

#13
FEB 28 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning & Development - CC Memo No. 08-041

DATE: FEBRUARY 12, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER *WMP*
 DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR *DB*
 JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
 BOB WEWORSKI, PLANNING MANAGER *BW*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: DVR07-0039 DOBSON CENTER
 Introduction and Tentative Adoption of Ordinance No. 4032

Request: Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) and Preliminary Development Plan approval for medical office and retail development on approximately 6.7 acres

Location: Southwest corner of Dobson and Frye Roads

Applicant: Mike Auther
 Jacor Holdings, LC

RECOMMENDATION

The request is for rezoning and PDP approval for medical office and retail development on approximately 6.7 acres. Planning Commission and Staff, upon finding consistency with General Plan, Gateway Area Plan, and PAD zoning recommend approval with conditions.

BACKGROUND

The subject site is located at the southwest corner of Dobson and Frye Roads. Directly north, across Frye Road is the Green Valley Estates single-family residential neighborhood. East, across Dobson Road is the Chandler Regional Hospital. South, across Elgin Street is the Chandler Regional Medical Center. West, across 95th Street are the Stonegate Village residential condominiums.

The subject site is located within the Gateway Area Plan. The Area Plan is bounded by Frye Road, Pennington Drive, Pecos Road and Ellis Street. The Area Plan designates the subject site as Specialty Commercial Hospital Related. Specialty commercial allows for the development of support type commercial uses such as a pharmacy, bank, and hospital related retail. In addition to the hospital related retail, the proposal includes a medical office.

Four entrances are proposed to the site, one along each frontage with the main entrance along Dobson Road. A large landscaped focal point is provided at the intersection corner. Date Palms provide a visual corridor from the intersection into the interior of the site. A large circular pavement treatment is provided to further enhance the landscaped intersection and bring design elements to the internal portion of the site. Pavement treatments are also provided at the entrances. A condition has been added requiring pavement treatment at the southern entrance.

At the northeast portion of the site there are two retail buildings (Retail 'B' and 'C') designed in an L-shape layout. At the elbow of the two buildings there is a large open pedestrian area that narrows into a large breezeway between the two buildings. The breezeway is a continuation of the corridor that was provided by the Date Palms. The breezeway provides pedestrian and visual access to the interior of the site. On the north and eastern portion of Retail 'B' and 'C' buildings there are large pedestrian sidewalks.

A bank (Retail 'D') will be located at the southeast portion of the site. Two drive-thru lanes are provided on the west side of the bank. An additional retail building (Retail 'A') will be provided along Frye Road. A large sidewalk is provided on the west side of Retail 'A' and 'B', to allow for future patios. Located to the interior of the site will be a two-story medical building. Located on the north side of the medical building will be a patient drop-off area, and a pedestrian area.

The buildings will combine a variety of materials to provide architectural variety. The building will be primarily constructed of an E.I.F.S. and will provide architectural accents along the planes of the buildings through the use of stained scored-block. A variety of angled windows and varying parapet heights will provide architectural interest to the building façade. Metal seam roofs will be utilized to accent the angled windows. I-beam with wire mesh screens will provide diffused shading along portions of the building walkways. All buildings will provide four-sided architecture.

A decorative parking screen wall will incorporate the colors and scored block utilized throughout the site. A low wall site identification sign is provided at the intersection corner. The center identification lettering will be reverse pan-channel.

Anticipated start of construction will be by early 2009.

SIGNAGE

The proposed sign package consists of the center identification sign located at the intersection corner, and building mounted signage for the individual tenants. No monument signs are

proposed with this application. The building mounted signage will be individually mounted pan-channel lettering. Lighting will be either halo-illuminated or non-illuminated.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A description of the Use Permit request was advertised in the newspaper.
- A 4' x 8' public hearing sign was posted on the property.
- A neighborhood meeting was held on Wednesday, December 19, 2007. No neighbors were in attendance.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 7 Opposed: 0

Planning Commission added Condition No. 12 addressing architectural elements on the north side of the medical building. The applicant agreed to the condition.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, Gateway Area Plan, and PAD zoning, recommend approval of DVR07-0039 DOBSON CENTER, request for Rezoning and PDP approval, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit E, Development Booklet, entitled "DOBSON CENTER", kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0039, except as modified by condition herein.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The site shall be maintained in a clean and orderly manner.
4. 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.
5. 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.

6. All raceway signage shall be prohibited within the development.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
8. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
9. 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.
10. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
11. 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.
12. The applicant shall provide additional steel overhangs on the north side of the medical building as found on the south side of the building.

PROPOSED MOTION

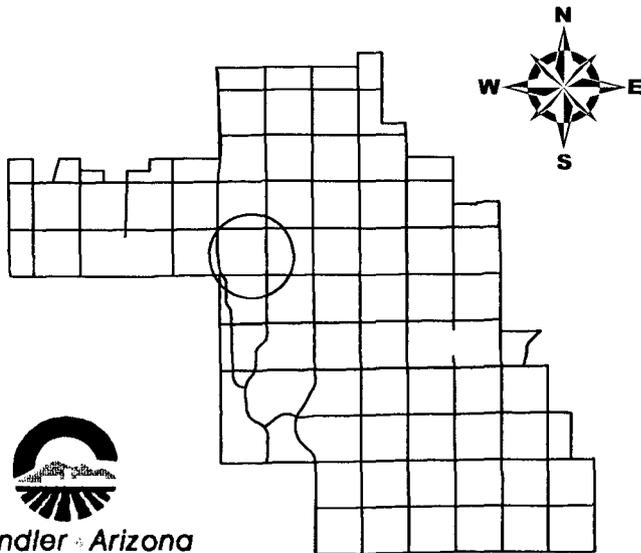
Move to introduce and tentatively adopt Ordinance No. 4032, approving DVR07-0039 DOBSON CENTER, Rezoning and PDP, subject to the conditions as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Building Elevations
4. Landscape Plan
5. Ordinance No. 4032
6. Development Booklet, Exhibit 'F'



Vicinity Map



DVR07-0039

Dobson and Frye Plaza



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CITY OF CHANDLER 8/31/2007

MASTER DEVELOPMENT DATA:

MEDICAL OFFICE	
1ST FLOOR	13,545 S.F.
2ND FLOOR	13,545 S.F.
TOTAL OFFICE	27,090 S.F.
MERCHANTILE	
RETAIL A	6,747 S.F.
RETAIL B	7,049 S.F.
RETAIL C	5,749 S.F.
BANK	4,500 S.F.
COVERED PATIO	2,557 S.F.
TOTAL RETAIL	26,602 S.F.

PARKING CALCULATIONS	
MEDICAL OFFICE	27,090 / 150 = 181 SPACES
MERCHANTILE	(26,602 / 100) x 3 = 147 SPACES
TOTAL SPACES REQUIRED	328
TOTAL SPACES PROVIDED	328

SITE AREAS	
GROSS AREA	295,186 SQ FT (6.776 ACRES)
LOT COVERAGE	38,862 / 295,186 S.F. = 13%

NOTES:

ELECTRICAL
 * ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

PARKING SPACES & PLANTERS
 * ALL PARKING SPACES TO BE 9'-0" X 19'-0" REFER TO SITE PLAN DIMENSIONS TO VERIFY COMPLIANCE.
 * DIAMOND PLANTERS TO BE 5'-0" SQUARE. REFER TO SITE PLAN DIMENSIONS TO VERIFY COMPLIANCE.

PEDESTRIAN ORIENTATED FEATURES
 * PER SECTION 1902 (B)(4) OF THE ZONING CODE ONE SITE FEATURE IS LOCATED ON SITE. DYNAMIC CORNER PEDESTRIAN WAY WITH LANDSCAPING, SITE WALLS AND TEXTURED PAVING.

QUALITY STANDARDS
 * VEHICULAR ACCESS FROM ARTERIAL STREETS AS WELL AS FROM PRIVATELY OWNED COLLECTION STREETS WITH AN IMPROVED INTERSECTION AT ELGIN AND DOBSON ROADS

* THE BUILDINGS ARE ANGLED AT THE CORNER TO FACE THE DYNAMIC CORNER FEATURE AND CREATE PLAZA FEEL.

* THE CORNER ELEMENT FEATURES DETACHED SIDEWALKS A SIGNATURE WALL AND BEAUTIFUL LANDSCAPING

* OUTDOOR DINING AREAS AS WELL AS LANDSCAPE POTS OCCUR AT THE RETAIL BUILDINGS

* A DYNAMIC CONTEMPORARY ENVIRONMENT HAS BEEN CARRIED THROUGH ON ALL AREAS OF THE SITE.

* PEDESTRIAN SEATING A DECORATIVELY PAVED DROP OFF AREA AND PAVED PEDESTRIAN WAYS AREA PROVIDED FROM THE OFFICE BUILDING.

BIKE RACKS

* TO BE LOCATED AT EACH BUILDING OR INDICATES BIKE RACK LOCATION

DEVELOPMENT TEAM:

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 PHILLIP R. RYAN
 LANDSCAPE ARCHITECT P.C.
 LANDSCAPE ARCHITECTURE & PLANNING
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 (480) 899-5813

CIVIL ENGINEER
 JOHN GRAVATT
 TERRASCAPE CONSULTING
 CIVIL ENGINEERING AND URBAN PLANNING
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 PHOENIX, ARIZONA 85014
 (602) 297-8732 EXT. 113
 (602) 230-8458 FAX
 (480) 751-7090 CELL

ARCHITECTURE AND PLANNING
 WHITNEYBELL PERRY INC
 1102 East Missouri Avenue
 Phoenix, Arizona 85014-2784
 (602) 265-1891



VICINITY MAP

DOBSON CENTER
 CHANDLER, ARIZONA

PRELIMINARY

PRELIMINARY

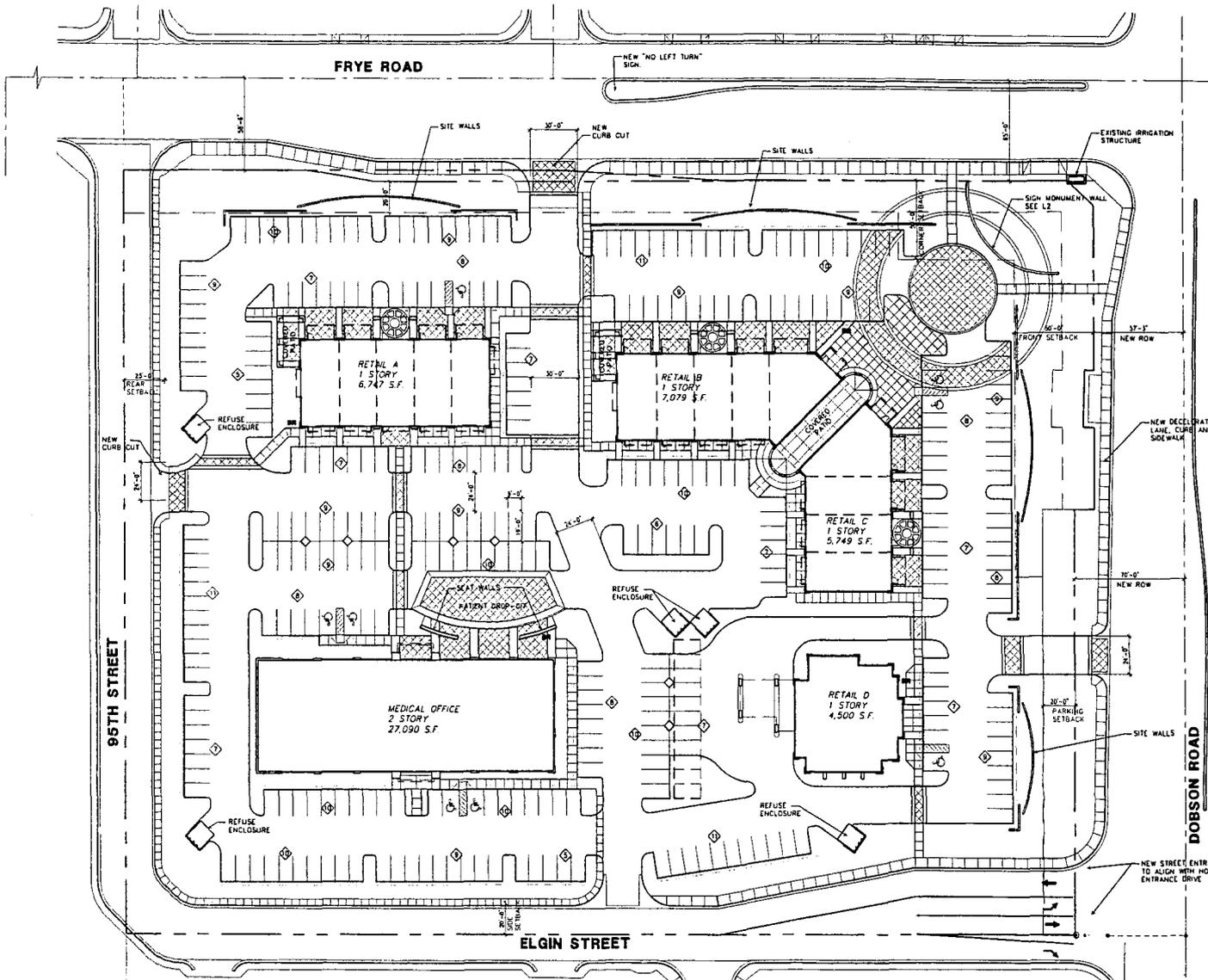


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 7 Jan 2008

PRELIMINARY DESIGN SITE PLAN

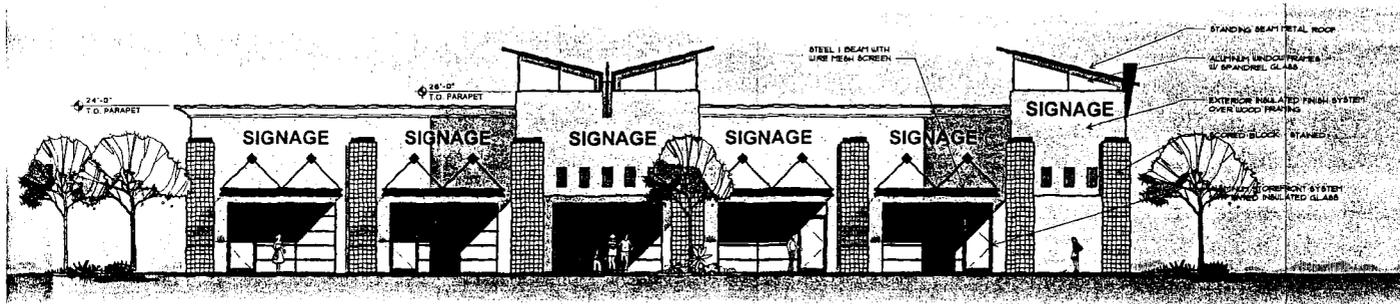
SITE PLAN



PRELIMINARY SITE PLAN
 SCALE 1" = 30'-0"

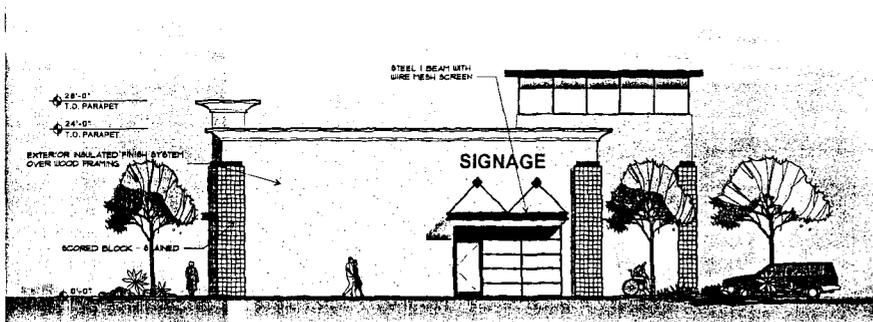


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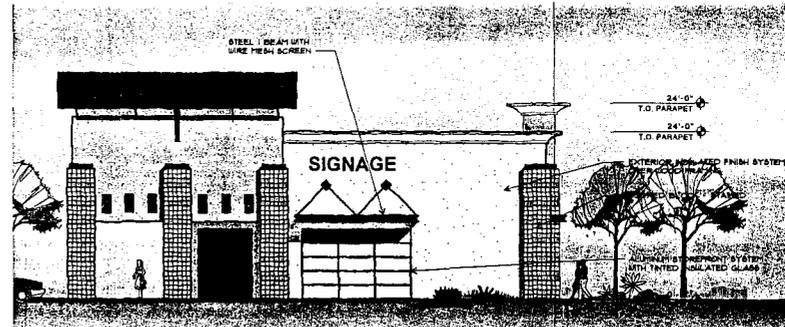
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



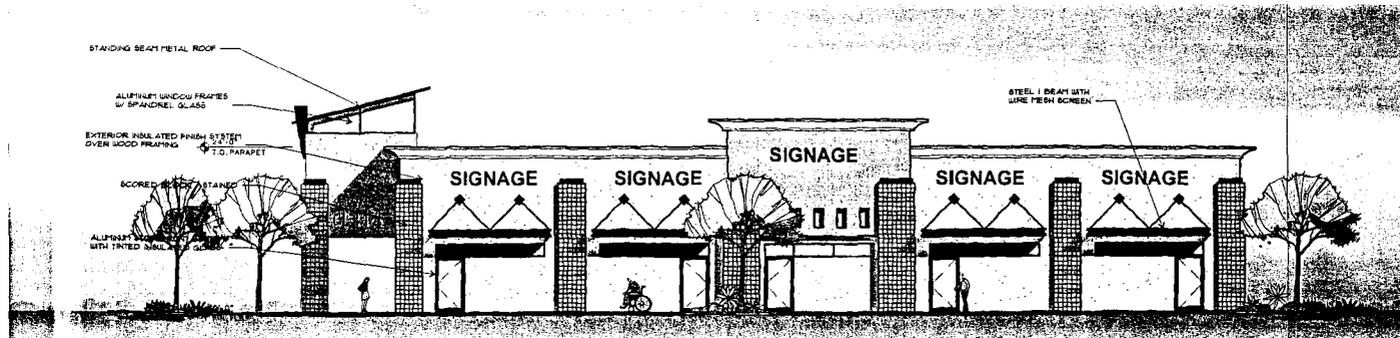
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

Contractor must verify all dimensions at project before proceeding with site work.
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DOBSON CENTER
CHANDLER, ARIZONA

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ARCHITECTURE AND PLANNING

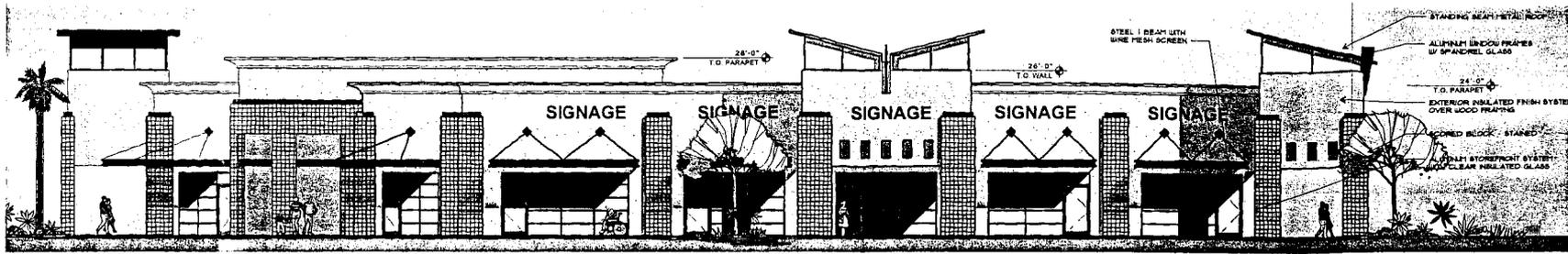
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13 Dec 2007

PRELIMINARY DESIGN
ELEVATIONS - RETAIL A

NOTE: LANDSCAPING SHOWN IS SCHEMATIC
PLEASE SEE LANDSCAPE PLAN FOR ACTUAL
PLACEMENT, TYPE AND SIZE OF PLANT
MATERIAL. GRAPHIC REPRESENTATION OF
TREES APPROXIMATE 5-10 YEAR MATURITY
UNLESS NOTED OTHERWISE

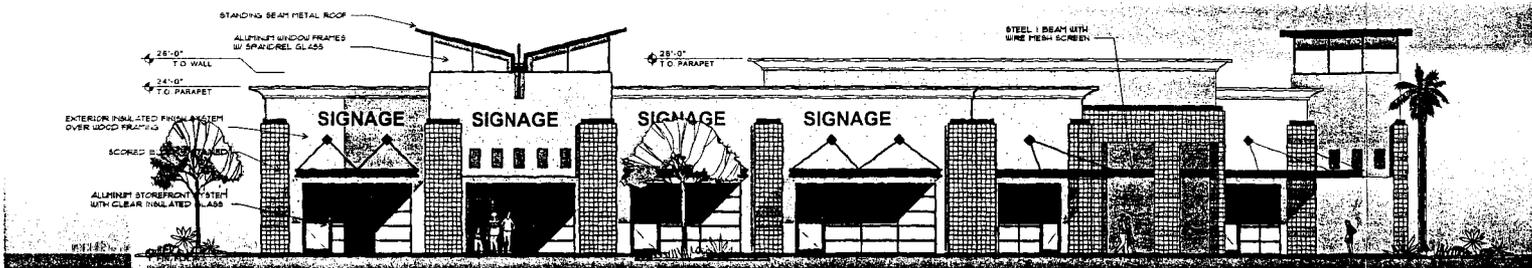
ELEVATIONS RETAIL 'A'



NORTH ELEVATION

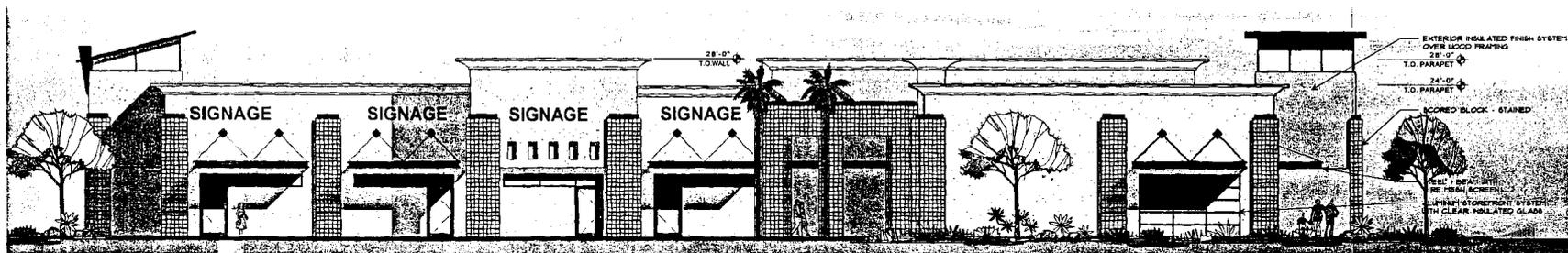
SCALE 1/8" = 1'-0"

Contractor must verify all dimensions at project before proceeding with site work. The architect does not warrant the accuracy of any dimensions shown on this drawing. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any errors or omissions in this drawing.



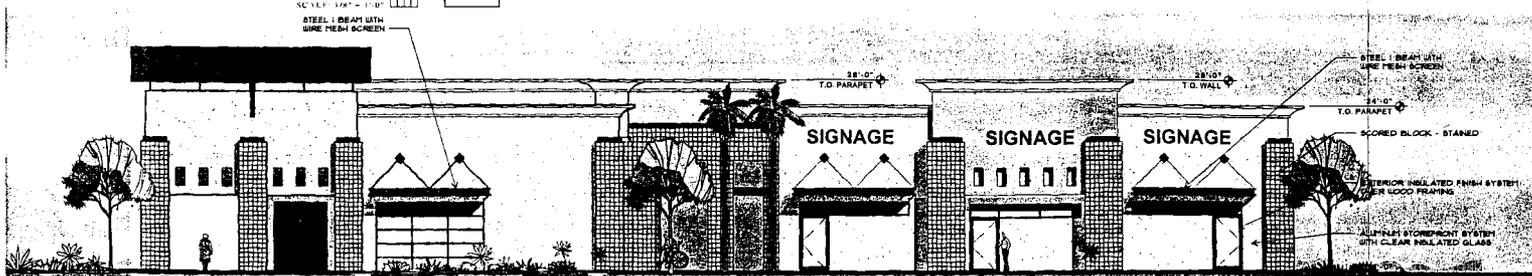
EAST ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"

NOTE: LANDSCAPING SHOWN IS SCHEMATIC. PLEASE SEE LANDSCAPE PLAN FOR ACTUAL PLACEMENT, TYPE AND SIZE OF PLANT MATERIAL. GRAPHIC REPRESENTATION OF TREES APPROXIMATES 5-10 YEAR MATURITY UNLESS NOTED OTHERWISE.

DOBSON CENTER
CHANDLER, ARIZONA

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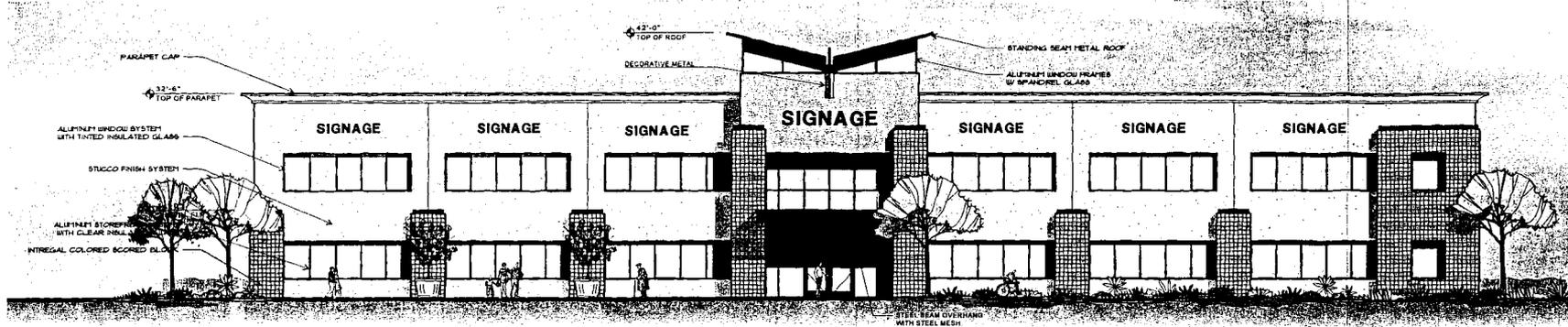
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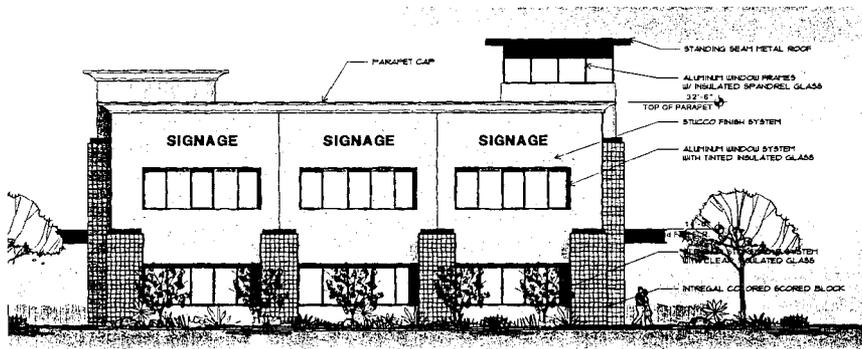
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PRELIMINARY DESIGN ELEVATIONS - RETAIL BC

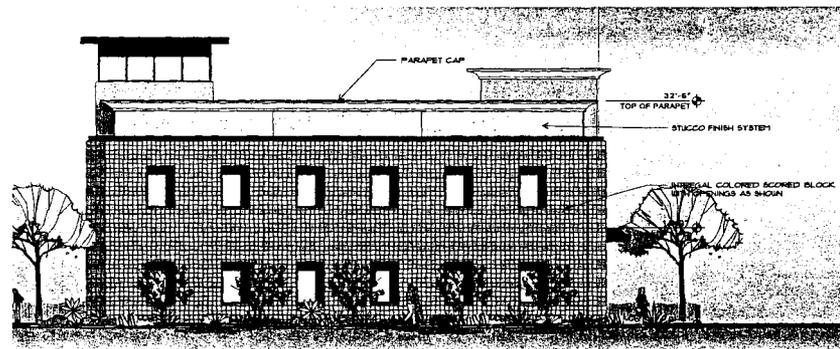
ELEVATIONS RETAIL 'B' 'C'



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



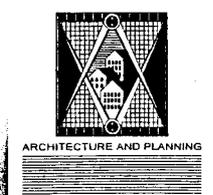
WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

DOBSON CENTER
CHANDLER, ARIZONA
PRELIMINARY

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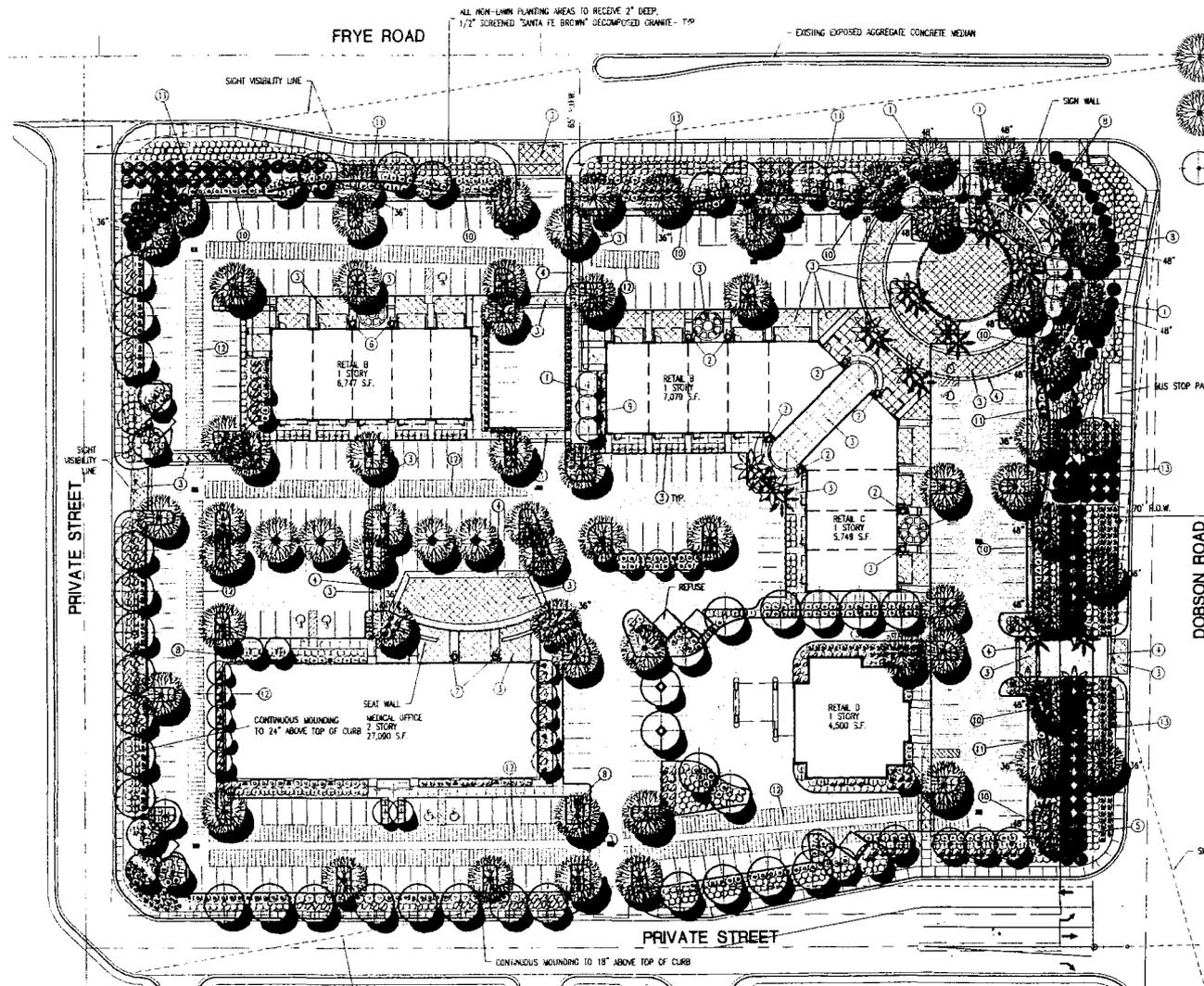
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MATERIAL. GRAPHIC REPRESENTATION OF
TREES APPROXIMATES 5-10 YEAR MATURITY
UNLESS NOTED OTHERWISE.

**SCHEMATIC DESIGN
ELEVATIONS - OFFICE**

ELEVATIONS MEDICAL OFFICES



PLANT SCHEDULE: (FOR THIS SHEET ONLY)

PHOENIX DACTYLOPERA DATE PALM	20" TRUNK HT. MIN. STRAIGHT, MAXIMUM CUT TRUNKS	14 TOTAL
SCHMIDT TEREBINTHIFOLIUS BRAZILIAN PEPPER TREE	36" BOX MINIMUM, MULT-TRUNK 12" HT., 6" SP., 2 1/2" CAL.	13 TOTAL
SCHMIDT TEREBINTHIFOLIUS BRAZILIAN PEPPER TREE	48" BOX MINIMUM, MULT-TRUNK 15" HT., 10" SP., 4" CAL.	12 TOTAL
LELIS PARVIFLORA EVERGREEN ELM	24" BOX MINIMUM 9" HT., 4.5" SP., 1 1/2" CAL.	44 TOTAL
QUERCUS VIREGAMA SOUTHERN LIVE OAK	24" BOX MINIMUM 9" HT., 4.5" SP., 1 1/2" CAL.	45 TOTAL
PIKUS ELDERICA MONDEL PINE	24" BOX MINIMUM 9" HT., 4" SP., 2" CAL.	14 TOTAL
NEROLIUM OLEANDER "WHITE" WHITE OLEANDER TREE	24" BOX MINIMUM 9" HT., 4.5" SP., 1 1/4" CAL.	31 TOTAL
CASSIA STURDII GREEN DESERT CASSIA	5 GALLON FULL PAST CAN	24 TOTAL
ONCOPHOREA CONVOLVULUS BUSH MORNING GLORY	5 GALLON FULL PAST CAN	259 TOTAL
LEUCOPHYLLUM LANGSHANENSE "R.B." BIG BRAND SAGE	5 GALLON FULL PAST CAN	295 TOTAL
NEROLIUM OLEANDER "D.P." DWARF PINK OLEANDER	5 GALLON FULL PAST CAN	182 TOTAL
RUELLIA PENINSULARIS BASK RUELLIA	5 GALLON FULL PAST CAN	295 TOTAL
ROSEMARINUS OFFICINALIS "PROSTRATUS" DWARF ROSEMARY	5 GALLON FULL PAST CAN	322 TOTAL
BOUCANILLEA "LA JOLLA" RED BUSH BOUCANILLEA	5 GALLON FULL PAST CAN	52 TOTAL
ACACIA REDOLENS "D.C." DESERT CARPET REDOLENS	5 GALLON FULL PAST CAN	124 TOTAL
BOUCANILLEA "SAN DIEGO RED" RED BUSH BOUCANILLEA	5 GALLON FULL PAST CAN	11 TOTAL
ACACIA REDOLENS "D.C." DESERT CARPET REDOLENS	5 GALLON FULL PAST CAN	1324 TOTAL
LAUREL CASCADENSIS "N.G." NEW GOLD LAUREL	1 GALLON FULL PAST CAN	AS REQUIRED
SEASONAL COLOR ANNUALS	FROM 4" POTS	AS REQUIRED
SCODGED LAWN - "TEX-TURF" 10" (LIMITED TO 10% OF LANDSCAPED AREA)		2,395 S.F.
DECOMPOSED GRANITE		66,490 S.F.

DOBSON CENTER
CHANDLER, ARIZONA

PLAN KEY NOTES:

- SCODGED MID-RISE LAWN
- CONCRETE POTS: CANEY CERAMICS - PORTOFINO SERIES (500 WHITEWASH PR1-18 W/ 75 GALLON HYDRICUS & ANNUALS)
- DECORATIVE CONCRETE
- INTEGRAL COLOR CONCRETE BAND
- RIGHT-OF-WAY LINE
- CONCRETE POT: CANEY CERAMICS - PORTOFINO SERIES (500 WHITEWASH PR1-18 W/ 75 GALLON HYDRICUS & ANNUALS)
- CONCRETE POT: CANEY CERAMICS - PORTOFINO SERIES (500 WHITEWASH PR1-26 W/ 24" BOX INDIAN HAWTHORNE TREE & ANNUALS)
- FIRE HYDRANT
- 5'x6" CONCRETE HEADER
- 42" DECORATIVE SCREEN WALL
- 34" DECORATIVE SCREEN WALL
- UNDERGROUND STORM WATER RETENTION PIPES
- RETENTION BASIN PER CIVIL ENGS.



VICINITY MAP



PRELIMINARY

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(602)255-1891



ARCHITECTURE AND PLANNING

L-1
0712

phillip r. ryan
landscape architect p.c.
landscape architecture & planning
575 n. chandler Blvd., Suite 229
Chandler, Arizona 85225
(480) 659-5813 fax (480) 983-2674

PRELIMINARY DESIGN LANDSCAPE PLAN

Preliminary Landscape Plan
Scale 1:30
GRAPHIC SCALE
NORTH



LANDSCAPE PLAN

ORDINANCE NO. 4032

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AG-1 (AGRICULTURAL) TO PAD (PLANNED AREA DEVELOPMENT (DVR07-0039 DOBSON CENTER) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See attachment 'A'

Said parcel is hereby rezoned from AG-1 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit E, Development Booklet, entitled "DOBSON CENTER", kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0039, except as modified by condition herein.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The site shall be maintained in a clean and orderly manner.

4. 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.
5. 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.
6. All raceway signage shall be prohibited within the development.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
8. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
9. 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.
10. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
11. 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.
12. The applicant shall provide additional steel overhangs on the north side of the medical building as found on the south side of the building.

PARCEL DESCRIPTION

Legal Description

Parcel No. 1:

The North 499.98 feet of that portion of the Southeast quarter of Section 31, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the East quarter corner of said Section 31;

Thence South 00 degrees 00 minutes 15 seconds East, along the East line of said Section 31, 40.00 feet to the point of beginning;

Thence continuing South 00 degrees 00 minutes 15 seconds East, along said East line, 1,289.01 feet to the Southeast corner of the Northeast quarter of the Southeast quarter of said Section 31;

Thence North 89 degrees 43 minutes 30 seconds West, along the South line of the Northeast quarter of the Southeast quarter of said Section 31, 208.00 feet;

Thence North 00 degrees 00 minutes 15 seconds West, 1,113.53 feet;

Thence North 89 degrees 51 minutes 30 seconds West, 469.23 feet to a point on the West line of the East half of the Northeast quarter of the Southeast quarter of said Section 31;

Thence North 00 degrees 00 minutes 47 seconds East, along said West line, 175.00 feet to a point on the South line of the North 40.00 feet of said Southeast quarter of Section 31;

Thence South 89 degrees 51 minutes 30 seconds East, along said South line, 677.18 feet to the point of beginning;

Except from said North 499.98 feet, that portion conveyed to the City of Chandler, an Arizona municipal corporation in Final Order of Condemnation recorded in Document No. 1987-355074, Maricopa County Records; and

Except from said North 499.98 feet, that portion conveyed to the City of Chandler, an Arizona municipal corporation in General Warranty Deed recorded in Document No. 2004-597854, Maricopa County Records; and

Except from said North 499.98 feet, that portion conveyed to the City of Chandler, an Arizona municipal corporation in Final Order of Condemnation recorded in Document No. 2007-0123075, Maricopa County Records.

Parcel No. 2:

The North 324.98 feet of that portion of the Southeast quarter of Section 31, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the East quarter corner of said Section 31;

Thence South 00 degrees 00 minutes 15 seconds East, along the East line of said Section 31, 1,329.01 feet to the Southeast corner of the Northeast quarter of the Southeast quarter of said Section 31;

Thence North 89 degrees 43 minutes 30 seconds West, along the South line of the Northeast quarter of the Southeast quarter of said Section 31, 208.00 feet to the point of beginning;

Thence continuing North 89 degrees 43 minutes 30 seconds West, along the South line, 469.57 feet to the Southwest corner of the East half of the Northeast quarter of the Southeast quarter of said Section 31;

Thence North 00 degrees 00 minutes 47 seconds East, along the West line of the East half of the Northeast quarter of the Southeast quarter of said Section 31, 187.44 feet;

Thence South 89 degrees 51 minutes 41 seconds East, 329.85 feet;

Thence North 00 degrees 00 minutes 11 seconds East, 600.00 feet;

Thence North 89 degrees 51 minutes 05 seconds West, 329.75 feet to a point on the West line of the East half of the Northeast quarter of the Southeast quarter of said Section 31;

Thence North 00 degrees 00 minutes 47 seconds East, along said West line, 324.98 feet;

Thence South 89 degrees 54 minutes 30 seconds East, 469.23 feet;

Thence South 00 degrees 00 minutes 15 seconds East, 1,113.53 feet to the point of beginning.

CERTIFICATION