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MEMORANDUM **Planning and Development – CC Memo No. 07-016**

DATE: JANUARY 23, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR
BOB WEWORSKI, PRINCIPAL PLANNER

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: PDP06-0056 PARCLAND CROSSING

Request: Preliminary Development Plan (PDP) approval of a comprehensive sign package for a mixed-use development with Office, Commercial Retail, and Residential Condominiums.

Location: Northeast corner of Alma School and Willis Roads

Applicant: Withey, Anderson, & Morris PLC, Jason Morris

Project Info: Approximately 40 acres; approximately 20 acres of office and retail and 20 acres of residential condominiums

- **Office:** One, 3-story building at 100,000 square feet
 One, 2-story building at 70,000 square feet
- **Retail/Restaurant:** 4 buildings totaling 35,000 square feet
- **Residential:** 4 housing product types which include three 3-story Live/Work buildings totaling 18 units; four 2 to 3-story 6-unit townhome-style condominium buildings totaling 24 units, seventeen 3-unit 2-story condominium buildings totaling 51 units, and twenty-two 9-unit condominium buildings totaling 198 units. Totaling 291 residential units.

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and Planned Area Development (PAD) zoning, Commission and Staff recommend approval of the comprehensive sign package subject to conditions.

BACKGROUND

On November 16, 2006, ParcLand Crossing was granted an Area Plan amendment and Rezoning with Preliminary Development Plan (PDP) approval for a mixed-use development including residential condominiums, office, and commercial retail. The PDP included a comprehensive sign package for building signs, tenant monuments signs, and a freeway pylon monument sign; however, Planning and Zoning Commission recommended the sign package be reviewed through a separate PDP application because of concerns about the proposed building-mounted signage and freeway pylon monument sign. Council approval of the development included a zoning condition requiring a separate PDP application for signage.

Planning Commission, during the rezoning case, expressed that the proposed freeway pylon monument sign should be scaled down or removed; there were two other projects at Alma School and the Loop 202 Santan Freeway that were not approved freeway pylon signs. Commission was not okay with the location and height of the freeway pylon sign, and the potential for office tenant names on it. Commission further expressed concerns with building-mounted signage on retail shop buildings in regards to the number of signs and variety of styles and colors.

The proposed sign package includes changes from the original proposal including a change in the freeway pylon monument sign height, the number of tenant panels on the freeway sign, and a reduction in the number of multi-tenant monument signs. The varied building-mounted sign styles and colors remains the same. At the January 17, 2007, Planning Commission meeting, Commission recommended the removal of the freeway pylon monument sign and the applicant agreed. A zoning condition has been added prohibiting a freeway sign for this development. Commission no longer has a concern with the proposed building-mounted signs.

The development requests approval for additional monument signs along Alma School and Willis Roads. Additional signs include project identification and entrance signs. Previously, there were four multi-tenant monument signs for the commercial retail portion. The current application includes two multi-tenant signs. One sign is 14 feet in height and one sign is 10 feet in height. The 14-foot high sign is located along Alma School Road and the 10-foot sign is along Willis Road. Each sign has a maximum of 4 tenant panels for each side. The signs incorporate paint colors and materials, stone veneer, and a landscape planter feature with a pot at the sign's base. Identification signs for the commercial and residential portions are located along street frontages. Staff supports the additional freestanding monument signage for the development.

The proposed sign package does not include multi-tenant monument signs for the two office buildings. There is one monument sign for the office buildings, the "commercial entry monument sign secondary", that states ParcLand Corporate Center. This sign is located along Willis Road notated as sign 2b in the Development Booklet. Business location signs for the office buildings are located on the site's interior as vehicular directional signs. There are monument signs on the site's interior for the live/work unit's businesses.

The sign elevation exhibit on page 6 states the residential entry monument sign is sign 2b; however, the sign is actually sign 2c as indicated on the signage location plan. There are two signs that are located along Willis Road.

Building-mounted signage is multi-colored with various lettering and illumination styles. The sign matrix indicates signs may be pan channel, reverse pan channel, or custom cabinet letters and logos that are illuminated internally, halo, or a combination thereof. Furthermore, the Development Booklet includes criteria for custom 3-D panels. A sign with a 3-D panel is multiple layered with a mix of opaque and translucent backgrounds in which light comes through the sign. If a business has pan channel, reverse pan channel, or halo-illuminated lettering, there is a panel behind the lettering that light comes through.

DISCUSSION

Staff is of the opinion that the proposed sign package is in substantial conformance with the original PDP approval for a mixed-use development, which included a sign package. Monument signs are designed to match the development's architecture. The applicant agrees to eliminate the freeway pylon monument sign.

PLANNING COMMISSION VOTE REPORT

Motion to Approve. In Favor: 5 Opposed: 0 Absent: 2 (Irby, Anderson)

At the Study Session, Commission conveyed they no longer had concerns with the sign package other than finding the proposed freeway sign inappropriate for the site. Commission conveyed the retail is incidental, the development is not a regional commercial center, and does not warrant a freeway sign. Commission discussed the building tenant signage and conveyed the mix of colors does not concern them. Commission asked Staff to make sure building signs are separated with enough space in between each sign, avoiding the look of a continuous band of signs.

Condition No. 3 originally stated a maximum of 4 tenant panels was allowed for each side of the freeway pylon monument sign. Commission amended this condition to read, "The freeway pylon monument sign shall be prohibited on the site". The applicant agreed to remove the freeway pylon monument sign from the development request.

RECOMMENDED ACTION

Commission and Staff, finding consistency with the General Plan and PAD zoning, recommend approval subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "ParcLand Crossing Comprehensive Sign Package," kept on file in the City of Chandler Planning Services Division, in File No. PDP06-0056, except as modified by condition herein.
2. Compliance with the original stipulations adopted by the City Council as Ordinance 3858, case DVR05-0063 ParcLand Crossing, except as modified in condition herein.

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January 23, 2007

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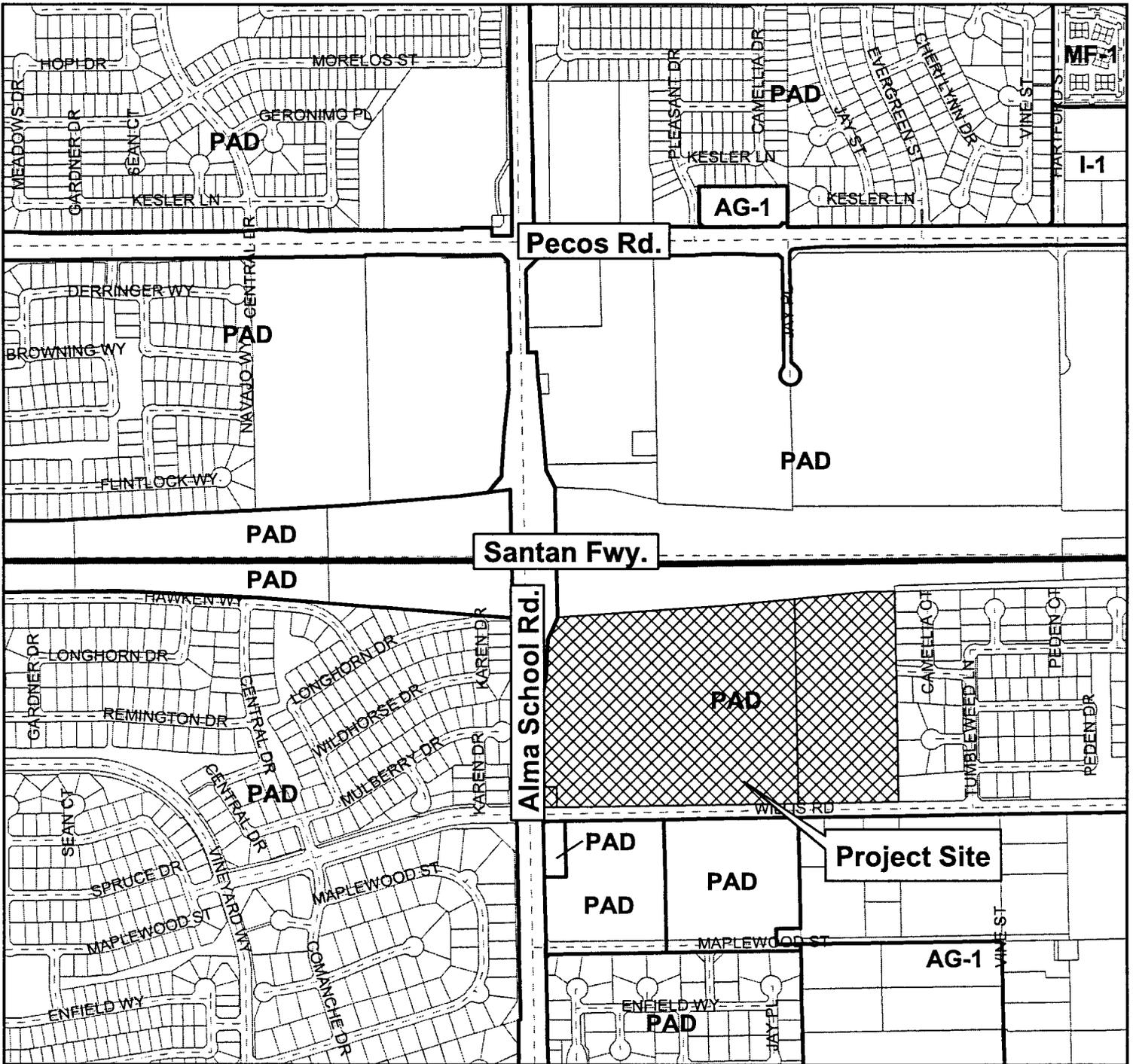
3. The freeway pylon monument sign shall be prohibited on the site.

PROPOSED MOTION

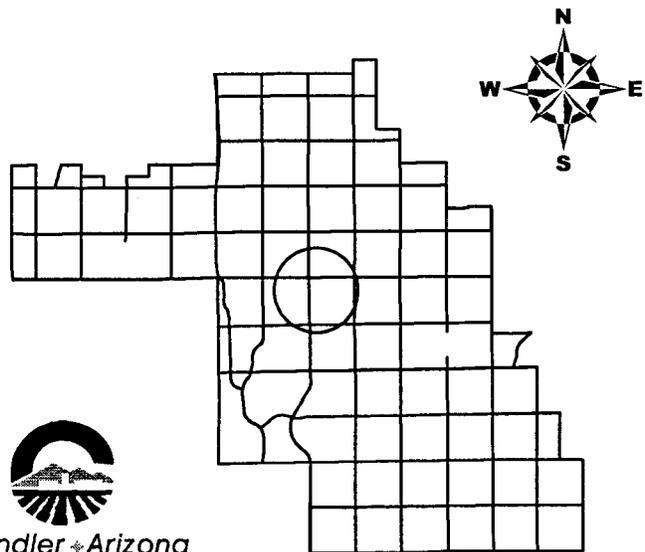
Move to approve zoning case PDP06-0056 ParcLand Crossing, subject to the conditions recommended by Commission and Staff.

Attachments

1. Vicinity Map
2. Development Booklet
3. Sign Location Plan
4. Sign Elevations
5. Ordinance No. 3858



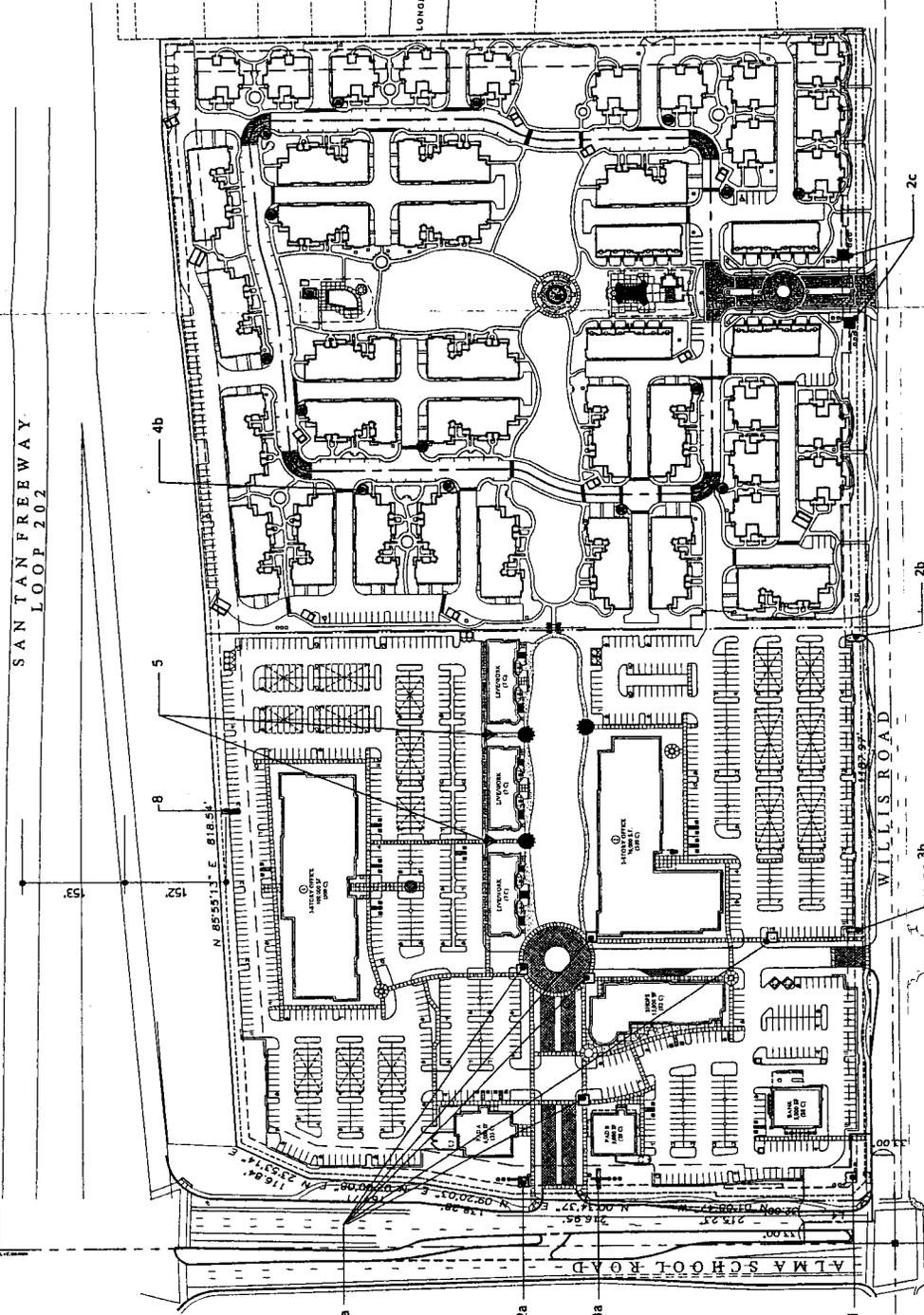
Vicinity Map



PDP06-0056

Parcland Crossing

SIGNAGE LOCATION PLAN



SIGNAGE LEGEND

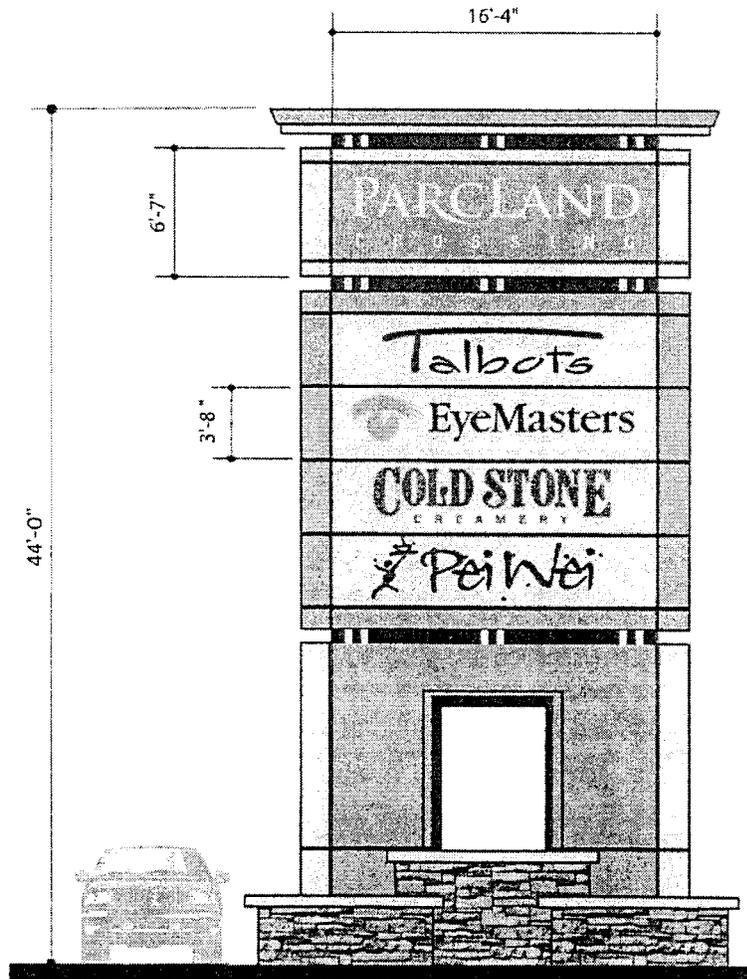
- 1 - CORNER PROJECT MONUMENT
- 2a - COMMERCIAL ENTRY MONUMENT
PRIMARY
- 2b - COMMERCIAL ENTRY MONUMENT
SECONDARY
- 2c - RESIDENTIAL ENTRY MONUMENT
- 3a - MULTI-TENANT MONUMENT
PRIMARY
- 3b - MULTI-TENANT MONUMENT
SECONDARY
- 4a - COMMERCIAL DIRECTIONALS
- 4b - RESIDENTIAL DIRECTIONALS
- 5 - VEHICULAR DIRECTORY/KIDSK
- 6 - REGULATORY (not shown)
- 7 - DRIVE THRU (not shown)
- 8 - Freeway Pylon

FREEWAY PYLON

There shall be one (1) freeway pylon located at the north side of the project along the freeway frontage. This sign will identify the overall project and six (6) major tenants in the retail and or office components.

Quantity	Maximum of 1
Illum.	Project Id - Halo Illuminated Tenants - Internal fluorescent backlit
Materials	Dimensional metal and push through acrylic letters and logos, routed tenant graphics, aluminum and steel structures. Graphic patterned bases and accent structures.
Colors	Signage colors will be selected from the architectural colors and finishes palettes. Tenant colors may be per national trademarked graphic standards.

Sign Type	8
Function	Development and retail/ commercial tenant identification.
Height	65'-0"
Sq. Ft.	Project ID - 107.5 s.f. Tenants - 60 s.f. Maximum 6 Total 467.5 s.f.

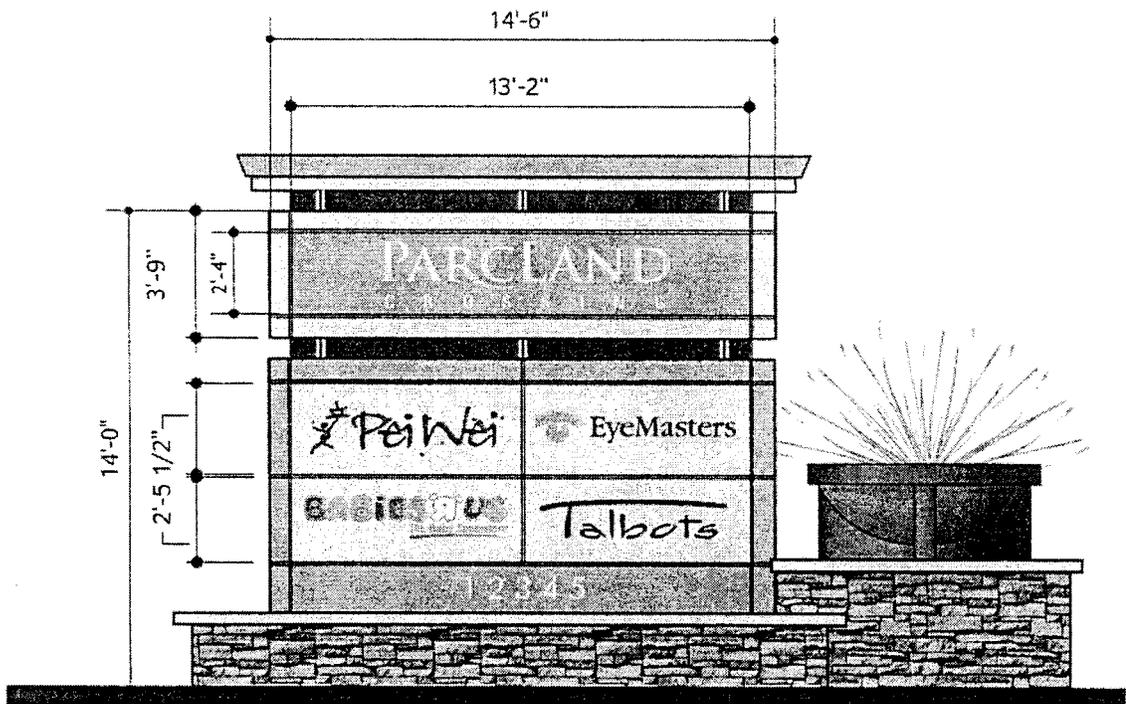


MULTI-TENANT MONUMENT - PRIMARY

The primary multi-tenant monument is located at the main entry on Alma School. Per code, this sign is at a maximum height of 14'-0".

This sign element incorporates low profile monument walls, with integrated planters in the forms of pots and is also integrated into the projects' landscape wall standards.

Sign Type	3a
Function	Development identification with four (4) retail/commercial tenant identification panels.
Height	14'-0" to top of sign area
Sq. Ft.	Project ID - 30.7 s.f. Tenants - 63.5 s.f. Maximum 4 Total 94.2 s.f.
Quantity	One (1) per street frontage
Illum.	Internal fluorescent and halo
Materials	Dimensional metal and push through acrylic letters and logos, routed tenant graphics, aluminum and steel structures. Bases and accent walls of masonry with stone veneer.
Colors	Signage colors will be selected from the architectural colors and finishes palettes. Tenant colors may be per national trademarked graphic standards.

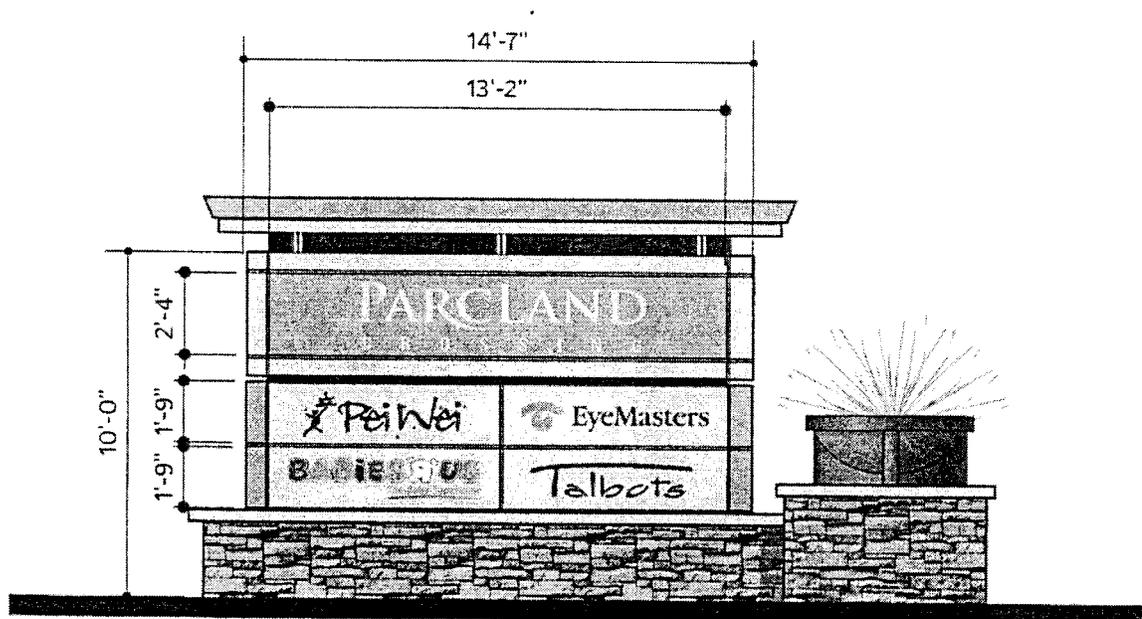


MULTI-TENANT MONUMENT - SECONDARY

This sign is located at the secondary entry on Willis, and per code is at the 10'-0" height.

This sign element incorporates low profile monument walls, with integrated planters in the forms of pots and is also integrated into the projects' landscape wall standards.

Sign Type	3b
Function	Development identification with four (4) retail/commercial tenant identification panels.
Height	10'-0"
Sq. Ft.	Project ID - 30.7 s.f. Tenants - 46 s.f. Maximum 4 Total 76.7 s.f.
Quantity	One (1)
Illum.	Internal fluorescent and halo
Materials	Dimensional metal and push through acrylic letters and logos, routed tenant graphics, aluminum and steel structures. Bases and accent walls of masonry with stone veneer.
Colors	Signage colors will be selected from the architectural colors and finishes palettes. Tenant colors may be per national trademarked graphic standards.



CORNER PROJECT MONUMENT

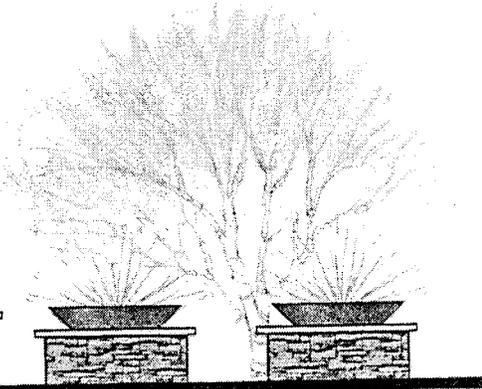
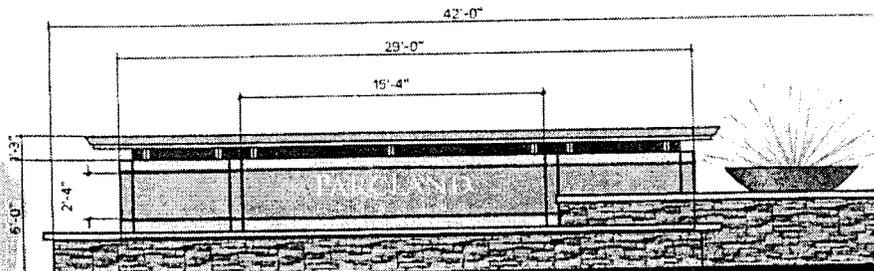
There shall be one (1) asymmetrical corner monument at Alma School and Willis Road which identifies the overall project as Parkland Crossing, encompassing residential, commercial, office and the live/work areas.

Lettering on the sign is located below the maximum height stipulation of 6'-0" with a 15" architectural embellishment cap to match the architecture theme. Embellishment height does not exceed a 20% increase in overall height.

This sign element incorporates low profile monument types, with integrated planters in the forms of pots and is also integrated into the projects landscape wall feature.

This sign, located at the corner a distance of more than 300' from any other sign, and only identifies the overall project. This signs is not counted against the aggregate signage area or quantities of freestanding signs per street.

Sign Type	1
Function	Development identification at corner
Height	Signage less than 6'-0"
Sq. Ft.	Lettering - 35.7 s.f.
Quantity	One (1)
Illum.	Internal fluorescent and halo
Materials	Dimensional metal cabinets, with routed and push through acrylic with metal faced letters. Bases and accent walls of masonry with stone veneer and accent structures.
Colors	All colors will be selected from the architectural colors and finishes palettes.



COMMERCIAL ENTRY MONUMENT - PRIMARY

There shall be one (1) low profile monument at the primary entrance on Alma School Road and to provide a tie with the overall development identification monument for the various office components on the site.

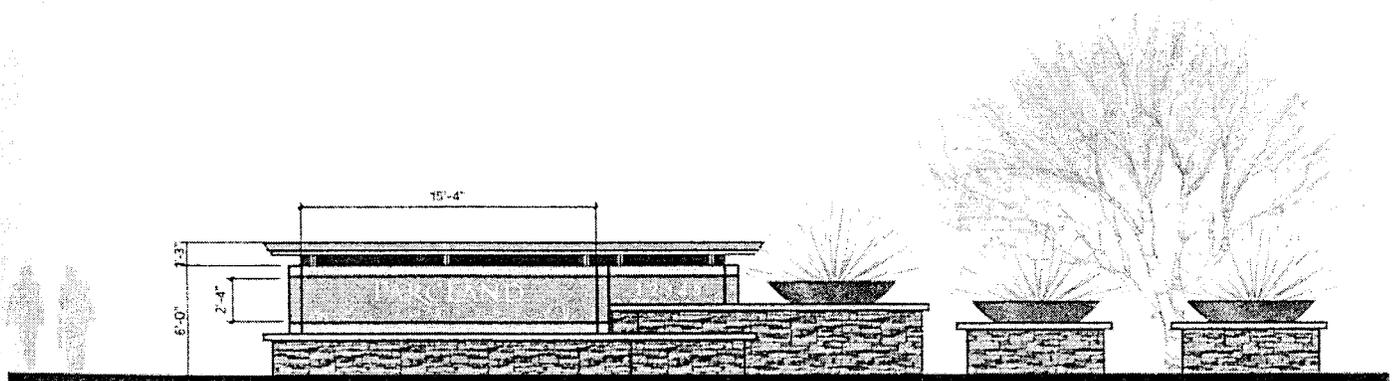
The entry signs to the retail/commercial portion will contain the project name and relative addresses.

Lettering on the sign is located below the maximum height stipulation of 6'-0" with a 15" architectural embellishment cap to match the architecture theme. Embellishment height does not exceed a 20% increase in overall height.

This sign element incorporates low profile monument types, with integrated planters in the forms of pots and is also integrated into the projects landscape wall feature.

This sign is located across the main entry drive from the Multi-tenant Monument providing an asymmetrical design balance to the entry.

Sign Type	2a
Function	Commercial development identification at main entry to commercial office/retail areas
Height	Signage less than 6'-0"
Sq. Ft.	Lettering - 35.7 s.f.
Quantity	One (1)
Illum.	Internal fluorescent and halo
Materials	Dimensional metal cabinets, with routed and push through acrylic with metal faced letters. Bases and accent walls of masonry with stone veneer and accent structures.
Colors	All colors will be selected from the architectural colors and finishes palettes.



COMMERCIAL ENTRY MONUMENT - SECONDARY

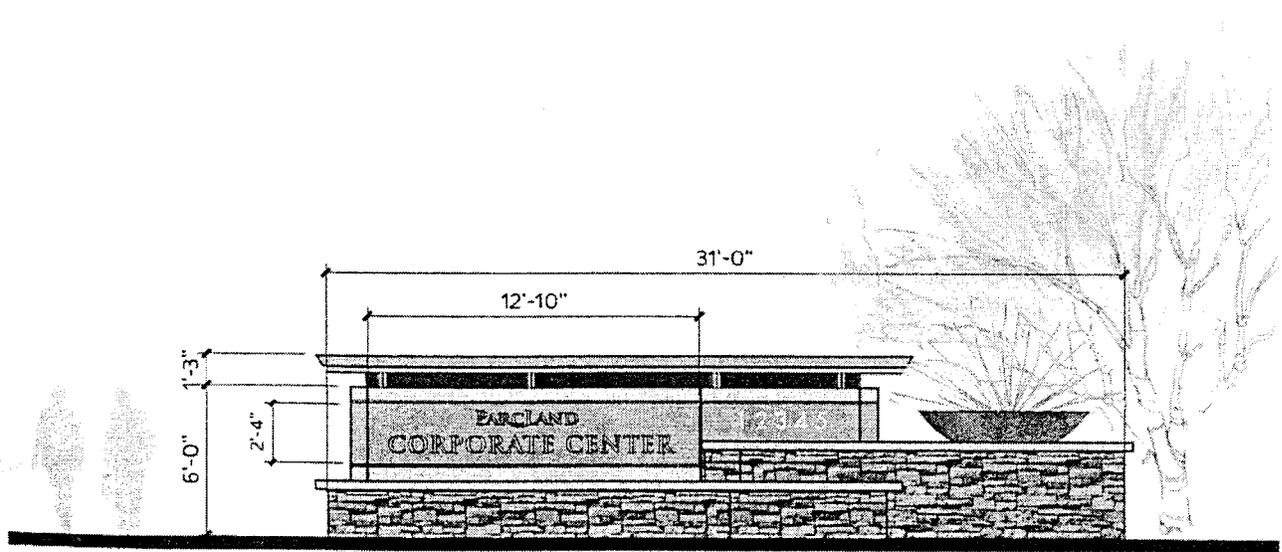
There shall be one (1) low profile monument at the primary entrance on Willis Road to provide a tie with the overall development identification monument for the various office components on the site.

The entry signs to the commercial portion will contain the project name and relative addresses.

Lettering on the sign is located below the maximum height stipulation of 6'-0" with a 15" architectural embellishment cap to match the architecture theme. Embellishment height does not exceed a 20% increase in overall height.

This sign element incorporates low profile monument types, with integrated planters in the forms of pots and is also integrated into the projects landscape wall feature.

Sign Type	2b
Function	Commercial development identification on Willis Road
Height	Signage less than 6'-0"
Sq. Ft.	Lettering - 30 s.f.
Quantity	One (1)
Illum.	Internal fluorescent and halo
Materials	Dimensional metal cabinets, with routed and push through acrylic with metal faced letters. Bases and accent walls of masonry with stone veneer and accent structures.
Colors	All colors will be selected from the architectural colors and finishes palettes.



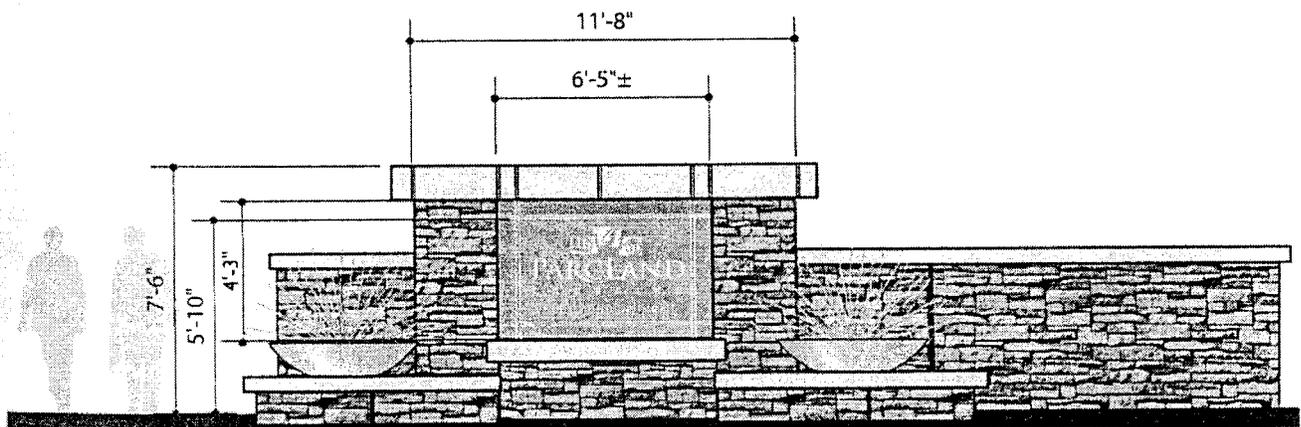
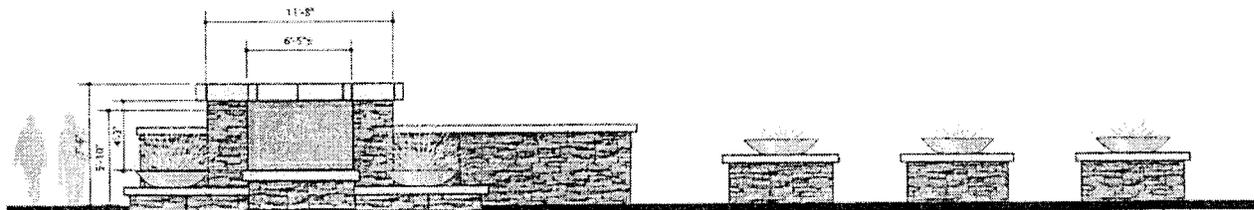
RESIDENTIAL ENTRY MONUMENTS

There shall be one (1) set of flanking, symmetrical monument walls at the primary entrance drive on Willis Road.

Lettering on the sign is located below the maximum height stipulation of 6'-0" with a 15" architectural embellishment cap to match the architecture theme. Embellishment height does not exceed a 20% increase in overall height.

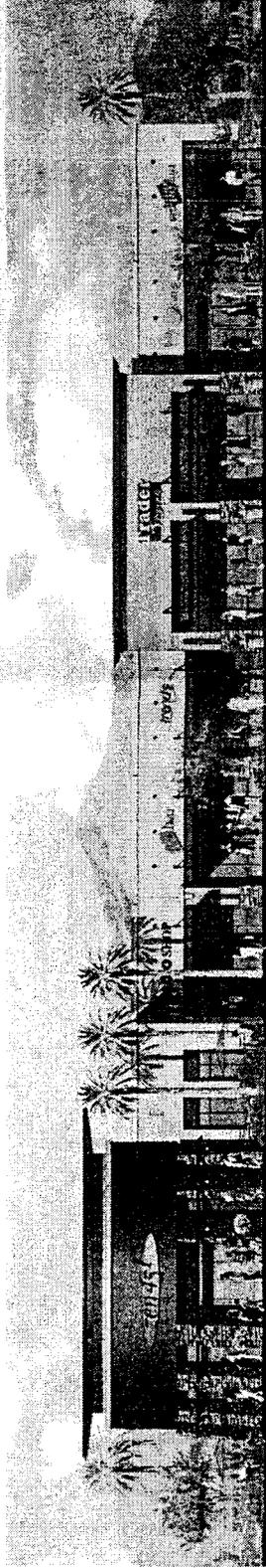
This sign element incorporates low profile monument walls, with integrated planters in the forms of pots and is also integrated into the projects' landscape wall standards.

Sign Type	2b 2c
Function	Residential Identification
Height	Wall - 7'-6" Signage - 6'-0"
Sq. Ft.	54.5 s.f. (27.25 s.f. per side)
Quantity	2 (1 per driveway side)
Illum.	Ground mounted uplights
Materials	Masonry with stone veneer background and accent structures. Flat cut out metal letters and sign background to emulate cast plaque look.
Colors	All colors will be selected from the architectural colors and finishes palettes.



TYPICAL RETAIL SIGNAGE LOCATIONS

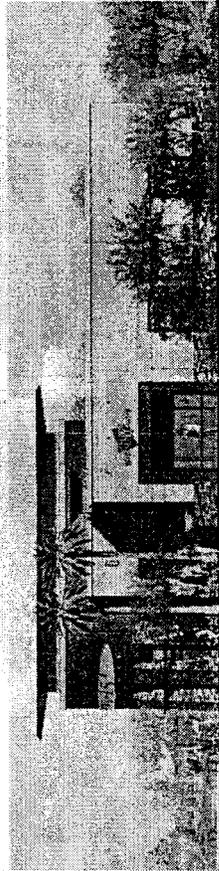
Note - Signs locations shown are merely possible locations illustrated with fictitious tenants. Final locations to be determined upon leasing.



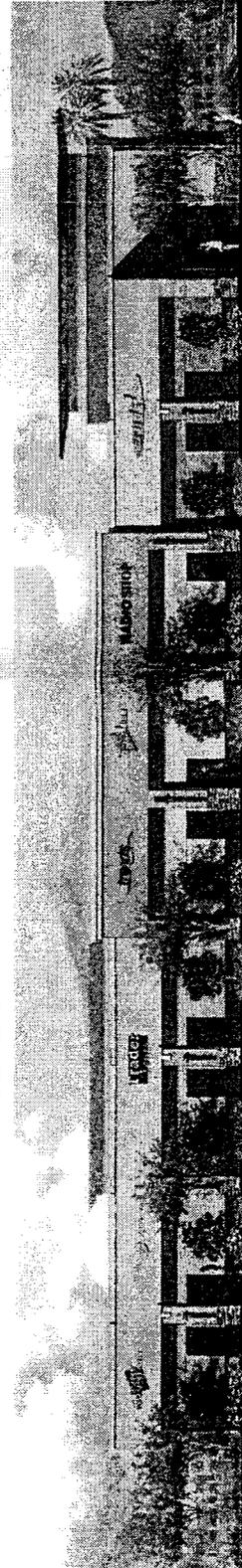
WEST ELEVATION



SOUTH ELEVATION



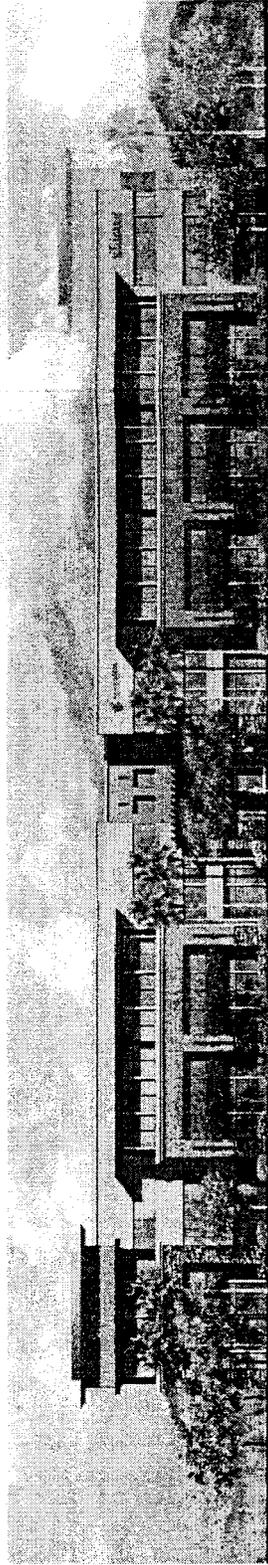
NORTH ELEVATION



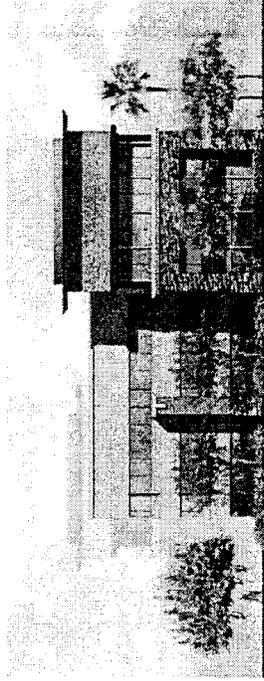
EAST ELEVATION

TYPICAL OFFICE SIGNAGE LOCATIONS (3+ FLOORS)

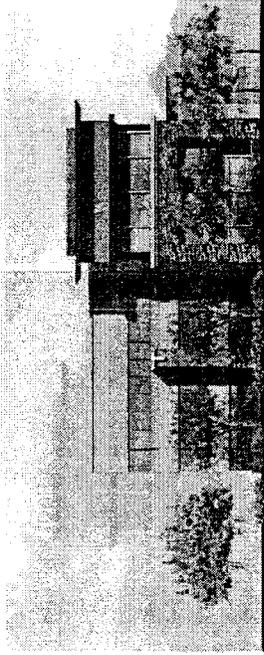
Note - Sign locations shown are merely possible locations. Final locations to be determined by Owner. Maximum of six (6) signage location on the south and north elevations, and a maximum of three (3) on east and west.



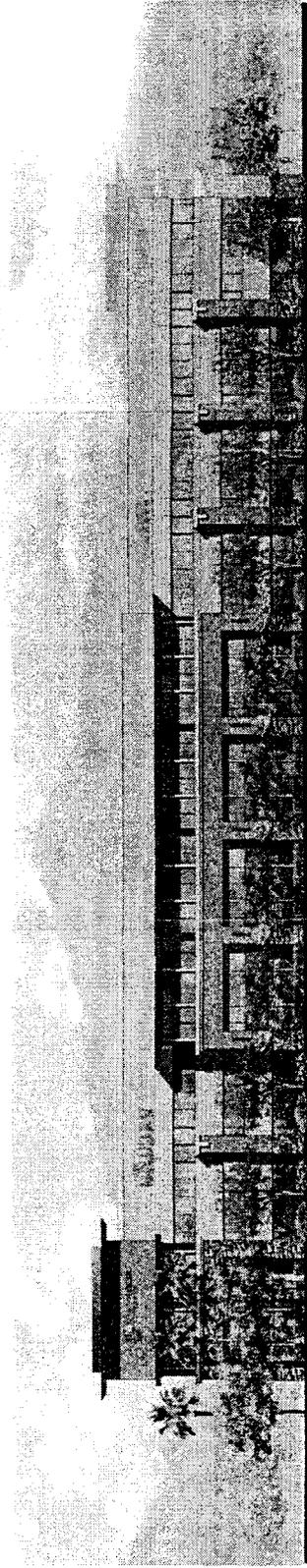
SOUTH ELEVATION



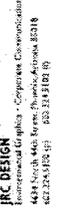
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



#6

DEC 11 2006

ORDINANCE NO. 3858

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR05-0063 PARCLAND CROSSING) 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 is hereby rezoned from PAD to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "ParcLand Crossing", kept on file in the City of Chandler Planning Services Division, in File No's AP05-0004 & DVR05-0063, 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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
8. The development shall provide additional landscaping to include one (1) 24-inch box tree and three (3) 5-gallon shrubs for every 20 feet of freeway frontage to be installed in the freeway right-of-way.
9. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
10. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
11. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
12. 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.
13. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended

available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

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

14. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
15. Landscaping shall be in compliance with current Commercial Design Standards.
16. All raceway signage shall be prohibited within the development.
17. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
18. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner, property owners' association, or homeowners' association.
19. The development shall provide sound attenuation measures in accordance with ADOT standard details and requirements excepting any decibel reductions or sound attenuation credits for the use of a rubberized asphalt paving surface. Any noise mitigation, if required, is the responsibility of the development.
20. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.
21. Commercial uses permitted within the proposed Live/Work buildings shall be limited to general office and those uses permitted in the C-1 district. Commercial use is limited to the ground level of the units.
22. Under the current PDP, office buildings 1 and 2 may not be used for medical or dental offices. Office buildings 1 and 2 maybe used for medical and dental offices if the Final Development Plan substantially conforms to the PDP, and parking and other applicable zoning ordinance requirements are met.

23. The permitted uses section of the PAD shall be revised as follows:

A. Commercial Permitted Uses:

All uses allowed by right within the C-2 zoning district, as indicated by an "X" on the Table of Permitted Uses for Non-Residential Districts in Chapter 35, Article 21 of the Chandler Zoning Code as updated at the time of this application. Office uses including professional, business, administrative, executive and any other offices.

B. Live-Work Permitted Uses:

Multiple-family residential: townhouses and condominiums. Office uses including professional, business, administrative, executive and any other offices. All uses allowed by right within the C-1 zoning district, as indicated by an "X" on the Table of Permitted Uses for Non-Residential Districts in Chapter 35, Article 21 of the Chandler Zoning Code as updated at the time of this application.

C. Residential Permitted Uses:

Multiple-family residential: townhouses and condominiums.

24. Landscaping within the entire development, including the commercial retail, office, live/work, and residential portions, shall maintain a common landscape theme in which consistent maintenance and pruning of plant material is included in the CC&R's for the entire development.

25. Mexican Fan Palms trees shall be replaced with Date Palm trees throughout the development.

26. The comprehensive sign package shall be reviewed through a separate Preliminary Development Plan.

27. The applicant shall work with Staff to enhance the retail shop building's design by incorporating deeper roof overhangs, additional vertical and horizontal relief, and a variety of building materials from the building's base to the roofline similar to the retail building depicted in the "Commercial Office Special Features Plan" exhibit within the Development Booklet under Tab D.

28. Enhance parking space canopies to incorporate building materials, forms, and colors to match the development.

29. Trees on the east side of the residential portion shall be a minimum of 12 feet in height at time of planting.

30. The applicant shall work with Staff to enhance the bank drive-through canopy to incorporate building materials and features within the development. Enhancements shall include the middle column matching other columns and the canopy incorporating additional features and materials found on the building.



LEGAL DESCRIPTION
EXISTING BOUNDARY PLUS WELL SITE

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,
AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HAND HOLE FOUND AT THE WEST QUARTER
CORNER OF SAID SECTION 4, FROM WHICH THE BRASS CAP IN HAND HOLE FOUND
AT THE NORTHWEST CORNER OF SAID SECTION 4 BEARS N. 01°00'47" W., A
DISTANCE OF 2833.89 FEET;

THENCE N. 89°04'15" E., ALONG THE EAST-WEST MID-SECTION LINE OF SAID
SECTION 4, A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST-WEST MID-SECTION LINE, N. 01°00'47" W., A
DISTANCE OF 33.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY
LINE FOR WILLIS ROAD;

THENCE S. 89°04'15" W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF
100.00 FEET;

THENCE N. 01°00'47" W., A DISTANCE OF 100.00 FEET;

THENCE N. 89°04'15" E., A DISTANCE OF 32.00 FEET TO A POINT ON THE EXISTING
EASTERLY RIGHT OF WAY LINE FOR ALMA SCHOOL ROAD;

THENCE N. 01°00'47" W., ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE, A
DISTANCE OF 215.23 FEET;

THENCE CONTINUING ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE,
N. 00°34'37" E., A DISTANCE OF 216.95 FEET;

THENCE CONTINUING ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE,
N. 09°20'03" E., A DISTANCE OF 138.28 FEET;

THENCE CONTINUING ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE,
N. 02°00'08" E., A DISTANCE OF 164.71 FEET;

THENCE CONTINUING ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE,
N. 23°53'14" E., A DISTANCE OF 116.84 FEET TO A POINT ON THE SOUTHERLY RIGHT
OF WAY LINE FOR THE *LOOP 202 - SAN TAN FREEWAY*;

THENCE N. 85°55'13" E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A
DISTANCE OF 818.54 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE,
N. 84°26'46" E., A DISTANCE OF 704.36 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE,
N. 88°27'41" E., A DISTANCE OF 143.61 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE FOR THE *LOOP 202 -
SAN TAN FREEWAY*, S. 01°01'20" E., A DISTANCE OF 1075.02 FEET TO A POINT ON
SAID EAST-WEST MID-SECTION LINE OF SECTION 4;

THENCE S. 89°04'15" W., ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE
OF 1684.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,772,220 SQUARE FEET OR 40.68
ACRES MORE OR LESS.

