

APPROVED

June 28, 2022 ZON22-05

City of Glendale Planning Division

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1. Project Introduction

On behalf of Airpark 30 LLC (Property Owner) and ViaWest Group (Future Owner/Developer), Gilmore Planning & Landscape Architecture (Applicant) respectfully submits for consideration this Planned Area Development (PAD) Application. This PAD includes 82-acres located on the west side of Litchfield Road approximately 800' north of Bethany Home Road. The property is situated along the north side of Ultimate RV & Boat Storage and extends north and west to the boundary of Luke AFB. Please refer to the attached *Exhibit 1; Vicinity and Aerial Map* for the location of this defined area. In conjunction with this application, there will be related applications for Site Plan Approval and a Preliminary Plat.

On June 25, 2013, the Glendale City Council unanimously approved rezoning application ZON12-03 for the Luke Land Industrial Park (now identified as The Base Industrial Park) that established the Light Industrial (M-1) zoning. That application included approximately 171-acres, which includes this 82-acre property as well as the area extending south of Bethany Home Rd approximately one quarter mile to the city limit of Litchfield Park. The purpose of this PAD is to retain the current Light Industrial M-1 zoning, but amend the development standards to increase the allowable building height from 30' to 56', increase the site coverage to allow for up to 45% coverage per lot, and revise the buffer requirement along the north and west property lines.

This last October 28th, ViaWest completed a Pre-App Meeting with the City of Glendale for this area north of Ultimate RV & Boat Storage. The Master Application assigned to start this effort was SR21-0199. A review of those Pre-App notes indicates that the City is receptive to the intent for the PAD, but also acknowledges that there are infrastructure issues requiring careful design attention for regional drainage, coordination with Liberty Utilities for Water and Sewer Services, and keeping Luke AFB informed of this PAD request. There is also a requirement for additional ROW dedication along Litchfield Road.

In the near future, there will be a second PAD Application for the South PAD (SR21-0245) that includes the balance of the original Industrial Park.

2. Existing Land Use

The Property is currently vacant and generally in its native condition with scattered creosote and few native trees. The site has a gentle rolling topography that will require mass grading to prepare building pads. Natural grade falls from the northwest to a low point on the Litchfield Road frontage.

At the northwest corner of the Property is an approximate 10.9-acre area that is located within a 65 LDN noise contour established by Luke AFB. Although this industrial land use has been approved by Luke AFB as part of the original M-1 zoning, this application will notify



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Luke AFB of this PAD application to confirm their continued support, and that there will be future opportunities for review and evaluation as part of the formal Site Plan Approval process. Please refer to the attached *Exhibit 2 – Context Map - Existing Zoning & Surrounding Land Uses* that illustrates existing land uses, zoning, and rights-of-way

The Maricopa County Assessor identifies the following parcels for this application: 501-58-001K, 002A, 003B, 004B, and the north 21 acres of 501-58-005D. The total land area by ownership is approximately 82 acres. There will be a subsequent application for a Preliminary Plat that will combine these parcels and define a new lot configuration for this industrial park. Please refer to *Exhibit 3 - Parcel Map*, and *Exhibit 4 - ALTA Survey*.

3. Surrounding Land Uses

The land area surrounding the Subject Property is described as follows:

North: Along the entire north property line is an approximate 200' plus area that is vacant and primarily under the ownership of Luke AFB that acts as a buffer separating the subject property from the active area within the Base. There is a one-acre parcel situated near the west side that is owned by the Arizona State Trust. Located approximately 20' north of the north property line is a 6' security fence topped with barbed. This buffer area is used by Luke AFB to allow their security vehicles to monitor the condition of this security fence. This approximate 200' buffer is under the jurisdiction of Maricopa County and zoned RU-43.

East: The land area east of Litchfield Road has been developed as residential and includes a mix of product types. Beginning towards the northeast corner, the 'Luke Field Homes' is a platted residential subdivision accessible from Stella Avenue and Claremont Street. The average lot size is approximately 6,000sf. This subdivision was platted in 1953 and unfortunately includes lots that front onto Litchfield Road. Several of these lots have been developed, but the majority are undeveloped. This subdivision is zoned R-5 and remains under County jurisdiction.

Continuing south, the next residential project is Litchfield Village, a mobile home park whose primary access is off Litchfield Road. These mobile homes at least back onto Litchfield Road and there is a screen wall and street trees to enhance the separation. This subdivision is zoned R-5 and remains under County jurisdiction.

The next subdivision south of the mobile home park is Dreaming Summit, a large residential community with extensive recreational amenities managed by a Homeowners Association. Unlike the two previous subdivisions described above, Dreaming Summit benefits from an efficient interior circulation network that provides residents with alternative routes of access to Bethany Home Road, area parks, and schools. The



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neighborhoods closest to the Subject Property average 5,000sf. For the portion of Dreaming Summit that shares frontage with this North PAD area, there is only one intersection at Peck Drive. Residents are fortunate to have the choice of circulating south to Bethany Home Road for alternates routes of access. This adjacent portion of Dreaming Summit is zoned R1-6 and remains under County jurisdiction.

South: Ultimate RV & Boat Storage and the Rural Metro Fire Station are compatible neighbors with minimal daily activity. The existing screen walls and separation of circulation should alleviate concerns. West of Ultimate RV is an additional 12 acres that extends south to Bethany Home Rd. This area is under this same ownership, but will be part of the South PAD. These parcels were included with the original M-1 zoning.

<u>West</u>: The land area immediately west also a part of Luke Air Force Base. Similar to the northern boundary, there is a 6' security fence topped with barbed wire that is located approximately 20' west of the west property line to facilitate Luke AFB security. Please refer to *Exhibit 2*. This area west of the Property is under the jurisdiction of Maricopa County and zoned RU-43.

4. General Plan Designation

The City of Glendale's General Plan 2040 has designated the entire Base Industrial Park (North & South PAD's) and the Subject Property as Industrial (LI), and the 10.9 acre within the 65 LDN as Luke Compatible Land Use (LCLU), which was he basis for supporting the M-1 zoning approval per ZON12-03.

5. Existing & Proposed Zoning

The current zoning is Light Industrial (M-1) ZON12-03. This Rezoning application requests that these parcels retain the Light Industrial zoning and add the PAD Overlay that will amend the development standards. This PAD includes development standards that reflect the current market design expectations for these industrial projects that typically include higher interior clear heights and larger floor area that could be divided as multi-tenant buildings.

The deviations proposed with is PAD include the following:

5.1 Increase the allowable building height from 30 feet to 56 feet. This increase reflects the current market trends for higher interior ceiling heights that range from 32-44 feet to facilitate storage of product, especially for those users who are installing automated racking systems. Added to this clear height is the roof structure, which incorporates a sloped surface and perimeter parapet walls to screen mechanical equipment. It is the combination of clear ceiling height and roof structure that forces the increased building height to the requested maximum of 56 feet.



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- 5.2 Increase the site coverage to allow for up to 45% coverage per lot. The City of Glendale currently uses a Floor Area Ratio (FAR) formula to control site coverage. This works well for structures with multiple floors, but for these larger industrial buildings intended for distribution / logistics / fulfillment centers that are typically one story, the .3 FAR limits the site coverage to 30%, when 38-45% is more representative for the industry and consistent with the majority of the other zoning ordinances in the Phoenix Metro.
- 5.3 Eliminate the requirement for a 6' screen wall along the north and west perimeter boundaries of the PAD. This modification to eliminate the screen wall on the property line is at the request of Luke AFB's Security Staff. Luke AFB has an existing chain link fence located approximately 20' inside of their property line. Luke AFB Security is also requesting that there be a visual clear space of fifty (50) feet in width between their fence and any screen wall or fence on-site. The subject property will install a 6' chain link fence with vinyl slats and/or green screen PVC fabric that will be setback 30' on-site from the north and west property lines. This will provide a combined 50' clear space between the fences, which is the goal for their long-term security.
- 5.4 Eliminate the requirement for the minimum 10' wide landscape buffer along the north and west perimeter boundaries of the PAD, and the 15-gallon trees planted at 15' intervals. This modification is at the request of Luke AFB. The project landscape shall include perimeter trees setback beyond the minimum of 30' setback from the north and west property boundaries, but spaced at 50' intervals or in equivalent groupings.
- 5.5 Permit certain commercial uses listed under the General Commercial (C-2) uses. This district is characterized by a wide range of retail uses operated within an enclosed building. Orientation is to major streets with individual access points, signage, and parking areas. Permitted uses include only those listed in the Glendale Zoning Ordinance under Section 5.752: A Restaurants; B Retail Stores; C Professional, Administrative, and Business Offices; K Business Schools; and L Financial Institutions.



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6. DEVELOPMENT PLAN

The ViaWest Group as the new owner and developer is prepared to start development on this North PAD property as soon as this PAD Overlay is approved. There is a second PAD Application for the southern portion of the industrial park identified as the South PAD. This southern portion includes the approximate 12 acres on the west side of Ultimate RV & Boat Storage, the area south of Bethany Home Rd, as well as the former Wigwam property parcel which is approximately 4.4 acres that is currently in process for annexation and rezoning. These two PADs are adjacent and will share access off Bethany Home Rd and utilities through Liberty Utilities. Because these properties are under the same ownership and all currently zoned Light Industrial (except for the Wigwam parcel), the Owner is including a 40-foot-wide access and utility easement along the west side of Ultimate RV & Boat Storage that will extend south to Bethany Home Rd. Initially, this will serve the North PAD area as an optional route to access Bethany Home Road, as well as provide a utility easement for the extension of water and sewer services as resolved with Liberty Utilities.

With the City of Glendale's approval, the Owners intend to develop this property in one phase that will see these structures permitted individually, but constructed in sequence. Please refer to Exhibit 5 - Site Plan, that illustrates the proposed distribution of these industrial buildings and their access.

6.1 Access & Circulation

The primary access for this North PAD portion of Luke Land Industrial Park will be from Litchfield Road. Access into this north side will occur at two intersections with Stella Ave and W. Claremont St. Bethany Home Rd will provide another access on the west side of Ultimate RV & Boat Storage. The Plat to be prepared for this North PAD will include an access and utility easement adjacent to the west side of Ultimate RV that will extend south to Bethany Home Rd.

The City of Glendale's Roadway Classification Map has identified Litchfield Road as a major arterial with an existing 55' west half ROW that will increase to 65' with this project. Litchfield Rd links directly with Interstate 10 approximately 4.5 miles to the south and the Northern Parkway 2.5 miles north. Regional circulation also includes the Loop 101 located 6 miles east at the interchange with Glendale Avenue and the Loop 303 situated approximately 3 miles west and accessible from both Camelback Road and the Northern Parkway. Bethany Home Rd located east of Litchfield Rd is a residential collector that terminates 2 miles east at El Mirage Road. This portion of Bethany Home Road provides access to an extensive residential area and should not be impacted by the users within the Luke Land Industrial Park who will seek more expedient routes to the regional freeway systems. There is no recognition of Bethany Home Road west of Litchfield Road. It is currently a 66' wide access and utility easement that extends approximately 2050' to a gate at Luke AFB. The



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development of this industrial park assumes that Bethany Home Rd will remain as a public access and utility easement, but improved with 3 paved lanes for the project's vehicular access, as well as police and fire.

6.2 Project Architecture

Development within the park will utilize building materials and architecture suitable for a large-scale industrial site with a range of building sizes while meeting the needs of individual users. Typical building construction will be concrete tilt-up with a variety of building materials that may be used as accents including masonry block, metal accents, metal canopies, and glazing. Building elevations will be designed with all building elevations reflecting a similar cohesive aesthetic and may vary to reflect the building's function and all buildings designed within the development will have a similar architectural feel. The buildings have been planned with respect to solar orientation and visibility, employing geometry sympathetic to its site and surroundings and will be sensitive to the streetscape and adjacent developments. The building entries will be recessed or defined with special architectural features such as canopies, upgraded finishes or special architectural treatments to enhance the sense of arrival to the project. The design, materials, and colors will conform to the requirements already established in the City of Glendale Zoning Ordinance and Industrial Design Expectations. Please review Exhibit 6 - Conceptual Building Elevations that present potential solutions for the architectural character, that will be further defined with the Site Plan Application.

6.3 Site Grading & Drainage

Regional topography around the site generally falls from north to south, however this site is positioned on a natural knoll on the south property line that redirects water from south to north for the eastern portion of the site. The western half of the site follows a more traditional regional drainage pattern of north to south. The site accepts storm water runoff from Luke Airforce Base that enters the site from the north and travels via surface flow southeast to a discharge location along Litchfield Rd. near the southeast corner of the site. From there, the flow overtops Litchfield Rd. to the east and continues through the adjacent Dreaming Summit residential development.

The proposed drainage plan will seek to intercept the offsite flows and divert them around the site perimeter to accommodate the new site development plan. Offsite flows would be returned to their existing historic pattern at the point of discharge noted above. Stormwater originating onsite will be captured and retained onsite in accordance with the City's published requirements, or as specifically directed by Staff as part of the development application. It is expected that onsite and offsite flows will be allowed to comingle.



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6.4 Perimeter Walls and Fencing

At the request of Luke AFB, the north and west property lines will incorporate additional setback / buffer area to facilitate their security concerns and visibility. Luke AFB has requested a combined 50' of clear space that is comprised of 20' off-site to their fence and an additional 30' on-site that will be kept clear of any visual obstructions. Canopy trees could be installed near the edge of the 50' buffer, but pruned to avoid any potential for hiding. Screen walls will therefore not be constructed along the north or west property lines to improve Luke's visibility on-site.

Along the Litchfield Road frontage will be 4' of screening installed along the front of the parking stalls in the form of a CMU wall or in combination with a landscaped berm. From Litchfield Road and extending west along the south property line will be a 6' screen wall to the existing screen wall installed by Ultimate RV along the north side of their storage facility.

6.5 Project Landscape

<u>Landscape Theme</u>: The selection of plant material prescribed for trees, shrubs, groundcovers and accents will be selected from the Arizona Department of Water Resources low water use plant list for the Phoenix Active Management Area (Phoenix AMA). The landscape theme will include enhancing the quantities of trees and shrub massing at strategic points along the Litchfield Road frontage and the interior private streets.

<u>Landscape Area</u>: The amount of landscaped area for the Industrial Park shall exceed the City's minimum area of 5% (4.1 acres) of the total net developable area of the PAD area. This landscaped area shall include: landscape setbacks, parking lot landscaping, individual or shared retention basins, street frontage landscape, foundation planting areas, and all other areas of the Property not containing buildings, structures, or pavement.

<u>Landscape Design</u>: Except for the north and west perimeters, the size and quantities of plant material shall conform to the landscape standards in Chapter 19 of the Glendale Zoning Ordinance. At the request of Luke AFB, trees installed along the Final details of the landscape theme and layout with quantities and sizes of plant material will be resolved with Site Plan approval. *Please refer to Exhibit 7 - Preliminary Landscape Plan* that presents the proposed landscape theme and initial plant schedule. This landscape will be further defined with the Site Plan Application.



6.6 Site Development Criteria for The Base Industrial Park PAD

Bulk Regulations	<u>Light Industrial M-1</u>	PAD Standards
Minimum Lot Area	6,000sf	6,000sf
Maximum Lot Coverage:	.3 FAR	45%
Maximum Buiding Height	30 ft	56 ft
Minimum Building Setbacks		
Litchfield Road (Front):	25 ft	60 ft.
North PAD Boundary (1)	15 ft. / 60 ft.	60 ft.
West PAD Boundary (1)	15 ft. / 60 ft.	60 ft.
South PAD Boundary	15 ft. / 60 ft.	30 ft.
Interior Front Yard on Private Street	Per Fire Code	30 ft.
Interior Side Yard on Private Street	Per Fire Code	20 ft. (2)
Interior Rear Yard on Private Street	Per Fire Code	30 ft. (2)
Interior Side Yard	15 ft. / 60 ft.	15 ft. (2)
Interior Rear Yard	15 ft. / 60 ft.	15 ft. (2)
Minimum Landscape Setbacks		
Litchfield Road (Front):	25 ft.	60 ft.
North PAD Boundary (1)	10 ft.	30 ft.
West PAD Boundary (1)	10 ft.	30 ft.
South PAD Boundary	10 ft.	10 ft.
Interior Front Yard on Private Street	NA	10 ft.
Interior Side Yard on Private Street	NA	5 ft.
Interior Rear Yard on Private Street	NA	5 ft.
Interior Side Yard	10 ft.	10 ft.
Interior Rear Yard	10 ft.	10 ft.
<u>Parking</u>	Parking Ratio Req'd	Parking Ratio - PAD
Warehousing & Storage	1/2000 SF	1/2000 SF
Office	1/300 SF	1/300 SF

Reference Notes

- M-1 requires a 15' building setback or 60' adjacent residential zoning. As the adjacent owner, Luke AFB will not develop any residential projects, but requested an additional 30' of clearance on-site.
- 2. Setbacks will be imposed based on the Glendale Fire Code depending on the floor area of the structure and building construction type, to be resolved with the Site Plan Approval.



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7. Comprehensive Sign Plan

A Comprehensive Sign Plan (CSP) will be prepared with the first phase of site development that addresses: project identification signs, directional signage, and single user and the potential for multi-tenant users. The CSP will be prepared in accordance with the provisions of Article 7, Section 7.1 – Signs, of the Glendale Zoning Ordinance.

8. Public Infrastructure

8.1 Street Improvements

Litchfield Road: Currently improved with 5 lanes of traffic, 2 each way and a common left turn lane. There is no curb and gutter or sidewalk along the west side. The existing 55' ROW will increase to 65' with an additional 10' of dedication. Southbound right turn lanes are required to have deceleration lanes. Towards the south side of this frontage, Litchfield Road will be designed to allow storm flows to overflow the street surface and continue south along the east side. The design criteria will reflect the results of the Drainage Study and the off-sites design coordinated with the City of Glendale Engineering Dept.

Interior Streets: will be private with a 40' pavement section, but dedicated with easements for common access, emergency services, and both wet and dry utilities. Final easement locations shall be coordinated with Liberty Utilities and the City of Glendale Engineering Dept with the preliminary and final plats. Drive aisles within parking lots required for fire access shall be a minimum of 26' in width.

8.2 Water Service

This industrial park is within the Liberty Utilities' service area as defined by their Certificate of Convenience and Necessity (CC&N). Site development will necessarily involve addressing the water facilities extension requirements to serve these proposed industrial structures. The design of this domestic and fire line system will be reviewed and approved by Liberty Utilities. The design of the proposed potable water infrastructure will meet all applicable codes and requirements.

8.3 Sanitary Sewer Service

The site is currently outside of any Agency's service area. Liberty Utilities has preliminarily agreed to annex the site into their sewer CC&N and will ultimately be the service provider for the sanitary sewer. There is a coordinated design effort ongoing that may include users from the north and south sides of this industrial park who are working to install a gravity fed trunk line in Litchfield Road, in addition to the CC&N expansion. Details will be resolved as part of the development application process. The design of the proposed sanitary sewer infrastructure will meet all applicable codes and requirements.



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EXHIBITS

- 1. Vicinity & Aerial Map
- 2. Context Map Aerial w/ Existing & Surrounding Land Uses & Zoning
- 3. Parcel Map
- 4. ALTA Survey & Topo
- 5. Preliminary Site Plan
- 6. Building Elevations Typical
- 7. Preliminary Landscape Plan
- 8. Legal Description Gross Area



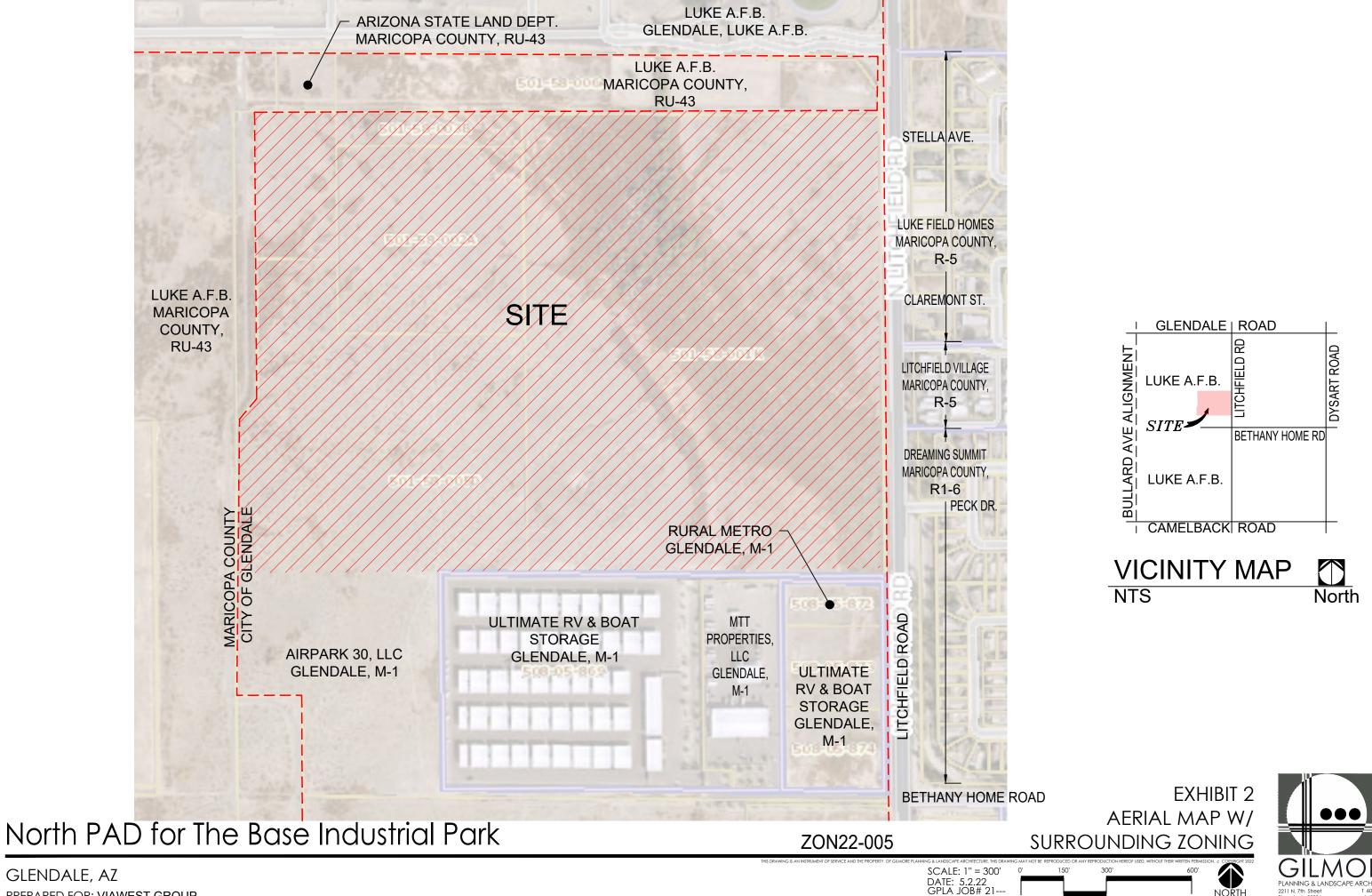


North PAD for The Base Industrial Park zon22-005 EXHIBIT 1 VICINITY MAP

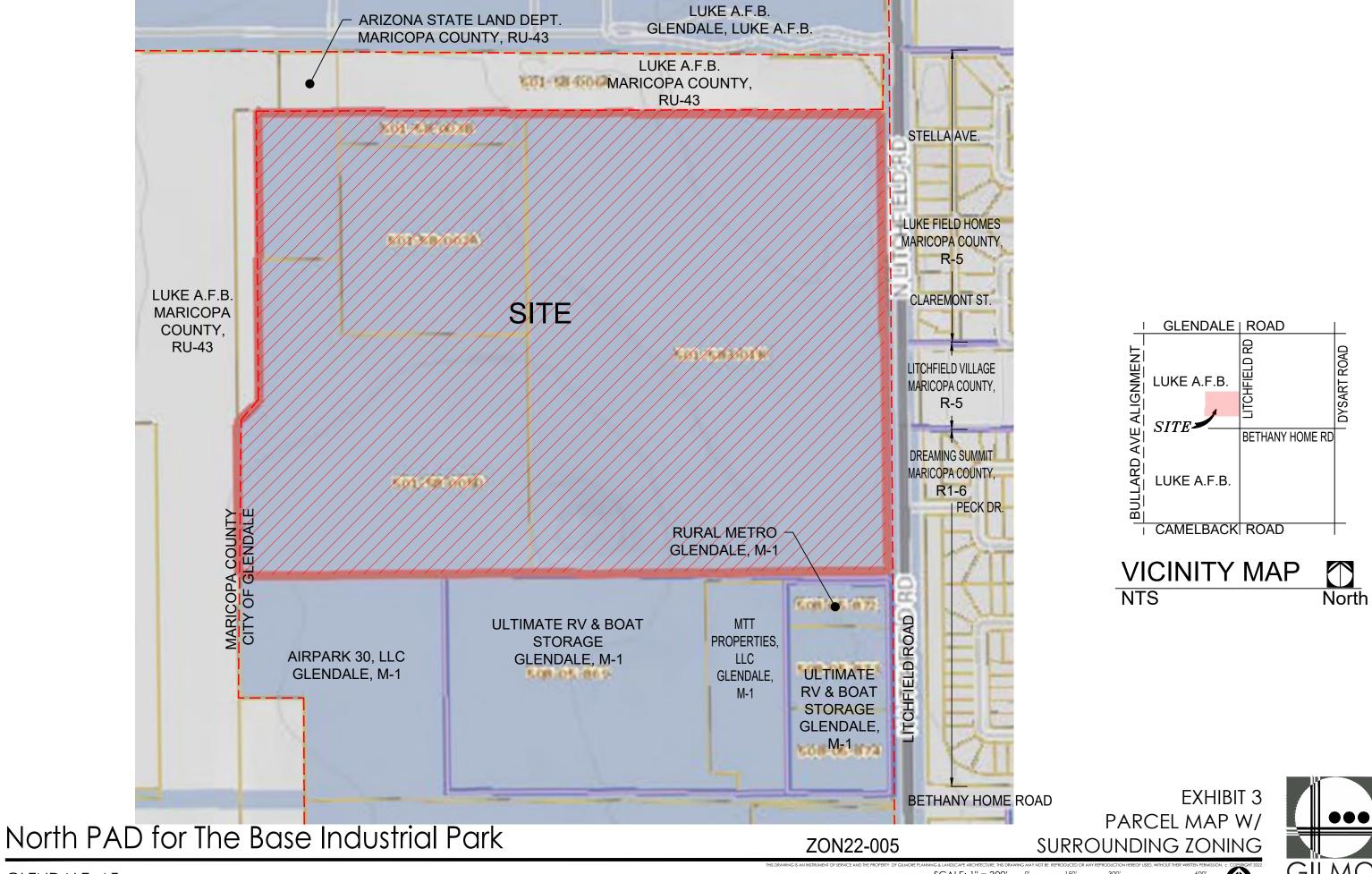
DATE: 5.2.22 GPLA JOB# 21---







GLENDALE, AZ PREPARED FOR: VIAWEST GROUP



GLENDALE, AZ PREPARED FOR: VIAWEST GROUP SCALE: 1" = 300' 0' 150' 300' 600'

DATE: 5.2.22

GPLA JOB# 21---

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NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY NCS NO. 21001899-040-BN1-A98 DATED OCTOBER 13TH, 2021 AT 8:00 AM.

THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE LAND SURVEY PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY IN A MANNER THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN LEGAL COUNSEL FOR ADDITIONAL INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ADDITIONAL EASEMENTS OF RECORD. ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

THIS SURVEY WAS COMPLETED USING GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED AND SHOWN IN SECTION 3E OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2021.

THE SITE HAS PHYSICAL ACCESS TO AN ABUTTING STREET, HIGHWAY, OR OTHER PUBLIC OR PRIVATE WAY (LITCHFIELD ROAD) AS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY FIELDWORK.

PURSUANT TO TABLE "A" ITEM 6, THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS REFERENCED ON THIS SURVEY.

PURSUANT TO TABLE "A" ITEM 15, THIS SURVEY INCLUDES FOLLOWING METHOD TO LOCATE CERTAIN PHYSICAL FEATURES NOT RELATED TO THE BOUNDARY, RECTIFIED ORTHOPHOTOGRAPHY AND PHOTOGRAMMETRIC MAPPING, THIS DATA WAS PROVIDED TO SURVEYOR FROM AEROTECH MAPPING INC., ON NOVEMBER 3RD, 2021. ACCURACIES OF PLUS OR MINUS 0.355' CAN BE EXPECTED AS IT RELATES TO THE TOPOGRAPHICAL INFORMATION GENERATED FROM THE DIGITAL TERRAIN MODELING (DTM) INFORMATION. ACCURACIES OF PLUS OR MINUS 0.236' CAN BE EXPECTED AS IT RELATES TO THE DTM INFORMATION ITSELF.

PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR DID NOT OBSERVE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 18, THE SURVEYOR HAS SHOWN ANY PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO THE SURVEYOR, OR AS SHOWN IN THE TITLE REPORT REFERENCED ON THIS SURVEY.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED GLENDALE. IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS

A PORTION OF SECTION 9 AND A PORTION OF SECTION 16 ALL WITHIN TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9:

THENCE SOUTH 0 DEGREES 04 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 209.03 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 88 DEGREES 53 MINUTES 38 SECONDS WEST, A DISTANCE OF 2254.56 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 21 SECONDS WEST, A DISTANCE OF 1002.32 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 6500.00 FEET AND WHOSE CENTER BEARS SOUTH 49 DEGREES 57 MINUTES 28

SECONDS EAST FROM THE LAST DESCRIBED POINT: THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1 DEGREES 02 MINUTES 36 SECONDS, AN ARC LENGTH OF 118.38 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH O DEGREES 12 MINUTES 21 SECONDS WEST, A DISTANCE OF 946.92 FEET THENCE SOUTH 89 DEGREES 55 MINUTES 50 SECONDS EAST, A DISTANCE OF 229.06 FEET,

THENCE SOUTH 0 DEGREES 04 MINUTES 10 SECONDS WEST, A DISTANCE OF 1670.68 FEET;

THENCE SOUTH 89 DEGREES 00 MINUTES 42 SECONDS EAST, A DISTANCE OF 2104.77 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 16;

THENCE NORTH O DEGREES 05 MINUTES 21 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 89 DEGREES 06 MINUTES 42 SECONDS WEST ALONG THE BOUNDARY LINE OF THAT CERTAIN PARCEL AS DESCRIBED IN RECORDING NO. 20080090066, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 520.63 FEET TO A POINT OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 373.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 22 DEGREES 02 MINUTES 50 SECONDS, AN ARC LENGTH OF 143.53 FEET TO A POINT OF TANGENCY; THENCE NORTH 67 DEGREES 03 MINUTES 52 SECONDS WEST AND CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF

44.39 FEET TO A POINT OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 373.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 24 DEGREES 03 MINUTES 50 SECONDS, AN ARC LENGTH OF 156.66 FEET;

THENCE NORTH 43 DEGREES 00 MINUTES 02 SECONDS WEST AND CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 64.68 FEET; THENCE NORTH 35 DEGREES 46 MINUTES 14 SECONDS EAST AND CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF

390.67 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 39 SECONDS EAST AND CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 645.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 16;

THENCE NORTH O DEGREES 05 MINUTES 21 SECONDS EAST ALONG SAID EAST LINE AND DEPARTING SAID BOUNDARY LINE, A DISTANCE OF 769.53 FEET TO THE NORTHEAST CORNER OF SAID SECTION 16, SAID POINT BEING IN COMMON WITH THE SOUTHEAST CORNER OF SAID SECTION 9;

THENCE NORTH O DEGREES 110 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 2403.87 FEET TO THE POINT OF BEGINNING; EXCEPT THE EAST 55.00 FEET THEREOF, AND

EXCEPT THE FOLLOWING DESCRIBED PARCEL;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;

THENCE SOUTH O DEGREES 05 MINUTES 21 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 769.53 FEET;

THENCE NORTH 89 DEGREES 54 MINUTES 39 SECONDS WEST, A DISTANCE OF 645.00 FEET; THENCE SOUTH 35 DEGREES 46 MINUTES 14 SECONDS WEST, A DISTANCE OF 390.67 FEET; THENCE NORTH 43 DEGREES 00 MINUTES 02 SECONDS WEST, A DISTANCE OF 225.08 FEET; THENCE NORTH 49 DEGREES 11 MINUTES 05 SECONDS WEST, A DISTANCE OF 118.94 FEET;

THENCE NORTH 53 DEGREES 00 MINUTES 21 SECONDS WEST, A DISTANCE OF 111.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, SAID PARCEL BEING THAT CERTAIN PARCEL AS DESCRIBED IN RECORDING NO. 95-190869, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 39 DEGREES 44 MINUTES 37 SECONDS WEST, A DISTANCE OF 18.02 FEET; THENCE SOUTH 53 DEGREES 00 MINUTES 21 SECONDS EAST, A DISTANCE OF 50.38 FEET; THENCE SOUTH 39 DEGREES 44 MINUTES 37 SECONDS WEST, A DISTANCE OF 229.25 FEET THENCE NORTH 72 DEGREES 33 MINUTES 57 SECONDS WEST, A DISTANCE OF 450.00 FEET; THENCE NORTH 23 DEGREES 33 MINUTES 07 SECONDS EAST, A DISTANCE OF 476.74 FEET; THENCE SOUTH 54 DEGREES 00 MINUTES 23 SECONDS EAST, A DISTANCE OF 500.00 FEET;

THENCE SOUTH 39 DEGREES 44 MINUTES 37 SECONDS WEST, A DISTANCE OF 74.85 FEET TO THE POINT OF BEGINNING; AND EXCEPT THOSE PORTIONS CONVEYED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 18, 2014 IN RECORDING NO. 20140833546 AND IN SPECIAL WARRANTY DEED RECORDED MAY 26, 2015 IN RECORDING NO. 20150369951, RECORDS OF MARICOPA COUNTY, ARIZONA: AND

EXCEPT THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN RECORDING NO. 20190612989, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT ANY PORTION LYING WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SCHEDULE 'B' ITEMS

- 1. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE SECOND INSTALLMENT OF 2021 TAXES.
- (NOT A SURVEY MATTER) RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF AS RECORDED IN BOOK 147 OF DEEDS, PAGE 118, WHICH RESERVES ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF EVERY KIND AND CHARACTER, AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZERS, FOSSILS AND OTHER LIKE SUBSTANCES IN OR UNDER SAID LAND, AND THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE LAND AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING AND EXTRACTION OF SUCH MINERALS AND SUBSTANCES.(SECTION 9)
- (BLANKET IN NATURE) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- (NOT A SURVEY MATTER) RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED LAND AS SHOWN ON THE RECORDING DATE: NOVEMBER 26, 1929

RECORDING NO: BOOK 3 OF ROAD MAPS, PAGE 30 STREET/ROAD: BETHANY HOME ROAD ALIGNMENT

(SHOWN HEREON)

RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED LAND AS SHOWN ON THE MAP/PLAT: MAP RECORDING DATE: AUGUST 8, 1945

RECORDING NO: BOOK 5 OF ROAD MAPS, PAGE 36 STREET/ROAD: BETHANY HOME ROAD ALIGNMENT

THEREAFTER, QUIT CLAIM DEED RECORDED JANUARY 30, 2017, IN RECORDING NO. 20170069163. (SHOWN HEREON)

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT AGREEMENT (INGRESS AND EGRESS)

RECORDING DATE: APRIL 4, 1990

RECORDING NO: 90-148611 AND THEREAFTER NOTICE OF PARTIAL TERMINATION RECORDING DATE: SEPTEMBER 3, 2004

RECORDING NO: 20041037022 AND RECORDING DATE: MAY 6, 2005

RECORDING NO: 20050596585 AND THEREAFTER TERMINATION OF THE HORSE TRAIL EASEMENT AND THE NORTH 80 FOOT EASEMENT RECORDING DATE: FEBRUARY 12, 2010 RECORDING NO: 20100123939

(AFFECTS 16-FOOT INGRESS, EGRESS ACCESS EASEMENT) REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

(DOES NOT AFFECT SUBJECT PARCEL) THE EFFECT OF THE DOCUMENT SET FORTH BELOW, WHICH STATES THAT THE LAND IS LOCATED WITHIN TERRITORY IN THE VICINITY OF A MILITARY AIRPORT AND MAY BE SUBJECT TO INCREASED NOISE AND ACCIDENT POTENTIAL

RECORDING DATE: AUGUST 14, 2001 RECORDING NO: 2001-0743413

(BLANKET IN NATURE) AN ORDINANCE (NO. 2842) IN FAVOR OF CITY OF GLENDALE

FOR: ANNEXATION RECORDING DATE: MAY 30, 2013

RECORDING NO: 20130493004 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

(BLANKET IN NATURE)

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT AGREEMENT

RECORDING DATE: JULY 18, 2016 RECORDING NO: 20160504425 AND FIRST AMENDMENT ON

RECORDING DATE: APRIL 10, 2018 RECORDING NO: 20180268472

(AFFECTS 66-FOOT INGRESS, EGRESS AND UTILITIES EASEMENT) REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS

(SHOWN HEREON)

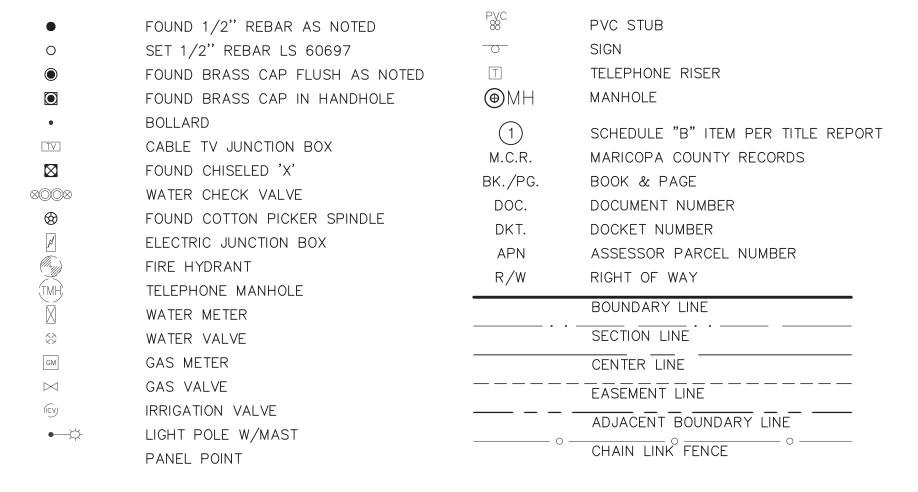
MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RECORD OF SURVEY

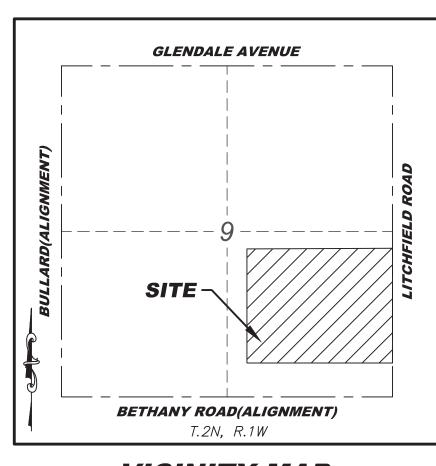
RECORDING NO: BOOK 1477 OF MAPS, PAGE 14 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (SHOWN HEREON)

11. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)

12. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF. (NOT A SURVEY MATTER)

LEGEND





VICINITY MAP N.T.S.

AREA

SUBJECT PROPERTY CONTAINS 4,122,931 SQUARE FEET OR 94.649 ACRES, MORE OR LESS.

BENCHMARK

FOUND 3" CITY OF GLENDALE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF LITCHFIELD ROAD AND BETHANY HOME ROAD.

NAVD88 ELEVATION = 1079.33

ADDRESS

NO ADDRESS PROVIDED

APN: 501-58-001K 501-58-003B 501-58-004B 501-58-002A

PARKING

NO PARKING OBSERVED AT THE TIME OF SURVEY

501-58-005D

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9 SAID LINE BEARS SOUTH 00 DEGREES 04 MINUTES 10 SECONDS WEST.

ZONING

ZONE: M-1 LIGHT INDUSTRIAL

ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

*PER 2021 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1690 M, DATED SEPTEMBER 18TH 2020, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". 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.

CERTIFICATION

TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY NCS VWP ACQUISITIONS, LLC A DELAWARE LIMITED LIABILITY COMPANY C/O VIAWEST GROUP AIRPARK 30, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 8, 13, 14, 15, 16, 17, 18, AND 20 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED NOVEMBER, 2021

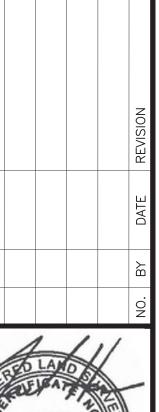
JARED HANSMANN

22425 N. 16TH STREET, SUITE 1 PHOENIX, ARIZONA 85024 PHONE: 480-922-0780 JHANSMANN@RICKENGINEERING.COM

ZON22-005 EXHIBIT 4

12-17-21

DATE



JARED HANSMANN

RVEY GR(





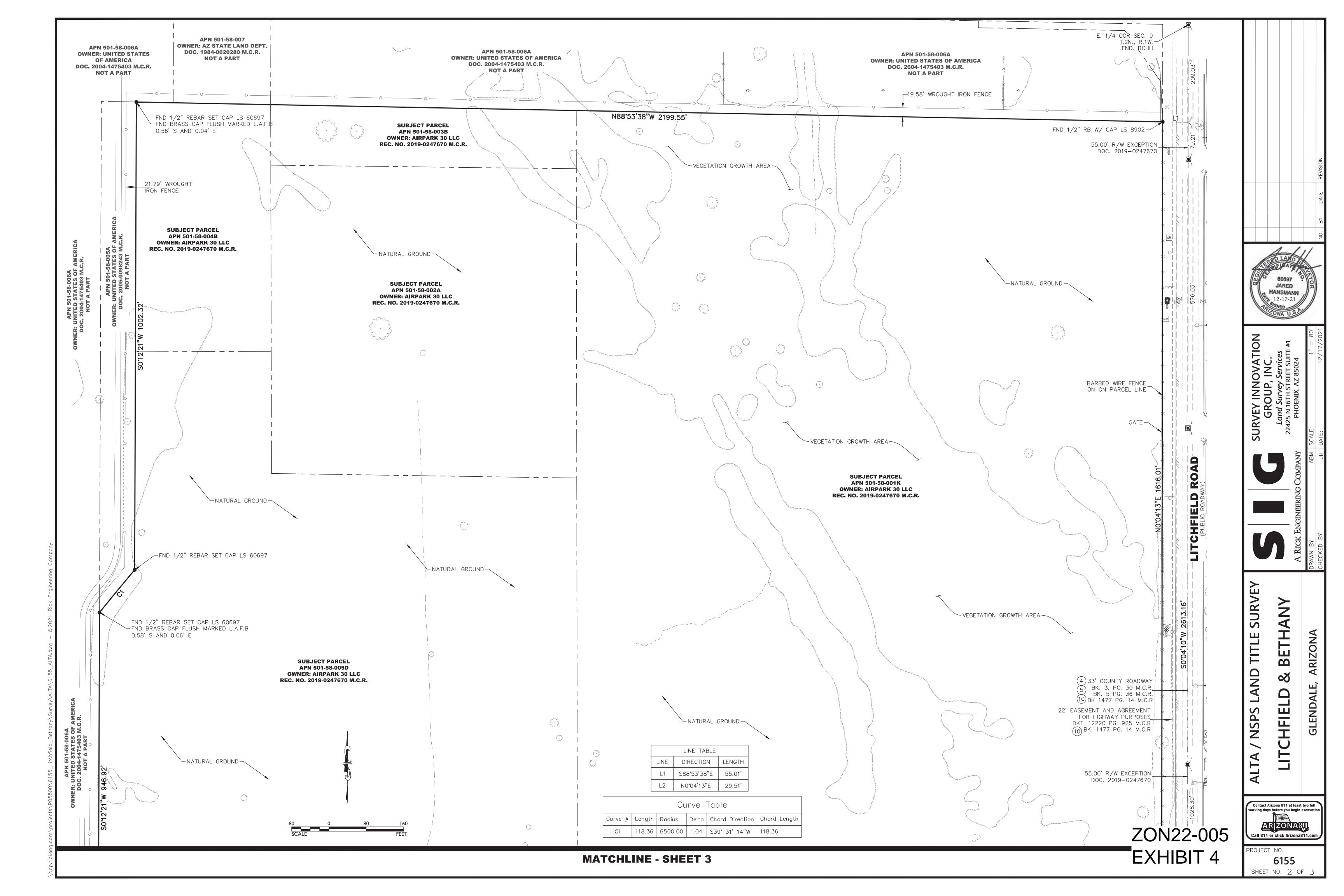
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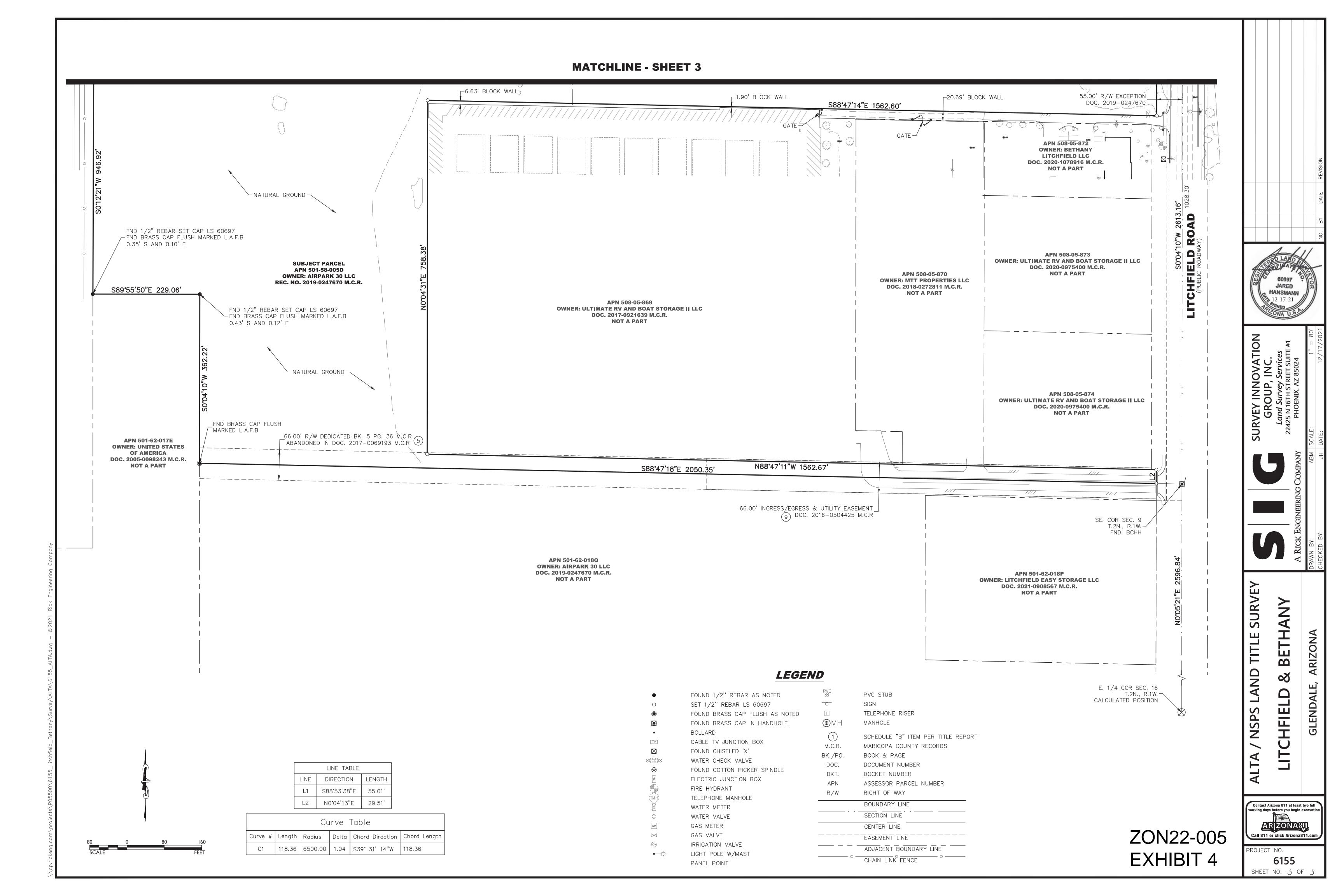
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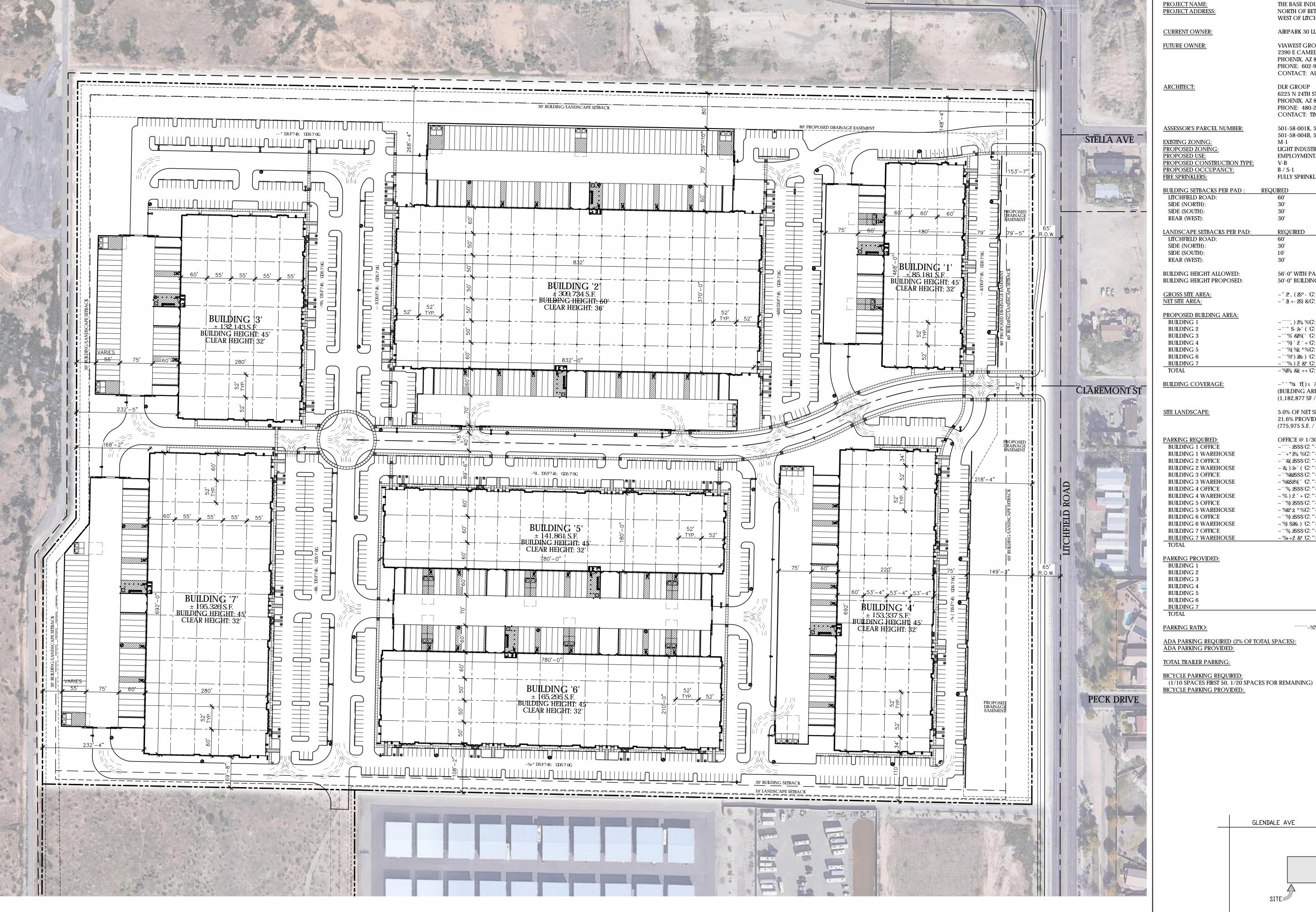
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Contact Arizona 811 at least two ful rking days before you begin excava AR ZONA811 Call 811 or click Arizona811.co

ROJECT NO. 6155 SHEET NO. 1 OF 3







GLENDALE AVE SITE CAMELBACK RD

VICINITY MAP SCALE: N.T.S. NORTH

PROJECT INFORMATION

THE BASE INDUSTRIAL PARK - NORTH

2390 E CAMELBACK ROAD, SUITE 305

501-58-001K, 501-58-002A, 501-58-003B

LIGHT INDUSTRIAL M-1 WITH PAD OVERLAY

PROVIDED

153' - 7 148' - 4"

69' - 8"

168' - 2"

PROVIDED

EMPLOYMENT/INDUSTRIAL/WAREHOUSE

FULLY SPRINKLERED PER NFPA-13

NORTH OF BETHANY HOME ROAD,

WEST OF LITCHFIELD ROAD

6225 N 24TH STREET, SUITE 250

AIRPARK 30 LLC

VIAWEST GROUP

PHOENIX, AZ 85016 PHONE: 602-957-8300 CONTACT: ALEX BOLES

PHOENIX, AZ 85016

PHONE: 480-206-7727 CONTACT: TIM THIELKE

501-58-004B, 501-58-005D

56'-0" WITH PAD OVERLAY

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21.6% PROVIDED

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(BUILDING AREA / NET SITE AREA) (1,182,877 SF / 3,579,052 SF = .3305)

5.0% OF NET SITE AREA REQUIRED

(775,975 S.F. / 3,579,052 S.F. = 0.216)

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-```+**ž*% %G': "'4 '%#&*ž*\$\$\$1``' - 'CD579G

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910 SPACES

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27 SPACES

58 SPACES

105 SPACES

70 SPACES

72 SPACES

1,331 SPACES

-'''% ž\$\$\$`G': "'4 ''''%# \$\$`1`''* \$`CD579G

-'%) ž'+'G': "'4'%#&ž\$\$\$1'``*, 'CD579G

OFFICE @ 1/300 S.F. - WAREHOUSE @ 1/2,000 S.F.

50'-0" BUILDING 2, 45'-0" BUILDINGS 1,3,4,5,6,7

DLR GROUP

B/S-1

REQUIRED

(Project Number) 30-22162-00 **PRELIMINARY** SITE PLAN W / AERIAL

PRELIMINARY SITE PLAN

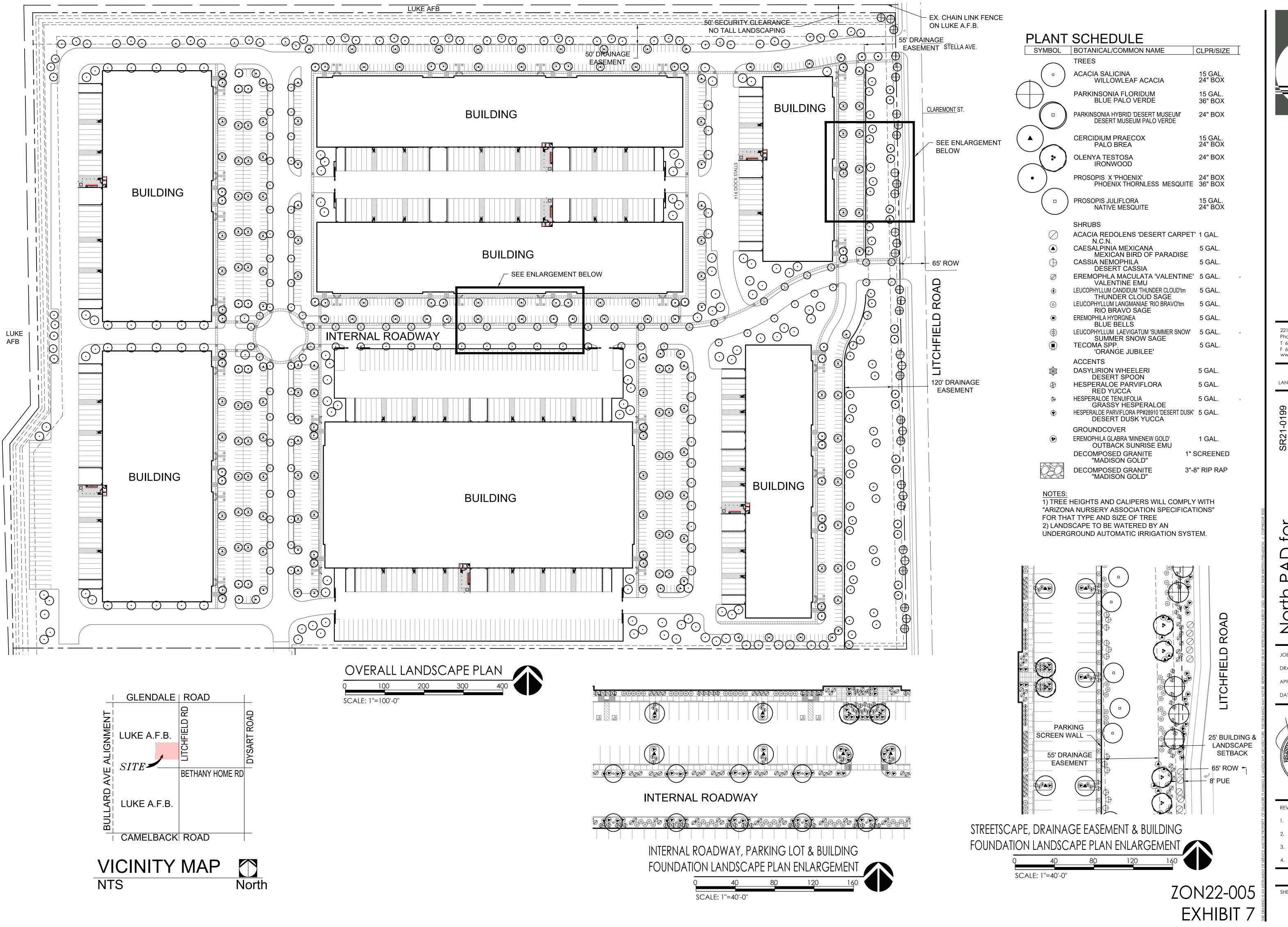
05.20.2022 (Revisions)

A1.01A









GILMOSCAPE ARCHITECTURE

2211 N. 7th Street
Phoenix, Az 85006
T 602.266.5622
F 602.266.5707
www.getgilmore.com

PLANNING

LANDSCAPE ARCHITECTURE

rth PAD for Base Industrial Park OF LITCHFIELD & BETHANY HOME ROADS

JOB NO. 22-DRAWN BY. TCI
APPROVED BY. JJC

ANDSCAPE TO LINE TO LI

REVISIONS.

1. 2.

CONCEPTUAL
LANDSCAPE PLAN

L1.0

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 9 FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 9 BEARS SOUTH 00°04'10" WEST, A DISTANCE OF 2613.16 FEET;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9. SOUTH 00°04'10" WEST. A DISTANCE OF 208.03 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°04'10" WEST, A DISTANCE OF 1616.01 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 89°55'50" WEST, A DISTANCE OF 55.00 FEET TO THE WEST RIGHT OF WAY LINE OF LITCHFIELD ROAD:

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 88°47'14" WEST, A DISTANCE OF 1562.62 FEET:

THENCE NORTH 89°05'20" WEST, A DISTANCE OF 715.79 FEET:

THENCE NORTH 00°12'21" EAST, A DISTANCE OF 520.40 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS BEARS SOUTH 51°00'04" EAST, A DISTANCE OF 6500.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT. THROUGH A CENTRAL ANGLE OF 1°02'36", FOR AN ARC LENGTH OF 118.36 FEET;

THENCE NORTH 00°12'21" EAST, A DISTANCE OF 1002.32 FEET;



CHAD W. HUBER RLS 35316 7740 N. 16TH STREET, SUITE 300 PHOENIX, ARIZONA 85020 PH. 602-837-5511 chad.huber@kimley-horn.com



02/24/2022

Date

191002009

THENCE SOUTH 88°53'38" EAST, A DISTANCE OF 2199.55 FEET;

THENCE SOUTH 89°55'50" EAST, A DISTANCE OF 55.00 FEET TO SAID WEST RIGHT OF WAY LINE OF LITCHFIELD ROAD AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,684,987 SQUARE FEET OR 84.59 ACRES MORE OR LESS.



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N/A CWH

CWH

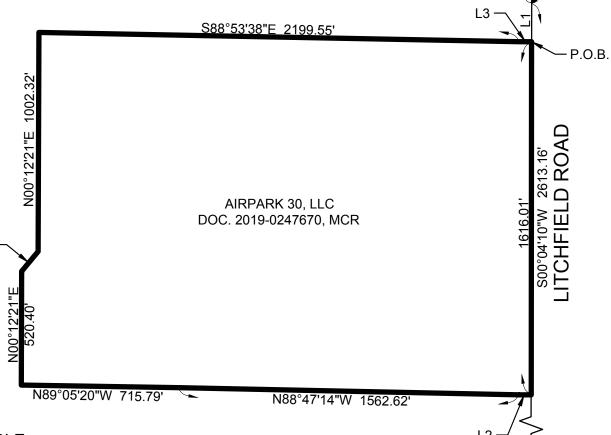
<u>Date</u> 02/24/2022 Project No. 191002009

2 OF 3



CURVE TABLE

C1 = Δ - 1°02'36" R - 6500.00' L - 118.36' E 1/4 CORNER -SEC. 9, T2N, R1W P.O.C.



LINE TABLE

C1-

L1 = S00°04'10"W 208.03'

L2 = N89°55'50"W 55.00'

L3 = S89°55'50"E 55.00'

SE CORNER -SEC. 9, T2N, R1W



CHAD W. HUBER RLS 35316

7740 N. 16TH STREET, SUITE 300

PHOENIX, ARIZONA 85020

PH. 602-837-5511

chad.huber@kimley-horn.com

LEGEND

P.O.C. = POINT OF COMMENCING P.O.B. = POINT OF BEGINNING



Scale	Drawn by	
N.T.S.	CWH	

WH 02

<u>Date</u> 02/24/2022

191002009

Sheet No. 3 OF 3