

PLANNED AREA DEVELOPMENT PROJECT

for

Z02-03A.1

**“LA JOLLA GROVES”
and
“LA JOLLA LANDING”**

**SWC 95th AVENUE AND OLIVE AVENUE
PEORIA, ARIZONA**

Prepared for:

LINES BROTHERS FARMS
2415 S. Rural Road, Suite A
Tempe, Arizona 85282

Prepared by:

CMX Group INC.
1035 N. McQueen, Suite 123
Gilbert, Arizona 85233
(480) 648-1900 Voice
(480) 648-1918 Fax

Minor Amendment March 16, 2017

Revised June 2002

Revised April 2002

January 2002

Project No. 5942.06

PLANNING & ZONING

Planned Area Development Approval

P/Z Commission Date: 8/15/2002

City Council Approval Date: 9/3/2002

Planner: Randy Proch

Administrative Approval Date: 3/16/2017

TABLE OF CONTENTS

"LA JOLLA GROVES" and "LA JOLLA LANDING"

	<u>PAGE NO.</u>
INTRODUCTION	1
CONSISTENCY WITH GENERAL PLAN	1
GENERAL SITE INFORMATION AND EXISTING SITE CONDITIONS	2
PERMITTED CONDITIONAL AND ACCESSORY USES	2
PROJECT PHASING AND DEVELOPMENT SCHEDULE	3
PROJECT DEVELOPMENT STANDARDS	3
PROJECT SIGNAGE STANDARDS	5
PROJECT LANDSCAPING STANDARDS	5
INFRASTRUCTURE / UTILITIES	5
CONCLUSION	6

LIST OF EXHIBITS

- Exhibit 1 - La Jolla Groves Preliminary Plat
- Exhibit 2 - AL TA Survey
- Exhibit 3 - La Jolla Landing Preliminary Development Plan

APPENDICES

- APPENDIX A - Legal Description of Property
- APPENDIX B - Vicinity Map and Zoning Maps
- APPENDIX C - Traffic Study Executive Summary
- APPENDIX D - Water and Wastewater Analysis
- APPENDIX E - Utility Service Providers
- APPENDIX F - Landscape and Wall Plans

INTRODUCTION

La Jolla Groves is a proposed 47-lot single-family residential subdivision. This project is comprised of approximately 16.5 acres located south of the southwest corner of Olive Avenue and 95th Avenue. This project is being developed adjacent to the 40-acre, 126-lot Erin Groves subdivision located at the northwest corner of Butler Drive and 95th Avenue. A common local street will connect both projects.

La Jolla Landing is a proposed 18.56-acre commercial development. The development is located at the southwest corner of Olive Avenue and 95th Avenue.

See APPENDIX A for the property legal descriptions and exhibits.

CONSISTENCY WITH GENERAL PLAN

The proposal for the rezoning of La Jolla Groves is consistent with the City of Peoria Land Use Plan. The land is currently zoned PC-2 and R1-12. This proposal is to establish the hard zoning for the R1-12 and the rezoning of 12.58 acres of PC-2 to R1-8. The City of Peoria General Plan designates this project area as Low-Density Residential. Therefore, this is a case where existing zoning (PC-2) is not in conformance with the General Plan. The rezoning of PC-2 to R1-8 will bring that portion of the project into compliance with the General Plan.

The La Jolla Groves project is compatible with the surrounding land uses and zoning patterns, namely the Erin Groves project located adjacent to the south. The R1-12 lots border 95th Avenue. Their larger size and front facing scheme compliment the west Olive Farms neighborhood on the east side of 95th Avenue. The overall density of this project is 2.85 dwelling units per acres, which is below the target density of 3.0 dwelling units per acre as set forth in the City of Peoria General Plan guidelines.

The La Jolla Landing project area is currently zoned PC-2 and O-1. This proposal is to establish the rezoning of PC-2 and O-1 to C-2. This property had been zoned prior to adoption of the General Plan. This rezoning is to simply request the change from the current PC-2 to a C-2 zoning designation. Due to the large setbacks required by PC-2 zoning, the rezoning from PC-2 to C-2 is necessary in order to convert the 12.58 acres mentioned above to R1-8 (thus bringing that portion of the site into conformance with the General Plan) and allow the remaining commercial parcel to be developed with a commercial shopping center. In the past the rezoning of the 18.56 acres to C-2 would have required a General Plan Amendment. However, based on the General Plan Text Amendment, being proposed by City staff in June 2002, this project will not require an amendment to the General plan provided that City Council approves the Text Amendment. Therefore, once the Text Amendment is approved the La Jolla Landing commercial site will meet the goals and policies of the Peoria General Plan.

GENERAL SITE INFORMATION AND EXISTING SITE CONDITIONS

The site is currently fallow, agricultural land. The site is bordered on the north by Olive Avenue and on the east by 95th Avenue. An RV-Storage facility is adjacent to the west of the site. Erin Groves, a single-family residential subdivision, is being constructed immediately south of the site.

The La Jolla Groves project was submitted to the City in 1999 for rezoning and preliminary plat approval under the name of Erin Groves II. The project was not granted approval in June of 2000 due to neighborhood concerns over the additional traffic generated by the project. The concern was that the existing roadway infrastructure in the immediate site vicinity would not be able to safely handle the additional traffic generated by the project. An additional outlet for local neighborhood traffic will be created by the North Village Estates project with the construction of the half street on Butler Drive between 97 and 98th Avenues. This additional roadway outlet will relieve some of the neighborhood traffic on 95th Avenue and alleviate the concerns that were raised with the Erin Groves II project.

See APPENDIX B for the vicinity map and zoning maps.

PERMITTED CONDITIONAL AND ACCESSORY USES

The total site acreage is 35.06 acres.

near footpaths, landscape accent lights, outdoor seating for dining, architectural features such as canopy awning or tower element at the end of the drive entry to accent the corner, bike racks, and landscape pots. Screen walls should be used for shopping cart screening and parking lot screening.

	Area (Ac)	% of Total Acreage
Proposed Commercial	18.56	53%
Proposed Single-Family Residential (Rezoning to	12.58	36%
Existing R1-12 Single-Family Residential	3.92	11%

The permitted conditional uses for the single-family residential are those listed in Section 14-5-3 of Article 14-5 of the City of Peoria Zoning Ordinance. The permitted accessory uses are those listed in Section 14-5-4 of Article 14-5 of the City of Peoria Zoning Ordinance.

The permitted conditional and accessory uses for the C-2 area are listed in Sections 14-13-3 and 14-13-4, respectively, of Article 14-13 of the City of Peoria Zoning Ordinance. The La Jolla Landing Commercial project will not be platted at this time. A site plan will be submitted to the City for review and approval at the time of

development. The developer shall require design review approval prior to issuance of any building permits. The commercial site will need to meet the standards as set forth in the Design Review Manual at the time of development. Please see Exhibit 3 for the Preliminary Development Plan for this project.

PROJECT PHASING AND DEVELOPMENT SCHEDULE

The La Jolla Groves residential project will be developed in one phase.

As stated above, the La Jolla Landing Commercial project will not be developed at this time. It is anticipated that this project will likely be developed within 5 to 10 years based on the demand of the existing residential developments and those that will be constructed in the future. . When La Jolla Landing is developed it is likely that it will occur in one phase.

PROJECT DEVELOPMENT STANDARDS

La Jolla Groves

The following table lists the development standards for the permitted residential uses as set forth in Section 14-5-5 of Article 14-5 of the City of Peoria Zoning Ordinance.

LAND USE	R1-8	R1-12
GROSS AREA (AC)	12.58	3.92
FRONT SETBACK (ft)	20	20
REAR SETBACK (ft)	15	15
MIN. SIDE SETBACKS (ft)	5 & 10	5 & 10
MIN. FRONT LOT WIDTH (ft)	70	70
MIN. LOT SIZE (sf)	8,000	12,000
OPEN SPACE REQUIRED (AC)*	1.38	0.35
OPEN SPACE PROVIDED (AC)	1.40	0.37
MAX. LOT COVERAGE (%)	40	35

* The open space requirement for R1-8 is 11% and for R1-12 is 9%

The permitted conditional and accessory uses are those set forth in Sections 14-5-3 and 14-5-4, respectively, of Article 14-5 of the City of Peoria Zoning Ordinance. The development standards for the permitted conditional and accessory uses are as set forth in Sections 14-5-6 and 14-5-7, respectively, of Article 14-5 of the City of Peoria Zoning Ordinance. The La Jolla Groves development will comply with Design Review requirements and considerations for Single Family residential developments. The developer shall require design review approval prior to issuance of any building permits.

Community residential setting facilities, group homes, and group care facilities can be developed at this site in a manner consistent with state law and the federal fair housing act amendments of 1988 per City of Peoria Zoning Ordinance 97-41 and Sections 14-5-3H and 14-13-3M of the City of Peoria Zoning Ordinance.

La Jolla Landing

The La Jolla Landing development will comply with Design Review requirements and considerations for commercial developments. The developer shall require design review approval prior to issuance of any building permits.

The following table lists the development standards for the permitted principle uses as set forth in Section 14-13-5 of Article 14-13 of the City of Peoria Zoning Ordinance.

LAND USE	C-2
GROSS AREA (AC)	18.56
FRONT SETBACK (ft)	15
REAR SETBACK (ft)	20
MIN. SIDE SETBACK (ft)	10
MAX. BUILDING HEIGHT (ft)	36*
OPEN SPACE REQUIRED (AC)	0.93
MAX. LOT COVERAGE (%)	**

* A variance will be required to exceed this height.

** Determined as set forth in Section 14-9-6 of the City of Peoria Zoning Ordinance.

The permitted conditional and accessory uses are those set forth in Sections 14-13-3 and 14-13-4, respectively, of Article 14-13 of the City of Peoria Zoning Ordinance. The development standards for the permitted accessory uses are as set forth in Section 14-13-6 of Article 14-13 of the City of Peoria Zoning Ordinance.

A contemporary neighborhood village should be the shopping center design theme. Using fundamental principles of design, such as proportions, hierarchy, color, texture, and spatial quality will help create a timeless contemporary neighborhood center. With a synthesis of texture, color, spatial quality and enhanced hardscape/landscape design, offers the pedestrian and patron a visually rich journey of changing exterior views. Warm and vibrant colors should be used in conjunction with integral color concrete CMU, decorative steel for canopy awnings and sensitive detailing. The intense use of river rock, cultured stone and mission tile should be avoided because of the tendency to be stylistic and timely.

The open space at La Jolla Landing should incorporate some of the following features: a shaded pedestrian footpath between pad buildings and major anchors, plaza areas for outdoor dining and/or entertainment, landscaped seating areas, landscaped pedestrian path between head-in parking stalls and building to provide a nice buffer typical of a neighborhood village theme. The amenities should be designed in such a way to enhance the shopping experience. Such amenities could include: decorative bench seating, decorative trash and ash receptacles, decorative pedestrian light poles near footpaths, landscape accent lights, outdoor seating for dining, architectural features such as canopy awning or tower element at the end of the drive entry to accent the corner, bike racks, and landscape pots. Screen walls should be used for shopping cart screening and parking lot screening.

PROJECT SIGNAGE STANDARDS.

The project signage for both La Jolla Groves and La Jolla Landing will meet the City requirements at the time of development.

PROJECT LANDSCAPING STANDARDS

The project landscaping for both La Jolla Groves and La Jolla Landing will meet the City requirements at the time of development.

The open space amenities for La Jolla Groves will include two open space turf areas, a ramada with two barbeques and benches and a picnic table, and meandering sidewalks. The landscape theme is one of lush desert landscaping with variations of green plants and complementary flowering plants to those found in the adjacent Erin Groves subdivision. The landscaping trees include acacia, date palm, mesquite, and oak. The proposed shrubs include bougainvillea, bird of paradise, cassia, honeysuckle, sage, ruellia, and oleander. Proposed accents and groundcover include yucca, deer grass, desert broom, morning glory, daisy, and lantana. The La Jolla Groves theme wall consists of single score split face block stained brown, light tan stucco finish, and a painted stucco mortar cap on the columns. Please refer to Appendix F for the landscape and wall plans.

The open space at La Jolla Landing should incorporate some of the following features: a shaded pedestrian footpath between pad buildings and major anchors, plaza areas for outdoor dining and/or entertainment, landscaped seating areas, landscaped pedestrian path between head-in parking stalls and building to provide a nice buffer typical of a neighborhood village theme. The amenities should be designed in such a way to enhance the shopping experience. Such amenities could include: decorative bench seating, decorative trash and ash receptacles, decorative pedestrian light poles near footpaths, landscape accent lights, outdoor seating for dining, architectural features such as canopy awning or tower element at the end of the drive entry to accent the corner, bike racks, and landscape pots.

The homeowners association established for this project will be responsible for the maintenance of the landscaping within the right of way and within open space landscape tracts. The developer will form a Maintenance Improvement District for this project.

INFRASTRUCTURE / UTILITIES

Olive Avenue is currently improved with pavement and curb and gutter. A sidewalk will be added along La Jolla Landing at the time of development. Ninety-fifth Avenue is currently improved with pavement. Additional pavement, curb and gutter, and sidewalk will be added along the project frontage at the time of development.

La Jolla Groves project will tie into existing water and sewer lines within the Erin Groves

project to the south and into an existing waterline in 95th Avenue. The La Jolla Landing project will tie into existing water and sewer lines in Olive Avenue and 95th Avenue.

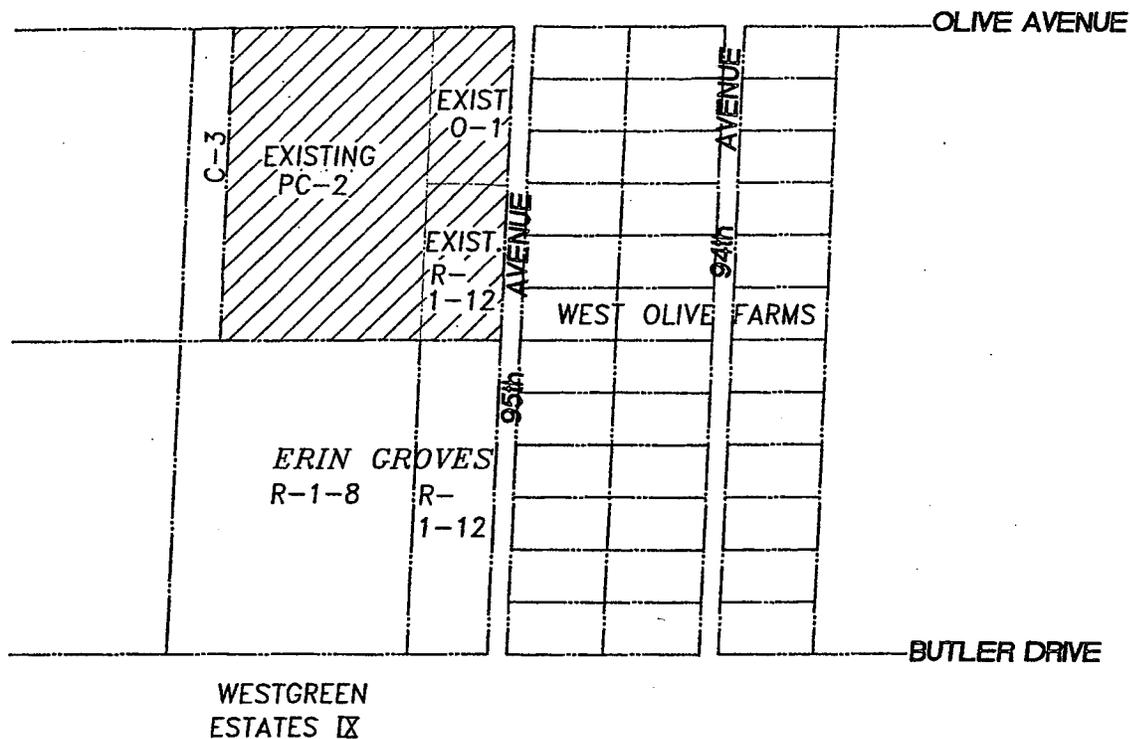
See Appendix E for a list of the utility service providers in the site vicinity.

CONCLUSION

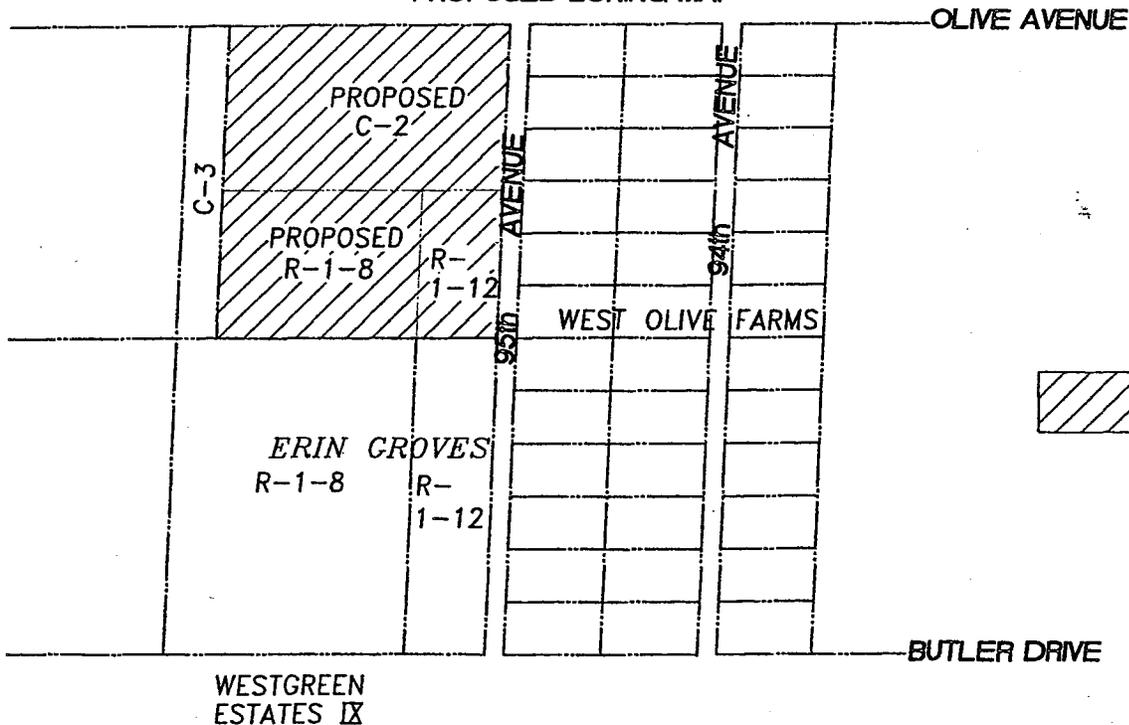
The rezoning of the PC-2 to R1-8 allows for a more efficient use of that portion of land. The existing zoning of PC-2 extends approximately one quarter of a mile south from Olive Road. A PC-2 development on this zoned area would be sandwiched between the RV Storage and the R1-12 zoning. The rezoning to R1-8 allows a nice transition from Erin Groves located to the south and from the R 1-12 lots located to the east. La Jolla Groves will act as a land use buffer and a transition between West Olive Farms. The rezoning will create the functional neighborhood community of La Jolla Groves.

The rezoning of La Jolla Landing will allow for a more efficient use of that portion of land. A conceptual site plan has been developed for the property depicting major stores, shops, pads, and parking. When developed, La Jolla Landing will provide convenient shopping for several of the surrounding neighborhoods.

EXISTING ZONING MAP



PROPOSED ZONING MAP



CMX GROUP INC.
 1515 E. MISSOURI, #115
 PHOENIX, AZ 85014
 PH (602)279-8436
 FAX (602)265-1191

ZONING MAPS

LAJOLLA GROVES & LANDING
 SWC, 95TH AVE. & OLIVE AVE.
 PEORIA, ARIZONA

CMX JOB NO.	5942.06
DATE:	JANUARY 2002
SCALE:	N.T.S.
DRAWN BY:	CMX
CHECKED BY:	SLK

X:\2000\5942\5942-1a Jolla Groves & Landing\Map.dwg, 07/15/2002 09:20:51 AM, Mike Papp

APPENDIX "C"

TRAFFIC STUDY EXECUTIVE SUMMARY

PRELIMINARY PLAT FOR LA JOLLA GROVES

SOUTH OF THE SW CORNER OF 95th AVENUE AND OLIVE AVENUE
PEORIA, ARIZONA

A SUBDIVISION OF A PORTION OF THE NW 1/4 OF SECTION 33,
TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

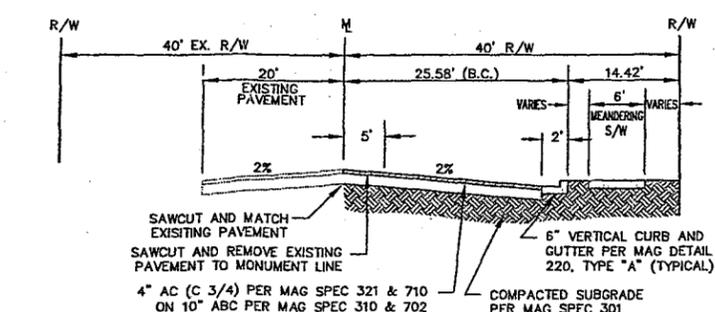
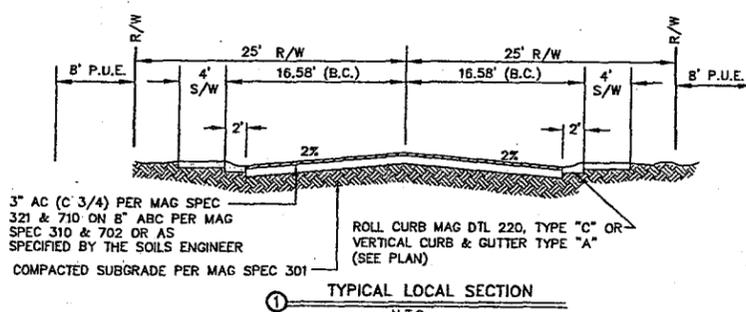
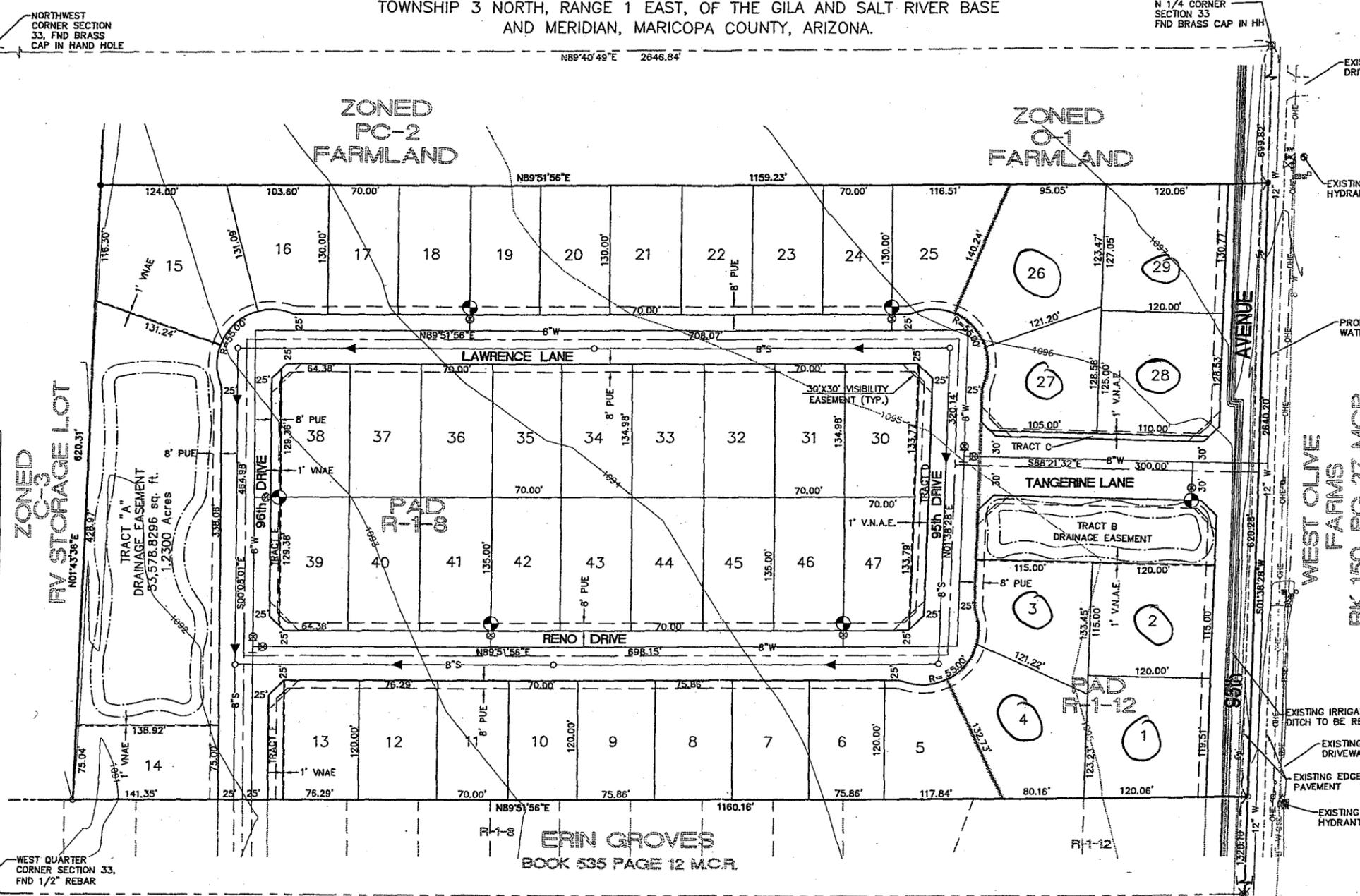
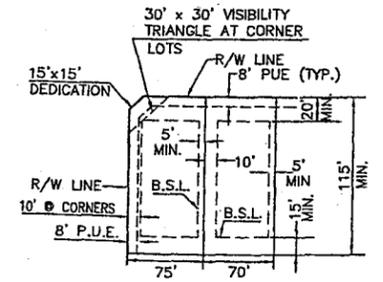
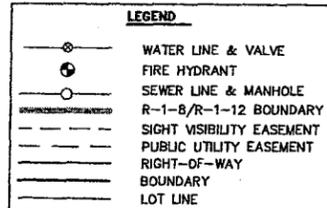
LOT AREAS

LOT No.	AREA
1	14,564.3258 sq.ft.
2	13,800.0000 sq.ft.
3	12,382.2483 sq.ft.
4	14,721.6861 sq.ft.
5	10,575.8130 sq.ft.
6	9,103.4768 sq.ft.
7	9,103.4768 sq.ft.
8	9,103.4768 sq.ft.
9	9,103.4768 sq.ft.
10	8,399.9634 sq.ft.
11	8,399.9669 sq.ft.
12	9,155.0034 sq.ft.
13	9,154.8967 sq.ft.
14	10,510.2741 sq.ft.
15	19,991.8859 sq.ft.
16	11,113.5978 sq.ft.
17	9,100.0000 sq.ft.
18	9,100.0000 sq.ft.
19	9,100.0000 sq.ft.
20	9,100.0000 sq.ft.
21	9,100.0000 sq.ft.
22	9,100.0000 sq.ft.
23	9,100.0000 sq.ft.
24	9,100.0000 sq.ft.
25	11,441.5038 sq.ft.
26	17,551.4338 sq.ft.
27	12,020.6054 sq.ft.
28	14,950.0000 sq.ft.
29	15,469.2347 sq.ft.
30	9,730.3204 sq.ft.
31	9,448.7292 sq.ft.
32	9,448.7292 sq.ft.
33	9,448.7292 sq.ft.
34	9,448.7292 sq.ft.
35	9,448.7292 sq.ft.
36	9,448.7292 sq.ft.
37	9,448.7292 sq.ft.
38	9,432.9110 sq.ft.
39	9,434.2047 sq.ft.
40	9,450.0000 sq.ft.
41	9,450.0000 sq.ft.
42	9,450.0000 sq.ft.
43	9,450.0000 sq.ft.
44	9,450.0000 sq.ft.
45	9,450.0000 sq.ft.
46	9,450.0000 sq.ft.
47	9,166.6958 sq.ft.

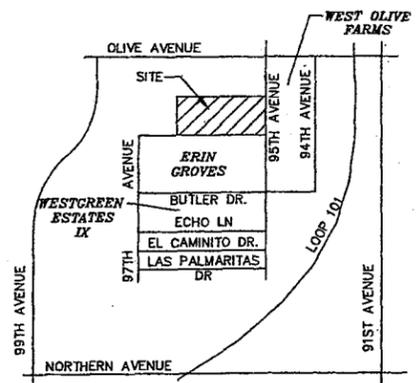
AVG.=10,499 SQ.FT.

RESIDENTIAL SITE DATA			
ZONING	PAD R-1-8	PAD R-1-12	OVERALL
NO. OF LOTS	39	8	47
MIN. LOT AREA (SF)	8,000	12,000	-
MIN. LOT DIM'S	70' X 115'	70' X 115'	70' X 115'
GROSS ACRES	12.58	3.92	16.51
DU/ ACRE	3.10	2.04	2.85
OPEN SPACE REQ. (AC)	1.38	0.35	1.73
OPEN SPACE PROV. (AC)	1.40	0.37	1.77
LOT COVERAGE	40%	35%	-

OPEN SPACE	USE	AREA (AC)
TRACT A	RETENTION/LANDSCAPING/AMENITIES	1.23
TRACT B	RETENTION/LANDSCAPING	0.35
TRACT C	LANDSCAPING	0.02
TRACT D	LANDSCAPING	0.08
TRACT E	LANDSCAPING	0.05
TRACT F	LANDSCAPING	0.04
TOTAL OPEN SPACE		1.77



NOTE: LOCAL STREET CROSS-SECTION WITH 60' R/W (ENTRANCES TO SUBDIVISION) WILL HAVE THE DIMENSION OF 20.58' B.C. TO CENTERLINE.



VICINITY MAP
N.T.S.

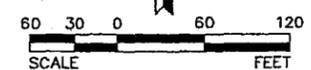
BASIS OF BEARING
BASIS OF BEARING IS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 33 T3N, R1E. SAID BEARING BEING S 01-38-28 W.

BENCHMARK
BRASS CAP IN HAND HOLE, INTERSECTION OF 91ST AVE. AND OLIVE. CITY OF PEORIA DATUM ELEV.=1110.27.

UTILITY COMPANIES
WATER: CITY OF PEORIA
SEWER: CITY OF PEORIA
ELEC.: ARIZONA PUBLIC SERVICE
GAS: SOUTHWEST GAS
TELEPHONE: U.S. WEST
CABLE TV: COX COMMUNICATIONS

ENGINEER:
CMX GROUP INC.
1035 N. McQUEEN ROAD #123
GILBERT, ARIZONA 85233
CONTACT: TROY PETERSON,
P.E. (480) 648-1900, EXT. 100

DEVELOPER:
LINES BROTHERS FARMS
C/O DR. RUSKIN LINES, JR.
2415 S. RURAL ROAD, SUITE A
TEMPE, ARIZONA 85282
(602) 277-9760



- NOTES:**
- DEVELOPMENT WITHIN PROJECT AREA SHALL CONFORM TO THE CITY OF PEORIA DESIGN REVIEW MANUAL.
 - ALL COMMON OPEN SPACE AND ADJACENT RIGHT-OF-WAY LANDSCAPE AREAS WILL BE MAINTAINED BY AN ESTABLISHED HOME OWNERS ASSOCIATION.
 - ALL SIGNAGE UNDER SEPARATE PERMIT.
 - THE HOMEOWNERS ASSOCIATION WILL MAINTAIN ALL SURFACE AND UNDERGROUND DRAINAGE FACILITIES OUTSIDE OF DEDICATED RIGHT-OF-WAY.
 - ALL LIGHTING SHALL COMPLY WITH CITY OF PEORIA DARK SKY ORDINANCE.

PRELIMINARY PLAT LA JOLLA GROVES S. OF SWC OF 95TH AVENUE AND OLIVE AVENUE PEORIA, ARIZONA

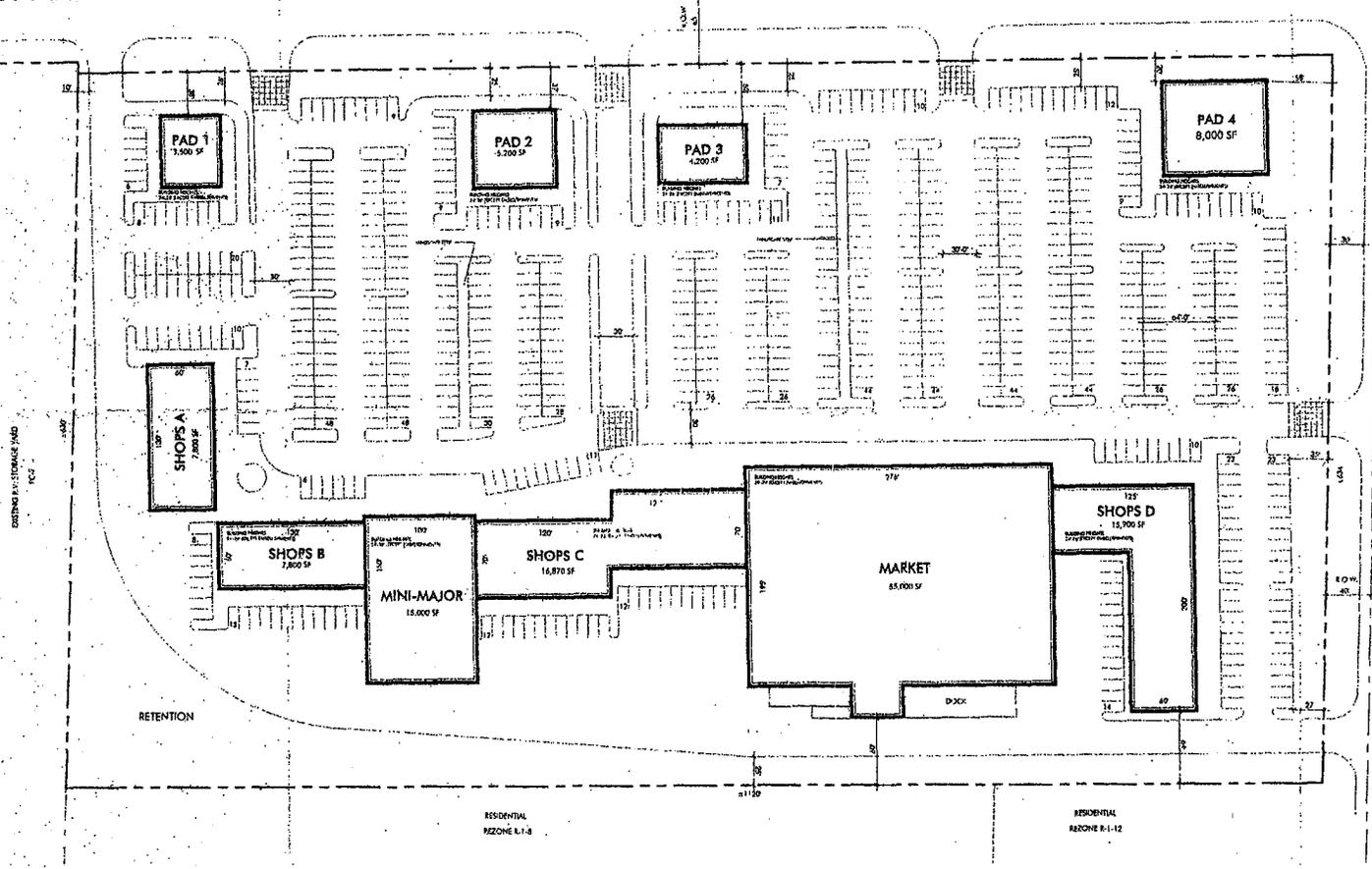
CMX GROUP INC.
ENGINEERING
PROJECT ADMINISTRATION
CONSTRUCTION ANALYSIS

CMX JOB NO. 5942.06	DATE: APRIL 2002	SCALE: 1"=60'
DESIGNED: CMX	DRAWN: JLW	APPROVED: SLK
REV.		DWG. NO.
		1
		SHT. 1 OF 1

Copyright, CMX Group, Inc. 2002 - This plan document set is the sole property of CMX Group, Inc. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized CMX employees.

OLIVE AVENUE

95TH AVENUE



PROJECT DATA

ZONING	
EXISTING ZONING	TC-2
BUILDING ZONING	C-3
BUILDING AREA	
MARKET	25,000 SF
MINI-MAJOR	15,000 SF
SHOPS A	7,800 SF
SHOPS B	7,800 SF
SHOPS C	16,870 SF
SHOPS D	15,700 SF
PAD 1	3,500 SF
PAD 2	5,200 SF
PAD 3	4,200 SF
PAD 4	8,000 SF
TOTAL	139,270 SF
PARKING	
PARKING REQUIRED PER CITY:	
RETAIL (116,370 SF @ 41/1000 SF =	505 SPACES
RESTAURANT (12,900 SF @ 1/50 SF =	167 SPACES
TOTAL REQUIRED:	672 SPACES
PARKING PROVIDED:	719 SPACES
COVERAGE	
LOT AREA:	± 707,600 SF OR ± 16.2 ACRES
LOT COVERAGE	139,270 SF / ± 707,600 SF = 91% AC
LANDSCAPE AREA	± 145,000 SF = 20% AC
USABLE OPEN SPACE:	± 45,000 SF = 6% AC

CONCEPTUAL SITE PLAN SCALE: 1" = 50'
SWC OLIVE AVE & 95TH AVE
 FOR POLARIS REAL ESTATE

ELLERMANN & SCHICK ARCHITECTS

21030

12.06.01

APPENDIX "A"

LEGAL DESCRIPTION OF PROPERTY

EXHIBIT "A"
LA JOLLA LANDING & LA JOLLA GROVES

**LEGAL DESCRIPTION
LA JOLLA LANDING & LA JOLLA GROVES**

That portion of the Northwest quarter of Section 33, Township 3 North, Range 1 East, of the Gila and Salt River Base And Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the North quarter corner of said Section 33;

Thence South 01 degrees 38 minutes 28 seconds West along the North-South midsection line of said Section 33, also being the centerline of 95th Avenue, a distance of 1320.10 feet;

Thence South 89 degrees 51 minutes 56 seconds West a distance of 1160.16 feet;

Thence North 01 degrees 43 minutes 36 seconds East a distance of 1316.42 feet to a point on the north line of said Northwest quarter;

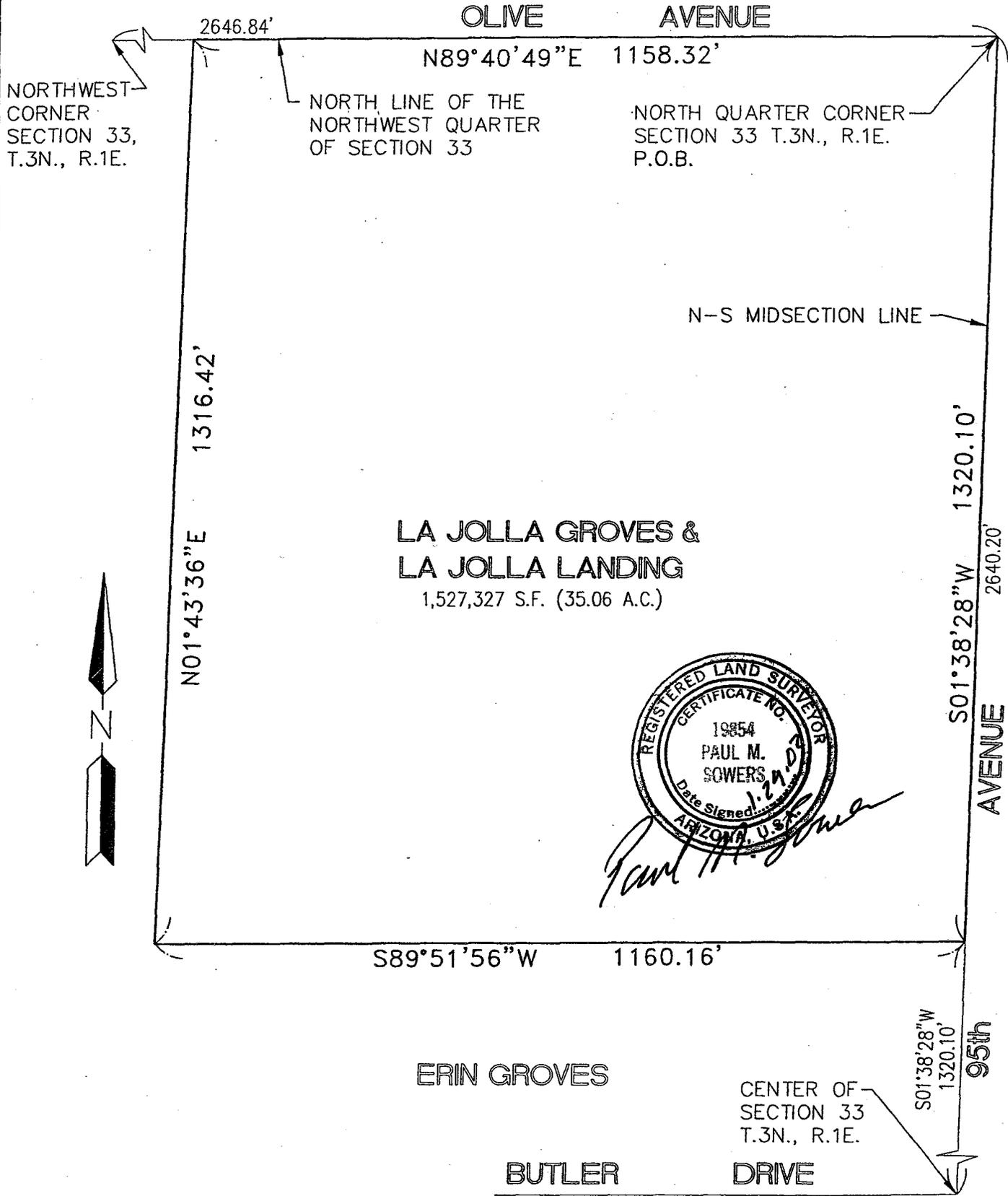
Thence North 89 degrees 40 minutes 49 seconds East, along said north line, a distance of 1158.32 feet to the **POINT OF BEGINNING**.

The above described parcel contains 1,527,327 Sq. Ft. (35.06 acres) more or less.

Prepared by: CMX Group, Inc.
January 24, 2002
Project No. 5942.06



Paul M. Sowers



CMX GROUP INC.
1515 E. MISSOURI, #115
PHOENIX, AZ 85014
PH (602)279-8436
FAX (602)265-1191

OVERALL LEGAL
LA JOLLA GROVES & LANDING
95TH AVENUE & OLIVE AVENUE
PEORIA, ARIZONA

CMX JOB NO.	5942.06
DATE:	JANUARY 2002
SCALE:	1"=200'
DRAWN BY:	CMX
CHECKED BY:	SLK

EXHIBIT "A"
GROSS LEGAL DESCRIPTION
LA JOLLA LANDING

**GROSS LEGAL DESCRIPTION
LA JOLLA LANDING**

That portion of the Northwest quarter of Section 33, Township 3 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the North quarter corner of said Section 33;

Thence South 01 degrees 38 minutes 28 seconds West along the North-South midsection line of said Section 33, also being the centerline of 95th Avenue, a distance of 699.82 feet;

Thence South 89 degrees 51 minutes 56 seconds West a distance of 1159.23 feet;

Thence North 01 degrees 43 minutes 36 seconds East a distance of 696.11 feet to a point on the north line of said Northwest quarter;

Thence North 89 degrees 40 minutes 49 seconds East, along said north line, a distance of 1158.32 feet to the **POINT OF BEGINNING**.

The above described parcel contains 808,333 Sq. Ft. (18.56 acres) more or less.

Prepared by: CMX Group, Inc.
January 24, 2002
Project No. 5942.06



NORTHWEST
CORNER
SECTION 33,
T.3N., R.1E.

2646.84'

OLIVE AVENUE

N89°40'49"E 1158.32'

NORTH LINE OF THE
NORTHWEST QUARTER
OF SECTION 33

NORTH QUARTER CORNER
SECTION 33 T.3N., R.1E.
P.O.B.

696.11'

N01°43'36"E

LA JOLLA LANDING

808,333 S.F. (18.56 A.C.)

699.82'

S01°38'28"W

95th
AVENUE

S89°51'56"W 1159.23'

N-S MIDSECTION LINE

2640.20'

LA JOLLA GROVES

BUTLER DRIVE



Paul M. Sowers



CMX GROUP INC.
1515 E. MISSOURI, #115
PHOENIX, AZ 85014
PH (602)279-8436
FAX (602)265-1191

GROSS LEGAL
LA JOLLA LANDING
95TH AVENUE & OLIVE AVENUE
PEORIA, ARIZONA

CMX JOB NO.	5942.06
DATE:	JANUARY 2002
SCALE:	1"=200'
DRAWN BY:	CMX
CHECKED BY:	SLK

EXHIBIT "A"
NET LEGAL DESCRIPTION
LA JOLLA GROVES

**NET LEGAL DESCRIPTION
LA JOLLA GROVES**

That portion of the Northwest quarter of Section 33, Township 3 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the North quarter corner of said Section 33;

Thence South 01 degrees 38 minutes 28 seconds West along the North-South midsection line of said Section 33, also being the centerline of 95th Avenue, a distance of 699.82 feet;

Thence South 89 degrees 51 minutes 56 seconds West a distance of 40.02 feet to the **TRUE POINT OF BEGINNING**;

Thence South 01 degrees 38 minutes 28 seconds West a distance of 620.28 feet;

Thence South 89 degrees 51 minutes 56 seconds West a distance of 1120.14 feet;

Thence North 01 degrees 43 minutes 36 seconds East a distance of 620.31 feet;

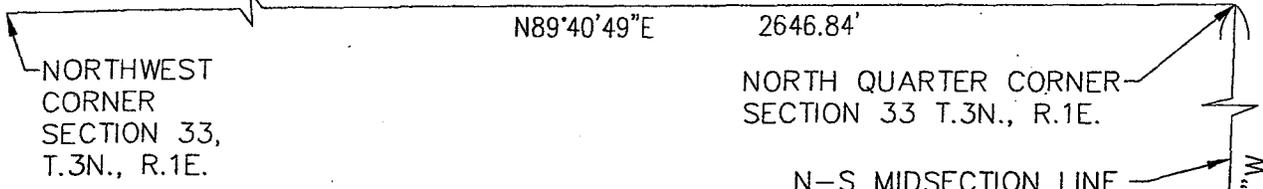
Thence North 89 degrees 51 minutes 56 seconds East a distance of 1119.21 feet to the **TRUE POINT OF BEGINNING**.

The above described parcel contains 694,179 Sq. Ft. (15.94 acres) more or less.

Prepared by: CMX Group, Inc.
January 24, 2002
Project No. 5942.06



OLIVE AVENUE



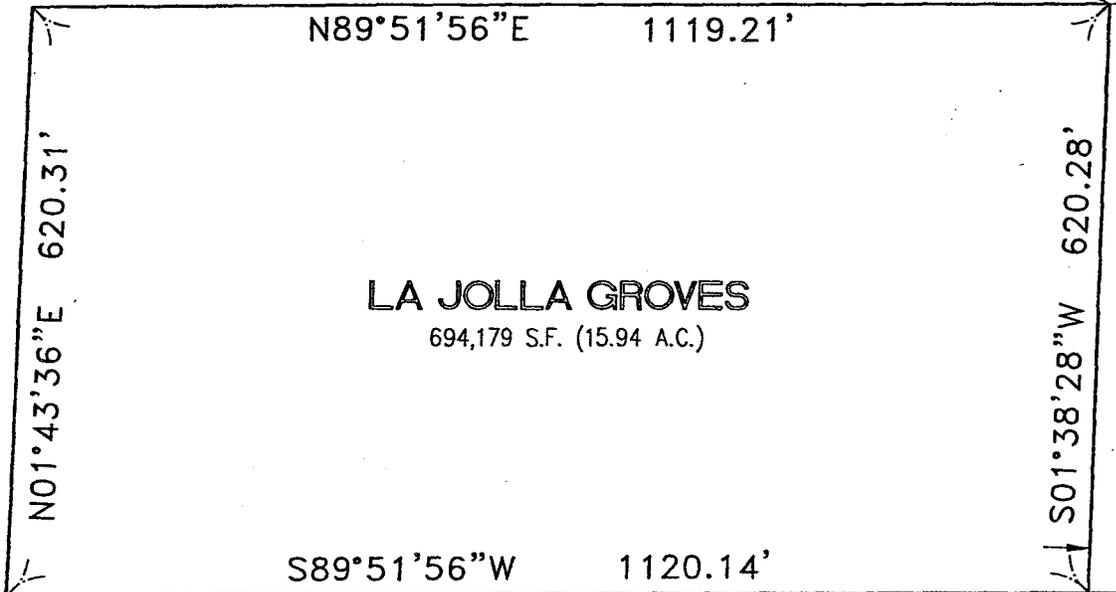
NORTHWEST CORNER SECTION 33, T.3N., R.1E.

NORTH QUARTER CORNER SECTION 33 T.3N., R.1E.

N-S MIDSECTION LINE

S89°51'56\"/>

T.P.O.B.



LA JOLLA GROVES

694,179 S.F. (15.94 A.C.)

AVENUE

40' R/W

ERIN GROVES



Paul M. Sowers

CENTER OF SECTION 33 T.3N., R.1E.

BUTLER DRIVE



CMX GROUP INC.
1515 E. MISSOURI, #115
PHOENIX, AZ 85014
PH (602)279-8436
FAX (602)265-1191

NET LEGAL
LA JOLLA GROVES
95TH AVENUE & OLIVE AVENUE
PEORIA, ARIZONA

CMX JOB NO. 5942.06
DATE: JANUARY 2002
SCALE: 1"=200'
DRAWN BY: CMX
CHECKED BY: SLK

EXHIBIT "A"
GROSS LEGAL DESCRIPTION
LA JOLLA GROVES

**GROSS LEGAL DESCRIPTION
LA JOLLA GROVES**

That portion of the Northwest quarter of Section 33, Township 3 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the North quarter corner of said Section 33;

Thence South 01 degrees 38 minutes 28 seconds West along the North-South midsection line of said Section 33, also being the centerline of 95th Avenue, a distance of 699.82 feet to the **TRUE POINT OF BEGINNING**;

Thence South 01 degrees 38 minutes 28 seconds West, along said midsection line, a distance of 620.28 feet;

Thence South 89 degrees 51 minutes 56 seconds West a distance of 1160.16 feet;

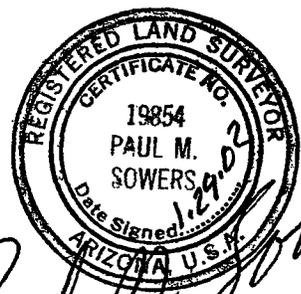
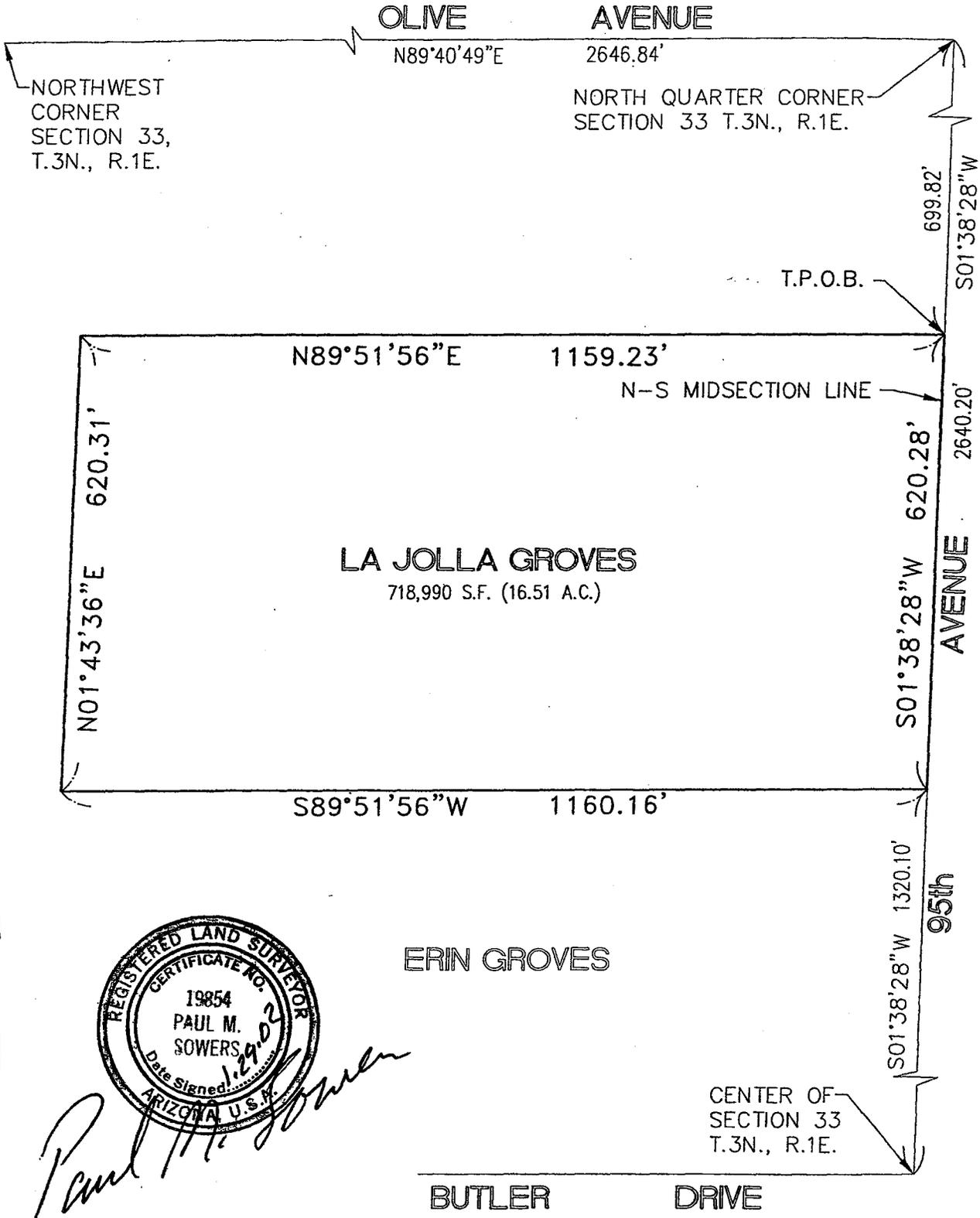
Thence North 01 degrees 43 minutes 36 seconds East a distance of 620.31 feet;

Thence North 89 degrees 51 minutes 56 seconds East a distance of 1159.23 feet to the **TRUE POINT OF BEGINNING**.

The above described parcel contains 718,990 Sq. Ft. (16.51 acres) more or less.

Prepared by: CMX Group, Inc.
January 24, 2002
Project No. 5942.06





Paul M. Sowers

ERIN GROVES

CENTER OF SECTION 33
T.3N., R.1E.

CMX GROUP INC.
1515 E. MISSOURI, #115
PHOENIX, AZ 85014
PH (602)279-8436
FAX (602)265-1191

GROSS LEGAL
LA JOLLA GROVES
95TH AVENUE & OLIVE AVENUE
PEORIA, ARIZONA

CMX JOB NO.	5942.06
DATE:	JANUARY 2002
SCALE:	1"=200'
DRAWN BY:	CMX
CHECKED BY:	SLK

EXHIBIT "A"
R-1-8 LEGAL DESCRIPTION
LA JOLLA GROVES

**R - 1 - 8 LEGAL DESCRIPTION
LA JOLLA GROVES**

A portion of the Northwest quarter of Section 33, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the North quarter corner of Section 33;

Thence South 01 degrees 38 minutes 28 seconds West along the North-South Midsection line of said Section 33, a distance of 699.82 feet;

Thence South 89 degrees 51 minutes 56 seconds West, a distance of 255.13 feet to the **TRUE POINT OF BEGINNING**;

Thence South 22 degrees 39 minutes 00 seconds West, a distance of 140.23 feet to a point on a non-tangent curve concave southwesterly having a radius of 55.00 feet, the center of which bears South 22 degrees 39 minutes 00 seconds West;

Thence southeasterly along said curve through a central angle of 90 degrees 01 minutes 50 seconds an arc length of 86.42 feet to the beginning of a reverse curve, concave to the east having a radius of 20.00 feet;

Thence southerly along said curve through a central angle of 21 degrees 02 minutes 22 seconds an arc length of 7.34 feet;

Thence South 01 degrees 38 minutes 28 seconds West, a distance of 216.26 feet to a point on a tangent curve concave to the east, having a radius of 20.00 feet;

Thence southeasterly along said curve through a central angle of 21 degrees 02 minutes 22 seconds an arc length of 7.34 feet to the beginning of a reverse curve, concave northwesterly having a radius of 55.00 feet;

Thence southwesterly along said curve through a central angle of 84 degrees 09 minutes 31 seconds an arc length of 80.79 feet;

Thence South 25 degrees 14 minutes 23 seconds East a distance of 132.74 feet;

Thence South 89 degrees 51 minutes 56 seconds West a distance of 919.93 feet;

Thence North 01 degrees 43 minutes 36 seconds East a distance of 620.31 feet;

Thence North 89 degrees 51 minutes 56 seconds East a distance of 904.10 feet to the **TRUE POINT OF BEGINNING**.

The above described parcel contains 548,069 Sq. Ft. (12.58 acres) more or less.

Prepared by: CMX Group, Inc.
January 28, 2002
Project No. 5942.06



Paul M. Sowers

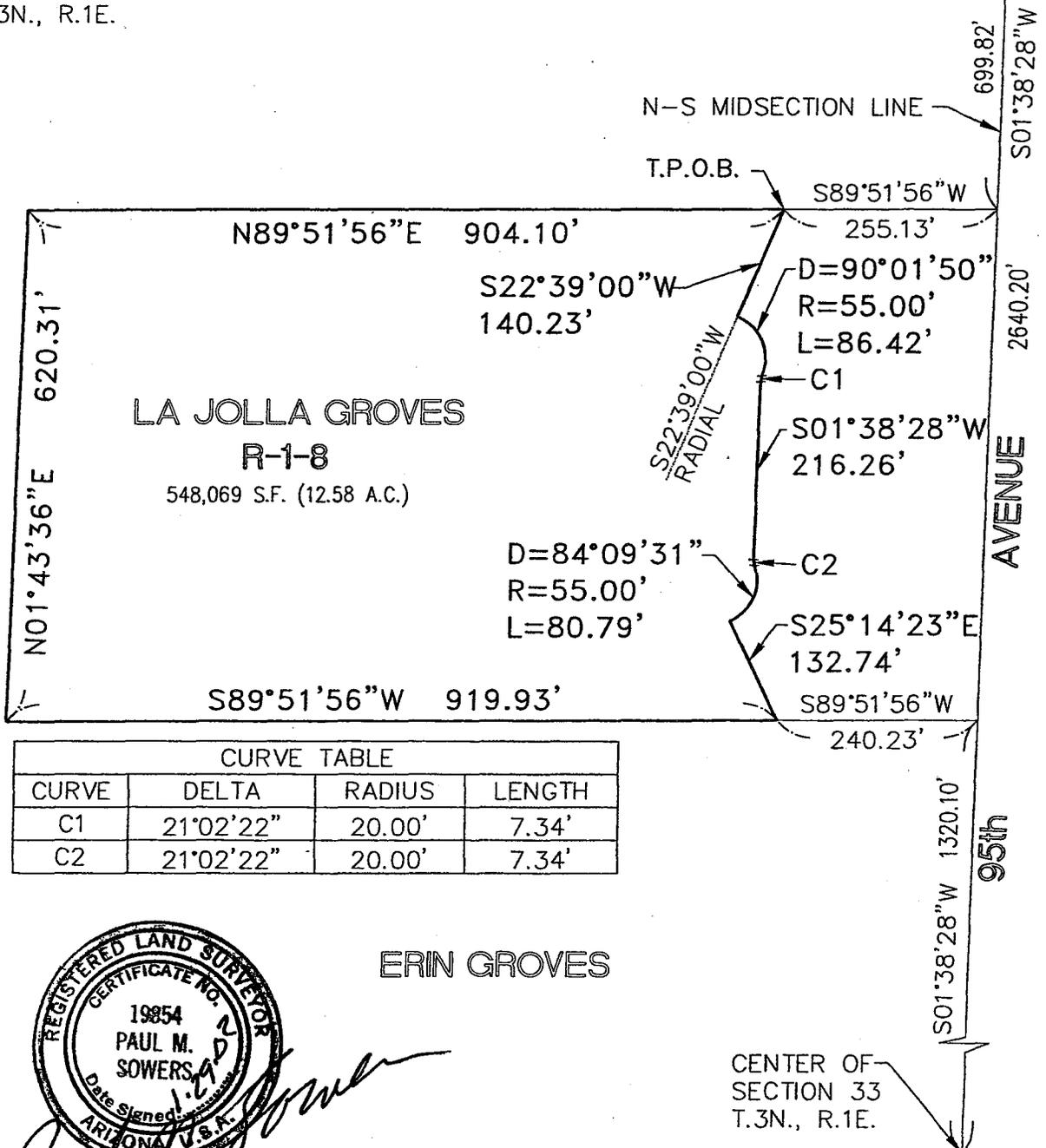
OLIVE AVENUE

N89°40'49"E

2646.84'

NORTHWEST
CORNER
SECTION 33,
T.3N., R.1E.

NORTH QUARTER CORNER
SECTION 33 T.3N., R.1E.



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	21°02'22"	20.00'	7.34'
C2	21°02'22"	20.00'	7.34'



ERIN GROVES

Paul M. Sowers

CENTER OF
SECTION 33
T.3N., R.1E.

BUTLER DRIVE



CMX GROUP INC.
1515 E. MISSOURI, #115
PHOENIX, AZ 85014
PH (602)279-8436
FAX (602)265-1191

R-1-8 LEGAL
LA JOLLA GROVES
95TH AVENUE & OLIVE AVENUE
PEORIA, ARIZONA

CMX JOB NO.	5942.06
DATE:	JANUARY 2002
SCALE:	1"=200'
DRAWN BY:	CMX
CHECKED BY:	SLK

EXHIBIT "A"
R-1-12 LEGAL DESCRIPTION
LA JOLLA GROVES

**R - 1 - 12 LEGAL DESCRIPTION
LA JOLLA GROVES**

A portion of the Northwest quarter of Section 33, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona being more particularly described as follows:

Commencing at the North quarter corner of Section 33;

Thence South 01 degrees 38 minutes 28 seconds West along the North-South Midsection line of said Section 33, a distance of 699.82 feet to the **TRUE POINT OF BEGINNING**;

Thence South 01 degrees 38 minutes 28 seconds West along said North-South Midsection line, a distance of 620.28 feet;

Thence South 89 degrees 51 minutes 56 seconds West a distance of 240.23 feet;

Thence North 25 degrees 14 minutes 23 seconds West a distance of 132.74 feet to a point on a non-tangent curve concave northwesterly having a radius of 55.00 feet, the center of which bears North 25 degrees 14 minutes 23 seconds West;

Thence northeasterly along said curve through a central angle of 84 degrees 09 minutes 31 seconds an arc length of 80.79 feet to the beginning of a reverse curve concave to the east having a radius of 20.00 feet;

Thence northwesterly along said curve through a central angle of 21 degrees 02 minutes 22 seconds an arc length of 7.34;

Thence North 01 degrees 38 minutes 28 seconds East a distance of 216.26 feet to a point on a tangent curve concave southeasterly, having a radius of 20.00 feet;

Thence northeasterly along said curve through a central angle of 21 degrees 02 minutes 22 seconds an arc length of 7.34 feet to the beginning of a reverse curve concave southwesterly, having a radius of 55.00 feet;

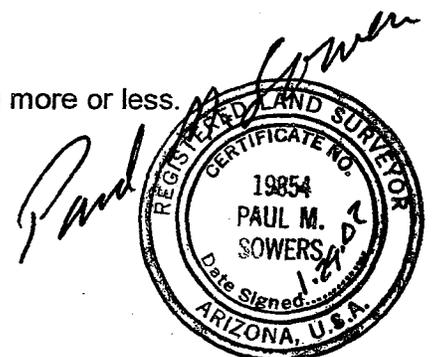
Thence northwesterly along said curve through a central angle of 90 degrees 01 minutes 50 seconds an arc length of 86.42 feet;

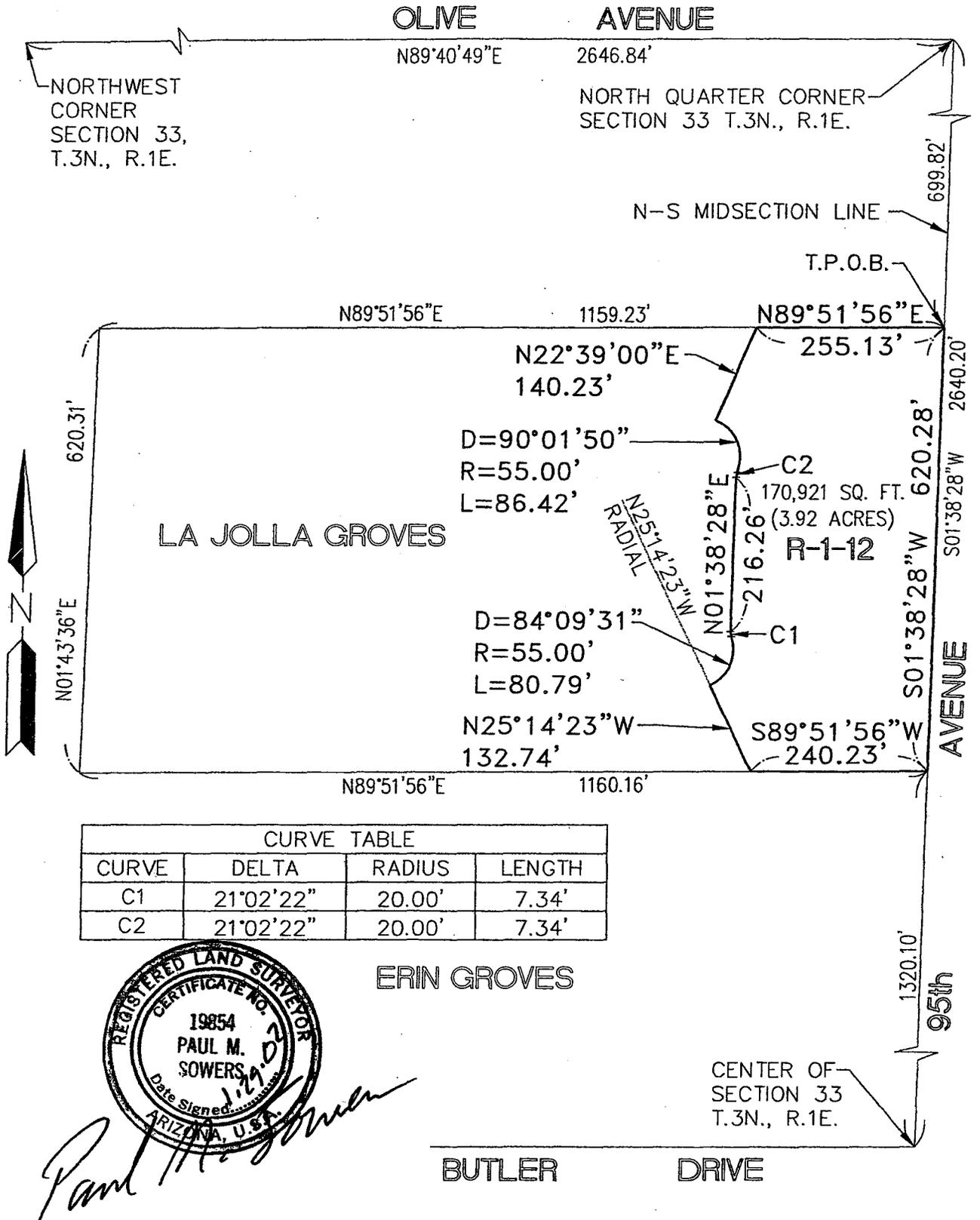
Thence North 22 degrees 39 minutes 00 seconds East a distance of 140.23 feet;

Thence North 89 degrees 51 minutes 56 seconds East a distance of 255.13 feet to the **TRUE POINT OF BEGINNING**.

The above described parcel contains 170,921 Sq. Ft. (3.92 acres) more or less.

Prepared by: CMX Group, Inc.
January 28, 2002
Project No. 5942.06





CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	21°02'22"	20.00'	7.34'
C2	21°02'22"	20.00'	7.34'



Paul M. Sowers



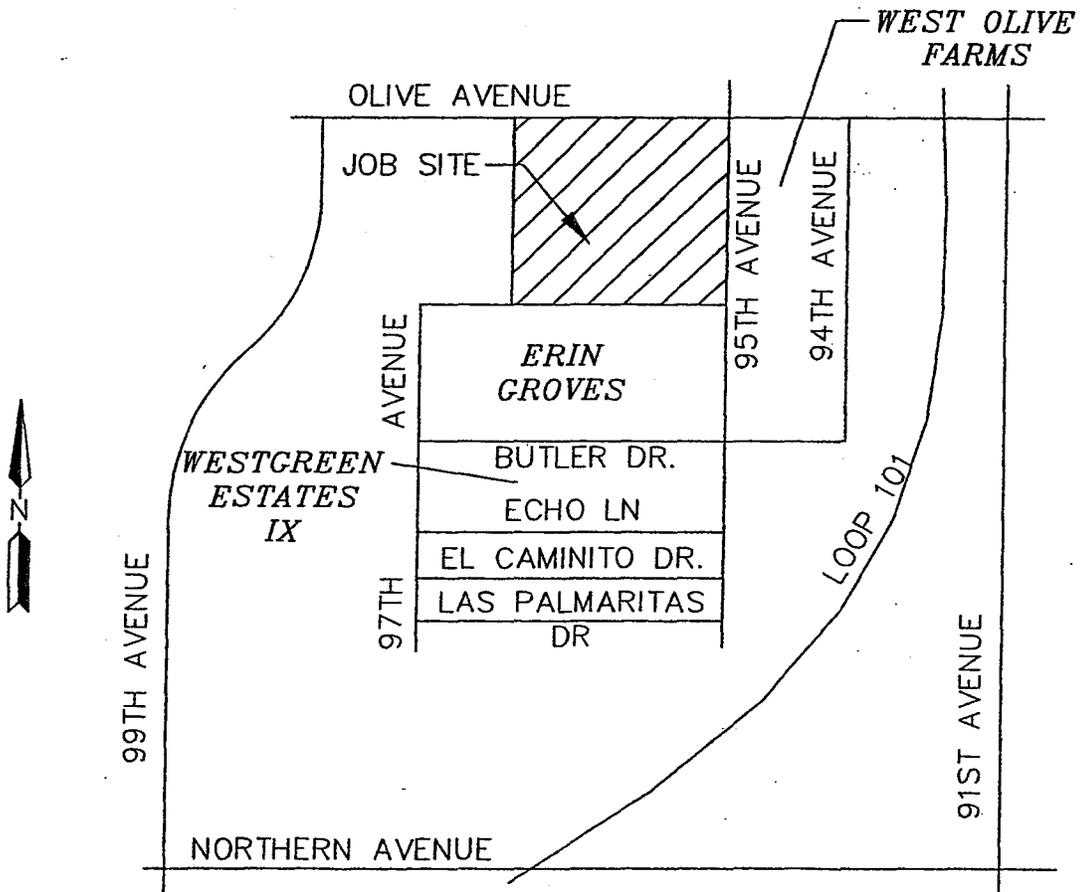
CMX GROUP INC.
 1515 E. MISSOURI, #115
 PHOENIX, AZ 85014
 PH (602)279-8436
 FAX (602)265-1191

R-1-12 LEGAL
LAJOLLA GROVES
 95TH AVENUE & OLIVE AVENUE
 PEORIA, ARIZONA

CMX JOB NO.	5942.06
DATE:	JANUARY 2001
SCALE:	1"=200'
DRAWN BY:	CMX
CHECKED BY:	SLK

APPENDIX "B"

VICINITY MAP AND ZONING MAPS



VICINITY MAP

N.T.S.



CMX GROUP INC.
 1515 E. MISSOURI, #115
 PHOENIX, AZ 85014
 PH (602)279-8436
 FAX (602)265-1191

VICINITY MAP

LA JOLLA GROVES & LANDING
 SWC, 95TH AVE. & OLIVE AVE.
 PEORIA, ARIZONA

CMX JOB NO.	5942.03
DATE:	SEPTEMBER 2001
SCALE:	N.T.S.
DRAWN BY:	CMX
CHECKED BY:	SLK