Z03-04A.3

Lake Pleasant Towne Center

Planned Area Development

NWC of Lake Pleasant Parkway
and
Happy Valley Road

Zoning Application: Z03-04

Approved by Peoria City Council on December 16, 2003, Ordinance 03-183, Subject to Stipulations A-N.

MINOR PAD AMENDMENTS

- **Exhibit F (Signs): November 4, 2005**
- **Amended (Sign Letter Height): October 11, 2006**
- **Amended (Additional Sign): June 24, 2008**

PLANNED AREA DEVELOPMENT APPROVAL

P/Z Commission Date N/A
City Council Approval Date N/A

Planner

MINOR PAD AMEND

Development Team

Developer/Applicant:
Vestar Development Company
2425 E Camelback Road, Suite 750
Phoenix, Arizona 85016
(602-866-0900)

Property Owner:
Brophy College Preparatory
4701 N Central Avenue
Phoenix, Arizona 85012
(602-264-5291)

Property Owner:
Arizona State Land Department
1616 West Adams Street
Phoenix, Arizona 85007
(602-364-2720)

Planner/Landscape Architect:
Butler Design Group
3020 E Camelback Road, Suite 215
Phoenix, Arizona 85016
(602-957-1800)

Engineer
CMX Group, Inc.
7740 N 16th Street, Suite 100
Phoenix, Arizona 85020
(602-567-1900)

Attorney:
Earl, Curley & Lagarde
3101 N. Central Avenue, Suite 1000
Phoenix, Arizona 85012
(602-265-0094)

Signage Consultant:
Bleier Industries, Ltd.
2030 W. Desert Cove
Phoenix, Arizona 85029
(602-944-3117)

TABLE OF CONTENTS

Page

Introduction 1

General Plan 1

PAD Conceptual Plan 2

Development Standards 4

Permitted Uses 4

Prohibited Uses 4

Design Guidelines 5

Grading and Drainage 5

Public Utilities and Services 5

Phasing 6

Stipulations Approved by City Council 6

Exhibit

Vicinity Map ..... A

General Plan Map ..... B

Activity Nodes Map C

Conceptual Site Plan ..... D

Conceptual Architectural Elevations. ..... E

Comprehensive Sign Plan. ..... F

Lake Pleasant Towne Center PAD Narrative

Introduction

This is a request to rezone 86.7-acres of land from SR-43 to Planned Area Development (PAD). The proposed PAD includes a conceptual plan for neighborhood level retail and semi-regional level retail uses on adjacent parcels under different ownership. The first parcel is a 20.13 gross acre triangular-shaped located along the Lake Pleasant Parkway frontage that is owned by the State of Arizona as a State Trust Land parcel. The second parcel is a 64.52-acre parcel contiguous to the State Trust Land parcel's west property line and is owned by Brophy College Preparatory.

The PAD property is located on the northwest corner of Lake Pleasant Parkway and Happy Valley Road (see Vicinity Map, Exhibit A). The State Trust Land parcel fronts Lake Pleasant Parkway. The adjacent Brophy-parcel fronts the Happy Valley Road connector to Loop 303 on the south and Yearling Road on the north. The Brophy parcel also has an access easement through the State Trust Land parcel to Lake Pleasant Parkway. The PAD is needed to combine commercial uses parcels under different ownership and to accommodate unusual topography. The site is traversed from northeast to southwest by a large wash.

General Plan

The PAD request is consistent with the Peoria General Plan (see General Plan Map, Exhibit B). The General Plan Land Use map identifies the site for Community Commercial development. The General Plan describes Community Commercial as typically consisting of larger shopping centers and districts that have a wider variety of goods and services than the neighborhood shopping areas. The PAD request is also consistent with the Lake Pleasant Parkway Corridor Specific Area Plan that identifies the intersection of Happy Valley Road and Lake Pleasant Parkway as a Community Activity Node per Policy D-2.2 (see Activity Nodes Map, Exhibit C). A Community Activity Node has a radius of approximately one-quarter mile, and includes local commercial retail opportunities with a service area up to 10 miles. Policy A-1.2 allows access points with median breaks at quarter mile intervals with right-in and right-out access allowed as determined by the City Engineer. Objective D-5 encourages and promotes non-residential development within the...corridor where such development is consistent with the Goals, Objectives and Policies of the Plan. The project will develop according to the Suburban Cross-Section as described in the Lake Pleasant Parkway Corridor Specific Area Plan.

The Economic Development Element of the General Plan includes Goals, Objectives and Policies to increase economic prosperity for Peoria citizens and businesses. Objective E-1 seeks to reduce retail trade leakage, and Policy E-1a suggests that the City create commercial nodes in strategic locations. The proposed community commercial center at the subject site will draw retail support from populations outside Peoria to the east and west. The proposed PAD could add 1,167 new jobs to the City[1], which will positively impact the jobs to population ratio and the City's retail sales tax base. The proposed PAD is consistent with the General Plan and the Lake Pleasant Parkway Specific Area Plan.

[1] Based on 633,000 square feet of retail space at 1.84 jobs per 1,000 square feet.

Conceptual Plan

The PAD conceptual plan illustrates the potential for a combination of neighborhood level retail and community neighborhood level retail shopping (see Conceptual Site Plan, Exhibit D). The site plan illustrates a combination of a community shopping center with five major tenants on the Brophy-parcel, and six freestanding retail pads on the State Trust Land parcel. The western boundary between the community shopping center and the adjacent proposed single-family uses may move slightly east or west depending on the final commercial site plan when all of the exact users are known.

The conceptual plan illustrates how the site can be developed with community and neighborhood level retail uses on parcels under separate ownership. It is the intent of the conceptual site plan to show how the shopping center (Brophy-parcel) and the freestanding retail pads (State Trust Land parcel) can be developed together or independently. Due to the legal responsibilities assigned to the State Land Department for management of the State Trust Land parcel, the State Trust Land parcel needs to have the ability to develop as an independent parcel. The State Trust Land parcel may develop on its own or as part of the larger shopping center shown on the Brophy-parcel depending on the needs of the Trust.

The conceptual plan must take into consideration the topography and washes that pass through the site. The site's topography and orientation to arterials creates the need for a circulation system that: provides access from perimeter streets into the shopping center; allows circulation between retail components on both sides of the wash; and allows access to freestanding retail pads that are isolated from the shopping center by the wash. The design challenge is to honor the City's access policies for Lake Pleasant Parkway but also to provide access to all retail uses. The conceptual circulation allows the State Trust Land parcel to develop independently, or be integrated with the adjacent commercial center on the Brophy-parcel.

This circulation system proposes a variety of access points into the center and freestanding retail pads. A collector street (Yearling Road) is proposed along the north property line of the PAD. This collector street allows northern access driveways into the shopping center and retail pads. It also provides future access to planned residential properties to the west. As a collector-street, Yearling Road intersects with Lake Pleasant Parkway at one of the City's planned median break points. Major entrances to the shopping center are designated off of Lake Pleasant Parkway and off of the Happy Valley Road connector to Loop 303. The shopping center site has a vehicular access easement across the State Land parcel for direct access to Lake Pleasant Parkway at a planned median break location. The driveway entrances into the shopping center pull traffic off the arterials into an internal circulation system that allows access to all portions of the shopping center and freestanding retail pads on both sides of the wash. The internal circulation includes three bridged crossings over the wash to connect the commercial parcels. A series of smaller right-in and right-out only access entry drives are added off of the north collector street, Lake Pleasant Parkway and Happy Valley Road connector to evenly disperse traffic flow into and out of the shopping center and the freestanding retail pads.

The conceptual plan accommodates non-vehicular access through the site per the policies in the General Plan. An equestrian trail is planned through the site, in the bottom of the wash, to allow equestrian access to points north and south of the site. A multi-use trail is planned through the site along the top of the wash's west back to allow pedestrian access to points north and south of the site. Appropriate pedestrian walkways will link retail components of the shopping center, and provide walkways from parking lots to major retail stores.

The plan provides generous landscape setbacks along Lake Pleasant Parkway and Happy Valley Road. There is a planned 30-foot landscape buffer along Lake Pleasant Parkway and a

15-foot landscape buffer along Happy Valley Road. Additional design elements will be added along the street frontages including appropriate landscape berms and/or screen walls to hide parked vehicles from visibility. Entrance drives will be improved with enhanced decorative pavers. Major entrances will include landscape medians

The Landscape Ordinance requires 20-percent of the net site area to be landscaped with 5-percent of the net site to be open space. The conceptual plan illustrates there is significant potential to provide landscaping along the perimeter of the site, adjacent to the wash, in parking lots and adjacent to retail buildings and shops. The property owners for the commercial uses will maintain all on-site landscaping including perimeter rights-of-way.

Conceptual architectural elevations for the center illustrate the quality and character intended for this shopping center (see Conceptual Architectural Elevations, Exhibit E). The conceptual elevations illustrate the use of desert colors and a variety of materials including stucco, stacked stone, tile roof, and wood accents. The elevations provide variety to break up size and scale through the use of battered walls, towers, different roof heights, arches, gable ends, parapets, ells to provide relief and depth, sconce lights, and varied column designs with different roof overhang designs for shade.

The commercial uses on the State Trust Land parcel and the Brophy-parcel will be consistent with the permitted, conditional and accessory uses listed in the C-2 base-zoning district. The architecture and design of the commercial buildings will comply with the City's Design Review Manual for Non-Residential uses. The State Trust Land parcel and the Brophy-parcel will be developed and phased separately or together depending on market demand and the successful bidder at the public auction of the State Trust parcel.

Development Standards

The development standards for the property are in accordance with the C-2 base district or as amended in the following Development Standards Table:

	Min Lot Size	Minimum Setbacks for Principal Buildings						Max Building Height in Feet	Max % Lot Coverage
Land Use	Area	Width	Front	Least Side	Total Sides	Rear	Perimeter		
Commercial	10 Acres	Nr	30-Feet	*	*	20-Feet *	30' Feet *	48-Feet	Nr

* No side or rear yards are required along interior lot lines, except as required in the Building Code.

- Site Plan Review approval is required for principal and accessory buildings in accordance with Article 14-32 of the Zoning Ordinance.
- Parking and Loading Requirements are required in accordance with Article 14-23 of the Zoning Ordinance.
- Signs are allowed in accordance with ~~Article 14-34 of the Zoning Ordinance.~~ EXHIBIT F with drawings attached hereto.
- Landscaping will comply with Article 14-35 of the Zoning Ordinance.

Permitted Uses

- For commercial uses – permitted, conditional and accessory uses listed in C-2 under Article 14-9 of the Zoning Ordinance, including grocery stores and big box stores with garden centers. Outdoor uses as permitted under Article 14-9.F of the Zoning Ordinance.

Prohibited Uses

- Adult Uses
- Ambulance Service Facility
- Auto Parking Lot or Garage as a Principle Use
- Bus Terminals
- Binding Companies and Non-Chartered Financial Institutions
- Convention Centers and Exhibition Halls
- Golf Course - Regulation
- Monument Sales
- Nursing or Convalescence Home, Long Term Care Facilities
- Palm Readers, Phrenologists, Fortune Tellers and Astrologers
- Pawn Shops
- Plasma Center, Tattoo and Body Piercing Studios
- Public School or Charter Schools
- Resorts
- Recycling Collection Points
- Retail Decorative Rock Sales
- Sales and Storage of Grain, Feed, Seed, Fertilizer, Farm and Garden Supplies
- School Bus Parking and Maintenance
- Wedding and Reception Center

Design Guidelines

Development within the PAD shall comply with the City of Peoria Design Review Manual for the appropriate Non-Residential uses in terms of Architectural Design, Site Design, Landscape Design, and Quantitative Guidelines.

Grading and Drainage

The PAD site slopes from northeast to southwest. On-site retention basins approved in Site Plan Review shall accommodate all storm water drainage required by the City. Drainage will be designed to accommodate 100-year, 2-hour storm events.

Public Utilities and Services

There is an existing 30-inch water line available to the site in Lake Pleasant Road. There are no other existing utilities immediately adjacent to the site. There are two paved travel lanes along Lake Pleasant Parkway. The Happy Valley Road connector to Loop 303 is scheduled for completion in March 2004. The developer will provide street and utility services so the site when the site is developed as required by the City.

Sewer	City of Peoria
Water	City of Peoria
Electricity	Arizona Public Service
Telephone	Qwest Communications
Cable TV	Cox Communications
Gas	Southwest Gas Company
Refuse	City of Peoria
Fire and Emergency	City of Peoria
Police	City of Peoria

Phasing

The PAD will be developed as determined by market demand. The necessary onsite and offsite improvements will be determined during Site Plan Review in accordance with City of Peoria Ordinances, Guidelines or stipulations.

Stipulations Approved by City Council

On December 16, 2003 the Peoria City Council approved Case Z 03-04, Northwest Corner of Lake Pleasant Parkway and Happy Valley Road, Ordinance 03-183, subject to the following conditions:

a. The development shall conform to the approved Lake Pleasant Towne Center Standards and Guidelines Report stamp dated August 14, 2003.

b. All Engineering Improvement plans shall comply with the City of Peoria requirements. Refer to the Infrastructure Guide.

c. The Developer shall be required to construct the half-street on Yearling with intersection improvements as approved in a Traffic Impact Analysis (TIA), which will be submitted by the applicant. Additional right-of-way (ROW) dedication may be required near the intersection of Yearling and Lake Pleasant Parkway to provide for proper intersection geometrics as approved by the TIA.

d. The Developer shall dedicate 75-feet half-street ROW on Lake Pleasant Parkway and an additional 40-foot temporary construction easement may be required to accommodate the slopes of Lake Pleasant Parkway. The temporary construction

easement shall remain in place until the site's development improvements adjacent to the temporary easement are constructed and thereby eliminate the continued need for the temporary construction easement. The Developer may be required to dedicate additional ROW per the approved TIA to allow for deceleration or right turn lanes at driveways or street intersections with Lake Pleasant Parkway. The additional ROW shall not exceed 12-feet in width. The additional 12-foot ROW may be provided as a roadway/Peoria utility easement.

e. This development shall be responsible for a pro-rated contribution for the signal at Yearling and Lake Pleasant Parkway based on the approved TIA.

f. There shall be a full median break on Lake Pleasant Parkway at the Yearling alignment. One additional full median break will also be allowed on Lake Pleasant Parkway between Yearling and Happy Valley Road. A signal may be permitted at this additional median break if necessary as determined by a future traffic study by the developer and as approved by the City Engineer.

g. There is currently a NVAE along Happy Valley Road. Until such time as this NVAE is abandoned, there shall be no access on to Happy Valley Road.

h. A TIA for the site shall be submitted with the site plan and or Preliminary Plat. The TIA shall determine the driveway locations on the Yearling Alignment (Northern Boundary) and on Lake Pleasant Parkway.

i. The developer shall dedicate easements and construct trails as shown on the Trails Master Plan.

j. A Preliminary Drainage Report must be submitted with the site plan and or Preliminary Plat. This report must provide calculations and exhibits showing the 100-year, 2-hour storm water storage facilities, the 404 jurisdictional limits of the washes, and the 100-year high water elevation for the washes.

k. A Preliminary Drainage Report must be submitted with a site plan and/or Preliminary Plat. The residential portion of the project will provide 100-year, 2-hour storm water retention. The commercial portion will be required to detain flows such that the post-development peak hour flows do not exceed the pre-development peak hour flows based on a 100-year, 2-hour storm event. In addition, the report shall show that downstream drainage structures from the site to the Agua Fria River are not negatively impacted by the post-development, 100-year, 6-hour storm event.

l. The Developer shall construct a 16-inch waterline along Lake Pleasant Parkway, parallel to the existing 30-inch waterline, from the existing stub at Happy Valley Road to the existing stub at Jomax. The applicant is eligible for repayment per the repayment agreement identified by City Ordinance.

m. The PAD shall be revised to reflect the approved stipulations and any amendments to the legal description.

n. At the time of the Site Plan and Design Review Approval – the development shall exceed the City of Peoria requirements for the buildings.

EXHIBIT F

Comprehensive Sign Plan
Lake Pleasant Towne Center

1. **Freestanding Monument Signs.** Signs identified as "Multi-Tenant Landmark", "Multi-Tenant" and "Gas Price" monument signs are included in this category. Center Identification Entry Feature Wall as identified herein are addressed separately and do not count toward the allowance for freestanding signs. Refer to the following attachments for additional information: Material Palette, Freestanding Sign Matrix, Site Plan (SP 1), Freestanding Sign Elevations (ST 1, ST 2, ST 2.5, ST 4, ST 5, and Temp 1), Typical Building Elevations, and Blade Sign BS-1.

   a. Number of Signs permitted. A total of ten (10) freestanding monument signs are permitted as illustrated on attachment drawing SP1.

   Permitted Freestanding Monument Signs

	Happy Valley Rd.	Yearling Rd.	Lake Pleasant Pkwy
Landmark (ST 1)	Three (3)	-0-	One (1)
Multi-Tenant (ST 2)	One (1)	Two (2)	Two (2)
Gas Price Sign (ST 4)	-0-	-0-	One (1)

   b. Development Standards

	Landmark (ST 1)	Multi-Tenant (ST 2 & ST 2.5)	Gas Price Sign (ST 4)
Maximum Area (SF) Sign Panels	80 SF	48 SF	32 SF
Maximum Height (Feet)	14'	8'	6'-6"
Setback from Property Line (Feet)	1'	1'	1'

   c. All such signs shall have monument-type bases utilizing masonry and/or stone from the approved material palette for the project. A comparable alternate basic material may be used upon approval by the City of Peoria.

   d. All such signs shall be integrated within a landscaped area.

   e. Such signs shall identify Multi-Tenant Identification, Gas Price / Brand, and/or Center Identification. Such signs shall not include generic advertising copy unless part of the recognized business trade name.

   f. Such signs shall be located a minimum of sixty (60) linear feet from any other freestanding monument sign.

g. A separate sign permit shall be obtained for each sign.

2. **Center Identification Entry Feature Wall (ST 3).** A sign consisting of individual letters on a wall which is detached from, but architecturally integrated with the site.

   a. One (1), center identification entry feature wall (ST 3) may be permitted in the general location near the Happy Valley Road and Lake Pleasant Parkway intersection as illustrated on attachment Site Plan (SP 1).

   b. Such signs shall not exceed 6.25 feet in height.

   c. Sign copy area shall not exceed eighty (80 SF) square feet and shall not cover more than fifty (50%) percent of the background wall surface.

   d. Such sign feature shall be located a minimum of five (5') feet from any property line.

   e. Such signs shall consist of only the name of the development.

   f. Sign feature shall be integrated within a landscaped area.

   g. A sign permit shall be obtained for the sign copy. Feature wall shall be permitted separately by a general building permit.

   h. Sign feature may be ground illuminated utilizing approved fixtures.

3. **Building-Mounted Wall Sign.** A permanent sign attached to, painted on, or erected against the wall or fascia of a building with the exposed face of the sign in a plane parallel to the face of the wall or fascia.

   a. The maximum aggregate sign area per suite or establishment shall be calculated by multiplying 1.5 times the length of the tenant's business front footage without limitation as to maximum sign area and/or number of sign elements. Tenants occupying suites that afford sign placements on elevations other than the tenant's business front shall be permitted to calculate maximum aggregate sign area by multiplying 3.0 times the length of the tenant's business front footage. In no instance shall sign area placed on any single elevation exceed an aggregate sign area calculated by multiplying 1.5 times the length of the elevation upon which the sign(s) is/are installed. As a minimum allowance, tenants with less than 33 feet of business front footage shall be permitted a minimum of fifty (50) square feet of sign area. The allowable sign area may be placed onto any elevation affording sign placement.

   b. For users occupying less than ten thousand (10,000) square feet of floor area, the overall spread of letters shall not exceed 80% of the business front footage. The maximum total letter height shall be no greater than thirty-six inches (36") exclusive of logos. Exception: The maximum total letter height for shop tenants shall be no greater than twenty-four inches (24") exclusive of logos.

   ~~c.~~ For users occupying more than ten thousand (10,000) square feet of floor area and less than **thirty** thousand (**30,000**) square feet of floor area, the overall spread of letters shall not exceed 80% of the business front footage. The maximum total letter height shall be no greater than sixty inches (60") exclusive of logos.

d. For users occupying more than **thirty** thousand (**30,000**) square feet of floor area the overall spread of letters shall not exceed 80% of the business front footage. The maximum total letter height shall be no greater than seventy-two inches (72") exclusive of logos.

e. Such signs shall not project more than fourteen (14) inches from a wall or fascia.

f. Such signs may be illuminated only by internal or externally indirect lighting; no illuminated signage shall be placed on elevations directly facing abutting a residential district.

g. Sign permit required.

4. **Under Canopy Projected Signs.**

a. Such signs shall not exceed eight (8) square feet in area and shall maintain a minimum of eight feet six-inches (8'-6") clearance from the sidewalk to the bottom of the sign. See attachment BS-1 for typical under canopy blade sign design.

b. Such signs shall not include any advertising copy.

c. No sign permit required.

5. **Pedestrian Directory Signs (ST 5).** A pedestrian oriented sign integrated throughout the development to assist users with tenant locations.

a. Such signs shall not exceed nine (9) feet in height or twenty-two (22) square feet in area per side as illustrated on attachment ST 5.

b. No sign permit required.

6. **Temporary Marketing Sign.** A temporary sign used to announce future tenants or a proposed development of property as illustrated on attachment TEMP-1.

a. Such signs shall not exceed twelve (12) feet in height or ninety-six (96) square feet in area.

b. Such signs shall be located in accordance with the sight distance requirements as prescribed in the City of Peoria Infrastructure Guidelines.

c. Such signs shall be non-illuminated.

d. Only one such sign shall be displayed per frontage (perimeter), with a maximum of two such signs for the development. No such sign may be permitted along the Yearling Road frontage.

e. Such signs may be maintained for a period of three (3) years or until all of the pads and sites have been developed, whichever comes first.

f. Sign permit required.

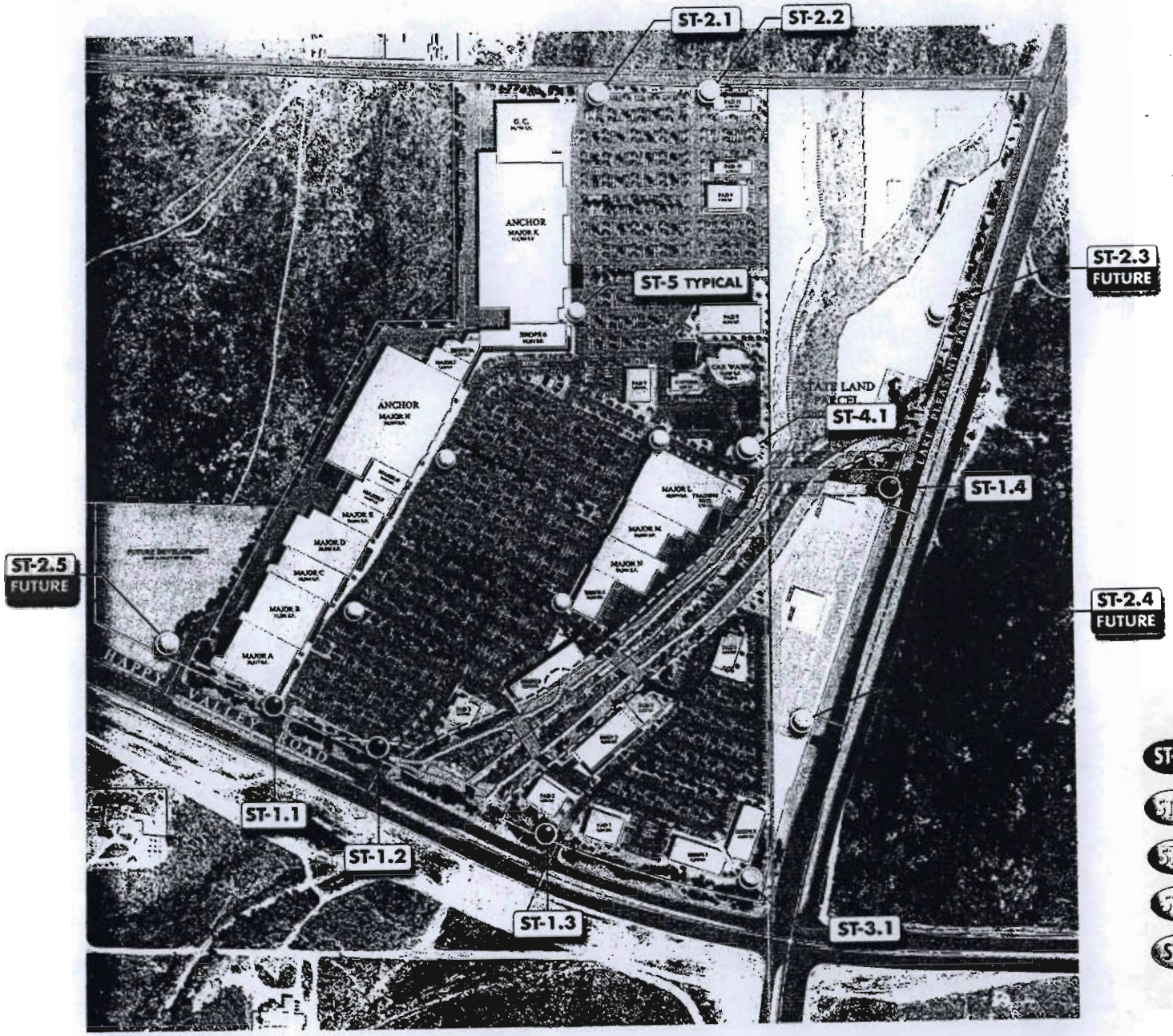
7. **Prohibited Signs.** Signs that are not specifically authorized are expressly prohibited. Prohibited signs include, but are not limited to the following:

   a. Cloth signs or streamers hanging in front of the business.

   b. All roof-mounted signs.

   c. Iridescent painted signs, animated or moving components, intermittent or flashing signs.

   d. All other prohibited signs pursuant to Section 14-34-8.B of the Peoria Zoning Ordinance.



ST-1 Multi-Tenant Landmark Monument Sig

ST-2 Multi-Tenant Monument Sign

ST-3 Center ID Sign / Entry Feature

ST-4 Gas Price Monument Sign

ST-5 Pedestrian Directory

Developer
Vestor

Architect
Butler Design Group Inc.
Architects & Planners

bleier
INDUSTRIES

2030 WEST DESERT COVE AV
PHOENIX, ARIZONA 850
602.944.31
FAX 602 395 07
SALES@BLEIERINDUSTRIES.CO

Lake Pleasant Towne Center
NWC Happy Valley Rd &
Lake Pleasant Pkwy
Peoria, Az

Site Plan

Dan Horton | Paul Bleier

2005-A-005 | 11/01/05

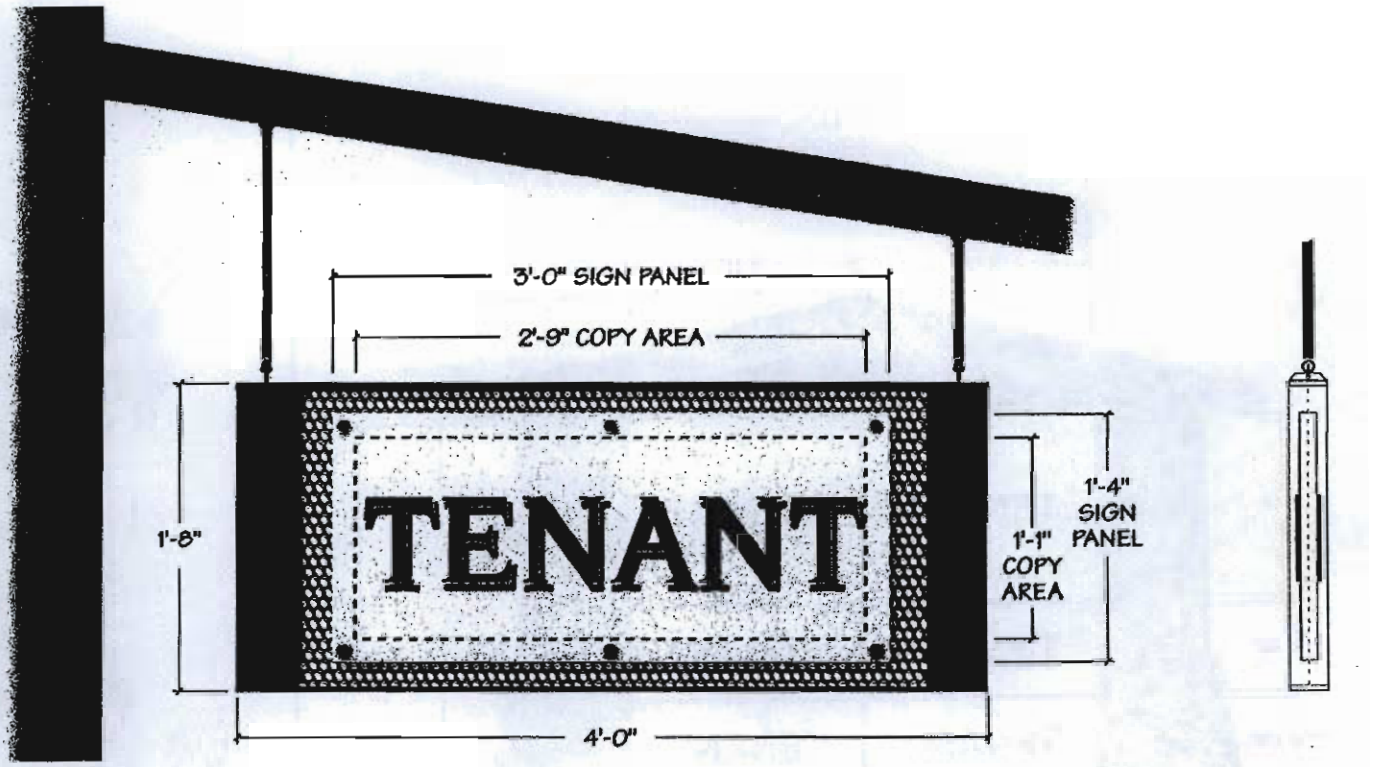
NTS

SP 1

© 2005 BLEIER INDUSTRIES, LTD.

APPROVED BY:

X



D/F BLADE SIGN - ELEVATION
SCALE: 1"=1'-0"

END VIEW
SCALE: 1"=1'-0"

Tenant copy to be FCO 1/4" thick sintra™ or aluminum.
Tenant copy to be painted per tenant's corporate colors and flush mounted to background.
Developer approval required for all layouts.

Developer:
Vestar
2425 East Camelback Road • Suite 750 • Phoenix, Arizona 85016
PHONE: 602-648-0800

Architect:
Butler Design Group
Architects & Planners
5555 E. Van Buren St.
Suite 215
Phoenix, Arizona 85008
phone 602-957-1500
fax 602-957-7722

2030 WEST DESERT COVE AVE. • PHOENIX, ARIZONA 85029 • 602.944.3117 • FAX 602.395.0753 • SALES@BLEIERINDUSTRIES.COM

bleier INDUSTRIES

PROJECT: Lake Pleasant Towne Center
NWC Happy Valley Rd & Lake Pleasant Pkwy
Peoria, Az

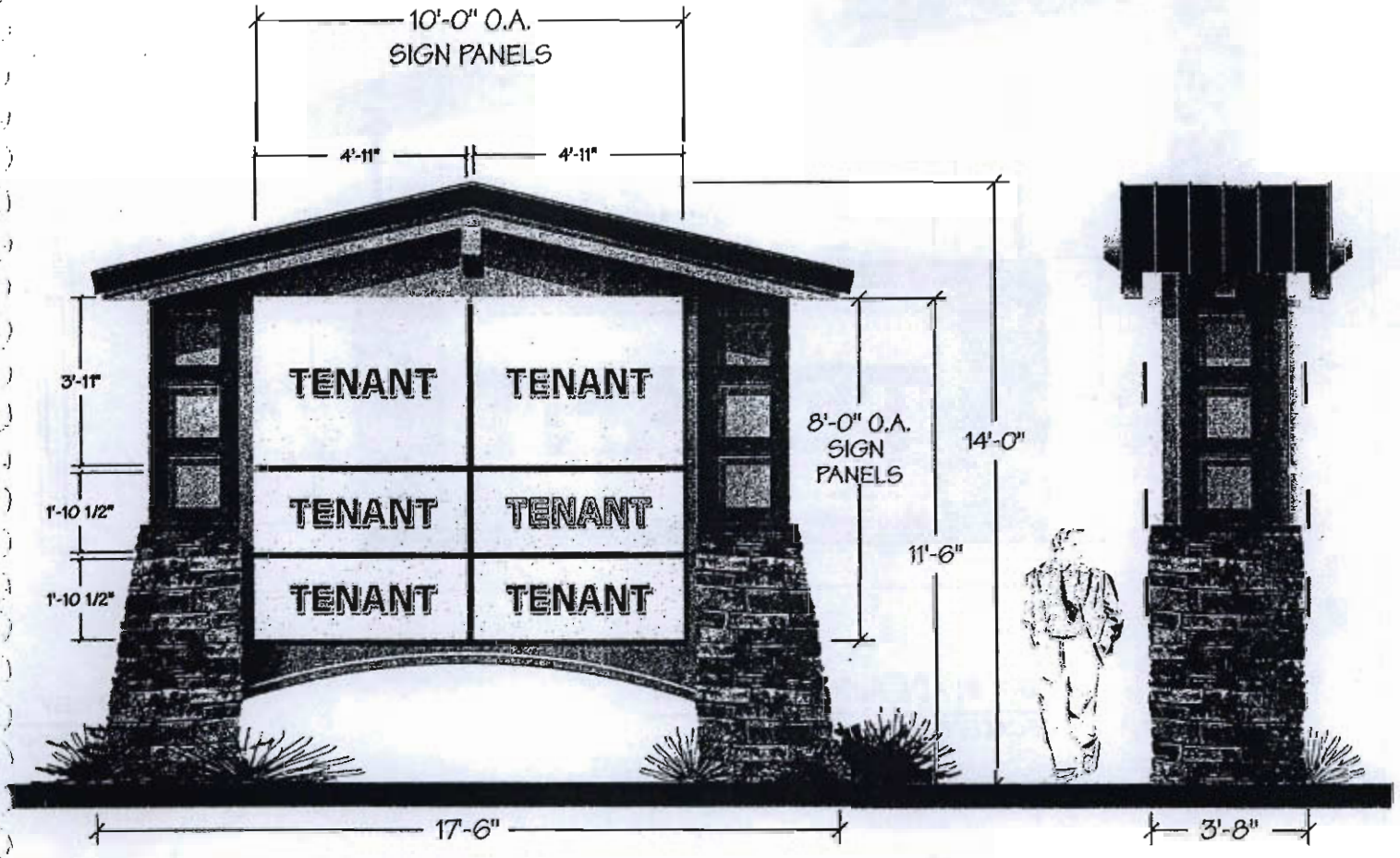
TITLE: TYPICAL BLADE SIGN

DESIGNER: Dan Horton
SALES: Paul Bleier

DESIGN NO: 2005-A-005
DATE: 11/01/05
SCALE: AS NOTED
REVISIONS:
SHEET NO: BS-1

© 2005, BLEIER INDUSTRIES, LTD. This drawing and the ideas expressed herein remain the confidential property of Bleier Industries, Ltd. This drawing and the ideas contained in it are not to be reproduced, copied or disclosed to any other person or entity without the express written permission of an officer of Bleier Industries, Ltd.

APPROVED BY: ☒



ST-1 Multi-Tenant Landmark Monument Sign

- **Tenant Panels will be 2" Pan-formed aluminum textured and painted.**
- **Tenant copy will be routed with white acrylic back-up, 3/8" FCO clear push-thru with first surface applied colored vinyl per tenant's color requirements.**
- **Illumination will be internal 800ma flourescent.**

Developer:
Vestar
3425 East Camelback Road • Suite 750 • Phoenix, Arizona 85018
PHONE: 602-954-0900

Architect:
Butler Design Group
Architects & Planners
5565 E. Van Buren St.
Suite 215
Phoenix, Arizona 85008
phone 602.957.1200
fax 602.957.1722

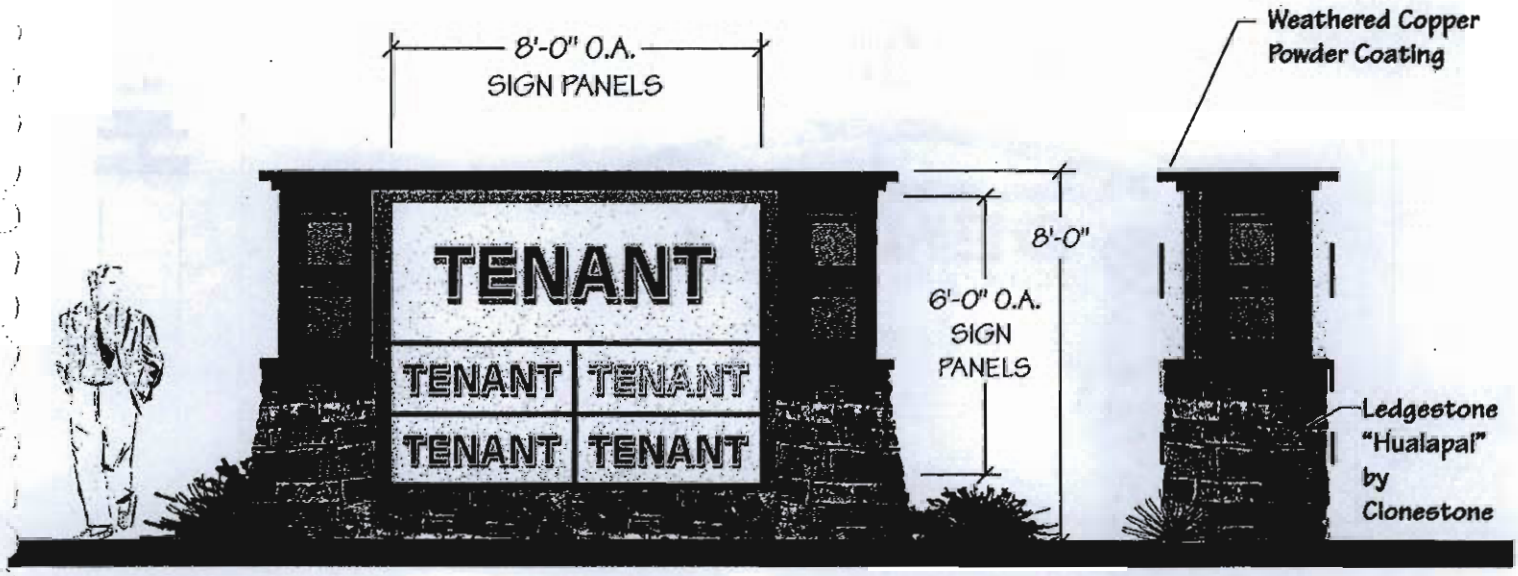
2030 WEST DESERT COVE AVE. • PHOENIX, ARIZONA 85029 • 602.944.3117 • FAX 602.395.0753 • SALES@BLEIERINDUSTRIES.COM

bleier INDUSTRIES

PROJECT:	Lake Pleasant Towne Center NWC Happy Valley Rd & Lake Pleasant Pkwy Peoria, Az
TITLE:	Monument Sign Elevation
DESIGNER:	Dan Horton
SALES:	Paul Bleier
DESIGN NO.	2005-A-005
DATE:	11/01/05
SCALE:	1/4" = 1'-0"
REVISIONS:	
SHEET NO.	ST 1

© 2005, BLEIER INDUSTRIES, LTD. The drawing and the ideas expressed herein, except the contractual property of Bleier Industries, Ltd. The drawing and the ideas contained in it, are not to be reproduced, copied or disclosed to any other person or entity without the express written permission of an officer of Bleier Industries, Ltd.

APPROVED BY:
☒



ST-2 Multi-Tenant Monument Sign

- Tenant Panels will be 2" Pan-formed aluminum textured and painted.
- Tenant copy will be routed with white acrylic back-up, 3/8" FCO clear push-thru with first surface applied colored vinyl per tenant's color requirements.
- Illumination will be internal 800ma flourescent.

Developer:
Vestar
2425 East Camelback Road • Suite 750 • Phoenix, Arizona 85016
PHONE: 602-648-0800

Architect:
Butler Design Group
Architects & Planners
5555 E. Van Buren St.
Suite 215
Phoenix, Arizona 85008
Phone 602.957.1800
Fax 602.957.7722

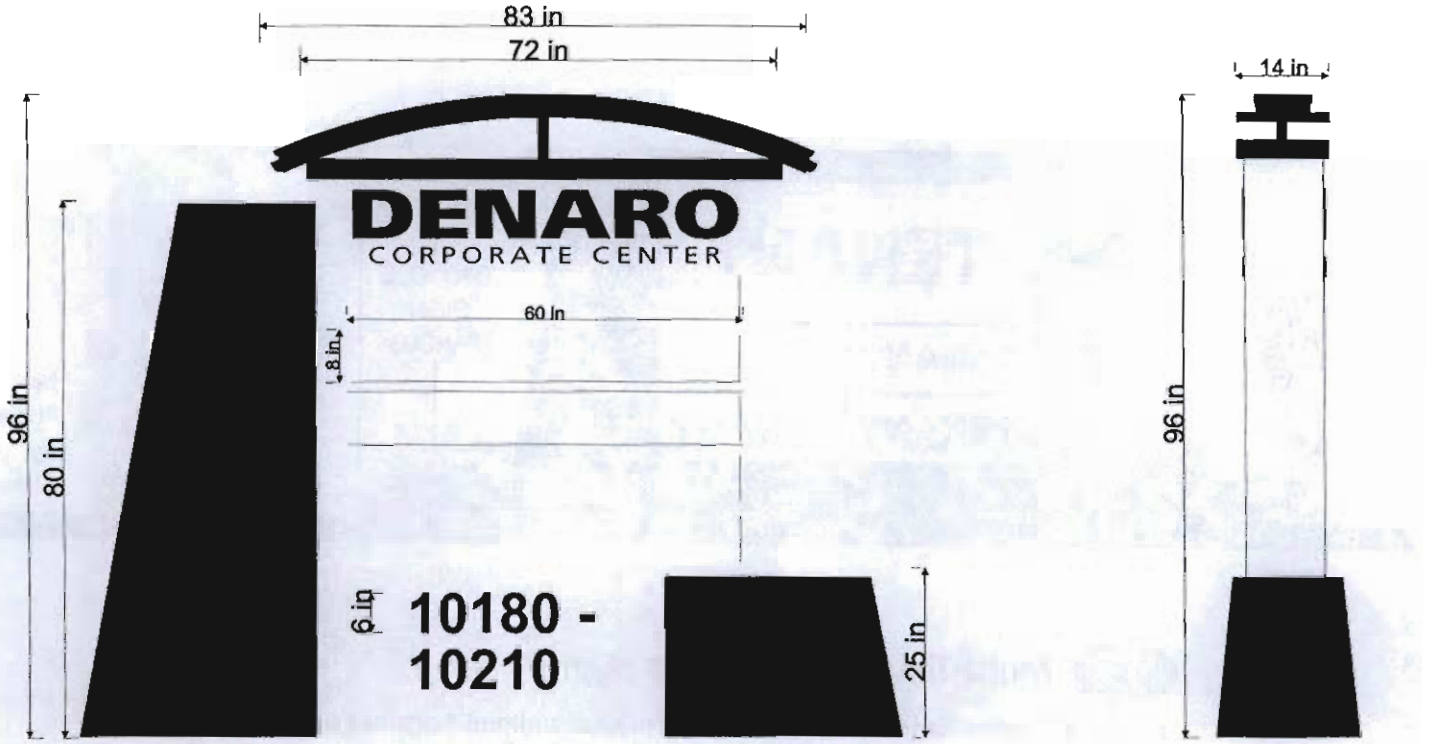
2030 WEST DESERT COVE AVE. • PHOENIX, ARIZONA 85029 • 602.944.3117 • FAX 602.395.0753 • SALES@BLEIERINDUSTRIES.COM

bleier INDUSTRIES

PROJECT:	Lake Pleasant Towne Center NWC Happy Valley Rd & Lake Pleasant Pkwy Peoria, Az
TITLE:	Monument Sign Elevation
DESIGNER:	Dan Horton
SALES:	Paul Bleier
DESIGN NO:	2005-A-005
DATE:	11/01/05
SCALE:	1/4" = 1'-0"
REVISIONS:	
SHEET NO:	ST 2

© 2005, BLEIER INDUSTRIES, LTD. This drawing and the ideas expressed herein, remain the confidential property of Bleier Industries, Ltd. This drawing and the ideas contained in it are not to be reproduced, copied or disclosed to any other person or entity without the express written permission of an officer of Bleier Industries, Ltd.

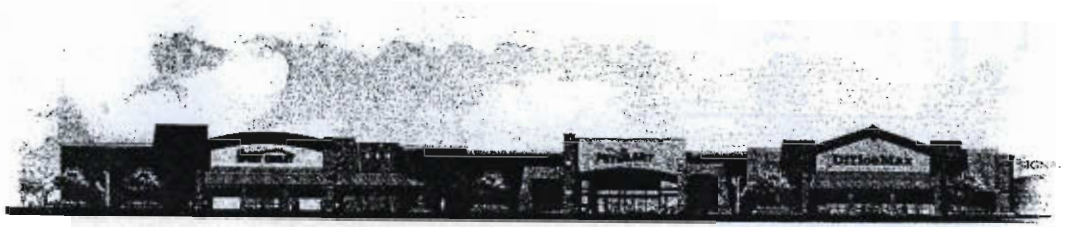
APPROVED BY:
☒



ST-2.5 Multi-Tenant Monument Sign
for Denaro Corporate Center,
located at the southwest corner of Lake Pleasant Towne Center

- This sign has been modified from the standard ST-2 to be more architecturally consistent with the Denaro Corporate Center.
- Tenant Panels will be 1 1/2" aluminum pans textured and painted.
- Tenant copy will be routed with acrylic back-up.
- Illumination will be internal white HO flourescent.

SIGN-A-RAMA WHERE THE WORLD GOES FOR SIGNS	Westside Sign-A-Rama 8345 W. Thunderbird Road, #112 Peoria, AZ 85381-3668 P: 623-979-5115 • F: 623-979-0204 info@WestsideSigns.com www.WestsideSigns.com	Companies: Essex	Project: Denaro Corporate Center NWC Happy Valley & Lake Pleasant Pkwy Peoria, AZ	Date: 6/18/08	Drawn By: Tom W.
		Sales Person: Ken Parsons		Scale: NA	ST-2.5



TYPICAL BUILDING SIGNAGE - MAJOR TENANT

BUILDING ELEVATION - MAJOR TENANTS

BUILDING ELEVATION CHARACTER - MAJOR TENANTS

Building-Mounted Wall Sign. A permanent sign attached to, painted on, or erected against the wall or fascia of a building with the exposed face of the sign in a plane parallel to the face of the wall or fascia.

a. The maximum aggregate sign area per suite or establishment shall be calculated by multiplying 1.5 times the length of the Major Tenant's business front footage without limitation as to maximum sign area and/or number of sign elements. Major Tenants occupying suites that afford sign placements on elevations other than the tenant's business front shall be permitted to calculate maximum aggregate sign area by multiplying 3.0 times the length of the tenant's business front footage. In no instance shall sign area placed on any single elevation exceed an aggregate sign area calculated by multiplying 1.5 times the length of the elevation upon which the sign(s) is/are installed. The allowable sign area may be placed onto any elevation affording sign placement.

b. For Major Tenants occupying less than ten thousand (10,000) square feet of floor area, the overall spread of letters shall not exceed 80% of the business front footage. The maximum total letter height shall be no greater than thirty-six (36") inches exclusive of logos.

c. For Major Tenants occupying ten thousand (10,000) square feet or more of floor area and less than thirty thousand (30,000) square feet of floor area, the overall spread of the letters shall not exceed 80% of the business frontage. The maximum total letter height shall be no greater than sixty (60) inches exclusive of logos.

For Major Tenants occupying thirty thousand (30,000) square feet or more of floor area, the overall spread of the letters shall not exceed 80% of the business frontage. The maximum total letter height shall be no greater than seventy two (72) inches exclusive of logos.

d. Such signs shall not project more than fourteen (14) inches from a wall or fascia.

e. Such signs may be illuminated only by internal or externally indirect lighting; no illuminated signage shall be placed on elevations directly facing abutting a residential district.

f. Sign permit required.

Developer:
Vestar
2425 East Camelback Road • Suite 750 • Phoenix, Arizona 85016
PHONE: 602-666-0900

Architect:
Butler Design Group
Architects & Planners
5555 E. Van Buren St.
Suite 215
Phoenix, Arizona 85008
phone 602-957-1500
fax 602-957-7722

2030 WEST DESERT COVE AVE. • PHOENIX, ARIZONA 85029 • 602.944.3117 • FAX 602.395.0753 • SALES@BLEIERINDUSTRIES.COM

bleier INDUSTRIES

Lake Pleasant Towne Center
NWC Happy Valley Rd &
Lake Pleasant Pkwy
Peoria, Az

Typical Building Elevations - Majors

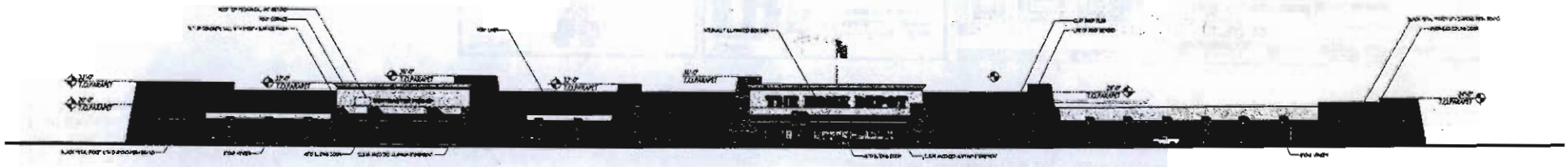
Dan Horton | Paul Bleier

2005-A-005 | 06/14/06

NTS

ELV-M1

APPROVED BY:



EAST ELEVATION

TYPICAL ANCHOR TENANT BUILDING SIGNAGE - THE HOME DEPOT

Building-Mounted Wall Sign. A permanent sign attached to, painted on, or erected against the wall or fascia of a building with the exposed face of the sign in a plane parallel to the face of the wall or fascia.

a. The maximum aggregate sign area per suite or establishment shall be calculated by multiplying 1.5 times the length of the Anchor Tenant's business front footage without limitation as to maximum sign area and/or number of sign elements. Anchor Tenants occupying suites that afford sign placements on elevations other than the tenant's business front shall be permitted to calculate maximum aggregate sign area by multiplying 3.0 times the length of the tenant's business front footage. In no instance shall sign area placed on any single elevation exceed an aggregate sign area calculated by multiplying 1.5 times the length of the elevation upon which the sign(s) is/are installed. The allowable sign area may be placed onto any elevation affording sign placement.

b. For Anchor Tenants occupying more than fifty thousand (50,000) square feet of floor area, the overall spread of letters shall not exceed 80% of the business front footage. The maximum total letter height shall be no greater than seventy-two inches (72") exclusive of logos.

c. Such signs shall not project more than fourteen (14) inches from a wall or fascia.

d. Such signs may be illuminated only by internal or externally indirect lighting; no illuminated signage shall be placed on elevations directly facing abutting a residential district.

e. Sign permit required.

Developer:
Vestar
2425 East Camelback Road • Suite 750 • Phoenix, Arizona 85016
PHONE: 602-955-0900

Architect:
Butler Design Group
Architects & Planners
5555 E. Van Buren St.
Suite 215
Phoenix, Arizona 85008
phone 602-957-1900
fax 602-957-7722

2030 WEST DESERT COVE AVE. • PHOENIX, ARIZONA 85029 • 602.944.3117 • FAX 602.395.0753 • SALES@BLEIERINDUSTRIES.COM

blelar INDUSTRIES

Lake Pleasant Towne Center
NWC Happy Valley Rd. &
Lake Pleasant Pkwy
Peoria, Az.

Typical Building Elevations - THD

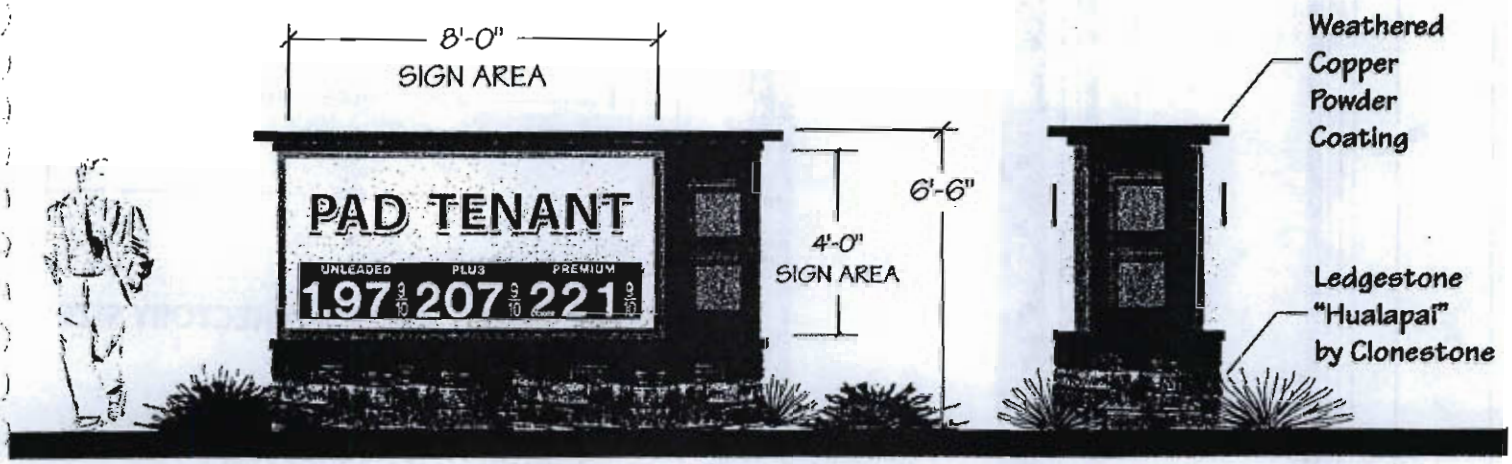
Dan Horton | Paul Bleier

2005-A-005 | 11/01/05

NTS

ELV-HD1

APPROVED BY:



ST-4 Gas Price Monument Sign

- Tenant Panels will be 2" Pan-formed aluminum textured and painted.
- Tenant copy will be routed with white acrylic back-up, 3/8" FCO clear push-thru with first surface applied colored vinyl per tenant's color requirements.
- Price change panels per tenant's requirements TBD.
- Illumination will be internal 800ma flourescent.

Developer:
Vestar
2425 East Camelback Road • Suite 750 • Phoenix, Arizona 85016
PHONE: 602-955-0900

Architect:
Butler Design Group
Architects & Planners
5555 E. Van Buren St.
Suite 215
Phoenix, Arizona 85008
phone 602-957-1600
fax 602-957-7722

2030 WEST DESERT COVE AVE. • PHOENIX, ARIZONA 85029 • 602.944.3117 • FAX 602.395.0753 • SALES@BLEIERINDUSTRIES.COM

bleier INDUSTRIES

PROJECT: Lake Pleasant Towne Center
NWC Happy Valley Rd & Lake Pleasant Pkwy
Peoria, Az

TITLE: Monument Sign Elevation

DESIGNER: Dan Horton
SALES: Paul Bleier

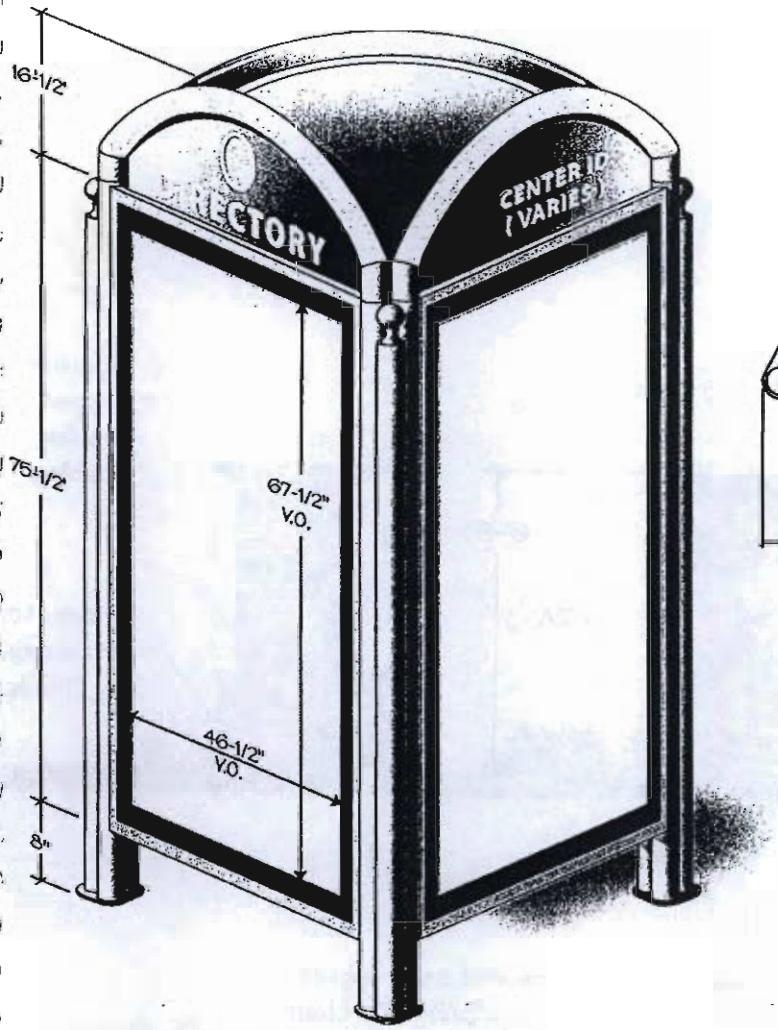
DESIGN NO: 2005-A-006
DATE: 11/01/05
SCALE: 1/4" = 1'-0"
REVISIONS:
SHEET NO: ST 4

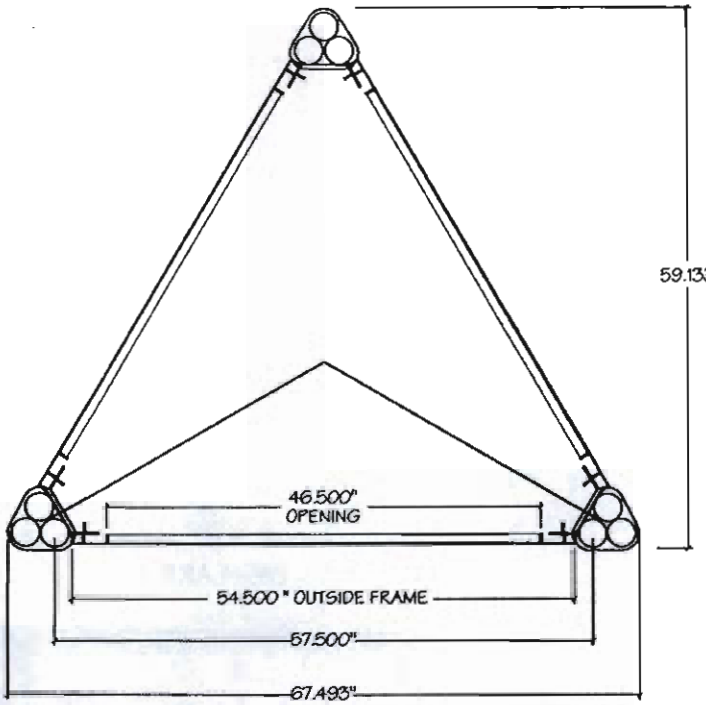
© 2005, BLEIER INDUSTRIES, LTD. The drawing and the ideas expressed herein remain the confidential property of Bleier Industries, Ltd. The drawing and the ideas contained herein are not to be reproduced, copied or disclosed to any other person or entity without the express written permission of an officer of Bleier Industries, Ltd.

APPROVED BY:

3 SIDED - 3 POST - PEDESTRIAN DIRECTORY

ISOMETRIC VIEW





FOOT PRINT - 3 SIDED - 3 POST - DIRECTORY SIZE

SCALE: 3/8" = 1'-0"

DIRECTORY UNIT FURNISHED BY VIACOM

SPECIFICATIONS

ELECTRICAL
BALLAST - 1190-12R (250 watts) OR 71A5793
LAMPS - (1) 250 watts INDOOR / OUTDOOR
VOLTS - 110-120
AMPS - NORMAL DRAW OF 2.3 AMPS

LIGHT BOX SECTION INCL. DOOR / FRAMES
DOOR/FRAMES - EXTRUDED ALUMINUM WELDED AND PAINTED
LIGHT BOX STRUCTURE FABRICATED STEEL (INDOOR),
STAINLESS STEEL (OUTDOOR) AND PAINTED.

UPRIGHT TUBING
3" OUTSIDE DIAMETER STEEL TUBING / INDOOR.
3" OUTSIDE DIAMETER STAINLESS TUBING / OUTDOOR.

ATTACHMENT OF TUBES TO LIGHT BOX
SCREW FROM INSIDE LIGHT BOX INTO STEEL TUBES.
(3) THREE SCREWS PER TUBE

ELECTRICAL FEED
FROM LOWER CORNER OF LIGHT BOX DOWN INSIDE
ONE TUBE THRU FLOOR PLATE AND CONNECTED
BY INSTALLERS TO FLOOR PLUG.
3 - PRONG PLUG SUPPLIED
WITH LINE CORD / INDOOR.
HARD WIRED / OUTDOOR.

GRAPHIC SIZE	VISUAL OPENING	NOTICE:
48" X 70"	46.50 X 67.50	COLORS TBD

2030 WEST DESERT COVE AVE. • PHOENIX, ARIZONA 85029 • 602.944.3117 • FAX 602.395.0753 • SALES@BLEIERINDUSTRIES.COM

bleier INDUSTRIES

PROJECT	DESIGN #	DATE
Lake Pleasant Towne Center NWC Happy Valley Rd & Lake Pleasant Pkwy Peoria, Az	2005-A-005	11/01/05
	SCALE: AS NOTED	REVISIONS: △
TITLE: PEDESTRIAN DIRECTORY	SHEET #: ST 5	
DESIGNER: R Contreras	DRAWN: Paul Bleier	

© 2005, BLEIER INDUSTRIES, LTD. This drawing and the ideas expressed herein, remain the confidential property of Bleier Industries, Ltd. This drawing and the ideas contained in it are not to be reproduced, copied or disclosed to any other person or entity without the express written permission of an officer of Bleier Industries, Ltd.

APPROVED BY: X

2030 WEST DESERT COVE AVE. • PHOENIX, ARIZONA 85029 • 602.944.3117 • FAX 602.395.0753 • SALES@BLEIERINDUSTRIES.COM

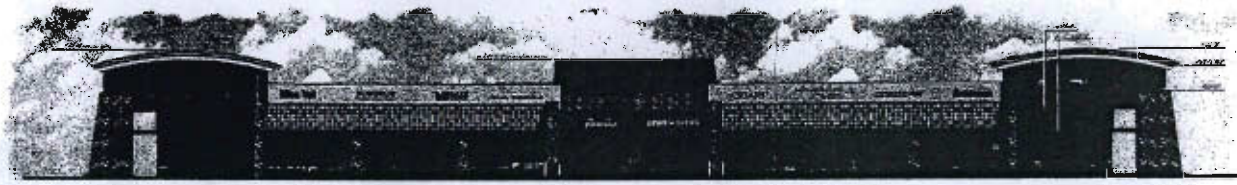
bleier INDUSTRIES

PROJECT	Lake Pleasant Towne Center NWC Happy Valley Rd & Lake Pleasant Pkwy Peoria, Az
TITLE	Marketing Sign
DESIGNER	RC
SALES	Paul Bleier
DESIGN NO.	2005-A-005
DATE	11/01/05
SCALE	3/8" = 1'-0"
REVISIONS	
SHEET NO.	TEMP-1

© 2005, BLEIER INDUSTRIES, LTD. This drawing and its ideas expressed herein, remain the confidential property of Bleier Industries, Ltd. This drawing and the ideas contained in it are not to be reproduced, copied or disclosed to any other person or entity without the express written permission of an officer of Bleier Industries, Ltd.

APPROVED BY:

☒



BUILDING ELEVATION CHARACTER

Building-Mounted Wall Sign. A permanent sign attached to, painted on, or erected against the wall or fascia of a building with the exposed face of the sign in a plane parallel to the face of the wall or fascia.

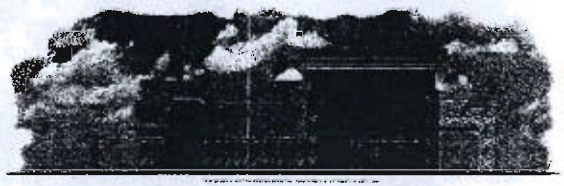
a. The maximum aggregate sign area per suite or establishment shall be calculated by multiplying 1.5 times the length of the Pad and/or Shop Tenant's business front footage without limitation as to maximum sign area and/or number of sign elements. Pad and Shop Tenants occupying suites that afford sign placements on elevations other than the tenant's business front shall be permitted to calculate maximum aggregate sign area by multiplying 3.0 times the length of the tenant's business front footage. In no instance shall sign area placed on any single elevation exceed an aggregate sign area calculated by multiplying 1.5 times the length of the elevation upon which the sign(s) is/are installed. The allowable sign area may be placed onto any elevation affording sign placement. As a minimum allowance, tenants with less than 33 feet of business front footage shall be permitted a minimum of fifty (50) square feet of sign area.

b. The overall spread of letters shall not exceed 80% of the business front footage. For Pad Tenants, the maximum total letter height shall be no greater than thirty-six (36") inches exclusive of logos. For Shop Tenants, the maximum total letter height shall be no greater than twenty-four (24") inches exclusive of logos.

c. Such signs shall not project more than fourteen (14) inches from a wall or fascia.

d. Such signs may be illuminated only by internal or externally indirect lighting; no illuminated signage shall be placed on elevations directly facing abutting a residential district.

e. Sign permit required.



TYPICAL BUILDING SIGNAGE - SHOP TENANTS

BUILDING ELEVATION - SHOP TENANTS

Developer:
Vestar
2425 East Camelback Road • Suite 750 • Phoenix, Arizona 85016
PHONE: 602-955-0900

Architect:
Butler Design Group
Architects & Planners
5555 E. Van Buren St.
Suite 215
Phoenix, Arizona 85008
phone 602-957-1500
fax 602-957-7772

2030 WEST DESERT COVE AVE. • PHOENIX, ARIZONA 85029 • 602.944.3112 • FAX 602.395.0753 • SALES@BLEIERINDUSTRIES.COM

bleier INDUSTRIES

Lake Pleasant Towne Center
NWC Happy Valley Rd &
Lake Pleasant Pkwy
Peoria, AZ

Typical Building Elevations - Shops

Dan Horton | Paul Bleier

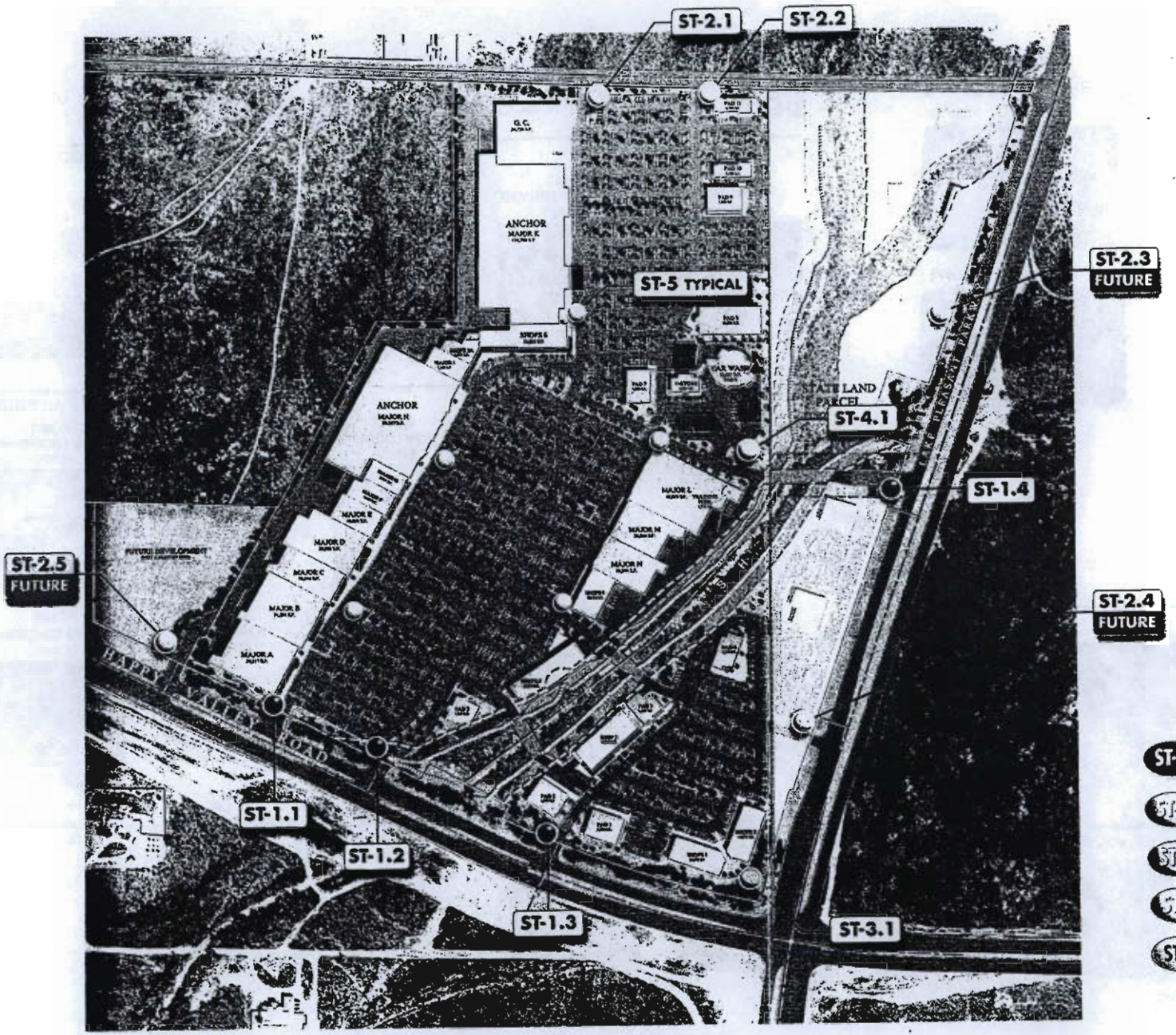
2005-A-005 | 05/02/05

NTS

ELV-S1

© 2005, BLEIER INDUSTRIES, LTD.
This drawing and the design contained herein, is the exclusive property of Bleier Industries Ltd. Any publication of this drawing or the design contained in it, in any form, is expressly prohibited. This drawing is not to be reproduced, copied or disclosed to any other person or entity without the written permission of Bleier Industries, Ltd.

APPROVED BY:



ST-1 Multi-Tenant Landmark Monument Sign

ST-2 Multi-Tenant Monument Sign

ST-3 Center ID Sign / Entry Feature

ST-4 Gas Price Monument Sign

ST-5 Pedestrian Directory

Developer
Vestar
8425 East Camelback Road • Suite 750 • Phoenix, Arizona 85018
PHONE 602-808-8900

Architect
Butler Design Group Inc.
Architects & Planners
5555 E. Van Buren St.
Suite 215
Phoenix, Arizona 85008
phone 602-957-1900
fax 602-957-1732

bleier INDUSTRIES
2030 WEST DESERT COVE AVE.
PHOENIX, ARIZONA 85029
602.944.3117
FAX 602.396.0753
SALES@BLEIERINDUSTRIES.COM

Lake Pleasant Towne Center
NWC Happy Valley Rd &
Lake Pleasant Pkwy
Peoria, Az

Site Plan

Dan Horton	Paul Bleier
2005-A-005	11/01/05
NTS	
SP 1	

© 2005, BLEIER INDUSTRIES, LTD.

APPROVED BY:

X

DE6201
RATTAN BASKET
LRV 27

DEC776
COURTYARD GREEN
LRV 25

DE6129
RUSTIC TAUPE
LRV 47

DE6137
TAN PLAN
LRV 35

DE6111
S'MORES
LRV 23

DE6083
BADLANDS SUNSET
LRV 16

DE6122
DRY CREEK
LRV 55

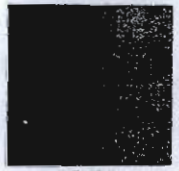
DE6132
BIG STONE BEACH
LRV 16

DE6138
DARK SEPIA
LRV 26

DE6202
COCONUT SHELL
LRV 20

DE6076
WANDERING ROAD
LRV 16

DE6074
FRONTIER LAND
LRV 37



DE6075
WOOD LAKE
LRV 24

PRIMARY E.I.F.S. COLORS

DEA188
BLACK BAY
LRV 7

DEA176
IRON RIVER
LRV 8

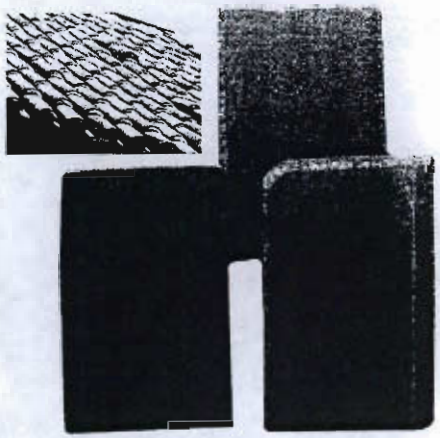
DE6014
DARK CHOCOLATE
LRV 7

DEC756
WEATHERED BROWN
LRV 8

DE6399
MOLASSES
LRV 7

ACCENT COLORS

NATURALLY WEATHERED COPPER



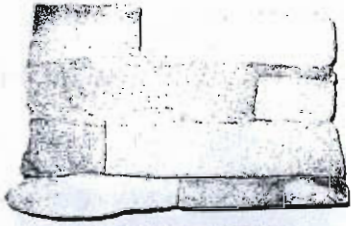
ROOF TILE

OLD SAHUARO BLEND
by M.C.A.

CLIFFSIDE BROWN

KAHLUA

COLORED CONCRETE



LEDGESTONE - "HUALAPAI"
by CLONESTONE

STONE

AUTUMN
by SUPERLITE

COCOA BROWN
by SUPERLITE

HARVEST BROWN
by SUPERLITE

PLUM
by SUPERLITE

PLUM
by TRENDSTONE

PEBBLE BEACH
by TRENDSTONE

MASONRY

VESTAR DEVELOPMENT

LAKE PLEASANT TOWNE CENTER
PEORIA, ARIZONA

Z03-04A.4

Z03-04A.4
EXHIBIT C

LAKE PLEASANT TOWNE CENTER

PLANNED AREA DEVELOPMENT

NWC LAKE PLEASANT PARKWAY AND HAPPY VALLEY ROAD

ORIGINAL APPLICATION

Case # **Z03-04**

APPROVED BY PEORIA CITY COUNCIL

December 16, 2003, Ordinance 03-183

Subject to Stipulations A-N

AREA

86.7 Acres (Original PAD)

+ 3.4 Acres (Z03-04A.4)

= 90.1 Acres (Total PAD)

PLANNED AREA DEVELOPMENT APPROVAL

P/Z Commission Date 7/16/2009

City Council Approval Date 8/25/2009

L Boik

Planner

AMENDMENTS

Z03-04A.1, Exhibit F (Signs): 11/4/2005 [minor]

Z03-04A.2, Amend Exhibit F (Letter Height): 10/11/2006 [minor]

Z03-04A.3, Amend Exhibit F (Additional Sign): 6/24/2008 [minor]

Z03-04A.4, Add 3.4 Acres – Lake Pleasant Medical Center: [major]

RECEIVED
MAY 2009
Z03-04A.4
2

LAKE PLEASANT MEDICAL CENTER DEVELOPMENT TEAM

OWNER

Phillip Denaro, Jr.
PAL, L.L.C.
10210 W. Happy Valley Road
Peoria, AZ 85383
Tel: 602-770-8996
Fax: 623-889-7370
essex@qwestoffice.net

AMEC

Team Lead
Julie DiMaria
AMEC Mines & Minerals
2001 W. Camelback Road, Suite 300
Phoenix, Arizona 85015
Tel: 602.343.2400
Fax: 602.343.2499
Cell: 602.882.4453
julie.dimaria@amec.com

Project Manager
Todd Farmer, P.E.
AMEC Infrastructure
4435 E. Holmes Avenue
Mesa, Arizona 85206
Tel: 480.648.3117
Fax: 480.830.3903
todd.farmer@amec.com

Traffic Engineer
Kimberly Carroll, P.E., P.T.O.E.
AMEC E & E
Traffic Engineering Manager
2001 W. Camelback Road, Suite 300
Phoenix, Arizona 85015
Tel: 602.343.2400
Fax: 602.343.2499
Kim.Carroll@amec.com

Land Planner
Steven Bacs, AICP
AMEC Earth & Environmental
1405 West Auto Drive
Tempe, Arizona 85284
Tel: 480.940.2320
Fax: 480.785.0970
Cell: 602.329.0929
steven.bacs@amec.com

Environmental Planner
Marcie Martin
AMEC Earth & Environmental
1405 West Auto Drive
Tempe, Arizona 85284
Tel: 480.940.2320
Cell: 602.821.0786
Fax: 480.785.0970
marcie.martin@amec.com

BUTLER DESIGN GROUP

Designer/Architect
Rick Butler
Butler Design Group
5555 E. Van Buren Street, Suite 215
Phoenix, AZ 85008
Tel 602.957.1800
Fax 602.957.7722
RButler@butlerdesigngroup.com

Project Manager
Todd Lawrence
Butler Design Group
5555 E. Van Buren Street, Suite 215
Phoenix, AZ 85008
Tel 602.957.1800
Fax 602.957.7722
toddl@butlerdesigngroup.com

ORIGINAL LAKE PLEASANT TOWNE CENTER DEVELOPMENT TEAM

Developer/Applicant:
Vestar Development Company
2425 E Camelback Road, Suite 750
Phoenix, Arizona 85016
(602-866-0900)

Property Owner:
Brophy College Preparatory
4701 N Central Avenue
Phoenix, Arizona 85012
(602-264-5291)

Property Owner:
Arizona State Land Department
1616 West Adams Street
Phoenix, Arizona 85007
(602-364-2720)

Planner/Landscape Architect:
Butler Design Group
3020 E. Camelback Road, Suite 215
Phoenix, Arizona 85016
(602-957-1800)

Engineer
CMX Group, Inc.
7740 N 16th Street, Suite 100
Phoenix, Arizona 85020
(602-567-1900)

Attorney:
Earl, Curley & Lagarde
3101 N. Central Avenue, Suite 1000
Phoenix, Arizona 85012
(602-265-0094)

Signage Consultant:
Bleier Industries, Ltd.
2030 W. Desert Cove
Phoenix, Arizona 85029
(602-944-3117)

TABLE OF CONTENTS

Page

Introduction 1
General Plan 1
Conceptual Plan 2
Development Standards 4
Permitted Uses 4
Prohibited Uses 4
Design Guidelines 5
Grading and Drainage 5
Public Utilities and Services 5
Phasing 5
Stipulations Approved by City Council 6

Exhibits

Vicinity Map ..... EXHIBIT A
General Plan Map ..... EXHIBIT B
Activity Nodes Map ..... EXHIBIT C
Conceptual Site Plan ..... EXHIBIT D
Conceptual Architectural Elevations ..... EXHIBIT E
Comprehensive Sign Plan ..... EXHIBIT F
Lake Pleasant Medical Center Conceptual Site Plan ..... EXHIBIT G
Lake Pleasant Medical Center Conceptual Landscape Plan ..... EXHIBIT H
Lake Pleasant Medical Center Conceptual Architectural Elevations ..... EXHIBIT I
Lake Pleasant Medical Center Legal Description ..... EXHIBIT J

LAKE PLEASANT TOWNE CENTER PAD NARRATIVE
AMENDMENT TO ADD 3.4 ACRE
LAKE PLEASANT MEDICAL CENTER PARCEL

Introduction

This is a request to add 3.4 acres to the original 86.7 acre Lake Pleasant Town Center PAD and rezone these 3.4 acres of land from SR-43 to Planned Area Development (PAD) consistent with the Lake Pleasant Towne Center PAD. The proposed PAD includes a conceptual plan for a two story medical office building, related parking, and landscaping. The addition of this 3.4 acre parcel (to the 20.13 gross acre triangular-shaped located along the Lake Pleasant Parkway frontage that is owned by the State of Arizona as a State Trust Land parcel and a second parcel that is a 64.52-acre parcel contiguous to the State Trust Land parcel's west property line and was owned by Brophy College Preparatory) will create a total 90.1 acre PAD.

The 90.1 acre PAD property is located on the northwest corner of Lake Pleasant Parkway and Happy Valley Road (see Vicinity Map, Exhibit A). The additional 3.4 acre parcel fronts Happy Valley Road just west of the existing Denaro Corporate Center. The State Trust Land parcel fronts Lake Pleasant Parkway. The adjacent Brophy-parcel fronts the Happy Valley Road on the south and Yearling Road on the north. The Brophy parcel also has an access easement through the State Trust Land parcel to Lake Pleasant Parkway. The PAD is needed to combine commercial uses parcels under different ownership and to accommodate unusual topography. The site is traversed from northeast to southwest by a large wash. However, this wash does not directly affect the 3.4 acre Lake Pleasant Medical Center parcel.

General Plan

This PAD request is consistent with the Peoria General Plan (see General Plan Map, Exhibit B). The General Plan Land Use map identifies the site for Community Commercial development. The General Plan describes Community Commercial as typically consisting of larger shopping centers and districts that have a wider variety of goods and services than the neighborhood shopping areas, to include office buildings such as that proposed for the additional 3.4 acre addition to this PAD. The PAD request is also consistent with the Lake Pleasant Parkway Corridor Specific Area Plan that identifies the intersection of Happy Valley Road and Lake Pleasant Parkway as a Community Activity Node per Policy D-2.2 (see Activity Nodes Map, Exhibit C). A Community Activity Node has a radius of approximately one-quarter mile, and includes local commercial retail opportunities with a service area up to 10 miles. Policy A-1.2 allows access points with median breaks at quarter mile intervals with right-in and right-out access allowed as determined by the City Engineer. Objective D-5 encourages and promotes non-residential development within the corridor where such development is consistent with the Goals, Objectives and Policies of the Plan. The project will develop according to the Suburban Cross-Section as described in the Lake Pleasant Parkway Corridor Specific Area Plan and the Happy Valley Road Plan.

The Economic Development Element of the General Plan includes Goals, Objectives and Policies to increase economic prosperity for Peoria citizens and businesses. Objective E-1 seeks to reduce retail trade leakage, and Policy E-la suggests that the City create commercial nodes in strategic locations. The proposed community commercial center at the subject site will draw retail support from populations outside Peoria to the east and west. The proposed PAD could add 1,167 new jobs to the City, which will positively impact the jobs to population ratio and the City's retail sales tax base. The additional 3.4 acres will host a nearly 25,000 square foot office building that will employ nearly 46 employees when it is fully leased out.

Conceptual Plan

The additional 3.4 acre site plan shows the concept of a new 2-story medical office building containing 24,800 square feet (see Conceptual Site Plan, Exhibit G). The site will accommodate the required 157 parking spaces, a 30 foot setback on two sides not abutting existing office, and provide plenty of opportunity for retention and landscaping/screening.

The original PAD conceptual plan illustrates the potential for a combination of neighborhood level retail and community neighborhood level retail shopping (see Conceptual Site Plan, Exhibit D). The site plan illustrates a combination of a community shopping center with five major tenants on the Brophy-parcel, and six freestanding retail pads on the State Trust Land parcel.

The conceptual plan illustrates how the site can be developed with community and neighborhood level retail uses (as well as office uses) on parcels under separate ownership. It is the intent of the conceptual site plan to show how the shopping center (Brophy-parcel), the freestanding retail pads (State Trust Land parcel), and the additional 3.4 acre (Lake Pleasant Medical Center parcel) can be developed together or independently. Due to the legal responsibilities assigned to the State Land Department for management of the State Trust Land parcel, the State Trust Land parcel needs to have the ability to develop as an independent parcel. The State Trust Land parcel may develop on its own or as part of the larger shopping center shown on the Brophy-parcel depending on the needs of the Trust. As of this writing, the Brophy parcels are mostly developed and fully built-out.

The conceptual plan must take into consideration the topography and washes that pass through the site. The site's topography and orientation to arterials creates the need for a circulation system that: provides access from perimeter streets into the shopping center; allows circulation between retail components on both sides of the wash; and allows access to freestanding retail pads that are isolated from the shopping center by the wash. The design challenge is to honor the City's access policies for Lake Pleasant Parkway but also to provide access to all retail uses. The conceptual circulation allows the State Trust Land parcel to develop independently, or be integrated with the adjacent commercial center on the Brophy-parcel.

This circulation system proposes a variety of access points into the center and freestanding retail pads. A collector street (Yearling Road) is proposed along the north property line of the PAD. This collector street allows northern access driveways into the shopping center and retail pads. It also provides future access to planned residential properties to the west. As a collector-street, Yearling Road intersects with Lake Pleasant Parkway at one of the City's planned median break points. Major entrances to the shopping center are designated off of Lake Pleasant Parkway and off of the Happy Valley Road connector to Loop 303. The shopping center site has a vehicular access easement across the State Land parcel for direct access to Lake Pleasant Parkway at a planned median break location. The driveway entrances into the shopping center pull traffic off the arterials into an internal circulation system that allows access to all portions of the shopping center and freestanding retail pads on both sides of the wash. The internal circulation includes three bridged crossings over the wash to connect the commercial parcels. A series of smaller right-in and right-out only access entry drives are added off of the north collector street, Lake Pleasant Parkway and Happy Valley Road connector to evenly disperse traffic flow into and out of the shopping center and the freestanding retail pads.

Access for the 3.4 acre Lake Pleasant Medical Center parcel will be provided along Happy Valley Road. In addition access to the east of the parcel will connect the existing Denaro Corporate Center with the new 3.4 acre parcel parking lot. This will allow access (although indirect) from Lake Pleasant Parkway and Yearling Road.

The conceptual plan accommodates non-vehicular access through the site per the policies in the General Plan. An equestrian trail is planned through the site, in the bottom of the wash, to allow equestrian access to points north and south of the site. A multi-use trail is planned through the site along

the top of the wash's west back to allow pedestrian access to points north and south of the site. Appropriate pedestrian walkways will link retail components of the shopping center, and provide walkways from parking lots to major retail stores.

The plan provides generous landscape setbacks along Lake Pleasant Parkway and Happy Valley Road. There is a planned 30-foot landscape buffer along Lake Pleasant Parkway and a 15-foot landscape buffer along Happy Valley Road. Additional design elements will be added along the street frontages including appropriate landscape berms and/or screen walls to hide parked vehicles from visibility. Entrance drives will be improved with enhanced decorative payers. Major entrances will include landscape medians.

The Landscape Ordinance requires 20-percent of the net site area to be landscaped with 5-percent of the net site to be open space. The conceptual plan illustrates there is significant potential to provide landscaping along the perimeter of the site, adjacent to the wash, in parking lots and adjacent to retail buildings and shops. The Lake Pleasant Medical Center will be landscaped in a similar fashion with the same plant palette as the original PAD (see conceptual Landscape Plan, Exhibit H). The Lake Pleasant Medical Center development will follow the Master Conservation Plan as approved by the City of Peoria for this portion of the amended PAD. Any native plants located on the site that are required to be salvaged by either state or local statute, will be replanted on the site upon completion and final landscaping of the project. The salvaged native plants will be maintained in an irrigated nursery adjacent to the site during construction. "The property owners for the commercial uses will maintain all on-site landscaping including perimeter rights-of-way.

The medical office building located on the 3.4 acre parcel will be designed to be architecturally cohesive with those office buildings already constructed in the PAD such as the existing Denaro Corporate Center. Conceptual architectural elevations for the center (see Conceptual Architectural Elevations, Exhibit I) illustrate the quality and character intended for this shopping center (see Conceptual Architectural Elevations, Exhibit E). The conceptual elevations illustrate the use of desert colors and a variety of materials including stucco, stacked stone, tile roof, and wood accents. The elevations provide variety to break up size and scale through the use of battered walls, towers, different roof heights, arches, gable ends, parapets, ells to provide relief and depth, sconce lights, and varied column designs with different roof overhang designs for shade.

The commercial uses on the 3.4 acre Lake Pleasant Medical Center parcel, the State Trust Land parcel and the Brophy-parcel will be consistent with the permitted, conditional and accessory uses listed in the C-2 base-zoning district. The architecture and design of the commercial buildings will comply with the City's Design Review Manual for Non-Residential uses. The Lake Pleasant Medical Center, State Trust Land parcel and the Brophy-parcel will be developed and phased separately or together depending on market demand and the successful bidder at the public auction of the State Trust parcel.

Development Standards

The development standards for the property are in accordance with the C-2 base district or as amended in the following Development Standards Table:

Land Use	*Minimum Lot Size*	*Max Lot Width*	*Minimum Setbacks for Principal Buildings (ft)*					*Maximum Building Height*	*Max % Lot Coverage*
			Front	*Least Side*	*Total Sides*	*Rear*	*Perimeter*		
Commercial	10 acres	NR	30-Feet	*	*	20-Feet*	30-Feet*	48-Feet	NR
Office	1 acre	NR	30-feet	*	*	20-Feet*	30-Feet*	2-Stories or 48-Feet**	NR

*No side or rear yards are required along interior lot lines, except as required in the Building Code.
** For office buildings adjacent to residential parcels, the 1:3 step-back provision does not apply

- Site Plan Review approval is required for principal and accessory buildings in accordance with Article 14-32 of the Zoning Ordinance.
- Parking and Loading Requirements are required in accordance with Article 14-23 of the Zoning Ordinance.
- Signs are allowed in accordance with EXHIBIT F.
- Landscaping will comply with Article 14-35 of the Zoning Ordinance.

Permitted Uses

For commercial uses: permitted, conditional and accessory uses listed in C-2 under Article 14-9 of the Zoning Ordinance, including grocery stores and big box stores with garden centers. Outdoor uses as permitted under Article 14-9.F of the Zoning Ordinance.

Prohibited Uses

- Adult Uses
- Ambulance Service Facility
- Auto Parking Lot or Garage as a Principle Use
- Bus Terminals
- Binding Companies and Non-Chartered Financial Institutions
- Convention Centers and Exhibition Halls
- Golf Course - Regulation
- Monument Sales
- Nursing or Convalescence Home, Long Term Care Facilities
- Palm Readers, Phrenologists, Fortune Tellers and Astrologers
- Pawn Shops
- Plasma Center, Tattoo and Body Piercing Studios
- Public School or Charter Schools
- Resorts
- Recycling Collection Points
- Loose, Bulk or Un-bagged Retail Decorative Rock Sales
- Sales and Storage of Grain, Feed, Seed, Fertilizer, Farm and Garden Supplies
- School Bus Parking and Maintenance
- Wedding and Reception Center

Design Guidelines

Development within the PAD shall comply with the City of Peoria Design Review Manual for the appropriate Non-Residential uses in terms of Architectural Design, Site Design, Landscape Design, and Quantitative Guidelines.

Grading and Drainage

The PAD site slopes from northeast to southwest. On-site retention basins approved in Site Plan Review shall accommodate all storm water drainage required by the City. Drainage will be designed to accommodate 100-year, 2-hour storm events.

Public Utilities and Services

There is an existing 30-inch water line available to the site in Lake Pleasant Road. There are no other existing utilities immediately adjacent to the site. There are two paved travel lanes along Lake Pleasant Parkway. The Happy Valley Road connector to Loop 303 is scheduled for completion in March 2004. The developer will provide street and utility services so the site when the site is developed as required by the City.

Sewer	City of Peoria
Water	City of Peoria
Electricity	Arizona Public Service
Telephone	Qwest Communications
Cable TV	Cox Communications
Gas	Southwest Gas Company
Refuse	City of Peoria
Fire and Emergency	City of Peoria
Police	City of Peoria

As of this writing, the Lake Pleasant Parkway has been fully improved and dry utilities have been developed through out the Lake Pleasant Towne Center. The 3.4 acre Lake Pleasant Medical Center parcel will utilize the existing water lines available within the Lake Pleasant Towne Center development. The Lake Pleasant Medical Center will also utilize the existing sewer line located in the Lake Pleasant Towne Center or the existing sewer within the Tierra Del Rio development to the west of the site, depending on final site elevations and final sewer capacity analysis. In addition the City of Peoria will provide sanitation and refuse removal, fire protection, and police protection for the Lake Pleasant Medical Center.

Phasing

The PAD will be developed as determined by market demand. The necessary onsite and offsite improvements will be determined during Site Plan Review in accordance with City of Peoria Ordinances, Guidelines or stipulations. However, the 3.4 acre Lake Pleasant Medical Center parcel will be developed as one phase.

Stipulations Approved by City Council

On December 16, 2003 the Peoria City Council approved Case Z 03-04, Northwest Corner of Lake Pleasant Parkway and Happy Valley Road, Ordinance 03-183, subject to the following conditions:

a. The development shall conform to the approved Lake Pleasant Towne Center Standards and Guidelines Report stamp dated August 14, 2003.

b. All Engineering Improvement plans shall comply with the City of Peoria requirements. Refer to the Infrastructure Guide.

c. The Developer shall be required to construct the half-street on Yearling with intersection improvements as approved in a Traffic Impact Analysis (TIA), which will be submitted by the applicant. Additional right-of-way (ROW) dedication may be required near the intersection of Yearling and Lake Pleasant Parkway to provide for proper intersection geometrics as approved by the TIA.

d. The Developer shall dedicate 75-feet half-street ROW on Lake Pleasant Parkway and an additional 40-foot temporary construction easement may be required to accommodate the slopes of Lake Pleasant Parkway. The temporary construction easement shall remain in place until the site's development improvements adjacent to the temporary easement are constructed and thereby eliminate the continued need for the temporary construction easement. The Developer may be required to dedicate additional ROW per the approved TIA to allow for deceleration or right turn lanes at driveways or street intersections with Lake Pleasant Parkway. The additional ROW shall not exceed 12-feet in width. The additional 12-foot ROW may be provided as a roadway/Peoria utility easement.

e. This development shall be responsible for a pro-rated contribution for the signal at Yearling and Lake Pleasant Parkway based on the approved TIA.

f. There shall be a full median break on Lake Pleasant Parkway at the Yearling alignment. One additional full median break will also be allowed on Lake Pleasant Parkway between Yearling and Happy Valley Road. A signal may be permitted at this additional median break if necessary as determined by a future traffic study by the developer and as approved by the City Engineer.

g. There is currently a NVAE along Happy Valley Road. until such time as this NVAE is abandoned, there shall be no access on to Happy Valley Road.

h. A TIA for the site shall be submitted with the site plan and or Preliminary Plat. The TIA shall determine the driveway locations on the Yearling Alignment (Northern Boundary) and on Lake Pleasant Parkway.

i. The developer shall dedicate easements and construct trails as shown on the Trails Master Plan.

j. A Preliminary Drainage Report must be submitted with the site plan and or Preliminary Plat. This report must provide calculations and exhibits showing the 100-year, 2-hour storm water storage facilities, the 404 jurisdictional limits of the washes, and the 100-year high water elevation for the washes.

k. A Preliminary Drainage Report must be submitted with a site plan and/or Preliminary Plat. The residential portion of the project will provide 100-year, 2-hour storm water retention. The commercial portion will be required to detain flows such that the post-development peak hour flows do not exceed the pre-development peak hour flows based on a 100-year, 2-hour storm event. In addition, the report shall show that downstream drainage structures from the site to the Agua Fria River are not negatively impacted by the post-development, 100-year, 6-hour storm event.

l. The Developer shall construct a 16-inch waterline along Lake Pleasant Parkway, parallel to the existing 30-inch waterline, from the existing stub at Happy Valley Road to the existing stub at Jomax. The applicant is eligible for repayment per the repayment agreement identified by City Ordinance.

m. The PAD shall be revised to reflect the approved stipulations and any amendments to the legal description.

n. At the time of the Site Plan and Design Review Approval — the development shall exceed the City of Peoria requirements for the buildings.

Note: The 3.4 acre Lake Pleasant Medical Center parcel shall conform to all stipulations set out in the original Lake Pleasant Towne Center PAD as reflected above.

EXHIBIT F

Comprehensive Sign Plan
Lake Pleasant Towne Center

1. **Freestanding Monument Signs.**

   Signs identified as 'Multi-Tenant Landmark', 'Multi-Tenant' and 'Gas Price' monument signs are included in this category. Center Identification Entry Feature Wall as identified herein are addressed separately and do not count toward the allowance for freestanding signs. Refer to the following attachments for additional information: Material Palette, Freestanding Sign Matrix, Site Plan (SP 1), Freestanding Sign Elevations (ST 1, ST 2, ST2.5, ST 4. ST 5, and Temp 1), Typical Building Elevations, and Blade Sign BS-1.

   a. Number of signs permitted. A total of ten (10) freestanding monument signs are permitted as illustrated on attachment drawing SP1

   Permitted Freestanding Monument Signs

	Happy Valley Rd.	*Yearling Rd.*	*Lake Pleasant Pkwy*
Landmark (ST 1)	Three (3)	-0-	One (1)
Multi-Tenant (ST 2)	One (1)	Two (2)	Two (2)
Gas Price Sign (ST 4)	-0-	-0-	One (1)

   b. Development Standards

	Landmark (ST 1)	*Multi-Tenant (ST 2 & ST 2.5)*	*Gas Price Sign (ST 4)*
Maximum Area Sign Panels (SF)	80	48	32
Maximum Height (Feet)	14	8	6.5
Setback from Property Line (Feet)	1	1	1

   c. All such signs shall have monument-type bases utilizing masonry and/or stone from the approved material palette for the project. A comparable alternate basic material may be used upon approval by the City of Peoria.

   d. All such signs shall be integrated within a landscaped area.

   e. Such signs shall identify Multi-Tenant Identification, Gas Price/ Brand, and/or Center Identification. Such signs shall not include generic advertising copy unless part of the recognized business trade name.

   f. Such signs shall be located a minimum of sixty (60) linear feet from any other freestanding monument sign.

   g. A separate sign permit shall be obtained for each sign.

2. **Center Identification Entry Feature Wall (ST 3).**

   A sign consisting of individual letters on a wall which is detached from, but architecturally integrated with the site.

   a. One (1), center identification entry feature wall (ST 3) may be permitted in the general location near the Happy Valley Road and Lake Pleasant Parkway intersection as illustrated on attachment Site Plan (SP 1).

b. Such signs shall not exceed 6.25 feet in height.

c. Sign copy area shall not exceed eighty (80 SF) square feet and shall not cover more than fifty (50%) percent of the background wall surface.

d. Such sign feature shall be located a minimum of five (5') feet from any property line.

e. Such signs shall consist of only the name of the development.

f. Sign feature shall be integrated within a landscaped area.

g. A sign permit shall be obtained for the sign copy. Feature wall shall be permitted separately by a general building permit.

h. Sign feature may be ground illuminated utilizing approved fixtures.

3. **Building-Mounted Wall Sign.**

A permanent sign attached to, painted on, or erected against the wall or fascia of a building with the exposed face of the sign in a plane parallel to the face of the wall or fascia.

a. The maximum aggregate sign area per suite or establishment shall be calculated by multiplying 1.5 times the length of the tenant's business front footage without limitation as to maximum sign area and/or number of sign elements. Tenants occupying suites that afford sign placements on elevations other than the tenant's business front shall be permitted to calculate maximum aggregate sign area by multiplying 3.0 times the length of the tenant's business front footage. In no instance shall sign area placed on any single elevation exceed an aggregate sign area calculated by multiplying 1.5 times the length of the elevation upon which the sign(s) is/are installed. As a minimum allowance, tenants with less than 33 feet of business front footage shall be permitted a minimum of fifty (50) square feet of sign area. The allowable sign area may be placed onto any elevation affording sign placement.

b. For users occupying less than ten thousand (10,000) square feet of floor area, the overall spread of letters shall not exceed 80% of the business front footage. The maximum total letter height shall be no greater than thirty-six inches (36") exclusive of logos. Exception: The maximum total letter height for shop tenants shall be no greater than twenty-four inches (24") exclusive of logos.

c. For users occupying more than ten thousand (10,000) square feet of floor area and less than thirty thousand (30,000) square feet of floor area, the overall spread of letters shall not exceed 80% of the business front footage. The maximum total letter height shall be no greater than sixty inches (60") exclusive of logos.

d. For users occupying more than thirty thousand (30.000) square feet of floor area the overall spread of letters shall not exceed 80% of the business front footage. The maximum total letter height shall be no greater than seventy-two inches (72") exclusive of logos.

e. Such signs shall not project more than fourteen (14) inches from a wall or fascia.

f. Such signs may be illuminated only by internal or externally indirect lighting; no illuminated signage shall be placed on elevations directly facing abutting a residential district.

g. Sign permit required.

4. **Under Canopy Projected Signs.**

a. Such signs shall not exceed eight (8) square feet in area and shall maintain a minimum of eight feet six inches (8'-6") clearance from the sidewalk to the bottom of the sign. See attachment BS-1 for typical under canopy blade sign design.

b. Such signs shall not include any advertising copy.

c. No sign permit required.

5. **Pedestrian Directory Signs (ST 5).**

   A pedestrian oriented sign integrated throughout the development to assist users with tenant locations.

   a. Such signs shall not exceed nine (9) feet in height or twenty-two (22) square feet in area per side as illustrated on attachment ST 5.

   b. No sign permit required.

6. **Temporary Marketing Sign.**

   A temporary sign used to announce future tenants or a proposed development of property as illustrated on attachment TEMP-1.

   a. Such signs shall not exceed twelve (12) feet in height or ninety-six (96) square feet in area.

   b. Such signs shall be located in accordance with the sight distance requirements as prescribed in the City of Peoria Infrastructure Guidelines.

   c. Such signs shall be non-illuminated.

   d. Only one such sign shall be displayed per frontage (perimeter), with a maximum of two such signs for the development. No such sign may be permitted along the Yearling Road frontage.

   e. Such signs may be maintained for a period of three (3) years or until all of the pads and sites have been developed, whichever comes first.

   f. Sign permit required.

7. **Prohibited Signs.**

   Signs that are not specifically authorized are expressly prohibited. Prohibited signs include, but are not limited to the following:

   a. Cloth signs or streamers hanging in front of the business.

   b. All roof-mounted signs.

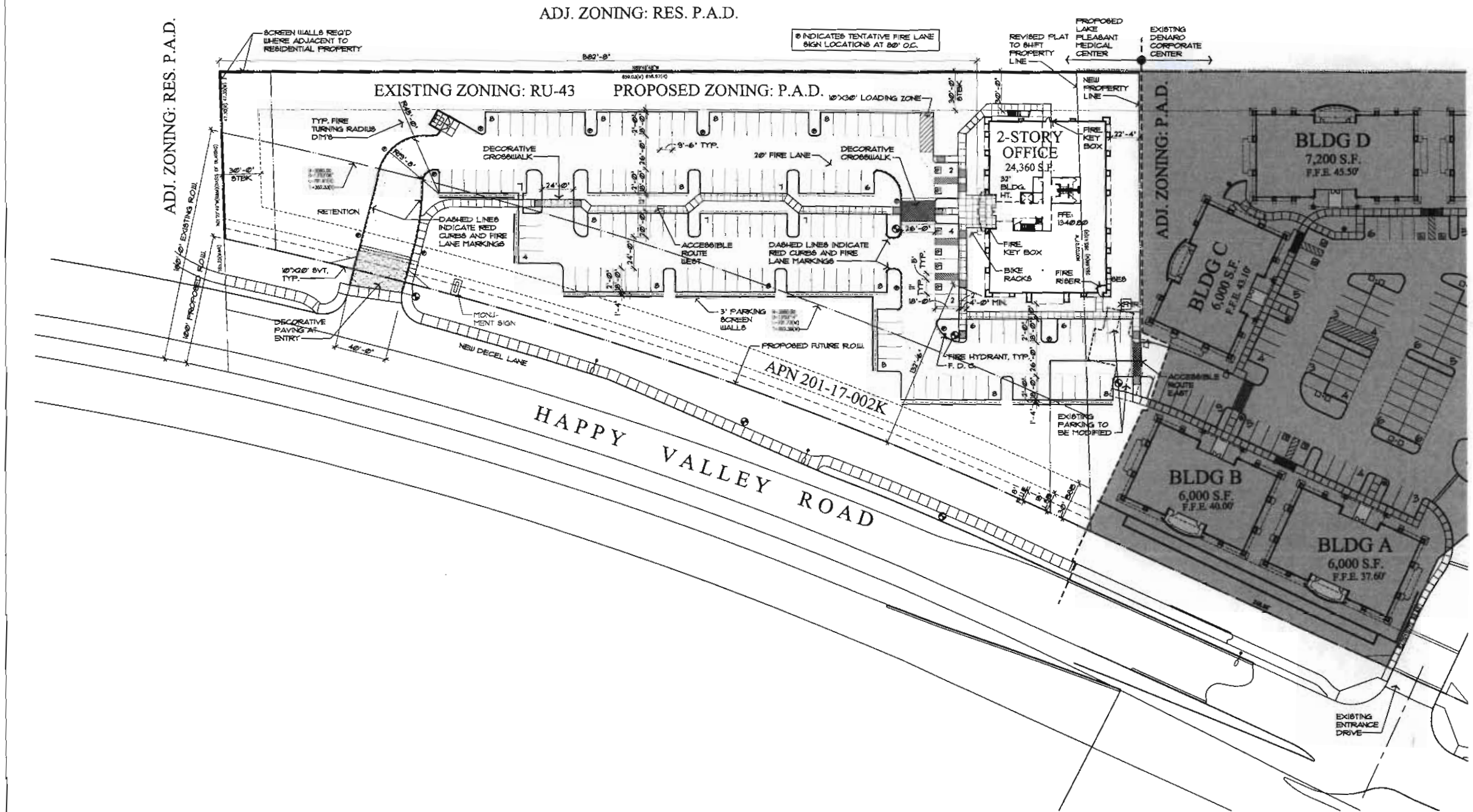
   c. Iridescent painted signs, animated or moving components, intermittent or flashing sign.

   d. All other prohibited signs pursuant to Section 14-34-8.B of the Peoria Zoning Ordinance.

Note: The 3.4 acre Lake Pleasant Medical Center will conform to the above approved sign code.

EXHIBIT G

Conceptual Site Plan
Lake Pleasant Medical Center



NORTH
SCALE: 1" = 40'-0"

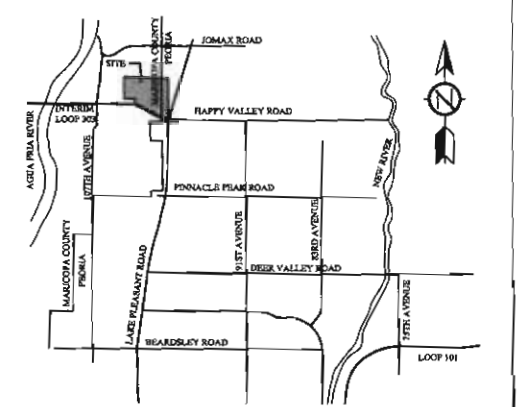
SITE DATA

ZONING	P.A.D.
PROPOSED USE	MEDICAL OFFICE
EXISTING NET SITE AREA (W/O ABANDONED R.O.W.)	93,776 S.F. (2.15 AC)
PROPOSED NET SITE AREA	149,907 S.F. (3.4 AC)
BUILDING AREA	24,360 GSF
% COVERAGE	16.2 %
CONSTRUCTION TYPE	V-B
MAX. PROPOSED BLDG. HEIGHT	32'-4"
PARKING REQUIRED	
21,924 S.F./ 150 (BASED ON 90% GFA)	146 SPACES + 5 SPACES (EXIST. RELOCATED) = 151 SPACES
PARKING PROVIDED	151 SPACES
LOADING SPACES REQUIRED AND PROVIDED	1 SPACE (10'X30')
ACCESSIBLE PARKING REQUIRED	
1-150 SPACES = 4% OF TOTAL	6 SPACES
ACCESSIBLE PARKING PROVIDED	6 SPACES
PARKING RATIO PROVIDED	6.00 / 1000 GSF
COVERED SPACES PROVIDED	0
LANDSCAPE AREA	
AREA REQUIRED (20%) (BASED ON PROPOSED NET SITE AREA)	29,982 S.F.
AREA PROVIDED	79,375 S.F.

OWNER/DEVELOPER

ESSEX LAND DEVELOPMENT
P.O. BOX 10182
GLENDALE, ARIZONA 85318
PH: (602) 561-0988
FX: (602) 825-6450
PHIL DENARO

VICINITY MAP



DATE: 05.14.2009

JOB NUMBER: 08076
08076-ST08

ESSEX LAND DEVELOPMENT

LAKE PLEASANT MEDICAL CENTER

PROFESSIONAL OFFICE DEVELOPMENT
PEORIA, ARIZONA

Butler Design Group
Architects & Planners
5555 East Van Buren St.
Suite 215
Phoenix, Arizona 85008
phone 602-957-1800
fax 602-957-7722

EXHIBIT H

Conceptual Landscape Plan
Lake Pleasant Medical Center

CONCEPTUAL SITE PLAN

LAKE PLEASANT MEDICAL PLAZA

PROFESSIONAL OFFICE DEVELOPMENT
PEORIA, ARIZONA

03.04.09 - 08076

ESSEX LAND DEVELOPMENT

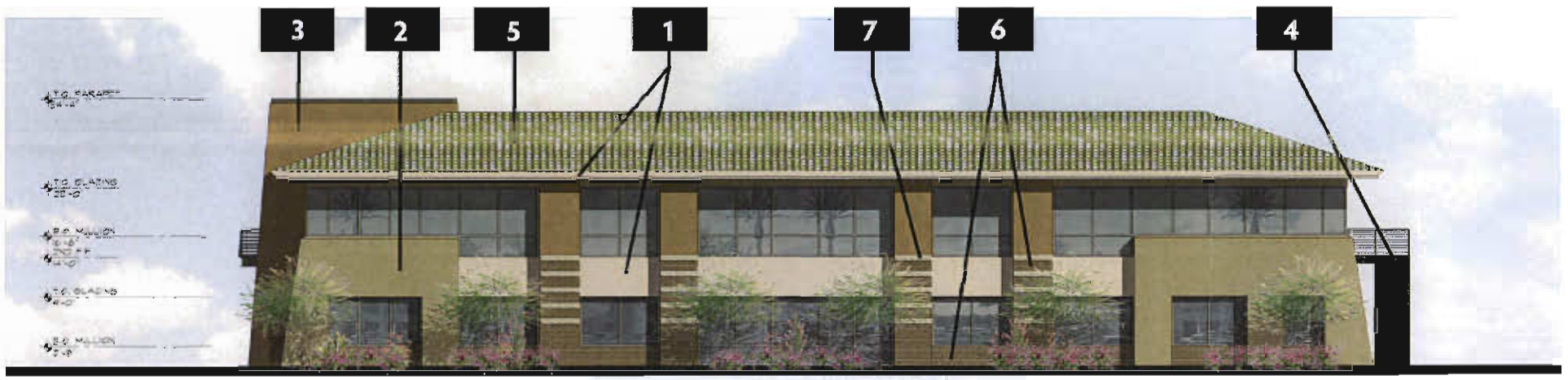
NORTH

Butler Design Group, Inc
architects & planners

EXHIBIT I

Conceptual Architectural Elevations
Lake Pleasant Medical Center

WEST ELEVATION



EAST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

1 DE6122 DRY CREEK LRV 55

2 DEC776 COURTYARD GREEN LRV 25

3 DE6132 BIG STONE BEACH LRV 16

4 DEA176 IRON RIVER LRV 8

5 ROOF TILE
OLD SAHUARO BLEND
by M.C.A.

6 COCOA BROWN by SUPERLITE

7 PEBBLE BEACH by TRENDSTONE

8 WOOD
OK-74 by OKON

2-STORY OFFICE

LAKE PLEASANT MEDICAL PLAZA

PROFESSIONAL OFFICE DEVELOPMENT
PEORIA, ARIZONA

03.04.09 - 08076

ESSEX LAND DEVELOPMENT

Butler Design Group, Inc
architects & planners

EXHIBIT J

Legal Description
Lake Pleasant Medical Center

EXHIBIT "A"

LEGAL DESCRIPTION FOR
'LOT 1' OF "DENARO CORPORATE CENTER PHASE II"

That part of the Northwest quarter of the Southwest quarter of the Southeast quarter of Section 5, Township 4 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 South quarter corner of said Section 5, from which the Center of said Section 5 bears North 01°27'49" West, a distance of 2631.77 feet;

Thence North 01°27'49" West along the North-South mid-Section line of said Section 5, a distance of 1186.42 feet to the Northerly right-of-way line of Happy Valley Parkway, also being the POINT OF BEGINNING;

Thence continuing along the North-South mid-Section line of said Section 5, North 01°27'49" West, a distance of 129.41 feet to the Northwest corner of the Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 5, also being the Southwest corner of the "FLORENZA" subdivision as shown in Book 950 of maps, Page 21, Records of Maricopa County, Arizona;

Thence South 89°49'48" East, along the South line of said "FLORENZA" subdivision, a distance of 659.03 feet to the Southwest corner of 'New Parcel 20A' of the "LAKE PLEASANT TOWNE CENTER" subdivision as shown in Book 945, Page 12, Records of Maricopa County, Arizona;

Thence South 01°28'55" East, along the West line of said 'New Parcel 20A', a distance of 355.02 feet to a point on the Northerly right-of-way line of Happy Valley Parkway, said point also being the beginning of a non-tangent curve whose radius point bears South 25°36'50" West, a distance of 3000.00 feet;

Thence Northwesterly along the arc of said curve, also being the Northerly right-of-way line of Happy Valley Parkway, through a central angle of 13°27'08" with an arc length of 704.36 feet to the POINT OF BEGINNING.

EXPIRES 9-30-09

MILLER LAND SURVEYING, INC. 131 S. 20TH STREET, PHOENIX, AZ 85034 (602) 243-7193 FAX: (602) 712-1969