



City of Peoria
Planning and Community Development
Planning Division
9875 N. 85th Avenue, Peoria AZ 85345

October 2, 2018

Withey Morris
Attn: Jessi Thornton
jessi@witheymorris.com

RE: Z15-0014A.1 Ironwood Commercial – Minor PAD Amendment
SEC 102nd Avenue and Pinnacle Peak Road

Dear Ms. Thornton:

This letter is in response to your request for a Minor Amendment to the *Ironwood Commercial Planned Area Development (PAD)*. Specifically, the scope of the requested amendment is as follows:

1. Revise the development standards to reduce the rear (south) landscape setback from twenty-five (25) feet to eight (8) feet.
2. Revise the allowable uses to include Storage Warehouse Condos.

The Planning Division has determined that the requested amendment does not substantively alter or result in any *major* changes to the PAD as described in Section 21-604 of the Peoria Zoning Ordinance. As a Minor Amendment, notification of the request was given pursuant to Section 21-604. Accordingly, no written comment protesting the amendment was received by the City within the comment window (ended close of business on October 1, 2017).

To this end, the requested **Minor Amendment to the Ironwood Commercial PAD under Case Z15-0014A.1 has been approved**. The approval herein is subject to the conditions stated below:

CONDITIONS OF APPROVAL

1. The development shall substantially conform to the "Ironwood Commercial" Planned Area Development Standards and Guidelines Report (case Z15-0014A.1) date stamped October 2, 2018.
2. The approval entered herein shall not negate any of the prior conditions contained or referenced within Cases Z15-0014. Those conditions shall remain in force for the PAD except as specifically modified for the above referenced PAD amendment.

Subsequent approvals, including Engineering and Building Permits, will be reviewed against the PAD standards as amended herein. Should you have any questions in this regard, please contact the Planning Division at 623-773-7200.

Sincerely,

A handwritten signature in cursive script that reads "Cody Gleason". The signature is written in black ink and is positioned below the word "Sincerely,".

Cody Gleason
Senior Planner

STANDARDS AND GUIDELINE REPORT

West of the SWC of Lake Pleasant Parkway and Pinnacle Peak Road
Peoria, Arizona

4.9 Gross Acres

Submitted and Prepared by:

Empire Residential Communities Fund II, LLC
6617 N. Scottsdale Road
Scottsdale, AZ 85250

Zoning Case: Z15-0014A.1
City Council Approved Version: March 30, 2016
City Council Approval Date: June 7, 2016

Minor Amendment: September 6, 2018

PLANNING & ZONING

Planned Area Development Approval

P/Z Commission Date: N/A

City Council Approval Date: N/A

Planner: Cody Gleason

Administrative Approval Date: 10/2/18

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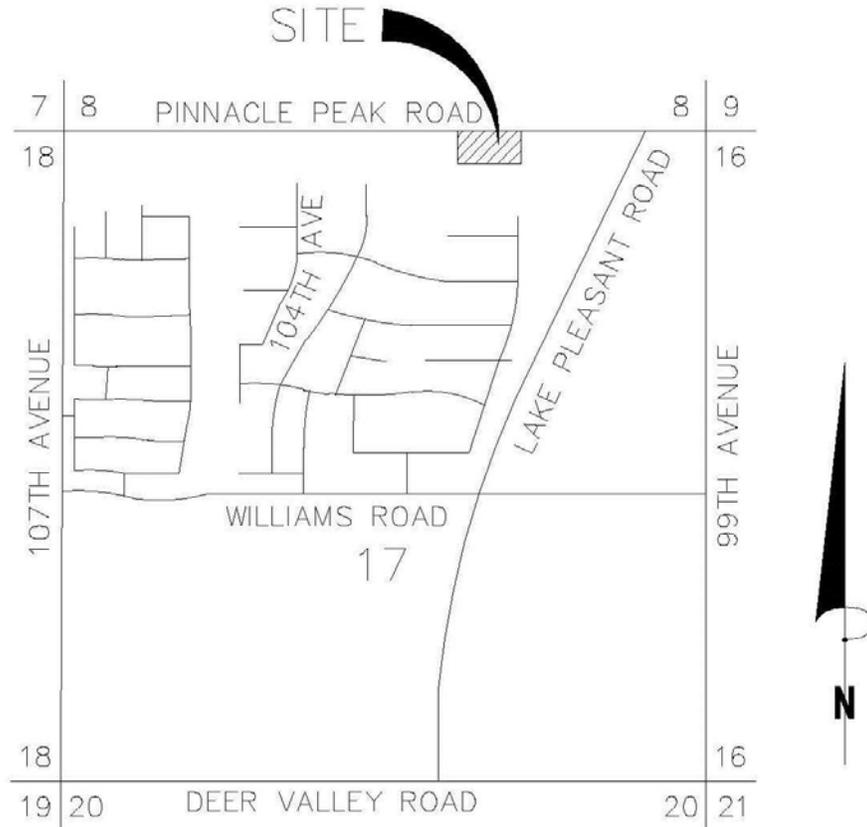
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I. INTRODUCTION

Property: Ironwood Commercial, the "project", is a 4.9-acre proposed commercial project west of the southwest corner of Lake Pleasant Parkway and Pinnacle Peak Road. Ironwood Commercial is owned by Ironwood TB LLC (APN 200-10-051) (*refer to the Vicinity Map Exhibit 1 below and Legal Description Exhibit 7*). This Standards and Guidelines Report shall function as the development standards framework and identifies all standards, regulations and bulk requirements for the Site.



VICINITY MAP

EXHIBIT 1

Planning & Development History: The property is currently vacant land and undeveloped. The property is presently zoned AG within the City of Peoria.

Purpose of Zoning Requests: This request is for a rezone to a Planned Area Development that will match closely to the City's O-1 Office Commercial zoning district, with the modification to limit the O-1 uses as listed in the Development Standards section and to add an allowed use of Mini Storage / Storage Warehouse Condos. In conjunction with this request the Applicant is requesting a Minor General Plan Amendment (*refer to the attached Existing Zoning Map Exhibit 5 and Proposed Zoning Map Exhibit 6*).

II. SURROUNDING CONDITIONS

Ironwood Commercial is bound by rural county residential lots zoned RU-43 and Pinnacle Peak Road to the north, City of Peoria land zoned AG to the west, a commercial corner with a Circle K Gas Station to the east zoned C-2 and the parcel of vacant City of Peoria land zoned SR-35 planned for the Pinnacle Peak Public Safety Facility expansion to the south (*refer to the Aerial Map Exhibit 2 below*).

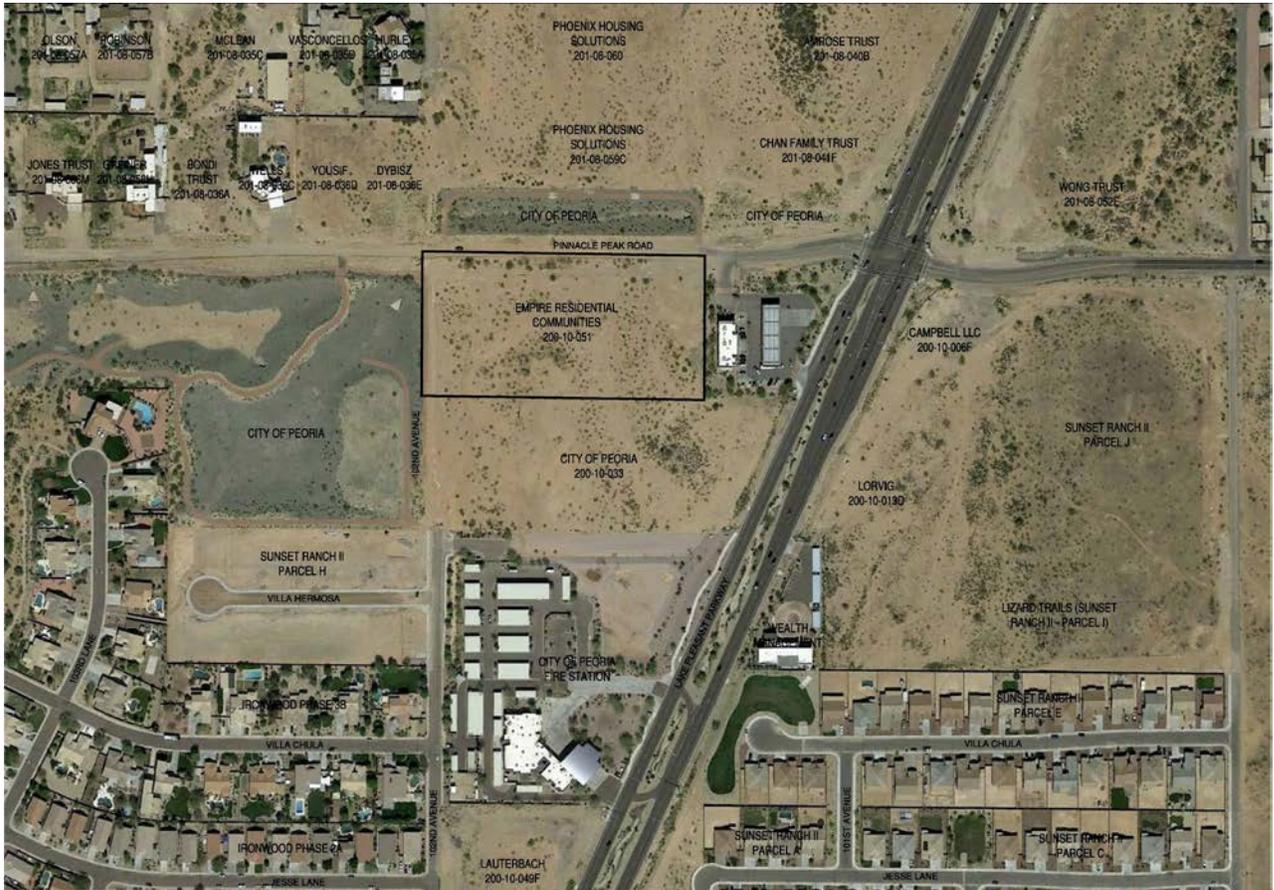


EXHIBIT 2: AERIAL MAP

Transportation: Primary transportation corridors in the area include Lake Pleasant Parkway running north-south, and Pinnacle Peak and Deer Valley Roads running east-west. The proposed site access would be off of Pinnacle Peak Road as indicated on the ALTA Survey (*refer to Exhibit 7*). Regional transportation includes the Agua Fria Freeway (Loop 101) to the south and east, Happy Valley Road to the north and Loop 303 to the west.

Lake Pleasant Parkway is the major access road to the Lake Pleasant recreational areas and to all of the north area of Peoria. The project will have access to Lake Pleasant Parkway at the Pinnacle Peak Road intersection. Pinnacle Peak Road west of Lake Pleasant Parkway to the sites west property line will be constructed with the City of Peoria CIP project in the Fall of 2016.

Schools: *Sunset Heights Elementary (K-8)*, located at 9687 W. Adam Ave, is approximately 1.8 miles, and *Liberty High School (9-12)*, located at 9621 West Speckled Gecko Drive is approximately 2.0 miles.

Shopping Facilities: *Albertson's Food and Drug Store* located at 8240 West Deer Valley Road is approximately 3.5 miles south. *Fry's Food and Drug* located at 8375 West Deer Valley Road is approximately 3.3 miles south. *Arrowhead Towne Center Shopping Mall* located at 7700 West Arrowhead Towne Center, Glendale is approximately 6.5 miles south. *Camino A Lago Marketplace* and *Walmart* located at 21471 Lake Pleasant Parkway is approximately 1.4 miles to the north. All four corners of Lake Pleasant Parkway and Happy Valley Road (approximately 1 mile to the north) have all been developed as community commercial.

Public Recreation: *Parkridge Park* located at 9734 West Beardsley Road is approximately 2.7 miles south. *Deer Village Park* located at 21217 N. 88th Lane is approximately 3.1 miles southeast. *The Sunrise Mountain Branch Public Library* is located at 21109 N 98th Avenue, approximately 1.9 miles south. *Lake Pleasant Regional Park* - boating, skiing, camping and general lake recreation, located approximately 15 miles north.

Aerial photographs of the project area together with several photographs of the site from different directions depicting the site and area conditions are included herewith. (*Refer to attached Context Plan Exhibit 8*)

III. PAD JUSTIFICATION

As indicated above this site is approximately 4.9 acres. Section 14-33-2(B)(1) of the City of Peoria Zoning Ordinance ("Zoning Ordinance") requires that the minimum total PAD shall be no less than ten acres unless the applicant can show that the minimum PAD requirements should be waived because the waiver would be in the public interest and that one or more of conditions of Section 14-33-2(B)(1)(a) through (d) exists.

Ironwood Commercial will be in the best interest of the public as it will be filling in a vacant and underutilized parcel and it meets (c) of the conditions which states "*the use of the PAD concept will encourage the use of otherwise undeveloped property, particularly in the case of small undeveloped parcels surrounded or partially surrounded by developed property*".

Utilization of the PAD concept for Ironwood Commercial will encourage the development of this otherwise undevelopable property that is partially surrounded by developed property or property that is in the process of being developed. We had originally contemplated a straight rezone to O-1, however per discussions with City staff a PAD would outline limitations of otherwise allowed uses that would not be as fitting for this area, which we are limiting in this PAD.

IV. CONSISTENCY WITH GENERAL PLAN

The development goal for the Ironwood Commercial PAD is to provide a proposed office or related allowed uses that are compatible with the long range goals of the City of Peoria's General Plan.

The current General Plan Land Use designation for the site is Estate Density Residential (O-2 du/acre) and we are requesting a Minor General Plan Amendment to Office (*refer to attached*

Existing Land Use and Proposed Land Use Exhibits 3 and 4). Due to the City of Peoria Pinnacle Peak Public Safety Facility expansion to the immediate south, the existing commercial corner (Circle K) to the east and the City of Peoria parcel to the west this proposed use is a suitable development. The basis for this request is the statement in the current General Plan that identifies the potential for an Office node to be located in the general location of Pinnacle Peak Road and Lake Pleasant Parkway. This modification also provides a transition/step-down of intensity from the existing commercial use to the east and the future Pinnacle Peak Public Safety Facility expansion to the immediate south from the planned residential to the north. The proposed project will contribute to the overall City goals and objectives.

V. GENERAL SITE INFORMATION AND EXISTING CONDITIONS

The existing topography is undeveloped and sparsely covered with shrubs, and the site has no offsite drainage impacts:

- To the east is an existing Circle K gas station, which retains runoff generated thereon.
- To the south is undeveloped desert, which slopes away from the project site having no effect on the Ironwood Commercial project.
- To the west is an existing City of Peoria retention basin and to the north is an existing open channel. These storm water facilities were originally designed per the “Pinnacle Peak Road Drainage Project: 99th Avenue to 104th Avenue” as prepared by Wood, Patel & Associates, Inc. Any offsite flows from the north are captured in this existing channel and routed to the retention basin west of the project boundary, thus having no effect on the Ironwood Commercial project.

VI. PROJECT DEVELOPMENT PLAN

Ironwood Commercial consists of a total gross area of 4.9± acres, which is proposed as future office or other related uses limited by this Planned Area Development and closely matching the O-1 Office Commercial Zoning District under Article 14-9 of the Zoning Ordinance. In addition to the uses permitted within Section VIII of this document we will include Mini-storage / Storage Warehouse Condos, RV, Boat & Trailer Storage indoor as a permitted use. The mini-storage / storage warehouse condos would be a beneficial asset in this area due to the close proximity to the lake and large outdoor recreational open space where typical “toys” are used and need to be stored. The small to moderate scale site will enhance the quality of life for Peoria residents by providing additional employment opportunities, generating sales tax and providing the desired services for surrounding neighborhoods supporting the economic growth for Peoria citizens. The site will be developed by a future end user that has not been identified.

The least intense non-residential zoning district that allows mini-storage / storage warehouse condos as a conditionally permitted use is the Planned Community Commercial (PC-2) Zoning District. Mini-storage / storage warehouse condos would be compatible with the surrounding area, and will provide a necessary service to this area of Peoria. Additionally, the mini-storage / storage warehouse condos use will have less activity and traffic than many of the requested principally permitted uses for O-1, including Public and Private Schools, Religious Institutions Medical, Dental, Optician Health, Clinics and Laboratories, and Remote Mail Service. Please refer to the traffic statement provided by Civtech on file with the City of Peoria. The statement identifies that mini-storage would generate significantly less trips than other land uses allowed under the O-1 Office Commercial Zoning District, and would require the least amount of parking spaces. Finally,

we are requesting the limited O-1 uses plus the mini-storage / storage warehouse condos as a permitted use because there are many uses in the O-1 Zoning District that the City would not consider compatible for this area and mini-storage / storage warehouse condos serves as a better buffer to the surrounding areas.

A site plan will be completed and submitted for review and approval when an end user is identified. Two Conceptual Development plans are attached for a preliminary design reference (refer to *Exhibit 9A and 9B Conceptual Development Plans*).

VII. DEVELOPMENT STANDARDS

The special limitations on uses shall be as identified in Section 14-9-5 of the City of Peoria Zoning Ordinance. The development standards for the Site will be those identified in Section 14-9-6 of the City of Peoria Zoning Ordinance for O-1 Office Commercial Zoning District. In the event this Standards and Guidelines Report is silent on a development standard or other regulation, the applicable O-1 Office Commercial Zoning District regulation in effect at the time of development shall apply.

Additional Development Standards: Open Space, Lighting, Screening, Fencing and Walls, Roadway Standards, and Parking requirements for the project shall conform to the Peoria Zoning Ordinance and the City of Peoria's Design Review Manual.

In addition to these standards the following enhanced features will be included:

- a. The southern property line shall contain an eight (8) foot landscape buffer planted in accordance with the landscape buffer requirements of Article 14-35 of the City Zoning Ordinance.
- b. No trail shall be required to be constructed by the developer.
- c. Twenty-three (23) foot landscape buffer on the south side of Pinnacle Peak Road (first eight (8) feet for the PUE and fifteen (15) feet for landscaping.
- d. There will be an increased number of natural materials incorporated in the pilasters along the screen wall, decorative caps on the pilasters, and/or a minimum number of materials in the screen wall beyond the required 1 material inlay in the wall.
- e. An increased number of natural materials will be used in the design elements for the buildings and residential design/features will be incorporated during the design review stage to contribute to the transition/step-down from the intense commercial corner.
- f. Fifteen (15) foot landscape tract (10' if mini-storage / storage warehouse condos) along 102nd Avenue will be provided.

Permitted Uses: The permitted uses allowed under this Planned Area Development are as follows:

- a. Professional, Administrative or Business Offices
- b. Mini Storage / Storage Warehouse Condos, RV, Boat and Trailer Storage indoor, and/or screened only
- c. Copy Center
- d. Art Gallery
- e. Cultural Institutions
- f. Public Buildings
- g. Public/Private Schools, Charter Schools, College and University Facilities excluding College and University Campuses (subject to special limitations per section 14-9-5)

- h. Public Utility Buildings, Structures, Uses, Facilities and Equipment (subject to special limitations per section 14-9-5)
- i. Religious Institutions and similar places of worship
- j. Medical, Dental, Optician or Health, Clinics and Laboratories
- k. Remote Mail Service

Conditionally Permitted Uses: The Planned Area Development purposefully does not identify any conditionally permitted uses.

Accessory Uses: The permitted accessory uses allowed under this Planned Area Development shall be in accordance with the Office Commercial (O-1) Zoning District.

Height: The maximum building height will be 30' in accordance with the City of Peoria Zoning Ordinance development standards. To mitigate safety concerns relative to the Pinnacle Peak Public Safety Facility site visibility will need to be addressed during site plan review. Mitigation may include additional landscape trees to provide adequate screening and clerestory and slot form windows to minimize views into the adjacent Pinnacle Peak Public Safety Facility.

VIII. CONCEPTUAL LANDSCAPE PLAN/ STANDARDS

Landscape: The project landscaping will be consistent with the Peoria Zoning Ordinance 14-35 and will enhance and match that which is provided with the Pinnacle Peak Public Safety Facility expansion.

Street Frontages- Landscaping will be provided within the ROW and adjacent tracts per the City of Peoria's Landscaping requirements.

Perimeter Walls/Wall Details- Perimeter walls and wall details will comply with the City of Peoria's design specifications.

Signage- Project signage will be processed as a separate application and will be consistent with the Peoria Zoning Ordinance 14-34.

IX. INFRASTRUCTURE/ UTILITIES

Following the rezone process, the Ironwood Commercial development will require further approvals to allow for physical development of the project. These approvals include, but may not be limited to site plan approval, civil improvement plans, design review, signage and final landscape plans.

1. Sewer

Sewer service will be provided by the City of Peoria. An existing sanitary sewer line is located in Lake Pleasant Parkway, which will be extended to the Ironwood Commercial project by the City of Peoria in the Fall of 2016 as part of the Pinnacle Peak Public Safety Facility expansion project.

2. Natural Gas

Southwest Gas will provide natural gas service to Ironwood Commercial, if desired. There are existing facilities approximately 200' south at the intersection of 102nd Ave and Villa Hermosa.

3. Water

Water service will be provided by the City of Peoria. There is an existing 16-inch water line in Pinnacle Peak Road and an 8-inch water line in 102nd Avenue. The City will extend these water lines to and along the entire project frontage in the Fall of 2016 as part of the Pinnacle Peak Public Safety Facility expansion project, which are tied into the City of Peoria water system and will serve Ironwood Commercial development.

4. Telephone

Century Link Communications will be supplying the telephone services to the area. Facilities exist in Pinnacle Peak Road and at 102nd Avenue and Villa Hermosa and will be brought to this project to provide services accordingly.

5. Cable Service:

Cox Communications will be supplying the cable service to the area, if desired. Facilities exist at the intersection of 102nd Avenue and Villa Hermosa.

6. Solid Waste:

Solid Waste disposal will be provided by the City of Peoria.

7. Electric Power

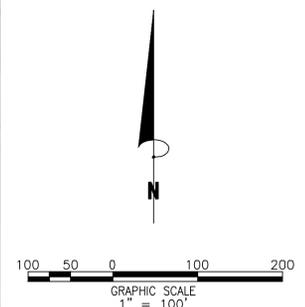
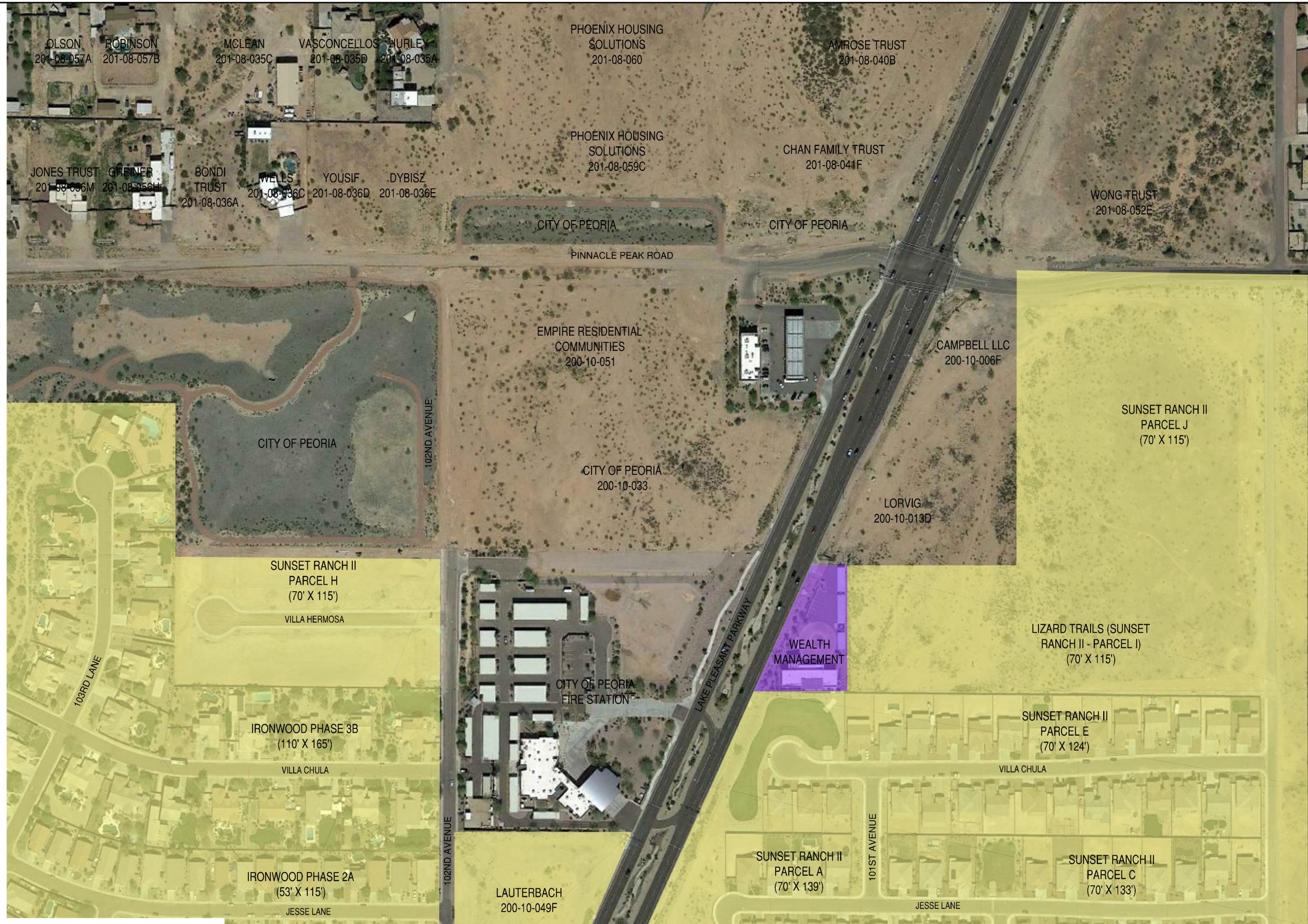
Electric power will be supplied by Arizona Public Service. Facilities exist in Pinnacle Peak Road and at 102nd Avenue and Villa Hermosa and will be brought to this project to provide services accordingly.



IRONWOOD COMMERCIAL

Planned Area Development

EXISTING LAND USE MAP
EXHIBIT 3



The Empire Group
 6617 North Scottsdale Road, Suite 101
 Scottsdale, Arizona 85250
 Phone: (480) 951-2207
 Fax: (480) 951-3023
 www.theempiregroupinc.com

IRONWOOD COMMERCIAL
 EXHIBIT 3: EXISTING LAND USE
 LAKE PLEASANT PARKWAY & PINNACLE PEAK ROAD

PEORIA, ARIZONA MARICOPA COUNTY

SCALE	1" = 100'
JOB No.	2-002
DATE	FEB. 2016
SHEET	1 OF 1



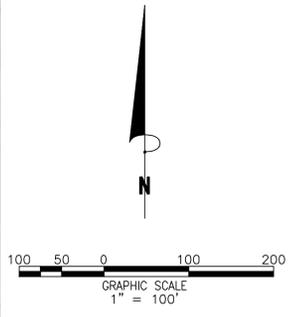
IRONWOOD COMMERCIAL

Planned Area Development

PROPOSED LAND USE MAP EXHIBIT 4



 OFFICE
 RESIDENTIAL ESTATE
 RESIDENTIAL LOW DENSITY



The EMPIRE
 Group of Companies

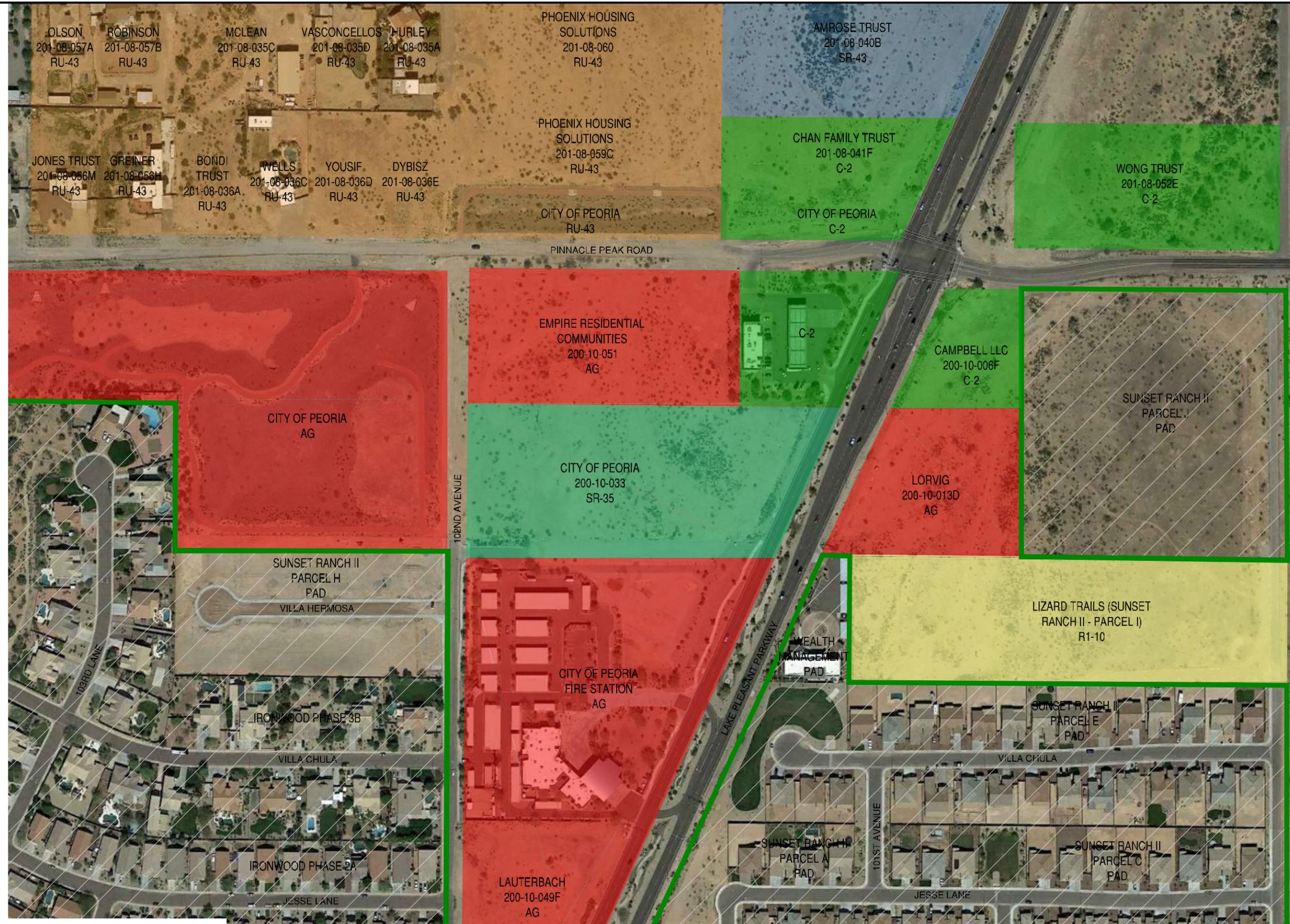
The Empire Group
 6617 North Scottsdale Road, Suite 101
 Scottsdale, Arizona 85250
 Phone: (480) 951-2207
 Fax: (480) 951-3023
 www.theempiregroupinc.com

IRONWOOD COMMERCIAL
 EXHIBIT 4: PROPOSED LAND USE
 LAKE PLEASANT PARKWAY & PINNACLE PEAK ROAD

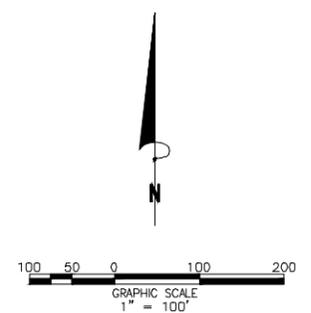
SCALE 1" = 100'
 JOB No. 2-002
 DATE: FEB. 2016
 SHEET 1 OF 1

PEORIA, ARIZONA
 MARICOPA COUNTY

EXISTING ZONING MAP
EXHIBIT 5



- AG
- C-2
- PAD
- RU-43
- SR-43
- SR-35
- R1-10



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6617 North Scottsdale Road, Suite 101
Scottsdale, Arizona 85250

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Fax: (480) 951-3023

www.theempiregroupplc.com

IRONWOOD COMMERCIAL
EXHIBIT 5: EXISTING ZONING
LAKE PLEASANT PARKWAY & PINNACLE PEAK ROAD

PEORIA, ARIZONA

MARICOPA COUNTY

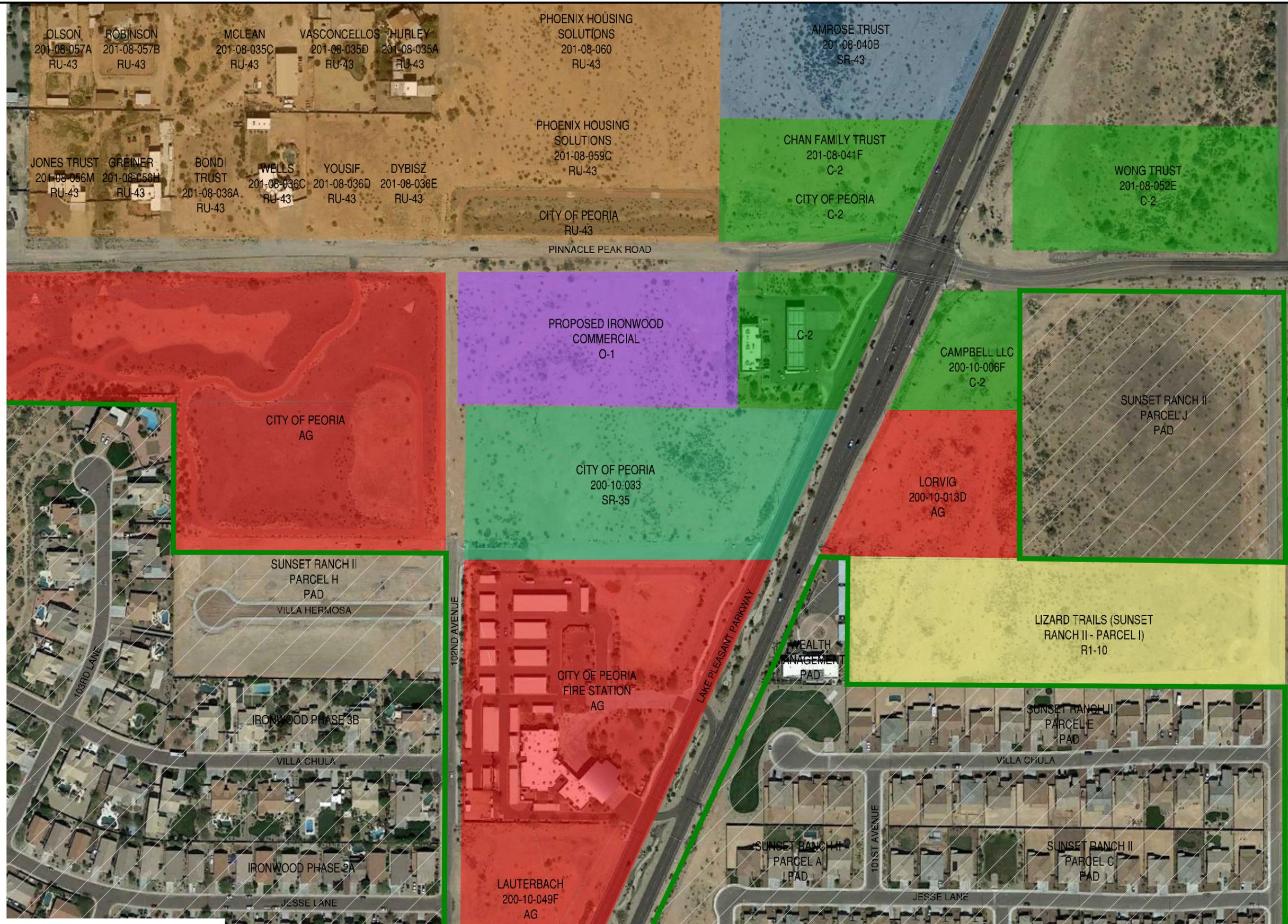
SCALE	1" = 100'
JOB No.	2-002
DATE	FEB. 2016
SHEET	1 OF 1



IRONWOOD COMMERCIAL

Planned Area Development

PROPOSED ZONING MAP EXHIBIT 6



AG



C2



PAD



RU-43



SR-43



O-1



SR-35



R1-10



The Empire Group
6617 North Scottsdale Road, Suite 101
Scottsdale, Arizona 85250

Phone: (480) 951-2207
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IRONWOOD COMMERCIAL
EXHIBIT 6: PROPOSED ZONING
LAKE PLEASANT PARKWAY & PINNACLE PEAK ROAD

PEORIA, ARIZONA

MARICOPA COUNTY

SCALE	1" = 100'
JOB No.	2-002
DATE:	FEB. 2016
SHEET	1 OF 1



IRONWOOD COMMERCIAL

Planned Area Development

A.L.T.A. SURVEY AND LEGAL DESCRIPTION EXHIBIT 7

January 27, 2015
PROJECT # 50018-01-001

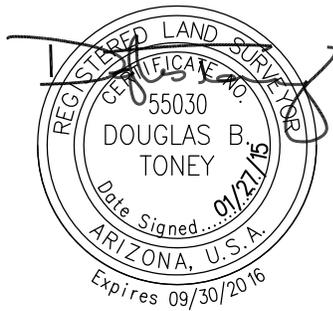


EXHIBIT 'A'

LEGAL DESCRIPTION

SWC LAKE PLEASANT PARKWAY AND PINNACLE PEAK ROAD

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, BEING A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 17, BEING A BRASS CAP FLUSH STAMPED RLS 24513, BEARS NORTH 89°07'08" WEST, A DISTANCE OF 2587.43 FEET;

THENCE NORTH 89°07'08" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 1293.71 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 00°12'19" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 329.90 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE NORTH 89°09'12" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 647.86 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE NORTH 00°22'46" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 330.29 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE SOUTH 89°07'08" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 646.86 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 213,678 SQUARE FEET OR 4.9054 ACRES, MORE OR LESS.

LEGAL DESCRIPTION:

PARCEL NO. 1

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE WEST RIGHT OF WAY OF THAT CERTAIN ROADWAY DEEDED TO MARICOPA COUNTY, BY DEED RECORDED IN DOCKET 9969, PAGE 663, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

THAT PORTION OF THE PARCEL DESCRIBED IN DOCUMENT NO. 1985-0578174, RECORDS OF MARICOPA COUNTY, LOCATED IN SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING 20 FEET WIDE AND LYING NORTHWESTERLY TO THE 55 FOOT RIGHT OF WAY LINE, PER DOCKET 9969, PAGE 663, RECORDS OF MARICOPA COUNTY AND SOUTHEASTERLY TO THE FOLLOWING DESCRIBED RIGHT-OF-WAY LINE:

LINE DESCRIPTION:

COMMENCING AT A REBAR MARKING THE CENTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, FROM WHICH A STONE, AS PER G.L.O. NOTES, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 17, BEARS NORTH 00 DEGREES 33 MINUTES 00 SECONDS EAST, A DISTANCE OF 2645.16 FEET;

THENCE SOUTH 89 DEGREES 23 MINUTES 38 SECONDS EAST, A DISTANCE OF 590.47 FEET TO A NON-TANGENT CURVE ON THE EXISTING RIGHT-OF-WAY CENTERLINE OF LAKE PLEASANT ROAD, AS SHOWN ON THE RECORD OF SURVEY, FOR THE CITY OF PEORIA, "LAKE PLEASANT PARKWAY", RECORDED IN BOOK 662 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, TOGETHER WITH THE CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 2004-0306665;

THENCE NORTHEASTERLY, 517.22 FEET ALONG SAID NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4583.66 FEET AND A CENTRAL ANGLE OF 06 DEGREES 27 MINUTES 55 SECONDS, WHOSE RADIUS BEARS SOUTH 71 DEGREES 41 MINUTES 56 SECONDS EAST;

THENCE NORTH 24 DEGREES 45 MINUTES 59 SECONDS EAST, A DISTANCE OF 194.31 FEET ALONG SAID RIGHT-OF-WAY CENTERLINE TO THE NORTH LINE OF THE FINAL PLAT OF IRONWOOD PHASE 1A, RECORDED BOOK 483 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY;

THENCE NORTH 89 DEGREES 20 MINUTES 19 SECONDS WEST, A DISTANCE OF 82.16 FEET ALONG SAID NORTH LINE TO A LINE PARALLEL WITH AND 75.00 FEET MEASURED PERPENDICULAR, WESTERLY FROM THE SAID EXISTING RIGHT-OF-WAY CENTERLINE OF LAKE PLEASANT ROAD AND THE POINT OF BEGINNING;

THENCE NORTH 24 DEGREES 45 MINUTES 59 SECONDS EAST, A DISTANCE OF 2166.55 FEET ALONG SAID PARALLEL LINE TO THE NORTH LINE OF SECTION 17 AND THE POINT OF TERMINATION, FROM WHICH A STONE MARKING THE NORTH QUARTER CORNER OF SECTION 17, BEARS NORTH 89 DEGREES 06 MINUTES 45 SECONDS WEST, A DISTANCE OF 1661.84 FEET;

EXCEPT ALL OIL, GAS AND OTHER MINERALS AS RESERVED IN PATENT FROM UNITED STATES OF AMERICA.

PARCEL NO. 2

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN PATENT RECORDED IN DOCKET 3212, PAGE 244, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

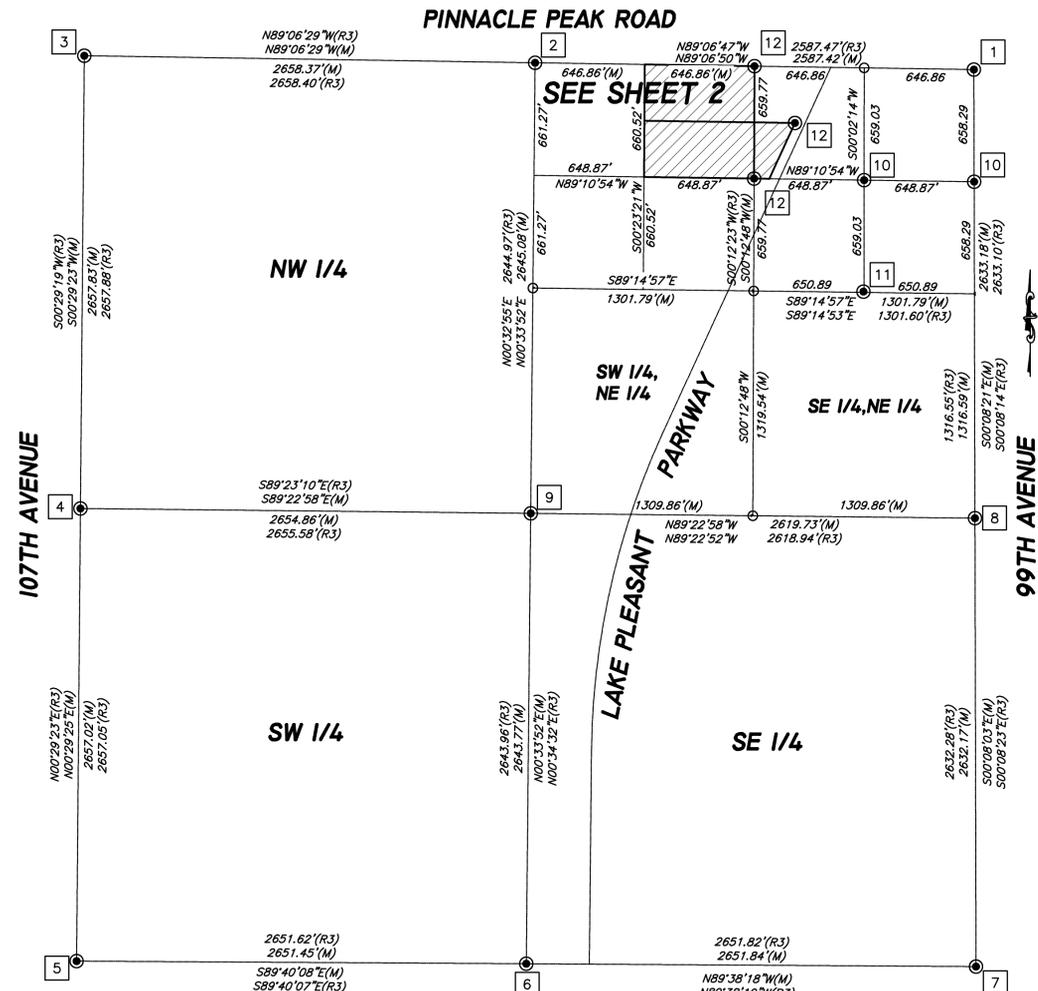
EXCEPT ALL OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN PATENT RECORDED IN DOCUMENT NO. 2004-1421161, RECORDS OF MARICOPA COUNTY, ARIZONA.

SCHEDULE "B" ITEMS:

- 1 RESERVATIONS, EXCEPTION AND PROVISIONS CONTAINED IN THE PATENT AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF. (NOT RESPONSIBILITY OF SURVEYOR)
- 2 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (NOT RESPONSIBILITY OF SURVEYOR)
- 3 PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE SECOND HALF OF 2013. (NOT RESPONSIBILITY OF SURVEYOR)
- 4 LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY IT INCLUSION WITH ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES. (NOT RESPONSIBILITY OF SURVEYOR)
- 5 THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS EXCEPTED FROM THE DESCRIPTION OF SAID LAND IN SCHEDULE A. (NOT RESPONSIBILITY OF SURVEYOR)
- 6 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT; PURPOSE: ROADWAY AND UTILITIES. RECORDING NO: BOOK 3213, PAGE 244 (PARCEL 2) (SHOWN AS BOOK 3212, PAGE 244)
- 7 ROADWAY AS SHOWN ON MAP RECORDED IN BOOK 21 OF MAPS, PAGE 14. (DOES NOT AFFECT)
- 8 ANY ACTION THAT MIGHT BE TAKEN BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY FOR THE ACQUISITION OF LAND FOR FLOOD CONTROL AS SET FORTH IN DOCUMENT NO. 2002-0541312. (BLANKET)
- 9 TERMS AND CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 02-53, REZONING PROPERTY TO SUBURBAN RANCH (SR35) ZONING DISTRICT, RECORDED IN DOCUMENT NO. 2002-0733195. (PARCEL 2) (BLANKET OVER PARCEL 1 AND 2)
- 10 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT; PURPOSE: ROADWAY AND UTILITIES. RECORDING NO: 1984-2494 (PARCEL 3) (SHOWN)
- 11 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT; PURPOSE: ELECTRIC LINES. RECORDING NO: 2001-749400 (PARCEL 1) (SHOWN)
- 12 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT; PURPOSE: ROADWAY AND UTILITIES. RECORDING NO: 2004-1421161 (SHOWN)
- 13 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT; PURPOSE: CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF ANY FACILITIES NECESSARY TO MAINTAIN DRAINAGE FACILITIES, SLOPES OR PUBLIC UTILITIES. RECORDING NO: 2005-779510 (PARCEL 3) (SHOWN AFFECTS PARCEL 1)

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



DEER VALLEY ROAD VICINITY MAP
SECTION 17, T4N, R1E
1 INCH = 500 FEET

FLOODZONE:

CURRENT FLOOD ZONE IS "ZONE X" (AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WIDTH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD); PER FIRM MAP NO. 04013C1235 L, DATED OCTOBER 16, 2013.

REFERENCE DATA:

- (R1) EXHIBIT "A" PER TITLE REPORT
- (R2) DOCKET 9969, PAGE 663, MCR
- (R3) RECORD OF SURVEY BOOK 697, PAGE 33, MCR
- (R4) DOCKET 10067, PAGE 128, MCR DOCKET 10045, PAGE 139, MCR
- (R5) LAKE PLEASANT PARKWAY BOOK 662 OF MAPS, PAGE 37, MCR
- (R6) SPECIAL WARRANTY DEED 2005-0779511 MCR

ZONING/SETBACK:

SURVEYOR WAS NOT PROVIDED A ZONING LETTER FROM THE INSURER THEREFORE CAN NOT CERTIFY TO TABLE "A" 6A OR 6B. ZONING LISTED BELOW IS REFERENCE ONLY.

ZONING BELOW PER CITY OF PEORIA ZONING MAP 5-B DATED AUGUST 23, 2013

- PARCEL NO. 1
PROPERTY IS UNDER ZONING SR-35 DISTRICT - SUBURBAN DISTRICT
- PARCEL NO. 2
PROPERTY IS UNDER ZONING SR-35 DISTRICT - SUBURBAN DISTRICT
- PARCEL NO. 3
PROPERTY IS UNDER ZONING AG DISTRICT - AGRICULTURAL DISTRICT

THESE ZONING CLASSIFICATIONS HAVE MULTIPLE POSSIBLE REQUIREMENTS FOR USE, SETBACKS, HEIGHT RESTRICTIONS, ETC. BASED UPON ADJACENT PARCEL USAGE AND SETBACK REQUIREMENTS. SURVEYOR RECOMMENDS THAT THE CLIENT CONTACT THE CITY OF PEORIA PLANNING AND ZONING DEPARTMENT AT 623-773-7200 AND OBTAIN A COMPLETE COPY OF THE CITY OF PEORIA ZONING REQUIREMENTS FOR ALL ZONING RELATED INFORMATION.

RECORD OWNER:

SOUTH PACIFIC DISTRICT OF THE CHRISTIAN MISSIONARY
MAILING ADDRESS
27377 VIA INDUSTRIA
TEMECULA, CA. 92590

MONUMENT NOTES:

ALL MONUMENTATION SHOWN HEREON WAS ACCEPTED UNLESS OTHERWISE NOTED

- 1 FOUND MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE, NORTHEAST CORNER OF SECTION 17, T4N, R1E, SITE BENCHMARK
- 2 FOUND BRASS CAP FLUSH DATED 2009 RLS# 24513, NORTH QUARTER CORNER OF SECTION 17, T4N, R1E
- 3 FOUND MCDOT BRASS CAP IN HANDHOLE, NORTHWEST CORNER OF SECTION 17, T4N, R1E
- 4 FOUND CITY OF PHOENIX BRASS CAP IN HANDHOLE, WEST QUARTER CORNER OF SECTION 17, T4N, R1E
- 5 FOUND CITY OF PHOENIX BRASS CAP IN HANDHOLE, SOUTHWEST CORNER OF SECTION 17, T4N, R1E
- 6 FOUND CITY OF PHOENIX BRASS CAP FLUSH, SOUTH QUARTER CORNER OF SECTION 17, T4N, R1E
- 7 FOUND ALUMINUM CAP DATED 2008 RLS# 37172, SOUTHEAST CORNER OF SECTION 17, T4N, R1E
- 8 FOUND 1/4" BOLT IN 3/8" ALUMINUM PIPE, DOWN 1.5', ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 17, T4N, R1E
- 9 CALCULATED CENTER OF SECTION 17, T4N, R1E, ALSO FOUND 1/2" REBAR IN POTHOLE 0.64' EAST NOT ACCEPTED
- 10 FOUND 5/8" REBAR WITH ALUMINUM CAP RLS# 37512 ACCEPTED
- 11 FOUND 1/2" REBAR WITH CAP RLS# 27233
- 12 FOUND 1/2" REBAR WITH CAP (UNREADABLE/DESTROYED). SET SURVEYOR'S CAP RLS# 46643 - DICKSON.

BASIS OF BEARING:

N89°06'50"W ALONG THE MONUMENT LINE OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, T4N, R1E AS MEASURED BETWEEN MONUMENTS NUMBERED 1 AND 2 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES.

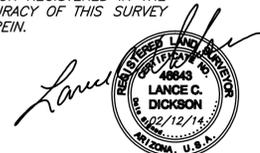
SURVEYOR'S NOTES:

- 1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER 71001633-071-CH1 DATED DECEMBER 3, 2013
- 2. IF A DISCREPANCY IS DISCOVERED IN THE TOPOGRAPHY OF THIS MAP THE SURVEYOR MUST BE CONTACTED TO RESOLVE ANY ISSUES PRIOR TO ANY DESIGN OR CONSTRUCTION.
- 3. THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.
- 4. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.
- 5. OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE AND MAY BE INACCURATE OR OUT-OF-DATE.
- 6. PATENT EASEMENT PER DOCKET 2850, PAGE 275 WAS NOT IN CURRENT TITLE REPORT AND WAS SUPPLIED BY THE CITY OF PEORIA ON FEBRUARY 12, 2014. EASEMENT IS FOR REFERENCE ONLY.

CERTIFICATION:

TO: EMPIRE RESIDENTIAL COMMUNITIES FUND 11 LLC
FIDELITY NATIONAL TITLE AGENCY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 8, 9, 10, 11(a), 13 AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.



LANCE C. DICKSON RLS #46643 DATE _____ EXPIRES 06/30/2016

REVISIONS	

ALTA/ACSM LAND TITLE SURVEY
A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Arizona Surveying and Mapping
ABSOLUTE CONFIDENCE SINCE 1988
P.O. BOX 38455
2411 WEST NORTHERN AVENUE, SUITE 110
PHOENIX, ARIZONA 85069-5455
TEL (602) 246-9919 FAX (602) 246-9944
INFO@ASAMI.COM



FIELDWORK BY : WZD
DRAWN BY : LCD
CHECKED BY : LCD
JOB # : P14-012
DATE : 01/29/14

SHEET NO. 1 OF 2

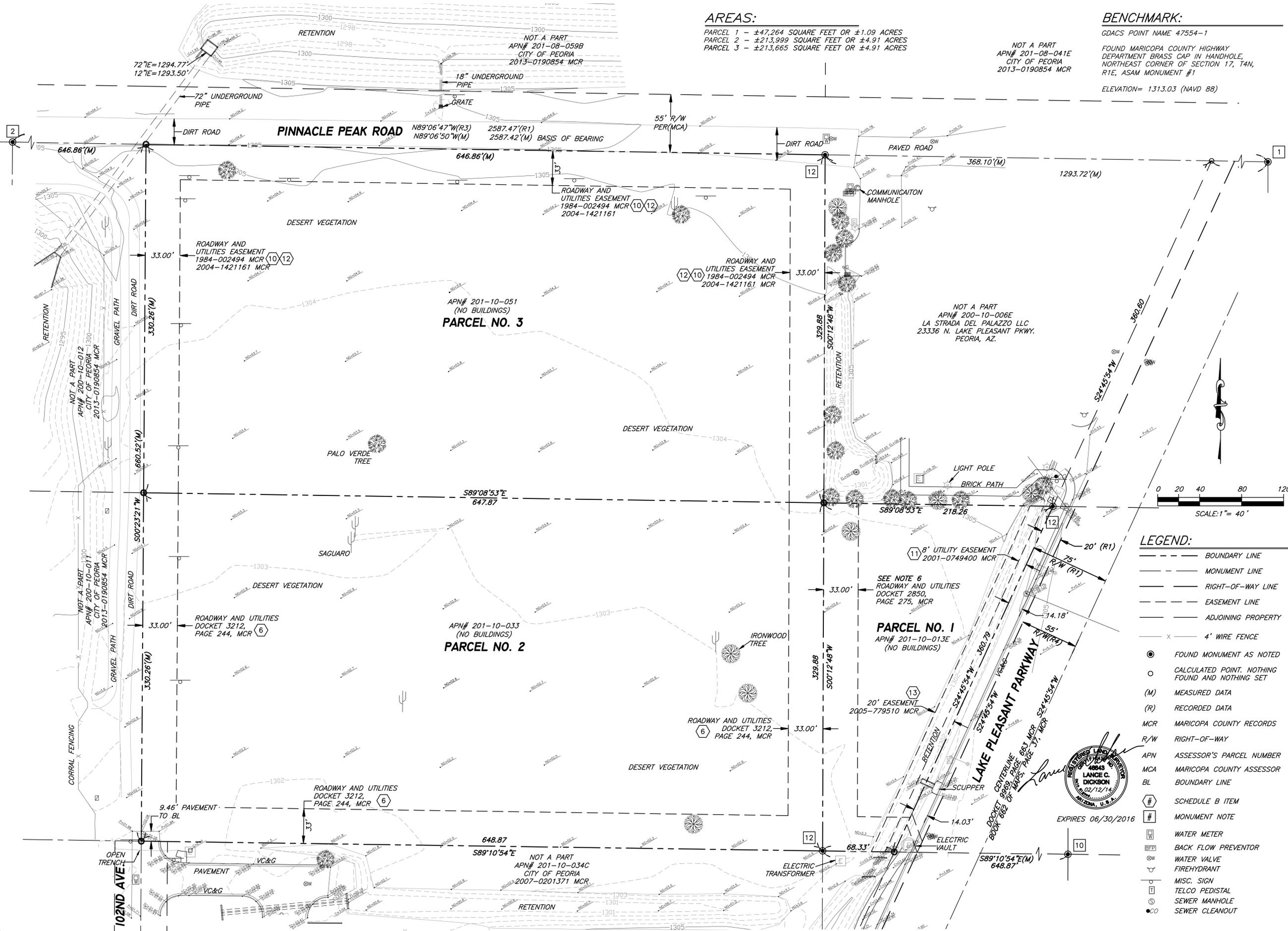
AREAS:

PARCEL 1 - ±47,264 SQUARE FEET OR ±1.09 ACRES
PARCEL 2 - ±213,999 SQUARE FEET OR ±4.91 ACRES
PARCEL 3 - ±213,665 SQUARE FEET OR ±4.91 ACRES

BENCHMARK:

NOT A PART
APN# 201-08-041E
CITY OF PEORIA
2013-0190854 MCR

GDACS POINT NAME 47554-1
FOUND MARICOPA COUNTY HIGHWAY
DEPARTMENT BRASS CAP IN HANDHOLE,
NORTHEAST CORNER OF SECTION 17, 14N,
R1E, ASAM MONUMENT #1
ELEVATION= 1313.03 (NAVD 88)



LEGEND:

- BOUNDARY LINE
- MONUMENT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJOINING PROPERTY
- x 4' WIRE FENCE
- FOUND MONUMENT AS NOTED
- CALCULATED POINT, NOTHING FOUND AND NOTHING SET
- (M) MEASURED DATA
- (R) RECORDED DATA
- MCR MARICOPA COUNTY RECORDS
- R/W RIGHT-OF-WAY
- APN ASSESSOR'S PARCEL NUMBER
- MCA MARICOPA COUNTY ASSESSOR
- BL BOUNDARY LINE
- # SCHEDULE B ITEM
- # MONUMENT NOTE
- W WATER METER
- BFP BACK FLOW PREVENTOR
- SW WATER VALVE
- ⊕ FIREHYDRANT
- ⊕ MISC. SIGN
- ⊕ TELCO PEDISTAL
- ⊕ SEWER MANHOLE
- ⊕ SEWER CLEANOUT



ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

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FIELDWORK BY : WDJ
DRAWN BY : LCD
CHECKED BY : LCD
JOB # : P14-012
DATE : 01/29/14

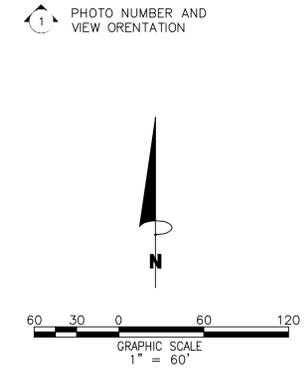
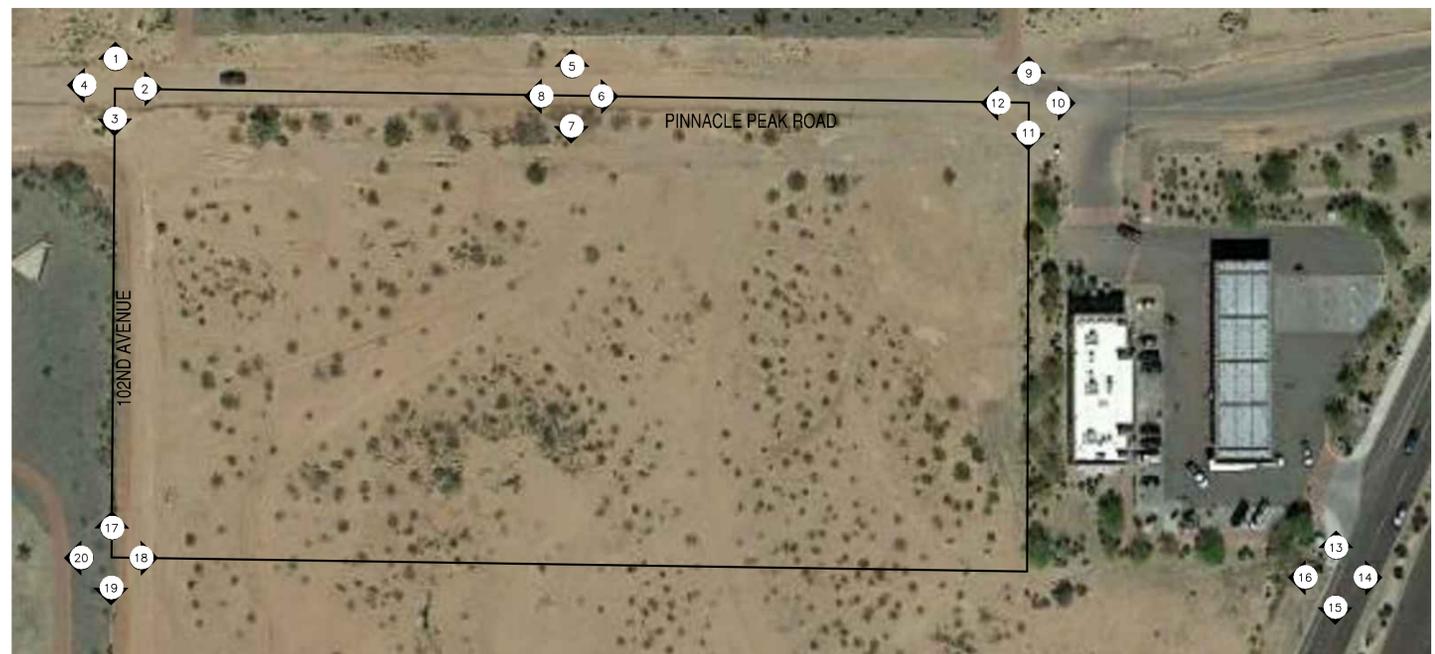
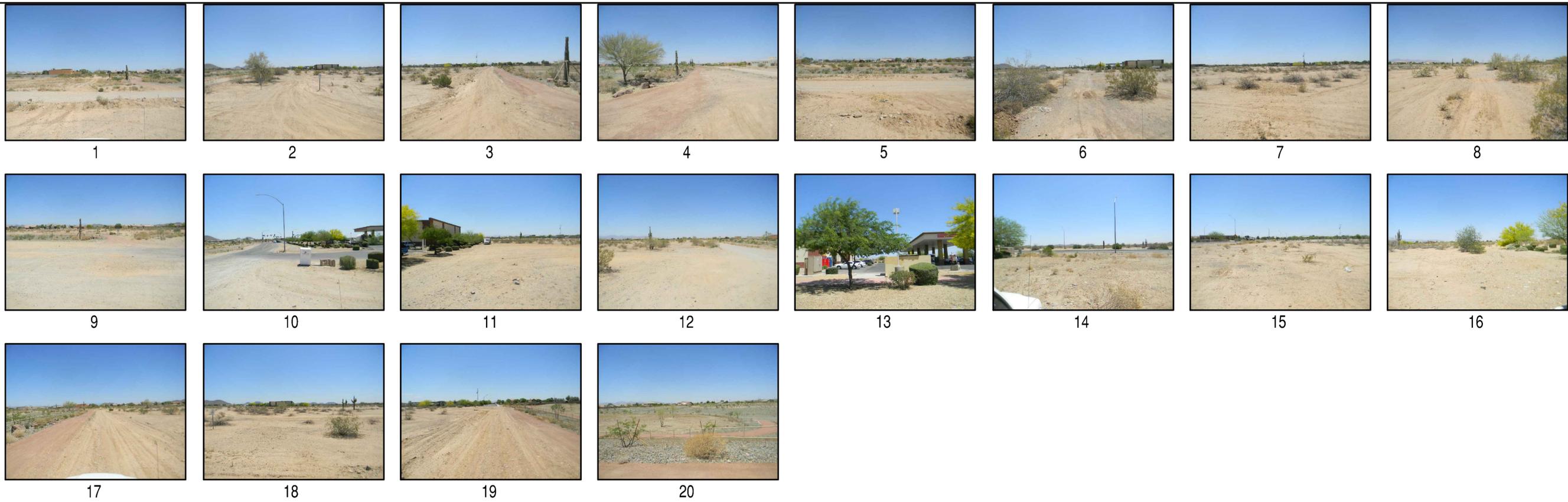
SHEET NO.
2
2 OF 2



IRONWOOD COMMERCIAL

Planned Area Development

CONTEXT PLAN AND SITE PHOTOS
EXHIBIT 8

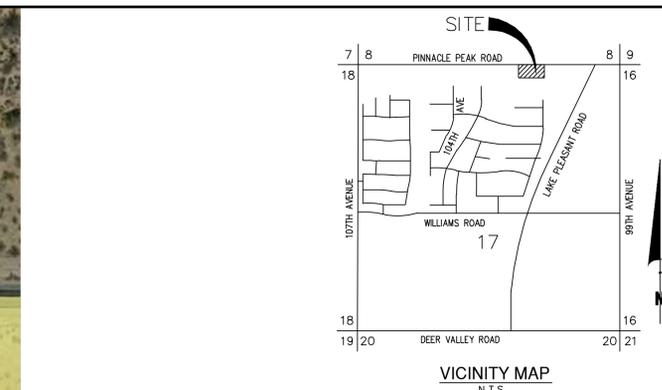
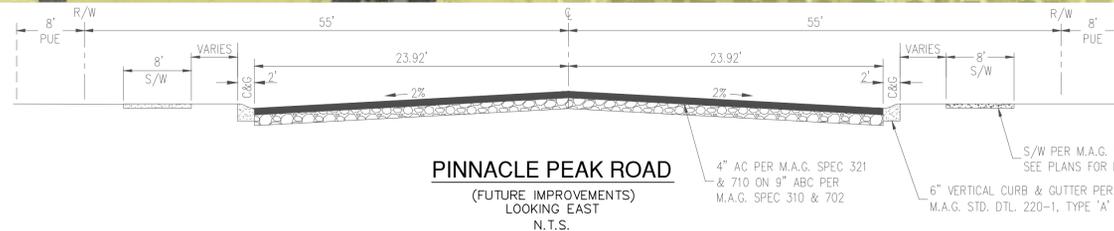
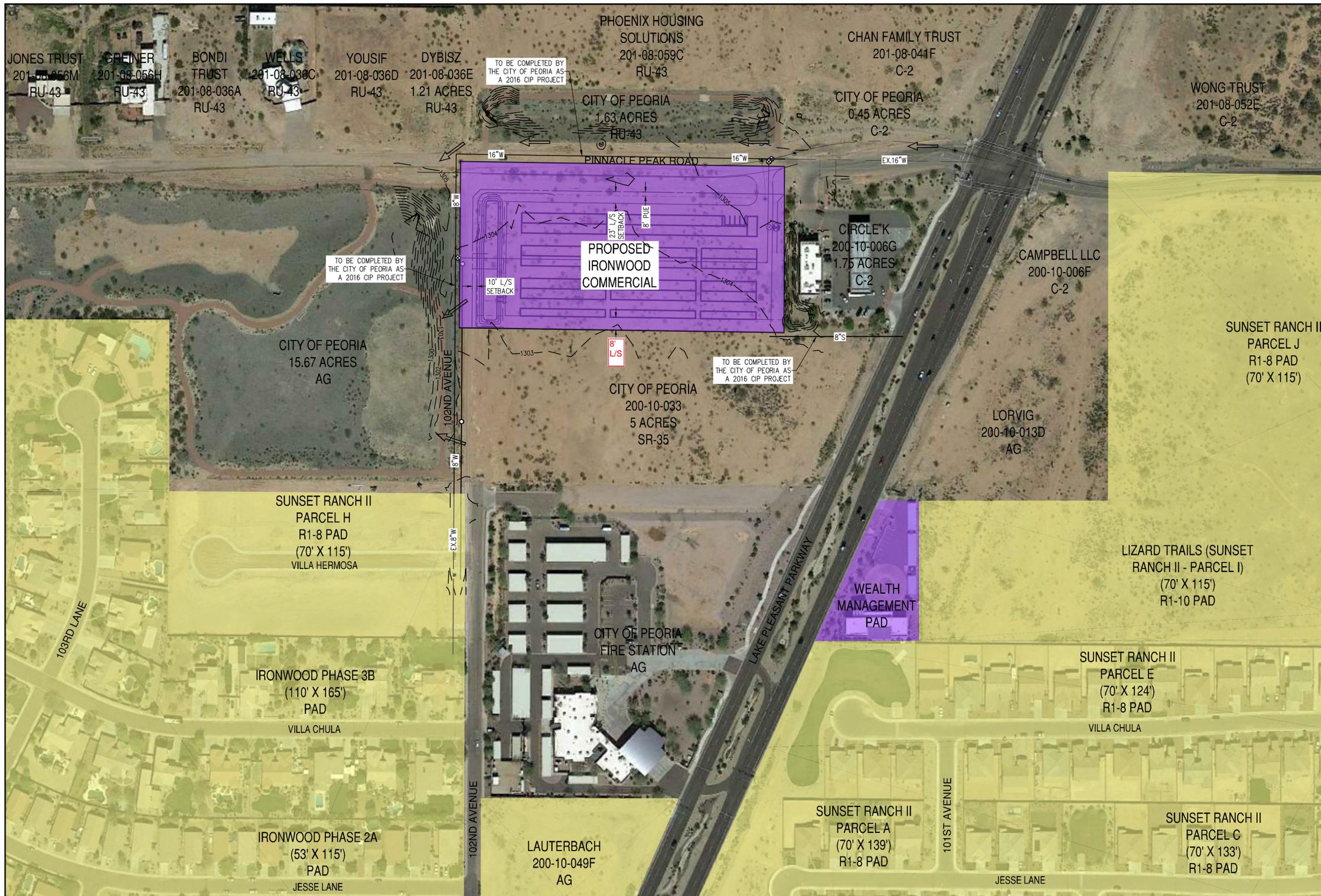




IRONWOOD COMMERCIAL

Planned Area Development

CONCEPTUAL DEVELOPMENT PLANS EXHIBIT 9A AND 9B



LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, BEING A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 17, BEING A BRASS CAP FLUSH STAMPED RLS 24513, BEARS NORTH 89°07'08" WEST, A DISTANCE OF 2587.43 FEET;

THENCE NORTH 89°07'08" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 1293.71 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°12'19" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 329.90 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE NORTH 89°09'12" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 647.86 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE NORTH 00°22'46" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 330.29 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE SOUTH 89°07'08" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 646.86 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 213,678 SQUARE FEET OR 4.9054 ACRES, MORE OR LESS.

NOTE:

1. THERE ARE NO WASHES OR MAJOR VEGETATIVE COVER AREAS
2. THE SITE SLOPES TO THE SOUTHWEST AT APPROXIMATELY 1%
3. THE SITE WILL BE DEVELOPED IN 1 PHASE
4. NO OTHER SITE DATA IS AVAILABLE UNTIL AN END USER IS DETERMINED

GROSS AREA: 4.91
NET AREA: 3.93



The EMPIRE
Group of Companies

The Empire Group
6617 North Scottsdale Road, Suite 101
Scottsdale, Arizona 85250

Phone: (480) 951-2207
Fax: (480) 951-3023
www.theempiregroupinc.com

IRONWOOD COMMERCIAL
EXHIBIT 9A: CONCEPTUAL SITE PLAN - MINI STORAGE
LAKE PLEASANT PARKWAY & PINNACLE PEAK ROAD

SCALE 1" = 100'
JOB No. 2-002
DATE: FEB. 2016
SHEET 1 OF 1

PEORIA, ARIZONA MARICOPA COUNTY

