GRAND CANYON UNIVERSITY

PUD ZONING CASE NO. Z-3-D-10-5

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SUBMITTED BY:
EARL & CURLEY
3101 N. CENTRAL AVENUE SUITE 1000
PHOENIX, AZ 85012

PRINCIPALS AND DEVELOPMENT TEAM

APPLICANT REPRESENTATIVE/LEGAL:

Earl & Curley
Taylor C. Earl
3101 N. Central Avenue #1000
Phoenix, AZ 85012
(602) 265-0094
tearl@earlcurley.com

OWNER/DEVELOPER:

Grand Canyon University
James Kossler – VP, Facilities Planning and Operations & Owner's Representative
3300 W. Camelback Road
Phoenix, AZ 85017
(602) 639-6045
James.Kossler@gcu.edu

ARCHITECT/PLANNING:

SUOLL Architects
Caroline Lobo, Ph.D., LEED-AP, AIA
6619 N. Scottsdale Road
Scottsdale, AZ 85250
(602) 677-3141
caroline.lobo@suoLL.com

CIVIL ENGINEERING:

Strand Associates, Inc.
Baird H. Fullerton, PE, LEED-AP
5029 East Sunrise Drive St. Suite 100
Phoenix AZ 85044
(602) 437-3733
baird.fullerton@strand.com

TRAFFIC ENGINEERING:

CivTech, Inc.
Dawn Cartier, P.E., PTOE
10605 North Hayden Road, Building G - Suite 140
Scottsdale, AZ 85260
(480) 659-4250
dcartier@civtech.com

PLANNED UNIT DEVELOPMENT DISCLAIMER

A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the City of Phoenix Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary such as, but not limited, to right-of-way abandonments.

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A. PURPOSE AND INTENT

1. *PUD Amendment*

The primary purpose of this 2019 amendment to the Grand Canyon University Planned Unit Development ("PUD") is to incorporate into the PUD by means of rezoning certain parcels recently acquired by Grand Canyon University ("GCU"). The addition of this property will increase the overall size of the PUD approximately 36 gross acres (35 net acres) to a new total of 294 gross acres (275 net acres).

The added property will become subject to the standards and design guidelines set forth in this PUD, allowing for consistent and compatible development that accommodates the continuing growth of GCU.

The additional land to be incorporated into the overall campus will accommodate the growth needed for the new students, including associated dorms, faculty, administration, amenities and educational facilities.

2. *Project Overview and Goals of PUD*

This PUD presents a comprehensive approach to planning and developing the GCU campus. This PUD is generally located on the north side of Camelback Road and south of Missouri between 35th Avenue and the I-17 Freeway.

This PUD was first approved in 2010 (Z-3-2010). Several amendments have since been approved to add land to the PUD and to refine the PUD vision and regulations to address the expanding GCU campus.

As of the fall 2019 semester, on-campus student enrollment is approximately 19,000 students, with approximately 13,000 living on campus. By 2024, these numbers are projected to grow to 30,000 on-campus students, with 20,000 living on campus.

The goals of the PUD are as follows:

- To create a campus that contains the facilities needed by a university of regional and national recognition.

- To provide for the continuing rapid growth of GCU while maintaining a desirable university campus atmosphere.

- To define a set of development standards that will help guide future build-out of the GCU campus.

- To promote quality development sensitive to the existing neighborhood and the City of Phoenix General Plan through a comprehensive land use plan. The comprehensive site plan has provided sizeable setbacks, a building stepback regime, extensive landscaping, and perimeter treatment. These enhancements are designed to prevent any real or perceived adverse impacts on the surrounding residential properties.

- To promote an architecturally innovative and aesthetically pleasing campus with appropriate consideration given to building materials, design and site layout.

- To promote a beautifully designed, landscaped and maintained development that complements and enhances the environment.

B. CONCEPTUAL LAND USE

One significant challenge GCU faces in master planning its campus as a whole is the land acquisition process. GCU cannot know for certain which properties will become available for purchase within the general campus boundaries (i.e. generally 35th Avenue to I-17 Freeway and Camelback Road to Missouri Avenue). Accordingly, flexibility must be provided for in this PUD to accommodate this reality, particularly in terms of land use mapping.

The campus is a business and residential campus with land uses for live, work, learn, and play intermingled for ease of access and use and to create a pedestrian friendly environment that enhances the quality of experiences on campus.

Generally speaking, outdoor athletic fields for University teams are located towards 35th Avenue and the west side of campus and academic facilities administration are concentrated in the center and southern parts of campus. The existing and proposed land uses which are immediately east of Little Canyon Trail along Colter Street and 30th Drive include (but are not limited to) athletic intermural fields, food services uses, classrooms and dormitories. Automobile parking is primarily on the perimeter of the campus, allowing an internal core that is more compatible with pedestrian, skateboard, and cycle circulation. As the campus develops eastward of the 31st Avenue alignment, University buildings may be adjacent to public roadways, which introduce vehicles near campus areas. Where appropriate, GCU may pursue abandonments of public roadways to reduce vehicular traffic adjacent to campus buildings and/or to facilitate development.

1. Proposed Use Categories

The GCU campus can be broken up into three large use categories. The first is "University Campus," with its classrooms, offices, open spaces, residential buildings, recreation, retail, administration, and all the uses listed within the "University Campus Use" list under Section B.4.a herein.

The second large use category is "Enhanced Commercial C-2/University Campus." This use shall only be allowed on select parcel along 35th Avenue and Camelback Road, as identified in the map below. These properties shall be allowed an enhanced commercial use list derived from the City's C-2 district use list, due to these being zoned C-2 at the time of their inclusion into the PUD (or C-1 in the case of the single parcel on 35th Avenue). This allows these parcels to retain important commercial entitlements that may be for campus operations and/or for service to the general public. Additionally, these parcels shall be allowed the full use list under the University Campus Use list under Section B.4.a herein.

The third large use category is "Enhanced Commercial C-3/University Campus." This use shall only be allowed on select parcel along Camelback Road and 27th Avenue, as identified in the

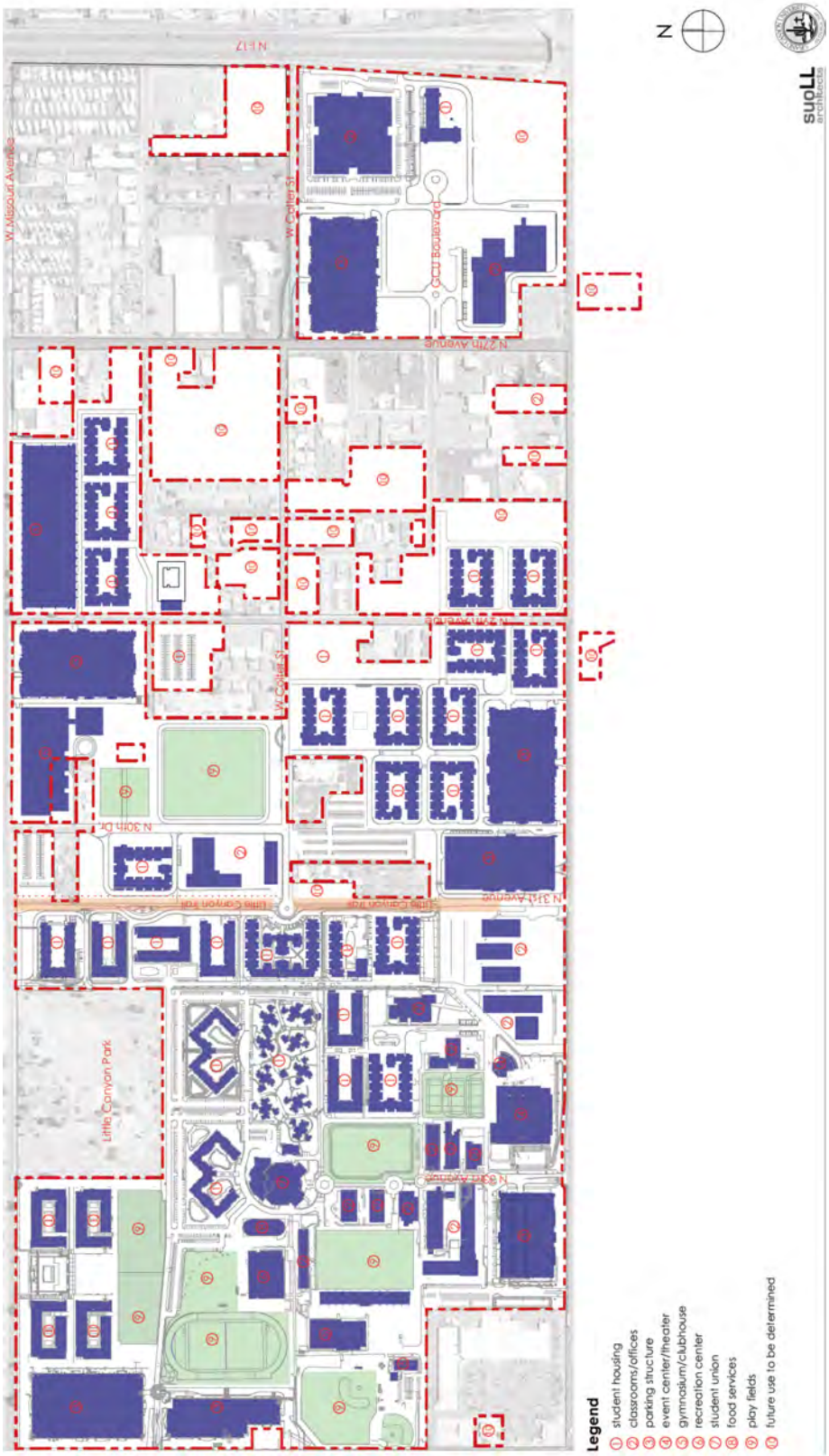
map below. These properties shall be allowed an enhanced commercial use list derived from the City's C-3 district use list, due to these being zoned C-3 at the time of their inclusion into the PUD. This allows these parcels to retain important commercial entitlements that may for campus operations or for service to the general public. Additionally, these parcels shall be allowed the full use list under the University Campus Use list under Section B.4.a herein.

2. *Land Use Map*

For a more precise description of the parcel designated as "Enhanced Commercial C-2/University Campus" and "Enhanced Commercial C-3/University Campus" see Exhibit B1 and Exhibit B2 attached hereto.

3. *Conceptual Site Plan*

A conceptual site plan showing the current, future, and proposed land uses around campus is shown below.



In the northwest corner of campus, the campus contains two parking garages. This provides students who reside nearby or who have classes nearby to park safely, in covered parking. It also pushes parking to the edge of campus, to help the inside of campus be as vehicle-free as possible. East of the garages are four student housing buildings. This cluster of buildings provides for a greater degree of sociality among the students, like a small village on campus. South of these residential buildings and scattered throughout campus are sports fields for the University's sports teams and for intramural and intermural sports. These include baseball fields, outdoor track, fields for flag football and ultimate Frisbee, soccer fields, softball fields, and basketball courts. These recreational opportunities are an important part of campus life for the students. Just a quick visual observation of the Conceptual Land Use map shows the abundance of open space throughout the campus. This is complemented by recreational indoor space as well.

The campus' main entrance is at Camelback Road and 33rd Drive. Near that entrance is both a large parking garage and a surface parking lot. This parking lot serves students, faculty, staff and guests who come to the arena, which is located just east of the 33rd Avenue entrance. The 7,000 arena is where the campus holds events open to the public such as basketball events and national concerts. In front of the arena is the area known as "The Quad." The Quad is the signature grassy space where campus and community events take place. East of the arena is the Ethington Memorial Theater where theatrical productions take place.

North of the 33rd Avenue entrance is a main pedestrian spine that features a tree-lined, paver-clad walkway that carries students, faculty, and staff back and forth to the classroom and administration buildings that are found on the east and west sides of this spine. At the north end of this walkway is the Student Union, which is a hub of eateries. Students may dine, study, hang out or visit the library on the third floor.

Moving east to the alignment of 31st Avenue is the Little Canyon Trail, which is described elsewhere in this document. On the west side of the Little Canyon Trail are more student residential buildings. On the east side is an administration building, the Colangelo School of Business, and the Agave Apartments. East of that are the Colter Fields, which contains two high-quality turf fields for club sports, including GCU club baseball and softball, as well as men's and women's rugby. North of the fields are basketball and tennis courts and a roller hockey rink. North of that is the Canyon Activity Center. The 135,000-square-foot Canyon Activity Center offers 10 multipurpose courts, a rock climbing wall, and a new strength and conditioning facility, available to all club athletes. It also has a separate room dedicated to the Thundering Heard Pep Band.

East of the Canyon Activity Center is, on the southeast corner of 29th Avenue and Missouri Avenue, GCU will develop more student residential buildings and additional parking to accommodate that housing.

East of 27th Avenue, is the office building for Grand Canyon Education, Inc., a shared services partner dedicated to serving colleges and universities. GCE supports partner institutions' students through operational functions that achieve organizational growth and student success. Areas include enrollment, academic counseling, financial services, technical support, marketing, human resources, faculty recruitment, curriculum development and more.

North of the GCE building is the 27th Avenue Park, which features a large grassy area with a walkway winding throughout and tables and benches for employees to enjoy.

East of the 27th Avenue Park is the GCU Hotel and Canyon 49 Grill. This is where guests can check in, ask questions, request services, lounge on comfortable seating, shop at the Lope shop and order a coffee drink or tea at the Grand Canyon Beverage Company. The GCU Hotel gives GCU hospitality students real world experience. North of the hotel is Canyon Ventures, which includes student support services, IT support, a fitness center, classrooms, a lecture hall, and the College of Doctoral Studies.

4. List of Uses

A university is dynamic, complex and multi-faceted. To list all appropriate activities that may reasonably be expected to occur on a campus is not possible. The list below is intended to illustrate the known primary uses that are occurring or will occur in the near future, but other uses similar in type and impact as those listed below, and which are compatible with and/or typical of a university campus, are permitted as well. University or any property owner within the defined limits of the PUD may request an interpretation of analogous use to the defined list below from the City of Phoenix Zoning Administrator. The Zoning Administrator may administratively approve a use analogous to those listed below.

a. **University Campus Uses**

1. Accessory Uses Such As:
   - Printing/Graphics Operations
   - Bindery Service
   - Conference Room Facilities
   - Mail Service
2. Assembly Hall & Auditorium/Arena (Including for Sporting, Concerts, Plays and Other Events)
3. Bookstore, including New & Used Drawing and Art Supplies, Computers, Printers, Precision Instruments, Musical Instruments, Recorded Music, Copy Services, Computer Commons
4. Cafeteria, including Full Service & Fast Food Restaurants, Catering, Cooking School
5. Call/Communications Center, including Data Center with Related Accessory Uses
6. Campus Security: Facilities/Offices for Municipal or Private Security Personnel.
7. Church and Chapel
8. Classrooms
9. Community Garden
10. Convenience Store
11. Counseling Services: Professionals on the GCU campus who counsel only GCU students, faculty and staff on various issues including, but not limited to, career goals, class schedules, education and mental and physical wellness.
12. Daycare & Nursery
13. Dormitories & Apartments
14. Financial Services
15. Fieldhouse
16. Food & Beverage Store
17. Gymnasium
18. Hospital or Clinic (any hospital is limited to primary use by GCU students, faculty, and staff, along with Grand Canyon Education, Inc. employees, and not for use by the general public).

19. Hotel/Conference Center, and Related Accessory Uses including a Restaurant and the spectrum of typical Hotel/Conference Center functions
20. Enterprise Business: For-profit, business start-ups and businesses undertaken or conducted as a result of programs in the various colleges on the GCU campus, which provide opportunities for students to gain hands-on experience in various businesses, including but not limited to the GCU Golf Course; GCU Beverage Co.; GCU Apparel and book supplies; restaurants; advertising and sales, and light manufacturing.

    Any Enterprise or Innovation Center use established or conducted within this PUD district shall comply with the following standards:

    1. Smoke, gas and odor emissions shall comply with Regulation III of the Maricopa County Air Pollution Control Rules and Regulations.
    2. The disposal of all waste materials shall comply with the Hazardous Waste Regulations as adopted by the Arizona Health Department.
    3. Explosive or hazardous processes: Certification shall be provided by the Phoenix Fire Department Prevention Bureau that all manufacturing, storage and waste processes on the site shall meet safety and environmental standards as administered by the Bureau.

21. Innovation Center: an incubator for small businesses that hire GCU students as a condition of operation, including but not limited to innovation-oriented businesses involving science, biomedical, engineering, technology, electronics, manufacturing (light manufacturing and assembly only and no processing of raw materials), and research and development activities. This Innovation Center use is subject to the same three standards as Enterprise Business under this PUD.
22. Job Training Facility
23. Laboratory & Supplies (Including but Not Limited to Medical/Dental)
24. Library
25. Laundry & Linen Supply
26. Maintenance & Receiving, Vehicular Repair & Fueling, Storage
27. Medical Services: Office visits and non-invasive in-office medical procedures only for GCU students, faculty and staff and Grand Canyon Education, Inc. employees.
28. Mini-Storage: all storage must occur indoors and must be limited to primary use by GCU students, faculty, and staff, Grand Canyon Education, Inc. employees, campus operations and uses, and to support other operations on campus.
29. Mobile Vendors
30. Movie Theater
31. Offices, including administrative and professional
32. Parking Structure
33. Personal Services Including Barber/Beauty Salon, Shoe Repair, Tailor
34. Photography, Lithography, Art, & Sculpture Studio
35. Public Assembly Uses Within the Campus, Such As:
    - Outdoor Student/Alumni Events, including but not limited to such activities as Sports, Dancing, Music, Food, and Outdoor Cooking
36. Radio & Television Broadcast Studio
37. Raising and Harvesting of Field, Tree or Bush Crops, including Flowers (including in Greenhouses)
38. Retail and Wholesale Sales

39. Residence, Single-Family and Multi-Family
40. Recreation Center, including Bowling Alley, Climbing Wall/Indoor & Outdoor Theater, Pool Hall, Video Game Center, Sports Fields/Swimming Pool Facilities
41. Restaurants; subject to the following conditions or limitations if within 500 feet of a residential zoning district (unless a more restrictive distance is noted below) (this distance shall be measured from the exterior wall of the building or portion thereof in which the business is conducted or proposed use is to be conducted closest to the residential district zoning line):

    a. Music or entertainment shall be permitted subject to the following regulations:

        (1) The noise level, measured at any point on the received property, shall not exceed 55 dBa unless a use permit is obtained. An occurrence where the sound level increases up to 60 dBa for five continuous seconds or less shall not be deemed a violation of this section as long as there are no more than five occurrences within an hour -long interval.

        (2) Nothing in this section shall be construed to include an adult use.

    b. Patron dancing shall be permitted only upon securing a use permit.

    c. Outdoor recreation uses, outdoor dining, and outdoor alcoholic beverage consumption shall be permitted as accessory uses only upon securing a use permit. This distance shall be measured from the exterior wall of the building or portion thereof in which the business is conducted or proposed use is to be conducted closest to the residential district zoning line.

    d. Drive-through facilities as an accessory use to a restaurant, subject to the following conditions:

        (1) Access to the site is to be from an arterial or collector street as defined on the street classification map.

        (2) Securing a use permit if the queuing lane for the drive-through facility is closer than 300 feet to a residential district zoning line. This distance shall be measured from the point of the queuing lane closest to the residential district zoning line.

    e. Outdoor food preparation and cooking accessory to a restaurant shall be permitted subject to the following conditions:

        (1) Securing a use permit, if within 300’ of a residential district.

        (2) The regularly used cooking area inside the establishment shall be of equal or greater size than the outdoor cooking area.

        (3) The outdoor cooking area shall be located within 50 feet of a building entrance from where the restaurant is operated. This distance shall be measured

from the appliance in the outdoor cooking area closest to the building entrance from where the restaurant is operated.

42. School and Research Facilities
43. Temporary or Permanent Surface Parking
44. Temporary Lodging
45. Transportation Services
46. Temporary Uses; shall obtain a Temporary Use Permit
    An example of a temporary use is the ongoing use of some new land acquisitions for short term surface parking or sports fields.

b. **Uses Allowed Only on Commercial Parcels**

A number of commercially zoned parcels are being incorporated into the PUD; see section "Land Use Map" herein and for a more precise description see Exhibit B1 and Exhibit B2. These parcels are being included into the PUD to facilitate future development as part of GCU's campus. However, it is important that they remain viable as commercial properties due to their location and sizes. These parcels will operate as normal parcels within the PUD and be governed by the development standards, design standards, and use list of the PUD. Additionally, they will be allowed a truncated list of additional commercial uses. Those marked as C-3 will receive a truncated list of C-3 uses and those marked as C-2 will receive a truncated list of C-2 uses. Those truncated lists are included below.

Enhanced Commercial C-2 Uses:

1. All uses with the City of Phoenix's C-2 zoning district (Section 623), as may be amended from time to time, subject to limitations and requirements for such uses as stated therein, except that if any such limitations and requirements conflict with the limitations and requirements (or lack thereof) under this PUD, the more permissive standards shall apply.

Notwithstanding the foregoing, the following C-2 uses **shall not be permitted** as additional uses under Enhanced Commercial C-2:

1. Adult bookstore, adult novelty store, adult theatre, adult live entertainment establishment, erotic dance or performance studio
2. Agricultural Implements, Distributions and Display, Retail Sales
3. Ambulance Service Office
4. Antiques, Wholesale
5. Architects' Supplies
6. Artificial Limbs, Braces, Sales
7. Artist's Materials and Supplies, Wholesale
8. Assayers (See "Laboratory")
9. Auctioneers' Auditorium, for Antiques, Fine Arts and Furniture, subject to a Use Permit.
10. Automobile Parts and Supplies, New Retail and Wholesale
11. Auto Seat Covers and Trim Shop
12. Awnings, Custom Fabrication and Sales
13. Balls and Bearings, Retail Sales
14. Bank Vault Storage
15. Bathroom Accessories, Display and Retail Sales Only

16. Baths, Public
17. Beer, Ale and Wine Distributor, Wholesale and Storage (no bottling)
18. Bingo
19. Boats, Retail Sale
20. Bookbinders, Commercial
21. Brushes, Retail Sales
22. Building Materials, Retail Sales Only
23. Burglar Alarm Equipment Sales and Service
24. Business Machines, Distribution and Retail Sales, Repair and Service, Storage and Wholesale
25. Butchers' Supplies, Retail and Wholesale
26. Candy, Wholesale Distribution
27. Chemicals and Drugs, Storage and Distribution
28. Cigarette Service
29. Cigars, Wholesale and Storage
30. Cleaning and Dyeing Plants
31. Coffee, Wholesale and Storage, No Roasting
32. Coin Machines, Rental and Service
33. Confectioners, Wholesale
34. Contractors Equipment and Supplies, Retail Sales
35. Conveyors, Retail Sales
36. Curios, Wholesale
37. Dental Supplies, Retail and Wholesale
38. Diaper Supply Service
39. Dolls, Repairing
40. Draperies, Manufacturing
41. Drawing Materials, Retail Sales and Wholesale
42. Drugs, Wholesale Storage
43. Egg, Storage and Processing
44. Family Game Center
45. Farm Implements and Machinery, Retail Sales
46. Furs, Custom Cleaning, Storage
47. Garage Equipment, Retail Sales
48. Garages, Public
49. Gas Regulating Equipment, Sales and Service
50. Guns, Retail Sales and/or Repairs
51. Hospice.
52. Hospital (this exclusion does not affect the PUD's allowance for Hospitals under certain conditions)
53. Hotel Equipment, Supplies and Retail Sales
54. Jewelers, Manufacturing
55. Jewelers, Wholesale
56. Kiddieland, subject to a use permit
57. Laundry Equipment and Supplies
58. Lawn Furniture, New, Sales
59. Leather Goods: Repairing, Sales, Custom or Handicraft Manufacturing
60. Liquor, Storage and Wholesale
61. Lockers, Food Storage
62. Machinery Dealers, Retail Sales and Showrooms

63. Machinery Rental
64. Milliners, Wholesale and Manufacturing
65. Millinery and Artificial Flower Making
66. Milling Equipment. Showrooms, Retail Sales
67. Mimeographing and Multigraphing, Commercial
68. Mirrors, Resilvering; Custom Work
69. Monuments, Retail Sales and Display
70. Mortuary
71. Motion Picture Equipment, Retail Sales and Display
72. Motorcycles, Repairing and Sales
73. Musical Instruments, Repairing and Retail Sales
74. Newspaper Printing
75. Nonprofit medical marijuana dispensary facility
76. Nursing Home
77. Oil Burners, Retail Sales and Repairs
78. Optical Goods, Manufacturing and Sales
79. Orthopedic Appliances, Manufacturing and Sales
80. Pawn Shop
81. Photographic Developing and Printing
82. Photo-Engraving Company
83. Physical Therapy Equipment, Retail and Wholesale
84. Playground Equipment Sales
85. Pool and Billiard Halls
86. Pottery and Ceramics, Wholesale
87. Printers
88. Propane Retail Sales permitted as an accessory use to service stations.
89. Propane Retail Sales as an outside accessory use to a retail facility.
90. Pumps, Retail Sales and Display
91. Radio Repair Shop
92. Reducing Salons
93. Refrigeration Equipment, Repairs and Sales
94. Restaurant Equipment, Supplies and Retail Sales
95. Riding Equipment Sales
96. Road Building Equipment, Retail Sales
97. Saddlery Shops, Custom, Handmade
98. Safes, Repairing and Sales
99. Saw Sharpening Shop
100. Service Station Equipment, Wholesale
101. Sewing Machines, Commercial and Industrial Type, Retail Sales and Repairing
102. Shoe Repairing Equipment and Supplies, Wholesale
103. Sign Painters' Shops, Not Neon Sign Fabrication
104. Slip Covers, Custom Manufacturing
105. Soaps, Wholesale and Storage
106. Soda Fountain Supplies, Retail and Wholesale
107. Spices, Wholesale and Storage
108. Steam Baths
109. Surgical Supplies, Wholesale
110. Tanning Salon
111. Tattoo Shops, subject to securing a use permit pursuant to Section 307.

112. Taxicab Garages
113. Taxidermists
114. Telegraph Companies, Facilities and Offices
115. Telephone Companies, Facilities and Offices
116. Tire Repairing Equipment and Supplies
117. Tobacco Oriented Retailers
118. Tobacco, Wholesale and Storage
119. Tombstones, Sales and Display
120. Tortillas, Manufacturing Wholesale
121. Tractors, Retail Sales, Display
122. Upholsterers, Custom, Retail Sales and Supplies
123. Venetian Blinds, Custom Manufacturing and Cleaning
124. Veterinarians' Supplies, Retail and Wholesale
125. Water Softening Equipment, Service and Repairs
126. Window Cleaners' Service
127. Window Display Installations, Studio and Shops
128. Window Glass Installation Shops
129. Wines, Storage and Wholesale

Enhanced Commercial C-3 Uses:

1. All uses with the City of Phoenix's C-3 zoning district (Section 624), as may be amended from time to time, subject to limitations and requirements for such uses as stated therein, except that if any such limitations and requirements conflict with the limitations and requirements (or lack thereof) under this PUD, the more permissive standards shall apply.

Notwithstanding the foregoing, the following C-3 uses **shall not be permitted** as additional uses under Enhanced Commercial C-3:

1. All uses excluded from the Enhanced Commercial C-2 use list above.
2. Acoustical Material, Storage and Wholesale
3. Adult bookstore, adult novelty store, adult theatre, adult live entertainment, erotic dance or performance studio
4. Ammunition, commercial loading of small arms
5. Amusement park or other outdoor recreation facility
6. Artificial Limbs, Manufacturing
7. Asbestos Products, Wholesale and Storage
8. Auctioneers' Auditorium, other than livestock
9. Automobile Radiator Shops
10. Battery Repair
11. Belting, Repairing
12. Beverages, Bottling
13. Blacksmiths
14. Bleach Blending
15. Boats, Custom Fabrication
16. Boilers, Retail Sales
17. Bottled or containerized fuel, storage, distribution, and retail sales.
18. 20. Bottles, Wholesale

19. Butter and Cheese, Manufacturing
20. Camper Sales
21. Canvas Goods, Fabrication
22. Carbide Sales and Distribution
23. Carbonic Gas Sales and Storage
24. Carbonic Ice Bulk Sales and Distribution
25. Carpets and Rugs, Wholesale, Warehouse and Manufacturing
26. Cleaning Compounds Storage
27. Clothing Manufacturing
28. Concrete, Retail Sales
29. Corsets and Brassieres, Manufacturing
30. Dairy Products Manufacturing
31. Department Stores Warehouse
32. Desks, Manufacturing
33. Disinfectants, Storage and Wholesale
34. Drive-in Theatre
35. Electrical Appliances, Wholesale
36. Excelsior, Storage and Distribution, Bulk
37. Express Companies, Warehouses and Garage
38. Firewood, Storage
39. Fish, Wholesale
40. Floor Refinishing, Contractors' Shop
41. Freight Depot
42. Freight Forwarders' Warehouses
43. Frozen Foods, Processing
44. Furnaces, Cleaning and Repairing Shop
45. Horseshoeing
46. Ice Cream, Manufacturing
47. Ink, Compounding, Packaging, Storage
48. Insecticides, Storage and Distribution
49. Iron, Custom Decorative Wrought Iron Shops
50. Lubricating Compounds, Storage
51. Lumber
52. Lumber, Used and Wholesale
53. Machine Shops
54. Machine Tools, Storage
55. Matches, Wholesale and Storage
56. Mattresses, Manufacturing
57. Milk Bottling Plant
58. Mining Machinery Supplies, Display and Retail Sales
59. Mobile Home Sales
60. Monument Works, no outdoor sandblasting
61. Oil Burners, Service and Repair
62. Paper Products, Wholesale and Storage
63. Pattern Shop
64. Perfumes, Compounding, Packaging, Storage
65. Pet Care Facility
66. Plant Nursery
67. Plating Works, Precious Metals

68. Plumbing Fixtures and Supplies, Wholesale and Storage
69. Pony Rides
70. Potato Chip Manufacturing
71. Printers' Equipment and Supplies, Wholesale
72. Radio Equipment, Assembling
73. Refrigerators, Wholesale, Storage
74. Restaurant Equipment Service and Repair Shop
75. Roofing Material, Storage and Sales
76. Self-Service Storage Warehouses (except as allowed in the University Campus Use list)
77. Shooting Gallery
78. Soaps, Compounding, Packaging, Storage
79. Stoves and Ranges, Wholesale Storage
80. Termite Control Contractor Shops
81. Toiletries, Compounding, Packaging, Storage
82. Toys, Fabrication
83. Trailer Sales
84. Transfer Business
85. Travel Trailer Sales
86. Truck Freight Movers
87. Used and New Car Sales
88. Wallboard, Wholesale and Storage
89. Wine Bottling
90. Wholesale Produce Storage or Market, Commercial

C. DEVELOPMENT STANDARDS

Development Standards and Guidelines	
Maximum density	50 du/ac

Minimum Building Setbacks (*not including view fencing*) *If there exist any conflicts between setbacks listed on this chart and setbacks shown in specific locations on the Building Setback Exhibit, the setbacks shown on the Building Setback Exhibit shall prevail.* ***Exceptions for closed projections:*** Architectural projections, such as but not limited to a bay window, oriel, entrance, or non-load bearing pilaster, six feet or less in width, may project not more than six feet into any required yard. The number of such architectural projections, when added up in length, shall not comprise more than 20% of the length of the building measured in a direction parallel to the nearest property line. The building height limitations of this PUD shall not apply to such architectural elements.	Camelback Rd.:	50 feet
	35th Avenue:	50 feet
	Adjacent to 35th Avenue Sports Fields:	0 feet
	I-17 Fwy./Missouri/	20 feet
	27th Ave (building front to 27th Ave)	10 feet
	27th Ave (building side or rear to 27th Ave)	20 feet
	29th Ave.	10 feet
	Colter Street:	10 feet
	Interior to Campus:	0 feet
	Adjacent to Residential Zoning Districts not owned by GCU (excluding the Little Canyon Park):	10 feet
	Adjacent to Non-Residential Zoning Districts:	0 feet
	Adjacent to Little Canyon Trail: *(measured west from the easterly line of the trail, trail is approximately 10-feet wide, canal is approximately 14-feet wide*)	34 feet
	***The required setback is reduced by 10 feet where adjacent to dedicated public acceleration/deceleration lanes or bus pads.**	

Fencing	When not prohibited by Section 31-13 of the City Code, fences or freestanding walls up to ten (10) feet in height may be built around GCU property for safety of the occupants thereof.

Maximum Building Height ***Exceptions for building height*:** The building height limitations of this PUD shall not apply to church spires, signs, belfries, cupolas, domes, monuments, water towers, chimneys, flues, vents, flagpoles, radio and television towers, bulkhead, elevator, or stairway penthouse or similar structure used solely as an auxiliary space for equipment and machinery of the mechanical, electrical, or utility systems of the building and which do not occupy more than twenty-five percent of the roof area.	95-feet on all portions of PUD, except that 135 feet shall be allowed at the northwest corner of Camelback Road and the I-17 frontage road if certain design standards are complied with, as set forth in Section D.6 herein. Maximum height shall be permitted at the building setback, except in the following contexts, where a stepback regime is required as described: (a) There shall be a 20-foot maximum building height at the 20-foot setback line along Missouri Avenue. The building height may be increased 2 feet for each additional 1 foot of building setback to the maximum permitted height. (b) There shall be a 20-foot maximum building height at the 10-foot setback line adjacent to (on any side) a residentially zoned lot not owned by GCU (excluding the Little Canyon Park). The building height may be increased 2 foot for each additional 1 foot of building setback to the maximum permitted height. Properties on the other side of a public or private street from GCU owned property are not considered "adjacent." (c) For buildings west of the Little Canyon Trail, there shall be a 34-foot maximum building height at the 34-foot setback line across from a residential zoning district. The building height may be increased 2-feet for each additional 1-foot of building setback to the maximum permitted height. However, this stepback shall not apply where the existing campus is on both sides of Little Canyon Trail, which is designated as "interior corner" as shown by the setback exhibits.

Maximum Lot Coverage	60% gross total, but no lot coverage for individual buildings/developments within the campus

Parking Standards Required Parking: Provided Parking:	 1 space: 5 students 1.5 spaces: 1 BR unit 1.5 spaces: 2 BR unit 1 space: 3 staff/faculty 1 space: 4 arena seats 0.5 space: 1 key for hotel use Total sum of all parking required less 15% as allowed by Section 702 of the City of Phoenix Zoning Ordinance. Use permit approval is required to exceed allowed 15% parking reduction. The portions of the campus to be included in the use permit reduction shall be listed in the use permit application.
Bicycle Parking Standards	Student Housing: .25 bike loops per dwelling unit, with a

	maximum of 25 loops per building All other buildings: 1 per 40 parking spaces, with a maximum of 25 loops per building

Minimum Landscape Setback/Standards *If there exist any conflicts between setbacks listed on this chart and setbacks shown in specific locations on the Landscape Setback Exhibit, the setbacks shown on the Landscape Setback Exhibit shall prevail*	Adjacent to Public Street: 20 feet* Adjacent to sports fields on 35th Avenue: 0 feet Adjacent to Residential Zoning Districts: 10 feet Adjacent to Non-residential Zoning Districts: 0 feet * Where this landscape setback standard applies to a building side that is developed at a building setback of less than 20', this standard may be reduced to match the actual building setback (see section C.1 "Building & Landscape Setbacks" for more detail)

Minimum Building Separation	Per City of Phoenix Building Code

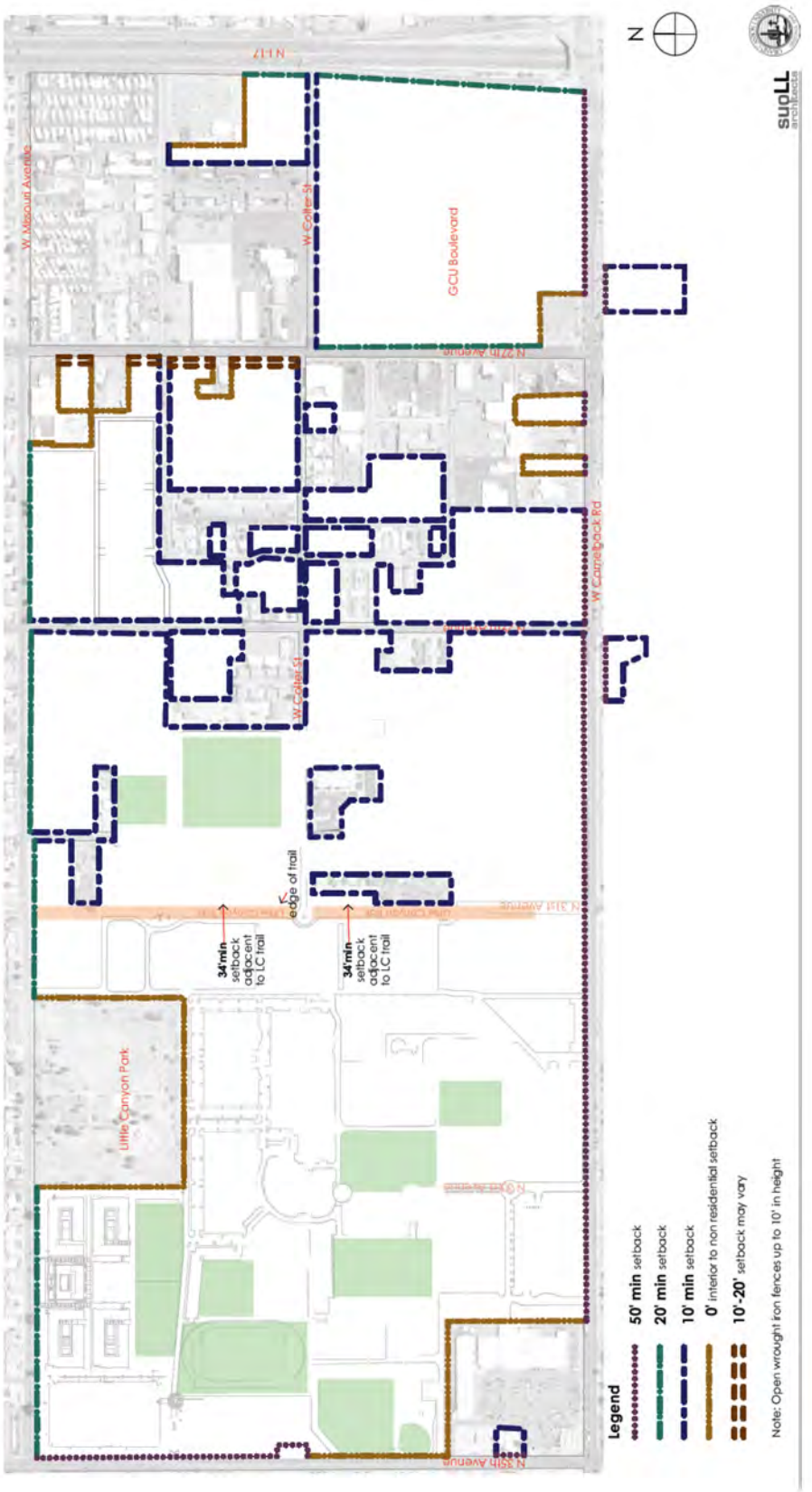
Required Review	Per Section 507 of Zoning Ordinance

1. *Building & Landscape Setbacks*

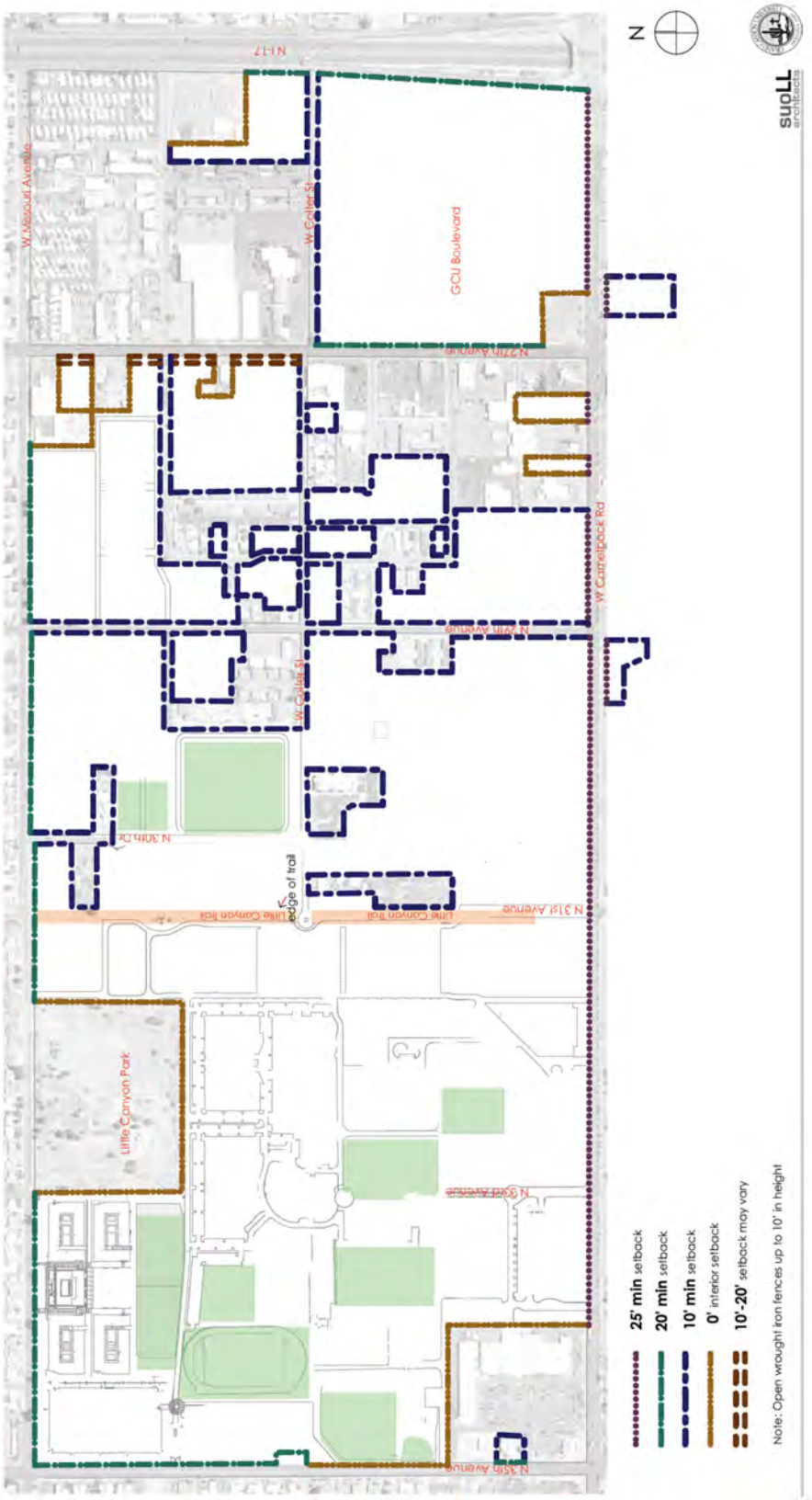
For the purposes of this PUD, the building and landscape setbacks are established in consideration of the project's proximity to surrounding streets, other GCU properties, and non-GCU properties as shown on the following exhibits.

In some instances, the building setback next to a public street may be less than the 20' landscape setback requirement in the same location. In those instances, the landscape setback may be reduced to match a smaller building setback as developed. For example, if on Colter Street, a building is proposed for development with a 10' building setback (which is consistent with the 10' minimum setback standard required by this PUD on Colter Street), the 20' required minimum landscape setback at that location may be reduced to 10' to match. If that same building were to be proposed for development with a 15' building setback (5' more than the 10' minimum setback requirement required on Colter Street), then the landscape setback may only be reduced to 15' because that would match be the *actually* developed building setback. In short, the landscape setback of 20' next to a public street will apply but it will not require a building setback to be increased when in conflict with the setback proposed/utilized by the building.

a. **Building Setbacks**



b. **Landscape Setbacks**



2. *Public Street & Perimeter Conditions*

All of the standards listed in the following discussions on specific "conditions" are already listed in the Development Standards Table. These unique discussions are provided to bring clarity to the character of the unique conditions and how the respective development standards apply. All of the standards referenced in this section are included in the associated tables.

a. **Camelback Road Condition**

Camelback Road is the more prominent 'public face' of the university, with its iconic row of towering palms and the formal main entrance to the campus. The campus' ceremonial main entrance is along the 33rd Avenue alignment, with secondary campus entrances along the 29th, 31st, 34th and 35th Avenue alignments.

b. **35th Avenue Condition**

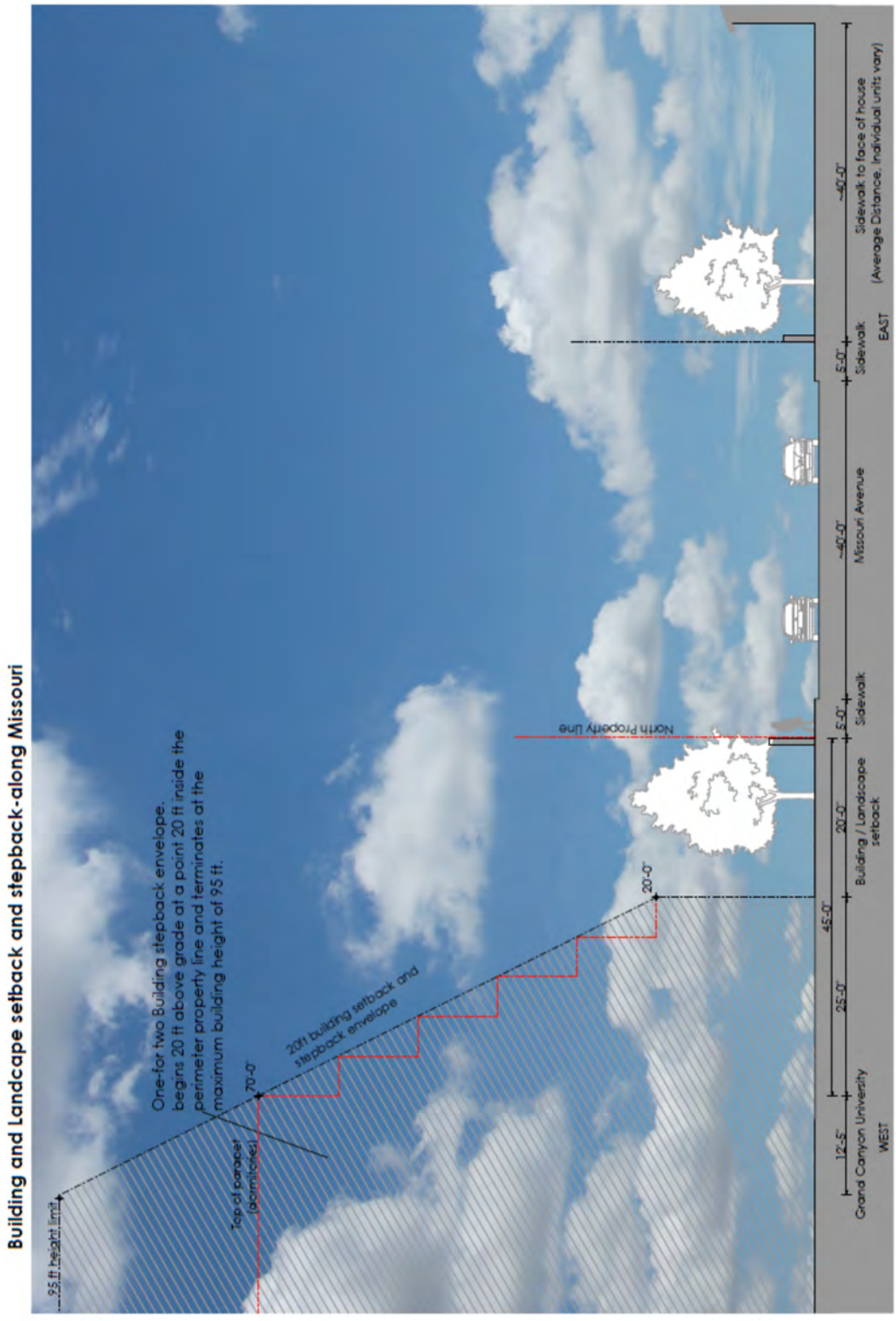
35th Avenue is comparable to the university presence on Camelback Road in that GCU has significant frontage on both of these heavily travelled arterial streets. Given this shared urban condition, setback standards along 35th Avenue mirror those on Camelback Road. Building setbacks along this perimeter shall be not less than 50-feet. Existing baseball netting and scoreboard may remain in its current location. Landscape setbacks adjacent to 35th Avenue shall be a minimum of 20 -feet and average 25 -feet, except where the property line is adjacent to the GCU sports fields. This exception has been codified in the tables herein. The turf sports fields themselves form significant landscape buffers several hundred feet in depth, which do not need to be otherwise screened by further landscaped setbacks. If the perimeter sports fields are redeveloped into building sites, the landscape setback of 20 -feet would then apply.

c. **Missouri Avenue Condition**

The northern perimeter of the GCU main campus along Missouri Avenue is shared with the City's Little Canyon Park and single-family homes on the north side of Missouri. Additionally, a building stepback regime shall apply where the PUD project boundary adjoins existing residential homes in order to further mitigate any adverse impacts to the surrounding residential neighborhood. This "stepback regime" shall consist of a one-foot increase in building setbacks for every two feet of additional building height starting at the standard 20-foot building setback line for two-story campus buildings. This stepback ratio shall continue to the maximum allowed height in this PUD, and no buildings will be allowed to protrude beyond the stepback regime.

The minimum perimeter landscape setback along Missouri Avenue shall be 20 feet, except. Where the GCU property adjoining Missouri Avenue is a GCU sports field or other open space area, no landscaping setback shall be required. This exception has been codified in the tables herein. The park and turf sports fields themselves form significant landscape buffers several hundred feet in depth which do not need to be otherwise screened. However, a minimum landscape setback of 20 feet shall be provided between any building and the Missouri Avenue right of way. In the remaining setback areas long Missouri Avenue that do not adjoin sports fields or other open space, the perimeter trees in those areas shall be non-deciduous or semi-deciduous, screening trees. Further, where GCU property abuts Little Canyon Park no setback will be required.

(***See,*** Building & Landscape Setback and Stepback Exhibit along Missouri Avenue)



d. **30th Drive Condition**

The majority of this section of 30th Drive between Missouri Avenue and the Colter Street alignment was formally abandoned, subject to conditions which have been satisfied. Per the abandonment plans, a guard booth has been located on 30th Drive to regulate the flow of vehicles onto the abandoned portion of the streets, improving the overall safety for GCU students, faculty, and guests. At this time (June of 2020), only two non-GCU properties (three parcels) remain on 30th Drive, both of which are zoned R-3.

e. **Colter Street Condition**

The majority of the section of Colter Street between 29th Avenue to the east and the Little Canyon Trail to the west was formally abandoned, subject to conditions which have been satisfied. Per the abandonment plans, a guard booth has been located on Colter Street and 30th Drive to regulate the flow of vehicles onto the abandoned portion of the streets, improving the overall safety for GCU students, faculty, and guests. Large numbers of pedestrians use Colter Street on the designated cross walk as they travel from the temporary parking lot on the south side of Colter Street to the proposed athletic field on the north side of Colter Street, student housing in the area and the center of campus west of Little Canyon Trail. Other development on Colter Street, which is either existing or being proposed, includes student housing, administration offices, and classrooms.

f. **29th Avenue Condition**

Over time, GCU has acquired significant amounts of properties along the frontage of 29th Avenue, between Missouri Avenue to the north and Camelback Road to the south, with the greater share of GCU properties being located on the west side of 29th Avenue. At this time, not all of the development plans for those properties have been finalized, but they may include GCU administration buildings, student housing, parking garages, classrooms and other campus facilities.

g. **"Interior Corner" Perimeter Condition**

There are several notched, interior perimeter conditions on the GCU campus where the property line is adjacent to neither a public right-of-way nor a residence. Specifically, the campus abuts the rear of a commercial strip corner at the northeast corner of 35th Ave. and Camelback Road. To the northwest, GCU abuts Little Canyon Park. Farther east there is a commercial building at the southeast corner of 27th Avenue and Camelback Road. These perimeters of the site are similar to the boundaries between a retail pad and its surrounding retail center development, or adjacent commercial centers. This PUD permits a 0-foot building and landscape setback for these portions of the property line not adjacent to either residence or a public right of way.

h. **Little Canyon Trail Condition**

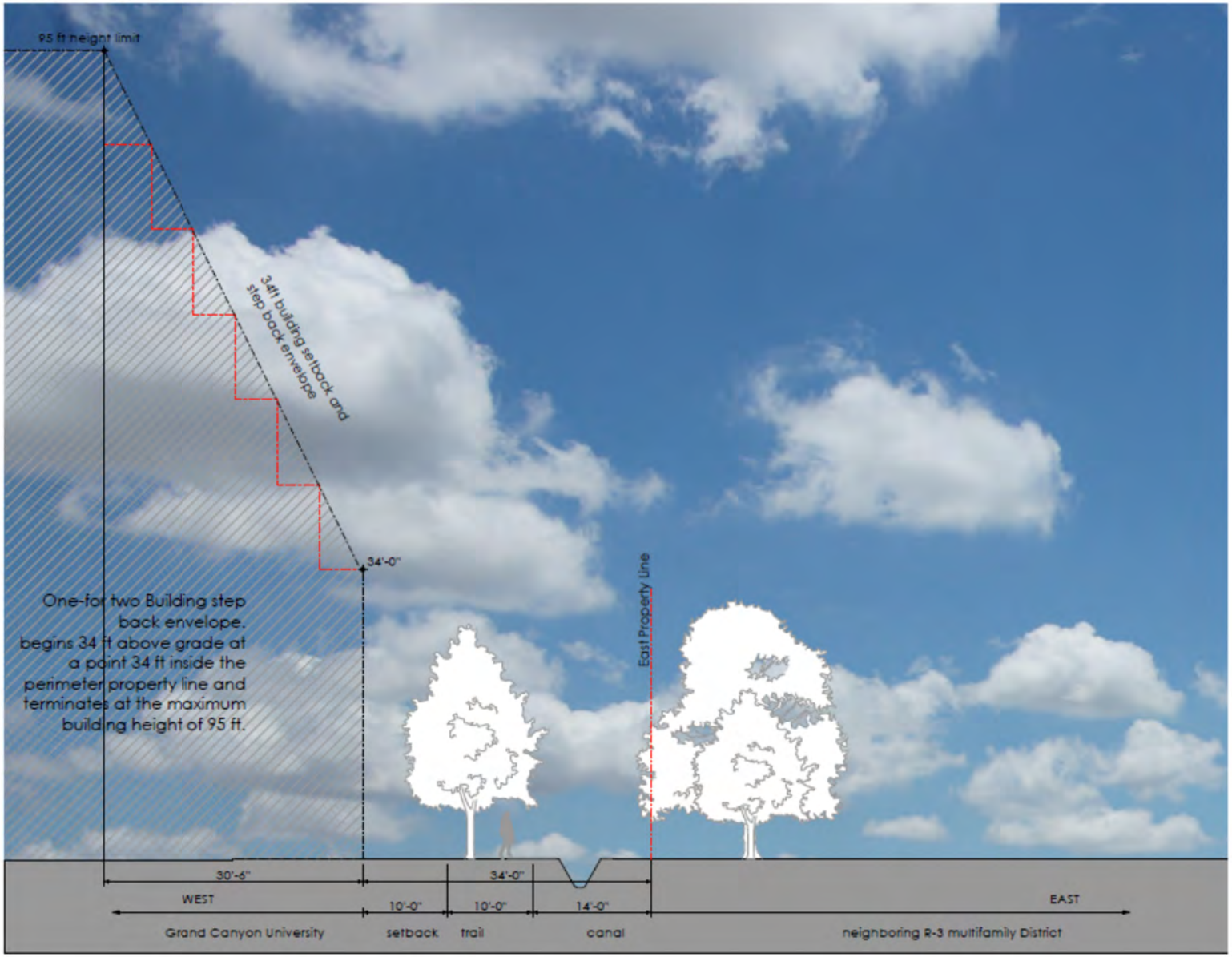
The Little Canyon Canal runs along the alignment of 31st Avenue between Camelback Road to Missouri Avenue. The trail improvements vary in depth, but generally extend from 30 to 40 feet west of the easterly line of the Trail and are well in excess of a 20-foot landscape setback. The trail improvements incorporate screening trees (i.e. Chinese pistache, as well as Arizona ash and dalbergia sissoo), as well as a variety of shrubs and ground cover in a dense

pattern. Where these improvements occur inside the GCU property, they shall serve as the required landscape setback improvements.

The required building setback west of the Little Canyon Trail shall not be less than 34 -feet as measured from the east property line of the Trail easement. Additionally, buildings east of the trail shall maintain a 10 -foot setback from the east property line of the trail easement. For buildings west of the trail, there shall be a 34 -foot maximum building height at the 34 -foot setback line across from a residential zoning district. The building height may be increased 2-feet for each additional 1-foot of building setback to the maximum permitted height. However, this stepback shall not apply where the existing campus is on both sides of Little Canyon Trail, which is designated as “interior corner” as shown by the setback exhibits.

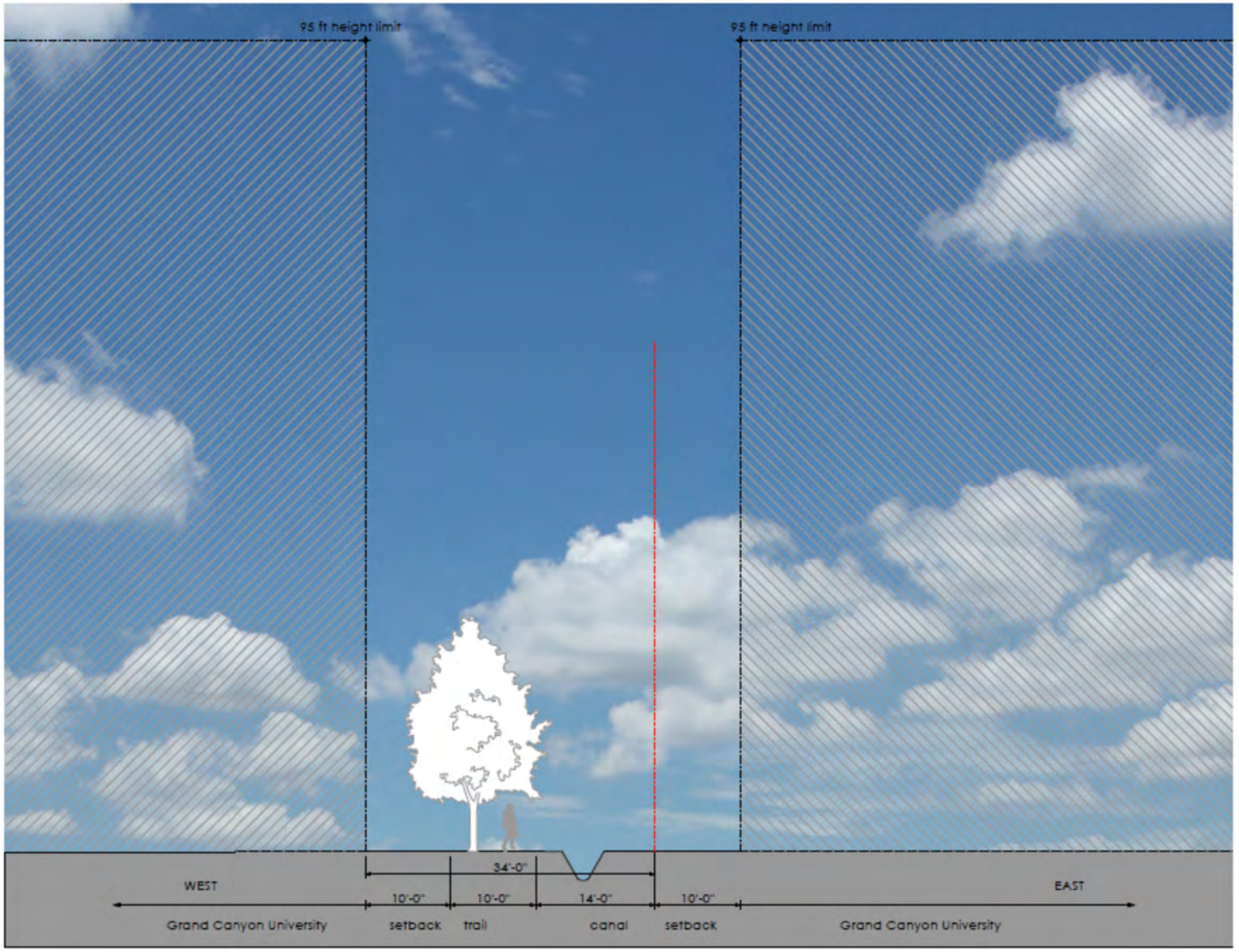
Building setbacks along Little Canyon Trail

at neighboring residential area



overall width of canal, multiuse trail, and landscape improvements varies from approximately 30 ft to 38 ft

Building setbacks along Little Canyon Trail



overall width of canal, multiuse trail, and landscape improvements varies from approximately 30 ft to 38 ft

Note: no step-back envelope along areas where Grand Canyon University owns property on either side of the trail easement.

3. Lot Coverage

Continued development of the GCU campus will increase density, with more multistory buildings spaced closer together. However, building setbacks, outdoor malls and courtyards, and the outdoor sports fields will limit overall lot coverage to less than might otherwise be expected. However, given the dynamic nature of the campus and lot consolidations that may occur in the future, the PUD establishes a **60% PUD average** lot coverage **standard** for all property that is zoned PUD. There is no lot coverage standard for individual buildings/developments/parcels within the campus.

4. Landscape Standards

a. **Streetscape**

Streetscape landscape standards shall apply to the landscape setbacks adjacent to public right-of-way, such as Camelback Road.

Streetscape Landscape Standards	
Plant Type	*Minimum Planting Size*
Trees	Min. 3" caliper or multi-trunk tree (50% of required trees) Min. 2" caliper or multi-trunk tree (50% of required trees) Planted 30-ft. on center, or equivalent groupings, or centered between existing Mexican fan palms
Shrubs	Min. (5) 5-gallon shrubs per tree
Streetscape Landscape Setback Parcel perimeter adjacent to GCU sports field or open space: 35th Ave. & Missouri Ave.: All Other Public Right-of-Ways:	 0-feet: Min. 20-feet; avg. 25 feet Min. 10 feet
Public Sidewalk & Landscape Strip *New development on Missouri Avenue, 35th Avenue, Camelback Road east of 27th Avenue, and 27th Avenue that is built after the adoption of this PUD Amendment, shall provide:*	Minimum 5-feet wide landscape strip with a minimum 5-feet wide detached sidewalk; trees shall be placed a minimum of 20' on center or in equivalent groupings within the landscape strip.
West of and immediately north of the baseball stadium along 35th Avenue, within the landscape setback, shall include:	At landscape maturity, 50% of the landscape setback (which is reduced to the west of the baseball stadium) shall contain Desert perennial plants such as Lantana, Texas Sage, Red Onion Yucca, Orange Jubilee, and/or Yellow bell.

b. **Perimeter Property Lines**

Perimeter property line landscape standards shall apply to the landscape setbacks adjacent to residential districts and not adjacent to public right-of-way. These areas shall have an average of one tree for every 30 feet of perimeter (spaced on center or in equivalent groupings).

Perimeter Property Lines (not on a street)	
Plant type	*Minimum Planting Size*
Trees	Min. 3" caliper or multi-trunk tree (60% of required trees) Min. 2" caliper or multi-trunk tree (30% of required trees) Perimeter trees to be non-deciduous or semi-deciduous screening trees
Shrubs	Min. (5) 5-gallon shrubs per tree
Perimeter Landscape Setback	10 -feet (where not adjacent to public right-of-way) 0 -feet (where adjacent to city park, GCU sports fields, or interior perimeter conditions)

c. **Adjacent to Buildings**

Landscape requirements adjacent to buildings shall refer to the open areas within 20 -feet of buildings. These areas shall have an average of one tree for every 30 -feet of building perimeter (spaced on center or equivalent groupings). Trees shall not be planted closer than 10 -feet from buildings.

Adjacent to Building	
Plant type	*Minimum Planting Size*
Trees	Min. 2" caliper or multi-trunk tree (60% of required trees) Min. 1" caliper or multi-trunk tree (30% of required trees) Spaced 30' on center, or equivalent, around perimeter
Shrubs	Min. five (5) 5-gallon shrubs per tree

These landscaping standards shall apply to landscaping facing public streets. Landscaping internal to campus shall not be subject to specific design standards.

d. **Parking Landscape Areas**

Landscape planters shall be located either at the ends of each row of permanent surface parking and at least one planter per 10 parking spaces, or in a continuous planter between rows of parking.

Parking Lot Area	
Interior Surface Area	8% (exclusive of perimeter landscaping and required setbacks)
Landscape Planters	At the ends of each row and not less than 1 planter per 10 spaces, or in a continuous planter between rows of parking
Planter Area	Minimum 120 SF per 10 parking spaces
Trees	Minimum 1 tree per 10 parking spaces Min. 3" caliper or multi-trunk tree (50% of required trees) Min. 2" caliper or multi-trunk tree (50% of required trees)
Shrubs	Min. two (2) 5-gallon shrubs per tree

e. **Retention Areas**

Retention Areas are to be landscaped along their perimeter with trees planted an average of one tree for every 30 feet of retention area perimeter.

Retention Areas	
Trees	Min. 2" caliper or multi-trunk tree (60% of required trees) Min. 1" caliper or multi-trunk tree (30% of required trees)
Shrubs	Min. two (2) 5-gallon shrubs per tree
Retention Areas are limited to a maximum slope of 4:1 and landscaped along perimeter with trees placed a minimum of every 30 feet on center (or equivalent groupings)	

These landscaping standards shall apply to landscaping facing public streets. Landscaping internal to campus shall not be subject to specific design standards.

f. **Landscape Materials**

Landscape materials shall not be selected from a list but will be chosen by GCU based on harmony with existing materials and support of the functions at a university, including the use of turf on sports fields and the variety of plant material needed for a university curriculum. The plant materials used for the landscape environment will emphasize native and other drought tolerant species according to the Low Water Using Plant List Phoenix AMA, State of Arizona Department of Water Resources.

5. *Parking*

GCU is currently undergoing a period of growth in enrollment, as well as a continuing to provide upgraded and new facilities including student housing, sporting facilities/athletic fields, classrooms, a hotel, restaurant/retail uses and office space for faculty and staff. Parking ratios as approved in the original PUD will remain unchanged. GCU will reduce the required parking by 15 percent as allowed by the City ordinance. In the past, GCU has utilized The City of Phoenix shared parking model as originally approved in case Z-3-10, the case that established PUD zoning for GCU. The shared parking model provided a reduction in parking based on the mix of uses located on site at any given time. In the past the reduction values totaled 14 percent in weekday daytime parking. Since the campus is continuing to change rapidly, a formula allowing a simpler calculation for parking reductions based on the mix of uses is necessary.

Based on many years of experience with parking management at GCU, as student, staff, and faculty populations have grown, GCU has determined this 14% reduction meets the campus' parking needs. GCU has increased its parking over time based on this standard, and it has proven effective.

This can be explained by GCU's on-campus to off-campus student ratio. Currently 60% of GCU's student body lives on campus, where there are increasingly more and more on-campus amenities. Accordingly, the vehicular needs of on-campus students are reduced from those of off-campus students. This results in less parking demand. GCU projects it will increase the percentage of on-campus students to 70% over time, which will further reduce the parking demand.

Additionally, as GCU is surrounded by single-family and multi-family developments, many students are within walking, cycling, and skateboarding distance of campus or may be transported to and from campus by parents, siblings, and roommates. Such transportation options do not require any degree of parking.

Parking on GCU owned property that has not been added to this PUD, but which is otherwise permitted under the Phoenix Zoning Ordinance to be used for campus parking (either temporary or permanent), may be counted toward meeting the required parking amounts contained herein. Authorization for the parking not in the PUD will either come by virtue of a school being an allowed use in the residential districts or through approval of an Administrative Use Permit.

6. Amenities

GCU provides a number of amenities in order to compete on a national level for the best and brightest applicants. These amenities are above and beyond those typically required for commercial or multifamily projects. The university's traditional focus on sports is expressed through baseball, softball, and lacrosse fields, as well as indoor sports courts. The GCU Recreation Center has added state of the art fitness and aerobics rooms as well as additional indoor basketball and volleyball courts. The Event Center is an amenity for the student body and the neighborhood at large, and is capable of hosting intercollegiate sporting activities, faith-based events, musical and dramatic performances, educational seminars and annual school ceremonies. The Canyon Activity Center is the newest jewel of the athletic facilities on the GCU campus. The CAC is a 136,000-square-foot athletic facility that houses multiple full-size basketball and volleyball courts, a weight room, dedicated locker rooms and a full-service Lopes Mart. Students can also challenge themselves on the brand-new rock-climbing wall, play fellow students on multiple ping-pong tables or try out the arcade games.

7. Shade

Given our desert environment, special consideration must be given to shade in order to create pleasant outdoor experiences that will encourage pedestrian activity. Landscape architecture, building design, and building placement are the three key factors that impact the quality of shade on campus.

Well-established specimens exist on campus currently, and during redevelopment of older parcels, every effort should be made to either maintain existing trees, or relocate them if possible. In new projects, site design should ensure that pedestrian circulation paths are afforded

shade protection, either through landscape elements, or building features. Trellises, overhangs, awnings, and building cantilevers are all appropriate measures that should be considered in addition to tree selection and placement. Shade calculations include trees, architectural and building shade. See Exhibit D.

New construction on the GCU campus shall comply with the shade standards set forth in Section 507 Tab A of the Phoenix Zoning Ordinance, except as otherwise herein stated.

Different from a typical city street environment, GCU's campus circulation must serve as passageways for pedestrians, skateboards, and bikes as well as for fire safety vehicles and campus logistics. As such, shade from vegetation and structures are limited to allow for emergency vehicle access. GCU's design principles compensate for that through building height and close proximity to such passageways and targeted shaded respite areas in the form of shade structures and trees. An example of this is along Lopes way (shown in the photo below).

Before the end of 2020-2021 school year, GCU will add over 13,000 SF of permanent shade structures on the more developed area of the campus west of 31st Avenue (in the locations shown below in the exhibit labeled "Shade Areas" GCU will add additional shading in areas east of 31st Avenue once more of that area develops and is more interconnected and complete like the campus west of 31st Avenue.

Legend

Campus shade structure | shaded breezeways

N

suoLL architects

8. *Lighting*

Lighting plans shall conform to the Phoenix Zoning Ordinance and City Code, specifically section 23-100 of the City Code (also known as the "Dark Sky Ordinance. Illumination from freestanding lighting shall not exceed 1 foot candle at all property lines abutting residential uses.

Height standards for exterior freestanding light poles are as follows.

Lighting Standards	
Lighting type	*Height limit*
Parking area lighting	*25 feet to bottom of fixture*
Vehicular and pedestrian circulation lighting	*25 feet to bottom of fixture*
Sports field lighting	*75 feet to bottom of fixture*

D. DESIGN GUIDELINES

This PUD is unique in that it focuses on a university campus, and not a discrete set of buildings that will be constructed in a defined period of time. Also, as a wide and deep campus, individual buildings that may eventually be constructed in the center of campus are likely of less interest to the surrounding community than projects that are visible from adjacent properties and public roads. Therefore, the design guidelines found in this section focus instead on future perimeter site wall design, which is of interest to the neighboring community due to its visible nature.

1. *Perimeter Walls and Fences*

When not prohibited by Section 31-13 of the City Code, fences or freestanding walls up to ten (10) feet in height may be built around GCU property. The fences/walls that are on the perimeter of the campus, face a public street, and are visible from neighborhoods across the public street shall be either a wrought iron fence or a combination masonry wall with openings and/or wrought iron fence The wrought iron fence design shall be such that it may include wrought iron pickets (see Exhibit A, View Fence Exhibit), perforated metal panel design with a minimum 50% visibility, and/or vegetation such as vines. Building facades may also act as a type of perimeter wall condition. Such facades may include no openings, and may be designed with integrated planter boxes along the facade.

Fences/walls on the interior of campus, when needed, may include a combination of decorative chain link fence and wrought iron fence. Open chain link fencing may also be used adjacent to the ballfields on 35th Avenue.

Future site walls on Camelback Road will address existing conditions, such as the monument signs at the 33rd Avenue entrance, in a way that responds to the context of the site. Lighting will be coordinated with wall design to further differentiate key locations and provide variation

2. *Site Planning Concepts*

As stated above, GCU has experienced significant and rapid growth over the past few years, and several site planning strategies have been developed in order to accommodate this growth in a coordinated way. These strategies aim to:

- Strengthen the educational presence and prestige of GCU along Camelback Road, while retaining iconic elements such as the rows of palm trees.

- Increase height and density around courtyards, malls and quads to create identifiable outdoor spaces that enhance the quality of life for those who use the campus and contribute to the university's identity.

- Maintain a variety of outdoor sports facilities in order to support the university's traditional emphasis on athletics and outdoor activity.

- Employ landscape strategies that both establish unique zones across the campus, as well as knit these interrelated zones together.

- Provide a significant spatial and landscape buffer between the campus and adjacent residential districts to reduce any perceived negative impacts between dissimilar land uses.

- Maintain to the extent possible a vehicle-free campus core that encourages walking and cycling within the core. The core is the main north-south spine of pedestrian circulation, extending from the security station that stops traffic at the main 33rd Avenue entrance to the Student Union building, and adjacent buildings. However, the PUD recognizes additional growth of the campus that has occurred east of 31st Avenue and provides pedestrian connection between those buildings and the core of the campus west of 31st Avenue.

- Incorporate additional land that will allow for the expansion of the facilities needed by the University, including student amenities, sporting venues, and other facilities needed to support the multiple facets of community life.

- Provide for the addition of research and business development facilities.

- Continue and expand, where possible, GCU's traditional practice of involving the surrounding neighborhoods.

- Mesh screens, ornamental metalwork, and arches may be employed at key locations to provide visual cues to circulation paths and entrances

These strategies will help the university increase its stature and accommodate growth on an infill location in a way that is responsive to its environment, surroundings, neighborhoods and climate.

3. *Main Entrance and Gateway to Campus*

The 33rd Avenue entry from Camelback Road has been the traditional main entrance to the campus for decades. Flanked by formal rows of Mexican fan palms leading to a manned security station, this alignment continues into the heart of the campus as a pedestrian mall terminating at the Student Union. The ceremonial aspect of this entrance is reinforced by monument signs along Camelback Road, which are enhanced by perimeter walls. Future improvements will continue to enhance and celebrate this entrance as the main public gateway into the university.

The 33rd Avenue alignment transitions students, faculty, administration and visitors from automobile to pedestrian-oriented circulation at the guard station, and becomes the primary north/south corridor on campus. The pedestrian nature of this mall has been strengthened over time through building placements that reinforced the spatial perception of this linear outdoor corridor. Landscape treatments further enhance the pedestrian experience along this alignment. The tall, narrow palms along the vehicular path adjacent to Camelback Road are the most prominent landscape feature establishing this gateway, and will be maintained into the future. Additional tree cover has been added over time to extend this formal, linear planting pattern into the heart of campus. This has enhanced the collegiate mall experience of this axis, as well as provided shade to encourage pedestrian and leisure use.

Community perception of the campus is announced primarily by the frontage along Camelback Road, and to a lesser degree the 35th Avenue frontage. The 33rd Avenue entrance from Camelback Road is a key to establishing the formal presence of the campus. The monument signage, double rows of palm trees, and the proposed perimeter fencing are the three major landscape design elements that will be most visible to passersby. the use of consistent visual cues, such as the standard perimeter fencing, unique signage, and consistent development standards will continue to tie the campus together.

4. *Campus Malls, Courtyards and Quads*

A university's identity is, in large part, reflected by the built environment of its campus. From a site planning standpoint, several traditional elements have been employed at our nation's oldest universities in order to establish their campuses as academic retreats from everyday life. Some of these elements – pedestrian mall circulation, internal courtyards, and outdoor quadrangles ("quads") framed by buildings – are common to universities ranging from Harvard to Arizona State University, and are a key component in communicating the atmosphere and daily rhythms of academic life.

This PUD is unique in that it is not tied to a specific building or single use. Rather, it is intended to guide future development around and redevelopment of an old urban campus that was originally developed in 1949. The site is effectively an infill location that has been thoughtfully and gradually transformed over time and will continue to be developed in the same manner. As GCU's campus continues to grow, it will be important to reinforce, articulate, and more clearly create the physical relationships that help to form a great collegiate environment.

5. *Landscape Design Concepts*

As the GCU campus has been developed intermittently over the past 63 years, a variety of landscape conditions have been introduced ranging from lush Mediterranean landscapes to

drought tolerant xeriscapes to irrigated lawns framed by tall, slender palms. As a university campus with a strong history of athletic achievement, there are also expansive areas of turf sports fields. This PUD embraces the concept of designing unique landscape zones across the campus; landscape materials should help define these smaller spaces and give them a sense of identity. In this way, the larger campus can be broken down into discreet zones that are more readily embraced by the student population. This goes hand in hand with the massing strategy of arranging buildings to reinforce mall, courtyard, and quad relationships.

Recognizing the eclectic context, and the fact that future development will happen via discrete projects over time, the landscape design concept permitted in this PUD involves several distinct strategies:

- Weaving together disparate existing environments when new construction occurs
- Establishing identifiable public spaces within the campus core and reinforcing the mall and quad site planning relationships
- Using common landscape and site wall elements to help establish a more unified public interface on Camelback Road
- Provide a landscape buffer, distance, and/or screening to adjacent residential districts

Future campus landscaping will not treated as a 'blank slate,' rather; future landscape design will work to integrate the existing contextual relationships.

Concurrently, landscape design will need to complement building placement in order to more clearly define pedestrian spaces in the form of malls and quads. From a landscape perspective, this will entail establishing distinctive plant palettes for each corridor or outdoor gathering space. Palettes may be chosen to express variety, seasonal change, spatial enhancement, shade, water efficiency, color, and smell among other attributes. The goal is to establish identifiable public spaces with unique identities that pedestrians will want to use on a daily basis.

Along Camelback Road, in the proximity of the main entrance, the long-time tradition of tall Mexican fan palms will be maintained, and complemented with understory flowering trees, groundcover, and shrubbery. The existing palms, which are evenly spaced at approximately 24 feet on center, are a recognizable feature of the neighborhood and will provide continuity between the historical context and future construction.

Little Canyon Trail ("LCT") has landscaping maintained by GCU. Although LCT was originally the easterly boundary of the campus, the campus now has facilities on both sides of the Trail as it is now at the center of the campus.

6. <u>Height Incentive Area at I-17 and Camelback Road</u>

Building height on the northwest corner of I-17 and Camelback Road (on the parcel more particularly identified in the figure titled "Height Incentive Zone Map" herein) may be increased to a maximum height of 135 feet if the development standards and design guidelines contained in this section are complied with.

Height Incentive Zone Map

- **Primary Uses**: The development shall be mixed use, with at least two of the primary uses contained below. The primary uses, which shall make up at least 85% of the floor area are limited to retail, academic, offices, housing, and/or recreation/amenity uses. The specific list of primary uses, which come from this PUD's permitted use list (and therefore include the inclusion statements[1], whether stated below or not, and definitions contained therein), is contained below:

    - Retail

      Bookstore, Cafeteria, Convenience Store; Food & Beverage Store; Personal Services; Retail Sales; and Restaurants

    - Academic

      Classrooms; Enterprise Business; Innovation Center; Job Training Facility; Photography, Lithography, Art & Sculpture Studio; School and Research Facilities Library, and Radio and Television Broadcast Studio

    - Offices

      Offices, including administrative and professional; and Call/Communications Center

    - Housing

      Multi-family; Dormitories & Apartments; Temporary Lodging

    - Recreation/Amenities

      Recreational Center, including bowling alley, climbing wall/indoor & outdoor theater, pool hall, video game center, video game center, sports fields/swimming pool facilities; Structure Parking (i.e. floors of parking within a mixed use building and not a stand-alone parking structure); Accessory Uses; Assembly Hall & Auditorium; Fitness Center; Conference Center; and Public Assembly Uses within Campus;

- **Secondary Uses**: Secondary uses, which shall not constitute more than 15% of the total floor area shall be limited to those uses contained in the list below, which come from the PUD use list (and therefore include the inclusion statements, whether stated below or not, and definitions contained therein):

  Campus Security; Chapel Room; Community Garden; Counseling Services; Daycare & Nursery; Financial Services; Clinic; Medical Services; Transportation Services; Temporary Uses

[1] For example, in the University Campus Use list it states, "Call/Communications Center, including Data Center with Related Accessory Uses".

- **Prohibited Uses**: The following uses shall not be allowed, which comes from the PUD use list (and therefore include the inclusion statements, whether stated below or not, and definitions contained therein):

  Church (as differentiated from a Chapel room, which would be a permitted secondary use); Fieldhouse; Gymnasium (as differentiated from a fitness center, which would be allowed); Hospital; Hotel; Laboratory & Supplies; Laundry & Linen; Maintenance & Receiving, Vehicular Repair & Fueling, Storage; Mini-Storage; Raising and Harvesting of Field, Tree or Bush Crops, including Flowers and greenhouses; Wholesale; Temporary or Permanent Surface Parking; Single-Family; and Parking Structures (i.e. stand-alone parking structures, as differentiated from floors of parking within a mixed use building, which would be allowed)

- **First Floor Uses**: At a minimum, the first floor of the mixed-use building shall include uses or amenities that enhance the indoor-outdoor pedestrian connectivity with walkways, courtyards, and plazas. To promote an urban nature to the development and to the I-17 Camelback corridor, some of the uses in the development, such as restaurants, café, etc, shall be open to the general public.

- **Mixed Use Integration**: The development's uses may be contained within the building obtaining the additional height (vertical mixed use) or adjacent to it (horizontal mixed use) when all uses are connected by a network of enhanced pedestrian pathways.

- **Grading and Drainage**: Surface site drainage and retention should be integrated with the overall landscape design to create usable outdoor spaces.

- **Site Lighting**: Lighting fixtures and illumination should be of similar design and character as the project's building components.

- **Architecture:**

  - *Building Design***:** The proposed building orientation should respect the orientation of surrounding buildings and surrounding streets by maintaining continuity of pedestrian routes and promoting opportunities for pedestrian interaction at the street level.

  - *Architectural Treatment*: All structures shall have four sided architectural treatments with massing, details and colors that enhance the visual character of the facades. These architectural embellishments may include, but are not limited to recessed/projected openings, facade variation, shading elements, materials, fenestration, accent/artistic lighting, etc. to at least 50% of each of the building facades.

- *Design Continuity*: All sides of the building shall exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability. The designed buildings shall complement GCU's design vocabulary of architectural style, rhythm and construction materials, providing a design balance and visual pleasure for the surrounding neighborhood and enhance the experience along the I-17 corridor.

- *Human Scale:* The building facade should be designed to provide a sense of human scale at ground level by providing a clear architectural distinction between ground floor levels and all additional levels.

- **Street Frontage/Landscape/Open Space**:

  - *Frontage*: Facades adjacent to public streets shall include pedestrian level visual relief with glass storefronts (50% of frontage), lush landscaping (grass or turf with minimum 50% coverage), landmark and shade trees from the approved City of Phoenix Plant list (Appendix A).

  - *Service Area*: Service areas shall be screened from general public view with screen walls and landscaping.

  - *Parking*: No parking shall be permitted in the setback area facing Camelback.

  - *Shade for Pedestrians*: Pedestrian walkways and gathering areas shall be shaded (minimum 75% at maturity) to encourage use.

  - *Landscape Tracts*: Where landscape tracts are located next to freeway or frontage road, minimum 2-inch caliper trees should be used to screen views.

  - *Walls/fencing*: Walls and fencing along Camelback corridor should be articulated with wrought iron fencing and landscape shrubs that enhance the visual character of the street.

  - *Open Space*: Required open space should be integrated into the site design such that it enhances the urban environment and user experience at the ground level. The provided open space should be a minimum of 1,000 square feet of level surface area, and maintain a maximum grade of 4:1 at any point including its periphery.

  - *Transit Station*: The bus stop adjacent to the site along Camelback Road shall be enhanced to include additional shade, pedestrian scale lighting, and design elements taken from the character of the campus or artistic elements. The enhancements shall be designed in collaboration with the Public Transit Department and implemented at the cost of the GCU.

- **Pedestrian Connectivity**:

  - At a minimum, pedestrian connectivity shall be provided to the development from 27th Avenue, through "GCU Boulevard" (which is the pedestrian-oriented zone

with the outdoor park that is located east of 27th Avenue on the alignment of Medlock Drive).

E. SIGNAGE

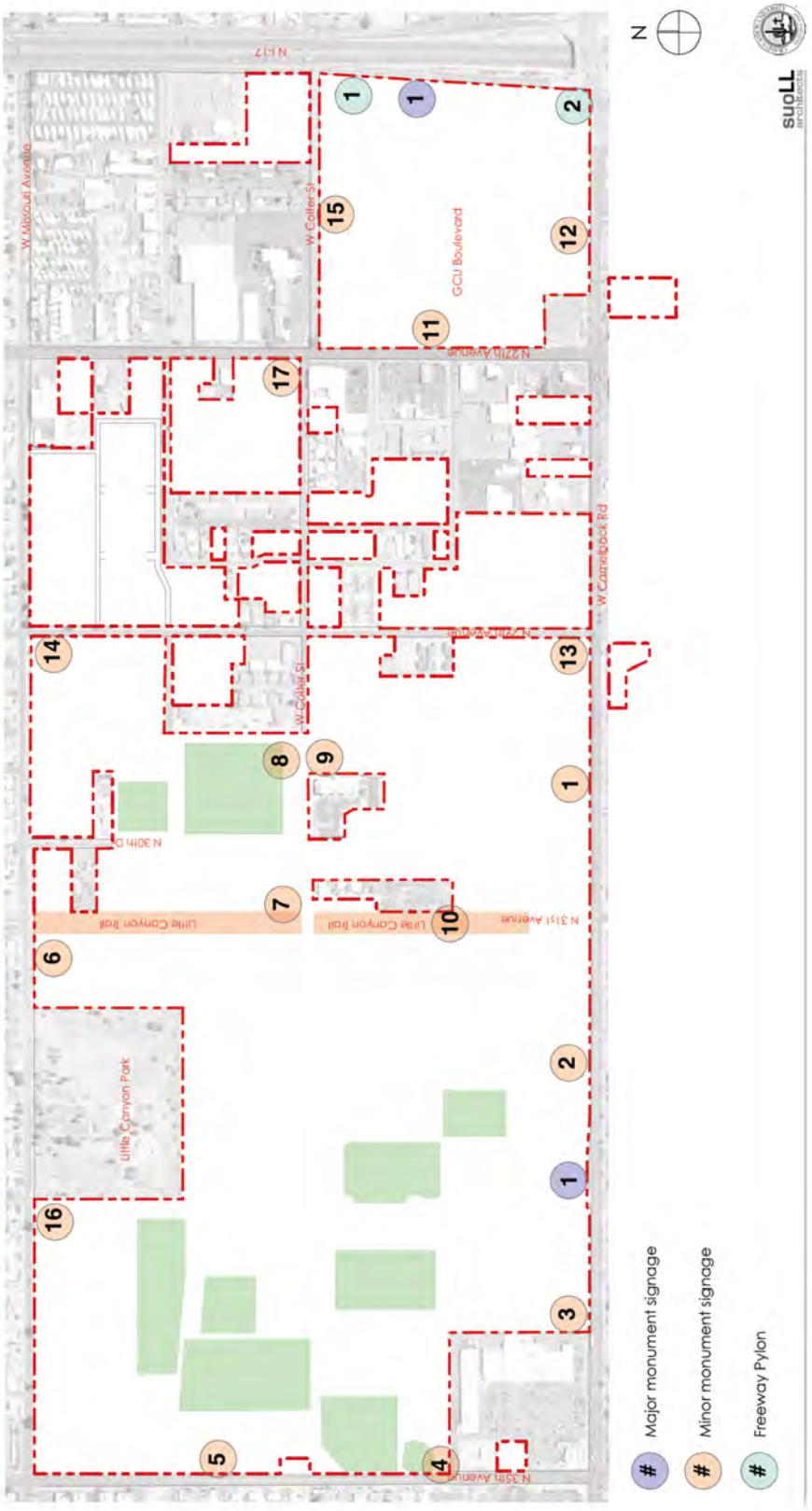
Signage on the GCU campus consists of three classes of signs: major monument signs, minor monument signs, and other sign types, including building facade-mounted/wall signs. Major and minor monument signs shall be provided along the perimeter of the campus, and are primarily intended to identify and advertise the campus. Information panels, university insignia and/or wayfinding signage may be incorporated into wall and fence design.

Other sign types may be visible from locations outside the campus, but are primarily intended to identify the University, buildings, programs, or significant locations within the campus (an exception would be aerial view signs which are visible from above). This exception has been codified in the tables herein. Other sign types range from building signs to information kiosks directing new students to classes. With the inclusion of freeway frontage a freeway pylon sign or signs will be added, and an entry monument will be added at Colter and the I-17 frontage road entrance to the campus.

A Major Monument Sign currently exists on Camelback Road at the 33rd Avenue entrance (location 1 on the Perimeter Signage Locations plan). This sign consists of opposing monuments on either side of the entrance that incorporate the GCU word mark, seal, and a digital display board. Variation in massing is achieved through the use of distinct planar elements that join to form the sign, and by varying the treatment of each sign in color and material (stucco and stone).

Placement of other major/minor monument signs and freeway pylon signs shall be as approximately depicted on the "Perimeter Signage Locations" exhibit within this PUD or in other locations consistent with the location standards set forth in the "Signage Standards" table below. In every event, the City's required visibility triangles shall be complied with. Additional Monument Signage that complies with the standards of this PUD is permitted in other locations governed by the PUD provided those locations are compatible with the location requirements in Section 705 of the Phoenix Zoning Ordinance.

1. *Perimeter Signage*



Minor monument signs at the remaining locations are expected to be added or upgraded over time to include the GCU word mark, seal, location identification (e.g., "34th Avenue at Grand Canyon University"), or other way-finding elements.

The following standards shall apply to signage on the GCU campus. These standards are divided into three sections, major monument signage, minor monument signage, and other permitted sign types which may be found elsewhere on campus (i.e., such as wall signs on buildings, pedestrian malls, parking lots, or roofs). Major and minor monument signage is specific to perimeter locations identified in diagram I.1, while other permitted sign types are found throughout the campus, and may or may not be visible from adjacent parcels or public right of way. Minor signs will be designed to complement major signs, providing an image readily identifiable by the community.

The proposed standards reflect the signs currently approved for GCU.

2. Signage Standards

a. **Aerial Signs**

There shall be no more than one (1) unlit aerial sign on the roof of the event center (located just east of the 33rd Avenue entrance) and it shall not exceed 2,000 square feet. Such aerial sign shall not be visible from the perimeter of the development.

b. **Arched Entry Signs**

These signs will be allowed up to a maximum of 18 -feet in height may be allowed over major and minor entrances so long as they are attached and integrated into the perimeter site wall design and not freestanding or monolithic in nature. Arched entry signs shall be predominately open above a height of 14 -feet. The Minimum vertical clearance for vehicular traffic shall be 14 -feet.

c. **Building-Façade Mounted/Wall Signs ("Wall Signs")**

These signs are visible from the public right-of-way and placed or painted directly against a bearing and/or nonbearing wall connected to a building structure, with the exposed face of the sign in a plane approximately parallel to the plane of said wall and projecting outward from the wall not more than two feet. Such signs may feature accessory lighting components to allow for visibility at night.

Height	No closer to top of roof parapet than 3 feet.
Sign area	1.5 square foot per linear foot per elevation, (except for the additional allowance for building art);

d. **Building Art**

College campuses are a unique land use. Similar to Phoenix's vision for the downtown, university campuses should provide a unique and authentic sense of place. This sense of place should be vibrant and energetic to both match and promote the enthusiasm of young students who come together with diverse backgrounds and goals to form a united student body.

Artistic graphics, images, and elements on the exterior of campus is one of the primary ways this sense of place is created, particularly as the art draws upon themes and images present throughout the campus and university experience. Those thematic elements and displays tie the entire campus experience together and create a more vibrant and inviting exterior aesthetic to the campus.

Accordingly, as a subset of wall signs, GCU's campus will feature building art design components ("building art").

These signs will architecturally enhance the façades of campus buildings with artistic designs, and/or other graphic art (no photographs).

No more than 30% of the design of such building art signs may be dedicated to text and no portion of the sign may be dedicated to advertising any off-campus products or services. Such signs may feature accessory lighting components to allow for visibility at night.

Height	No closer to top of roof parapet than 3 feet.
Sign area	3.5 square feet per linear foot per elevation (except no building art component shall encompass more than 25% of the total square footage of the building façade on which the building art is located)

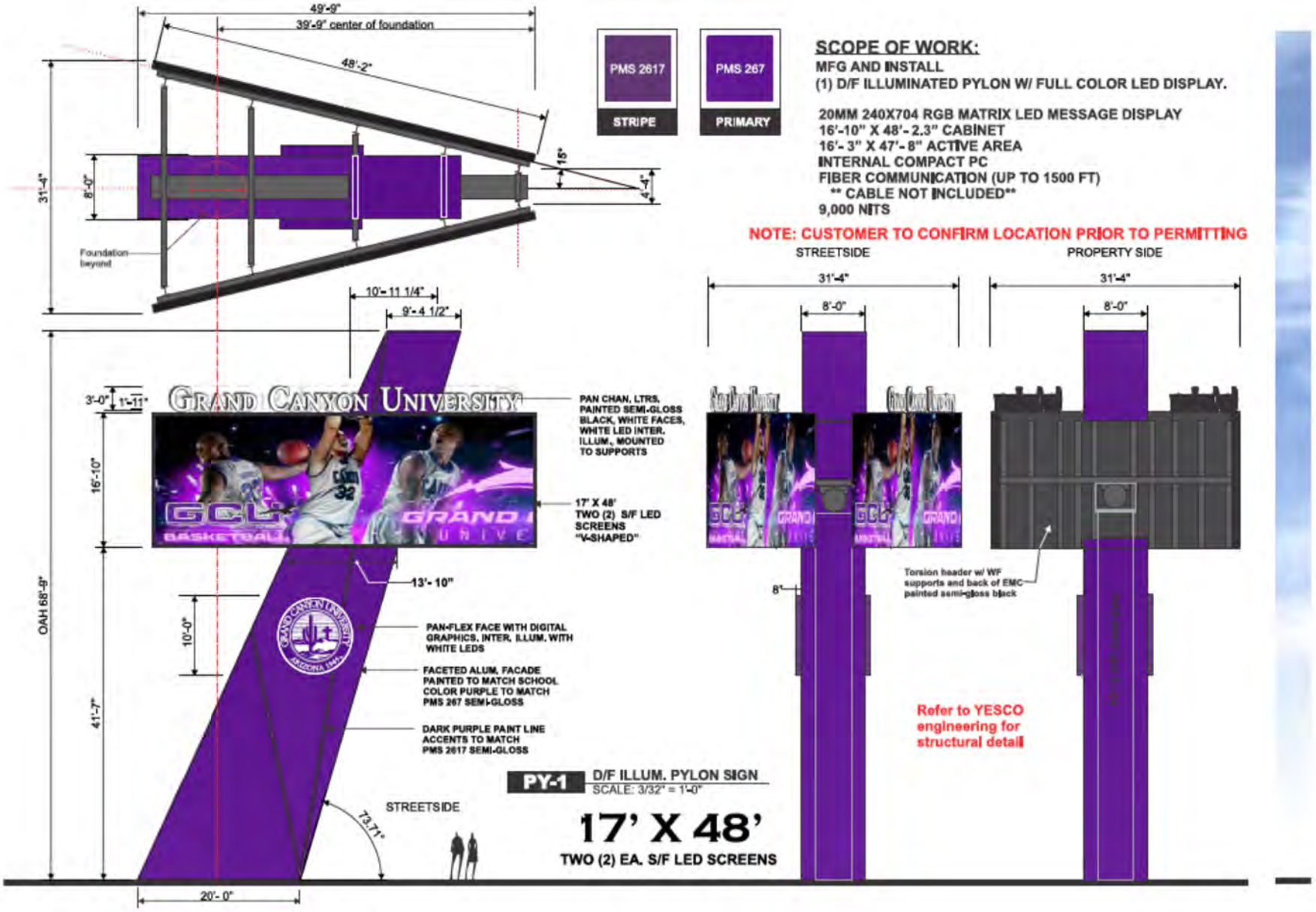
e. **Fixed Pole Mounted Signs**

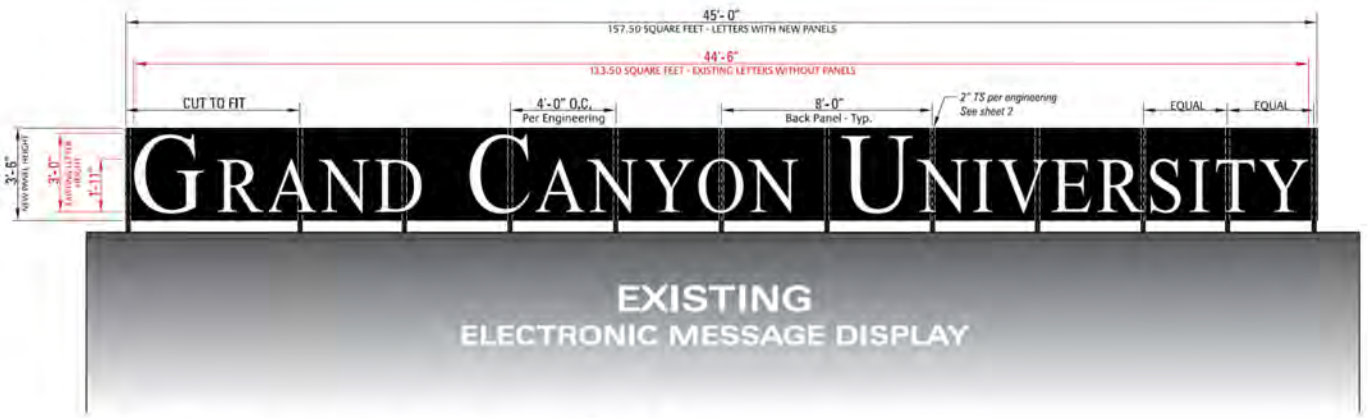
These signs shall include permanent pole mounted way-finding signs in parking lots. The structures on which the signs are placed shall be limited to 27-feet in height. The signs themselves should be four feet with a maximum of 16 square feet.

f. **Freeway Pylon Signs**

These signs shall be located adjacent to the freeway and advertise Grand Canyon University, its events, facilities, services, and activities. Such signs shall be as depicted below in area and height and may include electronic displays. No full motion video shall be permitted. However, copy change every 10 seconds with no hourly restriction shall be permitted. These signs advertise GCU and its programs and activities, are permitted to a maximum height of 75 -feet and an area of 17' x 48', and are subject to the spacing and location requirements of Section 705 of the Zoning Ordinance. Electronic displays are permitted.

Also permitted is GCU's v-shaped freeway pylon sign along the I-17 freeway just south of Colter St. that is 68' 9" in height with a maximum sign area of 1,053 sf., which includes 816 sf. LED screen on each side of the structure, a 10-ft. diameter GCU logo (approximately 79 sf.) and 158 sf. set of pan channel letters and backer on top of each LED screen to identify Grand Canyon University. Exhibits below identify the conceptual appearance and dimensions of this sign both with and without the backer behind the pan channel letters (either configuration being permitted). All freeway pylon signs shall be consistent in theme and colors to match the University's color palette.


49'-9"
39'-9" center of foundation
48'-2"
31'-4"
8'-0"
15°
4'-4"
Foundation beyond
PMS 2617
STRIPE
PMS 267
PRIMARY
SCOPE OF WORK:
MFG AND INSTALL
(1) D/F ILLUMINATED PYLON W/ FULL COLOR LED DISPLAY.
20MM 240X704 RGB MATRIX LED MESSAGE DISPLAY
16'-10" X 48'-2.3" CABINET
16'- 3" X 47'- 8" ACTIVE AREA
INTERNAL COMPACT PC
FIBER COMMUNICATION (UP TO 1500 FT)
** CABLE NOT INCLUDED**
9,000 NITS
NOTE: CUSTOMER TO CONFIRM LOCATION PRIOR TO PERMITTING
STREETSIDE
PROPERTY SIDE
10'- 11 1/4"
9'- 4 1/2"
31'-4"
8'-0"
3'-0"
1'-11"
GRAND CANYON UNIVERSITY
16'-10"
PAN CHAN, LTRS, PAINTED SEMI-GLOSS BLACK, WHITE FACES, WHITE LED INTER. ILLUM., MOUNTED TO SUPPORTS
17' X 48' TWO (2) S/F LED SCREENS "V-SHAPED"
13'- 10"
10'-0"
OAH 68'-9"
41'-7"
PAN-FLEX FACE WITH DIGITAL GRAPHICS, INTER. ILLUM. WITH WHITE LEDS
FACETED ALUM. FACADE PAINTED TO MATCH SCHOOL COLOR PURPLE TO MATCH PMS 267 SEMI-GLOSS
DARK PURPLE PAINT LINE ACCENTS TO MATCH PMS 2617 SEMI-GLOSS
8"
Torsion header w/ WF supports and back of EMC painted semi-gloss black
Refer to YESCO engineering for structural detail
PY-1
D/F ILLUM. PYLON SIGN
SCALE: 3/32" = 1'-0"
STREETSIDE
73.71°
17' X 48'
TWO (2) EA. S/F LED SCREENS
20'- 0"



A **ILLUMINATED INDIVIDUAL LETTER / MESSAGE DISPLAY**
SCALE: 1/4" = 1'- 0"

SCOPE OF WORK:
Fabricate / Install aluminum backup contrast panels, painted flat Black
Bottom of letters to clear top of channel iron EMC by 6"
Secure as per engineering on sheet 2.

YESCO LLC
PHOENIX DIVISION
4725 E. Cotton Gin Loop, Phoenix, AZ 85040-3335
Phone: (480) 449-3726 / Fax: (480) 961-6923

YESCO

PERMIT PRINTS

AZ Contractor Licenses: SIGNS #ROC180958, AWNINGS #ROC180960, ELECTRICAL #ROC180958

GRAND CANYON UNIVERSITY
3300 W. CAMELBACK ROAD
PHOENIX, ARIZONA

Matt Anderson

John Kinnear

12/09/15

AS NOTED

REV.	DATE	BY

TRACKING NUMBER
6095543-PER

1 OF 2

g. **Major Monument Signage**

Height	30 -feet maximum
Sign area (base or structure excluded)	maximum 350 SF each, 2 per location
Digital display area	maximum 225 SF each, 2 per location
Materials	CMU, cementitious fiberboard, stucco or metal
Location	As approximately depicted on the "Perimeter Signage Locations" exhibit within this PUD, and in other locations compatible with the location requirements in Section 705 of the Phoenix Zoning Ordinance.

h. **Minor Monument Signage**

Height	18 -feet maximum
Sign area (base or structure excluded)	Maximum 200 SF each, 2 per location
Materials	CMU, cementitious fiberboard, stucco or metal
Location	As approximately depicted on the "Perimeter Signage Locations" exhibit within this PUD, and in other locations compatible with the location requirements in Section 705 of the Phoenix Zoning Ordinance as of the date of PUD adoption.

i. **Monument Sign - Kingdom Hall of Jehovah's Witnesses**

If the portion of Georgia Avenue west of 29th Avenue and east of 30th Drive is abandoned by the City of Phoenix, a ground monument sign meeting the design standards below will be permitted within the PUD, as a means of identifying an alternate entrance to Kingdom Hall off of 29th Avenue and over PUD property:

Height	5'- 2"
Width	8'-8"
Sides	May be double sided
Materials	CMU, cementitious fiberboard, stucco or metal
Location	Adjacent to the west side of 29th Avenue, no further north than the alignment of Georgia Avenue, and no further south than Colter Street.

j. **Major Monument Signs**

These signs shall be limited to two sides of 30 feet or less in height, with a maximum digital display area of 225 square feet per sign. Letters shall be 12 inches in height or less, and one university seal or crest of five feet in diameter shall be allowed per sign.

k. **Other permitted sign types**

Building-façade mounted/wall signs	
Freeway Pylon Sign	
Painted wall or 3D wall relief signs	
Pan channel lettering	
Electronic message center	
Sculptural Signs	
Translucent/mesh signs	
Projected light signs	
Architectural ledge or roof signs	
Aerial view signs	**limited to 2,000 SF in area on the roof of the Event Center*

l. **Perimeter Ground Signs**

These include major monument signs, arched entry signs, and signs mounted to perimeter site walls or gates.

Signage mounted to perimeter walls or gates may consist of logos, crests, or university seals not more than 5-feet diameter, letters of not more than 36 inches in height, and shall be limited to 18 -feet in height.

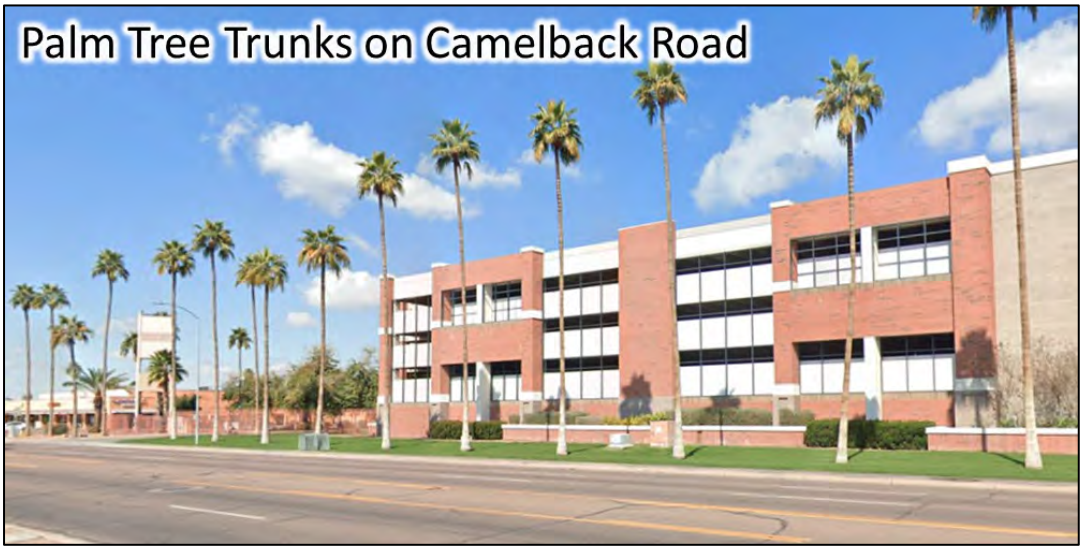
m. **Shade Device/Apparent Bas-Relief Signs**

These signs are formed through the manipulation of shading devices so that the silhouette of letters or graphic images are read in apparent bas-relief from oblique angles shall be allowed. To be considered a shade device/apparent bas-relief sign, the apparent image must be visible only at oblique angels to the wall or façade (i.e. must not be identifiable when the viewer is facing the wall or façade directly or at a right angle), and the compete assembly must serve as a shading device that mitigates solar heat transfer to a building or pedestrian path. Such signs shall be limited to four square feet per linear foot of the building elevation to which they are attached. Area shall be computed as fifty percent (50%) of the sum of the surface area of all faces required to form the apparent letters or graphic images.

n. **Temporary Banner Signs**

A temporary sign composed of high-quality fabric mesh, vinyl, heavy polyester, or other durable, but flexible, material and secured or mounted so as to allow the movement of the atmosphere to move the sign, which may be mounted on walls and fences and which is visible from the public right-of-way. These shall include, but not be limited to, temporary or rotating banners affixed to poles, which shall be securely fastened, vented, and have a minimum clearance of eight feet above grade. The light standards shall be engineered to support any banner larger than four feet. The standards for Temporary Banner Signs affixed to building walls shall be the same as those applicable to wall signs (including the allowance for building art). Illustrative Examples are included below in the exhibits entitled “Banner Wall Sign” and “Banner Building Art.”

These signs may be mounted on palm tree trunks along the north side of Camelback Road, within GCU PUD property, provided the banners are spaced out at least 40' or more (which currently equates to every other palm tree based on current palm tree spacing). The purpose of this allowance is to provide a sense of arrival and energy to Camelback Road, similar to the aesthetic shown below of the campus of Syracuse University in New York, without having to harm the aesthetic by installing metal poles unnecessarily.



o. **Wall Mounted Digital Display Board**

Wall mounted display boards that are internal to campus and are not visible from the public right of way or non-GCU property shall be permitted without size, quantity, or locational constraints.

A single wall mounted digital display board may be located on the east side of any new building erected on the northwest corner of Camelback Road and the 31st Avenue alignment—which may be visible from the public right of way. The sign area shall not exceed 400 square feet and must be located no closer to the top of the building (or parapet) than 3'.

Additional wall mounted display boards that are visible from the public right of way, are limited to 400 square feet, and are located no closer to the top of the building (or parapet) than 3' may be approved by the Planning and Development Department.

F. SUSTAINABILITY

The redevelopment of urban infill locations offers a number of benefits from a sustainability perspective. Since 1951, the GCU campus has developed in a typical suburban pattern of widely spaced one- and two-story buildings. By choosing to accommodate student growth within its current campus, GCU is moving toward a more sustainable model of increased density. Constructing new buildings on previously developed land helps to preserve irreplaceable agricultural resources by protecting prime farmland and unspoiled desert habitat from sprawl. The efficiency of transportation and utility infrastructure is increased by reducing total system distances and using existing services. Infill locations provide excellent proximity to a variety of existing uses, which help to promote community connectivity and vibrant neighborhoods.

This PUD proposes that each new building 10,000 square feet or larger on the GCU campus meet five of the following seven standards in order to further address sustainability.

Sustainability Standards and Practices
Each project shall meet at least 5 of the following requirements
1 Ensure proper building orientation with 60% or more of an individual building's unshaded façade area facing within 15 degrees of north/south
2 No more than 15% of unshaded glazing facing within 15 degrees of west
3 Provide bicycle stalls or lockers for at least 10% of residents and 2% of faculty/staff
4 Ensure that at least 20% of building materials (by weight) be manufactured within a 500 mile radius of the site
5 Ensure that at least 90% of low slope, unventilated roof area is covered with light colored or high-albedo materials with a Solar Reflectance Index (SRI) of at least 30
6 Ensure that a LEED-Accredited Professional is on the landscape architecture project team
7 Ensure that a LEED-Accredited Professional is on the mechanical engineering project team

1. Bicycles

In addition to providing bike parking as specified in this PUD, GCU will operate a bike support program on campus to support the use of bicycles by students, faculty and staff, which will include the following components:

- Repair bikes for students, faculty, and staff (flats, chain repairs, and so on) at no cost to keep bicycles operational for traveling to and from, and around, campus.
- Maintain and encourage bike registration for bicycles on campus.
- Repair and distribute to students, staff and faculty at no cost bicycles that are abandoned on campus.
- Perform a bike recovery (safekeeping) at the end of each semester for students who return later in the academic year.

2. *Bus Pads*

The University shall dedicate right-of-way and construct bus stop pads at the following locations: westbound Camelback Road west of 33rd Avenue, westbound Camelback Road west of 31st Avenue, northbound 35th Avenue north of Coulter Street alignment. The bus stop pads shall be compliant with City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. Bus bay stop pads shall be spaced from the designated intersections above according to City of Phoenix Standard Detail P1258.

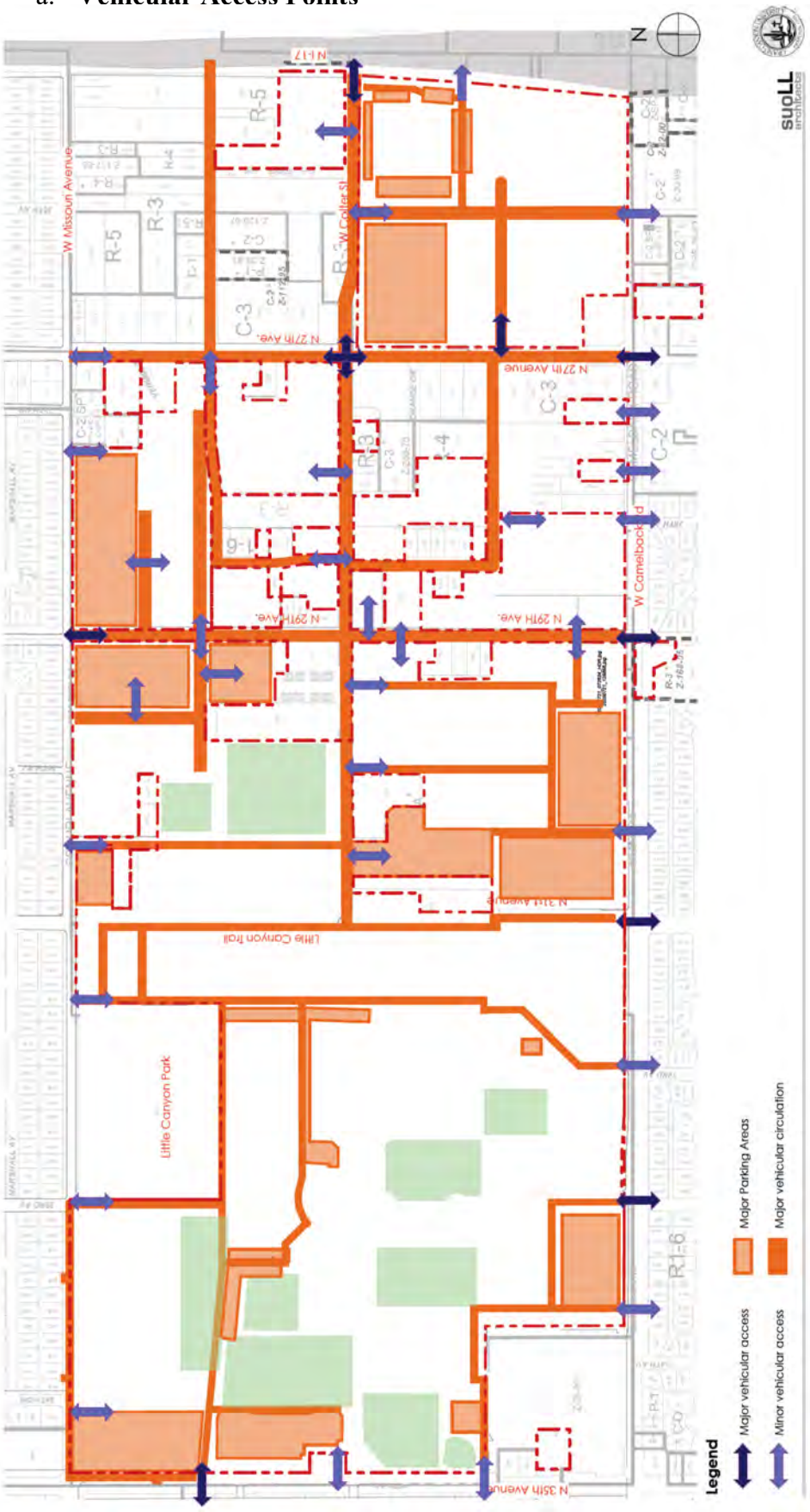
G. INFRASTRUCTURE

1. *Circulation Systems*

Ingress and egress to the Campus will be provided via major and various minor drives, as depicted on the Vehicular Circulation Plan below.

The Street Classification Map designates Camelback Road from 27th Avenue to 35th Avenue as a class "D" arterial, with a 50-foot half street right-of-way. Traffic studies have been completed by CivTech for the street system surrounding the campus and for the major vehicular access points designated in the exhibit below. Other points of ingress/egress are shown below but their use is limited and/or controlled. Other minor drives are permitted as needed to facilitate the efficient circulation of students, faculty, and guests to and from the campus. Nevertheless, where possible and practicable, and where not in conflict with the requirement to add emergency access drives, minor access drives shall be consolidated and their number shall be minimized to reduce access points off of adjacent public streets as a means of facilitating street circulation.

a. **Vehicular Access Points**



2. Standards Applicable to Garage on 31st Avenue and Camelback Road

The following conditions apply to the parking structure on the northeast corner of the 31st Avenue alignment and Camelback Road:

1) The fire access lane on the west side of the parking garage adjacent to the 31st Avenue alignment shall not be utilized as a primary access point and shall be gated at all times unless in use by emergency personnel or in use with Grand Canyon University (GCU) security personnel present.

2) The pedestrian/trail connection between the Little Canyon Trail and Camelback Road that crosses over this ancillary lane shall be maintained as a stop condition to a raised height of the adjacent sidewalk with appropriate radiuses and sight visibility as per plans approved by the Street Transportation Department, the Fire Department, and the Planning and Development Department.

    a. These conditions 1 and 2 will be rendered null and void if the Planning and Development Director approves an alternate design to provide a route for users of the Little Canyon Trail to gain access to/from Camelback Road by using the west side of the 31st Avenue alignment rather than the east side over the fire access lane.

3. Pedestrian Circulation

Currently, pedestrian circulation on campus is handled via a network of sidewalks, paths, and pedestrian malls. Small and intermediate sized parking lots are spread throughout campus, and students, faculty and staff who commute via automobile disperse from these lots to various buildings on campus. Those who commute via mass transit or alternative modes of transportation are able to enter the campus at various points and then traverse the campus via the same internal system. As redevelopment occurs, parking will be targeted toward the perimeter of campus where possible and automobile commuters will exit their cars along the periphery of campus and walk to their internal destinations.

4. Little Canyon Trail

The trail adjacent to The Little Canyon Trail is an historic channel that predates the Salt River Project canal system seen elsewhere in the valley. The canal is a relatively narrow channel that transitions to an underground vault on either side of the university campus. This trail runs through the middle of the campus for a distance of approximately half mile from Missouri Avenue to Camelback Road.

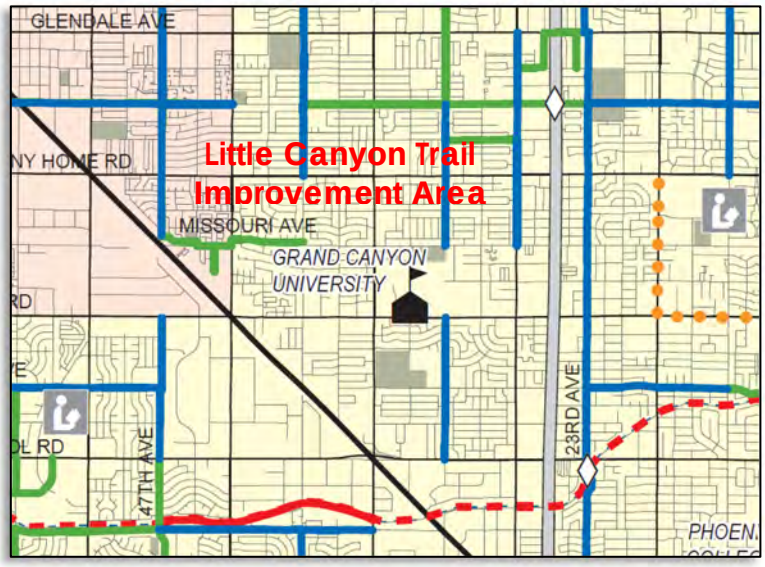
Easements are currently in place along the alignment of the trail, including utility easements and a multiuse trail easement. The alignment of the canal represents a segment in the Metropolitan Bike Path system (see the Maricopa Association of Governments "Bikeways" map), and is a community amenity. The City of Phoenix approved a Public Art Project to improve the canal between Missouri Avenue and Camelback Road and capitalize on its capacity to serve as a walking and bike path for area neighbors and public pedestrian access to Little Canyon Trail shall continue to be provided along Colter Street.

Improvements created a heavily landscaped multiuse path on the western bank of the canal on university property. As such, the university has agreed to provide annual funds to maintain these improvements that include a meandering path of concrete and decorate concrete, groundcover and shrubs, including white lantana, desmettiana and blue grama grasses, along with a tree canopy of pistache, palo verde and sissoo trees place 30 -feet on center to provide shade and screening. A landscaped terminus is provided at the Colter Street cul-de-sac as an amenity to the adjacent neighborhood.

These walkable improvements provide a welcome amenity to the neighborhood, and also provide a superior screening element between the campus and multifamily properties to the east. The extent of these improvements varies along the canal alignment, but is generally between 30 and 40 -feet deep. The practical effect on the immediately surrounding neighbors will be to provide a superior buffer between educational and residential uses that will help mitigate any possible negative effects on adjacent property owners.

5. *Metropolitan Bike Map*

Source:
Maricopa Association of Governments
"Bike Ways"



6. *Grading and Drainage*

The project is being designed to meet infill/redevelopment standards. Retention standards are required to meet what the retention requirements were previously or pre- versus post-development, or first flush, whichever is larger.

The common retention areas will be limited to a maximum of three feet of water depth and graded with maximum side slopes of 4:1. Retention areas provided on individual parcels may be either by retention basins or underground storage. All retention facilities will be drained within 36-hours of a major storm event as required by the City of Phoenix Drainage Design Manual.

7. Water & Wastewater Services

a. **Water Design**

The site is currently served by 12" waterlines within Camelback Road and Missouri Avenue and an 8" waterline within 35th Avenue. There is an internal network of public 8" and 6" lines to distribute water throughout the campus. Proposed buildings will be serviced from the internal distribution system, and be subject to the Phoenix Plumbing code. The water distribution system within this project, including fire protection, will be a private system, owned and maintained by the property owner. Improvements to the system will be reviewed and inspected by the Building Safety Section of the Development Services Department.

b. **Wastewater Design**

Wastewater services for this project will be provided by an existing 15" sewer lines in 35th Avenue and Camelback Road, and 8" sewer lines in Colter Street, 33rd Avenue, and 27th Avenue. Within the site, the campus is served by an internal network of 8" and 12" sewer lines. New buildings will connect to this internal network. All new sanitary sewer lines within the site shall be private plumbing lines subject to the Phoenix Plumbing Code or the Arizona Department of Environmental Quality (ADEQ) Aquifer Protection Program General Permit 4.01 in accordance with Arizona Administrative Code Title 18, Chapter 9, Section E301, whichever is applicable. Internal sewer main sizes and manhole spacing will be as required by the City of Phoenix Water Services Design Manual. The sanitary sewer collection system within this project will be a private system, owned and maintained by the property owner. The system will be reviewed and inspected by the Building Safety Section of the Development Services Department.

H. LEGAL DESCRIPTION

Approved 2016 PUD Legal Description
(Existing PUD Parcels)
Rev 4B
2/25/2016

This existing PUD legal description set is to be added to the "Legal Description PUD Update" set below for the combined legal description for all parcels in the 2020 PUD.

EXPIRES: 9/30/2016

LEGAL DESCRIPTION
PUD UPDATE

PARCEL NO. 1 (35TH & CAMELBACK CAMPUS):

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF PHOENIX BRASS CAP IN HAND HOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 14, FROM WHICH A CITY OF PHOENIX BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 14 BEARS NORTH 89°55'51" WEST, 2621.08 FEET;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 NORTH 00°06'04" EAST, 638.66 FEET TO A ½" REBAR WITH CAP STAMPED "LS 48510" MARKING THE SOUTHEAST CORNER OF THAT PARCEL AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2010-0043322, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EAST LINE NORTH 00°06'04" EAST, 688.55 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3, PLAT OF "HOMELAND" AS RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE SOUTHEAST CORNER OF A PARCEL AS DESCRIBED IN DOCKET 8422, PAGE 181, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID CORNER BEING MARKED BY A ½" REBAR WITH CAP STAMPED "LS 48510", AND ALSO BEING THE BEGINNING OF A NON-TANGENT 25.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH, SAID CURVE BEING TANGENT TO THE NORTH LINE OF SAID LOT 1, OF WHICH THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°01'44" WEST, 25.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38°12'17", AN ARC LENGTH OF 16.67 FEET TO A ½" REBAR WITH CAP STAMPED "LS 48510" AND THE POINT OF REVERSE CURVATURE OF A 45.00 FOOT RADIUS CURVE CONCAVE TO THE EAST;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 256°25'35", AN ARC LENGTH OF 201.40 FEET TO A ½" REBAR WITH CAP STAMPED "LS 48510" AND THE POINT OF REVERSE CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 38°21'29", AN ARC LENGTH OF 16.74 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND THE SOUTHWEST CORNER OF LOT 1, PLAT OF "COLTER OFFICE COMPLEX" AS FILED IN BOOK 1117, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID CORNER BEING MARKED BY A ½" REBAR WITH CAP STAMPED "LS 48510";

THENCE SOUTH 89°59'35" EAST, 297.51 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID CORNER BEING MARKED BY A ½" REBAR WITH CAP STAMPED "LS 48510";

THENCE NORTH 00°10'43" EAST, 942.00 FEET ALONG THE EAST LINE OF SAID LOT 1 AND THE EAST LINES OF LOTS 4 AND 6, PLAT OF "HOMESITE TRACTS" AS FILED IN BOOK 18 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA, TO THE NORTH LINE OF SAID LOT 6;

THENCE SOUTH 89°58'57" WEST, 298.79 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO THE NORTHWEST CORNER OF SAID LOT 6, SAID CORNER LYING ON SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 14;

THENCE NORTH 00°06'04" EAST, 133.95 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 180 FEET OF LOT 8, SAID PLAT OF "HOMESITE TRACTS";

THENCE NORTH 89°58’09” EAST, 298.97 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID LOT 8;

THENCE NORTH 00°10’43” EAST, 150.00 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 30.00 FEET OF SAID LOT 8;

THENCE SOUTH 89°58’09” WEST, 259.17 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WEST 40.00 FEET OF SAID LOT 8;

THENCE SOUTH 00°06’04” WEST, 10.00 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 40.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE SOUTH 89°58’09” WEST, 40.00 FEET ALONG SAID SOUTH LINE TO SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 14;

THENCE SOUTH 89°58’09” WEST, 430.00 FEET ALONG THE SOUTH LINE OF THE NORTH 40.00 FEET OF SAID SOUTHWEST QUARTER OF SECTION 14 TO A POINT IN THE WEST LINE OF THE EAST 430.00 FEET OF SAID SOUTHWEST QUARTER OF SECTION 14, SAID POINT BEING MARKED BY A CHISELED ‘X’ IN CONCRETE;

THENCE SOUTH 00°06'04" WEST, 670.21 FEET ALONG SAID WEST LINE TO A POINT IN THE SOUTH LINE OF THAT PARCEL AS DESCRIBED IN THAT CERTAIN WARRANTY DEED FILED IN DOCKET 9110, PAGE 55, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING MARKED WITH A 1/2” REBAR WITH CAP STAMPED “LS 48510”;

THENCE NORTH 89°58’50” WEST, 886.23 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF THE PLAT OF “QUATROS (AMENDED)” AS FILED IN BOOK 148, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00°02’13” EAST, 679.43 FEET ALONG THE EAST LINE OF SAID PLAT TO THE SOUTH RIGHT OF WAY LINE OF MISSOURI AVENUE, BEING MARKED BY A 1/2” REBAR WITH CAP STAMPED “LS 12213”;

THENCE SOUTH 89°58’09” WEST, 1263.06 FEET ALONG SAID RIGHT OF WAY LINE TO AN ANGLE POINT, BEING MARKED BY A 1/2” REBAR WITH CAP STAMPED “RLS 48510”;

THENCE SOUTH 44°53’24” WEST, 19.77 FEET TO AN ANGLE POINT, BEING MARKED BY A 1/2” REBAR WITH CAP STAMPED “RLS 48510”;

THENCE SOUTH 00°11'02" EAST, 1084.75 FEET ALONG THE EAST LINE OF THE WEST 40.00 FEET OF SAID SOUTHWEST QUARTER AND THE EASTERLY RIGHT OF WAY LINE OF 35TH AVENUE TO THE NORTHWEST CORNER OF THAT PARCEL AS DESCRIBED IN DOCUMENT NUMBER 2012-0023184, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID CORNER BEING MARKED WITH A 1/2” REBAR WITH CAP STAMPED “RLS 48510”;

THENCE NORTH 89°48’58” EAST, 80.00 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL, SAID CORNER BEING MARKED WITH A 1/2” REBAR WITH CAP STAMPED “RLS 48510”;

THENCE SOUTH 00°11’02” EAST, 170.00 FEET ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID CORNER BEING MARKED WITH A 1/2” REBAR WITH CAP STAMPED “RLS 48510”;

THENCE SOUTH 89°48’58” WEST, 80.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL AND THE SOUTH LINES OF THOSE PARCELS AS DESCRIBED IN DOCKET 11058, PAGE 1231, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BOOK 235, PAGE 383, RECORDS OF MARICOPA COUNTY, ARIZONA, TO A POINT IN SAID EASTERLY RIGHT OF WAY LINE OF 35TH AVENUE AND THE EASTERLY LINE OF SAID PARCEL NUMBER ONE DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED

FILED IN DOCKET 10860, PAGE 502, SAID POINT BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED "RLS 48510";

THENCE SOUTH 00°11'02" EAST, 20.51 FEET ALONG SAID RIGHT OF WAY LINE AND THE EAST LINE OF SAID PARCEL NUMBER ONE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14 AND THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED FILED IN DOCKET 2865, PAGE 98, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE CONTINUING SOUTH 00°11'02" EAST, 629.26 FEET ALONG THE EAST LINE OF SAID PARCEL AND ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE NORTH LINE OF THE SOUTH 690 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 14, FROM WHICH SAID POINT A 1/2 INCH REBAR WITNESS CORNER WITH CAP STAMPED "LS 48510 W.C." BEARS SOUTH 89°55'51" EAST, 2.00 FEET;

THENCE SOUTH 89°55'51" EAST, 650.01 FEET ALONG SAID NORTH LINE AND THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2006-1202438, RECORDS OF MARICOPA COUNTY, ARIZONA, TO THE NORTHEAST CORNER OF SAID PARCEL AND THE NORTHEAST CORNER OF THE SOUTH 690 FEET OF THE WEST 690 FEET OF SAID SOUTHWEST QUARTER, SAID CORNER BEING MARKED BY A 1/2" REBAR;

THENCE SOUTH 00°11'02" EAST, 650.01 FEET ALONG THE EAST LINE OF THE WEST 690 FEET OF SAID SOUTHWEST QUARTER TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CAMELBACK ROAD AND THE NORTHERLY LINE OF THAT PARCEL AS DESCRIBED IN SAID QUIT CLAIM DEED FILED IN DOCKET 2865, PAGE 98, SAID POINT BEING MARKED BY A ½" IRON PIPE;

THENCE SOUTH 89°55'51" EAST, 568.63 FEET ALONG SAID NORTHERLY LINE OF SAID PARCEL AND ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF PARCEL NUMBER TWO DESCRIBED IN SAID QUIT CLAIM DEED FILED IN DOCKET 10860, PAGE 502, SAID CORNER BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED "RLS 48510";

THENCE NORTH 45°00'49" EAST, 16.95 FEET ALONG THE NORTH LINE OF SAID PARCEL NUMBER TWO AND SAID NORTHERLY RIGHT OF WAY LINE TO AN ANGLE POINT, SAID ANGLE POINT BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED "RLS 48510";

THENCE SOUTH 89°55'51" EAST, 229.00 FEET ALONG SAID NORTH LINE OF SAID PARCEL NUMBER TWO AND SAID NORTHERLY RIGHT OF WAY LINE TO AN ANGLE POINT, BEING MARKED BY A ½" REBAR WITH CAP STAMPED "LS 35832";

THENCE SOUTH 86°07'03" EAST, 180.42 FEET ALONG SAID NORTH LINE OF SAID PARCEL NUMBER TWO AND SAID NORTHERLY RIGHT OF WAY LINE TO AN ANGLE POINT, BEING MARKED BY A ½" REBAR WITH CAP STAMPED "LS 35832";

THENCE SOUTH 89°55'51" EAST, 511.64 FEET ALONG SAID NORTH LINE OF SAID PARCEL NUMBER TWO AND SAID NORTHERLY RIGHT OF WAY LINE TO A POINT IN THE WEST LINE OF THE EAST 430.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 14, SAID POINT BEING MARKED BY A PK NAIL WITH TAG STAMPED "LS 48510";

THENCE NORTH 00°06'04" EAST, 598.80 FEET ALONG SAID WEST LINE AND ALONG THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN THAT CERTAIN WARRANTY DEED FILED IN DOCKET 7870, PAGE 557, RECORDS OF MARICOPA COUNTY, ARIZONA, TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2010-0043322, SAID CORNER BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED "RLS 48510";

THENCE ALONG THE SOUTH LINE OF SAID PARCEL SOUTH 89°54'46" EAST, 430.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 5,666,480 SQUARE FEET OR 130.084 ACRES, MORE OR LESS.

PARCEL NO. 2 (COLTER STREET PROPERTY):

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF PHOENIX BRASS CAP IN HAND HOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 14, FROM WHICH A CITY OF PHOENIX BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 14 BEARS SOUTH 89°56'34" EAST, 2621.76 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTH 89°56'34" EAST, 491.59 FEET;

THENCE NORTH 00°03'26" EAST, 40.00 FEET TO THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 40.00 FEET OF SAID SOUTHEAST QUARTER, SAID NORTH LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF CAMELBACK ROAD, AND THE WEST LINE OF LOT 12, BLOCK 3, PLAT OF "HOMELAND", AS FILED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID INTERSECTION BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED "RLS 48510" AND BEING THE **POINT OF BEGINNING**;

THENCE NORTH 89°56'34" WEST, 168.85 FEET ALONG THE SAID NORTH LINE OF THE SOUTH 40.00 FEET OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF LOT 11, BLOCK 3, PLAT OF "HOMELAND", AS FILED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID CORNER BEING MARKED BY A REBAR WITH YELLOW CAP STAMPED "LS 10846";

THENCE NORTH 00°07'57" EAST, 621.25 FEET ALONG THE WEST LINE OF SAID LOT 11, BLOCK 3, SAID PLAT OF "HOMELAND" TO THE NORTHWEST CORNER OF SAID LOT 11, SAID CORNER BEING MARKED BY A 1" OUTSIDE DIAMETER PIPE WITH YELLOW CAP STAMPED "RLS 48510" ATTACHED BY A WIRE;

THENCE NORTH 89°58'04" WEST, 164.02 FEET ALONG THE SOUTH LINE OF LOT 2, BLOCK 3, SAID PLAT OF "HOMELAND" TO THE SOUTHWEST CORNER OF SAID LOT 2, SAID CORNER BEING MARKED BY A MAG NAIL WITH WASHER STAMPED "RLS 48510";

THENCE NORTH 00°06'59" EAST, 666.17 FEET ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF SAID LOT 2, FROM WHICH SAID CORNER A MAG NAIL WITNESS CORNER WITH WASHER STAMPED "LS 48510 WC 11FT" BEARS NORTH 00°06'59" EAST, 11.00 FEET;

THENCE SOUTH 89°59'35" EAST, 189.21 FEET ALONG THE NORTH LINE OF SAID LOT 2 AND THE NORTH LINE OF LOT 2, PLAT OF "COLTER COMMONS", AS FILED IN BOOK 1089, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA, TO THE NORTHEAST CORNER OF SAID LOT 2 OF "COLTER COMMONS", SAID CORNER BEING MARKED BY A 1/2" REBAR WITH RED CAP STAMPED "RLS 31020 GOETZ";

THENCE SOUTH 00°07'56" WEST, 157.57 FEET ALONG THE PROPERTY LINE COMMON TO SAID LOT 2 AND LOT 1, SAID PLAT OF "COLTER COMMONS", TO AN ANGLE POINT, SAID ANGLE POINT BEING MARKED BY A PK NAIL WITH WASHER STAMPED "RLS 31020 GOETZ";

THENCE NORTH 89°57'53" EAST, 111.47 FEET ALONG SAID PROPERTY LINE TO AN ANGLE POINT, SAID ANGLE POINT BEING MARKED BY A 1/2" REBAR WITH RED CAP STAMPED "RLS 31020 GOETZ";

THENCE SOUTH 40°41'03" EAST, 40.71 FEET ALONG SAID PROPERTY LINE TO AN ANGLE POINT, SAID ANGLE POINT BEING MARKED BY A PK NAIL WITH WASHER STAMPED "RLS 31020 GOETZ";

THENCE SOUTH 00°01’08” EAST, 142.12 FEET ALONG SAID PROPERTY LINE TO AN ANGLE POINT, SAID ANGLE POINT BEING MARKED BY A PK NAIL WITH WASHER STAMPED “RLS 31020 GOETZ”;

THENCE NORTH 89°58’06” EAST, 164.78 FEET ALONG SAID PROPERTY LINE TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID CORNER BEING MARKED BY A 1/2” REBAR WITH RED CAP STAMPED “RLS 31020 GOETZ”;

THENCE NORTH 00°09’50” EAST, 330.37 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1, SAID CORNER BEING MARKED BY A 1/2” REBAR WITH RED CAP STAMPED “RLS 31020 GOETZ”;

THENCE SOUTH 89°59'35" EAST, 458.42 FEET ALONG THE NORTH LINE OF LOT 5, 6, AND 7, BLOCK 3, SAID PLAT OF “HOMELAND” TO THE EAST LINE OF THE WEST 130 FEET OF SAID LOT 7;

THENCE SOUTH 00°11'43" WEST, 666.59 FEET ALONG THE EAST LINE OF THE WEST 130 FEET OF SAID LOT 7 AND LOT 8, BLOCK 3, SAID PLAT OF “HOMELAND” TO THE NORTH LINE OF LOT 15, BLOCK 3, SAID PLAT OF “HOMELAND”;

THENCE SOUTH 89°58’04” EAST, 34.03 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 15, SAID CORNER BEING MARKED BY A 1/2” REBAR WITH CAP STAMPED “RLS 48510”;

THENCE CONTINUING SOUTH 89°58’04” EAST, 134.03 FEET ALONG THE NORTH LINE OF LOT 16, BLOCK 3, SAID PLAT OF “HOMELAND” TO THE NORTHEAST CORNER OF THE NORTH 60 FEET OF SAID LOT 16, SAID CORNER BEING ON THE WEST RIGHT OF WAY LINE OF 29TH AVENUE;

THENCE SOUTH 00°13'37" WEST 611.67 FEET ALONG SAID EAST LINE OF LOT 16 TO THE NORTH LINE OF THAT PARCEL AS DESCRIBED IN DOCKET 9174, PAGE 788, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID NORTH LINE ALSO BEING THE NORTH RIGHT OF WAY LINE OF CAMELBACK ROAD;

THENCE NORTH 89°56'34" WEST, 60.00 FEET ALONG SAID NORTH LINE AND SAID RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF THE EAST 60.00 FEET OF SAID LOT 16;

THENCE SOUTH 00°13'37" WEST, 10.00 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTH 40.00 FEET OF SAID SOUTHEAST QUARTER, SAID NORTH LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF CAMELBACK ROAD;

THENCE NORTH 89°56'34" WEST, 729.29 FEET ALONG SAID RIGHT OF WAY LINE TO THE **POINT OF BEGINNING.**

CONTAINS 1,148,775 SQUARE FEET OR 26.372 ACRES, MORE OR LESS.

PARCEL NO. 3 (27TH AVENUE PROPERTY):

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF PHOENIX BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 13, FROM WHICH A BRASS CAP IN HAND HOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 13 BEARS NORTH 89°28'56” EAST, 2604.62 FEET;

THENCE NORTH 89°28'56” EAST, 325.01 FEET TO THE EAST LINE OF THE WEST 324.97 FEET OF SAID SOUTHWEST QUARTER;

THENCE NORTH 00°20'47" EAST, 42.00 FEET ALONG SAID EAST LINE TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 42 FEET OF SAID SOUTHWEST QUARTER, SAID NORTH LINE BEING THE NORTH RIGHT OF WAY LINE OF CAMELBACK ROAD AND THE **POINT OF BEGINNING;**

THENCE CONTINUING NORTH 00°20'47" EAST, 224.66 FEET TO THE NORTH LINE OF THE SOUTH 266.64 FEET OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 89°28'56" WEST, 285.00 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST 40 FEET OF SAID SOUTHWEST QUARTER, SAID EAST LINE BEING THE EAST RIGHT OF WAY LINE OF 27TH AVENUE;

THENCE NORTH 00°20'47" EAST, 507.48 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF PARCEL NO. 4, AS DESCRIBED IN THAT CERTAIN DEED RECORDED UNDER DOCUMENT NUMBER 1997-0068316, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID CORNER ALSO BEING COINCIDENT WITH THE SOUTH LINE OF PARCEL 'A' AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED UNDER DOCUMENT NUMBER 2013-0272283, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89°31'06" WEST, 40.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'A' TO THE SOUTHWEST CORNER OF SAID PARCEL 'A', SAID CORNER BEING COINCIDENT WITH THE WEST LINE OF SAID SECTION 13;

THENCE NORTH 00°20'47" EAST, 520.05 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID PARCEL 'A';

THENCE NORTH 89°31'06" EAST, 40.00 FEET ALONG THE NORTH LINE OF SAID PARCEL 'A' TO AN ANGLE POINT IN THE NORTH LINE OF SAID PARCEL 'A', ALSO BEING THE NORTHWEST CORNER OF A TRIANGLE PARCEL AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1987-510237, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00°20'47" WEST, 5.00 FEET ALONG THE PROPERTY LINE OF SAID PARCEL 'A' TO THE SOUTHWEST CORNER OF SAID TRIANGLE PARCEL, SAID CORNER BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED "SPRINGER LS 34399";

THENCE NORTH 44°55'57" EAST, 7.12 FEET ALONG SAID PROPERTY LINE AND THE SOUTHEASTERLY LINE OF SAID TRIANGLE PARCEL TO THE NORTHEAST CORNER OF SAID TRIANGLE PARCEL, SAID CORNER BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED "STUSSY RLS 37259";

THENCE NORTH 89°31'06" EAST, 1259.63 FEET ALONG THE NORTH LINES OF SAID PARCEL 'A' AND PARCEL 'B' AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED UNDER DOCUMENT NUMBER 2013-0272284, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID NORTH LINES ALSO BEING THE SOUTH RIGHT OF WAY LINE OF COLTER STREET, TO THE NORTHEAST CORNER OF SAID PARCEL 'B', SAID CORNER BEING MARKED BY A 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "RLS 48510", AND SAID CORNER BEING COINCIDENT WITH THE WEST RIGHT OF WAY LINE OF BLACK CANYON HIGHWAY (I-17) AND THE WESTERLY LINE OF A PARCEL AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCKET 273, PAGE 112, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00°26'59" WEST, 292.07 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE, SAID ANGLE POINT BEING MARKED BY A MAG NAIL WITH BRASS WASHER STAMPED "LS 48510";

THENCE SOUTH 06°08'29" WEST, 933.80 FEET ALONG SAID RIGHT OF WAY LINE TO THE NORTHERLY CORNER OF THAT CERTAIN PARCEL AS DESCRIBED IN DOCUMENT NUMBER 1999-0161426, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 34°40'18" WEST, 21.51 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 40.31 FEET, FROM WHICH BEGINNING THE RADIUS POINT BEARS NORTH 39°35'21" WEST;

THENCE WESTERLY 26.46 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°36’35” TO THE WEST CORNER OF SAID PARCEL AND THE NORTH LINE OF THAT PARCEL AS DESCRIBED IN DOCKET 14630, PAGE 58, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 88°01'14" WEST, 122.75 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE WEST LINE OF THAT PARCEL AS DESCRIBED IN DOCKET 4834, PAGE 206, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 06°08'29" WEST, 2.02 FEET ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE SOUTH 89°28'56" WEST, 725.57 FEET ALONG THE NORTH LINE OF THE SOUTH 42.00 FEET OF SAID SOUTHWEST QUARTER AND THE NORTH RIGHT OF WAY LINE OF CAMELBACK ROAD TO THE **POINT OF BEGINNING;**

EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2000-0945122, RECORDS OF MARICOPA COUNTY, ARIZONA, AS PARCEL NO. 1 AND PARCEL NO. 2, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE BLACK CANYON HIGHWAY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;

THENCE NORTH 89 DEGREES 57 MINUTES 40 SECONDS EAST 630.00 FEET;

THENCE NORTH 00 DEGREES 49 MINUTES 40 SECONDS EAST 42.00 FEET TO THE **POINT OF BEGINNING;**

THENCE NORTH 00 DEGREES 47 MINUTES 46 SECONDS EAST 428.04 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 18 SECONDS EAST 59.84 FEET;

THENCE SOUTH 00 DEGREES 38 MINUTES 56 SECONDS WEST 123.83 FEET;

THENCE SOUTH 00 DEGREES 50 MINUTES 22 SECONDS WEST 304.21 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS WEST 59.94 FEET TO THE **POINT OF BEGINNING;** AND

EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE BLACK CANYON HIGHWAY, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;

THENCE NORTH 89 DEGREES 57 MINUTES 40 SECONDS EAST 792.26 FEET;

THENCE NORTH 00 DEGREES 45 MINUTES 56 SECONDS EAST 41.97 FEET TO A CORNER POINT ON DEED RECORDED AS 86-531860, OF OFFICIAL RECORDS AND THE **POINT OF BEGINNING;**

THENCE NORTH 00 DEGREES 45 MINUTES 56 SECONDS EAST 302.59 FEET;

THENCE NORTH 00 DEGREES 45 MINUTES 56 SECONDS EAST 125.45 FEET TO A POINT ON A NORTH LINE ON DEED RECORDED AS 86-531860, OF OFFICIAL RECORDS;

THENCE NORTH 89 DEGREES 57 MINUTES 18 SECONDS EAST 458.35 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE BLACK CANYON HIGHWAY (INTERSTATE HIGHWAY 17);

THENCE SOUTH 06 DEGREES 34 MINUTES 57 SECONDS WEST 40.06 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 52 SECONDS WEST 276.80 FEET;

THENCE SOUTH 03 DEGREES 19 MINUTES 27 SECONDS WEST 159.56 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 45 SECONDS WEST 15.03 FEET;

THENCE SOUTH 04 DEGREES 08 MINUTES 50 SECONDS WEST 229.17 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS WEST 141.84 FEET TO THE **POINT OF BEGINNING.**

CONTAINS 1,385,850 SQUARE FEET OR 31.815 ACRES, MORE OR LESS.

PARCEL NO. 4 (EAST OF 30TH DRIVE):

UNITS 1 THROUGH 71, INCLUSIVE, COLTER MEADOWS CONDOMINIUMS, ACCORDING TO DECLARATION OF HORIZONTAL PROPERTY REGIME RECORDED MARCH 26, 1985 IN DOCUMENT NO. 85-130175, AND RERECORDED APRIL 29, 1985 IN DOCUMENT NO. 85-190910, AND PLAT RECORDED IN BOOK 280 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH EACH UNITS UNDIVIDED INTEREST IN AND TO THE COMMON AREAS, AS SET FORTH IN SAID DECLARATION AND DESIGNATED ON SAID PLAT; AND

TOGETHER WITH ALL THOSE PORTIONS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED UNDER DOCUMENT NUMBER 2014-0592161 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF LOT 3, HOMESITE TRACTS, ACCORDING TO BOOK 18 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA.

SUBJECT TO: CURRENT TAXES AND OTHER ASSESSMENTS, RESERVATIONS IN PATENTS AND ALL EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, LIENS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS, AND LIABILITIES AS MAY APPEAR OF RECORD.

TOGETHER WITH ALL THOSE PORTIONS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2015-0189884 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF LOT 3, HOMESITE TRACTS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, BOOK 18 OF MAPS, PAGE 48.

TOGETHER WITH ALL THOSE PORTIONS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2014-0721276 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 5, HOMESITE TRACTS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 18 OF MAPS, PAGE 48;

EXCEPT THE NORTH 210 FEET THEREOF.

TOGETHER WITH ALL THOSE PORTIONS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2015-0120260 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THE SOUTH 75 FEET OF THE NORTH 210 FEET OF LOT 5, HOMESITE TRACTS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 18 OF MAPS, PAGE 48.

PARCEL NO. 2:

THE SOUTH 50 FEET OF THE NORTH 135 FEET OF LOT 5, HOMESITE TRACTS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 18 OF MAPS, PAGE 48.

CONTAINS 350,265 SQUARE FEET, OR 8.041 ACRES, MORE OR LESS.

PARCEL N0. 5 (2728 WEST COLTER STREET-APN NUMBERS: #153-19-007,#153-19-009,#153-19-011)

ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBERS 2014-0679600, RECORDS OF MARICOPA COUNTY, ARIZONA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 9, 10 AND 11, BLOCK 2, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18 RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 177.00 FEET, THEREOF.

CONTAINS 202,601 SQUARE FEET, OR 4.651 ACRES, MORE OR LESS.

PARCEL NO. 6 (5337 NORTH 30TH DRIVE-APN NUMBERS:#153-18-025F, #153-18-025E, #153-18-025D, #153-18-004A, #153-18-004B, #153-18-003A, #153-18-005B, #153-18-005C, #153-18-005A, #153-18-006B, #153-18-006A, #153-18-002B, #153-18-001B

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF PHOENIX BRASS CAP IN HAND HOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 14, FROM WHICH A CITY OF PHOENIX BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 14 BEARS SOUTH 89°56'34" EAST, 2621.76 FEET;

THENCE NORTH 00°06'04" EAST, 2643.03 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14 TO A CITY OF PHOENIX BRASS CAP FLUSH MARKING THE CENTER SECTION CORNER OF SAID SECTION 14;

THENCE NORTH 89°58'09" EAST, 359.21 FEET ALONG THE MIDSECTION LINE OF THE SAID SOUTHEAST QUARTER OF SAID SECTION 14 TO THE NORTHWEST CORNER OF LOT 7, PLAT OF "HOMESITE TRACTS", AS FILED IN BOOK 18 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE DEPARTING SAID MIDSECTION LINE SOUTH 00°03'45" WEST 15.00 FEET ALONG THE WEST LINE OF SAID LOT 7 TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°58'09" EAST, 298.49 FEET TO A POINT ON THE WEST LINE OF LOT 5, BLOCK 1, PLAT OF "HOMELAND", AS FILED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE CONTINUING NORTH 89°58'09" EAST 519.13 FEET TO THE NORTHEAST CORNER OF A PARCEL AS DESCRIBED IN THAT CERTAIN DEED RECORDED UNDER DOCUMENT NUMBER 2015-0035201, RECORDS OF MARICOPA COUNTY, SAID CORNER BEING MARKED BY A REBAR;

THENCE SOUTH 00°14'22" WEST 15.00 FEET TO THE NORTHWEST CORNER OF A PARCEL AS DESCRIBED IN THAT CERTAIN DEED RECORDED UNDER DOCUMENT NUMBER 2014-0762303, RECORDS OF MARICOPA COUNTY, SAID CORNER BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED "RLS 48510";

THENCE NORTH 89°58'09" EAST 110.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5, BLOCK 1, PLAT OF "HOMELAND", SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF N 29TH AVENUE AND MARKED WITH A 1/2" REBAR WITH CAP STAMPED "RLS 48510";

THENCE SOUTH 00°14'22" WEST 126.42 FEET ALONG THE SAID EAST LINE OF SAID LOT 5, BLOCK 1, PLAT OF "HOMELAND" TO THE SOUTHEAST CORNER OF A PARCEL AS DESCRIBED IN THAT CERTAIN DEED RECORDED UNDER DOCUMENT NUMBER 2014-0717418, RECORDS OF MARICOPA COUNTY, SAID CORNER BEING MARKED BY A 3/4" IRON PIPE, 1' BELOW THE SURFACE;

THENCE SOUTH 89°59'04" WEST 628.85 FEET TO A POINT ON THE SAID WEST LINE OF LOT 5, BLOCK 1, PLAT OF "HOMELAND", SAID POINT BEING MARKED BY A MAG NAIL WITH WASHER STAMPED "RLS 48510" SET IN CONCRETE WALL FOOTER;

THENCE SOUTH 00°08'02" WEST 0.60 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SAID LOT 7, PLAT OF "HOMESITE TRACTS", SAID POINT BEING MARKED BY A MAG NAIL WITH WASHER STAMPED "RLS 48510" SET IN CONCRETE WALL FOOTER;

THENCE SOUTH 89°58'23" WEST 298.61 FEET ALONG THE SAID SOUTH LINE OF THE NORTH 1/2 OF THE SAID LOT 7, PLAT OF "HOMESITE TRACTS" TO A POINT ON THE SAID WEST LINE OF LOT 7, SAID POINT BEING THE SOUTHWEST CORNER OF A PARCEL AS DESCRIBED IN THAT CERTAIN DEED RECORDED UNDER DOCUMENT NUMBER 2014-0659270, RECORDS OF MARICOPA COUNTY, SAID CORNER BEING MARKED BY CHISELED "X" IN CONCRETE;

THENCE NORTH 00°10'43" EAST 141.83 FEET ALONG THE SAID WEST LINE OF LOT 7, PLAT OF "HOMESITE TRACTS" TO THE **POINT OF BEGINNING**;

CONTAINS 129,592 SQUARE FEET, OR 2.975 ACRES, MORE OR LESS.

PARCEL NO. 7 (2733 WEST MISSOURI AVE-APN NUMBERS: #153-19-125, #153-19-017A, #153-19-019A, #153-19-049 thru #153-19-124, #153-18-004C, #153-19-003D, #153-19-003C):

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF PHOENIX BRASS CAP IN HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 14, FROM WHICH A CITY OF PHOENIX BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 14 BEARS SOUTH 00°20'41" WEST, 2647.11 FEET;

THENCE ALONG THE MID SECTION LINE OF SAID SECTION 14 SOUTH 89°58'09" WEST 658.22 FEET TO A POINT, SAID POINT BEING MARKED BY A CHISELED X;

THENCE DEPARTING SAID MIDSECTION LINE SOUTH 00°01'51" EAST 20.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MISSOURI STREET, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE SAID SOUTH RIGHT OF WAY LINE NORTH 89°58'09" EAST 218.45 FEET;

THENCE SOUTH 00°19'57" WEST 140.94 FEET;

THENCE SOUTH 89°58'38" WEST 17.35 FEET;

THENCE SOUTH 00°19'57" WEST 160.94 FEET;

THENCE NORTH 89°59'06" EAST 148.90 FEET TO THE NORTHEAST CORNER OF THE WEST 350 FEET OF LOT 14, BLOCK 2, HOMELAND, A SUBDIVISION RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00°19'57" WEST 321.92 FEET;

THENCE SOUTH 89°59'57" WEST 350.00 FEET TO REBAR WITHOUT CAP;

THENCE SOUTH 00°19'57" WEST 16.94 FEET TO A 1 INCH IRON ROD FOUND 1 FOOT BELOW SURFACE;

THENCE NORTH 89°59'06" WEST 627.01 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH 29TH AVENUE, SAID POINT BEING MARKED BY A 1/2 INCH REBAR WITH CAP MARKED "RLS 48510";

THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00°14'22" EAST 85.28 FEET TO A POINT, SAID POINT BEING MARKED BY A 1/2 INCH REBAR WITH CAP MARKED "RLS 48510";

THENCE DEPARTING SAID EAST RIGHT OF WAY LINE SOUTH 89°59'12" EAST 213.57 FEET;

THENCE NORTH 00°17'09" EAST 80.00 FEET A 1/2 INCH REBAR WITH CAP MARKED "RLS 48510";

THENCE NORTH 89°59'12" WEST 213.64 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE, SAID POINT BEING MARKED BY A 1/2 INCH REBAR WITH CAP MARKED "RLS 48510";

THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00°14'22" EAST 463.00 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 12.00 FEET AND CENTRAL ANGLE OF 89°47'50";

THENCE NORTHEASTERLY ALONG SAID CURVE 18.81 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST MISSOURI AVENUE;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 89°58'09" EAST 616.11 FEET TO THE **POINT OF BEGINNING**;

EXCEPT THE INTEREST CONVEYED TO THE CITY OF PHOENIX FOR STREET PURPOSES DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2014-0854087 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF PHOENIX BRASS CAP IN HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 14, FROM WHICH A CITY OF PHOENIX BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 14 BEARS SOUTH 00°20'41" WEST, 2647.11 FEET;

THENCE ALONG THE MID SECTION LINE OF SAID SECTION 14 SOUTH 89°58'09" WEST 658.22 FEET TO A POINT, SAID POINT BEING MARKED BY A CHISELED X;

THENCE DEPARTING SAID MIDSECTION LINE SOUTH 00°01'51" EAST 20.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MISSOURI STREET;

THENCE SOUTH 00°19'57" WEST 301.82 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°59'06" EAST 25.00 FEET;

THENCE SOUTH 00°19'57" WEST 160.91 FEET;

THENCE SOUTH 89°59'35" WEST 25.00 FEET;

THENCE NORTH 00°19'57" EAST 160.91 FEET TO THE **POINT OF BEGINNING**;

CONTAINS 556,527 SQUARE FEET, OR 12.776 ACRES, MORE OR LESS.

PARCEL NO. 8, INTENTIONALLY OMITTED

PARCEL NO. 9 (2810 WEST CAMELBACK ROAD-APN NUMBERS: #153-28-031D, #153-28-031J, #153-28-031H, #153-28-029A,#153-28-003B,#153-28-004A,#153-28-027A,#153-28-027C,#153-28-020,#153-28-025,#153-28-022,#153-28-023,#153-28-024,#153-28-026,#153-28-021,#153-28-028F,#153-28-002B,#153-28-003F, #153-28-027B):

ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2014-0592163 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

THE WEST HALF OF LOT 12, BLOCK 4, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 7 FEET THEREOF; AND

EXCEPT THE NORTH 25 FEET THEREOF; AND

EXCEPT THE SOUTH 22 FEET OF THE WEST 10 FEET OF LOT 12, BLOCK 4, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

TOGETHER WITH THAT PART OF ABANDONED PUBLIC ALLEY RIGHT OF WAY AS ABANDONED BY RESOLUTION NO. 16934 RECORDED DECEMBER 3, 1986 IN INSTRUMENT NO. 86-667936, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE EAST 10 FEET OF LOT 11, BLOCK 4, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 25 FEET THEREOF; AND
EXCEPT THE SOUTH 22 FEET THEREOF.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2015-0765236 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF THAT PORTION OF LOT 2, BLOCK 4, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WEST OF THE WEST LINE OF THE EAST 25 FEET OF SAID LOT 2;

EXCEPT THE SOUTH 150 FEET THEREOF.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2015-0797464 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE NORTH TWO-THIRDS OF THE EAST HALF OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 2, BLOCK 4, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, LYING WEST OF THE WEST LINE OF THE EAST 25 FEET OF SAID LOT 2;

EXCEPT THE SOUTH 150 FEET THEREOF.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2015-0818729 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 150 FEET OF LOT 2, BLOCK 4, OF HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED BOOK 15 OF MAPS; PAGE 18;

EXCEPT THE SOUTH 75 FEET THEREOF,

AND EXCEPT THE EAST 145 FEET THEREOF.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2015-0818730 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 75 FEET OF THE EAST 164.09 FEET OF LOT 2, BLOCK 4 OF HOMELAND, ACCORDING TO THE PLAT RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST 25 FEET THEREOF.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2015-0861541 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 60 FEET OF LOT 9, BLOCK 4, OF HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 18.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2015-0765234 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTH 60 FEET OF THE NORTH 184 FEET OF LOT 9, BLOCK 4, OF HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 15 OF MAPS, PAGE 18.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2015-0765234 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2:

THE SOUTH 60 FEET OF THE NORTH 244 FEET OF LOT 9, BLOCK 4, OF HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 15 OF MAPS, PAGE 18.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2015-0765234 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3:

THE SOUTH 60 FEET OF THE NORTH 304 FEET OF LOT 9, BLOCK 4, OF HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARIC0PA COUNTY, ARIZONA, IN BOOK 15 OF MAPS, PAGE 18.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2015-0765234 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 4:

LOT 9, BLOCK 4, OF HOMELAND, ACCORDING TO THE PLAT "OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 15 OF MAPS, PAGE 18;

EXCEPT THE SOUTH 260 FEET THEREOF; AND

EXCEPT THE NORTH 304 FEET THEREOF.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2015-0063844 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 10 AND 11, BLOCK 4, OF HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 18; AND

EXCEPT FROM SAID LOT 11, THE EAST 10 FEET, AND THE SOUTH 9 FEET OF THE EAST 20 FEET THEREOF; AND

EXCEPT FROM LOT 11, THE NORTH 25 FEET THEREOF; AND

EXCEPT FROM LOT 10, THAT PORTION DESCRIBED IN THREE DEEDS TO THE CITY OF PHOENIX, RECORDED IN DOCKET 7814, PAGE 736, IN DOCKET 7814, PAGE 740, AND IN DOCKET 7814, PAGE 742, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE SOUTH 7 FEET OF LOT 10; AND THE SOUTH 7 FEET OF LOT 11, EXCEPT THE EAST 20 FEET THEREOF, AS CONVEYED TO THE CITY OF PHOENIX, BY QUIT CLAIM DEED RECORDED IN DOCKET 9771,PAGE 604.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2014-0592156 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 260 FEET OF LOT 9, BLOCK 4, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 7 FEET OF LOT 9, BLOCK 4, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH A PARCEL OF LAND BOUNDED ON THE WEST BY THE WEST LINE OF SAID LOT 9, ON THE SOUTH BY THE NORTH LINE OF THE SOUTH 7 FEET OF SAID LOT 9, AND ON THE NORTHEAST BY THE ARC OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 12 FEET, AND BEING TANGENT TO SAID WEST LINE AND SAID NORTH LINE.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2014-0067973 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 64 FEET OF THE NORTH 124 FEET OF LOT 9, BLOCK 4, OF HOMELAND, ACCORDING TO THE PLAT OF RECORD ON THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 18.

CONTAINS 386,502 SQUARE FEET, OR 8.872 ACRES, MORE OR LESS.

PARCEL NO. 10 (5228 & 5232 N 29TH AVE-APN NUMBERS: #153-18-011F, #153-18-011G, #153-18-011H, #153-18-011E, #153-18-011J, #153-18-012B):,

ALL PORTIONS DESCRIBED IN THOSE CERTAIN WARRANTY DEEDS RECORDED UNDER DOCUMENT NUMBERS 2009-0318019, 2014-0430190, 2014-0430302, 2015-0091853, 2015-0202005 RECORDS OF MARICOPA COUNTY, ARIZONA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 11, BLOCK 1, OF HOMELAND, ACCORDING TO THE PLAT OF RECORD WITH THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 18;

EXCEPT THE NORTH 25 FEET OF SAID LOT 11.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2014-0810054 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 60 FEET OF THE EAST HALF OF LOT 12, BLOCK 1, OF HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 18.

CONTAINS 90,601 SQUARE FEET, OR 2.080 ACRES, MORE OR LESS.

PARCEL NO. 11 (2720 WEST CAMELBACK ROAD-APN # 153-28-037B):

ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1999-0007199, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF LOTS 15 AND 16, BLOCK 4, OF HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 18.

EXCEPT THE SOUTH 9 FEET THEREOF; AND

EXCEPT THE EAST 167 FEET THEREOF.

CONTAINS 39,056 SQUARE FEET, OR 0.897 ACRES, MORE OR LESS.

PARCEL NO. 12 (2910 WEST VERMONT AVENUE-APN NUMBERS: #153-18-007T, #153-18-007S, #153-18-007P, #153-18-007Q, #153-18-007R,#153-18-007F,#153-18-007J,):

ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED UNDER DOCUMENT NUMBER 2014-0592152, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE WEST HALF OF THE EAST 323 FEET OF LOT 6, BLOCK 1, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 8.00 FEET THEREOF.

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6;

THENCE NORTH ALONG THE WEST LINE OF LOT 6, TO THE INTERSECTION WITH THE PERIMETER OF A CIRCULAR CURVE TO THE RIGHT CONCAVE SOUTHERLY, HAVING A CENTRAL ANGLE OF 40°07‘59” AND A RADIUS OF 45 FEET;

THENCE SOUTHEASTERLY ALONG THE PERIMETER OF SAID CIRCULAR CURVE, A DISTANCE OF 31.5 FEET TO A POINT OF REVERSE CURVATURE;

THENCE EASTERLY ALONG THE PERIMETER OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 40 FEET AND A CENTRAL ANGLE OF 40°07‘59” A DISTANCE OF 28.02 FEET TO A POINT OF TANGENCY WITH THE NORTH LINE OF THE SOUTH LINE OF LOT 6;

THENCE EAST, PARALLEL WITH AND 25 FEET NORTH OF THE SOUTH LINE OF LOT 6, TO A POINT WHICH IS 25 FEET NORTH AND 10 FEET WEST OF THE SOUTHEAST CORNER THEREOF;

THENCE NORTHEASTERLY TO A POINT ON THE EAST LINE OF LOT 6, A DISTANCE OF 35 FEET NORTH OF THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF LOT 6, A DISTANCE OF 35 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF LOT 6 AND THE **POINT OF BEGINNING**;

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED UNDER DOCUMENT NUMBER 2014-0592153, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE WEST HALF OF THE EAST 323 FEET OF LOT 6, BLOCK 1, HOMELAND, ACCORDING TO BOOK 15 OF MAPS PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 8.00 FEET THEREOF.

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6;

THENCE NORTH ALONG THE WEST LINE OF LOT 6, TO THE INTERSECTION WITH THE PERIMETER OF A CIRCULAR CURVE TO THE RIGHT CONCAVE SOUTHERLY, HAVING A CENTRAL ANGLE OF 40°07‘59” AND A RADIUS OF 45 FEET;

THENCE SOUTHEASTERLY ALONG THE PERIMETER OF SAID CIRCULAR CURVE, A DISTANCE OF 31.5 FEET TO A POINT OF REVERSE CURVATURE;

THENCE EASTERLY ALONG THE PERIMETER OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 40 FEET AND A CENTRAL ANGLE OF 40°07‘59” A DISTANCE OF 28.02 FEET TO A POINT OF TANGENCY WITH THE NORTH LINE OF THE SOUTH LINE OF LOT 6;

THENCE EAST, PARALLEL WITH AND 25 FEET NORTH OF THE SOUTH LINE OF LOT 6, TO A POINT WHICH IS 25 FEET NORTH AND 10 FEET WEST OF THE SOUTHEAST CORNER THEREOF;

THENCE NORTHEASTERLY TO A POINT ON THE EAST LINE OF LOT 6, A DISTANCE OF 35 FEET NORTH OF THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF LOT 6, A DISTANCE OF 35 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF LOT 6 AND THE **POINT OF BEGINNING**;

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2015-0011503, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
PARCEL N0. 1:

THE EAST 60 FEET OF THE WEST 150 FEET OF THE EAST 473 FEET OF LOT 6, BLOCK 1, HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, RECORDED IN BOOK 15 OF MAPS, PAGE 18;

EXCEPT THE SOUTH 25 FEET; AND

EXCEPT THE NORTH 8 FEET.

PARCEL NO. 2:

THE EAST 15 FEET OF THE WEST 90 FEET OF THE EAST 473 FEET OF LOT 6, BLOCK 1, HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, RECORDED IN BOOK 15 OF MAPS, PAGE 18;

EXCEPT THE SOUTH 25 FEET; AND

EXCEPT THE NORTH 8 FEET.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2015-0096953, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

PARCEL NO. 2:

THE NORTH HALF OF THE EAST 160 FEET OF THE EAST 323 FEET OF LOT 6, BLOCK 1, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 8 FEET THEREOF, AS QUITCLAIMED TO THE CITY OF PHOENIX, BY INSTRUMENT RECORDED IN DOCKET 15358, PAGE 554, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 6, TO THE INTERSECTION WITH THE PERIMETER OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A CENTRAL ANGLE OF 40 DEGREES 07 MINUTES 59 SECONDS, A DISTANCE OF 28.02 FEET TO A POINT OF TANGENCY WITH THE NORTH LINE OF THE SOUTH 25 FEET OF SAID LOT 6;

THENCE EAST, PARALLEL TO AND 25 FEET NORTH OF THE SOUTH LINE OF SAID LOT 6, TO A POINT WHICH IS 25 FEET NORTH AND 10 FEET WEST OF THE SOUTHEAST CORNER THEREOF;

THENCE NORTHEASTERLY TO A POINT ON THE SOUTH, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 35 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 6, TO THE SOUTHWEST CORNER OF SAID LOT 6 AND THE **POINT OF BEGINNING**;

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2014-0728865, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE EAST 160 FEET OF THE EAST 323 FEET OF LOT 6, BLOCK 1, OF HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 18;

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6;

THENCE NORTH ALONG THE WEST LINE OF LOT 6, TO THE INTERSECTION WITH THE PERIMETER OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A CENTRAL ANGLE OF 40 DEGREES 07 MINUTES 59 SECONDS, A DISTANCE OF 28.02 FEET TO A POINT OF TANGENCY WITH THE NORTH LINE OF THE SOUTH 25 FEET OF LOT 6;

THENCE EAST, PARALLEL WITH AND 25 FEET NORTH OF THE SOUTH LINE OF LOT 6, TO A POINT WHICH IS 25 FEET NORTH AND 10 FEET WEST OF THE SOUTHEAST CORNER THEREOF;

THENCE NORTHEASTERLY TO A POINT ON THE EAST LINE OF LOT 6, DISTANT 35 FEET NORTH OF THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF LOT 6, A DISTANCE OF 35 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF LOT 6, TO THE SOUTHWEST CORNER OF LOT 6 AND THE **POINT OF BEGINNING**.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1988-0286757, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE WEST 65 FEET OF THE EAST 463 FEET OF LOT 6, BLACK 1, OF HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 18.

EXCEPT THE SOUTH 25 FEET.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2014-067922, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

EXHIBIT "A"

LOT 6, BLOCK 1, OF HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 18;

EXCEPT THE EAST 528 FEET; AND

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 6, TO THE INTERSECTION WITH THE PERIMETER OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A CENTRAL ANGLE OF 40° 07’ 59” AND A RADIUS OF 45 FEET;

THENCE SOUTHEASTERLY, ALONG THE PERIMETER OF SAID CIRCULAR CURVE, A DISTANCE OF 31.05 FEET TO A POINT OF REVERSE CURVATURE;

THENCE EASTERLY, ALONG THE PERIMETER OF CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 40 FEET AND A CENTRAL ANGLE OF 40° 07’ 59”, A DISTANCE OF 28.02 FEET TO A POINT OF TANGENCY WITH THE NORTH LINE OF THE SOUTH 25 FEET OF SAID LOT 6;

THENCE EAST, PARALLEL WITH AND 25 FEET NORTH OF THE SOUTH LINE OF SAID LOT 6, TO A POINT WHICH IS 25 FEET NORTH AND 10 FEET WEST OF THE SOUTHEAST CORNER THEREOF;

THENCE NORTHEASTERLY TO A POINT ON THE EAST LINE OF SAID LOT 6, DISTANCE 35 FEET NORTH OF THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 35 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST, ALONG THE SOUTH LINE OF LOT 6, TO THE SOUTHWEST CORNER OF SAID LOT 6 AND THE **POINT OF BEGINNING**.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED UNDER DOCUMENT NUMBER 2014-0799296, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

EXHIBIT "A"

THE WEST 65 FEET OF THE EAST 528 FEET OF LOT 6, BLOCK 1, OF HOMELAND,
ACCORDING TO THE PLAT IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 18;

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 6, TO THE INTERSECTION WITH THE PERIMETER OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A CENTRAL ANGLE OF 40° 07’ 59” AND A RADIUS OF 45 FEET;

THENCE SOUTHEASTERLY, ALONG THE PERIMETER OF SAID CIRCULAR CURVE, A DISTANCE OF 31.05 FEET TO A POINT OF REVERSE CURVATURE;

THENCE EASTERLY, ALONG THE PERIMETER OF CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 40 FEET AND A CENTRAL ANGLE OF 40° 07’ 59”, A DISTANCE OF 28.02 FEET TO A POINT OF TANGENCY WITH THE NORTH LINE OF THE SOUTH 25 FEET OF SAID LOT 6;

THENCE EAST, PARALLEL WITH AND 25 FEET NORTH OF THE SOUTH LINE OF SAID LOT 6, TO A POINT WHICH IS 25 FEET NORTH AND 10 FEET WEST OF THE SOUTHEAST CORNER THEREOF;

THENCE NORTHEASTERLY TO A POINT ON THE EAST LINE OF SAID LOT 6, DISTANCE 35 FEET NORTH OF THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 35 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST, ALONG THE SOUTH LINE OF LOT 6, TO THE SOUTHWEST CORNER OF SAID LOT 6 AND THE **POINT OF BEGINNING**.

CONTAINS 84,295 SQUARE FEET, OR 1.935 ACRES, MORE OR LESS.

PARCEL NO. 13 (2920 W GEORGIA AVENUE APN NUMBERS: #153-18-008B, #153-18-030, #153-18-008C, #153-18-008D, #153-18-008H, #153-18-00F, #153-18-00J, #153-18-029):

ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBERS 2014-0798733, RECORDS OF MARICOPA COUNTY, ARIZONA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXHIBIT "A"

LOT 2, LORETTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE
OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 53 OF MAPS, PAGE 32;

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED UNDER DOCUMENT NUMBER 2014-0783527, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

EXHIBIT A

THE EAST 175 FEET OF LOT 8, BLOCK 1, HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 18;

EXCEPT THE SOUTH 85 FEET THEREOF.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED UNDER DOCUMENT NUMBER 2014-0359195, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

LOT ONE (1) LORETTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 53 OF MAPS, PAGE 32.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2014-0747028, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

EXHIBIT “A”

THE SOUTH 85 FEET OF THE EAST 175 FEET OF LOT 8, BLOCK 1, HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 18;

EXCEPT THE SOUTH 25 FEET THEREOF.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2014-0046093, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
EXHIBIT A

THE EAST 350 FEET OF LOT 8, BLOCK 1, HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 18;

EXCEPT THE SOUTH 25 FEET; AND

EXCEPT THE EAST 175 FEET.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2014-0825453, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

EXHIBIT "A"

THE WEST 60 FEET OF THE EAST 410 FEET OF LOT EIGHT (8), BLOCK ONE (1), HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 25 FEET;

EXCEPT THE NORTH 8 FEET THEREOF AS QUITCLAIMED TO THE CITY OF PHOENIX, A MUNICIPAL CORPORATION, FOR ROADWAY AND ALLEY PURPOSES IN DEED RECORDED FEBRUARY 13, 1959, IN DOCKET 2753, PAGE 368 OF OFFICIAL RECORDS.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2015-0145589, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

EXHIBIT "A"

THE WEST 60 FEET OF THE EAST 470 FEET OF LOT 8, BLOCK 1,

HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, BOOK 15 OF MAPS, PAGE 18 THEREOF;

EXCEPT THE SOUTH 25 FEET THEREOF; AND

EXCEPT THE NORTH 8 FEET THEREOF AS QUITCLAIMED TO THE CITY OF PHOENIX, A MUNICIPAL CORPORATION, FOR ALLEY PURPOSES IN DEED RECORDED FEBRUARY 13, 1959, IN DOCKET 2753, PAGE 369 OF OFFICIAL RECORDS.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2015-0212769, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 8, BLOCK 1, OF HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY RECORDED IN BOOK 15 OF MAPS, PAGE 18;

EXCEPT THE EAST 470 FEET THEREOF; AND

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PHOENIX, BY DEED RECORDED IN DOCKET 2753, PAGE 368, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8;

THENCE NORTH ALONG THE WEST LINE OF LOT 8, A DISTANCE OF 165.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 8;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 8 TO A POINT WHICH IS 470 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 8;

THENCE SOUTH PARALLEL TO AND 470 FEET WEST OF THE EAST LINE OF SAID LOT 8, A DISTANCE OF 8 FEET;

THENCE WEST PARALLEL TO AND 8 FEET SOUTH OF THE NORTH LINE OF SAID LOT 8 TO A POINT WHICH IS 8 FEET SOUTH AND 25 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 8;

THENCE SOUTH PARALLEL TO AND 25 FEET EAST OF THE WEST LINE OF SAID LOT 8 TO A POINT WHICH IS 35 FEET NORTH AND 25 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 8;
THENCE SOUTHEASTERLY TO A POINT WHICH IS 25 FEET NORTH AND 35 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 8;

THENCE EAST PARALLEL TO AND 25 FEET NORTH OF THE SOUTH LINE OF SAID LOT 8 TO A POINT ON THE EAST LINE OF SAID LOT 8;

THENCE SOUTH ALONG THE EAST OF SAID LOT 8 A DISTANCE OF 25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8 A DISTANCE OF 627.75 FEET TO THE POINT OF BEGINNING.

CONTAINS 81,256 SQUARE FEET, OR 1.865 ACRES, MORE OR LESS.

PARCEL NO. 14 (2931 W VERMONT AVENUE APN NUMBERS: #153-19-031, #153-19-033A, #153-19-034, #153-19-035, #153-19-036, #153-19-037, #153-19-038):

ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2014-0778247, RECORDS OF MARICOPA COUNTY, ARIZONA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXHIBIT "A"

LOT 3, OF LORETTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 53 OF MAPS, PAGE 32;

EXCEPTING THEREFROM A PORTION CONVEYED TO THE CITY OF PHOENIX BY QUIT-CLAIM DEEDS RECORDED MARCH 5, 1959 AS DOCKET 2778, PAGES 116 AND 117 OF OFFICIAL RECORDS.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2014-0799407, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

LOT 4 AND LOT 5, LORETTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 53 OF MAPS, PAGE 32;

EXCEPT THE SOUTH 8 FEET OF SAID LOT 4.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2014-0655931, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

LOT 6, LORETTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 53 OF MAPS, PAGE 32;

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2014-0798703, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

LOTS 7 AND 8, LORETTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 53 OF MAPS, PAGE 32;

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2014-0308774, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

LOT 9, OF LORETTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 53 OF MAPS, PAGE 32;

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2014-0853298, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

LOT 10, OF LORETTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 53 OF MAPS, PAGE 32;

CONTAINS 62,046 SQUARE FEET, OR 1.424 ACRES, MORE OR LESS.

PARCEL NO. 15, INTENTIONALLY OMITTED

PARCEL NO. 16 (2802 WEST COLTER ST APN #153-19-022, #153-19-023):

ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBERS 2015-0096953, RECORDS OF MARICOPA COUNTY, ARIZONA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, OF PENNIE TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 43 OF MAPS, PAGE 5.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2015-0726186, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 1, OF PENNIE TRACT, ACCORDING TO BOOK 43 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA;

CONTAINS 17,181 SQUARE FEET, OR 0.394 ACRES, MORE OR LESS

PARCEL NO. 17 (5127 N 28TH DRIVE APN #153-28-042):

ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBERS 2015-0018051, RECORDS OF MARICOPA COUNTY, ARIZONA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

LOT 3, RANDY ACRES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 83 OF MAPS, PAGE 2.

CONTAINS 8,416 SQUARE FEET, OR 0.193 ACRES, MORE OR LESS.

PARCEL NO. 18 (5160 NORTH 28TH DRIVE-APN NUMBERS: #153-28-001A)

ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBERS 2015-0783192, RECORDS OF MARICOPA COUNTY, ARIZONA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 146 FEET OF LOT 1, BLOCK 4, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINS 39,919 SQUARE FEET, OR 0.916 ACRES, MORE OR LESS.

PARCEL NO. 19 (2530 W COLTER ST , APN #153-20-029E):

ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBERS 2015-0542670 AND 2015-0208325 RECORDS OF MARICOPA COUNTY, ARIZONA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXHIBIT “A-1”:

A PORTION OF LOTS 14,15 AND 16 OF ELLAZONA, A SUBDIVISION RECORDED IN BOOK 18 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 14, ELLAZONA, A SUBDIVISION RECORDED IN BOOK 18 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY. ARIZONA;

THENCE SOUTH 00 DEGREES 04 MINUTES 14 SECONDS WEST, 330.04 FEET ALONG THE EAST LINE OF SAID LOT 14 TO THE SOUTH LINE OF THE NORTH 330.00 FEET OF LOTS 14, 15 AND 16 OF SAID ELLAZONA;

THENCE NORTH 89 DEGREES 11 MINUTES 07 SECONDS EAST, 326.35 FEET ALONG SAID SOUTH LINE OF THE NORTH 330.00 FEET OF LOTS 15 AND 16 TO THE EAST LINE OF SAID LOT 16 AND THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 17;

THENCE DEPARTING SAID SOUTH LINE OF THE NORTH 330.00 FEET OF LOT 15 AND 16, SOUTH 00 DEGREES 05 MINUTES AND 38 SECONDS WEST, 271.71 FEET ALONG SAID EAST LINE OF LOT 16 AND THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 17 TO THE NORTH LINE OF THE SOUTH 30.00 FEET OF SAID LOTS 14, 15 AND 16;

THENCE DEPARTING SAID EAST LINE OF SAID LOT 16 AND THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 17, SOUTH 89 DEGREES 11 MINUTES 56 SECONDS WEST, 426.25 FEET ALONG SAID NORTH LINE OF THE SOUTH 30.00 FEET OF SAID LOTS 14, 15 AND 16 TO THE WEST LINE OF THE EAST 100.00 FEET OF SAID LOT 14;

THENCE DEPARTING SAID NORTH LINE OF THE SOUTH 30.00 FEET OF LOTS 14, 15 AND 16, NORTH 00 DEGREES 04 MINUTES 14 SECONDS EAST. 601.64 FEET ALONG SAID WEST LINE OF THE EAST 100.00 FEET OF LOT 14 TO THE NORTH LINE OF SAID LOT 14;

THENCE DEPARTING SAID WEST LINE OF THE EAST 100.00 FEET OF LOT 14, NORTH 89 DEGREES 11 MINUTES 07 SECONDS EAST, 100.01 FEET ALONG SAID NORTH LINE TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF PHOENIX, A MUNICIPAL CORPORATION BY QUIT-CLAIM DEED RECORDED SEPTEMBER 15, 2008 AS 2008-794918 OF OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13 TOWNSHIP 2 NORTH, RANGE 2 EAST, G&SRB&M, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, BEING ALSO THE INTERSECTION OF THE MONUMENT LINES OF 27TH AVENUE AND CAMELBACK ROAD;

THENCE NORTH 00° 20’ 40" EAST, AN ASSUMED BEARING, ALONG THE WEST LINE OF SAID SECTION 13 A DISTANCE OF 1324.17 FEET TO A 1/16TH CORNER, BEING ALSO THE INTERSECTION OF THE MONUMENT LINES OF 27TH AVENUE AND COLTER STREET;

THENCE NORTH 89° 31’ 06” EAST, ALONG SAID 1/16TH. LINE, A DISTANCE OF 1304.66 FEET;

THENCE NORTH 00° 26’ 58” EAST A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE EXISTING NORTH RIGHT OF WAY LINE OF COLTER STREET WITH THE EXISTING WEST RIGHT OF WAY LINE OF 1-17, AND THE **POINT OF BEGINNING**;

THENCE SOUTH 89° 31’ 06” WEST ALONG SAID EXISTING NORTH RIGHT OF WAY LINE A DISTANCE OF 25.00 FEET;

THENCE NORTH 44° 59’ 02” EAST A DISTANCE OF 35.64 FEET TO A POINT IN SAID EXISTING WEST RIGHT OF WAY LINE WHICH 25.00 FEET NORTH OF SAID EXISTING NORTH RIGHT OF WAY LINE;

THENCE SOUTH 00° 26’ 58” WEST ALONG SAID EXISTING WEST RIGHT OF WAY LINE A DISTANCE OF 25.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 148,477 SQUARE FEET, OR 3.409 ACRES, MORE OR LESS.

PARCEL NO. 20 (5136 N 29TH AVENUE-APN NUMBERS: #153-29-009C, #153-29-009D, #153-29-012A):

ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2014-0741790, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE SOUTH 265 FEET OF LOT 7, BLOCK 3, HOMELAND, A SUBDIVISION RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE WEST 204 FEET.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2014-0829515, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

LOT 7, BLOCK 3, HOMELAND, ACCORDING TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 18;

EXCEPT THE WEST 204 FEET; AND

EXCEPT THE SOUTH 265 FEET.

TOGETHER WITH ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2015-0028764, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THAT PART OF LOT 8, BLOCK 3, HOMELAND, ACCORDING TO THE MAP OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 18;

BEGINNING AT THE NORTHEAST CORNER OF LOT 8;

THENCE WEST 94.36 FEET;

THENCE SOUTH 65 FEET;

THENCE EAST 94.36 FEET;

THENCE NORTH 65.00 FEET TO THE TRUE **POINT OF BEGINNING.**

CONTAINS 37,577 SQUARE FEET, OR 0.863 ACRES, MORE OR LESS

Parcel Areas

Existing PUD - Approved 2016 PUD Parcels - (Rev 4B (2/3/2016))

	GROSS AREA (S.F.)	GROSS AREA (ACRES)	NET AREA (S.F.)	NET AREA (ACRES)
PARCEL 1	5,916,569	135.826	5666480	130.084
PARCEL 2	1226776	28.163	1148775	26.372
PARCEL 3	1506844	34.592	1385850	31.815
PARCEL 4	394902	9.066	350265	8.041
PARCEL 5	216009	4.959	202601	4.651
PARCEL 6	159824	3.669	129592	2.975
PARCEL 7	594907	13.657	556527	12.776
PARCEL 8	0	0.000	0	0.000
PARCEL 9	446388	10.247	386502	8.872
PARCEL 10	108823	2.498	90601	2.080
PARCEL 11	44422	1.020	39056	0.897
PARCEL 12	109681	2.518	84295	1.935
PARCEL 13	117669	2.701	88743	2.037
PARCEL 14	84839	1.948	62046	1.424
PARCEL 15	0	0.000	0	0.000
PARCEL 16	25125	0.577	17181	0.394
PARCEL 17	10535	0.242	8416	0.193
PARCEL 18	57799	1.327	39919	0.916
PARCEL 19	164487	3.776	148477	3.409
PARCEL 20	53269	1.223	37577	0.863
TOTAL	11,238,868	258.009	10442903	239.736

EXPIRES: 9/30/2016

LEGAL DESCRIPTION PUD UPDATE

(Parcels Being Added to GCU PUD in 2020 PUD Update)

PARCEL NO. 1:

THE SOUTH 120 FEET OF LOT 19, BLOCK 1, RE-PLAT OF STANLEY PARK, ACCORDING TO BOOK 23 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 7 FEET THEROF AS CONVEYED BY INSTRUMENT RECORD IN DOCKET 6167, PAGE 575, RECORDS OF MARICOPA COUNTY, ARIZONA; AN D

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 7 FEET OF SAID LOT 19;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST 7 FEET TO AN INTERSECTION WITH A LINE RUN EASTERLY AT RIGHT ANGLES TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, FROM A POINT THEREON WHICH IS 409 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER'

THENCE SOUTHEASTERLY TO THE SOUTHEAST CORNER OF THE WEST 8.56 FEET OF SAID LOT 19;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 19 TO THE POINT OF BEGINNING, AS CONVEYED BY INSTRUMENT RECORDED IN DOCKET 11591, PAGE 201, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINS 14,944 SQ. FT OR 0.343 ACRES, MORE OR LESS

PARCEL NO. 2:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF PHOENIX BRASS CAP IN HAND HOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 14, FROM WHICH A CITY OF PHOENIX BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 14 BEARS NORTH 89°55'51" WEST, 2621.08 FEET;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 NORTH 00°06'04" EAST, 40.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EAST LINE NORTH 00°06'04" EAST, 598.65 FEET TO A POINT ON THE WEST LINE OF LOT 1, BLOCK 3, PLAT OF "HOMELAND" AS RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE LEAVING THE WEST LINE OF SAID LOT, NORTH 89°54'46" WEST, A DISTANCE OF 430.00 FEET;

THENCE SOUTH 00°06'04" WEST, 598.80 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF CAMELBACK ROAD;

THENCE ALONG THE NORTH RIGHT OF WAY OF CAMLEBACK ROAD, SOUTH 89°55'51" EAST, 430.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 257,446 SQUARE FEET OR 5.910 ACRES, MORE OR LESS.

PARCEL NO. 3:

LOT 1, 31ST AVENUE AND CAMELBACK MINI STORAGE, ACCORDING TO BOOK 576 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA BEING A REPLAT OF PORTIONS OF LOTS 9 AND 10, BLOCK 3, HOMELAND, AS RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA

CONTAINS 203,689 SQUARE FEET OR 4.676 ACRES, MORE OR LESS.

PARCEL NO. 4:

THE WEST 74 FEET OF THE NORTH 295 FEET OF LOT 1, BLOCK 3, HOMELAND, ACCORDING TO THE PLAT RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

CONTAINS 21,828 SQUARE FEET OR 0.501 ACRES, MORE OR LESS.

PARCEL N0. 5:

THE NORTH 78.5 FEET OF THE SOUTH HALF OF LOT 7, OF HOMESITE TRACTS, ACCORDING TO BOOK 18 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

THE SOUTH HALF OF THE SOUTH HALF OF LOT 7, OF HOMESITE TRACTS, ACCORDING TO BOOK 18 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 78.5 FEET OF THE SOUTH HALF OF LOT 7

CONTAINS 46,947 SQUARE FEET OR 1.078 ACRES, MORE OR LESS.

PARCEL NO. 6:

THE WEST HALF OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 8, BLOCK 1, OF HOMELAND, A SUBDIVISION, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 470 FEET THEREOF; AND

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PHOENIX, BY DEED RECORDED IN DOCKET 2753, PAGE 368, OF OFFICIAL RECORDS, AND AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 165.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 8;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 8, TO A POINT WHICH IS 470 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 8;

THENCE SOUTH, PARALLEL TO AND 470 FEET WEST OF THE EAST LINE OF SAID LOT 8, A DISTANCE OF 8 FEET;

THENCE WEST, PARALLEL TO AND 8 FEET SOUTH OF THE NORTH LINE OF SAID LOT 8, TO A POINT WHICH IS 8 FEET SOUTH AND 25 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 8;

THENCE SOUTH, PARALLEL TO AND 25 FEET EAST OF THE WEST LINE OF SAID LOT 8, TO A POINT WHICH IS 35 FEET NORTH AND 25 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 8;

THENCE SOUTHEASTERLY TO A POINT WHICH IS 25 FEET NORTH AND 35 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 8;

THENCE EAST, PARALLEL TO AND 25 FEET NORTH OF THE SOUTH LINE OF SAID LOT 8, TO A POINT ON THE EAST LINE OF SAID LOT 8;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8;

THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 627.5 FEET TO THE POINT OF BEGINNING.

CONTAINS 8,760 SQUARE FEET OR 0.201 ACRES, MORE OR LESS

PARCEL NO. 7:

THE WEST 15 FEET OF THE NORTH 8 FEET OF THE EAST 398 FEET OF LOT 6, BLOCK 1, OF HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED BOOK 15 OF MAPS; PAGE 18; TO THE POINT OF BEGINNING.

CONTAINS 120 SQUARE FEET OR 0.003 ACRES, MORE OR LESS

PARCEL NO. 8:

THE EAST 74 FEET OF THE WEST 204 FEET OF LOT 7, BLOCK 3, OF HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINS 24,665 SQUARE FEET OR 0.566 ACRES, MORE OR LESS.

PARCEL NO. 9:

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF "TRACT S", NORTHWEST VILLAGE UNIT FOUR, ACCORDING TO BOOK 55 OF MAPS, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 43 MINUTES 40 SECONDS EAST, ALONG THE NORTH BOUNDARY LINE OF SAID TRACT "S", ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF CAMELBACK ROAD, A DISTANCE OF 42.26 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 89 DEGREES 43 MINUTES 40 SECONDS EAST, CONTINUING ALONG SAID NORTH BOUNDARY LINE AND SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 191.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 00 DEGREES 00 MINUTES 30 SECONDS EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89 DEGREES 43 MINUTES 39 SECONDS, A DISTANCE OF 31.32 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF 29TH AVENUE;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST BOUNDARY LINE OF SAID TRACT "S" AND THE WEST RIGHT-OF-WAY LINE OF 29TH AVENUE, A DISTANCE OF 166.69 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, DEPARTING SAID EAST BOUNDARY LINE AND WEST RIGHT-OF-WAY LINE, A DISTANCE OF 34.96 FEET;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 94.90 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 40 SECONDS WEST, A DISTANCE OF 109.12 FEET;

THENCE NORTH 00 DEGREES 16 MINUTES 20 SECONDS WEST, A DISTANCE OF 119.10 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINS 29,721 SQ. FT OR 0.682 ACRES, MORE OR LESS

PARCEL NO. 10:

THE SOUTH 150 FEET OF LOT 2, BLOCK 4, OF HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED BOOK 15 OF MAPS; PAGE 18;

EXCEPT THE NORTH 75 FEET THEREOF;

AND EXCEPT THE EAST 164.09 FEET THEREOF:

CONTAINS 10,070 SQ. FT OR 0.231 ACRES, MORE OR LESS

PARCEL NO. 11:

THE NORTH 75 FEET OF THE SOUTH 150 FEET OF THE EAST 164.09 FEET OF LOT 2, BLOCK 4 OF HOMELAND, ACCORDING TO THE PLAT RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST 25 FEET THEREOF.

CONTAINS 10,465 SQ. FT OR 0.240 ACRES, MORE OR LESS

PARCEL NO. 12:

LOTS 3 AND 6, BLOCK 1, OF PENNIE TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 43 OF MAPS, PAGE 5.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS:

LOTS 1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17 AND 18, BLOCK 2, OF PENNIE TRACT, ACCORDING TO BOOK 43 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE SOUTH 25 FEET OF GEORGIA AVENUE, AS ABANDONED BY RESOLUTION NO 16556, AND RECORD IN DOCUMENT NO 85-0185520, RECORDS OF MARICOPA COUNTY, ARIZONA LYING BETWEEN THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 11 AND THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 12, BLOCK 2, PENNIE TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 43 OF MAPS, PAGE 5.

CONTAINS 156,178 SQUARE FEET OR 3.585 ACRES, MORE OR LESS

PARCEL NO. 13:

THAT PORTION OF LOT 4, BLOCK 2, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT;

THENCE EAST ALONG THE NORTH LINE 214 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE EAST 100 FEET OF THE WEST HALF OF SAID LOT 4;

THENCE SOUTH ALONG THE WEST LINE OF THE EAST 100 FEET OF THE WEST HALF OF LOT 4, 80 FEET;

THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOT, 214 FEET TO A POINT ON THE WEST LINE OF SAID LOT;

THENCE NORTH ALONG SAID WEST LINE 80 FEET TO THE POINT OF BEGINNING.

CONTAINS 17,096 SQUARE FEET OR 0.392 ACRES, MORE OR LESS

PARCEL NO. 14:

ALL THAT PORTION AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBERS (---------), RECORDS OF MARICOPA COUNTY, ARIZONA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

LOTS 1, 2 AND 8, RANDY ACRES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 83 OF MAPS, PAGE 2.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

THE NORTH 120 FEET OF LOT 3, BLOCK 4, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORD OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 8 FEET THEREOF: AND

EXCEPT ANY PORTION LYING WITHIN 28TH DRIVE AND COLTER STREET, AS SAID STREETS IS SHOWN ON PLAT OF RANDY ACRES, AS RECORDED IN BOOK 83 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA

CONTAINS 34,658 SQ. FT OR 0.796 ACRES, MORE OR LESS.

PARCEL NO. 15:

THE SOUTH 257 FEET OF THE EAST HALF OF LOT 13, BLOCK 4, OF HOMELAND ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 7 FEET THEREOF AS CONVEYED TO MARICOPA COUNTY BY QUITCLAIM DEED RECORDED IN DOCKET 2151, PAGE 474, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINS 20,485 SQ. FT OR 0.470 ACRES, MORE OR LESS.

PARCEL NO. 16:

LOT 4, BLOCK 4, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPTH THE SOUTH 25 FEET AS CONVEYED TO THE CITY OF PHOENIX IN DOCKET 7339, PAGE 218, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE WEST 8 FEET AS CONVEYED TO THE CITY OF PHOENIX INDOCKET 7367, PAGE 499, RECORDS OF MARICOPA COUNTY, ARIZONA

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

LOTS 7 AND 8, BLOCK 4, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 456.67 FEET; AND

EXCEPT THE WEST 16 FEET THEREOF; AND

EXCEPT THAT PORTION OF SAID LOT 7, DESCBRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 25 FEET OF SAID LOT, WITH THE ARC OF A CIRCULAR CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 45 FEET, THE CENTER OF WHICH IS THE INTERSECTION OF THE EAST LINE OF THE WEST 45 FEET OF SAID LOT, WITH THE SOUTH LINE OF THE NORTH 20 FEET THEREOF;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 12 FEET;

THENCE ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY IN THE SOUTH LINE OF THE NORTH 25 FEET OF SAID LOT;

THENCE WESTERLY ALONG SAID SOUTH LINE TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20 FEET;

THENCE ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY IN THE EAST LINE OF THE WEST 25 FEET OF SAID LOT;

THENCE SOUTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING; AND ALSO

EXCEPT THE NORTH 25 FEET OF LOT 7; AND ALSO

EXCEPT THE SOUTH 25 FEET OF LOT 8; AND ALSO

EXCEPT THAT PART THEREOF LYING NORTH OF THE ARC OF A CIRCULAR CURVE HAVING A RADIUS OF 45 FEET, THE RADIUS POINT OF WHICH IS LOCATED AT THE INTERSECTION OF THE EAST LINE OF THE WEST 45 FEET OF SAID LOT 7 WITH THE SOUTH LINE OF THE NORTH 20 FEET OF LOT 7.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

THAT PORTION OF THE ABANDONED ALLEY RIGHT OF WAY, AS SET FORTH IN RESOLUTION RECORDED IN DOCKET 15975, PAGE 1030, RECORDS OFMARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE WEST 16 FEET OF LOTS 7 AND 8, BLOCK 4, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PART THEREOF LYING WITHIN THE SOUTH 25 FEET OF SAID LOT 8; AND

EXCEPT THAT PART THEREOF LYING WITHIN 45 FEET OF THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 45 FEET OF SAID LOT 7 WITH THE SOUTH LINE OF THE NORTH 20 FEET OF SAID LOT 7.

CONTAINS 150,735 SQ. FT OR 3.460 ACRES, MORE OR LESS

PARCEL NO. 17:

THE WEST 108 FEET OF LOT 12, BLOCK 2, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 30 FEET THEREOF:

CONTAINS 14,139 SQ.FT. OR 0.325 ACRES, MORE OR LESS.

PARCEL NO. 18:

THE WEST 25 FEET OF LOT 14 IN BLOCK 2, HOMELAND, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 15 OF MAPS, PAGE 18 THEREOF.

CONTAINS 4,023 SQ.FT. OR 0.092 ACRES, MORE OR LESS

PARCEL NO. 19:

THE EAST 75 FEET OF THE WEST 150 FEET OF THE EAST 414 FEET OF LOT 12, BLOCK 2, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 35 FEET THEREOF.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

THE WEST 75 FEET OF THE EAST 414 FEET OF LOT 12, BLOCK 2, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 30 FEET THEREOF.

CONTAINS 19,267 SQ.FT. OR 0.442 ACRES, MORE OR LESS.

PARCEL NO. 20

THE EAST 267.50 FEET OF LOT 15, BLOCK 2, OF HOMELAND, A SUBDIVISION RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 7 FEET THERE OF:

CONTAINS 41,935 SQUARE FEET OR 0.963 ACRES, MORE OR LESS.

PARCEL NO. 21

LOT 13, BLOCK 2, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 350 FEET THEREOF;

EXCEPT THE EAST 7 FEET THERE OF:

CONTAINS 43,137 SQUARE FEET OR 0.990 ACRES, MORE OR LESS.

PARCEL NO. 22:

THE EAST 127 FEET OF THE NORTH 84 FEET OF LOT 11, BLOCK 2, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 7 FEET THEREOF.

TOGETHER WITH THE FOLLOWING THE DESCRIBED PARCEL;

THE EAST 130 FEET OF LOT 12, BLOCK 2, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 30 FEET THEREOF; AND

EXCEPT THE EAST 7 FEET THEREOF.

CONTAINS 26,191 SQUARE FEET OR 0.601 ACRES, MORE OR LESS.

PARCEL NO. 23:

THE EAST 177 FEET OF LOTS 9 AND 10, BLOCK 2, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18 RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 7 FEET OF SAID LOTS 9 AND 10; AND

EXCEPT A PARCEL OF LAND BOUNDED ON THE EAST BY THE WEST LINE OF SAID EAST 7 FEET OF SAID LOT 9, ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 9 AND ON THE NORTHWEST BY THE ARC OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 12 FEET AND BEING TANGENT TO THE WEST LINE AND TO SAID SOUTH LINE;

CONTAINS 49,617 SQUARE FEET OR 1.139 ACRES, MORE OR LESS.

PARCEL NO. 24:

THE EAST 40 FEET OF THE EAST 160 FEET OF THE WEST 385 FEET OF LOT 5, BLOCK 4, HOMELAND, ACCORDING TO THE PLAT RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

LOT 5, BLOCK 4, HOMELAND ACCORDING TO THE PLAT RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 385 FEET THEREOF

EXCEPT THE EAST 222 FEET THEREOF.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

THE WEST 60 FEET OF THE EAST 100 FEET OF THE WEST 385 FEET OF LOT 5, BLOCK 4, HOMELAND, ACCORDING TO THE PLAT RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

THE WEST 60 FEET OF THE EAST 160 FEET OF THE WEST 385 FEET OF LOT 5, BLOCK 4, HOMELAND, ACCORDING TO THE PLAT RECORDED IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA

CONTAINS 23,724 SQUARE FEET OR 0.545 ACRES, MORE OR LESS.

PARCEL NO. 25:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORHTWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 42 FEET; AND

EXCEPT THE EAST 10 FEET; AND

EXCEPT THE SOUTH 25 FEET; AND

EXCEPT THE WEST 170.48 FEET; AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF PHOENIX IN DOCUMENT RECORDED JULY 13, 2007 IN RECORDING NO. 2007-799760 AND RE-RECORDED APRIL 16, 2009 IN RECORDING NO. 2009-337839 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 24, TO THE EAST LINE OF THE WEST 170.48 FEET OF SAID NORTHWEST QUARTER;

THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 42 FEET OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING;

THENCE EASTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 19 FEET TO AN ORTHOGONAL LINE DESIGNATED HEREIN AS LINE “A”;

THENCE CONTINUING EASTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 12 FEET, TO AN ORTHOGONAL LINE DESIGNATED HEREIN AS LINE “B”

THENCE CONTINUING EASTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 30 FEET;

THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 50 FEET OF SAID NORTHWEST QUARTER AND SAID LINE “B”;

THENCE SOUTHERLY ALONG SAID LINE “B”, A DISTANCE OF 4 FEET;

THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 59 FEET OF SAID NORTHWEST QUARTER AND LINE “A”;

THENCE WESTERLY ALONG LAST SAID SOUTH LINE, A DISTANCE OF 19 FEET TO SAID EAST LINE;

THENCE NORTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING;

CONTAINS 37,637 SQ. FT OR 0.864 ACRES, MORE OR LESS

PARCEL NO. 26:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,

MARICOPA COUNTY, ARIZONA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE BLACK CANYON HIGHWAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;

THENCE NORTH 89 DEGREES 57 MINUTES 40 SECONDS EAST, 630.00 FEET;

THENCE NORTH 00 DEGREES 49 MINUTES 40 SECONDS EAST, 42.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 47 MINUTES 46 SECONDS EAST, 428.04 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 18 SECONDS EAST 59.84 FEET;

THENCE SOUTH 00 DEGREES 38 MINUTES 56 SECONDS WEST 123.83 FEET;

THENCE SOUTH 00 DEGREES 50 MINUTES 22 SECONDS WEST 304.21 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS WEST 59.94 FEET TO THE POINT OF BEGINNING.

CONTAINS 25,693 SQ. FT OR 0.590 ACRES, MORE OR LESS

PARCEL NO. 27:

THAT PORTION OFTHE SOUTHWEST QUARTER OFTHE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE BLACK CANYON HIGHWAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;

THENCE NORTH 89 DEGREES 57 MINUTES 40 SECONDS EAST 792.26 FEET;

THENCE NORTH 00 DEGREES 45 MINUTES 56 SECONDS EAST 41.97 FEET TO A CORNER POINT ON DEED RECORDED IN RECORDING NO. 86-531860 AND THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 45 MINUTES 56 SECONDS EAST 302.59 FEET;

THENCE NORTH 00 DEGREES 45 MINUTES 56 SECONDS EAST 125.45 FEET TO A POINT ON A NORTH LINE ON DEED RECORDED IN RECORDING NO. 86-531860;

THENCE NORTH 89 DEGREES 57 MINUTES 18 SECONDS EAST 458.35 FEET TO THE WESTERLY RIGHT-OF- WAY LINE OF THE BLACK CANYON HIGHWAY (INTERSTATE HIGHWAY 17);

THENCE SOUTH 06 DEGREES 34 MINUTES 57 SECONDS WEST 40.06 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 52 SECONDS WEST 276.80 FEET;

THENCE SOUTH 03 DEGREES 19 MINUTES 27 SECONDS WEST 159.56 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 45 SECONDS WEST 15.03 FEET;

THENCE SOUTH 04 DEGREES 08 MINUTES 50 SECONDS WEST 229.17 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS WEST 141.84 FEET TO THE POINT OF BEGINNING.

CONTAINS 79,924 SQUARE FEET OR 1.835 ACRES, MORE OR LESS

PARCEL NO. 28:

INTENTIONALLY REMOVED.

PARCEL NO. 29:

LOT 12, BLOCK 2, OF HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 414.00 FEET; AND

EXCEPT THE WEST 108 FEET; AND

EXCEPT THE NORTH 10 FEET; AND

EXCEPT THE SOUTH 20.00 FEET OF THE NORTH 30.00 FEET AS QUIT CLAIMED TO MARICOPA COUNTY IN DOCKET 406, PAGE 197, RECORDS OF MARICOPA COUNTY, ARIZONA

CONTAINS 13,456 SQ.FT. OR 0.309 ACRES, MORE OR LESS.

PARCEL NO. 30:

LOT 12, BLOCK 2, OF HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 130.00 FEET THEREOF;

EXCEPT THE WEST 360.55 FEET THEREOF;

EXCEPT THE SOUTH 20.00 FEET OF THE NORTH 30.00 FEET AS CONVEYED TO MARICOPA COUNTY IN DOCKET 406, PAGE 197, RECORDS OF MARICOPA COUNTY, ARIZONA

EXCEPT THE NORTH 10 FEET THEREOF.

CONTAINS 17,549 SQ.FT. OR 0.403 ACRES, MORE OR LESS.

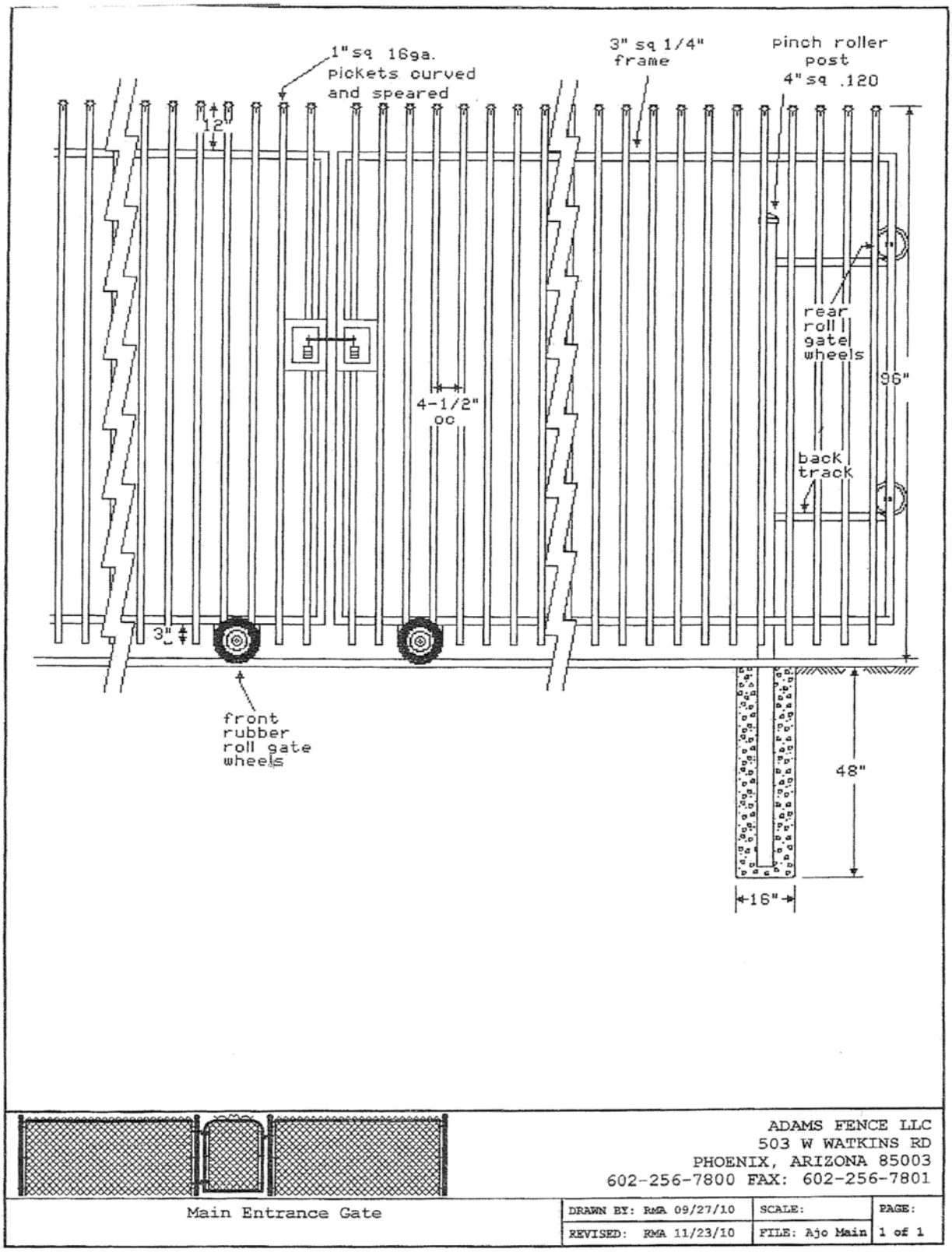
GCU - PARCEL AREAS - NEW PARCELS ONLY

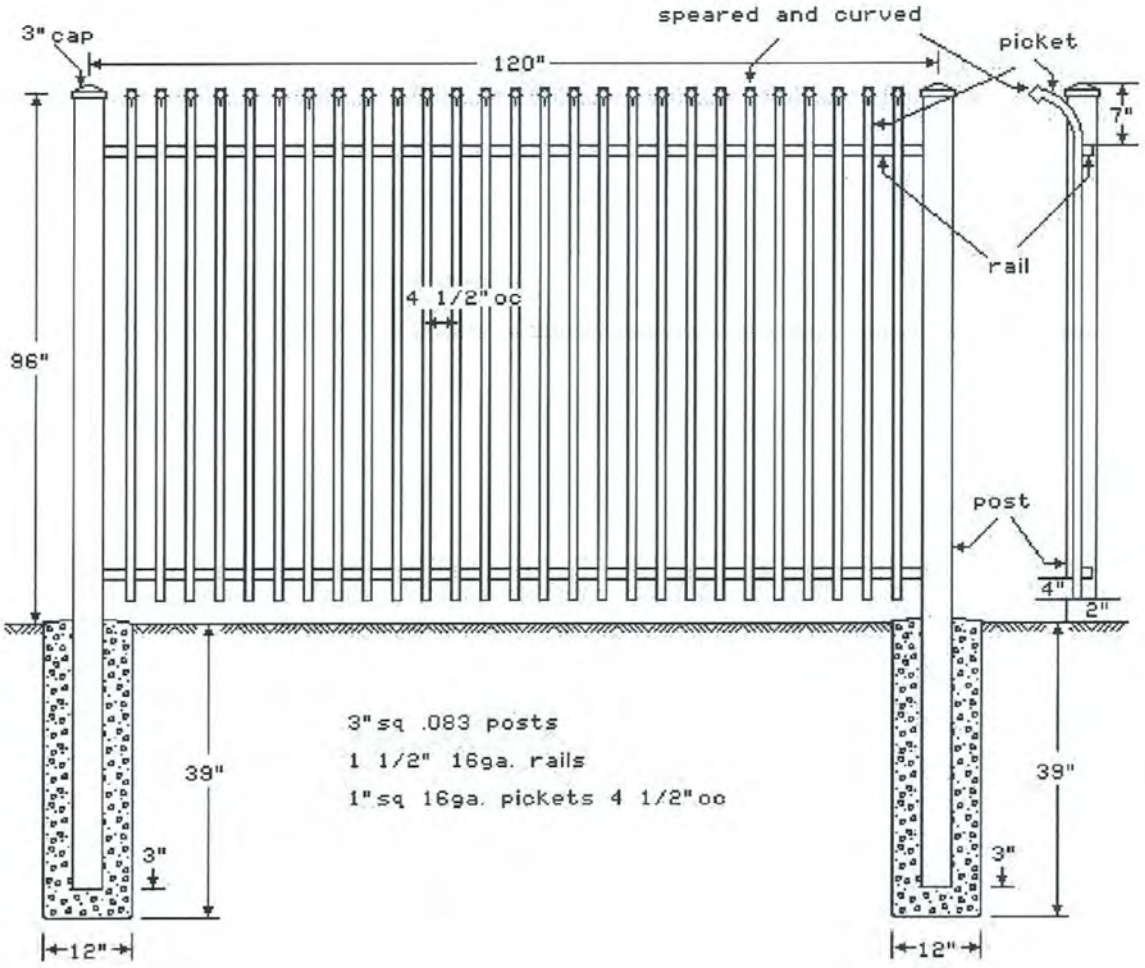
PUD UPDATE - (08/27/2020)

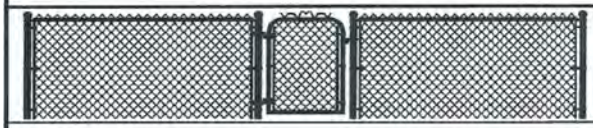
	GROSS AREA		NET AREA	
	SQ. FT	ACRES	SQ. FT	ACRES
PARCEL 1	19774	0.454	14944	0.343
PARCEL 2	274652	6.305	257446	5.910
PARCEL 3	216759	4.976	203689	4.676
PARCEL 4	24053	0.552	21828	0.501
PARCEL 5	51665	1.186	46947	1.078
PARCEL 6	14406	0.331	8760	0.201
PARCEL 7	120	0.003	120	0.003
PARCEL 8	26885	0.617	24665	0.566
PARCEL 9	469558	10.780	29721	0.682
PARCEL 10	12311	0.283	10070	0.231
PARCEL 11	12352	0.284	10465	0.240
PARCEL 12	191673	4.400	156178	3.585
PARCEL 13	19472	0.447	17096	0.392
PARCEL 14	58613	1.346	41876	0.961
PARCEL 15	23786	0.546	20485	0.470
PARCEL 16	169963	3.902	150735	3.460
PARCEL 17	15551	0.357	14139	0.325
PARCEL 18	4023	0.092	4023	0.092
PARCEL 19	21615	0.496	19267	0.442
PARCEL 20	48375	1.111	41935	0.963
PARCEL 21	54747	1.257	43137	0.990
PARCEL 22	36947	0.848	26191	0.601
PARCEL 23	67631	1.553	49617	1.139
PARCEL 24	29030	0.666	23724	0.545
PARCEL 25	49,731	1.142	37637	0.864
PARCEL 26	28,143	0.646	25693	0.590
PARCEL 27	85,824	1.970	79924	1.835
PARCEL 28	INTENTIONALLY DELETED			
PARCEL 29	14,810	0.340	13456	0.309
PARCEL 30	19,319	0.444	17549	0.403
TOTAL	2061788	47.332	1411317	32.399

I. EXHIBITS

Exhibit A- View Fence Exhibit







ADAMS FENCE LLC
503 W WATKINS RD
PHOENIX, ARIZONA 85003
602-256-7800 FAX: 602-256-7801

8' tall

DRAWN BY: RMA 06/24/11	SCALE: NONE	PAGE:
REVISED: RMA 09/26/11	FILE: 8' tall	1 of 1

Exhibit B1 – Map of Commercial Parcels Locations

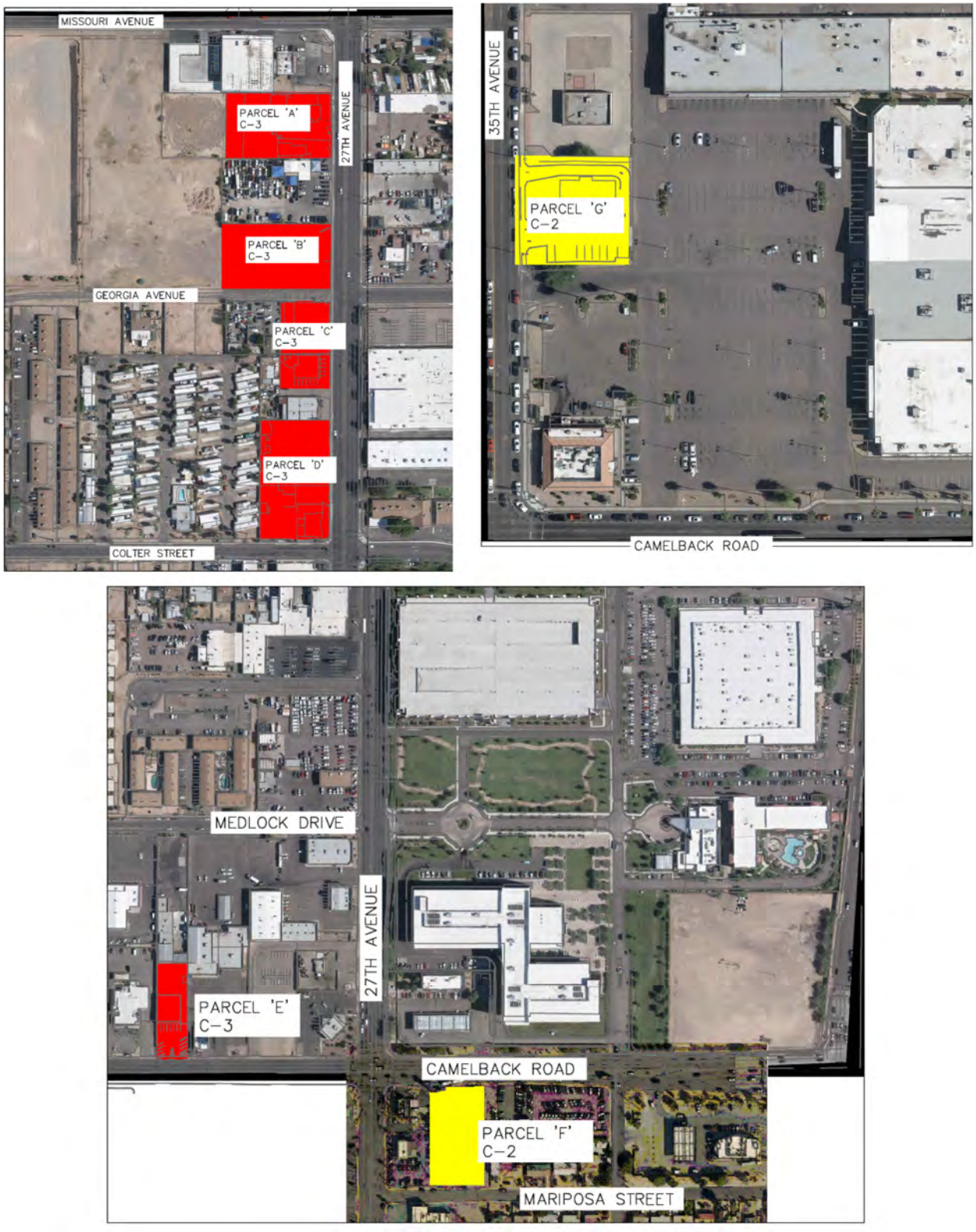


Exhibit B2 – Corresponding Legal Descriptions for Each Commercial Parcel

PARCEL 'A'

THE EAST 267.50 FEET OF LOT 15, BLOCK 2, OF HOMELAND, A SUBDIVISION RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 7 FEET THEREOF:

CONTAINS 41,935 SQUARE FEET OR 0.9627 NET ACRES, MORE OR LESS.

PARCEL 'B'

LOT 13, BLOCK 2, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 350 FEET THEREOF;

EXCEPT THE EAST 7 FEET THEREOF:

CONTAINS 43,137 SQUARE FEET OR 0.9903 NET ACRES, MORE OR LESS.

PARCEL 'C':

THE EAST 127 FEET OF THE NORTH 84 FEET OF LOT 11, BLOCK 2, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 7 FEET THEREOF.

TOGETHER WITH THE FOLLOWING THE DESCRIBED PARCEL;

THE EAST 130 FEET OF LOT 12, BLOCK 2, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 30 FEET THEREOF; AND

EXCEPT THE EAST 7 FEET THEREOF.

CONTAINS 26,191 SQUARE FEET OR 0.601 NET ACRES, MORE OR LESS.

PARCEL 'D':

THE EAST 177 FEET OF LOTS 9 AND 10, BLOCK 2, HOMELAND, ACCORDING TO BOOK 15 OF MAPS, PAGE 18 RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 7 FEET OF SAID LOTS 9 AND 10; AND

EXCEPT A PARCEL OF LAND BOUNDED ON THE EAST BY THE WEST LINE OF SAID EAST 7 FEET OF SAID LOT 9, ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 9 AND ON THE NORTHWEST BY THE ARC OF A CIRCULAR CURVE

CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 12 FEET AND BEING TANGENT TO THE WEST LINE AND TO SAID SOUTH LINE;

CONTAINS 46,917 SQUARE FEET OR 1.0771 NET ACRES, MORE OR LESS.

PARCEL 'E':

THE SOUTH 257 FEET OF THE EAST HALF OF LOT 13, BLOCK 4, OF HOMELAND ACCORDING TO BOOK 15 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 7 FEET THEREOF AS CONVEYED TO MARICOPA COUNTY BY QUITCLAIM DEED RECORDED IN DOCKET 2151, PAGE 474, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINS 20,485 SQ. FT OR 0.4703 NET ACRES, MORE OR LESS.

PARCEL 'F':

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 42 FEET; AND

EXCEPT THE EAST 10 FEET; AND

EXCEPT THE SOUTH 25 FEET; AND

EXCEPT THE WEST 170.48 FEET; AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF PHOENIX IN DOCUMENT RECORDED JULY 13, 2007 IN RECORDING NO. 2007-799760 AND RE-RECORDED APRIL 16, 2009 IN RECORDING NO. 2009-337839 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 24, TO THE EAST LINE OF THE WEST 170.48 FEET OF SAID NORTHWEST QUARTER;

THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 42 FEET OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING;

THENCE EASTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 19 FEET TO AN ORTHOGONAL LINE DESIGNATED HEREIN AS LINE "A";

THENCE CONTINUING EASTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 12 FEET, TO AN ORTHOGONAL LINE DESIGNATED HEREIN AS LINE "B"

THENCE CONTINUING EASTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 30 FEET;

THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 50 FEET OF SAID NORTHWEST QUARTER AND SAID LINE "B";

THENCE SOUTHERLY ALONG SAID LINE “B”, A DISTANCE OF 4 FEET;

THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 59 FEET OF SAID NORTHWEST QUARTER AND LINE “A”;

THENCE WESTERLY ALONG LAST SAID SOUTH LINE, A DISTANCE OF 19 FEET TO SAID EAST LINE;

THENCE NORTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING;

CONTAINS 37,637 SQ. FT OR 0.864 NET ACRES, MORE OR LESS

PARCEL ‘G’:

THE SOUTH 120 FEET OF LOT 19, BLOCK 1, RE-PLAT OF STANLEY PARK, ACCORDING TO BOOK 23 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 7 FEET THEREOF AS CONVEYED BY INSTRUMENT RECORD IN DOCKET 6167, PAGE 575, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 7 FEET OF SAID LOT 19;

THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST 7 FEET TO AN INTERSECTION WITH A LINE RUN EASTERLY AT RIGHT ANGLES TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, FROM A POINT THEREON WHICH IS 409 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER;

THENCE SOUTHEASTERLY TO THE SOUTHEAST CORNER OF THE WEST 8.56 FEET OF SAID LOT 19;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 19 TO THE POINT OF BEGINNING, AS CONVEYED BY INSTRUMENT RECORDED IN DOCKET 11591, PAGE 201, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINS 14,944 SQ. FT OR 0.343 NET ACRES, MORE OR LESS

Exhibit C – Existing and Proposed Zoning Map

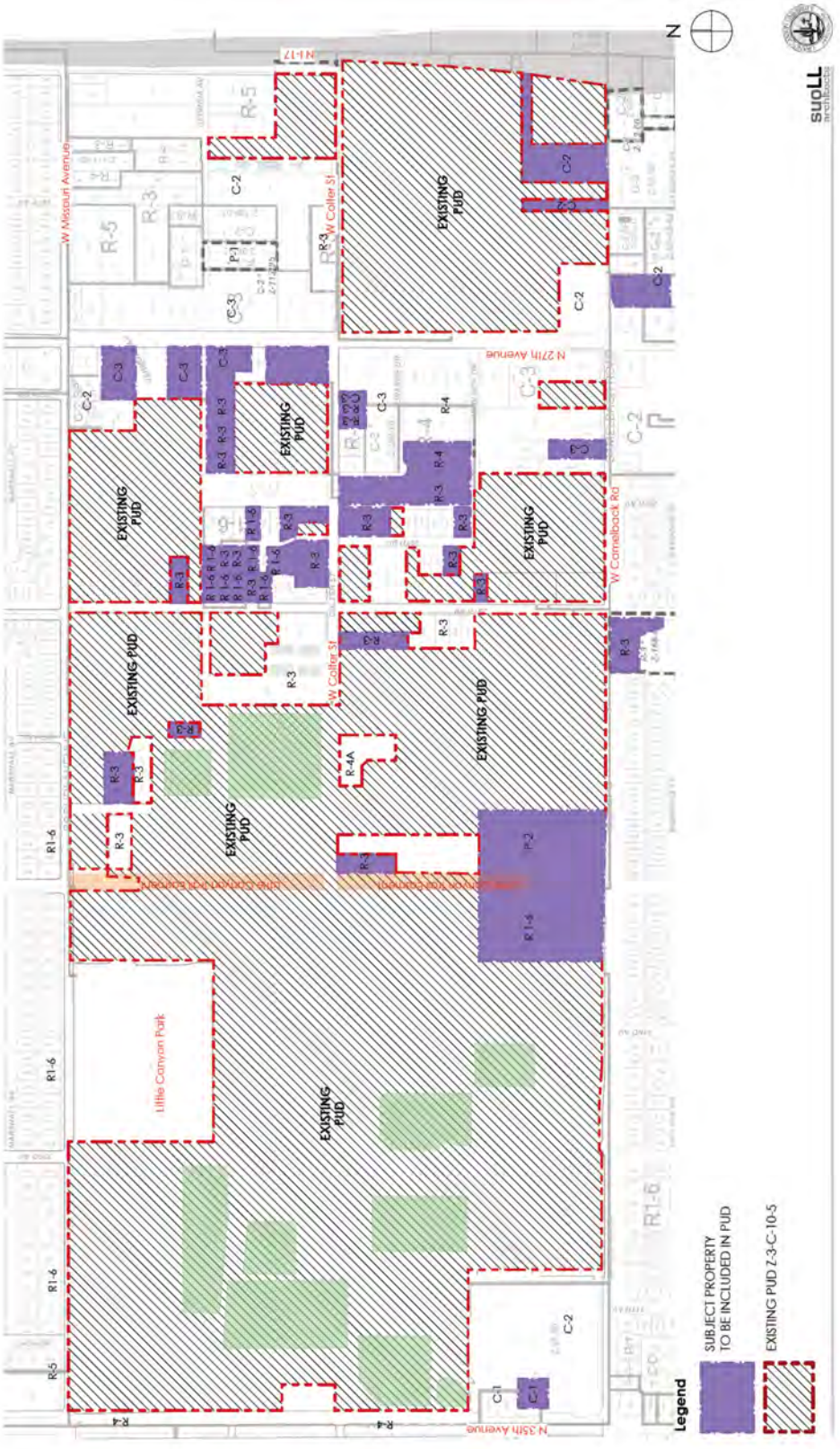


Exhibit D – Shade Concepts