CG MEDICAL CAMPUS

PLANNED AREA DEVELOPMENT GUIDE

Prepared for:
TPI LAND DEVELOPMENT IV
4138 E Sahuaro Drive
Phoenix, Arizona 85028
(602) 996-4976

Prepared by:
GEODIMENSIONS, INC.
3030 E. Camelback Road, Suite 260
Phoenix, Arizona 85016
(602) 952-8788

Project No. 97537

Revised July 1, 1999

INTRODUCTION

This development guide is presented in order to comply with City of Casa Grande requirements. The information herein has been provided by the developer in an effort to summarize the intentions of this project.

PROJECT LOCATION

The proposed Casa Grande Medical Campus is located at the northwest corner of Florence Boulevard (SR 287) and Hennes Road within the City of Casa Grande corporate limits in Section 22, Township 6 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County. The 20 acre project will be subdivided into 9 lots.

ZONING HISTORY

In 1997, a General Plan Amendment to Mixed Regional Business (MRB) and a Zone Change to Planned Area Development (PAD) were approved for the subject property.

PROPOSED USE

The Planned Area Development designation allows for flexibility between commercial, medical and professional uses. Four lots will front on Florence Boulevard and will have an approximate depth of 260 feet. Primary access will be provided by three drives on Florence Boulevard and secondary access will be available from private interior streets. Because of the high traffic counts and visibility on Florence Boulevard it is anticipated that these parcels will be purchased by restaurant, retail and professional office users. All of these lots exceed one acre in size and building coverage is estimated to be about 20%.

Five lots will be located behind the four that front on Florence Boulevard. These lots will range in size from one to three acres and due to the proximity to Casa Grande Regional Medical Center it is anticipated they will be purchased by medical oriented activities. Some of the users envisioned are assisted living, health maintenance companies, nursing homes and medical office complexes.

No outdoor sales or storage will be allowed within the PAD.

PROJECT PHASING

The project will be developed in two phases. Phase I will consist of four lots, two of which will front on Florence Boulevard and two immediately behind them adjoining Casa Grande Regional Medical Center. Interior streets in Phase I will be terminated with a temporary cul-de-sac for traffic turn around. In Phase II, these cul-de-sacs will be abandoned and the interior roads continued on for full circulation.

It is anticipated that Phase I will have an 18 month buildout. Phase II construction will begin upon 50% completion of Phase I. Total buildout is anticipated to be 36 months.

Water, sewer, electric, and telephone are currently extended to the property boundary. The City of Casa Grande, APS, Arizona Water and U.S. West have reported that current facilities are of sufficient size to serve the proposed development. On site improvements will consist of all utilities underground and stubbed out to each lot. Private internal street rights-of-way will be 44 feet with 36 feet of paving, curb and gutter and 4 foot sidewalks on both sides. See Exhibit E for typical cross-section of private internal street and Exhibit F for the typical section of Henness Road. The sidewalks on Florence Boulevard will be 5 feet in width. Stormwater retention will be contained on each lot and will be maintained by the lot owner. Setbacks per City of Casa Grande zoning and building codes will be required of each lot purchaser.

TRAFFIC COUNTS

A traffic impact analysis has been prepared by Curtis Lueck & Associates and has been accepted by ADOT.

Florence - eastbound	14,394 V.P.D. (1997)
Florence - westbound	15,000 V.P.D. (1997)
Florence - at buildout	28,417 V.P.D.

ADOT APPROVALS

ADOT approvals are required for the three proposed driveway entrances on to Florence Boulevard. Formal approval and permits has been granted for the western driveway (the internal roadway) and the central driveway (between lots 4 and 5). The eastern driveway (on lot 6) has received approval from ADOT but will not be permitted until Phase II goes to construction.

ARCHITECTURAL DEVELOPMENT STANDARDS

Architectural standards are set forth in the Declaration of Covenants, Conditions and Restrictions. Enclosed are typical building elevations (Exhibits A, B & C), which will be of a southwestern theme, and a typical site plan (Exhibit D). It should be noted that the site plan emphasizes an asymmetrical break up of the buildings, parking and retention area/open space. All landscaping will be xeriscape and in accordance with City of Casa Grande landscape ordinance. A landscape plan will be required for each lot. A minimum of seven percent of the site will be landscaped open space.

Building setbacks, heights, lot coverages and other like items will conform to city standards. Building setbacks are 35' for front, 15' for rear, aggregate of 15' for interior side, 25' for corner side and 45' for the residential zone boundary. The maximum building height is four stories. The Floor Area Ratio (FAR) will not exceed 35 percent. No temporary or portable buildings or

structures will be located on the property.

All buildings within the PAD will undergo the City's Major Site Plan Review process.

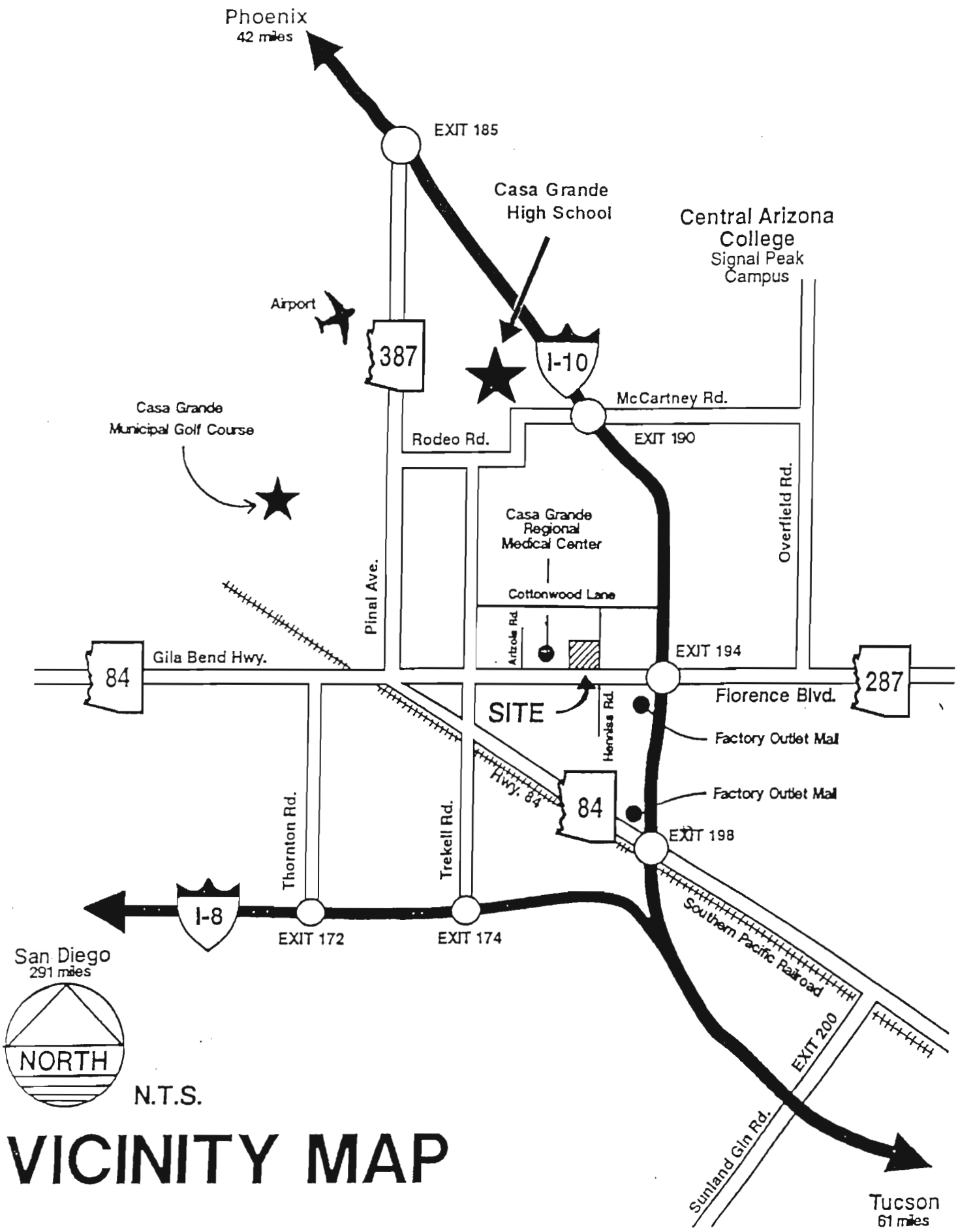
SIGNING AND LIGHTING

A project sign will be located at the southwest corner of lot 4 at the project entrance and will be a low profile monument style sign designed to compliment the architecture of the buildings within the center. All other signs within the project will also conform to city standards. Uniform signs will be constructed around the property and will be reviewed with individual major site plans.

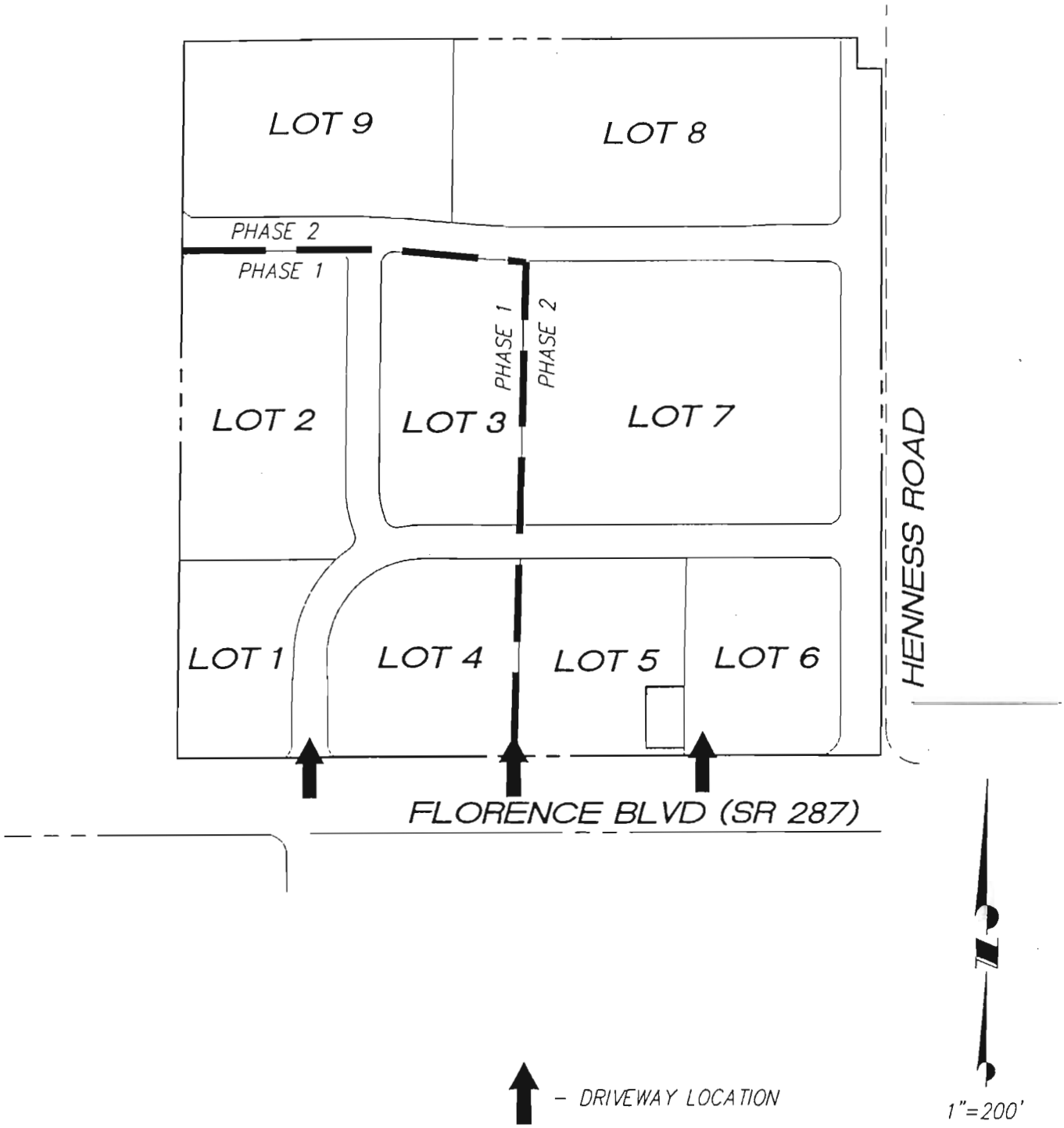
All lighting will comply with city standards.

CONCLUSION

C.G. Medical Campus was designed to support the Casa Grande Regional Medical Center with complimentary medical uses such as outpatient clinics, assisted living facilities, nursing homes, medical condominiums, restaurants and banking. The project will also provide regional destination retail and medical services for the Palm Creek planned area development as well as several nearby new subdivisions such as Wildflower, Sandalwood, Arizola Cottages, Sierra Ranch and Parkview III.

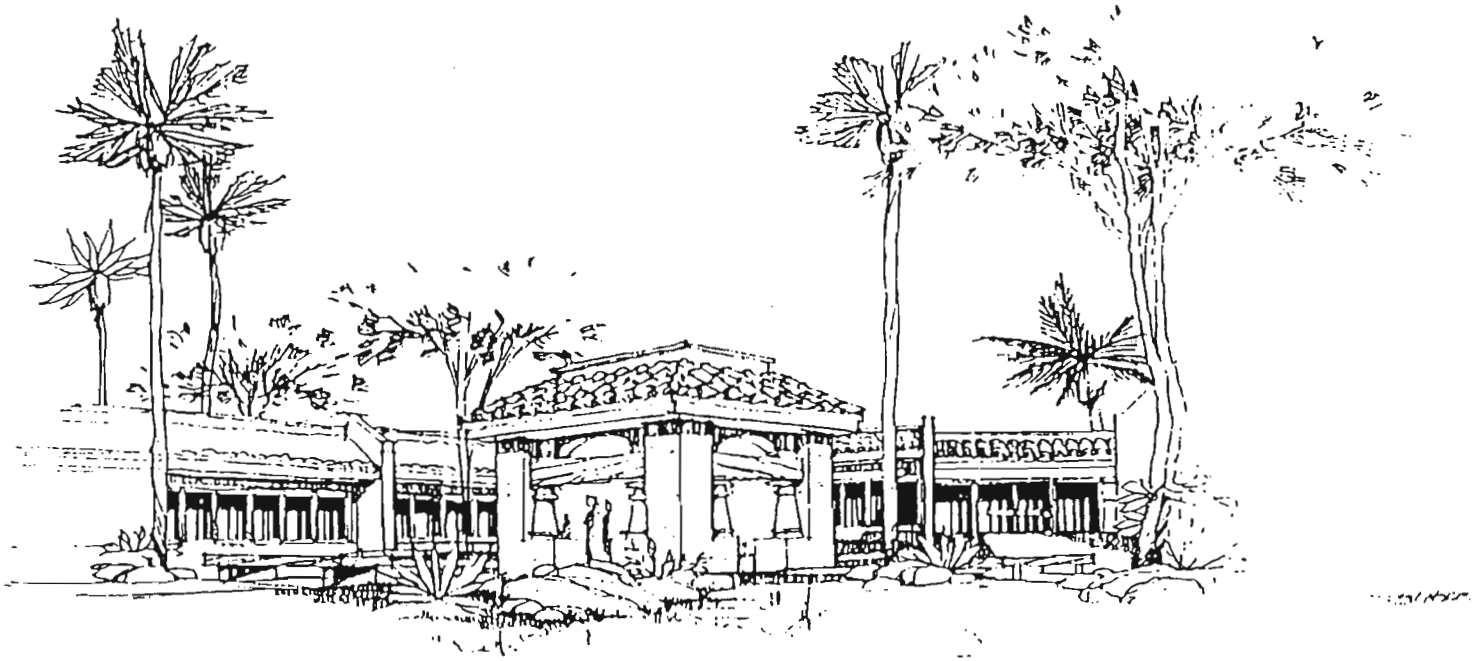


VICINITY MAP



PROJ. NO. 97537 DWG. ID. 97537x2 SHT. NO. 2	CASA GRANDE MEDICAL CAMPUS SITE PLAN CASA GRANDE ARIZONA	GeoDimensions 3030 E Camelback Road Suite 260 Phoenix, Arizona 85016 Phone (602) 952-8788 Fax 952-9905 Civil Engineering-Land Surveying-Construction Services	DATE JULY 1999

EXHIBIT "A"



TYPICAL MEDICAL OFFICE COMPLEX

drawn:
checked:
revisions:

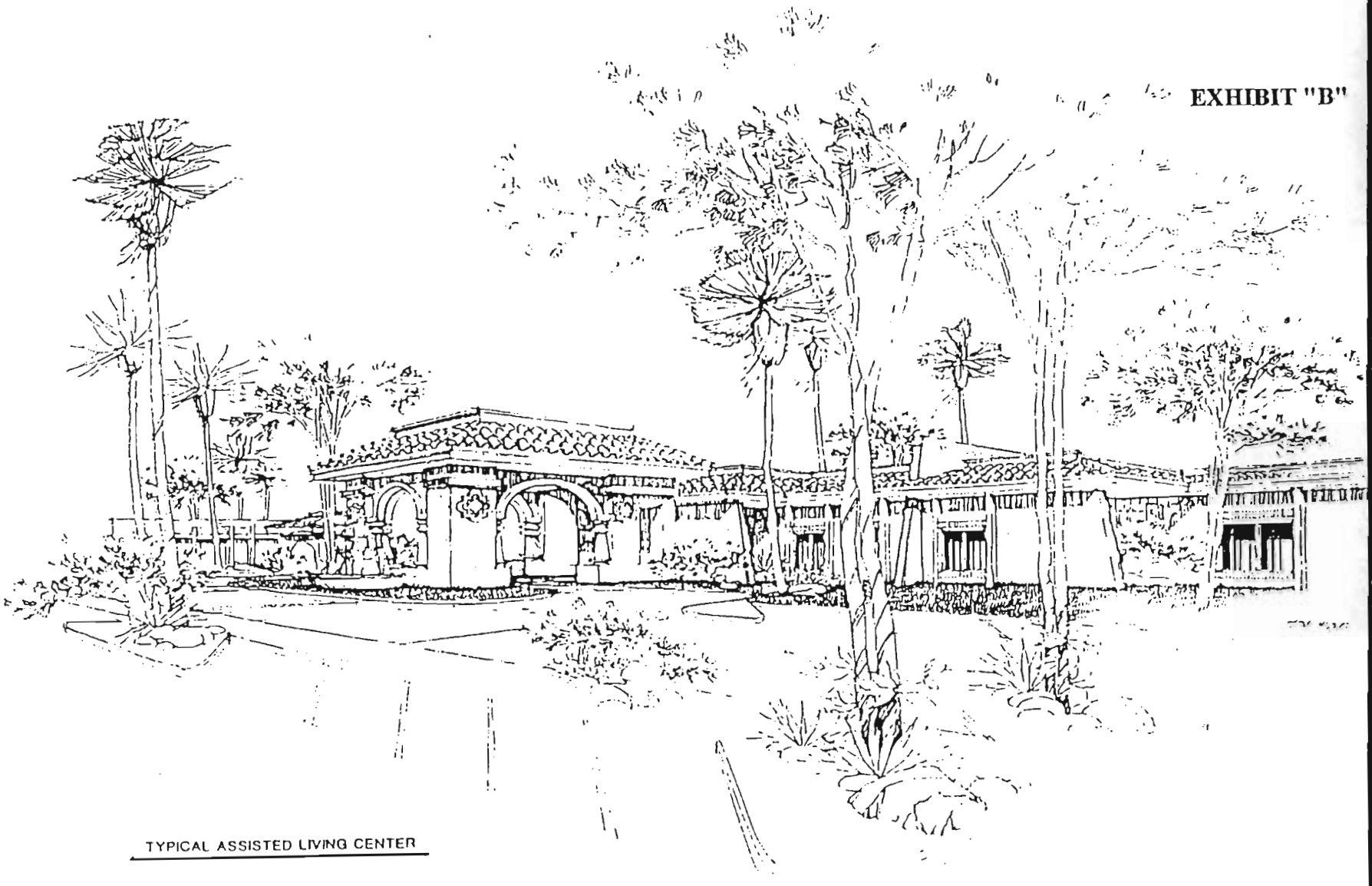
vanlandingham & associates

C. G.
MEDICAL CAMPUS
CONCEPTUAL SUBDIVISION

date:
job no.:

sheet

EXHIBIT "B"



TYPICAL ASSISTED LIVING CENTER

drawn:
checked:
revisions:

VA

vanlandingham & associates

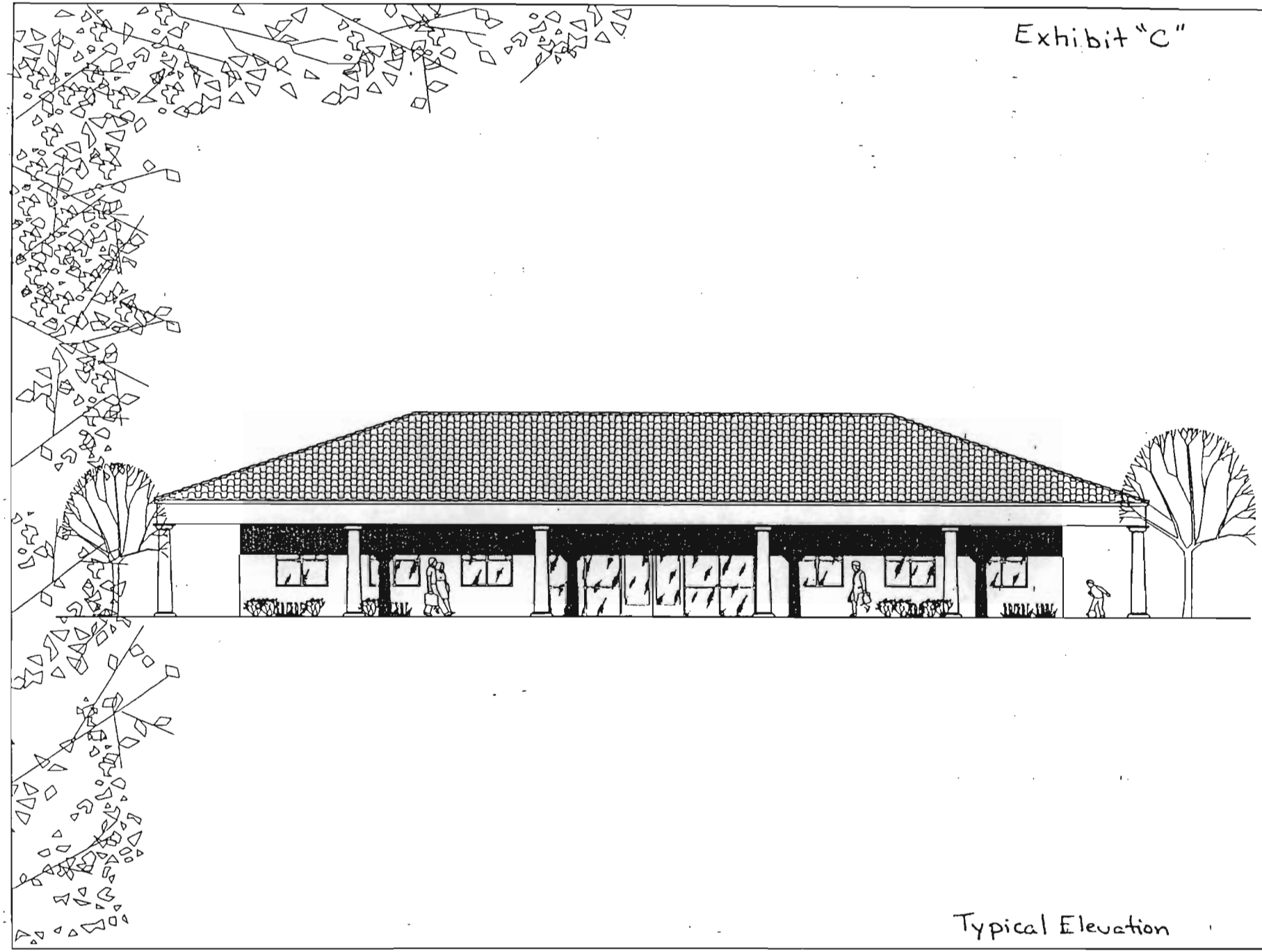
C. G.
MEDICAL CAMPUS
CONCEPTUAL SUBDIVISION

date:
job no:

VA

sheet

Exhibit "C"



Typical Elevation

MB

Casa Grande
Medical Office Building

PRELIMINAR
NOT FO
CONSTRUCTIO
OR RECORDIN

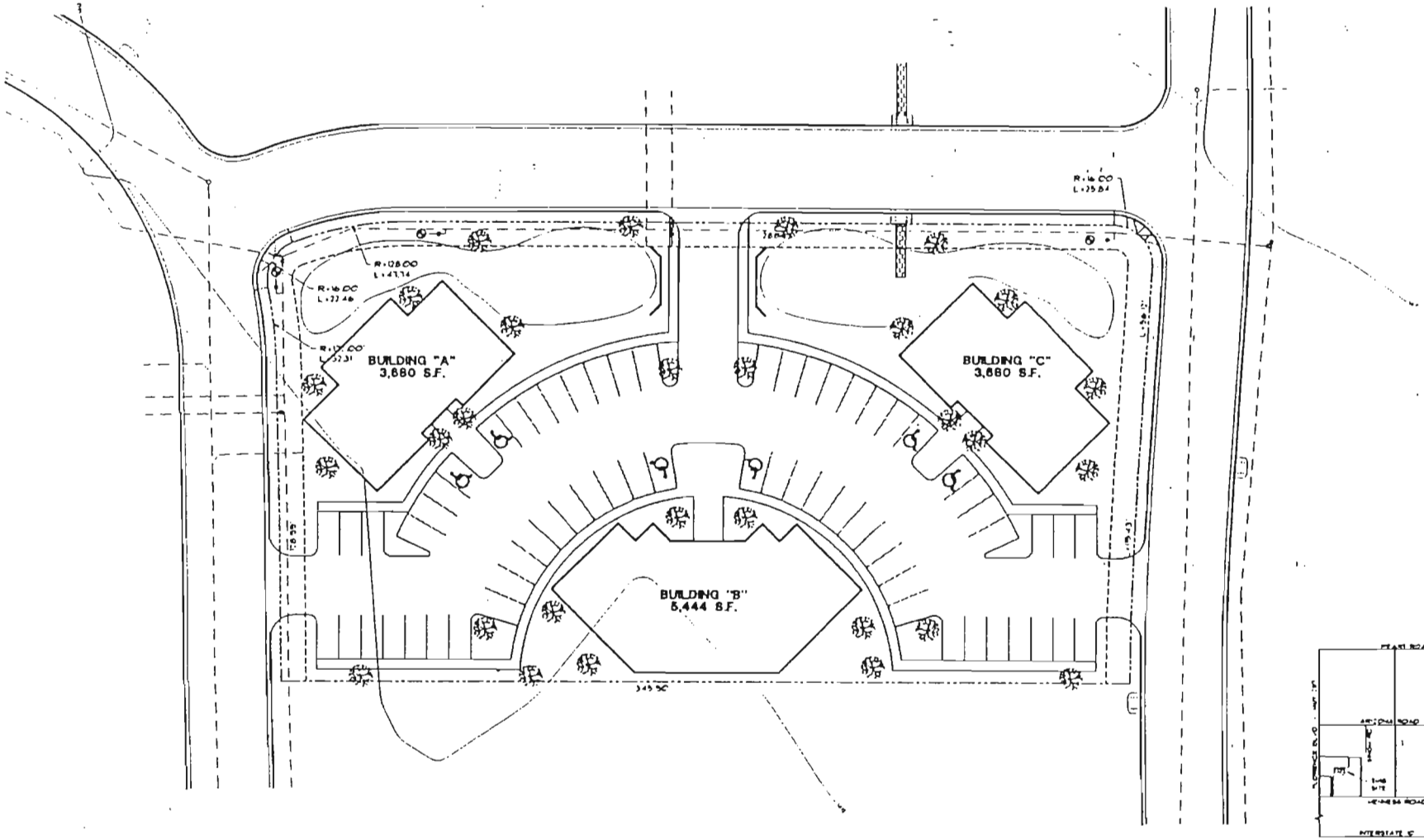
Matthew Budge Associates, Architects
4414 North Civic Center Plaza, Suite 202
Scottsdale, Arizona 85251
Phone (602) 874-2700 Fax (602) 874-2844

Revisions:

Date:
Scale:
Drawn by:
Approved:
Job number:
Contents: ELEVATION

Sheet Number:
A-3

Exhibit "D"



CONCEPTUAL SITE PLAN "A"

Typical Site Plan

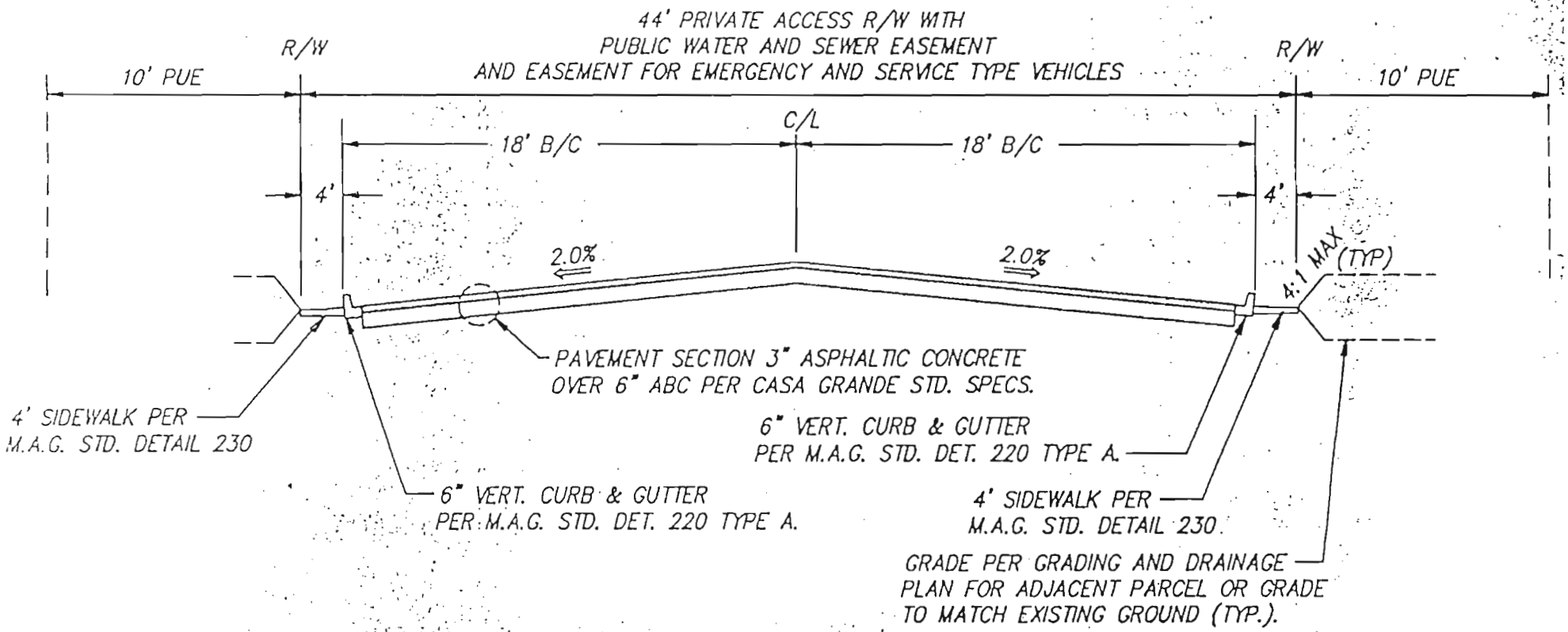
Casa Grande
Medical Office Building

PRELIMINAR
NOT FO
CONSTRUCTIO
OR RECORDI

Matthew Budge Associates, Architects
4414 North Civic Center Plaza, Suite 202
Scottsdale, Arizona 85251

Revisions:
Date:
Scale:
Drawn by:
Approved:
Job number:
Contents:

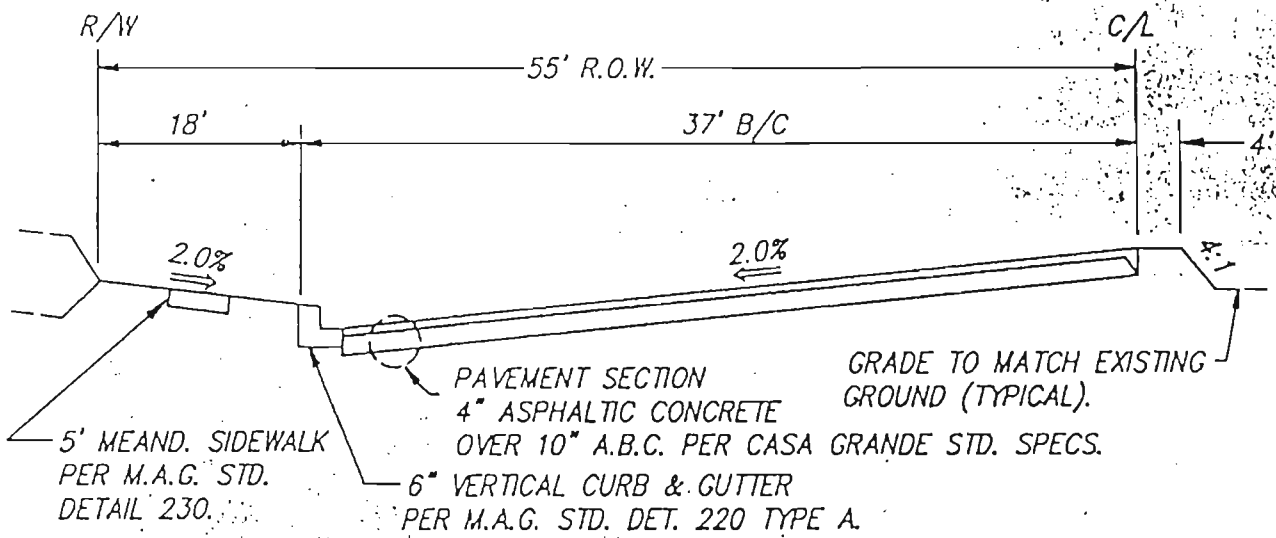
Sheet Number:
A-1



TYPICAL CROSS-SECTION

N.T.S.

Exhibit "E"



TYPICAL SECTION-HENNESS ROAD

N.T.S.

Exhibit "F"