

CATANIA

8645 West Glendale Avenue
R1-7 PRD Single Residence Planned Residential Development

ZON13-12



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CATANIA

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CATANIA

R1-7 PRD Single Residence Planned Residential Development

Development Team

Property Owner: **Sam Robin and Blanche Robin Family Trust**
8636 West Glendale Avenue
Glendale, Arizona 85305

Home Builder: **K. Hovnanian Homes**
Paul Haggerty, Land Acquisition Manager
20830 North Tatum Boulevard, Suite 250
Phoenix, Arizona 85050
Phone: 480 / 824.4164
Facsimile: 480 / 824.4201
Email: phaggerty@khov.com

Engineer: **EPS Group, Inc.**
Bryan Kitchen, Principal
2045 South Vineyard, Suite 101
Mesa, Arizona 85210
Phone: 480 / 503.2250
Facsimile: 480 / 503.2258
Email: bryan.kitchen@epsgroupinc.com

Landscape Architect: **Collaborative V**
Paul Vecchia
7116 East 1ST Avenue
Scottsdale, Arizona 85251
Phone: 480 / 342.0590
Email: paulv@collaborativev.com

Applicant / Legal Representative: **Withey Morris PLC**
Jason B. Morris
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, Arizona 85016
Contact: Nicholas A. Sobraske
Phone: 602 / 346.4618
Facsimile: 602 / 212.1787
Email: nick@witheymorris.com

A. Introduction

On behalf of K. Hovnanian Homes, this application (the "Application") is requesting to rezone property generally located at the southeast corner of Glendale and 87th Avenues from A-1 (Agricultural) to R1-7 PRD (Single Residence Planned Residential Development overlay) to allow for the development of Catania, a new 79-lot residential subdivision ("Catania"). The Application is being processed concurrent a preliminary subdivision plat application.

K. Hovnanian Homes is seeking additional opportunities in the City of Glendale after realizing the recent successful build-out of Avalon at Provence and Enclave at Provence (located north of the northeast corner of Glendale and 91st Avenues), and ongoing success at Regency at Eagle Heights, which is approaching close-out (located west of the northwest corner of Rose Garden Lane and 75th Avenue). K. Hovnanian Homes is a nationally and locally recognized homebuilder known for its superior design and construction, as well as paramount customer service.

B. Site Location and Conditions

1. Site Location and Conditions

Catania is located on an approximate 20 gross acre property (the "Property") immediately bounded to the north by Glendale Avenue, a major east-west thoroughfare; to the east by an existing farmland strip zoned R-3 (Multiple Residence); to the south by existing homes zoned R1-8 PRD (Single Residence Planned Residential Development overlay); and to the west by 87th Avenue, a local road. The Property is currently farmland. (See **Exhibit 1: Vicinity Map**, **Exhibit 2: Aerial Map** and **Exhibit 3: Zoning Map**).

2. Relationship to Adjacent Properties

Moving beyond Catania's immediately adjacent boundaries, the properties to the north are comprised of existing residences zoned A-1 and a place of worship zoned R1-10 (Single Residence); the property to the east, beyond the 200-foot wide agricultural strip, is an existing 200 unit mobile home park zoned R-4 (Multiple Residence Mobile Home); the properties to the south consist of existing homes zoned R1-8 PRD and the Desert Mirage Golf Course; and the properties on the west side of 87th Avenue are existing homes zoned R1-7 PRD.

3. Topography and Physical Features

The Property, with the exception of the Glendale Avenue frontage, is currently used as farmland, and generally slopes approximately 0.30-percent to the southwest. The Glendale Avenue frontage is undeveloped, raw land.

C. General Plan Conformance / Statement of Conformity with Residential Design and Development Manual

1. General Plan Conformance

The City of Glendale General Plan designates the Property as Residential 3.5 to 5.0 dwelling units per acre land use. Catania, a 79-lot residential subdivision offers 3.98 dwelling units per acre, which is consistent with the current General Plan land use designation. (See **Exhibit 4:** General Plan Land Use Map).

The Property is also subject to the Western Area Plan (the “WAP”), which also designates the Property as Residential 3.5 to 5.0 dwelling units per acre. As indicated above, the proposed density of 3.98 dwelling units per acre is consistent with the WAP Future Land Use Map. (See **Exhibit 5:** Western Area Plan Future Land Use Map).

The Parkside Character Area and Development Guidelines, subsections of the WAP, state:

Ensure high quality residential neighborhoods by implementing the Residential Design and Development Manual.

The Catania subdivision has been designed with the intent of achieving a unique and superior level of design quality in site planning, house product offering, and the integration of the two with one another. The proposed housing product offering was developed to provide a broad and varied range of style and size while achieving architectural continuity throughout the Catania neighborhood. The site plan and house product offering are more thoroughly discussed in Section D. Project Design and Section E. Housing Product.

*Approve lots less than 7,000 square-feet only where infill development on small parcels, redevelopment, or **other special circumstances warrant** in the 3.5 to 5.0 density range. [Emphasis added.]*

In the case of Catania, a special circumstance exists. The General Plan Land Use Map and WAP Future Land Use Map designate the Property 3.5 to 5.0 dwelling units per acre, which results in a density range between 69

to 99 homes (based on 19.86 gross acres). It is important to recognize that Catania's 79 proposed lots and attendant density of 3.98 dwelling units per acre fall well within the lower-end of the 3.5 to 5.0 dwelling unit per acre density range.

Given the required site improvements, including, but not limited to internal streets/sidewalks, retention and open space, approximately half of the Property is in fact "lot-able." If the "lot-able" area were developed with 7,000 square-foot or greater lots as suggested in the Parkside Character Area and Development Guidelines, it would result in a densities less than the density range designated and allowed by both the General Plan Land Use Map and the WAP Future Land Use Map.

This particular "guideline" within the Parkside Character Area and Development Guidelines is inconsistent with the General Plan Land Use Map, the WAP Future Land Use Map, and current planning and housing market trends. This conflict between the "guideline", the designated and allowed densities, and the practical "lot-ing" and development of the Property, creates a special circumstance whereby approval of lots smaller than 7,000 square-feet within Catania is warranted and justifiable. The development of the Property with 7,000 square-foot or greater lots as suggested by the Parkside Character Area and Development Guidelines is simply not feasible given the site improvement requirements and other economic factors.

2. Statement of Conformity with Residential Design and Development Manual

Part 1 – Small Lot Development of the City of Glendale Residential Design and Development Manual suggests that "lots less than 7,000 square-feet . . . meet . . . the following criteria:"

The property is located within a developed neighborhood with physical barriers that preclude the expansion of the development and qualifies as an infill project.

The Property is physically bounded to the north by Glendale Avenue and to the west by 87th Avenue, and to the south by a developed neighborhood. Prior to this Application, K. Hovnanian Homes made several attempts to acquire the approximate 5.5 acres of existing farmland zoned R-3 located east of the Property. The inability to acquire this additional strip of land precluded K. Hovnanian Homes' intended expansion of the Catania development to the east. While it may not appear to be a "traditional" infill project, the Property does maintain characteristics of an infill project (i.e., surrounded by existing development, with physical barriers preclude expansion).

Catania, as a small lot development, supports the appropriate gradation of residential development to Glendale and 87th Avenues, and additionally offers a proper transition from the land (immediately to the east) entitled for high density apartments, town houses or cluster housing, to the existing residences to the south and west.

D. Project Design (See **Exhibit 6:** Site Plan).

Catania will be a dynamic, well maintained neighborhood featuring a variety of housing products, with emphasis on active street life, safety, neighborhood interaction and family values. Arrival at Catania will be a private, gated drive from 87th Avenue. This point of entrance is strategically positioned to take advantage of the reduced vehicle trips on 87th Avenue, versus the heavily traveled Glendale Avenue. Catania's entrance opens up to a large common area open space which includes amenities that create an open and inviting environment. Tracts (which also serve to loop the water lines) provide attractive pedestrian ways, which link all of Catania's lots to the open space.

A north-south drive (86th Lane) connects four (4) streets, that each end in a cul-de-sac, providing a sense of community and safety to the Catania residents. Two (2) secondary fire and emergency access points are provided: one at the southwest corner of the Property allowing access onto 87th Avenue, and the second at the northeast corner of the Property allowing access onto Glendale Avenue. An abundant amount of open space is provided at each corner of the development (northeast, southeast, southwest and northwest). Additional landscaped open space tracts are generally provided at the end of each cul-de-sac, enlisted to create visual and thematic continuity throughout Catania.

E. Housing Product

K. Hovnanian Homes will offer approximately eight (8) house floor plans; approximately three (3) themed distinct elevations: Spanish, Craftsman and Cottage; and multiple color schemes, which results in over 70 different house products. The house product offering will feature varied massing and roofline changes, as well as elevation specific architectural articulation through the use of different stucco textures, sand finish stucco on pop-outs, stone veneer, concrete roof tiles, varying window mullions, decorative tile vents, wrought iron accents, shutters, arched elements, and corbels/brackets.

In order to create a contrasted and enhanced street scene, and provide additional architectural articulation, each home will include a covered patio, which will feature stucco columns with wrapped stucco beams. Catania's unique architectural character will be further defined with the provision of stone veneer detailing as a standard feature on both the Craftsman and Cottage elevations. Concrete roof tiles will be specifically selected for each house product's unique style theme and corresponding color scheme. The

concrete roof tiles will be durable and compatible with southwest's climate and style. By way of example, the Spanish elevation will feature a 'S-tile' design, while the Craftsman and Cottage house products may feature a more appropriate flat tile design. Finally, varying garage door designs will be provided as a standard feature for each house product, to appropriately match the individual themed elevation. Driveway surfaces may include an alternative broom finish for all flatwork.

K. Hovnanian Homes recognizes that Part 5 – House Product Design of the Residential Design and Development Manual suggests that requests for zoning or preliminary plat “are to be accompanied by . . . 4 floor plans and 4 distinct and different elevations” K. Hovnanian Homes seeks to more effectively accomplish this diversity goal through its planned offering of superior house product design. A significant amount of consideration has been given to 72 house products' design elements, accent detailing and other features, with particular focus given to the overall community character and theme that define Catania.

To further ensure a diverse street scene and overall community appeal, K. Hovnanian Homes closely tracks each home built, to ensure no identical house products and color are being built next to or across the street from one another.

F. Landscaping, Entry Features and Perimeter Walls

The design goal is to provide the future residents of Catania a community with a heightened sense of place that they will be proud to call home, while seamlessly blending into the larger fabric of the West Glendale Avenue neighborhood and design corridor. To deliver this vision, Catania's on-site amenities have been thoughtfully selected to include a variety of active and passive recreational opportunities. A large, centrally located park welcomes residents at the entrance of Catania, and importantly, serves as a gathering place for the community. Park amenities may include a tot-lot, splash pad, ramada, barbeque facility, open-aired trellis, informal sports field, and multi-use trail. Trees will provide ample shade for park users. In addition, four (4) turf retention basins are provided (one retention basin generally located at each of the four corners of the Property) as passive open space. The on-site amenities, retention basins, tracts and other similar features will be owned and maintained by the homeowners association.

Catania's entry monument, perimeter/thematic walls and iconic columns complement the design vernacular of the residences. Materials may include, stucco, brick, stone and wrought iron. These features represent the eclectic European style that will be utilized to visually connect components and spaces, and define Catania.

G. Public Improvements / Utilities

1. Water

Water improvements will include the installation of a new looped 8-inch water line within the street alignments and tracts. This water line will run throughout Catania and connect to the existing 12-inch water lines located within both Glendale and 87th Avenues. In addition, the water line will service all Catania lots with fire line taps, domestic services and landscape services. Fire hydrants will be spaced per City of Glendale Code.

2. Sewer

Sewer improvements include the installation of a new 8-inch sewer line within the Catania street alignments. The sewer line will service all lots within Catania. The sewer line will connect to existing sewer lines adjacent to the site: A 15-inch sewer line within Glendale Avenue, and an 8-inch sewer line within 87th Avenue.

3. Storm Water Drainage

New private roadway improvements include curb and gutter, sidewalk, and pavement. These roadways will drain into on-site retention basins via strategically located catch basins and/or sidewalk scuppers. The retention basins will be sized to retain storm water run-off from the adjacent half street of 87th Avenue. Existing improvements to Glendale Avenue include storm water drains – no improvements are proposed to Glendale Avenue.

H. Transportation & Circulation

Catania will be accessed via Fleetwood Lane, a private, gated drive, from 87th Avenue. Fleetwood Lane then proceeds east to the 86th Lane alignment, which serves as the north-south central spine to four (4) cul-de-sacs. 86th Lane is effectively segmented by the large park, varying house products with architectural details, the view corridors created by the cul-de-sac, and the streetscape and landscape elements. Catania's internal roads and cul-de-sac design have been strategically configured to reduce high-speed and cut-through traffic, while creating a sense of community and neighborhood interaction. Two (2) secondary, fire department only, access drives shall be provided at the northeast and southwest corners of the Property.

I. Phasing

Catania will be constructed in a phased manner depending on market demand. It is anticipated that the first phase of development will include the infrastructure and off-site improvements. Individual homes (with the necessary site work) will be developed within the Property as market conditions warrant.

J. Planned Residential Development Overlay Regulatory Provisions

The intent of the Planned Residential Development overlay is to modify certain provisions of the current City of Glendale Zoning Ordinance (the "Zoning Ordinance") to facilitate a quality, context specific development that fulfills the City of Glendale's goals and objectives.

The Application has been prepared pursuant to Section 6.200 PRD – Planned Residential Development of the current Zoning Ordinance to establish the regulatory framework for Catania, creating development standards specific to the context of the project site. The provisions of the Application apply to the property within the project boundary. (See **Exhibit 7: Legal Description**).

Zoning provisions not specifically regulated by the Application are governed by the current Zoning Ordinance. In the event of a conflict between a provision of the Application and a provision of the current Zoning Ordinance, the Application prevails.

The site plan and images within the Application are conceptual and intended to be illustrative of the character and quality of the development. The site plan and images do not necessarily convey the final design. All parcels and lot lines are conceptual and illustrative, and may be changed by the Subdivision Plat or Land Split process. Specific plans for the parcels will be processed in the future through the City of Glendale.

K. Planned Residential Development Overlay Modifications

The following R1-7 PRD Development Standards Table shall apply to all lots within the Property. In the event of a conflict between the development standard modifications of the Application and the current R1-7 (Single Residence) zoning district development standards, the R1-7 PRD Development Standard Table of the Application prevail.

R1-7 PRD Development Standards Table								
Min. Net Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Rear Setback	Min. Side Setback	Min. Street Side	Max. Structure Height	Max. Lot Coverage
5,050 square feet	47 feet	100 feet	15 feet to living area / 20 feet to garages	15 feet	6 feet and 6 feet (min. 12 feet separation between building on adjacent lots)	6 feet	30 feet	55 percent

Accessory building and uses shall comply with the current R1-7 (Single Residence) Zoning Ordinance development standards.

L. Justification for R1-7 PRD Development Standards

The development standards in the R1-7 PRD Development Standards Table are necessary to allow for the proposed range of housing products in a compact form and at an appropriate density. Currently, there are no standards applicable to the proposed house product offering. In the case of Catania, the "one-size-fits-all" standards of the R1-7 zoning district do not facilitate better design. The proposed development standards in the R1-7 PRD Development Standards Table respond to current planning trends and the single-family housing market, and provide the ability to develop alternative standards that result for a better development.

K. Hovnanian Homes carefully selected and designed the Property based on its proposed house product offering, and its vision to develop a neighborhood similar to or better than its successful aforementioned Provence community, with high-quality homes and lots that provide for a more affordable housing

market option. The wider lots within Catania have been strategically located and positioned around the perimeter of the Property to ensure thoughtful transition between adjacent land uses, while concentrating the more compact lots inward to the open space and amenities. This results in an enhanced sense of community by creating a neighborhood that is conducive to social interaction. Moreover, building new housing on smaller lots in an area served by public sewer and water results in a more efficient use of land, and importantly, allows K. Hovnanian Homes to provide more diverse housing opportunities than the traditional pattern of spreading homes across the landscape on large lots.

M. Planned Residential Development Required Findings

Section 6.205 Required Findings of the Zoning Ordinance requires, All PRD applications shall be reviewed for conformance with the stated purpose of this overlay district. Prior to approval, the Planning Commission and City Council shall make the following findings:

1. The proposal is consistent in substance and location with the development objectives of the General Plan and any adopted specific area plans.

Finding: As stated above, Catania is consistent with the General Plan Land Use Map and the WAP Future Land Use Map, which designates the Property as Residential 3.5 – 5.0 dwelling units per acre land use.

2. The proposal will be compatible with other existing and planned development in the area.

Finding: The Property is bounded to the north by Glendale Avenue, a major thoroughfare, and to the west by 87th Avenue. Importantly, although 87th Avenue is not designated on the City of Glendale Roadway Functional Classification Map, it does serve as one of several points of access to West Plaza, Dave Brown Parkside and La Buena Vida residential subdivisions located south of the Property, as well as the Desert Mirage Golf Course. In addition, the Property is bounded to the east by an existing 200-foot wide strip of existing farmland zoned R-3, which is entitled for the development of high density apartments (approximately 88 units), town houses or clustered housing, with an adjacent 200 unit mobile home park further east zoned R-4 Mobile Home.

The proposed R1-7 PRD zoning and density support the appropriate gradation of residential development to Glendale and 87th Avenues, as well as offer proper transition from

the entitled medium density apartments, town houses or cluster housing to the existing residences to the south and west.

3. The proposal meets or exceeds the City's Subdivision Design Expectations regarding site planning, architecture, landscaping, building materials and colors, and screening of mechanical equipment.

Finding: Catania meets the intent of the Residential Design and Development Manual in providing a superior residential subdivision through a quality, sustainable and marketable development. K. Hovnanian Homes has made every effort in Catania to meet or exceed the recommended design guidelines.

4. The proposal will result in a quality living environment and accommodate desired lifestyles.

Finding: K. Hovnanian Homes realizes that a well-planned community which responds to the needs and values of its residents is an essential part of a quality living environment. As such, Catania has been designed to enhance the enjoyment and quality of life of its residents through thoughtful site planning, attractive and integrated architecture, sustainable development, lush landscaping, and a variety of active and passive recreational opportunities. K. Hovnanian Homes, through Catania, enhances the quality, integrity and health of the City of Glendale as a community.

5. The proposed project amenities including equestrian and pedestrian trails, bike paths, landscaped areas, entry features, decorative theme walls, parks, playgrounds, and other public or commonly owned open space and recreation facilities are adequate and appropriate for this development.

Finding: Catania features exceptional active and passive spaces that encourage recreation and community gathering. Catania features a large, centrally located park that is easily accessed from any residence within the community. The community park may include a tot-lot, splash pad, ramada, barbeque facility, open-aired trellis, informal sports field, and multi-use trail. Four (4) turf retention basins are also provided as passive open space. These spaces are convenient, readily accessible, and evenly distributed amongst Catania.

The entry feature will be clearly defined through the use of theme trees, ground covered and visually appealing signage, which collectively provide a sense of arrival to Catania. The design,

materials and colors for the walls, fences and screening devices visible from public view and within Catania should be uniform in appearance.

6. The type and quality of house products will be consistent with the intended character of the development.

Finding: The type and quality of the house products proposed by K. Hovnanian Homes speak significantly to the character of Catania. Catania is envisioned to be a dynamic, well maintained neighborhood, featuring a variety of floor plans, which emphasize active street life, safety, neighborhood interaction and family values. K. Hovnanian Homes successfully creates an underlying common connection between the house products while simultaneously allowing for individual identity through the use of themed architectural details, materials, colors, finishes, etc.

Exhibit 1: Vicinity Map

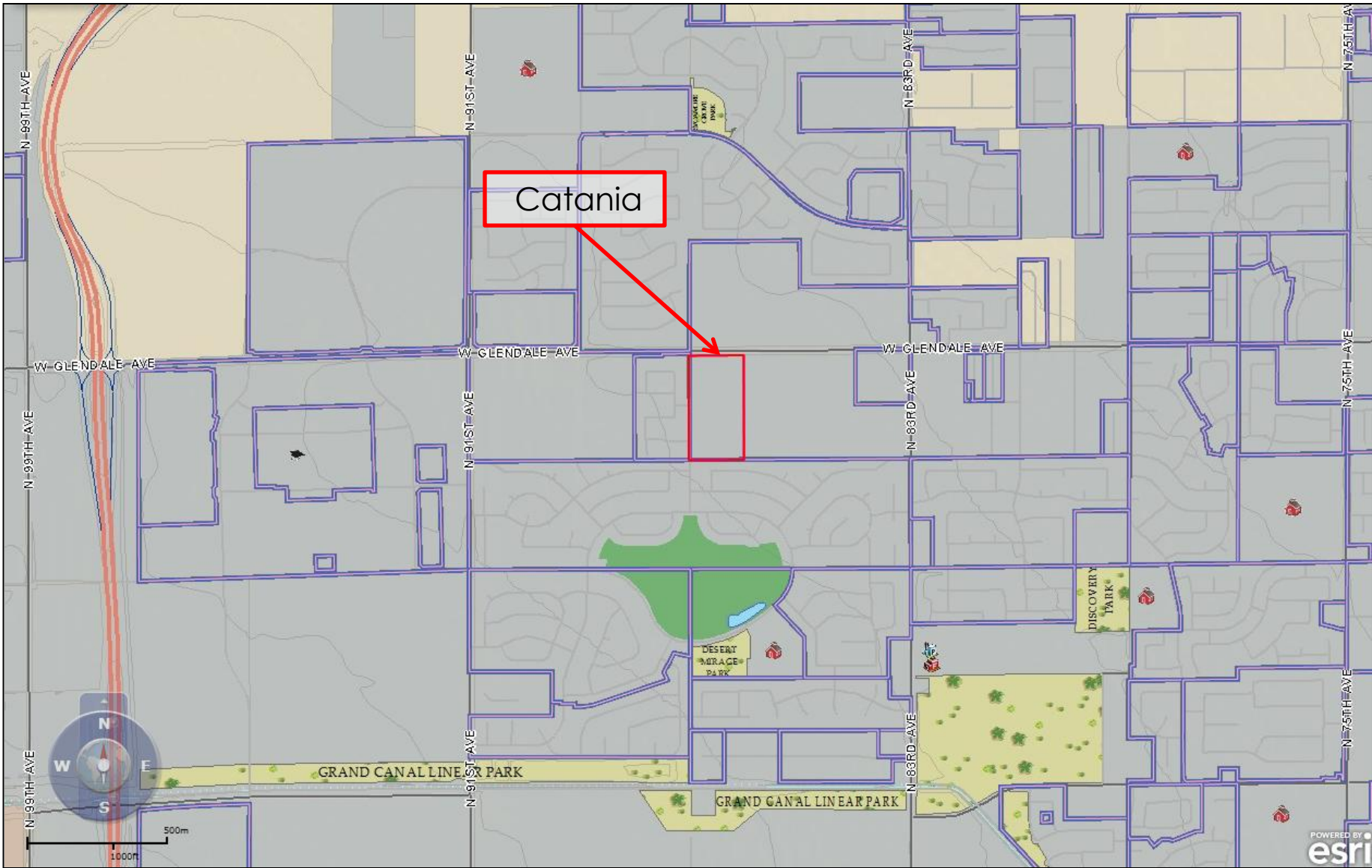


Exhibit 2: Aerial Map

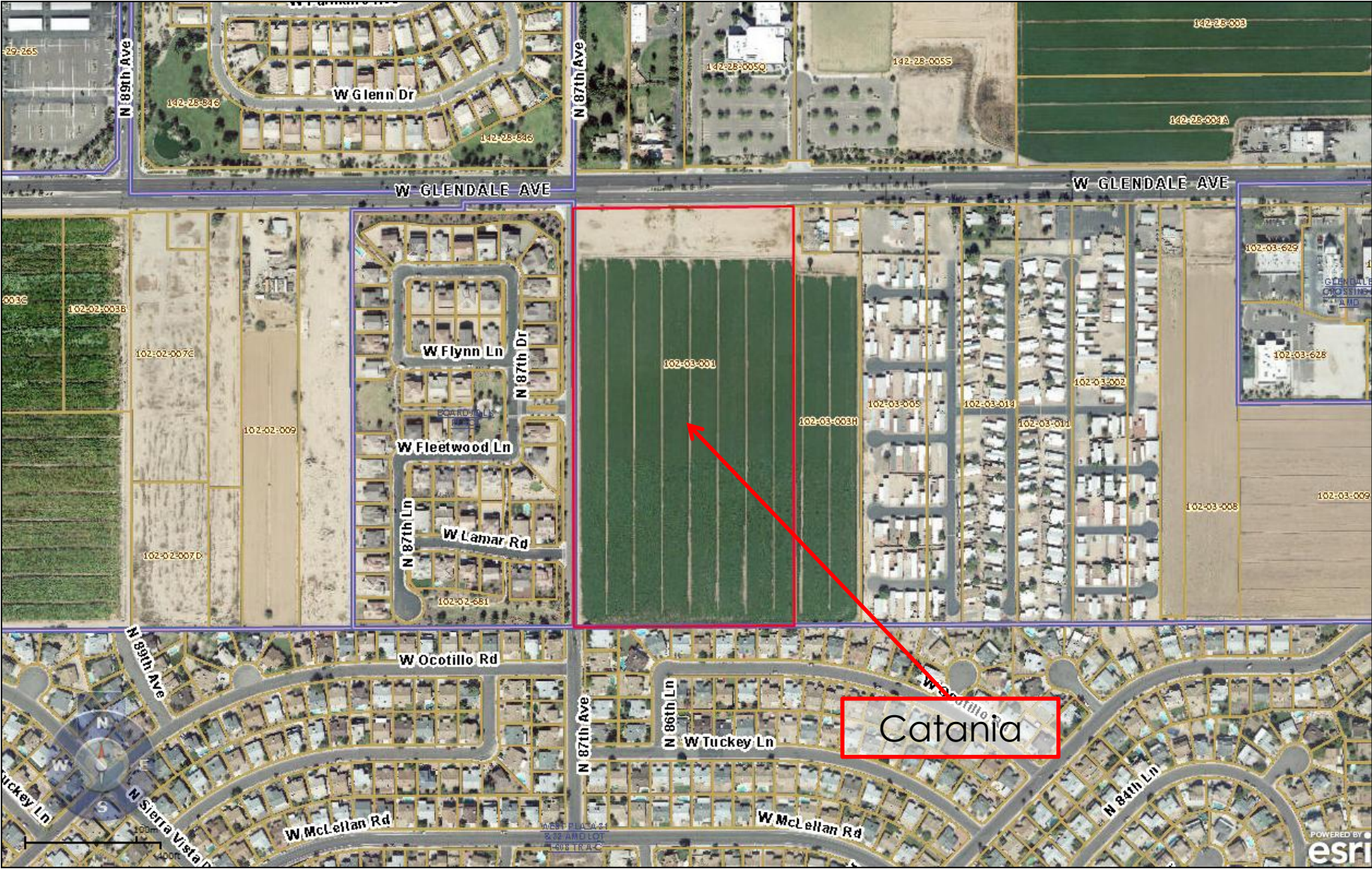


Exhibit 3: Zoning Map

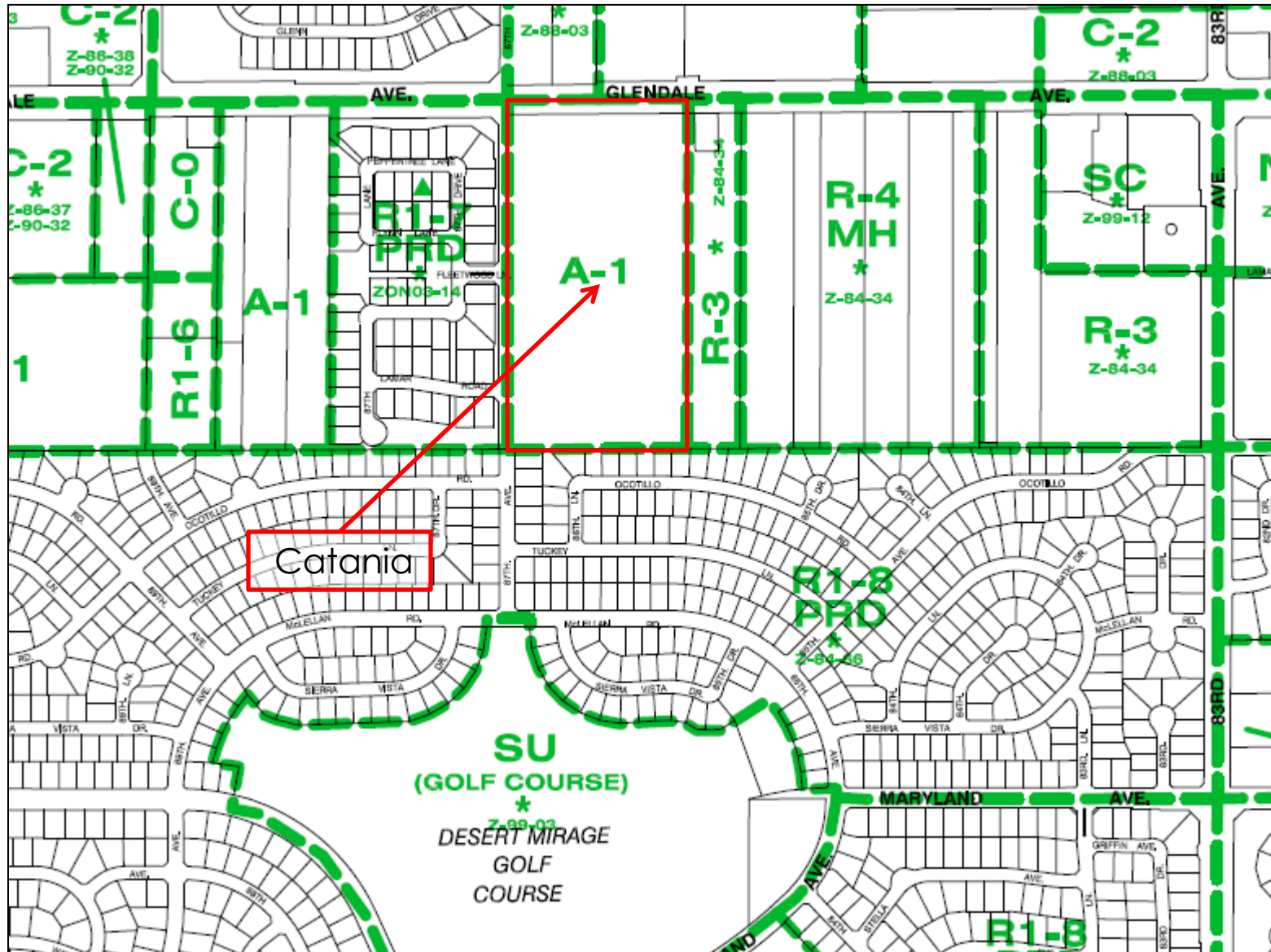


Exhibit 4: General Plan Map

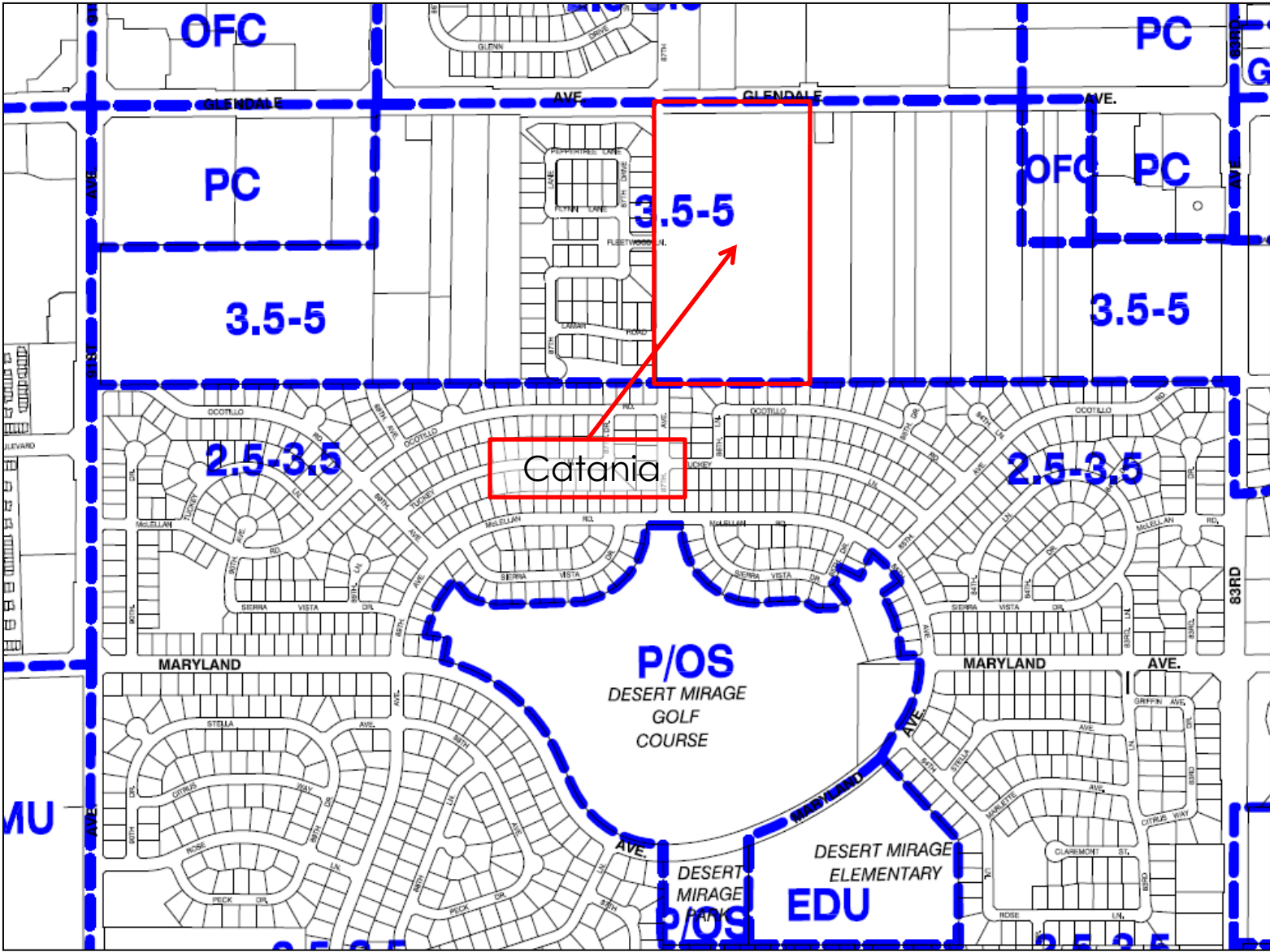


Exhibit 5: Western Area Plan Future Land Use Map

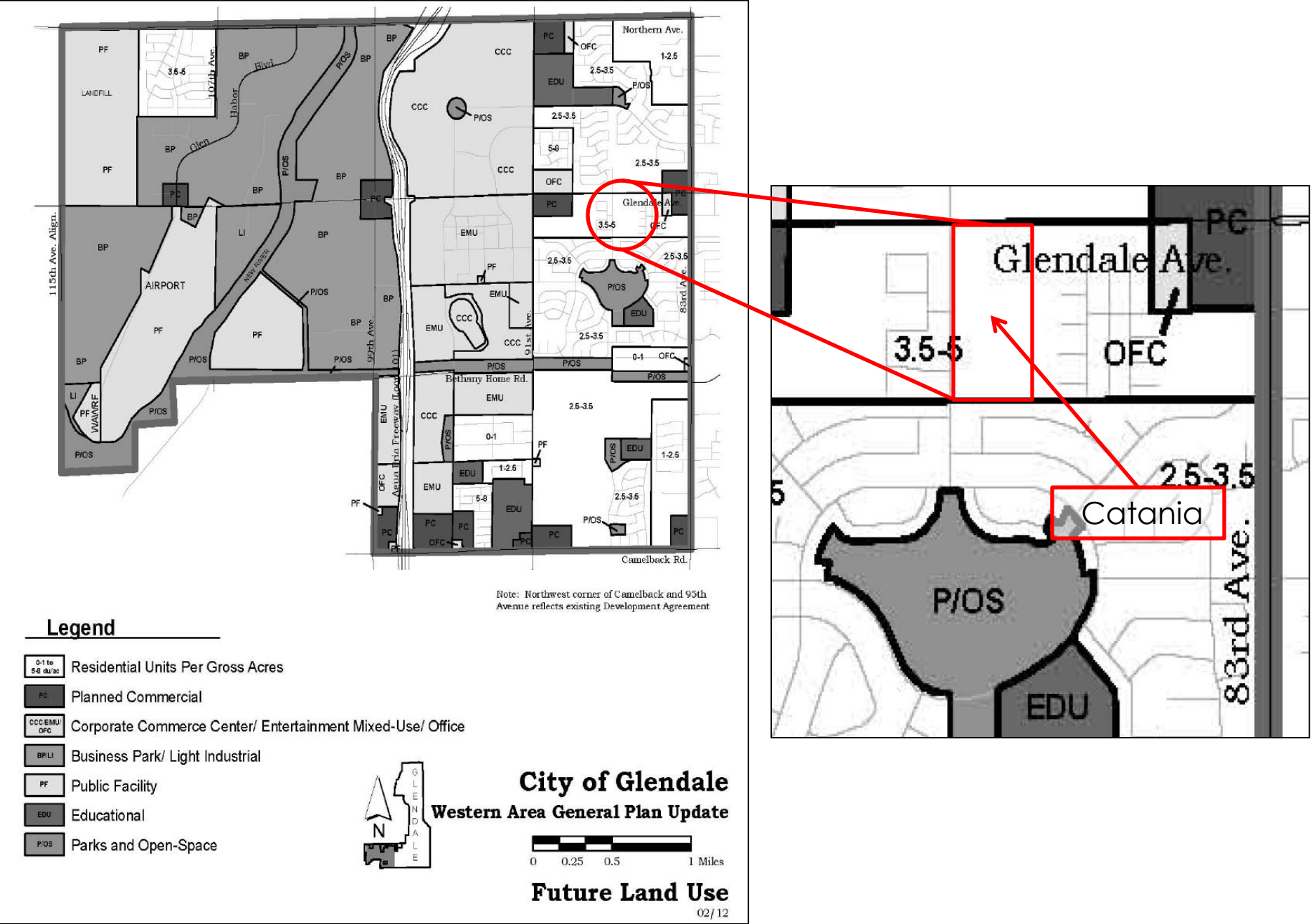
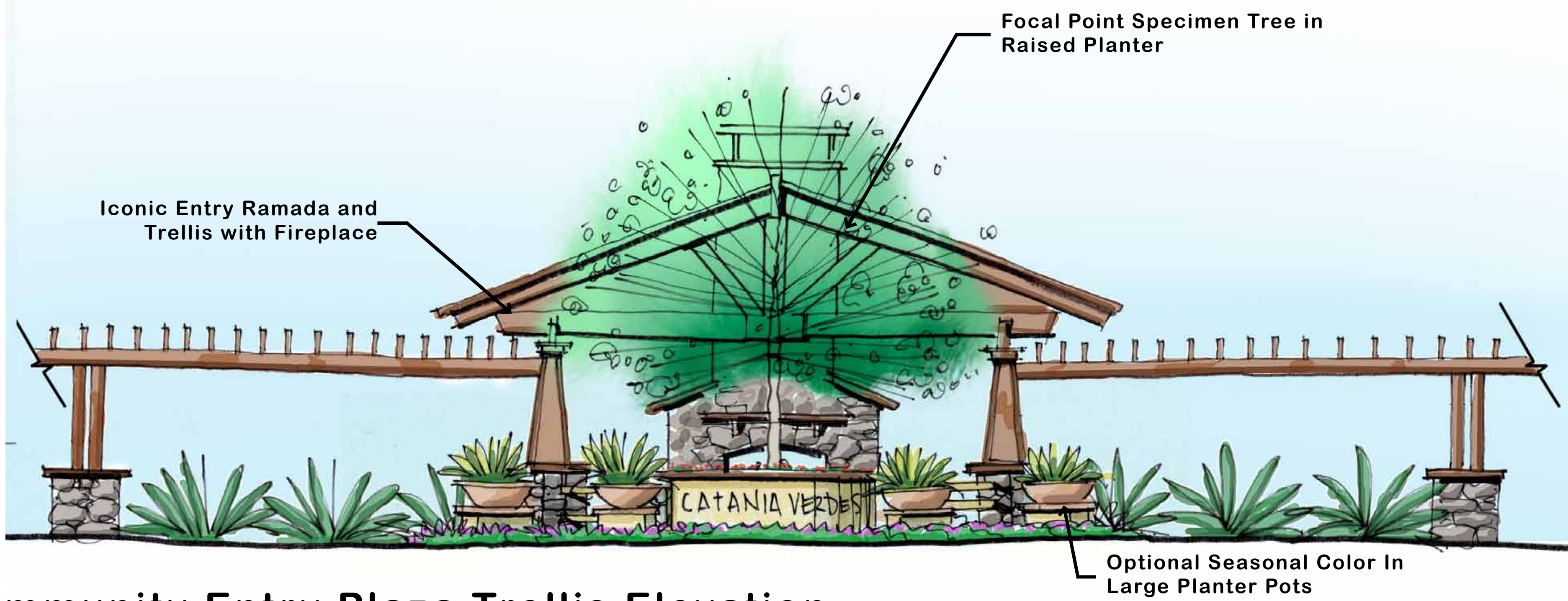


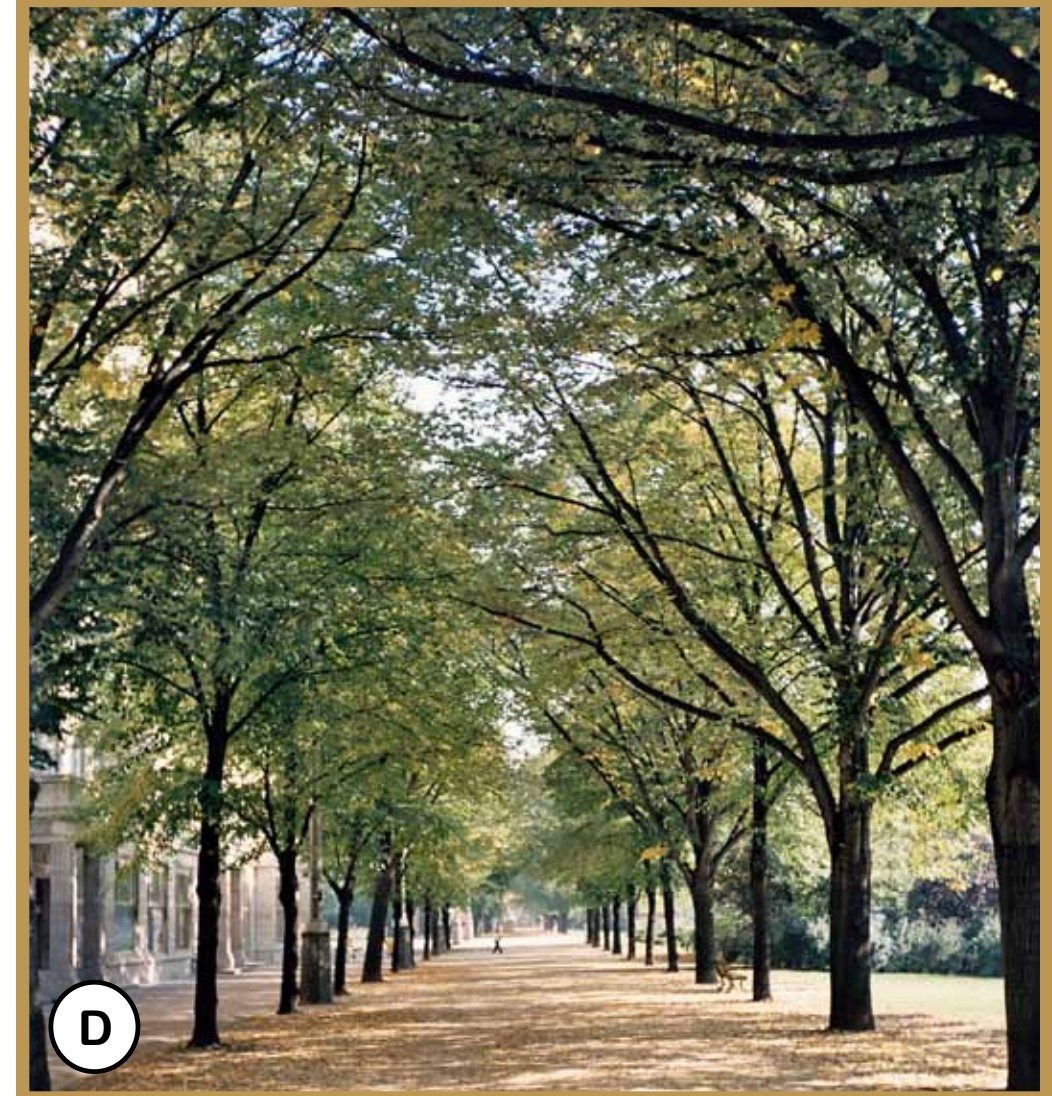
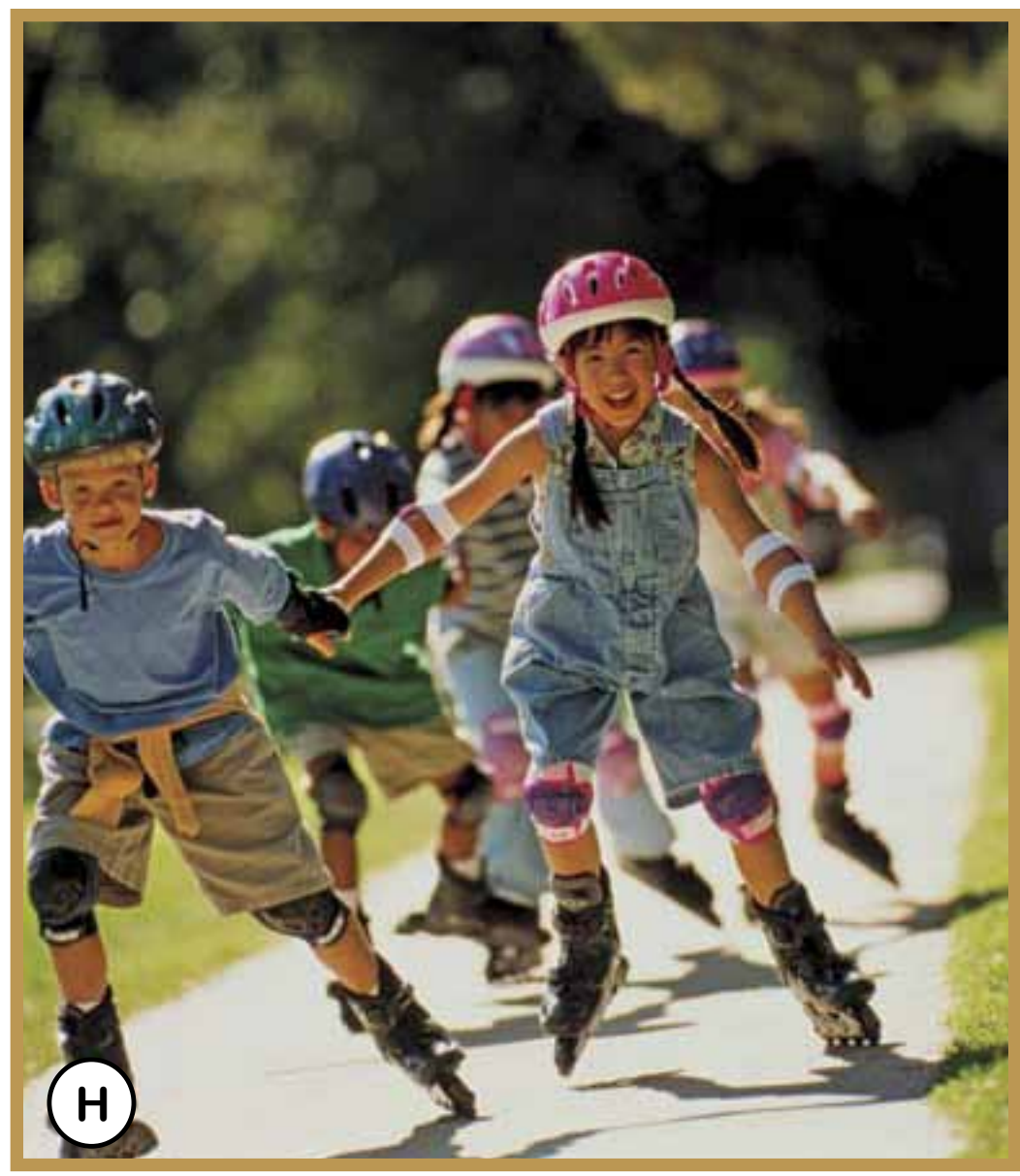
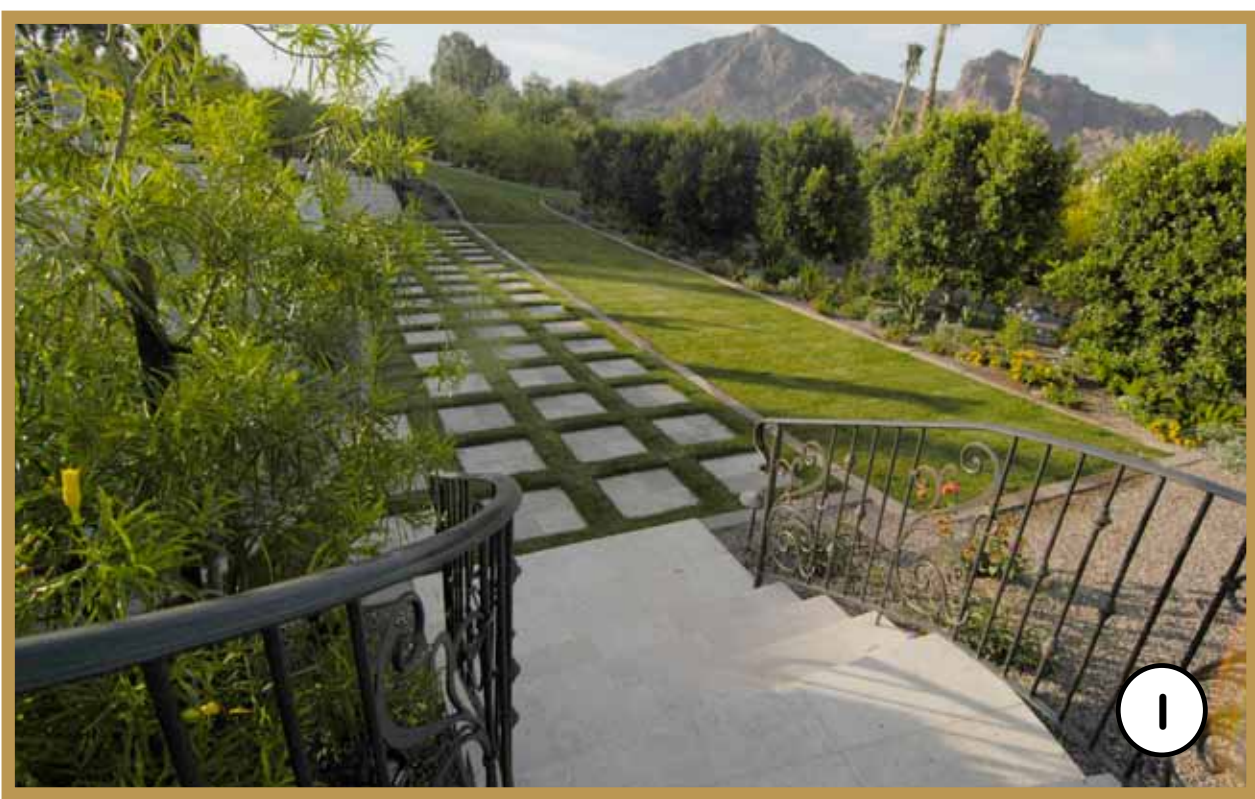
Exhibit 6: Site Plan

See following page.



Community Entry Plaza Trellis Elevation

- Conceptual Amenity Legend**
- A Landscape Oasis Feature (65' Triangle per West Glendale Avenue Design Plan)
 - B Decorative Vehicular Access Gate
 - C Focal Point Raised Planter at Entry Plaza Trellis
 - D Formal Allee of Oaks at Detached Sidewalk
 - E Tot Lot w/ 2 Ramada Structures & BBQs
 - F Splash Pad
 - G Passive Seating Niche at Street Terminus w/ Vines Trained to Vertical Trellis Mounted to Perimeter Wall
 - H Multi-Use Recreational Path
 - I Upper Lawn Terrace For Bocce or Horseshoes



Conceptual Plant Palette

<u>Trees</u>	<u>Accents</u>
Bonita Ash	Toothless Spoon
Shamel Ash	Regal Mist
Fruitless Olive	Deer Grass
Chinese Pistache	Red Yucca
Evergreen Elm	Gopher Plant
Live Oak	Butterfly Iris
Date Palm	
Italian Cypress	
Mesquite	
Pine	
<u>Shrubs</u>	<u>Vines & Groundcovers</u>
Yellow Bells	Little John Bottlebrush
Sages	Hall's Honeysuckle
Ruellia	Lantana (All Colors)
Valentine Bush	Damanita
Hopseed	Germander
Myrtle	Pink Trumpet Vine
Lavender	Bougainvillea
Rosemary	Lily Turf
	Angelita Daisy



Collaborative V Design Studio
7116 East 1st Ave., Suite 103
Scottsdale, Arizona 85251
480-347-0590



CATANIA

Conceptual Landscape & Amenity Plan

Exhibit 7: Legal Description

See following page.

**CATANIA
LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, SITUATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 10, BEING A MARICOPA COUNTY ENGINEERING DEPARTMENT BRASS CAP IN HANDHOLE FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 10 BEING A BRASS CAP FLUSH BEARS NORTH 89 DEGREES 39 MINUTES 22 SECONDS EAST (BASIS OF BEARING) AND A DISTANCE OF 2654.72 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 22 EAST SECONDS ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 663.68 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 02 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF THE SAID WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1304.77 TO THE SOUTH LINE OF THE SAID WEST HALF;

THENCE SOUTH 89 DEGREES 48 MINUTES 52 SECONDS WEST ALONG THE SAID SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 663.00 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE NORTH 00 DEGREES 01 MINUTES 11 SECONDS EAST ALONG SAID WEST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 1302.97 FEET TO THE POINT OF BEGINNING, CONTAINING 864,947 SQUARE FEET OR 19.86 ACRES OF LAND.



Expires 6/30/2016