

202-28

Stonebridge Ranch

Planned Area Development

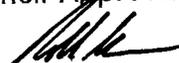
19.76 Acre Parcel

West of the Southwest Corner
of
Jomax Road
and
Lake Pleasant Parkway

August 18, 2005

Revised October 19, 2005

Revised November 21, 2005

PLANNED AREA DEVELOPMENT APPROVAL	
P/Z Commission Date	<u>12/15/05</u>
City Council Approval Date	<u>1/3/06</u>
	
Planner	

Development Team

Developer:

KAX, LLC

c/o Kent A. Xander
7721 E. Gray Road, Suite #203
Scottsdale, AZ 85260 (480) 998-8300

Engineer:

Sage Engineering Corporation

c/o César Pérez
3414 S. 48th Street, Suite #8
Phoenix, AZ 85040 (480) 966-9971

Attorney:

Earl, Curley & Lagarde

c/o Michael J. Curley
3101 N. Central Ave., Suite #1000
Phoenix, AZ 85012 (602) 265-0094

Table of Contents

	<u>Page</u>
Introduction	4
Legal Description of Property and Parcels	4
Consistency with General Plan.....	4
General Site Information and Existing Site Conditions	5
Surrounding Land Uses and Conditions.....	5
Preliminary Development Plan.....	5
Permitted, Conditional and Accessory Uses.....	5
Project Phasing and Development Schedule	5
Development Standards	6-7
Project Signage Standards	7
Project Landscaping Standards	8
Slope Analysis	8
Infrastructure / Utilities	8-9
Appendix	10

Stonebridge Ranch PAD Narrative

1. Introduction.

Stonebridge Ranch Planned Area Development ("PAD") is a 19.76-acre private gated residential community that includes a single-family residential development. The underlying base zoning district proposed under this PAD is R1-35. The justification and intent of this PAD is to allow for the development of an exclusive, high-end custom home, gated community that will allow flexibility for Home Owners to design and construct different looking homes and position the homes on the lots so the community does not have a higher density look and sensation. This will provide uniqueness and character for the homes and community. In addition, with the distinctive design, wall theme, gate design, and private streets will provide Stonebridge Ranch will have a unique community identity.

Stonebridge Ranch is located west of the southwest corner of Jomax Road and Lake Pleasant Parkway. (See attached Vicinity Map Exhibit A)

2. Legal Description and Parcel Numbers.

The Legal Description of Stonebridge Ranch is shown on Exhibit B. The Parcel Numbers for the Property are: The west 10.0895 acres of Parcel # 201-06-009P and Parcel # 201-30-126.

3. Consistency with General Plan.

The General Plan for Stonebridge Ranch is 2-5 dwelling units per acre. Stonebridge Ranch was originally filed as a PAD zoning for 55 acres which included single-family residential development. On August 8, 2003, Planning Commission recommended approval of the Rezoning Application with 171 lots and a minimum lot area of 6,000 square feet with 16 stipulations which conformed to the Peoria General Plan of 2-5 dwelling units per acre. Unfortunately, the PAD did not achieve broad based neighborhood support and the Ownership decided to scale down the acres and density of the PAD.

The Ownership of a portion of the PAD has continued to work on a plan since the Planning Commission hearing. This amended application reduces the acres to 19.76 and the lots to 19. This application is one-step lower in the residential land use category and it generates substantially less total enrollment of a K-8, middle school, and high school students. In addition, it will allow residential density designations for Stonebridge Ranch to be consistent with surrounding developments on the south and west side of Stonebridge Ranch.

4. General Site Information and Existing Site Conditions.

Stonebridge Ranch is undeveloped non-vegetated desert that is relatively flat with a slight slope from northeast to southwest.

5. Surrounding Land Uses and Conditions.

The area to the north of Stonebridge Ranch (north of Jomax Road) is under final construction for approximately 535 residential units. The land to the west of Stonebridge Ranch is in the County and does not have City of Peoria water and sewer. The planned development to the south is being planned for custom home lots. This PAD proposal is similar to the adjacent planned and existing property. (See attached Aerial Map Exhibit C & Existing Conditions Map Exhibit D)

6. Preliminary Development Plan.

The PAD proposes to develop 19 residential lots on 19.76 acres at a density of 1.04 dwelling units per acre. (See Zoning/Conceptual Plan Exhibit E)

A minimum of seven percent (7.00 %) of the PAD will be provided as useable open space. A private park and recreation area will be incorporated in the open space. The park includes a playfield, children's playground, shade Ramada, picnic table, barbeque grill, and turf area for passive recreation activities. The open spaces, park, retention areas, and landscape tracts, will be owned and maintained by a homeowners' association.

The major amenities in this project will be the mountain views from the custom lots, the private gated community, and the flexibility for Home Owners to design and construct different looking homes. Stonebridge Ranch will also include a public trail along Jomax to tie into the City's future Agua Fria Trail. The Trail will be maintained by the homeowners' association. A decomposed granite pathway will be built on the east and west side of the main north south access road through the Stonebridge Ranch. The granite pathway will be connected to a 30' wide multi-use trail located on the lower south side of Stonebridge Ranch.

7. Permitted, Conditional and Accessory Uses.

The PAD allows the permitted uses defined under Section 14-5-2 with the addition of private recreation facilities associated with common open spaces constructed for the use and enjoyment of residents within the PAD, permitted conditional uses under Section 14-5-3, and permitted accessory uses under Section 14-5-4 of the Zoning Ordinance.

8. Project Phasing and Development Schedule.

The PAD's necessary roads, water, sewer, on-site and off-site storm water retention will be constructed as needed for the development and will be will be developed in one phase as determined by market demand.

9. Development Standards.

Stonebridge Ranch development standards are in accordance with the following:

a. - f.

Development Standards Table

Standard	R1-35 District	Stonebridge Ranch PAD
a. Lot Coverage	35 percent	40 percent (Maximum)
b. Front Setback	30-feet	20-feet
b. Side Setback	10-feet/20-feet	10-feet/20-feet
b. Rear Setback	20-feet	20-feet
b. Distance between houses	20-feet	20-feet
c. Min Lot Area	35,000 square-feet	30,000 square-feet
c. Min Lot Depth	100-feet	100-feet
c. Min Lot Width	125-feet	100-feet
d. Maximum Bldg Height	25-feet	30-feet (Maximum)
e. Accessory Use Standards	Section 14-5-4	Section 14-5-4
f. Open Space Requirements	7%	7%

9. g. Lighting.

No street lights will be required for the internal roadways of the project. All lighting will conform to the City of Peoria Design Review Manual.

9. h. Screening, Fencing and Walls.

Stonebridge Ranch walls will be solid decorative walls. The solid walls will be constructed of 8"x 6"x 16" smooth finish CMU accented with split-faced CMU banding and columns. Walls adjacent to arterial streets will be 8' high and will undulate in accordance with the City of Peoria Zoning Ordinance and Design Review Manual. All of the walls will be painted with a two-toned desert palette consistent with the surrounding development and proposed single family homes. (See attached Conceptual Wall Elevations Exhibit F)

9. i. Roadway Standards.

Access to the single-family subdivision will be provided via Jomax Road. The internal circulation for this project is provided via 4 cul-de-sac roadways extending off of the main north south access road through the Stonebridge Ranch. On April 29, 2005, the Assistant City Engineer approved the use of 40' right of way for Stonebridge Ranch. (See attached Assistant City Manager Letter Exhibit I). The purpose of the letter was to insure that a 40' right of way could be built with no sidewalks to provide the community unique design and position the homes on the lots so the community does not have a higher density look and sensation. A decomposed granite pathway will be built on the east and west side of the main north south access road through the Stonebridge Ranch. The granite pathway will be connected to the 30' multi-use trail located on the lower south side of Stonebridge Ranch.

9. j. Parking.

There will be a minimum of a 2 car garage for each house built.

9. k. Enhanced Design Review Standards.

The proposed homes may include one and two-story plans that exhibit high quality materials and architectural features. Stonebridge Ranch will comply with all revisions of the City of Peoria Design Review Manual.

10. Project Signage Standards.

The project signage and gate design will be incorporated at the Jomax Road entrance. (See attached Project Signage and Gated Entry Exhibit G)

11. Project Landscaping Standards.

Plant materials shall be selected from a final plant palette approved by the City. Accent materials shall be low water-use plants known for form, color and visual texture. Trees will be clustered where appropriate. The landscape plan will be designed in conjunction with the Master Drainage Plan for the Stonebridge Ranch.

12. Slope Analysis.

Topographical maps have been completed. A slope analysis for Stonebridge Ranch shall be completed during the final plat process.

13. Infrastructure / Utilities.

a. Grading / Drainage / Retention.

Stonebridge Ranch slopes from northwest to southeast. The plan includes a wash that will carry offsite storm water runoff on a portion of the east boundary line. When the Master Planned Community to the north was built it stopped the offsite water coming onto the north side of Stonebridge Ranch. Currently, the City of Peoria is constructing a major drainage channel to the east of Stonebridge at the intersection of Jomax and Lake Pleasant Road. The historical flow along the east side of the site has been along the lower portion of the east side. The off-site water from the intersection impacts a very small portion of the southeast corner of the site. All street drainage and lots will retain water by separate retention basins with passive and/or active recreation improvements owned and maintained by the Home Owners Association. All Drainage will be designed to accommodate a 100-year, two hours storm event and comply with landscape requirements of Article 14-35.

b. Water and Wastewater.

Sewer to the site will be provided by the City of Peoria. Stonebridge Ranch will connect to a sewer line that will be constructed as part of the Bella Casa Development to the south of Stonebridge Ranch. In the event Stonebridge Ranch is not able to connect to the Bella Casa Development sewer line, Stonebridge will connect to the sewer main in Lake Pleasant Road via a Maricopa County recorded 30' easement recording # 2004-41449231. (See attached Recorded Road and Utility Easement Exhibit I). A line extension from Stonebridge Ranch to Lake Pleasant will be required. The exact location, line size, and depth will need to be determined during the final plat process.

Water Service to the site will be provided by the City of Peoria. The site lies within the City of Peoria's Pressure zone 4 for water distribution. Stonebridge Ranch will install a new 8" waterline on the south side of Jomax from an existing stub at Jomax and Lake Pleasant to the main entrance of Stonebridge Ranch. No dead end water lines will greater then 400-feet and the water system will be looped. If tracts are need for a looped water system, the tracts shall be a minimum of 50-feet in width. The actual facilities and locations will need to be determined during the final plat process.

c. Electric Power / Natural Gas / Telephone Service and Other Services.

Arizona Public Service will provide electricity to the site.

Southwest Gas will provide natural gas to the site.

Qwest will provide telephone service to the site.

Cox Communications will provide cable television to the site.

Refuse collection will be provided by the City of Peoria.

The City of Peoria will provide Law Enforcement services, emergency, and fire protection services.

District No. 11 of the Peoria Unified School District will provide educational facilities and services for Stonebridge Ranch.

14. Appendix.

a. Traffic Study.

A traffic study will not be required for this PAD.

b. Water and Wastewater Analysis.

A water and wastewater analysis will be completed during the final plat process.

c. ALTA / Plat.

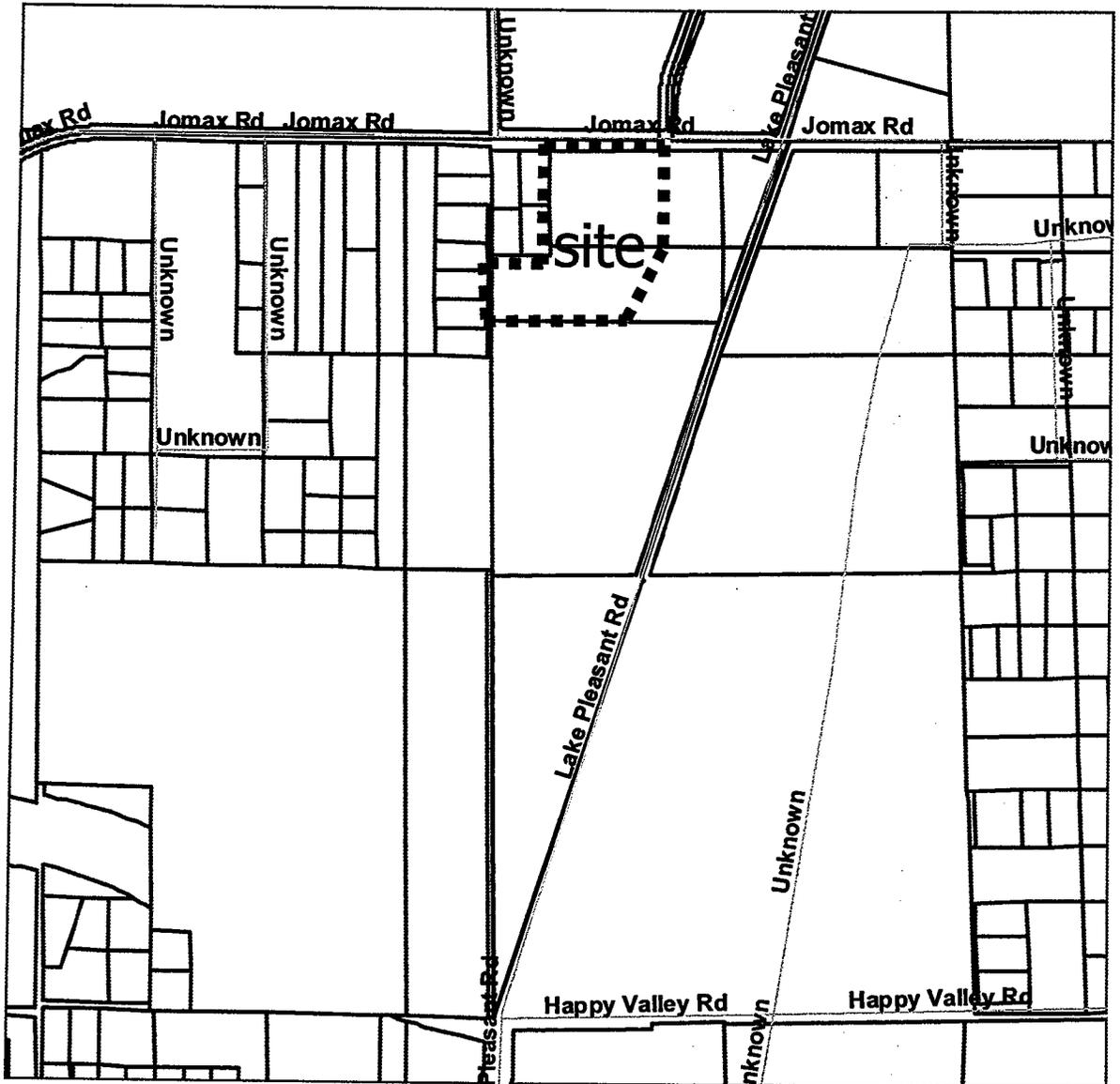
Attached are two (2) copies of an ALTA of Stonebridge Ranch. A zoning/conceptual plan is attached as Exhibit E.

d. Miscellaneous Exhibits

Exhibit

Vicinity Map.....	A
Legal Description	B
Aerial Map.....	C
Existing Conditions Map.....	D
Zoning/Conceptual Plan Exhibit	E
Conceptual Wall Elevation.....	F
Gated Entry Exhibit.....	G
Assistant City Engineer Letter.....	H
Recorded Road and Utility Easement.....	I

Stonebridge Ranch



Vicinity Map
West of the SWC of Jomax and Lake Pleasant

Exhibit A
Zoning application No. Z02-28

Legal Description
Stonebridge Ranch

Parcel No. 1 –

Being a part of the Northwest Quarter of Section 4, Township 4 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Northwest Corner of said Section 4; Thence S 00° 29' 04" E, coincident with the West Line of the Northwest Quarter of said Section 4, a distance of 700.00 feet to the **TRUE POINT OF BEGINNING** of the parcel herein described; Thence S 89° 12' 15" E, a distance of 330.00 feet; Thence N 00° 29' 04" W, a distance of 59.00 feet; Thence S 89° 35' 08" E, a distance of 746.84 feet; Thence S 33° 42' 29" W, a distance of 576.21 feet; Thence N 89° 30' 17" W, a distance of 752.96 feet to a point on the West Line of the Northwest Quarter of said Section 4; Thence N 00° 29' 04" W coincident with the West Line of said Northwest Quarter, a distance of 423.83 feet to the **TRUE POINT OF BEGINNING**.

Parcel No. 2 -

Being a part of the Northwest Quarter of Section 4, Township 4 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Northwest Corner of said Section 4; Thence S 00° 29' 04" E, coincident with the West Line of the Northwest Quarter of said Section 4, a distance of 700.00 feet; Thence S 89° 12' 15" E, a distance of 330.00 feet; Thence N 00° 29' 04" W, a distance of 59.00 feet to the **TRUE POINT OF BEGINNING** of the parcel herein described; Thence continuing N 00° 29' 04" W, a distance of 586.00 feet; Thence S 89° 12' 15" E, along a line parallel to and 55.00 feet southerly of the North Line of the Northwest Quarter of said Section 4, a distance of 759.92 feet; Thence S 00° 47' 45" W, a distance of 580.88 feet; Thence N 89° 35' 08" W, a distance of 746.84 feet to the **TRUE POINT OF BEGINNING**.

Exhibit B

Stonebridge Ranch



Aerial Map

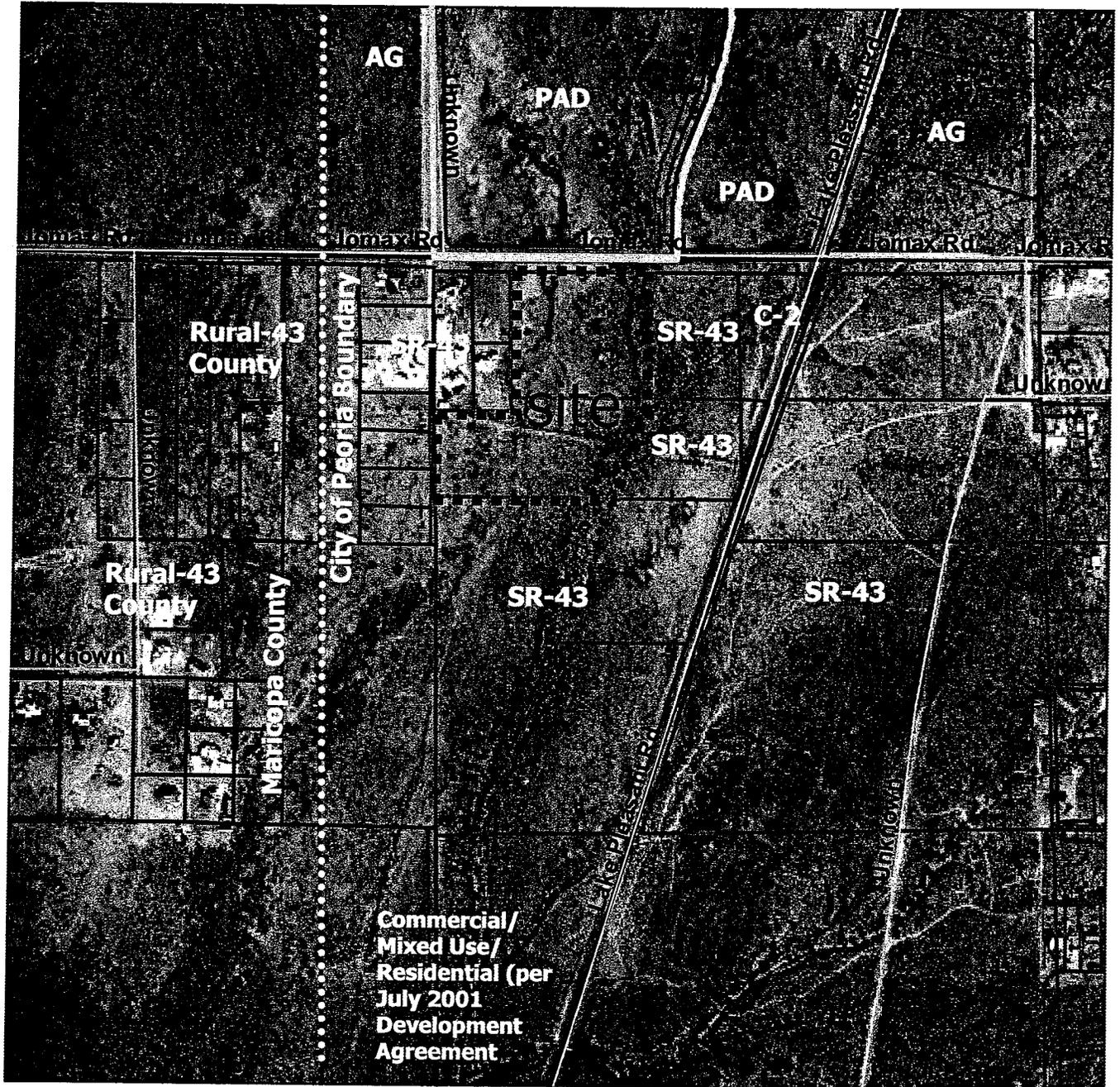


West of SWC of Jomax and Lake Pleasant

Exhibit C

Zoning Application No. Z-02-28

Stonebridge Ranch



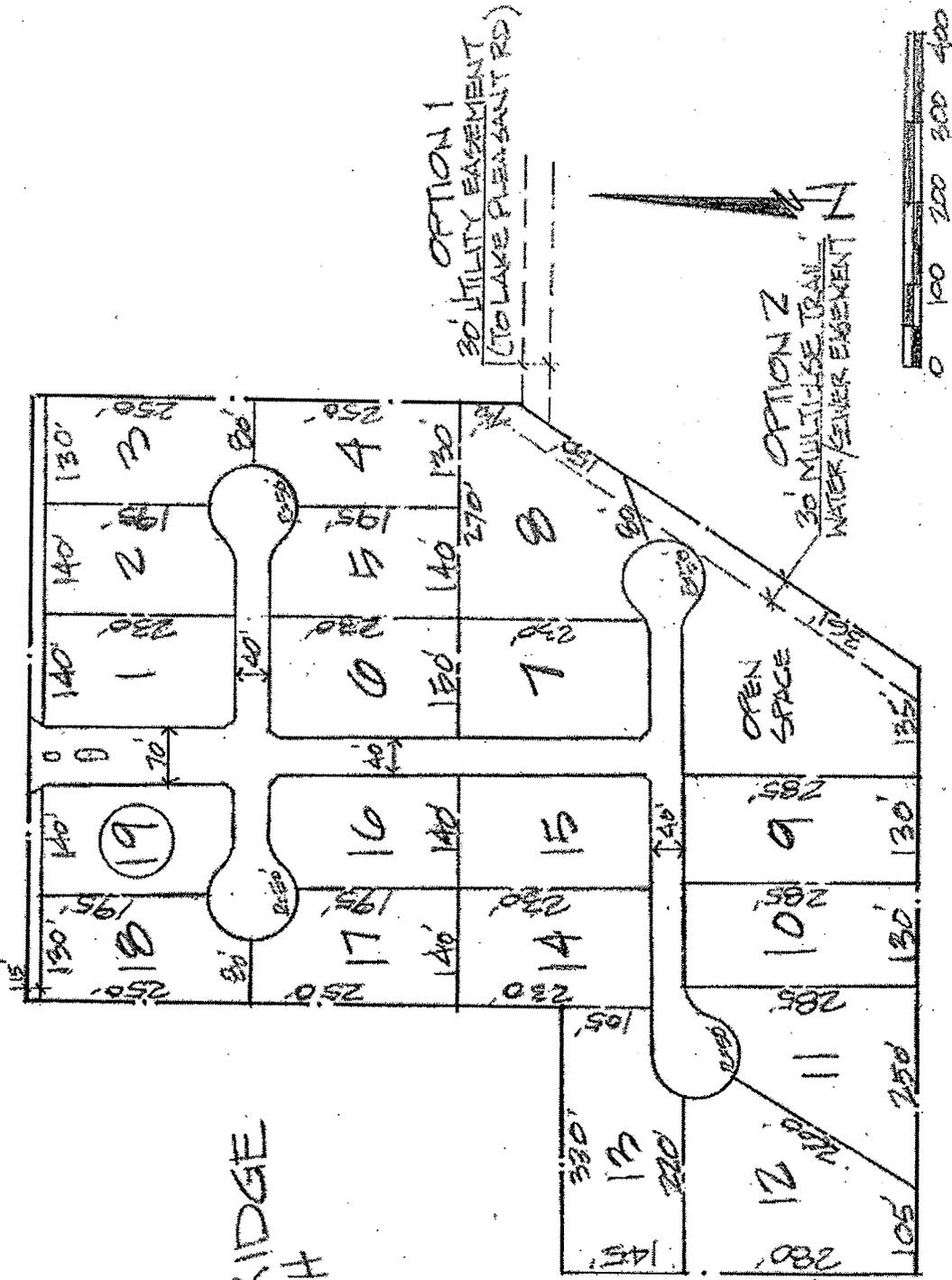
Existing Conditions Map  North
West of SWC of Jomax and Lake Pleasant

Exhibit D

Zoning Application No. Z02-28

JOMAX ROAD

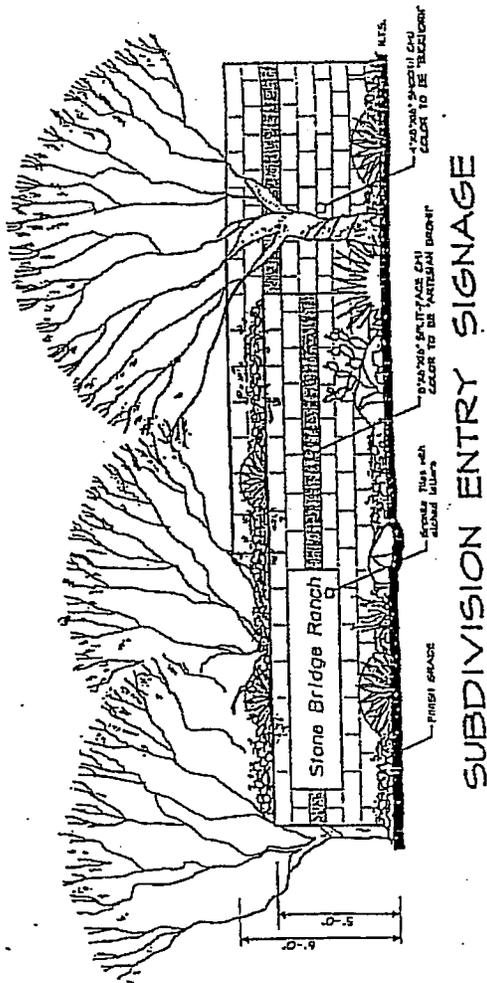
STONEBRIDGE RANCH



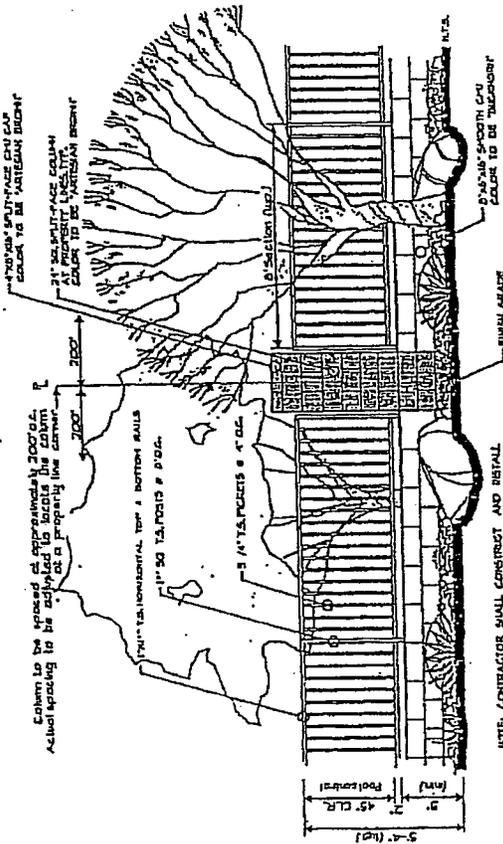
DATE: 10/10/05

Exhibit E

Zoning Application No. Z02-28

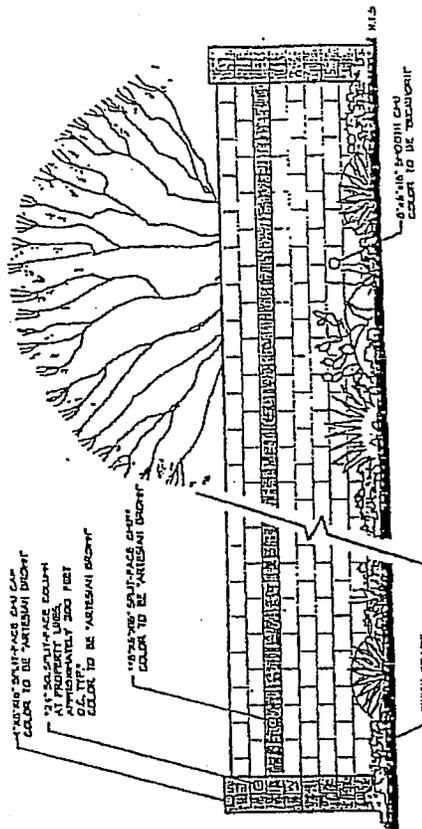


SUBDIVISION ENTRY SIGNAGE



NOTE: CONTRACTOR SHALL CONSTRUCT AND INSTALL ALL FENCING PER CITY AND STATE POOL CODES. 10\"/>

VIEW FENCE/WALL ELEVATION



THEME WALL ELEVATION

Stone Bridge Ranch
 Preliminary Landscape Plan
 Conceptual Wall Elevations
 Prepared For Prepared By

Arizona Land Design
 5202 E. Oakhurst Way
 Scottsdale, AZ 85254
 Phone: 480.951.6410
 Fax: 480.915.8848
 Contact: Christine Toratolo, R.L.A.

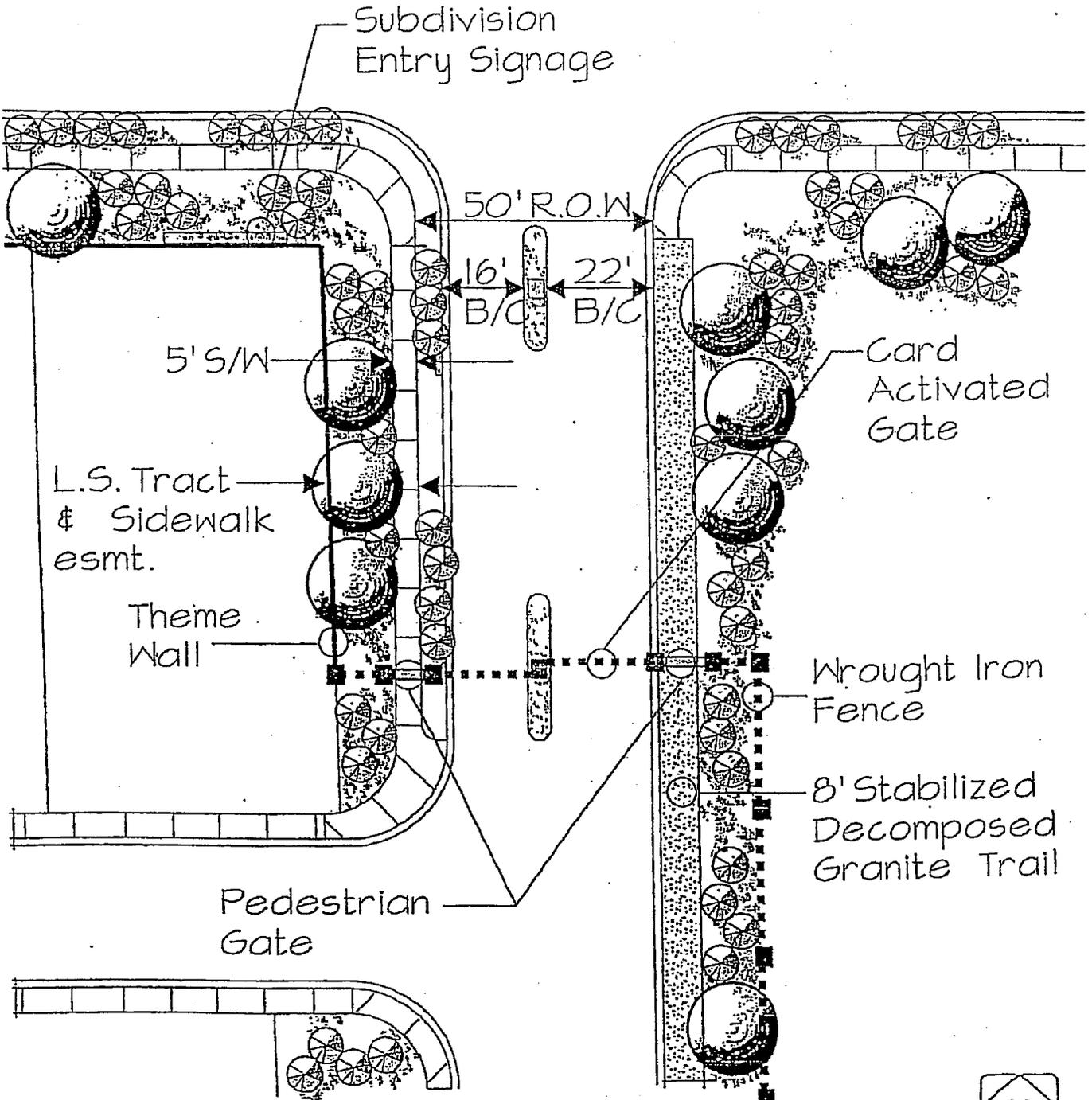
Countland Homes
 5995 N. 7th Street
 Suite 8 305
 Phoenix, AZ 85014
 Phone: 602.265.9467
 Fax: 602.719.9420
 Contact: John Milltrack

Note:
 All design is conceptual only and subject to revision at time of final design

Job # 02.45
 Date: 12.16.02
 SHEET 2 OF 2



Jomax Road



Stone Bridge Ranch
Gated Entry Exhibit

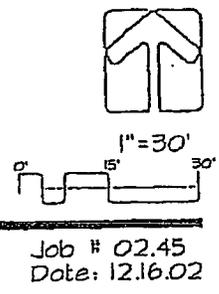


Exhibit G

Zoning Application No. Z02-28

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

April 29, 2005

Maher Hazine, Asst. City Engineer
City of Peoria
8401 W. Monroe St.
Peoria, AZ 85345

Re: West of the SWC of Jomax & Lake Pleasant Roads (Stonebridge Estates)

Dear Maher:

Thank you for taking the time to meet with myself and Ric Toris. This letter is to recap our discussion that we had with you last week. As you aware, our client KAX, LLC, etal, is proposing to develop a 19-lot subdivision which is located west of the southwest corner of Jomax and Lake Pleasant Roads. We are proposing to develop pursuant to the SR-35 zoning category. We would propose that the minimum tract width for the private street, to be maintained by the Home Owners Association, will be 40-feet. We would provide an 8-foot PUE on both sides of the street. I believe you were comfortable with this cross-section.

If you are in agreement with the above-referenced items, I would ask that you sign below and we will move forward accordingly. If you believe that any of these items listed above are not correct, please let us know immediately and we will make the corrected revisions to our site plan. Thank you for your time and consideration.

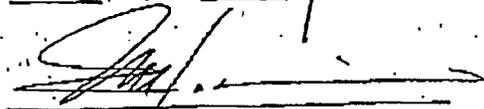
Sincerely,



Michael J. Curley

MJC/drm

Acknowledged and agreed to
this 5th day of May, 2005

By: 

Maher Hazine
Asst. City Engineer

CAINDEPAC\Coord\maher\Jomax - Lake Pleasant\mhzine 4-26-05.doc

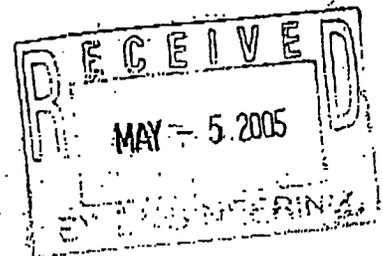


Exhibit H

Zoning Application No. Z02-28

WHEN RECORDED RETURN TO:
KAX, LLC
7721 E. Gray Road
Suite 203
Scottsdale, Arizona 85260
Mr. Kent A. Xander

COURTESY
RECORDING

**PERMANENT IRREVOCABLE EXCLUSIVE EASEMENT
FOR ACCESS (INCLUSIVE OF STREET, ROADWAY AND/OR PEDESTRIAN
IMPROVEMENTS) AND UTILITIES**

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MT. BALDY LIMITED PARTNERSHIP, an Arizona limited partnership ("GRANTOR"), does hereby grant and convey to KAX, LLC, an Arizona limited liability company, as to an undivided 10.04% interest; JOHN C. WITTROCK, a married man, as to an undivided 6.00% interest; B.E. & H. MORTGAGE ENTERPRISES, L.L.C., an Arizona limited liability company, as to an undivided 9.69% interest; KEVIN S. SIGGINS, TRUSTEE, OF THE KELSEY J. SIGGINS CREDIT SHELTER TRUST UNDER AGREEMENT DATED APRIL 16, 1990, as to an undivided 8.07% interest; PATRICIA H. XANDER, TRUSTEE OF THE XANDER LIVING TRUST DATED OCTOBER 2, 1996, as to an undivided 18.97% interest; BARRY L. WERNER AND LOLLY S. WERNER, CO-TRUSTEES, OF THE WERNER FAMILY TRUST DATED MAY 14, 1990, as to an undivided 18.97% interest; WILLIAM Z. SUN, an unmarried man, as to an undivided 24.22% interest; DEBRA DeGRAZIA, an unmarried women, as to an undivided 4.04% interest ("GRANTEE"), and to its agents, successors and assigns, a perpetual, fully-paid, exclusive easement (the "Easement") to install, construct, operate, repair, replace and maintain, as needed: a) roadways, pedestrian sideways, curb, gutter and other similar items customarily utilized for pedestrian and/or vehicular access to a residential development; and b) utility lines, conduits, cables, tunnels, pipes, installations, facilities and the like (collectively "Easement Uses"), and all related appurtenances thereto, over, upon, under and across the following described real property (the "Easement Area") situated in the City of Peoria, State of Arizona:

See Exhibit "A" attached.

Grantee, its agents, successors and assigns, shall, at all times, have the right of ingress and egress to the Easement Area and a reasonable distance from the boundaries of the Easement Area for the purposes heretofore specified. The Easement Area and the larger parcel of real property now owned by Grantor of which the Easement Area is a part ("Grantor Property") are depicted as Parcel No. 4 and Parcel No. 8 on a sketch attached hereto as Exhibit "B".

Exhibit I

Grantor shall not erect, construct, or permit to be erected or constructed, any building or other structure within the Easement Area.

By accepting the terms and benefits of this instrument, Grantee agrees to exercise commercially reasonable efforts to avoid damage to the Easement Area.

Grantor hereby covenants that it is lawfully seized and possessed of the Easement Area; that it has a good and lawful right to grant an Easement over and affecting it; and that Grantor warrants the title and quiet possession thereto against the lawful claim of all persons and or entities, whomsoever or whatsoever. Grantor specifically covenants that no consent of any lienholder is necessary in order to render this instrument fully effective and binding upon fee title to the Grantor Property and there is no such lien extant respecting such Property.

The covenants and agreements herein set forth shall run with the land, shall extend and inure in favor and to the benefit of and shall be binding on the heirs, successors in ownership and estate, assigns and lessees of Grantor and Grantee.

The Easement shall benefit all or any portion of the Real Property described on Exhibit "C" ("Benefitted Property"). It is understood that the Benefitted Property may be subdivided, developed or otherwise utilized, now and in the future, by more than one party as a residential development is contemplated thereon, and Grantor acknowledges that the use of the Easement may be greatly expanded.

If a homeowners association or similar entity ("Association") is formed for and/or affecting all or any portion of the Benefitted Property, Grantee may assign all its right, title and interest created hereby to said Association, whereupon Grantee shall be relieved of any further obligations hereunder.

Without limiting the foregoing, Grantor shall execute such documents or instruments and take such steps as are requested by either Grantee or the City from time to time to either add City and/or the general public as Grantees hereof (thereby as beneficiaries of the Easement) and/or to cause the Easement Area or any portion thereof to be dedicated to the public for public use in connection with the dedication of roadways, easements, etc. If such a public dedication is effected, Grantee shall be released from any of its obligations hereunder.

Exhibit I

Dated this 9 day of December, 2004.

Grantor:

MT. BALDY LIMITED PARTNERSHIP,
an Arizona limited partnership

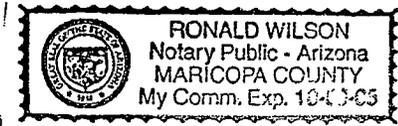
By: MRW MANAGEMENT COMPANY, an
Arizona corporation, General Partner

By: *[Signature]*
Michael T. Cowley, Vice President

STATE OF ARIZONA)
)ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 6th day of December, 2004, by _____ Michael T. Cowley, Vice President of MRW Management Company, an Arizona corporation, as General Partner of Mt. Baldy Limited Partnership, an Arizona limited partnership, for the purposes stated therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Ronald Wilson
Notary Public

My Commission expires: 10-9-05

Exhibit "A"

LEGAL DESCRIPTION

That portion of the Northwest quarter of Section 4, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Northwest corner of said Section 4;

thence South 89° 12' 15" East along the North line of said Section 4 a distance of 1724.07 feet to an intersection with the centerline of Lake Pleasant Road;

thence South 17° 52' 54" West along said centerline a distance of 662.17 feet;

thence North 89° 35' 08" West a distance of 57.66 feet to the West right-of-way line of said Lake Pleasant Road, being 55.00 feet as measured perpendicularly to said centerline and the POINT OF BEGINNING;

thence South 17° 52' 54" West along said right-of-way line a distance of 31.45 feet;

thence North 89° 35' 08" West a distance of 390.98 feet;

thence North 33° 42' 29" East a distance of 35.89 feet;

thence South 89° 35' 08" East a distance of 380.72 feet to the POINT OF BEGINNING.

Containing 11575 square feet or 0.2657 acres.

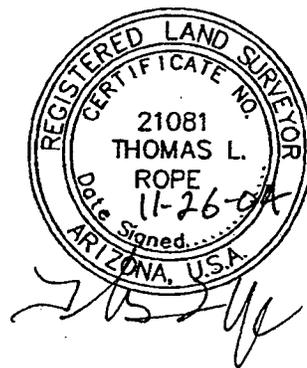
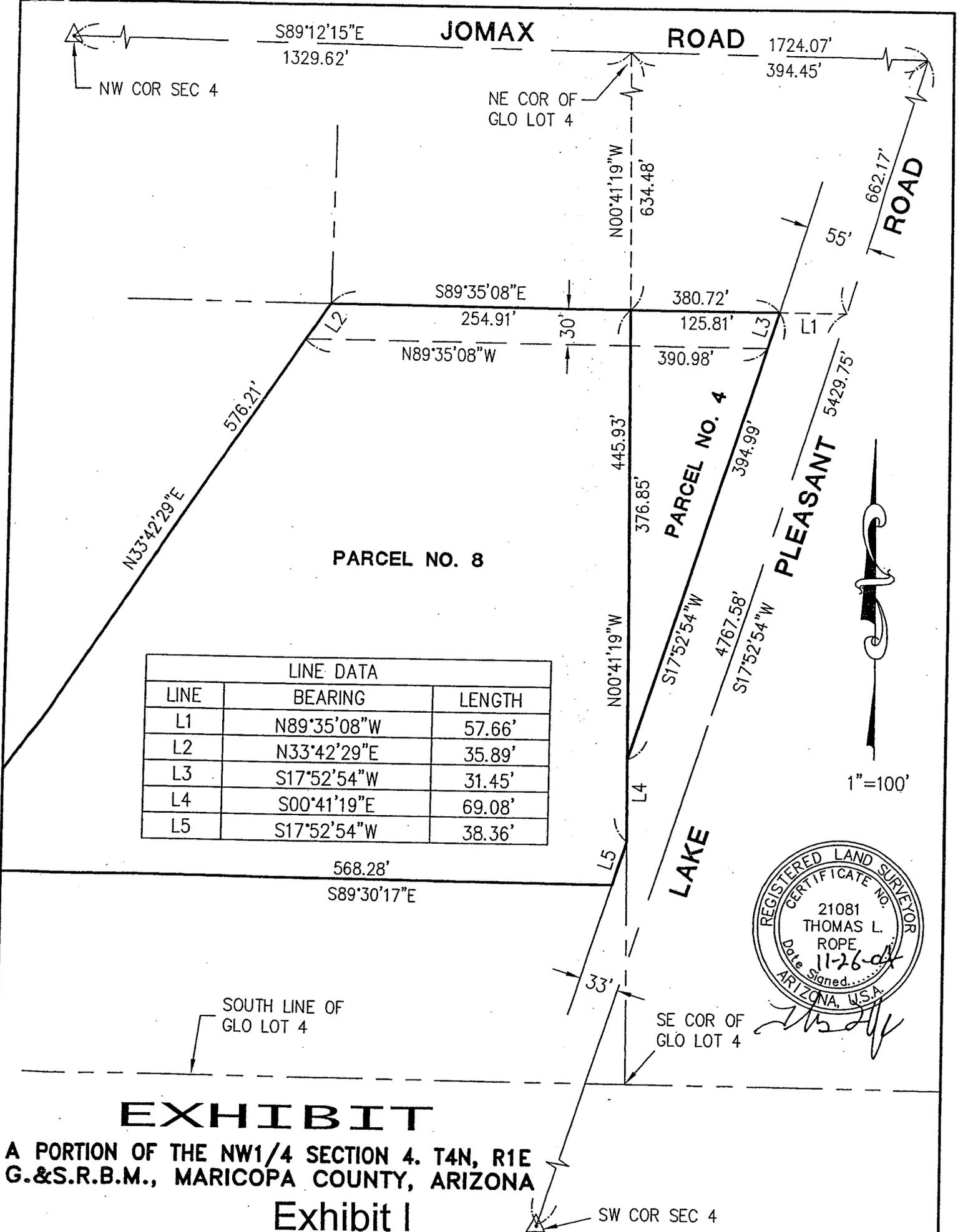


Exhibit I

Zoning Application No. Z02-28

Exhibit "A"



LINE DATA		
LINE	BEARING	LENGTH
L1	N89°35'08"W	57.66'
L2	N33°42'29"E	35.89'
L3	S17°52'54"W	31.45'
L4	S00°41'19"E	69.08'
L5	S17°52'54"W	38.36'

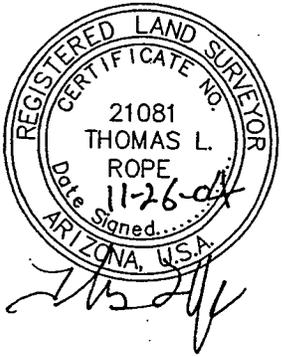


EXHIBIT
 A PORTION OF THE NW1/4 SECTION 4. T4N, R1E
 G.&S.R.B.M., MARICOPA COUNTY, ARIZONA
Exhibit I

ALTA/ACSM LA
 A PORTION OF THE NW1/4 S
 T4N, R1E, G.&S.R.B.M.,

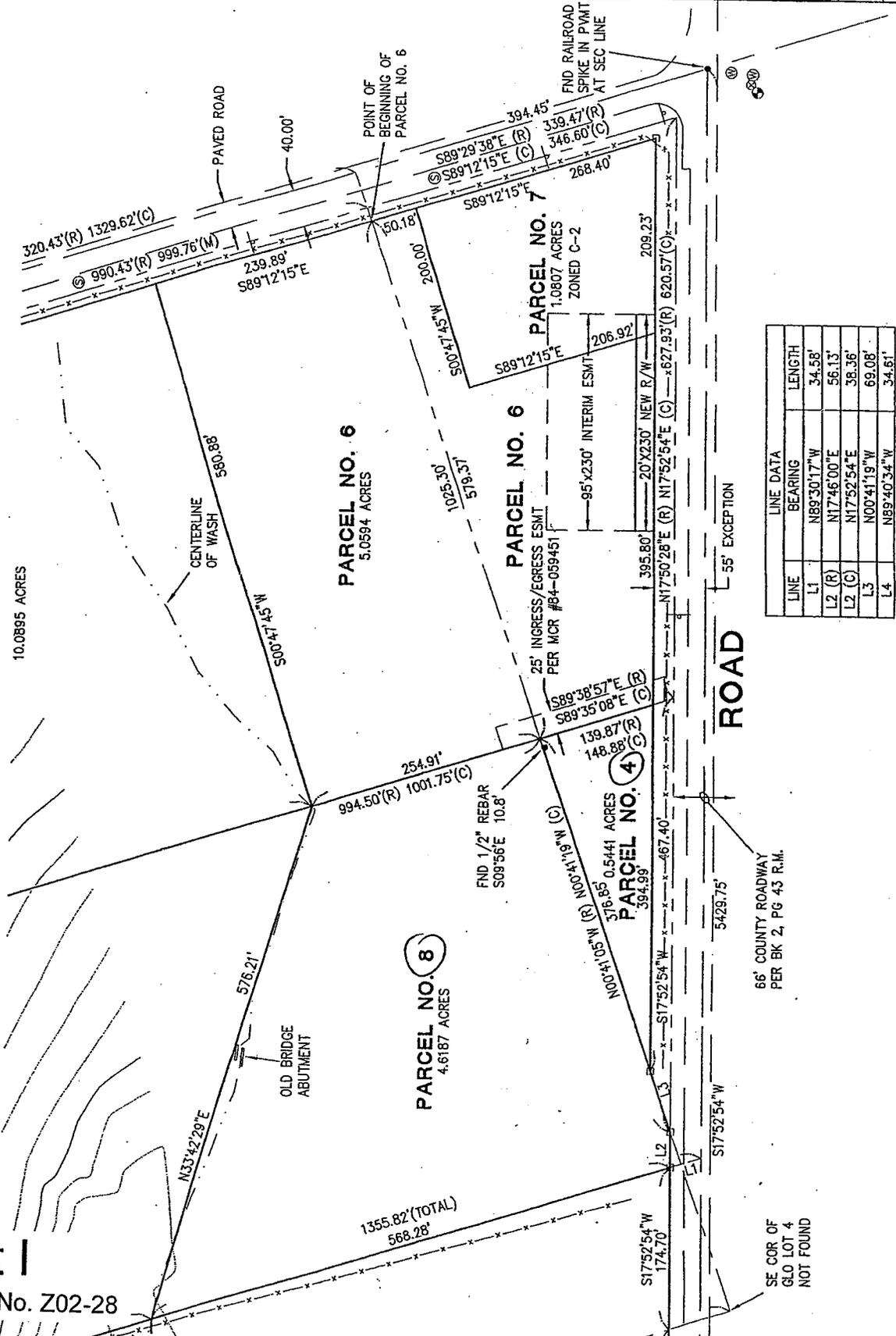


DRAWN BY: Thomas Rope

DATE: MAY 2002

JOB NO.: 02059-B

SHEET 2 OF 2



REVISED 05/07/04

NOTE: CONTOUR DATA PROVIDED BY MARICOPA COUNTY FLOOD CONTROL DISTRICT

Exhibit I

Zoning Application No. Z02-28

Exhibit "C"

Parcel 1

Being a part of the Northwest Quarter of Section 4, Township 4 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Northwest Corner of said Section 4;

Thence S 00° 29' 04" E, coincident with the West Line of the Northwest Quarter of said Section 4, a distance of 700.00 feet to the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence S 89° 12' 15" E, a distance of 330.00 feet;

Thence N 00° 29' 04" W, a distance of 59.00 feet;

Thence S 89° 35' 08" E, a distance of 746.84 feet;

Thence S 33° 42' 29" W, a distance of 576.21 feet;

Thence N 89° 30' 17" W, a distance of 752.96 feet to a point on the West Line of the Northwest Quarter of said Section 4;

Thence N 00° 29' 04" W coincident with the West Line of said Northwest Quarter, a distance of 423.83 feet to the **TRUE POINT OF BEGINNING**.

Parcel 2

Being a part of the Northwest Quarter of Section 4, Township 4 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Northwest Corner of said Section 4;

Thence S 00° 29' 04" E, coincident with the West Line of the Northwest Quarter of said Section 4, a distance of 700.00 feet;

Thence S 89° 12' 15" E, a distance of 330.00 feet;

Thence N 00° 29' 04" W, a distance of 59.00 feet to the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence continuing N 00° 29' 04" W, a distance of 586.00 feet;

Thence S 89° 12' 15" E, along a line parallel to and 55.00 feet southerly of the North Line of the Northwest Quarter of said Section 4, a distance of 759.92 feet;

Thence S 00° 47' 45" W, a distance of 580.88 feet;

Thence N 89° 35' 08" W, a distance of 746.84 feet to the **TRUE POINT OF BEGINNING**.

Exhibit I



PEORIA
UNIFIED SCHOOL DISTRICT NO. 11

Mr. Rob Gubser
Planner
City of Peoria
8401 West Monroe Street
Peoria, AZ 85345

December 7, 2005

RE: Stonebridge Ranch; Z02-28

Dear Mr. Gubser,

The Peoria Unified School District would like to update the City on our communication with the developer of Stonebridge Ranch, located at the SWC of Lake Pleasant Road and Jomax, and offer our comments about the renewed zoning request for this development.

On July 24, 2003 the District informed the City that we had successfully executed a developer assistance agreement for this property. This agreement was signed by both parties and recorded with the Maricopa County Recorder on April 23, 2004. Since this time, it is our understanding that a portion of the original property was sold to another developer and has since become part of an unrelated subdivision called Bella Casa. The District also understands that the new developers of Stonebridge Ranch, KAX LLC, are planning to reduce the total number of single-family units to 19 rather than the 170 originally planned.

Today I spoke with the developer's representative, Ric Toris of Earl, Curley, & LaGarde PLC. Mr. Toris has informed me that his client is willing to honor the original donation agreement that was transferred from the original developer, Courtland Homes. The District understands that KAX LLC will be responsible for donating monies as agreed upon under the original agreement only for the number of housing units actually constructed in Stonebridge Ranch. Furthermore, the District will not hold KAX LLC responsible for any payments relating to housing units in the Bella Casa subdivision.

For the reasons outlined above, the Peoria Unified School District supports the rezoning for Stonebridge Ranch. We commend KAX LLC for working with us in support of public education.

Sincerely,

Caroline Ruiz,
Office of Research, Planning and Assessment

CC: Ric Toris, Earl, Curley, & LaGarde PLC

6330 W. Thunderbird Road · Glendale, AZ. 85306
P.O. Box 39 · Peoria, Arizona 85380-0039
623.486.6000 · www.peoriaud.k12.az.us