

THENCE S89°19'02"W PARALLEL WITH THE AFORESAID NORTH LINE OF SAID SECTION 11, A DISTANCE OF 1042.01 FEET;

THENCE N00°40'58"W, 32.00 FEET TO A POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF GERMANN ROAD;

THENCE N89°19'02"E PARALLEL WITH THE AFORESAID NORTH LINE OF SAID SECTION 11, A DISTANCE OF 1221.84 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2: (APN 303-32-013G)

THAT PORTION OF SECTION 11, TOWNSHIP OF 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE NORTH QUARTER CORNER OF SECTION 11 ALSO BEING THE CENTERLINE INTERSECTION OF GERMANN ROAD AND AIRPORT BOULEVARD;

THENCE N89°12'46"E A DISTANCE OF 1224.90 FEET ALONG THE NORTH SECTION LINE OF SECTION 11;

THENCE S00°47'14"E A DISTANCE OF 70.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF GERMANN ROAD ALSO BEING THE POINT OF BEGINNING;

THENCE S00°47'14"E A DISTANCE OF 44.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 645.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°50'06" AN ARC LENGTH OF 167.00 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 555.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°50'05" AN ARC LENGTH OF 143.70 FEET;

THENCE S00°47'15"E A DISTANCE OF 10.92 FEET;

THENCE S89°12'46"W A DISTANCE OF 574.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 745.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°33'52" AN ARC LENGTH OF 592.46 FEET;

THENCE N48°37'15"W A DISTANCE OF 103.86 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 159.97 FEET, THE CENTER OF WHICH BEARS N41°22'52"E;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°54'43" AN ARC LENGTH OF 133.77 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF AIRPORT BOULEVARD;

THENCE N89°12'46"E A DISTANCE OF 205.01 FEET;

THENCE N00°20'33"W A DISTANCE OF 435.01 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GERMANN ROAD;

THENCE N89°12'46"E A DISTANCE OF 428.54 FEET;

THENCE S86°53'39"E A DISTANCE OF 242.53 FEET;

THENCE S83°44'01"E A DISTANCE OF 152.52 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2935.00 FEET, THE CENTER OF WHICH BEARS N01°13'09"E;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°00'23" AN ARC LENGTH OF 102.78 FEET TO A POINT OF TANGENCY;

THENCE N89°12'46"E A DISTANCE OF 62.51 FEET TO THE POINT OF BEGINNING.