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| ARCHITECTURE | CIVIL ENGINEERING |
| PLANNING | BRANDING |
| INTERIORS | BUILDING MEASUREMENT |

Re: Application for General Plan Amendment for Area 1 & 2 - GPA22-12
 NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

PROJECT NARRATIVE

1. Subject Site

The subject site (APN# 502-03-013R) is 200 gross acres of land located at the NEC of White and Parker Road and Farrell Road, in Maricopa, AZ. This project is a subdivision of, approximately, 60.05 gross acres, in the south portion of this site, which will also be subdivided into 5 lots with 2 General Plan designations. The remaining 140 acres will remain the property of Riggins investments Properties, Inc.

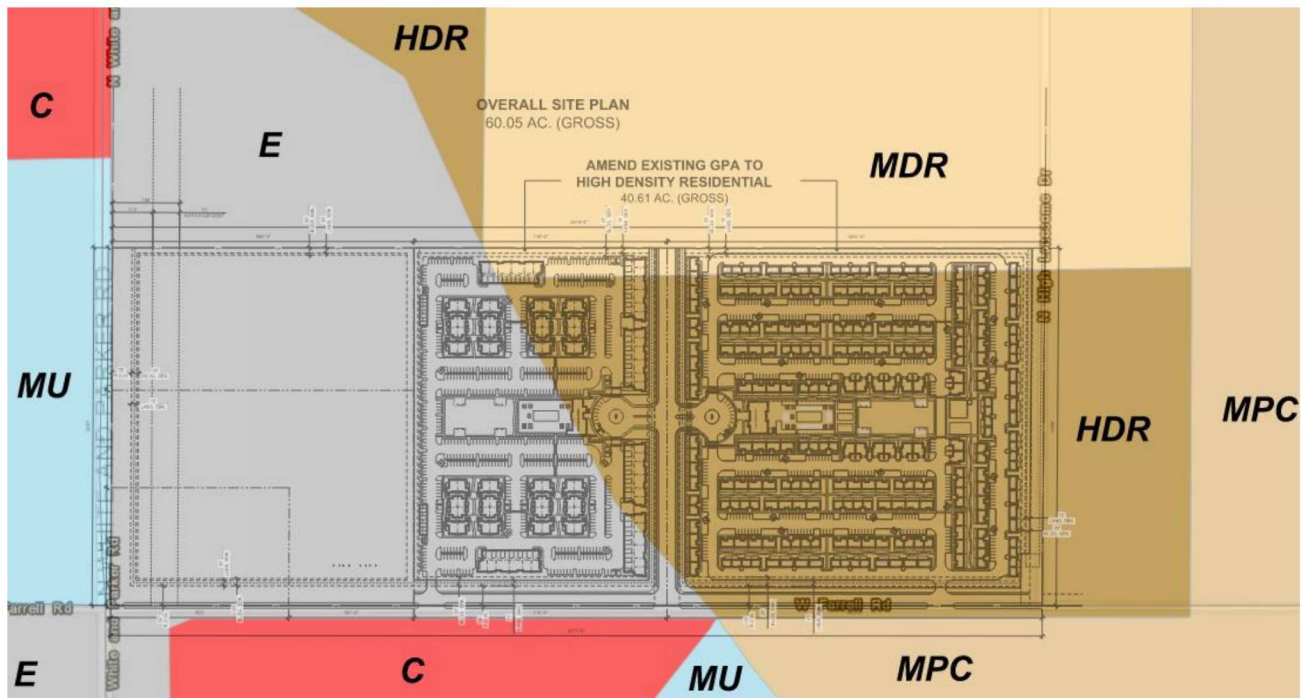
2. Project Introduction

On behalf of S3Biotech LLC (Owners), Ware Malcomb (Architect) respectfully submits for consideration to modify the General Plan for Area 1 and Area 2 for approximate 40.61 ac. of the approximate 60.05-acre project site situated at the northeast corner of White and Parker Rd. and Farrell Rd. in the City of Maricopa, Arizona (see image 1).

3. Existing and Proposed General Plan amendment

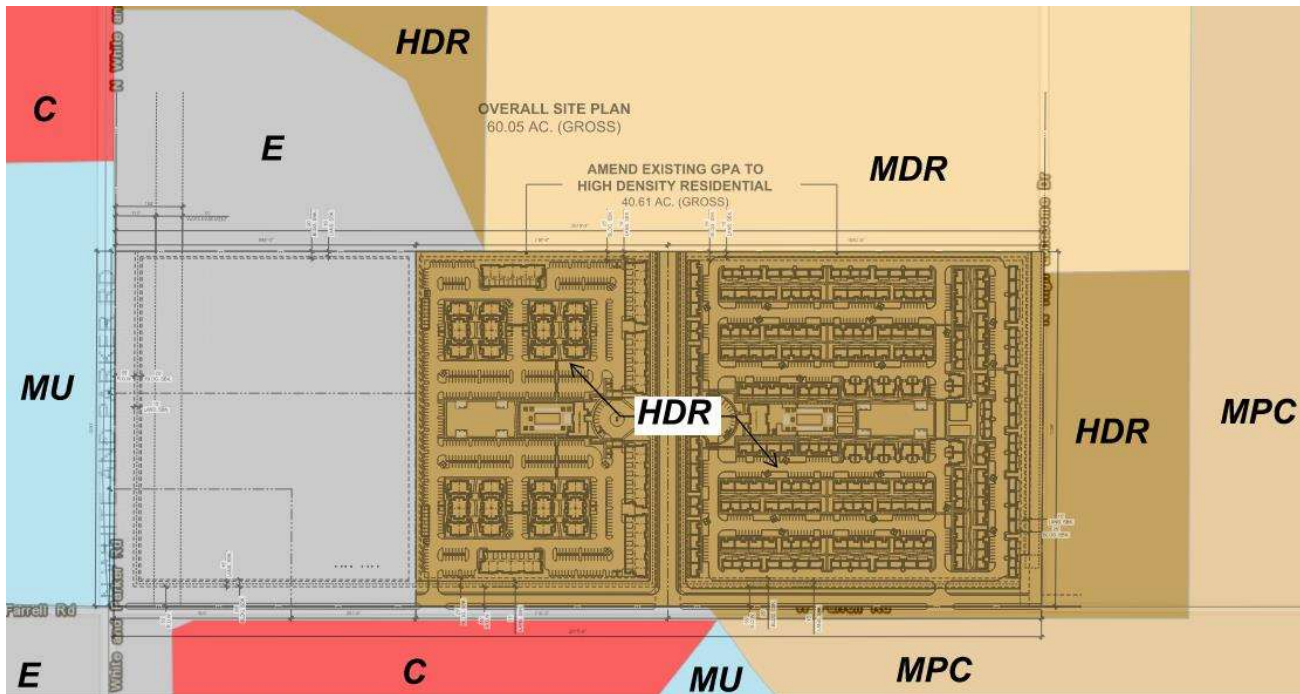
The site is currently designated under the City of Maricopa General Plan, as E, Employment, MDR, Medium Density Residential, and HDR, High Density residential (See image 1). The Owner is requesting a change of the current designation to all HDR, High Density Residential, for a new Multifamily development. (See image 2):

Image 1. Existing GPFLU (Conceptual site plan, subject to change)



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Image 2. Proposed GPFLU (Conceptual site plan, subject to change)



4. Existing Land Use

This entire property is currently vacant, and it is being use for agriculture.

5. Surrounding Designation Land Uses.

North: Properties to the north are designated MDR (Medium Density Residential), HDR (High Density Residential), and E (Employment), under the current City of Maricopa General plan.

East: To the East of this property, along High Lonesome Dr., is designated HDR (High Density Residential), and MPC (Master Planned Community), under the current City of Maricopa General plan.

South: To the South of this property, along Farrell Rd., is currently designated C (Commercial), MU (Mixed Use), and MPC (Master Plan Community), under the current City of Maricopa General plan.

West: To the West of the property, along Parker and White Rd., is currently designated MU, (Mixed Use), under the current City of Maricopa General plan.

6. Access / Circulation

Farrell Rd. will provide the primary road to the residential main entrances. The Owner has agreed to create a new access road between the residential developments, to provide access to these developments and to the future development to the North (use TBD by others).