Z88-51
(PZ51-88)

Z88-51
PAD

115TH AVENUE AND NORTHERN

September 6, 1988

Ms. Sylvia McQueen
Planning Director
City of Peoria
8355 West Peoria Avenue
Peoria, AZ 85345

Dear Sylvia:

It is with pleasure that American Continental Corporation submits the enclosed Preliminary Development Plan for our property at 115th Avenue and Northern.

The Preliminary Development Plan for 115th and Northern has been prepared in accordance with the provision of Peoria City Ordinance Article 14-33 which provides for a Planned Area Development (PAD) zoning district.

The property at 115th and Northern is a 135 acre mixed-use development with over a mile of meandering pedestrian trails. This report is intended to provide the City of Peoria City Council, Planning Commission, Staff, and any other agency having jurisdiction over the proposed development with the information necessary to gain the requested PAD zoning approval.

We look forward to working with the City of Peoria on this planned community.

Sincerely,

Charles Keating, III
Executive Vice President

Ben Hoglund
Project Manager

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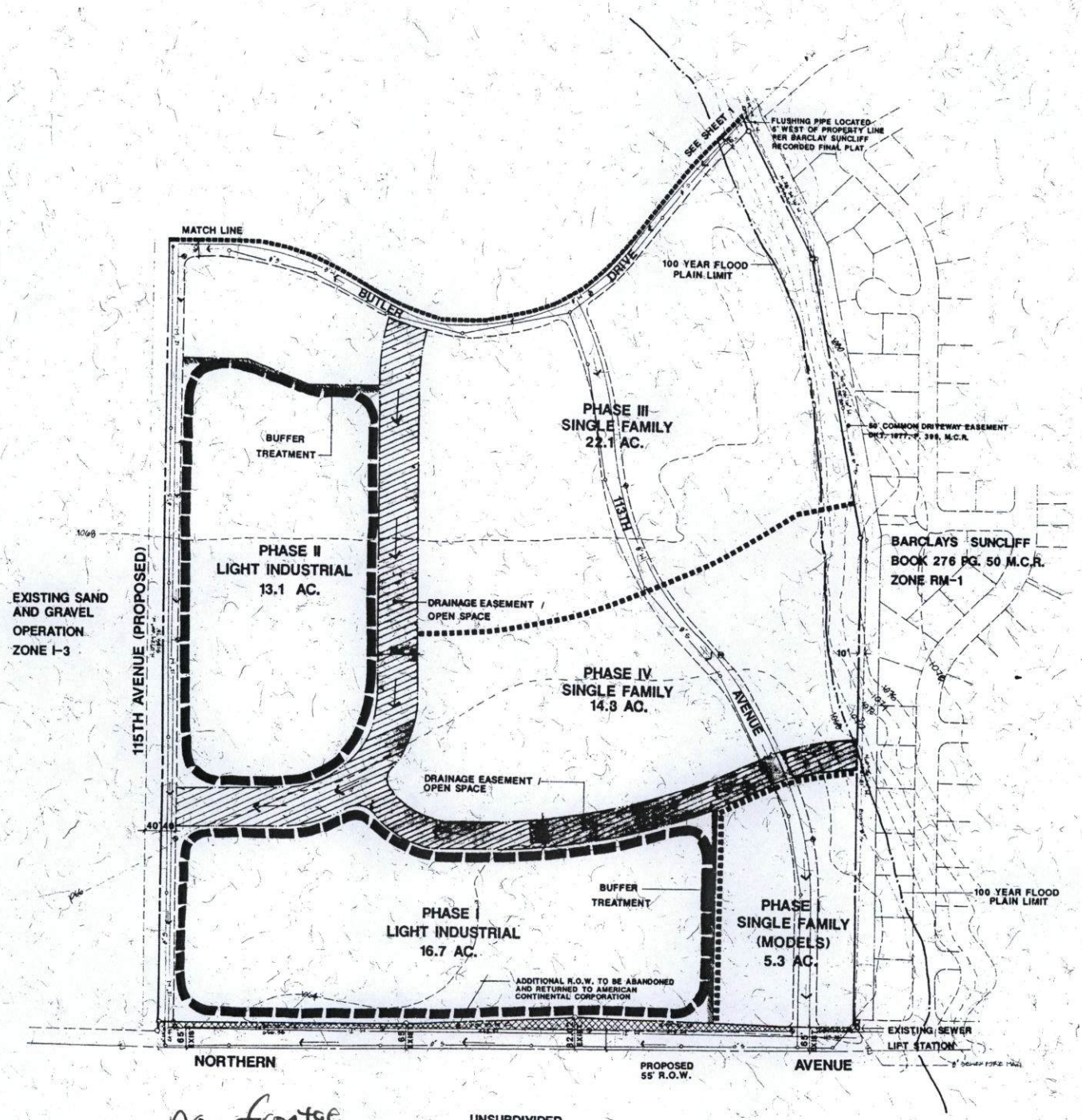

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Approved by Planning and Zoning Commission
11-17-88

AMERICAN CONTINENTAL CORPORATION

115TH AVENUE AND NORTHERN

CVL Coe & Van Loo
NORTH
SCALE: 1"=100'

PRELIMINARY DEVELOPMENT PLAN

SHEET 2 OF 2
CVL#1074-97
SEPT 8, 1988

Covely Pittman
Kenneth Johnson

UNSUBDIVIDED RURAL 43
OLIVE

UNSUBDIVIDED RURAL 43
AVENUE

800'± FROM PROPERTY LINE, TO EXIST. 12" WATER LINE ON 114TH. AVENUE.

OPEN SPACE
(NOT INCLUDED IN OPEN SPACE CALCULATION)

OPEN SPACE
(NOT INCLUDED IN OPEN SPACE CALCULATION)

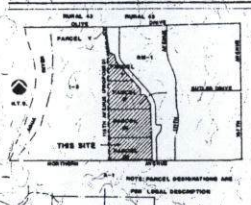
DEVELOPER:

AMERICAN CONTINENTAL CORPORATION
2735 E. CAMELBACK RD.
PHOENIX, ARIZONA 85016
(602) 957-7170

LAND PLANNER:

COE & VAN LOO
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831

VICINITY MAP:



SITE DATA:

			GROSS ACRES	PERCENT OF TOTAL ACREAGE
EXISTING ZONING			PI-1	
PROPOSED ZONING			P.A.D.	
RESIDENTIAL		PHASE I	27.8	20.7
APPROX. LOT SIZE	6000 S.F.	PHASE II	26.5	19.7
APPROX. DENSITY	4.8 DU/AC.	PHASE III	22.1	16.4
		PHASE IV	14.8	10.9
		SUB TOTAL	91.2	67.7
LIGHT INDUSTRIAL		PHASE I	16.7	12.4
		PHASE II	13.1	9.7
		SUB TOTAL	29.8	22.1
OPEN SPACE		GROSS	13.7	10.2
* USABLE OPEN SPACE REQUIRED		AC. 9.4 / % 7.0		
* USABLE OPEN SPACE PROVIDED (DRAINAGE EASEMENTS)		10.39 / 7.7		
		TOTAL	134.7	100%

LEGAL DESCRIPTION:

100 YEAR FLOOD PLAIN LIMIT

BARCLAYS SUNCLIFF
BOOK 276 PG. 50 M.C.R.
ZONE RM-1

UNSUBDIVIDED
ZONE I-3

115TH AVENUE (PROPOSED)

DRAINAGE EASEMENT / OPEN SPACE

PHASE I
SINGLE FAMILY
22.5 AC.

DRAINAGE EASEMENT / OPEN SPACE

PHASE II
SINGLE FAMILY
26.5 AC.

SEE SHEET 2

100 YEAR FLOOD PLAIN LIMIT

MATCH LINE

BUTLER DRIVE

LEGEND:

- PROPOSED OPEN SPACE
- PROPOSED DRAINAGE EASEMENT / OPEN SPACE
- 100 YEAR FLOOD PLAIN LIMIT
- PROPOSED SURFACE DRAINAGE
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED MANHOLE
- EXISTING WATER
- EXISTING SEWER
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AMERICAN CONTINENTAL CORPORATION

CVL Coe & Van Loo

NORTH

SCALE: 1"=100'

115TH AVENUE AND NORTHERN

PRELIMINARY DEVELOPMENT PLAN

SHEET 1 OF 2
CVL # 1074-97

BRUCE WARDIN AND ASSOCIATES, INC.

November 17, 1988

AMERICAN CONTINENTAL CORPORATION
2735 E. Camelback Road
Phoenix, Arizona 85016

Attention: Steve Lichliter

Re: **PROJECTED ENVIRONMENTAL NOISE IMPACT OF THE ARIZONA CRUSHER, INC. (ACI) SAND AND GRAVEL OPERATION AT 115TH AVENUE AND NORTHERN ON THE AMERICAN CONTINENTAL CORPORATION 135 ACRE PROPERTY EMMEDIATELY TO THE EAST OF ACI.**

SCOPE:

Per your request, I have visited the ACI site and have analyized the expected environmental noise impact of this operation on the projected American Continental delevopment.

GENERAL:

The Arizona Crushers, Inc. (ACI) site is not currently in operation. However, ACI has a site in operation on 7th Street, north of Beardsley. This 7th Street site uses similar equipment to what would be used at the 115th Avenue and Northern location.

There is no piece of equipment to be used, at either site, that will normally exceed 95dBA SPL at a distance of ten (10) feet. This level would be a short duration worse case noise level. This opinion is also verified by the fact that BWA has measured the noise levels of several other similar operations, in the past.

We are however, using this worse case situation (95dBA @ 10') as the reference projected operating noise level of this operation.

FINDINGS AND RECOMMENDATIONS:

We are recommending that an eight foot (8') masonry barrier wall or earth berm be constructed on the ACI property. The closer the barrier wall to the noise source the better. We have assumed the worse case position, which would be the property line. We are also assuming that a six foot (6') barrier wall would be built on the residential development perimeter.

333 EAST CAMELBACK ROAD PHOENIX, ARIZONA 85012 (602) 266-9294

Using the theoretical above mentioned barrier wall constructions, the worse case noise source level (95dBA), the minimum projected distance of any residential listener to the noise source (150') and the assumption that 60dBA should not be exceeded for residential portions of the American Continental development as the acoustic criteria, we find the following:

a)- The projected level of the ACI operation at 150', line of sight with no ground depression or barrier walls, is 71dBA.

b)- With the barrier walls in place and no ground depression, the noise will be reduced to 55.25dBA (averaged across 7 octave bands 125Hz - 8KHz).

c)- The ACI operation will normally be depressed in the ground. This factor will normally add another 6-12dB of noise reduction.

COMMENTS:

Using worse case conditions, the residential portion of the American Continental 135 acre site would not experience sound levels in excess of 60dBA from the ACI operation.

60dBA is widely used as an acceptable ambient noise standard for residential development.

Respectfully submitted,

Bruce Wardin & Associates, Inc.

ACI OPERATIONS

Arizona Crushers, Inc., (ACI) operates the sand and gravel operation on 135.5 acres between Northern and Olive on the west side of the 115th Avenue alignment. The property is owned by Max Wilson.

On Tuesday, November 8, Ben Hoglund and Steve Lichliter met with Clark Sypherd, President of ACI and Damon DeFrades, Professional Engineer for ACI to answer questions posed by the Planning and Zoning Commission. The following statements were provided by ACI:

1. Due to weak market conditions, the site is currently not in operation. Production will be resumed when the market turns around.

2. The site contains approximately six million tons of product. This is estimated to be a 7 - 10 year supply depending on market demand.

3. 115th Avenue will not be used as a route for trucks. The site will be accessed from Northern and Olive Avenues. At full operation, approximately 10 trucks per hour leave the site.

4. ACI will develop a buffer treatment on their property consisting of an earthern berm or fencing.

5. Crushers are typically operated in the bottom of the pit roughly 90% of the time. Crushing equipment would rarely be operated with 200 feet of the property line.

TABLE OF CONTENTS

1. AERIAL OF PROPERTY AND VICINITY

2. GARDEN LAKES/BLUE CIRCLE AERIAL

3. PROJECTED ENVIRONMENTAL NOISE IMPACT

4. NOTES FROM MEETING WITH ACI- ARIZONA CRUSHERS, INC

INTRODUCTION

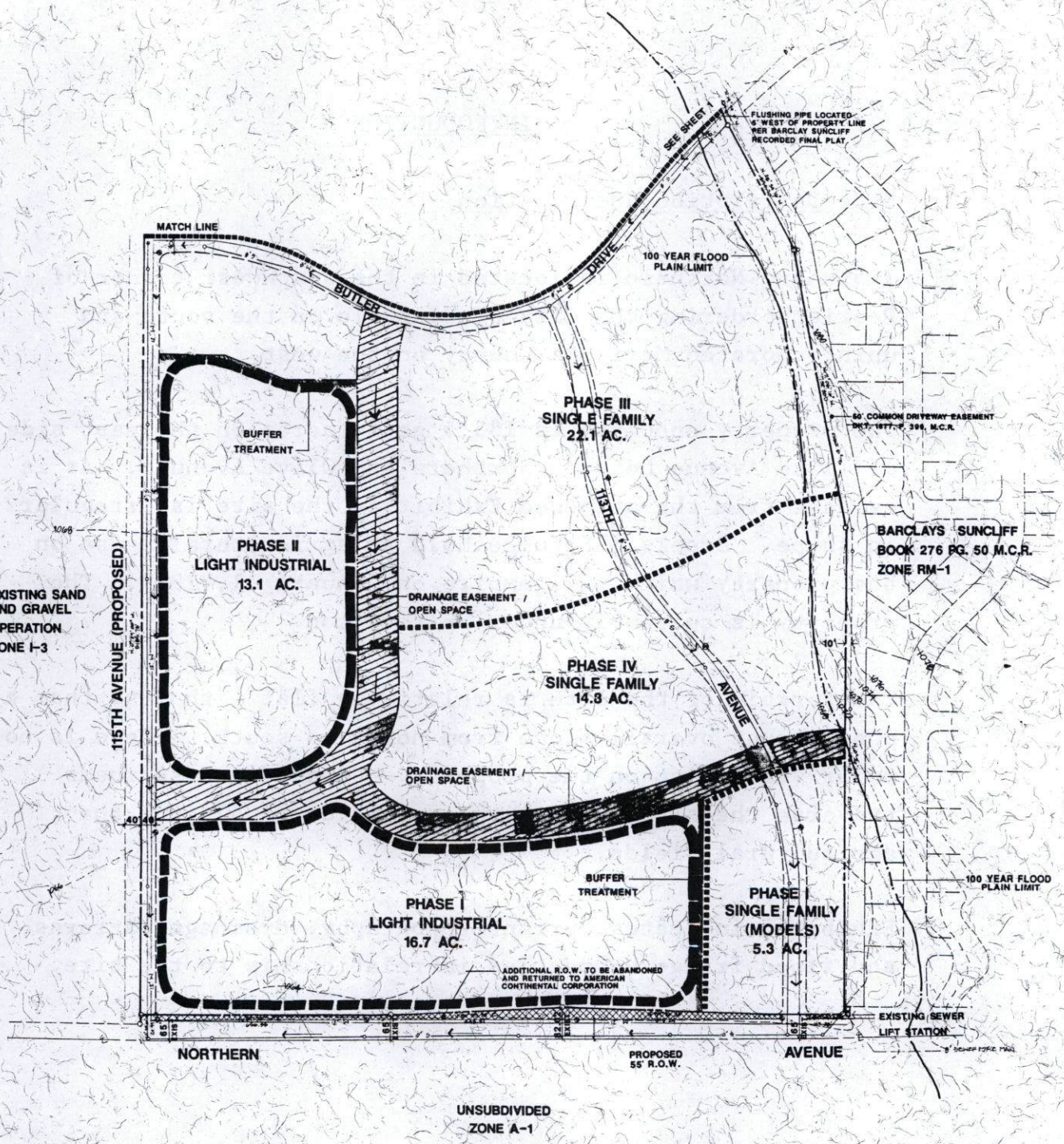
Site Description and Location

115th and Northern is located in the southwest corner of Peoria bordering the City of Glendale on the south and unincorporated Maricopa County on the west.

The property encompasses 135.5 gross acres on the east side of 115th Avenue between Northern and Olive Avenues. As is evident from the attached Exhibit 1, the site is irregular in shape. Brooks & Schulke hold an agricultural lease on the property which will expire on January 31, 1989. The property is currently under cultivation.

The terrain of the site is relatively flat with less than a one percent overall slope from north to south. There is no major vegetation on the property. Unpaved access roads traverse the site along with irrigation canals for the agricultural fields.

Exhibit 2 indicates current topography, drainage patterns, and flood fringe boundaries in relationship to the site.



Approved by Planning and Zoning Commission
11-17-88

AMERICAN CONTINENTAL CORPORATION

115TH AVENUE AND NORTHERN

PRELIMINARY DEVELOPMENT PLAN

CVL Coe & Van Loo
NORTH
SCALE: 1"=100'

SHEET 2 OF 2
CVL#1074-97
SEPT 8, 1988

Covely Pittman
Kenneth Johnson

UNSUBDIVIDED RURAL 43

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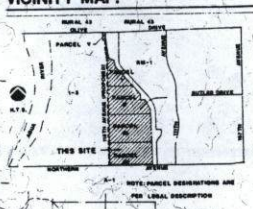

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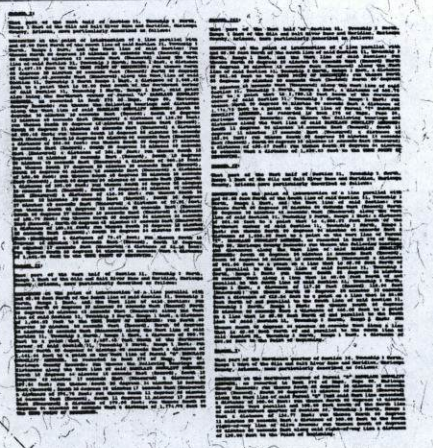

100 YEAR FLOOD PLAIN LIMIT

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40'±

DRAINAGE EASEMENT / OPEN SPACE

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SEE SHEET 2

100 YEAR FLOOD PLAIN LIMIT

BUTLER DRIVE

MATCH LINE

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115TH AVENUE AND NORTHERN

PRELIMINARY DEVELOPMENT PLAN

SHEET 1 OF 2
CVL # 1074-97

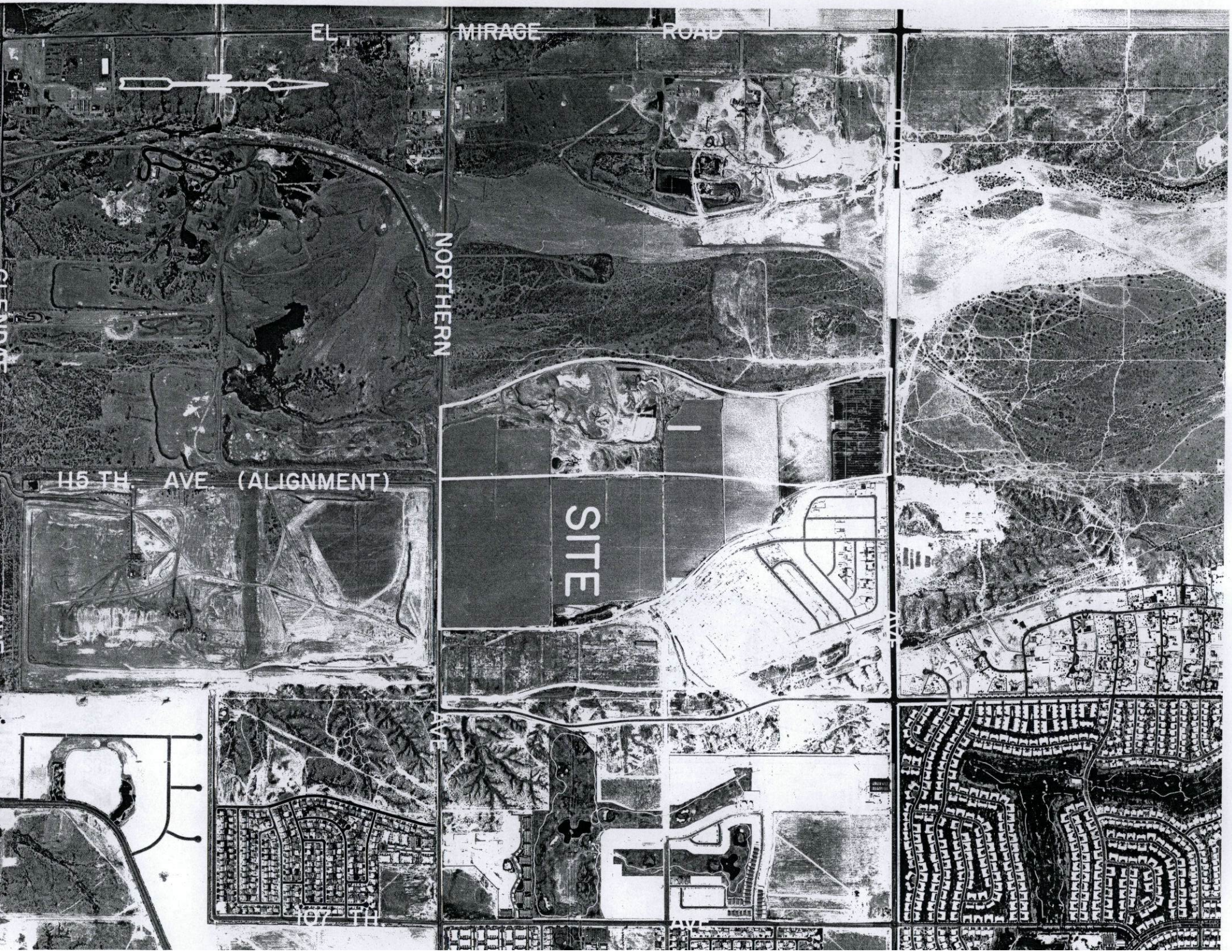
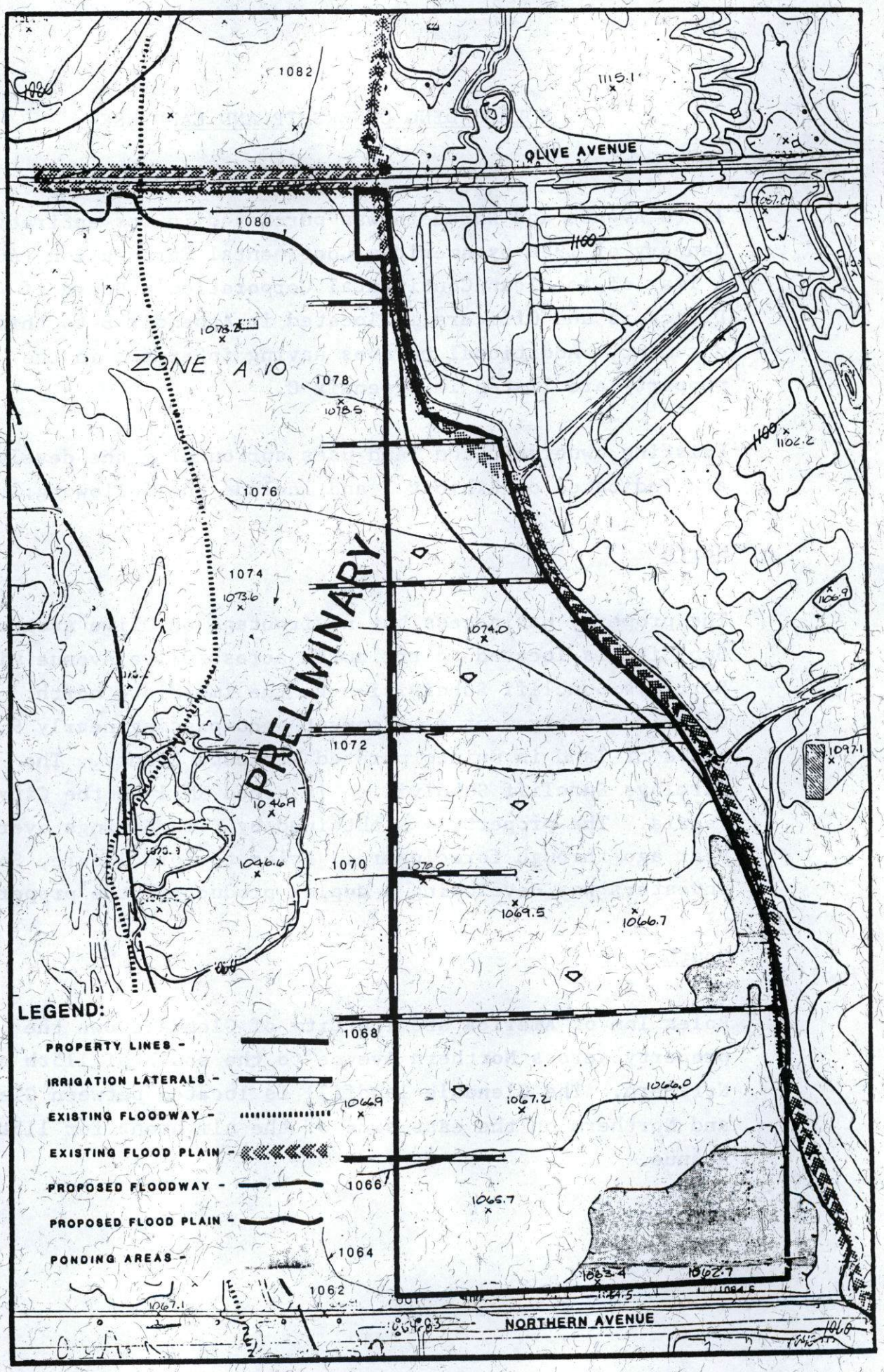

EL MIRAGE ROAD
NORTHERN
SITE
115 TH AVE (ALIGNMENT)
107 TH AVE

Exhibit 2

SITE CONDITIONS AT 115TH & NORTHERN AVENUES



SURROUNDING OWNERSHIP AND LAND USE

115th Avenue and Northern was purchased in its entirety in January of 1988 by American Continental Corporation (ACC). A list of American Continental Corporation's Board of Directors and Officers is located in Appendix B to this document. Additional persons having interests in the property are listed in Appendix C.

Existing ownership and land uses surrounding the development are indicated on Exhibit 3 and include the following:

North

The property has access but no frontage on Olive Avenue. Sun City is located to the north across Olive Avenue with Barclays Suncliff Subdivision to the immediate north. Sun City is a retirement development encompassing nearly 9,000 acres of land in unincorporated Maricopa County. The Barclays Suncliff Subdivision is zoned RM-1 in the City of Peoria. The property was obtained by Pima Savings over a year ago through foreclosure. Prior to foreclosure, Solana Investors was developing a duplex product on the property.

South

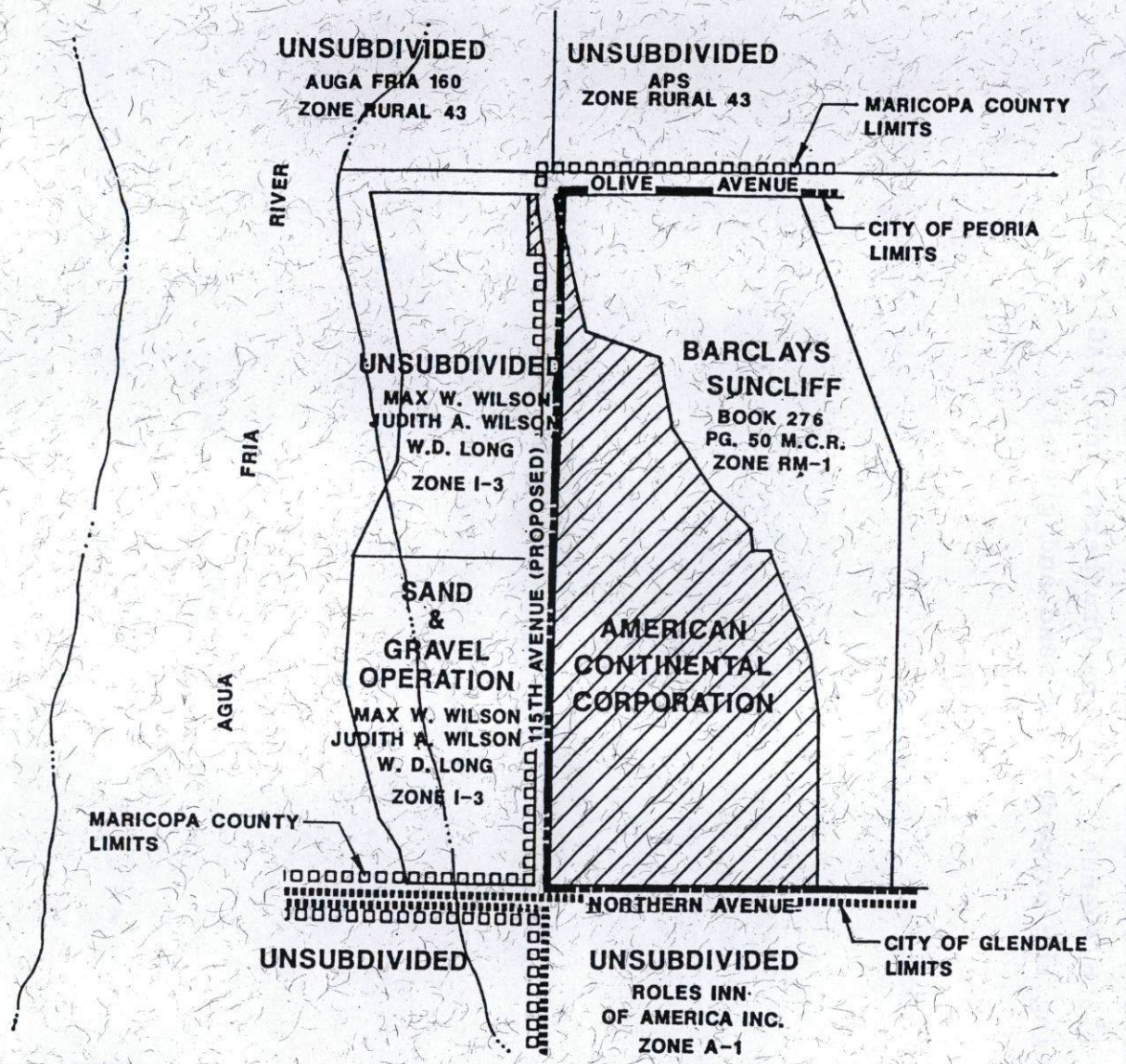
Roles Inn of America and The City of Glendale own the property across Northern Avenue to the south of 115th and Northern. The Glendale landfill is located between Glendale and Northern on the east side of the alignment for 115th Avenue.

East

The Barclays Suncliff Subdivision follows the eastern border of 115th and Northern from Northern Avenue to Olive Avenue.

West

Max Wilson owns 135 acres of property which border 115th and Northern from Northern to Olive along the entire alignment of 115th Avenue. Arizona Crushers, Inc. (ACI) is currently mining the property for sand and gravel.



AMERICAN CONTINENTAL CORPORATION

NORTH

ONE HUNDRED FIFTEENTH AVENUE AND NORTHERN

SURROUNDING LAND USE AND OWNERSHIP

N.T.S.

Exhibit 3

DEVELOPMENT PROGRAM

Planning Objectives and Overview

The 135-acre 115th and Northern site is located just 2½ miles west of the outer loop, which is nearing completion. The site is currently zoned Planned Light Industrial District Pl-I. The City of Peoria Comprehensive Master Plan approved on May 29, 1987 recommends low density residential uses of 1-6 dwelling units per acre for the property.

Located between the higher density residential Barclays Suncliff Subdivision and ACI's sand and gravel operation, the site is clearly transitional in nature. Peoria's recently adopted PAD ordinance provides the flexibility necessary to create an integrated development plan compatible with adjacent properties that vary widely in use.

In order to provide a community that is compatible with adjacent properties and in conformance with the City of Peoria's Comprehensive Master Plan, specific objectives were established for planning purposes.

The 115th and Northern land use objectives are to:

1) Concentrate residential uses in areas with little or no traffic volume and adjacent to the existing Barclays Suncliff Subdivision.

2) Provide for a proven single family product that will be attractive to homebuilders and in accordance with the Peoria Comprehensive Master Plan by not exceeding 6.0 dwelling units per acre.

Land Plan

The Preliminary Development Plan for 115th and Northern creates an integrated Planned Area Development to meet the objectives previously set forth.

Residential - The residential portion of the plan consists of four parcels encompassing 91.2 gross acres. All parcels will be low density residential with a minimum lot size of 5,000 square feet. The average lot size will be a minimum of 6,000 square feet across the entire development. Projected density for the residential property is 4.8 dwelling units per acre.

Industrial - The industrial portion of the plan consists of two parcels encompassing 29.8 gross acres. The industrial parcels are located along Northern Avenue and 115th Avenue. Northern Avenue provides excellent access and visibility.

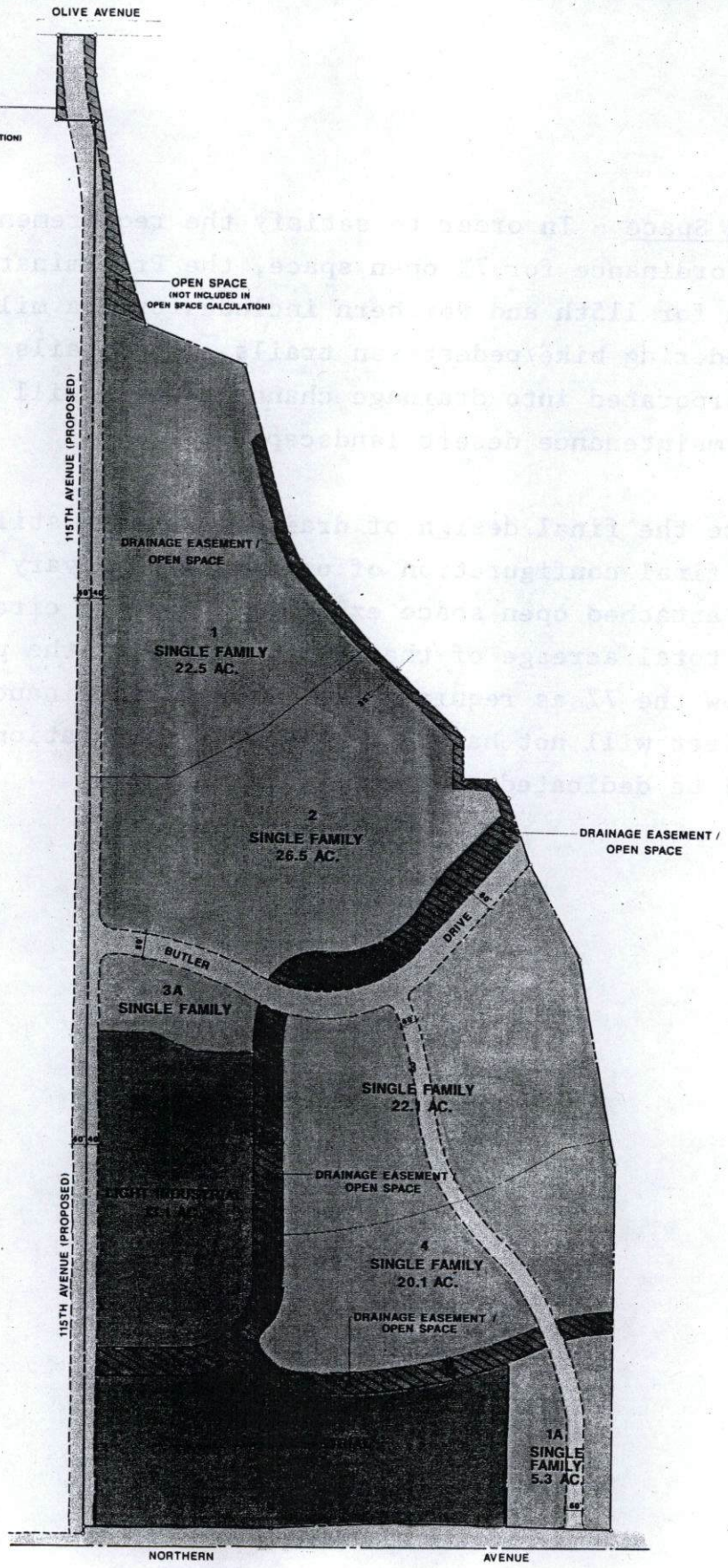
Because the industrial property serves as a transitional zoning use between ACI's sand and gravel operation and residential neighborhood, uses will be consistent with Peoria's I-1 Light Industrial District as defined in the city's zoning ordinance.

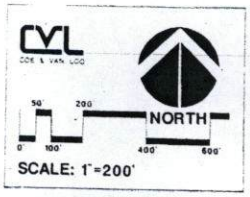
Drainage ways have been routed between industrial and residential properties to serve as buffers. In some instances, the use of natural or man-made demarcations between industrial and residential properties was not possible.

In accordance with the City of Peoria Comprehensive Master Plan, Chapter D.1.4 (d), it will be the responsibility of the developer of industrial property to provide buffer treatment at any point where their property directly abuts property with residential zoning. The buffer treatment shall consist of a combination of block walls, landscaping, and earth berms to be constructed at the time the industrial property develops.

Open Space - In order to satisfy the requirement of Peoria's PAD ordinance for 7% open space, the Preliminary Development Plan for 115th and Northern includes over a mile of meandering bike/pedestrian trails. The trails have been incorporated into drainage channels which will include low-maintenance desert landscaping.

Since the final design of drainage ways is still in progress, the final configuration of open space may vary slightly from the attached open space exhibit. Under no circumstances will the total acreage of the trail system for the project drop below the 7% as required under the PAD ordinance. The project will not have a homeowner's association. Open space will be dedicated to the City of Peoria.





AMERICAN CONTINENTAL CORPORATION

ONE HUNDRED FIFTEENTH AVENUE AND NORTHERN

LAND USE EXHIBIT

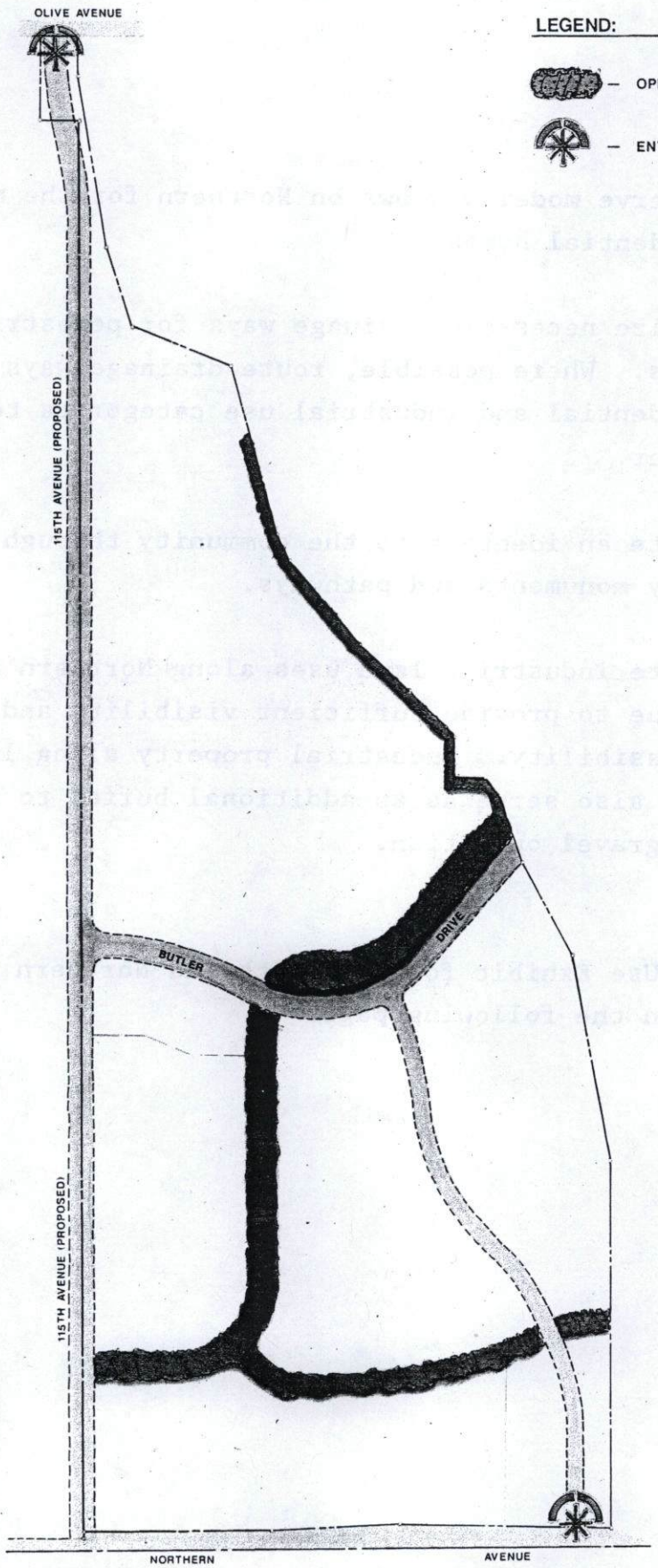
3) Preserve model windows on Northern for the marketing of residential homes.

4) Utilize necessary drainage ways for pedestrian/bicycle paths. Where possible, route drainage ways between Residential and Industrial use categories to act as a buffer.

5) Create an identity to the community through the use of entry monuments and pathways.

6) Locate industrial land uses along Northern and 115th Avenue to provide sufficient visibility and accessibility. Industrial property along 115th Avenue will also serve as an additional buffer to ACI's sand and gravel operation.

The Land Use Exhibit for the 115th and Northern PAD is located on the following page.



LEGEND:

— OPEN SPACE

— ENTRANCE FEATURE

CVL

NORTH

SCALE: 1"=200'

AMERICAN CONTINENTAL CORPORATION

ONE HUNDRED ELEVENTH AVENUE AND NORTHERN

Phasing Plan

115th and Northern will be developed in several phases. As master developer, American Continental Corporation will be responsible for major drainage, infrastructure and landscaping improvements. Developed parcels will then be sold to builders and developers. Estimated timing for improvements necessary to deliver developed parcels is outlined in the table below.

Residential
Phasing Program

Residential	Use	Acres	Max Density	Max Units	Estimated Time For Development Start	Completion
Phase I	SF	27.8	5 DU/AC	139	1989	1990
Phase II	SF	26.5	5 DU/AC	132	1990	1990
Phase III	SF	22.1	5 DU/AC	110	1991	1991
Phase IV	SF	14.8	5 DU/AC	74	1992	1992

Phase I

1989-1990

1) Property flood protection.

2) 115th Avenue half-street from Northern to Olive.

3) Entry feature monumentation

4) Sewer and water lines in 115th Avenue to service the first phase. Water line will be extended from the Barclays Suncliff Subdivision at Butler Drive through the Butler Drive alignment, then north along 115th Avenue turning east at Olive to tie back into the lines servicing the Barclays Subdivision.

5) Drainage channel improvements and open space landscaping adjacent to first phase residential property.

Phase II

1990

1) Extend sewer line through alignment of north/south collector between Northern and Butler to service a portion of Phase II.

2) Extend north half street of Butler Drive from 115th Avenue east to collector alignment.

3) Drainage channel improvements and open space landscaping completion for property north of Butler Drive.

Phase III

1991

1) Complete south half street of Butler Drive between 115th Avenue east to collector alignment.

2) Construct north/south collector between Northern Avenue and Butler Drive including water lines.

3) Complete water lines in Northern, the south half of 115th Avenue, and the collector street to service Phases III and IV.

4) Drainage channel improvements and open space landscaping adjacent to Phase III residential.

Phase IV

1992

1) Drainage channel improvements and open space landscaping adjacent to Phase IV residential.

2) Complete Butler Avenue east of the collector street to the boundary of the Barclays Suncliff Subdivision.

Industrial

Phasing Program

Industrial	Use	Acres	Estimated Time for Development Start	Completion
Phase I	I-1	16.7	1991	1991
Phase II	I-1	13.1	1992	1992

Phase I

1991

1) Make required improvements to Northern Avenue

2) Construct buffer treatment on eastern border of light industrial Phase I consisting of a block wall, landscaping and berm.

Phase II

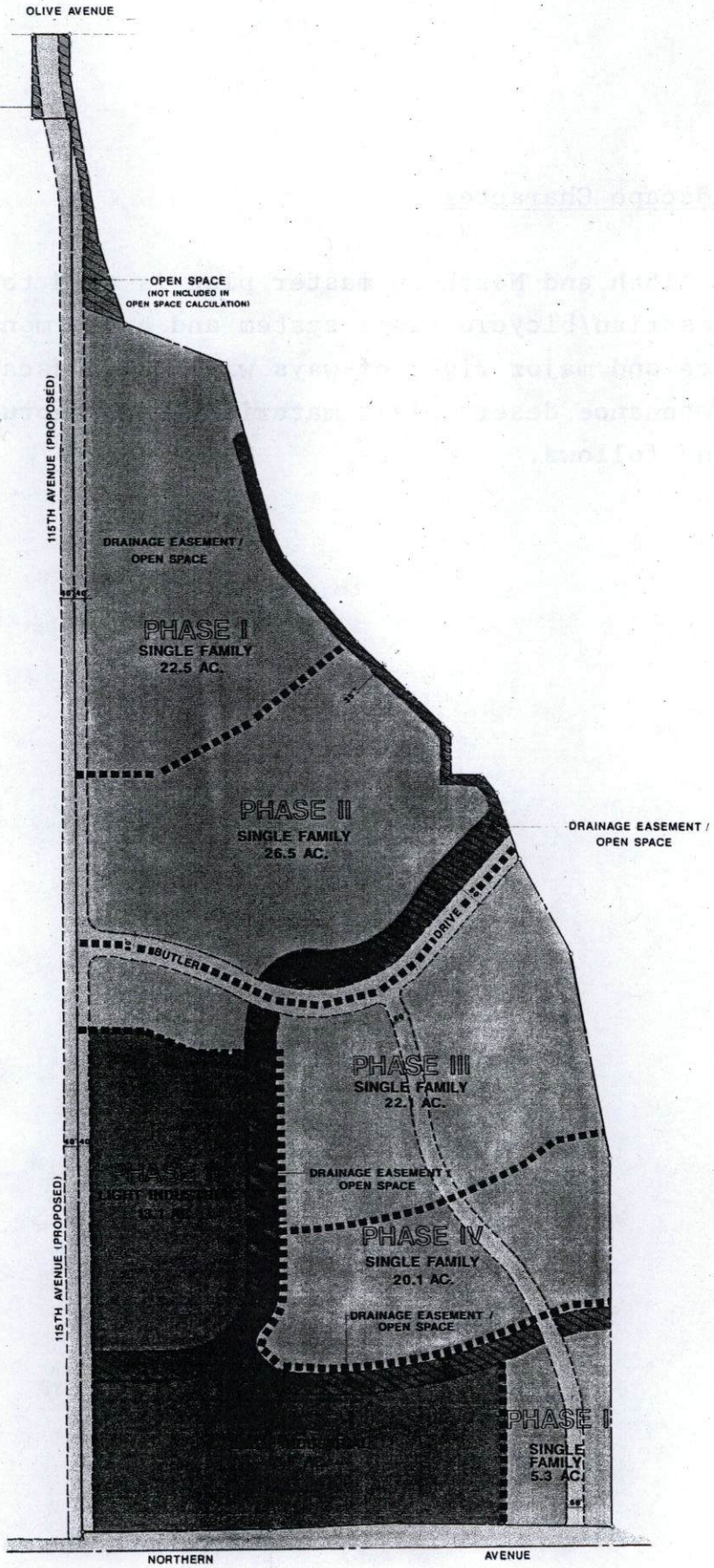
1992

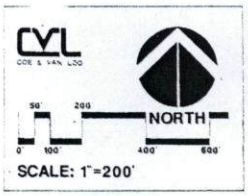
1) Construct buffer treatment on northern border of light industrial Phase II consisting of a block wall, landscaping and berm.

The phasing exhibit which follows, graphically delineates phasing for 115th and Northern.

Landscape Character

The 115th and Northern master plan is tied together by a pedestrian/bicycle trail system and entry monuments. Open space and major right-of-ways will be landscaped with low maintenance desert plant materials. Conceptual landscape plans follows.



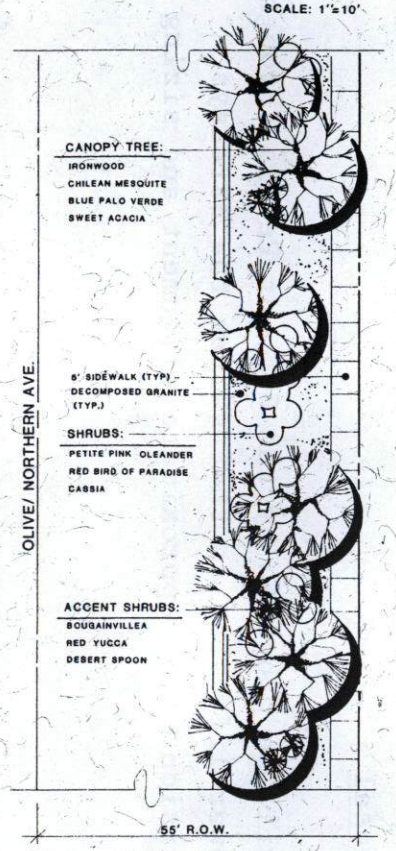


AMERICAN CONTINENTAL CORPORATION

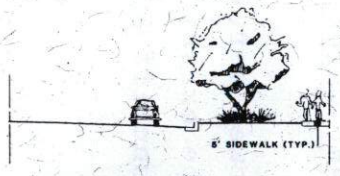
ONE HUNDRED FIFTEENTH AVENUE AND NORTHERN

OLIVE/NORTHERN AVENUE

SCALE: 1"=10'



PLAN VIEW (TYP.)



SECTION (TYP.)

115TH. AVENUE

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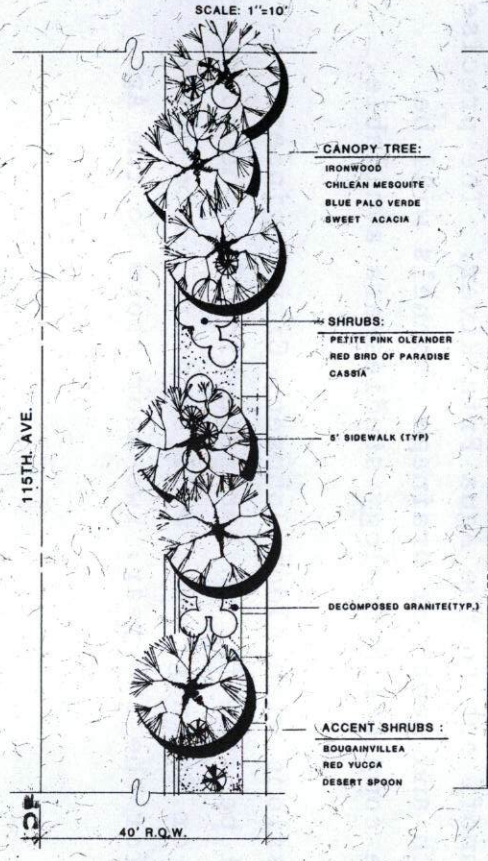
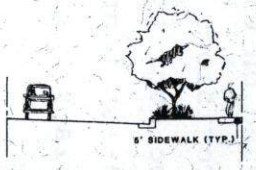


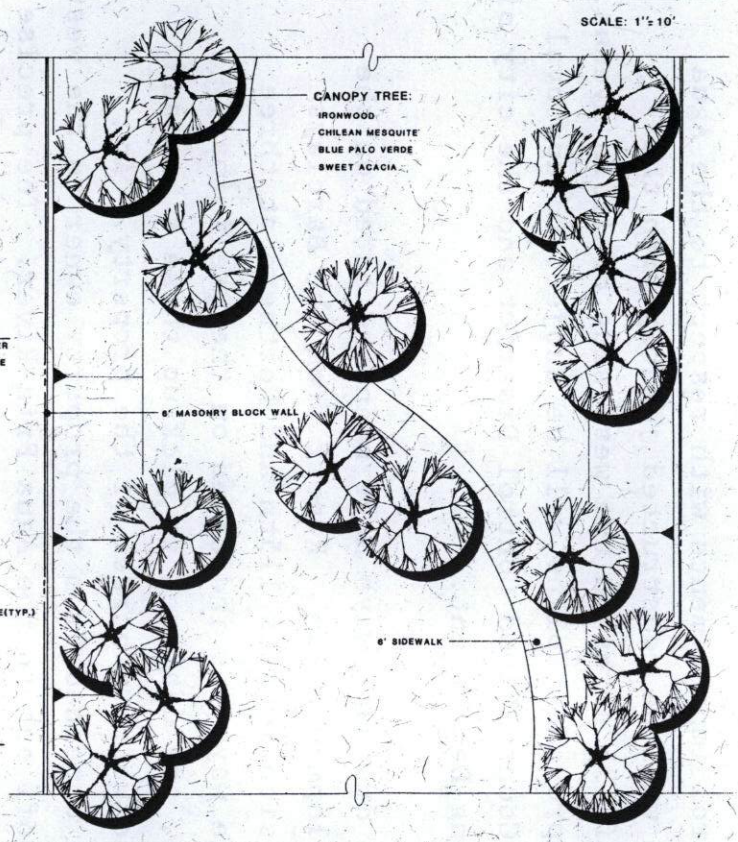
PLAN VIEW (TYP.)



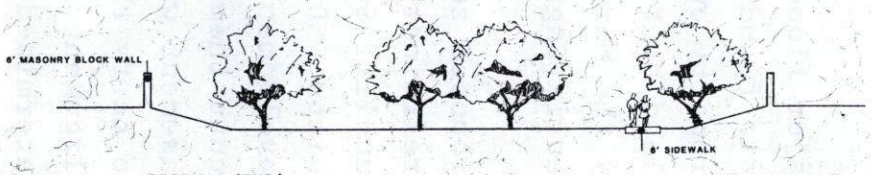
SECTION (TYP.)

DRAINAGE EASEMENT/OPEN SPACE

SCALE: 1"=10'



PLAN VIEW (TYP.)



SECTION (TYP.)

LANDSCAPE NOTES:

- ALL LANDSCAPE PLANT MATERIAL SHALL CONFORM TO THE APPROVED AMA PLANT LIST.
- LANDSCAPE AND IRRIGATION DESIGN SHALL CONFORM TO THE CITY OF PEORIA XERISCAPE GUIDELINES.

115TH AND NORTHERN AVENUE

CONCEPTUAL DEVELOPMENT PLAN

AMERICAN CONTINENTAL CORPORATION

CVL COE & VAN LOO

SEPT. 5, 1988
CVL # 1074-97

INFRASTRUCTURE AND PUBLIC WORKS

Drainage

Major flood control improvements with respect to the Agua Fria flood plain will be constructed jointly with the property owner of 135 acres on the west side of 115th Avenue. Flood control improvement plans will be subject to approval by the Maricopa County Flood Control District and the city of Peoria Engineering Department.

Proposed surface drainage ways have been indicated on the Preliminary Development Plan. Runoff from the Barclays Suncliff Subdivision impacts 115th and Northern at three points. Drainage ways, as indicated on the Preliminary Development Plan, are designed to pick up these flows and route them to the western border of the property. An easement will be obtained from the property owner to the west to carry the runoff out to the Agua Fria River. The precise alignment, width and depth of drainage channels will be determined once complete hydrology studies are available.

Based on discussions with Eldon Johnsen, City Engineer, provisions will be made for on lot retention for the 10-year, two hour event or drainage ways will be designed to carry on-lot runoff for the 100 year, two-hour storm to the Agua Fria River.

Wastewater Disposal

Sewer service will be provided by the City of Peoria through the existing sewer lift station that serves the Barclays Suncliff Subdivision. The approximate alignment and sizing

of sewer lines have been indicated on the Preliminary Site Plan. The existing pumps and lift station are expected to be adequate to handle sewage flows from the development of 115th Avenue and Northern and the Barclays Suncliff Subdivision.

Water Service

Water service will be provided by the City of Peoria. The approximate alignment and sizing of water lines is indicated on the preliminary site plan. Some improvements to the existing system will be required to service existing and proposed development in the area. American Continental Corporation is coordinating with the City Engineer to determine necessary improvements.

APPENDICES

A. LEGAL DESCRIPTION

B. AMERICAN CONTINENTAL CORPORATION OFFICERS

C. INTERESTS IN THE PROPERTY

D. CONSULTANTS

Policy No. 201-880421

PARCEL I:

That part of the West half of Section 31, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the point of intersection of a line parallel with and 65.00 feet North of the South line of said Section 31, Township 3 North, Range 1 East, and the West line of said Section; run thence North 00 degrees 29 minutes 00 seconds West (Record) North 00 degrees 28 minutes 42 seconds West (Measured) along the West line of said Section 31, Township 3 North, Range 1 East, a distance of 2,497.33 feet to the TRUE POINT OF BEGINNING; run thence North 00 degrees 29 minutes 00 seconds West (Record) North 00 degrees 28 minutes 42 seconds West (Measured) along the West line of said Section 31, Township 3 North Range 1 East, a distance of 2,802.45 feet to a point that is 55.00 feet South of the Northwest corner of said Section 31, Township 3 North, Range 1 East, said point also being the Northwest corner of Parcel "A" BARCLAYS SUNCLIFF AMENDED, as recorded in Book 276 of Maps, Page 50, Maricopa County Records; run thence the following bearings and distances along the West line of said BARCLAYS SUNCLIFF AMENDED; South 00 degrees 38 minutes 39 seconds East (Record), South 00 degrees 43 minutes 40 seconds East (Measured) a distance of 138.99 feet; run thence South 09 degrees 16 minutes 39 seconds East (Record), South 09 degrees 21 minutes 40 seconds East (Measured) a distance of 599.40 feet; run thence South 18 degrees 55 minutes 39 seconds East (Record), South 19 degrees 00 minutes 40 seconds East (Measured) a distance of 292.00 feet; run thence South 69 degrees 27 minutes 39 seconds East (Record), South 69 degrees 32 minutes 40 seconds East (Measured) a distance of 364.50 feet; run thence South 15 degrees 45 minutes 39 seconds East (Record), South 15 degrees 50 minutes 40 seconds East (Measured) a distance of 604.10 feet; run thence South 27 degrees 59 minutes 39 seconds East (Record), South 28 degrees 04 minutes 40 seconds East (Measured) a distance of 100.00 feet; run thence South 40 degrees 25 minutes 39 seconds East (Record), South 40 degrees 30 minutes 40 seconds East (Measured) a distance of 383.80 feet; run thence South 46 degrees 58 minutes 39 seconds East (Record), South 47 degrees 03 minutes 40 seconds East (Measured) a distance of 410.30 feet; run thence South 38 degrees 22 minutes 39 seconds East (Record), South 38 degrees 27 minutes 40 seconds East (Measured) a distance of 39.91 feet; run thence South 00 degrees 22 minutes 09 seconds East (Record) South 00 degrees 27 minutes 10 seconds East (Measured) a distance of 153.70 feet; run thence North 88 degrees 54 minutes 44 seconds East (Record), North 88 degrees 49 minutes 43 seconds East (Measured) a distance of 103.31 feet; run thence South 38 degrees 19 minutes 08 seconds East (Record), South 38 degrees 24 minutes 09 seconds

CONTINUE. . . .

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East (Measured) a distance of 79.47 feet; run thence South 19 degrees 44 minutes 16 seconds East (Record), South 19 degrees 49 minutes 17 seconds East (Measured) a distance of 21.16 feet; run thence South 89 degrees 04 minutes 00 seconds West a distance of 1,461.64 feet to the TRUE POINT OF BEGINNING.

PARCEL II:

That part of the West half of Section 31, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the point of intersection of a line parallel with and 65.00 feet North of the South line of said Section 31, Township 3 North, Range 1 East, and the West line of said Section; run thence North 00 degrees 29 minutes 00 seconds West (Record) North 00 degrees 28 minutes 42 seconds West (Measured) along the West line of said Section 31, Township 3 North, Range 1 East, a distance of 1,604.63 feet to the TRUE POINT OF BEGINNING; run North 00 degrees 29 minutes 00 seconds West (Record), North 00 degrees 28 minutes 42 seconds West (Measured) along the West line of said Section 31, Township 3 North, Range 1 East, a distance of 892.70 feet to a point that is 2,857.45 feet South of the Northwest corner of said Section 31, Township 3 North, Range 1 East; run thence North 89 degrees 04 minutes 00 seconds East a distance of 1,461.64 feet to a point on the West line of Parcel "A" BARCLAYS SUNCLIFF AMENDED, as recorded in Book 276 of Maps, Page 50, Maricopa County Records; run thence the following bearings and distances along the West line of said BARCLAYS SUNCLIFF AMENDED; South 19 degrees 44 minutes 16 seconds East (Record), South 19 degrees 49 minutes 17 seconds East (Measured) a distance of 197.84 feet; run thence South 28 degrees 34 minutes 16 seconds East (Record), South 28 degrees 39 minutes 17 seconds East (Measured) a distance of 374.70 feet; run thence South 11 degrees 06 minutes 16 seconds East (Record), South 11 degrees 11 minutes 17 seconds East (Measured) a distance of 379.86 feet; run thence South 89 degrees 04 minutes 00 seconds West a distance of 1,774.70 feet to the TRUE POINT OF BEGINNING.

PARCEL III:

That part of the West half of Section 31, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the point of intersection of a line parallel with and 65.00 feet North of the South line of said Section 31, Township 3 North, Range 1 East, and the West line of said Section; run thence North 00 degrees 29 minutes 00 seconds West (Record) North 00 degrees 28 minutes 42 seconds West (Measured) along the West line of said Section 31, Township 3 North, Range 1 East, a distance of 801.85 feet to the TRUE POINT OF BEGINNING; run thence North 00 degrees 29 minutes 00 seconds West (Record) North 00 degrees

CONTINUE. . . .

28 minutes 42 seconds West (Measured) along the West line of said Section 31, Township 3 North, Range 1 East, a distance of 802.78 feet to a point that is 3,750.15 feet South of the Northwest corner of said Section 31, Township 3 North, Range 1 East; run thence North 89 degrees 04 minutes 00 seconds East a distance of 1,774.70 feet to a point on the West line of Parcel "I" BARCLAYS SUNCLIFF AMENDED, as recorded in Book 276 of Maps, Page 50, Maricopa County Records; run thence the following bearings and distances along the West line of said BARCLAYS SUNCLIFF AMENDED; South 11 degrees 06 minutes 16 seconds East (Record), South 11 degrees 11 minutes 17 seconds East (Measured) a distance of 352.94 feet; run thence South 00 degrees 20 minutes 14 seconds East (Record), South 00 degrees 25 minutes 15 seconds East (Measured) a distance of 455.47 feet; run thence South 89 degrees 04 minutes 00 seconds West a distance of 1,839.83 feet to the TRUE POINT OF BEGINNING.

PARCEL IV:

That part of the West half of Section 31, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona more particularly described as follows:

BEGINNING at the point of intersection of a line parallel with and 65.00 feet North of the South line of said Section 31, Township 3 North, Range 1 East, and the West line of said Section; run thence North 00 degrees 29 minutes 00 seconds West (Record) North 00 degrees 28 minutes 42 seconds West (Measured) along the West line of said Section 31, Township 3 North, Range 1 East; a distance of 801.85 feet to a point that is 4,552.93 feet South of the Northwest corner of said Section 31, Township 3 North, Range 1 East; run thence North 89 degrees 04 minutes 00 seconds East a distance of 1,839.83 feet to a point on the West line of Parcel "I", BARCLAYS SUNCLIFF AMENDED, as recorded in Book 276 of Maps, Page 50, Maricopa County Records; run thence the following bearings and distances along the West line of said BARCLAYS SUNCLIFF AMENDED; South 00 degrees 20 minutes 14 seconds East (Record), South 00 degrees 25 minutes 15 seconds East (Measured) a distance of 801.86 feet to a point on a line that is 65.00 feet North of and parallel to the South line of said Section 31, Township 3 North, Range 1 East; run thence South 89 degrees 04 minutes 00 seconds West along a line that is 65.00 feet North of and parallel to the South line of said Section 31, Township 3 North, Range 1 East, a distance of 117.28 feet (Record) 118.94 feet (Measured); run thence North 89 degrees 20 minutes 33 seconds West a distance of 615.24 feet to a point on a line that is 82.08 feet North of and parallel to the South line of said Section 31, Township 3 North, Range 1 East; run thence South 86 degrees 53 minutes 09 seconds West a distance of 448.85 feet to a point on a line that is 65.00 feet North of and parallel to the South line of said Section 31, Township 3 North, Range 1 East; run

CONTINUE. . . .

(880421)

thence South 89 degrees 04 minutes 00 seconds West along a line that is 65.00 feet North of and parallel to the South line of said Section 31, Township 3 North, Range 1 East, a distance of 656.55 feet to the Point of Beginning.

PARCEL V:

That part of the Northeast quarter of Section 36, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the Northwest corner of Parcel "A" BARCLAYS SUNCLIFF AMENDED, as recorded in Book 276 of Maps, Page 50, Maricopa County Records; run thence South 00 degrees 38 minutes 39 seconds East (Record), South 00 degrees 43 minutes 40 seconds (Measured) along the West line of said Parcel "A" (and said West line extended) a distance of 300.04 feet; run thence North 89 degrees 49 minutes 00 seconds West parallel and 355.00 feet South of the North line of said Northwest quarter of Section 36, Township 3 North, Range 1 West a distance of 134.77 feet; run thence North 00 degrees 11 minutes 00 seconds East a distance of 300.00 feet to the South right-of-way line of Olive Avenue; run thence South 89 degrees 49 minutes 00 seconds East along said right-of-way line a distance of 130.00 feet to the Point of Beginning.

AMERICAN CONTINENTAL CORPORATION

Incorporated June 10, 1974 -- Ohio Charter No. 454251

DIRECTORS

Bruce F. Dickson
Robert J. Hubbard, Jr.
Charles H. Keating, III
Mark A. Voigt
Judy J. Wischer
Andrew F. Ligget
Gary W. Hall
Charles H Keating, Jr.
Robert J. Kielty
Sheldon K. Weiner
Clifford H. Coors

EXECUTIVE COMMITTEE

Robert J. Kielty
Charles H. Keating, III
Judy J. Wischer

OFFICERS

Charles H Keating, Jr.	Chairman of the Board
Robert J. Kielty	Vice Chairman of the Board Executive Vice President General Counsel
Judy J. Wischer	President
Charles H. Keating, III	Executive Vice President
Andrew F. Liggett	Treasurer
Jack Atchison	Senior Vice President
Bruce F. Dickson	Senior Vice President
Robert M. Wurzelbacher, Jr.	Senior Vice President
Sheldon K. Weiner	Senior Vice President
Robert J. Hubbard, Jr.	Vice President
Ronald M. Stoll	Vice President/Secretary
Mark A. Voigt	Vice President
Timothy C. Westfall	Vice President
Larry J. Dannenfeldt	Vice President
Timothy P. Kruckeberg	Vice President

INTERESTS IN THE PROPERTY

1. Deed of Trust

Beneficiary: W.D. Long, as his sole and separate property and Max. W. Wilson and Judith Wilson, husband and wife.

Long-Wilson Enterprises
11603 West Olive
Peoria, AZ 85345
602-242-6647

2. Drainage Easement

M.C.R. Document # 85-561115
Grantee: Solans Investors, Inc.

For the purpose of accepting drainage from the Barclays Suncliff subdivision.

3. Agricultural Lease

Lessee: Brooks & Schulke
Mr. Bruce Brooks
Route 4, Box 334B
Phoenix, AZ 85031

CONSULTANTS

David Maguire
Senior Vice President
Planner, Registered Landscape Architect
Coe and Van Loo, Inc.
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Scott Larsen
Vice President
Senior Project Engineer
Drainage and Hydrology Studies
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Phoenix, Arizona 85027
(602) 277-3386