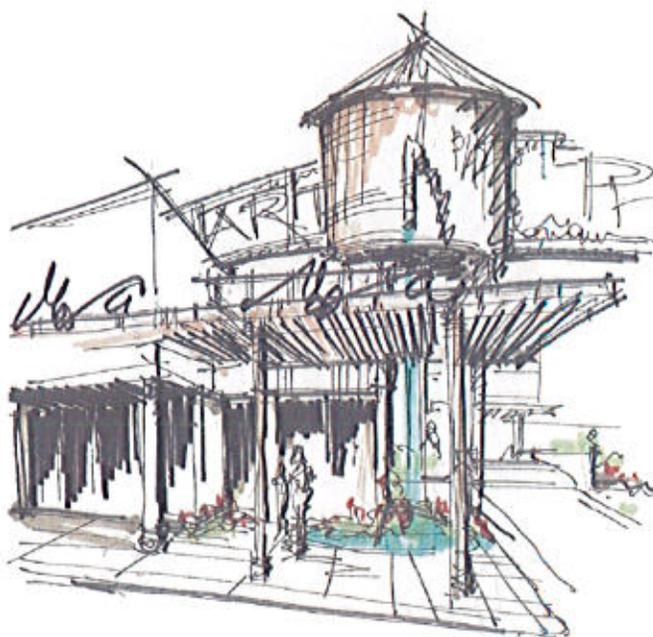


The Station

Planned Area Development Guide

Submitted August 31, 2012

An amendment to the "Tanger Outlet Center at Casa Grande" Planned Area Development Guide dated 07/11/1991



Approved 
Planning Commission

PROJECT #: DSA-12-00069

MEETING DATE: 3-7-13

FINAL DECISION DATE: 9-24-13

AZ Sourcing, LLC

7047 E. Greenway Pkwy, Suite 190

Scottsdale, AZ 85254

Request for Amendment to the "Tanger Outlet Center at Casa Grande" Planned Area Development Guide dated 07/11/1991

This is a request for an amendment to the Tanger Outlet Center at Casa Grande PAD approved on July 11, 1991 by the City of Casa Grande. AZ Outlet Investment, LLC, the current owner of the property, is seeking to redevelop the property as a commercial center that incorporates retail, family entertainment, restaurant, service and other similar elements designed to create a destination environment that draws patrons from the freeway as well as the surrounding community. This PAD amendment seeks to expand the existing permitted land uses, amend the architectural elements and style for the center, modify the landscape guidelines, and to eliminate signage guidelines from the PAD by creating a separate Comprehensive Sign Plan to be approved by the Planning and Zoning Commission. Additionally, in recognition of the redevelopment of the site, the name of the Planned Area Development shall be changed from "Tanger Outlet Center at Casa Grande" to "The Station."

Currently, the land uses allowed include: Freeway Commercial/Retail Activities and Restaurant/Fast Food Services, which was considered sufficient for its original intended use as a retail outlet center. While several sections of the existing PAD are outdated, this amendment will limit proposed changes specifically to Section F(2)(A), which addresses acceptable land uses at the site, Section F(2)(C), which identifies architectural elements and style, Section F(2)(D), which identifies landscape guidelines, and Section F(2)(F), which addresses signage requirements and standards.

F- Tanger Outlet Center Master Plan

F(2)- Master Plan Description

F(2)(A)- Land Use

The project consists of a commercial center on approximately 30 acres that combines a number of interrelated elements to create an environment that draws patrons from the adjacent freeways, as well as the surrounding communities. Specific uses may include retail activities; restaurant services, to include full service restaurants, coffee shops and 'bar and grills'; tourist activities; hotel services; travel center and gas station services; businesses in the service industry, to include business models such as nail salons, gymnastics or martial arts studios; professional services; family entertainment venues, such as a bowling center, laser tag, indoor go-cart track, video arcade, pool tables, and other ancillary uses; professional entertainment venues, such as a performing arts center or movie theater; and recreational areas such as splash pads, water fountains and features, and open park-like spaces and will include indoor and outdoor commercial recreational activities.

Additionally, the project may include space where a community church will conduct services and other activities. The center may also house a business incubator, which could include additional activities such as business or employment training.

Any land use classified as "Assembly Group A Occupancy" as defined by the then-adopted and applicable building code, with a square footage greater than 10,000sf shall require a Traffic Impact Analysis at the time of building permit.

The project shall at all times maintain a parking ratio of not less than 4 parking spaces per 1000 square feet of GFA.

The site may be developed in coordination with the parcel immediately adjacent to the west. Access to that parcel from the project site is contemplated at several locations, which will necessitate bridging the Arizola Drainage Canal, which runs the entire length of the western border of the project site. Access for both pedestrian and vehicular traffic will be provided by bridges that will allow for the safe passage of both types of traffic. Any alterations to the canal shall be subject to the approval of the San Carlos Irrigation and Drainage District.

Commerce and Business Development

A. Types of Uses The following list of uses authorized in the PAD is set forth to define and differentiate between the permitted uses, those uses permitted as accessory uses, and those uses subject to identified performance standards or conditional use permits. Any property owner may request an interpretation of analogous uses to the defined list below from the City of Casa Grande Zoning Administrator. The Zoning Administrator may administratively approve a use that is analogous to those listed below. A brief description of the three types of permitted uses is set forth below.

- a. Permitted Principal Uses (P)** Uses specifically permitted or analogous to those specifically permitted as determined by the City of Casa Grande Planning Director.
- b. Permitted Uses Subject to a Conditional Use Permit (C) and/or Performance Standards (PS)** Uses that are permitted within this PAD only when the use is consistent with the identified performance standards (PS) or when a conditional use permit (CUP) is granted in accordance with the procedures of the City of Casa Grande Zoning Ordinance (as may be amended from time to time.)

NOTE: Except as otherwise noted, the City of Casa Grande Zoning Ordinance land use definitions shall apply to the following land uses contained herein.

Table 1: Permitted Commercial and Business Land Uses

Commercial and Business Uses	
Uses	Commercial/Support Commercial/Retail/MU/Office/Office MU
Appliance Sales, Service, Repair	P
Assembly Hall	P
Automobile Washing Establishments	P
Bakery	P
Bar, tavern or nightclub	P/PS ^{1,2}
Bulk Retail Sales	P
Business Services	P
Caterers	P
Civic Event	P
Commercial Recreation, Indoor	P
Commercial Recreation, Outdoor	P
Conference and Reception Center	P
Convenience Store	P/PS ⁵
Day Care Center	C/PS ⁶
Day Spa	P
Deferred Presentment Company	P/PS ⁷
Essential Public Service or Utility Installation	P
Farmers market	P
Financial Institution, chartered	P
Glass Shops, Custom	P

Health/Recreation Facility	P
Hotel or motel	P
Import/Export Businesses	P
Kennel & Pet Care Services	P/PS ⁸
Live entertainment, indoor	P/PS ^{1,2}
Live entertainment, outdoor	P/C/PS ²
Music Studio	P
Night Club	P/C/PS ⁴
Offices, general, administrative and professional, medical, etc.	P
Product development and product testing activities	P
Public Buildings	P
Radio and television studio	P
Religious Institution	P
Restaurant, Sit down	P
Restaurant, quick serve	P
Restaurant, Fast Food w/ Drive Thru	C
Retail Sales	PS ⁹
Retail Sales, Specialty	P
Schools: Colleges & Universities	P
Schools (K-12)	C
Schools, Commercial (i.e. Business, Vocational, & Technical)	P
Temporary uses	P/C/PS ¹⁰
Theater, community or Performing Arts Center	P
Theater, motion picture	P
Tire Sales, Repair and Mounting	P/PS ¹²
Wireless Telecommunications Facilities 35' feet or under	P/PS ¹¹
Wireless Telecommunications Facilities over 35' feet	C/PS ¹¹

Table 2: Performance Standards Table

PS ¹	Hours of operation shall not occur between the hours of 2:00 a.m. and 7:00 a.m. (19 hours per day- permitted indoor use).
PS ²	No door or other opening (except fire exits), affiliated with a structure where this use is conducted shall be constructed within 150 feet of any residential use existing as of the date of this PAD approval.
PS ³	Hours of operation shall not occur between 11:00 p.m. and 7:00 a.m. (16 hours per day- permitted outdoor use). Hours of operation may be modified with a Conditional Use Permit.
PS ⁴	<p>a. The stage or performance area shall be a maximum of eighty (80) square feet unless a Conditional Use Permit is obtained.</p> <p>b. The average noise level, measured at the property line, shall not exceed 55db when measured on an "a-weighted" sound level meter and according to the procedures of the environmental protection agency unless a Conditional Use Permit is obtained. An increase not to exceed 5db for 5 continuous seconds or less shall not be deemed a violation of this section.</p>
PS ⁵	<p>a. Pump stands shall be set back not less than twenty-five feet from any street right-of-way, not less than forty feet from any non-street property line, and not less than one hundred feet from any residential district boundary;</p> <p>b. Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet.</p> <p>c. Parking areas shall be separated from any residential zone by at least fifteen feet.</p>
PS ⁶	<p>a. At least 35 square feet of indoor activity space for each infant and 1-year old child;</p> <p>b. At least 25 square feet of indoor activity space for each child who is not an infant or 1-year old child; and when 1-year old children are grouped together with children older than 1-year old children in the same activity area, at least 35 square feet of indoor activity space for each child.</p>

	<p>c. Provide at least 75 square feet of outdoor activity area per child for at least 50% of the facility's licensed capacity; or</p> <p>d. If no enrolled child attends the facility for more than four hours per day, provide at least 50 square feet of indoor activity area for each child, based on the facility's licensed capacity;</p> <p>e. If no enrolled child attends the facility for more than six hours per day, provide at least 75 square feet of indoor activity area per child for at least 50% of the facility's licensed capacity in addition to the indoor activity area required in subsections (a, b, c); or</p> <p>f. Provide at least 37.5 square feet of outdoor activity area and 37.5 square feet of indoor activity area per child for at least 50% of the facility's licensed capacity in addition to the indoor activity area required in subsections (a, b, c).</p> <p>g. A licensee substituting indoor activity area for outdoor activity area shall:</p> <p>a. Designate, on the site plan and the floor plan submitted with the license application or request for approval of an intended change, the indoor activity area that is being substituted for an outdoor activity area; and</p> <p>b. In the indoor activity area substituted for outdoor activity area, install and maintain a mat or pad designed to provide impact protection in the fall zone of indoor swings and climbing equipment. An indoor activity area that is substituted for an outdoor activity area is not assigned a licensed capacity.</p>
PS ⁷	<p>a. Shall not be located within thirteen hundred and twenty (1320) feet of another Deferred Presentment Company. This distance shall be measured by a straight line in any direction from the outside building wall of a proposed Deferred Presentment Company to the location of the nearest outside building wall of the existing Deferred Presentment Company without regard to any intervening uses.</p> <p>b. Shall not apply to deferred Presentment companies which are ancillary to another existing or permitted use.</p> <p>c. The minimum separation required for the above uses shall apply regardless of whether the other use is located within the incorporated area of the City of Casa Grande or another jurisdiction.</p>
PS ⁸	<p>a. The establishment and animal runs must be completely enclosed in the building</p>

	<p>b. The owner and/or tenant must submit a design for sound proofing measures to mitigate potential noise to be reviewed and approved by City Staff in conjunction with the Building Permit and/or Certificate of Occupancy review process.</p>
PS ⁹	<p>Areas of outdoor sales and display are permitted immediately adjacent to the front of buildings provided that the sidewalk is not restricted to a width of less than 6' feet. Displays located in parking lots shall not obstruct required drive aisles or parking spaces.</p>
PS ¹⁰	<p>a. May be either indoor or outdoor uses.</p> <p>b. Temporary Use Permit approval shall not exceed a length of 30 consecutive days (excluding installation and removal) unless a Conditional Use Permit is obtained.</p> <p>c. The use shall not be conducted between the hours of 10:00 p.m. and 6:00 a.m.</p> <p>d. No direct light or sound associated with such use or structure shall be visible or broadcast beyond the boundaries of the lot.</p>
PS ¹¹	<p>a. The setback requirements shall be thirty-five feet from any property line, plus an additional one foot for every foot of height above thirty five feet,</p> <p>b. The structure is to be designed, constructed and/or colored in order to correspond with the aesthetic, view-shed and other characteristics of the area in which they are to be placed</p> <p>c. Appropriate landscaping and other screening shall be required along any street frontage.</p> <p>d. Appropriate measures shall be used to screen any ground based mechanical equipment.</p> <p>e. Where possible, service providers will be encourage to co-locate (share) their facilities on existing towers</p>
PS ¹²	<p>All materials, supplies, merchandise or other similar matter not on display for direct sale, rental or lease to the ultimate customer or user shall be stored within the confines of a one hundred percent opaque wall or fence not less than six feet tall.</p>

Definitions for Land Uses at The Station

A. Except as specifically defined herein, all words in this title shall have their customary dictionary definitions. For the purpose of this title certain words and terms used herein are defined as set out in subsection B of this section.

B. Words used in the present tense include the future tense; words used in the singular include the plural, and words used in the plural include the singular; the word "shall" is always mandatory, and the word "person" includes a firm, association, organization, partnership, trust, corporation or company, as well as an individual; the word "lot" includes the words "plot" or "parcel"; the word "building" includes the word "structure"; the words "used" or "occupied," as applied to any land or building, shall be construed to include the words "intended, arranged, or designed to be used or occupied"; the words "map" or "zoning map" mean the zoning map(s) of the city of Casa Grande that delineate the area to be governed by these regulations.

"Assembly Hall" means a space intended for the gathering of large groups of people, and where presentations such as, but not limited to, speeches, civic events, or entertainment may be provided.

"Automobile washing establishment" means a building which has as its primary purpose washing automobiles.

"Bar" means an establishment the main use of which is to serve spirituous liquors to be consumed on the premises. Food may or may not be served. Usually a counter and stools are present.

"Beauty shop, salon or parlor" means an establishment that provides a variety of beauty and personal care services such as hair cutting, styling and treatment, manicures, pedicures, facials, body waxing, nail sculpturing, body wraps, eyebrow and eyelash tinting, makeup application, massage, permanent hair removal other similar services and retail sales of hair and beauty products.

"Business Use" means an enterprise whose main purpose is the engaging in of the purchase, sale, barter or exchange of goods, wares, merchandise or service; the maintenance or operation of offices or recreational or amusement enterprises. The term 'Business' as used here is analogous to the terms 'Commercial' and 'Commerce.'

"Bulk retail sales" or "Bulk sales" means a retail or wholesale facility that serves the general public, selling primarily institutional-sized or multi-pack products in bulk quantities.

"Business services" means establishments that render services, rather than provide goods, primarily to other businesses or business owners.

"Civic event" means an event which is of civic or public benefit. The event shall be sponsored by a charitable or nonprofit group or organization and shall not be for personal or private gain. Said event must further the athletic, benevolent, cultural, educational, historical, medical, patriotic, scientific, or social service objectives of the sponsor.

"Commercial recreation, Indoor" means a commercial recreational land use conducted entirely within a building, including, but not limited to, arcade, arena, art gallery and studio, art center, assembly hall, athletic and health clubs, auditorium, bowling alley, community center, game rooms, pool halls, exhibit hall, gymnasium, library, skating rink, swimming pool, tennis court and family entertainment facilities.

"Commercial recreation, Outdoor" means a commercial recreational land use conducted either partially or entirely outside of a building, including, but not limited to, sport courts such as basketball or tennis courts; volley ball courts; go cart tracks; and miniature golf courses.

"Community center, public or private" means a building to be used as a place of meeting, recreation, or social activity in which neither alcoholic beverages nor meals are normally dispensed or consumed. The center may have outdoor recreational facilities.

"Community organization" means a nonprofit organization consisting primarily of community volunteers, but could also include paid staff, which administers and operates an event or charity benefiting the general community.

"Conditional use permits" means legal authorization to undertake a conditionally permitted use as defined by the City of Casa Grande's Zoning Title.

"Conference and reception center" means a building or structure which houses one or more of the following: Cafeteria or dining room for employees or a related office complex, kitchen, ballroom, banquet room. The center may be used for any or all of the following activities or other activities normally conducted at a conference and reception center: Trade show displays; civic events; charitable events; teleconferences; seminars held or sponsored by an individual, entity, or organization on an advance registration basis; receptions; meetings; breakfasts, brunches, lunches, and dinners on an advance registration basis; parties with or without live music or entertainment; balls or dances including live music and other live entertainment; conferences; conventions.

"Convenience Store" means commercial activities which have a relatively high traffic generation compared to other commercial uses. A use is designated as a "convenience store" if the method of operation includes one or more of the following characteristics:

- A. Retail gasoline is sold.
- B. A store where food and drink is sold primarily for consumption off premises.

"Day care center" means any facility in which day care is regularly provided for compensation for five or more children or adults not related to the proprietor.

"Deferred Presentment Company" means a business that makes transactions pursuant to a written agreement in which the licensee holds a person's check for at least five calendar days before presentment for payment or deposit. This service is commonly known as payday loans.

"Essential Public Service or Utility Installation" means a facility or installation where the operations and other components of administration or provision of public services or utilities deemed to be essential to the public take place. These may include, but are not limited to, telecommunications, law enforcement, ambulance, fire services, etc.

"Exterminator" means a business whose principal enterprise is the control or extermination of rats, cockroaches, fleas, ticks and other vermin termite control, bee removal and similar pest control services.

"Farmer's market" means an occasional or periodic market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items and food and beverages (but not to include second-hand goods) dispensed from booths located on site.

"Financial institution" means a State or Federally chartered bank, credit union, mortgage lender, savings and loan association, or automated teller machine.

"Financial institution, non-chartered," means a business other than a State or Federally chartered bank, credit union, mortgage lender or savings and loan association that offers check cashing services and loans for payment of a percentage fee. Specifically included are check-cashing businesses that charge a percentage fee for cashing a check or negotiable instrument, "payday loan" businesses that make loans upon assignments of wages received, or businesses that function as deferred presentment services.

"Glass Shops, Custom" means a commercial enterprise that specializes in providing, repairing and replacing glass components, either on or off site, in a wide range of applications, including, but not limited to, home windows, artistic applications, collectibles, auto glass, etc.

"Health/recreation facility" means an indoor facility including uses such as, but not limited to, athletic clubs, game courts, exercise equipment, locker rooms, Jacuzzi, and/or sauna, pro shop, gymnasiums, gymnastic instructional or training facilities and martial arts training facilities.

"Hotel or motel" means a building or portion thereof, or a group of buildings, in which lodging is provided and offered to transient guests for compensation; shall not include a lodging house.

"Import/Export" means participating in the exchange of capital goods and/or services across international boundaries.

"Kennel" means any lot or premises on which three or more dogs, cats, or small animals over the age of eight weeks are kept. A noncommercial kennel at, in, or adjoining a private residence where hunting or other dogs are kept for the hobby of the householder (i.e., hunting, tracking, or exhibiting) or for guarding or protecting the householder's property is permitted in residential

zoning districts, provided the number of dogs, cats or small animals over the age of eight weeks does not exceed four.

"Mobile food vending unit" means any motorized or non-motorized vehicle, trailer, kiosk, pushcart, stand, display, blanket, ground covering or other device designed to be portable and not permanently attached to the ground from which only food is peddled, vended, sold, served, displayed, offered for sale or given away.

"Mobile food vendor" means a person who sells, serves, offers for sale, or gives away only food from a mobile food vending unit which is parked or located on a parcel of private property. This term does not include a person who operates a mobile food vending unit that visits multiple private property sites on a daily basis for no more than thirty (30) minutes per site per day. Such activities are subject to a Conditional Use Permit issued by the City of Casa Grande.

"Night Club" means an establishment that remains open late at night, and whose intended purpose is to provide entertainment such as live musicians and dancing, and may serve beer and other alcoholic beverages, as well as food.

"Personal Services" include, but are not limited to, activities or services such as medical, accounting, engineering, legal, barber or beauty salon, clothing tailoring or alteration, dressmaking, diaper supply, dry cleaning or laundry, interior decorator, photography, repair shops (watch, eyeglass, appliance, non-gas powered vehicles, computers, etc.), shoe repair and shoeshine, furniture upholstery and repair, and carpet, rug and furniture cleaning services.

"Pet care facility" means a lot or building in which household pets are kept daily, regularly and for overnight or for extended periods of time for the benefit of persons who do not reside on the premises. Facilities may provide shelter, feeding, grooming and retail sales. This shall not include breeding or raising of household pets or animals.

"Product Development" means activities involving improving existing products or developing and testing new kinds of products for commercial applications.

"Professional Services" means an enterprise whose primary function is the provision of technical or unique services which include, but are not limited to, accountants, actuaries, appraisal services, architects, business consultants, copywriters, editors, law firms, public relations, real estate brokers, and medical centers.

"Professional use" means: The rendering of service of a professional nature by:

1. Architects, engineers, and surveyor.
2. Doctors of medicine, osteopathy, dentistry, and optometry.
3. Lawyers.
4. Accountants.

5. Consultants and practitioners who are recognized by the appropriate above licensed professions.
6. Chiropractors, chiropodists, and naturopaths.
7. Dispensing opticians.

"Public Building" means a building supported by government funds that is intended to be used in an official capacity on behalf of the entire community.

"Religious Institution" means any house of worship, church or other organization dedicated primarily for the purpose of religious worship and instruction, where, together with its accessory buildings and uses, persons regularly assemble for religious worship, and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

"Restaurant, Sit down" means an establishment maintained, operated, and/or advertised or held out to the public as a place where food and beverage are served to the public on demand from a menu during stated business hours, served in and on reusable containers and dinnerware, to be consumed on the premises primarily inside the building at tables, booths, or counters, with chairs, benches, or stools. This use may include incidental delivery service.

" Restaurant, Quick Serve" means an establishment whose principal business is the sale of foods, frozen desserts, or beverages to the consumer in a ready-to-eat state for consumption either within the premises or for carry-out with consumption either on or off the premises and whose design or principal method of operation includes both of the following characteristics:

- A. Foods, frozen desserts, or beverages are usually served in edible containers or in paper, plastic, or other disposable containers;
- B. The customer is not served food at his/her table by an employee but receives it at a counter, window, or similar facility for carrying to another location for consumption either on or off the premises.

"Restaurant, Fast Food means a building and adjoining parking area used for the purpose of furnishing food, soft drinks, ice cream, and similar confections to the public for consumption inside and outside the confines of the principal permitted building. Typically includes order boards and windows for pickup of food from vehicles.

"Retail sales" means a commercial enterprise that provides goods and/or services directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser.

"Retail Sales, Specialty" means a commercial enterprise that provides goods and/or services within a specific range or category directly to customers. Such goods and services may include, but are not limited to, candy and ice cream, cigars and tobacco, costume, coin dealers, florist, garden supply, leather goods, mail order catalogue, newsstand, and pharmacy.

"School" means a place of general instruction including public, private, parochial schools, and charter schools operating under a valid contract issued by the state or a state sponsored organization, institutions of higher education and private educational institutions offering a curriculum of general instruction comparable to public schools, but not including commercial schools; however colleges and universities are included.

"School, commercial" means a school established to provide for the teaching of industrial, clerical, managerial, vocational or artistic skills including such things as dance, gymnastics or theater. This definition applies to schools that are owned and operated privately for profit.

"Tavern" means an establishment whose purpose is the sale of beer and other alcoholic beverages to be consumed on the premises, sometimes also serving food.

"Theater" means a building or part of a building devoted to showing motion pictures, or for dramatic, dance, musical, or other live performances.

"Wireless telecommunication facilities" means any facility or structure used for the reception or transmission of radio, telephone, television or similar-type signals. Included in this definition are transmission and reception towers of commercial and private radio and television broadcasting and re- broadcasting stations, cable television facilities, cellular and other telephone facilities, paging and personal communication facilities, and public and private utility facilities including attachments.

Table 2: Development Standards- Yard, Height and Area Requirements for Commerce and Business Uses

Development Standard	The Station
Minimum lot width/depth	None
Maximum Lot Coverage	50%
Building Height Architectural Features	35 ft. building height limit unless otherwise approved in conjunction with a Conditional Use Permit; 80 ft. for architectural features and towers.
Building setbacks (measured from back of landscape easement in locations where the property line is 1' back of curb)	20 ft. from the PAD boundary; 10 ft. on a street or interior lot line not on a PAD boundary.
Landscape setbacks and easements (measured from the property line)	Minimum 30 ft. along I-10 and Jimmie Kerr Blvd; Minimum 20 ft. along the new road at the north side of the PAD; 10 ft. on any other PAD boundary.

Section F(2)(C)- Architectural Elements and Style

In keeping with the original intent of the project as a gateway identity to the City of Casa Grande as described in the original PAD, development of the site will seek to incorporate elements that capture the historical significance of Casa Grande to the region. Consequently, architectural features highlighting Casa Grande's origins in the railroad industry shall be utilized in updating the design and style of the project. Conceptual architectural details are located in **Exhibit A**. A conceptual site plan is included in **Exhibit B**.

Building materials and color palettes shall be modified to include those consistent with traditional railroad and transportation industry design and architecture.

Section F(2)(D)- Landscaping

All plant materials installed shall conform to the plant list contained in the Zoning Ordinance of the City of Casa Grande, as amended from time to time.

All changes in the landscaping of the site before, during, or after final landscape plan approval and landscape installation shall be approved by the director as set forth in the Zoning Ordinance of the City of Casa Grande.

Section F(2)(F)- Project Signage

A Comprehensive Sign Plan establishing the number, size and design standards for both building and freestanding signage for the entire PAD shall be submitted prior to approval of any Major Site Plan/Final Development Plan. "Tanger Outlet Center at Casa Grande" signage requirements shall remain in place until a Comprehensive Sign Plan is approved by the Planning Commission.

THE STATION
Casa Grande, Arizona

Conceptual Architectural Details

EXHIBIT A

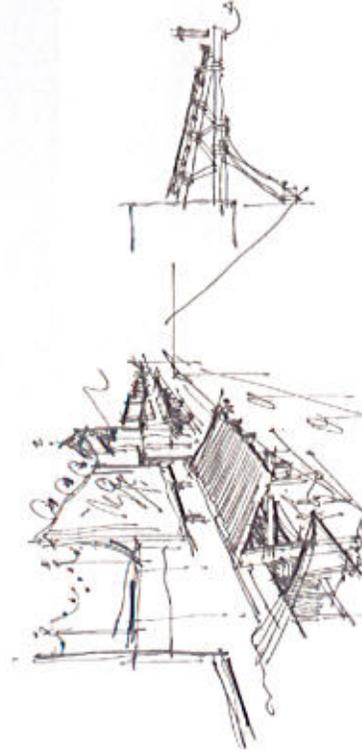
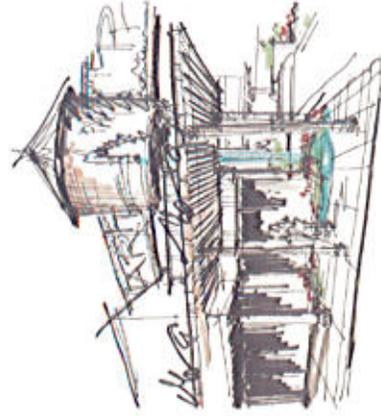


Exhibit C

The Station

Conceptual Land Uses			
Parcel*	Type of Use	Approximate Acreage	Approximate % of Total Site
1	Open Space Commercial uses, to include Retail/MU/Office MU and associated parking and driveways	2.5 acres	8.3%
2	Open Space	23.5 acres	78.4%
3	Open Space	4.0 acres	13.30%
4	Outparcels (APN): 511-20-010 511-20-0098	0.0 Acres	0.00%
Total		30.0 acres	100%

*Note: Unless otherwise noted, parcel numbers assigned here are relative to this document only, and are not related to APNs or any other legal means of identification.



EXHIBIT 'D'

LEGAL DESCRIPTION

PARCEL NO. 1

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 6 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 1, MEASURE NORTHERLY ALONG THE SECTION LINE, BEARING NORTH $00^{\circ} 06' 30''$ WEST A DISTANCE OF 2666.36 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 1; THENCE EASTERLY ALONG THE MIDSECTION LINE, BEARING NORTH $89^{\circ} 44' 17''$ EAST, A DISTANCE OF 394.87 FEET TO A POINT ON THE WESTERLY LIMIT LINE OF INTERSTATE ROUTE 10 EASEMENT; THENCE SOUTHERLY ALONG THE WESTERLY LIMIT LINE OF INTERSTATE ROUTE 10 EASEMENT BEARING SOUTH $04^{\circ} 10' 59''$ EAST, A DISTANCE OF 1878.30 FEET; THENCE SOUTH $06^{\circ} 07' 19''$ WEST, A DISTANCE OF 279.51 FEET; THENCE SOUTH $20^{\circ} 09' 01''$ WEST, A DISTANCE OF 252.52 FEET; THENCE SOUTH $31^{\circ} 08' 42''$ WEST, A DISTANCE OF 98.10 FEET; THENCE NORTH $58^{\circ} 53' 18''$ WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH $31^{\circ} 08' 42''$ WEST, A DISTANCE OF 242.16 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 1; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 1 BEARING SOUTH $89^{\circ} 34' 27''$ WEST A DISTANCE OF 212.66 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 6 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 12, MEASURE EASTERLY ALONG THE NORTH SECTION LINE, BEARING NORTH $89^{\circ} 34' 27''$ EAST A DISTANCE OF 212.66 FEET; THENCE SOUTH $31^{\circ} 08' 23''$ WEST, A DISTANCE OF 367.20 FEET TO A POINT ON THE NORTHERLY LIMIT LINE OF STATE ROUTE 84 EASEMENT; THENCE NORTHWESTERLY ALONG THE NORTHERLY LIMIT OF STATE ROUTE 84 EASEMENT BEARING NORTH $52^{\circ} 35' 36''$ WEST, A DISTANCE OF 31.51 FEET TO A POINT ON THE WEST SECTION LINE OF SAID SECTION 12; THENCE NORTHERLY ALONG THE WEST SECTION LINE OF SAID SECTION 12 BEARING NORTH $00^{\circ} 26' 28''$ EAST A DISTANCE OF 293.58 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 6 EAST, OF THE GILA & SALT RIVER BASE & MERDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 2, MEASURE WESTERLY ALONG THE SOUTH SECTION LINE, BEARING NORTH 89° 58' 34" WEST A DISTANCE OF 299.09 FEET TO A POINT ON THE SOUTH SECTION LINE OF SAID SECTION 2; THENCE NORTH 37° 24' 24" EAST, A DISTANCE OF 41.53 FEET; THENCE SOUTH 89° 58' 34" EAST, A DISTANCE OF 240.80 FEET; THENCE NORTH 50° 40' 54" EAST, A DISTANCE OF 42.59 FEET TO A POINT ON THE EAST SECTION LINE OF SAID SECTION 2; THENCE SOUTH ALONG THE EAST SECTION LINE OF SAID SECTION 2 BEARING SOUTH 00° 06' 30" EAST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 6 EAST, OF THE GILA & SALT RIVER BASE & MERDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11, MEASURE SOUTHERLY ALONG THE EAST SECTION LINE OF SAID SECTION 11, BEARING SOUTH 00° 26' 28" WEST A DISTANCE OF 274.80 FEET TO A POINT ON THE NORTHERLY LIMIT LINE OF STATE ROUTE 84 EASEMENT; THENCE NORTHWESTERLY ALONG THE NORTHERLY LIMIT OF STATE ROUTE 84 EASEMENT BEARING NORTH 52° 35' 36" WEST, A DISTANCE OF 402.91 FEET; THENCE NORTH 37° 24' 24" EAST, A DISTANCE OF 37.98 FEET TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION 11; THENCE SOUTH 89° 58' 34" EAST ALONG THE NORTH SECTION LINE OF SAID SECTION 11, A DISTANCE OF 299.09 FEET TO THE POINT OF BEGINNING.

EXCEPT THE PARCELS OWNED BY THE ARIZONA WATER COMPANY KNOWN AS ASSESSOR PARCEL NUMBERS 511-20-009B AND 511-20-010.