



# THE SANCTUARY PAD

## PAD21-07

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# SANCTUARY

## PLANNED AREA DEVELOPMENT NARRATIVE

### INTRODUCTION

Maricopa Hartman LLLP (“Applicant”), is the owner and applicant of approximately 330.50 acres located at the northeast corner of W. Maricopa Casa Grande Highway and N. Hartman Road (“Property”), in the City of Maricopa, AZ (“City”). The request is to create a new Planned Area Development (“PAD”) zoning district of several different types of residential neighborhoods and a core mixed-use area. Refer to *Exhibit A* for the Aerial Vicinity Map.

### Purpose & Intent

The purpose of the proposal is to remove the larger 284.3 Ac. parcel from the approved Eagle Shadow PAD and combine the land with the out parcel at the direct northeast corner of W. Maricopa Casa Grande Highway and Hartman Road. Together, these two (2) parcels will encompass a new, proposed individual PAD that proposes several integrated residential neighborhoods with active and passive open spaces, trail connections and potential vibrant mixed-use core area at the major intersection at the southwest corner of the Property.

### Request

The purpose of the request is to rezone the existing larger parcel that was approved with the Eagle Shadow PAD from existing CR-3 (Single Family Residence) and GB-2 (General Business) zoning and the smaller parcel (not a part of the Eagle Shadow PAD) from GR (General Rural) zoning to the City’s PAD zoning to allow for an innovative set of single-family subdivisions and neighborhoods that are planned as part of a larger master plan. Refer to *Exhibit B* for the Existing Zoning Map. The proposed master plan essentially relocates the general business zoning to the northeast corner of the Highway and Hartman Road as part of a mixed-use district for potential commercial, high density and medium density residential uses. The proposed PAD will account for the major wash corridor and development of public streets, along with passive and active open spaces for the future residents of the community. The proposed PAD will work with the City to construct a solution to handle the major wash corridor, along with private passive and active open space parks and interconnected trail system for the future residents of the community. Refer to *Exhibit C* for the proposed Conceptual PAD Land Use Plan.

### EXISTING CONDITIONS

#### Site Location & Conditions

The Property is located at the northeast corner of W. Maricopa Casa Grande Highway and N. Hartman Road in Maricopa, Arizona. Refer to *Exhibit D* for the Existing Conditions Map.

The Property consists of two (2) parcels with the larger parcel consisting of mainly a natural drainage way, the Santa Cruz Wash. The smaller property at the immediate corner was previously used for a non-residential use that has since been abandoned. Portions of the Property are identified as being located within Flood Zone A.

#### Legal Descriptions

The proposed Sanctuary PAD is approximately 330.50 Ac. The parcel is identified on the Pinal County Assessor's map as parcels 502-08-003A and 502-08-002C.

Please refer to **Exhibit E** for the Legal Description of the proposed PAD parcels.

#### Existing General Plan

The majority of the Property is designated as Medium Density Residential. The Medium Density Residential category provides a suburban lifestyle with planned, single-family residential neighborhoods, which include significant open space, recreation and cultural places, including schools, churches and neighborhood facilities. The southern and southeastern edges of the Property are designated with a Parks and Open Space designation. The Parks/Open-Space category identifies open-space sites and corridors intended for public recreation and resource conservation. The Plan recognizes the need for parks, recreational areas and open areas, which add to the attractiveness of the community. The City requires an urban multi-use trail along the W. Maricopa Casa Grande Highway. This area will be carefully developed to enable access to and effective use of this multi-use trail. The design of projects site plan also includes access points to both this multi-use trail corridor and also the drainage corridor along the project's eastern boundary. These connection points then extend into the project through the projects internal trails and pedestrian circulation system. Refer to **Exhibit F**, Existing General Plan Land Use Map.

#### Surrounding Zoning & Land Uses

The Property is adjacent to mainly vacant properties. To the north are parcels zoned CR-3 and CI-2 for residential and industrial uses. To the west, are properties zoned CR-3 and GB-2 at the northwest corner of the Highway and Hartman Road. This commercial zoning will be compatible and interact with our proposed mixed-use portion of the PAD on the opposite corner. To the south across the Highway are properties zoned CI-2 and agricultural lands outside the City. Finally to the east are properties zoned CR-2 and CR-3. Refer to **Exhibit B**, Existing Zoning Map.

### GENERAL PLAN CONFORMANCE

#### Background

The proposed land plan as part of our PAD request places a majority of the residential neighborhoods within the existing area designated as Medium Density Residential on the General Plan map. As required in the proposed zoning ordinance for PAD's, a mixed-use land use component will be designated at the northeast corner of W. Maricopa Casa Grande Highway and Hartman Road. The mixed-use land use designation will provide for potential commercial and medium to high density residential mix of uses to provide for a core for the proposed PAD. The majority of the proposed medium density residential component of the project is located within lands designated by the City's General Plan as Medium Density Residential. For this reason, the design of the proposed PAD land plan is in substantial conformance with the City's General Plan.

## General Conformance

The following are a few of the goals and objectives of the City's General Plan that support the rezoning of the Property to PAD:

Objective B1.2.1: Proactively manage future development and partner with developers to create distinctive communities.

Objective B1.2.2: Establish entryways, gateways, streetscapes, and other features that distinctively delineate the various village neighborhoods.

Objective B1.3.5: Establish guidelines for the appropriate inclusion of green spaces, paths, and other people-oriented amenities.

Objective B1.4.1: Address land use compatibilities and incompatibilities when considering zone changes and development approvals.

Objective G1.d.1.1: Work with HOAs to dedicate land or provide easements where planned trails cross or run adjacent to established communities.

Objective G2.1.9: Support Economic Development goals with quality parks and recreation amenities to attract and retain high-skilled employers and employees seeking a full-service community.

Objective G3.a.2.1: The design of communities and neighborhoods abutting or including washes shall integrate the wash corridors as a functional design component and include amenities and trails to accommodate pedestrians, runners, cyclists, (and equestrians when designated as such) to access schools, neighborhoods, and commercial uses.

Objective G3.a.2.4: Washes should be designed to provide direct and frequent access from trails to abutting neighborhoods and roadways.

## Permitted Uses & Development Standards

This project contemplates the use of the City of Maricopa's RS-5 District development standards for the initial residential subdivisions and Mixed Use - General (MU-G) zoning district. The RS-5 district is intended to provide areas for medium-density residential neighborhoods. Housing types include single unit detached and attached housing generally on lots of at least 5,000 square feet. Up to 25 percent of the lots in a subdivision may be below the minimum lot size, but no lot shall be less than 4,500 square feet. In addition to single unit homes, this district provides for uses such as parks and child care in homes that are appropriate in a residential environment. Refer to **Exhibit G**, Proposed Zoning Map.

### Permitted Uses - Phase 1

Phase 1 will develop with the permitted uses within the RS-5 zoning district of the City of Maricopa Zoning Code.

### Permitted Uses - Phase 2

Phase 2 will develop with the permitted uses within the RS-5 zoning district of the City of Maricopa Zoning Code.

**Permitted Uses - Phase 3**

Phase 3 will develop with the permitted uses within the RS-5 and Mixed Use - General (MU-G) zoning district of the City of Maricopa Zoning Code.

Development Standards Table

**Proposed Amended Development Standards - Residential**

The requested PAD requests to create three (3) different single family detached lot size categories within RS-5 zoning category of the PAD. They are as follows:

| Parcels   | Lot Sizes | # Lots | %    |
|-----------|-----------|--------|------|
| 1, 7, & 9 | 40x120    | 413    | 38%  |
| 3, 4, & 6 | 45x120    | 436    | 40%  |
| 2, 5, & 8 | 55x120    | 234    | 22%  |
| Total:    |           | 1,083  | 100% |

The project will also include a mixed-use land use district within Parcel 10. Initial plans include approximately 20 acres of High Density Residential (HDR) and 13 acres of Commercial land use as part of this mixed-use portion of the project’s core. This HDR land use will contain approximately 240 additional housing units. The design and configuration of the HDR component of this project is to be determined. These 240 additional units, as well as the commercial component, will be reviewed and approved separate from the Single Family Detached lots noted above, and is subject to the Proposed Amended Development Standards detailed below.

**Sanctuary - RS-5 Development Standards Table**

|                                | Current Development Standards Table | Proposed Development Standards Table |
|--------------------------------|-------------------------------------|--------------------------------------|
|                                | RS-5                                | RS-5                                 |
| <b>Lot Standards</b>           |                                     |                                      |
| Minimum Lot Area (s.f.)        | 5000                                | 4500                                 |
| Minimum Lot Width (ft.)        | 50                                  | 40                                   |
| Minimum Lot Depth (ft.)        | N/A                                 | N/A                                  |
| Maximum Density (units/net ac) | N/A                                 | N/A                                  |
| Maximum Lot Coverage           | 55% - 1 story 50% - 2 story         | 55% - 1 story 50% - 2 story          |
| Maximum FAR                    | N/A                                 | N/A                                  |
| Maximum Building Height        | 30                                  | 30                                   |
| Minimum Building Height        | N/A                                 | N/A                                  |



|                                            |        |        |
|--------------------------------------------|--------|--------|
| 1 <sup>st</sup> Floor Ceiling Height, Non- | N/A    | N/A    |
| Front (ft.)                                | 15 (2) | 15 (2) |
| Interior Side (ft.)                        | 5      | 5      |
| Interior Side to Residential (ft.)         | N/A    | N/A    |
| Street Side (ft.)                          | 5      | 5      |
| Rear (ft.)                                 | 15     | 15     |
| Maximum Front Setback (ft.) *              | N/A    | N/A    |
| Outdoor Living Area (sf/unit)              | N/A    | N/A    |
| Open Space                                 | N/A    | N/A    |

1. Livable areas and side entry garages may have a minimum setback of 10 feet from the property line.
2. Street facing garage entrances shall be no less than a distance of 18 feet to the nearest sidewalk or to the back of curb, when a sidewalk is not provided.

### Parking Regulations

Per City of Maricopa Zoning Code.

### Architectural Design Guidelines

The initial phases of development will include residential land uses. These residential uses will comply with the City’s Single Family Design Guidelines.

The following additional design elements from Table 18.60.060(C) will be implemented as part of the residential development within the PAD:

- Provide landscape open spaces visible from arterial street and residential street view (1)
- Single-story or combination 1 and 2 story homes on all corner lots (1)
- Incorporate architectural enhancements to community mailboxes for residents such as lighting, shade, bulletin board, etc. (1)
- Add additional amenities interior to the project (1)
- Promote human comfort by providing shaded areas, courtyards, colonnades, and other areas as site amenities (1)
- Building orientation that responds to climate and enables passive/active solar strategies and energy efficiency techniques (1)
- Maintain washes in a natural state with native vegetation and topography (2)

## Sanctuary - MU-G Development Standards Table

|                                                                        | Current Development Standards Table | Proposed Development Standards Table |
|------------------------------------------------------------------------|-------------------------------------|--------------------------------------|
|                                                                        | MU-G                                | MU-G                                 |
| <b>Lot and Density Standards</b>                                       |                                     |                                      |
| Minimum Lot Area (s.f.)                                                | 5000                                | 4500                                 |
| Minimum Lot Width (ft.)                                                | 50                                  | 40                                   |
| Maximum Density (units/net acre)                                       | 24                                  | 24                                   |
| Maximum Floor Area Ratio (FAR)                                         | 1.2 (A)                             | 1.2 (A)                              |
| <b>Building Form and Location</b>                                      |                                     |                                      |
| Maximum Building Height (ft.)                                          | 40                                  | 40                                   |
| Minimum Building Height (stories)                                      | 2                                   | 3                                    |
| 1 <sup>st</sup> Floor Ceiling Height, Non-residential Uses (ft. clear) | 12                                  | 12                                   |
| Front (ft.)                                                            | 10                                  | 10                                   |
| Interior Side (ft.), Residential Uses Only                             | 5 (B)                               | 5 (B)                                |
| Interior Side                                                          | 0                                   | 0                                    |
| Street Side (ft.)                                                      | 10 (C)                              | 10 (C)                               |
| Rear (ft.)                                                             | 20 (B)                              | 20 (B)                               |
| Maximum Front Setback (ft.) *                                          | 20 (D)                              | 20 (D)                               |
| Location of Parking                                                    | Y (E)                               | Y (E)                                |
| <b>Other Standards</b>                                                 |                                     |                                      |
| Building Design                                                        | Y (F)                               | Y (F)                                |
| Outdoor Living Area (sf per unit)                                      | 120 (G)                             | 120 (G)                              |
| Outdoor Storage                                                        | N (H)                               | N (H)                                |
| Transitions                                                            | Y (I, K)                            | Y (I, K)                             |
| Transparency for Ground-Floor Frontages, Nonresidential Uses           | Y (J, K)                            | Y (J, K)                             |

## LANDSCAPE & OPEN SPACE

### Walls & Fences

Screen walls and/or vegetation screening will be placed in appropriate areas of the development. The proposed entry monuments, wall themes, landscape palette and design will achieve a superior community design consistent with the intent and purpose of the PAD zoning district. Refer to **Exhibit H and Exhibit I** for the design theme for the walls, entry monuments and landscaping. Please refer to **Exhibit J** for the proposed Conceptual PAD Open Space Plan.

### Parks

The project site will include a variety of small, in-neighborhood “pocket parks” which will serve as internal passive recreational spaces as well as two larger themed park spaces. These spaces will be the Farm Park and the Field Park, which will include both active and passive recreations uses, and also include a small lake feature using reclaimed water, in conformance with the goals and objectives outlined in Section C - The Environmental Planning & Resource Conservation Element of the City of Maricopa’s General Plan, and with Sub Section 4B contained therein. Refer to **Exhibit K and Exhibit L** for the design themes for the Farm Park and Field Park Detail Plans, respectively.

## SITE ACCESS & CIRCULATION

### Circulation

Maricopa-Casa Grande Highway (Hwy 238) is an east-west state minor arterial highway located along the south side of the project. Interstate 10 (I-10) is located approximately 16 miles northeast of the Property enabling direct access to both Phoenix to the north and Tucson to the south. Interstate 8 (I-8) is located approximately 30 miles southwest of the Property which provides access to San Diego and Southern California. The Property is located east of the John Wayne Parkway (SR 347), a major north-south state highway in this part of central Arizona, which also provides access to the Phoenix metropolitan area approximately 20 miles north of the City of Maricopa.

### Access

This proposed PAD will improve Hartman Road from Maricopa-Casa Grande Highway at the southwest corner of the project site along the Property’s western frontage. An internal collector loop roadway is proposed with access points centrally located along the Property’s two (2) main frontages. Further definition of the PAD’s circulation plan will occur at the platting stage of development. Refer to **Exhibit M** for the PAD Circulation Plan.

## PUBLIC UTILITIES & SERVICES

### Existing Utilities & Services

The provision of infrastructure, utilities, and public services is key to the continuing success of Maricopa. The City is in the process of expanding these services where needed to meet current and new development needs and create sustainable neighborhoods in the future.

### Existing Water Facilities

The majority of the Property is located within the service area of Santa Cruz Water Company (SCWC), a subsidiary of Global Water Resources. SCWC has master planned and installed the majority of infrastructure to serve Maricopa’s expansive growth. In total, SCWC has CC&N’s

covering approximately 30 square miles of property within Maricopa's city limits, of which, approximately 12 square miles has been developed. In accordance with a regional master water infrastructure plan, SCWC has constructed a substantial potable water system to support this area.

The onsite water infrastructure for the Sanctuary shall be designed to provide water efficiently, reliably, and safely to the development. The system shall convey water for both domestic and emergency uses. The onsite water infrastructure shall also be looped to provide redundancy within the project and improve the system's performance, while also preserving water quality. There is an existing 16" water stub at the intersection of Hartman Road and Farrell Road that will provide the primary connection. Further definition of the PAD's proposed potable water facilities will occur at the platting stage of development.

#### Existing Wastewater Facilities

Palo Verde Utilities Company (PVUC), a subsidiary of Global Water Resources, Inc. provides sanitary sewer services to the entirety of the Property. In accordance with the regional master plan, Global Water has constructed a substantial wastewater system to service the City of Maricopa including gravity and force-mains, lift stations, a reclaimed water facility, and an extensive recycled water distribution system.

The proposed onsite wastewater infrastructure for the Sanctuary will convey all wastewater from the project north within Hartman Road to an existing 24" sewer line located at the intersection of Hartman Road and Farrell Road. An onsite system of 8" through 12" lines are proposed for the development. Further definition of the PAD's proposed wastewater collection and treatment facilities will occur at the platting stage of development.

Dry utilities in the area are Orbitel Communications/CenturyLink for cable TV/telephone, Electrical District Number 3 for electrical and Southwest Gas Corporation for gas service.

#### Drainage

The project site is subject to a currently effective Zone A FEMA Special Flood Hazard Area (SFHA). Zone A floodplains are designated floodplains subject to the 1-percent-annual-chance storm event, but studied based on approximate methodologies. As such, no base flood elevations have been defined for the floodplain. The floodplain is a result of the Santa Cruz Wash watershed and surface runoff from the 100-year event, though smaller storm events from the expanse of the Santa Cruz Wash watersheds are acknowledged to discharge flows to the development site. The flood zones are identified on Flood Insurance Rate Map (FIRM) Panel 04021C0765F, dated June 16, 2014, with a small portion of the southern extents of the site residing on FIRM Panel 04021C1150E, dated December 4, 2007. The flood hazard zone impacting the project site is also identified on publicly available references on the Pinal County GIS website.

Wood Patel is currently preparing a regional floodplain solution that will remove portions of the property from the currently effective Zone A floodplain. Wood Patel has prepared a Conditional Letter of Map Revision (CLOMR) in support of the regional floodplain solution for portions of the Santa Cruz Wash. This CLOMR has been submitted to FEMA by Wood Patel for review and comment. Once the CLOMR is approved, it is anticipated that the regional solution will be constructed. Upon completion of construction, it is also anticipated that Wood Patel will prepare a subsequent Letter of Map Revision (LOMR) request which will be submitted to local

agencies and FEMA for review and comment. This LOMR, upon approval, will remove portions of the project site from the currently effective Zone A floodplain and relieve the proposed lots from requirements of flood insurance under the National Flood Insurance Program (NFIP).

Design of the site will use best available data for offsite flowrates and other hydrologic and hydraulic existing conditions which have been developed in the City of Maricopa. The majority of referenced offsite flows will be derived from the recent Wood Patel study and modeling which is understood to be under review by FEMA for the purposes of the CLOMR.

The development will conform to the requirements of storm water retention on-site, typically the 100-year 2-hour storm event, but will request relaxed retention requirements of a lesser required provision of either the first flush or pre-versus-post conditions. This lesser-required retention request will focus on areas that will overtop or bleed-off in close proximity to an open space conveying offsite flows. Additional detail will be provided with the project's preliminary plat. Please refer to the drainage report submitted with this application for additional information regarding preliminary drainage analysis and design.

### Geological Constraints

The Property has two soil classifications for soils located on the site according to the Natural Resources Conservation Service Web Soil Survey. The site predominantly consists of soil classified as Trix clay loam. Trix clay loam is a deep, well-drained soil formed in mixed stream alluvium and older mixed alluvium. The soil located in the central swath of the site is classified as Denure fine sandy loam, with zero (0) to one (1) percent slopes. This deep, and very well-drained soil is typically formed from mixed stream alluvium.

The Arizona Department of Water Resources maintains land subsidence records in the vicinity, and the project site is located within the Maricopa-Stanfield Land Subsidence area.

Two known earth fissures are located south of the site, immediately north of the Maricopa Casa Grande Highway.

### Environmental Considerations

A Phase 1 Environmental Analysis was performed for the subject Property which included extensive testing for the presence of a number chemical, mineral, and other potentially hazardous materials. As a part of this investigation, a detailed project site history was also developed to determine past uses of the site, to further identify potential environmental concerns which could potentially exist as a result. One issue of concern was identified as a result of this process, that being the presence of volatile organic compounds (VOC's) which may be present on the site as a result of a previous uses of the site. The Phase 1 recommends the implementation of soil remediation in the form of further testing and VOC contaminated soils be removed from the site, or a that vapor barrier be installed concurrent with construction of future buildings on the site to prevent vapor intrusion into those structures.

### Site Constraints

The two major challenges for the Property are the floodplain and existing natural drainage features. The drainage ways will be re-designed in the future platting of the Property to contain and convey drainage around the Property. Natural vegetation and a more organic design will allow for future pedestrian trails within the drainage ways to make these areas more

aesthetically pleasing and usable as open space for the future residents and other area pedestrians.

#### Historical land uses

There are no records or evidence indicating the presence of Historical Land Uses within the Property nor are there any known sites on the property with significant historical background or historical credentials.

#### Beyond the perimeter of the Property

The nearest schools are the Santa Cruz Elementary School, Desert Winds Middle School to the north. The high school and other schools are further to west closer to the developed portions of the City.

Maricopa Fire Department Station #572 is located approximately 2.0 miles north of the project site, with two other fire stations, #574 and #575 located approximately 6.75 and 7.25 miles to the west respectively. Additional neighborhoods, parks, schools, major streets, and retail centers are located generally west and northwest of the Sanctuary project site.

#### DEVELOPMENT PHASING

The proposed phasing for this project is designed to allow the development of the overall project site in two (2) development phases. Phase 1 is proposed to include the northern 2/3 of the overall project site, including the collector roadway extending to and intersecting with Hwy 238. The remaining, southern 1/3 of the project is planned as Phase 2 of development. Phase 1 will include adequate water system improvements to provide for the build out of this phase, and also provide for the fire flow necessary to obtain City approval for the same. Other utility extensions will also be incorporated within Phase 2 as required for C of O issuance by the City of Maricopa. Refer to *Exhibit N* for the PAD Phasing Plan.

#### CONCLUSION

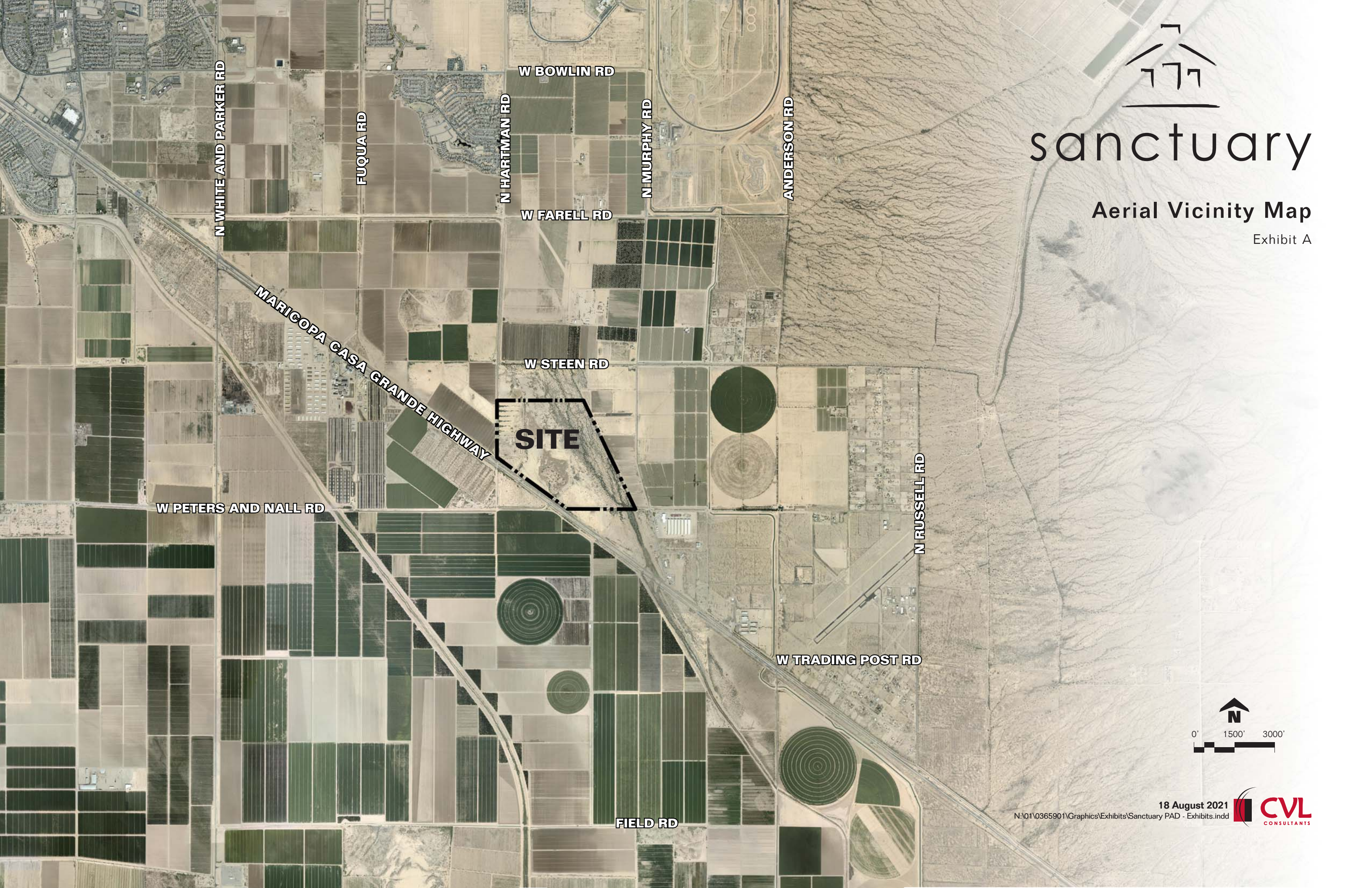
The requested PAD rezoning for this project creates a new stand-alone PAD at the northeast corner of Hartman Road and the Maricopa-Casa Grande Highway. The majority of the Property as proposed is removed from the Eagle Shadow PAD without any negative impacts to the remainder of the Eagle Shadow PAD. The inclusion of the corner parcel within this project will provide for a well-coordinated land plan at this major intersection. The provision of a mixed-use district with the potential for commercial, medium, and high density residential uses will create a core area for community interaction and synergy of development. The proposed PAD is a logical extension of residential development within the City. The proposal will extend Hartman Road north from Maricopa-Casa Grande Highway, and the proposed internal loop road will be designed to provide direct access for the new residents to access the internal parks, neighborhoods, internal pedestrian circulation and adjacent naturalized trail systems serving and connecting to the surrounding area. The proposal provides for seven (7) residential enclaves and establishes an open space, drainage, circulation, and land use solution for the overall Property. The proposed rezoning request will provide the necessary flexibility to adapt to current and future single-family residential markets, and provide for future commercial needs in the area. The rezoning also provides for multiple lot sizes and housing types which includes flexibility with the density and maximum number of dwelling units proposed for the Property. The overall goal is to reach a sustainable density threshold that allows for the development of a first-class residential community.



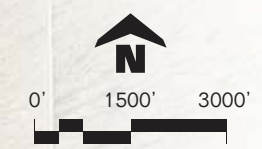
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## Aerial Vicinity Map

Exhibit A



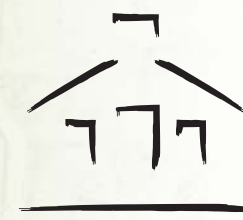
**SITE**



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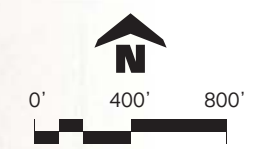
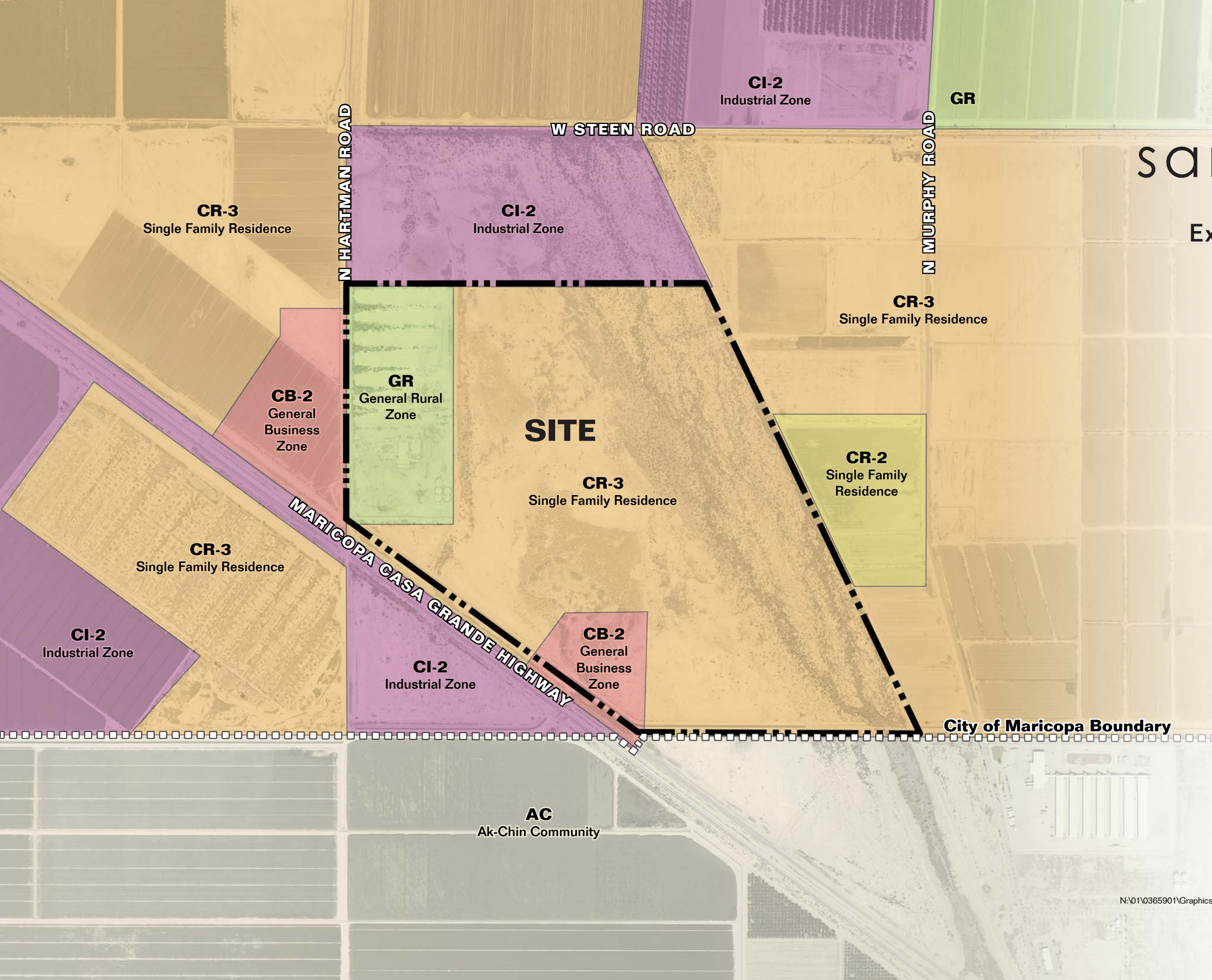




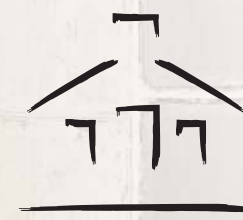
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## Existing Zoning Map

Exhibit B



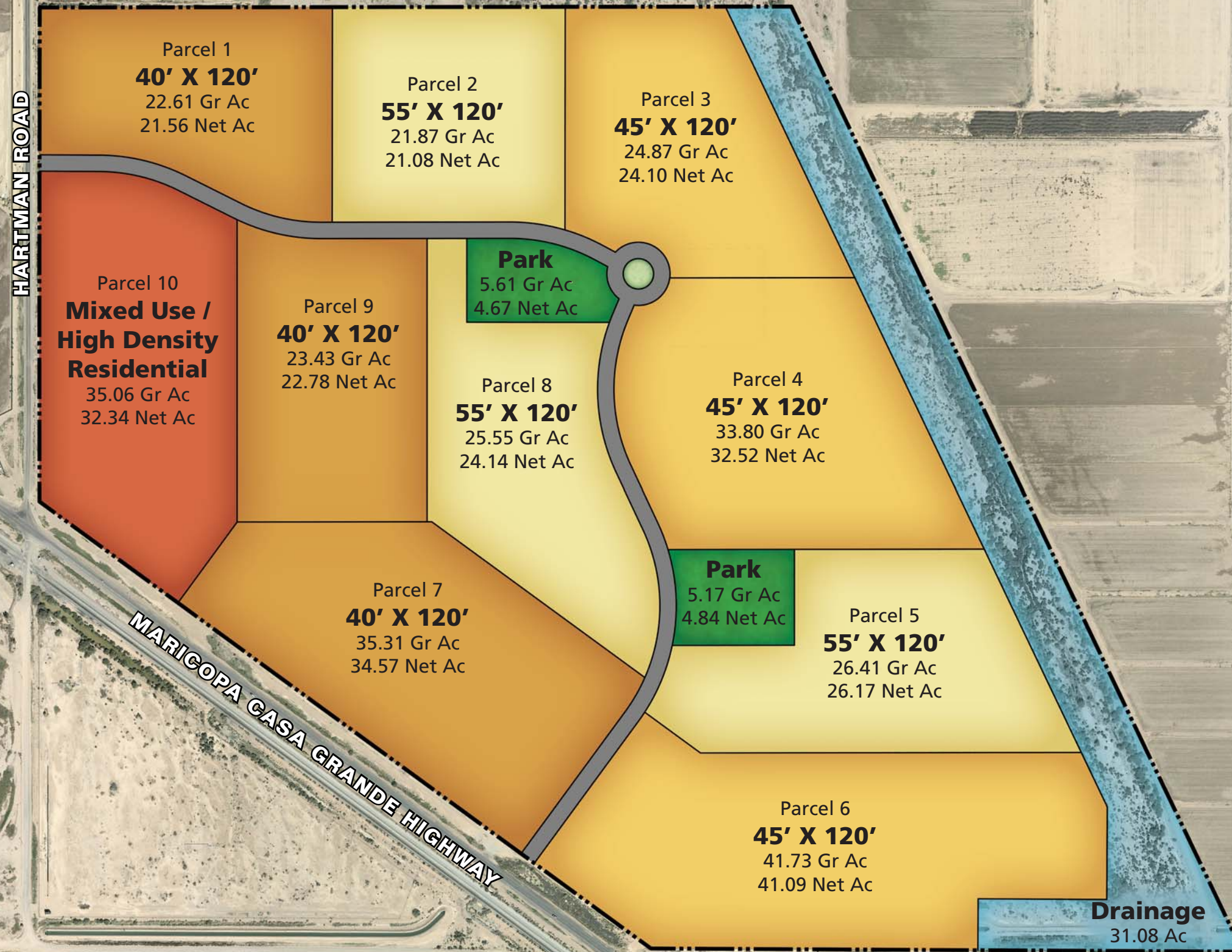




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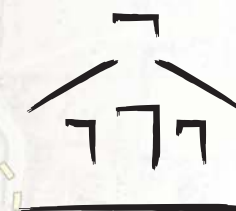
## Conceptual Land Use Plan

Exhibit C



| Site Data        |                  |               |             |
|------------------|------------------|---------------|-------------|
| Land Use         | Area             |               | Lots        |
| 40' x 120'       | 81.35 ac         | 24.6%         | 413         |
| 45' x 120'       | 100.40 ac        | 30.4%         | 436         |
| 55' x 120'       | 73.83 ac         | 22.3%         | 234         |
| <b>TOTAL SFR</b> | <b>255.58 ac</b> | <b>77.3%</b>  | <b>1083</b> |
| HDR              | 20.00 ac         | 6.1%          | 240         |
| Mixed Use        | 13.06 ac         | 4.0%          |             |
| Parks            | 10.78 ac         | 3.3%          |             |
| Drainage         | 31.08 ac         | 9.4%          |             |
| <b>Total</b>     | <b>330.50 ac</b> | <b>100.0%</b> | <b>1323</b> |

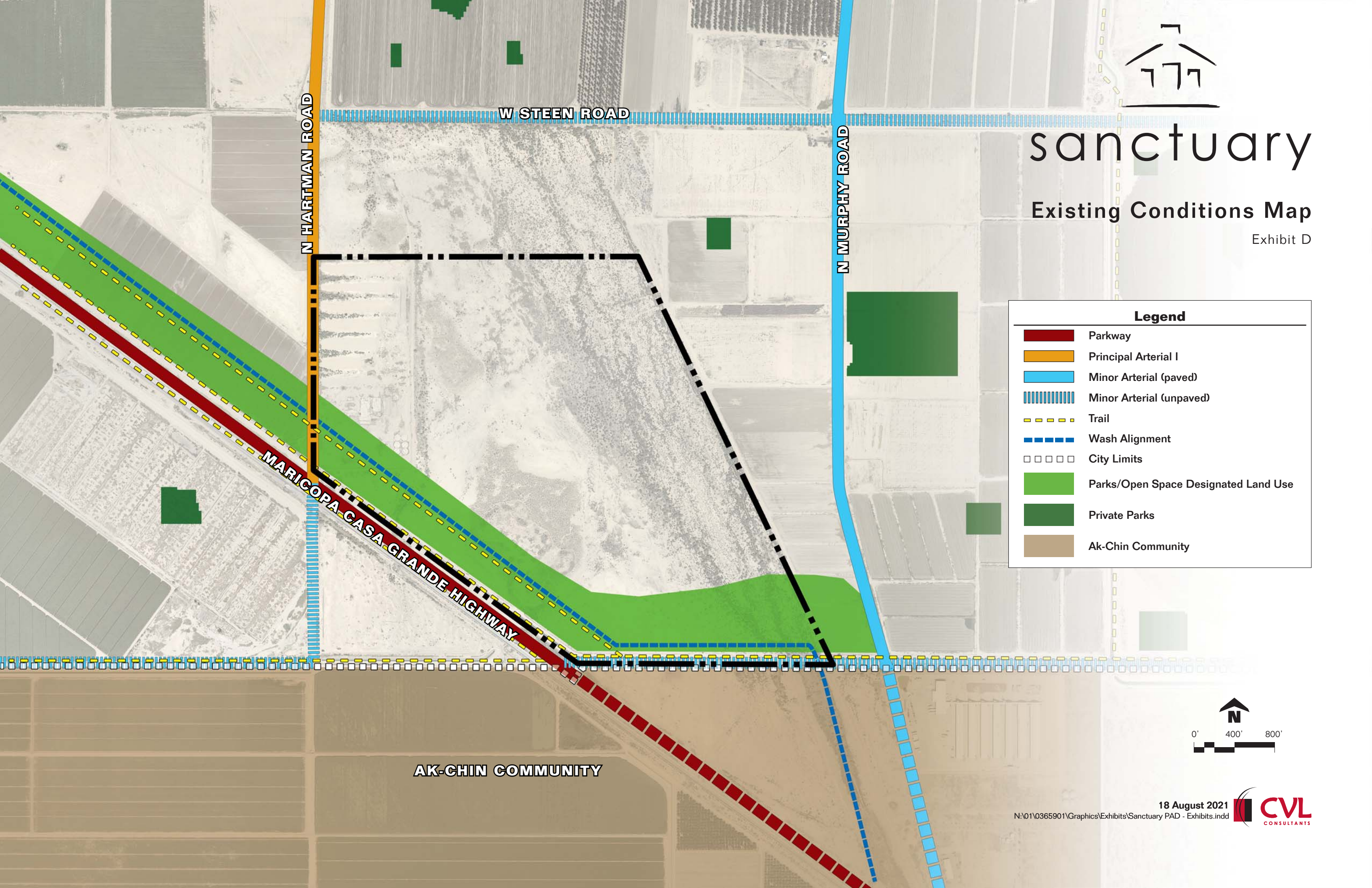




# sanctuary

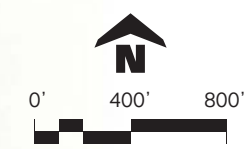
## Existing Conditions Map

Exhibit D



### Legend

|  |                                      |
|--|--------------------------------------|
|  | Parkway                              |
|  | Principal Arterial I                 |
|  | Minor Arterial (paved)               |
|  | Minor Arterial (unpaved)             |
|  | Trail                                |
|  | Wash Alignment                       |
|  | City Limits                          |
|  | Parks/Open Space Designated Land Use |
|  | Private Parks                        |
|  | Ak-Chin Community                    |



AK-CHIN COMMUNITY



August 18, 2021

LEGAL DESCRIPTION FOR  
SANCTUARY

PARCEL NO. 1:

ALL OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER  
BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 9;  
THENCE RUNNING EAST ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 9 TO  
THE NORTHEAST CORNER OF SAID SECTION 9;

THENCE RUNNING SOUTH ALONG THE EAST BOUNDARY LINE OF SAID SECTION 9, TO  
THE SOUTHEAST CORNER THEREOF;

THENCE RUNNING IN A NORTHWESTERLY DIRECTION IN A STRAIGHT LINE TO THE  
NORTH QUARTER SECTION CORNER OF SAID SECTION 9, AND THE POINT OF BEGINNING;

AND EXCEPTING THAT PORTION OF THE NORTH HALF OF SECTION 9, TOWNSHIP 5  
SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL  
COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 9;

THENCE SOUTH 00 DEGREES 02 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF  
SAID SECTION 9, A DISTANCE OF 1397.83 FEET TO A POINT, SAID POINT BEING THE  
NORTHWEST CORNER OF A CERTAIN PARCEL OF LAND AS RECORDED IN SPECIAL  
WARRANTY DEED, FEE NO, 2000-046959, PINAL COUNTY RECORDS;

THENCE NORTH 89 DEGREES 52 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF  
SAID PARCEL AND PROLONGATION THEREOF A DISTANCE OF 3243.06 FEET TO A POINT  
BEING ON A LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 9, TO THE NORTH  
QUARTER CORNER OF SAID SECTION 9;

THENCE NORTH 25 DEGREES 29 MINUTES 23 SECONDS WEST ALONG SAID LINE, A  
DISTANCE OF 1526.39 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9;

THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE  
OF SAID SECTION 9, A DISTANCE OF 2587.10 FEET TO THE TRUE POINT OF BEGINNING;

AND EXCEPTING THEREFROM THAT PART OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 4  
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA,  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9;

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Page 1 of 3



THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 1895.09 FEET TO THE INTERSECTION OF SAID SECTION LINE WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE MARICOPA-CASA GRANDE HIGHWAY, AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 53 DEGREES 46 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID MARICOPA-CASA GRANDE HIGHWAY, A DISTANCE OF 40.88 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HARTMAN ROAD;

THENCE EAST A DISTANCE OF 920.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST A DISTANCE OF 2112.00 FEET TO A POINT;

THENCE WEST A DISTANCE OF 953.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 9;

THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE OF SAID SECTION 9, A DISTANCE OF 2087.87 FEET TO THE TRUE POINT OF BEGINNING;

AND EXCEPTING THEREFROM THAT PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING SOUTH AND WEST OF THE MARICOPA-CASA GRANDE HIGHWAY NORTHEASTERLY RIGHT OF WAY LINE.

PARCEL NO. 2:

THAT PART OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9;

THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 1895.09 FEET TO THE INTERSECTION OF SAID SECTION LINE WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE MARICOPA-CASA GRANDE HIGHWAY, AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 53 DEGREES 46 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID MARICOPA-CASA GRANDE HIGHWAY, A DISTANCE OF 40.88 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HARTMAN ROAD;

THENCE EAST A DISTANCE OF 920.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST A DISTANCE OF 2112.00 FEET TO A POINT;

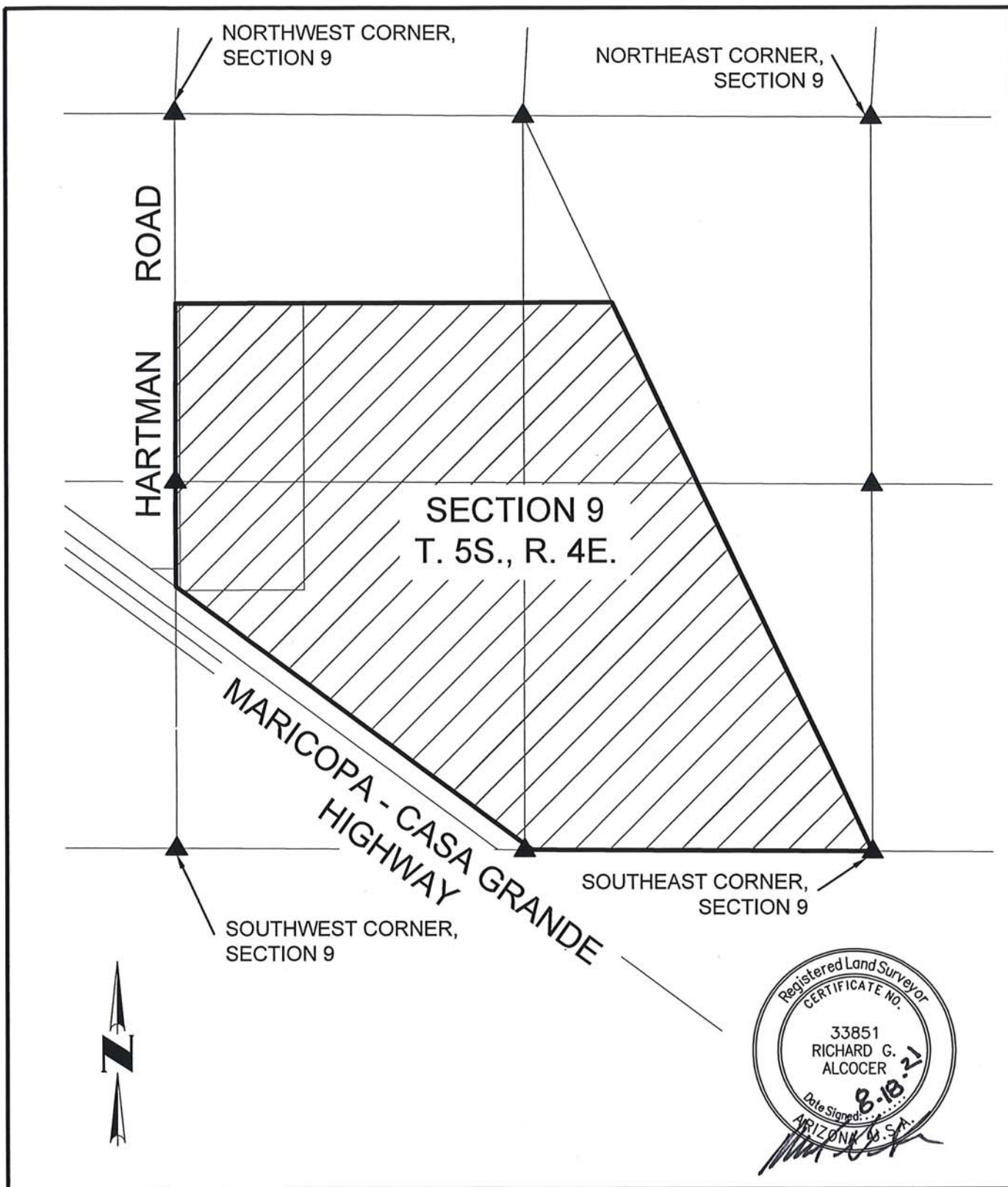


THENCE WEST A DISTANCE OF 953.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 9;

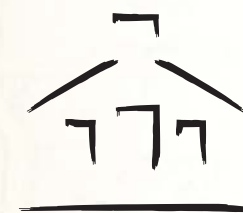
THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE OF SAID SECTION 9, A DISTANCE OF 2087.87 FEET TO THE TRUE POINT OF BEGINNING.

This legal description was per a title report prepared by Thomas Title and Escrow Agency as issuing agent on behalf of First American Title Insurance Company, order No. 1226ATAZ, dated 04/13/21. No field work was performed on this project by Coe & Van Loo Consultants as a basis for the preparation of this legal description.





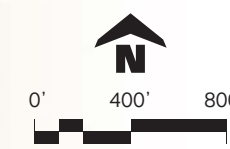
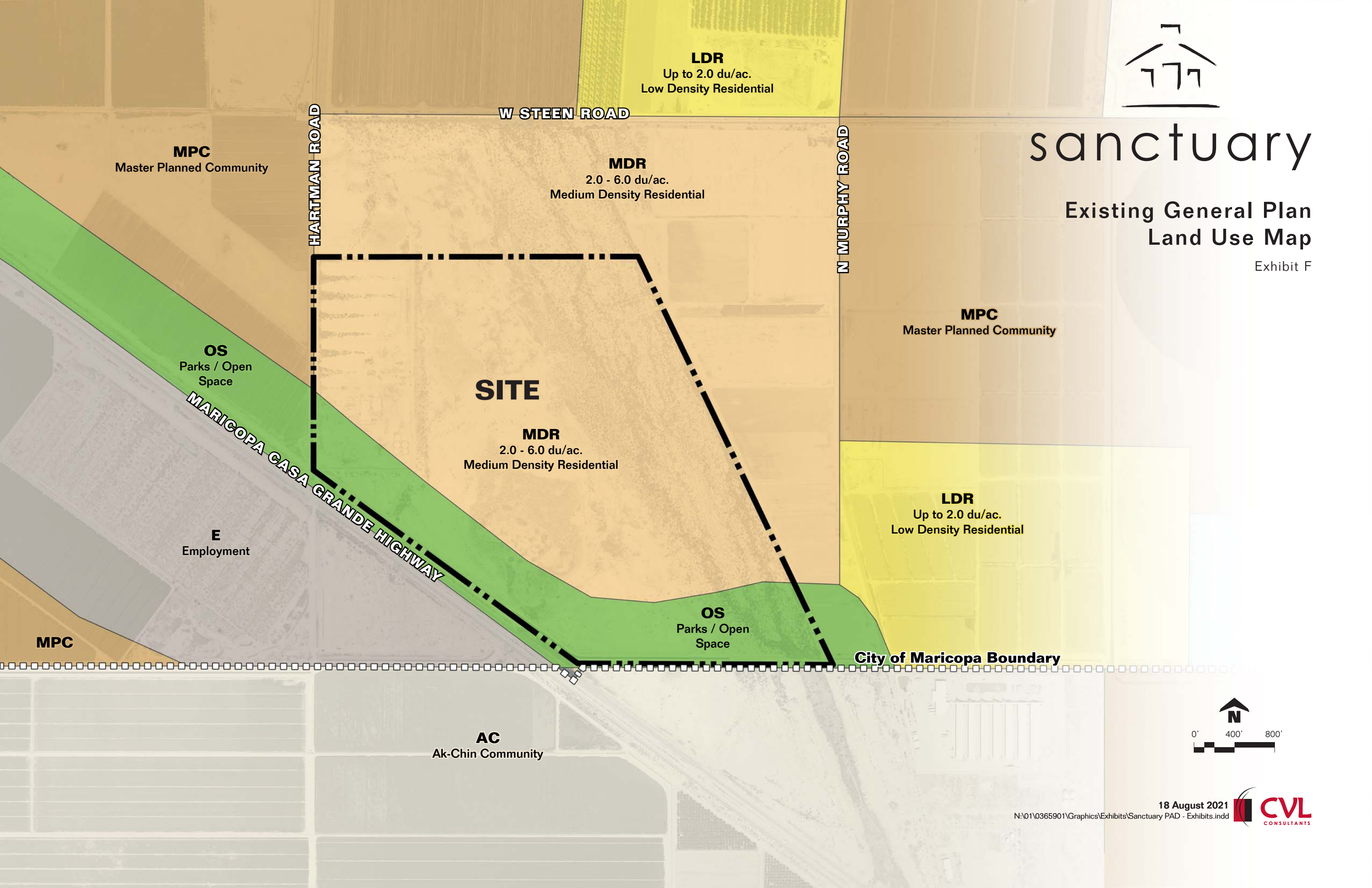
|                                                                                                                                   |           |                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------|
| SCALE 1" = 1000'                                                                                                                  | SANCTUARY | <br><b>CVL</b><br>CONSULTANTS<br>CELEBRATING 60 YEARS |
| EXHIBIT                                                                                                                           |           |                                                       |
| 4550 North 12th Street<br>Phoenix, Arizona 85014<br>Phone 602-264-6831<br><a href="http://www.cvlci.com">http://www.cvlci.com</a> |           | 1 OF 1                                                |



# sanctuary

## Existing General Plan Land Use Map

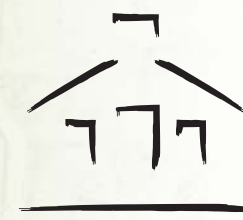
Exhibit F



18 August 2021

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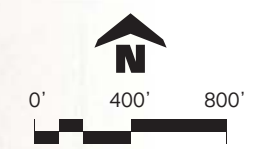
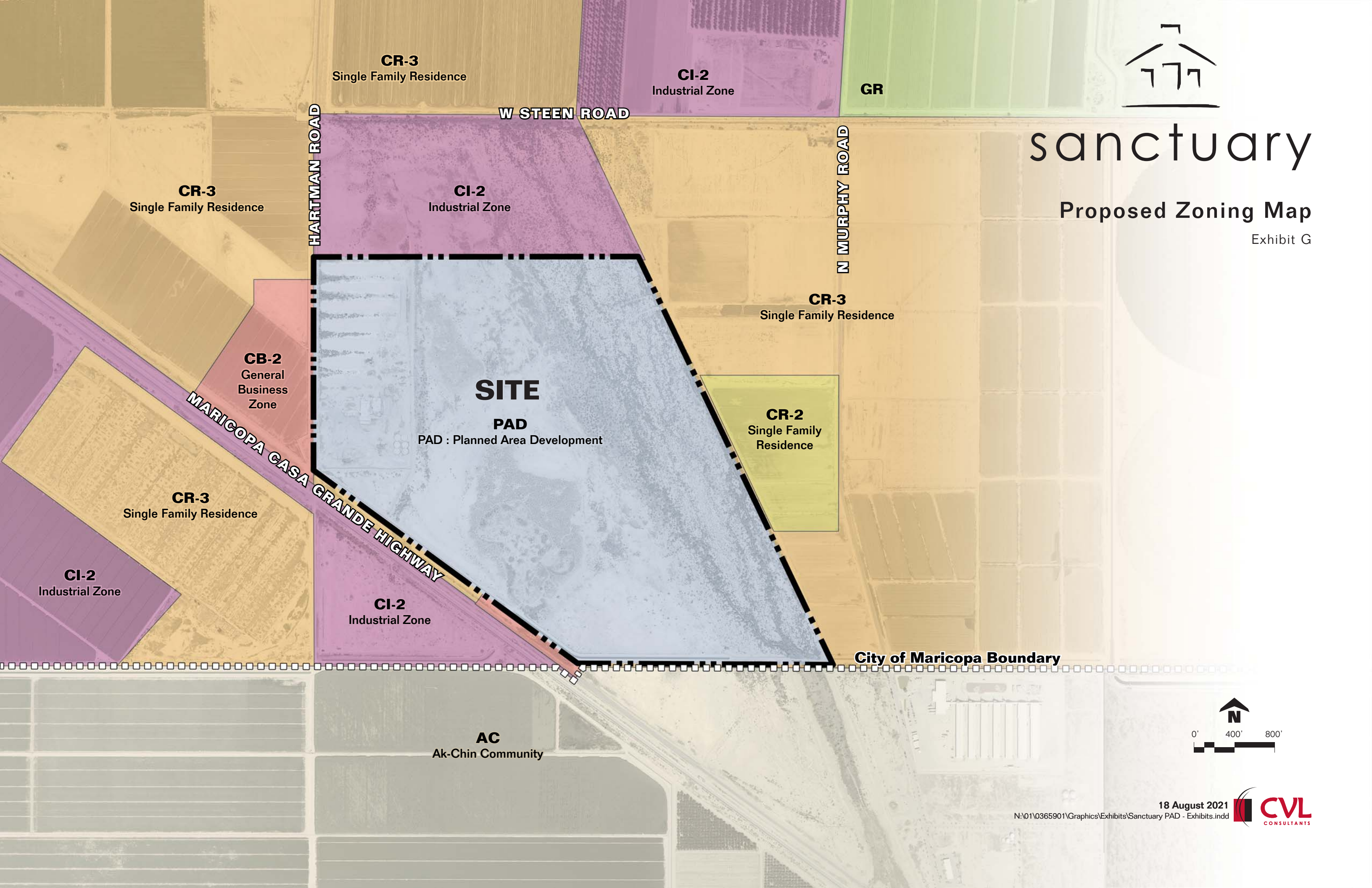




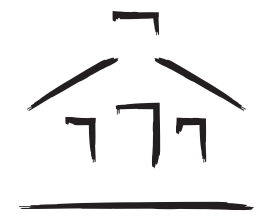
# sanctuary

## Proposed Zoning Map

Exhibit G



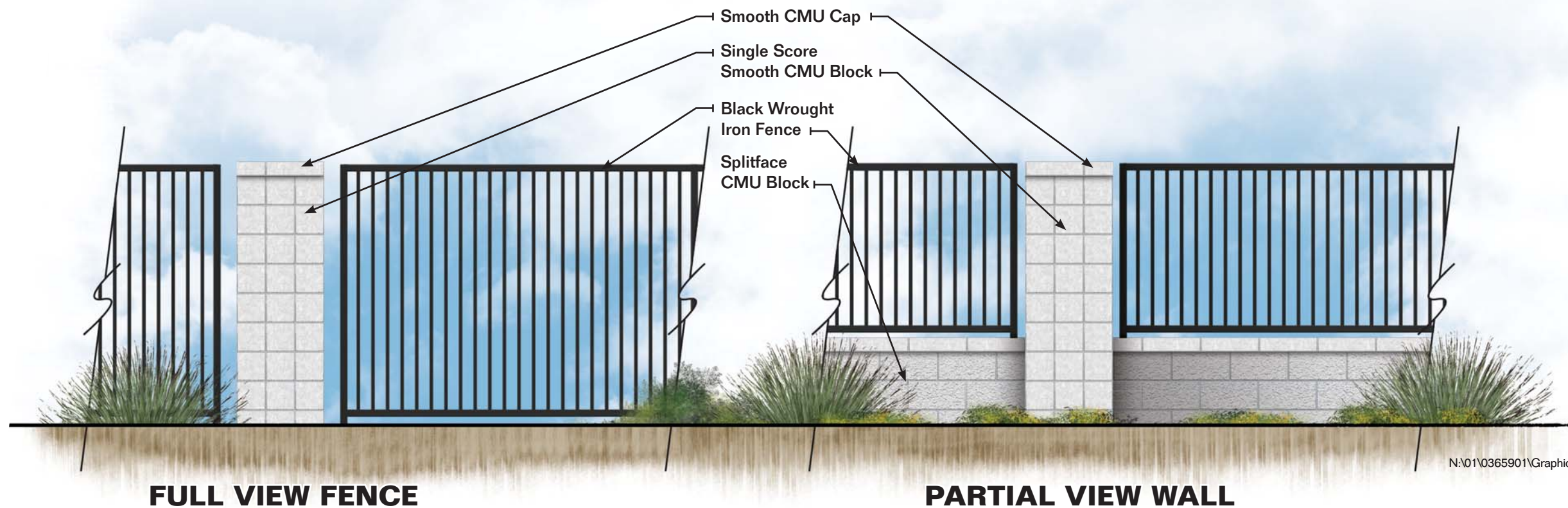
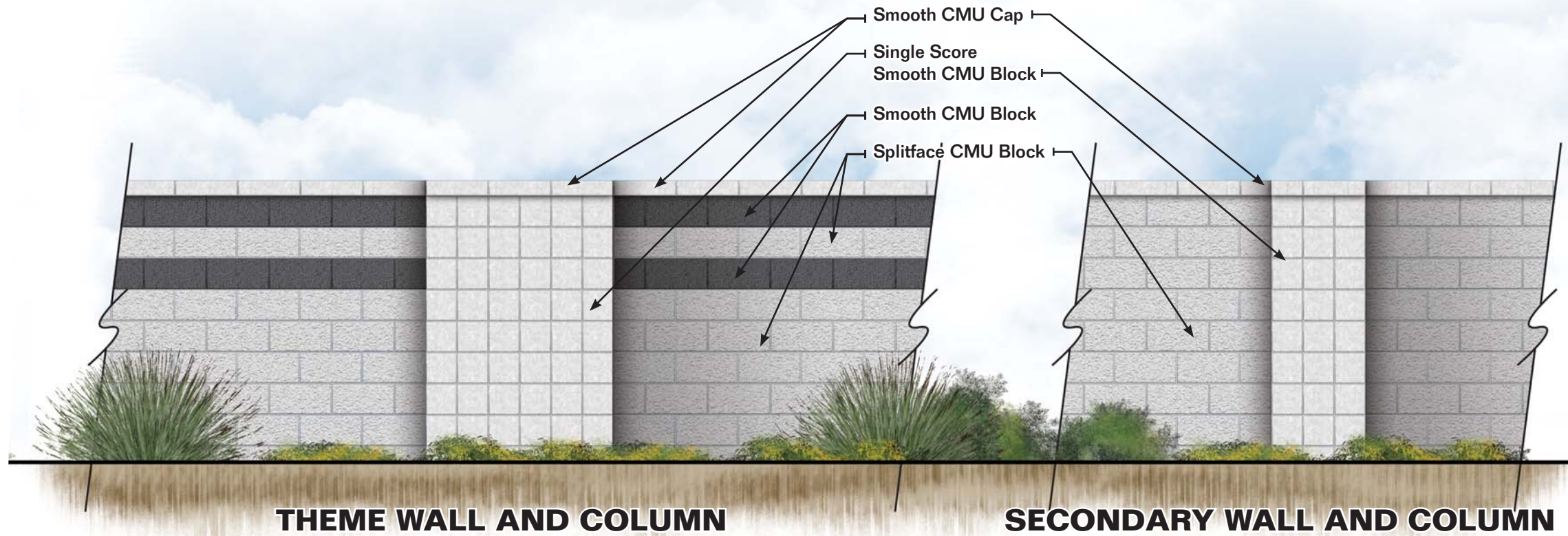


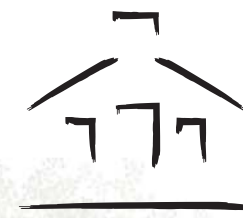


# sanctuary

## Wall Elevations

Exhibit H





# sanctuary

## Entry Monument Elevation

Exhibit I

2" Thick Dark Grey CMU  
Cap, Smooth Finish

Black Ranch Gooseneck  
Style Light

Slump Block Wall With  
White Wash Paint Finish

4" High Dark Grey Block,  
Smooth Finish, Heavy  
Raked Joints



4' Wide Dg Trail

6' Wide Concrete Sidewalk

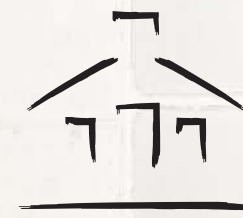
Black Ranch Rail Fence



18 August 2021

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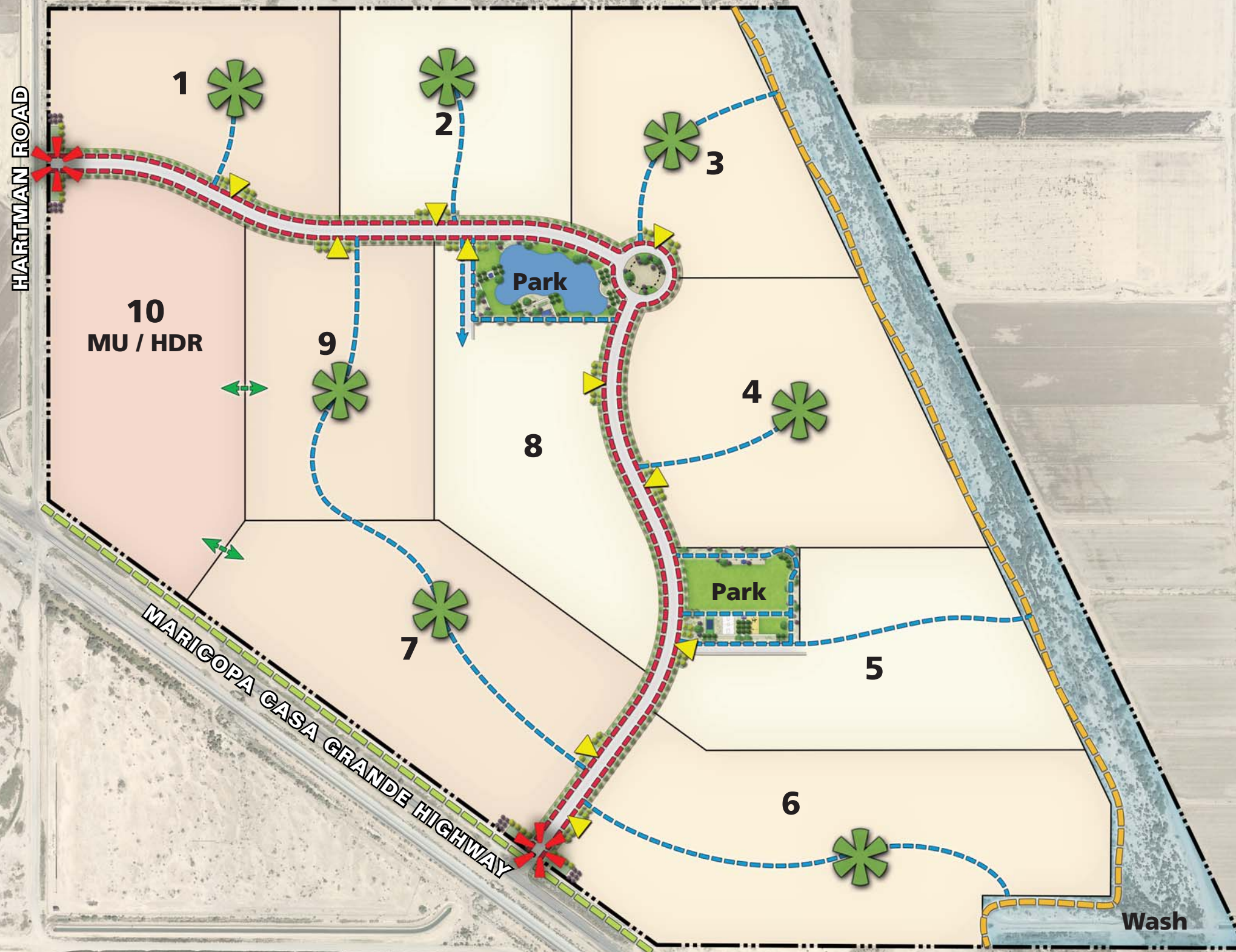




# sanctuary

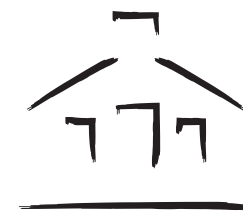
## Conceptual Open Space Plan

Exhibit J



| Legend |                                              |
|--------|----------------------------------------------|
|        | Pocket Park                                  |
|        | Detached Sidewalk along Collector            |
|        | Internal Trail and Sidewalk Connection       |
|        | 10' Paved Shared Use Path with Wide Shoulder |
|        | Santa Cruz Wash Trail (by others)            |
|        | Community Entry Monument                     |
|        | Parcel Entry Branding                        |



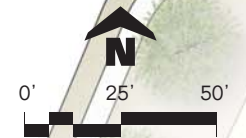
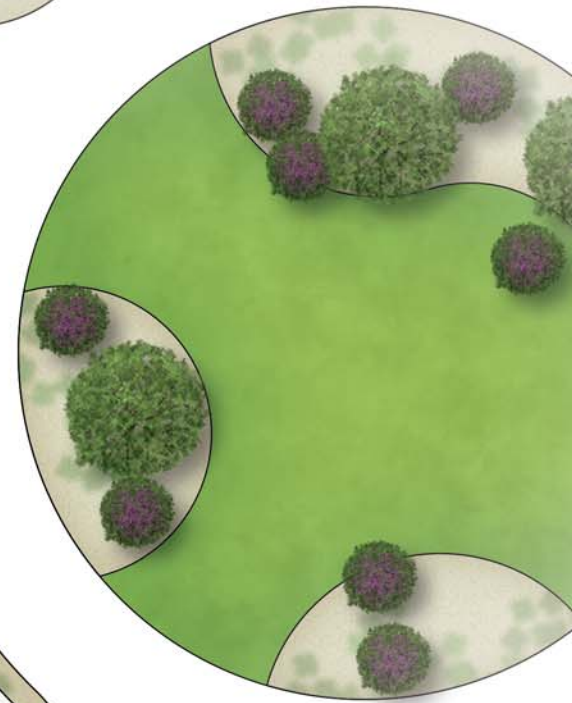
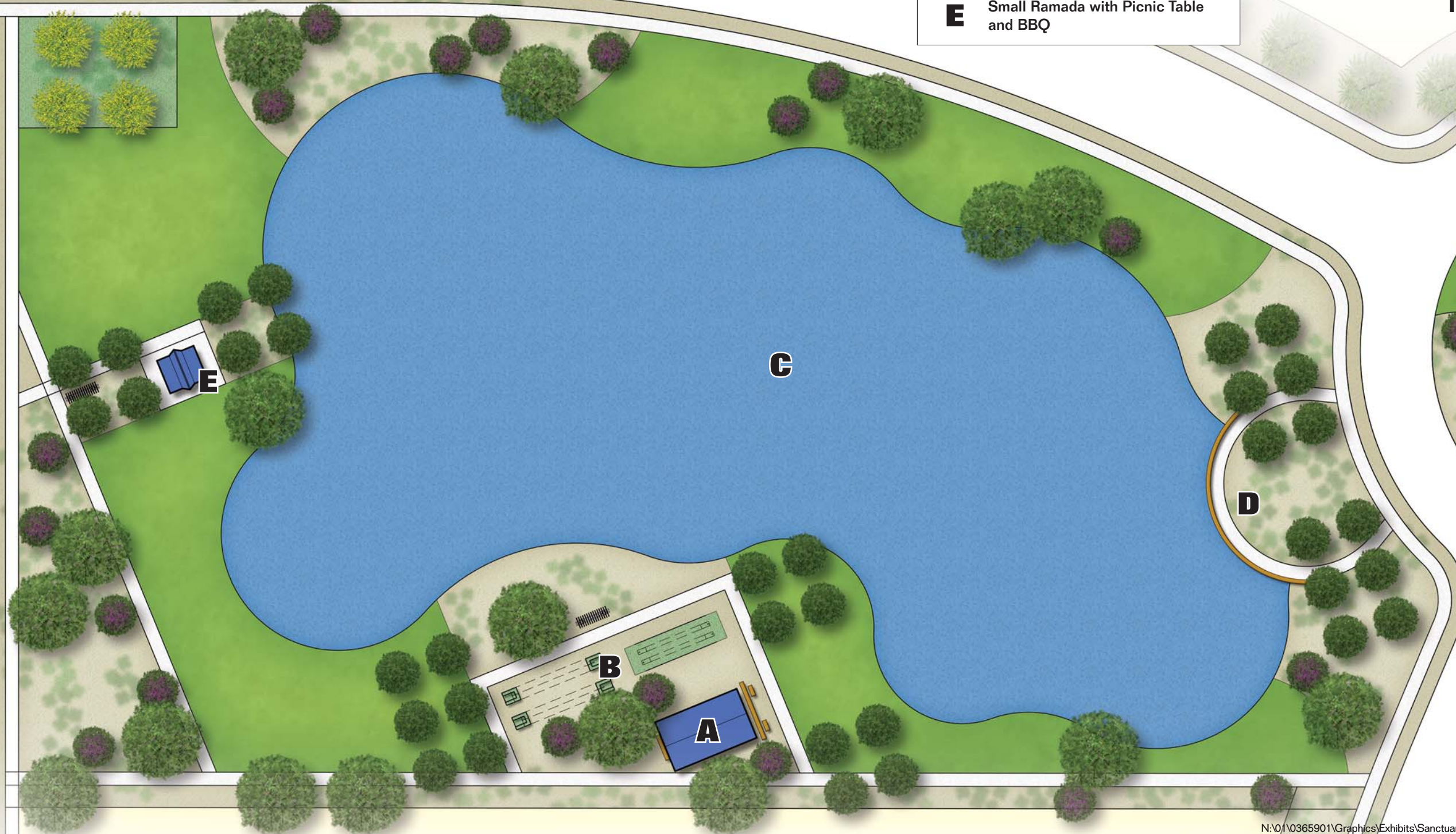


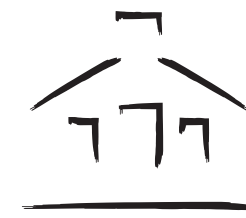
# sanctuary

## The Farm Park Detail Plan

Exhibit K

| Legend   |                                        |
|----------|----------------------------------------|
| <b>A</b> | Large Ramada with Picnic Table and BBQ |
| <b>B</b> | Cornhole and Horseshoes                |
| <b>C</b> | 2 Acre Lake                            |
| <b>D</b> | Overlook                               |
| <b>E</b> | Small Ramada with Picnic Table and BBQ |

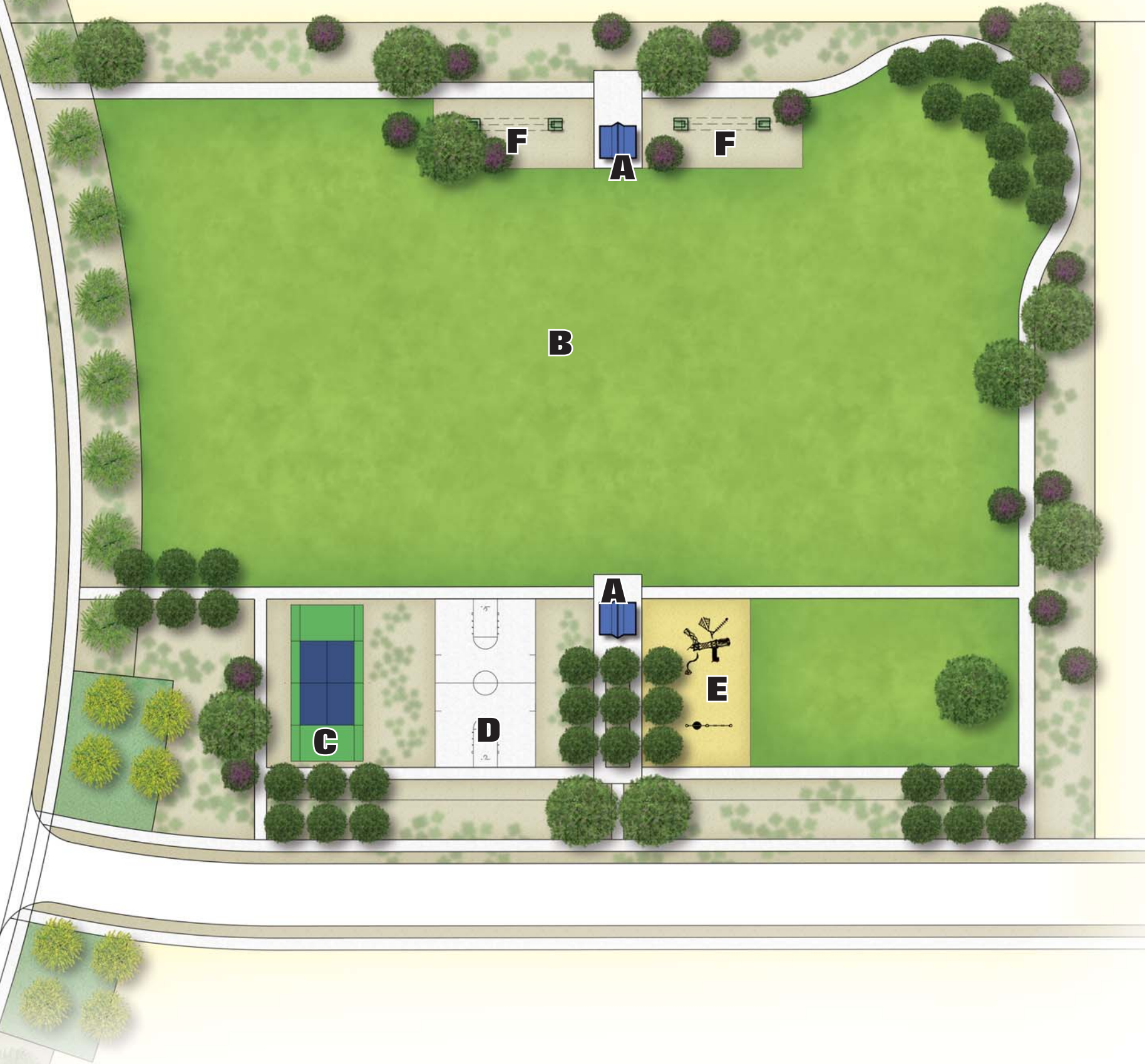




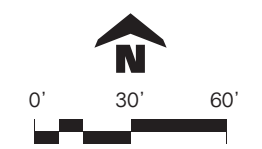
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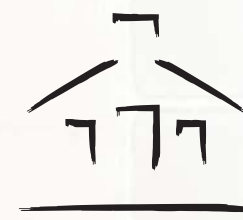
## The Field Park Detail Plan

Exhibit L



| Legend   |                                                  |
|----------|--------------------------------------------------|
| <b>A</b> | Small Ramada with Picnic Table and BBQ           |
| <b>B</b> | Large Turf Area for Sport Fields and Active Play |
| <b>C</b> | Pickleball Court                                 |
| <b>D</b> | Basketball Court                                 |
| <b>E</b> | Tot Lot and Swings                               |
| <b>F</b> | Cornhole                                         |

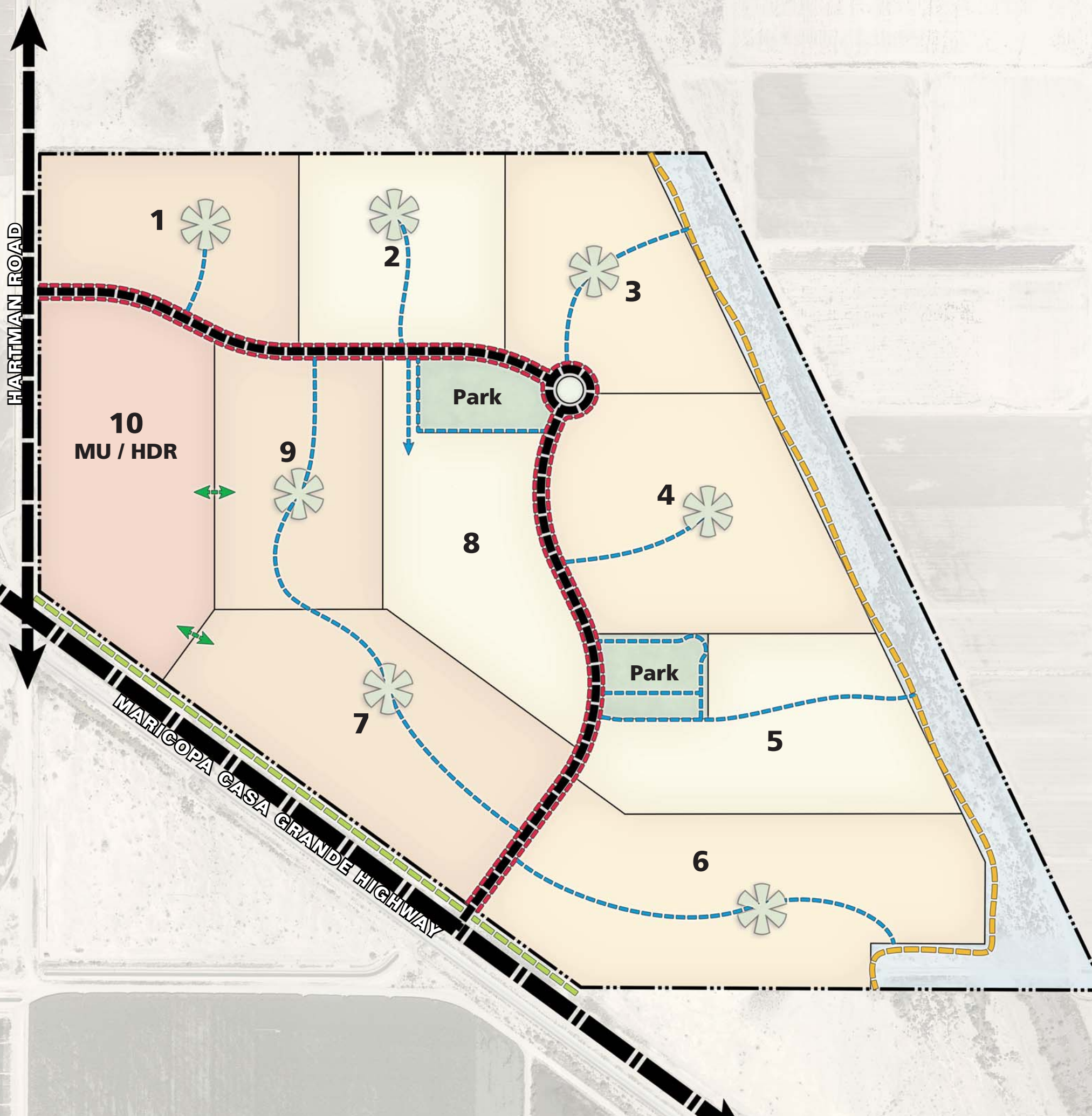




# sanctuary

## Circulation Plan

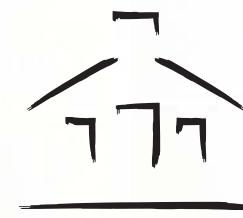
Exhibit M



**Legend**

- Maricopa Casa Grande Highway
- Principal Arterial I
- Collector
- Access to Future Commercial
- Detached Sidewalk along Collector
- Internal Trail and Sidewalk Connection
- 10' Paved Shared Use Path with Wide Shoulder
- Santa Cruz Wash Trail (by others)

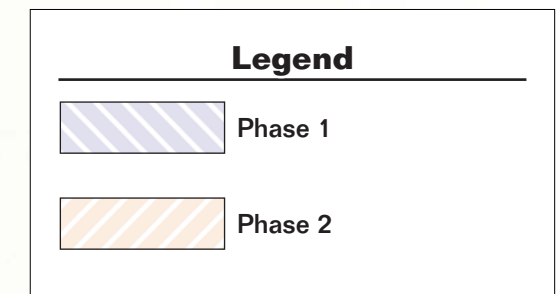
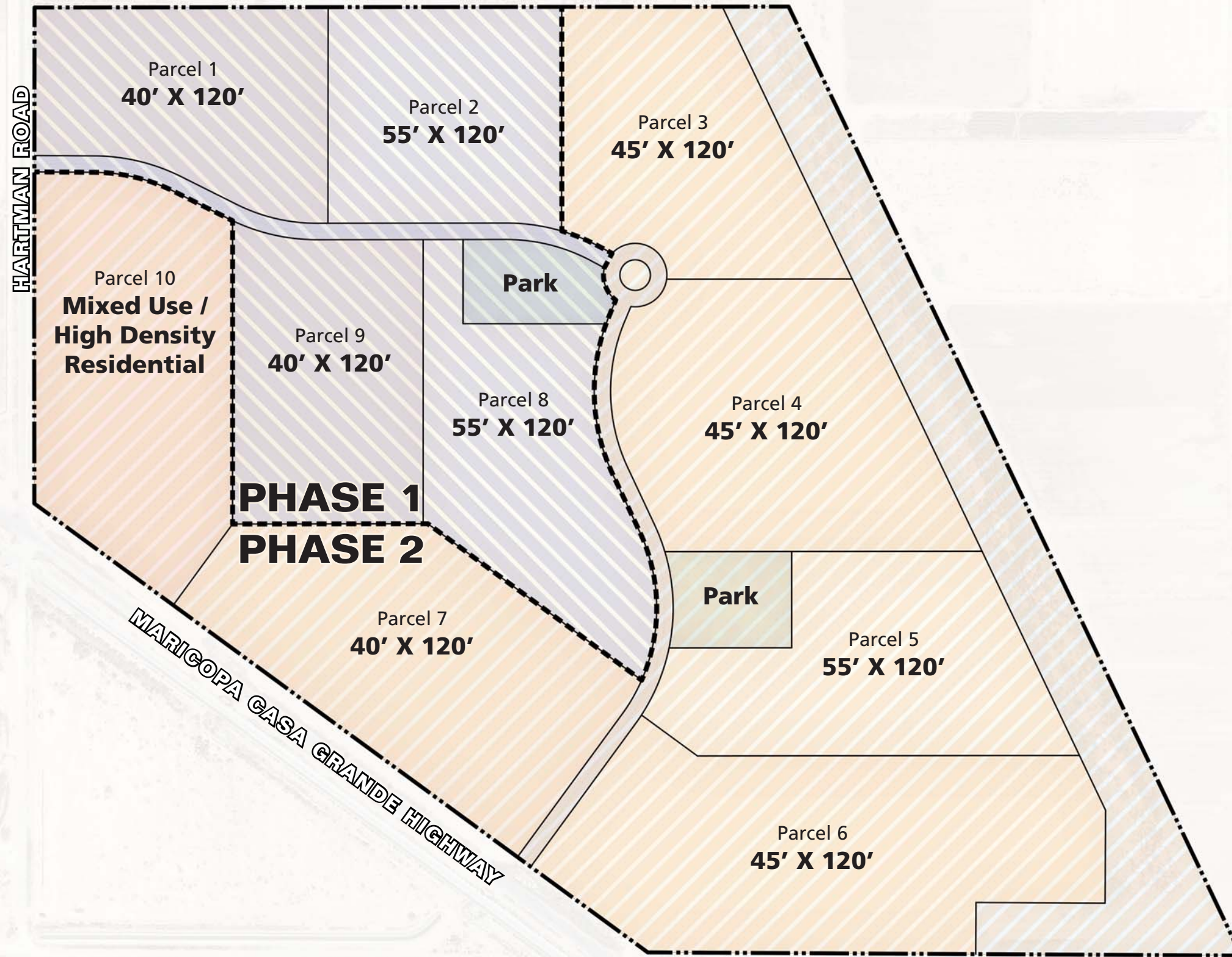


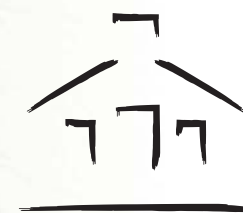


# sanctuary

## Phasing Plan

Exhibit N



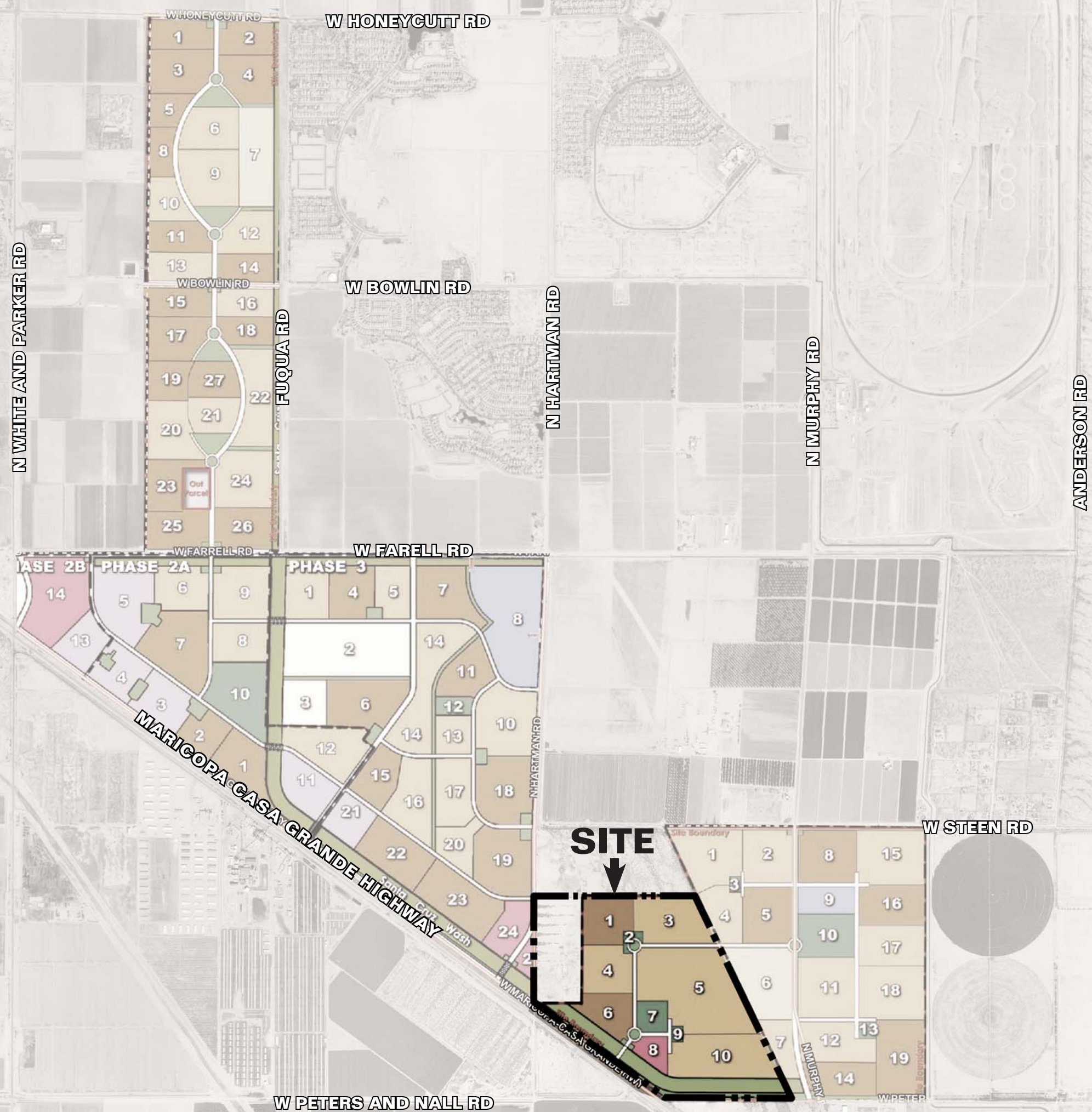


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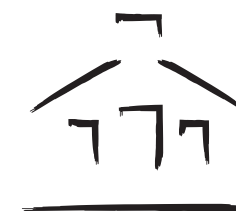
## Sanctuary Parcel

Formerly Part of Eagle Shadows Project

Exhibit O



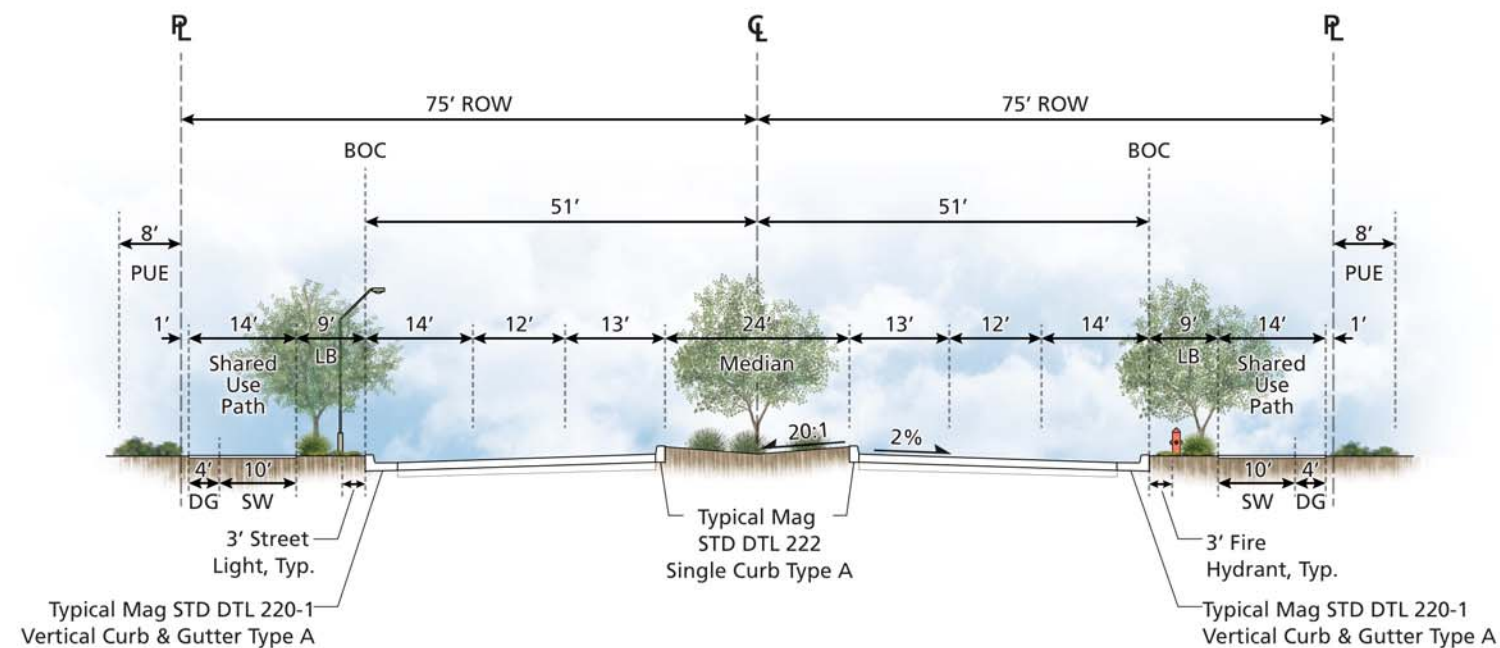




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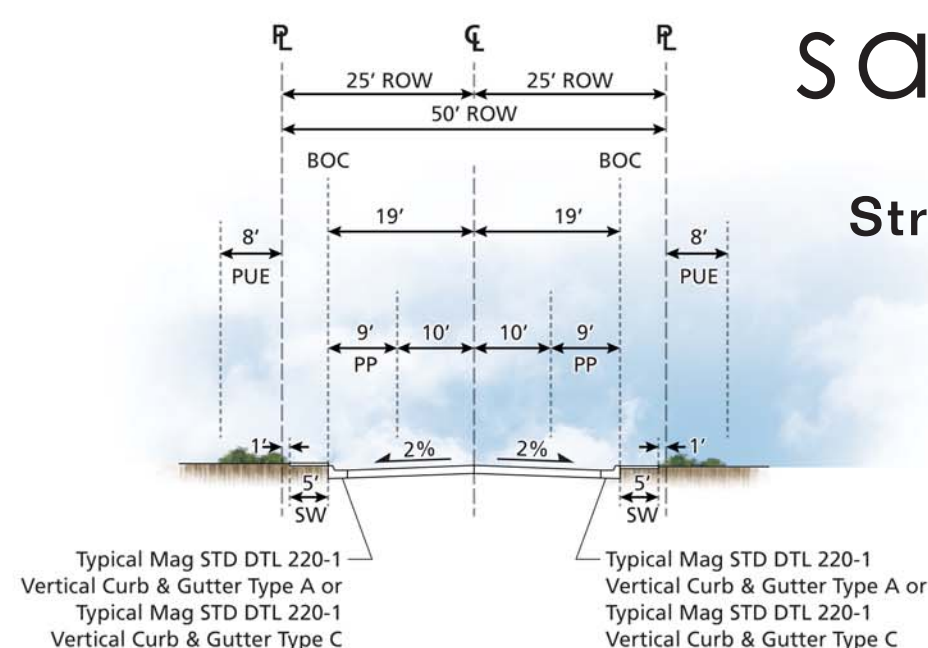
## Street & Trail Sections

Exhibit P



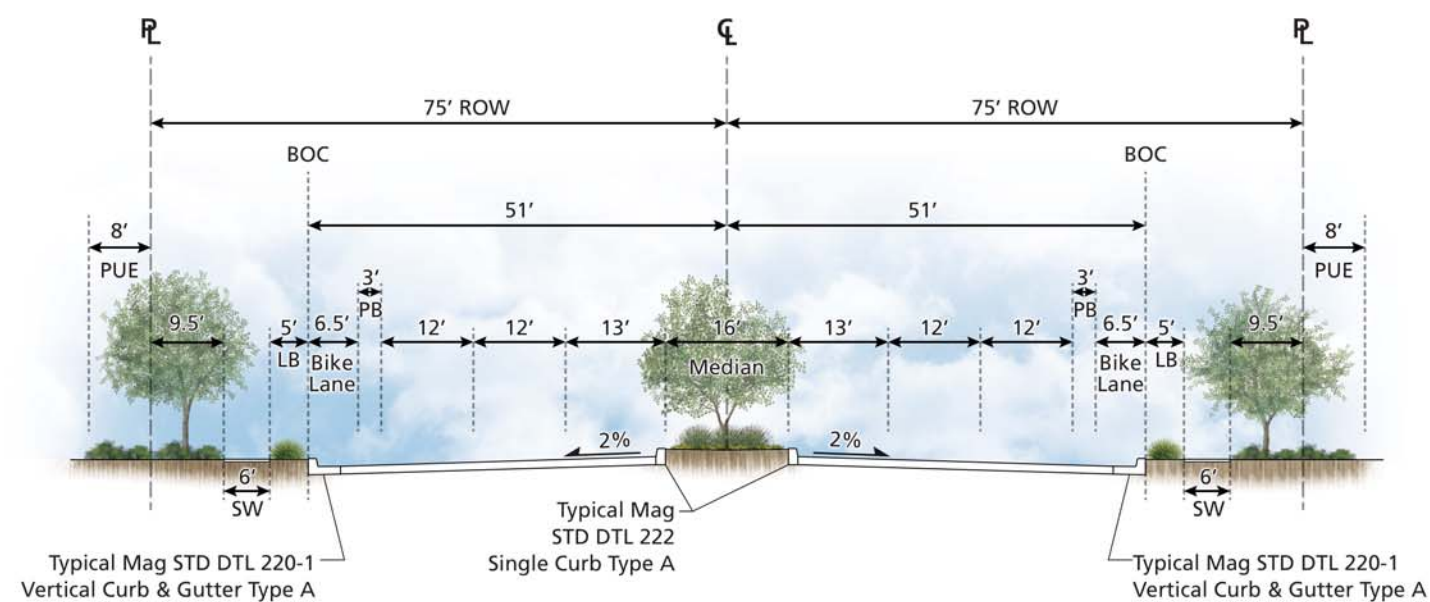
**Casa Grande Highway Section - 150' ROW**

NTS



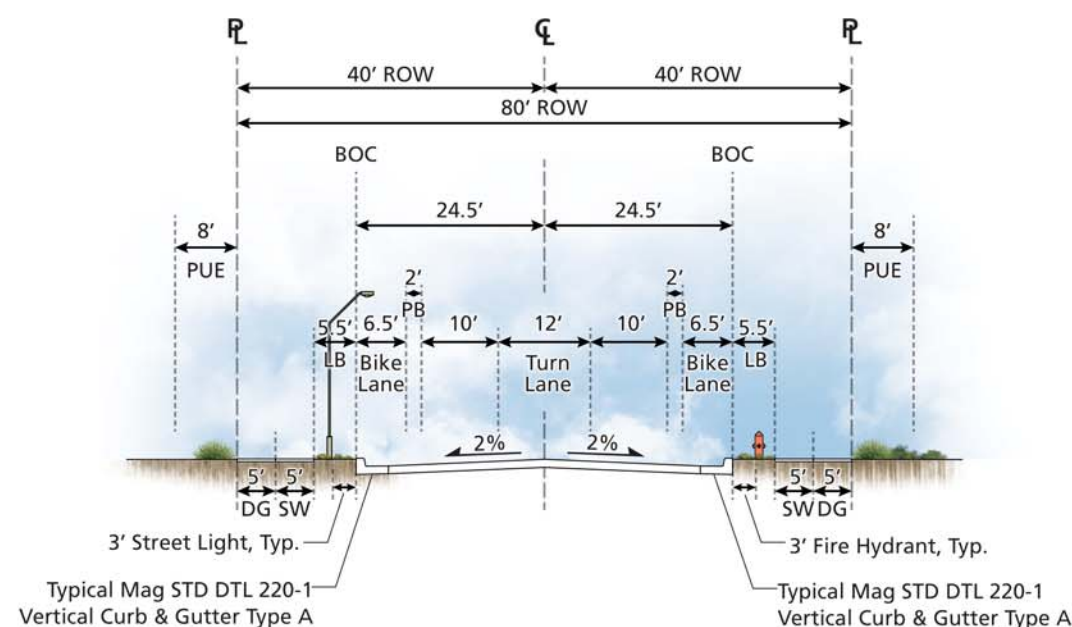
**Local Road Section - 50' ROW**

NTS



**Principle Arterial Road Section - 150' ROW**

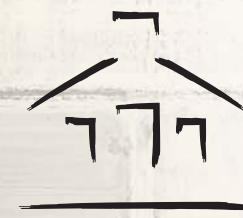
NTS



**Collector Road Section - 80' ROW**

NTS

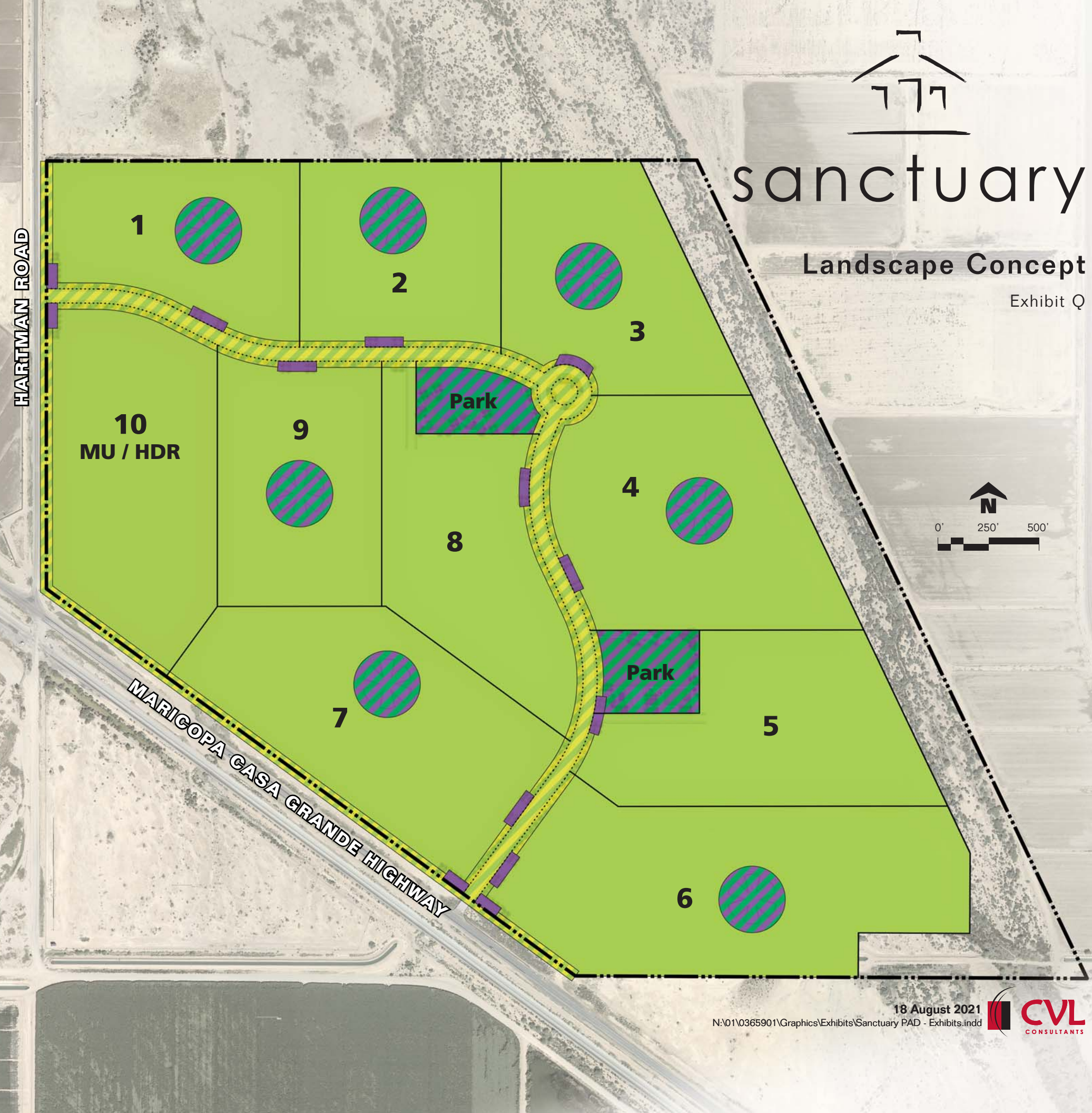
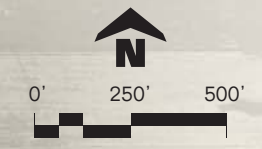
18 August 2021



# sanctuary

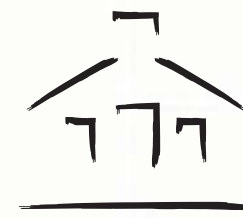
## Landscape Concept

Exhibit Q



### Plant Schedule

|                            |                                                    |                                 |
|----------------------------|----------------------------------------------------|---------------------------------|
| <b>STREET TREE</b>         | <i>Gleditsia triacanthos inermis</i> 'Shademaster' | Shademaster Honey Locust        |
|                            | <i>Pistacia chinensis</i> 'Red Push'               | Red Push Chinese Pistache       |
|                            | <i>Ulmus parvifolia</i> 'True Green'               | True Green Lacebark Elm         |
| <b>OPEN SPACE TREE</b>     | <i>Ebenopsis ebano</i>                             | Texas Ebony                     |
|                            | <i>Gleditsia triacanthos inermis</i> 'Shademaster' | Shademaster Honey Locust        |
|                            | <i>Olneya tesota</i>                               | Desert Ironwood                 |
|                            | <i>Pistacia chinensis</i> 'Red Push'               | Red Push Chinese Pistache       |
|                            | <i>Prosopis chilensis</i> 'Thornless'              | Thornless Chilean Mesquite      |
|                            | <i>Ulmus parvifolia</i> 'True Green'               | True Green Lacebark Elm         |
| <b>ACCENT TREE</b>         | <i>Acacia farnesiana</i> 'Sweet Sierra'™           | Podless Sweet Acacia            |
|                            | <i>Caesalpinia cacalaco</i> 'Smoothie'™            | Smoothie Thornless Cascalote    |
|                            | <i>Cercidium preacox</i>                           | Palo Brea                       |
|                            | <i>Chilopsis linearis</i> 'Lucretia Hamilton'™     | Lucretia Hamilton Desert Willow |
|                            | <i>Pinus eldarica</i>                              | Afghan Pine                     |
| <b>PARKWAY PLANTING</b>    | <i>Dalea greggii</i>                               | Trailing Indigo Bush            |
|                            | <i>Hesperaloe parviflora</i> 'Perpa'™              | Brakelights Red Yucca           |
|                            | <i>Lantana montevidensis</i>                       | Trailing Lantana                |
|                            | <i>Lantana x 'New Gold'</i>                        | New Gold Lantana                |
|                            | <i>Lantana x 'Volcano'</i>                         | Lantana- Volcano                |
|                            | <i>Muhlenbergia capillaris</i> 'Autumn Blush'      | Autumn Blush Pink Muhly Grass   |
|                            | <i>Muhlenbergia rigida</i> 'Nashville'™            | Purple Muhly                    |
| <b>OPEN SPACE PLANTING</b> | <i>Acacia redolens</i> 'Desert Carpet'™            | Desert Carpet Bank Catclaw      |
|                            | <i>Agave attenuata</i> 'Huntington Blue'           | Huntington Blue Foxtail Agave   |
|                            | <i>Agave desmettiana</i>                           | Smooth Agave                    |
|                            | <i>Agave geminiflora</i>                           | Twin Flowered Agave             |
|                            | <i>Agave ovatifolia</i>                            | Whale's Tongue Agave            |
|                            | <i>Agave parryi</i>                                | Parry's Agave                   |
|                            | <i>Bougainvillea ssp.</i>                          |                                 |
|                            | <i>Caesalpinia pulcherrima</i>                     | Red Bird Of Paradise            |
|                            | <i>Dalea frutescens</i> 'Sierra Negra'™            | Black Prairie Clover            |
|                            | <i>Dasyllirion acrotriche</i>                      | Toothless Sotol                 |
|                            | <i>Dodonaea viscosa</i> 'Purpurea'                 | Purple Hopseed Bush             |
|                            | <i>Hesperaloe funifera</i>                         | Mexican False Yucca             |
|                            | <i>Hesperaloe parviflora</i> 'Perpa'™              | Brakelights Red Yucca           |
|                            | <i>Hesperaloe x 'Perfu'</i>                        | Pink Parade Red Yucca           |
|                            | <i>Lantana montevidensis</i>                       | Trailing Lantana                |
|                            | <i>Lantana x 'New Gold'</i>                        | New Gold Lantana                |
|                            | <i>Lantana x 'Volcano'</i>                         | Lantana- Volcano                |
|                            | <i>Leucophyllum frutescens</i> 'Green Cloud'™      | Green Cloud Texas Ranger        |
|                            | <i>Leucophyllum langmaniae</i> 'Lynn's Legacy'     | Lynn's Legacy Langman's Sage    |
|                            | <i>Muhlenbergia capillaris</i> 'Lenca'™            | Regal Mist Pink Muhly Grass     |
|                            | <i>Muhlenbergia x 'Pink Flamingo'</i>              | Pink Flamingo Muhly             |
|                            | <i>Nerium oleander</i> 'Petite Pink'               | Petite Pink Oleander            |
|                            | <i>Pedilanthus macrocarpus</i>                     | Slipper                         |
|                            | <i>Podranea ricasoliana</i>                        | Pink Trumpet Vine               |
|                            | <i>Tecoma stans</i> 'Sunrise'                      | Sunrise Yellow Bells            |
|                            | <i>Yucca rigida</i>                                | Mexican Blue Yucca              |
| <b>TURF GRASS</b>          | <i>Cynodon dactylon</i> 'Midiron'                  | Midiron Bermuda Grass           |



# sanctuary

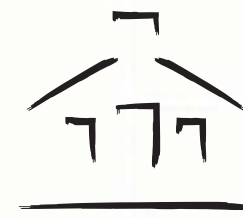
## Master Outdoor Lighting Plan

Exhibit R



| Legend |                                                                                                                                                                                    |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | <b>Decorative Pole Mounted Lighting for Street and Pedestrian</b>                                                                                                                  |
|        | <b>Main Park Lighting</b><br>Medium-High Density Lighting at Ramada Structures and Playgrounds and at Park Entrances. Low level Solar Lighting on Pathways                         |
|        | <b>Mixed Use Lighting</b><br>Medium-High Intensity Lighting at Driveway Entrances, on Pathways and Parking Areas. Includes Mix of Lighting from Ground Level up to 16" High Poles. |
|        | <b>Low Level Residential Lighting</b><br>Low Level Lighting at Streets and Low Level Solar Lighting on Pathways, Parks and Open Spaces                                             |

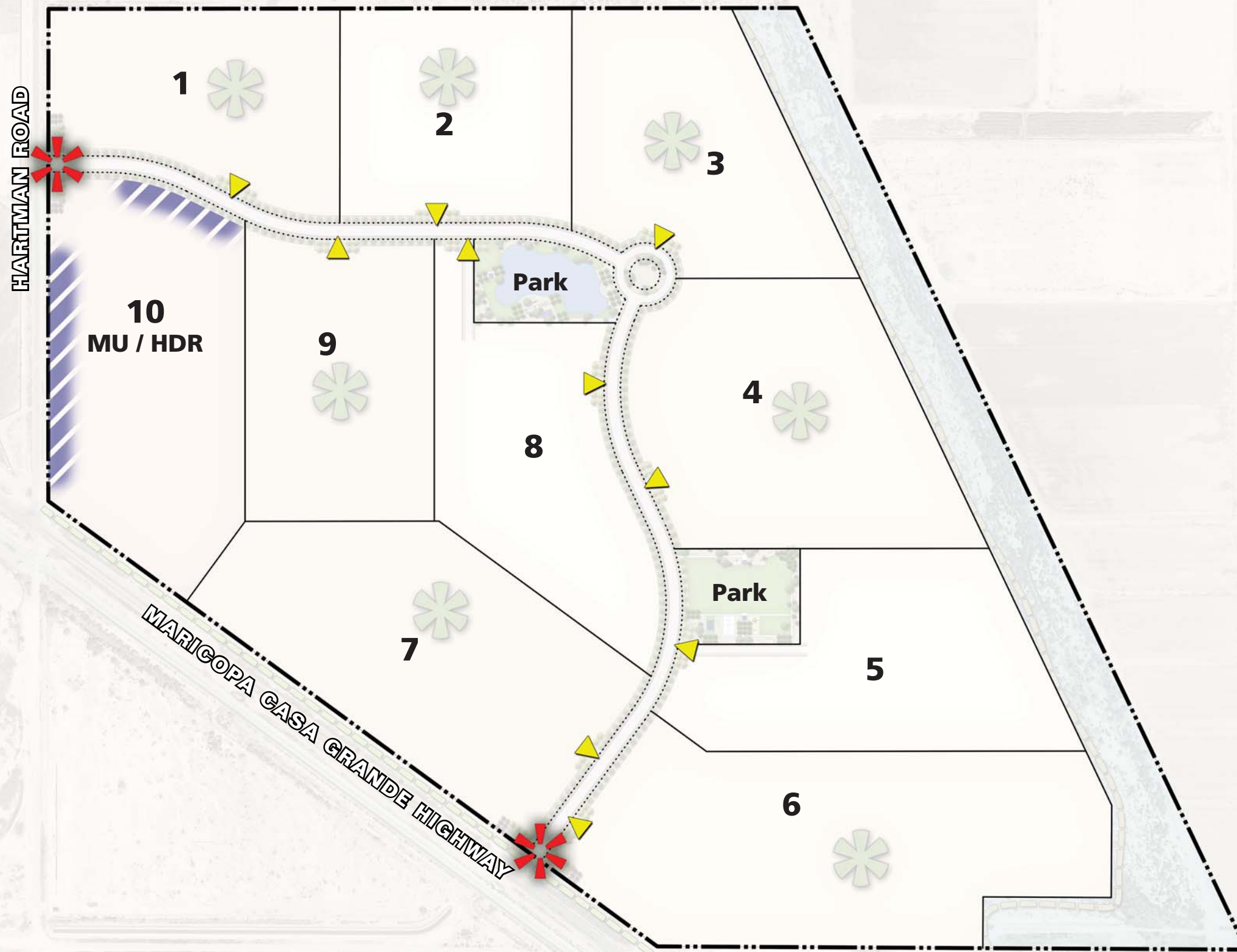







# sanctuary

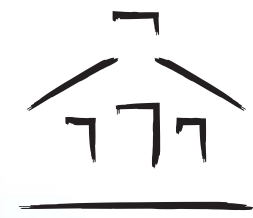
## Master Signage Plan

Exhibit S



| Legend                                                                               |                                                                                                                                                  |
|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <b>Community Entry Monument</b><br>See Exhibit I                                                                                                 |
|   | <b>Parcel Entry Branding</b><br>See Exhibit T                                                                                                    |
|  | <b>Mixed Use &amp; High Density Residential Entry Zone</b><br>Locations to be determined when parcel is developed.<br>See Exhibit T for examples |

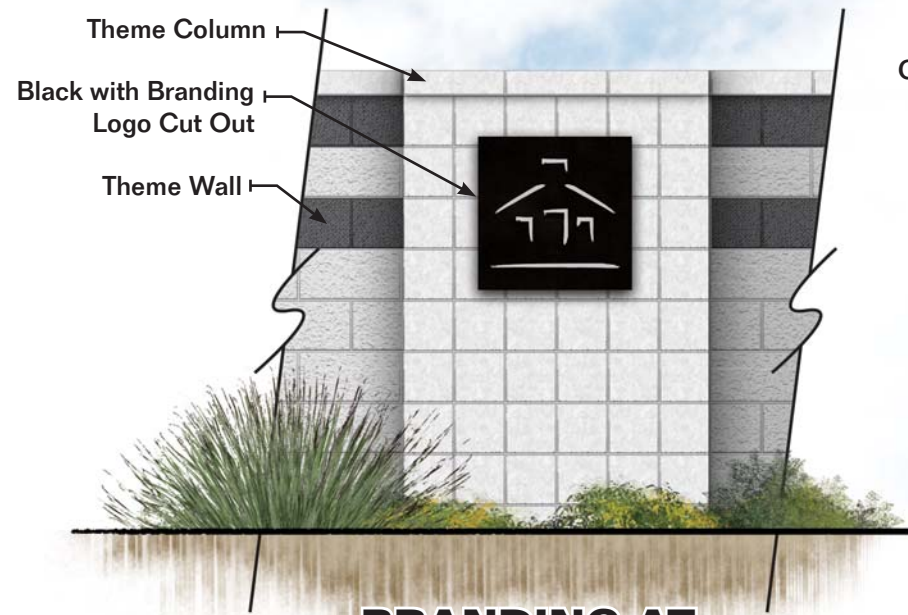




# sanctuary

## Conceptual Sign Design

Exhibit T



**BRANDING AT  
PARCEL ENTRIES**



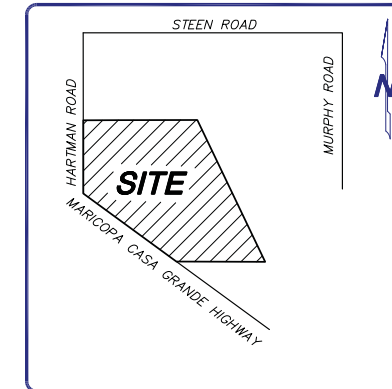
**CONCEPTUAL SIGNAGE AT HIGH  
DENSITY RESIDENTIAL**



**CONCEPTUAL SIGNAGE AT MIXED USE**

# ALTA / N.S.P.S. LAND TITLE SURVEY

A PORTION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.



VICINITY MAP  
NOT TO SCALE

## SITE INFORMATION

ADDRESS: 14121 N. HARTMAN ROAD, MARICOPA, ARIZONA  
No buildings existing on the surveyed property.

A.P.N.: 502-08-003A, & 502-08-002C

LAND AREA:  
330.495 ACRES - 14,396,371 SQ. FT

STRIPED PARKING SPACE TABULATION:  
There are no striped parking spaces on the subject property.

## SURVEY NOTES

- This survey and the description used are based on a Commitment for Title Insurance issued by Thomas Title and Escrow Agency, issuing agent for First American Title Insurance Company, File Number: 1226ATAZ, dated April 13, 2021.
- BASIS OF BEARING: The North line of the Northwest quarter of Section 9 using a bearing of North 89 degrees 42 minutes 42 seconds West, per the parcel description.
- The Boundary information shown on this survey is based on a prior survey prepared by Alliance Land Surveying, LLC, dated March 2, 2018, recorded in fee number 2018-037321, P.C.R. The centerline and section monuments were not re-measured and are shown based on the prior survey. The Property corners for the subject property have been verified and exist in the ground as shown on this survey. The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
- The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
- The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)659-7500 for the precise location and extent of all utilities in the area.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

## PARCEL DESCRIPTION

PARCEL NO. 1:  
ALL OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;  
EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS:  
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 9;  
THENCE RUNNING EAST ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 9 TO THE NORTHEAST CORNER OF SAID SECTION 9;  
THENCE RUNNING SOUTH ALONG THE EAST BOUNDARY LINE OF SAID SECTION 9, TO THE SOUTHEAST CORNER THEREOF;  
THENCE RUNNING IN A NORTHWESTERLY DIRECTION IN A STRAIGHT LINE TO THE NORTH QUARTER SECTION CORNER OF SAID SECTION 9, AND THE POINT OF BEGINNING; AND EXCEPTING THAT PORTION OF THE NORTH HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 9;  
THENCE SOUTH 00 DEGREES 02 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 1397.83 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF A CERTAIN PARCEL OF LAND AS RECORDED IN SPECIAL WARRANTY DEED, FEE NO. 2000-046959, PINAL COUNTY RECORDS;  
THENCE NORTH 89 DEGREES 52 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL AND PROLONGATION THEREOF A DISTANCE OF 3243.06 FEET TO A POINT BEING ON A LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 9, TO THE NORTH QUARTER CORNER OF SAID SECTION 9;  
THENCE NORTH 25 DEGREES 29 MINUTES 23 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 1526.39 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9;  
THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 2587.10 FEET TO THE TRUE POINT OF BEGINNING; AND EXCEPTING THEREFROM THAT PART OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9;  
THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 1895.09 FEET TO THE INTERSECTION OF SAID SECTION LINE WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE MARICOPA-CASA GRANDE HIGHWAY, AND THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 53 DEGREES 46 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID MARICOPA-CASA GRANDE HIGHWAY, A DISTANCE OF 40.88 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HARTMAN ROAD;  
THENCE EAST A DISTANCE OF 920.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;  
THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST A DISTANCE OF 2112.00 FEET TO A POINT;  
THENCE WEST A DISTANCE OF 953.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 9;  
THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE OF SAID SECTION 9, A DISTANCE OF 2087.87 FEET TO THE TRUE POINT OF BEGINNING; AND EXCEPTING THEREFROM THAT PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING SOUTH AND WEST OF THE MARICOPA-CASA GRANDE HIGHWAY NORTHEASTERLY RIGHT OF WAY LINE.

PARCEL NO. 2:  
THAT PART OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9;  
THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 1895.09 FEET TO THE INTERSECTION OF SAID SECTION LINE WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE MARICOPA-CASA GRANDE HIGHWAY, AND THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 53 DEGREES 46 MINUTES 00 SECONDS EAST ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID MARICOPA-CASA GRANDE HIGHWAY, A DISTANCE OF 40.88 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HARTMAN ROAD;  
THENCE EAST A DISTANCE OF 920.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;  
THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST A DISTANCE OF 2112.00 FEET TO A POINT;  
THENCE WEST A DISTANCE OF 953.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 9;  
THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE OF SAID SECTION 9, A DISTANCE OF 2087.87 FEET TO THE TRUE POINT OF BEGINNING.

## REFERENCE DOCUMENTS

- (R) DESCRIPTION SHOWN HEREON  
(R1) UNRECORDED ALTA SURVEY PREPARED BY "BRUCCI SURVEY CONSULTING, LLC" DATED 9-14-12  
(R2) R.O.S. PER BOOK 19 SURVEYS, PAGE 840, P.C.R. (2006-125907)  
(R3) R.O.S. PER BOOK 20 SURVEYS, PAGE 136, P.C.R. (2007-008260)  
(R4) R.O.S. PER BOOK 4 SURVEYS, PAGE 43, P.C.R. (2000-038258)  
(R5) R.O.S. PER BOOK 4 SURVEYS, PAGE 42, P.C.R. (2000-038257)  
(R6) DOCKET 103, PAGE 12, P.C.R.  
(R7) R.O.S. PER BOOK 1 SURVEYS, PAGE 174, P.C.R.  
(R8) R.O.S. PER FEE NUMBER 2018-037321, P.C.R.

## SCHEDULE "B" ITEMS

- An easement for pipeline and incidental purposes recorded as Docket 132, Page 299 and thereafter Conveyance of Easements recorded as Docket 1572, Page 603. (AFFECTS SUBJECT PROPERTY - NO DEFINED LOCATION - NOT PLOTTABLE)
- Roadway granted to Maricopa County by instrument recorded as Docket 375, Page 572. (PLOTTABLE MATTERS SHOWN HEREON)
- The terms, conditions and provisions contained in the document entitled Notice of Exercise of Reserved Right of Way to Private Interest or Corporation For Open Canal recorded as Docket 1483, Page 242. (PLOTTABLE MATTERS SHOWN HEREON)
- The terms, conditions and provisions contained in the document entitled Agreement Relating to Exercise of Reserved Right of Way recorded as Docket 1499, Page 561 and Docket 1501, Page 244. (PLOTTABLE MATTERS SHOWN HEREON)
- An easement for telecommunication facilities and incidental purposes recorded as Docket 1688, Page 654. (PLOTTABLE MATTERS SHOWN HEREON)
- An easement for telecommunication facilities and incidental purposes recorded as Docket 1688, Page 658. (PLOTTABLE MATTERS SHOWN HEREON)
- An easement for pipelines and incidental purposes recorded as 2005-001973, of Official Records and re-recorded as 2005-180209, of Official Records. (PLOTTABLE MATTERS SHOWN HEREON)
- The terms, conditions and provisions contained in the document entitled Sanctuary Donation Agreement recorded as 2006-127802, of Official Records. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- The terms, conditions and provisions contained in the document entitled Infrastructure Coordination and Finance Agreement recorded as 2006-132115, of Official Records. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- The terms, conditions and provisions contained in the document entitled Notice of Exercise of Reserved Right of Way to Private Interest or Corporation For Buried Pipeline recorded as Docket 1389, Page 170. (PLOTTABLE MATTERS SHOWN HEREON)
- All matters as set forth in Industrial use Permit Resolution by Pinal County Planning and Zoning Commission, recorded as 2003-80678, of Official Records. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- The terms, conditions and provisions contained in the document entitled North Santa Cruz Wash Improvements (City of Maricopa, Arizona) Development Agreement recorded December 16, 2015 as 2015-080316, of Official Records. (PLOTTABLE MATTERS SHOWN HEREON)

## CERTIFICATION

To:  
Maricopa Hartman, L.L.P., an Arizona limited liability limited partnership; Thomas Title and Escrow Agency; and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, and 14 of Table A thereof. The fieldwork was completed on April 29, 2021.

May 7, 2021  
G. Bryan Goetzenberger  
R.L.S. 31020

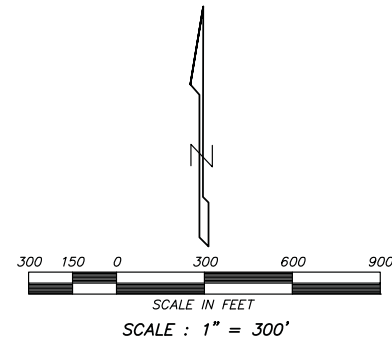
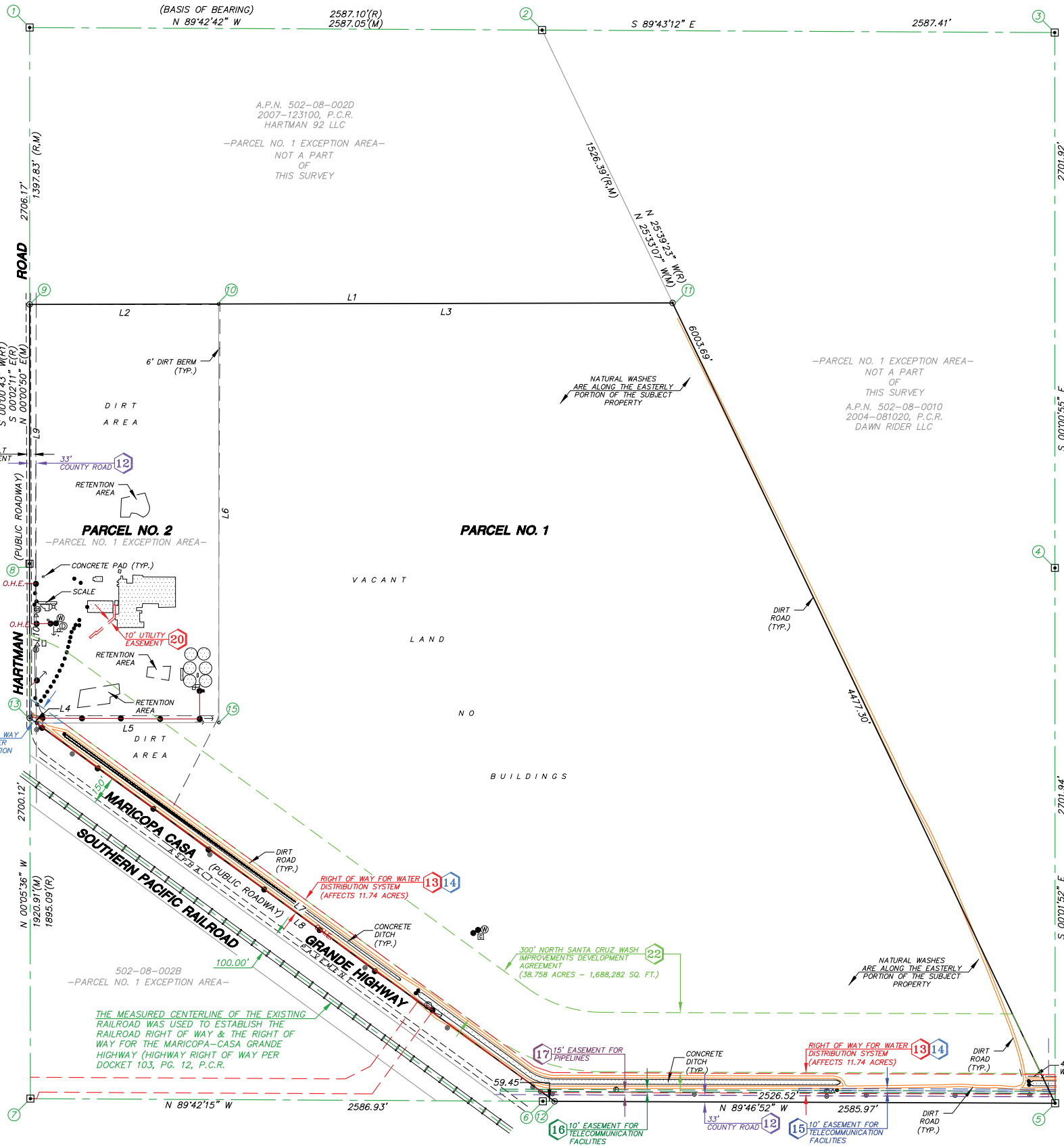
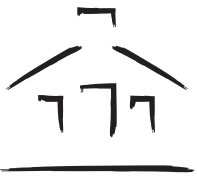


ALTA / N.S.P.S. LAND TITLE SURVEY  
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**ALLIANCE**  
LAND SURVEYING LLC

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GLENDALE, AZ 85303

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www.alliancelandsurveying.com



**LEGEND**

- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- ① (See Monument Table)
- ④ Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Dirt Road
- - - Fence
- - - O.H.E. Overhead Electric Line
- Railroad Tracks
- 8" Casing
- Down Guy Wire
- Electric Panel
- Fiber Optic Marker
- Petroleum Marker
- Gas Marker
- Gas Stub
- Guard Post or Gate Post
- Light Pole
- Power Pole
- Power Pole W/ Underground Electric
- Storm Drain Manhole
- 4" pipe
- Telephone Riser
- Well Head
- Water Valve
- (R) See Reference Documents
- (M) Measured

| MONUMENT TABLE |                                                                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ①              | NW. COR. SEC. 9 - FND 3/4" IRON PIPE WITH NO I.D. AS SHOWN ON (R1)                                                                                                          |
| ②              | N. 1/4 COR. SEC. 9 - FND 3/4" IRON PIPE WITH NO I.D. AS SHOWN ON (R1) - ALSO FND 1/2" REBAR WITH NO I.D. S 09°10'44" E 3.33' AS SHOWN ON (R4,R5)                            |
| ③              | FND 3" ALUMINUM CAP L.S. 36562 PER (R3) - ALSO FND COTTON PICKER SPINDLE S 80°10'55" W 1.06' AS SHOWN ON (R4,R5)                                                            |
| ④              | FND 3" ALUMINUM CAP L.S. 36562 PER (R3)                                                                                                                                     |
| ⑤              | SE. COR. SEC. 9 - FND B.L.M. BRASS CAP - ALSO FND FND 1/2" REBAR WITH NO I.D. S 89°56'52" W 6.64' AS SHOWN ON (R1)                                                          |
| ⑥              | S. 1/4 COR. SEC. 9 - FND B.L.M. BRASS CAP                                                                                                                                   |
| ⑦              | SW. COR. SEC. 9 - FND 3/8" REBAR WITH NO I.D. AS SHOWN ON (R1)                                                                                                              |
| ⑧              | W. 1/4 COR. SEC. 9 - FND 1/2" REBAR WITH NO I.D. AS SHOWN ON (R1) - ALSO FND 1" ALUMINUM CAP STAMPED L.S. 31020 PER (R8)                                                    |
| ⑨              | FND 1/2" REBAR W/CAP L.S. 31020 PER (R8) - ALSO FND 1/2" REBAR WITH NO I.D. S 89°55'30" E 34.11'                                                                            |
| ⑩              | CALCULATED POSITION - ALSO FND 1/2" REBAR W/CAP L.S. 24503 S 14°36'48" E 0.27' - ALSO FND 3/4" IRON PIPE W/TAG L.S. 3042 S 03°29'46" W 1.65' AS SHOWN ON (R8)               |
| ⑪              | FND 1/2" REBAR W/CAP L.S. 31020 PER (R8) - ALSO FND 1/2" REBAR W/CAP L.S. 24503 S 29°22'50" W 0.88' - ALSO FND 1/2" REBAR WITH NO I.D. S 62°25'08" W 1.37' AS SHOWN ON (R1) |
| ⑫              | FND 1/2" REBAR W/CAP L.S. 31020 PER (R8) - ALSO FND 1/2" REBAR WITH NO I.D. N 53°26'01" W 55.71'                                                                            |
| ⑬              | FND 1/2" REBAR W/CAP L.S. 31020 PER (R8) - ALSO FND 1/2" REBAR WITH NO I.D. S 06°31'12" W 0.45' AS SHOWN ON (R1)                                                            |
| ⑭              | FND 1/2" REBAR WITH NO I.D. AS SHOWN ON (R8)                                                                                                                                |

| LINE  | BEARING       | DISTANCE |
|-------|---------------|----------|
| L1(R) | N 89°52'49" E | 3243.06' |
| L1(M) | N 89°51'50" E | 3245.74' |
| L2(R) | WEST          | 953.00'  |
| L2(M) | N 89°51'50" E | 954.31'  |
| L3    | N 89°51'50" E | 2291.43' |
| L4(R) | S 53°51'55" E | 40.88'   |
| L4(M) | S 53°51'55" E | 43.11'   |
| L5(R) | EAST          | 920.00'  |
| L5(M) | N 89°49'05" E | 920.00'  |
| L6(R) | N 00°05'00" W | 2112.00' |
| L6(M) | N 00°02'23" W | 2112.31' |
| L7    | S 53°51'55" E | 3237.44' |
| L8    | S 53°51'55" E | 3280.55' |
| L9    | S 00°00'50" W | 1308.34' |
| L10   | S 00°05'36" E | 779.21'  |



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