



PROJECT TEAM COMMENTS

☒ 1st Review

☐ 2nd Review

☐ _____ Review

Project Information

Project Number:	ZON20-08	Planner:	George Gehlert
Project Name:	ALSUP 303 INDUSTRIAL PARK		
Project Address/Location:	NEC OF N 159TH AVE & CAMELBACK RD		
Complete Date: 03/19/20	Routed: 04/23/2020	Complete by:	05/07/2020

☒ Annexations PD/FD
(Richard St. Johns)

☒ Airport (TRANSMITTAL ONLY)
(Carl Newman – Airport Administrator)

☒ Building Safety
(Djordje Pavlovic – Municipal Complex)

☒ DSC (PROJECT NARRATIVE ONLY)
(– Municipal Complex)

☒ Economic Development
(Randy Huggins – Municipal Complex)

☒ Environmental Resources
(Megan Sheldon – Oasis Water Campus)

☒ Field Operations
(Jameson Payne – Solid Waste)

☒ Fire Prevention
(Robert Perez – Municipal Complex)

☒ Land Development Engineering
(Jayme Chapin – Municipal Complex)

☒ Parks and Recreation
(Fred Abraham – Field Operations)

☒ Planning Administrator
(Lisa Collins – Municipal Complex)

☒ Traffic Engineering
(Tony Abbo – Field Operations)

☒ Water Services
(David Nigh – Field Ops)

☒ Water Services
(Mark Fortkamp, Tom Gill & Jeff Walker – Field Ops)

☒ Outside Jurisdictions (i.e., zoning/plats)

- Utilities _____
- Utilities _____
- Cable TV _____
- Maricopa Co. Plng Darren Gerard
Darren.gerard@maricopa.gov
pdcustomerservice@maricopa.gov
- Maricopa Co. Health _____
- Phoenix _____
- Peoria _____
- School District _____

Applicant: **Kevin Czerwinski – Alsup Industrial Park LLC**

Address: **2555 E Camelback Rd, Suite 180**

City: **Phoenix**

Zip: **85016**

Telephone: **480-630-5971**

F
a

Email: **Kevin@mpiaz.com**



PLANNING APPLICATION

Development Services Department

DATE RECEIVED

REZONING CHECKLIST

SR#19-0286

PROJECT: ALSUP 303 Industrial Park **ZON#** _____

Applicant acknowledges that the City of Glendale requires the following items be submitted before the application can be processed; and that Planning will not accept the submittal unless all of the following items are included:

Michael S. Buschbacher II, AICP

Applicant Name (Printed)

mbuschbacher@hunterengineeringpc.com

Applicant Email


Applicant Signature3/4/2020
Date**PROVIDE THE FOLLOWING:****1. ONE (1) HARD COPY OF EACH ITEM MARKED WITH "X" (FOLD TO 9X12 MAX):**

1.	<input checked="" type="checkbox"/>	Completed Master Application; and Rezoning Checklist
2.	<input checked="" type="checkbox"/>	Detailed Project Narrative which also addresses recent review comments
3.	<input checked="" type="checkbox"/>	Master Development Plan, PAD or PRD
4.	<input checked="" type="checkbox"/>	Citizen Partic Plan, Letter, Notification Area Map and Notification Lists
5.	<input checked="" type="checkbox"/>	Property Survey
6.	<input checked="" type="checkbox"/>	Copy of Deed (with Legal Description)
7.	<input checked="" type="checkbox"/>	Current Parcel Map with the Subject Property Highlighted
8.	<input checked="" type="checkbox"/>	Current Aerial Photograph with the Subject Property Highlighted
9.	<input checked="" type="checkbox"/>	Site Plan/Plat, 11X17 minimum
10.	<input checked="" type="checkbox"/>	Conceptual Elevations, 11x17 minimum
11.	<input checked="" type="checkbox"/>	Conceptual Landscape Plans, size 24" x 36"

1. ONE (1) THUMB DRIVE WITH .PDF FILE OF ABOVE (20 MEGS MAX)**2. FILING FEE: \$ 3,409.36 + \$8,192.95 = \$11,602.31**

- | | |
|---|---|
| <input type="checkbox"/> SINGLE FAMILY DISTRICTS | <input type="checkbox"/> MULTI-FAMILY DISTRICTS |
| <input type="checkbox"/> OVERLAY DISTRICT (PRD, AIO, SCO, HP) | |
| <input checked="" type="checkbox"/> PLANNED AREA DEVELOPMENT DISTRICT (PAD) | |
| <input type="checkbox"/> ALL OTHER DISTRICTS | <input type="checkbox"/> AMENDMENT TO STIPULATION |

Planner: G.Gehlert **Phone:** 623-930-2597 **Email:** ggehlert@glendaleaz.com**Background/Status:** _____**Date Routed:** _____ **Email comments to Planner by:** _____



PLANNING

Development Services Department

Date Stamp

MASTER APPLICATION

Please check ALL of the applications that you are applying for:

<input type="checkbox"/> Administrative Relief	<input type="checkbox"/> Glendale Centerline Overlay District
<input type="checkbox"/> Administrative Review	<input type="checkbox"/> Preliminary Subdivision Plat/Development Master Plan
<input checked="" type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Rezoning
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Variance
<input type="checkbox"/> Design Review	<input type="checkbox"/> Zoning Interpretation
<input type="checkbox"/> Final Subdivision Plat	<input type="checkbox"/> Zoning Ordinance Text Amendment
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Appeal of Planning Administrator Decision/Interpretation

Project Name: Alsup 303 Industrial Park

Property Address: NEC of N. 159th Ave. & Camelback Rd. Gross Acres: +/- 76 acres

Major Cross Streets: Alsup & Camelback

Council District: Yucca

Existing Land Use: RU-43

PROPERTY OWNER

Name: Kevin Czerwinski - Alsup Industrial Park LLC Phone: 480-630-5971 Fax: 480-483-0293

Address: 2555 E Camelback Road, Suite 180

City: Phoenix State: AZ Zip Code: 85016

Email: Kevin@mpiaz.com

TO REPRESENT ME IN THIS APPLICATION, I GIVE AUTHORIZATION TO:

Representative Name: Mike Buschbacher/Jeff Hunter Business Name: Hunter Engineering, Inc.

Address: 10450 N 74th Street Suite 200

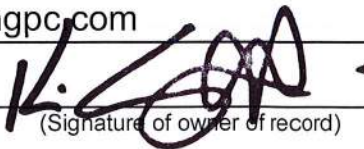
City: Scottsdale State: AZ Zip Code: 85258

Phone: 480-991-3985 Fax: 480-991-3986

Email: mbuschbacher@hunterengineeringpc.com

Kevin Czerwinski

(Print or type name of owner of record)


(Signature of owner of record)

3/4/2020
(Date)

10450 N. 74th Street, Suite 200
Scottsdale, AZ 85258
T 480 991 3985
F 480 991 3986

March 3rd, 2020

Lisa Collins, Zoning Administrator
City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301

Re: Glendale 303 – Owner Authorization Letter

The purpose of this letter is to provide authorization to Hunter Engineering Inc., on behalf of the property owner, Alsup 303 Industrial Park, LLC, for the purpose of Annexation, Zoning, PAD, and Design Review within the City of Glendale for the property described herein.

The property is located at the NEC of N. 159th Avenue and W. Camelback Road and consists of approximately +/-76 acres, also referenced as Assessor's Parcel Number 501-61-018, in Maricopa County, Arizona.

By way of this letter the owner, Alsup 303 Industrial Park, LLC, hereby authorizes Hunter Engineering, the applicant, to proceed with filings associated with an Annexation, Rezoning, and the Design Review of a proposed industrial site on their behalf.

This letter will serve to satisfy the requirement for the required submittal material to the City of Glendale, for the owner authorization letter for all phases of development for this site.



Owner's Authorizing Signature
Kevin Czerwinski, Alsup 303 Manager
Alsup 303 Industrial Park, LLC
Merit Partners, Inc.
2555 E Camelback Road, Suite 180
Phoenix, AZ 85016



Date

Thank you,


Michael S. Buschbacher II, AICP
Principal Planner
Hunter Engineering, Inc.
(480) 991-3985



ALSUP 303 INDUSTRIAL PARK

AERIAL VICINITY MAP

SR19-0286



 0 400 800 Feet
This plan is for conceptual purposes only
Not to be used for construction
02/24/2020
ME13
Glendale, Arizona

HUNTER
ENGINEERING
10450 N 74th St • Ste 200 • Scottsdale, AZ 85258
Office: 480.991.3985 • www.hunterengineeringpc.com



ALSUP 303 INDUSTRIAL PARK
PARCEL MAP WITH SUBJECT PROPERTY

SR19-0286



This plan is for conceptual purposes only
Not to be used for construction

02/24/2020
ME13
Glendale, Arizona



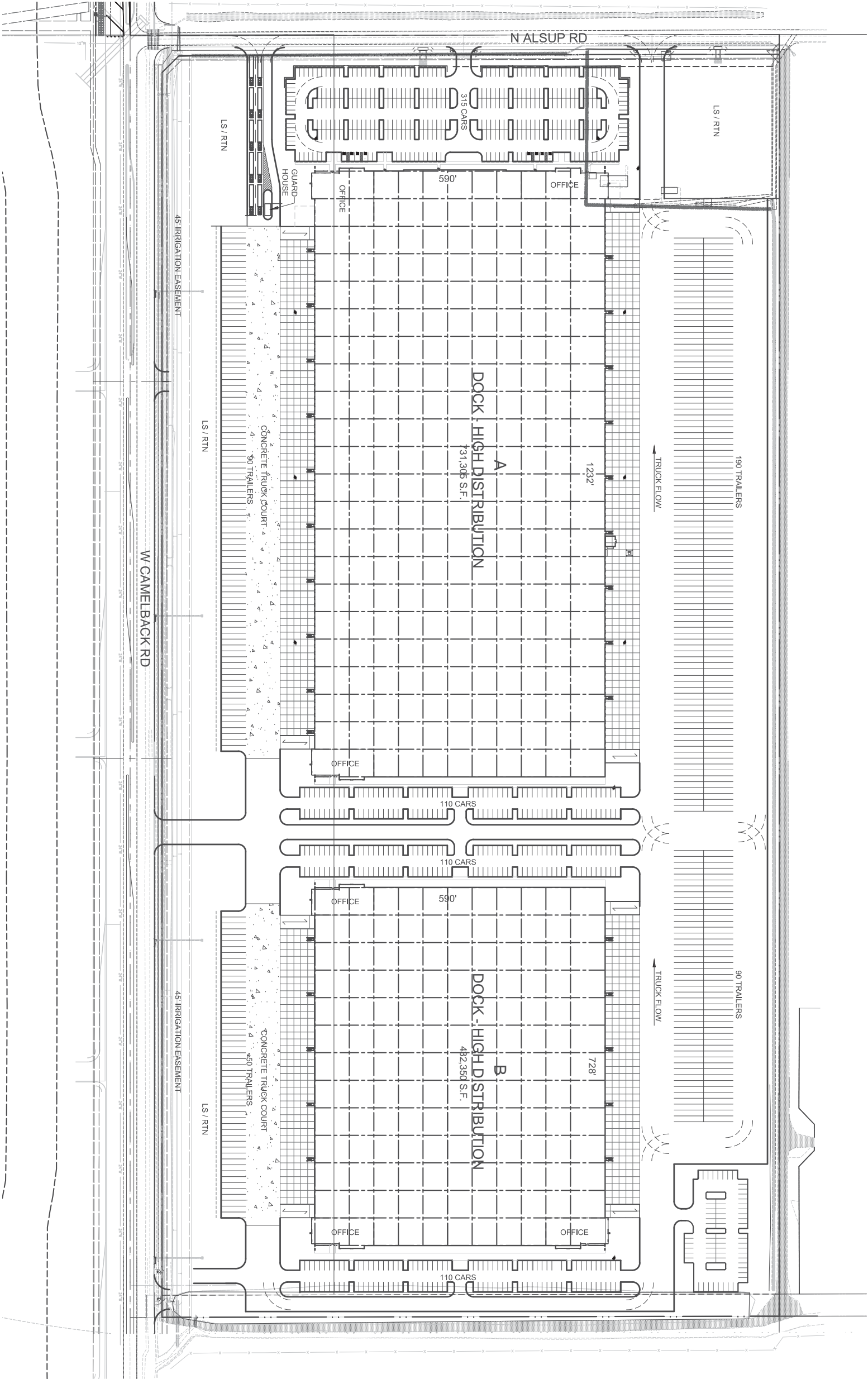
HUNTER
ENGINEERING

10450 N 74th St • Ste 200 • Scottsdale, AZ 85258
Office: 480.991.3985 • www.hunterengineeringpc.com

SITE DATA

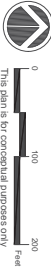
SITE AREA	: 73.06 AC
TOTAL BLDG AREA	: 1,163,655 S.F.
BUILDING A	
BUILDING A SITE AREA	: 1,987,643 S.F. (46.6 AC)
BUILDING A AREA	: 731,305 S.F.
PARKING REQUIRED	
WHS./DIST.	1 : 2000 S.F. : 347 SPACES
OFFICE (5%)	1 : 300 S.F. : 122 SPACES
	469 SPACES
PARKING PROVIDED	: 469 SPACES *
*ADDITIONAL PARKING AVAILABLE IN DOCK AREAS AS REQUIRED	
TRAILER PARKING PROVIDED:	262 SPACES
BUILDING B	
BUILDING B SITE AREA	: 1,193,544 S.F. (27.4 AC)
BUILDING B AREA	: 432,350 S.F.
PARKING REQUIRED	
WHS./DIST.	1 : 2000 S.F. : 205 SPACES
OFFICE (5%)	1 : 300 S.F. : 72 SPACES
	277 SPACES
PARKING PROVIDED	: 277 SPACES *
*ADDITIONAL PARKING AVAILABLE IN DOCK AREAS AS REQUIRED	
TRAILER PARKING PROVIDED:	158 SPACES

NOTE: NUMBER OF TENANTS AND ACTUAL OFFICE LOCATION UNKNOWN. SITE PLAN TO BE ADJUSTED TO FIT ACTUAL TENANT REQUIREMENTS.



ALSUP 303 INDUSTRIAL PARK

Conceptual Site Plan



This plan is for conceptual purposes only.
Noted to:
02/24/2020
ME13
Glendale, Arizona



**Project Narrative
For
Alsup 303 Industrial Park
Proposed Industrial Project
NEC Alsup and Camelback Roads
Glendale, Arizona**

PREPARED FOR:
Merit Partners, Inc

PREPARED BY

HUNTER ENGINEERING, INC.
10450 N. 74th STREET, SUITE 200
SCOTTSDALE, AZ 85258
(480) 991-3985

March 4, 2020

H.E. PROJECT NO. MERT013

March 4, 2020

Lisa Collins-Rastovsky
Zoning Administrator

City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301

**Re: Project Narrative for Alsup 303 Industrial Park - NEC Alsup Road
(159th Ave) and Camelback Road.**

The proposed project will consist of developing approximately 73 acres that will include two warehouse buildings that would be approximately 731,305 sf and 432,350 sf. The buildings would be planned for industrial distribution uses and would include associated truck parking, auto parking and other on-site and off-site infrastructure improvements.

The site is within Maricopa County and is currently unincorporated. This project will first request annexation into the city limits of Glendale, Arizona. The existing RU-43 zoning designation from the county would be converted in the annexation to conform with the closest similar zoning designation in the City of Glendale which would be RR-45. Land Use would fall into the adjacent LCLU (Luke Compatible Land Use). The project would then seek to rezone the from Rural Residential (RR-45) with a PAD Overlay which will be consistent with several of the recently approved PADs in the area.

The general plan designation allows for light industrial uses, so the M-1 zoning would be consistent with the proposed general plan designation. The owner would like to run the PAD and annexation concurrently and then would like to submit for site plan approval. Upon successful completion of the Site Plan process, the development team would like to submit construction documents. The buildings will be comprised of mostly warehouse space with office space on the corners of the building. Loading docks will face north and south with the building covering a large portion of the site. Several alternative site plans have been developed with various building combination and parking

arrangements. Parking spaces will include roughly 756 cars and 420 trailers stalls depending on the final site plan that moves forward.

The design intent of the architecture is to create an attractive, high quality facility incorporating a simple, clean, warehouse architectural style. The project materials include painted tilt-up panels with store front glass office spaces on the corners.

Landscape design shall be developed to have a consistent look. The perimeter of the site shall incorporate the use of flowering desert shrubs, drought tolerant trees and groundcovers that will provide a sense of identity and be compatible with the environmental conditions of the area. Areas adjacent to the public right of way will be blended into the existing landscape edge treatment.

The drainage for the site flows primarily from the northwest to the southeast. Surface drainage will be used for retention of the 100-year, 2-hour event. Building down spouts will be directed to retention basins located throughout the site.

Access to the site will be from both Camelback and Alsup Roads. Alsup road is also referred to as 159th Avenue in this area.

Our team has spent a significant time during the past month working on project research and determining the infrastructure requirements for the site. The developer of this project is sincerely excited about this property and looks forward to working with City staff for the duration of the project.

Thank you,

Michael S Buschbacher II

Michael S. Buschbacher II, AICP
Principal Planner

**CITIZEN
PARTICIPATION
PLAN**

FOR

Alsup 303 Industrial Park

**NEC ALSUP & CAMELBACK ROADS
GLENDALE, ARIZONA**

PREPARED BY:

HUNTER ENGINEERING, INC.
10450 N. 74th STREET, SUITE 200
SCOTTSDALE, AZ 85258
(480) 991-3985

Submitted: March 4, 2020

H.E. PROJECT NO. MERT013
SR 19-286

Citizen Participation Plan – Alsup 303 Industrial Park

Date: March 4, 2020

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an Annexation and PAD applications for Alsup 303 Industrial Park. The site is located at the NEC of Alsup & Camelback Roads; and is an application for approximately 73 acres of RU-43 General Rural to be designated as a PAD. This participation plan will ensure that those affected by this application for a Planned Area Development will have an opportunity to learn about and comment on the proposal.

Contact:

Michael Buschbacher II, AICP - Principal Planner
Hunter Engineering Inc.
10450 N 74th Street Suite 200
Scottsdale, AZ 85258
mbuschbacher@hunterengineeringpc.com
480-991-3985

Pre-submittal Meeting: The pre-submittal meeting with City of Glendale planning staff was waived by staff due to the similarity of this project to several adjacent projects submitted by the applicant. Staff has agreed to review the formal submittal and in initial discussions recommended that an Annexation and Planned Area Development would be needed for the proposed development. The meeting also identified that a Citizens Participation Plan would be required that would notify adjacent residents and nearby registered neighborhoods.

Action Plan: In order to provide an effective citizen participation in conjunction with the application, the following actions will be taken to provide opportunities to understand and address the real or perceived impacts the request would pose to members of the surrounding community.

1. A contact list will be developed for citizens in this area, specifically all property owners within 300 feet of the project

boundaries. There are currently no existing Homeowner Associations or Registered Neighborhood Groups that would be included in the Plan. Those individuals on the "Interested Parties" list maintained by the City of Glendale Planning Division will be added to the contact list. The notification letter will be submitted to the project planner by the date listed in the proposed schedule below. The Strategic Planning Manager at Luke Air Force Base has already been contacted by phone and the community Initiatives Team will be included on the contact list.

2. All persons listed on the contact list will receive a letter, by first class mail, that provides notice of the public hearing, describes the project, includes a vicinity plan for the proposed Annexation and PAD Area.
3. A notice will be published in the Glendale Star (a local newspaper of general circulation) to inform the residents living within the City.
4. Physical Posting of a Notice in on or near the property will occur 15 days before the scheduled hearing.

Note: All comments, questions and concerns received will be copied to the project planner with the City of Glendale and be included in the final Participation Report.

Consideration for affected parties: In order to provide an effective citizen participation in conjunction with the application, consideration has been given to consider the potential for blocked views, appearance of structures, safety of the surrounding residents and improvements in surrounding roadways.

Concerns & Questions: All comments will be reviewed. Those individual with specific concerns will be contacted to further discuss those concerns. Individuals will be free to call me at any time during the application process.

Changes & Amendments (Proposed Development): If a change or amendment occurs to the proposed development after the initial mailing, another notification letter will be mailed, as soon as possible, before the hearing date.

Changes to this Participation Plan: The project planner at the City will be contacted if there are any changes to this Participation Plan.

Schedule:

- Pre-submittal meeting – Waived
- Application Submittal – March 5th, 2020
- Citizens Participation Plan Submitted to City - March 5th, 2020
- Plan Implementation Date – March 5th, 2020
- Draft Notification Letter sent to Planner – March 5th, 2020
- Mailing sent out – March 9th, 2020
- Final Participation Report – March 23rd, 2020
- Site to be Posted – April 8th, 2020
- Notice Submitted to Newspaper – March 16th, 2020
- Remove Site Posting Sign Removal – April 29th, 2020

10450 N. 74th Street, Suite 200
Scottsdale, Arizona 85258
T 480 991 3985
F 480 991 3986

Re: Annexation Case#: _____ & Rezoning Case#: _____

Dear Neighbor,

We are applying for an annexation and rezone change for a project currently located in Maricopa County. Through the annexation process the project will become a part of the City of Glendale. The project is located at the northeast corner of 159th Avenue and Camelback Road in Maricopa County, Arizona.

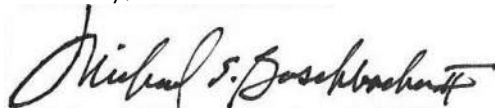
This request is for development of an approximately 73 gross acre light industrial site that will include two warehouse buildings that would be approximately 731,305 sf and 432,350 sf. The buildings would occupy approximately 50% of the site and the balance would be in desert landscaped areas and parking for approximately 645 cars and 420 semi-trailers. The design intent of the architecture is to create an attractive, high quality facility incorporating a simple, clean, warehouse architectural style. The assessor parcel number for the property is 501-61-018.

As a part of the Citizens Participation Plan for this project, this letter is being sent to all property owners within 300 feet of the property. This notice is being sent, at the request of the City of Glendale and our development team, to seek input from you as a part of the planning process. A copy of the proposed site is enclosed for you to better understand where the project is located. The rezone is to change the zoning from RU-43(Rural Zoning District) to PAD (Planned Area Development)

Please note that all comments, questions, and concerns regarding our proposal shall be sent so that they are received by us within two weeks of the date of the letter.

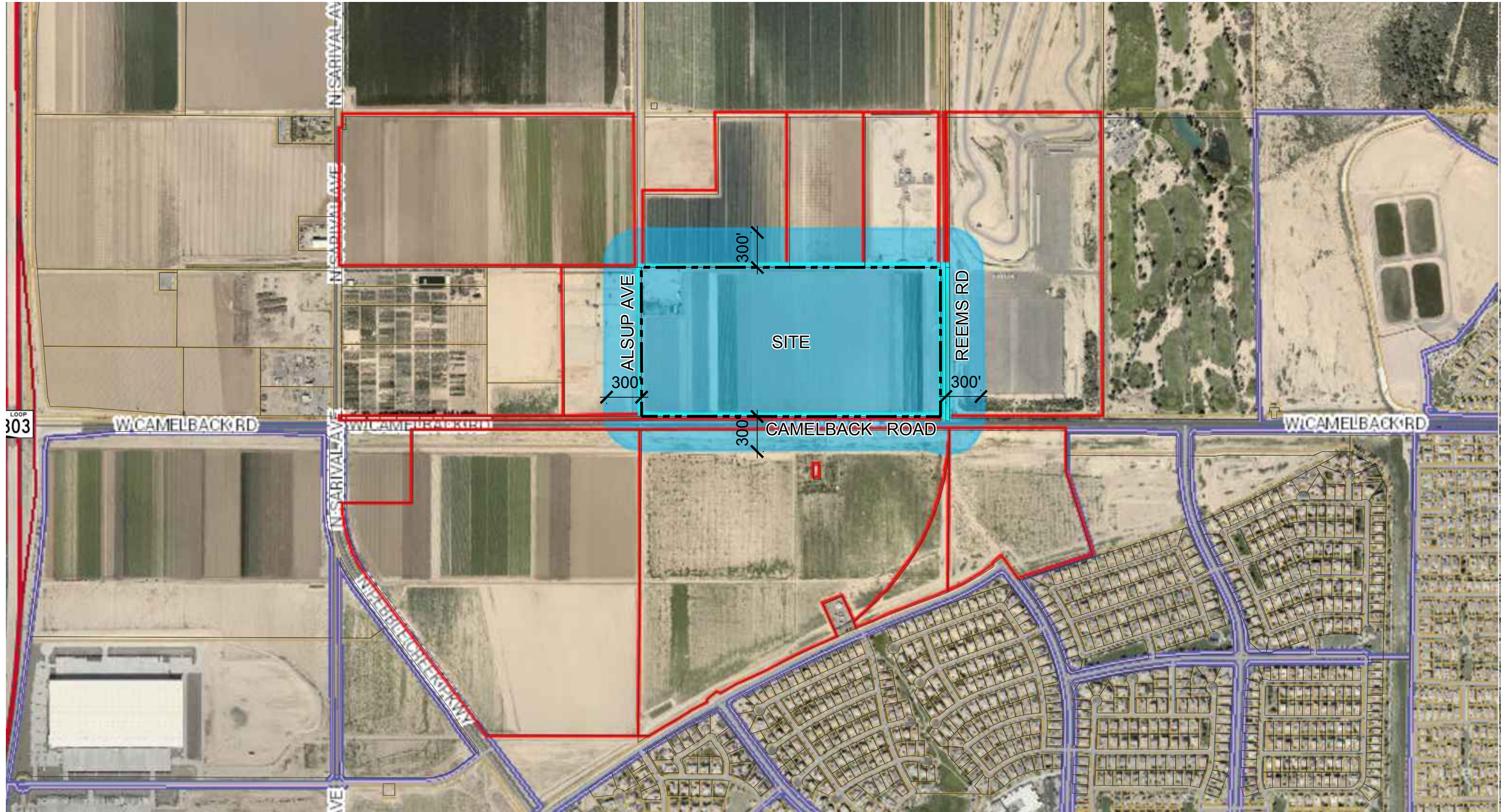
If you have any questions regarding this proposal, please call me at 480-991-3985. The City of Glendale has assigned this case to George Gehlert, a planner with their Planning Division. He can be reached at 623-930-2597 should you have any questions regarding the Citizen Participation process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,




Michael S Buschbacher II, AICP

Principal Planner
Hunter Engineering

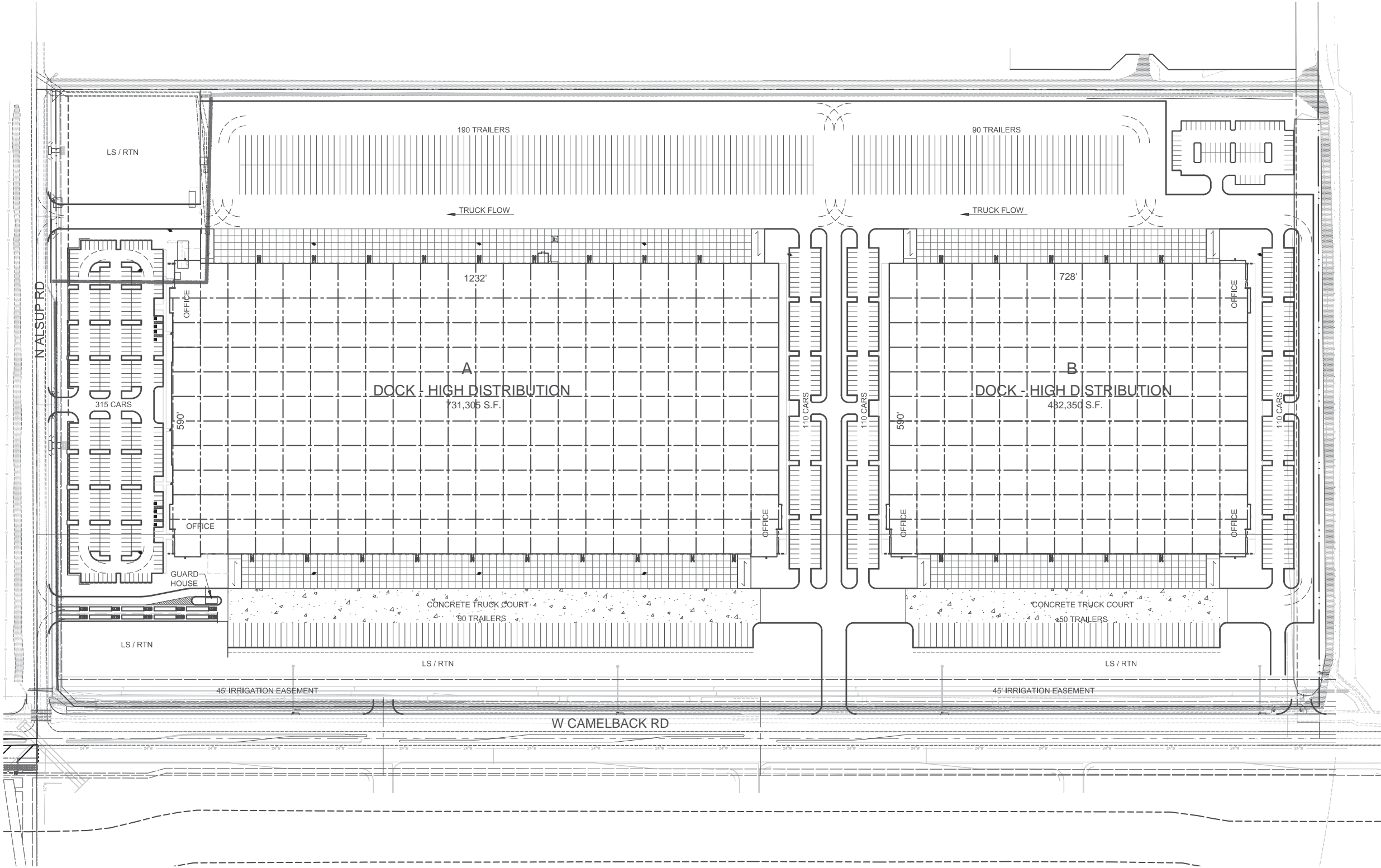


ALSUP 303 INDUSTRIAL PARK
NOTIFICATION AREA MAP

SR19-0286

 0 400 800 Feet
This plan is for conceptual purposes only
Not to be used for construction
02/24/2020
ME13
Glendale, Arizona

HUNTER
ENGINEERING
10450 N 74th St • Ste 200 • Scottsdale, AZ 85258
Office: 480.991.3985 • www.hunterengineeringpc.com



SITE DATA

SITE AREA	:	73.06 AC
TOTAL BLDG AREA	:	1,163,655 S.F.
BUILDING A		
BUILDING A SITE AREA	:	1,987,643 S.F. (45.6 AC)
BUILDING A AREA	:	731,305 S.F.

PARKING REQUIRED			
WHS./DIST.	1 : 2000 S.F.	:	347 SPACES
OFFICE (5%)	1 : 300 S.F.	:	122 SPACES
			469 SPACES

PARKING PROVIDED	:	469 SPACES *
*ADDITIONAL PARKING AVAILABLE IN DOCK AREAS AS REQUIRED		

TRAILER PARKING PROVIDED: 262 SPACES

BUILDING B	
BUILDING B SITE AREA	: 1,193,544 S.F. (27.4 AC)
BUILDING B AREA	: 432,350 S.F.

PARKING REQUIRED			
WHS./DIST.	1 : 2000 S.F.	:	205 SPACES
OFFICE (5%)	1 : 300 S.F.	:	72 SPACES
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*ADDITIONAL PARKING AVAILABLE IN DOCK AREAS AS REQUIRED		

TRAILER PARKING PROVIDED: 158 SPACES

NOTE: NUMBER OF TENANTS AND ACTUAL OFFICE LOCATION UNKNOWN. SITE PLAN TO BE ADJUSTED TO FIT ACTUAL TENANT REQUIREMENTS.

CITYWIDE AND YUCCA
INTERESTED PARTIES
NOTIFICATION LIST FOR
PROPOSED
DEVELOPMENT

KAREN ABORNE
7318 W GRIFFIN AVENUE
GLENDALE AZ 85303

A.J. BABINEAU
4815 W COCHISE DRIVE
GLENDALE AZ 85302

JOYCE CLARK
8628 W CAVALIER DR
GLENDALE AZ 85305

MIKE DEPINTO
6507 W SHAW BUTTE DR
GLENDALE AZ 85304-2414

DENNIS GERHARD
10613 N 48TH AVENUE
GLENDALE AZ 85304

STEVEN E. FRATE
PO BOX 6265
GLENDALE AZ 85312

LARRY ROVEY
8383 W COTTON BLOSSOM
GLENDALE AZ 85305

JOHN AND SUE JONES
18658 NORTH 78TH DR
GLENDALE AZ 85308

RICK HARPER
5335 W BLOOMFIELD RD
GLENDALE AZ 85304

GARY HIRSCH
4520 WEST ECHO LANE
GLENDALE AZ 85302

MICKEY LUND
5708 W ROYAL PALM RD
GLENDALE AZ 85302

JOHN KOLODZIEJ
6258 NORTH 88TH LANE
GLENDALE AZ 85305

AL LENOX
5130 W EL CAMINITO DR
GLENDALE AZ 85302

DAVID MORENO
8387 WEST DENTON LANE
GLENDALE AZ 85305

MANNY MARTINEZ
19107 NORTH 73rd LANE
GLENDALE, AZ 85308

JACK MARTINO
7407 NORTH 75TH DRIVE
GLENDALE, AZ 85303

WILLIAM RAY
7305 WEST ANGELA DR
GLENDALE AZ 85308

DAVID PENILLA
5760 W LARKSPUR DR
GLENDALE AZ 85304

WENDY DAVY
PEORIA UNI SCH DIST
6330 W THUNDERBIRD RD
GLENDALE AZ 85306

MEL SMITH
24654 N LAKE PLEASANT
103-329
PEORIA AZ 85383

ELAINE SCRUGGS
21656 NORTH 58TH DRIVE
GLENDALE AZ 85308

MARY SMITH
8968 WEST CITRUS WAY
GLENDALE AZ 89305

TOM TRAW
6024 NORTH 83RD AVE
GLENDALE AZ 85303

MICHAEL SOCACIU
8574 W BERRIDGE LN
GLENDALE AZ 85305

DANIEL STREYLE
VERMILION IDG STE 210
3131 E CAMELBACK RD
PHOENIX AZ 85016

MARIE SCILLIERI
5124 W EL CAMINITO DR
GLENDALE AZ 85302

ARNOLD DOYSCHEN
7578 W TRAILS DRIVE
GLENDALE AZ 85308

JAMIE ALDAMA
7329 NORTH 68TH DRIVE
GLENDALE AZ 85303

WARREN WILFONG
5001 N 62ND DRIVE
GLENDALE AZ 85301

VERN CROW
6343 W REDFIELD RD
GLENDALE AZ 85306

M NOWAKOWSKI
6116 N 85TH DRIVE
GLENDALE AZ 85305

ED NYBERG
6987 W POTTER DR
GLENDALE AZ 85308

CITY STAFF

CITY OF GLENDALE MAYOR'S
OFFICE
MAYOR WEIERS
5850 W GLENDALE AVE 4TH FL
GLENDALE, AZ 85301

CITY OF GLENDALE
VICE MAYOR CLARK
5850 W GLENDALE AVE 4TH
GLENDALE, AZ 85301

CITY OF GLENDALE
PLANNING DIVISION
DRU MAYNUS
5850 W GLENDALE AV 2ND FL
GLENDALE, AZ 85301

CITY OF GLENDALE
PLANNING DIVISION
DIANA FIGUEROA
5850 W GLENDALE AVE 2ND FL
GLENDALE, AZ 85301

EPCOR WATER ARIZONA
2355 W PINNACLE PEAK RD STE-300
PHOENIX, AZ 85027
501-61-014F

EPCOR WATER ARIZONA INC
2355 W PINNACLE PEAK RD SUITE 300
PHOENIX, AZ 85027
501-61-014J

EVERKRISP VEGETABLES INC
P O BOX 25
TOLLESON, AZ 85353
501-61-020B

SUNBELT LAND HOLDINGS LP
8095 OHELLO AVE
SAN DIEGO, CA 92111
501-61-027F

ALSUP 303 INDUSTRIAL PARK
Conceptual Landscape Plan

PLANTING LEGEND

Trees	Size
Acacia aneura	24" box
Mulga	
Acacia salicina	24" box
Willow Acacia	
Caesalpinia cacalaco	24" box
Cascalote	
Cordia boissieri	15 gal.
Mexican Olive	
Dalbergia sissoo	24" box
Sissoo	
Ebenopsis ebano	15 gal.
Texas Ebony	
Eucalyptus microtheca	24" box
Coolibah	
Oleaya tesota	24" box
Ironwood	
Parkinsonia x 'desert museum'	24" box
Desert Museum Palo Verde	
Prosopis velutina	24" box
Velvet Mesquite	
Shrubs	Size
Caesalpinia mexicana	5 Gal.
Mexican Bird of Paradise	
Celtis Pallida	5 Gal.
Desert Hackberry	
Eremophila maculata	5 Gal.
Valentine Bush	
Lantana montividenis	1 Gal.
Purple Trailing Lantana	
Larrea tridentata	5 Gal.
Creosote Bush	
Leucophyllum laevigatum	5 Gal.
Chihuahuan Sage	
Muhlenbergia capillaris	5 Gal.
'Regal Mist'	
Nerium Oleander	5 Gal.
Petite Pink Oleander	
Penstemon parryi	1 Gal.
Parry Penstemon	
Pyracantha koidzumii	5 Gal.
Santa Cruz Prostrata	
Ruellia brittoniana	5 Gal.
Blue Ruellia	
Simmondsia chinensis	5 Gal.
Jojoba	
Tecoma Stans	5 Gal.
Yellow Bells	
Accents	Size
Carnegiea gigantea	5 Gal.
Saguaro	
Dasyliirion wheeleri	5 Gal.
Desert Spoon	
Echinocactus grusonii	5 Gal.
Golder Barrel Cactus	
Hesperaloe funifera	5 Gal.
Giant hesperaloe	
Hesperaloe parviflora	5 Gal.
Red Yucca	
Opuntia 'Santa Rita'	5 Gal.
Purple Prickly Pear	
Yucca rigida	5 Gal.
Mexican Blue Yucca	
Ground Covers	Size
Acacia redolens 'Desert Carpet'	1 Gal.
Prostrate Acacia	
Lantana camera 'New Gold'	1 Gal.
New Gold Lantana	
Wedelia trilobata	1 Gal.
Yellow Dot	



0 100 200 Feet
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02/24/2020
ME13
Glendale, Arizona



ALSUP 303 Industrial Park



PLANNED AREA DEVELOPMENT

Zoning Case: _____
SR19-0286

NEC of 159th Avenue & Camelback Road
Glendale, AZ

Prepared: March 3rd, 2020

Prepared for
Merit Partners, Inc.

PROJECT TEAM

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I. Proposal Overview

Merit Partners, Inc. (the "Developer") plans to develop an approximately 73 gross acre property located at the northeast corner of 159th Avenue and Camelback Road (the "Property"). See **Vicinity Map and Aerial Map** attached as **Exhibit 1**. This application requests approval of a Planned Area Development ("PAD") District to allow an industrial distribution and warehouse development called ALSUP 303 Industrial Park. The Applicant seeks to develop the Property in accordance with the M-I zoning and modify development standards to create a state-of-the-art industrial development nearby the expanding State Route 303 Loop transportation corridor.

The Property has been used for agricultural purposes for several years and is unimproved with no buildings and dirt roadways on the perimeter of the site with the exception of Camelback Road to the south which is a paved two lane road with a current ROW of 80'. Rezoning the property to PAD for industrial uses will permit the development of industrial and other uses which are compatible with the City of Glendale General Plan designation of Luke Compatible Land Uses and comply with state statutes concerning land uses within the vicinity of a military installation. It will eliminate residential land uses as a permitted use.

The site is located within the Luke Air Force Base noise contours of 70 DNL and 75 DNL. Industrial land uses for these properties are appropriate, considering the accident potential and noise impacts from daily activities conducted on the base and due to the proximity of the project to the runway.

This property is approximately within a mile of State Route 303 Loop. The property is bounded by a vegetable farm and EPCOR Water Company to the north. To the east and across the Falcon Drive Alignment is a motor sports park with a parking lot, racetrack and no structures. To the south across Camelback Road is vacant farmland. To the West is also vacant land that is owned by Maricopa County.

The ALSUP 303 Industrial Park PAD is crafted to permit only uses which are compatible with the mission of Luke Air Force Base, the City of Glendale General Plan, and Arizona Revised Statutes for territory near a military airport. The Planned Area Development regulations are tailored to the intended development.

II. Existing Zoning and General Plan

The subject property is currently outside of the City of Glendale and is within Unincorporated Maricopa County. The majority of the site is currently zoned as Rural 43 (RU-43) with a small triangle of Airport District Two (AD-2) per the Maricopa County Zoning Ordinance. See Zoning Map attached at **Exhibit 2**. The Property will be annexed into the City of Glendale as part of the entitlement process. The developer has submitted a City of Glendale Pre-Annexation Development Agreement with a legal description of the site, attached as **Exhibit 6**. MERIT PARTNERS propose to rezone the entire Property from RU-43 and AD-2(County) to PAD for industrial uses.

The proposed PAD zoning is consistent with the industrial PAD zoning on nearby properties in the area to the north along the Loop 303 corridor. There are many other industrial zoning designations that occurs along the nearby Loop 303 Freeway corridor in other jurisdictions as well. The corridor is experiencing rapid growth as a major industrial and distribution hub.

With the annexation into the City of Glendale the current Maricopa County General Plan Land Use classification of Military Compatible will be converted to the closest City of Glendale General Plan Land Use category, which would be the Luke Compatible Land Use (LCLU). The proposed use is consistent with the Glendale General Plan land use LCLU designation. The Luke Compatible Land Use Area recommends non-residential uses as well as safe and compatible development, like the type proposed with this application. See the **General Plan Map** shown as **Exhibit 3**. Future industrial development is encouraged. Constructing an industrial distribution and warehouse development is in conformance with the existing City of Glendale General Plan for the Property.

III. Planned Area Development

a) Overview and Intent

The intent of the ALSUP 303 Industrial Park PAD is to allow industrial; manufacturing, e-commerce, and office uses as well as development standards that ensure appropriate flexibility for such developments. The PAD will allow industrial and employment uses that are compatible with the nearby Loop 303 Freeway Corridor and are in conformance with the underlying zoning and uses along this freeway.

A specific user(s) has not been identified at this time. The plans, exhibits, and images presented herein are conceptual only and intending to convey the type, intensity, and quality of development expected at this location. Once specific users are identified, a design review application (site plan, building architecture, landscaping, signage, grading, etc.) will be submitted for administrative review by City of Glendale staff.

b) Permitted Uses

This PAD and its permitted uses defined below are intended to accommodate industries involving office, light manufacturing, assembling, warehousing, e-commerce, and wholesale activities. Associated office and related retail uses are also included within this district. The manufacturing or assembly of finished products so long as the primary use of the property is not the basic processing and compounding of raw materials.

Uses shall include all uses allowed in the Light Industrial (M-1) zoning district of the Glendale Zoning Ordinance as well as offices for professional, administrative, clerical, financial, medical, business, or professional services; medical, dental and clinical laboratories / research facilities; business support services; data center, call centers and data recovery centers; wholesale sales and distribution of finished goods; retail as an accessory use (not to exceed 10%) to the primary use.

In addition to the uses listed above, all uses subject to conditions per section 5.843 of the Glendale Zoning Ordinance shall be included along with uses subject to conditional use permits per section 5.844, accessory uses per section 5.845 and temporary uses per section 3.920 of the Glendale Zoning Ordinance.

c) Site Plan

To maximize and attract potential users, the PAD introduces a conceptual site plan to help illustrate how the property could be designed with two buildings or as a single large building. This ensures optimal flexibility while demonstrating potential development options. A conceptual development plan shows how the site could possibly be developed but does not necessarily depict what will be constructed on the site. See **Conceptual Site Plan** as **Exhibit 4**.

The conceptual site plan indicates building layouts; however, two warehouse buildings or one single larger building with approximately 1,500,000 sf could occur on the site. The largest building site plan covers approximately 47% of the lot. These representative square footages are based on the concepts shown, but do not reflect an ultimate final site plan. Final site plans could be of different configurations and vary in size with additional square feet. Lot coverages would remain under 51% for most design scenarios.

The proposed site plan has two points of access from 159th Avenue and four points along Camelback Road. The circulation design provides separation of cars and trucks where possible and transport trucks can access various points of the buildings. Employee parking is provided along 159th Avenue as well as Camelback Road. A parking study has been completed that justifies the parking provided for the project based upon the deviations noted in the development standards below.

d) Development Standards

As reflected through Table A below, the development standards for the ALSUP 303 Industrial Park PAD are created to facilitate industrial warehouse development. Most specifically, the permitted heights and intensity will permit the development of a highly attractive and superior industrial warehouse development representative of the types of development along the 303 Freeway Corridor further to the south. Should a conflict exist between any provision in this PAD and the Glendale Zoning Ordinance, the PAD shall apply.

Table A: Comparative Development Standards Table

	M-1	PAD Proposal
Min. Lot Area	6,000	6,000
Max. Lot Area	N/A	N/A
Building Setbacks		
• Front	25'	25'
• Rear	60'	60'
• Side	60'	60'
• Street Side	25'	25'

Max. Building Height	30'	120' Rooftop building appurtenances can exceed roof height up to 120' maximum provided they are more than 20' from the building's roof edge. Roof mounted equipment shall be fully screened from the adjacent public street views. Material silos or other similar building specific support
Max. FAR	.3	.5 (Mezzanine SF area excluded from FAR ratio)
Parking <ul style="list-style-type: none"> • Warehouse/Distribution/Data Center • Office • Accessory retail uses 	1/600 sf 1/300 sf 1/250sf	1/2000 sf 1/300 sf 1/250 sf (Mezzanine sf area excluded from parking calculations)
Signage Height	10'	20'

PAD Deviation Rationale

- i. **Height:** Building height needs to be flexible to meet specific tenant needs. Typically, the norm for an anticipated industrial building in this market may suggest 40' of clear height inside, resulting in a building height in the 50' range. However, in this case, there is the potential for a unique distribution or manufacturing use that may include multiple levels of storage platforms or automated systems, resulting in the need for increased height. Site appurtenances, such as material silos or other building specific support equipment, may be required to exceed the building height. In such cases, location and treatment of such elements shall be considered and incorporated into the overall design solution.

ii. FAR: A distinction should be made between additional building floors and storage mezzanines. Often, storage mezzanines or multi-level automated storage platforms are incorporated into the tall clear height of a large distribution facility. Mezzanines fall within a portion of the already defined volume and footprint of the building and do not impact the visual appearance or height of the exterior of the building, thus not impacting the perceived density addressed by FAR. They are often limited in actual employee population and used for a different type of storage or processing that does not require the otherwise high bay volume of the space.

iii. Parking: Reduced parking ratios requested for the warehouse/distribution portion of the building consider the anticipated heavy storage/limited occupancy characteristics of the potential tenant mix for the project. As storage systems become more automated and based on historical ratios of warehouse employees to actual storage space, fewer employees are required. Mezzanine areas, due to their typical storage use, should not be included in parking calculations unless they are specifically occupied full time by employees as their primary workspace. Such calculations should be evaluated with specific tenant plans when submitted for entitlements. Based on the large open spaces available within the dock areas of these types of buildings, supplemental parking areas are available based on specific tenant needs, providing flexibility to increase parking ratios as required.

e) Performance Standards/Use Limitations

- i. Nuisances:** Uses shall be permitted within this district, unless such uses are or may become obnoxious or offensive by reason of odor, dust, smoke, noise, gas fumes, cinders, vibrations, glare, refuse, or air or water pollution emissions.
- ii. Enclosures:** All uses permitted in this district shall be typically conducted within a fully enclosed building unless otherwise permitted. Outside storage of materials and equipment related to the primary activity is permitted provided that the outside storage area is screened by a wall. Design and height shall be approved by the approved authorizing administrative body.

- iii. **Hazards:** All explosive and hazardous materials and processes require approval by Glendale Fire Department. All manufacturing, storage, and waste processes shall meet all safety and environmental standards as administered by the fire department.
- iv. **Dark Skies:** Lighting plans shall be submitted with each Design Review application illustrating that on-site lighting does not exceed one-foot candle at the property line. On-site lighting shall be dark sky compliant and all lighting shall comply with the City of Glendale Outdoor Light Control Ordinance.

f) **Landscape Buffer and Dock Screens**

Landscape buffers and screen wall requirements shall conform to Section 7.200 of the Glendale Zoning Ordinance. The design, materials and colors for all walls, fences and screening devices visible from public view will be uniform in appearance. An 8' wall enclosing the truck courts shall be provided along the north and south property lines to help screen the truck loading and maneuvering area.

IV. Landscape Design

Landscaping will be designed to complement the building architecture overall design theme for the site. All materials will comply with the City of Glendale low water use plant palette. The Camelback Road frontage landscaping will provide an attractive public edge to the property. Perimeter site boundaries will define the parcel and provide a pleasing common boundary with adjacent sites. Enhanced landscaping will further define potential building entries with canopy trees at City-required spacing to provide shading for the parking areas. A variety of tree species, combined with a colorful combination of shrubs and groundcovers, will provide an overall landscape composition of appropriate scale to enhance the overall development and its visual impact on its surroundings. A conceptual landscape plan is included with this submittal to portray a representative design. More specific details regarding plantings, types, locations and quantities will be a part of future design review applications to address the proportion of landscape materials to specific building design and height.

V. Architecture Form and Character

Design requirements of large industrial facilities vary with specific uses and tenant requirements. The specific uses combined with careful aesthetic considerations for large building masses will provide general guidance that will inform the design process for the architecture. Design palette must remain flexible as that a specific future tenant is unknown at this time. The building may take on the characteristics of a specific tenant, if that tenant is

identified prior to development, or may be more 'generic', designed to appeal to a broad range of potential tenants (particularly if development commences before a specific tenant is known). Examples of typical archetypes can be found along the nearby Loop 303 Corridor.

Scale is an important consideration when looking at the overall design. While the scale of development along the freeway should be appropriate for views at high speeds, this proposal will focus on the more distant views that surround the site. Elements should generally be larger and easier to identify from automobiles along Camelback Road. Similarly, the building(s) should be set back from Camelback Road so the scale of the buildings does not dominate the views in the area. The level of architectural fenestration and detail will increase adjacent to building entries where pedestrian scaled elements should be included in the architectural design to emphasize human scale.

Color and pattern will be used to de-emphasize building mass and develop visual interest that creates an overall pleasing aesthetic on all sides of the building. The color palette may include warm to cool neutral colors that embrace the surrounding desert hues. Unique features may include limited color accents to provide additional visual interest, while also addressing corporate image. The primary building material will be painted, articulated concrete wall panels and may feature accent materials that provide additional texture or colors where areas of enhancement are appropriate. Store front glazing will be incorporated at anticipated office areas to provide daylight to workspaces. Metal canopies help the architecture respond to the climate by providing shade, shadow, and accents to the building.

Building parapets will be extended above the roof line to provide screening of roof top equipment from view at adjacent public right of ways along 159th Avenue and Camelback Road. Dock and outdoor storage areas will be screened with an 8' masonry wall with detail and color to complement the building architecture. A similar 3' high wall will screen parking along 159th Avenue and Camelback Road.

A representative architectural collage exhibit is included to convey a representative palette of building archetypes. The images shown in the collage are consistent with similar approved nearby Planned Area Developments. Specific details regarding architecture, materials, colors, etc. will be a part of the future design review application. See **Architectural Collage Exhibit** attached as **Exhibit 5**.

VI. Circulation and Access

The Property is well situated from a regional access perspective; it is within proximity of the 303 Freeway and is easily accessible from the surrounding arterial street network (159th Avenue, Camelback Road and the future alignment of Falcon Drive).

a) Existing Conditions

In the immediate vicinity of the project, Camelback Road is an east-west, two-way, two lane roadway that serves nearby farmland and provides access to surrounding commercial and institutional parcels. Immediately north of the project area, the Colter Street alignment is proposed as a private road. Camelback Road provides full access to the Loop 303 Freeway.

159th Avenue is a two-way, two-lane roadway with a north-south alignment. Access is provided by Camelback Road to nearby businesses and agriculture parcels.

The Falcon Drive alignment will eventually connect to Camelback Road from the south at the SEC of the property.

b) Proposed Street Improvements

As part of the proposed ALSUP 303 Industrial Park site, offsite improvements will occur along 159th Avenue, immediately adjacent to the project site. 159th Avenue will be widened from a two-lane roadway to a three-lane roadway (one lane in each direction with a two-way center left turn lane) with curb, gutter, sidewalk, and associated roadway lighting. Up to two proposed driveways along the west side of 159th Avenue will serve the project site. The northern and southernmost driveways will be constructed on the Colter Street alignment and Camelback Road, respectively. These driveways will be connected to 159th Avenue via a private drive connection. The Colter Street connection will be located within the parcel to the north. A traffic study will be provided to staff in order to confirm the driveway configurations.

VII. Grading and Drainage

The grading and drainage for the site will be designed to retain the 100yr-2hour storm event in accordance with the City of Glendale drainage design guidelines. Storm drainage will be conveyed via roof drains, downspouts and

overland flow across the parking lots and truck dock areas into either catch basins or curb openings which will outfall to a combination of surface and/or underground retention areas. The required storage volume will dissipate within 36 hours via a combination of natural percolation and drywells.

VIII. Infrastructure and Utilities

Water will be provided to the site by Liberty Utilities. Liberty has stated that they will allow domestic and fire water to be taken off of their existing 8-inch waterline.

Sewer will be provided by Epcor. Epcor has a treatment plant directly north of the site that provides sewer service to this property.

IX. Signage

This development will provide functional and attractive signage that compliments the architecture of the overall ALSUP 303 Industrial Park site. This PAD application sets forth the general location, quantity, and maximum height of monument signage for ALSUP 303 Industrial Park. Monument signs along 159th Avenue, as well as on-site development identification signs along Camelback Road will provide proper identification. Directional signs may be located throughout the development to point users to their desired destination. These signs will utilize the established color and materials palette that is applied to the building(s) within the ALSUP 303 Industrial Park site. A separate Comprehensive Sign Package shall be submitted to obtain City of Glendale approval for all signs. Deviations from City approval may be obtained through an administrative process if the sign is in substantial conformance with the sign package approved through Design Review.

Two (2) 20'-tall monument signs are proposed along Camelback Road near the proposed access drives. Monument signs will provide identity for the overall development and may include single-tenant panels, or multi-panel depending upon the future tenant user(s) of the Property.

Once future tenants are identified, a Comprehensive Sign Package (CSP) will be provided with consistent signage for tenants and users of ALSUP 303 Industrial Park. The future CSP will contain guidelines for color, materials, location of wall signage, allowable areas, illumination, and configuration of logo and copy presentations.

X. Development Phases

The Property may be developed in a single-user phase, or with multiple phases as market conditions warrant. The intent is to install infrastructure and improve the street frontage and access way adjacent to each phase. It is anticipated that the initial phase will include at least one building, street frontage improvements, and retention basins. Plans for individual buildings/phases will be submitted to the City of Glendale to ensure proper and orderly development.

XI. Summary

The PAD and the proposed site plan will provide the required entitlements needed to develop the ALSUP 303 Industrial Park. The Property will be zoned PAD and the site is within a General Plan land use designation that encourages development specifically for parcel close to Luke Air Force Base. The proposed development substantially conforms with the development objectives of the General Plan for this location. The development will complement the surrounding area and provide improved benefits and new employment opportunities to the City of Glendale and its residents.

XII. References

Significant portions of this PAD were referenced from the proposed adjacent PAD, made public record for the West 303 Crossing property located approximately one mile north of this site. This PAD is consistent with the direction and vision of the City of Glendale for development along the Loop 303 corridor.

Note: Prior to the City's issuance of permit(s) for vertical construction of building(s) or other improvements, Developer shall submit FAA form 7460-1 to the FAA. Regional Office for the FAA's determination of whether such building(s) or other improvements (as designed) would be a hazard to aviation and what additional conditions (if any) are recommended by the FAA.

LIST OF EXHIBITS


- 1. Aerial and Vicinity Map**
- 2. Zoning Map**
- 3. General Plan Map**
- 4. Conceptual Site Plan**
- 5. Conceptual Landscape Plan**
- 6. Architectural Elevations Collage**
- 7. Legal Description**



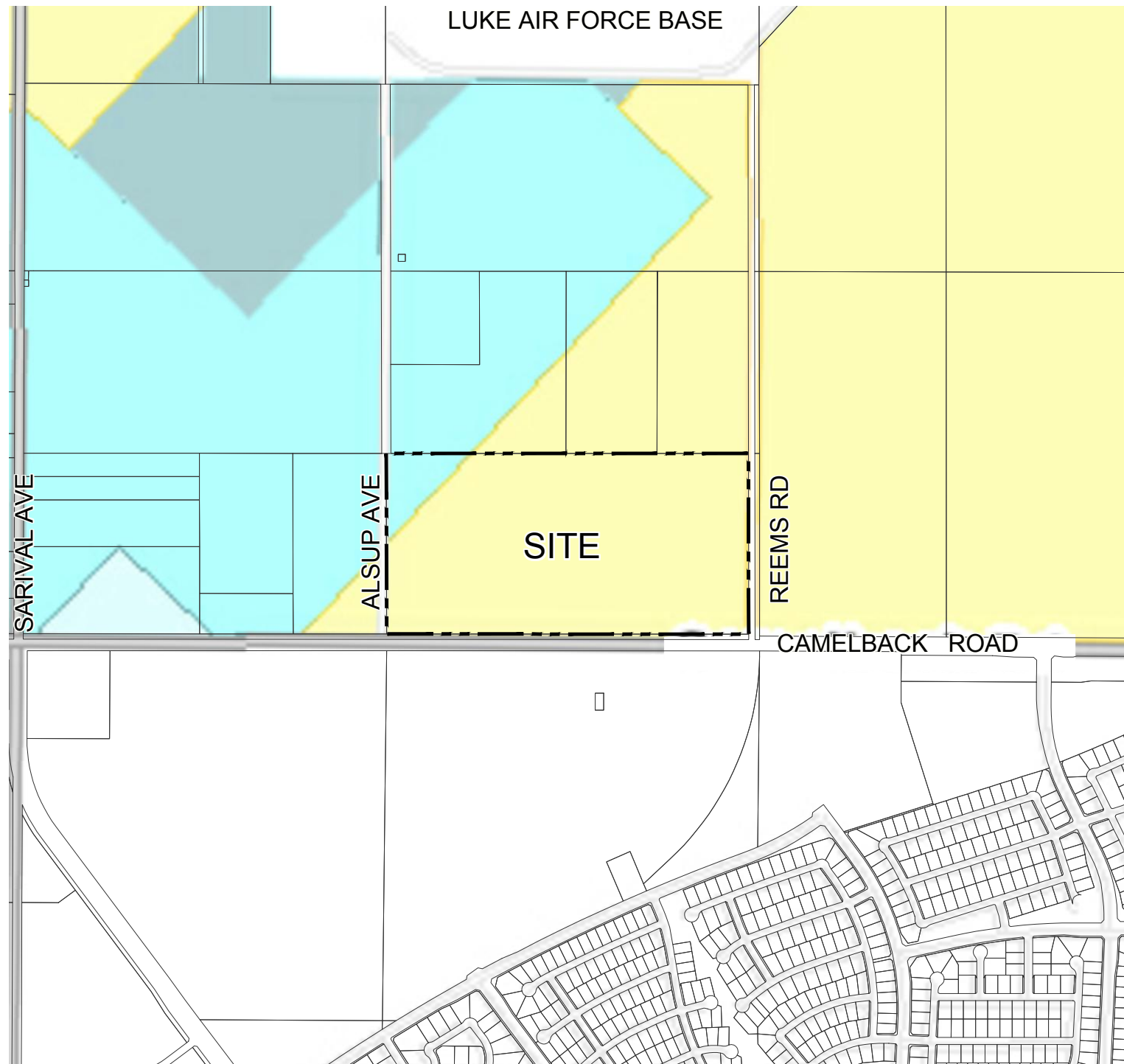
ALSUP 303 INDUSTRIAL PARK

AERIAL VICINITY MAP

SR19-0286

 0 400 800 Feet
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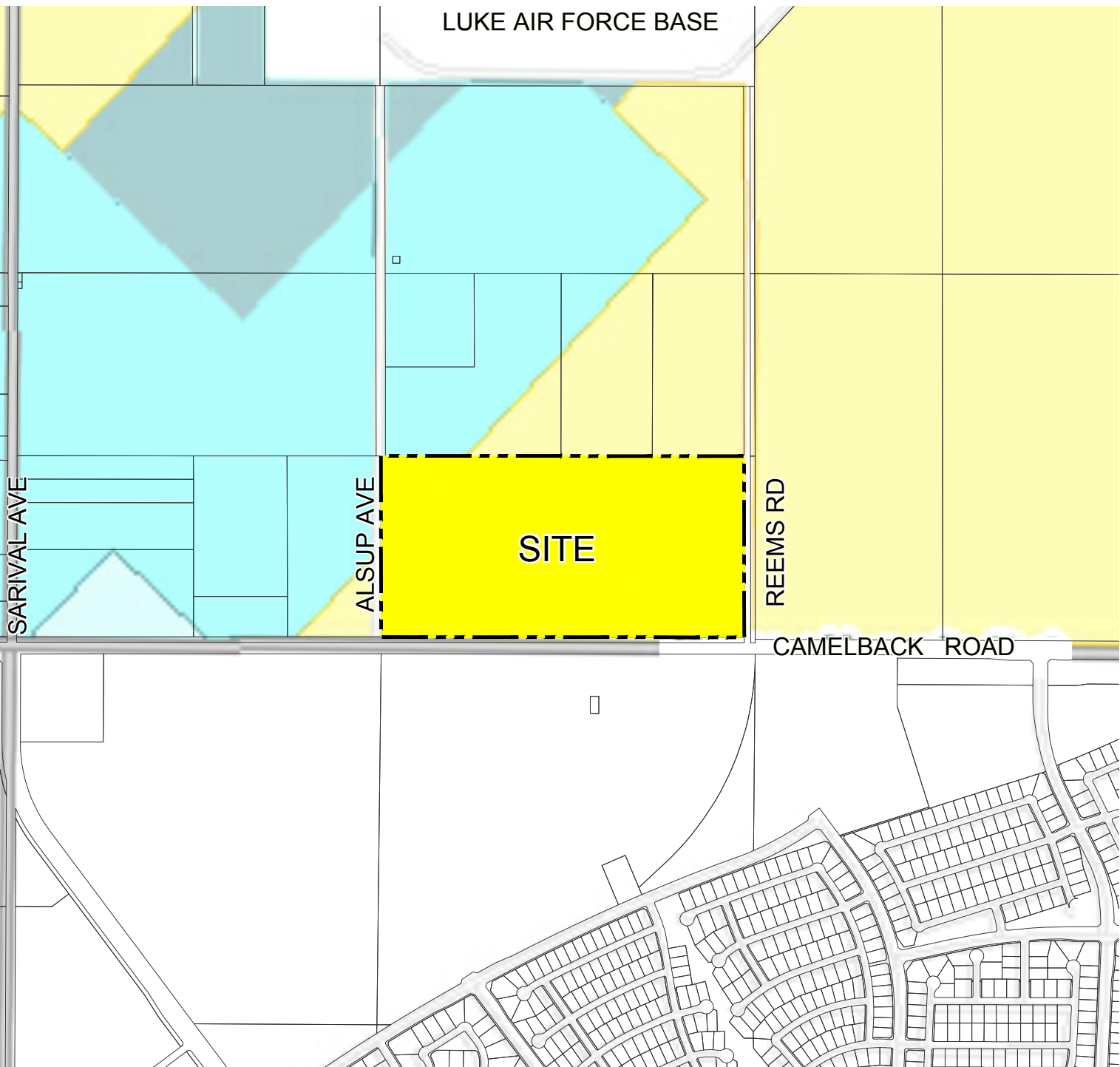
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ENGINEERING
10450 N 74th St • Ste 200 • Scottsdale, AZ 85258
Office: 480.991.3985 • www.hunterengineeringpc.com



Existing Zoning

MARICOPA COUNTY

RU-43
 AD-2



Proposed Zoning

CITY OF GLENDALE

PAD

ALSUP 303 INDUSTRIAL PARK ZONING MAP

SR19-0286

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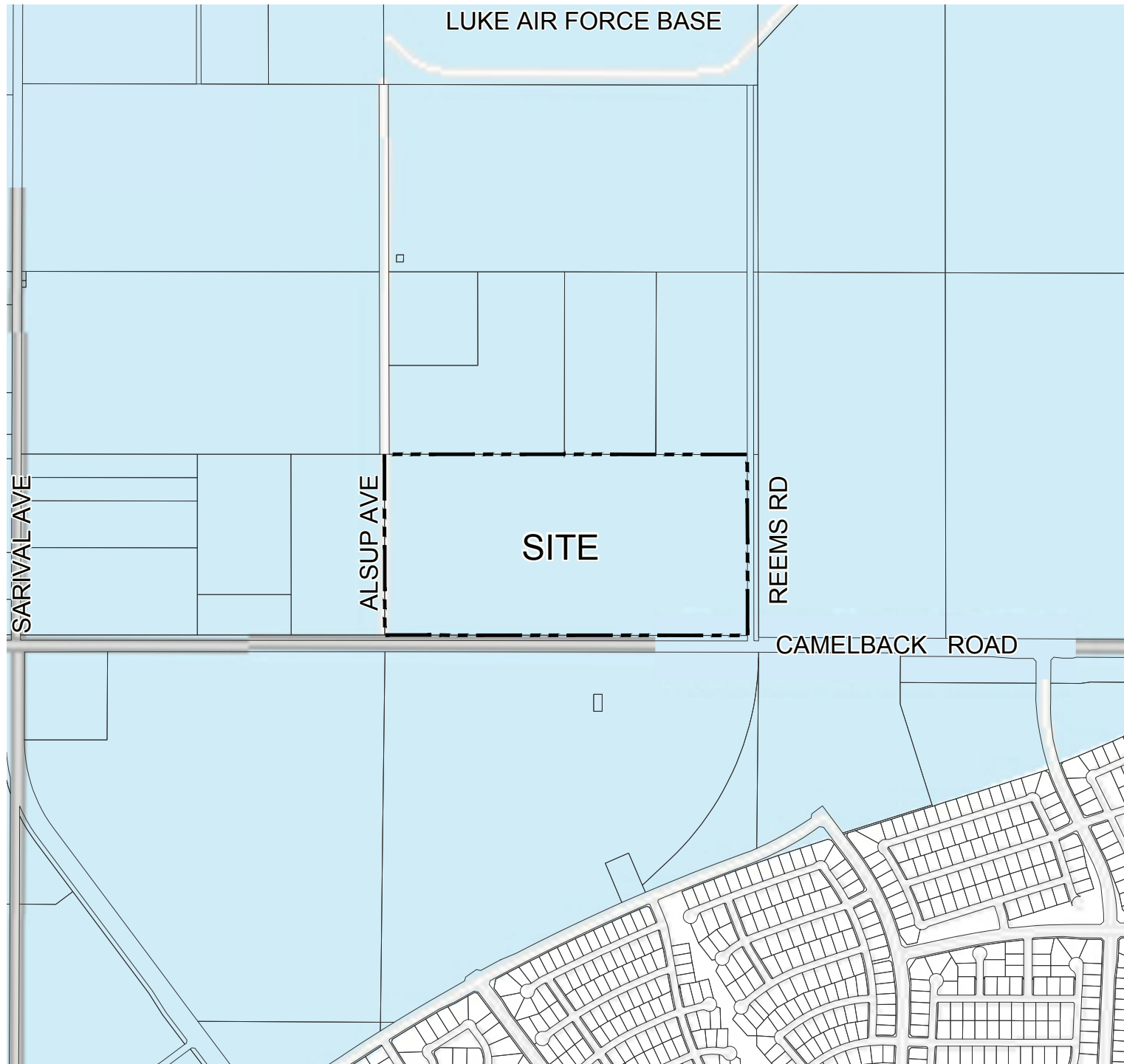
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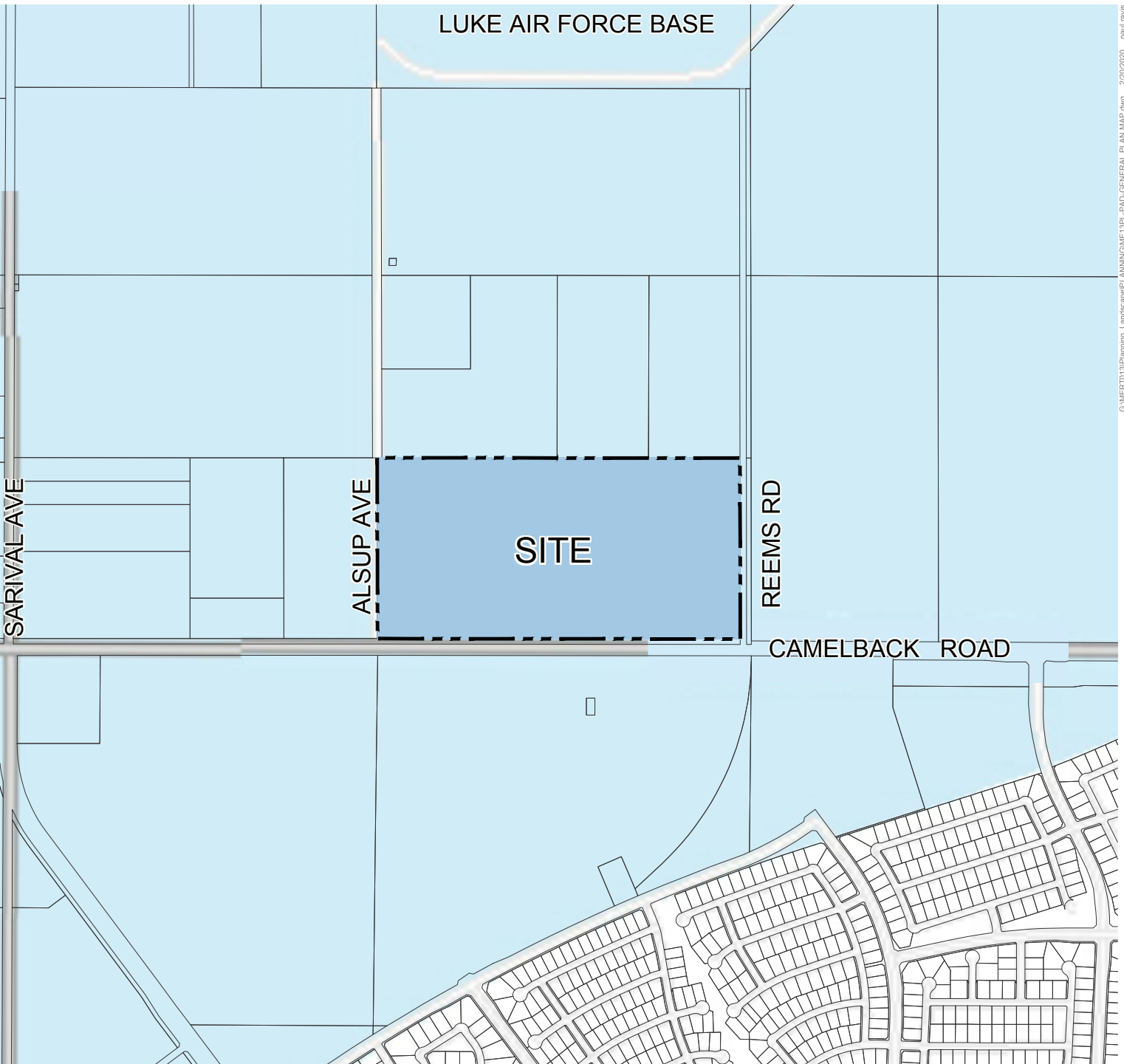
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Existing General Plan Land Use

MARICOPA COUNTY

 MILITARY COMPATIBLE





Proposed General Plan Land Use

CITY OF GLENDALE

 LUKE COMPATIBLE LAND USE (LCLU)

ALSUP 303 INDUSTRIAL PARK **GENERAL PLAN MAP**

SR19-0286

0 500 1000
Feet

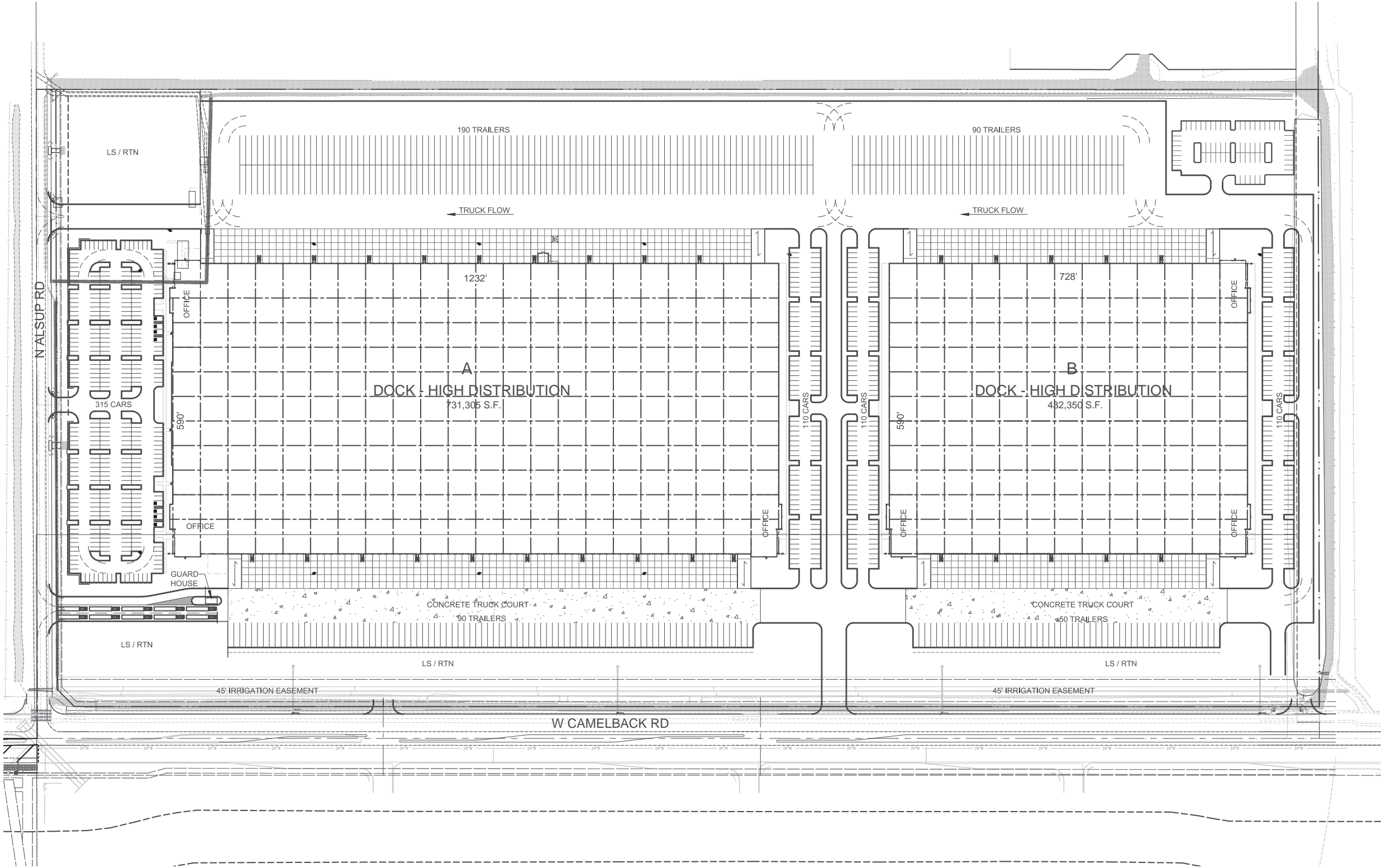
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SITE DATA

SITE AREA	:	73.06 AC
TOTAL BLDG AREA	:	1,163,655 S.F.
BUILDING A		
BUILDING A SITE AREA	:	1,987,643 S.F. (45.6 AC)
BUILDING A AREA	:	731,305 S.F.

PARKING REQUIRED			
WHS./DIST.	1 : 2000 S.F.	:	347 SPACES
OFFICE (5%)	1 : 300 S.F.	:	122 SPACES
			469 SPACES

PARKING PROVIDED	:	469 SPACES *
*ADDITIONAL PARKING AVAILABLE IN DOCK AREAS AS REQUIRED		

TRAILER PARKING PROVIDED: 262 SPACES

BUILDING B	
BUILDING B SITE AREA	: 1,193,544 S.F. (27.4 AC)
BUILDING B AREA	: 432,350 S.F.

PARKING REQUIRED			
WHS./DIST.	1 : 2000 S.F.	:	205 SPACES
OFFICE (5%)	1 : 300 S.F.	:	72 SPACES
			277 SPACES

PARKING PROVIDED	:	277 SPACES *
*ADDITIONAL PARKING AVAILABLE IN DOCK AREAS AS REQUIRED		

TRAILER PARKING PROVIDED: 158 SPACES

NOTE: NUMBER OF TENANTS AND ACTUAL OFFICE LOCATION UNKNOWN. SITE PLAN TO BE ADJUSTED TO FIT ACTUAL TENANT REQUIREMENTS.



PLANTING LEGEND	
Trees	Size
Acacia aneura	24" box
Mulga	
Acacia salicina	24" box
Willow Acacia	
Caesalpinia cacalaco	24" box
Cascalote	
Cordia boissieri	15 gal.
Mexican Olive	
Dalbergia sissoo	24" box
Sissoo	
Ebenopsis ebano	15 gal.
Texas Ebony	
Eucalyptus microtheca	24" box
Coolibah	
Olneya tesota	24" box
Ironwood	
Parkinsonia x 'desert museum'	24" box
Desert Museum Palo Verde	
Prosopis velutina	24" box
Velvet Mesquite	
Shrubs	Size
Caesalpinia mexicana	5 Gal.
Mexican Bird of Paradise	
Celtis Pallida	5 Gal.
Desert Hackberry	
Eremophila macaluta	5 Gal.
Valentine Bush	
Lantana montivdensis	1 Gal.
Purple Trailing Lantana	
Larrea tridentata	5 Gal.
Creosote Bush	
Leucophyllum laevigatum	5 Gal.
Chihuahuan Sage	
Muhlenbergia capillaris	5 Gal.
'Regal Mist'	
Nerium Oleander	5 Gal.
Petite Pink Oleander	
Penstemon parryi	1 Gal.
Parry Penstemon	
Pyracantha koidzumii	5 Gal.
Santa Cruz Prostrata	
Ruellia brittoniana	5 Gal.
Blue Ruellia	
Simmondsia chinensis	5 Gal.
Jojoba	
Tecoma Stans	5 Gal.
Yellow Bells	
Accents	Size
Carnegieia gigantea	5 Gal.
Saguaro	
Dasyliroon wheeleri	5 Gal.
Desert Spoon	
Echinocactus grusonii	5 Gal.
Golder Barrel Cactus	
Hesperaloe funifera	5 Gal.
Giant hesperaloe	
Hesperaloe parviflora	5 Gal.
Red Yucca	
Opuntia 'Santa Rita'	5 Gal.
Purple Prickly Pear	
Yucca rigida	5 Gal.
Mexican Blue Yucca	
Ground Covers	
Acacia redolens 'Desert Carpet'	1 Gal.
Prostrate Acacia	
Lantana camera 'New Gold'	1 Gal.
New Gold Lantana	
Wedelia Trilobata	1 Gal.
Yellow Dot	



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ALSUP 303 INDUSTRIAL PARK ARCHITECTURAL COLLAGE EXHIBIT

SR19-0286

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ME13
Glendale, Arizona



EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT SUCH PORTION OR PORTIONS THEREOF AS WAS CONVEYED TO ADAMAN MUTUAL WATER COMPANY, BY DEED AND QUIT-CLAIM DEED BOTH EXECUTED JULY 13, 1953, BOTH RECORDED AUGUST 4, 1953 IN DOCKET 1180, PAGES 517 AND 528; AND

EXCEPT ALL UNDERGROUND OR SUBTERRANEAN WATERS BENEATH THE LANDS OF THE PROJECT EXCEPT THAT NECESSARY FOR DOMESTIC USE AS DISTINGUISHED FROM IRRIGATION USE BY SUCH OWNERS OF LAND IN THE PROJECT AS MAY NOW HAVE OR IN THE FUTURE CARE TO SINK DOMESTIC WELLS FOR THEIR INDIVIDUAL USES, AND ALL CANALS, DRAINS, DITCHES, LATERALS PIPE LINES AND WELLS PROVIDING WATER FOR IRRIGATION OR DOMESTIC USE WITHIN THE PROJECT AND ALL

DRAINAGE AND FLOOD CONTROL DITCHES LOCATED ON THE PROJECT LANDS, AS CONVEYED TO ADAMAN MUTUAL WATER COMPANY, BY DEED RECORDED IN DOCKET 1180, PAGE 517, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPTING AND RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL ORES AND MINERALS AND ALL OIL, GAS AND OTHER HYDRO-CARBON SUBSTANCES BENEATH THE SURFACE OF THE ABOVE DESCRIBED PREMISES WITH THE RIGHT TO EXPLORE AND TEST FOR, LOCATE, MINE, DRILL FOR, EXTRACT AND PUMP THE SAME, INCLUDING THE RIGHT OF ACCESS TO AND THE USE OF SUCH PARTS OF THE SURFACE OF SAID PREMISES AS MAY BE NECESSARY FOR MINING, DRILLING, EXTRACTING, PUMPING, SAVING AND REMOVING THE SAME.



This artistic rendering is for conceptual design only and should not be referred to as a construction document.

ALSUP 303 INDUSTRIAL PARK ARCHITECTURAL COLLAGE EXHIBIT

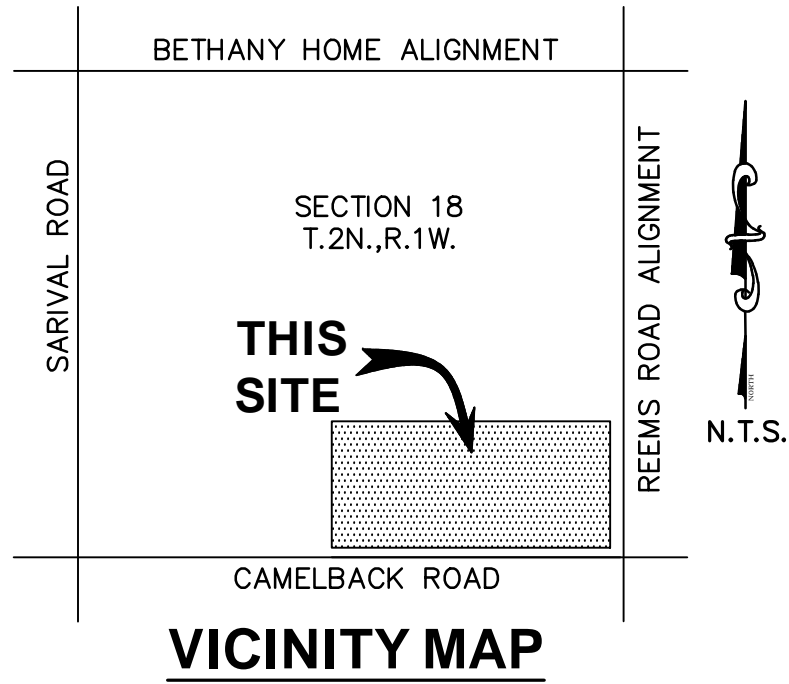
SR19-0286

This plan is for conceptual purposes only
Not to be used for construction
02/24/2020
ME13
Glendale, Arizona



ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



NO.	DATE	REVISION	BY
7/24/18		REVISED FLOOD ZONE NOTE	JAB
PURPOSE: A.L.T.A. SURVEY			

DRAWN BY: JR
CHECKED BY: JAB

SCHEDULE "B" ITEMS:

- 1.TAXES FOR THE FULL YEAR OF 2018.
(THE FIRST HALF IS DUE OCTOBER 1, 2018 AND IS DELINQUENT NOVEMBER 1, 2018. THE SECOND HALF IS DUE MARCH 1, 2019 AND IS DELINQUENT MAY 1, 2019.) (AFFECTS PARCEL BUT NOT THE SURVEY)
- 2 ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN ADAMAN IRRIGATION WATER DELIVERY DISTRICT NO. 36. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
- 3 RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- 4 RIGHT OF ENTRY IN CONNECTION WITH THE MINERAL ESTATE RESERVED BY WARRANTY DEED RECORDED AS DOCKET 15329, PAGE 561. (AFFECTS PARCEL BUT NOT THE SURVEY)
- 5 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN 2015-0448619 OF OFFICIAL RECORDS, 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). (AFFECTS PARCEL BUT NOT THE SURVEY)
- 6 AN EASEMENT FOR CANALS, LATERALS, DITCHES, ROADWAY AND PIPE LINES, WELLS, ELECTRIC TRANSMISSION LINES AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 1180, PAGE 517 AND AS DOCKET 1180, PAGE 528 OF OFFICIAL RECORDS. (AS SHOWN ON THE SURVEY)
- 7 AN EASEMENT FOR FLIGHT OF AIRPLANES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 2749, PAGE 136 OF OFFICIAL RECORDS. (AFFECTS PARCEL BUT NOT THE SURVEY)
- 8 AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 83-024446 OF OFFICIAL RECORDS. (AS SHOWN ON THE SURVEY)
- 9 AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 83-242227 OF OFFICIAL RECORDS. (AS SHOWN ON THE SURVEY)
- 10 AN EASEMENT FOR SITE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2015-0448741 OF OFFICIAL RECORDS. (AS SHOWN ON THE SURVEY)
- 11 ALL MATTERS AS SET FORTH IN RECORD OF SURVEY, RECORDED JULY 13, 2017 AS BOOK 1334 OF MAPS, PAGE 5. (AFFECTS PARCEL BUT NOT THE SURVEY)
- 12 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "LAND ACQUISITION AND CONVEYANCE AGREEMENT" RECORDED JULY 17, 2017 AS 2017-0520456 OF OFFICIAL RECORDS. (AFFECTS PARCEL BUT NOT THE SURVEY)
- 13 ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS. (AFFECTS PARCEL BUT NOT THE SURVEY)
- 14 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 HUNTER ENGINEERING ON JUNE 1, 2018, DESIGNATED JOB NUMBER BELT018-SA:
- 15 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.
- 16 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 1670L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

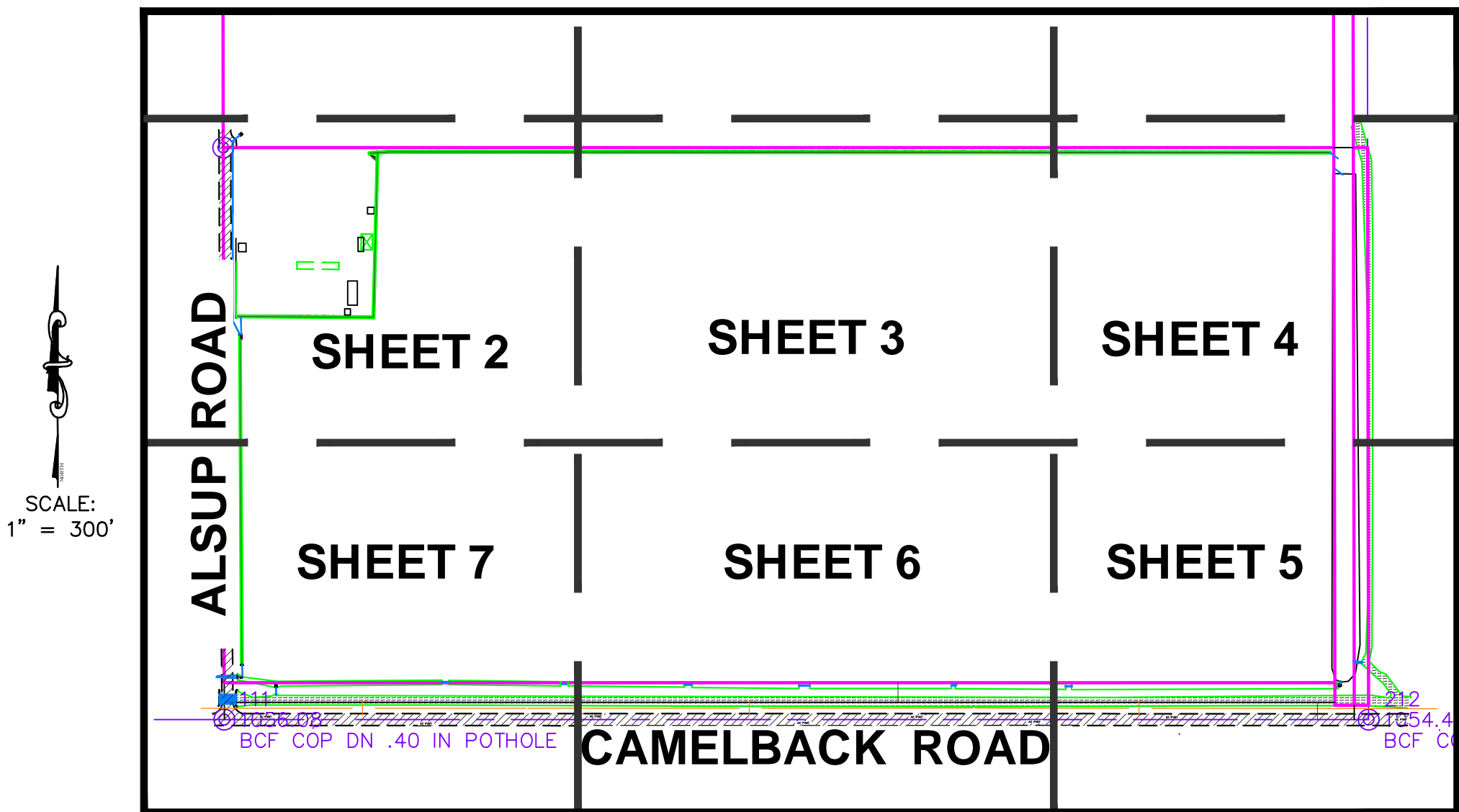
ZONE: X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE: AE APN 501-61-012 ONLY, THE ADAMAN IRRIGATION WATER DISTRICT #36 PARCEL, WHICH IS NOT A PART.

NOTES:

1. ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-900391-PHX1, EFFECTIVE DATE: APRIL 09, 2018 AT 7:30 AM
2. THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON RECORDS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES WITHOUT VERIFICATION BY THE SURVEYOR; THEREFORE, NO GUARANTEE CAN BE MADE AS TO THE EXTENT OF THE UTILITIES AVAILABLE, EITHER IN SERVICE ABANDONED, NOR GUARANTEE TO THEIR EXACT LOCATION. PLEASE CALL "BLUE-STAKE" AT 602-263-1100, PRIOR TO ANY EXCAVATION OR TO DETERMINE WHAT UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES, EITHER FROM CONTIGUOUS PROPERTY OR ADJOINING STREETS.
3. BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°58'25" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF RESULTS OF SURVEY, RECORDED IN BOOK 1052, PAGE 37, MARICOPA COUNTY RECORDS, ARIZONA.
4. THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT-OF-WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
5. USE OF THE INFORMATION, CONTAINED IN THIS A.L.T.A./N.S.P.S. LAND TITLE SURVEY, FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED ("TITLE INSURANCE MATTERS"), IS FORBIDDEN, UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY HUNTER ENGINEERING, INC. AND THEREFORE SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE.
6. THE ARE NO BUILDINGS ON THE SITE.
7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
8. THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES.
10. PER THE NATIONAL WETLANDS INVENTORY MAP AS SHOWN ON THE FOLLOWING WEBSITE: WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML, A WETLANDS CLASSIFICATION OF R5UBF & R4SBC EXISTS ALONG THE SOUTH AND EAST PORTIONS OF THE PROPERTY. NO WETLAND DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THE WETLANDS APPEAR TO ENCOMPASS THE DIRT IRRIGATION DITCHES ON THE PROPERTY.

SHEET INDEX MAP



LEGAL DESCRIPTION:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT SUCH PORTION OR PORTIONS THEREOF AS WAS CONVEYED TO ADAMAN MUTUAL WATER COMPANY, BY DEED AND QUIT-CLAIM DEED BOTH EXECUTED JULY 13, 1953, BOTH RECORDED AUGUST 4, 1953 IN DOCKET 1180, PAGES 517 AND 528; AND

EXCEPT ALL UNDERGROUND OR SUBTERRANEAN WATERS BENEATH THE LANDS OF THE PROJECT EXCEPT THAT NECESSARY FOR DOMESTIC USE AS DISTINGUISHED FROM IRRIGATION USE BY SUCH OWNERS OF LAND IN THE PROJECT AS MAY NOW HAVE OR IN THE FUTURE CARE TO SINK DOMESTIC WELLS FOR THEIR INDIVIDUAL USES, AND ALL CANALS, DRAINS, DITCHES, LATERALS PIPE LINES AND WELLS PROVIDING WATER FOR IRRIGATION OR DOMESTIC USE WITHIN THE PROJECT AND ALL DRAINAGE AND FLOOD CONTROL DITCHES LOCATED ON THE PROJECT LANDS, AS CONVEYED TO ADAMAN MUTUAL WATER COMPANY, BY DEED RECORDED IN DOCKET 1180, PAGE 517, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPTING AND RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL ORES AND MINERALS AND ALL OIL, GAS AND OTHER HYDRO-CARBON SUBSTANCES BENEATH THE SURFACE OF THE ABOVE DESCRIBED PREMISES WITH THE RIGHT TO EXPLORE AND TEST FOR, LOCATE, MINE, DRILL FOR, EXTRACT AND PUMP THE SAME, INCLUDING THE RIGHT OF ACCESS TO AND THE USE OF SUCH PARTS OF THE SURFACE OF SAID PREMISES AS MAY BE NECESSARY FOR MINING, DRILLING, EXTRACTING, PUMPING, SAVING AND REMOVING THE SAME.

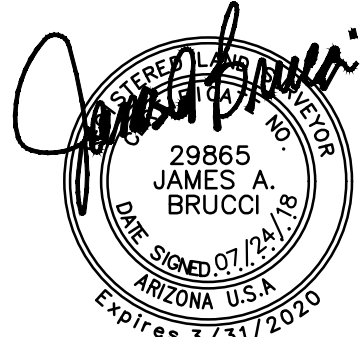
LOT AREAS:

NET PARCEL AREA: 73.641 ACRES (3,207,802 SQ.FT.)

SURVEYOR'S CERTIFICATION:

TO: SUNBELT LAND HOLDINGS, L.P., A DELAWARE LIMITED PARTNERSHIP
TOLLESON INDUSTRIAL PARK, AN ARIZONA GENERAL PARTNERSHIP
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2016, AND INCLUDES ITEMS 2, 3, 4, 8, 11, 13, 16 & 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.



HUNTERENGINEERING

CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

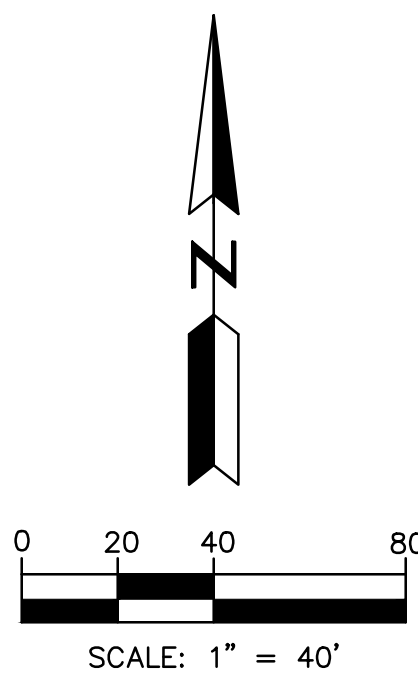
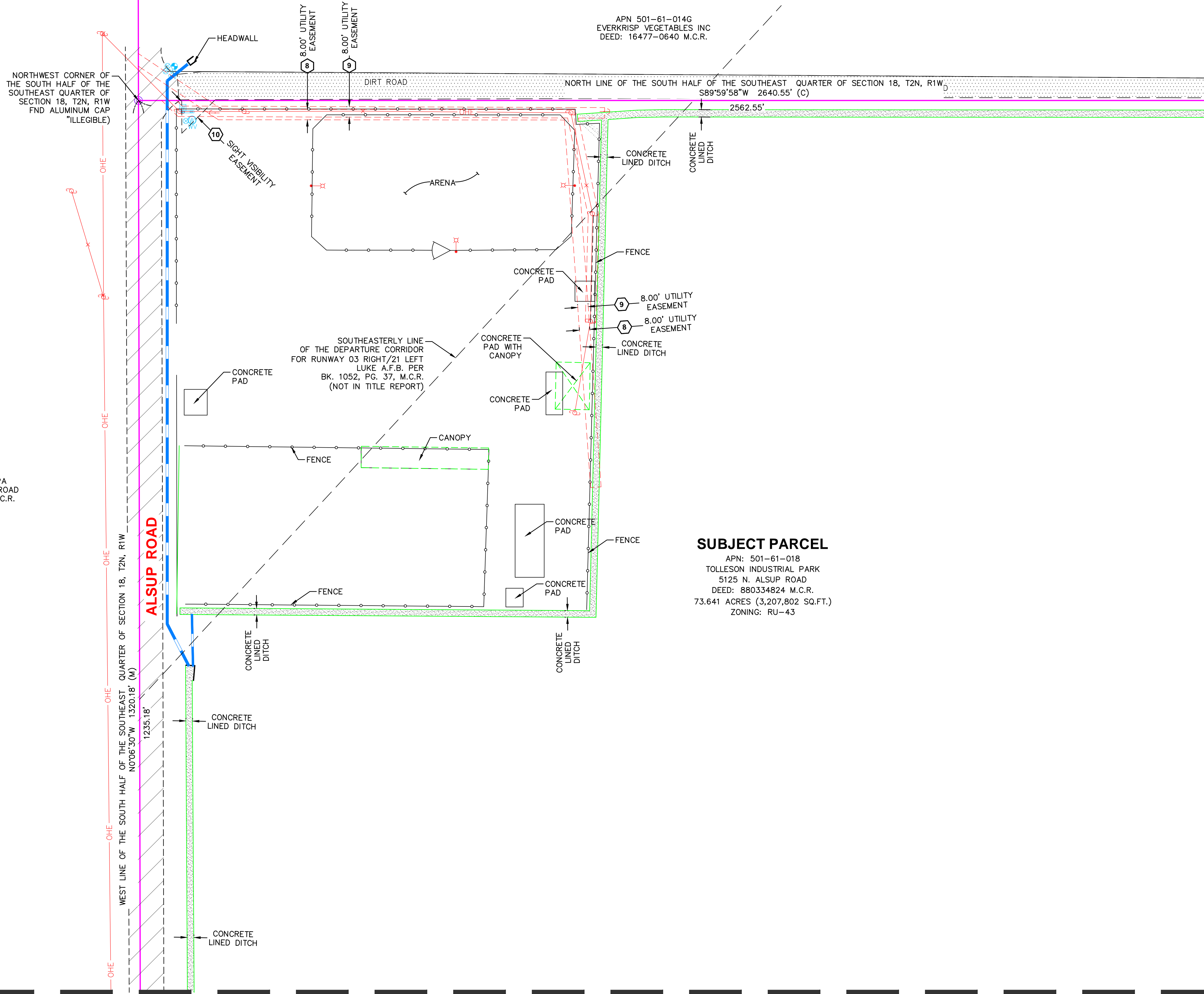
SECTION: 18
TWNSHP: 2N
RANGE: 1W

JOB NO.:
BELT018-S

SCALE
1"=40'

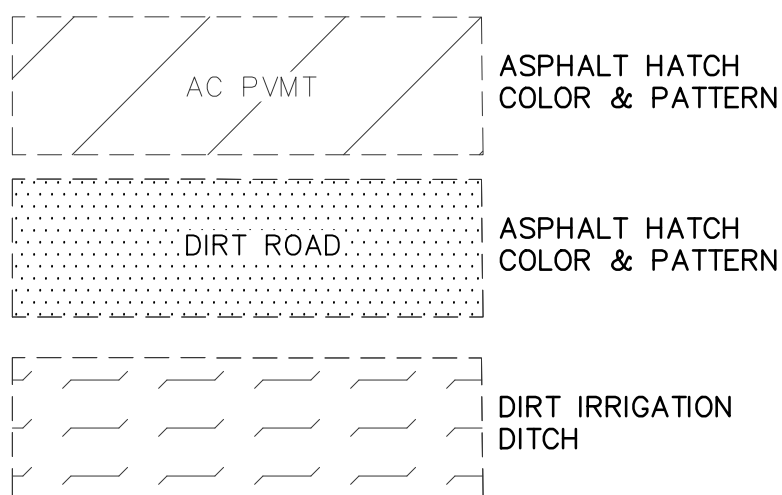
SHEET
1 OF 7

APN 501-61-019B
COUNTY OF MARICOPA
15926 W. CAMELBACK ROAD
DEED: 09910-0369 M.C.R.



LEGEND:

- PK/WASHER
- ALUMINUM CAP IN HANDHOLE
- SUBDIVISION CORNER
- BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- BRASS CAP FLUSH
- ALUMINUM CAP FLUSH
- TELEPHONE MANHOLE
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTER
- WATER MANHOLE
- WATER VALVE
- DOWN GUY
- LIGHT POLE
- POWER POLE
- SCHEDULE B HEX
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE



- (R) RECORDED DATA ACCORDING TO THE ADAMAN WATER COMPANY 154TH AVENUE & CAMELBACK ROAD RECORD OF SURVEY RECORDED IN BOOK 1334 OF MAPS, PAGE 5 OF THE RECORDS OF MARICOPA COUNTY
- (R1) RECORDED DATA ACCORDING TO THE RESULTS OF SURVEY RECORDED IN BOOK 1052 OF MAPS, PAGE 37 OF THE RECORDS OF MARICOPA COUNTY
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.

MATCH LINE SEE SHEET 3

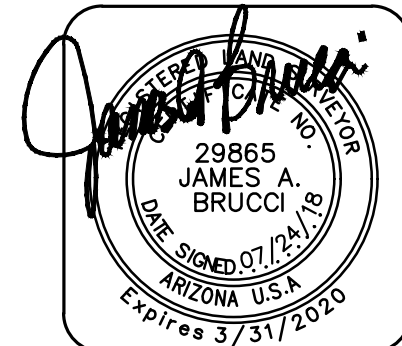
MATCH LINE SEE SHEET 7

NO.	DATE	REVISION	BY

PURPOSE: A.L.T.A. SURVEY

DRAWN BY: JR
CHECKED BY: JAB

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



ALTANSPS LAND TITLE SURVEY
A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 18
TOWNSHIP: 2N
RANGE: 1W

JOB NO.:
BELT018-S

SCALE
1"=40'

SHEET
2 OF 7

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 6

APN 501-61-014G
EVERKRISP VEGETABLES INC
DEED: 16477-0640 M.C.R.

NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, T2N, R1W
N89°59'58"E 2640.55' (C)

2562.55'

CONCRETE
LINED
DITCH

CONCRETE
LINED
DITCH

CONCRETE
LINED
DITCH

SUBJECT PARCEL

APN: 501-61-018
TOLLESON INDUSTRIAL PARK
5125 N. ALSUP ROAD
DEED: 880334824 M.C.R.
73.641 ACRES (3,207,802 SQ.FT.)
ZONING: RU-43

LEGEND:

- PK/WASHER
- ALUMINUM CAP IN HANDHOLE
- SUBDIVISION CORNER
- BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- BRASS CAP FLUSH
- ALUMINUM CAP FLUSH
- TELEPHONE MANHOLE
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTER

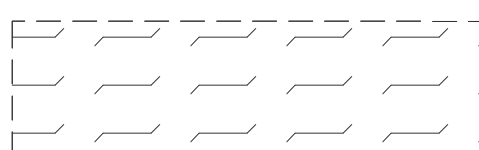
- WATER MANHOLE
- WATER VALVE
- DOWN GUY
- LIGHT POLE
- POWER POLE
- SCHEDULE B HEX
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE



ASPHALT HATCH
COLOR & PATTERN



ASPHALT HATCH
COLOR & PATTERN



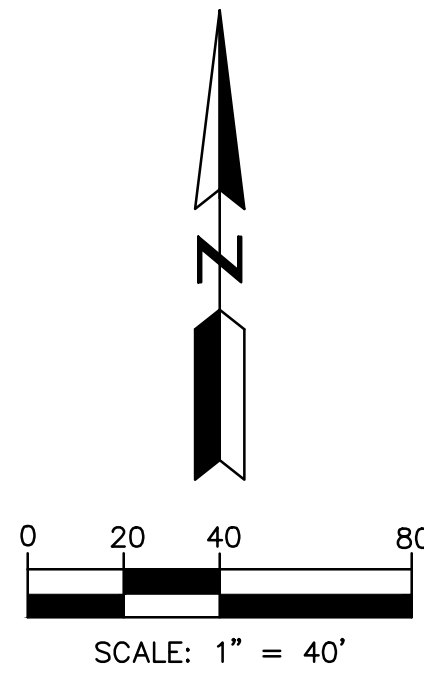
DIRT IRRIGATION
DITCH

(R) RECORDED DATA ACCORDING TO THE
ADAMAN WATER COMPANY 154TH AVENUE &
CAMELBACK ROAD RECORD OF SURVEY
RECORDED IN BOOK 1334 OF MAPS, PAGE 5
OF THE RECORDS OF MARICOPA COUNTY

(R1) RECORDED DATA ACCORDING TO THE
RESULTS OF SURVEY RECORDED IN BOOK
1052 OF MAPS, PAGE 37 OF THE RECORDS
OF MARICOPA COUNTY

(M) MEASURED INFORMATION FROM FIELD DATA
COLLECTION.

(C) CALCULATED INFORMATION FROM RECORDED
DOCUMENTS AS NOTED.



NO.	DATE	REVISION	BY
PURPOSE: A.L.T.A. SURVEY			

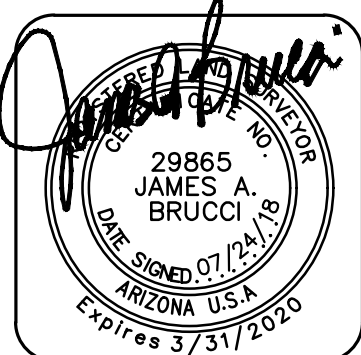
DRAWN BY: JR
CHECKED BY: JAB

HUNTER

ENGINEERING

CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



ALT/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP
2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA.

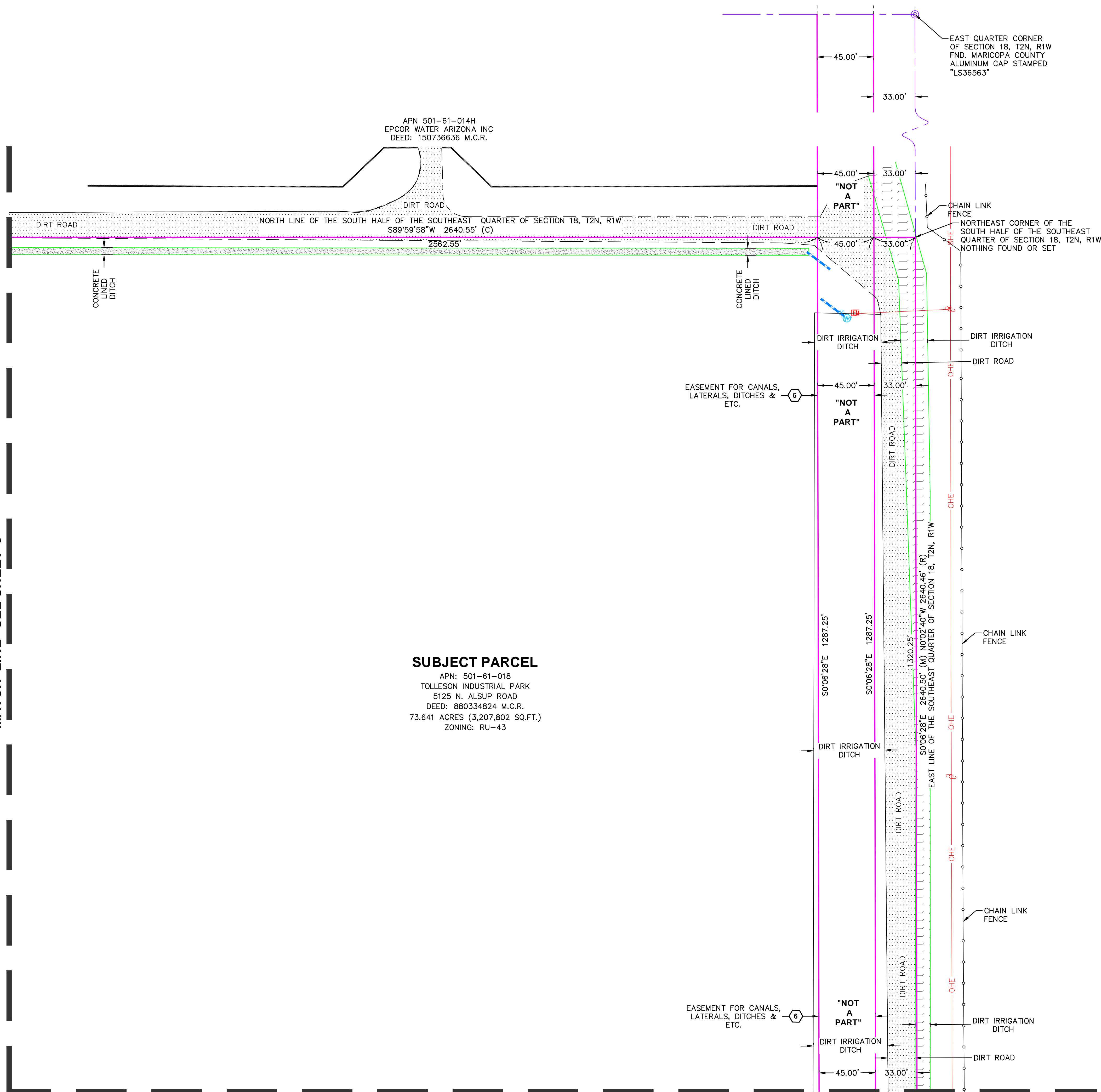
SECTION: 18
TWNSHP: 2N
RANGE: 1W

JOB NO.:
BELT018-S

SCALE
1"=40'

SHEET
3 OF 7

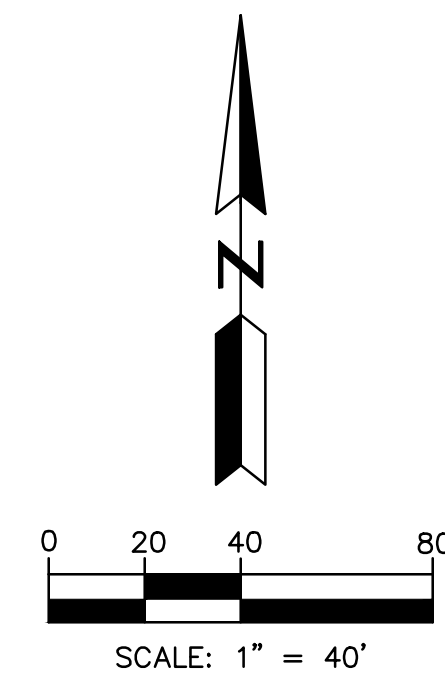
MATCH LINE SEE SHEET 3



SUBJECT PARCEL

APN: 501-61-018
TOLLESON INDUSTRIAL PARK
5125 N. ALSUP ROAD
DEED: 880334824 M.C.R.
73.641 ACRES (3,207,802 SQ.FT.)
ZONING: RU-43

MATCH LINE SEE SHEET 5



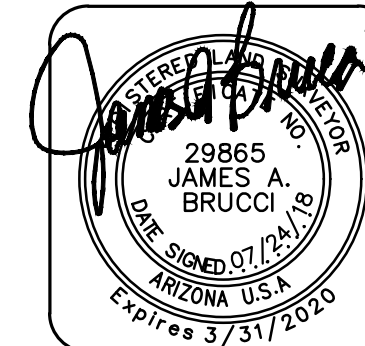
NO.	DATE	REVISION	BY

PURPOSE:	A.L.T.A. SURVEY
----------	-----------------

DRAWN BY: JR
CHECKED BY: JAB

HUNTER
ENGINEERING CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

SECTION: 18
TWNSHIP: 2N
RANGE: 1W

JOB NO.:
BELT018-S

SCALE
1" = 40'

SHEET
4 OF 7

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 4

SUBJECT PARCEL

APN: 501-61-018
TOLLESON INDUSTRIAL PARK
5125 N. ALSUP ROAD
DEED: 880334824 M.C.R.
73.641 ACRES (3,207,802 SQ.FT.)
ZONING: RU-43

APN 501-61-012
ADAMAN IRRIGATION WATER
DISTRICT #36
15926 W. CAMELBACK ROAD
DEED: 890264259 M.C.R.
FLOOD ZONE AE
"NOT A PART"

CAMELBACK ROAD

N89°59'56"W 2640.54' (M) N89°56'10"W 2641.53' (R) N89°56'42"W 2640.56' (R1)
SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, T2N,R1W

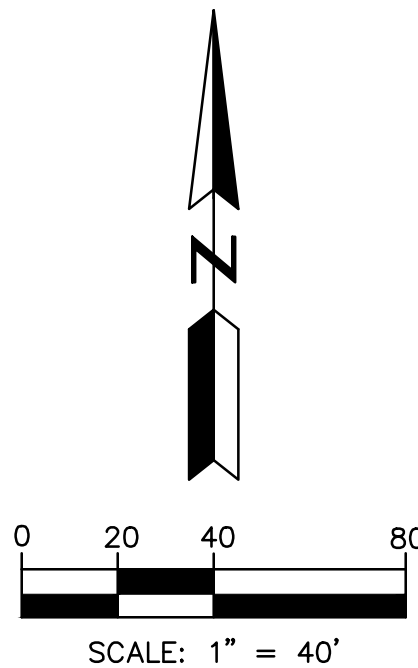
EASEMENT FOR CANALS,
LATERALS, DITCHES &
ETC.

"NOT
A
PART"

"NOT
A
PART"

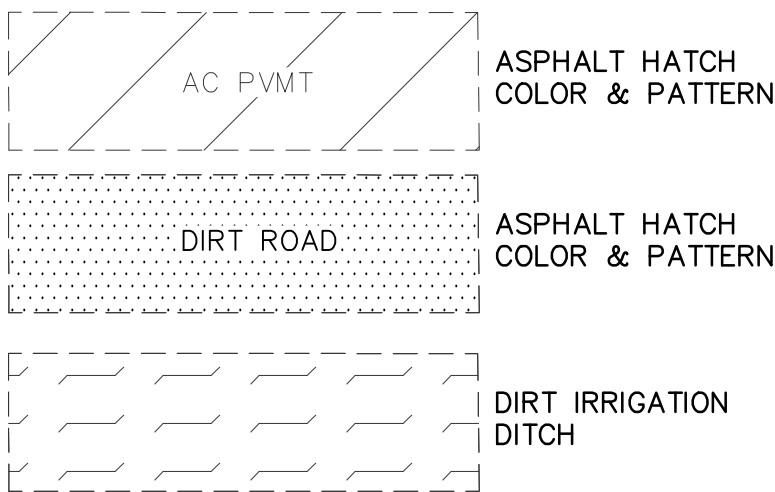
EASEMENT FOR CANALS,
LATERALS, DITCHES &
ETC.

SOUTHEAST CORNER OF
SECTION 18, T2N,R1W
FND. CITY OF PHOENIX
BRASS CAP IN HANDHOLE



LEGEND:

- PK/WASHER
- ALUMINUM CAP IN HANDHOLE
- SUBDIVISION CORNER
- BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- BRASS CAP FLUSH
- ALUMINUM CAP FLUSH
- TELEPHONE MANHOLE
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTER
- WATER MANHOLE
- WATER VALVE
- DOWN GUY
- LIGHT POLE
- POWER POLE
- SCHEDULE B HEX
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE



- (R) RECORDED DATA ACCORDING TO THE ADAMAN WATER COMPANY 154TH AVENUE & CAMELBACK ROAD RECORD OF SURVEY RECORDED IN BOOK 1334 OF MAPS, PAGE 5 OF THE RECORDS OF MARICOPA COUNTY
- (R1) RECORDED DATA ACCORDING TO THE RESULTS OF SURVEY RECORDED IN BOOK 1052 OF MAPS, PAGE 37 OF THE RECORDS OF MARICOPA COUNTY
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.

ALTANSPS LAND TITLE SURVEY

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 18
TOWNSHIP: 2N
RANGE: 1W

JOB NO.:
BELT018-S

SCALE
1"=40'

SHEET
5 OF 7

HUNTER
ENGINEERING
CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



NO.	DATE	REVISION	BY
PURPOSE: A.L.T.A. SURVEY			

DRAWN BY: JR
CHECKED BY: JAB

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 7

SUBJECT PARCEL

APN: 501-61-018
TOLLESON INDUSTRIAL PARK
5125 N. ALSUP ROAD
DEED: 880334824 M.C.R.
73.641 ACRES (3,207,802 SQ.FT.)
ZONING: RU-43

APN 501-61-012
ADAMAN IRRIGATION WATER
DISTRICT #36
15926 W. CAMELBACK ROAD
DEED: 890264259 M.C.R.
FLOOD ZONE AE
"NOT A PART"

CAMELBACK ROAD

N89°59'56"W 2640.54' (M) N89°56'10"W 2641.53' (R) N89°56'42"W 2640.56' (R1)
SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, T2N,R1W

LEGEND:

- PK/WASHER
- ALUMINUM CAP IN HANDHOLE
- SUBDIVISION CORNER
- BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- BRASS CAP FLUSH
- ALUMINUM CAP FLUSH
- TELEPHONE MANHOLE
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTER

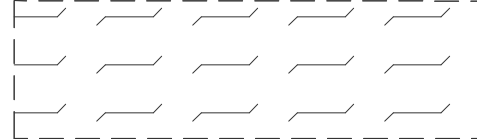
- WATER MANHOLE
- WATER VALVE
- DOWN GUY
- LIGHT POLE
- POWER POLE
- SCHEDULE B HEX
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE



ASPHALT HATCH
COLOR & PATTERN

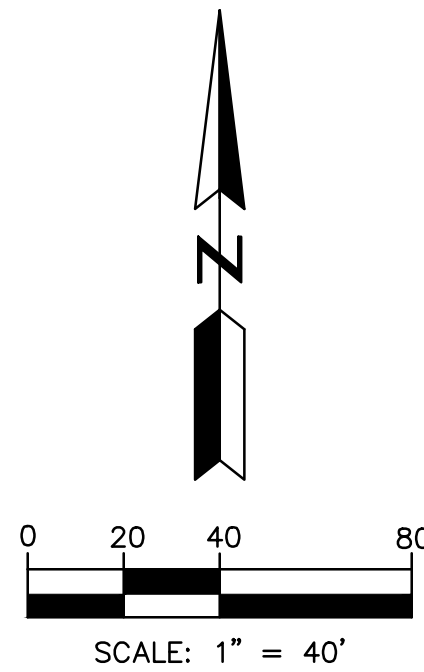


ASPHALT HATCH
COLOR & PATTERN



DIRT IRRIGATION
DITCH

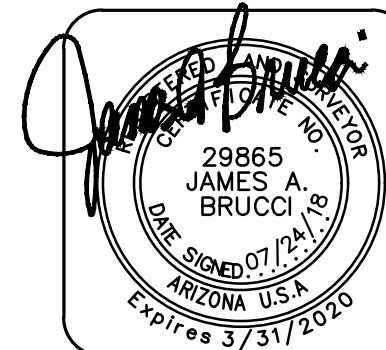
- (R) RECORDED DATA ACCORDING TO THE ADAMAN WATER COMPANY 154TH AVENUE & CAMELBACK ROAD RECORD OF SURVEY RECORDED IN BOOK 1334 OF MAPS, PAGE 5 OF THE RECORDS OF MARICOPA COUNTY
- (R1) RECORDED DATA ACCORDING TO THE RESULTS OF SURVEY RECORDED IN BOOK 1052 OF MAPS, PAGE 37 OF THE RECORDS OF MARICOPA COUNTY
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.



NO.	DATE	REVISION	BY
PURPOSE: A.L.T.A. SURVEY			

DRAWN BY: JR
CHECKED BY: JAB

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85288
T 480 991 3985
F 480 991 3986



ALT/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 18
TWNSHP: 2N
RANGE: 1W

JOB NO.:
BELT018-S

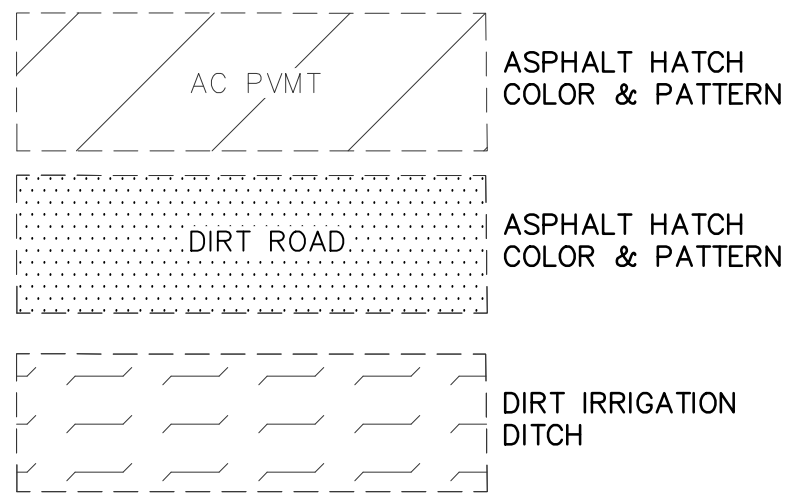
SCALE
1"=40'

SHEET
6 OF 7

LEGEND:

- PK/WASHER
- ALUMINUM CAP IN HANDHOLE
- SUBDIVISION CORNER
- BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- BRASS CAP FLUSH
- ALUMINUM CAP FLUSH
- TELEPHONE MANHOLE
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTER
- WATER MANHOLE
- WATER VALVE
- DOWN GUY
- LIGHT POLE
- POWER POLE
- SCHEDULE B HEX

- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE



- (R) RECORDED DATA ACCORDING TO THE ADAMAN WATER COMPANY 154TH AVENUE & CAMELBACK ROAD RECORD OF SURVEY RECORDED IN BOOK 1334 OF MAPS, PAGE 5 OF THE RECORDS OF MARICOPA COUNTY
- (R1) RECORDED DATA ACCORDING TO THE RESULTS OF SURVEY RECORDED IN BOOK 1052 OF MAPS, PAGE 37 OF THE RECORDS OF MARICOPA COUNTY
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.

MATCH LINE SEE SHEET 2

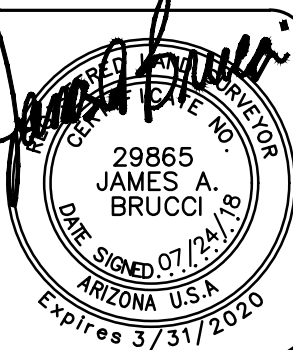
SUBJECT PARCEL

APN: 501-61-018
TOLLESON INDUSTRIAL PARK
5125 N. ALSUP ROAD
DEED: 880334824 M.C.R.
73.641 ACRES (3,207,802 SQ.FT.)
ZONING: RU-43

APN 501-61-012
ADAMAN IRRIGATION WATER
DISTRICT #36
15926 W. CAMELBACK ROAD
DEED: 890264259 M.C.R.
FLOOD ZONE AE
"NOT A PART"

HUNTER ENGINEERING CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



ALTANSPS LAND TITLE SURVEY

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 18
TOWNSHIP: 2N
RANGE: 1W

JOB NO.:
BELT018-S

SCALE
1" = 40'

SHEET
7 OF 7

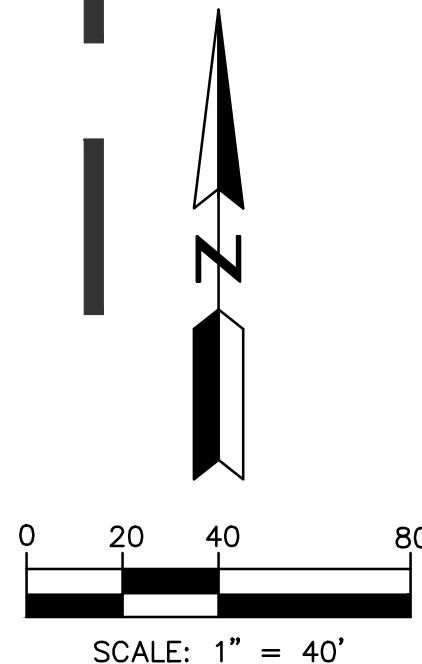


EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT SUCH PORTION OR PORTIONS THEREOF AS WAS CONVEYED TO ADAMAN MUTUAL WATER COMPANY, BY DEED AND QUIT-CLAIM DEED BOTH EXECUTED JULY 13, 1953, BOTH RECORDED AUGUST 4, 1953 IN DOCKET 1180, PAGES 517 AND 528; AND

EXCEPT ALL UNDERGROUND OR SUBTERRANEAN WATERS BENEATH THE LANDS OF THE PROJECT EXCEPT THAT NECESSARY FOR DOMESTIC USE AS DISTINGUISHED FROM IRRIGATION USE BY SUCH OWNERS OF LAND IN THE PROJECT AS MAY NOW HAVE OR IN THE FUTURE CARE TO SINK DOMESTIC WELLS FOR THEIR INDIVIDUAL USES, AND ALL CANALS, DRAINS, DITCHES, LATERALS PIPE LINES AND WELLS PROVIDING WATER FOR IRRIGATION OR DOMESTIC USE WITHIN THE PROJECT AND ALL

DRAINAGE AND FLOOD CONTROL DITCHES LOCATED ON THE PROJECT LANDS, AS CONVEYED TO ADAMAN MUTUAL WATER COMPANY, BY DEED RECORDED IN DOCKET 1180, PAGE 517, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPTING AND RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL ORES AND MINERALS AND ALL OIL, GAS AND OTHER HYDRO-CARBON SUBSTANCES BENEATH THE SURFACE OF THE ABOVE DESCRIBED PREMISES WITH THE RIGHT TO EXPLORE AND TEST FOR, LOCATE, MINE, DRILL FOR, EXTRACT AND PUMP THE SAME, INCLUDING THE RIGHT OF ACCESS TO AND THE USE OF SUCH PARTS OF THE SURFACE OF SAID PREMISES AS MAY BE NECESSARY FOR MINING, DRILLING, EXTRACTING, PUMPING, SAVING AND REMOVING THE SAME.

15
Yo

Recording Requested by:
First American Title Insurance Company National
Commercial Services
When recorded mail to:
ALSUP 303 INDUSTRIAL PARK, LLC
2555 E. Camelback Rd, Suite 180
Phoenix, AZ 85016

Top 3

SPECIAL WARRANTY DEED

File No. NCS-951038-PHX1 (AS)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

TOLLESON INDUSTRIAL PARK, an Arizona general partnership, the GRANTOR does hereby convey to

ALSUP 303 INDUSTRIAL PARK, LLC, an Arizona limited liability company, the GRANTEE

the following described real property situated in Maricopa County, Arizona:

AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

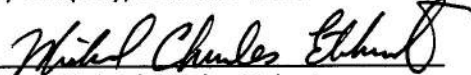
Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

DATED: June 10, 2019

Tolleson Industrial Park, an Arizona general partnership

By: TIP Investment, LLC, an Arizona limited liability company, General Partner

By: 
Name: Michael Charles Etchart
Title: Manager

File No.: NCS-951038-PHX1
 (AS)
 A.P.N.: 501-61-018 9

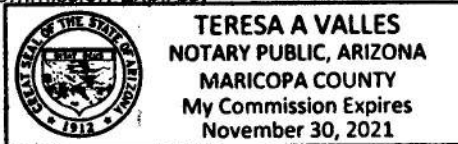
Warranty Deed - continued

STATE OF AZ)
)ss.
 County of Maricopa)

On June 12, 2019, before me, the undersigned Notary Public, personally appeared Michael Charles Etchart, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:



Teresa A. Valles
 Notary Public

File No.: NCS-951038-PHX1
(AS)
A.P.N.: 501-61-018 9

Warranty Deed - continued

EXHIBIT "A"

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

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EXCEPT ALL UNDERGROUND OR SUBTERRANEAN WATERS BENEATH THE LANDS OF THE PROJECT EXCEPT THAT NECESSARY FOR DOMESTIC USE AS DISTINGUISHED FROM IRRIGATION USE BY SUCH OWNERS OF LAND IN THE PROJECT AS MAY NOW HAVE OR IN THE FUTURE CARE TO SINK DOMESTIC WELLS FOR THEIR INDIVIDUAL USES, AND ALL CANALS, DRAINS, DITCHES, LATERALS PIPE LINES AND WELLS PROVIDING WATER FOR IRRIGATION OR DOMESTIC USE WITHIN THE PROJECT AND ALL DRAINAGE AND FLOOD CONTROL DITCHES LOCATED ON THE PROJECT LANDS, AS CONVEYED TO ADAMAN MUTUAL WATER COMPANY, BY DEED RECORDED IN DOCKET 1180, PAGE 517, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPTING AND RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL ORES AND MINERALS AND ALL OIL, GAS AND OTHER HYDRO-CARBON SUBSTANCES Unofficial Document BENEATH THE SURFACE OF THE ABOVE DESCRIBED PREMISES WITH THE RIGHT TO EXPLORE AND TEST FOR, LOCATE, MINE, DRILL FOR, EXTRACT AND PUMP THE SAME, INCLUDING THE RIGHT OF ACCESS TO AND THE USE OF SUCH PARTS OF THE SURFACE OF SAID PREMISES AS MAY BE NECESSARY FOR MINING, DRILLING, EXTRACTING, PUMPING, SAVING AND REMOVING THE SAME.