#12
OCT 22 2015

Chandler · Arizona
Where Values Make The Difference

Chandler
All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 15-137**

DATE: OCTOBER 22, 2015

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, ACTING CITY MANAGER
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: ERIK SWANSON, SENIOR CITY PLANNER

SUBJECT: DVR15-0018 SPECTRUM ASSISTED LIVING COMMUNITY
Introduction and Tentative Adoption of Ordinance No. 4669

Request: Rezoning from Planned Area Development (PAD) for commercial uses to PAD for an assisted living facility along with Preliminary Development Plan (PDP) approval for site layout and building architecture.

Location: Northeast corner of Rural Road and Chandler Boulevard

Applicants: Brennan Ray; Burch & Cracchiolo, P.A.

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Rezoning subject to conditions.

BACKGROUND

The subject parcel is located at the northeast corner of Rural Road and Chandler Boulevard and is part of the Village at Wild Tree mixed-use development. Arterial streets are west and south of the site, with the Biagio at The Village at Wild Tree condominium development north and northeast of the site. East of the site is a bank with undeveloped commercially zoned land east of the bank.

With the initial approval in 2001, the subject site included a drugstore at the intersection corner, a drive-thru pad on the eastern portion, and mixed ground floor retail and apartments above along the north side of the subject site. The request is to rezone the site for an assisted living facility that provides independent living, assisted living, and memory care options. An existing

facility developed by the same ownership group is located at the southeast corner of Pennington Drive and Queen Creek Road.

The 6.3-acre site is unique as street frontages are adjacent on all sides, with arterial street west and south, and a private drive that loops around the north and east. The main entry will be provided off of Chandler Boulevard, with a secondary access point off of the shared drive.

The building is designed in an 'H' pattern with an approximate area of 175,074 square feet, providing 160 residential units. Massing of the building is broken up through the use of incorporating residential wings with one, two, and three-story elements and is further articulated through the combination of flat-roof and gable roof elements. A fitness center, theater, library, beauty salon, two dining rooms, two outdoor patios, green house and outdoor gardening areas, memory garden and swimming pool are provided. The three-story elements are located adjacent to Rural Road. Design elements are taken from the Biagio development incorporating arched patio openings, flat roof elements and architectural treatment, color palette, and stacked stone.

Three monument signs are provided; one along each entrance and one at the intersection corner. The signs are similar in design with the exception that the lettering of the intersection sign is backlit, whereas the two monument signs are ground lit. Design elements incorporate color and materials from the development; however, Planning Staff is recommending condition no. 5 of the Preliminary Development Plan recommendation of approval to ensure that the design is more commensurate with the Village at Wild Tree signage.

DISCUSSION

Planning Staff recommends approval of the request, citing that the proposal makes good use of a site that has historically been a challenge to develop. Furthermore, the higher density residential element provides a transition from residential densities from the single-family Wild Tree, to the Biagio condominium development, to the subject site.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Thursday, May 21, 2015; nine neighbors attended and asked general questions.
- Planning Staff is not aware of any opposition or concerns to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:
In Favor: 5 Opposed: 0 Absent: 2 (Baron, Foley)

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff recommend City Council approve the Rezoning subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "SPECTRUM SENIOR LIVING AT OCOTILLO", kept on file in the City of Chandler Planning Services Division, in File No. DVR15-0018, except as modified by condition herein.

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. 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.

4. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

5. 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.

6. 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.

7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

Preliminary Development Plan

Planning Commission and Planning Staff recommend City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit No. 4, Development Booklet, entitled "SPECTRUM ASSISTED LIVING COMMUNITY", and kept on file in the City of Chandler Planning Division, in File No. DVR15-0018, except as modified by condition herein.

2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

3. The site shall be maintained in a clean and orderly manner.

4. The applicant shall work with Planning Staff to ensure that all parking along the site's south and west are screened from street view.

5. The applicant shall work with Planning Staff to ensure that the monument signs are commensurate with the Village at Wild Tree signage.

6. 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.

7. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.

PROPOSED MOTIONS

Rezoning

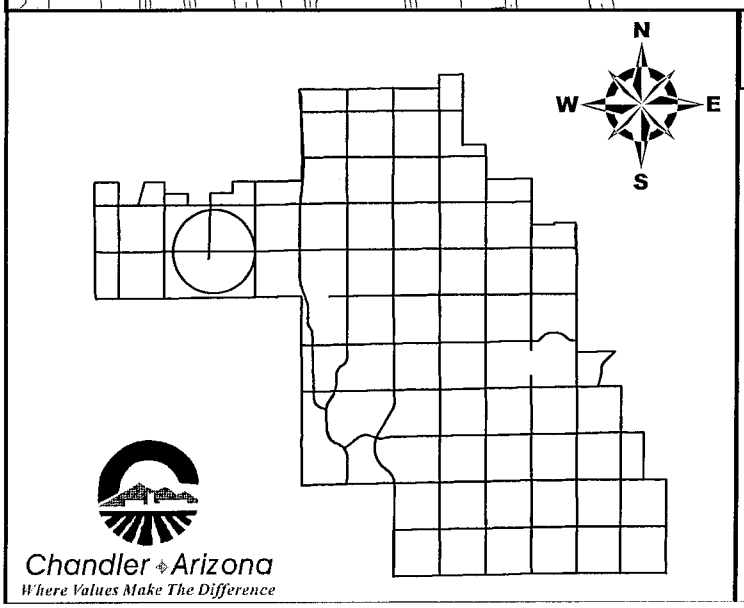
Move City Council introduce and tentatively adopt Ordinance No. 4669, approving DVR15-0018 SPECTRUM ASSISTED LIVING COMMUNITY, Rezoning from PAD for commercial uses to PAD for an assisted living facility, subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

Move City Council approve Preliminary Development Plan DVR15-0018 SPECTRUM ASSISTED LIVING COMMUNITY for site layout and building architecture, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Elevations
5. Signage
6. Ordinance No. 4669
7. Development Booklet



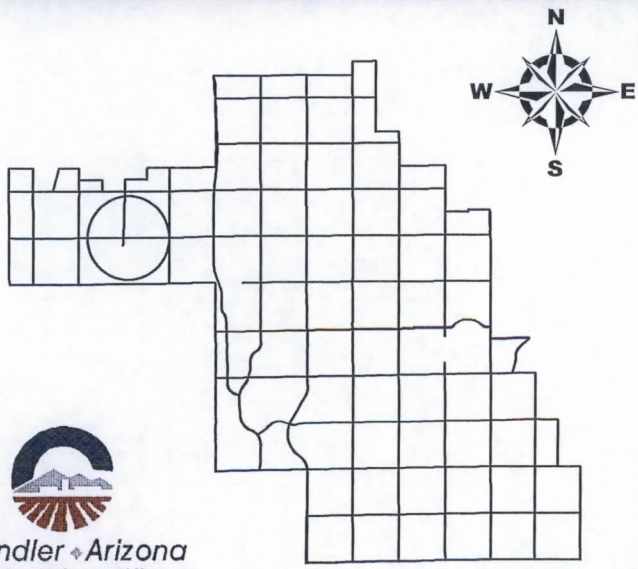
Vicinity Map

DVR15-0018

Spectrum Assisted Living Community

CITY OF CHANDLER 5/6/2015

Vicinity Map



Chandler Arizona
Where Values Make The Difference

DVR15-0018

Spectrum Assisted Living Community

CITY OF CHANDLER 5/6/2015

PRELIMINARY SITE PLAN

SPECTRUM SENIOR LIVING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DESIGN TEAM CONTACTS

OWNER/DEVELOPER
SPECTRUM RETIREMENT COMMUNITIES, LLC
200 SPRUCE STREET, SUITE 200
DENVER, CO 80230
PHONE: (303) 360-8812
FAX: (303) 360-8814
CONTACT: MIKE LONGFELLOW

ENGINEER
OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
PHONE: (602) 748-1000
FAX: (602) 748-1001
CONTACT: LEN SWARTZ

ARCHITECT
GASTINGER WALKER HARDEN+BEETRIPLETT BUCK
817 WYANDOTTE
KANSAS CITY, MO 64105
PHONE: (816) 569-0834
CONTACT: LAURA SCOTT

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 6 AND TRACTS A AND B, BIAGIO, ACCORDING TO BOOK 696 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

NARRATIVE

PROPOSED SENIOR RETIREMENT COMMUNITY LOCATED ON THE NORTHWEST CORNER OF RURAL ROAD & CHANDLER BOULEVARD. BUILDING CONSISTS OF APPROXIMATELY 57,730 TOTAL SQUARE FOOT FOOTPRINT.

EXISTING KEYNOTES

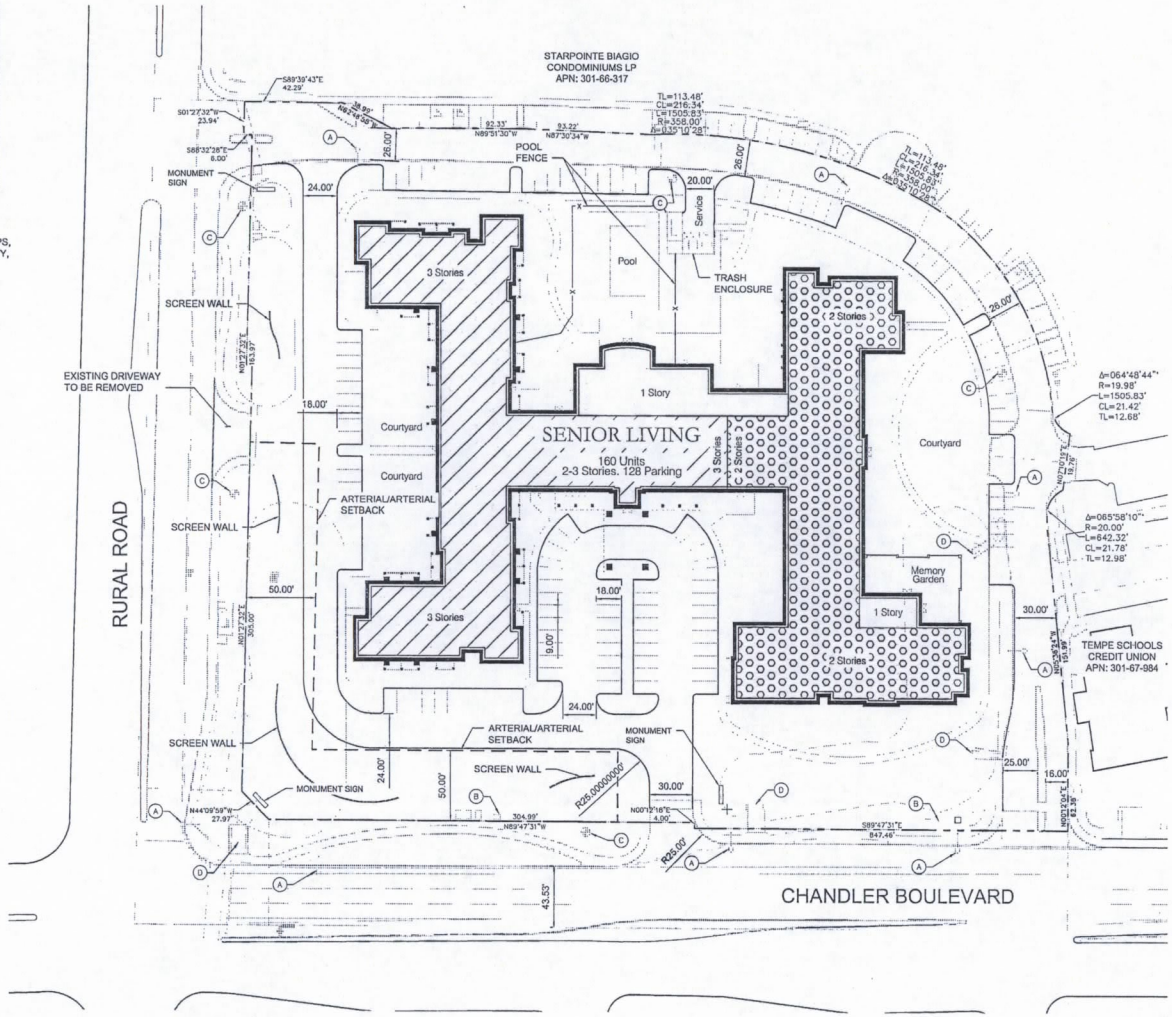
- (A) EXISTING LIGHT POLE
- (B) EXISTING ELEC. TRANSFORMER
- (C) EXISTING FIRE HYDRANT
- (D) EXISTING CONCRETE SPILLWAY W/ RIP RAP ALONG EDGES

NOTES

NO EXISTING OVERHEAD POWER.

SEE SEPERATE SHEET FOR DETAILS OF SCREEN, MEMORY GARDEN WALLS, AND MONUMENT SIGN.

MONUMENT SIGN ILLUMINATION TO COMPLY WITH ALL CITY OF CHANDLER REQUIREMENTS.



VICINITY MAP
NTS

SITE DATA:

SITE AREA (ACRES)	
GROSS	363,459 SF 8.34 AC
NET	276,606 SF 6.35 AC
APN: PARCELS 301-67-980, 301-67-981, 301-67-982, 301-67-983	
ZONING: PAD	
BUILDING AREA	
BUILDING HEIGHT:	45'-0" HT
FIRST FLOOR:	72,195 SF
SECOND FLOOR:	65,359 SF
THIRD FLOOR:	37,520 SF
TOTAL:	175,074 SF
PARKING	
PROVIDED PARKING RATIO: 1 FOR EVERY 1 OF THE ESTIMATED 25 STAFF; 1 FOR EVERY 3 BEDS (160 BEDS = 54 STALLS)	
TOTAL PARKING REQUIRED:	79 STALLS
TOTAL PROVIDED PARKING:	120 SPACES

SETBACK DATA

CATAGORY	DEVELOPMENT STANDARD
BUILDING SETBACK (MIN.)	
- NORTH (FROM PROPERTY LINE)	30'
- WEST (FROM R-O-W)	75'
- SOUTH (FROM R-O-W)	60'
- EAST (FROM PROPERTY LINE)	30'
PERIMETER LANDSCAPE SETBACK (MIN.)	
- NORTH (FROM PROPERTY LINE)	0'
- WEST (FROM R-O-W)	38'
- SOUTH (FROM R-O-W)	50'
- EAST (FROM PROPERTY LINE)	0'
BUILDING HEIGHT (MAX.)	3-STORY OR 45'-0"

LEGEND:

- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING SEWER MANHOLE
- EXISTING UNDERGROUND COMMUNICATION
- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- PROPERTY LINE

N
1" = 40'
0' 20' 40' 80'
SCALE IN FEET

OLSSON ASSOCIATES
7250 North 16th Street, Suite 210
Phoenix, Arizona 85020
TEL 602.748.1000
FAX 602.748.1001
www.olssonassociates.com

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

PRELIMINARY SITE PLAN

SPECTRUM SENIOR LIVING
NE CORNER OF RURAL ROAD & CHANDLER BLVD
CHANDLER, ARIZONA
2015

drawn by: SS
designed by: EW
checked by: LS
project no.: 014-3067
date: 05.08.15

SHEET
C1

Call at least two full working days before you begin excavation.
ARIZONA 811 Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

DWG: F:\Projects\014-3067\00-Design\AutoCAD\Preliminary Plans\Sheets\014-3067-C1 SITEPLAN.dwg USER: lsmart
DATE: Jul 30, 2015 4:39pm XREFS: 014-3067-TBLK, 014-3067-FBLKE 014-3067-XBASE 2 14172-SURVEY BASE 12-11-14 (From Others)

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Acacia salicina	Willow Acacia
	Caesalpinia mexicana	Mexican Bird of Paradise
	Chitalpa ' Pink Dawn'	Pink Dawn chitalpa
	Olea europaea 'Swan Hill'	Fruitless Olive
	Prosopis 'AZT' thornless	Thornless Mesquite
	Quercus virginiana 'Heritage'	Heritage Live Oak
	Sophora secundiflora 'Silver Sierra' TM	Silver Texas Mountain Laurel
PALM TREES	**BOTANICAL NAME**	**COMMON NAME**
	Phoenix dactylifera	Date Palm
	Washingtonia robusta	Mexican Fan Palm
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**
	Bougainvillea x 'Torch Glow'	Torch Glow Bush Bougainvillea
	Chrysactinia mexicana	Damianita
	Dodonaea viscosa 'Purpurea'	Purple Leafed Hopseed Bush
	Eremophila maculata 'Valentine'	Spotted Emu Bush
	Euphorbia biglandulosa	Gopher Plant
	Hibiscus x ' Pink'	Pink Hibiscus
	Justicia spicigera	Mexican Honeysuckle
	Leucophyllum langmaniae 'Rio Bravo' TM	Rio Bravo Sage
	Leucophyllum zygophyllum 'Cimarron' TM	Cimarron Sage
	Nerium oleander 'Little Red' TM	Little Red Oleander
	Ruellia peninsularis	Desert Ruellia
	Russelia equisetiformis	Firecracker Plant
	Tecoma stans	Sparklette
	Tecoma x 'Orange Jubilee'	Orange Jubilee
ACCENTS/VINES	**BOTANICAL NAME**	**COMMON NAME**
	Agave geminiflora	Century Plant
	Dasylirion longissimum	Toothless Desert Spoon
	Dietes bicolor	Fortnight Lily
	Hesperaloe x Pink Parade	Hesperaloe
	Pedilanthus macrocarpus	Slipper
	Yucca recurvifolia	Soft Leaf Yucca Multi-Trunk
GROUNDCOVER	**BOTANICAL NAME**	**COMMON NAME**
	Eremophila glabra 'Minginew Gold'	Emu Bush
	Lantana montevidensis 'Purple'	Trailing Lantana
	Lantana x 'New Gold'	New Gold Lantana
GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**
	Cynodon dactylon	Bermuda Grass

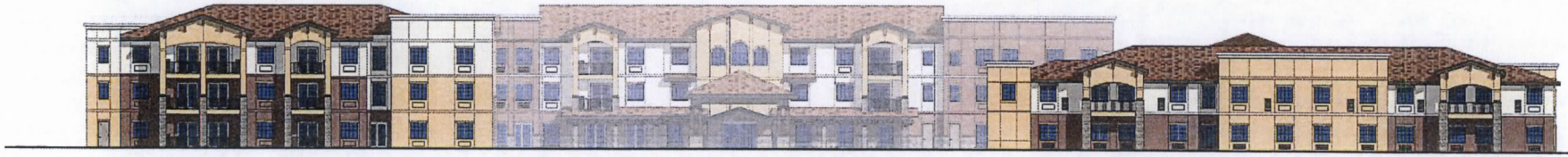
N

0' 15' 30' 60'
SCALE IN FEET

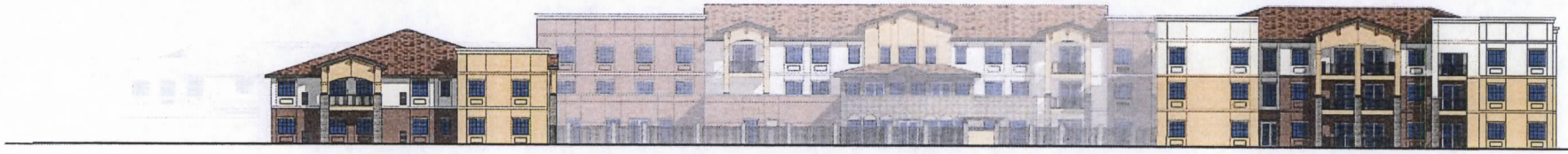
OLSSON ®
ASSOCIATES

CONCEPTUAL LANDSCAPE PLAN
SPECTRUM SENIOR LIVING

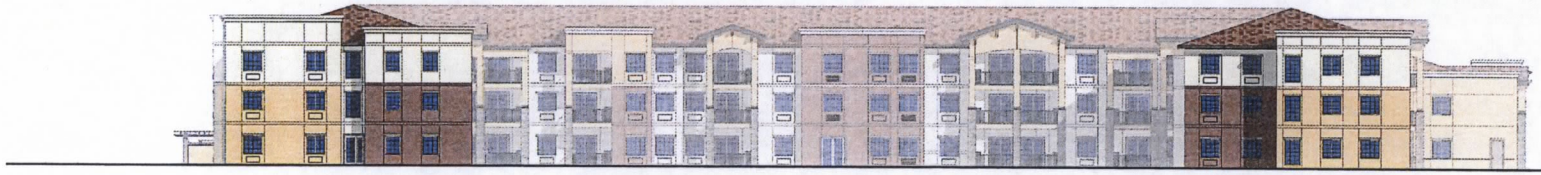
CHANDLER, ARIZONA
JULY 30, 2015



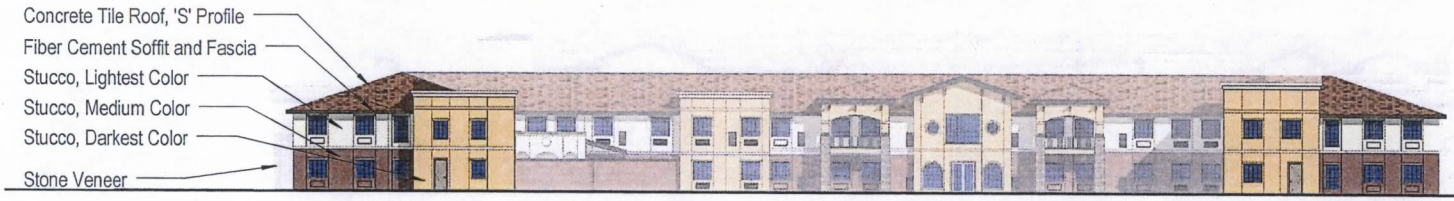
South Elevation



North Elevation



West Elevation



East Elevation

1/32" = 1' - 0" 0 8' 16' 32'

Spectrum Senior Living

Spectrum Retirement

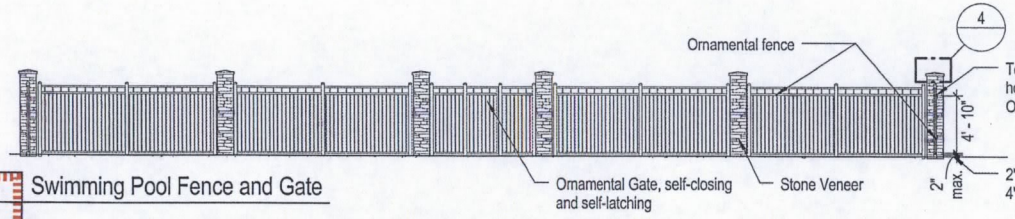
Building Elevations

23 September 2015

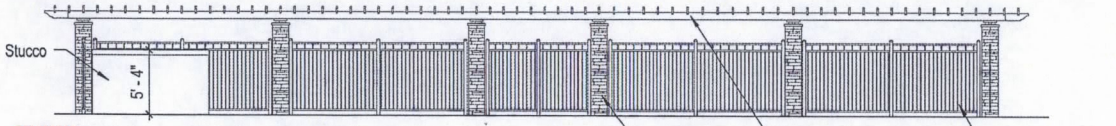
SPECTRUM

OLSSON ASSOCIATES

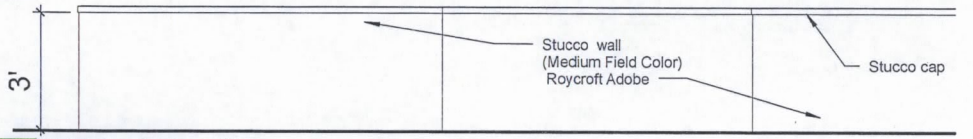
GastingerWalker&



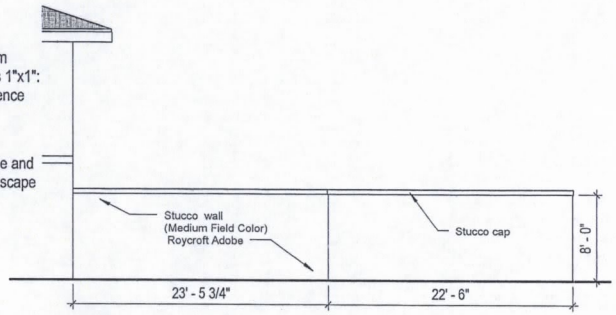
2 Swimming Pool Fence and Gate



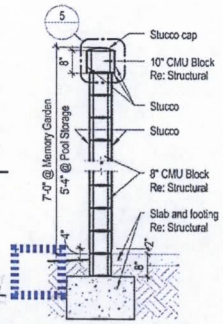
3 Swimming Pool Pergola and Storage



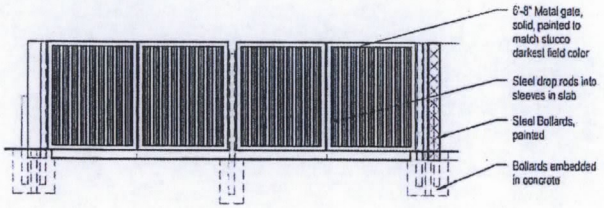
3 Wall Section - Site Screen Wall



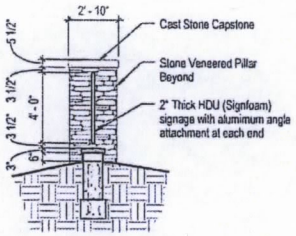
2 East Elevation- Memory Garden Wall



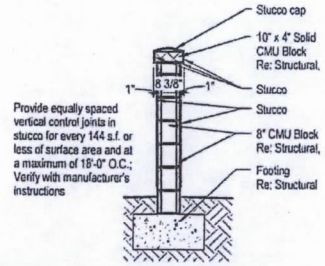
6 Memory Garden/Pool Storage



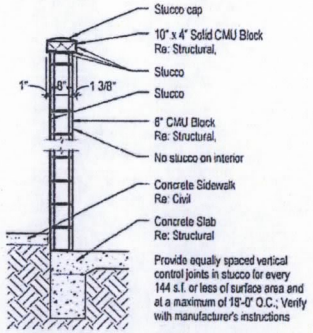
1 Elevation - Trash Enclosure



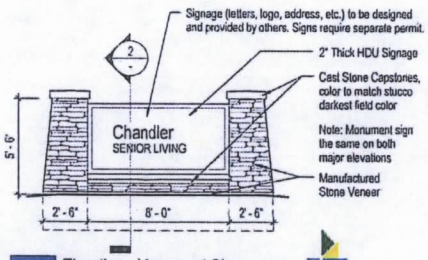
2 Section - Monument Sign



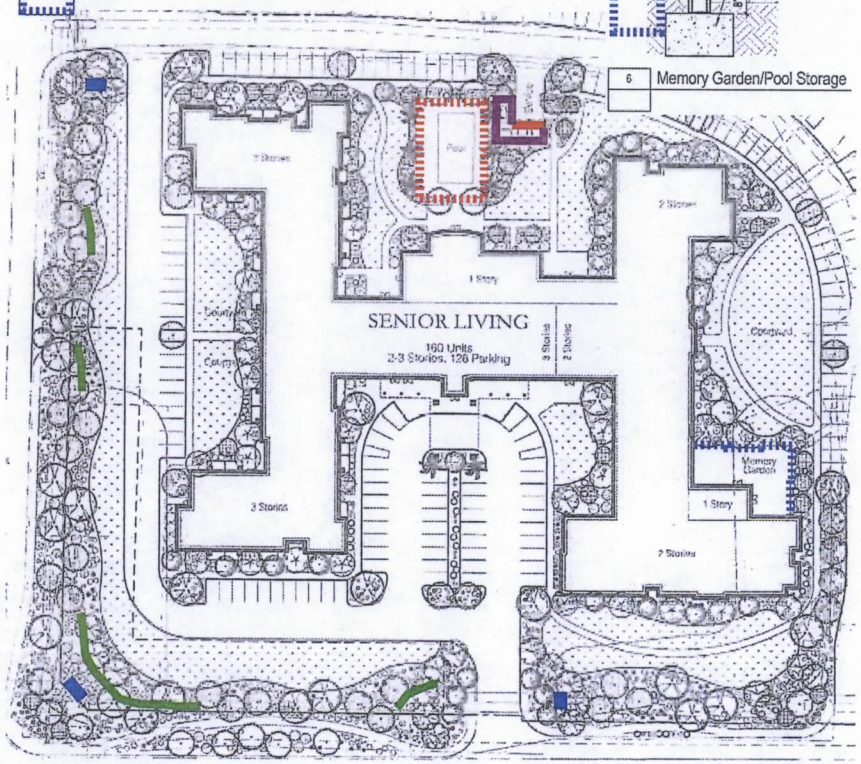
3 Wall Section - Site Screen Wall



4 Wall Section - Trash Enclosure



5 Elevation - Monument Sign



SPECTRUM

OLSSON ASSOCIATES

GastingerWalker&

ORDINANCE NO. 4669

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 TO PAD FOR AN ASSISTED LIVING FACILITY IN CASE (DVR15-0018 SPECTRUM ASSISTED LIVING COMMUNITY) 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 EXHIBIT 'A'

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

1. Development shall be in substantial conformance with the Development Booklet, entitled "SPECTRUM SENIOR LIVING AT OCOTILLO", kept on file in the City of Chandler Planning Services Division, in File No. DVR15-0018, except as modified by condition herein.

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. 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.

4. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

5. 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.

6. 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.

7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

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 _____, 2015.

ATTEST:

_____ _____

CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this _____ day of _____, 2015.
ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4669 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2015, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

PUBLISHED:

EXHIBIT 'A'

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, TRACT A & TRACT B OF "BIAGIO" ACCORDING TO BOOK 696 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH,

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 26 BEARS N01°27'32"E, A DISTANCE OF 2645.84 FEET;
THENCE N01°27'32"E, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 589.56;
THENCE DEPARTING FROM SAID WEST LINE, S88°32'28"E, A DISTANCE OF 65.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF RURAL ROAD, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED TRACT B;
THENCE S01°27'32'W, A DISTANCE OF 23.94 FEET;
THENCE S88°32'28"E, A DISTANCE OF 6.00 FEET;
THENCE S01°27'32'W, A DISTANCE OF163.97;
THENCE S88°32'28"E, A DISTANCE OF 4.00 FEET;
THENCE S01°27'32'W, A DISTANCE OF 305.00 FEET;
THENCE S44°09'59"E, A DISTANCE OF 27.97 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF CHANDLER BOULEVARD;
THENCE S89°47'31"E, A DISTANCE OF 304.99 FEET;
THENCE S00°12'18"W, A DISTANCE OF 4.00 FEET;
THENCE S89°47'31"E, A DISTANCE OF 266.98 FEET;
THENCE DEPARTING FROM SAID NORTH RIGHT-OF-WAY, S00°12'29"W, A DISTANCE OF 71.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 26;
THENCE N89°47'31"W, ALONG SAID SOUTH LINE, A DISTANCE OF 668.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 363,459 SQ. FT. OR 8.344 ACRES, +/-

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
49097
R. REECE
HENRY
Date Signed 4-30-15
ARIZONA, U.S.A.
Expires 3/31/2018

EXHIBIT 'A'

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 26 BEARS N01°27'32"E, A DISTANCE OF 2645.84 FEET;
THENCE N01°27'32"E, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 589.56;
THENCE DEPARTING FROM SAID WEST LINE, S88°32'28"E, A DISTANCE OF 65.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF RURAL ROAD, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED TRACT B;
THENCE S01°27'32'W, A DISTANCE OF 23.94 FEET;
THENCE S88°32'28"E, A DISTANCE OF 6.00 FEET;
THENCE S01°27'32'W, A DISTANCE OF163.97;
THENCE S88°32'28"E, A DISTANCE OF 4.00 FEET;
THENCE S01°27'32'W, A DISTANCE OF 305.00 FEET;
THENCE S44°09'59"E, A DISTANCE OF 27.97 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF CHANDLER BOULEVARD;
THENCE S89°47'31"E, A DISTANCE OF 304.99 FEET;
THENCE S00°12'18"W, A DISTANCE OF 4.00 FEET;
THENCE S89°47'31"E, A DISTANCE OF 266.98 FEET;
THENCE DEPARTING FROM SAID NORTH RIGHT-OF-WAY, S00°12'29"W, A DISTANCE OF 71.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 26;
THENCE N89°47'31"W, ALONG SAID SOUTH LINE, A DISTANCE OF 668.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 86,853 SQ. FT. OR 1.994 ACRES, +/-

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EXHIBIT 'A'

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, TRACT A & TRACT B OF "BIAGIO" ACCORDING TO BOOK 696 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINING 276,606 SQ. FT. OR 6.35 ACRES, +/-

REGISTERED LAND SURVEYOR
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