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STAFF REPORT — CASE # PAD22-03

To:	Planning and Zoning Commission
From:	Rodolfo Lopez, Development Services Director
Meeting Date:	August 22, 2022

REQUEST

PUBLIC HEARING: PAD22-03 District 3: A request by S3 BioTech LLC represented by Mr. Britton Lee, Chairman and CEO of S3 BioTech, is proposing to a rezone approximately 28.3 acres of land from existing General Mixed Use (MU-G) and Transitional (TR) Zoning District to Planned Area Development (PAD) Distirct, for a proposed a Medical and Innovation Campus.The property is generally located at the southeast corner of N. John Wayne Pkwy and W. Bowlin Rd. **DISCUSSION AND ACTION.**

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

APPLICANT

S3 Bio Tech LLC
7014 E. Camelback Rd, Suite B 100A-59
Scottsdale, AZ 85251
Email: bl@s3gllc.com

PROPERTY OWNER

City of Maricopa
39700 W. Civic Center Plaza
Maricopa, AZ 85138

PROJECT DATA

- Site Acreage: 28.3 +/- Gross Acres
- Parcel #: 510-12-014E, 014G, & 014M
- Site Address: N/A
- Existing Zoning: General Mixed Use (MU-G) & Transitional (TR)
- Propose Zoning: Planned Area Development (PAD)
- General Plan Land Use: Mixed Use

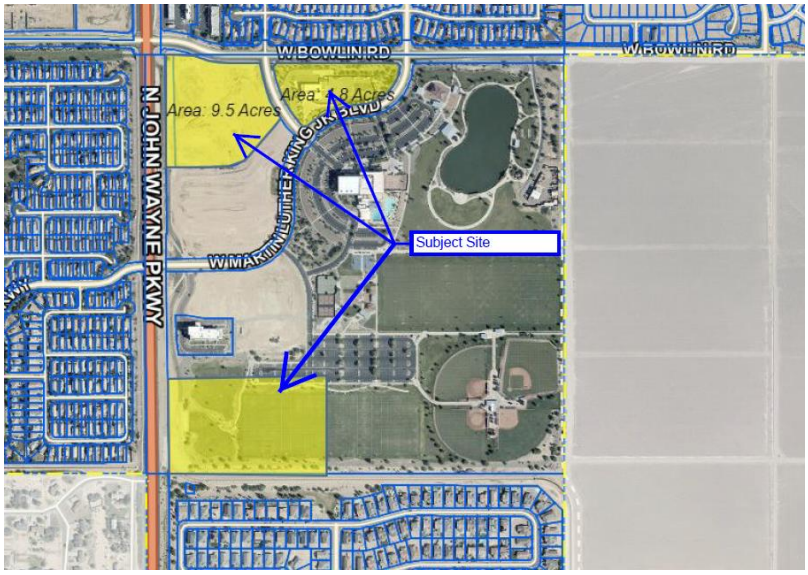
HISTORY SUMMARY

- 1999 – Rezone from General Rural (GR) to Planned Area Development (PAD), Pinal County case # PZ-014-099 and PZ-PD-014-099.

- 2011 – Rezone from PAD to Transitional (TR), City of Maricopa case # ZON11-02.

- 2019 – Rezone from TR to Mixed Use General (MU-G), City of Maricopa case # ZON19-02.

SUBJECT SITE



SURROUNDING USES

Direction	Existing Zoning	Existing Use	General Plan
North	CR-3 PAD	Desert Cedars Subdivision	Medium Density Residential (MDR)
South	CR-3 PAD	Palo Brea Subdivision	Medium Density Residential (MDR)
East	N/A	State Land (Agriculture Use)	Employment (E) & Public Institution (P)
West	CR-3 PAD	Alterra Subdivision	Medium Density Residential (MDR)

ANALYSIS

District 3 at Copper Sky is a proposed mixed-use medical and innovation campus that will permit such uses as a hospital, surgery center, hotel, apartments, medical offices and other ancillary type uses. Exhibit B: Conceptual Land Use Plan shows the conceptual locations for these uses. Land uses and development standards will be regulated by the Permitted Uses & Development Standards section of the Planned Area Development document (henceforth known as the "PAD"). The PAD district structure is flexible and will both optimize the City's interests and allow the applicant to develop the property to the highest and best use. The development of this PAD enables the applicant to bring a vital and vibrant, village-scaled development to the City of Maricopa. As it relates to the regional context and land use compatibility, the proposed uses of health, residential, hotel, and sports academy is in general conformity with the City's General Plan of a Mixed Use, Public Institution and Employment land use desigantion. Further the existing uses and planned developments such as the City's regional park, multi-generational center, planned assisted living facility, and a conceptual proposed mixed-use development along Martin King Jr Blvd. will complement the area and in creating a vibrant sports entertainment destination center.

The PAD proposes two campuses, the Medical and Innovation Campus. The campuses will allow the potential of 1.6 million building square feet on approximately 28.3 acres of land. Per the submitted narrative and proposed conceptual land use plan, the development goal is to create a vibrant community development built around health, education, and sports entertainment. See the excerpt below from the PAD Narrative:

To create an active community centered around health, education, innovation, sports and entertainment, walkability, mixed use, diversity and expanded open space, several key factors were considered:

1. Urban form matters as a way to deliver high-quality, publicly accessible open spaces and balance increased density and building height.

2. Vibrant and livable neighborhoods are sustained by a mix of uses that feed the Park's streets with activity throughout the day.

3. The layout of buildings around open spaces provides the foundation for the layering of buildings and mix of uses that gives D3 a vibrant identity.

4. A major expansion of the public realm will open to the community.

5. Smart City infrastructure is crucial for economic growth, to allow people to live and work anywhere, by providing superior digital connectivity.

The applicant also provides several key benefits to the proposed PAD plan. See excerpt below.

The D3 PAD will result in significant community benefits while involving community leadership in the PAD process in a substantive and meaningful way. The D3 PAD will foster significant community benefits:

1. It will ensure significant state-of-the-art improvements and facility upgrades to the existing Copper Sky Park, ensuring its long-term role in providing quality medical and education services to the entire City of Maricopa and surrounding regions.

2. It will provide emergency services care 24/7 to the Community. Attracting high paying healthcare jobs and improve the overall health of the Community.

3. It will improve Copper Sky Park significantly by adding Medical and Innovation Campuses integrated with the current Park and recreational facilities in a coherent Master Plan.

4. It will ensure the long-term financial stability and sustainability of the Park.

5. It will significantly expand employment opportunities in skilled and professional positions with salary ranges above the median Maricopa income level.

6. It will provide certainty to the surrounding residential neighborhoods by establishing defined limits on the ultimate D3 PAD build-out; this certainty creates an environment that fosters neighborhood stabilization and vitality by attracting more commercial businesses to the area.

7. It will result in significant improvement or sustained management of the historical downstream stormwater flow within the Park and along the John Wayne Parkway (SR-347) frontage through larger retainage and attractive landscaping.

8. It will ensure an ultimate development and campus environment that is a significant community amenity, notable in its architectural quality including an iconic water feature along John Wayne Parkway (SR-347), operational efficiency, inviting exterior spaces, and overall aesthetics and character.

9. The Park will significantly expand a number of sports programs and recreational uses including a variety of sports leagues, tournaments, camps and events.

There are three parcels that will be included in this PAD request. The larger parcel south of Martin Luther King Jr Blvd is approximately 12 acres, the vacant parcel on the southeast corner of Bowlin and John Wayne Pkwy, and the existing Police Station parcel.

This PAD will also establish its own development standards such as land use permitted uses, setbacks, height restrictions, architectural, signage standards, and minimum parking regulations. The PAD also presents a general concept on how traffic circulation, open space and pedestrian linkages will be provided throughout the site. As each development application is submitted, this PAD document will be utilized as a guiding document to ensure the goals and vision of the PAD are adhered to.

The applicant is also requesting a deviation in height requirements to what is currently allowed in the Mixed Use-General Zoning of 60 feet to a maximum height of 150 feet high. The PAD regulates the location of various uses and its maximum height which will be utilized for conformity as the development application(s) are submitted for each development use. Below is a breakdown of the proposed uses and its maximum height allowed. See the excerpt below or refer to Exhibit C, p. 62 for more detailed information.

5.4 Height Analysis

Medical Campus (Phase 1A):	Square Feet	Floors	Height
1. Maricopa ER Hospital	51,000	3	60'
2. MOB/Outpatient Surgery Center	108,000	3	60'
3. Select-Service Hotel	120,000/150 Rooms	7	100'
4. Condominiums/Extended Stay	205,000/100 Units	7	100'
5. Smart Parking Structure		2	30'
6. Extended Care & Physical Therapy Center	75,000	3	50'
Innovation Campus (Phase 1B):			
1. Behavioral Health & Sports Psychology	75,000	3	50'
2. Life Science & Innovation Center	100,000	5	75'
3. Condominiums/Extended Stay	185,000/90 Units	12	150'
4. Apartments	375,000/375 Units	5	75'
5. Sports & Science Academy	270,000	3	50'
6. Makers Shop/Movie Studio	30,000	1	15'
7. Smart Parking Structure			

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Flood Zone Analysis:
The Bowlin corner parcel and the southern parcel south of Martin Luther King Blvd are located in the FEMA Flood Zone, AE and the applicant intends to improve flood drainage and remove the properties out of the flood zone. The Maricopa Flood Control District has submitted a Conditional Letter of Map Revision(CLOMR) to remove properties in Desert Cedars and portions of these properties from the floodplain. The CLOMR contains required grading elevations for the property to be developed by S3 Biotech. Drainage reports and grading plans must include considerations to remove areas from the floodplain as planned by the CLOMR prepared by Wood Patel and The Maricopa Flood Control District. Prior to issuance of any improvement or building permit approval from external agencies such as Maricopa Flood Control District will be required.

Traffic Analysis:
A Traffic Impact Analysis study was submitted as part of the application process. The purpose of this study is to assess traffic and transportation impacts of the proposed development on the surrounding streets and intersections in accordance to the city's Traffic Impact Analysis Guidelines. Initial assessment of the study is considering several improvements to existing access points and a proposal of additional access points along John Wayne Pkwy. Traffic analysis and improvements requested by the City and proposed by the traffic engineer include:

1. Deceleration lane with a right-in/right-out access on John Wayne Pkwy at approximately 650ft south of the intersection of John Wayne Pkwy and Bowlin Rd.
2. Access point off of Bowlin Rd with a decelaration lane.
3. Two new access points to the site located at approximately 225' and 400' south of Bowlin Rd and Greythorn Dr. intersection.
4. Construction and striping of crosswalk on Greythorn Dr.
5. The developer to contribute 25% minimum and 50% maximum of the cost estimate for a traffic signal, design, equipment purchase and installation at John Wayne Pkwy and Martin Luther King Jr Blvd intersection.
6. Potential adjustment in timing at the intersection of Bowlin and John Wayne Pkwy.
7. The intersection of Martin Luther King Jr and Greythorn Dr. will be analyzed to evaluate the performance and level of service of the current configuration with the additional traffic produced by this development and full at buildout of the Copper Sky area.

The applicant will be conditioned to continue to work with the City Engineer and ADOT for final acceptance of the Traffic Impact Analysis before Building Permit and/or Site Improvement Issuance.

The proposed PAD District 3 meets the goals, policies, and intent of the City's General Plan and demonstrates compatibility between new development and existing by incorporating a compatible land use that will help achieve the city's goal of a destination sport entertainment district. Below are several goals that the proposed development is meeting. Refer to Exhibit D, p. 32, for additional information regarding conformity to the city's adopted General Plan.

- General Plan Goal F4.2: PLAN AND FACILITATE A JOINT PUBLIC-PRIVATE VENTURE TO DEVELOP THE COPPER SKY COMMERCIAL SITE.

- General Plan Goal B1.3: ENCOURAGE MIXED-USE DEVELOPMENT.

- General Plan Goal H2.D.5: ENCOURAGE THE DEVELOPMENT OF AN ARRAY OF HEALTHCARE FACILITIES.

- General Plan Goal H2 H1: ESTABLISH MARICOPA AS A "TOP TIER" SMART CITY.

- General Plan Goal F2.1 RECRUIT HIGH PERFORMING AND HIGH-QUALITY COMPANIES THAT MATCH THE LABOR PROFILE IN THE COMMUNITY AND/OR COMPLEMENT EXISTING INDUSTRIES.

CITIZEN PARTICIPATION:

Prior to recommending approval of the rezoning, the applicant submitted a public participation plan to inform residents of the proposed PAD zoning change, as required per the city's Zoning Code. The Public Participation Plan included a neighborhood meeting, notification letters to all property owners within 600 feet of the subject area, public notice signs within the subject area, and legal notices in the local newspaper circulator. A timeline of the participation event is shown below (refer to **Exhibit D** for the **Citizen Participation Report**). The Citizen Participation Report also provides a summary of the neighborhood meeting, including all comments made by attendees.

- July 2, 2021 - Newspaper legal noticed published
- July 12, 2022 - Notification letters sent
- July 12, 2022 - Sign posted
- July 28, 2022 - Neighborhood meeting held

PUBLIC COMMENT:

At the time that the report was written, staff has received no public comment.

FINDINGS:

As required by Sec. 18.140.060 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The proposed development is consistent with the General Plan, the Subdivision Ordinance, and any applicable specific plan or master plan, including the density and intensity limitations that apply;

   Staff Analysis: *Approval of the proposed project will advance the goals and objectives of the General Plan and is consistent with the policies of the General Plan and any other applicable plan and/or policies that the City has adopted.*

2. The subject site is physically suitable for the type and intensity of the land use being proposed;

   Staff Analysis: *The proposed PAD will be required to be developed and designed to be in compliance with applicable design standards.*

3. Adequate transportation facilities and public services exist or will be provided in accordance with the conditions of PAD plan approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare;

   Staff Analysis: *The proposal will mitigate all potential vehicular and pedestrian traffic that will impact public health, safety, and welfare. A Preliminary Traffic Impact Analysis was completed as part of the application process and will require an updated report or addendum at the time of platting or submittal of a development review permit application.*

4. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area;

   Staff Analysis: *The proposed PAD will be compatible with the existing planned land uses within the surrounding area; the use itself will complement neighborhood area that has already been established and further advances goals and objective of the city's General Plan for a village type development pattern.*

5. The development complies with applicable adopted design guidelines; and the proposed development carries out the intent of the Planned Area Development provisions by providing a more efficient use of the land and an excellence of architecture and site design greater than that which could be achieved through the application of the base district regulations.

   Staff Analysis: *The proposed PAD is planned to have exceptional architectural and design elements that is not typically permitted by right by convential standards.*

CONCLUSION:

Staff recommends approval of **PAD case #PAD22-03**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. The PAD request case #PAD22-03 will be fully subject to all applicable development standards of the Maricopa Zoning Code, Subdivision Ordinance and all provisions thereof.

2. The development shall be responsible for any offsite and onsite improvements identified by the City's Engineering Division at the time platting or the submittal of a Development Review Permit.

3. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards and/or subsequent standards that are developed by the City, as approved by the City Engineer and installed by the developer.

4. Zoning development standards shall be in accordance to the Sanctuary PAD booklet. All other development standards not listed in the PAD booklet shall adhere to the City of Maricopa Zoning Code and Subdivision Code.

5. Prior to preliminary plat or site plan submittal, the applicant/property owner shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate federal, state, county and local regulatory agencies.

6. Prior to the City Council approval of the PAD21-07, the applicant shall submit to the city a signed waiver pursuant to Proposition – 207, as applicable.

7. Prior to issuance of a building permit, the applicant or property owner shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate Federal, State, County and Local regulatory agencies.

8. The applicant/property owner shall have met and complied with all applicable fire codes as well as related National Fire Protection Agency (NFPA) guidelines to the satisfaction to the City of Maricopa.

9. The development and operation of the proposed Facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ), if applicable and other regulatory agencies rules and regulations.

ATTACHMENTS:

Exhibit A: Project Narrative

Exhibit B: PAD Land Use Plan

Exhibit C: PAD Booklet

Exhibit D: Citizen Participation Report

-- End of staff report –

2.1 Introduction

The City of Maricopa's vision has unlocked an opportunity for the creation of an iconic mixed-use development at Copper Sky Park that promotes economic growth; provides healthcare solutions including a hospital, an outpatient surgical center and a behavioral health facility with sports psychology programs; produces new discoveries through an Innovation Center anchored by prestigious universities and entrepreneurs; prepares tomorrow's leaders through a Sports and Science Academy of Virtue; and provides many other amenities such as events, eSports, condominiums, apartments, maker spaces, business incubator and a movie studio.

The Fourth Industrial Revolution is not approaching, it is here!

Building a thriving, resilient, innovative and sustainable real estate development requires a critical mass of interconnected, secure, Smart City infrastructure that can support interdisciplinary talent working in multiple directions and trades.

Today's governments, universities and entrepreneurs have come to understand the importance of information and data-driven innovation to create new products and services that will ultimately drive economic growth.

S3 BioTech (S3) is integrating these demands into its Smart City ecosystem along with a work-life balance and a reasonable cost of living within modern, mixed-use, iconic developments.

Overview of D3 PAD Project

Traditional real estate developments have been heavily dependent on human foot traffic. Today's entrepreneur is dependent on more Internet traffic to increase user bases world-wide in order to build unicorn companies. Tomorrow's tangible real estate developments must integrate and orchestrate these intangible entrepreneurial drivers today.

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District 3 (D3) is a new mixed-use development that will be created on two different campuses, the Medical Campus and Innovation Campus, containing over 1.6 million square feet of building area on 26.3-acres of under-developed park land.

S3 and City of Maricopa are fast tracking the creation of a dynamic and vibrant, mixed-use development built on a foundation of serving the Community and the world through innovation and entrepreneurial activity in a 21st Century development.

Copper Sky Medical Campus Perspective

The Sports and Science Academy of Virtue will be available to in-state, out of state and international students for up to 700 at initial enrollment, increasing up to 1,000 students.

Sports and Science Academy Perspective of Innovation Campus

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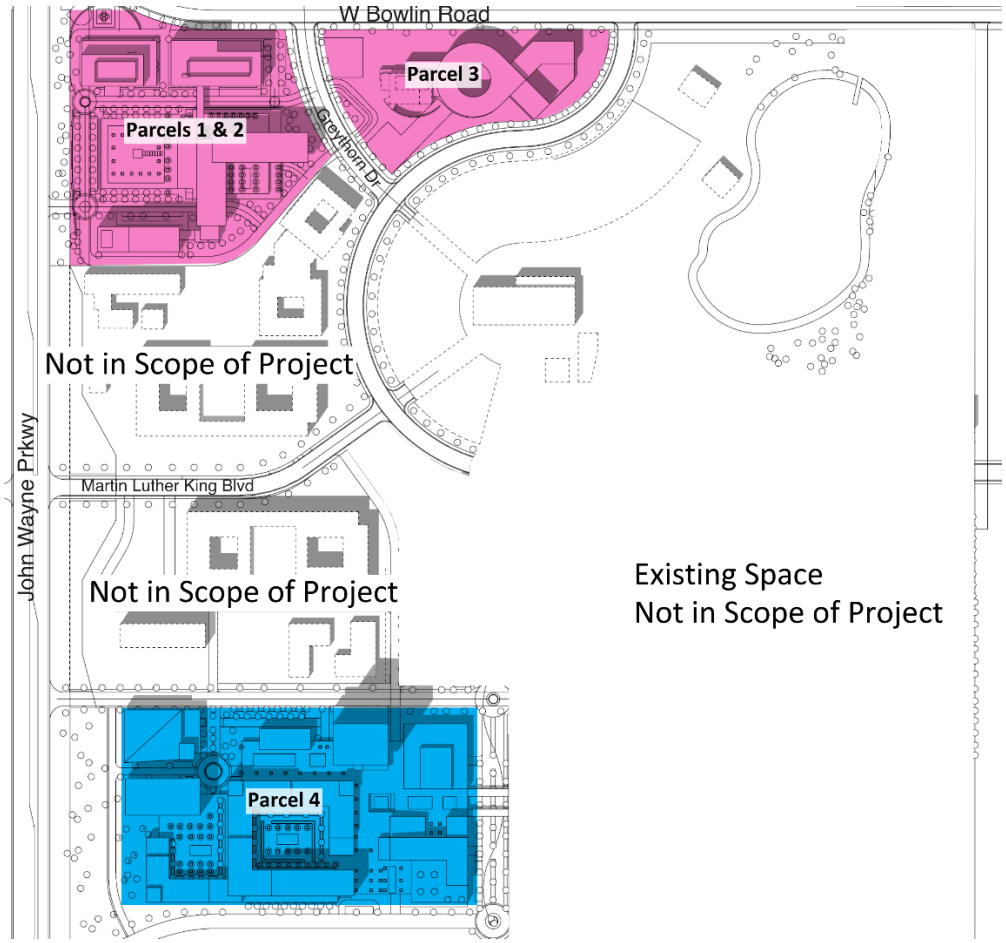
2.2 Request

The applicant is requesting the current MU-G (Mixed-Use-General) and TR (Transition) to PAD (Planned Area Development) to allow a more consistent and integrated development to be constructed at Copper Sky Park.

D3 at Copper Sky Park is a proposed 1.6 million square feet, mixed-use project that will include two separate campuses within four parcels totaling approximately 26.3 acres of under-developed land.

Medical Campus (14.3 acres) – 559,000 square feet of building area
Parcel 1 – Northwest corner of Copper Sky Park (8.4 acres)
Parcel 2 – Sliver, Northwest corner of Copper Sky Park along John Wayne Parkway (.89 acres)
Parcel 3 – Current Police Dispatch Center (Approximately 5 acres)

Innovation Campus (12 acres) – 1,035,000 square feet of building area
Parcel 4 – Current dog park and soccer fields (12 acres)



Requested Parcels and General Locations

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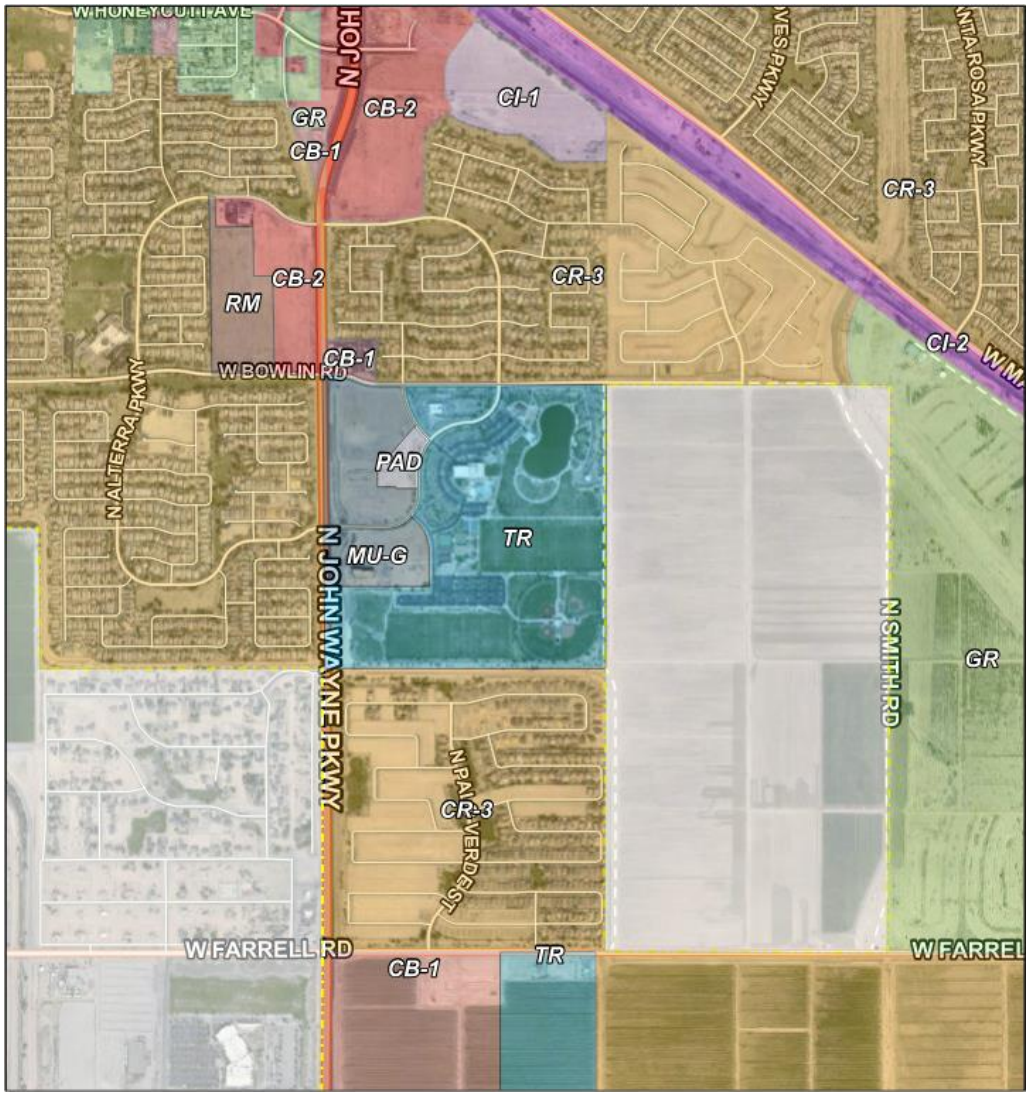
2.3 Copper Sky Park Adjacent Plan and Use

At Copper Sky Park, the adjacent zoning is primarily residential homes to the north, west and south. North of the future Medical Campus, along John Wayne Parkway (SR-347), is a CB-1 Commercial Zoning Development and Uses (gas station with convenience mart and a small office/retail plaza).

Northwest of the future Medical Campus is an undeveloped CB-2 site. The southern edge of the site border is a proposed Senior Living Residential complex (PAD Zoning) and a currently undeveloped Office/Retail and Multi-Family use site.

The future Innovation Campus adjacent properties zoning is CR-3 Single Family Residential to the west and south. The majority of Copper Sky Park area is TR zoning to the east and is MU-G zoning to the north (hotel, restaurant and multi-family use are proposed for this location) but only the La Quinta Hotel has been built to date.



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2.4 Overview of Copper Sky Park and D3's PAD Vision

Overview of Copper Sky Park

The City of Maricopa had the foresight over 10 years ago to acquire park land as they saw their community begin to grow. The original 110-acre facility, known as Copper Sky Recreation Complex, was planned through extensive public involvement. Copper Sky Park is the active sports complex, fitness, recreation and leisure destination for the City's residents. The site beautifully accommodates multi-use fields, a championship four-plex softball/little league baseball complex, restrooms and concession buildings, a maintenance building and a storage yard. There are also large turf areas for public events with an amphitheater and a 5-acre urban fishing lake surrounded by fishing nodes and picnic ramadas. The Park also includes a dog park, skate park, basketball courts, sand volleyball courts, tennis courts, horseshoe pits and a large playground area.

Copper Sky Aquatic Center

Several years ago, the City's leadership again had the foresight to purchase additional John Wayne Parkway (SR-347) frontage for future commercial development which increased the size of the entire Copper Sky Park to 160 acres.

In addition, the Park's sports fields were engineered to serve as an overflow flood retention site for the area. In the case of a 100-year flood event, storm water overflows into the site and begins by filling the dog park, then the south multi-use fields, then the north multi-use fields, and then around the lake to Bowlin Road and back to John Wayne Parkway (SR-347). Diverting this flood water protects the surrounding neighborhood from the potential flooding of their

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homes and businesses. Existing buildings at the Park were built above the flood line and are not in the FEMA flood plain. All future buildings added to this site will be out of the flood plain by raising the building pad above the FEMA flood plain.

Copper Sky Park Multi-Generational Facility

This D3 PAD is the mechanism by which customized building standards and regulations will be established and enforced for the projects. The overall development program for the PAD is consistent with the extensive prior planning efforts that have been completed for the property by the City.

D3's PAD Vision

D3's vision in two key under-developed areas of Copper Sky Park is to build a 21st century state-of-the-art Medical Campus and an Innovation Campus to provide tomorrow's healthcare, education and community services today.

D3 Medical Campus

Healthcare is inherently one of the most dynamic and rapidly evolving industries in the entire world, experiencing not only phenomenal technological growth in both equipment and procedures, but also a fundamental paradigm shift that is rethinking the very purpose and nature of medical and patient care. In this ever-fluid environment, successful healthcare companies must be highly adaptable, possessing the ability to respond rapidly and nimbly to changing market conditions and industry innovations.

Toward this objective, D3 will redevelop the under-developed areas of Copper Sky Park into a state-of-the-art Medical Campus that will feature, among other things, the construction of a

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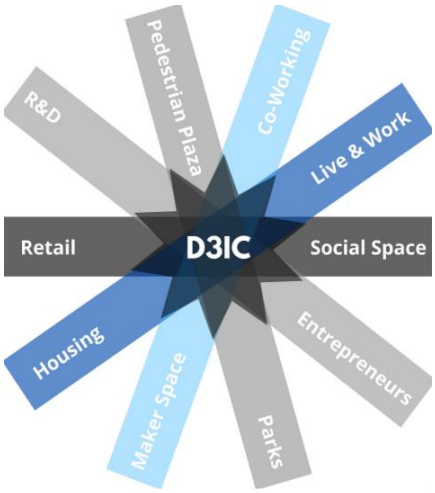
new hospital facility containing a community-based 24/7 ER hospital that can service approximately 90% of healthcare needs of the Community.

At its ultimate build-out, the D3 Medical Campus will be able to provide effective and affordable healthcare services to the Community. The most complex cases will be referred to regional healthcare centers.

Copper Sky Medical Campus Entrance Perspective

D3 Innovation Campus (D3IC)

Innovation campuses are high-end, mixed-use environments that foster creative collaboration, establish a sense of community and attract a talent pool of networked knowledge workers. Furthermore, the Innovation Campus provides not only a research environment, but also an elite Sports and Science Academy offering the next generation of education.



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Absolutely paramount to achieving this ambitious project is the establishment and vesting of underlying zoning and development entitlements that ensure both certainty and flexibility over the long term.

Furthermore, D3 will create a solid and reliable platform for the property's continued development toward a build-out horizon that may lie five years or more in the future. This D3 PAD Document will establish standards and land uses that will be necessary to meet these multiple and complex objectives.

With these particular properties, that objective is made more challenging by the fact that the current Park was heretofore developed by the City but must now be brought under an integrated Master Plan and development framework that is compliant with City of Maricopa zoning authority and also recognizes surrounding neighborhood goals.

D3 Innovation Campus Perspective

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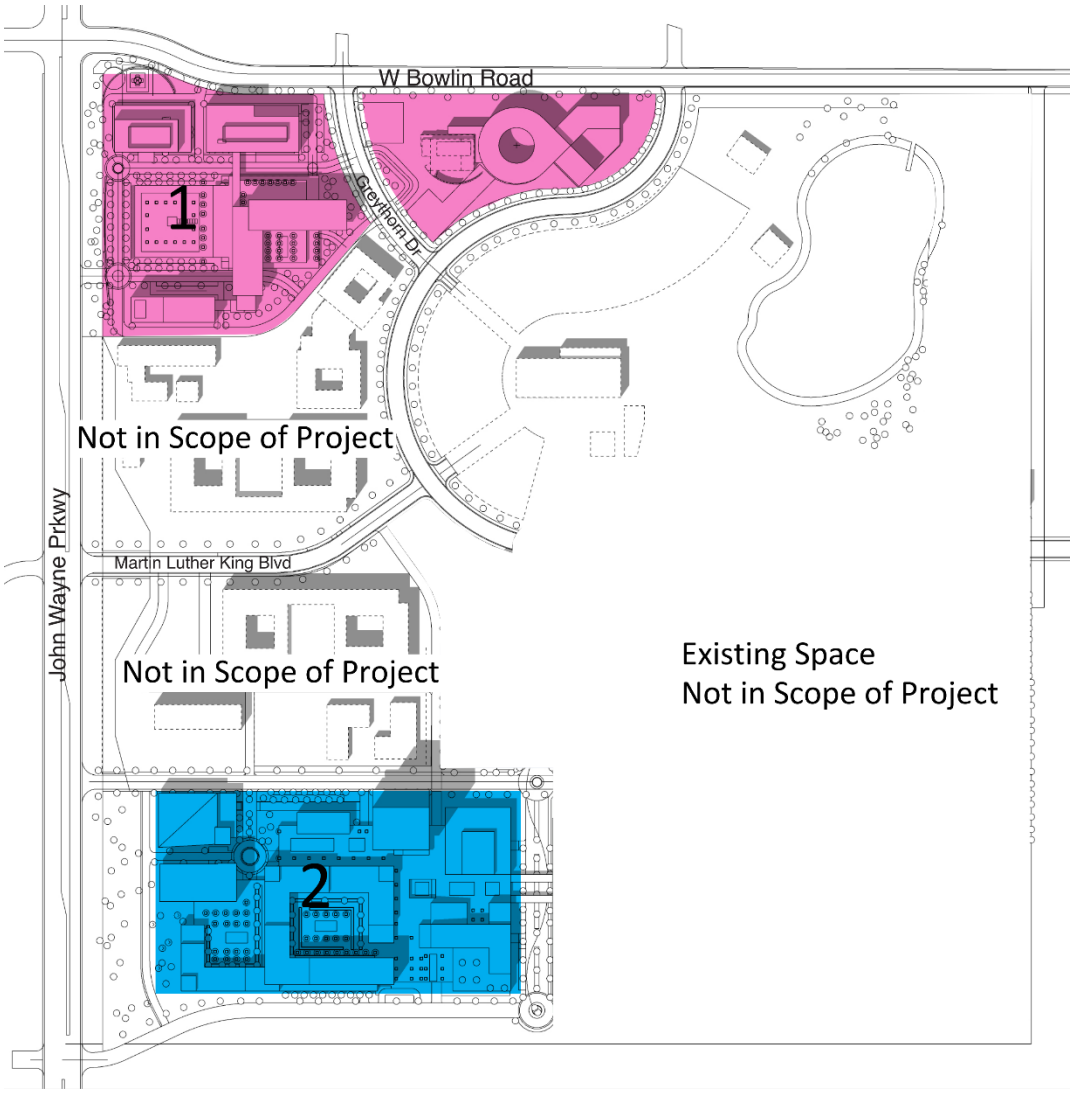
2.13 D3 PAD Proposed Land Use Plan

The proposed D3 PAD is, in general terms, the site of the Medical and Innovation Campuses as well as related site improvements for parking, vehicular and pedestrian circulation and helistop medical transport services.

The specific D3 PAD is comprised of two campuses totaling 1.6 million square feet of building area upon completion on 26.3-acres as described below:

1. The Medical Campus is approximately fourteen (14.3) acres.
2. The Innovation Campus is twelve (12) acres.

The below illustrates the future development of two campuses within Copper Sky Park.



D3 PAD Proposed Land Use Plan

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PAD22-03: Exhibit C

District 3 Planned Area Development

at Copper Sky Park

City of Maricopa, Arizona

July 26, 2022
4th Submittal

Prepared for: The City of Maricopa
Presented by: S3 BioTech, LLC

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Chapter 1

District 3 PAD Executive Overview

Building Tomorrow's Vision Today

1.1 Executive Summary

Project:
District 3 (D3) at Copper Sky Park consists of two campuses totaling over 1.6 million square feet of buildings on an under-developed area of the Park, comprised of 26.3 acres.

Development Companies:
- S3 BioTech LLC/Applicant (Master Plan Developer)
- Abraham Dewitz (Partner)

Why Maricopa:
- City was voted the #1 best place to raise a family.
- Second fastest growing city in Arizona.
- Approximately 35 minutes from Phoenix Sky Harbor International Airport.

Key Anchor Projects:
- Maricopa ER Hospital
- Outpatient Surgical Center and MOB
- Behavioral Health and Sports Psychology
- Sports and Science Academy
- Select Service Hotel
- Life Science and Innovation Center

Project Phase and Timelines:
- Phase 1A: Medical Campus Anticipated Buildout: 1 thru 36 Months (14.3 acres)
- Phase 1B: Innovation Campus Anticipated Buildout: 1 thru 48 Months (12 acres)

Future: D3 is an exceptional development that looks to the future, while preserving and revitalizing Copper Sky Park in ways that blends its unique amenities with generous public park open spaces and many new services for the City of Maricopa.

Vision: D3 embraces the goals set forth in the City's General Plan and the City's 2040 Vision Strategic Plan.

Opportunity: The District 3 (D3) Planned Area Development (PAD) offers a once in a lifetime opportunity to transform an under-developed area of Copper Sky Park into a Medical Campus and an Innovation Campus, built to satisfy the needs and desires of the Community and the region.

Iconic: It is rare to find a half-mile of commercial frontage on a major highway going through the heart of a city where an iconic development can rise to represent Maricopa and its future prosperity as one of the nation's fastest growing cities.

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Impact: D3 will drive economic growth through a true 26.3-acre mixed-use, live and work development composed of two campuses totaling over 1.6 million square feet of building area. According to a soon to be released study by Elliot D. Pollack & Company, 11,500 construction related jobs and nearly 3,000 annual operation-related jobs will be created. The estimated construction tax revenue to the City is $17.0 million and it will collect over $6.3 million each year from primary and secondary tax revenues. Over a 30-year timeline the total economic output is projected to reach $4.3 billion. (See Appendix 6.1 for more details).

Elevate: Although the D3 PAD site is currently under-developed, a combination of both careful and bold urban design moves will elevate Copper Sky Park to another level including multiple grand entrances with beautiful landscaping and water features.

Destination: D3 PAD is a dynamic and unique mixed-use project, and an experience destination to benefit the surrounding communities and beyond.

Request: The applicant is requesting the current MU-G (Mixed-Use-General) and TR (Transition) to PAD (Planned Area Development) to allow a more consistent and integrated development to be constructed at Copper Sky Park.

Conclusion:

- City of Maricopa is pro-growth and business friendly.
- Opportunity to build an iconic Smart City of the future.
- Opportunity to build on the Maricopa brand as an Innovation Hub.
- Instantly generating over 400 new medical related, high-paying jobs.
- Upon completion of the project, D3 will create nearly 3,000 annual operational jobs.

Interior View of Copper Sky Medical Campus

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1.2 Copper Sky Park: Today and Tomorrow

Today

The City of Maricopa has spent over $50 million to develop the 160-acre Park located in the heart of the City that includes a multi-generational facility, aquatic center, athletic fields, playgrounds, skate park, tennis courts and a beautiful lake that are heavily utilized for year-round local and regional diverse activities and events.

The City's vision is to reimagine the current 160-acre Park as a focal point of the City and a destination branded sports and experiences site. The City's long-term vision is to expand the site up to an additional 160-acres in Phase Two.

Copper Sky Park commercial development on the west frontage facing the John Wayne Parkway (SR-347) is already on the way, with the opening of a La Quinta Hotel. Senior living and apartment complexes are in the planning stage.

The remainder of commercial properties facing John Wayne Parkway (SR-347) are ideal sites for a hospital, medical buildings, a hotel and an Innovation Campus.

Award winning Copper Sky Park is approximately 35 minutes from Sky Harbor International Airport in Phoenix, one of the busiest airports in the nation.

Copper Sky Park Today

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Tomorrow

District 3 leverages the power of maximizing Smart City infrastructure connectivity to expand community healthcare, education, sports programs and entertainment services and to solve complex problems required to grow safe, healthy communities and vibrant economies. D3 consists of two dynamic mixed-use campuses, the Medical Campus and the Innovation Campus, with over 1.6 million square feet of building area on 26.3-acres of under-developed park land. Each Campus breaks down as follows:

Medical Campus: 559,000 gross square feet of building area.
Innovation Campus: 1,035,000 gross square feet of building area.

Total Building area of 1,634,000 square feet.

The global competition for innovative ideas, talent, and resources is more competitive than ever. Smaller cities, such as Maricopa, will have opportunities to join creative global networks utilizing the most technologically advanced infrastructure. Ironically, these opportunities will accelerate in a post-COVID-19 world as networks and technologies continue to enhance remote working models.

The D3 PAD will be Thriving, Resilient, Innovative, Sustainable and Entrepreneurial!

D3 PAD Conceptual Site Plan Overview

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1.3 D3 PAD Applicant and Team

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Chapter 2

D3 PAD Overview and Request

Building a thriving, resilient and innovative real estate development requires a critical mass of interconnected, secure, Smart City infrastructure that can support interdisciplinary talent working in multiple directions and trades.

2.1 Introduction

The City of Maricopa's vision has unlocked an opportunity for the creation of an iconic mixed-use development at Copper Sky Park that promotes economic growth; provides healthcare solutions including a hospital, an outpatient surgical center and a behavioral health facility with sports psychology programs; produces new discoveries through an Innovation Center anchored by prestigious universities and entrepreneurs; prepares tomorrow's leaders through a Sports and Science Academy of Virtue; and provides many other amenities such as events, eSports, condominiums, apartments, maker spaces, business incubator and a movie studio.

The Fourth Industrial Revolution is not approaching, it is here!

Building a thriving, resilient, innovative and sustainable real estate development requires a critical mass of interconnected, secure, Smart City infrastructure that can support interdisciplinary talent working in multiple directions and trades.

Today's governments, universities and entrepreneurs have come to understand the importance of information and data-driven innovation to create new products and services that will ultimately drive economic growth.

S3 BioTech (S3) is integrating these demands into its Smart City ecosystem along with a work-life balance and a reasonable cost of living within modern, mixed-use, iconic developments.

Overview of D3 PAD Project

Traditional real estate developments have been heavily dependent on human foot traffic. Today's entrepreneur is dependent on more Internet traffic to increase user bases world-wide in order to build unicorn companies. Tomorrow's tangible real estate developments must integrate and orchestrate these intangible entrepreneurial drivers today.

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District 3 (D3) is a new mixed-use development that will be created on two different campuses, the Medical Campus and Innovation Campus, containing over 1.6 million square feet of building area on 26.3-acres of under-developed park land.

S3 and City of Maricopa are fast tracking the creation of a dynamic and vibrant, mixed-use development built on a foundation of serving the Community and the world through innovation and entrepreneurial activity in a 21st Century development.

Copper Sky Medical Campus Perspective

The Sports and Science Academy of Virtue will be available to in-state, out of state and international students for up to 700 at initial enrollment, increasing up to 1,000 students.

Sports and Science Academy Perspective of Innovation Campus

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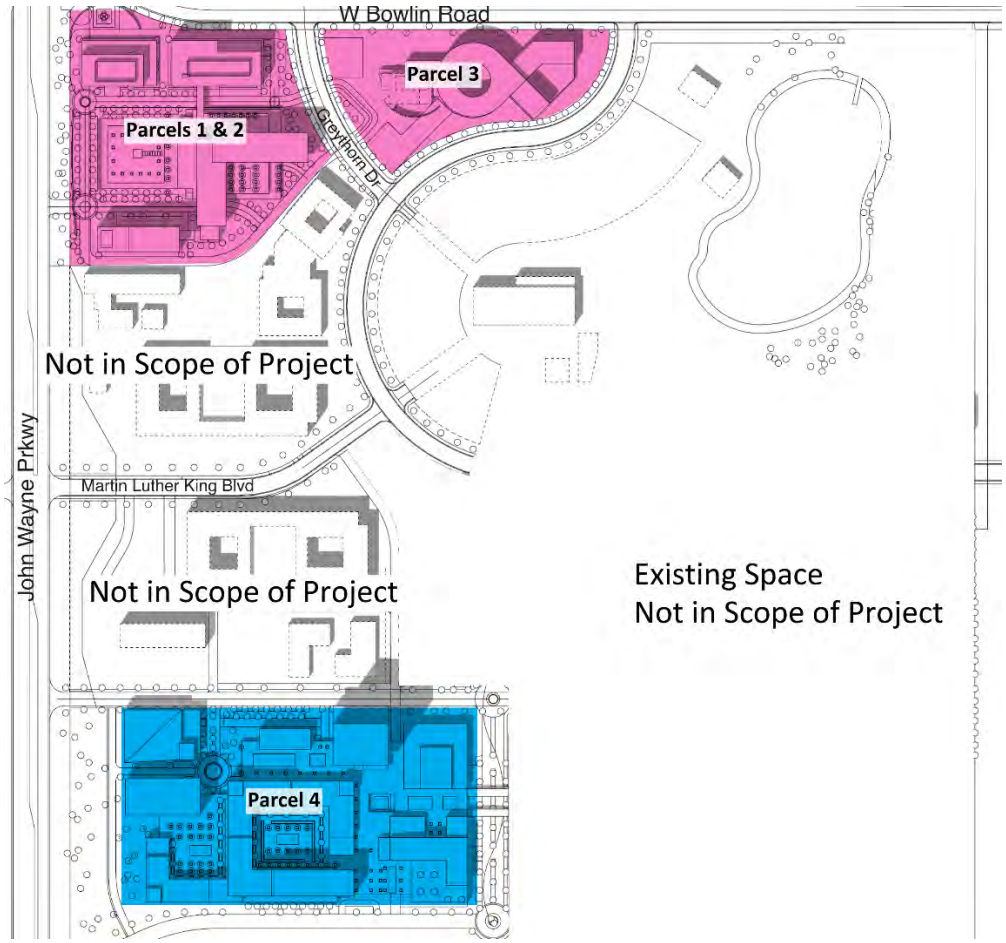
2.2 Request

The applicant is requesting the current MU-G (Mixed-Use-General) and TR (Transition) to PAD (Planned Area Development) to allow a more consistent and integrated development to be constructed at Copper Sky Park.

D3 at Copper Sky Park is a proposed 1.6 million square feet, mixed-use project that will include two separate campuses within four parcels totaling approximately 26.3 acres of under-developed land.

Medical Campus (14.3 acres) – 559,000 square feet of building area
Parcel 1 – Northwest corner of Copper Sky Park (8.4 acres)
Parcel 2 – Sliver, Northwest corner of Copper Sky Park along John Wayne Parkway (.89 acres)
Parcel 3 – Current Police Dispatch Center (Approximately 5 acres)

Innovation Campus (12 acres) – 1,035,000 square feet of building area
Parcel 4 – Current dog park and soccer fields (12 acres)



Requested Parcels and General Locations

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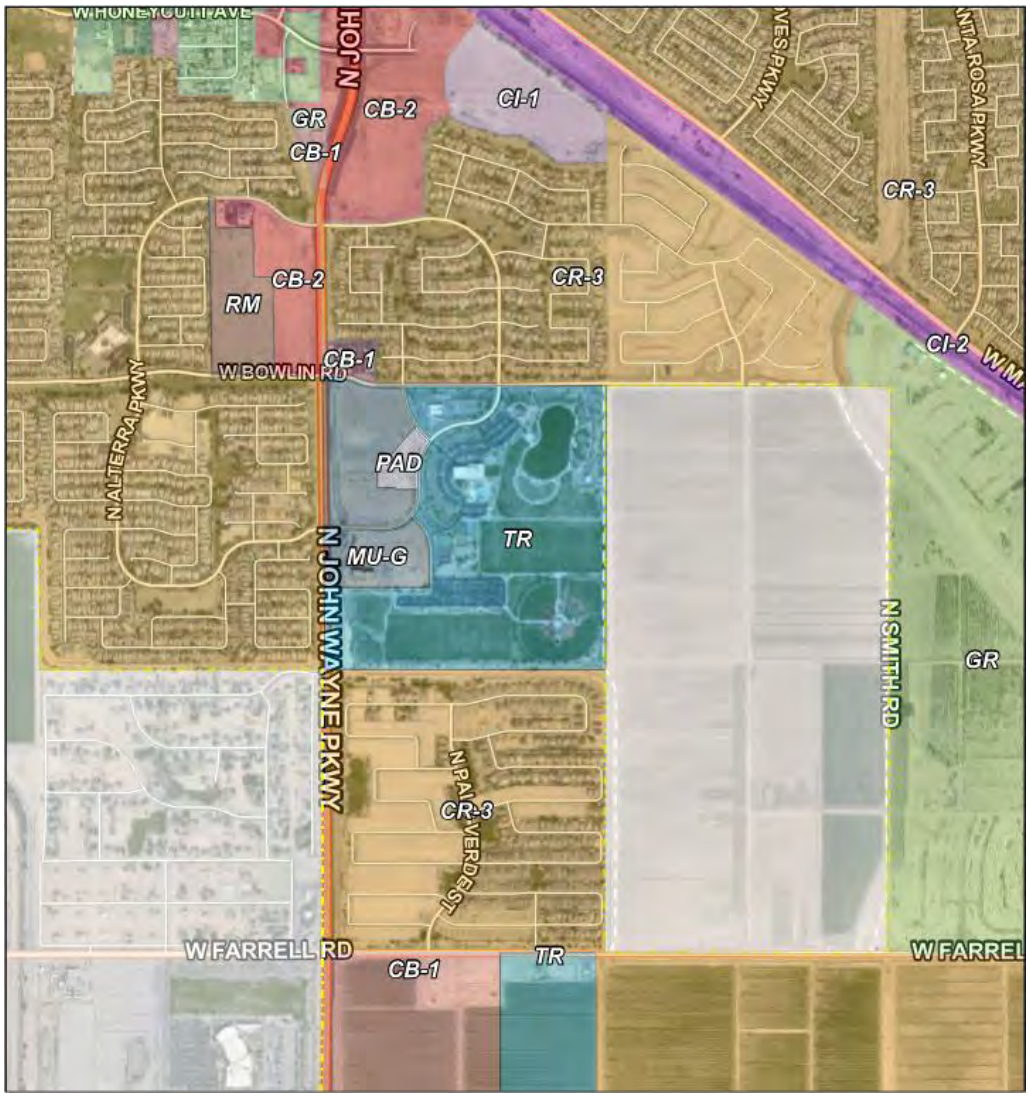
2.3 Copper Sky Park Adjacent Plan and Use

At Copper Sky Park, the adjacent zoning is primarily residential homes to the north, west and south. North of the future Medical Campus, along John Wayne Parkway (SR-347), is a CB-1 Commercial Zoning Development and Uses (gas station with convenience mart and a small office/retail plaza).

Northwest of the future Medical Campus is an undeveloped CB-2 site. The southern edge of the site border is a proposed Senior Living Residential complex (PAD Zoning) and a currently undeveloped Office/Retail and Multi-Family use site.

The future Innovation Campus adjacent properties zoning is CR-3 Single Family Residential to the west and south. The majority of Copper Sky Park area is TR zoning to the east and is MU-G zoning to the north (hotel, restaurant and multi-family use are proposed for this location) but only the La Quinta Hotel has been built to date.



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2.4 Overview of Copper Sky Park and D3's PAD Vision

Overview of Copper Sky Park

The City of Maricopa had the foresight over 10 years ago to acquire park land as they saw their community begin to grow. The original 110-acre facility, known as Copper Sky Recreation Complex, was planned through extensive public involvement. Copper Sky Park is the active sports complex, fitness, recreation and leisure destination for the City's residents. The site beautifully accommodates multi-use fields, a championship four-plex softball/little league baseball complex, restrooms and concession buildings, a maintenance building and a storage yard. There are also large turf areas for public events with an amphitheater and a 5-acre urban fishing lake surrounded by fishing nodes and picnic ramadas. The Park also includes a dog park, skate park, basketball courts, sand volleyball courts, tennis courts, horseshoe pits and a large playground area.

Copper Sky Aquatic Center

Several years ago, the City's leadership again had the foresight to purchase additional John Wayne Parkway (SR-347) frontage for future commercial development which increased the size of the entire Copper Sky Park to 160 acres.

In addition, the Park's sports fields were engineered to serve as an overflow flood retention site for the area. In the case of a 100-year flood event, storm water overflows into the site and begins by filling the dog park, then the south multi-use fields, then the north multi-use fields, and then around the lake to Bowlin Road and back to John Wayne Parkway (SR-347). Diverting this flood water protects the surrounding neighborhood from the potential flooding of their

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homes and businesses. Existing buildings at the Park were built above the flood line and are not in the FEMA flood plain. All future buildings added to this site will be out of the flood plain by raising the building pad above the FEMA flood plain.

Copper Sky Park Multi-Generational Facility

This D3 PAD is the mechanism by which customized building standards and regulations will be established and enforced for the projects. The overall development program for the PAD is consistent with the extensive prior planning efforts that have been completed for the property by the City.

D3's PAD Vision

D3's vision in two key under-developed areas of Copper Sky Park is to build a 21st century state-of-the-art Medical Campus and an Innovation Campus to provide tomorrow's healthcare, education and community services today.

D3 Medical Campus

Healthcare is inherently one of the most dynamic and rapidly evolving industries in the entire world, experiencing not only phenomenal technological growth in both equipment and procedures, but also a fundamental paradigm shift that is rethinking the very purpose and nature of medical and patient care. In this ever-fluid environment, successful healthcare companies must be highly adaptable, possessing the ability to respond rapidly and nimbly to changing market conditions and industry innovations.

Toward this objective, D3 will redevelop the under-developed areas of Copper Sky Park into a state-of-the-art Medical Campus that will feature, among other things, the construction of a

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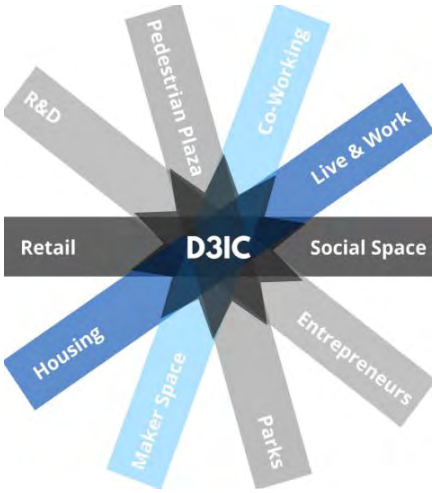
new hospital facility containing a community-based 24/7 ER hospital that can service approximately 90% of healthcare needs of the Community.

At its ultimate build-out, the D3 Medical Campus will be able to provide effective and affordable healthcare services to the Community. The most complex cases will be referred to regional healthcare centers.

Copper Sky Medical Campus Entrance Perspective

D3 Innovation Campus (D3IC)

Innovation campuses are high-end, mixed-use environments that foster creative collaboration, establish a sense of community and attract a talent pool of networked knowledge workers. Furthermore, the Innovation Campus provides not only a research environment, but also an elite Sports and Science Academy offering the next generation of education.



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Absolutely paramount to achieving this ambitious project is the establishment and vesting of underlying zoning and development entitlements that ensure both certainty and flexibility over the long term.

Furthermore, D3 will create a solid and reliable platform for the property's continued development toward a build-out horizon that may lie five years or more in the future. This D3 PAD Document will establish standards and land uses that will be necessary to meet these multiple and complex objectives.

With these particular properties, that objective is made more challenging by the fact that the current Park was heretofore developed by the City but must now be brought under an integrated Master Plan and development framework that is compliant with City of Maricopa zoning authority and also recognizes surrounding neighborhood goals.

D3 Innovation Campus Perspective

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2.5 Purpose of the Plan

D3 at Copper Sky Park provides a vision for the development of acreage woven throughout the Park. The vision is consistent with Maricopa's objectives for the comprehensive development of the site as well as a catalyst for the remarkable population growth and economic development boom that the City will experience over the next 20 years.

D3 will promote employment and economic activity while creating diverse public open spaces and a collection of unique places for active community members. D3 will catalyze a dynamic, mixed-use economic engine for Maricopa and the region.

The purpose of the D3 Master Plan draws on this unique location by using a full range of planning strategies to create a dynamic place, while delivering a diversity of experiences that complement Maricopa's economic development strategies.

To create an active community centered around health, education, innovation, sports and entertainment, walkability, mixed use, diversity and expanded open space, several key factors were considered:

1. Urban form matters as a way to deliver high-quality, publicly accessible open spaces and balance increased density and building height.

2. Vibrant and livable neighborhoods are sustained by a mix of uses that feed the Park's streets with activity throughout the day.

3. The layout of buildings around open spaces provides the foundation for the layering of buildings and mix of uses that gives D3 a vibrant identity.

4. A major expansion of the public realm will open to the community.

5. Smart City infrastructure is crucial for economic growth, to allow people to live and work anywhere, by providing superior digital connectivity.

A purpose of this document is to ensure that the future of the D3 PAD is consistent with goals and principles laid out in the Maricopa 2040 Vision Strategic Plan and the General Plan.

D3 Project Elevation View from John Wayne Parkway (SR-347)

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2.6 D3 PAD Specific Goals and Designation

The specific goals of the D3 PAD are the following:

1. Establish a PAD that is integrated into an approved City of Maricopa zoning framework.

2. Establish a PAD that provides a near-term and long-term framework of zoning regulation that fully accommodates all proposed near-term and long-term site improvements and uses as presently envisioned.

3. Establish a PAD that accommodates the unique design requirements, development standards and operational particulars of outpatient care, inpatient acute care, emergency and medical research facilities, as well as non-medical users.

4. Establish a PAD that provides requisite flexibility to D3's tenants to facilitate their response, in a competitive timeframe, to ever-changing industry demands and/or innovations.

5. Establish a PAD that incorporates and reflects on-going dialogue and coordination with the City of Maricopa regarding their long-term plans for neighboring properties.

6. Establish a PAD that reflects on-going dialogue and coordination effort with the leadership of the most directly affected, adjacent residential neighborhoods.

7. Establish a PAD that, in the end, facilitates the creation and operation of state-of-the art Medical and Innovation Campuses in its facilities, services, staffing, and related operations.

8. Establish a PAD which facilitates a built environment that serves as a notable example of high-quality architecture and site development for the Community.

9. Establish a PAD to create a true mixed-use development to enable citizens to balance work and life in a Smart City environment.

The envisioned D3 PAD designation will:

1. Allow flexibility within the development for the interaction of the various uses.

2. Integrate the multiple buildings' architecture throughout the entire project.

3. Take advantage of shared parking facilities.

4. Reduce building setbacks within the parcels.

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5. Strategically utilize open spaces and landscape.

6. Interaction with the current Park programs.

7. Improve entrances to Copper Sky Park.

8. Create a destination.

9. Generate economic growth in the City of Maricopa and the surrounding region.

Internal Landscape Area within Medical Campus

Open Landscape Area Providing an Activity Space along the Innovation Campus

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2.7 D3 PAD Guiding Objectives

The healthcare industry is continually evolving, with new regulations, standards, technologies, procedures, and emerging paradigms of patient care with no relief in sight. Innovation and change now define the standard environment within which hospitals and healthcare providers must operate. Remaining an effective and responsive healthcare company in such a fluid industry is a challenge under any circumstances. That challenge is compounded when a medical campus must have an expansion capability, must have a long build-out horizon and must operate within a defined framework of regulatory and zoning entitlements.

With this in mind, the primary guiding objective of this D3 PAD is to implement and effectively balance the following interests:

1. The City of Maricopa needs to a have a reliable regulatory tool that provides clear direction and specificity under a variety of alternative futures.

2. The D3 PAD site needs to have certainty, going forward, that its envisioned development objectives are wholly entitled, while also having a D3 PAD that contemplates and provides the requisite flexibility to ensure responsiveness to future changes in the healthcare and innovation landscapes.

3. The adjacent neighborhoods need to understand the scope, limits and impacts of the ultimate Campus developments so as to foster a sense of stability for those who desire to live there and to reinvest in their property and their neighborhood.

Example of Architectural Massing

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2.8 Rationale for Using a PAD Zone

The Planned Area Development (PAD) zone is the only entitlement vehicle appropriate for the D3 property for the following reasons:

1. To allow the flexibility of Medical and Innovation Campuses to interact and meet the particular needs of hospitals and related services such as R&D and education programs.

2. The Medical and Innovation Campuses comprise a unique land use that, in all practical terms, demands the kind of custom-written framework of development standards, operational parameters, design guidelines, etc. that only a PAD zone can provide.

3. A PAD zone is the only entitlement vehicle by which a flexible moving-forward and phasing plan can be developed that remains viable and effective over the long-term buildout of the proposed D3 Medical and Innovation Campuses.

2.9 Community Benefits

The D3 PAD will result in significant community benefits while involving community leadership in the PAD process in a substantive and meaningful way.

The D3 PAD will foster significant community benefits:

1. It will ensure significant state-of-the-art improvements and facility upgrades to the existing Copper Sky Park, ensuring its long-term role in providing quality medical and education services to the entire City of Maricopa and surrounding regions.

2. It will provide emergency services care 24/7 to the Community. Attracting high paying healthcare jobs and improve the overall health of the Community.

3. It will improve Copper Sky Park significantly by adding Medical and Innovation Campuses integrated with the current Park and recreational facilities in a coherent Master Plan.

4. It will ensure the long-term financial stability and sustainability of the Park.

5. It will significantly expand employment opportunities in skilled and professional positions with salary ranges above the median Maricopa income level.

6. It will provide certainty to the surrounding residential neighborhoods by establishing defined limits on the ultimate D3 PAD build-out; this certainty creates an environment

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that fosters neighborhood stabilization and vitality by attracting more commercial businesses to the area.

7. It will result in significant improvement or sustained management of the historical downstream stormwater flow within the Park and along the John Wayne Parkway (SR-347) frontage through larger retainage and attractive landscaping.

8. It will ensure an ultimate development and campus environment that is a significant community amenity, notable in its architectural quality including an iconic water feature along John Wayne Parkway (SR-347), operational efficiency, inviting exterior spaces, and overall aesthetics and character.

9. The Park will significantly expand a number of sports programs and recreational uses including a variety of sports leagues, tournaments, camps and events.

2.10 Physical, Economic and Environmental Sustainability

The administration of the D3 Campuses under a Planned Area Development is appropriate and wholly suitable for this particular land use and this particular location. The site's physical context has been an active community park for a variety of regional events and recreational activities for over 10 years.

The proposed D3 PAD Campuses are a continuation of, and significant enhancement of, these established uses. In economic terms, the acquisition of under-developed commercial property by S3 BioTech and partner companies, together with its significant capital investment in new and repurposed facilities, will ensure the long-term economic viability and health of the entire Park as well as the addition of much needed services for the Maricopa community.

From an environmental perspective, D3 is dealing with the redevelopment of a fully improved site and public spaces. There are no significant natural or environmental resources of note that will be impacted.

2.11 General Compatibility with Copper Sky Park Land Uses

The proposed D3 Campuses are generally compatible with the established land use context that is consistent with the current commercial development within the Park and City's vision. The center of the Park is the Multi-Generational Community Center; south of MLK Jr Boulevard facing John Wayne Parkway (SR-347) is the newly completed La Quinta Inn; at the corner of Bowlin Road and Greythorn Avenue is the current Police Dispatch Center; and the remainder of the Park serves as an outdoor recreation area. A majority of the under-developed land facing John Wayne Parkway (SR-347) are the Medical Campus and Innovation Campus by S3 BioTech

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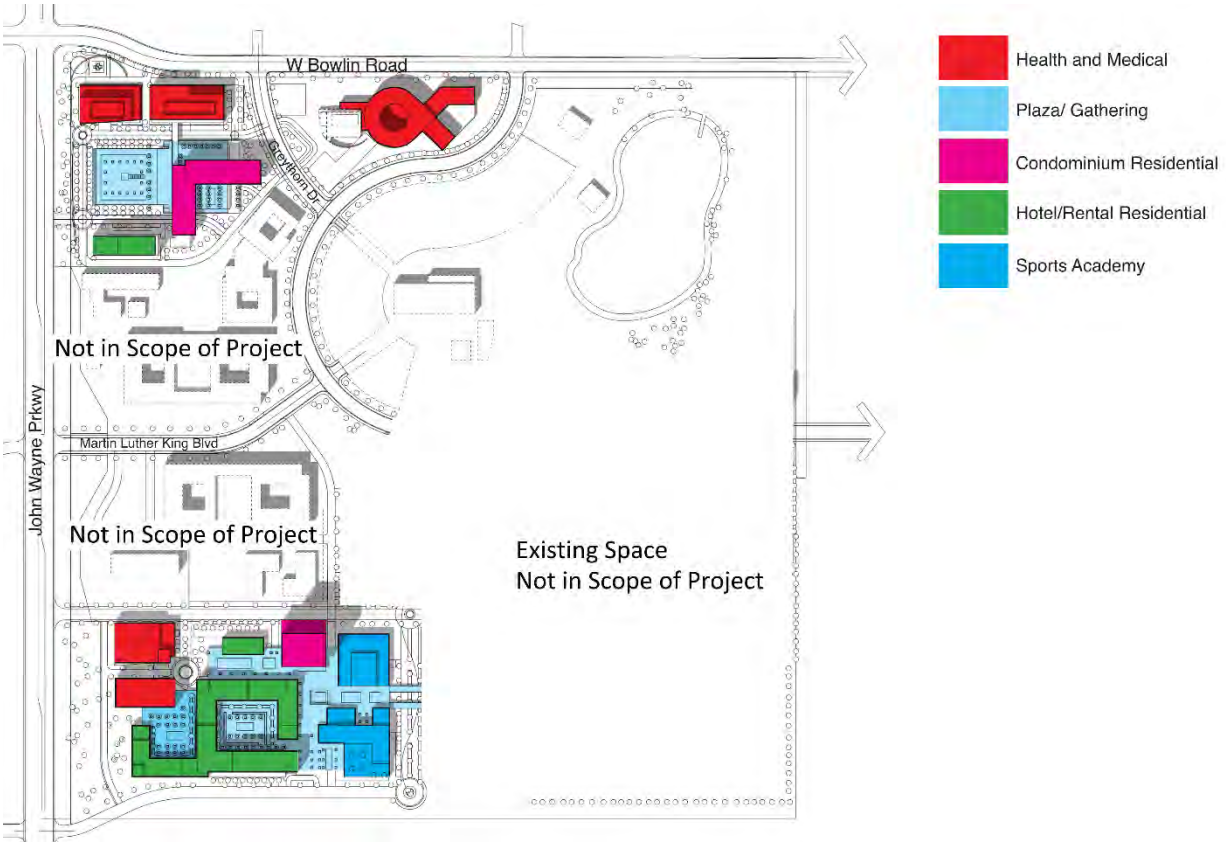
and its partners and third-party developments such as a senior care facility that is currently under City plan review.

The southwest corner of Copper Sky Park facing John Wayne Parkway (SR-347) currently serves the Community as a dog park, soccer fields and an overflow retention area. These services will be relocated and improved to accommodate the Innovation Campus.

This D3 PAD will include the first step in integrating new development with the existing developments such as landscaping, streets, lighting, signage, building designs, retainage areas, sports fields and parking lots. Later sections of this PAD document describe the implications raised by this integration, together with the proposed strategies for properly addressing them.

The D3 PAD issues are all identifiable, quantifiable and capable of being mitigated.

Together with the specific design solutions and targeted mitigation measures outlined in this PAD document, the compatibility of the proposed D3 Campuses with their adjoining uses is comprehensively addressed. See the diagram below for overall proposed land use.



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2.12 Proposed Facilities per Campuses

Medical Campus (Phase 1A):	**Square Feet**	**Floors**	**Height**
1. Maricopa ER Hospital	51,000	3	60’
2. MOB/Outpatient Surgery Center	108,000	3	60’
3. Select-Service Hotel	120,000/150 Rooms	7	100’
4. Condominiums/Extended Stay	205,000/100 Units	7	100’
5. Smart Parking Structure		2	30’
6. Extended Care & Physical Therapy Center	75,000	3	50’
Total	**559,000**		

Innovation Campus (Phase 1B):			
1. Behavioral Health & Sports Psychology	75,000	3	50’
2. Life Science & Innovation Center	100,000	5	75’
3. Condominiums/Extended Stay	185,000/90 Units	12	150’
4. Apartments	375,000/375 Units	5	75’
5. Sports & Science Academy	270,000	3	50’
6. Makers Shop/Movie Studio	30,000	1	15’
7. Smart Parking Structure			
Total	**1,035,000**		

D3 PAD Project POV from Medical Campus

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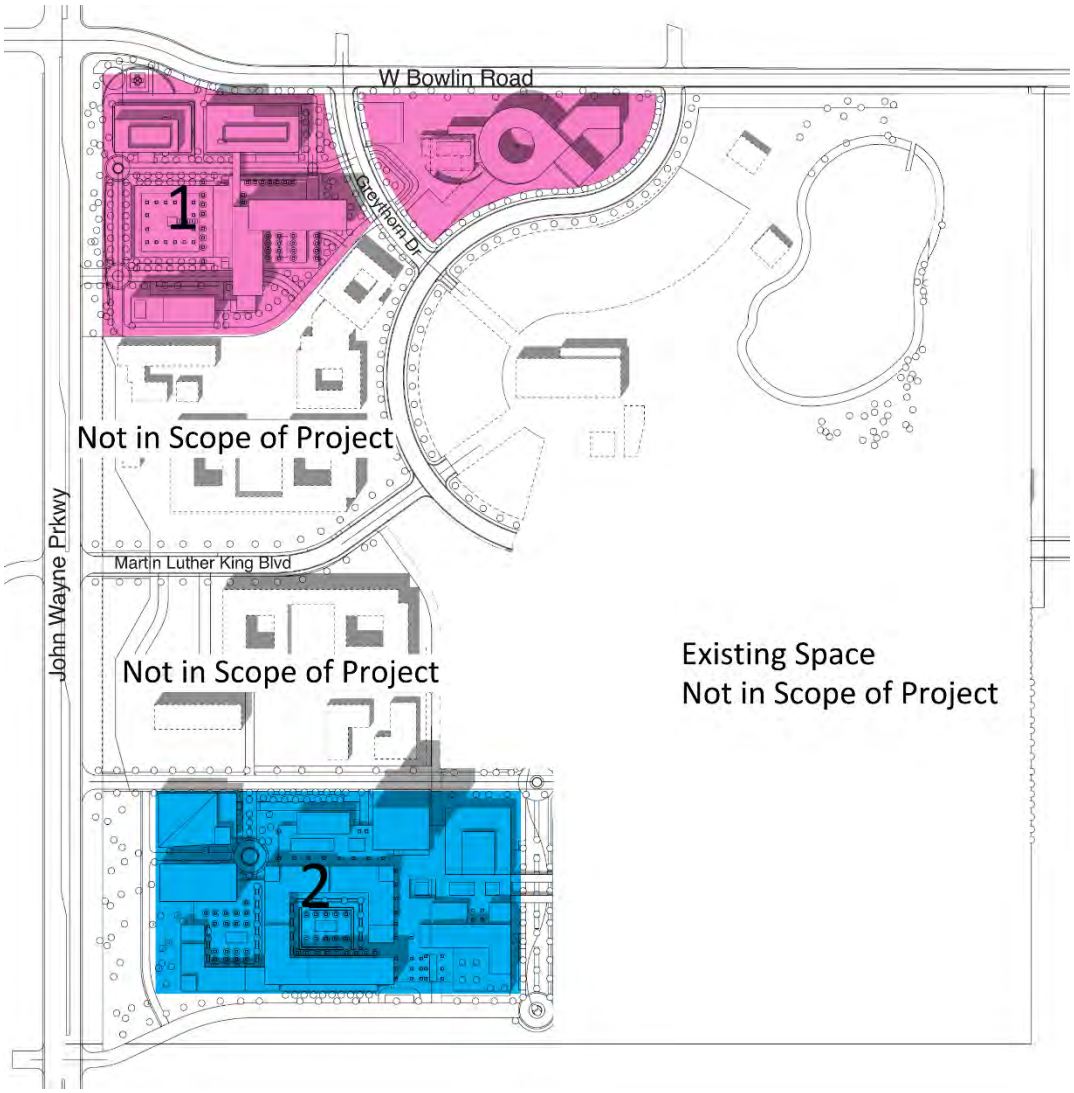
2.13 D3 PAD Proposed Land Use Plan

The proposed D3 PAD is, in general terms, the site of the Medical and Innovation Campuses as well as related site improvements for parking, vehicular and pedestrian circulation and helistop medical transport services.

The specific D3 PAD is comprised of two campuses totaling 1.6 million square feet of building area upon completion on 26.3-acres as described below:

1. The Medical Campus is approximately fourteen (14.3) acres.
2. The Innovation Campus is twelve (12) acres.

The below illustrates the future development of two campuses within Copper Sky Park.



D3 PAD Proposed Land Use Plan

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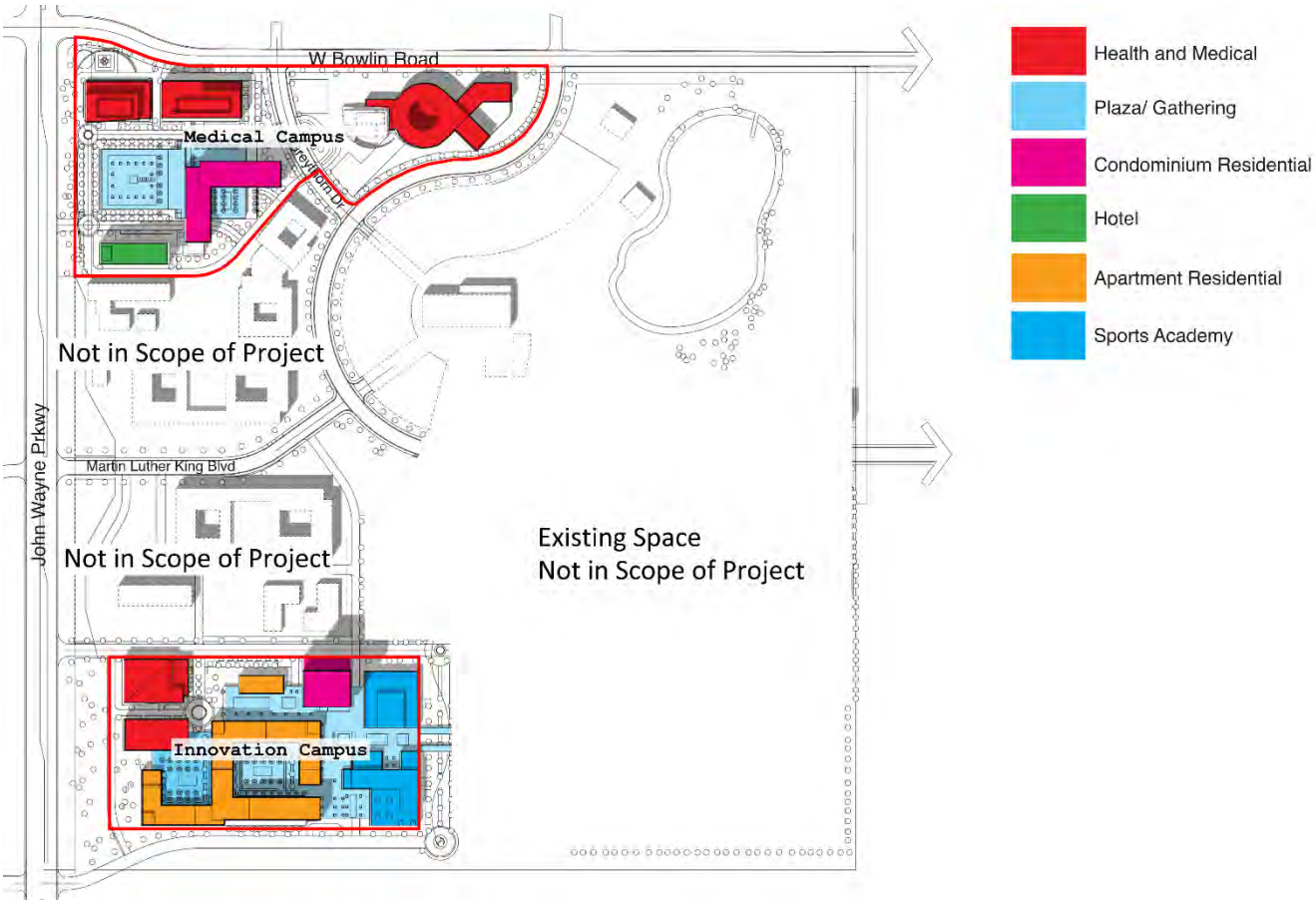
Building Use

The D3 PAD will be developed into state-of-the-art Medical and Innovation Campuses that will support the Community and surrounding region. In the ultimate build-out, the Medical and Innovation Campuses alone will exceed 1.6 million square feet while repurposing the current Police Dispatch Center to an extended care center in conjunction with a physical therapy and future medical expansion. The total land use will be approximately 26.3 acres. The below illustrates the proposed building use in each Campus:



Proposed Building Use Diagram

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2.14 D3 PAD Land Use and Coordination with Park Facilities

All existing uses, facilities, building heights, setbacks, loading zones, parking facilities, driveways and streets within the Copper Sky Park as they exist as of the effective date of the D3 PAD are considered in accordance with the City of Maricopa's zoning designations. The Development Standards as outlined in this document will apply to the new construction at the Copper Sky Park area in accordance with the D3 PAD Site and Phasing Plan.

Coordination with Adjoining Park Facilities

To assist with the development and preparation of the D3 PAD, the Development Team and its Partners will interact extensively with the leadership of the City of Maricopa and as necessary with the surrounding neighborhood associations to reasonably address all specific issues raised during the review of the proposed facilities and D3 PAD document.

Covered Walkway at Medical Campus

Medical Campus Perspective

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2.15 Site Opportunities and Challenges

The D3 PAD offers the following significant opportunities:

1. The Park is located along John Wayne Parkway (SR-347), the commercial transportation corridor. Currently the Site is the City's primary sports and recreation facility. D3 PAD will maximize the Park's convenience and uses to the Community through access to 24/7 state-of-the-art hospitals.

2. The project represents a major private investment in public health for the entire City of Maricopa and surrounding regions. This infusion of private investment into the D3 PAD projects will ensure their long-term economic viability, high paying jobs and availability to the population.

3. The transfer of the D3 PAD property into private ownership will trigger all applicable City of Maricopa regulatory authority to assure the full enforcement and implementation of all commitments and representations made in this D3 PAD document.

4. The direct coordination and on-going dialogue between D3 and City leadership has ensured that timely and accurate information is available to the entire community.

5. The D3 PAD site is proceeding in a fashion that fulfills and demonstrates compliance with the existing Park regulatory documents and processes.

6. The primary challenge facing D3, as owner/developer, is undertaking a major reconstruction and redevelopment effort within an existing park without adversely impacting current facilities and events. D3 and its partner companies possess the breadth of experience necessary to successfully meet this challenge.

7. The historical downstream stormwater flow into Copper Sky Park is an issue that will be addressed in a comprehensive fashion by the D3 Development Team. D3 PAD provides the opportunity to improve the landscaping and water features of the Park while providing a long-term solution to existing stormwater issues.

8. The D3 PAD will fulfill the City leadership's commercial vision along John Wayne Parkway (SR-347) and will increase the values of the surrounding properties as well as providing convenient services to the Community.

9. D3 will create a smart business hub that can attract and retain talent while connecting researchers, entrepreneurs and visionaries around the world.

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Chapter 3
General Plan

Why Maricopa?

3.1 General Plan Goals and Objectives

A. STATEMENT OF CONFORMITY
The proposed rezoning request is consistent with the City's adopted plans and policies. This section of the narrative summarizes the applicability of the proposed D3 PAD Master Plan request with respect to the General Plan Goals and Objectives for the City of Maricopa.

B. COMFORMANCE WITH GENERAL PLAN OBJECTIVES
The D3 PAD proposal is consistent with the current General Plan designation of Mixed Use-G. The current General Plan acknowledges a continuing shift from farming to one that has a wide range of retail trade, healthcare, entrepreneurship, recreation and education. The proposed D3 PAD Plan is additional evidence of this shift of Maricopa to a multi-faceted, modern Smart City. D3 will support the City's desire to draw other employment uses, including service industries to the City. Development of the D3 PAD master plan is consistent with and supportive of the following City General Plan Goals:

General Plan Goal F4.2: PLAN AND FACILITATE A JOINT PUBLIC-PRIVATE VENTURE TO DEVELOP THE COPPER SKY COMMERCIAL SITE.

Objective: Build upon the Town Hall Visioning Session for the Vekol Site and preliminary plan and design concepts and entitle (Zone and plat) the Copper Sky Mixed Use Site to market as shovel ready sites for public/private development. This may include Final Plat, removal from the 100-year floodplain designation, rezoning, and site plan approval.

Objective: Consider a partnership with the abutting commercial corner site to develop a comprehensive design plan that is transit oriented and offers a rich sense of place and destination for the surrounding area.

Response: The D3 PAD is a prime example of a public-private venture at the Copper Sky Commercial Site that will have a remarkable long-term impact on the economy, healthcare, education, housing and quality of life for the citizens of Maricopa. Revitalizing and redeveloping properties is a critical part of the economic vitality of the Community as it matures and grows. Integrating additional housing options in Copper Sky is essential for the continuing economic growth and sustainability of Maricopa as a whole.

This project exemplifies this revitalization component by integrating residential development in a mixed-use setting with nearby access to employment, shops and major transportation corridors. With the support of area businesses at the forefront, D3 will reinvigorate the adjacent Park components, enhance the quality of life for the residents of Maricopa, and stimulate additional taxpayer dollars for area businesses.

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General Plan Goal B1.3: ENCOURAGE MIXED-USE DEVELOPMENT.

Objective: Encourage the location of neighborhood commercial and mixed uses adjacent to or within residential communities. Implement 2014 Zoning Code provisions to encourage the infill of existing residential areas with neighborhood serving commercial uses.

Objective: Encourage developers to take advantage of opportunities provided by mixed-use standards, especially within the designated redevelopment areas and along transit corridors.

Objective: Promote a variety of commercial and retail spaces to expand opportunities for small businesses.

Objective: Implement mixed-use and transit-oriented zoning districts to permit developments with densities and building heights in appropriate locations to create a more sustainable and pedestrian-oriented urban form.

Response: The D3 PAD meets all these objectives. The redevelopment of this site from an underutilized/under-developed, vacant property to a synergistic residential community promotes the live-work-play philosophy given the surrounding context and mixed-use setting. D3 strives to improve the quality of Maricopa's lifestyle by enhancing existing and future neighborhoods and meeting the broader goals of the community.

The D3 PAD request will allow for the redevelopment of an underutilized/under-developed site surrounded by a variety of supporting commercial and residential land uses that will offer services to the residents and visitors of D3. Equally, the addition of new residences within D3 will bring additional sales tax dollars and jobs to Copper Sky Park further strengthening Maricopa's economic stability and promoting the lifestyle qualities the City of Maricopa is known for.

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General Plan Goal H2.D.5: ENCOURAGE THE DEVELOPMENT OF AN ARRAY OF HEALTHCARE FACILITIES.

Objective: Attract and develop state- of-the art hospitals and full-service healthcare facilities including specialized medicine, emergency rooms, trauma centers, and air transport. Facilities should be located in close proximity to transit corridors and to the populations they serve for convenient access to services.

Objective: Encourage the creation and maintenance of facilities specializing in behavioral health, emergency and general psychiatric care.

Response: One of the core services of D3 is to provide a wide range of healthcare facilities including an 24/7 ER hospital for in-patients and out-patients that will serve approximately 90% of the citizens' healthcare issues, an ambulatory surgery center, a Medical Office Building that can support the other healthcare needs of the Community, a Behavioral Health Center integrated with sports psychology programs, and transportation including ambulances and a helistop.

An integrated Behavioral Health Center with sports psychology programs will provide diverse in-patient and out-patient services. This facility will be able to provide a vast amount of mental health services including depression, anxiety, drug and alcohol rehabilitation and a variety of sports related services. The facility will be located along John Wayne Parkway (SR-347) in the Innovation Campus next to the Life Science and Innovation Center.

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General Plan Goal F1.2: PROVIDE RESPONSIVE AND HIGH-QUALITY SERVICES AND PROCESS SUPPORT FOR BUSINESSES AT ALL STAGES OF GROWTH.

Objective: Establish digital resource pages dedicated to issues affecting the startup of a business such as potential lending sources, how to write a business plan, what to do as the business expands or contracts, and where to look for business growth opportunities.

Objective: Develop programs that educate business owners and entrepreneurs on the basic components of operating a business, how to plan for growth, and how to structure a new or restructure an existing company.

Response: The Innovation Campus will be an ideal partner with the City and other entities to create new 21st Century technologies in healthcare and many other industries. The Campus will attract prestigious university researchers and other talent from all over the world as well as provide Maricopa citizens with opportunities to create and grow businesses.

The Innovation Campus Business Incubator will play a key role in commercializing discoveries to go to market. We anticipate many of those commercial companies and services will remain in Maricopa with many additional spin-offs over time.

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General Plan Goal H2 H1: ESTABLISH MARICOPA AS A "TOP TIER" SMART CITY.

Objective: Encourage the use of technology wherever possible to improve efficiency, cost-effectiveness, and the ability for citizens to participate and contribute.

Objective: Leverage the knowledge of citizens and their connections within the technology industry to enhance support and funding.

Objective: Partner with companies currently engaged in Smart Cities initiatives.

Objective: Leverage regionally available resources such as the Center for Urban Innovation at Arizona State University.

Objective: Use the Smart Cities initiatives and processes to guide the City's decision making and to attract technology-oriented employers and educational facilities.

Response: D3's overall vision for Copper Sky Park is to create a technology destination for all ages. D3 plans to provide Wi-Fi throughout the Campuses, which is vital for a Smart City of this caliber. Within the Innovation Campus, citizens will have access to state-of-the art maker's shop and educational curriculum to enhance their technical knowledge.

D3 has strategically partnered with prestigious universities that are currently involved with the creation of Smart City technology. D3's Innovation Campus will support innovative education and research through the Life Science facility, propelling Maricopa to the forefront as a pioneer in Smart Cities. Partnered with in and out of state universities, D3 intends to make Copper Sky Park a legacy of Maricopa through education, research, technical thinking, hands on learning and community involvement.

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General Plan Goal H2.G.1 EXPAND THE EDUCATIONAL OPPORTUNITIES WITHIN THE CITY TO MEET THE NEEDS OF A DIVERSE AND GROWING POPULATION AND TO CREATE A CLIMATE OF RICH EDUCATIONAL OPPORTUNITIES AT ALL LEVELS.

Objective: Use the Smart Cities initiatives and processes to guide the City's decision making and to attract technology–oriented educational facilities.

Objective: Partner with education institutions at all levels to develop competency-based academic programs tied to current and projected industry needs.

Objective: Develop programs within the education system designed to assist innovative and entrepreneurial community members in launching and growing their businesses.

Objective: Recruit universities, colleges, post-secondary educational institutions, advanced education campuses, and technical trade schools to the community to broaden the educational choices for workers seeking professional advancement.

Response: D3 will partner with the City on Smart City initiatives to strengthen their ability to attract technology-oriented education facilities. D3 will partner with the most prestigious universities in the nation to develop programs tied to industry needs. Through its Innovation Campus, D3 will partner with the education system to assist innovative and entrepreneurial community members.

The D3 Sports Science Academy will adopt the Stanford Smile teaching curriculum, that will apply active learning curriculum and core values. This curriculum includes bio-next, nano tech, robot of things, virtual coatings, applied STEAMS, sustainability, IC Technology, Space Technology, culture, eSports, digital art and others. The Academy's core values include respect, integrity, dignity, humility, perseverance, loyalty, courtesy, discipline and self-confidence.

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General Plan Goal F2.1 RECRUIT HIGH PERFORMING AND HIGH-QUALITY COMPANIES THAT MATCH THE LABOR PROFILE IN THE COMMUNITY AND/OR COMPLEMENT EXISTING INDUSTRIES.

Objective: Ensure all future development infrastructures include fiber-optic and other desirable telecommunication facilities and utilities.

Objective: Partner with local Nissan and Volkswagen leadership to identify opportunities for, and recruit ancillary and complementary businesses, technology, and research and development firms to build upon the existing automotive industry in Maricopa.

Objective: Leverage existing uses and industries to pursue agri-tech and alternative energy related businesses to expand the "clean and green" portfolio within the City.

Objective: Recruit services and industries that fill a gap in local business offerings and support other business activity.

Objective: Create and maintain a business attraction and expansion marketing program promoting the business climate of Maricopa.

Objective: Use local and statewide economic development agencies and tools to make the City a more competitive business location, to encourage private sector investment to create new jobs and expand the local tax base.

Response: D3 will work closely with the City and other entities to ensure its Smart City initiatives meet or exceed the City's goals. The D3 Innovation Center will cooperate with the City and automobile companies to recruit businesses and R&D firms to the City.

Today, the fruit and vegetable industry wastes 40% of products during the distribution phase. One of our research topics is to create a smart farm system that reduces this waste by delivering direct to the consumer through a "farm to table" approach. This can be accomplished by taking advantage of under-utilized spaces such as roof tops to grow fruits and vegetables.

D3 will assist the City to pursue agri-tech and alternative energy related businesses as well as filling other gaps in local business offerings in conjunction with universities.

D3 will work to align its entrepreneurship marketing programs with the City's programs within the Innovation Center and Incubator. D3 will be pleased to support the City by playing a role with local and statewide economic development agencies and tools.

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General Plan Goal F4.4 ESTABLISH MARICOPA AS A REGIONAL LEADER IN ECONOMIC DEVELOPMENT WITH PROPERLY ALIGNED RESOURCES AND TOOLS.

Objective: Update the City's Economic Development Strategic Plan and incorporate the 2040 Vision Strategic Plan Goals and Strategies.

Objective: Align existing organizations such as MEDA and Chamber of Commerce business development and recruitment efforts.

Objective: Strengthen Business Retention and Expansion (BRE) program to focus on high wage employers to understand and identify their business partnerships.

Response: The D3 project is consistent with the City's Economic Development Strategic Plan and the 2040 Vision Strategic Plan Goals and Strategies.

D3 will be pleased to work with MEDA and the Chamber of Commerce as well as other organizations in business development and recruitment efforts.

D3 and its tenants will focus on recruiting and retaining high wage employers. Additionally, revitalizing, and redeveloping properties is a critical part of the economic vitality of the Community as it matures and grows. Integrating additional housing options in the D3 PAD is essential for the continuing economic growth and sustainability of Copper Sky Park as a whole.

The D3 project exemplifies this revitalization component by integrating medical, innovation, activities and residential development in a mixed-use setting with nearby access to employment, shops, restaurants, casinos, golf courses and major transportation corridors.

The D3 PAD will reinvigorate the adjacent Copper Sky Park, enhance the quality of life for the residents of Maricopa, and stimulate additional taxpayer dollars from area businesses.

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General Plan Goal F4.6 TO BE KNOWN AS A COMMUNITY WITH A UNIQUE QUALITY OF PLACE WITHIN THE REGION THAT ATTRACTS BUSINESSES AND A DIVERSE WORKFORCE.

Objective: Leverage educational & workforce partners.

Objective: Continue targeting retail and entertainment concepts.

Objective: Enhance place assets for tourism and talent attraction.

Response: D3 will be a major Community player and partner that will hire a diverse workforce and attract or start businesses through its Innovation Center and Business Incubator.

Redevelopment and revitalization of this underutilized Property will contribute towards the economic stability to Maricopa by providing high paying jobs. The D3 Behavioral Health Center alone will employ an estimated 250 healthcare workers, additional housing options with attainable below market rate offerings in the core of the City near abundant cultural amenities, support services and large, stable employers.

Integrating a boutique residential community within the campuses brings physical and economic synergy, that will continue to enliven and enhance Maricopa consistent with the goals and policies of the General Plan.

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General Plan Goal G2.1 UPDATE THE PARKS, TRAILS, AND OPEN SPACE MASTER PLAN.

Objective: Support the updated Parks Trails and Open Space Master Plan goals within the City's Capital Improvement Projects as well as within the regulations of the Subdivision Ordinance and Zoning Code, as required.

Objective: Align the design standards and connectivity network with the goals and recommendations of the Area Transportation Plan.

Objective: Consider opportunities to expand tourism through recreation destinations and sporting events with regional and national interest. Consider proximity to lodging and Copper Sky for benefits of serving large crowds and overnight stays.

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

Response: D3 will support City initiatives in updating Copper Sky Park, trails and open space master plans. Much of D3's programming will expand tourism through recreation destinations and sporting events. D3 will include a hotel and extended stay condominium options for large crowds and overnight stays. Of note, pedestrian circulation along the street level and seamless interaction with the existing adjacent buildings is a critical design component of D3, as numerous land uses are within walking distance from this site. This segment of Maricopa offers a pedestrian focused environment surrounded by a range of activities featuring a half-mile riverwalk or water features along John Wayne Parkway (SR-347).

The building design focuses on strong enhancements at the pedestrian level through shade, texture, materials, and scale along with increased open space and enhanced landscape settings that provide a comfortable walkable streetscape experience.

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General Plan Goal G4.A2 ESTABLISH PARKS, TRAILS, AND OPEN SPACE AMENITY STANDARDS TO MEET THE EXPECTATIONS OF MARICOPA RESIDENTS.

Objective: Evaluate need and consider best practices to incorporate ADA accessible and special needs playground equipment for inclusion in public and private park facilities

Objective: Update the minimum code requirements for open space and amenities to meet LOS identified in the PTOS Master Plan.

Response: D3's facilities will be consistent with the standards created by the City. The D3 PAD will meet the open space requirements, playgrounds and incorporate ADA requirements throughout the Park amenities integrated with beautiful landscapes. The landscape character will include predominately desert-lush designs with a variety of Southwestern plants that will provide year-round color, shade, and texture for the site and demonstrated with the landscape plan. Vegetation will include plants proven to thrive in our desert climate while creating a shaded vegetative pedestrian experience at the ground level.

Plant selection and thoughtful planting design will use water efficiently throughout the site.

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3.2 Why Maricopa?

Arizona and Texas are the fastest growing states in the U.S., with Maricopa being the second fastest growing city in Arizona and is located approximately 35 minutes from Sky Harbor International Airport in Phoenix, one of the busiest airports in the nation. Maricopa is on an upward path of significant growth due to its proximity to the Greater Phoenix area, along with lower housing costs, excellent quality of life and small-town atmosphere.

Maricopa's vision is to become Arizona's next major metropolitan city. The City's ultimate population projection is one million once fully developed. The City recently annexed an additional 240 square miles of land, with sufficient water rights, to accommodate future growth. The City was voted the #1 Best Place to Raise a Family (homesnacks.net, 2019) and the #1 Most Diverse School District in the Phoenix Area (niche.com, 2020). The citizens of Maricopa are highly educated, with 65% having obtained a bachelor's degree or higher.

The current serviceable population is 85,000. Homeowners who purchased properties between 2009-2015 have seen upwards of an 400% or more increase in value. Home prices have continued to increase on average by 18% annually for the past two years. The City's sole apartment complex is fully leased with several hundred people on the waiting list.

Phoenix Metropolitan Area

The U.S. Census Bureau notes that Arizona leads the nation in domestic in-migration. Phoenix is one of the leading destinations for high-tech entrepreneurs in the country. The Greater Phoenix area continues to be a top location for conferences, high-profile sporting events and is a highly desired convention destination. The emergence of vibrant communities across the metropolitan area has created greater enrichment with experiences and amenities.

ASU and UA continue to be national leaders in graduating talent, driving innovation and serving as economic development partners. For the 7th straight year, ASU was chosen as the most innovative university in the nation by US News and World Report. Today, the Phoenix economy is very diversified with high-tech companies such as Intel, Apple's Global Command Center, a Lucid EV factory, data centers and other semiconductor manufacturing companies.

Challenges and Opportunities

The current pandemic has caused the construction supply pipeline to slow down. For new developments, managing the supply chain and procurement in advance with long lead time items mitigates construction delays for financial success. Over the long run, the Phoenix market growth factors, combined with an educated labor base, will continue to support demand throughout the Phoenix Metropolitan area.

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Chapter 4

Current Copper Sky Site Analysis

Wisdom comes from experience. Progress comes from new knowledge.

4.1 Existing Zoning and General Plan

Existing Zoning: The City of Maricopa has previously conducted a comprehensive evaluation of the proposed D3 PAD site. The current zoning for the D3 PAD Medical Campus Area is Mixed Use-General or MU-G and currently is undeveloped vacant land. The adjacent site has also been identified as a Planned Area Development (PAD).

The current zoning for D3 PAD Innovation Campus Area is Transition (TR). This area currently is a dog park, soccer and baseball fields and a parking lot. All uses envisioned for the D3 PAD are those that are allowed by the MU-G zoning designation.

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General Plan: The current D3 PAD Area which includes an ER hospital, medical office, hotel, condominiums, apartments, sports, education and research uses are in line with the City of Maricopa's General Plan.

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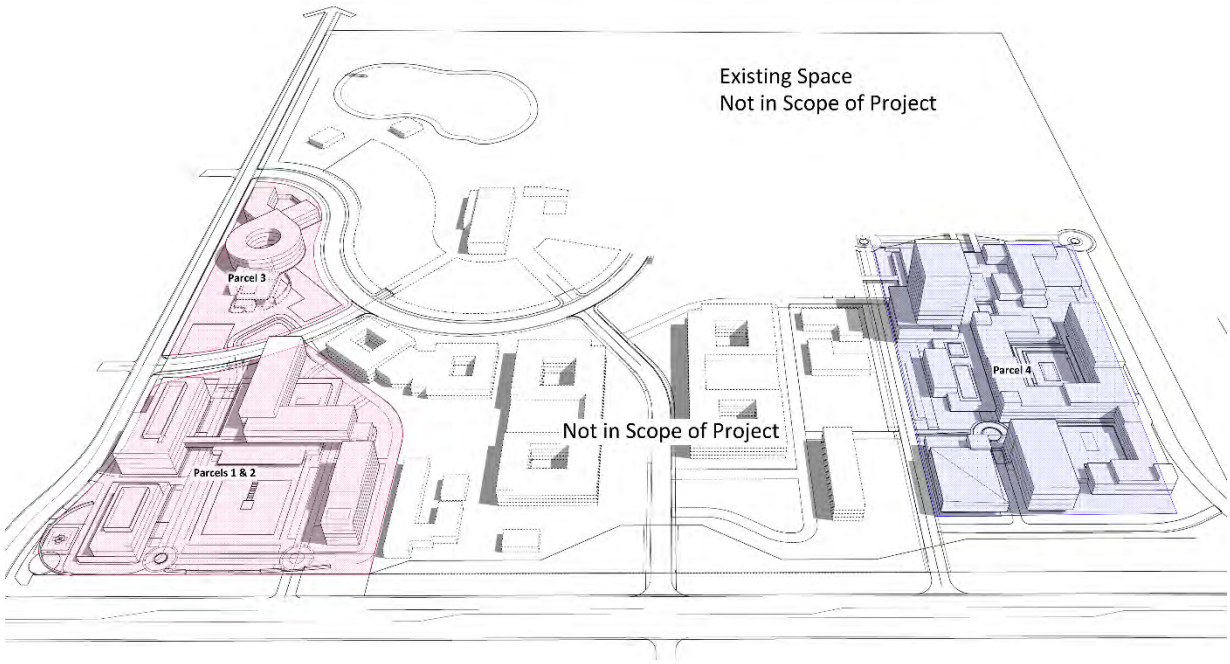
4.2 Parcel Locations and Current Conditions

Parcels 1 and 2 (9.3 acres including .89 acre sliver) - Medical Campus is a currently undeveloped site located at the southeast corner of John Wayne Parkway (SR-347) and West Bowlin Road with Greythorn Avenue to the east. The Site has 780 feet of frontage on John Wayne Parkway (SR-347) and about 650 feet on West Bowlin Road. The Vekol Wash channel is between the parcel and John Wayne Parkway (SR-347).

Parcel 3 (5 acres) - Is currently where the City of Maricopa Police Dispatch Center (approximately 8,000 square feet) and a large gated impound lot is located. This Parcel is surrounded by West Bowlin Road, MLK Jr Boulevard and Greythorn Avenue.

Parcel 4 (12 acres) - The Innovation Campus site is currently serving as a dog park at Copper Sky Park. Per City Council action the dog park will be relocated to multiple sites allowing this parcel to be developed. This Parcel has about 700 feet of frontage on John Wayne Parkway (SR-347) as well as access from the north on the driveway to the existing athletic field parking lot. This parcel is currently used as an overflow retention area for the Vekol Wash.



Relevant Parcel Locations Perspective

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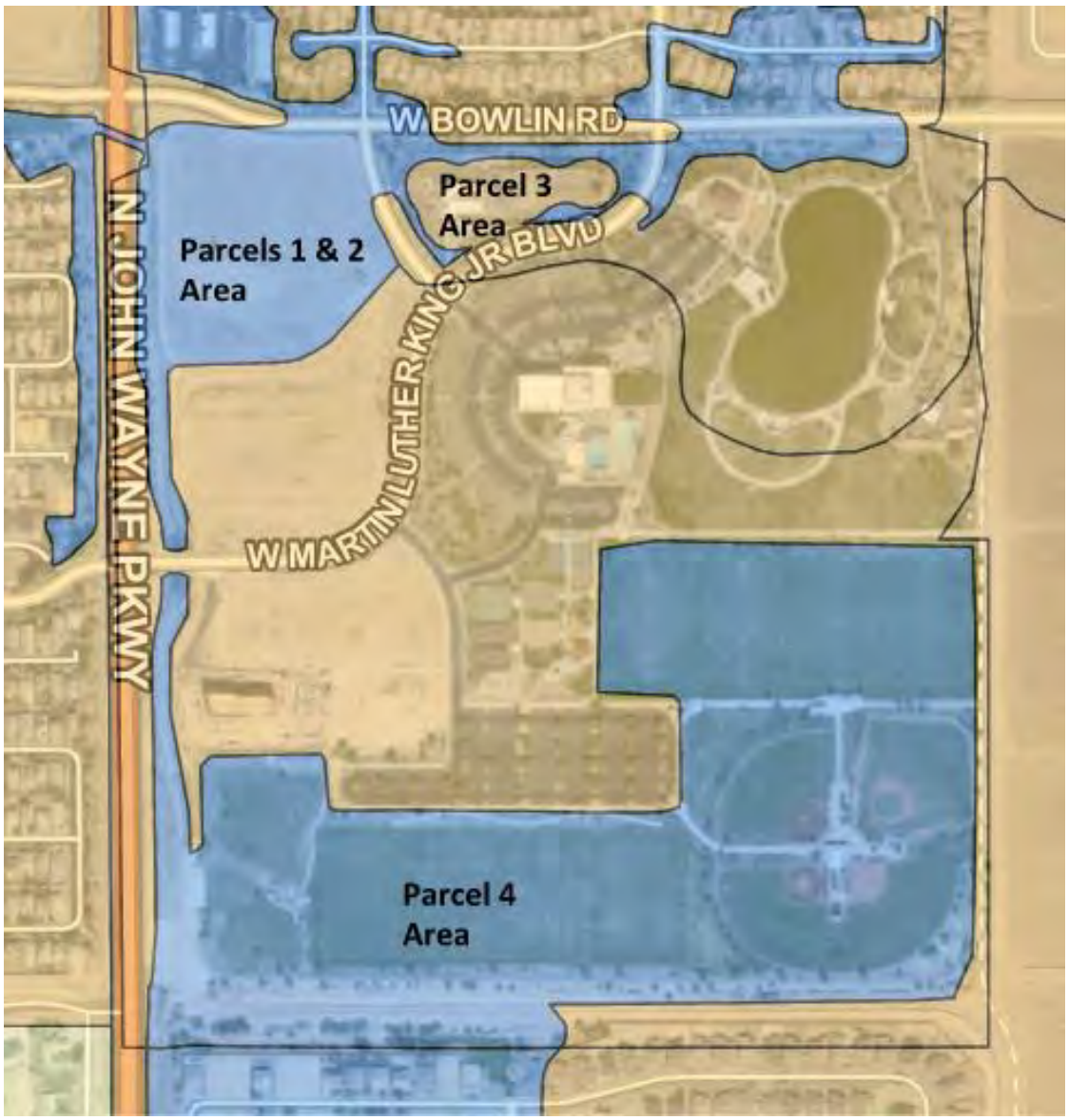
FEMA Flood Zone

Parcels 1, 2 and 4 - Are located in the FEMA Flood Zone AE. All sites will be filled so that the finish floors will be at a minimum of 12” above FEMA flood elevation of 1180’ which will remove these parcels out of the FEMA Flood Zone.

Parcel 3 - Is out of FEMA Floor Zone X. This parcel has been fully engineered and built out, with storm water retention in the landscape detention areas.



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4.3 Existing Utility Infrastructure

Public and Private Sewer

Wastewater services for the entire D3 PAD area is currently provided by Global Water Resources (includes Santa Cruz Water Company and Palo Verde Utilities Company). All new development within the D3 PAD will be served by Global Water Resources. Existing sewer mains in the roads surrounding Phase 1A will serve new development within Phase 1A. An existing sewer main running along the south and east sides of Phase 1B will serve Phase 1B. The D3 PAD Engineering Team will develop additional sewer mains and private service lines as needed to serve the developments within each phase.

Discussions with Global Water Resources and the City have commenced to determine service needs. Since the area (Copper Sky) was master planned previously, the D3 PAD will only need to compare the prior Master Plan to the proposed plan to make sure no sewer system upgrades are required.

Potable Water

Water services for the entire D3 PAD area is currently provided by Global Water Resources (includes Santa Cruz Water Company and Palo Verde Utilities Company). All new development within the PAD will be served by Global Water Resources. Existing water mains in the roads surrounding Phase 1A will serve new development within Phase 1A. An existing water main running along the west and north sides of Phase 1B will serve Phase 1B. D3 PAD will develop additional water mains and private service lines as needed to serve the developments within each phase.

Discussions with Global Water Resources and the City have commenced to determine service needs. Since the area (Copper Sky Park) was master planned, the D3 PAD will only need to compare the prior Master Plan to the proposed plan to make sure no water system upgrades are required.

Dry Utilities

Existing infrastructure for natural gas (Southwest Gas), electric (Electrical District 3/ED3), cable television and telephone (Century Link) is already in place and well established throughout the D3 PAD area in both Phase 1A and Phase 1B. All necessary contractual arrangements, relocations, augmentations, and easement provisions will be arranged with each of these various servicing companies during final design and engineering. Kinder Morgan has petroleum and/or natural gas pipeline facilities in the D3 PAD area and Arizona Department of Transportation has traffic facilities along the west side of the D3 PAD area.

Overall Project Serviceability

The D3 PAD is, for all intents and purposes, an extensive infill and redevelopment project. The basic framework of utility infrastructure necessary to ultimately serve the project is already in-place or is project-convenient. While relocations, augmentations, and/or various upgrades will

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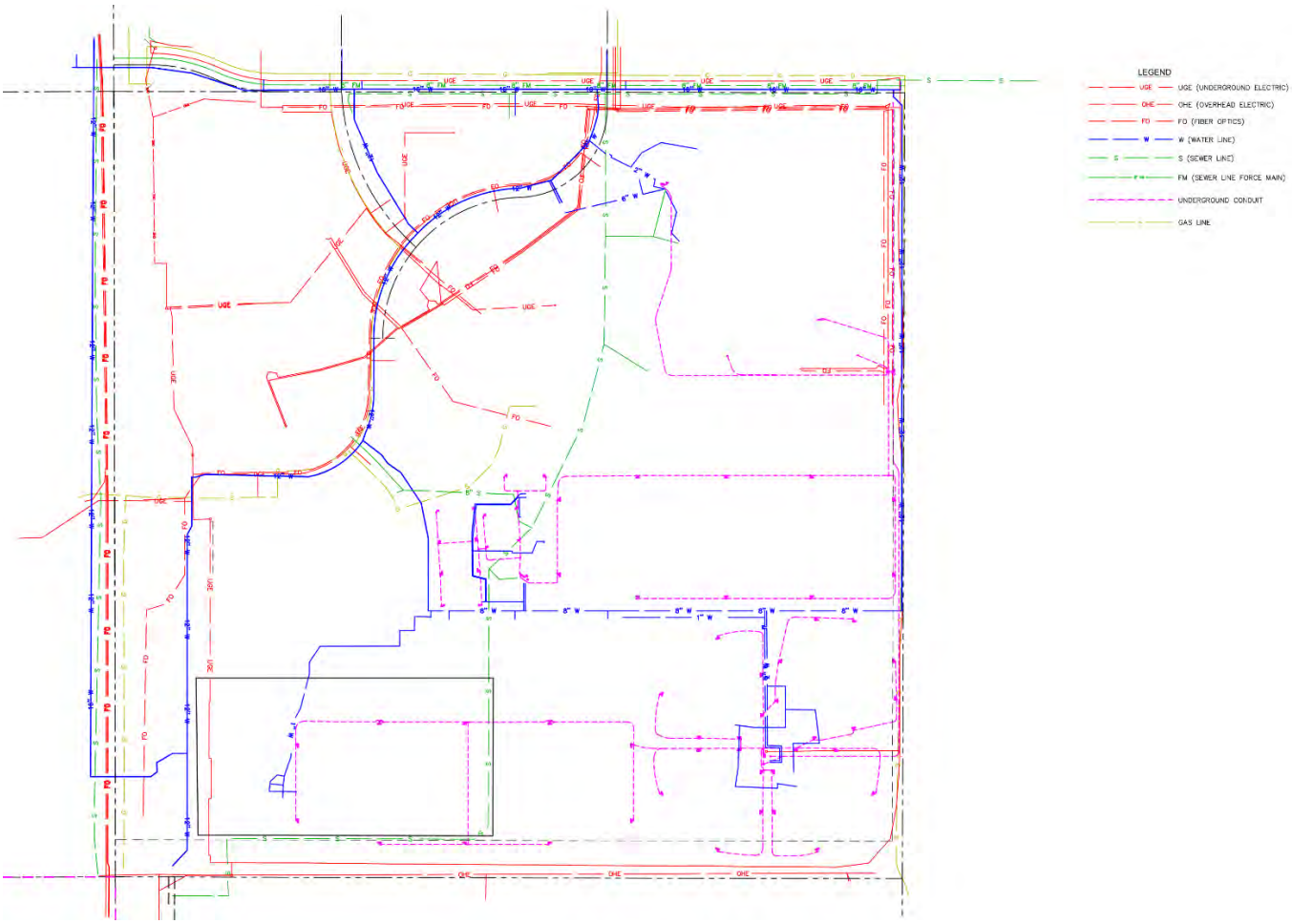
ultimately be necessary, to one extent or another, to provide the improved utility services needed for the proposed facilities, and while some of these efforts might be somewhat complicated in nature, all of them fall within the realm of the normal engineering and design challenges that routinely accompany large-scale urban infill redevelopment.



Summary of utility report was provided by RPA.

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4.4 Public Utility Service Providers

Agencies and Companies providing services to the Project include:

Electrical:

Electrical District No. 3
41630 W. Louis Johnson Drive
Maricopa, AZ 85138
T | 520.424.9021

Water/Sewer:

Global Water Resources
21410 N. 19th Avenue, Suite 220
Phoenix, AZ 85027
T | 480.360.7775

Gas:

Southwest Gas
3401 E. Gas Road
Tucson, AZ 85714
T | 877.860.6020

Communications:

Orbitel Communications:
21116 N. John Wayne Parkway, Suite B-9
Maricopa, AZ 85139
T | 480.895.8084

Century Link
100 Centurylink Drive
Monroe, LA 71203
T | 318.388.9000

Police Department:

City of Maricopa Police
39675 N. Civic Center, Plaza S
Maricopa, AZ 85138
T | 520.316.6800

Fire Department:

City of Maricopa Fire/Medical
39700 W. Civic Center Plaza
Maricopa, AZ 85138
T | 520.568.9098

School District:

Maricopa Unified School District
44150 W. Maricopa Casa Grande Hwy
Maricopa, AZ 85138
520.568.5100

Note: See Appendix 6.6 Will Serve Letters from Utility Companies

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Chapter 5

PAD Proposal, Permitted Uses, Development and Architectural Standards

If you want to see a result last forever, plant your idea.

5.1 D3 PAD Proposal

The D3 PAD features several over-arching elements and programs which are consistent with and will accelerate the completion of the entire 160-acre Copper Sky Park plan. The primary elements of the D3 PAD, as they relate to the Copper Sky Park redevelopment, will be integrated with the current Copper Sky Park. All the new amenities will be a state-of-the-art, first of its kind development for the City of Maricopa. Furthermore, the D3 PAD Campuses will provide the next generation of healthcare needs, an economic engine to grow healthy and sustainable Community and tomorrow's education today. The D3 PAD Proposal features the following components broken-down by each Campus:

Medical Campus (Phase 1A):

1. Maricopa ER Hospital
2. MOB/Outpatient Surgery Center
3. Select-Service Hotel
4. Condominiums/Extended Stay
5. Smart Parking Structure
6. Extended Care and Physical Therapy Center

Innovation Campus (Phase 1B):

1. Behavioral Health & Sports Psychology
2. Life Science & Innovation Center
3. Condominiums/Extended Stay
4. Apartments
5. Sports and Science Academy of Virtue
6. Makers Shop/Movie Studio
7. Smart Parking Structure

In practical terms, the D3 PAD is providing a development plan that the City of Maricopa has been seeking. For this reason, the subject D3 PAD proposal can be considered in full accordance with the City of Maricopa's 2040 Vision: Strategic Plan and the General Plan.

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5.2 D3 PAD Proposed Land Use Regulations and Standards

District 3 Copper Sky Proposed Land Use Regulations & Development Standards

Land Use Regulations

The regulations for each district are established by letter designations as follows:

"P" designates permitted uses.
"C" designates use classifications that are permitted after review and approval of a conditional use permit by the planning and zoning commission.

Any proposed use that is not defined shall be considered not permitted.

For Definition of Uses, see adopted City of Maricopa Zoning Code.

Additional Regulations shall be administered initially through the D3 Copper Sky Developer Design Review and through the City of Maricopa Zoning Code and any subsequent amendments.

Land Use Regulations		Additional Regulations
Residential		
Multiple-Unit Dwelling	P	
Public and Semi-Public		
Colleges and Trade Schools, Public and Private	P	
Community Assembly	P	MCC 18.120.070, Community assembly
Cultural Facilities	P	
Day Care Facility	P	MCC 18.120.080, Day care facilities
Educational Facility, Public and Private	P	
Government Buildings	P	
Hospital	P	MCC 18.120.130, Hospitals and clinics
Clinic	P	
Public Safety Facility	P	
Social Service Facility	P	
Commercial		
Animal Sales and Grooming	P	MCC 18.80.030, Animal keeping
Small Animal Day Care	P	
Veterinary Services	P	
Automobile Rentals	C	
Automobile/Vehicle Repair, Minor	C	
Automobile/Vehicle Washing and Services	C	MCC 18.120.060, Automobile/vehicle service stations and washing
Service Station	C	MCC 18.120.060, Automobile/vehicle service stations and washing
Banks and Credit Unions	P	
Business Services	P	
Commercial Entertainment and Recreation	P	
Banquet and Conference Centers	P	
Small-Scale Facility	P	
Large-Scale Facility	P	
Theaters	P	MCC 18.120.030, Alcoholic beverage sales
Club or Lodge	P	
Commercial Kitchen	P	
Eating and Drinking Establishments	P	
Bars and Lounges	P	MCC 18.120.030, Alcoholic beverage sales MCC 18.120.100, Eating and drinking uses MCC 18.120.190, Outdoor dining and seating
Restaurants, Full Service	P	MCC 18.120.030, Alcoholic beverage sales MCC 18.120.100 Eating and drinking uses MCC 18.120.190, Outdoor dining and seating
Restaurants, Limited Service (including Fast Food)	C	MCC 18.120.090, Drive-in and drive-through facilities, including fast-food facilities MCC 18.120.100, Eating and drinking uses MCC 18.120.190, Outdoor dining and seating

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Restaurant, Take-Out Only	P	MCC 18.120.100, Eating and drinking uses MCC 18.120.190, Outdoor dining and seating
Convenience Market	P	MCC 18.120.030, Alcoholic beverages MCC 18.120.280, Food and beverage sales
General Market	P	
Liquor Store	C	
Specialty Food Sales and Facilities	P	
Instructional Services	P	
Live/Work	P	MCC 18.120.140, Live/work units
Hotels and Motels	P	
Maintenance and Repair Services	P	
Mobile Merchants	P	MCC 18.120.170, Mobile merchants
Business and Professional	P	
Medical and Dental	P	
Walk-In Clientele	P	
Parking Facility, Public and Private	P	
General Personal Services	P	MCC 18.120.210, Personal services and restricted personal services
Outdoor, Temporary, and Seasonal Sales	P	MCC 18.120.260, Temporary uses
General Retail, Small-Scale	P	MCC 18.120.250, Restricted retail uses
Industrial		
Artist Studio and Production	P	
Research and Development	P	
Personal Storage	C	
Transportation, Communication, Utility		
Bus/Rail Passenger Facilities	C	
Communication Facilities	P	
Antennas and Transmission Towers	C	Subject to existing regulations, including a conditional use permit if certain standards are not met or thresholds
Facilities within Buildings	P	
Minor Utilities	P	
Accessory Uses	C	Subject to the same permitting requirements of the principal use unless additional review is established in MCC 18.120.010, Accessory uses
Temporary Uses	C	Require a temporary use permit, unless exempt; see MCC 18.120.260, Temporary uses
Nonconforming Uses	C	Chapter 18.100 MCC, Nonconforming Uses and Structures
Medical Center Support Services	P	
Wireless and Communications Tower	P	
Emergency Services and Transport	P	
Helicopter Transport Services, including Helistop and Landing Pad	P	
EV Charging Stations	P	
Data Centers*	P	
Smart Farm Related Research**	P	

*A dedicated space within a building or a standalone building to house computer systems and associated components such as telecommunication and storage systems.

**Smart Farming is a management concept focused on providing agricultural industry with infrastructure to leverage advanced technology. For tracking, monitoring, automating and analyzing farming operations.

Development standards.		
Development Standards		**Additional Regulations**
Lot and Density Standards		
Minimum Lot Area (s/f)	NONE	
Minimum Lot Width (ft.)	NONE	
Minimum Lot Depth (ft.)	NONE	
Maximum Dwelling Unit Density	35	
Building Form and Location		
Maximum Building Height (ft.)	150	
First Floor Ceiling Height (ft. clear)	NONE	
Setbacks (ft.)		
Front	10	
Interior Side	0	
Public Dedicated Street Side	20	
Rear	0	
Screening of Parking	Y	
Other Standards		
Building Design	Y	Refer to Section 5.6 - Architectural Standards and Design Guidelines within this PAD.
Ground-Floor Transparency	NONE	
Outdoor Living Area (s/f per unit)	60	
Outdoor Living Area-Ground Level (s/f per unit)	100	
Pedestrian Access	Y	
Private Storage Space	Y	
Transitions Adjacent to Residential Districts	NONE	
Transparency	NONE	
Additional Standards		
Accessory Structures	Y	MCC 18.80.020, Accessory building or structures
Exceptions to Height Limits	Y	MCC 18.80.080, Exceptions to height limits
Fences and Walls	Y	MCC 18.80.090, Fences and freestanding walls
Landscaping	Y	Chapter 18.90 MCC, Landscaping
Lighting	Y	Chapter 18.95 MCC, Lighting
Off-Street Parking and Loading	Y	Chapter 18.105 MCC, On-Site Parking and Loading
Outdoor Storage	Y	MCC 18.80.100, Outdoor storage
Projections into Required Setbacks	Y	MCC 18.80.040, Building projections into yards
Screening	Y	MCC 18.80.110, Screening
Signs	Y	Chapter 18.115 MCC, Signs
Swimming Pools	Y	MCC 18.80.120, Swimming pools and spas
Visibility at Driveways	Y	MCC 18.80.150, Visibility at intersections and driveways

Building Heights and Elevations

The height of the new buildings at each campus will be in accordance with the following requirements:

1. Building heights shall be measured from the grade level to the top of the finished roof deck.

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2. Building parapets are allowed to extend above the top of the finished roof deck by a maximum of fifteen feet (15').

3. Roof-top appurtenances are allowed to extend above the top of finished roof deck a maximum of fifteen feet (15').

Existing and Proposed Shared Parking Lots

The existing Copper Sky Park already contains significant surface parking that can accommodate events of various sizes.

D3 PAD Medical Campus smart parking structure will be fully occupied during peak business hours while the Copper Sky Park's surface parking lot (multi-generation facility) will be mainly utilized in the afternoon/evening and weekends. Based on an early study performed by CivTech, the D3 PAD Medical Campus will need up to two hundred (200) sharable parking spaces for the staff parking requirements during regular business hours, Monday through Friday. Evenings and Weekends are not required to have shared parking.

The Innovation Campus is expected to have sufficient parking spaces to meet City of Maricopa requirements.

Potential Location for Shared Parking (Unpaved Areas)

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Specialized Vehicle and Bike Parking Requirements

The specialized vehicle and bicycle parking requirements detailed below apply to the D3 PAD.

Regulatory parking requirements are hereby established for the D3 PAD to meet the unique operational demands of the Medical and Innovation Campuses, its professional medical staff, research staff, administrative staff, patients and visitors.

The following specific parking requirements for the D3 PAD will follow the City's parking ordinances. Calculations for all categories will be provided at the time of future Development Package(s):

1. Accessible parking will be provided in the quantity and size to meet the prevailing requirements of the Americans with Disabilities Act.

2. Parking for alternative fuel vehicles will be provided based upon demonstrated need, with no specific minimum percentage requirement.

3. Carpool parking spaces will be provided based upon demonstrated need, with no specific minimum percentage requirement. Carpool spaces will be located in reasonable proximity to primary public and staff entrances.

4. Valet parking will be provided as needed at each campus.

5. Bicycle parking spaces will be provided per City Code.

6. Bicycle storage lockers are not permitted along the public façade of any public building.

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5.3 D3 PAD Phasing and Sequence

The D3 PAD at Copper Sky Park will occur in two primary phases. The initial phase will include the Medical and Innovation Campuses composed of hospitals, medical office buildings, outpatient surgery centers, behavioral health and sports psychology, select-service hotel, life science and innovation center, sports science academy, apartments, smart parking structure and extended stay/condominiums. Due to the stormwater retention issues the site presents, the baseball fields will need to be relocated during the construction of Phase 1A to ensure sufficient stormwater retention for the overall area.

Once the City relocates its current Police Dispatch Center, D3 will repurpose the old center by expanding the Medical Campus to add an extended care and physical therapy center. This phase (expansion plan) is to be determined.

The ultimate build-out of all phases within 26.3 acres will result in over 1.6 million square feet of diversified building uses as described in the summary below.

Phase 1A: Medical Campus Anticipated Buildout: 1 thru 36 Months

Phase 1B: Innovation Campus Anticipated Buildout: 1 thru 48 Months

S3 is a multi-faceted developer whose end goals and products are beyond construction. S3 BioTech is a technology orchestrator that utilizes real estate development to bring a critical mass of innovators together to invent the future. D3 already has key anchors to develop new healthcare technologies and operators to provide healthcare, education and other services to Maricopa and the region.

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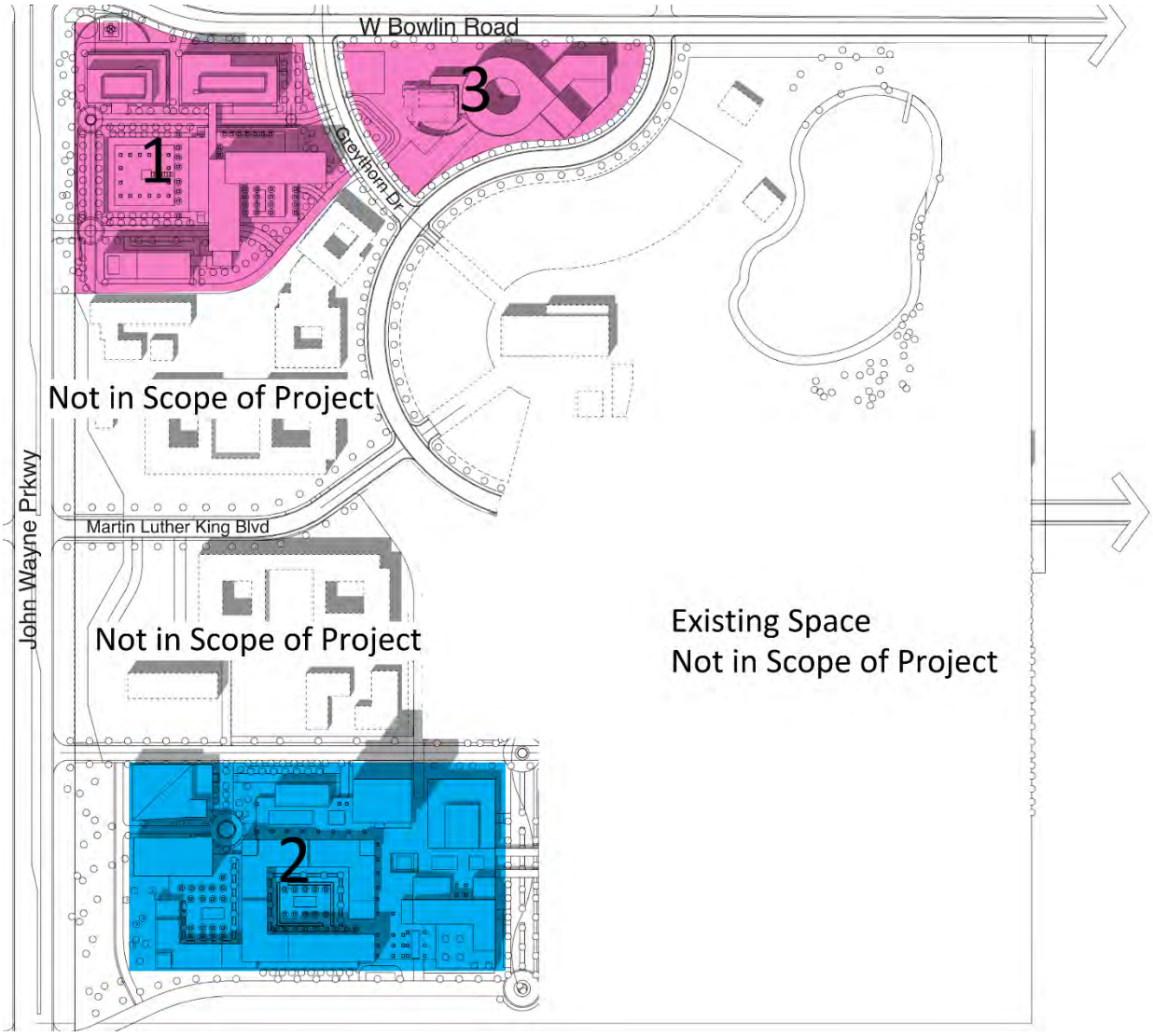
The following illustrates the sequencing diagram:



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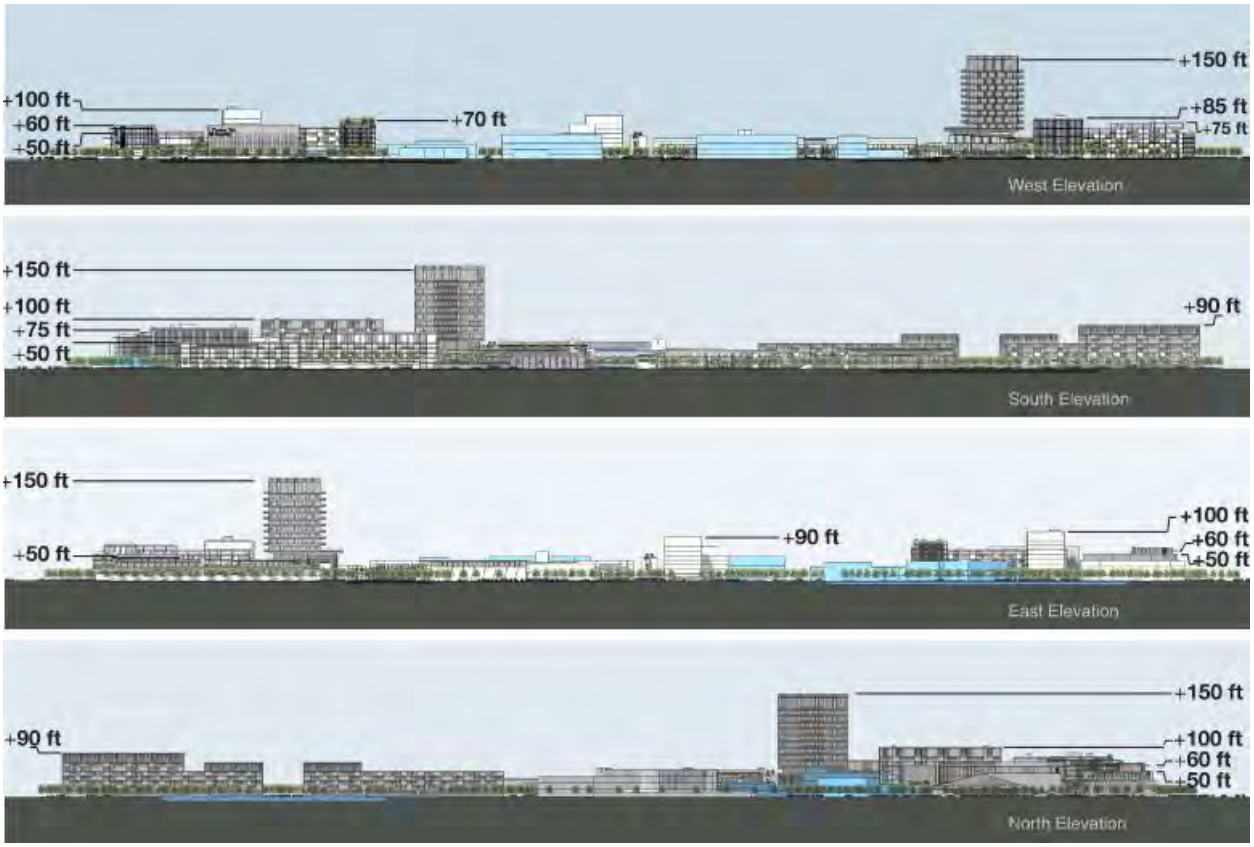
5.4 Height Analysis

Medical Campus (Phase 1A):	**Square Feet**	**Floors**	**Height**
1. Maricopa ER Hospital	51,000	3	60’
2. MOB/Outpatient Surgery Center	108,000	3	60’
3. Select-Service Hotel	120,000/150 Rooms	7	100’
4. Condominiums/Extended Stay	205,000/100 Units	7	100’
5. Smart Parking Structure		2	30’
6. Extended Care & Physical Therapy Center	75,000	3	50’

Innovation Campus (Phase 1B):			
1. Behavioral Health & Sports Psychology	75,000	3	50’
2. Life Science & Innovation Center	100,000	5	75’
3. Condominiums/Extended Stay	185,000/90 Units	12	150’
4. Apartments	375,000/375 Units	5	75’
5. Sports & Science Academy	270,000	3	50’
6. Makers Shop/Movie Studio	30,000	1	15’
7. Smart Parking Structure			

See below images depicting the proposed heights of potential buildings.



Elevation View Noting Heights of Proposed Buildings

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Rendering of Medical Campus Noting Height of each Potential Building

Rendering of Innovation Campus Noting Height of each Potential Building

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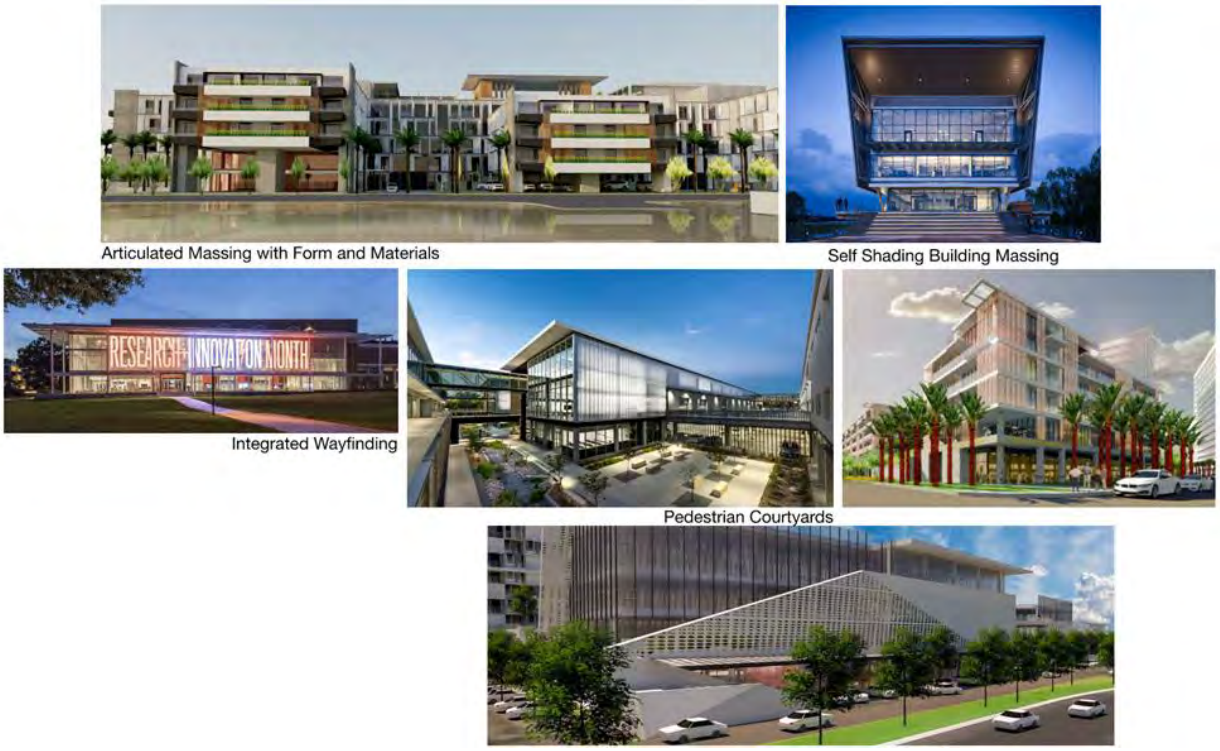
5.5 Architectural Design Guidelines

Architectural Design Guidelines

The Architectural Design Guidelines section seeks to create a foundation for design that will ensure development of an attractive, high-quality mixture of architectural styles unique to the Arizona desert and the City of Maricopa. The following guidelines have been organized with core proposed initiatives that express the aspirations for the D3 Master Plan and the intended design outcome.

While still conceptual in nature, the overall design direction is illustrated in a manner that provides clarity and definition to the D3 vision. The Guidelines provide direction as to the scale, mass, materials, detailing and overall character of the building design. In addition, the site design and landscape are expressed within the context of outdoor spaces and places.

Creative applications of materials, colors and textures will be encouraged. The design of each building within D3, including complementary uses such as retail, restaurants, and hotels, will be compatible using similar or harmonious materials and colors while creating a strong individual identity consistent with their individual use and purpose. In this document, we provide representative examples of materials and colors. More detailed and specific information on materials finishes and color will be provided with each Final Development Plan/Major Site Plan applications.



Example of Building Architecture

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The desirable architectural design elements for the medical, office, hotel, retail, and multi-family residential buildings (the uses for the initial phases of the project) include:

1. Building modulation, indentations and architectural details.

2. Building entry accentuation.

3. Four-sided architecture.

Primary building entrances shall be emphasized through the use of special building materials, architectural design and enhanced landscaping. Windows and glazing areas should include a variety of shapes, insets, shading devices, accent mullions or other treatments that complement the overall building design.

The D3 PAD has been envisioned to maintain and enhance an active pedestrian environment and encourage walkability and social interaction.

The D3 PAD Architecture will be Modern or Contemporary Architectural Styles that project the future of the City of Maricopa and that celebrate the context of the desert Southwest with rich materials, features and components will be incorporated into the Design Review package.

Interior Perspective within the Innovation Campus

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Building Massing

The visual impact of a building depends not only on its size, but also on the relationship between its length, width, height–the proportions of the building and adjacent buildings. Also, features such as primary entries, windows, color and material are factors in the visual impression of a building.

Building wall articulation will be required for all of the buildings with appropriate details and elements to help create pedestrian scale and a sense of quality.

The building massing elements provide varied architectural components that undulate and articulate the façade both vertically and horizontally, providing a base, middle and top. The ground floor is articulated with the movement, texture, relief and layering of elements creating depth and shade enhancing the pedestrian experience. These features also help to reduce the overall scale of the building and provide visual interest. Overhangs and metal louvers/fin walls will provide solar relief to the glazing.

The development will provide shaded environments for the pedestrian through building overhangs, structures and/or landscaping placement.

Building design shall incorporate the following techniques:

1. Variation in the rooflines and form.
2. Use of ground level arcades and covered area.
3. Use of protected and recessed entries.
4. Use of vertical elements on or in front of expansive blank walls.
5. Use of pronounced wall plane offsets and projections.
6. Use of focal points and vertical accents.
7. Inclusion of windows on elevations facing streets and pedestrian areas.
8. Retaining a clear distinction between roof, body and base of a building.
9. The connectivity and walkability that conjoins each building.

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Roofs

Any pitched-roof structures should be covered with “pre-finished” metal roofing or pre-cast “color-thru” flat concrete tile. Flat roofs shall be an earth-toned non-reflective material.

Variations in rooflines, parapets and/or other significant roof or canopy forms shall be used to reduce the scale of commercial and industrial-flex buildings. Roof size, shape, material, color and slope should be coordinated with the scale and theme of the building. Parapets for concealing flat roofs shall feature three-dimensional cornice treatments (where appropriate) or other similar details that enhance the building architecture. Where not used in conjunction with other roof elements, parapets should vary in height.

Elevations and Walls

Particular attention to detail shall be given to all sides of buildings so that the main architectural theme/style is articulated on all sides. Materials shall be carried from the main elevation throughout the entire design of the building.

D3 Medical Campus Northwest Elevation Perspective

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D3 Medical Campus West Elevation Perspective

D3 Medical Campus Northeast Elevation Perspective

D3 Medical Campus East Elevation Perspective

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Building Entrances

All buildings shall have clearly defined entrance(s) incorporating elements such as:

1. Canopies or porticos
2. Overhangs
3. Recesses/projections
4. Arcades
5. Raised parapets
6. Arches
7. Entrance framed by outdoor pedestrian features or enhanced landscaping
8. Architectural details integrated into the building structure to frame the entryway
9. Integral planters or wing walls that incorporate landscaped areas and/or sitting areas
10. Enhanced pedestrian surfaces.

Interior Perspective within the Medical Campus Identifying Elements listed above

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Building Materials

The buildings may use common clay brick, granite, marble, or other natural stone, concrete masonry units (provided that surfaces are integrally colored, painted, stained or have attractive exposed aggregate which must be approved as to color and texture) and shall have architectural relief, architectural metal, and stucco or plaster (synthetic systems simulating stucco or plaster are permitted) provided that finishes must be smooth or sand.

Glass use is encouraged as a major elevation component when appropriate. Glass walls and windows should incorporate recesses, shading devices such as overhangs, louvers, screens etc. to reduce solar gain.

Durable materials like Metal, either painted, natural unfinished or patinaed are encouraged as primary wall coverings or as feature wall accents.

The use of Accent Walls and materials should be used to help frame building compositions, help articulate the “3D form” of the buildings.

Concrete may be allowed provided that the building is highlighted with architectural features that create a corporate image. All exterior wall materials and design must be approved in conjunction with the Final Development Plan (FDP).

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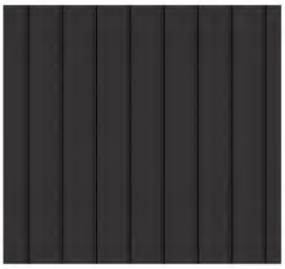
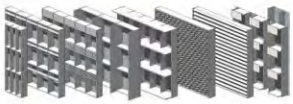
Light Stucco- Body

Cement Board- Accent

Folded Metal/
Perferated Screens



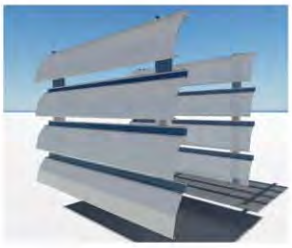
Dark Metal- Base and Accent



Various Facade-
Shade Layouts

Large Area
Overhead Shade

Rusted Metal- Accent and Focus



Building shade-
Horizontal Louvers

Building shade-
Vertical Louvers

***Glass to be-**
Low e, non mirrored insulated glazing in Grey, Light Blue, and Green

Color Palette

Creative applications of materials, colors and textures will be encouraged as will natural building material colors. All exterior walls are encouraged to be painted, stained, or integrally colored in neutral earth tones.

Accent colors found in the native desert palette are encouraged to provide design interest and diversity. All colors and combinations of colors, as well as color scheme for each elevation, must be reviewed and approved with the Final Development Plan (FDP).

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Lighting

This D3 PAD recognizes the applicability of the City of Maricopa Outdoor Lighting Code (OLC). At the same time, federal regulations and guidelines for health care facilities, together with existing Copper Sky Park lighting requirements specifically adopted to satisfy these federal standards, may contain provisions which lie outside the strict provisions of the OLC. Any divergence between these guidelines and the OLC is wholly due to the fact that hospitals operate twenty-four hours a day in perpetuity.

Example of Current Pedestrian Lighting at Copper Sky Park

Furthermore, around-the-clock video surveillance is required of all major outdoor vehicular circulation, parking, and patient and staff drop-offs and entries. These areas, which comprise the majority of the campus complex, must receive sufficient lighting to ensure full visitor and staff safety, security, visibility and comprehensive video monitoring. In order to meet these objectives, light standards and fixtures at heights of up to twenty-five feet (25’) have proven necessary in similar campuses and are anticipated at the D3 campuses. This D3 PAD expressly intends a final lighting plan and photometric design which satisfies these operational requirements and associated federal requirements.

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Example of Intended Lighting at the Festival Garden/Retail Area

Helistop Area

The hospital helistop will comply with Federal Aviation Administration (FAA) recommended design standards for safety and operational design criteria for hospital helicopter transport and helistop area. Emergency helicopter services and related uses in the D3 PAD will be primarily focused on the transfer of stabilized patients from the hospital to other facilities that can provide the more intensive treatment needed. The helistop location will be determined in the final site plan. The D3 PAD hospital's helistop will allow unencumbered access.

Building Service Areas

Loading and delivery zones, outdoor storage areas, garbage and recycling areas and other similar exterior improvements facing residential neighborhoods, public spaces, or perimeter edges of the PAD site will be screened with a continuous landscape screen or decorative masonry wall. These walls shall be a minimum of six (6) feet high and designed to prevent unreasonable light, noise and visual impacts. This requirement does not apply to the site where a loading dock is already substantially screened by buildings or other landscaping.

Specialized Loading Zone Requirements

The D3 PAD final site plan submittal will designate and specify the required loading zones for each applicable building including the following:

1. The loading zone and service facilities will be adjacent to each building and will support the operational functions.

2. The loading and service area will be screened from view by a continuous landscape screen or by decorative walls not less than six feet (6') tall.

3. Vertical clearance above the loading and service will be a minimum of fifteen feet (15').

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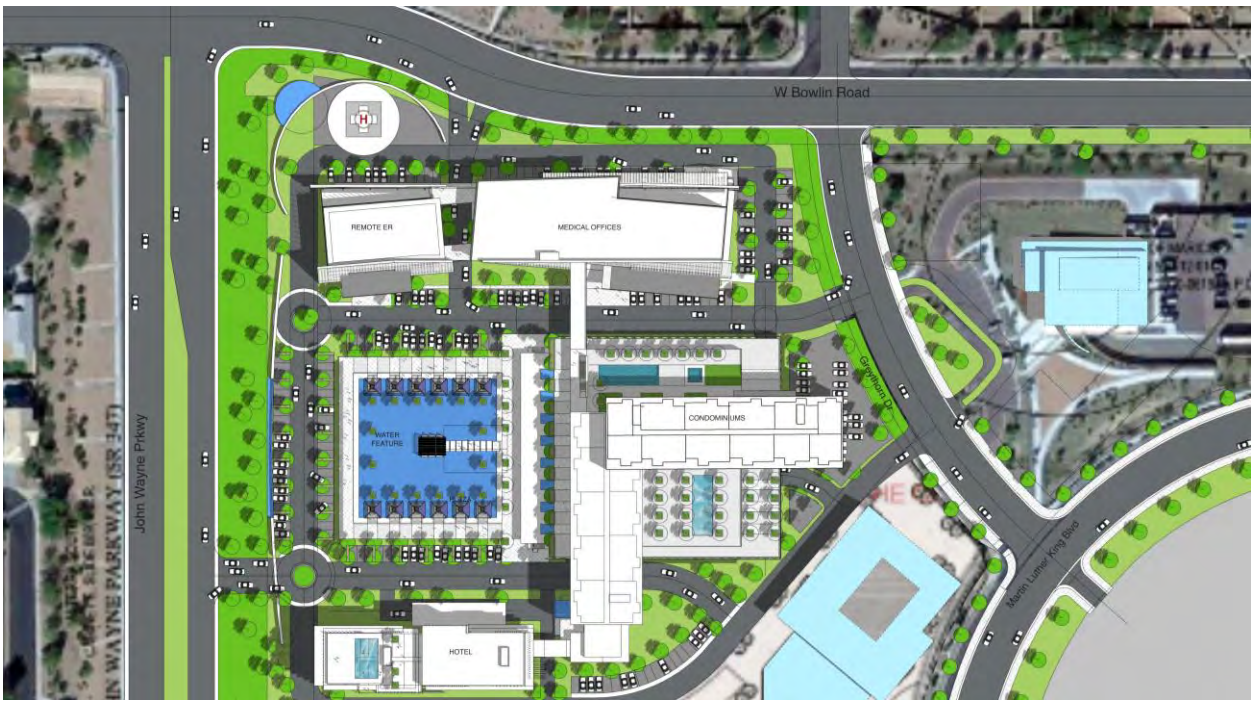
4. Handling of oxygen and other medical gases within the loading and service area will be allowed in strict accordance with International Building Code (IBC) requirements.

Free Standing- Open Air

Adjacent to Building- Open Air

Under Building- Ventilated

Adjacent to Building- Ventilated



Medical Campus Integrated with a Helistop and Specialized Loading Zone

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Signage

While signage lies outside of the scope and authority of a PAD document, the signage within the D3 PAD will be effectuated within the provisions of the City of Maricopa Sign Code. Below illustrates an example of an existing sign at Copper Sky Park.

The D3 PAD design team will be working separately with City staff to develop customized signage standards for the entire Copper Sky Park and D3 PAD and will identify the scope of whatever specific Sign Code variances may be necessary and permissible under the prescriptions of the Code. A Comprehensive Sign Plan will be submitted at a later date.

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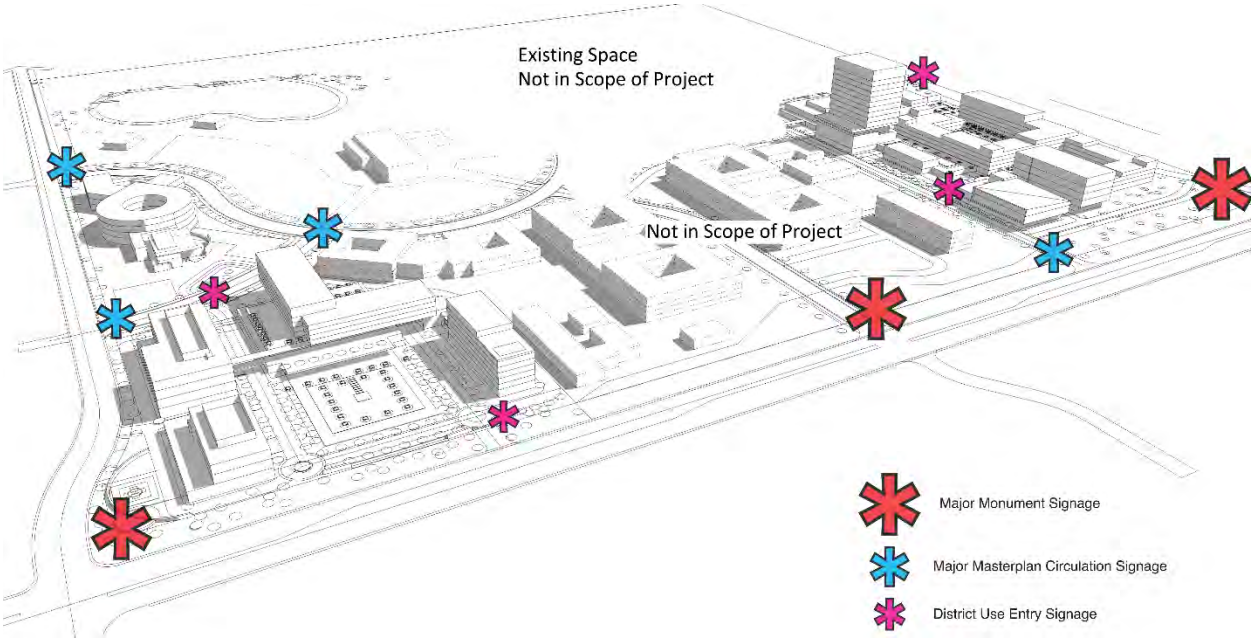
The rendering below illustrates the major monument signage locations, Master Plan circulation signage and D3 Campus use entry signage.



Corner of Bowlin Road and John Wayne Parkway (SR-347) Perspective

Main Entrance of MLK Jr Boulevard Perspective

New Entrance from John Wayne Parkway (SR-347) to Innovation Campus Perspective

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5.6 Landscape Requirements and General Concepts

The D3 PAD will implement a regionally appropriate low water-use, desert-adapted plant palette throughout the entire site that will feature varying textures and colors of plant material so as to create a world-class inviting and comfortable aesthetic for everyday users, visitors, and patients. The landscape design will reinforce vehicular, as well as pedestrian, circulation throughout the property by highlighting primary circulation routes and key entry points to all site facilities and functions.

Trees will be placed appropriately to provide shade for pedestrians, while also allowing visibility for wayfinding and signage to all campus facilities and functions.

A low water-use irrigation system will be utilized for all landscape areas. The system will incorporate an automatic controller, flow sensing valves, rain shut-off capability, and will also be metered separately to record historical water usage throughout the site.

Open Landscape Space along Innovation Campus

The John Wayne Parkway (SR-347) frontage, as well as internal areas within the site, will feature water elements designed in a manner appropriate to the local environment. The visual attraction will provide a sense of place and significantly enhance the D3 experience as a major destination environment within the Maricopa community.

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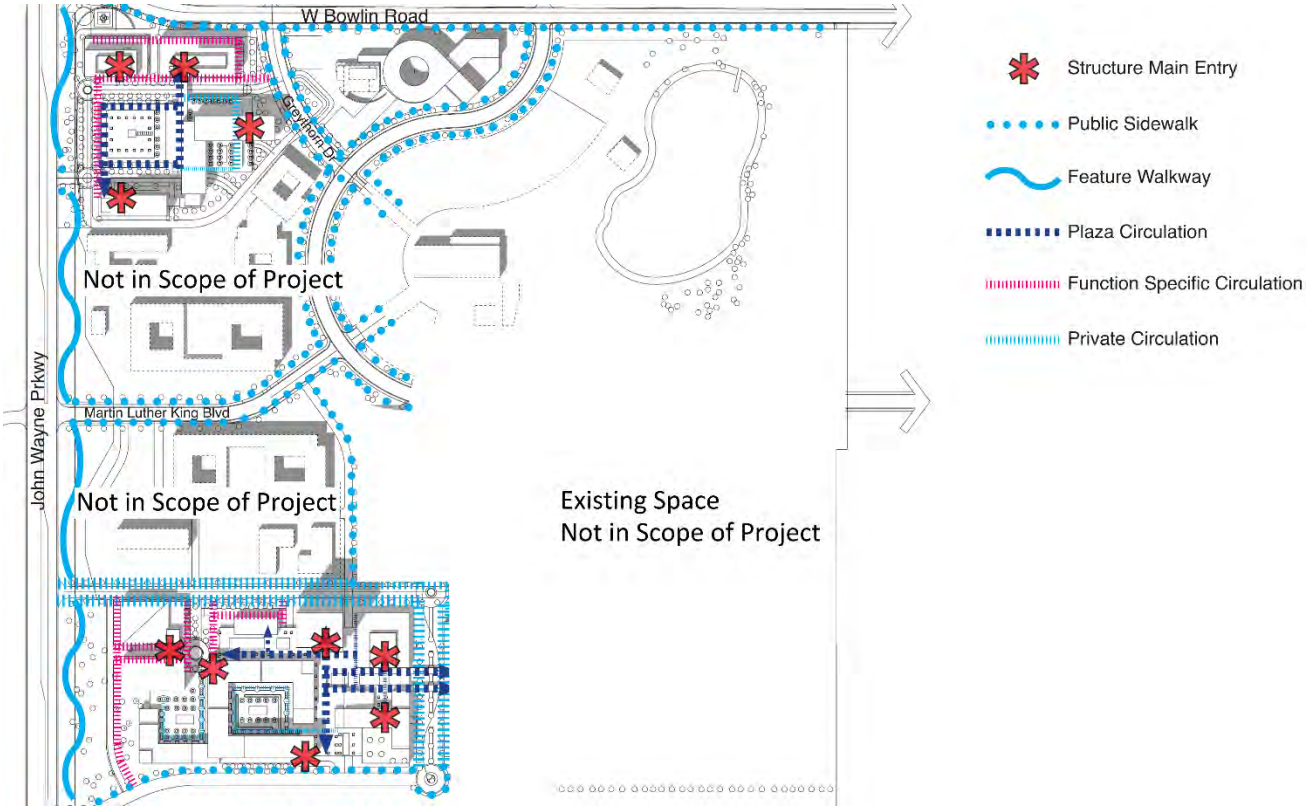
Select pedestrian connections will be made with adjacent community sidewalks and designated trail routes to allow pedestrians to easily access the campus. Entry monuments and wayfinding will be located to emphasize pedestrian nodes and will complement the design theme and material/color palette for the campus. Surface drainage and stormflows will be captured within landscape areas whenever practical, and use of Low-Impact Development (LID) and Green Infrastructure (GI) sustainable design principles will be implemented where feasible. Below illustrates the walkability and connectivity throughout the Park.



General Landscape Elements and Guiding Objectives

1. Integrate clear pedestrian routes and public spaces that encourage use with pedestrian-friendly amenities such as benches, pedestrian nodes, and shade.

2. Encourage the use of outdoor public spaces between buildings and along John Wayne Parkway (SR-347) frontage by integrating benches, tables and landscape features to enhance the usability of these outdoor spaces.

3. The landscape improvements shall provide shade for pedestrian routes and gathering areas through the placement of trees and/or building overhangs and shade elements.

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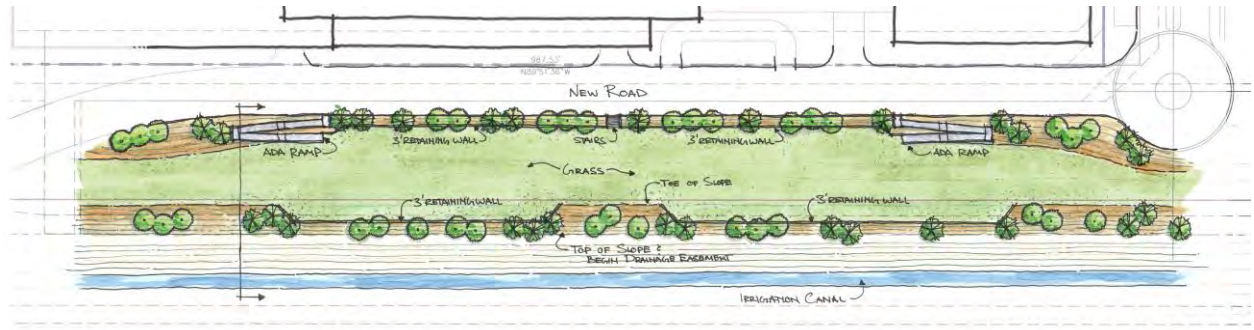
Open Space Plan

Passive and active open spaces will be further defined in the Final Site Plan.



Accessible Open Space Areas at the Innovation Campus

Internal Landscape Areas

Open spaces and green spaces provide peaceful, connected environments from which both visitors and patients can benefit. The D3 PAD presents many opportunities for such open spaces. These open spaces will be utilized to foster green spaces of varying sizes throughout the campus and, as such, establish an overall green infrastructure. Landscaping will be integrated into these available spaces and will conform with the overall landscape concept and landscape framework character of the larger PAD property.

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John Wayne Parkway (SR-347) Landscape

The John Wayne Parkway (SR-347) arterial landscape frontage shall be significantly enhanced along the western edge of the D3 PAD site, providing a landscape area that is aesthetically and functionally upgraded with the use of water feature elements. The entrances from John Wayne Parkway (SR-347) into the D3 PAD site will be gateway entries, inviting visitors – as well as everyday users – into the site through an aesthetically beautiful entry zone.

John Wayne Parkway (SR-347) Perspective of Medical Campus

Streetscape Landscape

The landscape plantings along all roadway/streetscape areas will ensure all visual clearances are provided within applicable sight visibility triangles at intersection locations. Screening shall be required for all parking lots along the roadways and will be accomplished with low screen walls. The street landscape shall require a minimum of one (1) canopy tree for every thirty (30) linear feet of landscape border or fraction thereof, excluding vehicular ingress or egress points. The required trees may be planted at variable spacings. Vegetative ground cover shall be provided by integrating shrubs, accents and ground covers at a rate of at least three (3) plants per one (1) tree. Ground cover consistent with the existing Park shall be used in all landscape areas not otherwise covered with vegetation.

Internal Ring Road, Streets and Access Lanes

This new landscaping will conform to the overall landscape concept and landscape framework. The street landscape shall require a minimum of one (1) canopy tree for every thirty (30) linear feet of landscape border or fraction thereof, excluding vehicular ingress or egress points. The required trees may be planted at variable spacings. Vegetative ground cover shall be provided by integrating shrubs, accents and ground covers at a rate of at least three (3) plants per one (1) tree. Ground cover consistent with the existing Park shall be used in all landscape areas not otherwise covered with vegetation.

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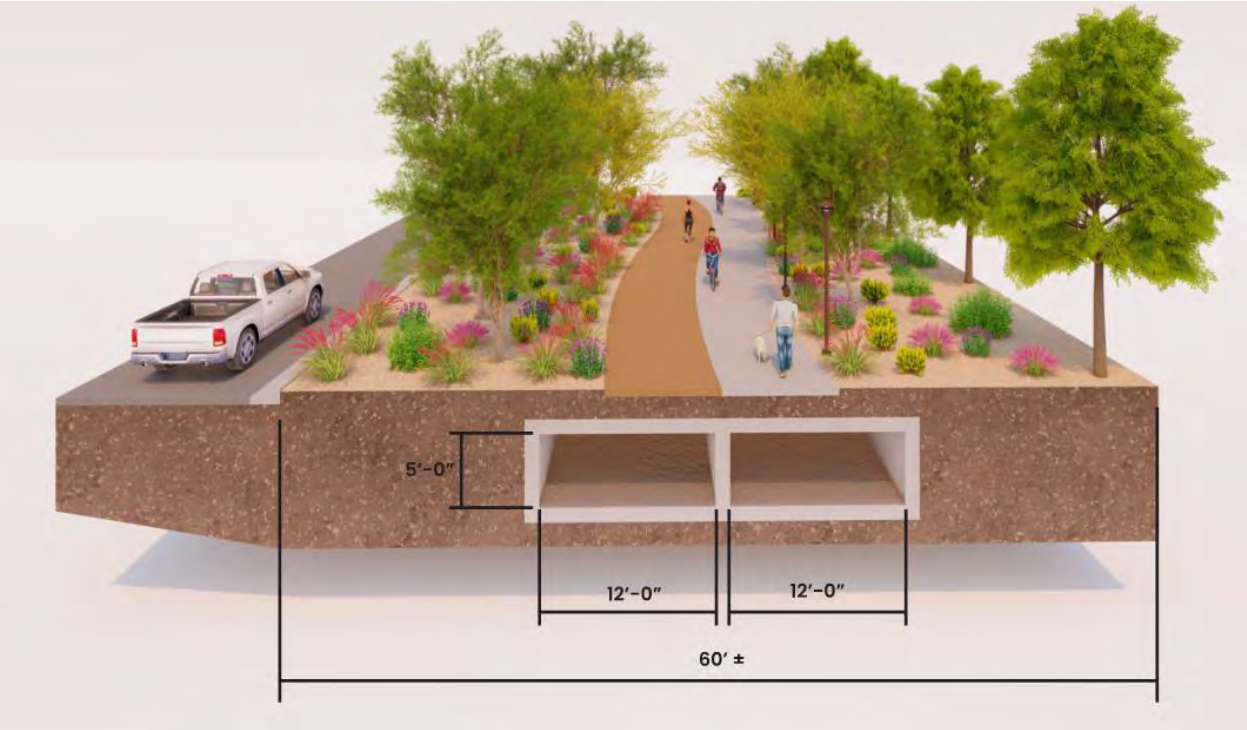
Finding

The Arizona Department of Transportation (ADOT) currently owns and maintains the right of way (ROW) for John Wayne Parkway (SR-347) that is immediately adjacent to the project site. This requires coordination in regard to the improvements within or adjacent to the ROW.

Solution

As part of the redevelopment of Copper Sky stormwater retention, it will be beneficial for the City of Maricopa to secure the ADOT ROW and take over management of the ROW. However, this may take several years to complete. In the meantime, District 3 will coordinate and obtain all necessary permits to complete the improvements within ADOT's ROW. This will also provide an opportunity to reduce the travel speed in this segment of roadway creating a safe and complimentary environment.



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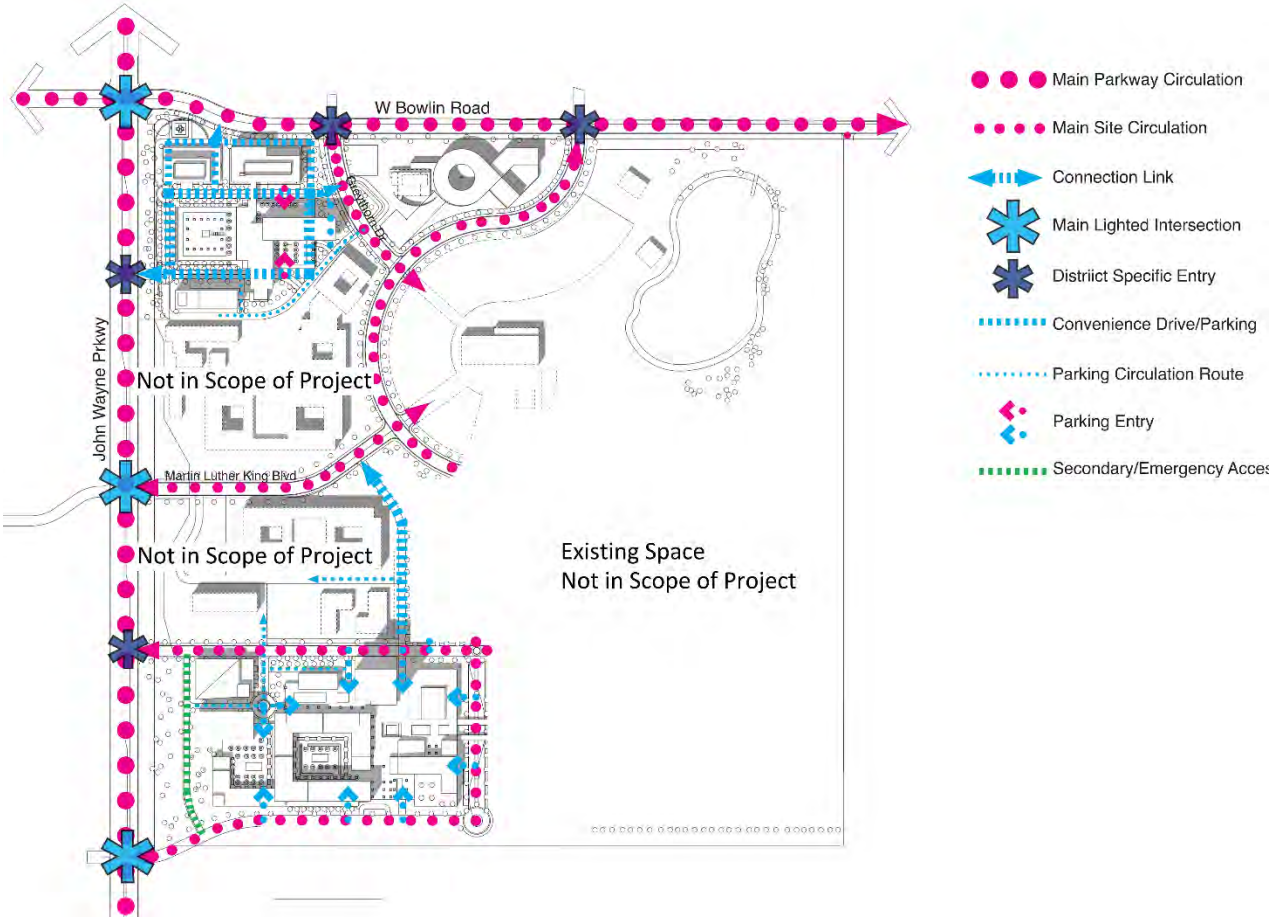
5.7 Circulation Plan

Emergency Service Vehicle Facilities, Routes and Parking

Medical Campus - The routing of emergency-service vehicles (ambulances, etc.) within the D3 PAD will utilize John Wayne Parkway (SR-347) and Bowlin Road. Given the focus of the hospital at the Medical Campus, emergency vehicle traffic is anticipated to be light. There is a dedicated emergency vehicle fire life and safety corridor from Bowlin Road and parking for the Maricopa ER Hospital. Upon completion of the Medical Campus there will be multiple entrances and exits including John Wayne Parkway (SR-347) for right turn in and right turn out and off Greythorn Avenue entrance which will connect the Campus to MLK Jr Boulevard and Bowlin Road.

Innovation Campus - During construction, the Behavioral Health and Sports Psychology facilities, located in the Innovation Campus, will be mainly accessible through MLK Jr Boulevard. The completion of the Innovation Campus will create cross circulation, providing ingress/egress with multiple access points including emergency vehicles.

The diagram below illustrates the overall vehicular circulation throughout the Park and future expansion connectivity to the east and surrounding neighborhoods.



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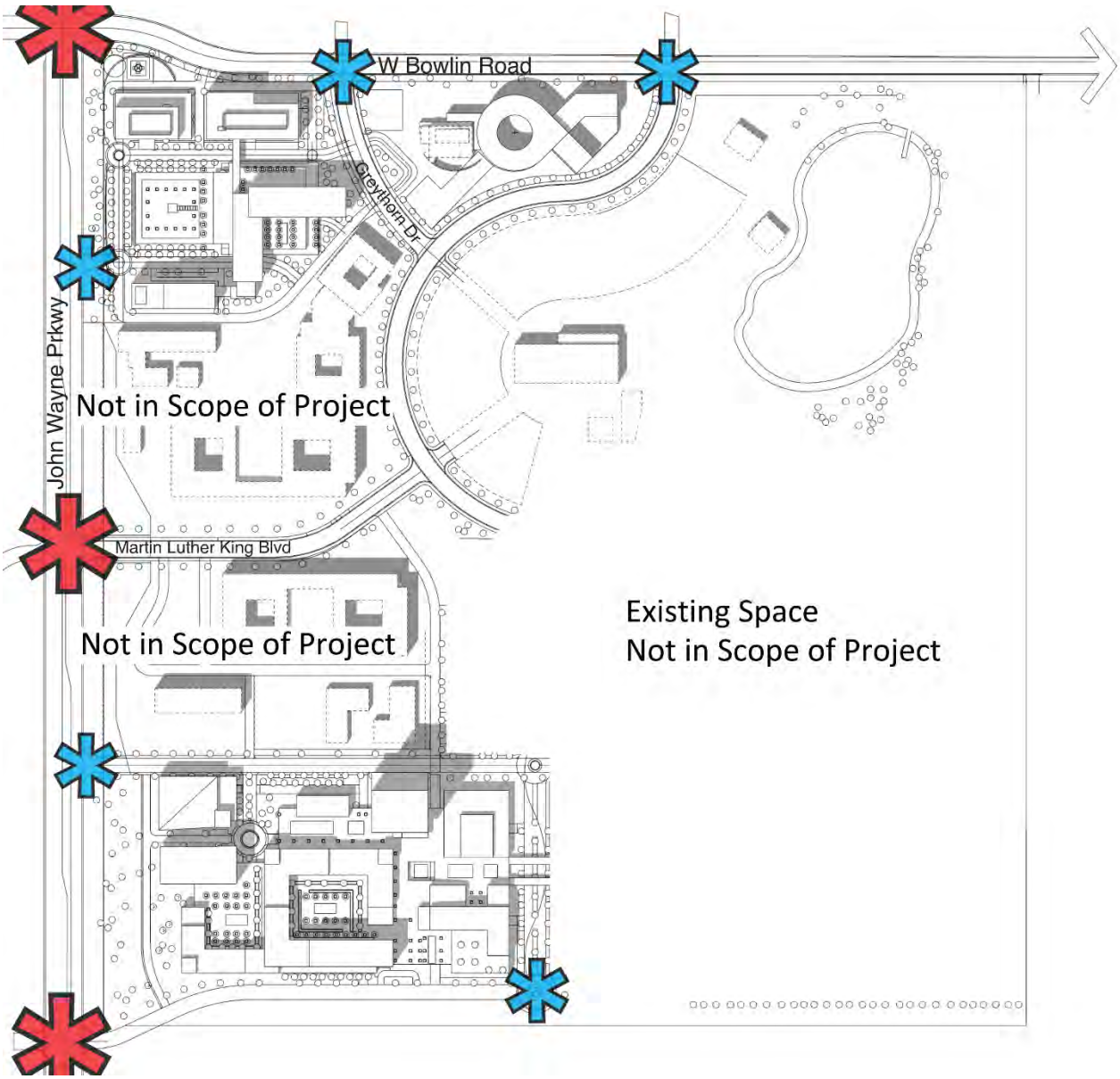
Copper Sky Park Main Entrance Considerations

The Copper Sky Park main entrances from John Wayne Parkway (SR-347) will be created into grand entrances to the Park. The D3 PAD will maximize the allowable frontage along John Wayne Parkway (SR-347) to potentially create a river walk with beautiful landscaping.

Please see major (red) and secondary (blue) entrance locations as illustrated below:



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Luxury Condominium Perspective

Reconstruction of MLK Jr Boulevard

MLK Jr Boulevard will be reconstructed to provide connectivity to future development to the east of Copper Sky Park as circled in red below. This area will become the center of the Park and will be highlighted with a grand sculpture representing Copper Sky Park.

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5.8 Parking Demand and Request

S3 BioTech has completed a parking demand analysis for the Medical and Innovation Campuses performed by CivTech. Their methodology takes the specific facility use, the likely time of use, the duration of the visit and number of employees.

Medical Campus (Phase 1A)

The parking study concludes that eight hundred five (805) total spaces will be required for the functions of the Medical Campus. Currently, the preliminary Medical Campus site plan indicates a total of six hundred five (605) parking spaces as broken-down below:

1. The two floor, main parking structure area located under the condominium will need to have a minimum of three hundred sixty-seven (367) parking spaces.

2. There will need to be one hundred (100) dedicated spaces to the condominium residents within the parking structure.

3. There will be approximately two hundred thirty-eight (238) surface parking spaces located around the campus.

Request

The Medical Campus will need to have a shared parking agreement with the City of Maricopa to utilize approximately two hundred (200) parking spaces in the existing adjacent parking area that is currently unpaved (multi-generation facility). This potentially shared unpaved parking area will be paved as part of the completion of Phase 1A. This total exceeds the calculated demand during peak business hours, Monday thru Friday, 7 am to 5 pm.

Innovation Campus (Phase 1B)

The parking study concludes that one thousand three hundred forty-three (1,343) parking spaces will be required. The D3 PAD Innovation Campus will provide one thousand three hundred fifty (1,350) parking spaces.

1. The Majority of parking will be on the new elevated ground level under the entire Innovation Campus.

2. Other dedicated parking spaces for ambulances, patient drop offs, visitors, deliveries and valet will be provided per each building requirement based on the final site plan.

3. Four hundred sixty-five (465) spaces will need to be reserved for residents, three hundred sixty-six (366) will need to be provided for Employees and five hundred twelve (512) will be provided for visitors.

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In summary, the D3 PAD has employed demand-based analysis to ensure adequate functional parking. We are committed to providing safe, efficient and proximate parking for all visitors, employees and others who may use the facilities provided.

For more information refer to table below and Appendix 6.2 Parking Analysis Summary, all information was provided by CivTech.

Medical Campus (Phase 1A):	**SF/Units**	**Parking Requirements**
1. Maricopa ER Hospital	51,000	1 space per 1,000 SF
2. Employees	51,000	.53 space per 1,000 SF
3. MOB/Outpatient Surgery Center	108,000	3 spaces per 1,000 SF
4. Employees	108,000	1.6 spaces per 1,000 SF
5. Select-Service Hotel	120,000/150	1 space per Unit
6. Employees	120,000/150	.15 space per Unit
7. Condominiums/Extended Stay	205,000/100	1 space per Unit
8. Visitor	205,000/100	.15 space per Unit
Innovation Campus (Phase 1B):		
1. Behavioral Health & Sports Psychology	75,000/120	.39 space per Unit
2. Life Science & Innovation Center	100,000	2.58 spaces per 1,000 SF
3. Condominiums/Extended Stay	185,000/90	1 space per Unit
4. Visitor	185,000/90	.15 space per Unit
5. Apartments	375,000/375	1 space per Unit
6. Visitor	375,000/375	.15 space per Unit
7. Sports & Science Academy	270,000/150	.3 space per Unit
8. Makers Shop/Movie Studio	30,000	1 space per 1,000 SF
Total		

*Any proposed use not in accordance with this table shall refer to the most recent adopted City of Maricopa Zoning Code as determined by the Zoning Administrator.

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5.9 Smart Parking Structure Design Guidelines

All new surface parking spaces will be above grade, similar to the Copper Sky Recreation Complex parking lots and new parking structures will be visually integrated and sufficiently screened into the overall character of the project.

The General Design goals of the Parking Structures should consider the following concepts:

- Reduce the apparent mass of a parking structure by stepping back upper levels if they are multi-level structures.
- Articulate corners with stair and elevator towers as distinct, taller masses, that intersect and balance with the horizontal emphasis of the structure while also orienting users to a point of entry.
- Internalize ramps to minimize the angular geometry of the structure.
- Design podium parking and ground floor levels of above-grade parking structures to incorporate active commercial or residential space, human-scaled elements, and design features.
- Locate at-grade and above-grade parking facilities at the rear or interior portions of a site to minimize their visual impacts. When possible, provide vehicular access to these facilities from alleys, side streets, or private drives.
- When parking must be located along the street, minimize the frontage by orienting its short dimension along the street edge and treat frontage appropriately.
- 'Podium' style parking structures should be designed so that they visually integrate with the building(s) located above them and appear to be one considered design.

When possible, incorporate active uses such as retail etc. at the street or ground floor of the parking structure to enhance the pedestrian experience. Architectural treatments to the parking structure as well as landscaping, shading and seating areas should be considered. See example images below of one of the proposed parking structures.

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Aerial View of a Parking Structure

Section Cut through Parking Structure

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View of Parking Structure with Mixed-Use Usage along Street Frontage

Rear View of Parking Structure

Benefits of a Smart Parking Structure

Smart Parking is a parking strategy that combines technology and human innovation in an effort to use as few resources as possible –such as fuel, time and space—to achieve faster, easier and denser parking of vehicles for the majority of time they remain idol. Typical time spent looking for an available space in an average parking structure is 2-5 minutes which creates micro-stress on the driver and an unnecessary waste of energy. One of the benefits of the smart parking structure will allow the customer to identify an available space within seconds through the smart overhead display.

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5.10 Interpretation and Modification of D3 PAD

Chapter 5 (Section 5.2 D3 PAD Proposed Land Use Regulations and Standards) of this D3 PAD, together with the particular Land Use and Coordination with Park facilities presented Section 5.3 have been structured to provide for clear interpretation and application to the City of Maricopa in regulating a specialized land use and zoning framework for the D3 PAD. In the event that supplemental D3 PAD changes or interpretations become necessary in the future, they shall proceed in accordance with the parameters described below.

General Administration and Interpretation Authority

The D3 PAD will not result in the modification or change of any existing City of Maricopa building codes or ordinances, except those portions specifically modified in this D3 PAD document, together with the modification of the applicable City of Maricopa Zoning Map.

The D3 PAD shall be generally administered under the authority of the Director of the Planning and Development Services Department. Whenever a conflict arises between D3 PAD and the City of Maricopa Building Code or Ordinance the D3 PAD shall control. When the D3 PAD does not specifically address a particular topic, the City of Maricopa Building Code and Ordinance shall control.

Amendments to the D3 PAD District

The City of Maricopa's Director of the Planning and Development Services Department may administratively approve minor changes to the specialized land use regulations and development standards set forth in this D3 PAD, provided such changes are not in conflict with the overall intent, goals and objectives of the D3 PAD as presented herein.

A. Criteria for Minor Amendments and Associated Processes

The following shall be considered minor changes that fall within the administrative purview of the Director of Planning and Development Services:

1. Addition of new information to the D3 PAD, Site Plan, maps, or text that does not change the effect of any regulation, development standard, or guideline.
2. Changes to the public or private infrastructure as presented herein as necessary to properly serve the intended site plan and which do not significantly increase the development capacity of the presented Site Plan nor alter the guiding goals and objectives of same.
3. The addition of permitted uses that may not be specifically listed in Section 5.3 of this document, but which are determined to be sufficiently similar in type and nature to those explicitly listed as permitted.

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4. Adjustments to the Development Standards in Section 5.3 of this document that are not harmful to the interests of the larger community or adjacent neighborhoods, or which are not explicitly stated in the D3 PAD, but which are consistent with the guiding goals and objectives of the project and which do not create any public health or safety issues.
5. Adjustments to any aspect of Section 5.3 of this D3 PAD that is required in order to comply with changes in local, state or federal safety and/or health codes.

B. Criteria for Major Amendments and Associated Processes

Major amendments to this D3 PAD shall be those changes or modifications that materially alter the guiding goals, objectives, or Site Plan presented in the D3 PAD or which may result in significant impacts upon adjacent properties.

Major amendments shall be processed in accordance with the City of Maricopa Planning and Development Services through a separate submittal.

Innovation Campus Perspective

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5.11 Pre and Post D3 PAD Approval Deliverables List

1. Final Master Site Plan
2. Final Engineering Reports
3. Final Grading and Drainage Reports
4. Final Grading and Drainage Plans
5. Final Public Right of Way Scope of Work and Responsibility
6. Final Traffic Impact Study
7. Final Economic Impact Study
8. Final ALTA Surveys
9. Legal Descriptions
10. Design Review Package including each Building Schematic, Landscape Plan, Lighting Plan, Signage Plan, Final Development Standards and Design Guidelines

The D3 PAD Proposal will trigger the PAD approval by City Council, however the D3 PAD final scope of the project may change based on the City's approval of the deliverables listed above. All Architectural renderings are subject to change until the final site plan and building design review phases are approved.

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Chapter 6
Appendix

Thoughts produce actions, repeated actions become ”artless” art that will lead ubiquitous action for success.

6.1 Summary of Projected Economic Impact

District 3 at Copper Sky Park represents 1.6 million square feet of truly mixed-use space including a medical campus, luxury condo rentals, a hotel, an innovation campus with a sports psychology center, a life sciences center, and a sport science academy. The total investment will exceed $762.2 million to develop this project and create an estimated 11,500 construction related jobs (direct, indirect and induced).

All totaled, the project will create 2,819 total jobs and generate over $289.8 million in economic activity every year at buildout.

The construction of project will generate a total of $81.9 million in tax revenues to the State, Pinal County and the City of Maricopa. The City's construction tax revenue is estimated at $17.0 million.

At build out, total tax revenues to state and local governments would be an estimated $20.3 million annually. The State of Arizona will collect $10.0 million, Pinal County will collect an estimated $4.1 million and the City of Maricopa will collect over $6.3 million (in 2022 dollars) each year from primary and secondary tax revenues generated by residents, commercial operations and tourists.

Over a 30-year timeline, the total economic output is projected to reach $4.3 billion while the total fiscal impact for all jurisdictions will reach an estimated $512.4 million.

Summary of Economic Impact Study was provided by Elliot D. Pollack and Associates.

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6.2 Parking Analysis Summary

The purpose of this analysis is to determine the peak parking demand for all of the proposed land uses. The peak parking demand for a typical weekday and weekend will be determined.

Table 1 - Proposed Land Use and Parking Rates

Land Use	Amount	Units	Ratio
Phase 1A			
Medical Office	100,000	SF	3.00
Employees			1.60
Hotel	150	Key	1.00
Employees			0.15
Condominiums	100	DU	2.00
Emergency Room	35,000	SF	1.00
Employees			0.53
Phase 1B			
Behavioral Health	120	Beds	0.39
Life Sciences	100,000	SF	2.58
Sports Academy	150	Beds	0.30
Film Studio (Office)	30,000	SF	1.00
Apartments	375	DU	2.00
Condominiums	90	DU	2.00

Per the proposed vehicle parking ratios developed for this study and the use of Time-of-Day factors reported in ITE's Parking Generation 5th Edition and ULI's Shared Parking 3rd Edition, at the buildout of Phase 1A, a total of 805 parking spaces are required, 100 of which need to be reserved for residents, 202 of which need to be provided for employees off-site, and the remaining 504 spaces are to be made available for visitors and shared residential parking.

At the buildout of Phase 1B, a total of 1,343 parking spaces are required, 465 of which need to be reserved for residents, 366 of which need to be provided for employees off-site, and the remaining 512 spaces are to be made available for visitors.

Summary of Parking Analysis Study was provided by CivTech.

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6.3 Proposed Medical Research and Development

Today's hospitals are fragmented:

Not Sharing Information - IT budgets are the 2nd largest cost for hospitals after labor expenses; despite the expenditures, hospitals are still inefficient at sharing critical information.

No Standardized System - There is no national or international standardized platform where information can be shared inside and outside hospitals, or within the same healthcare systems.

No Patient-Centric Solutions - Worldwide hospital-centric healthcare systems result in significant inefficiencies that increase patient risk and the overall cost of healthcare.

The rapidly changing digital healthcare landscape should be driven by one goal: to connect the greatest number of people to medical professionals using an intuitive platform to provide the best healthcare services, information and user experiences imaginable.

Imagine a world where you own and control your personal medical information. A place where you decide when, where, and with whom you securely share your medical information.

Fueled by global advances in emerging digital healthcare technology, the future holds extraordinary opportunities for exponential growth. At its heart lies the Internet, a driving, unifying force spinning off in multiple directions with multiple access points such as smart devices. As on-demand services increasingly replace traditional linear services, the shift we are witnessing toward digital healthcare platform distribution will only escalate.

Preventative Healthcare Solutions - Worldwide consumers increasingly demand preventative healthcare solutions.

On-Demand Services - 90% of Americans use digital healthcare tools. The increasing number of smart mobile devices is nearing the global population.

Efficient and Cost-Effective IT Systems - The US spends approximately 18% of its GDP on healthcare. However, these expenditures are neither cost effective nor efficiently employed.

Need New Accessible MRI Machines - According to WHO, 90% of the global population does not have access to an MRI machine due to high costs.

Increased Level of Innovative Education - If the world is going to benefit from precision healthcare, it must improve its R&D and educational capabilities.

The D3 PAD Innovation Campus at Copper Sky Park in Maricopa, AZ will become a global center for medical innovation and research that will attract national and international talent, will create high-paying jobs and will provide significant economic impacts for the City.

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The world is on an accelerated path of innovation moving towards precision healthcare solutions. One of the most important elements in the healthcare industry is to further accelerate the development of the new MRI with advanced medical imaging diagnostic data sciences to provide personalized care solutions with greater accuracy at the "speed of thought."

Columbia University ("Columbia") is recognized as the global leader in Magnetic Resonance Imaging ("MRI"), the most comprehensive worldwide medical imaging technology. The science behind today's MRI devices was discovered by Dr. Isidor Isaac Rabi at the Columbia University Research Lab and he was awarded the Nobel Prize in Physics in 1944. Columbia again wants to lead the world in magnetic resonance research and developed many of the essential components of new accessible MRI devices.

The drawbacks of existing MRI devices are their large-footprint, tremendous weight, excessive operating cost and substantial energy requirements. The result has been slow distribution to the global healthcare industry.

Continuing its MRI legacy, Columbia at the Zuckerman Mind Brain Behavior Institute in conjunction with a world-renowned MRI expert John Thomas Vaughan Jr, Ph.D. has developed a new smaller scale, lower cost accessible MRI ("aMRI") device which is integrated with an "Automated Optimized Scan Workflow" and is portable. Use of the new aMRI device requires less training for the operator, is much more efficient and significantly reduces operating costs. The innovative breakthrough makes the MRI portable for the first time at one-tenth the cost of a current MRI machine.

For current 1.5 tesla MRI machines manufactured by GE or Siemens, cost of the machine and installation ranges from $2.5 - $8 million including structural reinforcement of the building. Maintenance costs include continuous refilling of helium 3 to 4 times a year for the cooling of the machines, which is very expensive. Whereas an aMRI will cost approximately $350,000 - $450,000 for a compact, all-inclusive unit that operates on a standard 110-V/220V power supply and is cooled by standard liquid nitrogen that does not need refilling for the life of the device. Placement, installation, and maintenance costs are minimal.

Through a National Institute of Health (NIH) grant of over $20 million, Columbia has successfully developed an aMRI that scans a human head. The University is now looking for a business partner, a sponsor and a site to develop a full body scanning aMRI that is portable and does not require a mechanical or specialized room. It can also be self-contained on a small trailer and can be pulled by a pickup truck to make it accessible anywhere, anytime.

Arizona University Participation

Several universities have expressed an interest in long-term research and development initiatives at the D3 Innovation and Research Campus at Copper Sky Park.

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The University of Arizona is interested in exploring next generation medical applications of these technologies, such as in trauma centers, to quickly determine the severity of injuries of the patients for immediate care. Another breakthrough application, due to portability of the device, will be to bring the aMRI to the surgical room rather than moving the patient to an MRI Center. The University is also very interested in exploring AI diagnostic solutions.

Arizona State University is interested in exploring utilizing the aMRI for diagnostic evaluations, such as brain injuries, at area sporting events. ASU is also interested in working with the U.S. Department of Defense on use of the aMRI for various military applications on the battlefield and post-deployment.

Accessible MRI Market Potential

This year alone, the global Medical Imaging market is estimated to be $42 billion. According to the World Health Organization only 10% of the world's population currently has access to MRI imaging. This is due to high device and operational costs as well as limited MRI device availability. Accessible MRI lowers device and operating costs significantly - providing wide availability and access to remote locations, smaller hospitals, surgical rooms, individual medical offices or anywhere there is a need.

Traditional MRI manufacturing is dominated by Siemens (23.2% market share) and General Electric (22.2% market share). Sales for GE's Systems Division (includes imaging, ultrasound, life care solutions and enterprise) was $14.9 billion in 2018. Columbia licenses certain key MRI technologies to these companies.

Currently there are 36,000 MRI devices in the world today and 2,500 devices are sold each year. Top MRI device availability per nation is:

1. First is Japan (55.4 units per million residents),
2. Second is the U.S (37.5 units per million residents),
3. Third is Germany (34.5 units per million residents),
4. Fourth is Italy (28.24 units per million residents), and
5. Fifth is S. Korea (27.0 units per million residents).

There is a steep drop off after that, with the 10th greatest access in Ireland at (15.3 units per million residents). Southeast Asian, China, India and African nations are not on the list which suggests a large market for aMRIs.

Estimated Project Cost

$30 million to build the first two aMRIs (One at Columbia and the second to be located at the D3 Innovation and Research Campus at Copper Sky Park).

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Conclusion

Through a partnership among Columbia University, the City of Maricopa, S3 and Arizona's leading universities, we will develop a next generation aMRI device that will become an anchor for the Innovation Center at the Copper Sky Park and provide solutions to many urgent global precision healthcare challenges.

S3 BioTech's Medical Campus Vision

The ever-changing world of healthcare demands, more than ever, that health systems and healthcare companies be guided by a set of principles and values that provide the clarity of vision and directional compass for insuring intelligent decisions and leadership. The D3 Medical Campus addresses this challenge in head-on fashion through its core mission: making a difference in people's lives through excellent patient care. This mission places the patient at the center of everything the S3 BioTech medical partners strive for.

The challenge for the D3 Medical Campus providers, as with all health-system companies, is to meet the demands of the healthcare industry in innovative ways that continuously improve patient care and the resultant health of our communities, while doing so in a way that also ensures the companies collective economic and long-term viability, such that continued community health and wellness can be sustained.

S3 BioTech's vision is to be a national leader that sets new standards through a patient centric system, rather than hospital centric systems and services. Through this innovation, patients will be able to manage their own appointments and medical records via easy access on their smart phones. The system and convenient location within the community should minimize typical bureaucratic problems associated with large healthcare systems. The quality of services and the patient experiences will meet the needs of 21st Century customers.

D3 PAD Innovation Campus Key Research Areas:

1. Sports Medicine
2. Advanced Orthopedic Surgical Solutions
3. Accessible MRI Devices
4. Mobile Imaging and Testing Units
5. AI Bio-Medical Imaging Acquisition Diagnostic and Delivery System
6. DNA Research
7. Cloud-Based Delivery Systems
8. Data Management and Storage Solutions
9. Quantum Computing Integration
10. Bio-Metric Security Systems
11. Picture Archiving Communication Systems (PACS)
12. Advanced Robotic Surgery Solutions and Training
13. Personalized Pharmaceutical Medicines through 3D Printing
14. Brain and Spine Injuries
15. Early Detection of Dementia

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16. Regenerative Medicine
17. Cardiovascular Disease
18. Diabetes Detection and Treatments
19. Mini-Proton Cancer Treatment Solutions
20. In-Home Healthcare and IoT Integrated Solutions
21. Remote Patient Monitoring Solutions
22. Nutraceutical and Pharmaceutical Delivery Tracking Systems (Traceability)
23. Virtual Film Production
24. Smart Personalized Medical App
25. Digital Immunization Standardized Records
26. 3D Imaging Diagnostic Systems
27. Personalized Travel Medical Records

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Sports and Science Academy of Virtue at Copper Sky Park

This year alone, mankind will generate more unique information than it has generated in the last 5,000 years. World information and communication technology is evolving at an unprecedented rate. The 4th Industrial Revolution is pressuring almost every industry to change current practices and adapt to today's consumer demands.

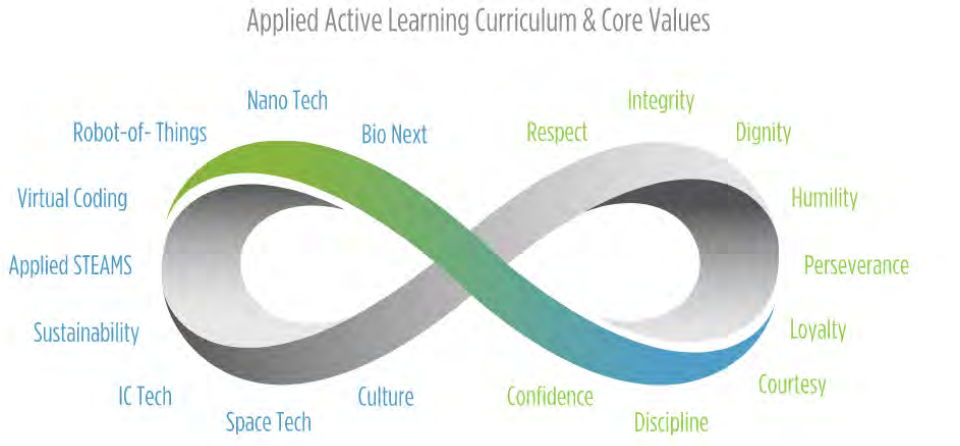
The global educational industry response to this growth is failing with no concrete solution in sight. Current educational systems are based on 19th century curricula, with 20th century teaching methods, that are not aligned with how today's students are "wired" to learn.

- In the near future, 60% of current jobs will be replaced by technology-based jobs.
- Traditional family values are declining.
- Family interactions are increasingly infrequent.

It is essential that we teach our students tomorrow's education today. The Sports and Science Academy of Virtue at Copper Sky Park will be employing the international award-winning Applied Active Learning Curricula in addition to elite sports programs. The Academy will elevate today's education programs and future career path opportunities.

The Academy will also instill excitement and passion for education by rewarding student accomplishments that are guided by a "finish what you start" philosophy.
Most importantly, a student's progress is measured by individual effort, dedication, perseverance, creativity, contribution and demonstrated proficiency.

The Sports and Science Academy of Virtue will offer unique and diverse academic curricula integrated with athletic programs to offer a balanced education for 21st Century students. The Academy's commitment is to support the improvement of the full potential of individuals to become not only elite athletes but also true role models by building self-confident individuals with leadership virtues that are valued and appreciated by society.



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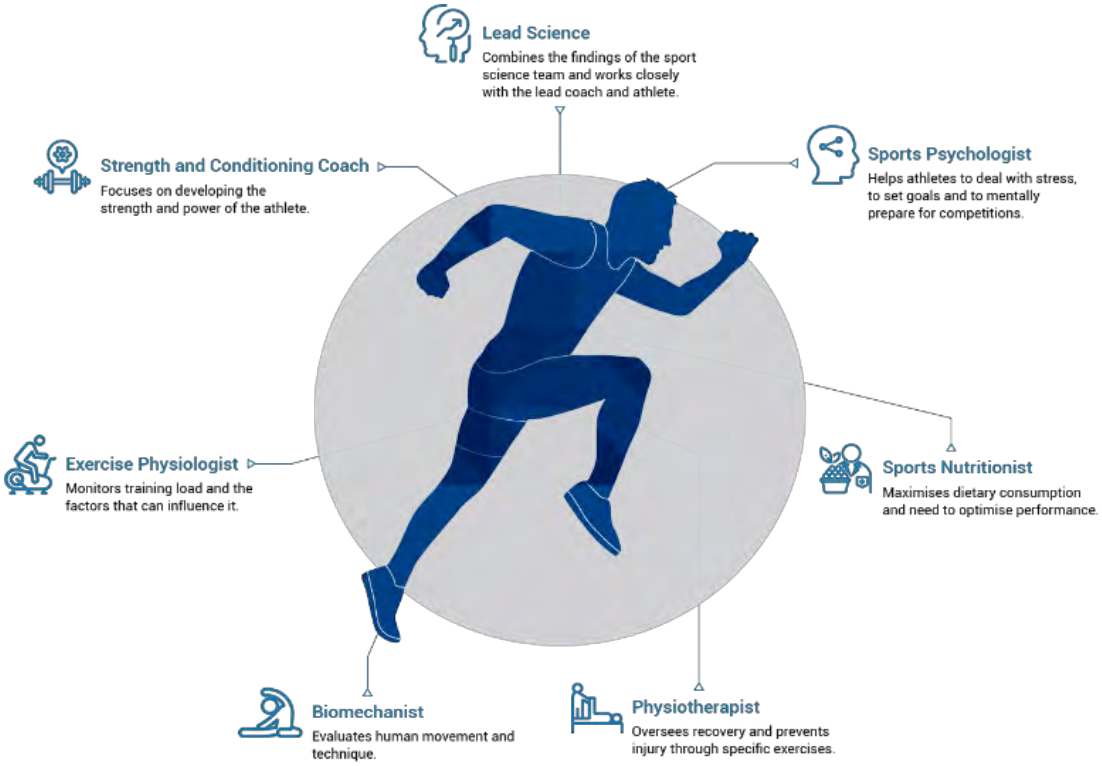
The Academy's Sports Facilities and Athletic Programs

The Sports and Science Academy of Virtue at Copper Sky Park is an elite, high-performance sports training institution and boarding school that caters to the needs of student athletes and professional athletes, who are determined to increase their skill levels in their individual sports. Programs include physical skills, mental toughness and most importantly, installing a positive attitude and will power integrated with body and mind wellness, self-respect, leadership, character building and to help athletes achieve their goals.

The Academy will be comprised of a group of international experts who will carry out applied research to develop new and innovative methods for high-performance enhancement and training in the following areas:

- Sports Psychology
- Strength and Conditioning
- Sports Biomechanics
- Talent Identification
- Sports Physiology
- Sports Biochemistry
- Research and Quality Assurance
- Sports Nutrition
- Mentorship and Motivation



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The Academy will also host conferences on important topics within the field of sports science and share innovative resources that will positively impact athletic programs around the world.

Today's coaches and players rely on relevant data and information to enable athletes to reach their full potential. The acquisition of data and the utilization of information has revolutionized the world of sports. The Academy's high-performance sports training facilities will be integrated with cutting-edge technologies and advanced equipment necessary to generate relevant information required to support and enhance our athletes' performances.

The Academy will use a holistic approach to fully support athletes in their searches for perfection by integrating all the psychological, physical and physiological variables that strengthen athletic performance.

The focus of each sports department will have the same three-tiered approach:

- Identify athletes will and desire
- Develop individual potential
- Provide personalized training methods based on science and research

The Sports and Science Academy of Virtue at Copper Sky Park will become a prime destination for aspiring young and experienced athletes who are seeking to reach their greatest potential, as well as for recreational athletes who want to intensify their fitness or increase their skill level. The Academy's goal is to be a preferred facility for all individuals who share a common passion for growth, success and total athletic development to achieve personal victory.

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The Academy will provide the following services:

- Boarding School for Sports and Science Academy
- Training Programs for Professional Athletes
- Sports Camps
- Sports Clinics
- Sports Leagues for Youth and Adults
- Tournaments
- Online Coaching
- Team Training and Corporate Retreats
- Physical Therapy, Rehabilitation and Recovery Center

The Academy will provide the following sports programs in its initial phase:

- Track and Field
- Soccer
- Baseball and Softball
- Basketball and Volleyball
- Football
- Golf
- Lacrosse
- Tennis
- Tae Kwon Do
- Wrestling
- Swimming

In the United States the IMG Academy in Florida currently has 1,300 students, in grades 6-12. 95% of the students will receive athletic scholarships to attend universities. Annually over 5,000 students will apply for admission and approximately 12% are accepted. There is a high demand for an elite sports academy located on the West Coast.

IMG Academy in Florida

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Aspire Sports Academy in Qatar

While the Academy offers elite sports programs, most importantly we will work individually with students on best effort-based improvement, to gain self-confidence by instilling their positive attitude, dedication to duty, discipline and perseverance. The Academy's athletes will have passion and excitement on their long journey to accomplish their goals.

Sports and Science Academy at Copper Sky Park

Strength comes from health,
Speed comes from effort,
Will power comes from faith,
Technique comes from practice,
Composure comes from experience,
Progress comes from new methodology.

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Sports and Science Academy of Virtue Facilities

The Facility will include the following:

- Student Residence Hall
- Coach and Staff Housing
- Welcome Center
- Team Locker Rooms
- Visitor Locker Rooms
- Conference Rooms
- Team Meeting Rooms
- Video Rooms
- Cafeteria
- Classrooms
- Science Laboratories
- Maker's Shop
- Athletic Lounge
- Wellness Spa with Meditation Rooms
- Physical Therapy
- High-Performance Training Facility
- Fitness Center

The Academy's Training Methodology

Physical Conditioning – In most sports, endurance and speed are the foundation, reaching top physical condition is one of the keys to athletic success. Our experts in the physical conditioning program will design a program personalized for each student's sports requirements and will allow each athlete to reach the pinnacle of his or her physical conditioning in a chosen sport.

- Speed, agility and movement
- Endurance conditioning
- Strength and power
- Flexibility, balance and core
- Mental composure

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Sports Science - Includes athlete development pathways, periodization, performance analytics, recovery, performance and technology innovation.

Nutrition - Our nutrition experts at the Academy understand that nutrition is the fuel for the athlete's body. Nutrition must support the high demands of the athletic performance as well as a high–level and demanding lifestyle. Our goal is to both educate our athletes as well as train them to understand the importance of the right nutrition during training, competing, at home resting or while traveling.

- Optimal everyday nutrition
- Athlete eating plans
- Nutrient intake and timing
- Hydration strategies
- Dietary supplements
- Body composition and framework
- Body weight issues

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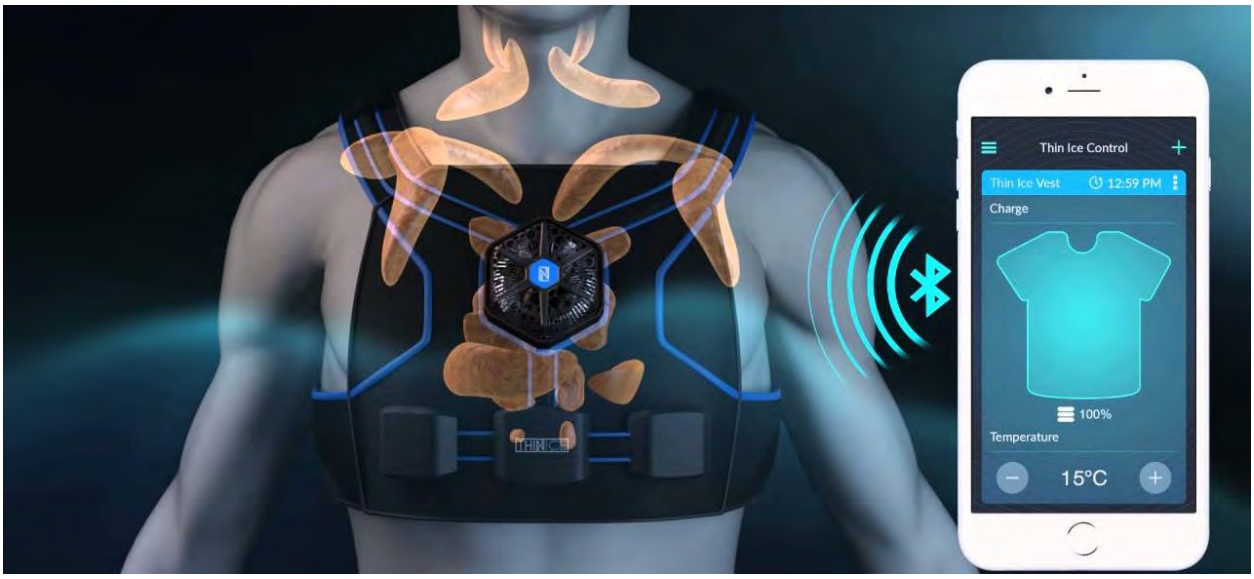
Sports Medicine - Includes injury prevention, evaluation and assessment, injury management, mental and physical rehabilitation and return to play management.



Personalized Training - At the Sports and Science Academy our athletes will receive personalized, science-based training tailored to their needs in order to reach their athletic goals.

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Cognitive Training - Attention span, muscle memory, vision training, reaction time, decision making, ethics and values.

Mental Training and Mental Conditioning - Coaches and athletes are becoming increasingly aware of the importance of mental training and conditioning in the development of a successful athlete. Mental training guides athletes to develop high-performance mindsets which helps them build self-confidence, focus, determination and to compete at their highest levels possible physically and mentally.

Mental conditioning includes mental toughness, awareness, energy management, thought management, teamwork, concentration, control, composure, consistency, confidence and will power.

Conclusion

It is often said that true business breakthroughs are unprecedented combinations of what has come before. The Sports and Science Academy of Virtue at Copper Sky Park is doing just that. The remarkable combination of advanced training facilities, education, training programs and medical services will be a exceptional opportunity that will put Maricopa, Arizona on the map as an elite location for athletes and their success.

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6.4 ALTA Survey and Legal Description for Medical Campus

ALTA / NSPS LAND TITLE SURVEY

DISTRICT 3 AT COPPER SKY
PHASE 1A - MEDICAL CAMPUS
LYING IN THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE
GILA & SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

SCHEDULE B, PART II - EXCEPTIONS ("1A NORTH")

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I–REQUIREMENTS ARE MET.

2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.

4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.

5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.

7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS.

8. TAXES FOR THE FULL YEAR OF 2022.
(THE FIRST HALF IS DUE OCTOBER 1, 2022 AND IS DELINQUENT NOVEMBER 1, 2022. THE SECOND HALF IS DUE MARCH 1, 2023 AND IS DELINQUENT MAY 1, 2023 .)

9. ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR(S) 2022.

10. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CENTRAL ARIZONA WATER CONSERVATION DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)

11. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN MARICOPA/STANFIELD IRRIGATION AND DRAINAGE DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)

12. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)

13. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.

14. CERTIFICATION BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, RECORDED AS DOCKET 375, PAGE 572, PURPORTING TO ESTABLISH A COUNTY ROADWAY.

THEREAFTER, RESOLUTION OF ABANDONMENT BY THE PINAL COUNTY BOARD OF SUPERVISORS RECORDED IN DOCKET 1798, PAGE 317.

15. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF UNDERSTANDING AND AGREEMENT" RECORDED AS DOCKET 1234, PAGE 450.

16. ALL MATTERS AS SET FORTH IN RESULTS OF SURVEY, RECORDED AS BOOK 1 OF SURVEYS, PAGE 174.

17. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED JUNE 29, 1989 AS DOCKET 1615, PAGE 564 AND THEREAFTER, FIRST MODIFICATION TO AGREEMENT WITH MARICOPA–STANFIELD IRRIGATION AND DRAINAGE DISTRICT RECORDED IN DOCKET 1984, PAGE 252.

18. AN EASEMENT FOR ROADWAY AND WATERWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 1999– 014775 OF OFFICIAL RECORDS.

19. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED JUNE 06, 2001 AS 2001–025268 OF OFFICIAL RECORDS.

20. ALL MATTERS AS SET FORTH IN DUNN RANCH SURVEY, RECORDED AS BOOK 12 OF SURVEYS, PAGE 120.

21. ALL MATTERS AS SET FORTH IN MAP OF DEDICATION, RECORDED AS 2014–053174 AND THEREAFTER, CERTIFICATE OF CORRECTION RECORDED AS 2015–069985 OF OFFICIAL RECORDS.

22. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DRIVEWAY AND CROSS ACCESS EASEMENT AGREEMENT" RECORDED JUNE 19, 2013 AS 2013–050984 OF OFFICIAL RECORDS.

23. ALL MATTERS AS SET FORTH IN RECORD OF SURVEY, RECORDED AS FEE NO. 2020–010705.

24. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED FEBRUARY 25, 2020 AS 2020–016962 OF OFFICIAL RECORDS; FIRST AMENDMENT RECORDED AS 2020– 127373 OF OFFICIAL RECORDS AND RE–RECORDED AS 2020–133575 OF OFFICIAL RECORDS AND SECOND AMENDMENT RECORDED AS 2021–059050 OF OFFICIAL RECORDS.

25. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF COPPER SKY COMMERCIAL PARK, AS RECORDED IN PLAT AS FEE NO. 2021–012378, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

26. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY ON , DESIGNATED JOB NUMBER:

27. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.

NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.

28. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

LEGAL DESCRIPTION

SEE SHEET 2

SCHEDULE B, PART II - EXCEPTIONS ("1A SOUTH")

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I–REQUIREMENTS ARE MET.

2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.

4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.

5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.

7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS.

8. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

9. TAXES FOR THE FULL YEAR OF 2022, A LIEN NOT YET DUE AND PAYABLE.
(THE FIRST HALF IS DUE OCTOBER 1, 2022 AND IS DELINQUENT NOVEMBER 1, 2022. THE SECOND HALF IS DUE MARCH 1, 2023 AND IS DELINQUENT MAY 1, 2023.)

10. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CENTRAL ARIZONA WATER CONSERVATION DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)

11. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN MARICOPA/STANFIELD IRRIGATION AND DRAINAGE DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)

12. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)

13. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.

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THEREAFTER, RESOLUTION OF ABANDONMENT BY THE PINAL COUNTY BOARD OF SUPERVISORS RECORDED IN DOCKET 1798, PAGE 317.

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20. ALL MATTERS AS SET FORTH IN DUNN RANCH SURVEY, RECORDED AS BOOK 12 OF SURVEYS, PAGE 120.

21. ALL MATTERS AS SET FORTH IN MAP OF DEDICATION, RECORDED AS 2014–053174 AND THEREAFTER, CERTIFICATE OF CORRECTION RECORDED AS 2015–069985 OF OFFICIAL RECORDS.

22. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DRIVEWAY AND CROSS ACCESS EASEMENT AGREEMENT" RECORDED JUNE 19, 2013 AS 2013–050984 OF OFFICIAL RECORDS.

23. ALL MATTERS AS SET FORTH IN RECORD OF SURVEY, RECORDED AS FEE NO. 2020–010705 OF RECORD OF SURVEYS.

24. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED FEBRUARY 25, 2020 AS 2020–016962 OF OFFICIAL RECORDS; FIRST AMENDMENT RECORDED AS 2020– 127373 OF OFFICIAL RECORDS AND RE–RECORDED AS 2020–133575 OF OFFICIAL RECORDS AND SECOND AMENDMENT RECORDED AS 2021–059050 OF OFFICIAL RECORDS.

25. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY ON , DESIGNATED JOB NUMBER :

26. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.

NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.

27. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

SURVEYOR'S REPORT ("1A NORTH")

SEE SHEET 2

SURVEYOR'S REPORT ("1A SOUTH")

SEE SHEET 2

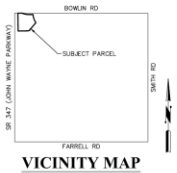
CERTIFICATION

TO: SG3 LTD. LLC INC., COPPER SKY HOTEL AND RESIDENTIAL GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND/OR ITS ASSIGNEE, S3 BIOTECH, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, CITY OF MARICOPA, A MUNICIPAL CORPORATION, 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, 3, 4, 7(A), 7(B)1, 8, 9, 13 & 16 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 7, 2021.

DATE OF PLAT OR MAP: JANUARY 28, 2022

TROY A. RAY, RLS #33868



VICINITY MAP

SECTION 34, T4S, R3E (NTS)

PREPARED BY

RITOCH–POWELL & ASSOCIATES
1001 NORTH CENTRAL AVENUE
SUITE 500
PHOENIX, ARIZONA 85004–1945
PHONE: 602.263.1177
CONTACT: TROY A. RAY, RLS
SURVEY PROJECT MANAGER

PREPARED FOR

SG3 LTD. LLC INC.
SCOTTSDALE, AZ 85251
PHONE: 602–803–4147
CONTACT: BRITTON LEE

OWNER, SITE INFORMATION & AREA

CITY OF MARICOPA

APN 510–12–014D & 510–12–014E
(PORTIONS THEREOF)

INSTRUMENT NUMBER 2013–050985 &
2019–054720, PCR (PORTIONS THEREOF)

ADDRESSES UNKNOWN

AREA = 406,266 SQ. FT. (9.3266 ACRES)

SURVEY JOB NUMBER: 221150

RPA RITOCH-POWELL & Associates
602-263-1177
www.rpaeng.com

NO.	BY	DATE	REVISION	APPR.	DATE

DESIGNED: TAR	DRAWN: JJB	CHECKED: TAR	DWG. NO.	SHEET NO.	TOTAL SHEETS
DATE: 01/28/22	DATE: 01/28/22	DATE: 01/28/22	ALTA	1 OF 3	

ALTA / NSPS LAND TITLE SURVEY

DISTRICT 3 AT COPPER SKY
PHASE 1A - MEDICAL CAMPUS

FLOODPLAIN

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04021C0741F DATED JUNE 16, 2014 AND LETTER OF MAP REVISION CASE NO. 21-09-0638P DATED MARCH 16, 2021, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (UNSHADED), ZONE X (OTHER AREAS OF FLOOD HAZARD), AND ZONE AE (SPECIAL FLOOD HAZARD AREAS).

ZONE X (UNSHADED) IS DESCRIBED AS: "AREA OF MINIMAL FLOOD HAZARD."

ZONE X (OTHER AREAS OF FLOOD HAZARD) IS DESCRIBED AS: "AREA WITH REDUCED FLOOD RISK DUE TO LEVEE. SEE NOTES."

ZONE AE (SPECIAL FLOOD HAZARD AREAS) IS DESCRIBED AS: "WITH BFE OR DEPTH."

RESEARCH NOTES

1. A TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY WAS PROVIDED TO THE SURVEYOR FOR THIS PROJECT.
2. BOUNDARY INFORMATION COLLECTED/CALCULATED FROM RECORDED DEEDS, PLATS AND FOUND MONUMENTS.
3. THE LEGAL DESCRIPTION FOR THE BOUNDARY OF THIS SURVEY IS LOCATED ON THIS SHEET.
4. THE FOLLOWING DOCUMENTS BELOW WERE ACQUIRED BY RITOCH-POWELL & ASSOCIATES AND HAVE BEEN USED TO SUPPORT THE BOUNDARY INFORMATION SHOWN ON THIS SURVEY:
   FEE NO. 2004-049021 – FINAL PLAT FOR "DESERT CEDARS"
   FEE NO. 2005-025359 – FINAL PLAT FOR "PALO BREA"
   FEE NO. 2013-059085 – SPECIAL WARRANTY DEED
   FEE NO. 2019-054720 – SPECIAL WARRANTY DEED
   FEE NO. 2020-010705 – RECORD OF SURVEY
   FEE NO. 2021-012378 – MASTER PLAT OF COPPER SKY COMMERCIAL PARK, PARCEL 1 THROUGH 3
   FEE NO. 2018-093161 – RECORD OF SURVEY
5. ANY EXISTING ABOVE GROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON FIELD OBSERVATIONS AND MEASUREMENTS OBTAINED ON NOVEMBER 2, 2021.
6. PHYSICAL CONDITIONS OF THE PARCEL SHOWN ARE AS OF NOVEMBER 2, 2021, AND DO NOT REFLECT CHANGES, IF ANY, BEYOND SAID DATE.
7. THERE ARE VISIBLE UTILITIES ON THE PARCEL. SEE SHEET 3.
8. SURFACE OF THE SITE APPEARS TO CONSIST OF GRAVEL, DIRT, GRASS/WEEDS, OTHER VEGETATION, AND SIDEWALKS.
9. SITE WAS NOT UNDER CONSTRUCTION ON NOVEMBER 2, 2021.
10. THERE ARE NO PARKING SPACES DELINEATED ON THE SUBJECT PARCEL.
11. THERE ARE NO BUILDINGS ON THE SUBJECT PARCEL.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS CALCULATED BEING S0°06'46"E FOR THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF MARICOPA, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34 (CALCULATED) FROM WHICH POINT THE WEST QUARTER CORNER THEREOF (CALCULATED) BEARS S0°06'46"E A DISTANCE OF 2631.68 FEET;

THENCE S89°54'44"E, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 128.84 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF JOHN WAYNE PARKWAY (SR 347) BEING THE POINT OF BEGINNING;

THENCE S89°54'44"E, CONTINUING ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 169.71 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BOWLIN ROAD BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH POINT THE RADIUS POINT BEARS S22°47'46";

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) 13.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 445.00 FEET, A CENTRAL ANGLE OF 1°42'59" AND A CHORD BEARING S66°20'44"E TO A POINT OF REVERSE CURVATURE;

2) 236.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 555.00 FEET, A CENTRAL ANGLE OF 24°25'30" AND A CHORD BEARING S77°41'59"E;

3) S89°54'44"E A DISTANCE OF 187.05 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF GREYTHORN DRIVE AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH POINT THE RADIUS POINT BEARS N83°11'41"E;

THENCE 346.12 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID WEST RIGHT-OF-WAY LINE, HAVING A RADIUS OF 790.00 FEET, A CENTRAL ANGLE OF 25°06'10" AND A CHORD BEARING S19°21'24"E;

THENCE S40°10'10"W A DISTANCE OF 310.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH POINT THE RADIUS POINT BEARS N49°35'34"W;

THENCE 53.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 17°32'32" AND A CHORD BEARING S48°10'42"W;

THENCE S0°40'30"E A DISTANCE OF 29.75 FEET TO THE BEGINNING OF A NON-TANGET CURVE TO THE RIGHT FROM WHICH POINT THE RADIUS POINT BEARS N27°36'32W;

THENCE 94.33 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 27°01'27"AND A CHORD BEARING S75°54'12"W;

THENCE S89°24'55"W A DISTANCE OF 372.77 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF JOHN WAYNE PARKWAY (SR 347);

THENCE N0°40'56"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 708.50 FEET TO THE POINT OF BEGINNING.

LEGEND

IN.	INCHES (DIAMETER)
RLS	REGISTERED LAND SURVEYOR
(M)	MEASURED
(C)	CALCULATED
(R#)	RECORD NUMBER
APN	ASSESSOR'S PARCEL NUMBER
MCR	MARICOPA COUNTY RECORDER
INST. NO.	INSTRUMENT NUMBER
R/W	RIGHT-OF-WAY
[XXXX]	UTILIZED BEARINGS AND DISTANCES
LOT 1	LOT INSIDE BOUNDARY OF SURVEY
LOT 2	LOT OUTSIDE BOUNDARY OF SURVEY
MCMWCD1	MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISRICT NUMBER ONE
	"LAND HOOK" – SAME OWNERSHIP
SW	SIDEWALK
TW	TRAVELED WAY
GR.	GRAVEL
CONC	CONCRETE
	TRUNCATED DOME SURFACE AT SIDEWALK RAMPS
	SIGN
	BOLLARD OR POST
OHE	OVERHEAD ELECTRIC LINE
	ELECTRIC TRANSFORMER
	ELECTRIC JUNCTION BOX
	ELECTRIC VAULT
	ELECTRIC CABINET
	ELECTRIC METER
	ELECTRIC PULL BOX
	ELECTRIC STUB OUT
	ELECTRIC MANHOLE
	UTILITY POLE
	GUY ANCHOR
	LIGHT POLE W/ARM
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL WITH ARM
	GAS VALVE
	GAS MARKER
	WATER METER
	WATER VALVE
	FIRE HYDRANT
BP	WATER BACKFLOW PREVENTER
ARV	AIR RELEASE VALVE
	WATER MANHOLE
	IRRIGATION CONTROL VALVE
	IRRIGATION MANHOLE
CIL	CURB INLET
	GRATE
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	CABLE TV PULL BOX
	CABLE TV PEDESTAL
	TELEPHONE MANHOLE
	FIBER OPTIC MARKER
	STUB OUT (UNKNOWN TYPE)
	TRAFFIC CHANNELIZATION MARKINGS
	FENCE AS NOTED
	LANDSCAPE BOULDER(S)

SURVEYOR'S REPORT ("1A NORTH")

THE FOLLOWING ITEMS FROM THE PROVIDED TITLE COMMITMENT ARE LOCATED ON THE SUBJECT PARCEL AS DEFINED BELOW UNLESS SPECIFIED OTHERWISE:

ITEM NOS. 1–13 – NOT PLOTTABLE
ITEM NO. 14 – NOT SHOWN (ABANDONED)
ITEM NO. 15 – NOT PLOTTABLE
ITEM NO. 16 – NOT PLOTTABLE
ITEM NO. 17 – NOT PLOTTABLE
ITEM NO. 18 – DOES NOT LIE WITHIN SUBJECT PARCEL
ITEM NO. 19 – NOT PLOTTABLE
ITEM NO. 20 – NOT PLOTTABLE
ITEM NO. 21 – SHOWN – SEE SHEET 3
ITEM NO. 22 – SHOWN – SEE SHEET 3
ITEM NO. 23 – NOT PLOTTABLE
ITEM NO. 24 – NOT PLOTTABLE
ITEM NO. 25 – NOT PLOTTABLE
ITEM NOS. 26–28 – NOT PLOTTABLE

SURVEYOR'S REPORT ("1A SOUTH")

THE FOLLOWING ITEMS FROM THE PROVIDED TITLE COMMITMENT ARE LOCATED ON THE SUBJECT PARCEL AS DEFINED BELOW UNLESS SPECIFIED OTHERWISE:

ITEM NOS. 1–13 – NOT PLOTTABLE
ITEM NO. 14 – NOT SHOWN (ABANDONED)
ITEM NO. 15 – NOT PLOTTABLE
ITEM NO. 16 – NOT PLOTTABLE
ITEM NO. 17 – NOT PLOTTABLE
ITEM NO. 18 – DOES NOT LIE WITHIN SUBJECT PARCEL
ITEM NO. 19 – NOT PLOTTABLE
ITEM NO. 20 – NOT PLOTTABLE
ITEM NO. 21 – SHOWN – SEE SHEET 3
ITEM NO. 22 – SHOWN – SEE SHEET 3
ITEM NO. 23 – NOT PLOTTABLE
ITEM NO. 24 – NOT PLOTTABLE
ITEM NOS. 25–27 – NOT PLOTTABLE

GENERAL NOTES

THE PREMISES SURVEYED HAVE NO KNOWN DISCREPANCIES, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN.

THIS IS AN ABOVE GROUND SURVEY. THE UNDERGROUND UTILITIES, IF ANY, ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES, NOT SHOWN ON THIS DRAWING.

BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.

THIS SURVEY IS BASED IN PART ON INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY
ISSUING OFFICE FILE NUMBER: 600207213 & 600204106
DATE: JANUARY 11, 2022

SURVEY JOB NUMBER: 221150

RITOCH-POWELL & Associates
602-263-1177
www.rpaeng.com

NO.	BY	DATE	REVISION	APPR.	DATE
-					
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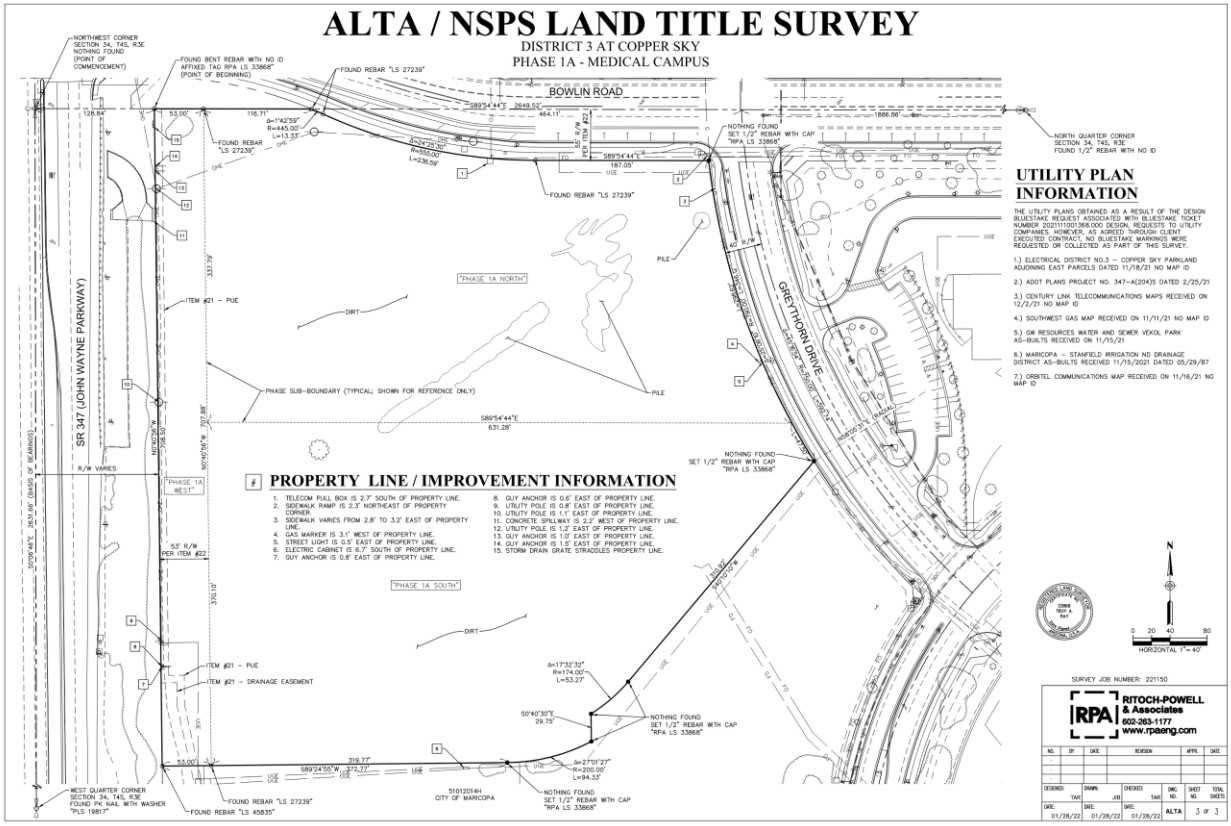
DESIGNED:	DRAWN:	CHECKED:	DWG. NO.	SHEET NO.	TOTAL SHEETS
TAR	JED	TAR	ALTA	2 OF	3
DATE: 01/28/22	DATE: 01/28/22	DATE: 01/28/22			


ALTA / NSPS LAND TITLE SURVEY
DISTRICT 3 AT COPPER SKY
PHASE 1A - MEDICAL CAMPUS
BOWLIN ROAD
SR 347 (JOHN WAYNE PARKWAY)
GREYHORN DRIVE
PROPERTY LINE / IMPROVEMENT INFORMATION
1. TELECOM PULL BOX IS 2.7' SOUTH OF PROPERTY LINE.
2. SIDEWALK RAMP IS 2.3' NORTHEAST OF PROPERTY CORNER.
3. SIDEWALK VARIES FROM 2.8' TO 3.2' EAST OF PROPERTY LINE.
4. GAS MARKER IS 3.1' WEST OF PROPERTY LINE.
5. STREET LIGHT IS 0.5' EAST OF PROPERTY LINE.
6. ELECTRIC CABINET IS 6.7' SOUTH OF PROPERTY LINE.
7. GUY ANCHOR IS 0.8' EAST OF PROPERTY LINE.
8. GUY ANCHOR IS 0.6' EAST OF PROPERTY LINE.
9. UTILITY POLE IS 0.8' EAST OF PROPERTY LINE.
10. UTILITY POLE IS 1.1' EAST OF PROPERTY LINE.
11. CONCRETE SPILLWAY IS 2.2' WEST OF PROPERTY LINE.
12. UTILITY POLE IS 1.2' EAST OF PROPERTY LINE.
13. GUY ANCHOR IS 1.0' EAST OF PROPERTY LINE.
14. GUY ANCHOR IS 1.5' EAST OF PROPERTY LINE.
15. STORM DRAIN GRATE STRADDLES PROPERTY LINE.
UTILITY PLAN INFORMATION
THE UTILITY PLANS OBTAINED AS A RESULT OF THE DESIGN BLUESTAKE REQUEST ASSOCIATED WITH BLUESTAKE TICKET NUMBER 20211110013608.000 DESIGN, REQUESTS TO UTILITY COMPANIES. HOWEVER, AS AGREED THROUGH CLIENT EXECUTED CONTRACT, NO BLUESTAKE MARKINGS WERE REQUESTED OR COLLECTED AS PART OF THIS SURVEY.
1.) ELECTRICAL DISTRICT NO.3 – COPPER SKY PARKLAND ADJOINING EAST PARCELS DATED 11/18/21 NO MAP ID
2.) ADOT PLANS PROJECT NO. 347-A(204)S DATED 2/25/21
3.) CENTURY LINK TELECOMMUNICATIONS MAPS RECEIVED ON 12/2/21 NO MAP ID
4.) SOUTHWEST GAS MAP RECEIVED ON 11/11/21 NO MAP ID
5.) GW RESOURCES WATER AND SEWER VEKOL PARK AS-BUILTS RECEIVED ON 11/15/21
6.) MARICOPA – STANFIELD IRRIGATION ND DRAINAGE DISTRICT AS-BUILTS RECEIVED 11/15/2021 DATED 05/29/87
7.) ORBITEL COMMUNICATIONS MAP RECEIVED ON 11/16/21 NO MAP ID
HORIZONTAL 1"=40'
SURVEY JOB NUMBER: 221150
RITOCH-POWELL & Associates
602-263-1177
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3 OF 3

6.5 ALTA Survey and Legal Description for Innovation Campus

ALTA / NSPS LAND TITLE SURVEY

DISTRICT 3 AT COPPER SKY
PHASE 1B - INNOVATION CAMPUS
LYING IN THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE
GILA & SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

GENERAL NOTES

THE PREMISES SURVEYED HAVE NO KNOWN DISCREPANCIES, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN.

THIS IS AN ABOVE GROUND SURVEY. THE UNDERGROUND UTILITIES, IF ANY, ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES, NOT SHOWN ON THIS DRAWING.

BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.

THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY
ISSUING OFFICE FILE NUMBER: 600207203
DATE: JANUARY 11, 2022

SCHEDULE B, PART II - EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.

2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.

4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.

5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.

7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS.

8. TAXES FOR THE FULL YEAR OF 2022.
(THE FIRST HALF IS DUE OCTOBER 1, 2022 AND IS DELINQUENT NOVEMBER 1, 2022. THE SECOND HALF IS DUE MARCH 1, 2023 AND IS DELINQUENT MAY 1, 2023 .)

9. ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR(S) 2021.

10. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN MARICOPA-STANFIELD IRRIGATION AND DRAINAGE DISTRICT.

11. PERMIT FOR LAYING NATURAL GAS LINES ISSUED BY PINAL COUNTY, ARIZONA TO NATURAL GAS SERVICE COMPANY RECORDED IN DOCKET 165, PAGE 107.

12. ALL MATTERS AS SET FORTH IN NOTICE OF EXERCISE OF RESERVED RIGHT-OF-WAY BY THE UNITED STATES OF AMERICA, RECORDED AS DOCKET 1480, PAGE 472.

13. AN EASEMENT FOR ELECTRIC LINES AND APPURTENANT FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 1753, PAGE 483.

14. AN EASEMENT FOR TELECOMMUNICATION FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 1768, PAGE 856.

15. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "ROADWAY AND WATERWAY EASEMENT AGREEMENT" RECORDED APRIL 01, 1999 AS 99-014775 OF OFFICIAL RECORDS.

16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "INFRASTRUCTURE COORDINATION AGREEMENT" RECORDED MAY 19, 2004 AS 2004-036885 OF OFFICIAL RECORDS.

17. ALL MATTERS AS SET FORTH IN DUNN RANCH SURVEY, RECORDED AS BOOK 12 OF SURVEYS, PAGE 120.

18. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED SEPTEMBER 26, 2006 AS 2006-134321 OF OFFICIAL RECORDS.

THEREAFTER, PARTIAL TERMINATION AND PARTIAL RELEASE OF EASEMENT RECORDED MAY 16, 2019 AS 2019- 038033 OF OFFICIAL RECORDS.

THEREAFTER, PARTIAL ABANDONMENT OF EASEMENT AGREEMENT RECORDED MAY 13, 2020 AS 2020-044823 OF OFFICIAL RECORDS.

19. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED SEPTEMBER 26, 2006 AS 2006-134322 OF OFFICIAL RECORDS.

20. ALL MATTERS AS SET FORTH IN MEMORANDUM OF OPTION AND LAND LEASE AGREEMENT, RECORDED APRIL 10, 2012 AS 2012-029323 OF OFFICIAL RECORDS.

21. AN UNRECORDED LEASE DATED MARCH 08, 2012, EXECUTED BY CITY OF MARICOPA, A MUNICIPAL CORPORATION AS LESSOR AND VERIZON WIRELESS (VAW) LLC, A DELAWARE LIMITED LIABILITY COMPANY, D/B/A VERIZON WIRELESS AS LESSEE, AS DISCLOSED BY A(N) MEMORANDUM OF OPTION AND LAND LEASE AGREEMENT RECORDED APRIL 10, 2012 AS 2012-029323 OF OFFICIAL RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

SCHEDULE B, PART II - EXCEPTIONS (CONT.)

22. AN UNRECORDED LEASE DATED MARCH 08, 2012, EXECUTED BY CITY OF MARICOPA, A MUNICIPAL CORPORATION AS LESSOR AND VERIZON WIRELESS (VAW) LLC, A DELAWARE LIMITED LIABILITY COMPANY, D/B/A VERIZON WIRELESS AS LESSEE, AS DISCLOSED BY A(N) MEMORANDUM OF OPTION AND LAND LEASE AGREEMENT RECORDED APRIL 13, 2012 AS 2012-030383 OF OFFICIAL RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

23. ALL MATTERS AS SET FORTH IN MEMORANDUM OF OPTION AND LAND LEASE AGREEMENT, RECORDED APRIL 13, 2012 AS 2012-030383 OF OFFICIAL RECORDS.

24. ALL MATTERS AS SET FORTH IN MAP OF DEDICATION, RECORDED AS 2014-053174 OF OFFICIAL RECORDS AND CERTIFICATE OF CORRECTION RECORDED AS 2015-069685 OF OFFICIAL RECORDS.

25. ALL MATTERS AS SET FORTH IN MAP OF DEDICATION, RECORDED AS 2015-065507 OFFICIAL RECORDS.

26. TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED JANUARY 03, 2017, BY AND BETWEEN GILA RIVER CELLULAR GENERAL PARTNERSHIP, AN ARIZONA PARTNERSHIP D/B/A VERIZON WIRELESS AS LESSOR AND ATC SEQUOIA LLC, A DELAWARE LIMITED LIABILITY COMPANY AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JANUARY 26, 2017 AS 2017-005413 OF OFFICIAL RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

27. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "INTERGOVERNMENTAL AGREEMENT" RECORDED MARCH 08, 2016 AS 2016-013779 OF OFFICIAL RECORDS.

28. THE EFFECT OF RESOLUTIONS ADOPTING STATE ROUTE PLAN FOR THE STATE ROUTE 347 AND ANY AMENDMENTS THERETO FOR THE PURPOSE OF CONTROLLING ACCESS AND ACQUIRING LANDS IN ADVANCE FOR RIGHTS-OF-WAY, RECORDED IN 2016-023503 OF OFFICIAL RECORDS.

29. AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2016-023504 OF OFFICIAL RECORDS.

30. ALL MATTERS AS SET FORTH IN RECORD OF SURVEY LOT SPLIT MAP FOR COPPER SKY, RECORDED AS 2018-093161 OF OFFICIAL RECORDS AND AMENDED IN 2019-025093 OF OFFICIAL RECORDS.

31. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

SURVEYOR'S REPORT

THE FOLLOWING ITEMS FROM THE PROVIDED TITLE COMMITMENT ARE LOCATED ON THE SUBJECT PARCEL AS DEFINED BELOW UNLESS SPECIFIED OTHERWISE:

ITEM NOS. 1-10 - NOT PLOTTABLE
ITEM NO. 11 - DOES NOT LIE WITHIN SUBJECT PARCEL
ITEM NO. 12 - DOES NOT LIE WITHIN SUBJECT PARCEL
ITEM NO. 13 - DOES NOT LIE WITHIN SUBJECT PARCEL
ITEM NO. 14 - DOES NOT LIE WITHIN SUBJECT PARCEL
ITEM NO. 15 - DOES NOT LIE WITHIN SUBJECT PARCEL
ITEM NO. 16 - NOT PLOTTABLE
ITEM NO. 17 - DOES NOT LIE WITHIN SUBJECT PARCEL
ITEM NO. 18 - SHOWN - SEE SHEET 3
ITEM NO. 19 - SHOWN - SEE SHEET 3
ITEM NO. 20 - NOT PLOTTABLE
ITEM NO. 21 - NOT PLOTTABLE
ITEM NO. 22 - NOT PLOTTABLE
ITEM NO. 23 - NOT PLOTTABLE
ITEM NO. 24 - SHOWN - SEE SHEET 3
ITEM NO. 25 - NOT PLOTTABLE
ITEM NO. 26 - NOT PLOTTABLE
ITEM NO. 27 - NOT PLOTTABLE
ITEM NO. 28 - DOES NOT LIE WITHIN SUBJECT PARCEL
ITEM NO. 29 - DOES NOT LIE WITHIN SUBJECT PARCEL
ITEM NO. 30 - DOES NOT LIE WITHIN SUBJECT PARCEL
ITEM NO. 31 - NOT PLOTTABLE

NOTE

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED
BY: FIRST AMERICAN TITLE INSURANCE COMPANY
ISSUING OFFICE FILE NUMBER: 600207203
DATE: JANUARY 11, 2022

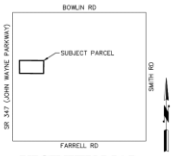
CERTIFICATION

TO: SG3 LTD. LLC INC., COPPER SKY INNOVATION GROUP, LLC AND/OR ITS ASSIGNEE, AN ARIZONA LIMITED LIABILITY COMPANY, CITY OF MARICOPA, A MUNICIPAL CORPORATION, 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, 3, 4, 7(a), 7(b)1, 8, 9, 13 & 16 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 7, 2021.

DATE OF PLAT OR MAP: JANUARY 28, 2022

TROY A. RAY, RLS #33868



VICINITY MAP

SECTION 34, T4S, R3E (NTS)

OWNER, SITE INFORMATION & AREA

CITY OF MARICOPA

APN 510-12-014M (PORTION THEREOF)

INSTRUMENT NUMBER 2010-061973, PCR (PORTION THEREOF)

44345 W MARTIN LUTHER KING JR BLVD
MARICOPA, AZ 85138

AREA = 523,006 SQ. FT. (12.0066 ACRES)

PREPARED BY

RITOCH-POWELL & ASSOCIATES
1001 NORTH CENTRAL AVENUE
SUITE 900
PHOENIX, ARIZONA 85004-1945
PHONE: 602.263.1177
CONTACT: TROY A. RAY, RLS
SURVEY PROJECT MANAGER

PREPARED FOR

SG3 LTD. LLC INC.
SCOTTSDALE, AZ 85251
PHONE: 602-803-4147
CONTACT: BRITTON LEE

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF MARICOPA, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34 (CALCULATED) FROM WHICH POINT THE CENTER QUARTER CORNER THEREOF (CALCULATED) BEARS S89°52'05"E A DISTANCE OF 2636.58 FEET;

THENCE S89°52'05"E, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 276.32 FEET;

THENCE ACROSS SAID NORTHWEST QUARTER THE REMAINING COURSES AND DISTANCES:

N0°07'55"E A DISTANCE OF 140.75 FEET TO THE INTERSECTION OF THE NORTH LINE (PROJECTED) OF THAT 25' WIDE SEWER AND RECLAIMED WATER EASEMENT RECORDED IN FEE 2006-134322, PINAL COUNTY RECORDS (PCR) WITH THE EAST LINE OF THAT 25' WATER LINE EASEMENT AS SHOWN ON THE MAP OF DEDICATION FOR THE MARICOPA AQUATIC CENTER AND REGIONAL PARK RECORDED IN FEE 2014-053174, PCR WITH SAID POINT BEING THE POINT OF BEGINNING;

N0°40'56"W, ALONG SAID EAST LINE OF THE WATER LINE EASEMENT, A DISTANCE OF 526.38' FEET TO THE INTERSECTION WITH A LINE 80.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 3 AS SHOWN ON THE AMENDED RECORD OF SURVEY LOT SPLIT MAP FOR COPPER SKY RECORDED IN FEE 2019-025093, PCR;

S89°58'59"E, ALONG SAID LINE 80.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 3, A DISTANCE OF 995.25 FEET TO A POINT ON AN EAST LINE OF SAID 25' WIDE SEWER AND RECLAIMED WATER EASEMENT;

S0°09'27"W, PARTIALLY ALONG SAID EAST LINE OF THE 25' WIDE SEWER AND RECLAIMED WATER EASEMENT, A DISTANCE OF 528.76' FEET;

N89°51'36"W, PARTIALLY ALONG SAID NORTH LINE OF THE 25' WIDE SEWER AND RECLAIMED WATER EASEMENT, A DISTANCE OF 987.53' FEET TO THE POINT OF BEGINNING.

SURVEY JOB NUMBER: 221150

RITOCH-POWELL & Associates
602-263-1177
www.rpseng.com

NO.	BY	DATE	REVISION	APPR.	DATE

DESIGNED:	DRAWN:	CHECKED:	DWG. NO.	SHEET NO.	TOTAL SHEETS
TAR	JED	TAR			
DATE: 01/28/22	DATE: 01/28/22	DATE: 01/28/22	ALTA	1 OF 3	

ALTA / NSPS LAND TITLE SURVEY

DISTRICT 3 AT COPPER SKY
PHASE 1B - INNOVATION CAMPUS

FLOODPLAIN

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04021C0741F DATED JUNE 16, 2014 AND LETTER OF MAP REVISION CASE NO. 21-09-0838P DATED MARCH 16, 2021, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (UNSHADED) AND ZONE AE (SPECIAL FLOOD HAZARD AREAS).

ZONE X (UNSHADED) IS DESCRIBED AS "AREA OF MINIMAL FLOOD HAZARD."

ZONE AE (SPECIAL FLOOD HAZARD AREAS) IS DESCRIBED AS "WITH BFE OR DEPTH."

RESEARCH NOTES

1. A TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY WAS PROVIDED TO THE SURVEYOR FOR THIS PROJECT.
2. BOUNDARY INFORMATION COLLECTED/CALCULATED FROM RECORDED DEEDS, PLATS AND FOUND MONUMENTS.
3. THE LEGAL DESCRIPTION FOR THE BOUNDARY OF THIS SURVEY IS LOCATED ON SHEET 1.
4. THE FOLLOWING DOCUMENTS BELOW WERE ACQUIRED BY RITOCH-POWELL & ASSOCIATES AND HAVE BEEN USED TO SUPPORT THE BOUNDARY INFORMATION SHOWN ON THIS SURVEY:

   FEE NO. 2004-649031 – FINAL PLAT FOR "DESERT CEDARS"
   FEE NO. 2005-685359 – FINAL PLAT FOR "PALO BREA"
   FEE NO. 2013-556085 – SPECIAL WARRANTY DEED
   FEE NO. 2019-654720 – SPECIAL WARRANTY DEED
   FEE NO. 2020-690705 – RECORD OF SURVEY
   FEE NO. 2021-012376 – MASTER PLAT OF COPPER SKY COMMERCIAL PARK, PARCEL 1 THROUGH 3.
   FEE NO. 2018-693161 – RECORD OF SURVEY
5. ANY EXISTING ABOVE GROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON FIELD OBSERVATIONS AND MEASUREMENTS OBTAINED ON NOVEMBER 2, 2021.
6. PHYSICAL CONDITIONS OF THE PARCEL SHOWN ARE AS OF NOVEMBER 2, 2021, AND DO NOT REFLECT CHANGES, IF ANY, BEYOND SAID DATE.
7. THERE ARE VISIBLE UTILITIES ON THE PARCEL. SEE SHEET 3.
8. SURFACE OF THE SITE APPEARS TO CONSIST OF GRAVEL, DIRT, GRASS/WEEDS, OTHER VEGETATION, SIDEWALKS, AND PARKING AREAS.
9. SITE WAS NOT UNDER CONSTRUCTION ON NOVEMBER 2, 2021.
10. 117 STANDARD PARKING SPACES AND 12 ADA PARKING SPACES ARE DELINEATED ON THE SUBJECT PARCEL.
11. THERE ARE NO BUILDINGS ON THE SUBJECT PARCEL.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIPTION IS CALCULATED BEING S89°52'05"E FOR THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA, MARICOPA COUNTY, ARIZONA.

LEGEND

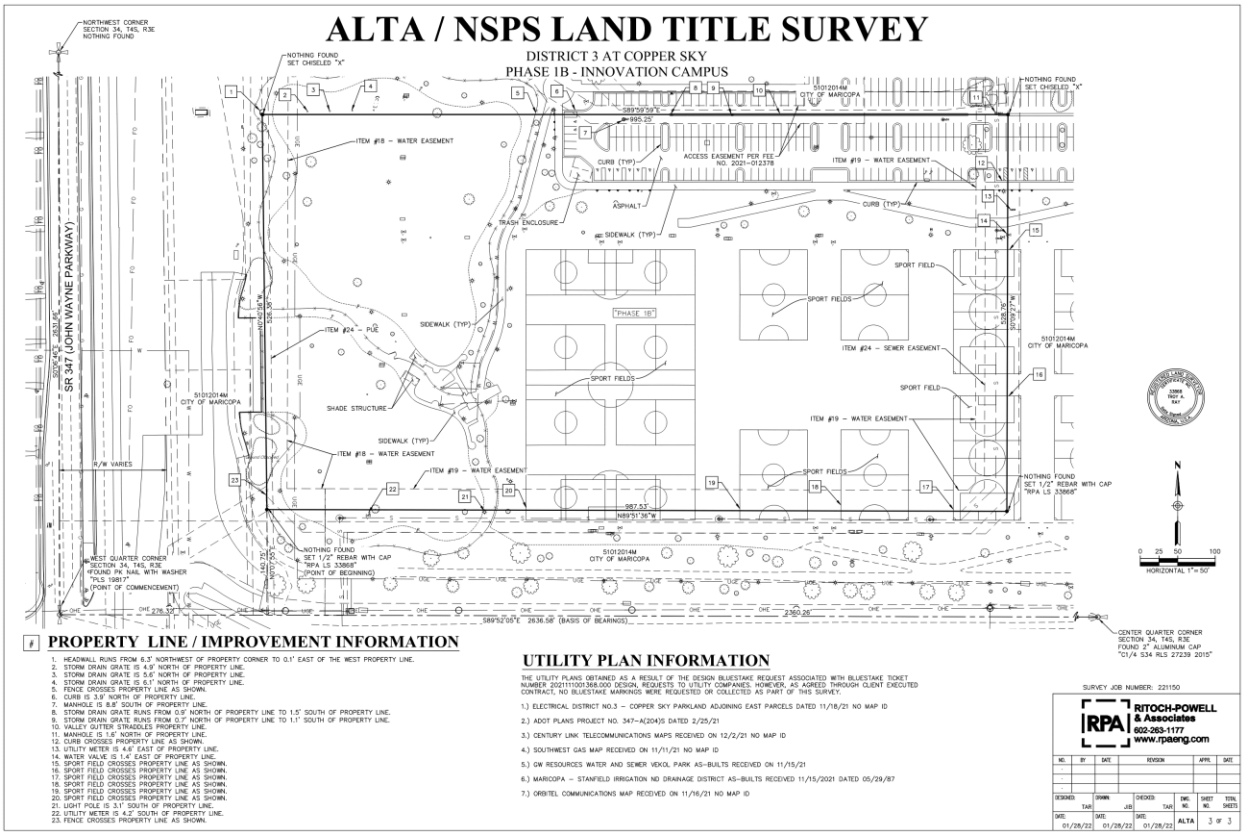
- (IN) INCHES (DIAMETER)
- (RLS) REGISTERED LAND SURVEYOR
- (M) MEASURED
- (C) CALCULATED
- (FB) RECORD NUMBER
- (APN) ASSESSOR'S PARCEL NUMBER
- (MC) MARICOPA COUNTY RECORDER
- (INST NO) INSTRUMENT NUMBER
- R/W RIGHT-OF-WAY
- (N X.X°) UTILIZED BEARINGS AND DISTANCES
- LOT 1 LOT INSIDE BOUNDARY OF SURVEY
- LOT 2 LOT OUTSIDE BOUNDARY OF SURVEY
- (MCWMCD) MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE
- "LAND HOOK" – SAME OWNERSHIP
- SW SIDEWALK
- TW TRAVELED WAY
- GR GRAVEL
- CONC CONCRETE
- TRUNCATED DOME SURFACE AT SIDEWALK RAMPS
- SIGN
- BOLLARD OR POST
- OHE OVERHEAD ELECTRIC LINE
- TRANSFORMER
- ELECTRIC JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC CABINET
- ELECTRIC METER
- ELECTRIC PULL BOX
- ELECTRIC STUB OUT
- ELECTRIC MANHOLE
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE W/ARM
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL WITH ARM
- GAS VALVE
- GAS MARKER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BFP WATER BACKFLOW PREVENTER
- AIR RELEASE VALVE
- WATER MANHOLE
- IRRIGATION CONTROL VALVE
- IRRIGATION MANHOLE
- CURB INLET
- GRATE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- CABLE TV PULL BOX
- CABLE TV PEDESTAL
- TELEPHONE MANHOLE
- FIBER OPTIC MARKER
- STUB OUT (UNKNOWN TYPE)
- TRAFFIC CHANNELIZATION MARKINGS
- FENCE AS NOTED
- LANDSCAPE BOULDER(S)

SURVEY JOB NUMBER: 221150

RITOCH-POWELL & Associates
602-263-1177
www.rpaeng.com

NO.	BY	DATE	REVISION	APPR.	DATE

DESIGNED	DRAWN	CHECKED	DWG. NO.	SHEET NO.	TOTAL SHEETS
DATE: 01/28/22	DATE: 01/28/22	DATE: 01/28/22	ALTA	2	3



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6.6 Will Serve Letters from Utility Companies

ELECTRICAL DISTRICT NO. 3 OF PINAL COUNTY

ENGINEERING & OPERATIONS DEPARTMENT

41630 W. Louis Johnson Drive
Maricopa, AZ 85138-5402
Main (520) 424-9311 • Fax (520) 423-4949
www.ed3online.org

December 2, 2021

Mr. Britton Lee
S3 Biotech

RE: **WILL SERVE LETTER**
PROJECT NAME: District 3 at Copper Sky Park
PROJECT LOCATION: 44345 Martin Luther King Blvd., Maricopa AZ 85139

Dear Mr. Lee:

Please consider this correspondence as a "Will Serve Letter" for electrical services for the above-mentioned Project. It is understood that this letter is intended only for your general information and does not constitute any type of agreement between S3 Biotech and Electrical District No.3 of Pinal County (ED3).

Furthermore, S3 Biotech should be aware that ED3 rules require a Developer/Builder Contribution in Aid of Construction (CIAC) for all commercial properties.

Please contact me at (520) 424-0422 to obtain all necessary information regarding ED3's service requirements.

Sincerely,

Michael Bristol
Assistant General Manager &
Director of Engineering & Operations

MB/tt

EC: Brian E. Yerges, ED3
Nancy Messer, ED3

VIA EMAIL: phemingway@rpaeng.com

December 3, 2021

Mr. Britton Lee
S3 Development, LLC
c/o Industrious Office – Fashion Square
7014 E. Camelback Road, Suite B100A
Scottsdale, AZ 85251

Re: APN #510-12-014E –Will Serve letter

Dear Mr. Lee:

Global Water – Palo Verde Utilities Company, Inc., and Global Water – Santa Cruz Water Company, Inc. (the "Utilities") have received and reviewed your request for water and wastewater service to the property listed **APN #510-12-014E** (the "Property"). The Property is located generally at the southeast intersection of John Wayne Parkway and W. Bowlin Road in the City of Maricopa, Arizona. The Utilities have determined that the Property is located within the boundaries of their service area as defined by the Arizona Corporation Commission's Certificate of Convenience and Necessity. Therefore, the Utilities will provide water and wastewater service to the Property, subject to the following terms and conditions:

1. If any on-site infrastructure necessary to serve the Property is to be dedicated to the Utilities, line extension agreements ("LXA") are required. The fee associated with each line extension agreement is equal to 10% of the estimated cost of the infrastructure to be transferred to the Utility, or $7,500.00, whichever is greater.

   In addition, pursuant to the Tax Cuts and Jobs Act of 2017, transfers of infrastructure to the Utilities are taxable income to the utility. In accordance with a decision of the Arizona Corporation Commission, the utilities are authorized to collect a cash payment to fund a portion of the tax from the entity transferring the infrastructure (referred to as a "gross up"). Attached is a spreadsheet that can be used to calculate the estimated developer cash contribution towards payment of the tax. The final cash contribution is determined based on the actual value of the infrastructure transferred at the time of the bill of sale and is added to the value of the advances that are eligible for refunding under the terms of the LXA. The attached excel has the detail regarding the gross up calculation. You can estimate the amount of the tax due from the developer/builder by changing the Original Contribution value in Cell C32.

   Prior to establishing service in any parcel, the Bill of Sale for the parcels must be completed. The terms of the LXAs describe the Bill of Sale process for water service infrastructure and wastewater service infrastructure. Please also refer to the attached checklist for use in gathering the documents needed for that process.

   As per the terms of the LXAs, plan review and approval are required, and design shall be in accordance with the Utilities Design and Construction Standards. These standards are available at www.gwresources.com under the Construction Resources tab.

Global Water Resources, Inc. - Corporate Headquarters
21410 North 19th Avenue, Suite 220, Phoenix, AZ 85027
gwresources.com

Phone: 480-360-7775
Fax: 844-232-3517

2. A meter and service line connection application and associated fees must be paid for each meter prior to installation. A copy of the application, which includes a fee schedule, is available at www.gwresources.com under the Construction Resources tab.

3. Hook-up fees for wastewater service are based on the size of the service laterals and must be paid prior to installation. A copy of the hook-up fee tariff and fee schedule is also available at www.gwresources.com under the Construction Resources tab.

4. Water and Wastewater utility service is subject to the provisions of any regulations, statutes, orders and/or directives from any entity with regulatory/statutory authority over the Utility and the conditions under which it may provide utility service to the Property.

We look forward to working with you in the development and implementation of your project.

Sincerely,

Emily Campbell

Emily Campbell
Development Services Project Manager
*Enclosures as noted

6.7 Existing Environmental Factors

Three primary environmental factors are relevant to the D3 PAD, namely surface drainage and hydrology, existing native plant resources and landscaping and soils. Each of these is discussed further below.

Existing Drainage Patterns and Site Hydrology

As indicated in the Existing Conditions in Section 4.2, Parcels 1, 2 and 4 will need to be filled, compacted and graded so that the finished floors of the proposed buildings will be above the Flood Zone. It is anticipated that the existing "dog park retention basin" for the Vekol wash will be re-engineered. Additional modifications to the existing drainage channel that parallels John Wayne Parkway (SR-347) may also be necessary. This modification and the relocation of off-site storm water will be addressed further in the Grading and Drainage Report (G&D) that will be submitted with the Design Review Permit (DRP).

On site retention will consist of a combination of "open to sky" detention areas and underground stormwater detention structures. This will be further discussed in the G&D report with the DRP submittal.

The D3 PAD is primarily under-developed land. The proposed solution will accommodate the current stormwater retention and outflow in a manner similar to the existing plan. Currently 160 acres at one foot of water is being retained and allowed to flow in a controlled manner. For example, by going two feet deep would require 80 acres and/or by going 6 feet deep would require 27 acres.

Off-Site Characteristics and Downstream Issues

The offsite flows are coming from the south and flowing north towards Santa Cruz Wash in a earthen channel parallel to John Wayne Parkway (SR-347). This channel located east of John Wayne Parkway (SR-347) does not have a capacity to convey 100-year flow. The total offsite flow at the southwest corner of the site is 1,600 cfs per a previous study completed by J2 Engineering Consultants. A large concrete weir structure is designed along the east bank of this channel to allow 800 cfs to enter into Vekol Basin and remaining 800 cfs continues north in a channel. This channel has a triple reinforced concrete box culvert 8' X 4' crossing at MLK Jr Boulevard. This channel makes a 90-degree turn and crosses John Wayne Parkway (SR-347) near the Bowlin Road alignment. There is a triple 8' X 6' reinforced concrete box culvert crossing at this location. The downstream project constraints include invert and size of the existing box culvert crossing at John Wayne Parkway (SR-347) and Bowlin Road. The capacity of this box culvert is 800 cfs and cannot be increased without major improvements to the box culverts under John Wayne Parkway (SR-347).

Regional Watersheds

The project area is part of the Vekol Wash tributary watershed. This watershed flows from south to north towards Santa Cruz Wash. There is an existing floodplain encompassing the area

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documented in FEMA map # 04021C0741F, effective date of 06/16/2014. The Vekol Park Drainage Report prepared by J2 on November 15, 2012, further refined the floodplain and removed several properties out of the floodplain.

On-Site Characteristics

The onsite drainage improvements will include storm drains, and scuppers to capture and convey the storm water and discharge it into the adjacent Vekol Wash located just west of the development. In lieu of the 100-yr, 2-hr onsite retention basins, City may require a first-flush basins prior to discharging into a regional Vekol Wash drainage channel. The onsite drainage improvement also includes removing part of the detention basin located at the south end of the site and providing additional detention volume within the existing baseball field located at the southeast corner of the Vekol Park. An existing open channel will be replaced with the proposed underground box culvert system. An existing weir structure will be replaced with junction box structure which will split the flow towards north and east. The flow split of 800 cfs will drain towards east into a newly designed detention basin facility. The flow split of 800 cfs will drain towards north into a newly designed box culvert system up to Bowlin Road.

Finding and Solution

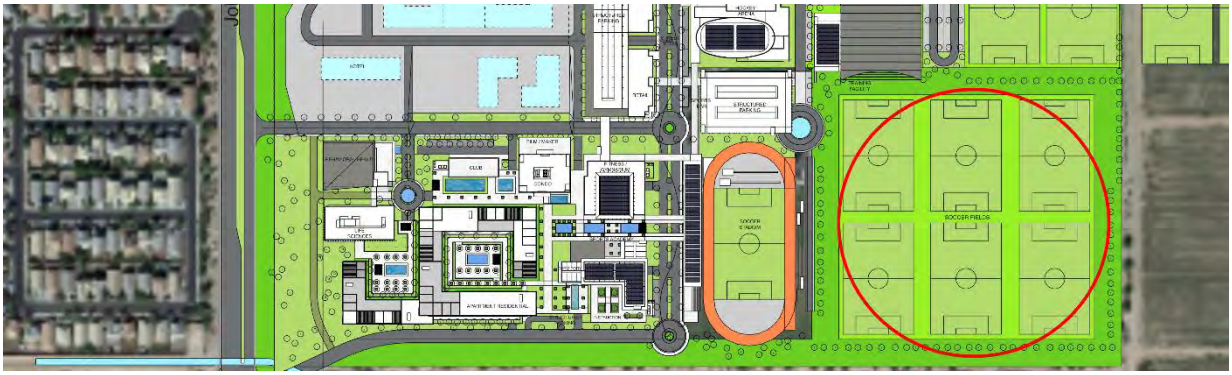
D3 PAD Site Analysis primary findings are relatively insignificant to integrate with the proposed D3 PAD campuses at Copper Sky Park.

Finding

The current Copper Sky Park required stormwater retention volume is one foot deep over 160 acres or six feet deep over 27 acres.

Solution

Due to planned build out of the Innovation Campus, the former dog park area and some of the soccer field areas will be raised to street level. The baseball and softball fields located on the eastern edge of the project (red circled area) will need to be relocated off-site to mitigate the drainage impacts and meet the stormwater retainage requirements. The new soccer fields will replace the baseball fields and the elevations will be lowered approximately six feet to accommodate the stormwater retention requirements.



Conceptual Site Plan for Stormwater Retention Solution

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6.8 Geotechnical Conditions

The soil conditions underlying Copper Sky Park's undeveloped land are unremarkable. All geotechnical preparations necessary to facilitate the redevelopment of the D3 PAD site can be considered routine. The current site conditions are being evaluated by our Geotechnical Consultant.

ProTex Team drilling 1/19/2022:

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6.9 Natural and Built Constraints

Given that the D3 PAD area is already developed as a heavily used community park, there are no natural environmental constraints impacting its redevelopment as planned by the D3 PAD project. The most important environmental factor that must be addressed is the historical drainage impacts that have occurred within the Park. As a result, surface stormwater flows will be retained on the sports fields in case of overflows.

A major component of this D3 PAD is the implementation of a retention/detention solution, comprised of both underground and surface facilities. Together with relocating the baseball fields and re-engineering the retention basin to store more stormwater overflow volume and creating subsurface storage along John Wayne Parkway (SR-347), all of which will serve to significantly alleviate the drainage impacts to the Park and downstream.

The built constraints impacting the proposed redevelopment of the D3 PAD come in the form of those rather standard issues that impact any large infill project, with the following being especially challenging in this campus setting:

1. The construction of major new medical facilities while maintaining the Park while other facilities must remain in full operation.

2. The provision of needed utility services and upgrades for the new facilities while ensuring no interruptions of existing services.

3. Accomplishing all of the above in an environment that places a premium value on the Community and use of the Park. While all these issues place their own particular demands on the developer, none of them is extraordinary. D3 and its partners are well-versed in successfully managing such endeavors.

Since the existing MU-G, TR and PAD areas are primarily under-developed land, there are few built constraints to address:

1. To the east is the existing Maricopa Police Dispatch Center whose functions are in the process of being relocated.

2. To the south of the Medical Campus area will be an assisted living facility and is currently in the planning stage and to the south of the MLK Jr Boulevard entrance from John Wayne Parkway (SR-347) is a new La Quinta Inn.

3. The site is also bounded by three streets, John Wayne Parkway (SR-347), Greythorn Avenue, and MLK Jr Boulevard.

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6.10 Visual Analysis of Current Site

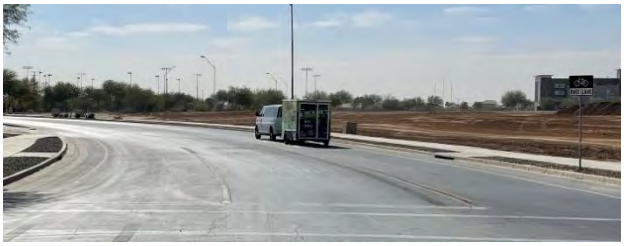
Future development within the D3 PAD will maintain the existing major transportation corridor along John Wayne Parkway (SR-347). The new Medical Campus will be located at the corner of Bowlin Road and John Wayne Parkway (SR-347) providing easy access for the consumers through a new grand entry. The Innovation Campus will be located at the southwest corner of Copper Sky Park. The current site access is off of John Wayne Parkway (SR-347) at MLK Jr Boulevard entrance. A new grand entrance will be created off of John Wayne Parkway (SR-347) upon completion of the Innovation Campus.

A detailed viewshed analysis will be provided with each future development package submittal attendant to any new building construction within the D3 PAD. These detailed view analyses will address views into the D3 PAD from off-site locations, as well as from interior PAD areas toward its off-site viewsheds.

Visibility from Surrounding Properties and Land Uses

The D3 PAD Medical Campus site is primarily visible from the John Wayne Parkway (SR-347) to the east. The neighborhoods to the immediate north from the Medical Campus (along Bowlin Road) currently view the single-story Police Dispatch Center and a vacant lot. Our current plan indicates a 3-story ER Hospital and MOB along Bowlin Road which is consistent with the senior care facility adjacent to our project.

The D3 PAD Innovation Campus is located on the southwest corner of the Park adjacent to the neighborhood to the south which will be buffered by an irrigation canal and a 125’ landscaped setback. To the north of the Innovation Campus is a 4-story La Quinta Inn. The tallest building within the Innovation Campus adjacent to the La Quinta Inn will be 150’ overall in height.



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6.11 Existing Community Facilities and Resources

The D3 PAD is located within the award winning 160-acre Copper Sky Park which is heavily utilized by the Community and region for a variety of activities. Key Park facilities include:

Copper Sky Recreation Complex

Completed in 2014, the Complex is the sporting, fitness, recreation and leisure destination in Maricopa. The anchor is the Multi-Generational Center, a 52,000 square foot recreation center. The Center includes a top-of-the-line fitness center, an elevated running/walking track, aerobic dance studios and classes, two full-size basketball courts, activity and multi-use program spaces, a child watch center and a catering kitchen. The Center charges a modest monthly fee for membership.

The Complex also has an aquatics facility with an eight- lane competition pool and a recreational pool with a splash pad, lazy river slides, a diving well and a climbing wall along with water volleyball and aerobics.

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Copper Sky Lake

Copper Sky Lake is five acres with a maximum depth of 13 feet. The Lake is stocked regularly by the Arizona Game and Fish Department. The lakeside also includes a picnic area, playgrounds and a walking path around the lake which is interconnected to the Park.

Police Dispatch Center

In 2016 the Center began offering 9-1-1 and dispatch services in the approximately 8,000 square foot building. A staff of ten dispatchers, one supervisor and a communication manager work 12 hours shifts and acts as the primary answering point for the City police and fire departments. The City is currently constructing a new state-of-the-art Public Safety Building that is planned to open in 2023.

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Sports Fields

Copper Sky Park has eight multi-purpose sports fields (four with lighting), three lighted softball fields and one full-size lighted baseball field.

Dog Park

In D3's opinion, the current dog park is the most underutilized portion of the Park. The dog park area provides a significant portion of stormwater retention for the Park. As the future D3 PAD's Innovation Campus site, this area will require the most extensive civil engineering of the project due to the new grand entrance to the Park, requiring elevation of the building site, re-engineering of the stormwater retention area and landscaping with water features.

Other Park Amenities

The Park currently includes an amphitheater, skate park, basketball courts, volleyball courts, sand volleyball courts, tennis courts, pickle ball courts, frisbee golf, horseshoe pits, large event green spaces and a large playground area.

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6.12 Current Developments by Others

La Quinta Inn

The La Quinta Inn and Suites by Wyndham opened at Copper Sky Park in 2021. The 89-room Inn has an indoor pool and spa with easy access to Copper Sky Park amenities. The La Quinta Inn is located directly north of the future Innovation Campus.

Season's Living at Copper Sky

Shea Connelly Development was granted City approval of its proposed Seasons Living senior living facility in 2021. The facility will be more than 125,000 square feet on 3.22 acres south of the D3 Medical Campus. The facility will offer a variety of care levels from independent living, to assisted living and to memory care. This facility will have 146 units.

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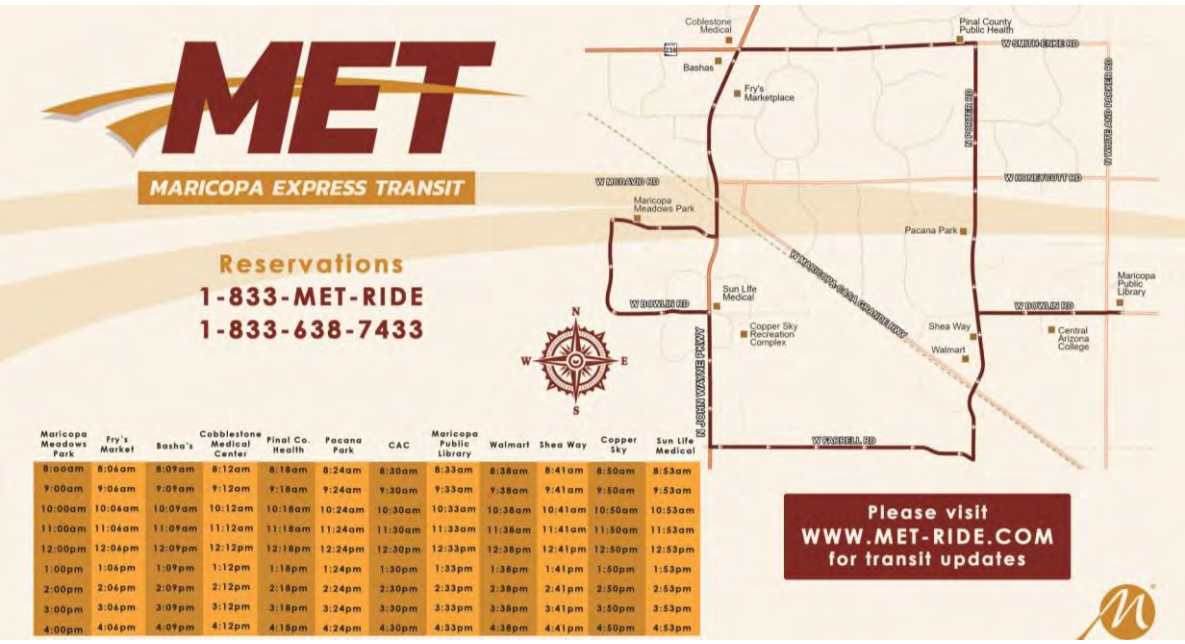
6.13 Existing Transportation and Relevant Public Streets

Within the vicinity of the D3 PAD, several streets provide direct access to Copper Sky Park. MLK Jr Boulevard is in the center of the park and facilitates important circulation functions to and from the property. Currently the intersection of MLK Jr Boulevard and John Wayne Parkway (SR-347) does not have a signal light. Bowlin Road provides multiple access points to the Park from the north. The intersection of Bowlin Road and John Wayne Parkway (SR-347) currently has a signal light.



Maricopa Meadows Park	Fry's Market	Basha's	Cobblestone Medical Center	Pinal Co. Health	Pacana Park	CAC	Maricopa Public Library	Walmart	Shea Way	Copper Sky	Sun Life Medical
8:00am	8:06am	8:09am	8:12am	8:18am	8:24am	8:30am	8:33am	8:38am	8:41am	8:50am	8:53am
9:00am	9:06am	9:09am	9:12am	9:18am	9:24am	9:30am	9:33am	9:38am	9:41am	9:50am	9:53am
10:00am	10:06am	10:09am	10:12am	10:18am	10:24am	10:30am	10:33am	10:38am	10:41am	10:50am	10:53am
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4:00pm	4:06pm	4:09pm	4:12pm	4:18pm	4:24pm	4:30pm	4:33pm	4:38pm	4:41pm	4:50pm	4:53pm

Relevant Public Streets

Streets that provide for mobility and access to the D3 PAD site are as follows:

John Wayne Parkway (SR-347)

John Wayne Parkway (SR-347) is the major north-south highway. This highway provides approximately a ½ mile frontage along the west boundary of the D3 PAD and Copper Sky Park. John Wayne Parkway (SR-347) is a four-lane highway with medians, bike lanes, sidewalks on west side of John Wayne Parkway (SR-347) only, and east side of highway has a drainage channel that is unimproved. D3 PAD plan is to provide the solution to improve the entire ½ mile long frontage along John Wayne Parkway (SR-347) and provide grand entrances to the D3 PAD project and Copper Sky Park.

MLK Jr Boulevard and Bowlin Road

MLK Jr Boulevard is the main entrance to the Park from John Wayne Parkway (SR-347). Bowlin Road is an east-west arterial roadway that runs directly north of the existing Copper Sky Park providing access to services, the Park, the Police Dispatch Center and a Park maintenance facility. To the north, Bowlin Road provides access to existing and future neighborhoods.

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6.14 Subdivision Platting

The D3 PAD is presently comprised of multiple property tax parcels.

The **Medical Campus** is currently two parcels totaling approximately 9.7 acres plus a .89-acre sliver parcel along John Wayne Parkway (SR-347). S3 BioTech's understanding is that these three parcels were not a part of the original Copper Sky Park development. Recently, the City purchased these parcels with the vision of creating a Mixed Use Commercial district along with the enhancement of the Copper Sky Park.

Refer to Appendix 6.4 for the ALTA Survey and Legal Description of the Medical Campus.

The **Innovation Campus** parcel is a part of the original Copper Sky Park development. Currently this area is a dog park, soccer fields and a parking lot which consists of approximately 12 acres that will need to be sub-divided and recorded separately from Copper Sky Park.

Refer to Appendix 6.5 for the ALTA Survey and Legal Description of the Innovation Campus.

The current approximate 5-acre Police Dispatch Center is a stand-alone parcel and will be the site of future Medical Campus expansion.

Notes:

1. The public Right-of-Way may need to be reconfigured as determined in the final Master Plan and/or through Development Agreements.

2. MLK Jr Boulevard will be reconstructed to provide connectivity to future development to the east of Copper Sky Park. This area will become the center of the Park and will be highlighted with a grand sculpture representing Copper Sky Park.

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CITIZEN PARTICIPATON REPORT

City of Maricopa, Case: PAD22-03
District 3 at Copper Sky Park
August 2, 2022

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Project Narrative

Project:
District 3 (D3) at Copper Sky Park consists of three campuses totaling over 2.5 million square feet of buildings on an under-developed area of the Park, comprised of 52.3 acres.

Development Companies:
- S3 BioTech LLC/Applicant (Master Plan Developer)
- Abraham Dewitz (Partner)

Why Maricopa:
- City was voted the #1 best place to raise a family.
- Second fastest growing city in Arizona.
- Approximately 35 minutes from Phoenix Sky Harbor International Airport.

Key Anchor Projects:
- Maricopa ER Hospital
- Outpatient Surgical Center and MOB
- Behavioral Health and Sports Psychology
- Sports and Science Academy
- Select Service Hotel
- Life Science and Innovation Center

Project Phase and Timelines:
- Phase 1A: Medical Campus Anticipated Buildout: 1 thru 36 Months (14.3 acres)
- Phase 1B: Innovation Campus Anticipated Buildout: 1 thru 48 Months (12 acres)

Future: D3 is an exceptional development that looks to the future, while preserving and revitalizing Copper Sky Park in ways that blends its unique amenities with generous public park open spaces and many new services for the City of Maricopa.

Vision: D3 embraces the goals set forth in the City's General Plan and the City's 2040 Vision Strategic Plan.

Opportunity: The District 3 (D3) Planned Area Development (PAD) offers a once in a lifetime opportunity to transform an under-developed area of Copper Sky Park into a Medical Campus and an Innovation Campus, built to satisfy the needs and desires of the Community and the region.

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Iconic: It is rare to find a half-mile of commercial frontage on a major highway going through the heart of a city where an iconic development can rise to represent Maricopa and its future prosperity as one of the nation's fastest growing cities.

Impact: D3's ultimate vision is to drive economic growth through a true, eventual 52.3-acre mixed-use, live and work development composed of three campuses totaling over 2.5 million square feet of building area. According to a soon to be released study by Elliot D. Pollack & Company, 11,500 construction related jobs and nearly 3,000 annual operation-related jobs will be created. The estimated construction tax revenue to the City is $17.0 million and it will collect over $6.3 million each year from primary and secondary tax revenues. Over a 30-year timeline the total economic output is projected to reach $4.3 billion. (See Appendix 6.1 for more details).

Elevate: Although the D3 PAD site is currently under-developed, a combination of both careful and bold urban design moves will elevate Copper Sky Park to another level including multiple grand entrances with beautiful landscaping and water features.

Destination: D3 PAD is a dynamic and unique mixed-use project, and an experience destination to benefit the surrounding communities and beyond.

Request: The applicant is requesting the current MU-G (Mixed-Use-General) and TR (Transition) to PAD (Planned Area Development) to allow a more consistent and integrated development to be constructed at Copper Sky Park.

Conclusion:

- City of Maricopa is pro-growth and business friendly.
- Opportunity to build an iconic Smart City of the future.
- Opportunity to build on the Maricopa brand as an Innovation Hub.
- Instantly generating over 400 new medical related, high-paying jobs.
- Upon completion of the project, D3 will create nearly 3,000 annual operational jobs.

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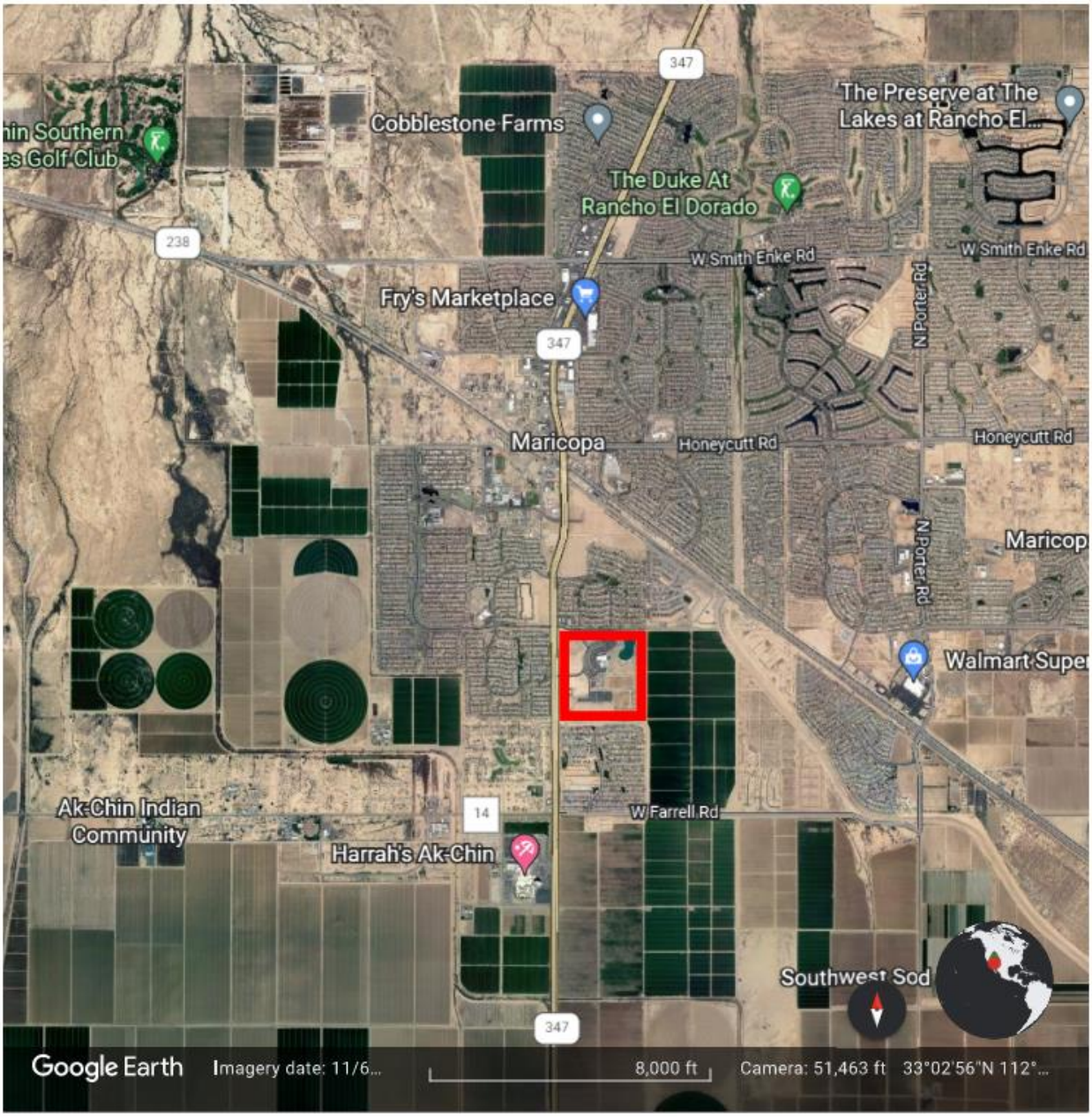
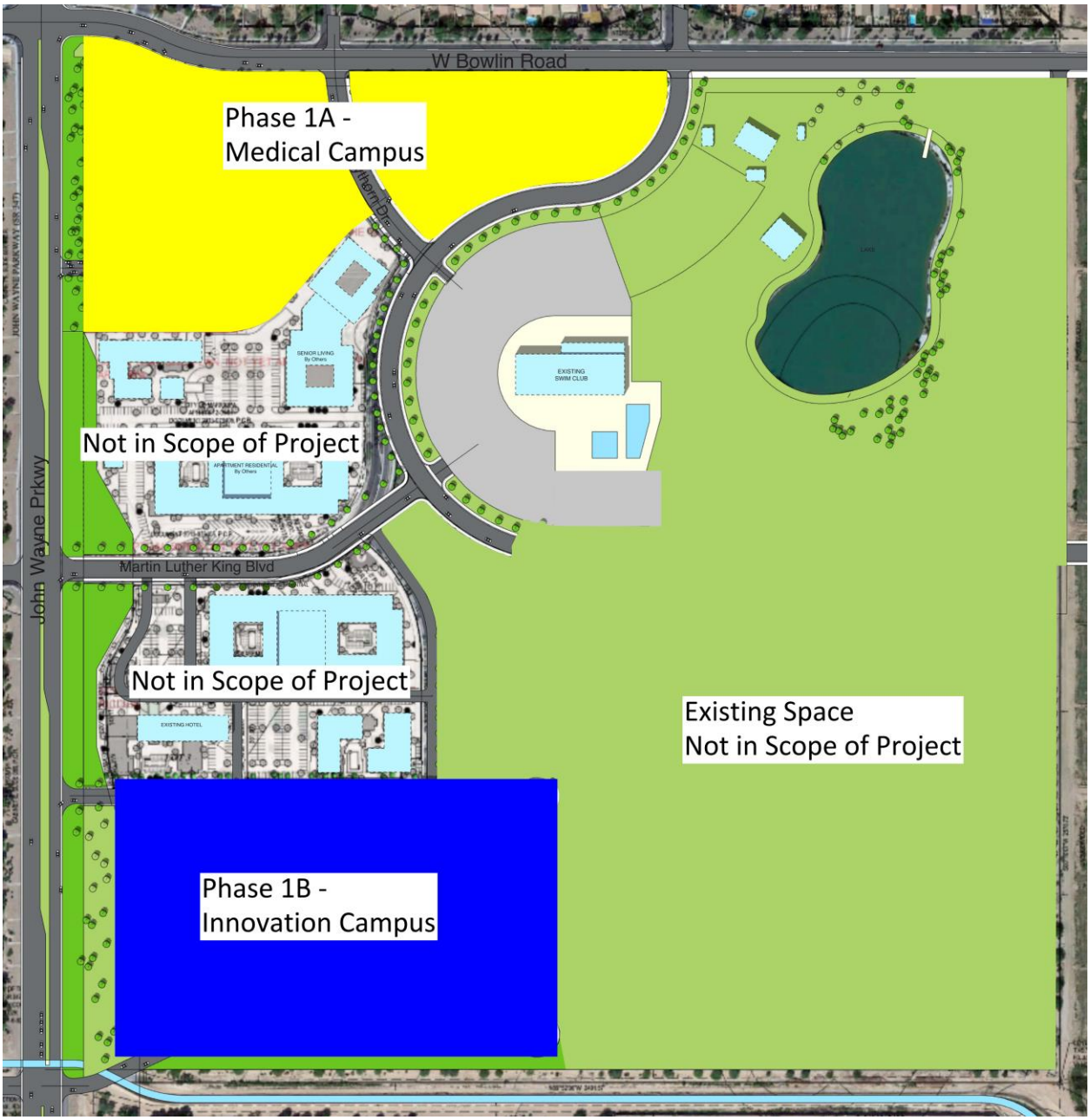
Project Location Map



Project Location

Site Plan



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Radius Map of Property Owners Contacted

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List of Property Owners Contacted

,

NELSON PATRICK E TR
44133 W PALO AMARILLO RD
MARICOPA, AZ 85138

ROTHSCHILD LEROY D III
17062 N PALO PINO ST
MARICOPA, AZ 85138

,

RICE KATHIE & MICHAEL
44183 W PALO AMARILLO RD
MARICOPA, AZ 85138

MATA CARLOS & NANCI
44264 W PALO AMARILLO RD
MARICOPA, AZ 85138

,

KRAFT MARK STEPHEN
44157 W PALO AMARILLO RD
MARICOPA, AZ 85138

MACERNIE JON RAY & NANCY ...
17050 N PALO VERDE ST
MARICOPA, AZ 85138

ARAGON MICHAEL & MANDY M...
44009 W PALO AMARILLO RD
MARICOPA, AZ 85138

MCGUIRE SANDRA REV TRUST...
MAIL RETURN
,

RODRIGUEZ CHRISANTOS & C...
44404 W PALO AMARILLO RD
MARICOPA, AZ 85138

EARHEART RICHARD L & MONI...
44027 W PALO AMARILLO RD
MARICOPA, AZ 85138

SMITH BRANDON LEE
43983 W PALO AMARILLO RD
MARICOPA, AZ 85138

WALTER RYAN JAMES & HEATH...
44434 W PALO AMARILLO RD
MARICOPA, AZ 85138

LOPER ALPHONSE L
44043 W PALO AMARILLO RD
MARICOPA, AZ 85138

ETIER ZACHARY DON & SESTR...
17017 N PALO AZUL RD
MARICOPA, AZ 85138

BIRT CHRISTOPHER CHARLES
44454 W PALO AMARILLO RD
MARICOPA, AZ 85138

SWENSON THOMAS R
PO BOX 4253
SPANAWAY, WA 98387

GINGERICH EDITH L TRUST
5620 VIA CEREZO
RIVERSIDE, CA 92506

HERBST JAMES R & KIMBERLY ...
44476 W PALO AMARILLO RD
MARICOPA, AZ 85138

CASTOE JAMES & ILLUMINADA ...
44079 W PALO AMARILLO RD
MARICOPA, AZ 85138

VAN ARDEN GINA & MICHAEL
17047 N PALO PINO ST
MARICOPA, AZ 85138

LOUIS JOSH OBRYAN
44498 W PALO AMARILLO RD
MARICOPA, AZ 85138

ZOLYNIAK BETTY
44097 W PALO AMARILLO RD
MARICOPA, AZ 85138

CORNICK WILLIAM JR & JASMO...
44308 W PALO AMARILLO RD
MARICOPA, AZ 85138

NICKENS LEONARD ROBINSON...
44518 W PALO AMARILLO RD
MARICOPA, AZ 85138

RODRIGUEZ OTERO EMMA I
MAIL RETURN
,

GHORMLEY CHEYRL
44286 W PALO AMARILLO RD
MARICOPA, AZ 85138

LOWEY ROGER ALLEN & LIDA ...
44540 W PALO AMARILLO RD
MARICOPA, AZ 85138

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JOHNSON BARRETT NICHOLAS...
44562 W PALO AMARILLO RD
MARICOPA, AZ 85138

AUSTIN MARK A & CATHI J
44070 W PALO AMARILLO RD
MARICOPA, AZ 85138

GRANILLO SAMANTHA M WED...
44369 W PALO NUEZ ST
MARICOPA, AZ 85138

HOWELL CHAD ELLIOTT
44582 W PALO AMARILLO RD
MARICOPA, AZ 85138

BUTLER RICK
44090 W PALO AMARILLO RD
MARICOPA, AZ 85138

VALENZUELA JOSE A
44391 W PALO NUEZ ST
MARICOPA, AZ 85138

BOWERS CHARLOTTE JEAN & ...
44604 W PALO AMARILLO RD
MARICOPA, AZ 85138

BURKEY DOUGLAS W
44112 W PALO AMARILLO RD
MARICOPA, AZ 85138

BENNETT NATHAN DEAN & REB...
44413 W PALO NUEZ ST
MARICOPA, AZ 85138

DUVERNAY SHARON
17069 N PALO PINO ST
MARICOPA, AZ 85138

CIARAMELLA RONALD J & LISA ...
831 N SUNNYVALE AVE
GILBERT, AZ 85234

BATEY BRIAN C
44433 W PALO NUEZ ST
MARICOPA, AZ 85138

COMPTON PAUL & TAYA
44242 W PALO AMARILLO RD
MARICOPA, AZ 85138

FERRELL JOSEPH
44132 W PALO AMARILLO RD
MARICOPA, AZ 85138

KIDD III LLC
8375 SW BEAVERTON HILLSDA...
PORTLAND, OR 97225

HESSER DUSTIN & SUSANNA
44220 W PALO AMARILLO RD
MARICOPA, AZ 85138

VASQUEZ STEVEN B & ROSEM...
44156 W PALO AMARILLO RD
MARICOPA, AZ 85138

ARTILES TANIA
44475 W PALO NUEZ ST
MARICOPA, AZ 85139

RODRIGUEZ ANDREW
44198 W PALO AMARILLO RD
MARICOPA, AZ 85138

BOOKER DAKOTA
17084 N PALO PINO ST
MARICOPA, AZ 85138

AGENT JULIAN ALLEN & ALEXS...
44497 W PALO NUEZ ST
MARICOPA, AZ 85138

MAKI MARIA LEILANI PAULINO ...
44006 W PALO AMARILLO RD
MARICOPA, AZ 85138

PATTERSON JANIS & GREGOR...
17091 N PALO PINO ST
MARICOPA, AZ 85138

GREEN KENYA NICOLE & DANI...
1014 E JACKSON ST
RIALTO, CA 92376

BUCKMAN WILLIAM GUISADO
44028 W PALO AMARILLO RD
MARICOPA, AZ 85138

SORENSON CHRISTIAN C
44307 W PALO NUEZ ST
MARICOPA, AZ 85138

WINCZURA DARREN
44539 W PALO NUEZ ST
MARICOPA, AZ 85138

BUERAS GABRIEL C & VANESS...
44048 W PALO AMARILLO RD
MARICOPA, AZ 85138

CARLTON RICHARD W & MARTI...
44349 W PALO NUEZ ST
MARICOPA, AZ 85138

TILBURY DESIREE Y & ROBERT
44561 W PALO NUEZ ST
MARICOPA, AZ 85138

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BLANKS DENISE MICHELLE
44581 W PALO NUEZ ST
MARICOPA, AZ 85138

SACCOTELLI JAMES JR & MONI...
44029 W PALO NUEZ ST
MARICOPA, AZ 85138

WELCH ANDREW & TIFFANY
44406 W PALO NUEZ ST
MARICOPA, AZ 85138

RHODES BETSY RENEE & JAS...
44603 W PALO NUEZ ST
MARICOPA, AZ 85138

SEXTON RONALD & RENEE
44049 W PALO NUEZ ST
MARICOPA, AZ 85138

TASSONE MARCO A
44428 W PALO NUEZ ST
MARICOPA, AZ 85138

BONK MICHAEL JOSEPH & BON...
44283 W PALO NUEZ ST
MARICOPA, AZ 85138

ROMERO CALEB
44071 W PALO NUEZ ST
MARICOPA, AZ 85138

KING CHARISE L
44448 W PALO NUEZ ST
MARICOPA, AZ 85138

MARTINEZ GEORGE I
44261 W PALO NUEZ ST
MARICOPA, AZ 85138

BATES JULIA FAY
44091 W PALO NUEZ ST
MARICOPA, AZ 85138

HERRERA HENRY JR
44470 W PALO NUEZ ST
MARICOPA, AZ 85139

HURD ROBERT M III BRENDA S ...
44241 W PALO NUEZ ST
MARICOPA, AZ 85138

HALE THELMA & RODRIGUEZ N...
44113 W PALO NUEZ ST
MARICOPA, AZ 85138

HAGEL FRED C & JACQUELINE ...
2322 S ROGERS UNIT 26
MESA, AZ 85202

GRECO ANTHONY & REBECCA ...
17113 N PALO PINO ST
MARICOPA, AZ 85138

MCINTURF JONATHAN & ELEL ...
44133 W PALO NUEZ ST
MARICOPA, AZ 85138

MCDANIEL RICHARD ANTHONY...
44512 W PALO NUEZ ST
MARICOPA, AZ 85138

RUIZ-GARZON JUAN PABLO
44219 W PALO NUEZ ST
MARICOPA, AZ 85138

MCDONALD HEIDI & JAMES JR ...
44159 W PALO NUEZ ST
MARICOPA, AZ 85138

BLANCHET SACHA
PO BOX 32064
PHOENIX, AZ 85064

CHAPMAN ALISA & HARDIN MA...
44198 W PALO NUEZ ST
MARICOPA, AZ 85138

ORTIZ JHOSELYN
44177 W PALO NUEZ ST
MARICOPA, AZ 85138

HALE GLEN LACY & TOSHA DA...
44554 W PALO NUEZ ST
MARICOPA, AZ 85138

ALVES RICHARD G & ANGELITA...
2794 VICKY LN
MINDEN, NV 89423

FURMAN RICHARD BRIAN & KR...
17923 N PIETRA RD
MARICOPA, AZ 85138

KHOUNTHAVONG ANONG
44574 W PALO NUEZ ST
MARICOPA, AZ 85138

WEINER ADAM & SHANNON
44007 W PALO NUEZ ST
MARICOPA, AZ 85138

SEFCIK LESLEY ANN
44386 W PALO NUEZ ST
MARICOPA, AZ 85138

BOETTCHER MARCIA LYNN
44596 W PALO NUEZ ST
MARICOPA, AZ 85138

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CHAVEZ ESTELLA
44618 W PALO NUEZ ST
MARICOPA, AZ 85138

RIOS JORGE & RENNA
44058 W PALO NUEZ ST
MARICOPA, AZ 85138

PALO BREA HOMEOWNERS AS...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

MYERS TIMOTHY & AMYNAH
44306 W PALO NUEZ ST
MARICOPA, AZ 85138

WILLIAMS STEPHEN D & LUCIN...
44080 W PALO NUEZ ST
MARICOPA, AZ 85138

PINAL COUNTY
PO BOX 827
FLORENCE, AZ 85132

SANDE CONSTRUCTION & SUP...
1111 16TH AVE N
HUMBOLDT, IA 50548

MCNEIL ALTON & DEBRA
44102 W PALO NUEZ ST
MARICOPA, AZ 85138

PAYNE RICHARD J
44845 W SAGE BRUSH DR
MARICOPA, AZ 85139

MORRIS AUBREY
44270 W PALO NUEZ ST
MARICOPA, AZ 85138

MARR JOHN JR & BRENDA
44124 W PALO NUEZ ST
MARICOPA, AZ 85138

FERGUSON WILLIAM ALDEN JR...
44831 W SAGE BRUSH DR
MARICOPA, AZ 85139

SHELLEY WILLIAM & CANDACE ...
44250 W PALO NUEZ ST
MARICOPA, AZ 85138

HEMMER KEVIN & AIMEE
44146 W PALO NUEZ ST
MARICOPA, AZ 85138

SAGEBRUSH SERIES OF T&J J...
691 E 525 N
PROVIDENCE, UT 84332

SLETTEDAHL DUANE & SHIRLE...
PO BOX 217
KIMBALL, SD 57355

IGO KAREN A & LOCKERMAN J...
44168 W PALO NUEZ ST
MARICOPA, AZ 85138

SFR JAVELIN BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

DIAZ JAIME & CHRISTINA
43970 W PALO NUEZ ST
MARICOPA, AZ 85138

WOODS RANDY T & ROMAIN-W...
MAIL RETURN
,

PARSONS SEAN & CHRISTINA
44789 W SAGE BRUSH DR
MARICOPA, AZ 85139

WT ESTATES LLC
PO BOX 1127
CHANDLER, AZ 85244

QUINN CURTIS V & TAMI L
44212 W PALO NUEZ ST
MARICOPA, AZ 85138

OCHOA JOSE JIMENEZ & MA D...
44775 W SAGE BRUSH DR
MARICOPA, AZ 85139

PARRA MANUEL & VICKIE
44014 W PALO NUEZ ST
MARICOPA, AZ 85138

GONOS SHERI I
44230 W PALO NUEZ ST
MARICOPA, AZ 85138

CAMARILLO MARVIN
44761 W SAGE BRUSH DR
MARICOPA, AZ 85139

ROGERS CATHY
44036 W PALO NUEZ ST
MARICOPA, AZ 85138

PALO BREA HOMEOWNERS AS...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

OZVEST INC
2111 MERGHO IMPASSE
SAN DIEGO, CA 92110

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TAH 2015-1 BORROWER LLC
PO BOX 15087
SANTA ANA, CA 92735

BRENYA-BAAH KWAKU
44809 W WOODY RD
MARICOPA, AZ 85139

VALENZUELA MARCOS RAMIR...
44782 W WOODY RD
MARICOPA, AZ 85139

VAN BUREN RICHARD & EMIS
44824 W SAGE BRUSH DR
MARICOPA, AZ 85139

ADAME LUIS
44795 W WOODY RD
MARICOPA, AZ 85139

NEAL NIKKINA
44768 W WOODY RD
MARICOPA, AZ 85139

OZVEST INC
2111 MERGHO IMPASSE
SAN DIEGO, CA 92110

DIAS RONALD T & TIA R
44781 W WOODY RD
MARICOPA, AZ 85139

BERNAL ROSALINDA
44754 W WOODY RD
MARICOPA, AZ 85139

SORDIA JESUS R & IRENE F
44796 W SAGE BRUSH DR
MARICOPA, AZ 85139

WATSON ERNESTINE
44767 W WOODY RD
MARICOPA, AZ 85139

DAVIS QUENTIN
44851 W APPLEGATE RD
MARICOPA, AZ 85139

BROWN FREDRICA
44782 W SAGE BRUSH DR
MARICOPA, AZ 85139

DOVE BRENTLEY & EILEEN MA...
44753 W WOODY RD
MARICOPA, AZ 85139

JACKSON CHRIS & AMANDA L
44837 W APPLEGATE RD
MARICOPA, AZ 85139

DIAZ JAVIER
44768 W SAGE BRUSH DR
MARICOPA, AZ 85139

OLYMPUS BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

PROUTY FRED W JR
44823 W APPLEGATE RD
MARICOPA, AZ 85139

SNELL MYRA M LIVING TRUST
2217 RIDING SPUR DR
SAINT LOUIS, MO 63146

DYE ROBERT B TRUST
5551 N MERIDIAN RD
APACHE JUNCTION, AZ 85120

RITCHEY FRANCES E FAM LIV ...
44809 W APPLEGATE RD
MARICOPA, AZ 85139

PIKSA KARL
44851 W WOODY RD
MARICOPA, AZ 85139

MCH SFR PROPERTY OWNER ...
14355 COMMERCE WAY
MIAMI LAKES, FL 33016

ZUNIGA ANA MARIA
44795 W APPLEGATE RD
MARICOPA, AZ 85139

CORNICK WILLIAM & JASMON ...
44837 W WOODY RD
MARICOPA, AZ 85139

NGUYEN LOI H & LUC
44810 W WOODY RD
MARICOPA, AZ 85139

ANTANIES JOHN JR
8036 S 38TH WAY
PHOENIX, AZ 85042

REED TIFFANY
44823 W WOODY RD
MARICOPA, AZ 85139

BUTLER LOUIS J
PO BOX 874201
WASILLA, AK 99687

ERICKSON GARY & SHERYL
44767 W APPLEGATE RD
MARICOPA, AZ 85139

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GROPP MICHAEL & SUTHERLA...
44753 W APPLEGATE RD
MARICOPA, AZ 85139

LANE CHRIS G & LEHEW ANGE...
44837 W DESERT GARDEN RD
MARICOPA, AZ 85139

HILE RYAN & HEATHER
44782 W DESERT GARDEN RD
MARICOPA, AZ 85139

HOOVER GEORGE H
44852 W APPLEGATE RD
MARICOPA, AZ 85139

SANTOYO SAMUEL B & JENNIF...
44823 W DESERT GARDEN RD
MARICOPA, AZ 85139

OPENDOOR PROPERTY TRUST...
410 N SCOTTSDALE RD STE 16...
TEMPE, AZ 85281

PRAKASH VISHAL R
44838 W APPLEGATE RD
MARICOPA, AZ 85139

REINECKE VALERIE
44809 W DESERT GARDEN RD
MARICOPA, AZ 85139

CUMMINGS LINDA J
44754 W DESERT GARDEN RD
MARICOPA, AZ 85139

DUONG TRUNG & LE TUYET AN...
44824 W APPLEGATE RD
MARICOPA, AZ 85139

RELERFORD DEMIKA D
44795 W DESERT GARDEN RD
MARICOPA, AZ 85139

PAY RENT LLC
4550 E MCKELLIPS RD STE 101
MESA, AZ 85215

ALEXANDER ASHTON & ELIZAB...
44810 W APPLEGATE RD
MARICOPA, AZ 85139

ZARKOS MINDY
44781 W DESERT GARDEN RD
MARICOPA, AZ 85139

ALTERRA HOMEOWNERS ASS...
21639 N 12TH AVE STE 102
PHOENIX, AZ 85027

LAFRANCOIS RICHARD L
44796 W APPLEGATE RD
MARICOPA, AZ 85139

LOVELL DUSTIN A
44767 W DESERT GARDEN RD
MARICOPA, AZ 85139

BERLANGA AIDA F
44796 W NORRIS RD
MARICOPA, AZ 85139

PARRILLO CRYSTAL M
44782 W APPLEGATE RD
MARICOPA, AZ 85139

ALFARO LINDA S
10307 N 115TH DR
YOUNGTOWN, AZ 85363

BOVEY JASON NICHOLAS
44782 W NORRIS RD
MARICOPA, AZ 85139

BORBOA BASILIO VEGA & MAR...
44768 W APPLEGATE RD
MARICOPA, AZ 85139

GUILLEN OSCAR
44739 W DESERT GARDEN RD
MARICOPA, AZ 85139

LORTS BARRY O'NEIL
44768 W NORRIS RD
MARICOPA, AZ 85139

VASQUEZ-MONARREZ RAUL
44754 W APPLEGATE RD
MARICOPA, AZ 85139

GUERRERO IRENE
44810 W DESERT GARDEN RD
MARICOPA, AZ 85139

GEFFERT THOMAS JOSEPH & J...
44739 W RHEA RD
MARICOPA, AZ 85139

HARDENBERGH NICOLE
44740 W APPLEGATE RD
MARICOPA, AZ 85139

DELGADILLO STEVEN A & AMA...
44796 W DESERT GARDEN RD
MARICOPA, AZ 85139

JAFFE MICHAEL JOSEPH & BR...
44753 W RHEA RD
MARICOPA, AZ 85139

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BAIRD BRADLEY & CLOUSE MA...
44809 W RHEA RD
MARICOPA, AZ 85139

BARSAMIAN ROBERT PAUL & E...
1129 E PASCAL ST
GILBERT, AZ 85298

BURKE MICHAEL J
44810 W HORSE MESA RD
MARICOPA, AZ 85139

HOWARD AJSIA RAION
44795 W RHEA RD
MARICOPA, AZ 85139

SALES MERCEDES
44837 W HORSE MESA RD
MARICOPA, AZ 85139

COLEMAN VIRGIL A SR
44796 W HORSE MESA RD
MARICOPA, AZ 85139

CLEMONS COURTNEY N
44781 W RHEA RD
MARICOPA, AZ 85139

BUSSEY JIM M & MEINEKE GAI...
44823 W HORSE MESA RD
MARICOPA, AZ 85139

GAGE RODNEY S & KAREN
2369 E DURANGO DR
CASA GRANDE, AZ 85194

BASSO ROBERT DARRIN & AHL...
44767 W RHEA RD
MARICOPA, AZ 85139

COPA DEL VALLE LLC
352 E JOSEPH WAY
GILBERT, AZ 85295

ZAMORA REBECCA & HERNAN...
44768 W HORSE MESA RD
MARICOPA, AZ 85139

MACHOL DAVID THOMAS
44838 W RHEA RD
MARICOPA, AZ 85139

HUNT JANET RAE
44779 W HORSE MESA RD
MARICOPA, AZ 85139

JOHNSON BEVERLY L
44754 W HORSE MESA RD
MARICOPA, AZ 85139

GRIFFIN JAMES ALLEN & KARE...
44824 W RHEA RD
MARICOPA, AZ 85139

BREDEN HEATH R
44765 W HORSE MESA RD
MARICOPA, AZ 85139

HUNSINGER MARY M
44837 W SANDHILL RD
MARICOPA, AZ 85139

SHERIDAN MARGARET HOPKIN...
44810 W RHEA RD
MARICOPA, AZ 85139

FOXWORTH CLAUDIS & MONIQ...
44751 W HORSE MESA RD
MARICOPA, AZ 85139

GORDON VANESSA
9031 N BOBWHITE LN
CASA GRANDE, AZ 85194

TAPPERO JOSEPH DANIEL
44780 W RHEA RD
MARICOPA, AZ 85139

CADUE LOUIS F & DEBORAH A
44737 W HORSE MESA RD
MARICOPA, AZ 85139

GRIEWE STEPHEN WAYNE
10606 18TH ST SE
LAKE STEVENS, WA 98258

GEHRING SETH ALEXZANDRE
44766 W RHEA RD
MARICOPA, AZ 85139

LUBRANO DOMINIC VINCENT
44838 W HORSE MESA RD
MARICOPA, AZ 85139

BOEHM TIMOTHY A
PO BOX 973
SALOME, AZ 85348

ELAM ELESHA & THORNTON CI...
44752 W RHEA RD
MARICOPA, AZ 85139

GARNER ROGER A & HELEN
44824 W HORSE MESA RD
MARICOPA, AZ 85139

CANIONERO CHARLTON
44781 W SANDHILL RD
MARICOPA, AZ 85139

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CECCORULLI AMANDA R
44767 W SANDHILL RD
MARICOPA, AZ 85139

PALMER JENNIFER
44837 W ZION RD
MARICOPA, AZ 85139

ARMSTRONG DILLON
44830 W ZION RD
MARICOPA, AZ 85139

MCLEOD KATHLEEN L & GAVIN ...
44753 W SANDHILL RD
MARICOPA, AZ 85139

BUTTS CONNIE & DAVID
44823 W ZION RD
MARICOPA, AZ 85139

AMAYA YOLANDA
818 DIANA AVE
POMONA, CA 91766

DOWNS KEVIN & ANGELA
44838 W SANDHILL RD
MARICOPA, AZ 85139

DUONG PHAT D & MICHELLE
14811 HARPER ST
MIDWAY CITY, CA 92655

NORRIS GARY R
44802 W ZION RD
MARICOPA, AZ 85139

TAH 2015-1 BORROWER LLC
PO BOX 15087
SANTA ANA, CA 92735

SANCHEZ EULOGIO ORTEGA &...
44795 W ZION RD
MARICOPA, AZ 85139

CHASE PETER J & MARINA I
44788 W ZION RD
MARICOPA, AZ 85139

BERRING TYVONNE & HAROLD...
40548 W ART PL
MARICOPA, AZ 85138

SOARES JULIE A
44781 W ZION RD
MARICOPA, AZ 85139

,

BUTT MUHAMMAD A
44796 W SANDHILL RD
MARICOPA, AZ 85139

ALVARADO JUAN MANUEL JR &...
44767 W ZION RD
MARICOPA, AZ 85139

CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA, AZ 85138

MANZO RAMON
44782 W SANDHILL RD
MARICOPA, AZ 85139

ADAMS SHARNAE LA NEICE & ...
44753 W ZION RD
MARICOPA, AZ 85139

CITY OF MARICOPA
39700 W CIVIC CENTER PLAZA
MARICOPA, AZ 85138

QUINONEZ VICTORIA MICHELL...
2599 N 84TH LN
PEORIA, AZ 85383

WIERZBICKI RICHARD E & CHR...
6955 WESTMORELAND WAY
SACRAMENTO, CA 95831

SANTA ROSA CROSSING COM...
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

GREENE NATHANIEL
44754 W SANDHILL RD
MARICOPA, AZ 85139

COUCH CARRIE M
44858 W ZION RD
MARICOPA, AZ 85139

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

GRANT ROSITA & ANDRE
44740 W SANDHILL RD
MARICOPA, AZ 85139

GARGANO GABRIEL & CAMPBE...
44844 W ZION RD
MARICOPA, AZ 85139

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

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PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

SHANHOLTZER DAVID E
43931 W CYPRESS LN
MARICOPA, AZ 85138

HAMPTON AVERY & BETH TRU...
53152 W ROCKY DR
MARICOPA, AZ 85139

SANCHEZ NOEL
43973 W CYPRESS LN
MARICOPA, AZ 85138

ORTEGA RAYMOND & BEVERLY
43987 W CYPRESS LN
MARICOPA, AZ 85138

GREGORY SHAWN PATRICK
44001 W CYPRESS LN
MARICOPA, AZ 85138

O BRIEN THOMAS LEE & DARL...
44015 W CYPRESS LN
MARICOPA, AZ 85138

COX DALE W
740 ASPENCREST DR
PUEBLO, CO 81005

RODENKIRCHEN RAINER JACK...
44043 W CYPRESS LN
MARICOPA, AZ 85138

IRIAS LUIS EDGARDO VELASQ...
44071 W CYPRESS LN
MARICOPA, AZ 85138

PAY RENT LLC
4550 E MCKELLIPS RD STE 101
MESA, AZ 85215

TIPTON GORDON L
44099 W CYPRESS LN
MARICOPA, AZ 85138

LIBBEY PAULA
44115 W CYPRESS LN
MARICOPA, AZ 85138

COLTRIN PAUL IRA
290 PEVERO DR
IDAHO FALLS, ID 83401

ALINDER KASSANDRA
44309 W CYPRESS LN
MARICOPA, AZ 85138

TUE TERRESSA
44285 W CYPRESS LN
MARICOPA, AZ 85138

MEILY DENNIS & CHRISTINA
1592 OLD HERSHEY RD
ELIZABETHTOWN, PA 17022

NORMAN KARL R
350 GARFIELD AVE STE 6
DULUTH, MN 55802

PANGELINAN MARIA S
44345 W CYPRESS LN
MARICOPA, AZ 85138

KINMOND GRAHAM & CAROL
MAIL RETURN
,

CRAIG STEVEN BRETT
528 W LA JOLLA DR
TEMPE, AZ 85282

MASSEY BEVERLY A TRUST
44381 W CYPRESS LN
MARICOPA, AZ 85138

GLENN MARGARET M
35 COTTONWOOD DR
STOUGHTON, MA 02072

OTTESEN DAVID & HOLLY TRU...
155 S 240 W
OREM, UT 84058

HUGGINS LINDA A & RICHARD ...
44267 W CYPRESS LN
MARICOPA, AZ 85138

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

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RODRIGUEZ ROBERT A JR & R...
44131 W CYPRESS LN
MARICOPA, AZ 85138

COMBS BARBARA JANE
44479 W CYPRESS LN
MARICOPA, AZ 85138

DIAZ JUAN CARLOS
18101 N LARKSPUR DR
MARICOPA, AZ 85138

NEON CACTUS LLC
MAIL RETURN
,

STURDEVANT LESLIE
MAIL RETURN
,

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

DIMARIA RON & JEANETTE
44411 W CYPRESS LN
MARICOPA, AZ 85138

CAMPOS ANGEL ANDRES
18081 N LARKSPUR DR
MARICOPA, AZ 85138

FREEDOM TREK LLC
2139 E MALLORY ST
MESA, AZ 85213

BOBERTZ KEN R
44249 W CYPRESS LN
MARICOPA, AZ 85138

VALENZUELA MONICA & GRIJA...
44231 W CYPRESS LN
MARICOPA, AZ 85138

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

HENSLEE RYAN A
44145 W CYPRESS LN
MARICOPA, AZ 85138

DESERT CEDARS HOMEOWNE...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

GONZALEZ RENE
44427 W CYPRESS LN
MARICOPA, AZ 85138

DESERT CEDARS HOMEOWNE...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

DESERT CEDARS HOMEOWNE...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

SYLVESTER DARYL KENNETH ...
BOX 103
GIMLI, MB

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

MONTANO JUAN & NOEMI
44507 W CYPRESS LN
MARICOPA, AZ 85138

BURNHAM MICHAEL
44535 W CYPRESS LN
MARICOPA, AZ 85138

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

WHITTEN JOHN E
44159 W CYPRESS LN
MARICOPA, AZ 85138

OSBON MARK D & JOY L
400 EAST LN
WORLAND, WY 82401

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

ZEITLER ANDRE
44441 W CYPRESS LN
MARICOPA, AZ 85138

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

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PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

SELIGMAN ASHLEY R
2413 W ESTRELLA DR
CHANDLER, AZ 85224

CABANA DEVELOPMENT LLC
PO BOX 519
STANFIELD, AZ 85172

MCGHEE JESSICA & TEVLIN RA...
18129 N LARKSPUR DR
MARICOPA, AZ 85138

SRP SUB LLC
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255

RANNOW JOSHUA
44122 W CYPRESS LN
MARICOPA, AZ 85138

MARSH GARY
43952 W CYPRESS LN
MARICOPA, AZ 85138

SCHUCHARDT VANCE D & REB...
PO BOX 5470
SALEM, OR 97304

SWINGLER SHARON M
44398 W CYPRESS LN
MARICOPA, AZ 85138

ROTH GARY
8305 SW SHENANDOAH WAY
TUALATIN, OR 97062

SMITH MYOTT S
44298 W CYPRESS LN
MARICOPA, AZ 85138

2018-2 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

CORKHILL DOUGLAS K
43980 W CYPRESS LN
MARICOPA, AZ 85138

BURK MARK & ASHLEY
44310 W CYPRESS LN
MARICOPA, AZ 85138

MORAN CARLOS JOSE CARDO...
44144 W CYPRESS LN
MARICOPA, AZ 85138

YANT SHAYNE
7238 W CROWN KING RD
PHOENIX, AZ 85043

RODRIGUEZ GREG J & BONNIE
44322 W CYPRESS LN
MARICOPA, AZ 85138

GROMNISKI ANTHONY & WEND...
6504 32ND AVE NW
CALGARY, AB

MANZANO CRISANTO QUINON...
44008 W CYPRESS LN
MARICOPA, AZ 85138

LARSEN DAVID EDWARD
44334 W CYPRESS LN
MARICOPA, AZ 85138

RUTHERFORD WAYNE
9329 158 AVE NW
EDMONTON, AB

COATES CASSIE J
44022 W CYPRESS LN
MARICOPA, AZ 85138

VILLALOBOS JENARO JR & NA...
MAIL RETURN
,

JOHNSON CALVA O
44242 W CYPRESS LN
MARICOPA, AZ 85138

GARDNER RUSSELL & HEIDI
44036 W CYPRESS LN
MARICOPA, AZ 85138

BURTCHER ALLAN & RUTH
44358 W CYPRESS LN
MARICOPA, AZ 85138

MJS MARICOPA LLC
1394 W ORIOLE WAY
CHANDLER, AZ 85286

SOLANO CESAR A & THERESA ...
44072 W CYPRESS LN
MARICOPA, AZ 85138

ALINGER MICHAEL
44370 W CYPRESS LN
MARICOPA, AZ 85138

BAKER ROBERT & REBECCA A...
44444 W CYPRESS LN
MARICOPA, AZ 85138

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SANTA ROSA CROSSING COM...
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

SOULES ROY G
10640 PACER PL
ANCHORAGE, AK 99507

PHILIPPOT ROBERT & LESLEY
37 ROSSMERE CRESCENT
STONEWALL, MB

WISE ALEC & SIM CELESTE
44172 W CYPRESS LN
MARICOPA, AZ 85138

MOON LAURA
18145 N LARKSPUR DR
MARICOPA, AZ 85138

MORELOS PEDRO CAMACHO &...
43985 W YUCCA LN
MARICOPA, AZ 85138

REESE DONALD D & MARITA J ...
18302 N SOFT WIND DR
MARICOPA, AZ 85138

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

JOHNSON TURNER L III & OGU...
44001 W YUCCA LN
MARICOPA, AZ 85138

KOGANTI RANI BHANU
18150 N DESERT WILLOW DR
MARICOPA, AZ 85138

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

CRAIN JAY L
44017 W YUCCA LN
MARICOPA, AZ 85138

PETERSON MICHAEL & LINDA F...
4130 E STRAWBERRY DR
GILBERT, AZ 85298

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

IHFC ARIZONA LLC
10900 NE 4TH ST STE 2300
BELLEVUE, WA 98004

SITAR JEFF
22315 N CELTIC AVE
MARICOPA, AZ 85139

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

CLARKE ANDRE B
44327 W YUCCA LN
MARICOPA, AZ 85138

BODEWIG CURTIS
44528 W CYPRESS LN
MARICOPA, AZ 85138

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

PANTER EMILY
44341 W YUCCA LN
MARICOPA, AZ 85138

BURCHAM BRIAN L & CAROLE ...
637 SW KECK DR STE 214
MCMINNVILLE, OR 97128

UNGER KARLA JOAN
RR 2 SITE 14 COMP 8 STATION ...
ROCKY MTN HOUSE, AB

BRATTON MARCEL
44355 W YUCCA LN
MARICOPA, AZ 85138

THOMPSON MILFRED OLIVER ...
44210 W CYPRESS LN
MARICOPA, AZ 85138

JESTER RAQUEL O & RONALD
18166 N DESERT WILLOW DR
MARICOPA, AZ 85138

JACKSON DALE K
20 TAWNY TRL
JOLIET, MT 59041

KING KATHLYN
44494 W CYPRESS LN
MARICOPA, AZ 85138

NELSON DONALD R
43953 W YUCCA LN
MARICOPA, AZ 85138

SCOTT KENNETH JAMES & KIE...
44295 W YUCCA LN
MARICOPA, AZ 85138

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BRENTON PAULINE M & CHARL...
145 52319 RR 231
SHERWOOD PARK, AB

SERRA JUSTIN & HOLMAN DA...
44251 W YUCCA LN
MARICOPA, AZ 85138

TRAN VU
44577 W YUCCA LN
MARICOPA, AZ 85138

EPPLEN DONALD WAYNE
44085 W YUCCA LN
MARICOPA, AZ 85138

WILLIAMS JERMARK V & SEVIL...
44423 W YUCCA LN
MARICOPA, AZ 85138

BERNARD DARRYL E & BARBA...
160 RED FOX RD SE
CEDAR RAPIDS, IA 52403

ROSARIO CAMERON & ROSARI...
44385 W YUCCA LN
MARICOPA, AZ 85138

LOGAN CHADWICKE
44445 W YUCCA LN
MARICOPA, AZ 85138

HICKS KASSANDRA
44605 W YUCCA LN
MARICOPA, AZ 85138

TANG JEANNIE KIM TR
44133 W YUCCA LN
MARICOPA, AZ 85138

CASADA EVAN D
44479 W YUCCA LN
MARICOPA, AZ 85138

YUCCA LANE SERIES OF T&J J...
MAIL RETURN
,

ESPARZA MARTIN CARLOS & K...
44273 W YUCCA LN
MARICOPA, AZ 85138

RABADAM LUISTO & ELEANOR
359 COVENTRY CIR
FOLSOM, CA 95630

CAMPBELL RENTALS AZ LLC
5318 N SCOTTSDALE RD
ELOY, AZ 85131

BROWN-BEHRENDS ANGELA
44069 W YUCCA LN
MARICOPA, AZ 85138

HANSON BRIAN & DEBORAH
3102 MADISON AVE N
FARGO, ND 58102

HONEYCUTT DELORES
44647 W YUCCA LN
MARICOPA, AZ 85138

CLARK WILLIAM & AMALIA
44401 W YUCCA LN
MARICOPA, AZ 85138

GAMEL ROSALEE
PO BOX 815
MARICOPA, AZ 85139

SHORT ANTHONY
44167 W YUCCA LN
MARICOPA, AZ 85138

YAKUBU NATASHA
44151 W YUCCA LN
MARICOPA, AZ 85138

GAMEL ROSALEE
PO BOX 815
MARICOPA, AZ 85139

DESERT CEDARS HOMEOWNE...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

DESERT CEDARS HOMEOWNE...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

LOZANO RAMON HUGO MARTI...
44549 W YUCCA LN
MARICOPA, AZ 85138

DESERT CEDARS HOMEOWNE...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

DESERT CEDARS HOMEOWNE...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

LONG ELVIN D LLC
834 DOERWOOD CT
SAINT LOUIS, MO 63122

HERNANDEZ MANUEL & KATRI...
44183 W YUCCA LN
MARICOPA, AZ 85138

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GALLIENNE CARRIE A
44213 W YUCCA LN
MARICOPA, AZ 85138

DONOVAN JOHN & GLORIA
44612 W YUCCA LN
MARICOPA, AZ 85138

DCE K LLC
MAIL RETURN
,

GODDARD JOHN W & RENEE L
44235 W YUCCA LN
MARICOPA, AZ 85138

SUN VALLEY PLAZA GENERAL ...
1136 W BASELINE RD
MESA, AZ 85210

ALTERRA HOMEOWNERS ASS...
21639 N 12TH AVE STE 102
PHOENIX, AZ 85027

PADILLA VERONICA & HECTOR
18195 N LARKSPUR DR
MARICOPA, AZ 85138

COY JERRY W
44640 W YUCCA LN
MARICOPA, AZ 85138

MARICOPA AUBERGE LLC
1100 W CATARACT LAKE RD
WILLIAMS, AZ 86046

WALSH COREY L
43834 W YUCCA LN
MARICOPA, AZ 85138

MAGANA FERNANDO J CORDO...
44654 W YUCCA LN
MARICOPA, AZ 85138

CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA, AZ 85138

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

DESERT CEDARS HOMEOWNE...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA, AZ 85138

LOPEZ MIGUEL
18182 N DESERT WILLOW DR
MARICOPA, AZ 85138

DESERT CEDARS HOMEOWNE...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA, AZ 85138

ARTEAGA ROGELIO TR
18217 N LARKSPUR DR
MARICOPA, AZ 85138

,

CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA, AZ 85138

NORMAN CHERENE M & ERIC ...
44570 W YUCCA LN
MARICOPA, AZ 85138

,

,

ROBERTSON MARK D
44584 W YUCCA LN
MARICOPA, AZ 85138

,

BUNGALOWS ON BOWLIN LLC
15300 N 90TH ST STE 200
SCOTTSDALE, AZ 85260

WILSON DREW CASTLE
44598 W YUCCA LN
MARICOPA, AZ 85138

DESERT CEDARS HOMEOWNE...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

DESERT CEDARS EQUITIES EA...
5346 E CALLE DEL NORTE
PHOENIX, AZ 85018

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Copy of Notification Letter

S3 BioTech LLC
Suite B100A-59
7014 East Camelback Road
Scottsdale, AZ 85251

RE: Case #PAD 22-03
District 3 at Copper Sky Park

This site is generally located at Copper Sky Park within the City of Maricopa incorporated limits.

Dear Neighbor,
An application has been filed with the City of Maricopa by S3 Biotech LLC and related entities for a District 3 at Copper Sky Park development consisting of a Medical Campus and an Innovation Campus. The meeting dates in regard to this request are as follows:

Neighborhood Meeting:
Thursday, July 28, 2022, at 6:00 p.m.
Maricopa Library and Cultural Center
18160 North Maya Angelou Drive
Maricopa, AZ 85138

Planning and Zoning Commission
Monday, August 22, 2022, at 6:00 p.m.
39700 West Civic Center Plaza
Maricopa, AZ 85138

City Council:
Tuesday, September 20, 2022, at 7:00 p.m.
39700 West Civic Center Plaza
Maricopa, AZ 85138

According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, this notice is being sent to you via first class mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Rodolfo Lopez at the City of Maricopa Planning Department at 520-568-9098. You can

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also email him at rodolfo.lopez@maricopa-az.gov with the subject line of Case # PD22-03 and District 3 at Copper Sky Park.

Please see additional pages for the project narrative and other exhibits.

Sincerely,

Britton Lee
Chairman and CEO
S3 BioTech LLC

The Project

District 3 at Copper Sky Park consists of three campuses totaling over 2.3 million square feet of buildings on an under-developed area of the Park, comprised of 52.3 acres.

Development Companies:
• S3 BioTech LLC/Applicant (Master Plan Developer)
• Abraham Dewitz (Partner)

Why Maricopa:
• City was voted the #1 best place to raise a family.
• Second fastest growing city in Arizona.
• Approximately 35 minutes from Phoenix Sky Harbor International Airport.
Key Anchor Projects:
• 24/7 ER Hospital
• Surgical Center
• Behavioral Health and Sports Psychology
• Sports and Science Academy
• Select Service Hotel
• Life Science Innovation and Research Center
• Multi-Purpose Sports Complex
• Festival Garden/Public Market

Project Phase and Timelines:
• Phase 1A: Medical Campus Anticipated Buildout: 1 thru 36 Months (14.3 acres)
• Phase 1B: Innovation Campus Anticipated Buildout: 1 thru 48 Months (12 acres)

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Future: D3 is an exceptional development that looks to the future, while preserving and revitalizing Copper Sky Park in ways that blends its unique amenities with generous public park, open spaces and many new services for the City of Maricopa.

Vision: D3 embraces the goals set forth in the City's General Plan and the City's 2040 Vision Strategic Plan.

Opportunity: The District 3 (D3) Planned Area Development (PAD) offers a once in a lifetime opportunity to transform an under-developed area of Copper Sky Park into a Medical Campus and an Innovation Campus, built to satisfy the needs and desires of the Community and the region.

Iconic: It is rare to find a half-mile of commercial frontage on a major highway going through the heart of a city where an iconic development can rise to represent Maricopa and its future prosperity as one of the nation's fastest growing cities.

Impact: D3 plans to drive economic growth through a true, eventual 52.3-acre mixed-use, live and work development composed of three campuses totaling over 2.3 million square feet of building area. According to a soon to be released study by Elliot D. Pollack & Company, 11,500 construction related jobs and nearly 3,000 annual operation-related jobs will be created. The estimated construction tax revenue to the City is $17.0 million and it will collect over $6.3 million each year from primary and secondary tax revenues. Over a 30-year timeline the total economic output is projected to reach $4.3 billion.

Elevate: Although the D3 PAD site is currently under-developed, a combination of both careful and bold urban design moves will elevate Copper Sky Park to another level including multiple grand entrances with beautiful landscaping and water features.

Destination: D3 PAD is a dynamic and unique mixed-use project, and an experience destination to benefit the surrounding communities and beyond.

Request: The applicant is requesting the current MU-G (Mixed-Use-General) and TR (Transition) to PAD (Planned Area Development) to allow a more consistent and integrated development to be constructed at Copper Sky Park.

Conclusion:
- City of Maricopa is pro-growth and business friendly.
- Opportunity to build an iconic Smart City of the future.
- Opportunity to build on the Maricopa brand as an Innovation Hub.
- Instantly generating over 400 new medical related, high-paying jobs.
- Upon completion of the project, D3 will create nearly 3,000 annual operational jobs.

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Parcel # 51012014E.
Proposed hours of operation: Hospital and Behavioral Health Center (24/7); Hotel. Condominiums and Apartments (24/7); All other facilities (800 a.m.-10:00 p.m.)
Intent for the application: PAD designation to begin construction.

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Proof of Newspaper Notice

STATE OF ARIZONA
COUNTY OF PINAL } ss.

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING AND PUBLIC MEETING
Case # PAD22-03
Neighborhood Meeting
Thursday, July 28, 2022, at 6:00 p.m.
Maricopa Library and Cultural Center
18160 North Maya Angelou Drive
Maricopa, AZ 85138
Planning and Zoning Commission Meeting
(PUBLIC HEARING)
Monday, August 22, 2022, at 6:00 p.m.
City Hall
39700 West Civic Center Plaza
Maricopa, AZ 85138
City Council Meeting
Tuesday, September 20, 2022, at 6:00 p.m.
City Hall
39700 West Civic Center Plaza
Maricopa, AZ 85138
NOTICE IS HEREBY GIVEN THAT at the above listed meeting, a PUBLIC HEARING will be held at the above stated date, time and location.
S3 BioTech LLC, represented by Mr. Britton Lee, chairman and CEO of S3 BioTech, is proposing to build a Medical Campus, an Innovation Center and a SportsTainment District in currently underdeveloped sections of Copper Sky Regional Park, 44345 West Bowlin Road, Maricopa, AZ 85138.
The Planning and Zoning Division is processing this proposal in accordance with the Zoning Code as a Planned Area Development (Case # PAD 22-3).
Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and if received prior to the meeting, will be included in the record. All comments or appeals should be sent in a written form to the Planning and Zoning Commission, Attention: Rodolfo Lopez at 39700 West Civic Center Plaza, Maricopa, AZ 85138 or by email at rodolfo.lopez@maricopa-az.gov. Please include your name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at 520-568-9098.
July 02, 2022
Published in Casa Grande Dispatch
No. of publications: 1; date of publication: Jul. 02, 2022.

Affidavit of Publication

Kara K. Cooper, first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE issue. The publications thereof having been on the following date:

07/02/2022

CASA GRANDE DISPATCH

By Kara K. Cooper
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 5th
day of July A.D., 2022

Catherine Ortiz
Notary Public in and for the County
Of Pinal, State of Arizona

Catherine Ortiz
Notary Public
Pinal County, Arizona
My Comm. Expires 07-13-22
Commission No. 549730

Map of Neighborhood Meeting Signs

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Pictures of Neighborhood Meeting Signs

Sign Located on Corner of Bowlin and Greythorn

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Sign Located on Corner of SR 347 and Bowlin

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Sign Located by Dog Park Facing SR 347

Neighborhood Meeting Sign-In Sheet

Community Meeting
District 3 Project
July 28, 2022 6:08 PM

Plem sign in

Name	Maricopa Address
Alisa Hardin	44198 W Palo Nuez St
Cecilia Garzon	44219 W Palo Nuez St.

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Summary of Meeting

Copper Sky Citizen Participation Meeting

July 28, 2022, 6:00 pm

Attenders: Dr. Ed Johnson, Tommy Strassenberg, Len Hack (S3 BioTech)

Citizens: Alisa Haldin, Cecelia Garzon

Dr. Johnson presented an overview of the project and indicated that there was an August meeting scheduled for Planning and Zoning and a September meeting for Council action.

The floor opened for questions.

1. Where is the dog park going? The City is identifying multiple neighborhood sites for future dog parks to replace the dog park at Copper Sky Park.

2. Where is the Police dispatch center going? The City is constructing new police station and dispatch center in the City. The City will use the dispatch center, less two rooms, until the new site is completed next year.

3. Breakdown of where the different fields are going (Soccer Fields are in the Copper Sky and baseball fields are locating to another site). The severe shortage of soccer fields was noted by both attendees. Dr. Johnson noted that S3 BioTech was required to replace the eastern baseball diamonds that will be relocated elsewhere in the City. There should be additional softball fields at that site.

4. What about the schools on site? Dr. Johnson state that a science and sport academy would be built for student athletes and other students at the Innovation Campus. S3 BioTech is also recruiting a high-profile international soccer team to would to Maricopa for the Academy and for "spring training."

5. Will there be a birthing center at the hospital? Dr. Johnson reported that there have been conversations about a center at the Medical Office Building. Those discussions are ongoing. There will be a major pediatrics presence at the MOB.

6. Will there be Smart City options? Dr. Johnson reported that they are working on Smart City components for use throughout the City.

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7. Dr. Johnson discussed Mr. Lee's background in technology and his goal to create a patient centric healthcare information model for the City and beyond.

8. Will there be another letter in the future for residents within 600 FT? Dr. Johnson indicated that there would be another letter and citizen meeting if S3 BioTech brings forward another proposal for a SportsTainment District at Copper Sky Park.

9. What about jobs? Dr. Johnson noted that a third-party economic impact study projects over 10,000 construction jobs and over 3,000 permanent jobs at the Park.

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