THE CROSSING AT ARROWHEAD
PLANNED AREA DEVELOPMENT
STANDARDS AND GUIDELINES

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PLANNED AREA DEVELOPMENT
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Exhibit G

THE CROSSING AT ARROWHEAD
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I. INTRODUCTION

This "Development Guide" provides a project overview of the Planned Area Development (P.A.D.) proposed for the Community Commercial and Multi-Family Residential Properties (Parcels ~~23 and 24~~)23, 24A and 24B) in the southeast quadrant of the North Valley Specific Area Plan. These parcels are located on the east and west sides of 77th Avenue and on the south side of Bell Road, in the City of Peoria, Arizona. In addition, this guide is intended to provide the City of Peoria with the information necessary to review and approve the requested Amended P.A.D. Zoning for these properties.

II. SITE AREA

The P.A.D. area consists of approximately 62 gross acres, as shown on the Preliminary Development Plan Exhibit B, and divided as follows:

PARCEL	DESIGNATION	GROSS AREA	NET AREA	LOCATION
23	Community Commercial	21.63 Acres	18.41 Acres	Southwest corner 77th Avenue and Bell Road
24A	Community Commercial	33.311 Acres	29.016 Acres	Southeast corner 77th Avenue and Bell Road
~~24B~~	~~Community Commercial~~	~~8.235 Acres~~	~~7.615 Acres~~	~~Southeast corner 77th Avenue and Paradise Lane~~
24B	Community Commercial – Multi-Family Residential	8.235 Acres	7.615 Acres*	Southeast corner 77th Avenue and Paradise Lane
	TOTAL	63.17 Acres	36.631 Acres	

*Note: The area excludes the right-of-way necessary to the proposed extension of 77th Avenue. With the proposed extension, the net area of Parcel 24B becomes 7.05 acres.

III. LAND USE-CONSISTENCY WITH ADOPTED LAND USE PLANS

The P.A.D. area is currently designated for Community Commercial uses in the adopted North Valley Specific Area Plan. Concurrent with this proposed Amended P.A.D., is a request to amend the North Valley Specific Area Plan to designate Parcel 24B as Community Commercial-Multi-Family. The area is also designated Community Commercial under the North Peoria Redevelopment Area Plan and the Comprehensive Master plan. The planned land uses within the P.A.D. are consistent with the Community Commercial ~~designation.~~and Community Commercial-Multi-Family designations. The allocation of land uses, expressed as a percentage of the area (in acres) will be as follows:

Land Use Allocation

Use	Percentage of Total Area	Area (Gross)
~~Community Commercial~~	~~100%~~	~~63.17 Acres~~
Community Commercial	86%	54.94 Acres
Community Commercial – Multi-Family Residential	13%	8.235 Acres
Total	100.0%	63.17 Acres

IV. USE DESCRIPTIONS

Community Commercial (Parcels 23 and 24A)

This district allows principal, conditional and accessory uses permitted within the C-2, Intermediate Commercial district at the time of development, as described in the City of Peoria Zoning Ordinance. However, the following conditional uses in the C-2 district shall be permitted principle uses: 1) outdoor sales of nursery stock, lawn furniture and home garden supplies, 2) veterinarian offices, 3) day care nurseries, pre-school or day care facilities, and 4) convenience stores. Gasoline service stations and convenience food store with fuel sale shall be subject to issuance of a Conditional Use Permit. The Exxon parcel at the southwest corner of 75th Avenue and Bell Road is not a part of this ~~rezoning~~ rezoning.

Community Commercial – Multi-Family Residential (Parcel 24B)

This district allows principal, conditional and accessory uses permitted within the C-2, Intermediate Commercial district at the time of development, as described in the City of Peoria Zoning Ordinance. However, the following conditional uses in the C-2 district shall be permitted principle uses: 1) outdoor sales of nursery stock, lawn furniture and home garden supplies, 2) veterinarian offices, 3) day care nurseries, pre-school or day care facilities, and 4) convenience stores. Gasoline service stations and convenience food store with fuel sale shall be subject to issuance of a Conditional Use Permit. The Exxon parcel at the southwest corner of 75th Avenue and Bell Road is not a part of this rezoning.

As modified by this Amended P.A.D., it is intended that the foregoing permitted uses will be expanded to include multi-family residential with a maximum density of twenty-six (26) dwelling units per gross acre, as set forth in the underlying North Valley Specific Area Plan (CC-MF/ Community Commercial-Multi-Family Residential designation) and the North Peoria Redevelopment Area Plan.

V. PHASING

The Crossing at Arrowhead has been designed to be implemented as a multi-phased project. Phase I (Parcel 23), approximately 18.41 Acres of the Community Commercial uses, is planned for development starting in 1994 (See Exhibit B). The initial phasing plan will be completely dependent upon the market conditions.

Nevertheless, based upon our current estimates, we anticipate that the subsequent phases may be developed as follows:

~~Phase II (Parcel 24A)~~	~~Community Commercial~~	~~29.016 Acres (Net)~~	~~FY 1994-1995~~
Phase II (Parcel 24A)	Community Commercial	29.016 Acres (Net)	Complete
~~Phase III (Parcel 24B)~~	~~Community Commercial~~	~~7.615 Acres (Net)~~	~~FY 1996-1997~~
Phase III (Parcel 24B)	Community Commercial-Multi-Family	7.615 Acres* (Net)	FY 2004-2005

*Note: The area excludes the right-of-way necessary to the proposed extension of 77th Avenue. With the proposed extension, the net area of Parcel 24B becomes 7.05 acres.

The initial phasing schedule is an attempt to approximate the development timetable based upon current and expected future market conditions. It should not be construed as a development schedule. Actual development may, and probably will occur on a different time schedule based upon changes in market demand. ~~An example of such market conditions is represented by Chili's Restaurant which exists on the Phase I parcel.~~

VI. DEVELOPMENT STANDARDS

The Planned Area Development will conform to all policies identified in the North Valley Specific Area Plan, the North Peoria Redevelopment Area Plan, and City of Peoria codes, ordinances, and regulations, unless otherwise specified herein.

This section will discuss those items specifically related to on-site development and shall apply to all parcels developed within the center collectively called "The Crossing at Arrowhead."

A. Schedule of Building and Landscape Setbacks

1. Commercial Setbacks

Street or Property Line	Landscape Setback (From Property Line)	Building Setback (From Property Line)
Bell Road	15'	25'

77th Avenue	10'	25'
Paradise Lane	15'	30'
Adjacent Property	10'	20'
75th Avenue	10'	25'
Paradise Lane Extension	15'	25'

2. Multi-Family Residential Setbacks (Parcel 24B)

Street Frontage	20'
Side Yard	10'
Rear Yard	5'

B. Parking

Commercial Uses:

1. Spaces Required:

Five – (5) spaces per 1,000 square feet of gross floor area for all building and uses contained within the center; provided, however, that a Parking Analysis be provided for City review and approval when public assembly use areas, as defined below, occupy greater than 20% of the total planned gross building area within the center.

For the purposes of this section, public assembly use areas shall be defined as those portions of restaurants, theaters, health clubs, bowling alleys, or other similar facilities, reasonably used or occupied by the general public. For example, in restaurants, only dining and waiting areas shall be calculated; in theaters, only the total floor area of the theater auditorium(s); in health clubs, the total floor area of exercise or workout rooms; in bowling alleys, only those areas occupied by the patrons, such as restaurant areas, billiard rooms, seating areas for lanes, etc.; areas for facilities such as kitchens, storage rooms, restrooms, locker rooms, bowling lanes and pinset areas, theater snack bars and lobbies, etc., shall be determined as support uses and shall not figure into this calculation.

The Parking Analysis shall be prepared by a registered Traffic Engineer or other Consultant acceptable to the City of Peoria, and shall address the status of the project construction, leasing, and adequacy of parking spaces provided, upon total projected build-out.

Multi-Family Uses:

Required number of parking spaces for multi-family residential development shall be according to Article 14-23 of the Peoria Zoning Ordinance.

2. Location:

Required parking shall be provided entirely on the shopping center site. Building tenants and their customers shall have reciprocal rights of use to all spaces, irrespective of individual potential parcel line configurations. All required multi-family residential parking shall be provided on-site.

3. Loading Spaces:

Design standards and allocation requirements for Major Tenant buildings shall be provided per tenant's individual criteria. Freestanding pad tenant buildings shall have one loading space each, and shop buildings and majors with unspecified loading requirements shall provide spaces as follows:

TOTAL FLOOR AREA OF BUILDING	NUMBER OF LOADING SPACES REQUIRED
1,000 S.F. to 10,000 S.F.	1
10,000 S.F. to 30,000 S.F.	2
30,000 S.F. to 50,000 S.F.	3
For each additional 100,000 S.F.	1 Additional

Location of loading spaces shall be per Peoria City Code.

Loading spaces for major tenants shall be sized per standard tenant criteria. Loading spaces for shop tenants and freestanding pad buildings shall be 12' X 24'.

4. Compact Parking

A maximum of fifteen percent (15%) of the required parking for commercial and multi-family uses may be provided with compact parking spaces. ~~They~~For commercial areas, they shall be located in minimum groupings of six (6) spaces to avoid conflict with standard car parking and allow for clearer identification.

~~4.~~5. Handicapped Parking

Handicapped parking spaces will be provided per the chart below. These spaces shall be located for convenient access to all buildings and uses. The chart is compatible with ADA requirements.

TOTAL NUMBER OF PARKING SPACES	NUMBER OF HANDICAP PARKING SPACES REQUIRED
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
~~501-1000~~	~~2% OF Total~~
501-1000	2% of Total
~~Over 1000~~	~~20 PLUS 1% OF TOTAL OVER 1000~~
Over 1000	20 Plus 1% of Total Over 1000

All handicapped parking spaces shall be identified by a sign on a vertical post, and the space marked with the standard handicapped parking symbol.

6. Parking Space Dimensions

Standard parking spaces shall have a minimum dimension of 9 feet by 19 feet. Compact car parking spaces shall be a minimum of 8 feet by 16 feet. An overhang of up to 2 feet may be allowed for spaces abutting landscaping areas or sidewalks, provided the width of the adjacent landscape area or sidewalk is increased by 2 feet.

7. Parking Aisle Widths

a. 90 degree parking - 24'

b. 60 degree parking, one way traffic - 18' minimum *

c. 60 degree parking, two way traffic - 22'

* 20' minimum for fire lanes

C. Fences and Walls

1. Height:

a. No fence or wall shall exceed six (6) feet in height, except for walls which are used for screening of equipment or service areas.

b. Walls for screening of parking areas shall be required along street frontages. They shall be three (3) feet in height (measured from the top of adjacent curb), architecturally compatible with the project, and integrated into the landscaping. These walls may be used to retain landscape berms or slopes fronting the streets and, therefore, may not be visible from the streets (See Exhibits D & E). Berms or hedges of equivalent height may alternate with sections of walls to provide variety and interest.

No screen walls shall be required until adjacent parking areas are built. Therefore some walls will not be built until subsequent phases of development occur.

2. Restrictions on Material.

a. Walls or fences comprised of sheet or corrugated iron, chain link, wood, steel, aluminum or asbestos are specifically prohibited, however, decorative additions or sections of the wall may be of steel or aluminum which shall include grilles or ornamentation.

D. Screening

1. Screen Walls:

Screen walls will be a unifying element in the landscape. They will be used exclusively to define main entrances and to screen automobiles, loading areas, garbage dumpsters and existing utility structures. The intent is to keep the wall as low as possible while performing their screening function. Screening of parking areas will also be accomplished by earth berming and permanent plantings in conjunction with the screen walls. Temporary screening (if required) of service areas shall be provided by temporary landscaping, earth berming, temporary fencing, or some combination thereof until permanent screening is built.

2. Refuse Collection Areas

All refuse collection areas shall be visually screened in an architecturally compatible manner so that materials stored within these areas shall not be visible

from the streets and adjacent property. Height of walls shall be 6' for dumpsters and as required for compactors.

3. Mechanical Equipment

a. When mechanical equipment is ground-mounted in a location visible from adjacent streets or properties, it must be screened by landscaping or a wall that is of the same finish and texture as the building served and of a height that is sufficient to screen the equipment.

b. When mechanical equipment is roof-mounted, it must be screened from view by a parapet wall to the extent listed herein. The criteria for determination of this screening shall be as follows:

1. As viewed from adjacent R.O.W., no mechanical unit shall be visible.

2. As viewed from an abutting development, the line of sight shall be from a point not exceeding a distance of 500' from the common P.L. No unit shall be visible.

3. With consideration of Items 1 and 2 above, no mechanical unit shall project more than 24" above the closest adjacent parapet height, as measured in a horizontal plane.

4. Satellite Dishes

Communications equipment such as satellite dishes are frequently utilized by retail users. when required the dish may be roof or ground mounted and placed to be screened by parapets or screen walls (and/or landscaping) to minimize visibility.

5. Loading Areas

Loading and service areas shall be screened. Walls shall be high enough to screen the activity from the street. Walls shall match the finish and texture of the buildings. Walls shall be split-face CMU, or painted stucco on CMU or a combination thereof of utilizing the color palette seen in Exhibit K.

E. Landscaping

1. Goal:

The goal of the Landscape Guidelines is to provide a unifying direction that promotes the Crossing P.A.D. as a well-planned suburban development with an exciting, pleasant atmosphere. This can be achieved by highly recognizable use

of related plantings and hardscape elements. Each parcel within the Planned Area Development shall conform with the landscape requirements of Article 14-35.

It is also intended that the general landscaping conditions of the P.A.D. Amendment shall match the applicable sections of the Existing P.A.D. as set forth below, and as generally depicted on the conceptual landscape plan identified as Exhibit B-1.

2. Plantings:

Small lawn areas will be used for its clean, crisp image, except no lawn shall occur in any R.O.W. area. To offset the water consumption needs of the lawn, shrub beds will be composed of plant material selected for their heartiness, drought-tolerant character and year-round color.

The area between the curb and the perimeter walls (or buildings) is the most visible part of the streetscape. A precise landscape concept shall be developed and followed, which specifies plant type, groupings, color and spacing. The Bell Road frontage is currently under installation and the perimeter streetscape of Parcel 23 is complete.

As it relates to multi-family residential (Parcel 24B), plantings will include an accent of small lawn areas to create a lush appearance at the front door of the project, and reinforce the larger sense of continuity, with the front door of the commercial developments along Bell Road and the balance of Paradise Lane and the adjacent roadways.

3. Landscape Quantities:

Plant materials shall be provided throughout the site and along street frontages in conformance with the City of Peoria Landscape Requirements, Article 14-35 for on-site and off-site landscaping.

4. Landscape Triangles:

The North Valley Specific Area Plan (NVSAP) has identified the intersections of Bell Road and 75th Avenue and Bell Road and 77th Avenue as entry features which are 85' and 100' triangles respectively on each corner strictly for landscaping.

The intersection of 77th Avenue and Paradise Lane has been identified as a secondary landscape feature which is a landscaped 50' triangle on each corner.

The triangles at 77th and Bell and at the NWC of Paradise and 77th Avenue have been installed.

These triangles will remain as landscape features and have no signage installed within them.

~~As 77th Avenue is currently proposed to terminate at Paradise Lane, the triangle designated by NVSAP for the SWC will be shifted to the northeast corner.~~The triangle at the southeast corner of Paradise Lane and 77th Avenue will be installed as part of the development of Parcel 24B.

The triangle at the SWC of Bell and 75th Avenue is a part of the Exxon parcel and does not affect this proposal.

5. Plant List – See Exhibit F

F. Site Lighting

1. Parking Lot Lighting:

Site lighting in the commercial parking lots shall be metal halide fixtures mounted on poles, placed on a three (3) foot concrete base with a total height of 25 feet. Pole lights in multi-family residential parking and landscaping areas (Parcel 24B) shall not exceed 16' in height.

2. Decorative Lighting:

As an architectural element in building design, light fixtures may be designed as a wall accent where walkway lighting is desirable. These may be in addition to covered canopy lighting.

3. Service Area Lighting:

Service areas shall be lighted using wall packs oriented to reduce glare into adjacent sites ore streets.

G. Maintenance

1. All structures on the project sites shall be maintained by Owner in a neat and orderly manner.

2. All permitted signs will be maintained in a neat and orderly manner.

H. Telephone, Cable Television, and Electrical Service

All "on-site" telephone, cable television, and electrical lines will be placed underground.

VII. ARCHITECTURAL STYLE/MATERIALS

A.

~~A.~~1. Community Commercial (Parcel ~~23, 24A, 24B)~~23 and 24A)

The architectural style of *The Crossing at Arrowhead* is *contemporary southwest.* Through the utilization of similar building materials and detailing, the buildings will be compatible but not identical in designs. In order to offer each anchor tenant it's own unique presence within each phase of development, a variety of elements will be used. Store entries will be emphasized with varying tower elements, some consisting of hipped roofs, Circuit City with a red alucobond tower, and others with large pediments, or arched parapets. Colored masonry bands, tile accents, steel grillages will add detail to the developments. The stucco and concrete roof tile will be used throughout each phase of development to maintain the overall compatibility throughout the entire *Crossing* project.

2. Community Commercial-Multi-Family Residential (Parcel 24B)

Some of the contemporary adaptations of the Prairie School architectural features that will be applied to the Multi-Family Residential development include varying roof lines and articulated facades with recessed window and door openings that capture some depth and shadow effect with the use of several distinctive building types, including the two (2) and three (3) story townhouse product. Moreover, the varied building setback, facade articulation, and variations of roof lines along the street frontage will also provide architectural and aesthetic interest along Paradise Lane.

B. Building Heights

Due to the size of the project and number of contiguous buildings, it will be desirable to vary the heights of roofs and walls from building to building. This variation will allow the architectural character and design to provide a maximum amount of visual interest, relief and variety. It will also enable individual Tenants to have separate identifies and lend and overall "Village feel" to the center, de-emphasizing its size and inviting pedestrian interaction critical to the success of a retail center. Buildings shall not exceed 56 feet in ~~height.~~ height. Exceptions to the maximum building height shall be permitted in accordance with Section 14-3-2.D of the Peoria Zoning Ordinance.

C. Architectural Finish Materials

The building material of any development within the P.A.D. should be consistent with, and drawn from, the regional vernacular.

Appropriate materials should include, but not be limited to:

1. Walls:

- Cement Plaster or E.I.F.S. (Exterior insulation and finish system.)
- Concrete Block, including textured block with or without integral color, polished, and with or without selective color aggregates
- Ceramic or Clay Tile
- Glass/Aluminum – storefronts or curtain walls
- Wood
- Glass Block
- Architectural Metal – grilles or trim

2. Roofs

- Concrete tile
- Built-up Bituminous Roofing (not exposed to view)

3. Multi-Family Residential (Parcel 24B)

The townhouse product, together with the leasing office and clubhouse will include many of the same building materials found in The Crossing at Arrowhead, generally including:

- Masonry monument sign walls
- Wrought iron gates
- Rich stucco exteriors
- Large windows including some bay windows
- Foam cornices and corbels
- Wood shutters
- Wrought iron balcony rails
- Sloped concrete tile roof elements.

D. Colors

- Colors should be used to create visual harmony within the project site. Appropriate colors should include, but not be limited to:
- Desert hues and other earth tones including light brown, cream and tan
- Muted shades of blue, mauve, lavender, pink, yellow and green

- Off-white, light gray
- Reds and oranges appearing in brick utilized in buildings or in roof tiles
- Natural wood tones or stained to complete architectural unification

E. Architectural Unity

1. Elevations:

As all sides of buildings will be visible from adjacent streets or properties, all building elevations will be uniform in terms of color, material and design features. The proposed buildings will be unified with the use of split-face concrete block and sand-finish stucco. Variations in application will see the block used in wainscots, banding, columns, with and without smooth face CMU reveals. While split-face block will be limited to one shade and become the primary textural wall material, stucco areas will be areas to use color. A color palate has been selected which sets the limitations of color and hue which can be used throughout the center. Five accent colors have been selected with matching canvas awing colors. There are also three groups of two base wall colors which have subtle differences. These were selected to enhance the accent shade selected. The roof tile will be utilized on sloping roofs at shop canopies and at some pad buildings. Tower elements at majors may utilize sloping tile roofs. The colors selected can be referenced in Exhibit K.

2. For conceptual building elevations, see Exhibits L, M, N, O, P, and Q.

VIII. UTILITIES AND STREETS

As part of the North Valley Specific Area Plan, necessary modifications to the water, wastewater, street and drainage systems were identified. These modifications are planned to accommodate the proposed level of development in the North Valley area. The Crossing Shopping Center will be developed in conformance with the standards and specifications regulated in the Specific Area Plan. Those items not regulated by the Specific Area Plan shall be subject to the existing standards and policies of the City of Peoria. All off-site public improvements for Bell Road, 77th Avenue and Paradise Lane have been accomplished via the City of Peoria Improvement Districts Numbers ID 8801 and ID 8802. These are currently under construction or complete.

The main infrastructure improvements required for this development are identified on the Utility Plan and Exhibit H., Zoning Stipulations. These improvements shall be the responsibility of the developer and may be constructed by the developer, provided through an improvement district or other means as deemed appropriate by the City. The phasing of the improvements, if not constructed through an improvement district, will be determined by the City during review of the Final Development Plan for each phase of the project.

IX. OPEN SPACE AND LANDSCAPING AREAS

As required by the Zoning Ordinance, a minimum of 7% of opens space will be provided for the P.A.D. area. Open space shall be a minimum area of 7% of the net site area and shall not include R.O.W., perimeter, and parking lot islands in the total. Landscape or walkway areas around pads or in front of buildings will be counted. On-site pathways provided for the accommodation of multi-use trails and pedestrian areas, including off-site areas landscaped as part of the Skunk Creek Channel shall be counted toward the landscape requirement. The 7% minimum space required per parcel is as follows:

Community Commercial (Parcel 23)	56,136 S.F., 1.29 Acres
Community Commercial (Parcel 24A)	88,476 S.F., 2.03 Acres
~~Community Commercial (Parcel 24B)~~	~~23,220 S.F., .53 Acres~~
Community Commercial – Multi-Family Residential (Parcel 24B)	*
Total	167,832 S.F., 3.85 Acres

* Multi-Family residential open spaces will meet the specific requirements outlined in the City of Peoria Design Review Manual.

X. SIGNAGE

A. Community Commercial Signs

1. Project Monument/Tenant Identification Sign

Project Monument Signs

The monument sign shall consist of a triangular pylon and a rectangular block located along Bell Road at midpoint between the main entry drives. This sign shall be located entirely on the property and shall not interfere with vehicular sight lines.

Signs shall be permitted as shown on Sign Plan Exhibit J. The sign shall be two-sided, interior illuminated and may identify up to a maximum of seven (7) tenants of the center. It shall not exceed 18 feet in height and a maximum of 150 square feet of sign area per side. These signs shall be erected in conjuction with the project entry sign. (See Exhibit J-1, J-2, J-3)

2. Monument Ground Sign

Monument ground signs for freestanding buildings shall be prohibited.

3. Wall Signs

The intent of this sign criteria is to establish and maintain guides consistent with the signage polices of the Landlord and the City of Peoria. Further, the purpose is to assure a standard conformance for the design, size, fabrication techniques and materials for the signage of the project and for tenant identification.

a. Major Tenants (Over 25,000 Square Feet)

Maximum sign area shall not exceed 2.0 square feet per linear foot of business frontage, with no individual sign exceeding 225 square feet in area per building face. Signs shall be permitted on more than one side of the building. Total allowable sign area may be allocated between primary and additional secondary signs. Signs shall be neon, reverse channel neon or individual, internally illuminated, metal channel letters with plex-glass faces; maximum height of individual letters for primary walls signs is 6 feet and maximum of secondary signs is 2 feet.

b. Major Tenants (10,000 - 25,000 Square Feet)

Maximum sign area shall not exceed 2.0 square feet per linear foot of business frontage per building face. The length of any shop tenant sign shall not exceed 80% of that tenant's storefront width.

Freestanding building sign area may be divided between more than one side of the building. If multiple signs are used, no more than 50% of allowable area may be placed on any one side. Signs shall be mounted on the wall or fascia above the shop and shall be neon, reverse channel neon, individually or internally illuminated, metal channel letters with plex-glass faces. Individual letter sizes shall be based upon square footage of shop area as indicate in the chart following Paragraph C.

c. Shop Tenant Signs

Maximum sign area shall not exceed 2.0 square feet per linear foot of business frontage. The length of any shop tenant sign shall not exceed 80% of that tenant's storefront width.

If multiple signs are used based on more than (1) frontage, no more than 50% of allowable area may be placed on any one side. Signs shall be mounted on the wall or fascia above the shop and shall be neon, reverse channel neon, individually or internally illuminated, metal channel letters with plex-glass faces. Individual letter sizes shall be based upon square footage of shop area, as indicated below:

Building/Shop Area	Maximum Letter Size
5,000 S.F. or Less	24"
5,001 S.F. – 10,000 S.F.	36"
10,001 S.F. – 25,000 S.F.	48"

d. Freestanding Pad Buildings

Freestanding building sign area may be divided between more than one side of the building. If multiple signs are used, no more than 50% of allowable area may be placed on any one side. Signs shall be mounted on the wall of fascia above the shop and shall be neon, reverse channel neon, individually or internally illuminated, metal channel letters with plex-glass faces. Individual letters sizes shall not exceed 36" in height.

4. Sign Locations

See Exhibit J, sign location map, for schematic representation of sign placement for project signs.

B. Multi-Family Residential Signs

The Multi-Family Residential signs for Parcel 24B shall conform to the applicable sections of the City of Peoria Zoning Ordinance Section 14-34-11, and the existing North Valley Planned Area Development.

1. Project Entry Sign

The project entry sign shall consist of two entry walls, located on each side of the entry drive, creating a formal gateway to the Multi-Family Residential community. The entry walls shall not exceed six (6) feet in height, and will be designed to integrate with the project landscaping and shall have no advertising copy. This sign shall be located entirely on the property and shall not interfere with vehicular sight lines.

Each wall may contain a sign, which identifies the Multi-Family Residential community only and shall be composed of individual letters with a 24-inch maximum height. These center signs shall have externally illuminated or backlit metal letter.

2. Identification Sign

One freestanding identification sign shall be permitted with a maximum height of five (5) feet. A second such freestanding sign shall be permitted for a property having greater than eighty (80) linear feet of frontage. Where two (2) freestanding signs are permitted, they shall be located at least sixty (60) feet apart.

3. Address Sign

Each building shall consist of one (1) address sign consisting of numerals or letters identifying the building address. Letter and numerical height shall not exceed twelve (12) inches.

4. Directional Sign

(2) Permanent directional signs shall be permitted to direct traffic to the clubhouse leasing office facility. Signs shall not exceed three (3) feet in height nor six (6) square feet in area. Such signs may include a business logo, but no other advertising copy. Such signs may be free standing monument signs only.

5. Unit Signs

163 unit identification signs shall be permitted. The unit signs shall not exceed one (1) square foot for each dwelling unit.

6. Sale, Lease, or Rent Sign

Temporary signs used to advertise the availability of real property. Properties, 15 acres or less, such signs shall not exceed six (6) square feet in area and five (5) feet in height; signs fronting Paradise Lane shall not exceed thirty-two (32) total square feet in area and ten (10) feet in height. Such signs shall only be displaced on the property for which they pertain and only one sign shall be displayed per street frontage and shall not be illuminated.

~~B.~~C. General Sign Standards

1. All signs and their installation must comply with local building and electrical codes.

2. A Tenant may identify service door for delivery and emergency purposes only. Signs shall identify suite number only and located in the center of the door, five feet from finished floor (to the top of the letters).

3. No animated, flashing, audible, or roof mounted signs shall be permitted.

4. No exposed raceways, ballasts, crossovers, conduits, conductors, transformers, etc., shall be permitted. P-K housing required for all neon.

5. Signs will be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site, or the products sold herein.

6. When signs are placed in building and landscape setback areas, they shall be positioned a minimum of 5 feet from the R.O.W. to maintain safe sight distances at entrances to the public right-of-way.

7. Signs visible from the exterior of any building my be lighted, but no signs or any other device will be installed to rotate, gyrate, blink or move in any fashion.

8. Sign text may be placed on more than one row, subject to space availability, required approvals, and provided the maximum allowable area guidelines are not exceeded.

9. Retail tenants shall be allowed to place a sign in the upper window panel adjacent to entrance door, not more that 144 square inches. Hand painted, decal stick-on lettering or graphics indicating hours of business, telephone numbers for emergency contact, approved credit of business, approved credit cards, etc. shall be permitted.

10. No portable signs to be displayed on site.

11. Sign permit must be obtained from the City of Peoria prior to installation of signage.

~~C.~~D. Miscellaneous Signs

a. Sale or Lease Signs

Temporary signs advertising the sale, lease or hire of the site will be allowed. One freestanding sign per 400 feet of street frontage will be allowed. These signs shall not exceed eight (8) feet in height and a total of 32 square feet per side in sign area. These signs shall be removed upon completion of project construction.

b. Construction Signs

A sign denoting the developer, architects, Engineers, Contractor, and other related subjects will be allowed at the commencement of construction. Said signs will be removed within 30 days after building occupancy. One sign for each separate construction project will be allowed. Each sign shall not exceed eight (8) feet in height and a total of forty (40) S.F. per side in sign area.

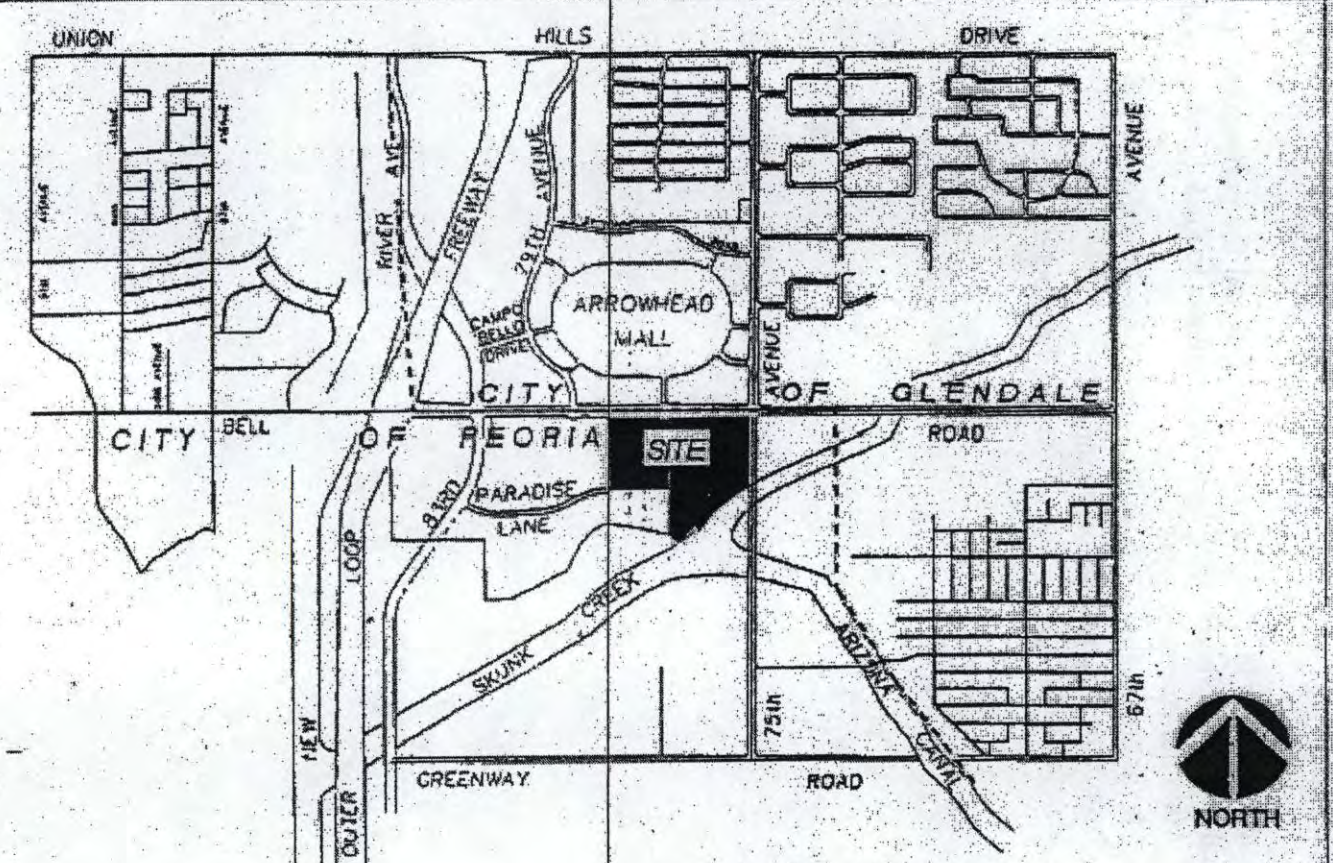
c. Future Tenant Signs

Signs listing the name of a future major tenant will be allowed until the occupancy of the tenant. Said signs shall not exceed eight (8) feet in height and a total of forty (40) S.F. per side in sign area.

d. Directional Signs

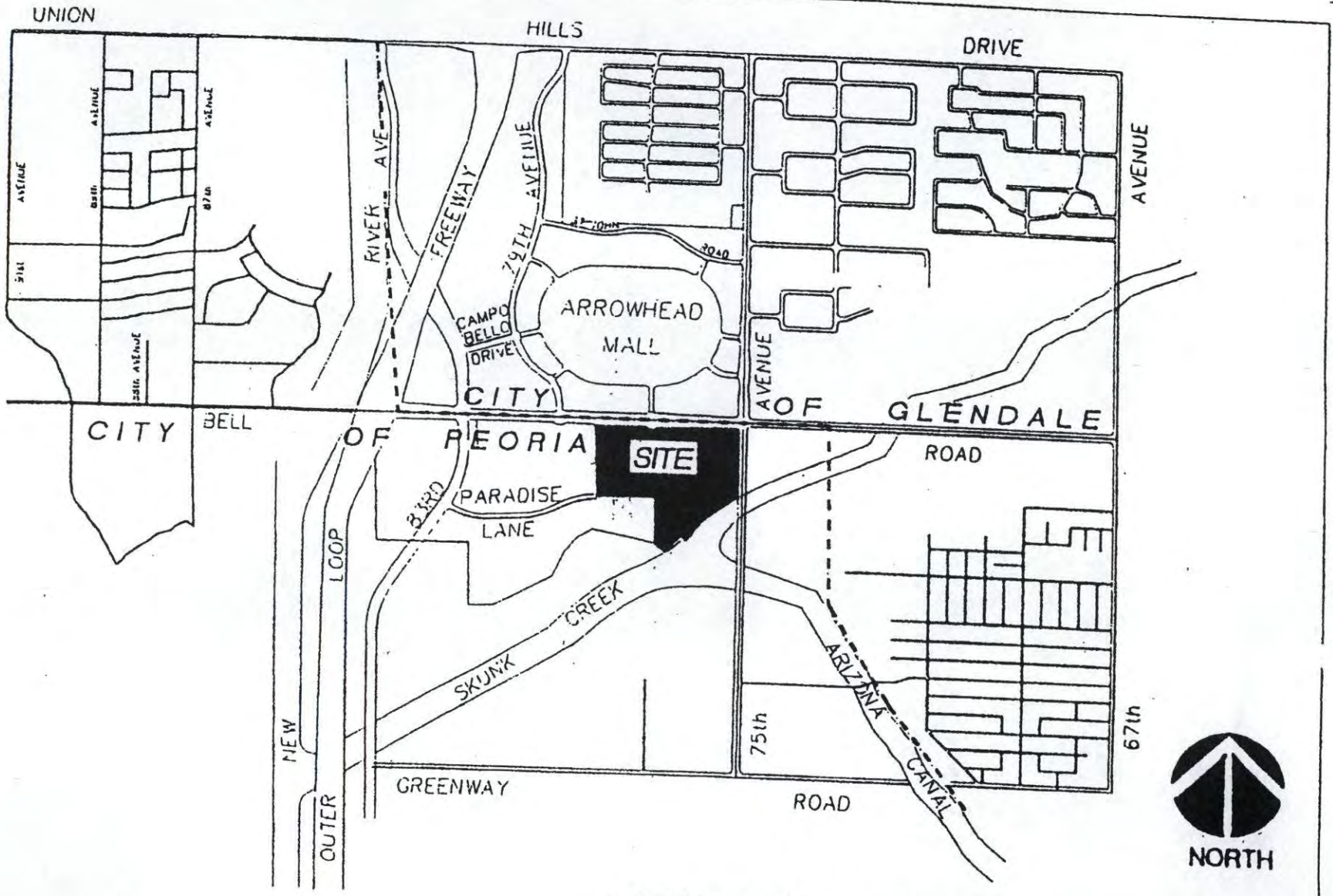
Signs necessary for on-premise vehicle control and the performance of business transactions from a vehicle shall be allowed subject to the following conditions:

1. Maximum area of 6 square feet.
2. Maximum height of 3 feet.
3. No business identification permitted.
4. Signs shall be permanently affixed to the ground or a building.



VICINITY MAP

EXHIBIT A



VICINITY MAP

EXHIBIT A

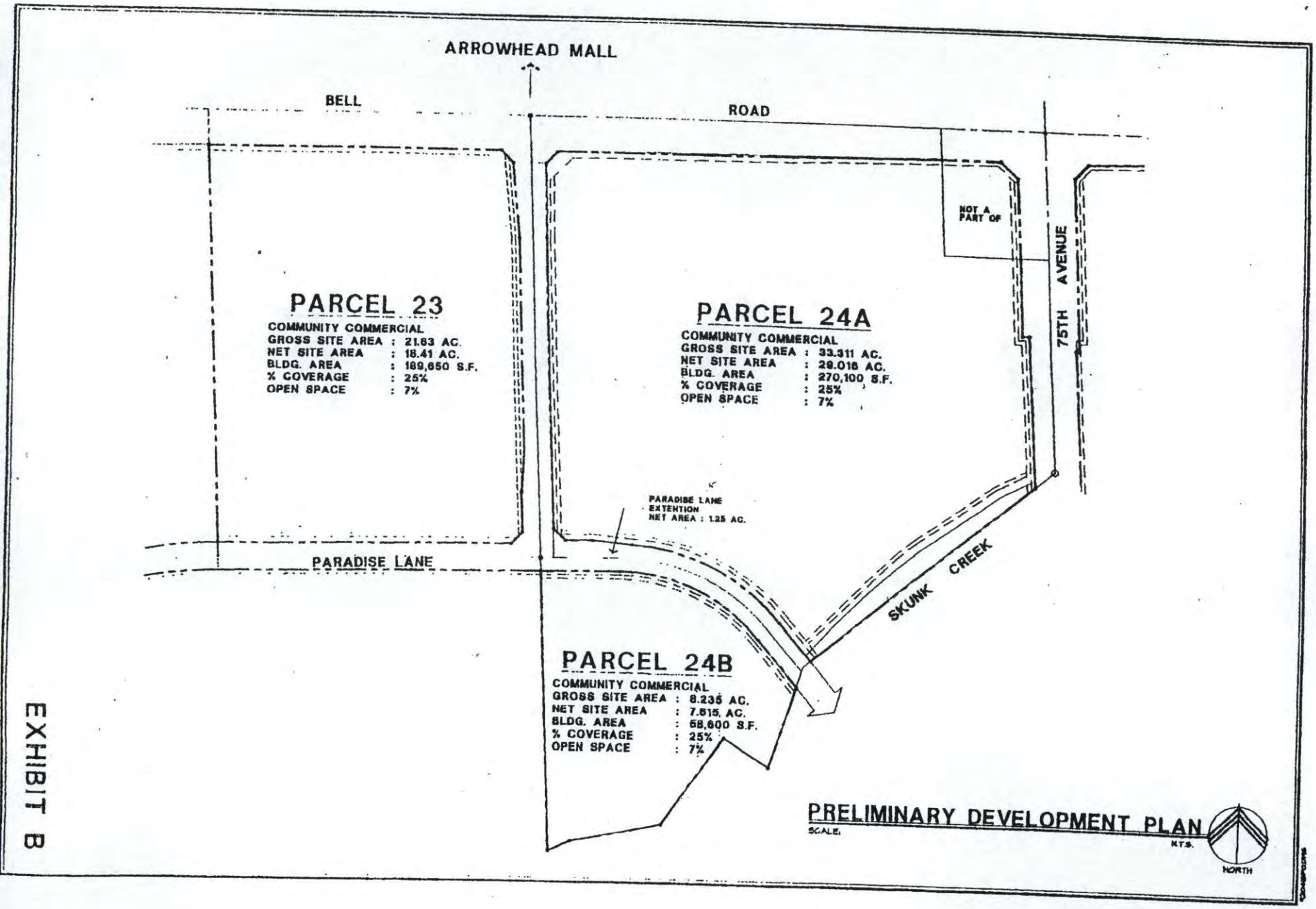

ARROWHEAD MALL
BELL
ROAD
NOT A PART OF
75TH AVENUE
PARCEL 23
COMMUNITY COMMERCIAL
GROSS SITE AREA : 21.63 AC.
NET SITE AREA : 18.41 AC.
BLDG. AREA : 189,650 S.F.
% COVERAGE : 25%
OPEN SPACE : 7%
PARCEL 24A
COMMUNITY COMMERCIAL
GROSS SITE AREA : 33.311 AC.
NET SITE AREA : 29.016 AC.
BLDG. AREA : 270,100 S.F.
% COVERAGE : 25%
OPEN SPACE : 7%
PARADISE LANE EXTENTION NET AREA : 1.25 AC.
PARADISE LANE
SKUNK CREEK
PARCEL 24B
COMMUNITY COMMERCIAL
GROSS SITE AREA : 8.235 AC.
NET SITE AREA : 7.615 AC.
BLDG. AREA : 58,600 S.F.
% COVERAGE : 25%
OPEN SPACE : 7%
PRELIMINARY DEVELOPMENT PLAN
SCALE:
N.T.S.
NORTH

EXHIBIT B

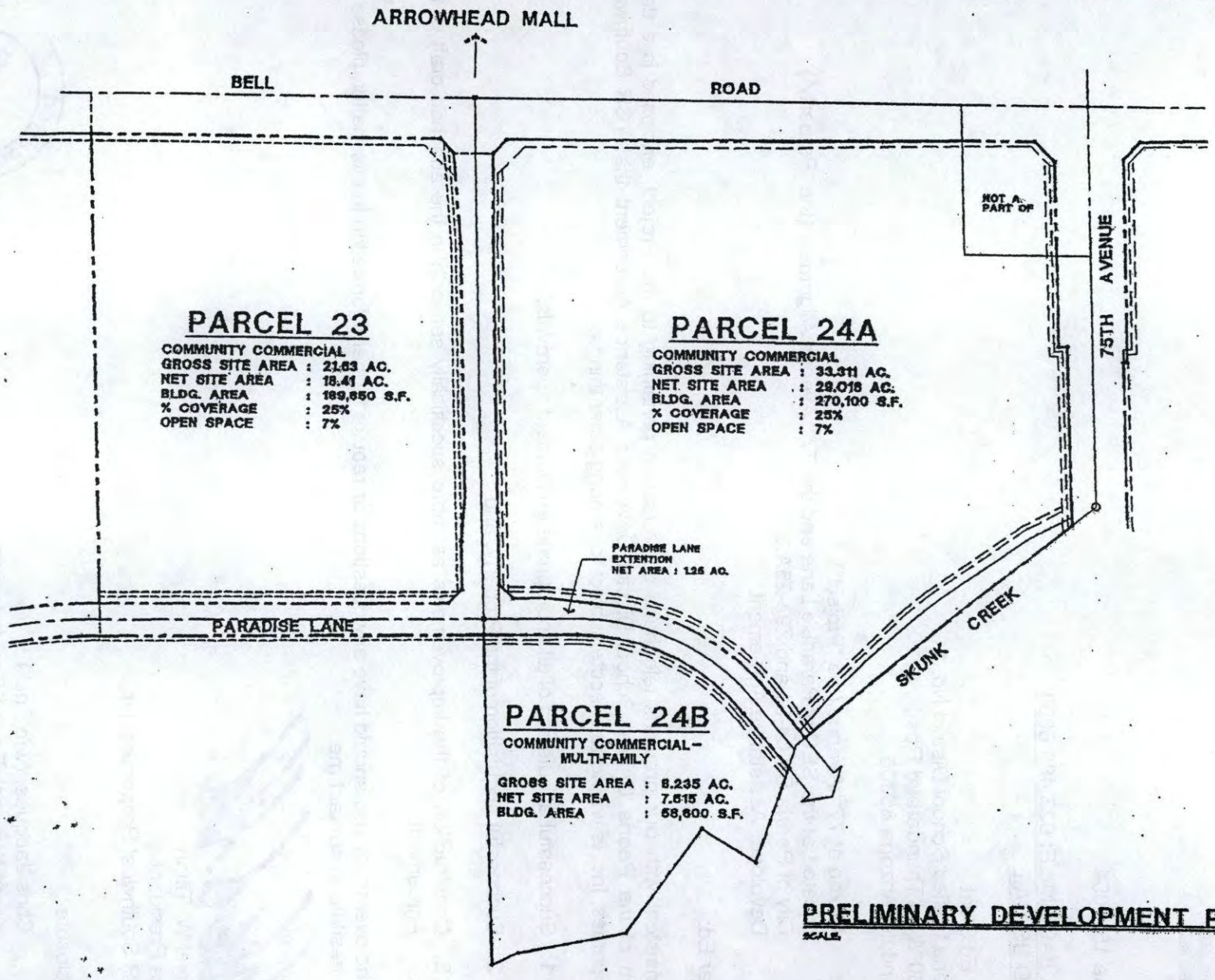


EXHIBIT B.1

2-12-04

TCR
TRAMMELL CROW RESIDENTIAL

7373 N. Scottsdale Road, C-228
Scottsdale, AZ 85253
Tel: (480) 596-6696
Fax: (480) 596-8848

June 15, 2004

VIA FACSIMILE: 623.486.6090
AND US MAIL

Mr. Ed Sloat
Peoria Unified School District No. 11
6330 West Thunderbird Road
Glendale, Arizona 85306

RE: Alexan at 77th Avenue (the "Project")
Located at the SEC of Paradise Lane and the 77th Avenue Alignment (the "Property")
City of Peoria SP 04-01 and Z93-25A.3
Developer Assistance Agreement

Dear Ed:

Consistent with our previous telephone conversation pertaining to the Project, enclosed is a draft form of the Peoria Unified School District Developer Assistance Agreement that TCR Southwest Properties, Inc. is willing to execute subject to, among other things:

1. Successful acquisition of all appropriate entitlement approvals.

2. Successful acquisition of the Property, and

3. Construction of the improvements as more specifically set forth in the attached draft of the Agreement.

In the event that you should have any questions or require further information in this matter, please do not hesitate to contact me.

Sincerely,

Daniel W. Tilton
Vice President
TCR Southwest Properties, Inc.

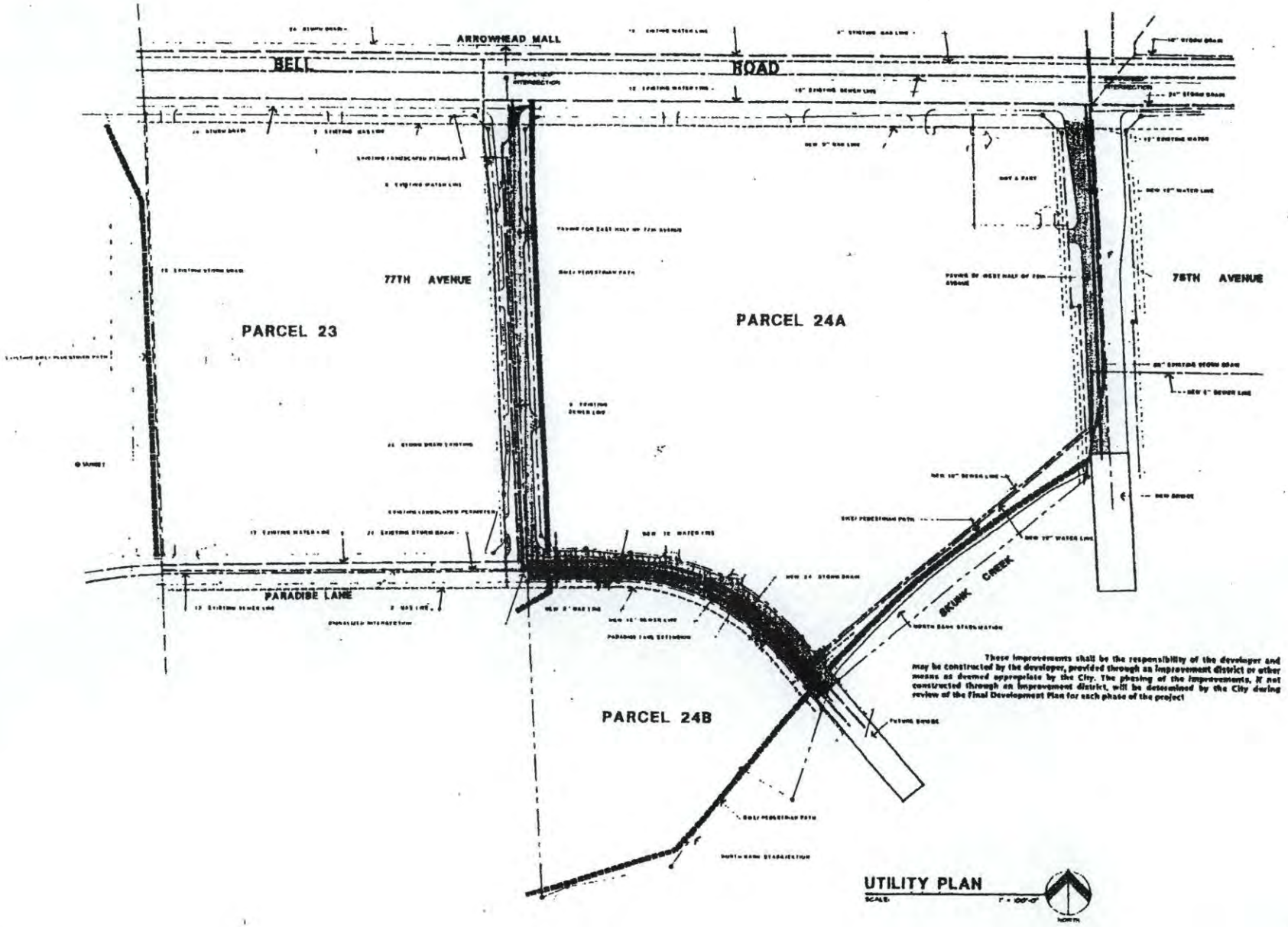
Enclosure

cc: Chris Jacques, (w/o Encl.)
Karrin Kunasek Taylor, Esq. (w/o Encl.)
Janell Brandhorst, (w/ Encl.)
Bruce Hart, (w/o Encl.)
Master File, (w/ Encl.)
Chronicle File, (w/o Encl.)

Received
JUN 17 2004

K:\77th Avenue & Paradise Lane\DWT_PLn.ESloat.letter061504.doc

Exhibit H



These improvements shall be the responsibility of the developer and may be constructed by the developer, provided through an improvement district or other means as deemed appropriate by the City. The phasing of the improvements, if not constructed through an improvement district, will be determined by the City during review of the Final Development Plan for each phase of the project

IRWIN G. PASTERNACK P.C.

EXHIBIT C

ZONING STIPULATIONS

1. Dedicate right-of-way and construct the east half street improvements for 77th Avenue from Paradise Lane to Bell Road.

2. Dedicate right-of-way and construct the remaining west half street improvements for 75th Avenue adjacent to the property.

3. Dedicate right-of-way and construct the full street improvements for Paradise Lane from 77th Avenue to Skunk Creek.

4. Design and construct a Bridge for Paradise Lane over Skunk Creek. The developer shall be responsible for a share of the design, engineering and construction costs as determined by the City.

5. Dedicate right-of-way, design and construct the north bank stabilization for Skunk Creek from the confluence with the ACDC to 75th Avenue or other acceptable method as determined by a drainage study approved by the City Engineer.

6. Dedicate right-of-way, design and construct a water and sewer line along the north bank of Skunk Creek from Paradise Lane to 75th Avenue.

7. Design and construct drainage facilities necessary to drain 77th Avenue to Skunk Creek.

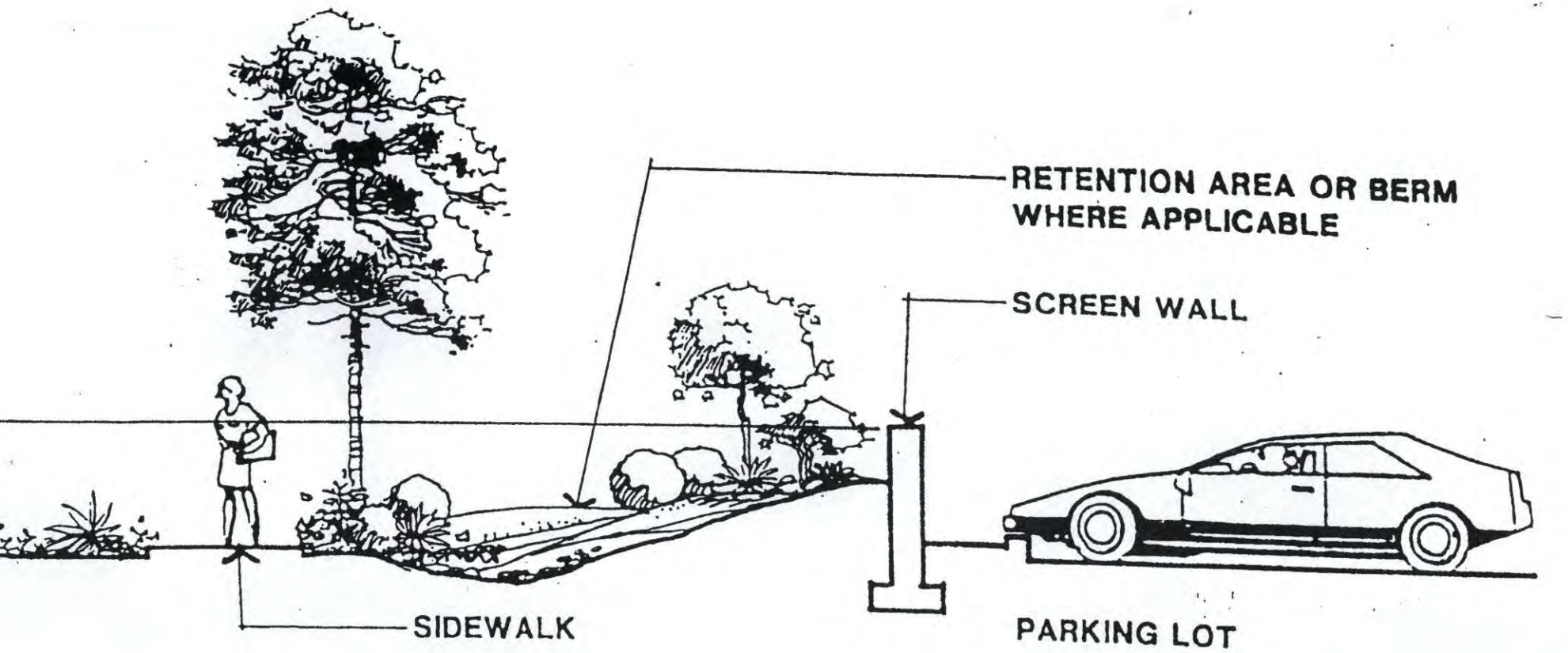
8. Design and construct the necessary improvements for traffic signals at the intersection of 77th Avenue and Paradise Lane. The developer will be responsible for a share of the costs as determined by the City.

9. Provide a Grading and Drainage Master Plan and Report for the Planned Area Development Site, prior to issuance of any building permit.

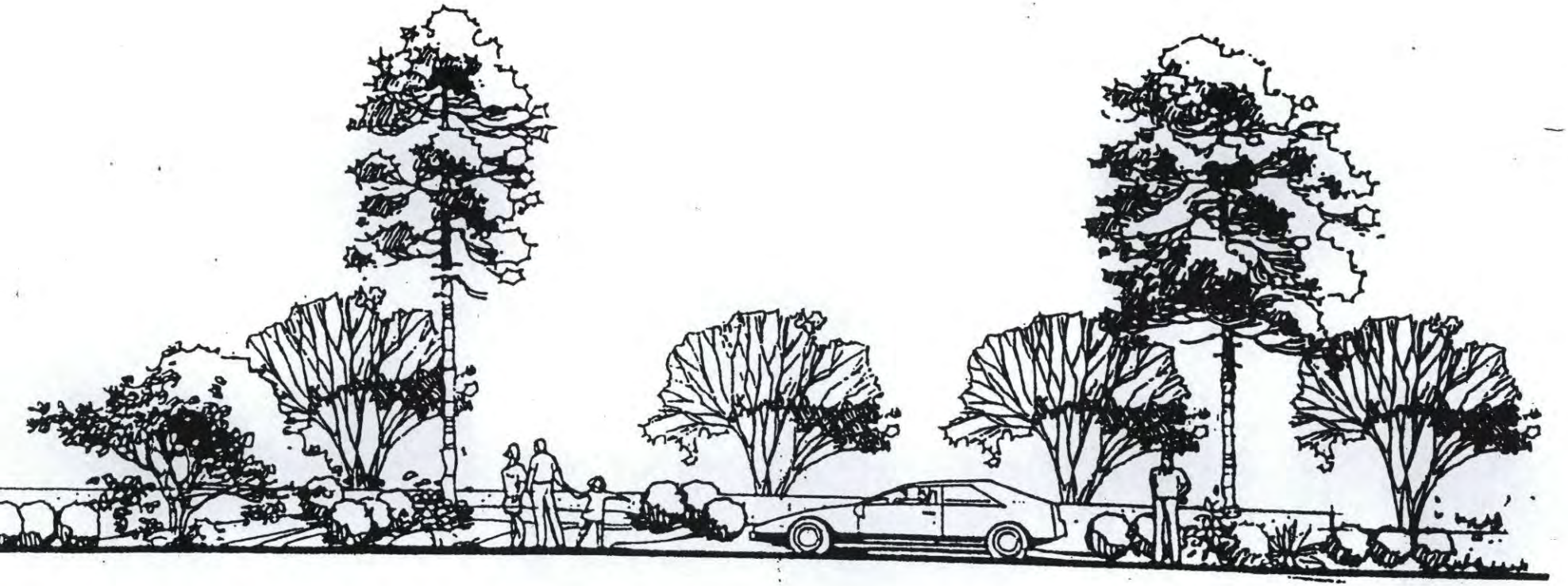
10. Construct and dedicate easements, as necessary, for Pedestrian and Bike Paths as designated in the North Valley Specific Area Plan and the City of Peoria Comprehensive Master Plan.

11. The development will be subject to the City of Peoria storm drainage requirements, as well as Maricopa County Flood Control District requirements, which include a retention/detention facility denoted in the North Valley Specific Area Plan.

EXHIBIT H



SCREEN WALL SECTION



ELEVATION AT SCREEN WALL

EXHIBIT F

PLANT LIST

BOTANICAL NAME	SPECIES	COMMON NAME
AGERATUM	HOUSTONIAMUN	FLOSS FLOWER
ALCEA	ROSEA	HOLLYHOCK
ANTIRRAHINUM	MAJUS	SNAPDRAGON
BAILEYA	MULTIRADIATA	DESERT MARIGOLD
BEGONIA	SEMPERFLORENS	WAX BEGONIA, BEDDING BEGONIA
CALADIUM	BICOLOR	FANCY-LEAFED CALADIUM
CALENDULA	OFFICINALIS	CALENDULA, POT MARIGOLD
CATHARANTHUS	ROSEUS	VINCA, MADAGASCAR PERIWINKLE
CELOSIA	CRISTATA	CRESTED COCKSCOMB
CELOSIA	PLUMOSA	PLUME COCKSCOMB
CHRYSANTHEMUM	MORIFOLIUM	FLORISTS CHRYSANTHEMUM
CHRYSANTHEMUM	MAXIMUM	SHASTA DAISY
COLEUS	HYBRIDUS	COLEUS
COREOPSIS	SPECIES	COREOPSIS
COSMOS	SULPHUREUS	COSMOS
CYCLAMEN	PERSICUM	CYCLAMEN
DAHLIA	HYBRIDA	DAHLIA
DIANTHUS	CHINENSIS	DIANTHUS, PINK
DIANTHUS	BARBATUS	SWEET WILLIAM
DIMORPHOTHECA	SINUATA	AFRICAN DAISY
DYSSODIA	TENUILOBA	GOLDEN FLEECE, DAHLBERG DAISY
ESCHSCHOLZIA	CALIFORNICA	CALIFORNIA POPPY
EUSTOMA	GRANDIFLORUM	LISIANTHUS, TEXAS BLUEBELL
EVOLVULUS	NUTLANDIERI	EVOLVULUS
GAILLARDIA	ARISTATA	BLANKET FLOWER
GAILLARDIA	PULCHELLA	INDIAN BLANKET
GERBERA	JAMESONII	GERBER DAISY, TRANSVAAL DAISY
GOMPHRENA	GLOBOSA	GLOBE AMARANTH
IBERIS	UMBELLATA	CANDYTUFT
IMPATIENDS	WALLERANA	IMPATIENS
KALANCHOE	BLOSSFELDIANA	KALANCHOE
LATHYRUS	ODORATUS	SWEET PEA
LOBELIA	ERINUS	LOBELIA
LOBULARIA	MARITIMA	SWEET ALYSSUM
MATTHIOLA	INCANA	STOCK
MELAMPODIUM	LEUCANTHUM	BLACKFOOT DAISY
NICOTIANA	ALATA	NICOTIANA
PAPAVER	NUDICAULE	ICELAND POPPY
PELARGONIUM	DOMESTICUM	MARTHA WASHINGTON GERANIUM
PELARGONIUM	HORTORUM	GARDEN GERANIUM
PELARGONIUM	PELATUM	IVY GERANIUM
PETUNIA	HYBRIDA	PETUNIA "MIXED VARIETIES"
PETUNIA	HYBRIDA	PETUNIA "HAPPINESS"
PETUNIA	HYBRIDA	PETUNIA "TOTAL MADNESS MIX"
PETUNIA	HYBRIDA	PETUNIA "ULTRA MIX"
PETUNIA	HYBRIDA	PETUNIA "ULTRA CRIMSON STAR"
PETUNIA	HYBRIDA	PETUNIA "BLUE FROST"
PORTULACA	GRANDIFLORA	MOSS ROSE, ROSE MOSS
PORTULACA	OLERACEA	PURSLANE

PRIMULA	VULGARIS	ENGLISH PRIMROSE
RATIBITA	COLUMNARIS	MEXICAN HAT
RUDBECKIA	HIRTIA	GLORIOSA DAISY, BLACK EYED SUSAN
SALVIA	FARANACEA	MEALY-CUP SAGE
SANVITALLIA	SPECIES	ORANGE CREEPING ZINNIA
SANVITALLIA	PROCUMBENS	CREEPING ZINNIA
SENECIO	CINERARIA	DUSTY MILLER
TAGETES	PATULA	MARIGOLD "LITTLE DEVIL MIX"
TAGETES	PATULA	MARIGOLD "BONANZA MIX"
TAGETES	PATULA	MARIGOLD "INCA YELLOW"
TROPAEOLUM	MAJUS	NASTURTIUM
VIOLA	TRICOLOR	VIOLA "JOHNNY JUMP-UP"
VIOLA	WITTROCKIANA	PANSY "MAJESTIC GIANT MIX"
VIOLA	WITTROCKIANA	PANSY "ASURE BLUE"
VIOLA	WITTROCKIANA	PANSY "GOLDEN CHAMPION"
ZINNIA	SPECIES	ZINNNIA "PETTER PAN MIX"
ZINNIA	SPECIES	ZINNIA "STATE FIAR MIX"
ZINNIA	SPECIES	ZINNIA "DASHER MIX"

GROUND COVERS

AGAPANTHUS	AFRICANUS	LILY-OF-THE-NILE
AGAPANTHUS		DWARF LILY-OF-THE-NILE, "PETER PAN"
AJUGA	REPTANS	CARPET BUGLE
ANIGOZANTHOS	FLAVIDUS	KANGAROO PAW
ASPARAGUS	DENSIFLORUS	FOXTAIL FERN, MYERS ASPARAGUS
ASPARAGUS	DENSIFLORUS	ASPARAGUS FERN, SPRENGER ASPARAGUS
ASPIDISTRA	ELATIOR	CAST IRON PLAN
CARISSA	MACROCARPA	NATAL PLUM "BOXWOOD BEAUTY"
CARISSA	MACROCARPA	SMALL LEAF NATAL PLUM (AUTHOR)
CARISSA	MACROCARPA	VARIEGATED BOXWOOD BEAUTY NATAL PLUM
CARPBROTUS	CHILENSIS	ICE PLANT
CERATOSTIGMA	PLUMBAGINOIDES	DWARF PLUMBAGO
CONVOLVULUS	MAURITANICUS	GROUND MORNING GLORY
DALEA	GREGGII	TRAILING INDIGO BUSH, TRAILING SMOKE BUSH
DICHONDRA	MICRANTHA	DICHONDRA
GAZANIA		GAZANIA "COPPER KING"
GAZANIA		GAZAMOA "FIESTA RED"
GAZANIA		SEMI-TAILING GAZANIA
GAZANIA		TRAILING GAZANIA
HEDERA	HELIX	HAHN'S IVY
HERDERA	HELIX	NEEDLEPOINT ENGLISH IVY
HEMEROCALLIS	HYBRID	DAY LILY
JUNIPERUS	HORIZONTALIS	BLUE CARPET JUNIPER "WILTONII"
JUNIPERUS	SABINA	BUFFALO JUNIPER
JUNIPERUS	PROCUMBENS	DWARF CHINESE GARDEN JUNIPER
LANTANA	MONTEVIDENSIS	PURPLE TRAILING LANTANA
LIRIOPE	MUSCARI	LILY TURF
LIRIOPE	MUSCARI	VARIEGATED LILY TURF "SUNPROOF"
LONICERA	JAPONICA	HALL'S HONEYSUCKLE
MYOPORUM	PARVIFLORIUM	MYOPORUM

NEPHROLEPIS	CORDIFOLIA	SWORD FERN
OENOTHERA	BERLANDIERI	MEXICAN EVENING PRIMROSE
OPHIOPOGON	JAPONICUS	MONDO GRASS
ROSMARINUS	OFFICINALIS	TRAINING ROSEMARY
VERBENA	PERUVIANA	VERBENA "RASPBERRY ROSE"
VERBENA	PERUVIANA	VERBENA "ROYAL ROSE"
VERBENA	TENNUISECTA	PURPLE VERBENA
VINCA	MAJOR	PERIWINKLE
VINCA	MAJOR	VARIEGATED VINCA MAJOR

SMALL SHRUBS

ACACIA	REDOLENS	FREEWAY ACACIA
ACANTHUS	MOLLIS	BEARS BREECH
AUCUBA	JAPONICA	GOLD DUST PLANT
AZALEA	HYBRID	AZALEA
BOUGAINVILLEA		BUSH BOUGAINVILLEA "LA JOLLA"
BOUGAINVILLEA		VARIEGATED BUSH BOUGAINVILLEA
BOUGAINVILLEA		BUSH BOUGAINVILLEA "TEMPLE TREE"
BUXUS	MICROPHYLLA	JAPANESE BOXWOOD
	JAPONICA	
CANNA		CANNA LILY
CARISSA	MACROCARPA	NATAL PLUM "GREEN CARPET"
CARISSA	MACROCARPA	NATAL PLUM "TUTTLEI"
CONVOLVULUS	CNEORUM	BUSH MORNING GLORY
DASYLIRION	WHEELERI	DESERT SPOON
DIETES	BICOLOR	FORTNIGHT LILY, MORAEA BICOLOR
FATSIA	JAPONICA	JAPANSES ARALIA
GARDENIA	JASMINOIDES	DWARF GARDEN "RADICANS"
HESPERALOE	PARVIFLORA	RED YUCCA
LEUCOPHYLLUM	FRUTESCENS	TEXAS SAGE
MYRTUS	COMMUNIS	DWARF MYRTLE "COMPACTA"
NANDINA	DOMESTICA	HEAVENLY BAMBOO
NERIUM	OLEANDER	DWARF PINK OLEANDER
NERIUM	OLEANDER	DWARF SALMON OLEANDER
PHILODENDRON	SELLOUM	SPLIT LEAF PHILODENDRON
PITTOSPORUM	TOBIRA	VARIEGATED MOCK ORANGE
PITTOSPORUM	TOBIRA	DWARF MOCK ORANGE "WHEELERS"
PLUMBAGO	AURICULATA	CAPE PLUMBAGO
RAPHIOLEPIS	INDICA	DWARF PINKL INDIA HAWTHORN "BALLERINA"
RAPHIOLEPIS	INDICA	INDIAN HAWTHORN "PINK LADY"
ROSMARINUS	OFFICINALIS	UPRIGHT ROSEMARY
SALVIA	CHAMAEDRYOIDES	MEXICAN BLUE SAGE
STRELITZIA	REGINAE	TROPICAL BIRD OF PARADISE
TAGETES	LEMONII	MOUNT LEMON MARIGOLD
XYLOSMA	CONGESTUM	COMPACT XYLOSMA
XYLOSMA	CONGESTUM	DWARF XYLOSMA "EL DORADO"

LARGE SHRUBS

CAESALPINIA	GILLIESII	DESERT BIRD OF PARADISE YELLOW BIRD OF PARADISE
CAESALPINIA	MEXICANA	EVERGREEN BIRD OF PARADISE
CAESALPINIA	PULCHERRIMA	MEXICAN BIRD OF PARADISE
CASSIA	NEMOPHILA	GREEN CASSIA, DESERT CASSIA
CASSIA	PHYLLODENIA	SILVERY CASSIA
COCCULUS	LAURIFOLIUS	LAUREL LEAF COCCULUS
DODONAEA	VISCOSA	HOPSEED BUSH
DODONAEA	VISCOSA	PURPLE HOPSEED BUSH
EUPHORBIA	PULCHERRIMA	POINSETTIA
GARDENIA	JASMINOIDES	GARDENIA
LAGERSTROEMIA	INDICA	CRAPE MYRTLE
LEUCOPHYLLUM	FRUTESCENS	TEXAS SAGE, TEXAS RANGER
LEUCOPHYLLUM	FRUTESCENS	GREEN CLOUD TEXAS SAGE
LEUCOPHYLLUM	FRUTESCENS	WHITE CLOUD TEXAS SAGE
LIGUSTRUM	JAPONICUM	WAXLEAF PRIVIT, TEXAS WAXLEAF
	PRIVIT	
LIGUSTRUM	LUCIDUM	JAPANESE PRIVIT, GLOSSY PRIVIT
LYSILOMA	THORNBERI	FERN-OF-THE-DESERT, FEATHER BUSH
MIMOSA	DYSOCARPA	VELVET POD MIMOSA
MYRTUS	COMMUNIS	TWISTED MYRTLE
NERIUM	OLEANDER	OLEANDER
PHOTINIA	FRASERI	FRASER'S PHOTINIA
PITTOSPORUM	TOBIRA	MOCK ORANGE, GREEN
PITTOSPORUM		
SOPHORA	SECUNDIFLORA	TEXAS MOUNTAIN LAUREL, MESCAL BEAN
STRELITZIA	NICOLAI	GIANT BIRD OF PARADISE
TECOMA	STANS	ARIZONA YELLOW BELLS
TECOMARIA	CAPENSIS	CAPE HONEYSUCKLE
THEVETIA	PERUVIANA	YELLOW OLEANDER
XYLOSMA	CONGESTUM	SHINY-LEAF XYLOSMA

SMALL-MEDIUM TREES

ACACIA	SALIGNA	BLUE-LEAF WATTLE
ALBIZIA	JULIBRISSIN	MIMOSA
CAESALPINIA	MEXICANA	EVERGREEN BIRD OF PARADISE TREE
CERCEDIUM	FLORIDUM	BLUE PALO VERDE
CERCEDIUM	MICROPHYLLUM	LITTLE LEAF PALO VERDE
CERCEDIUM	PRAECOX	PALO BREA, SENORAN PALO VERDE
DALBERGIA	SISOO	SISOO TREE
ERIOBOTRYA	JAPONICA	LOQUAT
EUCALYPTUS	LEUCOXYLON	
	MARCROCARPA	LARGE-FRUITED RED FLOWERING GUM
EUCALYPTUS	TORQUATA	CORAL GUM
FEIJOA	SELLOWIANA	PINEAPPLE GUAVA
FICUS	BENJAMINA	WEEPING CHINESE BANYAN
FICUS	ELASTICA	RUBBER TREE
FICUS	MICROCARPA NITIDA	INDIAN LAUREL FIG
GEIJERA	PARVIFOLIA	AUSTRALIAN WILLOW
GLEDITSIA	TRIACANTHOS	

	INERMIS	HONEYLOCUST "SHADEMASTER"
GLEDITSIA	TRIACANTHOS INERMIS	GOLDEN HONEYLOCUST "SUNBURST"
LYSILOMA	THORNBERI	FERN-OF-THE-DESERT
MAGNOLIA	GRANDIFLORA	SOUTHERN MAGNOLIA
NERIUM	OLEANDER	OLEANDER TREE
PITHECELLOBIUM	FLEXICAULE	TEXAS EBONY
PITTOSPORUM	PHILLYRAEOIDES	WILLOW PITTOSPORUM
PLUM		EDIBLE PLUM
PODOCARPUS	MACROPHYLLUS	YEW PINE
PROSOPIS	CHILENSIS	CHILEAN MESQUITE
PRUNUS	CERASIFERA	PURPLE LEAF PLUM, ORIENTAL PLUM
PYRUS	KAWAKAMII	EVERGREEN PEAR, ORNAMENTAL PEAR
RHUS	LANCEA	AFRICAN SUMAC
SCHINUS	MOLLE	CALIFORNIA PEPPER
SCHINUS	TEREBINTHIFOLIUS	BRAZILIAN PEPPER
THEVETIA	PERUVIANA	YELLOW OLEANDER
TUPIDANTHUS	CALYPTRATUS	TUPIDANTHUS
ULMUS	PARVIFOLIA	EVERGREEN ELM, CHINESE ELM

LARGE TREES

ACACIA	SALICINA	WILLOW ACACIA
ACACIA	STENOPHYLLA	SHOESTRING ACACIA
BRACHYCHITON	POPULNEUS	BOTTLE TREE
EUCALYPTUS	SPATHULATA	NARROW-LEAFED GIMLET
FRAXINUS	UHDEI	SHAMEL ASH, EVERGREEN ASH
FRAXINUS	VELUTINA	ARIZONA ASH
FRAXINUS	VELUTINA	FAN-TEX ASH
JACARANDA	MIMOSIFOLIA	JACARANDA
OLNEYA	TESOTA	DESERT IRONWOOD
PINUS	HALAPENSIS	ALEPPO PINE
QUERCUS	VIRGINIANA	SOUTHERN LIVE OAK

PALMS AND PALM-LIKE PLANTS

ARECASTRUM	ROMANZOFFIANUM	QUEEN PALM
CHAMAEROPS	HUMILIS	MEDITERRANEAN FAN PALM
CYCAS	REVOLUTA	SAGO PALM
PHOENIX	DACTYLIFERA	DATE PALM
PHOENIX	ROEBELENII	PIGMY DATE PALM
TRACHYCARPUS	FORTUNEI	WINDMILL PALM
WASHINGTONIA	ROBUSTA	MEXICAN FAN PALM

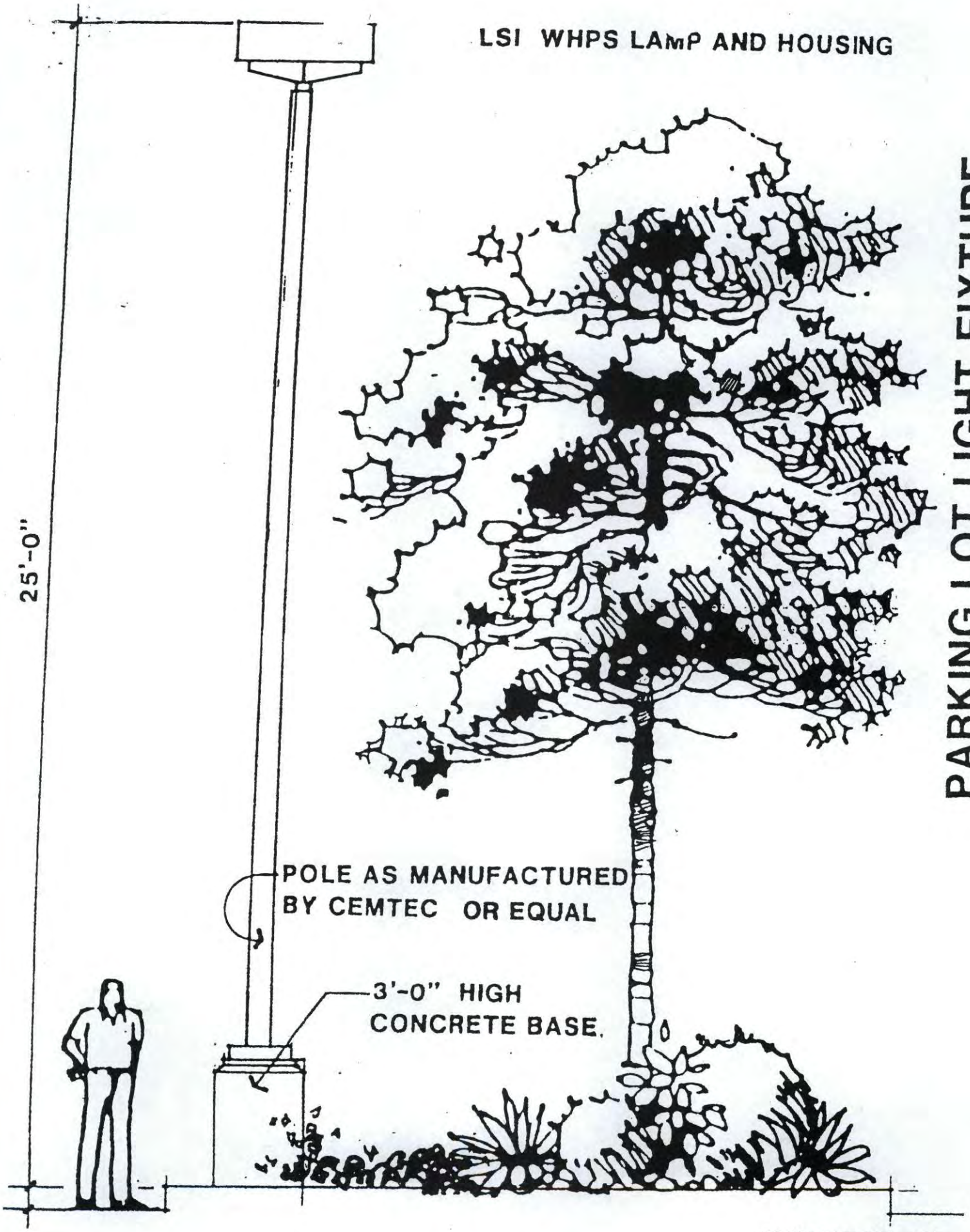
VINES

BOUGAINVILLEA		BARBARA KARST BOUGAINVILLEA
FICUS	PUMILA	CREEPING FIG
GELSEMIUM	SEMPERVIRENS	CAROLINA JESSAMINE
HEDERA	CANARIENSIS	ALGERIEN IVY
HEDERA	CANARIENSIS	VARIEGATED ALGERIAN IVY

HEDERA	HELIX	ENGLISH IVY
JASMINUM	FLORIDUM	FREE FLOWERING JASMINE (AUTHOR)
LONICERA	SEMPERVIRENS	TRUMPET HONEYSUCKLE
MACAFADYENA	UNGUIS-CATI	CAT CLAW, YELLOW TUUMPET VINE
MANDEVILLA		MANDEVILLA VINE
PYRACHNTHA	FORTUNEANA	VINING PYROCANTHA, FIRETHORN
ROSA		CLIMBING ROSE
ROSA	BANKSIEA	LADY BANK'S ROSE
TRACHELOSPERNUM	JASMINOIDES	STAR JASMINE
TRACHELOSPERNUM	ASIATICUM	ASIAN JASMINE
WISTERIA	SINENSIS	CHINESE WISTERIA

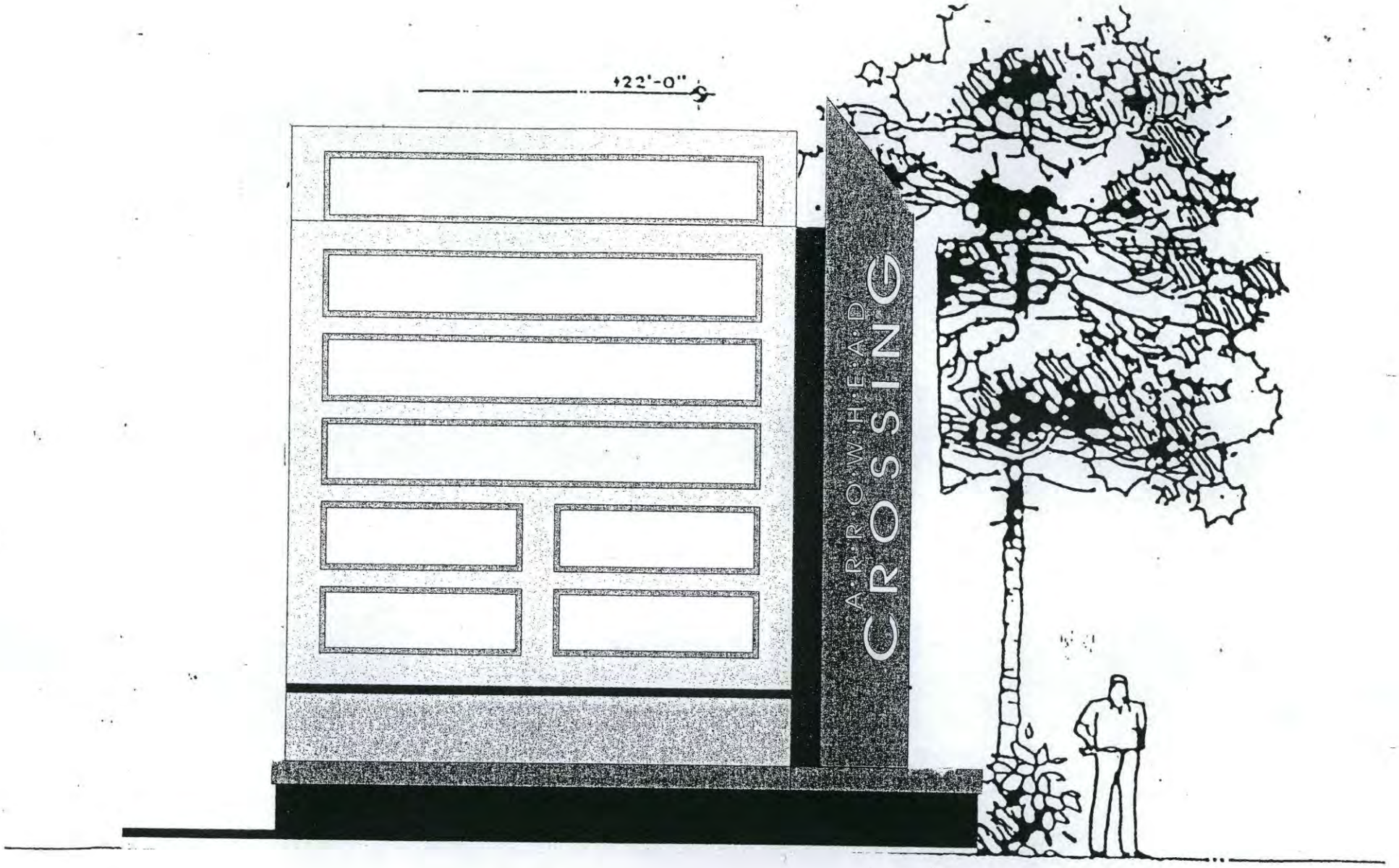
CACTI, AGAVES AND YUCCAS

AGAVE	VICTORIAE-REGINAE	QUEEN VICTORIA AGAVE
AGAVE	VILMORINIANA	OCTOPUS AGAVE
AGAVE	ATTENUATA	LARGE ROSETTE AGAVE (AUTHOR)
ALOE	SAPONARIA	SHRIMP PINK ALOE (AUTHOR)
ALOE	VERA	MEDICINAL ALOE
CARNEGIEA	GIGANTEA	SAGUARO
CEREUS	PERUVIANUS	PERUVIAN TREE CACTUS
		NIGHT BLOOMING CEREUS
CEREUS	PERUVIANUS	CURIOSITY PLANT
FOUQUIERIA	SPLENDENS	OCOTILLO
OPUNTIA	SANTA-RITA	PURPLE PRICLY PEAR
YUCCA	GLORISA	SOFT-TIP YUCCA
YUCCA	RECURVIFOLIA	PENDULOUS YUCCA



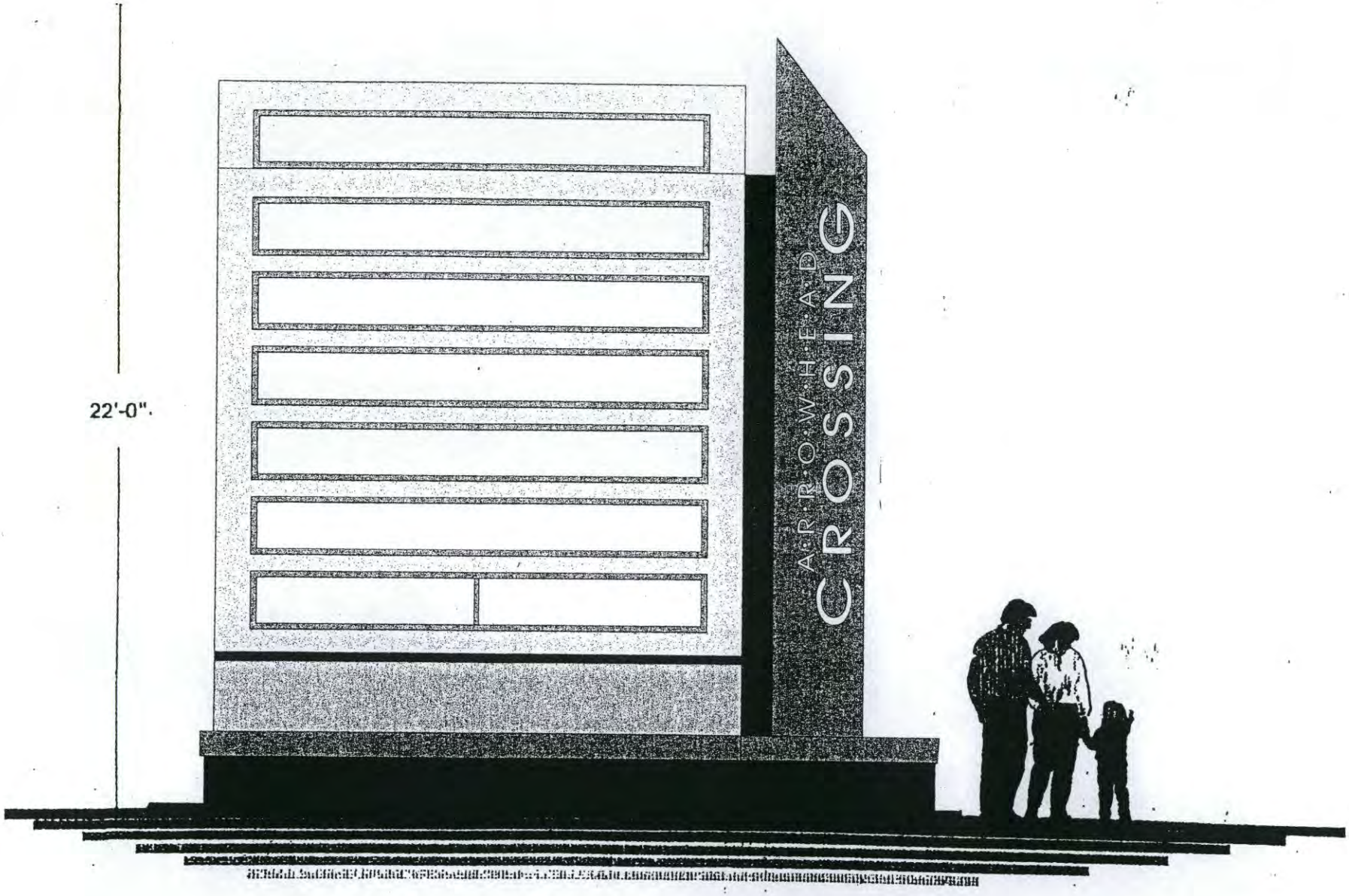
PARKING LOT LIGHT FIXTURE

EXHIBIT G



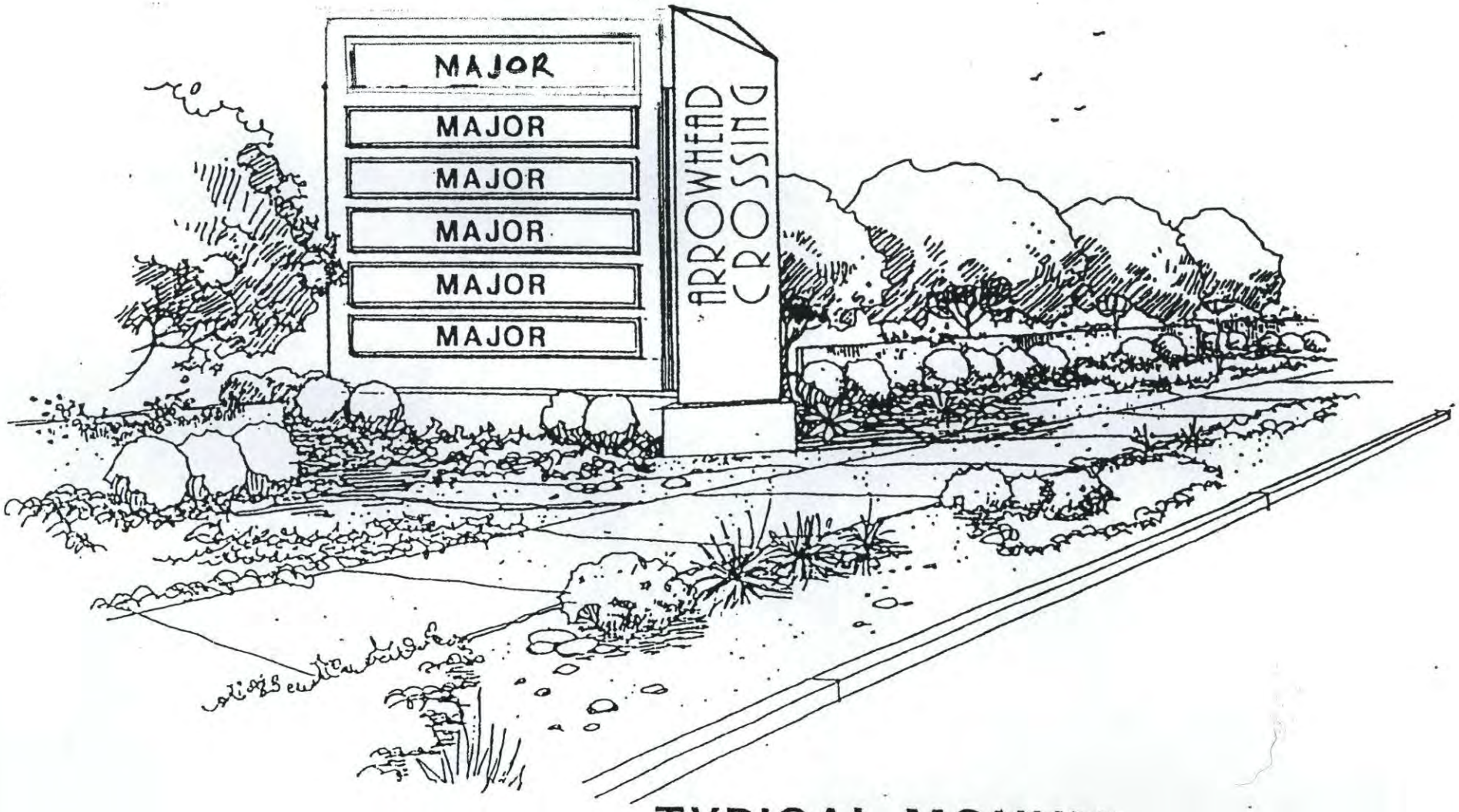
ELEVATION OF MONUMENT SIGN

FOR PARCEL 23

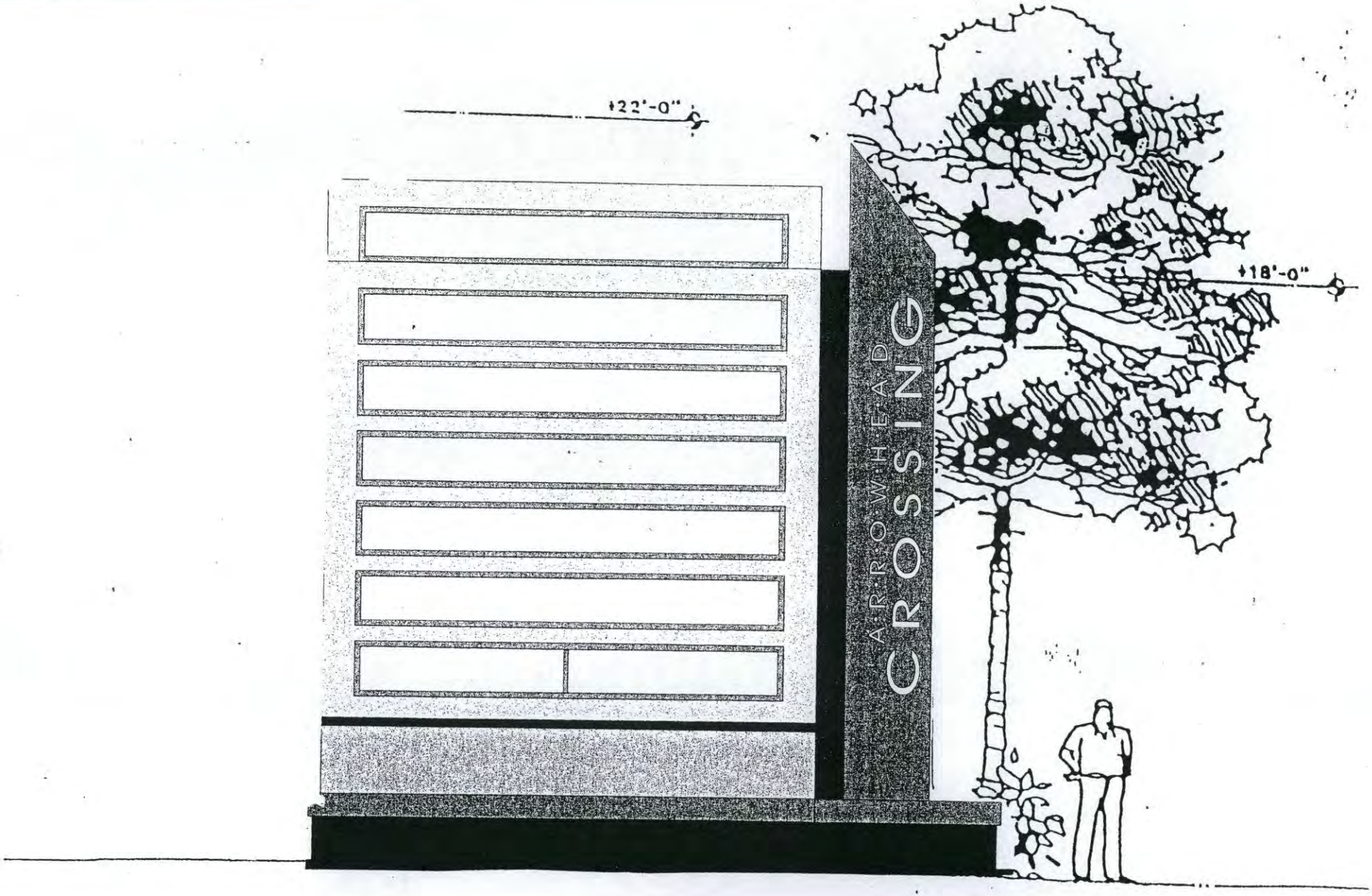


ELEVATION OF MONUMENT SIGN

FOR PARCEL 24A

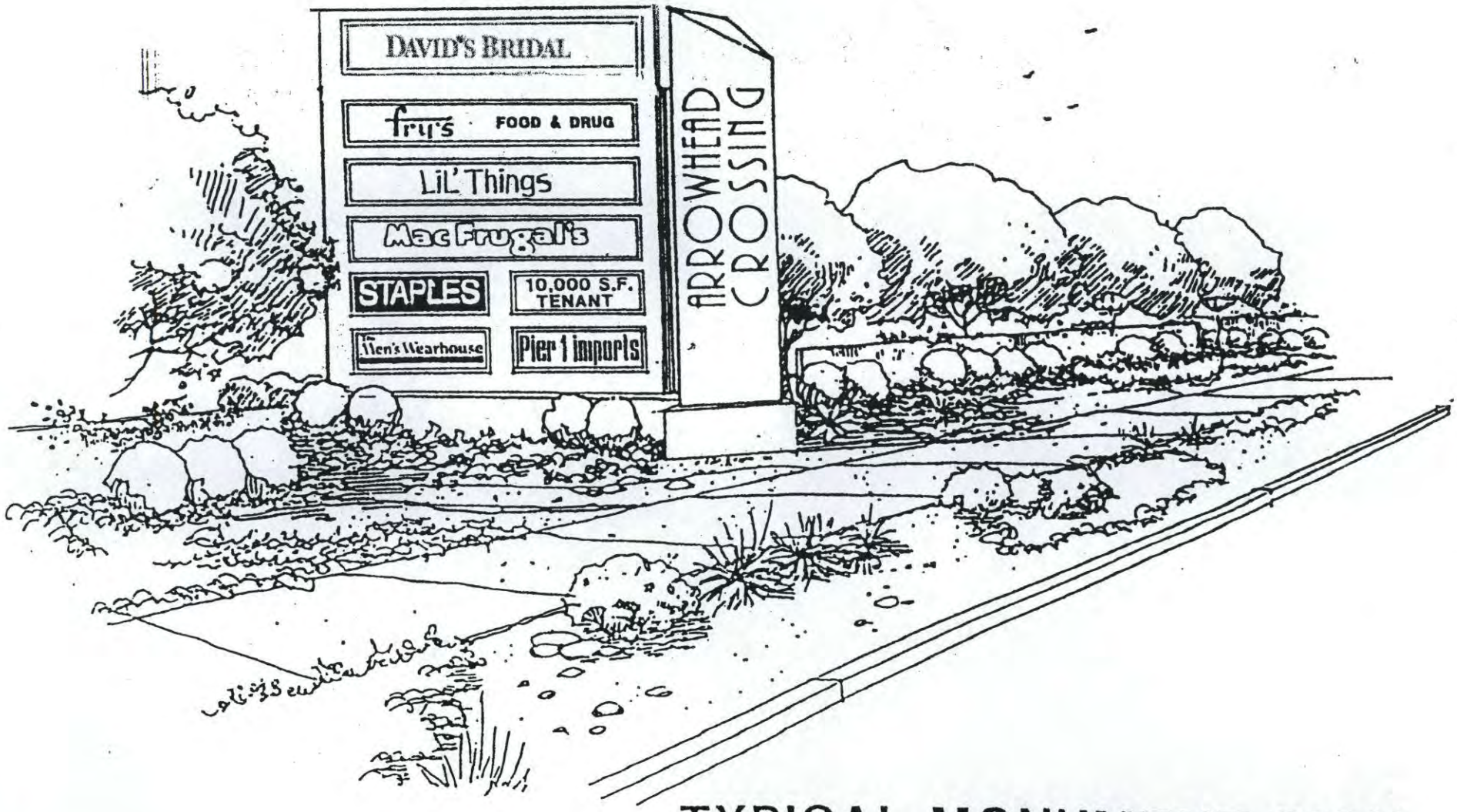


TYPICAL MONUMENT SIGN
FOR PARCEL 24A AND 24B



ELEVATION OF MONUMENT SIGN

FOR PARCEL 24B

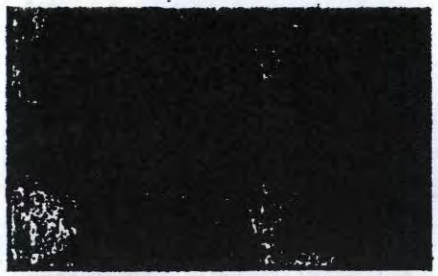


TYPICAL MONUMENT SIGN

FOR PARCEL 23

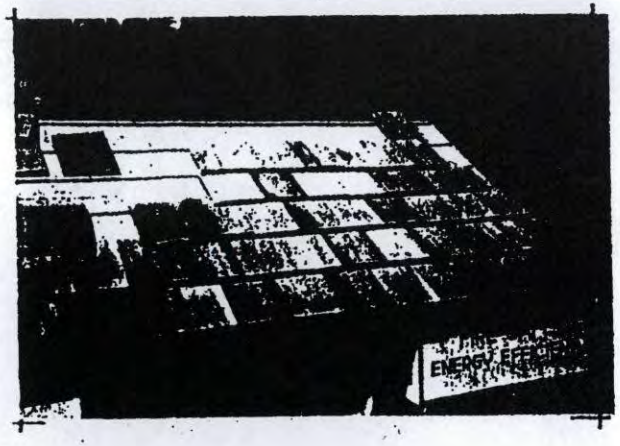
THE CROSSING
AT ARROWHEAD

77th AVENUE & BELL ROAD
PEORIA ARIZONA



Split -Face CMU Smooth-Face CMU
Integral Color, " Sedona Hills " By Superlite Block Medium Wgt. With Black Scoria Sealed With Dunn Edwards " Okon " Or Equal

Roof Tile
Blend #'s 1220, 1232, & 1248



Base Exterior Building Colors

1
2

Group 1

1
2

Group 2

1
2

Group 3

Exterior Accent Colors

1
2
3
4
5

Awning Colors
Fabric By Dickson Constant

1
2
3
4
5

Pink	#6577
Sand	#0034
Lavender	#6692
Aqua	#6688
Sky Blue	#6720

92041 8-16-93

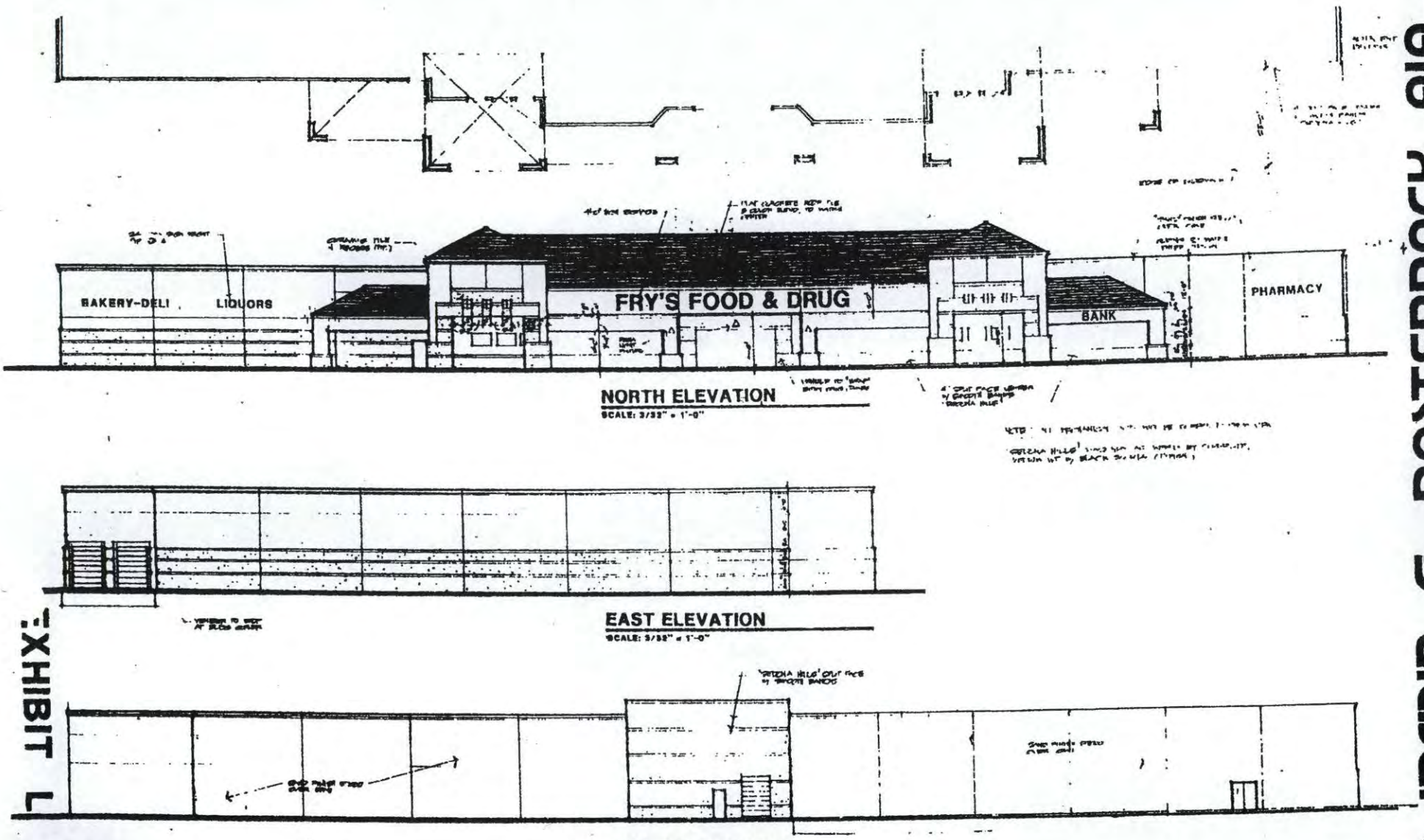
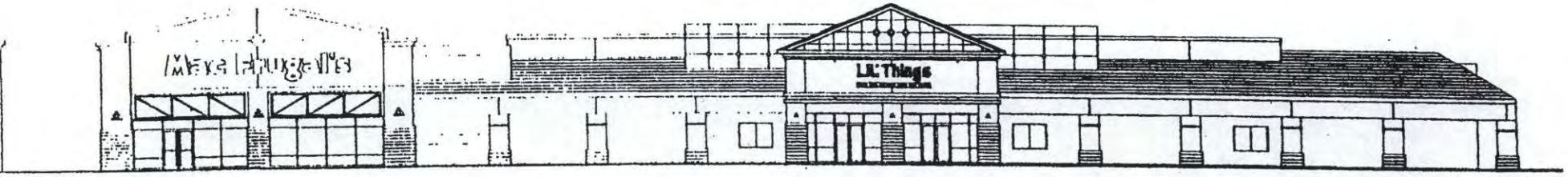
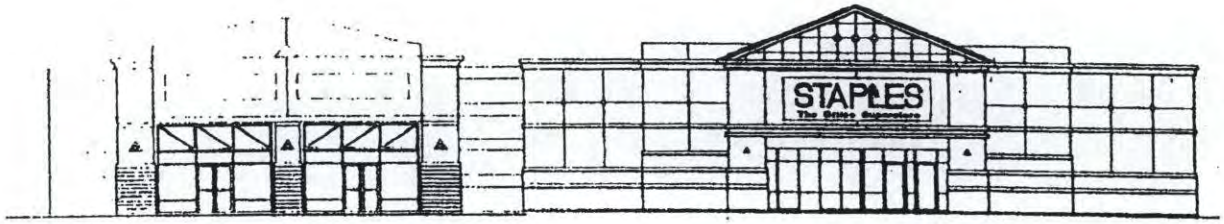


EXHIBIT L

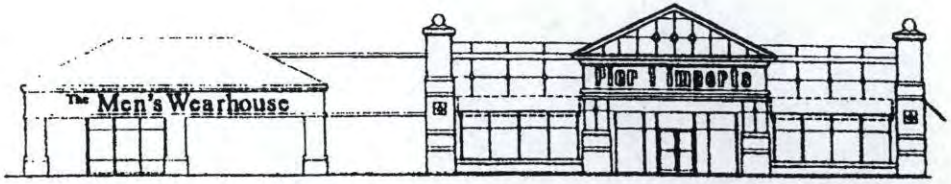
IRWIN G. PASTERNACK AIA, P.C.



NORTH ELEVATION BLDGS. 1, 2a & 2b

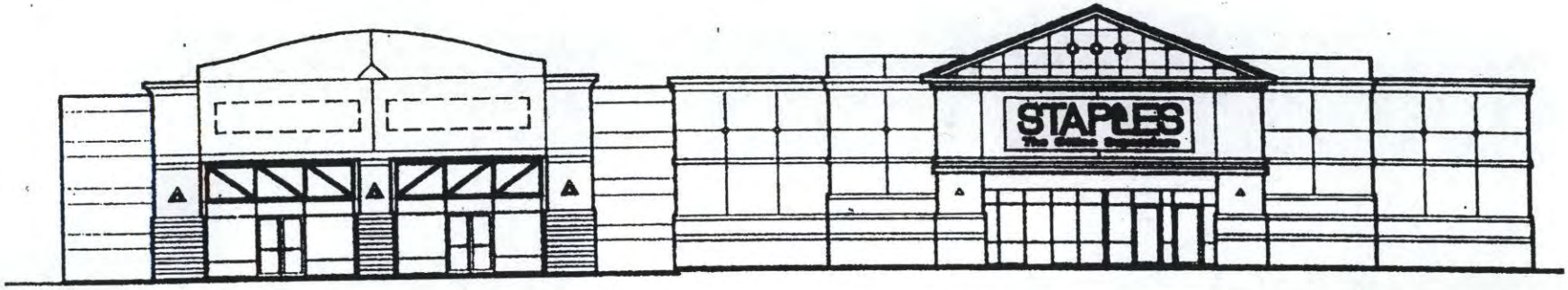


EAST ELEVATION BLDGS. 3 & 4

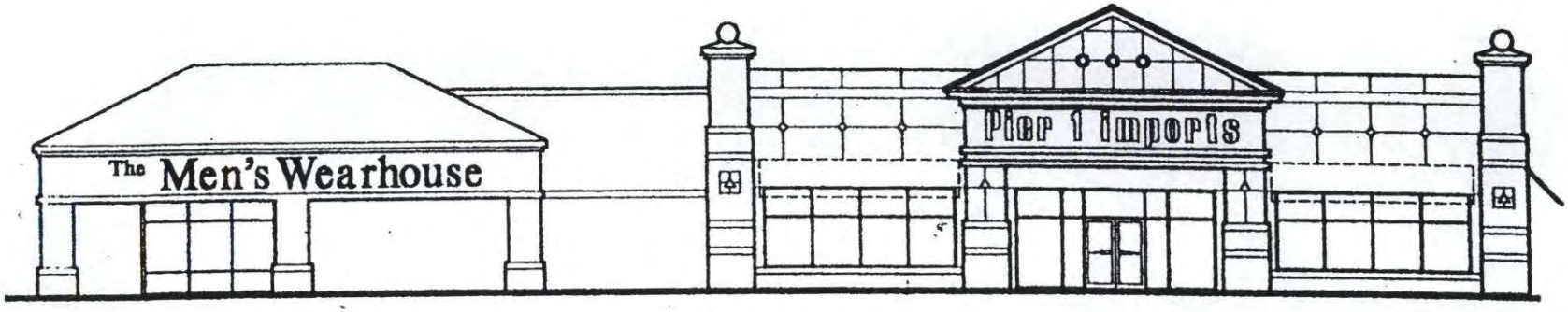


NORTH ELEVATION BLDG. 5

EXHIBIT M

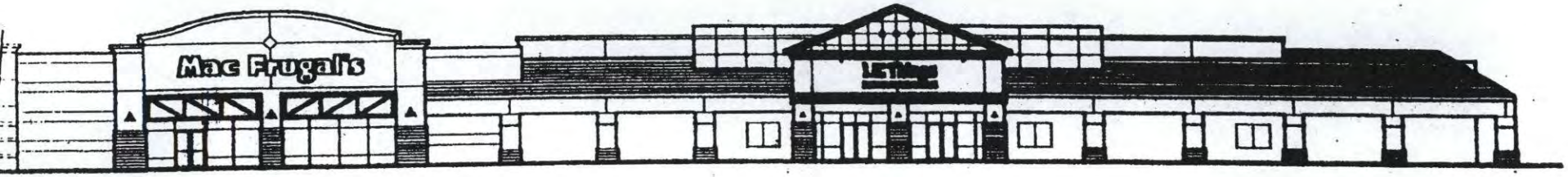


EAST ELEVATION BLDGS. 3 & 4

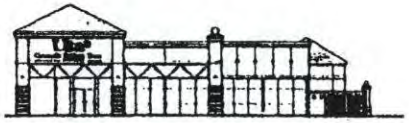


NORTH ELEVATION BLDG. 5

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

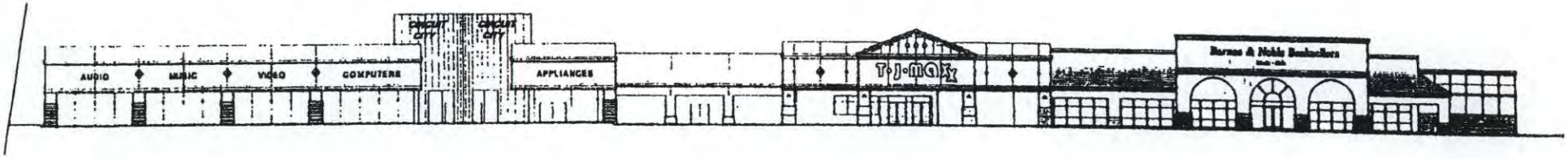


NORTH ELEVATION BLDGS. 1, 2a & 2b.



EAST ELEVATION BLDG. 1

WEST ELEVATION BLDG. 2



SOUTH ELEVATION BLDGS. 3, 4 & 5

THE ALEXAN AT 77th AVENUE
Petition of Support

I, the undersigned, support the General Plan amendment and the Crossing at Arrowhead Planned Area Development amendment requests by Trammel Crow to the City of Peoria. Both requests are to modify these plans designations from Community Commercial to Community Commercial/Multi-Family on the southeast corner of Paradise Lane and the 77th Avenue alignment. I understand that this request, if approved, will allow for the development of the proposed Alexan at 77th Avenue, a multi-family, rental luxury townhome community.

Print Name	Signature	Date	Address (including zip code)	E-mail Address / Phone Number
DANIEL K. KAMPS	Daniel K. Kamps	04/15/04	2668 W. LOCKLAND CT	979-4042

THE ALEXAN AT 77th AVENUE
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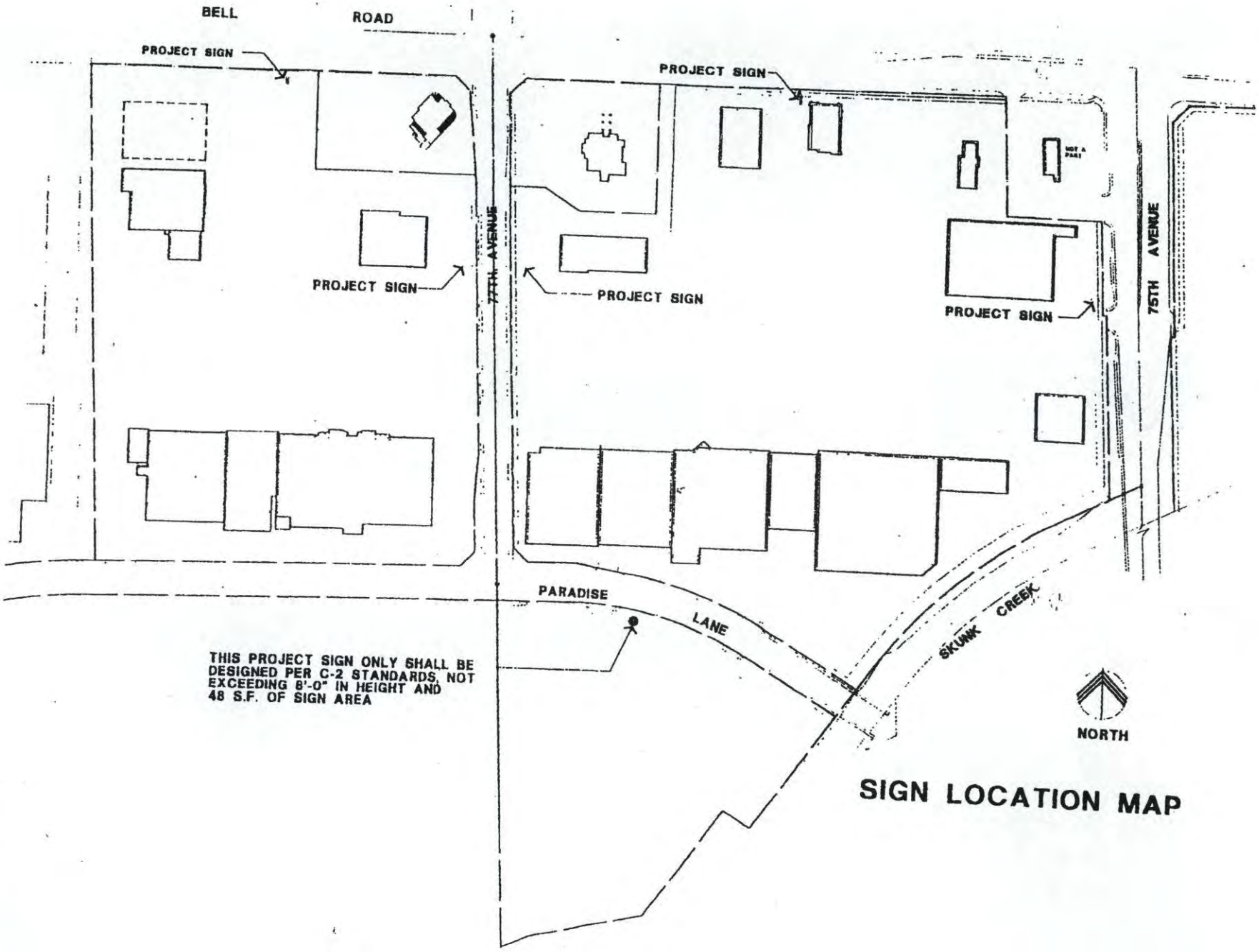
Print Name	Signature	Date	Address (including zip code)	E-mail Address Phone Number
PAULA ARKIN	Paula Arkin	2/27/04	7612 W Lockland 85382	623-412-1267
NORMAN ARKIN	Norman Arkin	2/27/04	7612 W Lockland 85382	623 412 1267

Exhibit I



SIGN LOCATION MAP

EXHIBIT J