add info #68
July 28, 2016

WINEGARDNER & HAMMONS
HOTEL GROUP

G. Michael Conway
Chief Executive Officer

July 28, 2016

Mr. David Allred
Douglas Allred Company
11452 El Camino Real #200
San Diego, CA 92130

Dear David:

I am writing to confirm our interest in developing a 264 room full-service Marriott Hotel and Conference Center on the parcel at the southwest corner of Price and Willis Roads within your Park Place master plan in Chandler, AZ. I would also like to confirm that Marriott International has extended their commitment to the Marriott brand at this location.

Although we have other options available in the surrounding markets, which we feel are also attractive, we prefer the Park Place site for this development. We understand how important a full-service Marriott Hotel would be to Park Place and the community, with job creation, tax revenues and the overall economic impact a full-service hotel and conference center would bring. We have developed over 15 full-service conference center type hotels. Our hotels have attracted many Fortune 500 companies to locate their headquarters or regional headquarters near or in the development where they are located (General Electric, Westinghouse's Global Nuclear Headquarters, Eaton Corporation, and Emerson, to name a few).

We would like the City of Chandler's commitment that they are supportive of this project as soon as possible.

Best Regards,

WINEGARDNER & HAMMONS HOTEL GROUP, LLC

Mike Conway
Chief Executive Officer

cc: Terry Dammeyer, WHG Chief Development & Construction Officer

4243 Hunt Road | Cincinnati, Ohio 45242
513-794-2462 | mike.conway@whihotels.com | WHhotelgroup.com

Add Info #68

JUL 28 2016

[redacted]

Fw: Allred Park Place re Global's Office Building at 1490 S. Price Road Chandler

Jeff Kurtz to: Marsha Reed, Nachie Marquez 07/25/2016 02:24 PM

fyi

----- Forwarded by Jeff Kurtz/COC on 07/25/2016 02:23 PM -----

From:	Stephen Earl <searl@ecllaw.com>
To:	"jay.tibshraeny@chandleraz.gov" <jay.tibshraeny@chandleraz.gov>, "rick.heumann@chandleraz.gov" <rick.heumann@chandleraz.gov>, "'rene.lopez@chandleraz.gov'" <rene.lopez@chandleraz.gov>, "jack.sellers@chandleraz.gov" <jack.sellers@chandleraz.gov>, "kevin.hartke@chandleraz.gov" <kevin.hartke@chandleraz.gov>, "terry.roe@chandleraz.gov" <terry.roe@chandleraz.gov>, "nora.ellen@chandleraz.gov" <nora.ellen@chandleraz.gov>
Cc:	"Kevin.Mayo@chandleraz.gov" <Kevin.Mayo@chandleraz.gov>, "Jeff.Kurtz@chandleraz.gov" <Jeff.Kurtz@chandleraz.gov>, "'dave@dac-usa.com'" <dave@dac-usa.com>, "'cexeter@dac-usa.com'" <cexeter@dac-usa.com>, "Wes Balmer (wbalmer@bag-inc.com)" <wbalmer@bag-inc.com>, Ricardo Toris <rtoris@ecllaw.com>, Stephanie Pierzchalski <spierzchalski@ecllaw.com>
Date:	07/25/2016 02:20 PM
Subject:	Allred Park Place re Global's Office Building at 1490 S. Price Road Chandler

Dear Mayor Tibshraeny and Council,

This morning, Kevin Mayo forwarded you an email he had received from Christopher Swanson with Global Cres regarding their concern with the minimum tenant size for the buildings in Allred's Park Place, which now requires the initial tenant in any building to be a minimum size of 20,000 or larger. In the entire year this PAD has been under active consideration by the City, neither we nor staff has ever heard from Global Cres until today. We have worked very hard to address all of the issues on this major campus plan raised by staff, neighbors, Commission and Council and strongly believe that Global's concern is without merit.

We wanted you to be aware of some relevant information on Globa'sl building located at the northwest corner of Price and Willis Roads. Global's marketing brochure (see below) identifies their project as a "professional office building" with a total building square footage of 67,248, which is divided up into 81 executive suites. This translates into tenant spaces of 830 s.ft. This building is now on the market for sale and states that it is 85% leased. This means there is only 10,050 total square feet left for lease. They are also advertising the building as being "within the highly desirable South Price Road Technology Corridor". And yet the executive offices they are leasing are for dozens of very small professional offices.

By contrast, with only a couple of exceptions, every tenant in Allred's Park Place I (north of Willis) is larger than the entire square footage of Global's building. For example, Infusion Soft is over 260,000 s.ft alone, with EDMC at 100,000, and Healthways at 92,000 s.ft. The simple fact is that Allred builds only for major tenants. He has done it over the past 9 years north of Willis in Phase One and will be doing the same in Park Place II south of Willis. In fact, as the Council knows, south of Willis along the frontage of Price Road, Allred will be building only mid-rise buildings, unless the Council permits something different for a major employer based upon a specific proposal. However, in securing the

necessary financing to build these major employment buildings -- so new tenants can move in quickly into existing buildings, David needs the flexibility offered by the requirement that the initial tenant must be 20,000 s.ft or larger. Even with major corporate users occupying the buildings, there are remnant spaces that may be leased to a tenant smaller than 20,000 s.ft. The same thing may occur when a major tenant reduces its tenant area years into the lease and that space must be backfilled.

Global's type of executive suite building -- with 81 different tenant spaces-- runs counter to the City's long held objective to bring major employers to this corridor and they compete for tenants in a completely different market than the proposed mid-rise employment buildings Allred is proposing for Park Place. Again, look below for the marketing brochure for Global's description of their building. Steve

Stephen C. Earl
EARL, CURLEY & LAGARDE, P.C.
3101 North Central Avenue, Suite 1000
Phoenix, AZ 85012
Phone: 602-265-0094 Fax: 602-265-2195

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This email is sent to the brokerage community at the request of our client. If you are not interested in receiving any future buy-side submissions, please unsubscribe below.

FOR SALE

1490 South Price Road, Chandler, AZ

NEW PRICING AT $13M

One, 3-story Class A office building - 67,248 SF

Investment Highlights:

- 5- to 10-Year Leveraged IRRs: Approximately 18% to 24% Returns
- 5-Year Average Cash-on-Cash Returns of over 8%
- ±6.75% Capitalization Rate on In-Place Income
- Low Rollover Costs: Market-ready Status of Typical Vacant Units & Historically Low TI's
- Approximately 55% Below Replacement Cost

Avison Young and Cushman & Wakefield have been exclusively retained to offer for sale the 100 percent fee simple ownership in 1490 South Price Road in Chandler, AZ. The property consists of a three (3)-story Class A office building totaling approximately **67,248 rentable square feet** with 81 suites and **built in 2008**.

Situated on a 3.881 net acre site and a **4.6 parking** ratio, the property is conveniently located approximately one-half mile south of the Loop 202/101 interchange, and within the highly **desirable South Price Road Technology Corridor**. The property is currently **85% leased** with in place **rents roughly 30% to 35% below peak levels**; in addition, **contract rents are roughly 10% below current market rent** levels and **only 20% of potential parking revenue is being captured**.

Property Tours: Please contact local marketing team specialists Paul Boyle or Rick Danis from Cushman & Wakefield.

Alan Pekarcik, SIOR
Principal
Capital Markets Group
949.757.1595

Chris Smith
Senior Associate
Capital Markets Group
949.430.0683

Paul Boyle
Senior Managing Director
602.224.414

Rick Danis
Senior Managing Director
602.224.4405

Click Here
Download OM!

2030 Main Street, Suite 150, Irvine, California 92614
949.757.1190

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

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This email was sent to **Bob Young** with **CBRE** because you are set to receive *Office* investment opportunities. Update criteria

Sent by Avison Young - Smith Team, 2030 Main Street, Suite 150, Irvine, CA 92614. Unsubscribe

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Add Info # 68

JUL 2 8 2016

Fw: City of Chandler Memorandum CC Memo No 16-086, July 28 2016

Kevin Mayo to: MayorandCouncil, David Bigos 07/25/2016 09:53 AM
Cc: Marsha Reed, Jeff Kurtz, "Stephen Earl", "Ricardo Toris"

History: This message has been forwarded.

Received the attached email correspondence from an adjacent property owner located at the northwest corner of Price and Willis roads. Please feel free to contact me with any questions.

Kevin Mayo
Planning Manager
City of Chandler, Planning Division
480-782-3068 - Office
480-782-3075 - Facsimile

From: Chris Swanson <cswanson@global-cres.com>
To: "kevin.mayo@chandleraz.gov" <kevin.mayo@chandleraz.gov>
Date: 07/22/2016 02:07 PM
Subject: RE: City of Chandler Memorandum CC Memo No 16-086, July 28 2016

RE: City of Chandler Memorandum CC Memo No 16-086, July 28 2016

Dear Kevin,

Global Cres and its partners own the property located at 1490 S Price Road, just north and west of the proposed Allred Park Place.
It has come to our attention that the language included in Tentative Adoption of Ordinance No. 4704 includes language potentially damaging to our investment.

It appears from the description in this memo that the applicant has included language in their proposal as follows:

*".....that the minimum size for **the initial** tenant in any employment building be not less than 20,000 square feet, providing a sense of scale encouraged for Price Road."*

The words **"the initial"** need to be changed to **"any"** tenant be not less than 20,000 square feet.
Please refer to the attached for reference.

Recognition of this change is imperative to ensure that the corporate campus scale of buildings south of Willis Road be retained as planned.
As the language currently reads, it could easily be misconstrued to mean that the first tenant in the building be 20,000 square feet, and all those following could be of any size.
This could potentially result in a myriad of tenants, any or all smaller than 20,000 square feet within any building in Allred's development,
and counter to the intent of the intent of a Corporate Campus or Innovation nature of properties south of Willis.

Please make above adjustment to the language to create enforceable code, retain zoning as intended, and avoid economic damage to properties held north of Willis Road.

Please feel free to call me to further discuss.

Thank you.

Chris

Christopher Swanson
Vice President
GLOBAL CRES

main: 480-821-9639 cell: 480-329-3733 fax: 480-812-4809
e-mail: cswanson@global-cres.com web: www.global-cres.com
1490 S Price Road / Suite 112 / Chandler, AZ / 85286

Cc: C.W. Tucker Lewis, President
Tad Lewis, Guidepoint Law

Sharon Urias, Esq.2016.07.22 Allred Park Place pg 3 Change Initial 20K to Any.pdf

#68
JUL 28 2016

Chandler · Arizona
Where Values Make The Difference

Chandler
All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 16-086**

DATE: JULY 28, 2016

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR JK

FROM: KEVIN MAYO, PLANNING MANAGER KM

SUBJECT: DVR15-0037 ALLRED PARK PLACE
Introduction and Tentative Adoption of Ordinance No. 4704

Request: Rezoning from Planned Area Development (PAD) and Agricultural District (AG-1), to Planned Area Development (PAD) for an employment business park campus, including a Mid-Rise Overlay for buildings up to 150-feet in height, with Preliminary Development Plan (PDP) approval for site design and building architecture on property totaling approximately 62-acres located at the southwest and southeast corners of Price and Willis roads

Location: Southwest and southeast corners of Price and Willis roads

Applicant: Stephen Earl
Earl, Curley & Lagarde P.C.

Project Info: Approximately 62-acre total site

CONTINUANCE FROM MAY 26, 2016, COUNCIL MEETING

This request was continued from the May 26, 2016, Council meeting to allow additional time for continued dialogue and evaluation of 5 additional stipulations proposed by the applicant. The stipulations were intended as an alternative compromise addressing the building intensity and height issue identified in PDP stipulation no. 3. The proposed stipulations included building height requirements for both the west and east sides of Price Road, phasing requirements, and a deed restriction limiting a parcel to conference center hotel use only. Following the May 26, 2016, meeting, the applicant has worked with the City refining the stipulation language as well as identifying an expeditious path to Council for a determination of conformance with the PDP,

outlined in a forthcoming Development Agreement. Planning Staff has located the proposed additional stipulations within the appropriate locations of the Recommended Actions, new conditions 11-12 of the Rezoning, and new conditions 5-7 of the Preliminary Development Plan (condition no. 3 would be deleted), outlined below in the Alternative Recommended Actions. Additionally, the applicant has updated the attached Development Booklet to bring the narrative and architectural exhibits into conformance with the 5 additional proposed stipulations. In the event the request is approved by Council with the additional conditions, the approval would cause the new Rezoning conditions to be added to Ordinance No. 4704, with Ordinance No. 4704 being placed on the August 8, 2016, Council agenda for re-introduction.

PLANNING COMMISSION RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission recommends City Council approve the request subject to conditions; with the deletion of Preliminary Development Plan condition no. 3, requiring Employment buildings along the Price Road frontage to be consistent with Mid-Rise Development, as defined in the Zoning Code.

PLANNING STAFF RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Staff recommends City Council approve the request subject to conditions.

This request was continued from the April 20, 2016, Planning Commission meeting to allow Planning Staff an opportunity to assess the relevance of discussion that occurred at the April 14, 2016, City Council meeting regarding the South Price Road Employment Corridor. The corridor discussion related to strategic policies derived in part from the 2013 South Price Road Employment Corridor Study (Maguire Report). The strategic policies were included in the 'Chandler General Plan 2016' which on April 14, 2016, was approved and referred to the voters. Contained within the 2013 Study were recommended guiding principles provided to preserve, enhance, and maximize the Corridor's utilization of diminishing remaining land. Planning Staff wrote an implementation memo for the 2013 study outlining various short-term practices pertaining to the guiding principles recommendations. One such short-term practice was to 'identify how the application establishes minimum rather than maximum allowed development requirements that force greater employment densities intensifying the utilization of land and buildings'. The most recent policy discussion echoed the short-term practice indicating an objective to develop the corridor with Mid-Rise Developments (buildings taller than 45-feet), concentrating the increased building height along the Price Road frontage. In response to these discussions, Planning Staff has included a PDP condition requiring buildings along the arterial frontage to be consistent with Mid-Rise Development, as defined in the Zoning Code. It is the intention that the condition apply to employment buildings, and not the incidental service-retail buildings included in the attached Development Booklet.

BACKGROUND

The subject site, comprised of two properties totaling approximately 62 acres, is located at the southwest and southeast corners of Price and Willis roads, south of the Santan Loop 202 and Price 101 freeways interchange. The eastern property, often referred to as the former dairy site, is located east of Price Road between Willis Road and the Armstrong Place alignment, currently

zoned Agricultural District (AG-1). The eastern property extends all the way to Ellis Street; however a 10-acre site just west of the southwest corner of Willis Road and Ellis Street is not included in this request. The western property is located west of Price Road, between Willis Road and Armstrong Place. The western property received PAD zoning in April 2013, for business park uses as identified within the South Price Road Employment Corridor (SPREC) accommodating a wide range of uses including corporate office headquarters, high-tech manufacturing, and knowledge intensive employers. The western property's PAD zoning was amended in 2014 to include a Conference Center Hotel with the two single-user buildings permitting building heights up to 150 feet in height.

The General Plan designates the subject site as Employment allowing major employers, knowledge-intensive employers, industrial/business parks, and industrial support uses. Additionally, the General Plan identifies the subject site as falling within the South Price Road Employment Corridor (SPREC). This corridor, recognized as the City of Chandler's premier employment corridor, generally encompasses the property located on the west and east sides of Price Road, starting at Willis Road at the north, ending at the Chandler Heights Road alignment just north of Sun Lakes. Visually, the corridor starts at the southern edge of the Loop 101/202 freeway interchange, however historically the City has recognized Willis Road as the northern border as the property located north of Willis Road received zoning approval prior to the General Plan's SPREC designation.

The request is to rezone the 2 properties bringing them under a single PAD district, effectively amending the zoning from AG-1 and PAD for commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height, to PAD for an employment business park campus with commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone, as contemplated by the General Plan. Additionally, the request includes Preliminary Development Plan (PDP) approval for site design, building architecture, and a comprehensive sign package. The rezoning request is consistent with the General Plan.

The requested PAD zoning and Innovation Zone utilizes the currently permitted Conference Center Hotel as the campus 'hub' containing amenities that, in conjunction with the incidental support retail, directly support the Park Place campus and balance of the South Price Road Employment Corridor. The hub has been integrated into the campus through an extensive network of vehicular and pedestrian linkages set out in a hierarchical order. Secondary pedestrian hubs and landscape focal features further enforce the connectivity of the campus to the hub. The Innovation Zone allows consideration of multi-tenant buildings permitting tenants to locate both vertically and horizontally. As part of this request, the applicant has indicated a restriction that the minimum size for the initial tenant in any employment building be not less than 20,000 square feet, providing a sense of scale encouraged for Price Road.

The request continues and furthers the cohesive business park high-quality campus atmosphere established in the previous zoning approvals for the western property and northeast corner of Price and Willis roads, through the use of strong landscape theming and a high level of required architectural quality. The site provides multiple access points from Price Road and two of the

three adjacent collector streets as well as strong boulevard entrances off Price Road. It is important to note, that in response to neighborhood feedback, no vehicular connections are proposed for Ellis Street. The landscape theme includes a 'radial' design at major intersection points that is carried through the campus with terraced landscaped treatments that include a layering effect of backdrop trees including date palms. Even the ultimate building and parking layouts will include a relationship to the radial theme at the boulevard entrances furthering the campus concept.

The architectural exhibits, imagery and representations contained within the attached Development Booklet establish the 'bar' or level of quality and intensity expected for the future campus. While the final ultimate design and location of buildings may necessitate minor alterations, the exhibits depict a close representation of how the campus will develop. Additional exhibits provide more detailed architectural imagery that further defines the level of quality and intensity expected within the Allred Park Place campus.

The request includes a comprehensive sign package that includes building mounted signage, campus identification monumentation and freestanding single-tenant and multi-tenant monument signage. Building mounted signage can include pan channel, reverse pan channel or flat cut out pin mounted lettering at the discretion of the end user. The campus identification monument signage design includes opposing triangular 20-foot tall elements clad in 18-inch travertine tiles providing 5 tenant panels per side, including both halo and grown illumination. These campus identification/multi-tenant monument signs are set at the intersection corners and main boulevard entrance points placed within a circular flower bed backed by the radial terraced landscaped features. The signage represents a very high level of quality that provides a strong statement for the Price Corridor as well as creates a unified image for the campus.

DISCUSSION

Planning Staff supports the request. Price Road continues to remain the subject of much recent discussion. This request represents an evolutionary strong example of the implementation of the desire to preserve and actively enhance the campus-like environment of the Corridor. The exhibits establish a campus environment that continues throughout the site design, building architecture, landscaped theming, and ultimately to the comprehensive sign package. The attached Development Booklet including the building elevations, architectural imagery, and narrative, as well as this memo establish the intent for the Allred Park Place campus plan, effectively setting the 'bar' in terms of intensity, quality and design. This rezoning request, the Design Review Committee hearing, and public hearing going forward will served to more clearly define Planning Staff's administrative authority while narrowing the degree of final development plan malleability.

The Conference Center Hotel 'hub' remains a critical component to the Innovation Zone concept, as it contains common amenities that directly supports the businesses within the Allred Park Place campus. As such the applicant has indicated the Conference Center Hotel parcel will be set aside and deed restricted for only this use. Additionally, as part of Phase One, all infrastructure necessary to support the Conference Center Hotel will be installed including related right-of-way improvements, utilities and landscaping.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- Neighborhood meetings were held on Monday, February 22, 2016, at 6:00 PM and Wednesday, February 24, 2016, at 6:00 PM, at the Hampton Inn & Suites hotel. 5 neighboring property owners attended the first meeting, and an additional 5 attended the second. Many questions were asked in terms of specific development aspects like uses, timing, lighting, and signals. A series of neighbors commented on the current traffic and speeds along Willis Road. The applicant indicated that the traffic study identified the majority of trips generated from the proposed business park would ultimately utilize Price Road, and that to further mitigate future issues, no vehicular connections were proposed for Ellis Street, that abuts the adjacent residential subdivision. No formal opposition was offered at the either meeting.
- A separate meeting was held with the property owner of the Ebay/PayPal building and their legal representative. Comments and concerns offered included the lack of PDP specificity, timing of the Conference Center Hotel, and a desire for more intensity.
- Planning Staff was copied on email correspondence with the applicant and a nearby residential property owner. The discussion continued around traffic on Willis Road.

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: 5 Opposed: 0 Absent: 2 (Baron, Wastchak)

Planning Staff provided a brief South Price Road Employment Corridor history outline to frame the most recent corridor discussion in terms of strategic policies and short term practices, and ultimate inclusion of PDP condition no. 3 requiring Mid-Rise Development (buildings taller than 45 feet) along the Price Road frontage. The applicant stated that many of the preferred 'high technology research and development/manufacturing' users for the corridor such as Infusionsoft in fact desire larger open-floor plate buildings in 1 and 2 story varieties, and that PDP condition no. 3 inadvertently limits the potential users. A neighboring residential property owner and HOA board member spoke in support of the request with two concerns. First, traffic on Willis Road often exceeded the posted speed limit, and a drainage issue exists west of Ellis Street. Second, although the exhibits showed 2-story buildings on the campus east side, the 150-foot Mid-Rise Overlay could permit tall buildings encroaching upon the neighborhood. Planning Staff responded that with development of the Allred Park Place campus, the south half of Willis Road west of Ellis Street will be completed eliminating the drainage issue and providing a completed roadway for traffic flow. Finally, any increased building height east of Price Road would be developed consistent with the guidelines outlined in the Mid-Rise Development Policy, which prescribes appropriate height transitions and other mitigation techniques when adjacent to dissimilar land uses.

A legal representative for the Ebay/Paypal building owner spoke stating concerns that specificity lacking in the development booklet provides uncertainty as to the final campus development including building location, height and intensity.

Planning Commission discussed the request commenting that the desired intensity inferred in PDP condition no. 3 could be achieved both vertically as well as horizontally. Commissioners commented that the campus layout, landscaping and building architecture set a very high 'bar' in terms of quality. One Commissioner identified the possibility of including the Mid-Rise Development requirement along the west side of Price Road finding the adjacent Mid-Rise Conference Center more appropriate for increased building height, separating the east side of Price Road for the more horizontally intense buildings maintaining compatibility with the residential subdivisions further to the east. Ultimately Planning Commission's motion included the recommendation to delete PDP condition no. 3 stating the market would ultimately decide what height buildings will occur.

PLANNING COMMISSION RECOMMENDED ACTIONS

Rezoning

Planning Commission, upon finding consistency with the General Plan and South Price Road Employment Corridor, recommends City Council approve the Rezoning from AG-1 and PAD for commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height, to PAD for an employment business park campus with commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "ALLRED PARK PLACE" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0037, 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. Unless otherwise included as part of the City's Capital Improvement Program, 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.

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

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.

8. 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.

9. Notwithstanding any provision of the Development Booklet or of any other conditions of the Rezoning, no data center use of any type, unless ancillary and secondary to a primary use, shall be a use permitted for the property that is the subject of this Rezoning.

10. Maximum building height shall be limited to 150-feet.

Preliminary Development Plan
Planning Commission recommends City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "ALLRED PARK PLACE" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0037, 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 shall be maintained at a level consistent with or better than at the time of planting.

3. Deleted.

4. As represented in the attached Development Booklet narrative, the initial tenant in any employment building shall be a minimum of 20,000 square feet in size.

PLANNING STAFF RECOMMENDED ACTIONS

Rezoning

Planning Staff, upon finding consistency with the General Plan and South Price Road Employment Corridor, recommends City Council approve the Rezoning from AG-1 and PAD for commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height, to PAD for an employment business park campus with commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "ALLRED PARK PLACE" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0037, 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. Unless otherwise included as part of the City's Capital Improvement Program, 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.

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

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.

8. 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.

9. Notwithstanding any provision of the Development Booklet or of any other conditions of the Rezoning, no data center use of any type, unless ancillary and secondary to a primary use, shall be a use permitted for the property that is the subject of this Rezoning.

10. Maximum building height shall be limited to 150-feet.

Preliminary Development Plan
Planning Staff recommends City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "ALLRED PARK PLACE" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0037, 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 shall be maintained at a level consistent with or better than at the time of planting.

3. Employment buildings along the Price Road frontage shall be consistent with Mid-Rise Development, as defined in the Zoning Code.

4. As represented in the attached Development Booklet narrative, the initial tenant in any employment building shall be a minimum of 20,000 square feet in size.

ALTERNATIVE RECOMMENDED ACTIONS

Rezoning
Approve the Rezoning from AG-1 and PAD for commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height, to PAD for an employment business park campus with commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "ALLRED PARK PLACE" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0037, 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. Unless otherwise included as part of the City's Capital Improvement Program, 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.

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

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.

8. 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.

9. Notwithstanding any provision of the Development Booklet or of any other conditions of the Rezoning, no data center use of any type, unless ancillary and secondary to a primary use, shall be a use permitted for the property that is the subject of this Rezoning.

10. Maximum building height shall be limited to 150-feet.

11. The infrastructure plans (streets and utilities) for Phase 1, must be submitted for plan review within 9 months of City Council approval of this PAD and thereafter in a timely manner be resubmitted until securing plan approval. Construction shall commence on said infrastructure within 3 months of the City's approval of the infrastructure plans.

12. The hotel conference center parcel in Park Place shall include a deed restriction limiting the parcel's use to a conference center hotel.

Preliminary Development Plan
Approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "ALLRED PARK PLACE" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0037, 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 shall be maintained at a level consistent with or better than at the time of planting.

3. Deleted.

4. As represented in the attached Development Booklet narrative, the initial tenant in any employment building shall be a minimum of 20,000 square feet in size.

5. All buildings located on the west side of Price Road, in the Park Place PAD, shall be at least 3 stories and 45 feet in height. These buildings may have more than one tenant per building.

6. Phase 1 for Park Place shall be on the west side of Price Road, which phase shall include the installation of all infrastructure (streets and utilities) on the west side of Price Road from Willis to Armstrong, including the frontage landscaping. No building may be commenced on the east side of Price Road until at least one building has been completed on the west side of Price Road, unless pursuant to the Development Agreement a "build to suit" is authorized on the east side of Price Road prior to or during Phase 1. The term "completion of the building" is not intended to include tenant improvements.

7. Employment buildings (i.e. excluding retail buildings) along the frontage of the east side of Price Road shall be a minimum height of 45 feet and 3 stories, unless the City Council, pursuant to the Development Agreement, authorizes a shorter building. The building height requirement for a minimum 45 feet and 3 stories shall not preclude innovative interior designs for open lobby/building elements or back portions of a building less than 3 stories and 45 feet to accommodate specific tenant requirements (such as product assembly, research and development.)

PLANNING COMMISSION PROPOSED MOTIONS

Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 4704 approving DVR15-0037 ALLRED PARK PLACE, rezoning from AG-1 and PAD for commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height, to PAD for an employment business park campus with commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone, subject to the conditions as recommended by Planning Commission.

Preliminary Development Plan

Move City Council approve DVR15-0037 ALLRED PARK PLACE, Preliminary Development Plan for site design and building architecture, subject to the conditions as recommended by Planning Commission.

PLANNING STAFF PROPOSED MOTIONS

Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 4704 approving DVR15-0037 ALLRED PARK PLACE, rezoning from AG-1 and PAD for commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height, to PAD for an employment business park campus with commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone, subject to the conditions as recommended by Planning Staff.

Preliminary Development Plan

Move City Council approve DVR15-0037 ALLRED PARK PLACE, Preliminary Development Plan for site design and building architecture, subject to the conditions as recommended by Planning Staff.

ALTERNATIVE PROPOSED MOTIONS

Rezoning

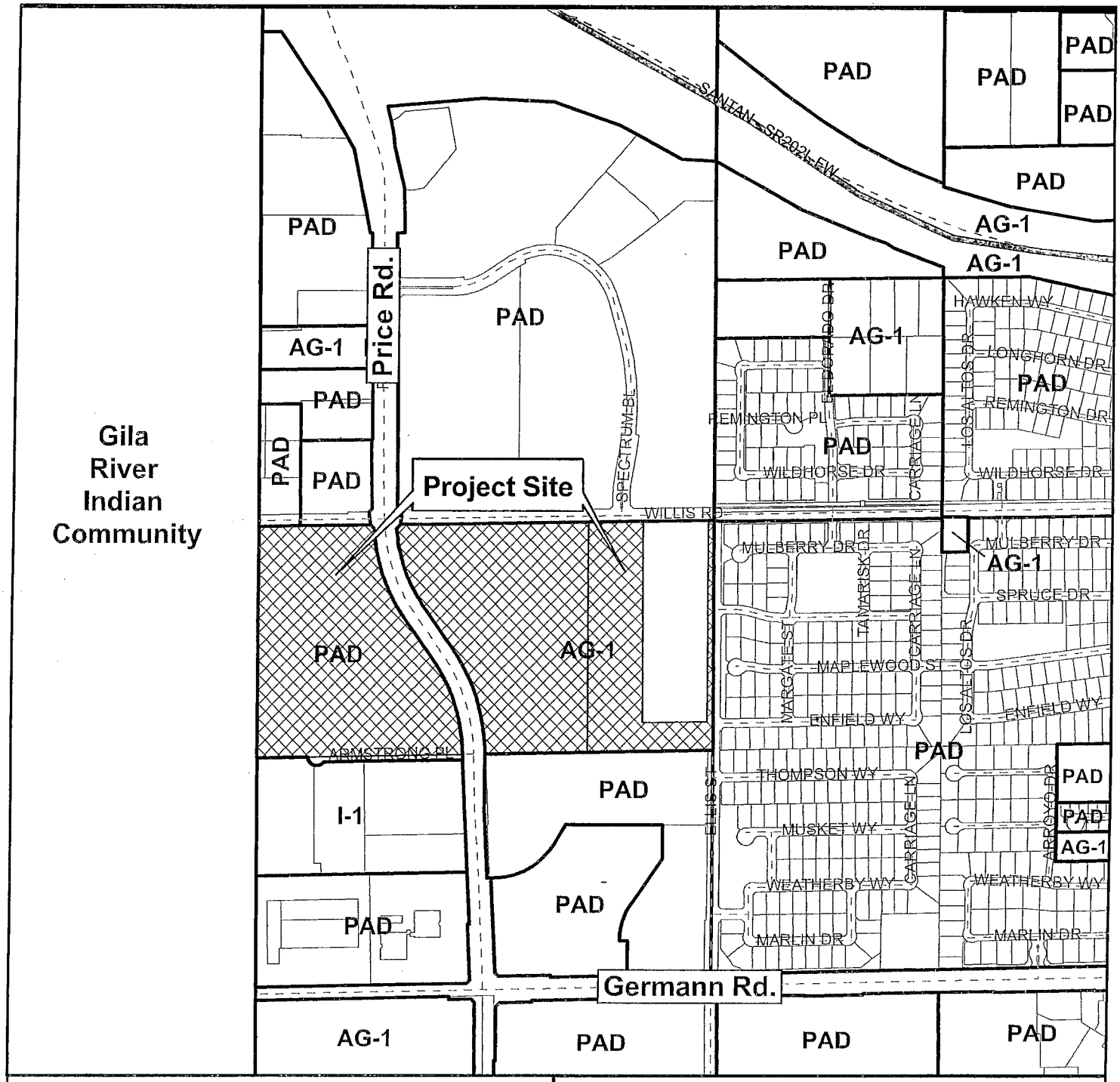
Move City Council approve DVR15-0037 ALLRED PARK PLACE, rezoning from AG-1 and PAD for commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height, to PAD for an employment business park campus with commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone, subject to the conditions outlined in the Alternative Recommended Action, causing the additional conditions to be added to Ordinance No. 4704, with Ordinance No. 4704 to be re-introduced at the next available meeting of the City Council.

Preliminary Development Plan

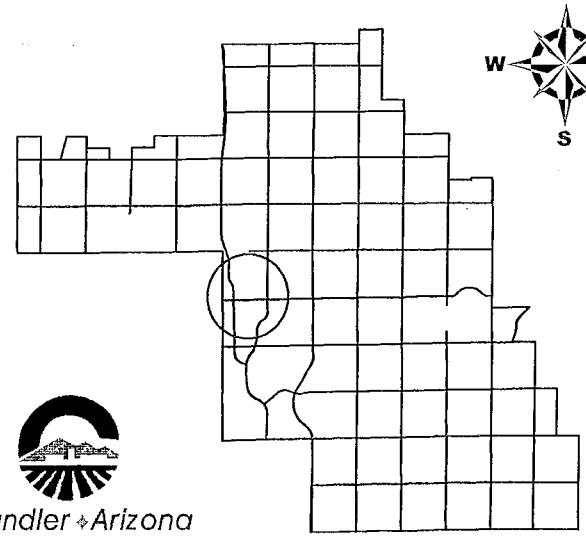
Move City Council approve DVR15-0037 ALLRED PARK PLACE, Preliminary Development Plan for site design and building architecture, subject to the conditions as outlined in the Alternative Recommended Action.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Detail Exhibits
6. Letter of Support
7. Ordinance No. 4704
8. Exhibit A, Development Booklet



Vicinity Map

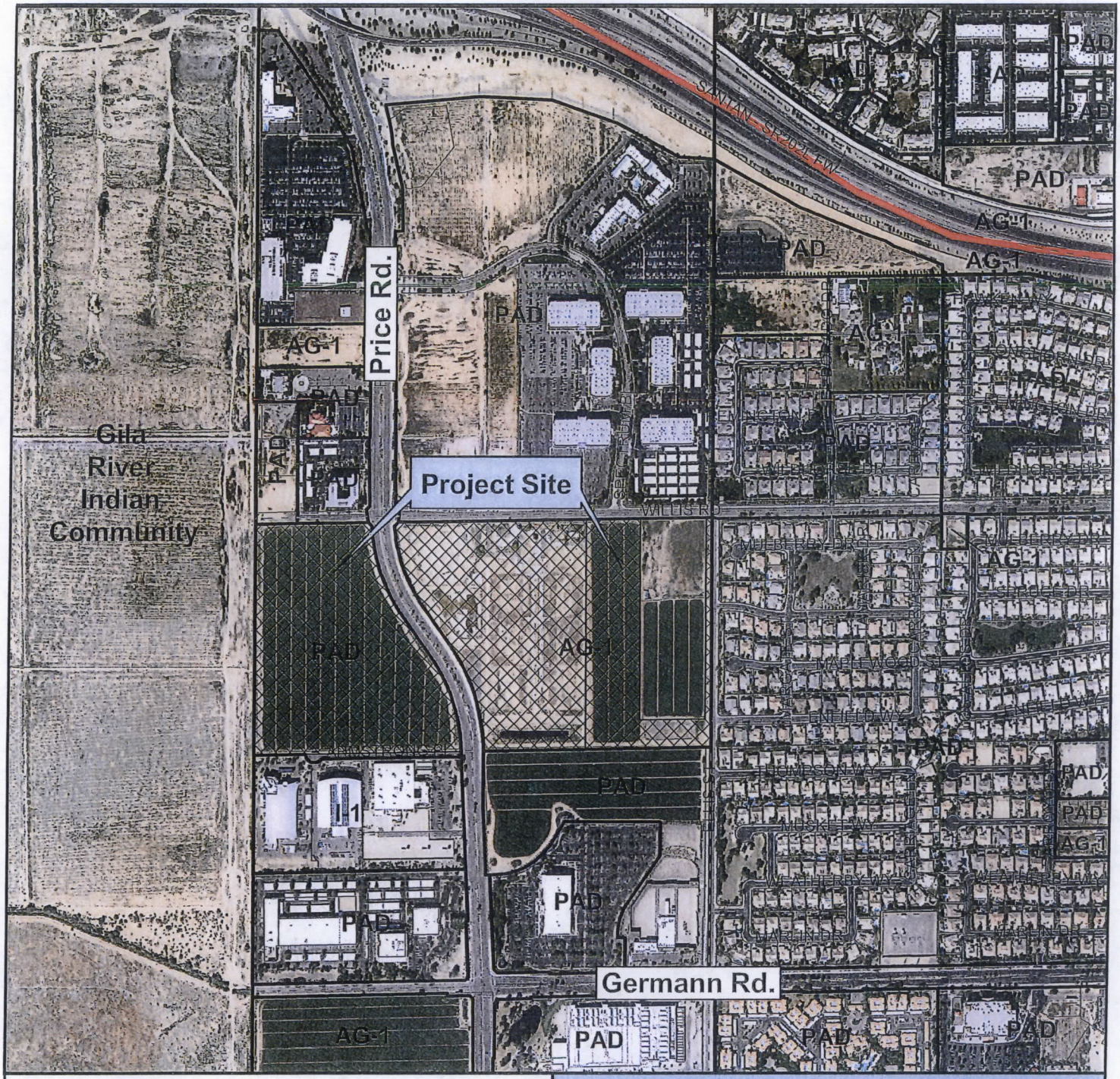


DVR15-0037

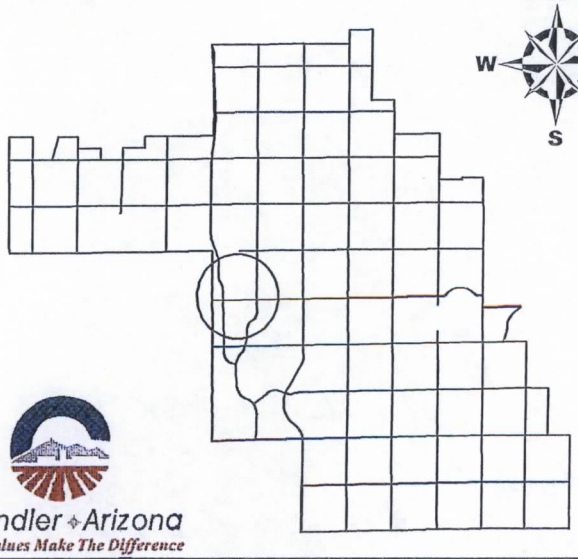
Allred Park Place

Chandler ◆ Arizona
Where Values Make The Difference

CITY OF CHANDLER 10/8/2015



Vicinity Map



DVR15-0037

Allred Park Place

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 10/8/2015

PARK PLACE

PARK PLACE

ALLRED BALMER PARK PLACE OVERALL MASTER PLAN

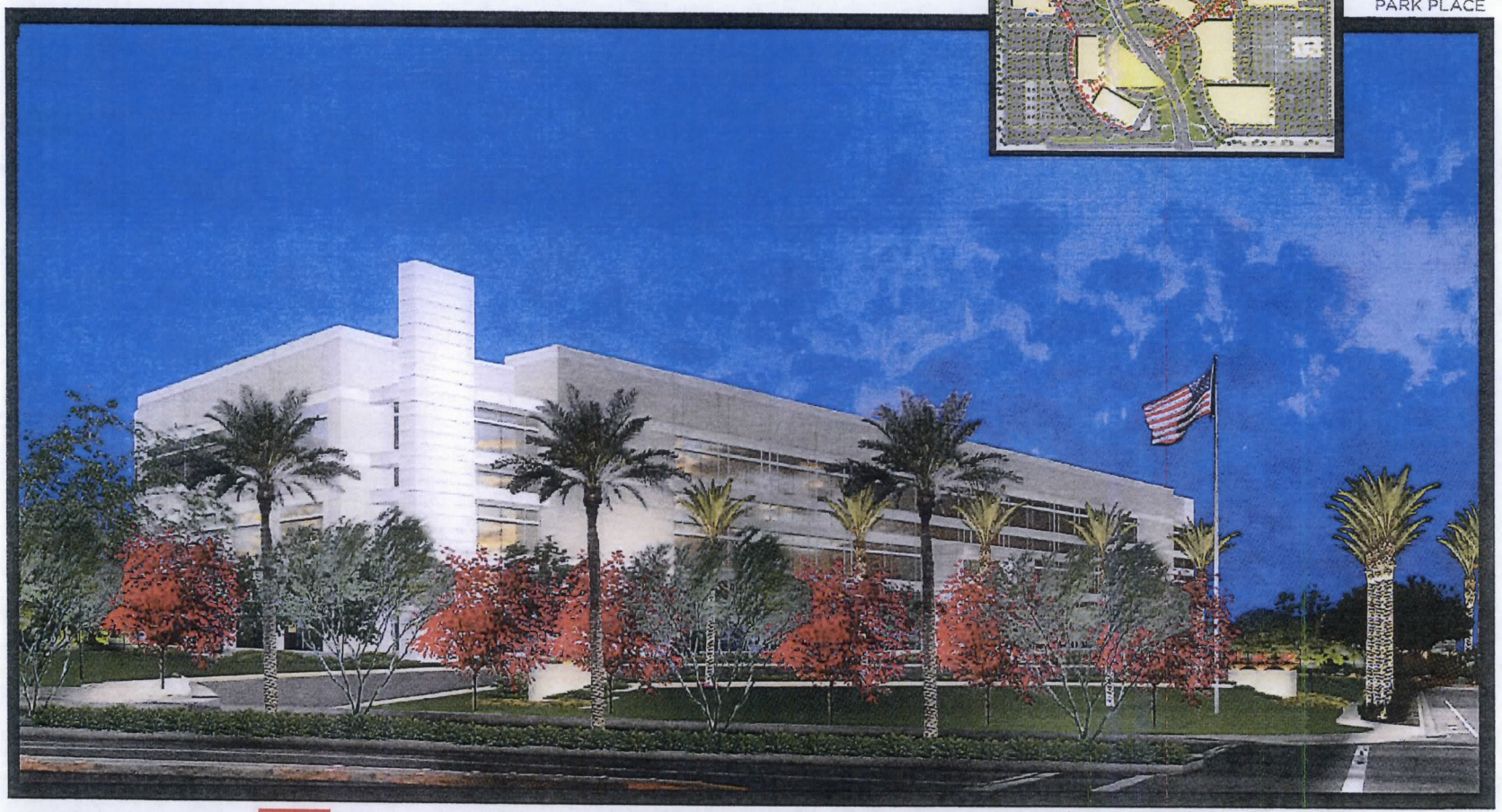
ALLRED BALMER architectural group PARK PLACE MASTER PLAN

PARK PLACE
101
202
PRICE ROAD
LEASED
LEASED
LEASED
LEASED
LEASED
LEASED
ALLRED PARK PLACE
SITE
NOT A PART
WILLIS
456'
375'
ELLIS
NOT A PART
404'
POSSIBLE
PARKING
STRUCTURE
ALLRED
BALMER
architectural group
PARK PLACE
AERIAL CONCEPT

PARK PLACE
PARK PLACE
PROPOSED PLANT LEGEND
TREES
Date Palm Tree
Texas Mountain Laurel Tree
Accacia Tree
Desert Museum Palo Verde
Tipo Tree
Fantex Ash Tree
Ray wood Ash Tree
Red Push Pisache Tree
SHRUBS
RED BIRD OF PARADISE
VALENTINE BUSH
RUELLIA
CHAPARAL SAGE
TRUMPET BELLS
XYLOSMA
GROUND COVERS
DWARF NATAL PLUM
LAWN
LANTANA
DECOMPOSED GRANITE
ACCENTS
SAGO PALM
BOUGAINVILLEA
MATERIALS
MATERIALS ALSO FROM PARK PLACE NORTH OF WILLIS
POTENTIAL PARKING STRUCTURE
N
ALLRED
BALMER
PARK PLACE
LANDSCAPE CONCEPT PLAN L 1

PARK PLACE

PARK PLACE



ALLRED BALMER PARK PLACE IMAGERY i 1a

PARK PLACE

PARK PLACE

ALLRED BALMER PARK PLACE IMAGERY i 1b

PARK PLACE

PARK PLACE

CONCEPT RENDERING

ALLRED BALMER PARK PLACE MIDRISE ALTERNATE IMAGERY i 1b

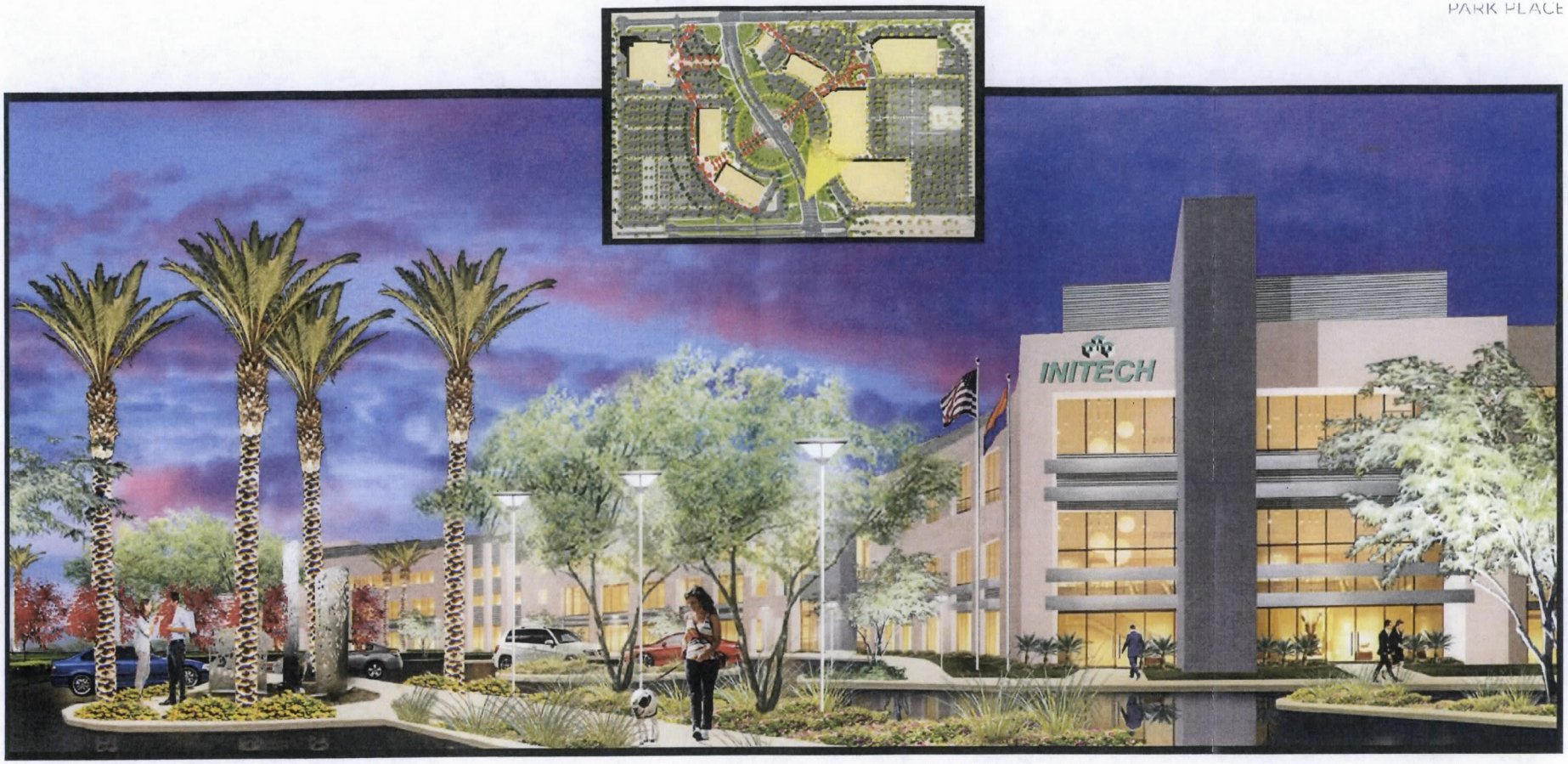
PARK PLACE

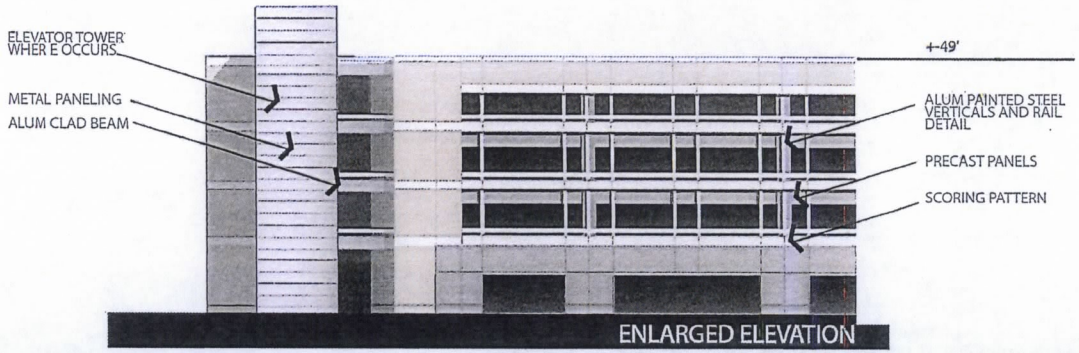
PARK PLACE

ALLRED BALMER architectural group PARK PLACE IMAGERY i 2

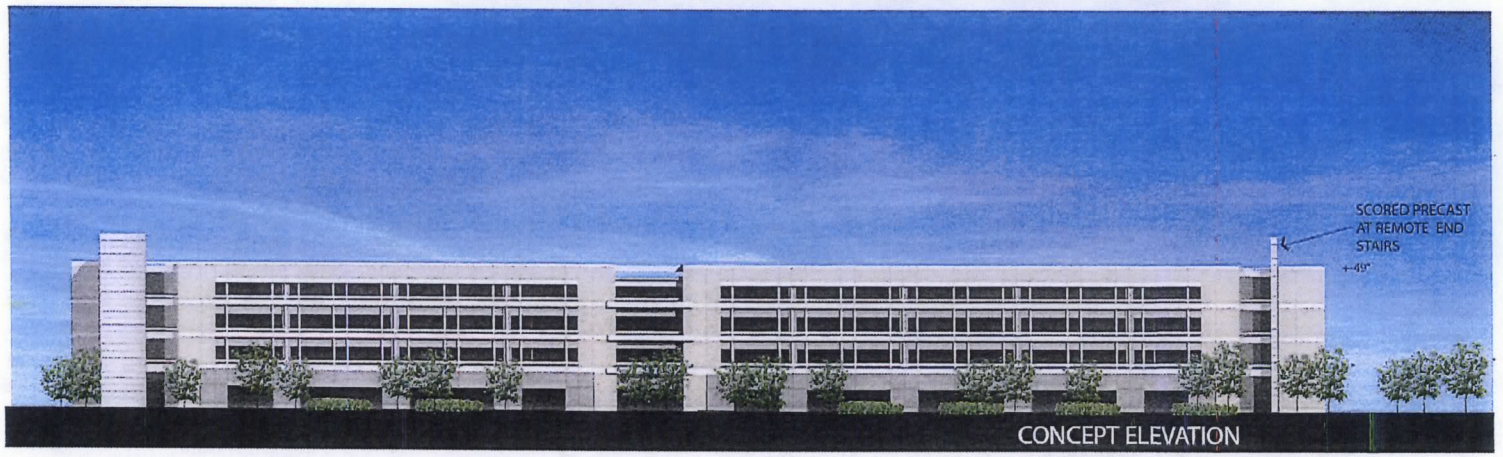
PARK PLACE
ALLRED
BALMER
PARK PLACE
CONCEPT RENDERING
i3

PARK PLACE



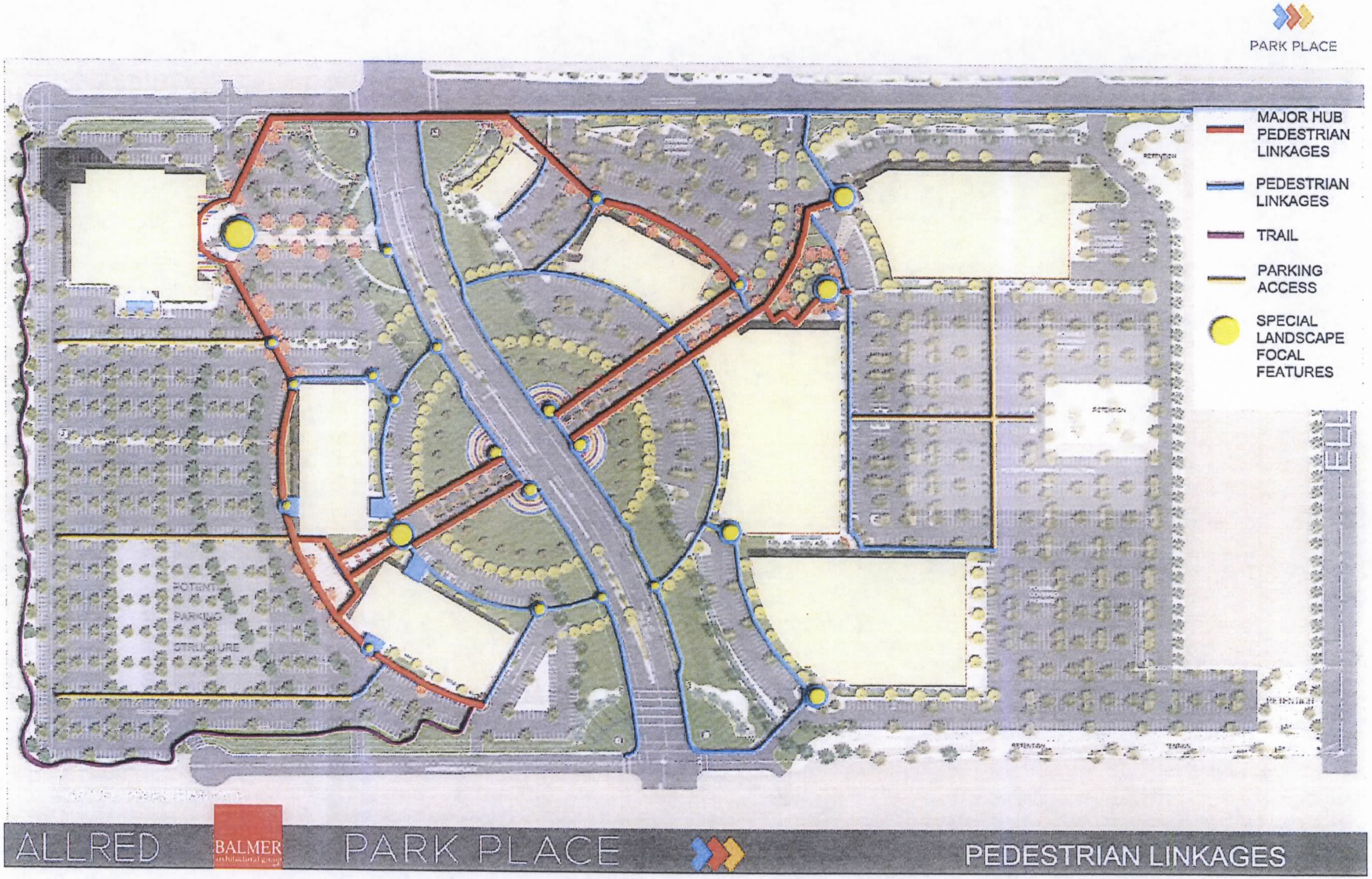


ENLARGED ELEVATION



CONCEPT ELEVATION

ELEVATION CONCEPTUAL PENDING ACTUAL SIZE OF STUCTURE, INCLUDING NUMBER OF PARKING LEVELS. FIVE LEVELS SHOWN.


PARK PLACE
MAJOR HUB PEDESTRIAN LINKAGES
PEDESTRIAN LINKAGES
TRAIL
PARKING ACCESS
SPECIAL LANDSCAPE FOCAL FEATURES
ALLRED
BALMER
PARK PLACE
PEDESTRIAN LINKAGES

PARK PLACE

PARK PLACE

ALLRED BALMER PARK PLACE PEDESTRIAN HUB FEATURE 1

PARK PLACE

PARK PLACE

ALLRED BALMER PARK PLACE PEDESTRIAN HUB FEATURE 2

PARK PLACE

PARK PLACE

ALLRED BALMER PARK PLACE PEDESTRIAN HUB FEATURE 3

Infusionsoft

October 28, 2015

City Council
City of Chandler
175 S Arizona Ave,
Chandler, AZ 85225

CHANDLER HAS BEEN A GREAT HOME FOR INFUSIONSOFT AND WE THINK OTHER TECHNOLOGY COMPANIES WOULD FEEL THE SAME WAY IF THEY HAD THE CHANCE

In 2012 Infusionsoft made the decision to relocate its corporate headquarters to Chandler and we leased a building in Park Place from Douglas Allred Company. Our decision was heavily influenced by the opportunity to grow our Innovation based software company. Our initial need for space was 46,000 square feet but we have grown to over 259,000 square feet in 3 years and from 100 to over 500 people in a short time.

Infusionsoft has enjoyed a great relationship with the City of Chandler. We would like to see more success stories such as ours locate in Chandler along this Price Road Corridor. However, we have learned the land south of Willis Road has restrictions that would not allow companies such as ours to grow as we have in Park Place I north of Willis.

The proposed Park Place II by Douglas Allred Company would add up to 2 Million square feet of commercial and office space to the Price Road Corridor. It would help solidify Chandler's reputation as a community that can draw Innovation based jobs such as those created at Infusionsoft.

By designing Park Place II under an Innovation Zone, Chandler will provide a home for technology and innovation based companies inside a beautiful campus environment. These buildings are attractive to companies such as ours.

I would urge the City of Chandler to allow Douglas Allred Company to develop Park Place II under the "Innovation Zone" already permitted in the Price Road Corridor. We believe other Technology and Innovation based companies will locate in Park Place II if they had the chance.

Clate Mask
CEO and Co-Founder

© Infusionsoft

ORDINANCE NO. 4704

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) AND PLANNED AREA DEVELOPMENT (PAD) FOR COMMERCIAL, OFFICE, CONFERENCE CENTER HOTEL, AND BUSINESS PARK USES INCLUDING A MID-RISE OVERLAY FOR BUILDINGS UP TO 150-FEET IN HEIGHT, TO PAD FOR AN EMPLOYMENT BUSINESS PARK CAMPUS WITH COMMERCIAL, OFFICE, CONFERENCE CENTER HOTEL, AND BUSINESS PARK USES INCLUDING A MID-RISE OVERLAY FOR BUILDINGS UP TO 150-FEET IN HEIGHT UNDER AN INNOVATION ZONE (DVR15-0037 ALLRED PARK PLACE) 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 AG-1 and PAD for commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height, to PAD for an employment business park campus with commercial, office, conference center hotel, and business park

uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "ALLRED PARK PLACE" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0037, 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. Unless otherwise included as part of the City's Capital Improvement Program, 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.

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

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.

8. 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.

9. Notwithstanding any provision of the Development Booklet or of any other conditions of the Rezoning, no data center use of any type, unless ancillary and secondary to a primary use, shall be a use permitted for the property that is the subject of this Rezoning.

10. Maximum building height shall be limited to 150-feet.

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 _____, 2016.

ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this _____ day of _____, 2016.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4704 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2016, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

PUBLISHED:

Ordinance No. 4704
Attachment 'A'

ALLRED PARK PLACE EAST
LEGAL DESCRIPTION

That portion of G.L.O. Lot 6, of the Northwest quarter of the Southwest quarter and the Northeast quarter of the Southwest quarter of Section 6, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Maricopa County Department of Transportation Brass Cap marking the West quarter corner of said Section 6 from which a nail in the pavement marking the center of said Section 6 bears North 89 degrees 05 minutes 35 seconds East 2650.87 feet;

THENCE North 89 degrees 05 minutes 35 seconds East 760.27 feet to the Easterly right of way line of Price Road as recorded in instrument no.
84-322813, records of Maricopa County, Arizona, and the POINT OF BEGINNING;
THENCE continuing North 89 degrees 05 minutes 35 seconds East 1480.58 feet;
THENCE South 00 degrees 11 minutes 59 seconds East 1160.00 feet;
THENCE North 89 degrees 05 minutes 41 seconds East 375.00 feet to the West line of the East 35.00 feet of the Southwest quarter of said Section 6;
THENCE North 00 degrees 11 minutes 59 seconds West 1160.00 feet along said West line to the North line of said Southwest quarter;
THENCE North 89 degrees 05 minutes 35 seconds East 35.02 feet to the Center of said Section 6;
THENCE South 00 degrees 11 minutes 59 seconds East 1333.35 feet along the East line of said Southwest quarter to the Southeast corner of the Northeast quarter of said Southwest quarter;
THENCE South 88 degrees 56 minutes 24 seconds West 1347.61 along the South line of the Northeast quarter of the Southwest quarter of said Section 6 and the South line of said G.L.O. Lot 6 to the Easterly right of way line of said Price Road and the beginning of a non-tangent curve the center of which bears South 87 degrees 05 minutes 52 seconds West 1049.55 feet;
THENCE Northerly along said right of way line and the arc of said curve through a central angle of 33 degrees 10 minutes 28 seconds an arc length of 607.69 feet;
THENCE North 36 degrees 04 minutes 36 seconds West 301.73 feet along said right of way line to the beginning of a tangent curve to the right having a radius of 886.43 feet;
THENCE Northerly along said right of way line and the arc of said curve through a central angle of 35 degrees 55 minutes 15 seconds an arc length of 555.74 feet to the POINT OF BEGINNING.

Comprising 39.690 acres or 1,728,915 square feet more or less, subject to all easements of record.

Ordinance No. 4704
Attachment 'A'

ALLRED PARK PLACE WEST
LEGAL DESCRIPTION

That portion of G.L.O. Lot 6, of the Northwest quarter of the Southwest quarter and the Northeast quarter of the Southwest quarter of Section 6, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the Maricopa County Department of Transportation Brass Cap marking the West quarter corner of said Section 6 from which a nail in the pavement marking the center of said Section 6 bears North 89 degrees 05 minutes 35 seconds East 2650.87 feet;

THENCE North 89 degrees 05 minutes 35 seconds East 680.27 feet to the Westerly right of way line of Price Road as recorded in instrument no. 84-322813, records of Maricopa County, Arizona, and the beginning of a non-tangent curve the center of which bears North 89 degrees 46 minutes 55 seconds East 966.43 feet;
THENCE Southerly along said right of way line and the arc of said curve through a central angle of 35 degrees 53 minutes 19 seconds an arc length of 580.29 feet;
THENCE South 36 degrees 04 minutes 36 seconds East 301.73 feet along said right of way line to the beginning of a tangent curve to the right having a radius of 969.55 feet;
THENCE Southerly along said right of way line and the arc of said curve through a central angle of 33 degrees 01 minute 21 seconds an arc length of 558.80 feet to the South line of said G.L.O. Lot 6;
THENCE South 88 degrees 56 minutes 24 seconds West 1223.32 feet along said South line to the West line of said Section 6;
THENCE North 00 degrees 11 minutes 53 seconds West 1340.44 feet along said West line to the POINT OF BEGINNING.

Comprising 28.984 acres or 1,262,564 square feet more or less, subject to all easements of record.