

Exhibit C

Goodyear Airport Commons – PAD Overlay Development Regulations

December 2018

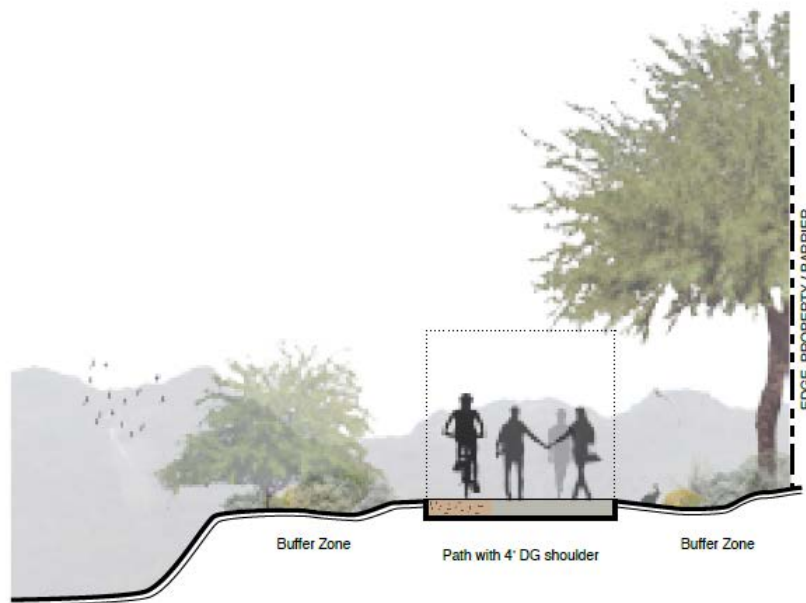
Permitted Uses: Development Standards and Permitted Uses. The permitted uses are those uses allowed in the I-1 Light Industrial, C-2 General Commercial and MF-24 Residential Zoning Districts as set forth in the City of Goodyear Zoning Ordinance. The development standards for these zoning districts shall apply to this development as shown below:

Development Standard	Multi-Family MF-24	Industrial I-1	Commercial C-2
Maximum Density	All development standards per the City of Goodyear's MF-24 zoning district.	All development standards per the City of Goodyear's I-1 zoning district.	All development standards per the City of Goodyear's C-2 zoning district.
Maximum Building Height			
Minimum Building Setbacks (Front) (Side) (Rear) (Street)			
Common Open Space			
Maximum Building Coverage			

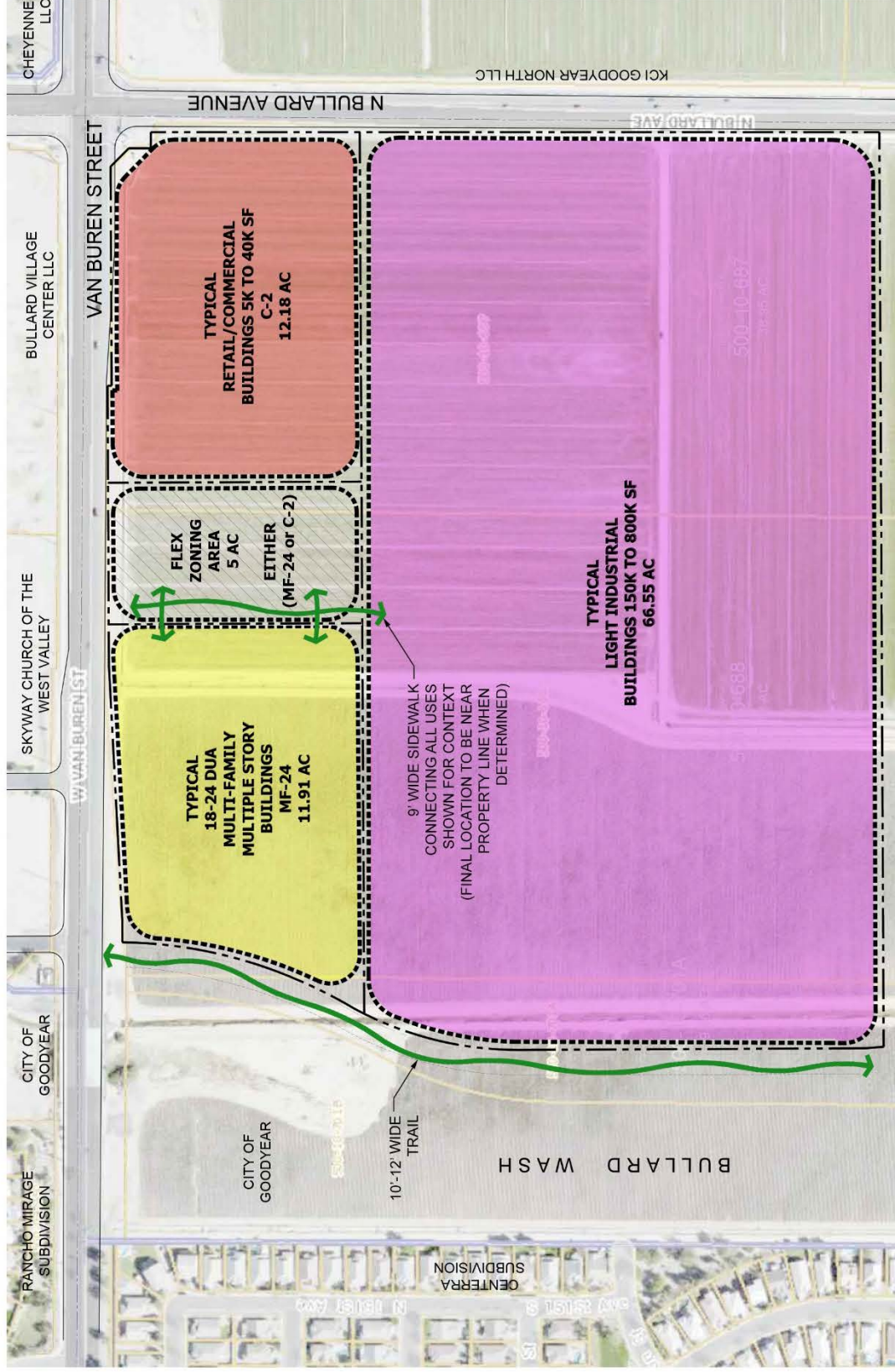
Additional Regulations:

1. Unless expressly modified in this document, all development within the property shall comply with the requirements of the City of Goodyear Zoning Ordinance, adopted May 1999, as amended.
2. A 5-acre Flex Zoning area is located between the MF-24 (Multi-family Residential) parcel and the C-2 (General Commercial) parcel to allow for the 5 acres to be combined with either the MF-24 parcel or the C-2 parcel, as shown on the Preliminary Development Plan attached to this Overlay.
3. Landscape plans for the MF-24 (Multi-family Residential) parcel and the I-1 (Light Industrial Park) parcel shall comply with the City of Goodyear Zoning Ordinance, with the following exception:
 - a. A 10-foot wide landscape setback buffer shall be provided adjacent to the Bullard Wash to allow for greater connectivity to the future Bullard Wash trail amenity.

4. Landscape plans for the C-2 (General Commercial) parcel and the I-1 (Light Industrial Park) parcel shall comply with the City of Goodyear Zoning Ordinance, with the following exception:
 - a. The plans shall be in conformance with the Bullard Avenue Corridor Design Treatment Strategies, dated November 2018.
5. Development of the MF-24 (Multi-family Residential) parcel and the I-1 (Light Industrial Park) parcel shall comply with the City of Goodyear Parks, Recreation, Trails and Open Space Master Plan, adopted July 2014 (the "Parks Master Plan"), by constructing a 10 to 12-foot paved path with an adjacent 4-foot unpaved compacted DG shoulder in the wash, pursuant to the improvement contemplated in the "Parks Master Plan". A cross section of the path and shoulder is provided below.



Typical Trail section along Bullard Wash on the east side of the wash adjacent to the project
(From the City of Goodyear Parks, Recreation, Trails and Open Space Master Plan)



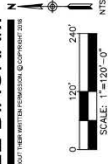
GOODYEAR AIRPORT COMMONS
GOODYEAR, AZ

PREPARED FOR: SQUAW PEAK GOODYEAR, LLC

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PRELIMINARY DEVELOPMENT PLAN - BUBBLE DIAGRAM

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SITE DATA SUMMARY					
GROSS SITE AREA				95.04 AC	
FLEX ZONING OPTIONS	FLEX1	FLEX2			
COMMERCIAL (C-2)	19.18 AC	17.18 AC			
MULTI-FAMILY RESIDENTIAL (MF-2)	16.16 AC	11.16 AC			
LIGHT INDUSTRIAL (I-1)	88.55 AC	66.55 AC			
TOTALS	95.04 AC	95.04 AC			

NOTE:
 1. BASED ON PRIMARY WATERS SHOWN AND DRAINAGE HAVE BEEN MODIFIED USING FLEX OPTION 1, BASED ON CURRENT MARKET DEMAND.

ALL ACHES HAVE BEEN CALCULATED TO THE CENTERLINE OF THE ARTERIAL COLLECTOR ROADS AND THE NUMBERS THAT ARE SHOWN ARE BASED ON THE DISTANCE FROM THE UNCOMMITED TRIMMATES (VERTICALLY AGAINST SURVEY) CIVIL.

NOTE: PRELIMINARY WATER, SEWER, AND DRAINAGE HAVE BEEN MODELLED USING FLEX OPTION 1, BASED ON CURRENT MARKET DEMAND.

ALL ACRES HAVE BEEN CALCULATED TO THE CENTERLINE OF THE ARTERIAL/COLLECTOR ROADS AND THE NUMBERS THAT ARE SHOWN ARE BASED ON GROSS VALUE AND ARE APPROXIMATED ESTIMATES. (VERIFY AGAINST SURVEY & CIVIL)

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