

**Mackenzie Park**  
***A Residential and Office Park***  
**Planned Area Development**

Located at:

8237 West Northern Avenue  
SEC of 83<sup>rd</sup> Avenue and Northern Avenue  
Glendale, Arizona  
Zoning Application: ZON07-05

**OWNERS**

Glendale One Limited Partnership  
Contact: Steve Zieser  
5142 N. 43<sup>rd</sup> Place  
Phoenix, AZ 85018  
Tel: (602) 525-9099

Duane Hamblin  
1725 Redcinder Road  
Chino Valley, Arizona 86323  
Tel: (928) 583-0403

**APPLICANT**

Earl, Curley & Lagarde, P.C.  
Contact: Michael J. Curley  
3101 N. Central Avenue, Suite 1000  
Phoenix, AZ 85012  
Tel: (602) 265-0094  
Fax: (602) 265-2195

**ENGINEER / PLANNER**

Clouse Engineering, Inc.,  
Engineering Surveyors  
1642 E. Orangewood Avenue  
Phoenix, AZ 85020  
Tel: (602) 395-9300  
Fax: (602) 395-9310

Prepared:  
February 12, 2007  
April 17, 2008  
October 14, 2008  
**October 28, 2008 (Revised)**

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**LIST OF EXHIBITS**

**EXHIBIT**

- A. .... Vicinity Map
- B. .... Aerial Photo
- C. .... General Plan Map
- D. .... Conceptual Site Plan
- E. .... Legal Description

## **Introduction**

The Mackenzie Park Planned Area Development (PAD) is a 14.668 gross acre parcel that includes a mixture of residential and office uses. Glendale One Limited Partnership proposes a PAD zoning district to allow the development of a mixed use project that includes single-family residential and office. The residential portion of the PAD consists of approximately 9.41 gross acres and the office portion consists of approximately 5.2 gross acres. The subject site is located on the southeast corner of 83rd Avenue and Northern Avenue (see Exhibit A – Vicinity Map).

The property is currently located within Maricopa County jurisdiction and zoned R1-6 but within the City of Glendale Planning Area. On October 24, 2006, the City Council adopted a General Plan Amendment which changed the land use designation on five acres of the property from Low Density Residential (1-2.5 du/ac) to OFC (Office). A companion Annexation request has been filed with the City of Glendale to annex the property into the City of Glendale City limits.

The site is a rectangular shaped parcel located at the southeast corner of 83rd Avenue and Northern Avenue with limited 83rd Avenue street frontage. The property is bounded by Northern Avenue and the City of Peoria City limits along the north boundary, and 83rd Avenue along the western boundary. The property's southern and eastern boundaries are adjacent to several existing residential uses and vacant parcels (see Vicinity Map, Exhibit A). The site is a relatively flat parcel and in general agricultural use.

## **Surrounding Land Uses and Conditions**

North:	Northern Avenue, beyond Northern Avenue, tree nursery within Maricopa County jurisdiction and zoned RU-190 and IND-3.
East:	Existing residential and vacant, currently in Maricopa County jurisdiction and zoned R1-6.
South:	Existing single family lots, currently in Maricopa jurisdiction and zoned R1-6.
West:	83rd Avenue, beyond 83rd Avenue, vacant land currently in Maricopa jurisdiction and zoned Rural-43.

## **General Plan Compliance**

A minor General Plan Amendment application was recently approved by the City Council on October 24, 2006. This amendment changed the land use designation on

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approximately 5-acres at the southeast corner of 83<sup>rd</sup> Avenue and Northern Avenue from Low Density Residential (1-2.5 du/ac) to OFC (Office) to accommodate this proposed PAD request. The current zoning classification for this property is Maricopa County R1-6. Since the proposed gross density of the project of 2.34 dwelling units per acre is within the existing General Plan designation of Low Density Residential (1-2.5 du/ac) no General Plan Amendment is necessary. (see Approved General Plan Map, Exhibits C).

## **PAD Development Plan**

The proposed mixed use PAD intends to permit residential and office land uses and development standards to be consistent with contemporary market expectations.

83<sup>rd</sup> Avenue is currently improved with a designated left turn lane, a thru lane and designated right turn lane adjacent to this site. Northern Avenue is currently improved with two travel lanes in each direction with a center turn lane. This project will construct the east half of 83<sup>rd</sup> Avenue adjacent to this project's frontage with curb, gutter, sidewalk and street lights in compliance with the City requirements.

The approximate 5-acre office portion of the project provides two access points to the site. Both access points are proposed as right-in and right out access points. One access point is proposed from 83<sup>rd</sup> Avenue and the other from Northern Avenue. The residential portion of the project has one street entrance off of 83<sup>rd</sup> Ave. This street will only provide access to the residential portion of the project and terminates at a cul-de-sac near the northeast corner of the site.

The main entrance to the residential portion is designed with a large landscaped buffer/retention tract on the north side of the street entrance. This common open space provides a buffer to the residential homes from 83<sup>rd</sup> Avenue and provides a sense of arrival to the residential project. A large landscape buffer is provided along Northern Avenue adjacent to the residential portion of the site. The residential entry signage and monumentation features will be integrated into the retention open space to make the greatest use of the available open space in this very small project.

Because of the small size of the residential subdivision (approximately 9.4 acres) internal innovation in the planning of the lots is limited. As designed, residential lots will have a minimum lot size of 9,600 sq. ft. As designed, the majority of the lots are located along the southern portion of the site adjacent to existing residential and away from Northern Avenue. There are only two lots that back onto Northern Avenue, however, these lots are separated from Northern Avenue by a 50-foot landscape buffer. Those lots are also a minimum of 20' deeper than the minimum required within this R1-10 zone.

## **Permitted Uses**

The intent of this PAD zoning district is to accommodate the development of a “mixed use development which combines residential and nonresidential land uses through common design elements. The district promotes flexibility and encourages variations in building design...”

In addition to the “permitted uses” in the R1-10 and C-O (Commercial Office) zoning districts, the following uses shall be permitted uses by right within this P.A.D.:

- 1) Retail stores integrated into office building, not to exceed five thousand (5,000) square feet.
- 2) Restaurants integrated into ground level of multi-story office structures, excluding drive-in and drive-thru facilities.
- 3) Financial Institutions with drive-thru service.
- 4) Residential units, when located above the first floor of multi-story office structures.
- 5) Child care center.

## **Uses Subject to Conditions, Uses Subject to Conditional Use Permit, and Accessory Uses**

Conditional Permitted and Accessory Uses shall comply with Section 5.303, 5.304, 5.305 for the residential portion of the project and Section 5.523, 5.524 and 5.525 for the office portion of the project

## **Development Standards**

### *Residential Development Standards:*

	<b>R1-10 DISTRICT STANDARDS</b>	<b>PROPOSED STANDARDS</b>
Minimum Net Lot Area	10,000 sq. ft.	9,600 sq. ft.
Minimum Lot Width	90 feet	80 feet
Minimum Lot Depth	100 feet	120 feet

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Minimum Front Setback	15' to living area / 20' to garage	15' to living area or side loaded garage / 20' to front loaded garage*
Minimum Rear Setback	25 feet	25 feet
Minimum Side Setback	10 feet	10 feet**
Minimum Street Side Setback	10 feet	10 feet**
Maximum Structure Height	30 feet	30 feet
Maximum % Lot Coverage	40 %	50 %

\* Lot width is measured at the front setback.

\*\* Bay windows, fireplaces, eaves and entertainment centers may project 2' into the side yard for a horizontal distance not to exceed 10', except where contiguous to a driveway.

The irregular shape of the residential parcel, the existing developed properties to the south and west, the significant right-of-way and infrastructure demands on the site, and limited access to the site all provide justification for the proposed modest deviations in development standards in lot area, lot width and lot coverage. Specifically, the proposed 80-foot wide lots are less than the R1-10 standard of 90 feet, but the lot depths are increased from the R1-10 standard of 100 feet to 120 feet providing additional justification for the reduction in lot width. The additional lot coverage is necessary to accommodate larger homes on the lots as has been the trend for similar developments throughout the Valley.

**Office Development Standards:**

	<b>C-O DISTRICT STANDARDS</b>	<b>PROPOSED STANDARDS</b>
Minimum Net Lot Area	10,000 sq. ft.	10,000 sq. ft.
Maximum Lot Area	N/A	N/A
Minimum Front Setback (83 <sup>rd</sup> Avenue)	25-feet*	25-feet*
Minimum Rear Setback	1 ft. Per 1 ft. Height of Building*	1 ft. Per 1 ft. Height of Building
Minimum Side Setback	1 ft. Per 1 ft. Height of	20-feet

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	Building*	
Minimum Street Side Setback (Northern Avenue)	1 ft. Per 1 ft. Height of Building*	20-feet
Maximum Structure Height	30-feet**	40-feet**
Maximum F.A.R	.3	.4

\* Building Setback for arterial streets shall be a minimum of 1 foot for each foot of building height.

\*\* Maximum height of accessory structure is 15-feet.

In order to appropriately develop the office component of the project due to the additional impacts of the required Northern Parkway right-of-way, minimal modifications to the development standards are being sought regarding building height, setbacks and floor area ratio. The office development will serve as a buffer from the future Northern Parkway overpass to the proposed and existing residential development to the south and east. The project is also a mixed use development further supporting the deviations.

## House Product Design Guidelines

Although a homebuilder has not been selected for this project, the proposed homes will include one and two story plans that will exhibit high quality with a unified design theme. The designs will utilize a common architectural style, landscape concept and landscape palette to provide an intimate residential community organized around a cul-de-sac street system. The architecture of the homes will reflect the southwestern environment. At least three (3) house elevations on three (3) different floor plans, with differing architectural details and colors will be created to offer to the homebuyer. A variety of roof configurations and forms including hip and gable will be offered with each different elevation for each floor plan to further enhance architectural design variation and diversity. In addition to complying with the City's Residential Design & Development Manuel, the house products in this project shall include the following:

1. Stucco exterior with raised or recessed accents.
2. Covered rear patio integrated into the design of the home. Box columns will be provided with stucco, brick, or stone accents.
3. Ground mounted AC unit.
4. Concrete tile roof.
5. Accents and window treatments are required on all elevations.

6. A minimum of two-car garage.
7. Roof vents painted to match tile roof color.
8. Sectional metal roll-up garage door with raised paneling. Decorative windows available as a buyer option.
9. Enhanced exterior light fixture at front entrance door.
10. Metal flashing, vents, pipes, electrical panels and other exposed metal painted to match the color of the house.
11. Boxed fireplace chimneys to avoid exposed metal flumes where the buyer has chosen a fireplace as an option.

## **Office Development Design Guidelines**

The Office Development within the PAD shall comply with the City of Glendale Design Review process in terms of Architectural Design, Lighting, Site Design, and Landscape Design. All office buildings will be constructed of brick, block, glass, frame, concrete tilt-up, stone, stucco and/or other similar material. While all buildings on the site do not necessarily have to be the same architectural style they should be architecturally compatible with one another. The project shall provide 3-foot decorative walls behind landscaping along streets to screen vehicle parking. Taller decorative screen walls may be constructed in strategic locations to provide additional screening. Parking shall comply with the City of Glendale Zoning Ordinance.

## **Landscape Maintenance Responsibilities**

A homeowners association will own and maintain the common open spaces within the project. The subdivision plat Covenant Conditions and Restrictions (CC&R) for the residential portion will identify that the Homeowners Association (HOA) will own and maintain landscaping within all open space tracts, retention areas, decorative perimeter walls, entry features, and recreation amenities. The City of Glendale will have no maintenance responsibilities for on-site or adjacent off-site landscaping, walls, entry features or landscaping.

## **Grading and Drainage Concept**

The site slopes gently from northeast to southwest. The site is designed with retention areas along the southwest boundaries. The site will be designed to accommodate a two-hour one hundred-year storm event.

## **Signage**

### ***Residential Development Signs.***

All residential signage will comply with the City's standards.

### ***Office Development Signs.***

Wall, fascia, mansard, and parapet identification signs.

- a. These signs shall not exceed a height of forty (40) feet.
- b. The maximum sign area permitted per building shall be forty-eight (48) square feet.
- c. Such sign may identify one major tenant, the building complex, or center, by name. It may include the street address. Such sign shall not include advertising copy.
- d. The maximum sign area permitted per building shall be one-hundred (100) square feet for any office building which exceeds 10,000 square feet.
- e. Wall signs shall be permitted along a single band on each building elevation.
- f. Wall signs visible from residential districts or uses to the south and east shall be non-illuminated.

All other signage will comply with the City's standards for office districts.

## **Phasing**

The PAD will be developed as determined by market demand. The necessary onsite and offsite improvements will be determined during City review.

## **Public Utilities and Services**

The developer will install half street improvements which include pavement, driveway curb cuts, detached sidewalks, landscaping, and streetlights adjacent to this site along the east side of 83<sup>rd</sup> Avenue and the south side of Northern Avenue as approved by the City Engineer. Specific improvements shall be determined per the Design Review approval process.

Sewer .....City of Glendale

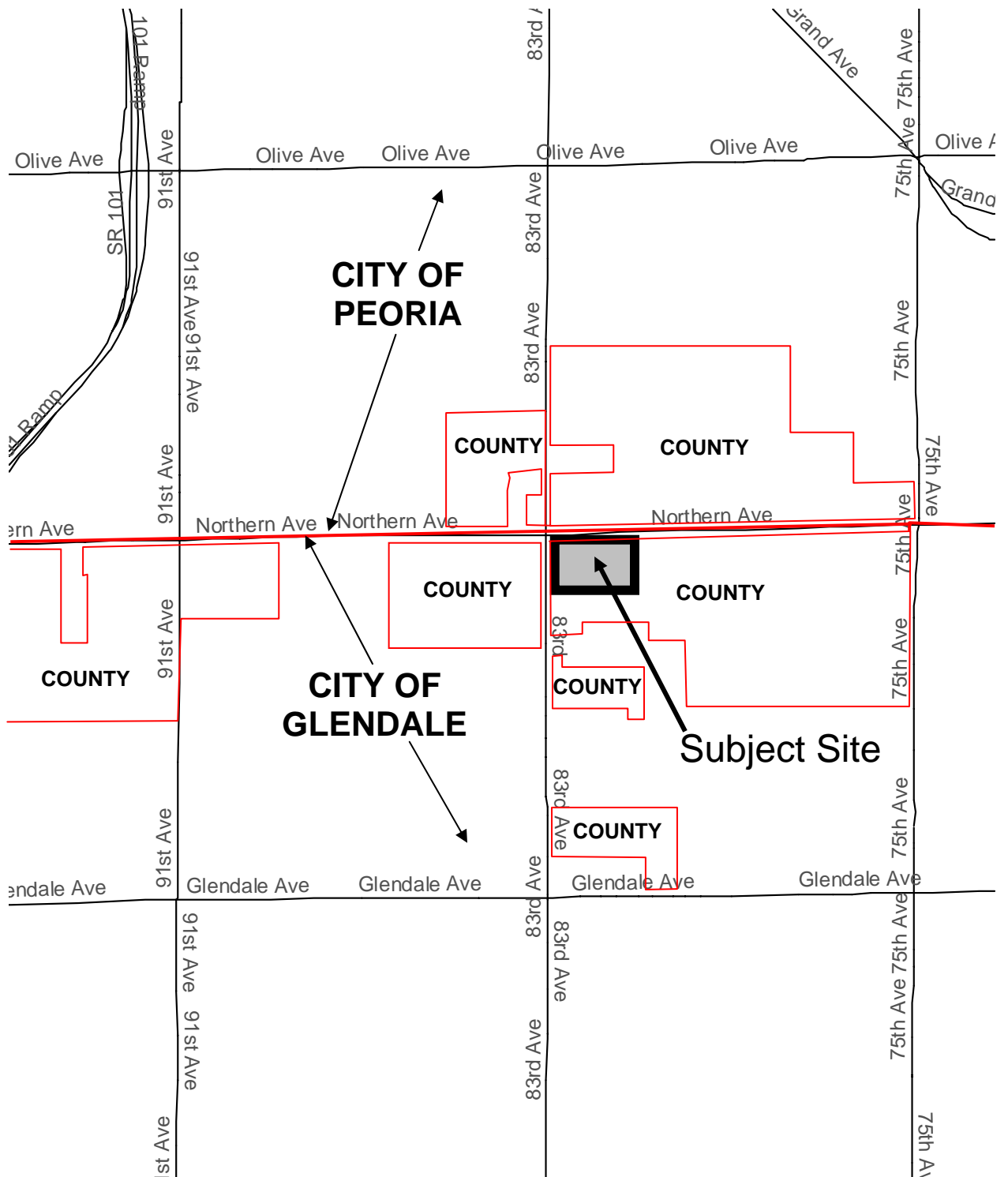
Water.....City of Glendale

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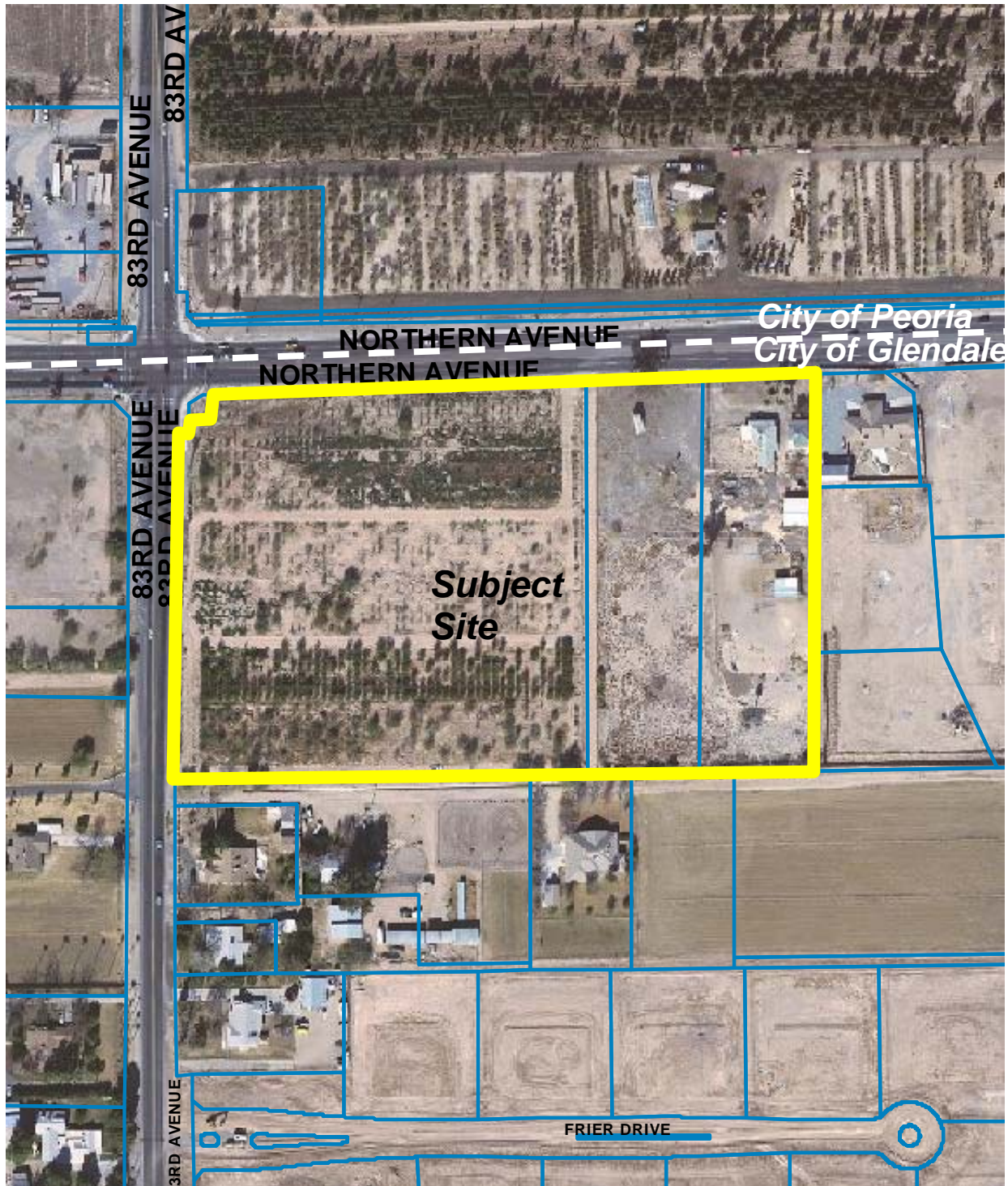
Electricity .....Arizona Public Service  
Telephone .....Qwest Communications  
Cable TV .....Cox Communications  
Gas.....Southwest Gas Company  
Refuse .....City of Glendale  
Fire and Emergency .....City of Glendale  
Police .....City of Glendale

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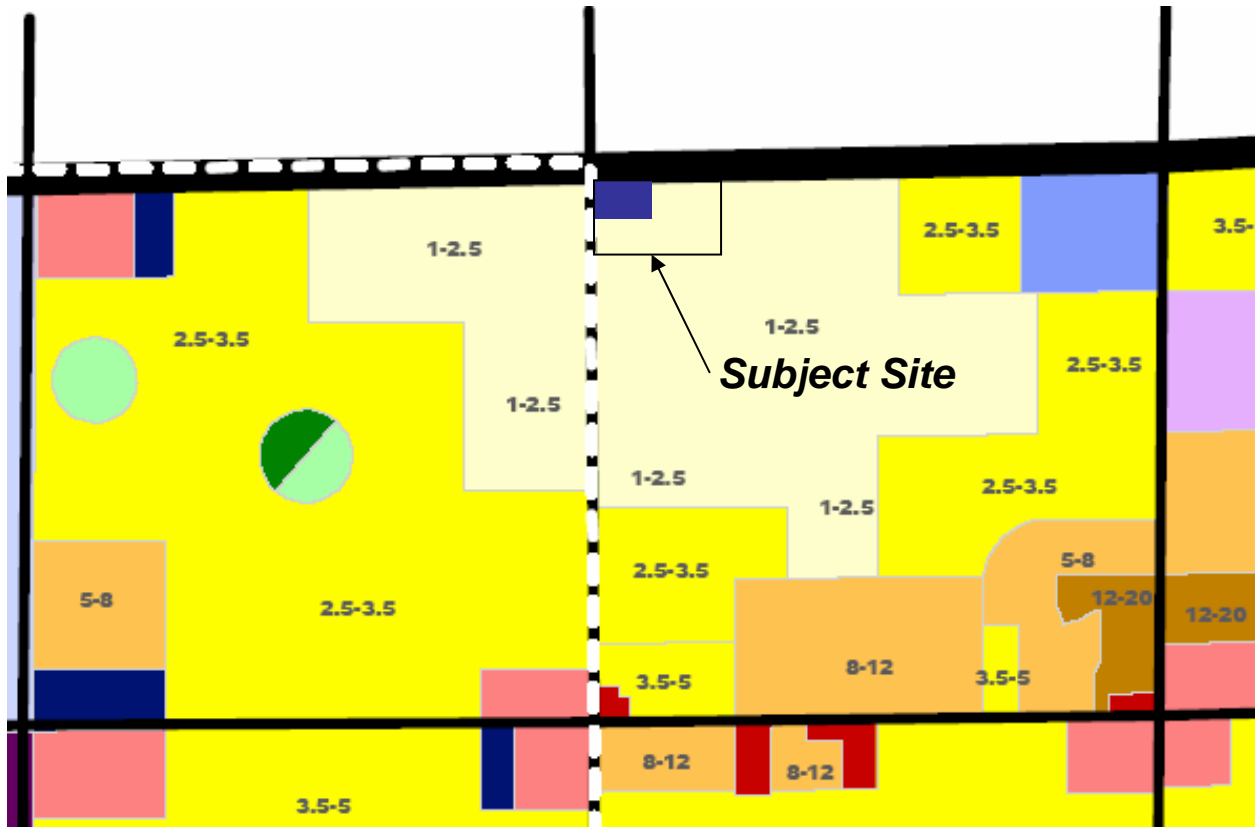


**Vicinity Map – Exhibit A**  
**Mackenzie Park PAD**




















North

***Aerial Photo – Exhibit B***  
**Mackenzie Park PAD**



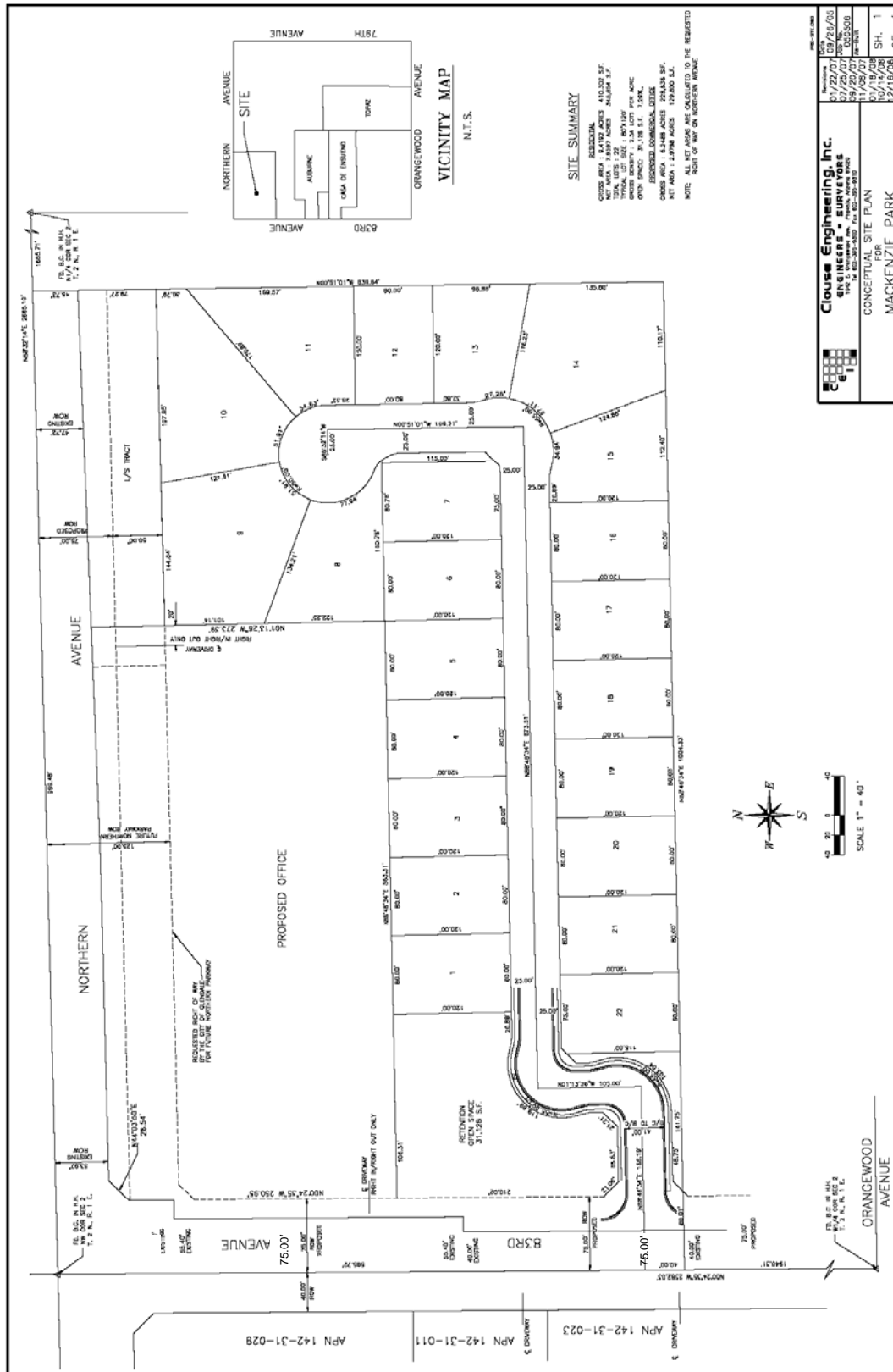
**LAND USE DESIGNATIONS**

 Low Density Residential (0-1 du/ac) (1-2.5 du/ac)	 Planned Commercial
 Medium Density Residential (2.5-3.5 du/ac) (3.5-5 du/ac)	 General Commercial
 Medium-High Density Residential (5-8 du/ac) (8-12 du/ac)	 Entertainment Mixed Use
 High Density Residential (12-20 du/ac) (20-30 du/ac)	 Light Industry
 Corporate Commerce Center	 Heavy Industry
 Business Park	 Education
 Office	 Parks and Open Space
 Public Facility	 Luke Compatible Land Uses
 Institutional	



**General Plan Land Use Map – Exhibit C**  
**Mackenzie Park PAD**

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## Exhibit D Conceptual Site Plan

***Exhibit E***

Legal Description



**Mackenzie Park PAD – Glendale, AZ**  
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**LEGAL DESCRIPTION:**

The Northwest quarter of the Northwest quarter of the Northwest quarter of Section 2, T. 2 N., R. 1 E., G. & S. R. B. & M., Maricopa County Arizona,

EXCEPT that portion deeded to Maricopa County, a political subdivision of Arizona, in Warranty Deed recorded in Document No. 99-535203 and rerecorded in Document No. 99-1009655, records of Maricopa County, Arizona, more particularly described as follows:

Commencing at the Northwest corner of said Section 2;

1. THENCE North 88° 32' 41" East along the North line of said Section 2 a distance of 666.32 feet;
2. THENCE South 00° 17' 58" East 40.01 feet to a point on the South line of the North 40.00 feet of said Section 2 and the POINT OF BEGINNING;
3. THENCE South 00° 17' 58" East a distance of 10.49 feet;
4. THENCE South 87° 43' 35" West a distance of 249.04 feet;
5. THENCE South 88° 32' 41" West a distance of 328.07 feet;
6. THENCE South 44° 04' 03" West a distance of 21.11 feet;
7. THENCE South 00° 24' 35" East a distance of 51.05 feet;
8. THENCE South 89° 32' 41" West a distance of 19.00 feet;
9. THENCE South 00° 24' 35" East a distance of 293.38 feet;
10. THENCE South 89° 35' 25" West a distance of 15.38 feet;
11. THENCE North 00° 24' 35" West a distance of 329.79 feet to the beginning of a curve concave Southeasterly, having a radius of 44.00 feet;
12. THENCE Northeasterly a distance of 47.13 feet along the arc of said curve, through a central angle of 61° 22' 27" to the point of intersection with a non-tangent line, being the South line of the North 45.00 feet of said Northwest quarter of the Northwest quarter of the Northwest quarter;
13. THENCE North 88° 32' 41" East along said South line a distance of 437.15 feet;
14. THENCE North 00° 24' 35" West a distance of 5.00 feet to a point on the South line of the North 40.00 feet of said Northwest quarter of the Northwest quarter of the Northwest quarter;
15. THENCE North 88° 32' 41" East a distance of 166.16 feet to the POINT OF BEGINNING.

Said parcel contains 359,873 sq ft or 8.2615 Ac.

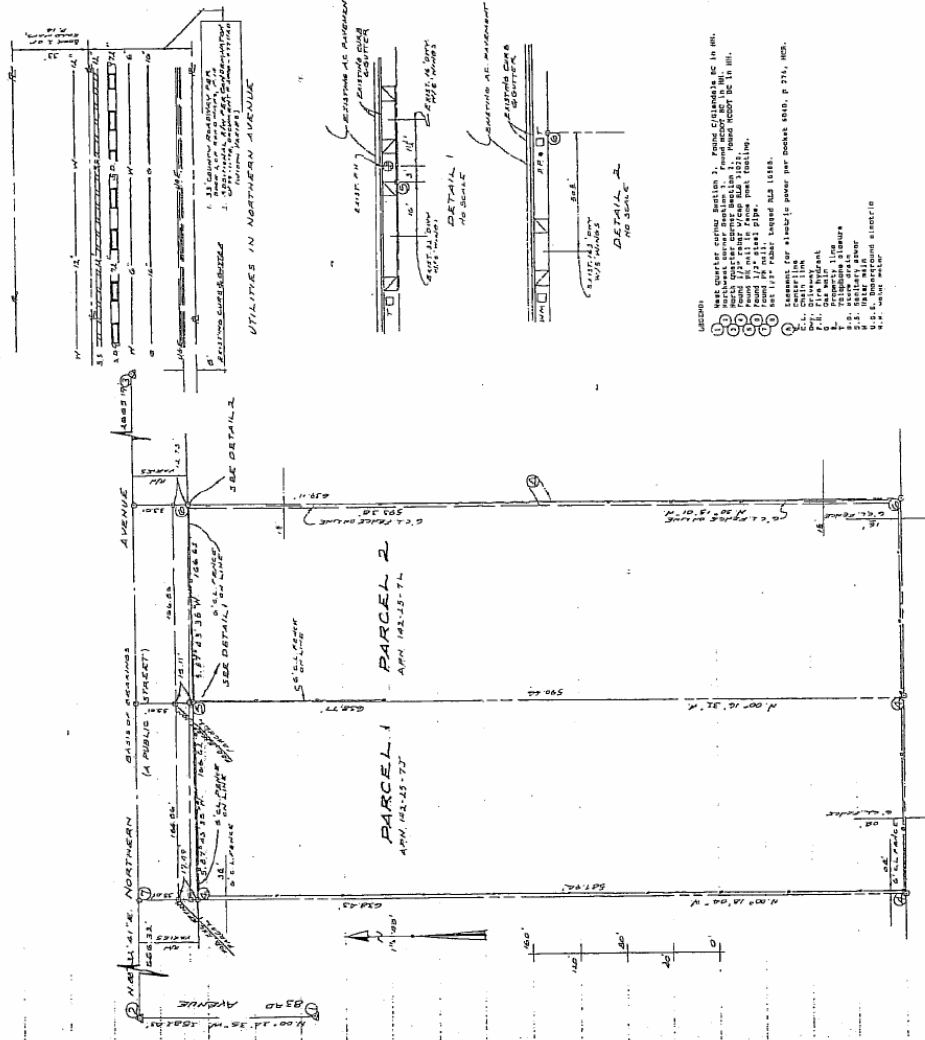
NOTE: Rights of way for Northern Avenue and 83rd Avenue are variable. Right of way widths are shown at control points.

JURISDICTION: Maricopa County

EXISTING ZONING: Rural 43

SETBACKS: Front, rear: 40'; interior side: 30'; street side: 20'.

REPORT OF SURVEY: AN ALTA. PROPERTY SURVEY  
IN THE NW 1/4 OF SECTION 3, T 4 N, R. 12 E., S 23 W., MARICOPA COUNTY, ARIZONA.



**SURVEYOR'S CERTIFICATE**

Yes: Chicago Title Insurance Company, Inc., Storage America, L.L.C.; And Duane M. Samblin and Maleta J. Samblin, husband and wife;

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Requirements for Aerial/ACSM Land Title Surveys," January 1989, and the requirements for Aerial/ACSM Land Title Surveys, as established and adopted by ARS, ARS Admin. Code 1-10-1, which includes Items 1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 8

William C. Morris  
VP 016 1958

NOTE: All property corners shown in red on this survey are tagged with 1535's.

SEPTEMBER 1961

1. Consultant for title insurance by Chicago Title Insurance Co., Inc., Chicago, Ill.

2. Result of survey by Martin Engineering dated 7/9/87.  
3. Record of survey; plan subdivision, recorded in Book 188 of maps, p. 34, MCB.

~~\_\_\_\_\_~~

LEGAL OFFICER, PARCEL NO. 1  
A normal of land in the Northwest quarter of Section 3, T. 2 N.,  
R. 10 E., S. 10 W., containing 40 acres.

The West half of the West half of the East half of the North half of the West half of the Northwest quarter of said

Section 2,  
of the National Quarantine Act, 1907, provides that  
every entry upon one of the above described property lying within  
the property described in that order of condemnation, covering the  
same, shall be deemed to be an act of condemnation.

a copy of which recorded in instrument No. 3860-07719, Records of Maricopa County, Arizona, more particularly described as follows:

1. H. 883' 11" N. along the northern line of said section 660.33 feet to the Northwest corner of the East half of said lot.

3. N. 60° 13' E. 33.81 feet to a point on the south line of the Ketchikan section and the POINT OF BEGINNING, THENCE S. 89° 33' E. along said south line 118.04 feet to a point on the north line of the Ketchikan section and the POINT OF BEGINNING.

[illegible]

6. M. QOS 17.38 M. along said West Line 17.48 feet to the POINT OF BEGINNING.

1. \_\_\_\_\_ \_\_\_\_\_

Figure 10. The effect of the initial concentration of the monomer on the polymerization rate at 60°C.

A parcel of land in the Northwest quarter of Section 2, T. 3 N., R. 1 E., of the 6. S. 3. E. 4. N., Maricopa County, Arizona more particularly described as follows:

the East half of the West half of the East half of the North half of the Northwest quarter of the Northwest quarter of said Section 7, ... of the above described property lying within

accrue any portion as the proceeds of the sale of the property described in final order of condemnation C99-1131, a copy of which is recorded in Instrument No. 2000-07110, records of Maricopa County, Arizona, not particularly described as follows:

COMMENCING at the Northwest corner of said Section 2, THENCE:  
 1. N. 89° 32' 43" E. along Berth line of said section 222.95  
 feet to the Northwest corner of the East half of the West half  
 of said Section 2, THENCE:

2. 0. 00' 18" N. along the West line of the East half of the East half of said lot, THENCE

3. M. S. & J. J. 41<sup>st</sup> R. along said seven line 160.24 feet to a point on the East line of the East half of the West half of the section on the East lot.

THENCE:  
half of said lot, THENCE:  
along said line 117.71 feet. THENCE:

4. N. 086 E. 21° W., along said West line at a point on the West line at
5. N. 879 S. 32° W., 168.43 feet to the East half of the West half of the West half.

Said parcel contains 89,500 sq ft or 2.0414 AC.

SECRET

**Civil Engineer**  
787 W. Adams Drive  
P.O. Box 85181  
1027 24-0-03  
NAD 5

ALTA IN  
T. IN RA

**Mackenzie Park PAD – Glendale, AZ**  
**PAD Narrative**

LEGAL DESCRIPTION, PARCEL NO. 1

A parcel of land in the Northwest quarter of Section 2, T. 2 N., R. 1 E. of the G. & S. R. B. & M., Maricopa County, Arizona more particularly described as follows:

The West half of the West half of the East half of the North half of the Northwest quarter of the Northwest quarter of said Section 2,

EXCEPT any portion of the above described property lying within the property described in final order of condemnation CV99-11778, a copy of which recorded in instrument No.2000-0771120, records of Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 2; THENCE:

1. N. 88° 32' 41" E. along the North line of said section 666.32 feet to the Northwest corner of the East half of said lot, THENCE:
2. S. 00° 17' 58" E. 33.01 feet to a point on the South line of the North 53.00 feet of said section and the POINT OF BEGINNING; THENCE:
3. N. 88° 32' 41" E. along said South line 166.56 feet to a point on the East line of the West half of the West half the East half of said lot, THENCE:
4. S. 00° 16' 19" E. along said East line 15.11 feet, THENCE:
5. S. 87° 43' 35" W. 166.62 feet to a point on the West line of the East half of said lot, THENCE:
6. N. 00° 17' 58" W. along said West line 17.49 feet to the POINT OF BEGINNING.

Said parcel contains 98,055 sq ft or 2.2501 Ac.

**Mackenzie Park PAD – Glendale, AZ**  
**PAD Narrative**

LEGAL DESCRIPTION, PARCEL NO. 2

A parcel of land in the Northwest quarter of Section 2, T. 2 N., R. 1 E. of the G. & S. R. B. & M., Maricopa County, Arizona more particularly described as follows:

The East half of the West half of the East half of the North half of the Northwest quarter of the Northwest quarter of said Section 2,

EXCEPT any portion of the above described property lying within the property described in final order of condemnation CV99-11778, a copy of which recorded in instrument No.2000-0771120, records of Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 2, THENCE:

1. N. 88° 32' 41" E. along North line of said section 832.90 feet to the Northwest corner of the East half of the West half of the East half of said lot, THENCE:
2. S. 00° 16' 19" E. along the West line of the East half of the West half of the East half 33.00 feet to the South line of the North 33.00 feet of said section and the POINT OF BEGINNING, THENCE:
3. N. 88° 32' 41" E. along said South line 166.56 feet to a point on the East line of the East half of the West half of the East half of said lot, THENCE:
4. S. 00° 14' 41" E. along said East line 12.73 feet, THENCE:
5. S. 87° 43' 35" W. 166.62 feet to a point on the West line of the East half of the West half of the East half, THENCE:
6. N. 00° 16' 19" W. along said West line 15.11 feet to the POINT OF BEGINNING.

Said parcel contains 98,507 sq ft or 2.2614 Ac.