SURPRISE
ARIZONA

Asante

Amendment	Case Number	Approval Date	Approval Doc.	Page
Original PAD	PAD04-124	11/24/2004	Ordinance 04-41	2
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PLANNING AND ZONING DEPARTMENT
APPROVED
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Other:

Asante Planned Area Development

Surprise, AZ

Lennar Communities Development, Inc.

8-11-04
(7-14-04)
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(Approved 11/24/04)

DEI Professional Services, LLC

CVL

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Asante Planned Area Development (PAD)

Purpose of Request

The purpose of this request is to obtain PAD zoning for approximately 1508.1 gross acres of land located at the northwest corner of Grand Avenue and 163rd Avenue. The majority of the site - 1334.3 acres - is in the City of Surprise, Arizona and the balance of 173.8 acres is proposed for annexation, concurrently with this rezone request. The following information will demonstrate that the proposed Asante PAD (known as Ni/McRae Property) will contribute to the orderly development of Surprise and meet the City's goals and policies as stated in the City of Surprise General Plan and applicable ordinances.

Introduction

The proposed Asante PAD is intended for a combination of commercial and residential uses planned in a comprehensive manner that will contribute to the quality of the city and provide nearby shopping and a quality residential living environment. The project will be developed over multiple phases by a number of developers and builders, some of whom have not yet been identified due to the size and complexity of the project. The master developer is Lennar Communities Development, Inc., a developer with both local and national experience and a reputation for outstanding quality of homes and communities. The property will be developed over approximately 8 years and all required services will be built in conjunction with the project.

Project Description

The overall land proposed for development consists of approximately 1508.1 gross acres, of which 101.3 gross acres is designated for commercial uses and 1272.5 gross is planned for a variety of residential uses, ranging from low density single family to medium to high density detached and attached single family. No rental housing is planned. 134.3 gross acres is set aside for public parks/public facilities and school sites. The project has been designed to integrate open space and recreation to provide an exceptional quality of life for all of the future residents. Located north and within the 'V' formed by the intersection of Grand and 163rd Avenues the property is under two ownerships – the Ni Family and Lennar Communities Development, Inc.

Existing Site Conditions

The site is generally level and slopes gently to the south and east with several drainage outlets under the railroad. Several 'blue-line' drainage courses are shown on the USGS map. The land is a combination of natural environment and developed, with remnants of an auxiliary airfield that was constructed in the 1940's. No useable structures remain from this use. Aside from the areas disturbed by the airfield, the site is natural, vacant desert of dense to moderate growth of typical low-lying desert vegetation, including shrubs, bushes and trees. Several small ephemeral washes cross the property.

The site is accessed from 163rd Avenue, which runs along the east edge of the property. The west edge of the property is defined by an existing railroad track/right-of-way and Grand Avenue. No other encumbrances or structures are on the property. The site location is shown in Tab B and Existing Site Conditions are shown on Tab C.

The 163rd Avenue right-of-way is 55 feet (from center line) and is improved as a two lane paved road. The railroad tracks are centered within an existing 200 ft. right-of-way.

Cultural Survey/Environmental Assessment:

A Phase I Environmental Assessment Report was completed by Geotechnical & Environmental Consultants dated October 2003, and the Class III Archaeological Survey was prepared for the property by David S. Boloyan Archaeological Services dated November 25, 2003.

The Phase I assessment did not find any evidence of hazardous or petroleum substances or recognized environmental conditions. Additional investigation was not recommended.

The Archaeological Survey recommended an archaeological clearance for the project as no sites were identified and the remains of the auxiliary field are not eligible for the National Register of Historic Places.

Jurisdictional Delineation

An assessment has been requested from the Army Corps of Engineers under Section 404 Clean Water Act delineation for the property.

General Plan Consistency

The Surprise General Plan 2020 designates the triangle formed by Grand Avenue, 163rd Avenue and the Pinnacle Peak Road the site as Mixed Use Gateway, the balance of the property for Low Density Residential. The property also falls within Special Planning Area #2 as shown in Surprise General Plan 2020. The location of the property in the context of the General Plan is shown in Tab D. The General Plan Policy Checklist is in Tab E.

The proposed land uses are consistent with the General Plan 2020 Land Use Plan. Commercial and medium to high density residential are shown in the Mixed Use 'Gateway' area consisting of approximately 230.8 acres. A mix of residential uses, including medium to high density (cluster) and low density residential (single family detached) is proposed for the Low Density Residential area which encompasses approximately 1277.3 acres. The following table shows unit counts and density for the General Plan 2020 land use classifications.

Land Use Category	Acres	DU (max.)	DU/ac	2020 Gen. Plan
Mixed Use (Gateway)	229.2	1062	4.6	-
Low Density Residential	1278.9	5641	4.4	3 – 5 DU/ac
Composite (totals)	1508.1 Ac	6703 DU	4.4 DU/ac	

Land Use & Zoning

Proposed Uses:

Asante PAD has two primary elements: the Gateway and a Low Density Residential area, which extends north from the Gateway. These areas are described in more detail in the following paragraphs.

Mixed Use - Gateway:

The City of Surprise General Plan designates six "Gateway" areas in the City. These Gateway areas are at primary entries to the City and are intended to make a unified statement to visitors as they enter the City's limits. These Gateways are to provide a mixture of uses ranging from high-density residential to employment and regional commercial depending upon location. The Gateway at 163rd Avenue and Grand Avenue is unique in that it is the only arterial connection across Grand Avenue in a 7-mile stretch. This plan therefore takes the Gateway land use envelope and molds it to have a more north-south orientation to increase access and visibility of the Gateway land uses from 163rd Avenue. This configuration maximizes the likelihood of success for the commercial development supported by the higher intensity residential uses.

Commercial uses in the Gateway include the following:

- ±56 acre power center
- ±15 acre retail with anchor, drug store and several pad users
- ±16 acre neighborhood commercial (grocery)

  A sketch plan for commercial areas showing integration with residential is shown in Tab I. Approximately 92.6 net acres (101.3 gross acres) of retail area is projected. It is anticipated that a grocery site would develop consistent with the 1st Phase of the Single Family Residential.

The proposed commercial property at Asante is being planned as a "Lifestyle" oriented commercial shopping center which will help provide Asante and the surrounding communities with a mixture of commercial goods and services. To meet these needs we are planning a mixture of uses including retail goods, services, and professional space in our development to integrate the wide variety of tenants that will take an immediate interest in this trade area once it begins to mature. While our list is not meant to be a comprehensive description of what our planned development may include, it should provide a good idea of the many uses that we believe will be compatible and possible for this trade area in the near future. These are some examples of the uses we are planning for and believe will have interest in all three phases of our 92+ acre commercial development:

Goods & Services

- Appliance Sales, services
- Art Supply Stores
- Bakery
- Premium Butcher Shop
- Bank
- Barber Shop
- Beauty Parlor
- Book Store (Barnes & Noble, Borders)
- Business and office machine sales
- Ice Cream Sales (Cold Stone Creamery, Ben & Jerry's)
- Convenience Store/Gas
- Premium Coffee Sales (Starbucks)
- Department Store (Target, Walmart, JC Penny, Sears)
- Dry Cleaning
- Florist
- Furniture Store
- Household Items & Furnishings (Pier 1 Imports, Cost Plus)
- Grocery Store
- Drug Store
- Health and exercise center
- Home Improvement (Lowes, Home Depot)
- Shoe Store
- Clothing Stores
- Sporting and Athletic Goods
- Tire Sales and Service
- Health Food & Vitamin Store (Hi-Health)
- Record/Multimedia Sales (Tower Records)

Entertainment

- Movie Theaters
- Sit Down Restaurants
- Sports Bar/Restaurants
- Fast Food Restaurants

Professional Office/Services

- Financial Office/Service
- Real Estate Office
- Dental Office
- Urgent Care Office
- Chiropractic Office
- Dance Studio
- Optician
- Child Care Services

Residential uses in the Gateway include:

- Medium to High Density Residential (6 – 20 DU/ac): 127.9 gross acres provides an opportunity for a variety of residential types single family cluster (both attached and detached), which may be sold in fee or as condominiums. Care will be given to provide access and transitions from commercial to low-density residential areas.

Access concepts (between commercial and residential) are illustrated in Tab I. Transitions will utilized landscape buffers, walls, building orientation and/or appropriate scale relationships.

The Medium to High Density Residential are planned to be owner-occupied dwellings. The design can vary widely from single family detached to single family attached to stacked flats, ranging from one to three stories in height. The intent is to provide a variety of housing choices based on life-style and price; however, the quality of construction will be comparable to traditional single-family detached homes.

The 'cluster' products will average an overall density of 8.3 DU/ac; however, may consist of housing that ranges from 6 to 20 DU/ac. The more dense the product the greater will be the orientation to common open space and group parking options. All medium to high density parcels will have internal common open spaces.

Gateway Land Use Tabulation

Uses	Acres (gr)	Max. Density*	Max. Dwellings
Commercial	101.3		
M/HDR	127.9	8.3 DU/ac	1062 DU
Total	**229.2 Ac**		**1062 DU**
			(4.6 DU/ac avg.)

* 8.3 DU/ac maximum overall, however, specific parcels may range from 6 to 20 DU/ac.

Low Density Residential:

Residential uses in the area to the north of the Gateway include the following:

- 857.5 gross acres of low density residential consisting of single family detached dwellings with home sites sizes ranging from 60' x 116' to 80' x 125' with an overall target density of 3.8 DU/ac, however, net densities on an individual parcel may reach 4.5 DU/ac. Individual neighborhoods will consist of approximately 80 to 150 home sites and each will have direct access to common open space in the form of an active, passive or linear park. A variety of recreational uses will be available, see below.

- 287.1 acres of medium to high density residential consisting of both detached and attached single family residential and multi-family at a range of 6 – 20 DU/ac. This may include zero lot line, 'z'- lots and/or attached homes and a variety of 'cluster' formats.
- Within the residential areas two (K-8) elementary school sites (15 net ac each), an urban park (55.6 net ac), a community park (39 net ac), a fire station site (3 net ac) and a reservoir site (3 net ac) are provided.

Residential areas will be developed in four phases with initial development commencing in the approximately 300 acres immediately north of the Pinnacle Peak Road alignment.

Low Density Residential Land Use Tabulation

Uses	Acres (gr)	Target Density*	Max. Dwellings
M/HDR	287.1	8.3 DU/ac	2,383 DU
LDR	852.5	3.8 DU/ac	3,258 DU
Elem. School	31.1		
Parks/ Facilities	106.6		
Total	**1277.3 Ac**		**5,641 DU**
			(4.4 DU/ac avg.)

* Target density is gross average density; however, individual parcels may be higher as long as overall allowed dwellings are not exceeded

Total maximum dwellings proposed for both Mixed Use - Gateway and Low Density Residential areas: 6703 DU (4.4 DU/gross acre).

Land Use Plan

The overall land use plan is shown in Tab F. Break down of planning areas by use type is as follows.

Area	Use*	Area (Gr)**	Base Zone***	Comment
1.1	Comm	6.8 Ac	C-2	
1.2	Comm	57.6	C-2	
1.3	Comm	17.9	C-2	
1.4	Comm	19.0	C-2	
1.5	M/HDR	30.2	R-1, R-2, R-3	
1.6	M/HDR	30.3	R-1, R-2, R-3	
1.7	LDR	33.0	R1-5	
1.8	LDR	32.3	R1-5	
1.9	LDR	35.1	R1-5	
1.10	LDR	31.6	R1-5	
1.11	LDR	30.9	R1-5	
1.12	LDR	35.7	R1-5	
1.13	LDR	32.1	R1-5	
1.14	PP/F	57.2	R1-5	Urban Park
1.15	ES	15.5	R1-5	School Site
1.16	M/HDR	34.3	R-1, R-2, R-3	
1.17	M/HDR	33.1	R-1, R-2, R-3	
2.1	LDR	35.5	R1-5	
2.2	LDR	29.8	R1-5	
2.3	M/HDR	22.1	R-1, R-2, R-3	
2.4	LDR	30.3	R1-5	
2.5	LDR	30.0	R1-5	
2.6	PP/F	39.0	R1-5	Community Park
2.7	LDR	32.3	R1-5	
2.8	LDR	29.8	R1-5	
2.9	M/HDR	21.5	R-1, R-2, R-3	
2.10	M/HDR	21.4	R-1, R-2, R-3	
2.11	M/HDR	22.4	R-1, R-2, R-3	
3.1	M/HDR	22.9	R-1, R-2, R-3	
3.2	M/HDR	23.9	R-1, R-2, R-3	
3.3	M/HDR	22.8	R-1, R-2, R-3	
3.4	LDR	33.6	R1-5	
3.5	PP/F	3.0	R1-5	Reservoir Site
3.6	LDR	34.2	R1-5	
3.7	LDR	46.4	R1-5	
3.8	LDR	29.4	R1-5	
3.9	LDR	32.8	R1-5	
3.10	LDR	31.2	R1-5	
3.11	LDR	29.2	R1-5	
3.12	M/HDR	22.3	R-1, R-2, R-3	
4.1	LDR	29.0	R1-5	
4.2	M/HDR	23.7	R-1, R-2, R-3	
4.3	M/HDR	24.6	R-1, R-2, R-3	
4.4	M/HDR	31.4	R-1, R-2, R-3	

4.5	LDR	35.1	R1-5	
4.6	LDR	31.6	R1-5	
4.7	M/HDR	28.1	R-1, R-2, R-3	
4.8	PP/F	3.7	R-1, R-2, R-3	Fire Station Site
4.9	LDR	34.8	R1-5	
4.10	ES	15.6	R1-5	School Site
4.11	LDR	36.2	R1-5	
4.12	LDR	32.3	R1-5	

*Uses: Comm = Commercial; M/HDR = Medium/High Density Residential; LDR = Low Density Residential; PP/F = Public Park/Public Facility; ES = Elementary School Site
**Gross areas are approximate and subject to verification at platting.
***All base districts are for reference, zoning is PAD.

Zoning

The land use plan is implemented by City of Surprise zoning districts as shown in the following land use/zoning table.

Land Use Category	Zoning Districts*	Density Range	Target Density
Commercial, Regional	C-2	N/A	N/A
Commercial, Community (Grocery anchor)	C-2	N/A	N/A
Residential, Cluster, Townhouse	R-1, R-2, R-3	8-20 DU/ac	8.3 DU/ac
Residential, Single Family	R1-5, R1-8	3 – 5 DU/ac	3.8 DU/ac

*Zoning Districts represent reference zoning. All zoning is PAD.

Development Standards

Administration of Design Standards

In order to provide for unique or innovative site and building design, the Community Development Director may administratively modify the following Development Standards up to 10% without amendment to the PAD.

Commercial Development Standards

Base Zone	C-2
Area #	1.1 – 1.4

All development standards of City of Surprise Zoning Ordinance C-2 shall apply.
C-2 includes "big-box" retailers with outside garden and lumber sales and storage.

Single Family Residential Development Standards

Note: City Council policy changes have modified the lot category and allocation standards in Design List A.

Lot Category	**C**	**E**	**F**
Typical Lot	60' x 116'	70' x 120'	80' x 125'
% Distribution	±20%	±23%	±6%
Zoning District	R1-5 PAD	R1-5 PAD	R1-5 PAD
Min Area	6960 sf	8400 sf	10,000 sf
Min. Width	60'	70'	80'
Max. House Width	47'	57'	65'
Min. Depth	116'	120'	125'
**Bldg.Setbacks			
Front	18'/12' for living area or side entry garage	18'/12' for living area or side entry garage	18'/12' for living area or side entry garage
Side	5'/8'	5'/8'	5'/10'
***Street Side	13'	13'	15'
Rear	15'	20'	20'
Rear Adj. to Arterial	20'	20'	25'
Min. Distance between Houses	10'	10'	10'
Bldg. Height	30'	30'	30'

*Lot allocations may change areas to respond to market conditions as long as % allocations are not exceeded. Area changes do not require a PAD amendment.
**Fireplaces, bay windows, pop-outs, or patio covers may encroach 2.5' into front and side setbacks and 10' into rear setbacks.
***Does not apply if landscape tract used (8' min).

Note: Lot distribution % are total of all dwellings, including cluster. Percentages are approximate targets.

Medium/High Density Residential Development Standards

(Lot Diagrams are shown in Tab G)

Base Zone R-3

			CLUSTER TYPE		ZERO LOTS Z - LOTS
Minimum subdivision size			1 acre		N/A
Min. Lot Area - Square footage			1,000		2,730
Min. Lot Width - Interior Lot		(2)	20'		35'
Min. Lot Depth			60'		70'
Maximum Building Height			40'		30'
Minimum Yard Setbacks					
	Front - Public Street	(1)	15'		10'
	Front - Private Street		8'		8'
	Front/Rear to Face of Garage Door - Public St.		18'		18'
	Front/Rear to Face of Garage Door - Private St.		4'		N/A
	Rear		3'		5'
	Sides	(5)	0'		0'/5'
	Sides - Aggregate		10'		10'
Minimum Distance Between Buildings		(6) (7)	10'		10'
Landscape Tracts					
	Collector Street		10'		10'
	Arterial Street		20'		20'
Notes:					
1. May be reduced for Auto-courts and Landscaped tracts/easements.					
2. In certain cases, flag lots may be designed. Flag lots shall be addressed during the preliminary plat process.					
3. Patio Covers may encroach up to 3' from the rear property line.					
4. Non-structural arch. features such as fireplaces, bay windows and pop-outs may encroach not more than 2' into the sideyard setback.					
5. Where a side yard setback is provided, it must be a minimum of 5'					
6. Minimum separation of bldgs on same lot for Cluster Type is 10' .					
7. Min. separation of bldgs for Cluster Type on Adjacent Lots 0', 10' if setback is provided on at least one lot.					

Design Standards (List A, B, C, D)

The following documents conformance with items listed in Design Lists A, B, C and D. List C items, related to architectural design will be evaluated on a per parcel basis as specific site and home design are available.

Design List A

Note: City Council policy changes have modified certain items below.

For all land currently or proposed to be zoned R1-5 or R1-8 or zoned PAD with an R1-5 or R1-8 designation; Items A through K, comprise the minimum standard requirements to which these guidelines apply.

It is crucial for developers and homebuilders to gain a fundamental understanding of this section and how it sets forth the foundation for community design prior to accumulating the required amount of design points for each lot category.

A. Percentage of lot sizes: If the width of any one or more lots in a Residential Development Project is less than 70 feet and the size of the lot is less than 7700 sq. ft., the following requirements apply to the entire Residential Development Project:
   1) The percentage of the total number of lots in the Residential Development Project which falls within Lot Categories A, B, C, and D in Table 1 shall not exceed 30 percent in any one of such Lot Categories.
   2) The percentage of the total number lots in the Residential Development Project which falls within Lot Categories E, F and G in Table 1 shall be not less than 30 percent in these three Lot Categories combined.
   3) If 10 percent of the total number of lots in the Residential Development Project falls within Lot Categories F and G in Table 1 combined, then the 30 percent requirement for Lot Categories E, F, G combined, established in subsection 2, is reduced to 25 percent. This requirement is further reduced by 1 percent for each additional 1 percent of the total number of lots in the Residential Development Project which falls within Lot Categories F and G in Table 1 combined, provided however, that the percentage requirement established in subsection 2 shall not be reduced below 20 percent.

B. Required Open Space: Not less than 10 percent of the Gross Acreage of a Residential Development Project shall be open space, and not be less than 5 percent of such Gross Acreage shall be open which meets the requirements of Subsection 2 below. For purposes of meeting this requirement, open space shall include the following:

1) A storm water retention area;
2) A tract, other than a private street, which is owned and maintained by a homeowners association;
3) A power line corridor if the corridor is improved and maintained by a homeowners association;
4) a homeowner association;
   A lake;
5) A golf course;
6) A site on which a public school will be constructed, if the site is actually conveyed, and not merely reserved, to the entity responsible for construction of the public school; and

7) Any other similar area which, in the opinion of the City Council, provides a recreational, aesthetic, or other valuable benefit to the City of Surprise or to the Residential Development Project.

C. Project Entry: The Developer of a Residential Development Project shall construct features which provide a sense of neighborhood arrival, such as monument signage, decorative landscaping, specialty pavement, enhanced wall detail, immediate accessibility to open space/trail system, etc., at all points at which a Residential Development Project may be entered from an arterial street.

D. Staggered Perimeter Wall: The Developer of a Residential Development shall construct a wall at the perimeter of the Project abutting an arterial street which contains staggered or offset sections and/or other breaks to relieve the linear character of the perimeter wall abutting the arterial street.

E. Housing Product Variation: Houses constructed on lots in each Lot Category in Table 1 shall have a minimum of three distinctly different floor plans, with a minimum of three elevations for each floor plan. Additionally, each floor plan must have, as an option on one elevation, a front porch or a courtyard that is at least 5 feet deep and 8 feet wide.

F. Adjacent Elevations and Color Schemes: No house or structure shall have the same elevation or color scheme as those houses or structures located immediately to either side or directly across the street.

G. Adjacent Roof Lines: If two or more houses or structures abut an arterial street in the rear, then the rear elevations of such houses or structures shall be geometrically varied and not more than two adjacent house of structures shall have the same roof line.

H. Garage Configuration: All garages constructed in a Residential Development Project shall be configured as follows: 1) The garage must contain an interior space which is 20 feet x 20 feet or greater and is centered on the center of the garage door; 2) The space required by (1) must be completely free of all obstructions and intrusions, e.g. water heaters, air conditioning units, storage cabinets, etc, and must be accessible for the parking of automobiles; and 3) The back or one side of the garage must contain an additional work/storage space at least four feet wide which extends along the entire length of the back or side.

I. Off-street Parking/Driveway: There shall be space for two 20 foot parking spaces off-street and outside of the garage. Notwithstanding the above, no driveway shall be less than 22 feet in length, as measured from the back of sidewalk, nor less than 25 feet in length as measured for the back of curb.

J. Lot Category requirements:

Lot Category:	A	B	C	D	E	F	G
Minimum lot frontage required:	48′	53′	58′	63′	68′	75′	83′
Maximum house width permitted on minimum lot:	35′	40′	45′	50′	55′	60′	65′
Minimum lot size (sq. ft.)	5280	5830	6380	6930	7480	8250	9130

K. Setbacks:

Dwelling Unit	Distance in feet
Front (all lot categories)	
Home	12′
Garage	18′
45-degrees or more	12′
Side (lot categories A, B, C, D, and E)	
Single-story	5′/8′
Multi-story	5′/8′

*Two adjacent multi-story houses must be separated by not less than 14 feet, and a multi-story house and an adjacent single-story house must be separated by not less than 12 feet.

If any portion of a multi-story house has only one story adjacent to the side yard property line, the single-story setbacks will apply.

Side (lot categories F and G)	
Single-story	5′/10′
Multi-story	5′/10′
Corner side	
Single-story	13′
Multi-story	20′
Rear	
Home	15′

*Non-structural architectural features such as fireplaces, bay windows, pop-outs, or patio covers may encroach into the rear setback, provided however, that a patio cover may not encroach more than 10 feet into the rear setback.

Rear Abutting an Arterial	
Single-story	20′
Multi-story	25′

*If the portion of a multi-story house or structure which abuts on an arterial street in the rear is single-story, then the rear setback shall not be less than 20 feet as measured from the property line.

If two adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as follows:

(a) if the adjacent houses or structures are both single-story, then the rear setback shall be 20-feet (20′) for one and 25-feet (25′) for the other; or

(b) if the adjacent house or structures are both multi-story, then the rear setback shall be 25-feet (25′) for one and 30-feet (30′) for the other; or

(c) if a multi-story house is adjacent to a single-story house, then the setbacks established in subsections 1 and 2 shall apply; and

(d) if three or more adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as provided above so that not more than two adjacent house or structures may have the same rear setback.

A non-structural element such as a fireplace, bay window, pop out or patio cover may encroach into a rear setback, provided however, that a patio cover may not extend to a point closer than 10-feet (10′) from the rear property line for single-story house or structure, or 15-feet (15′) from the rear property line for a multi-story house or structure.

If a landscape tract with the following dimensions is constructed between the rear property lines of adjacent lots which abut an arterial street in the rear, and the right-of-way of the arterial street, then the rear setbacks established in subsection D of this section shall apply. The average width of such landscape tract shall not be less than 15-feet (15′). The narrowest part of the tract must be 10-feet (10′) or greater in width. Not less than 50-percent (50%) of the landscape tract, as measured along the lineal boundary between the tract and the adjacent lots, must be 15-feet (15′) in width or greater.

If a house or other structure abuts an arterial street on the side, then the wider of the two side setbacks applicable to the house or structure shall be on the side which abuts the arterial street and shall be increased by 5 additional feet (5′). For example, if the side setbacks of a house or structure which abuts an arterial street on the side would ordinarily be 8-feet (8′) and 5-feet (5′), then the 8-feet (8′) setback shall be increase to 13-feet (13′) and shall apply to the side of the house or structure which abuts the arterial street, and the other side setback shall remain 5-feet (5′).

Design List B - Engineering

Item	Points Available	Points Requested	Description	Comments
A	1	0	Per 40 gross residential ac., provide at least 3 cul-de-sacs (or other such as a knuckle or single loaded street) with a diversity feature such as a landscaped island, common open, access, etc.	
B	2	2	Design all corner lots so that the minimum width of each corner is at least 10-feet greater than the Minimum Lot Frontage applicable to that lot as shown in line 2 of **Table 1**; or alternatively; Or, On all corner lots, construct an 8-foot wide landscaped tract between the property line of the lot and the abutting street right of way. Convey such landscape tracts to a homeowners association and require the association to maintain the tracts and common areas maintained by the homeowners association.	All corner lots to be expanded or with landscape tract.
C	3	0	On not less than 20 percent of the lots which fall within Lot Categories A, B, C, and D, provide a mix of driveway orientation, e.g. elbow, circular, angled, split or Hollywood, such that not more than 80 percent of driveways in the Residential Development Project are alike..	
D	3	0	Stagger the front yard setback lines of houses and other structures constructed on lots within Lot Categories A, B, C, D, and E to achieve a range of variation, the front setbacks of side entry garages and houses in which the living area is in front of the garage may be used.	
E	2	2	Stagger the front yard setback lines of houses and other structures constructed on lots within Lot Categories A, B, C, D, and E in increments of 3-feet, so that the front setbacks vary among 18-feet, 21-feet and 24-feet. Garage setbacks must comply with the requirements of **Design List A (Requirements).**	Front setbacks shall be staggered at 3' increments.

F	**4**	**4**	Design and contrast storm water retention areas which meander through the Residential Development Project as greenbelt, as opposed to constructing a series of separate and distinct basins, and require a homeowners association to maintain the retention areas to the same standard as other tracts and common areas maintained by the homeowners association.	Drainage ways and retention is to be integrated into HOA maintained greenbelts and parks that meander.
G	**2**	**2**	Design and construct landscaped open spaces which are visible form both residential and arterial streets, and require a homeowners association to maintain the landscaped open spaces to the same standard as other tracts and common areas maintained by the homeowners association.	An interconnected system of HOA maintained landscaped open space will be visible from streets at key points within & between neighborhoods.
H	**3**	**0**	Along arterial streets, provide at least 600 feet of open space per mile, as measured along the linear boundary between the Residential Development Project and the adjacent arterial street right of way. If the Residential Development Project does not abut the right of way, then the measurement shall be taken along the linear boundary between the Residential Development Project and the intervening tract. The open spaces must be visible from the arterial street, and the Developer must require a homeowners association to maintain the open spaces to the same standard as other tracts and common areas maintained by the homeowners association.	
I.1	**2**	**0**	Provide a minimum six-feet separation between the curb and sidewalk on all arterial and collector streets and install 8' sidewalks.	
I.2	**2**	**0**	Install in all arterial and collector streets a raised landscaped median, and require a homeowners association to maintain the landscaped medians to the same standard as other tracts and common areas maintained by the homeowners association;	

I.3	4	0	Plant enhanced landscaping along the sidewalk adjacent to all arterial and collector streets, with a canopy tree planted every 50-feet on both sides of the sidewalk. The trees on opposite sides of the sidewalk must be offset to give the appearance that the trees are planted every 25-feet on center. Fifty percent of the trees must be 24-inch box trees or larger. Require a homeowners association to maintain the enhanced landscaping and trees to the same standards as other tracts and common areas maintained by the homeowners association.	
I.4		0	In order to obtain Points for subsections 1, 2, and/or 3, the Developer of a Residential Development Project must meet the requirements of subsections 1, 2, and/or 3 on both halves of the street, if the land on which both halves of the street was constructed was previously owned by the Developer, or on one half, if only that half was constructed on land previously owned by the Developer. In addition, if the Developer meets the requirements of subsections 1, 2, and/or 3 on the half of a street which was or will be constructed on land which was not previously owned by the Developer, then the Developer shall receive double the number of Point shown. Alternatively, the Developer may obtain double the number of Points shown by depositing with the City sufficient funds to meet the requirements of subsections 1, 2 and/or 3 with respect to a street or portion thereof which was constructed on land not previously owned by the Developer, and by requiring a homeowners association to maintain the improvements, when the City causes them to be constructed, to the same standard as other tracts and common areas maintained by the homeowners association.	

J	4	0	Incorporate view corridors with open space areas throughout the development to take advantage of the mountain views; utilize view fences around houses abutting these view corridors so that the open space and mountain views are visible from the houses; and require a homeowners association to maintain the open space areas to the same standard as other tracts and common areas maintained by the homeowners association..	
K	4	4	Design the Residential Development Project so that, at T intersections, no Residential Building Lot is centered directly across the intersection from the end of the street which dead ends at the intersection (the "stem of the T"). In place of such centered lots, at all points which are directly across an intersection from the end of the stem of a T, place one or a combination of the following	No lots will be centered on 'T' intersections. A combination of K1, K2, or K3 will be used.
K.1			A landscaped open space area at least as wide as the paved portion of the stem of the T, and require a homeowners association to maintain the open space areas to the same standard as other tracts and common areas maintained by the homeowners association; or.	
K.2			The side yard boundary between two Residential Building Lots; or	
K.3			The back of a Residential Building Lot, buffered from the street by an 8' wide landscaped area installed by Developer and require a Homeowners Association to maintain the landscaped areas to the same standard as other tracts and common areas maintained by the homeowners association.	

L	**6**	**6**	Establish pedestrian and bicycle access between residential and non-residential portions of the Project, or similar areas adjacent to the Project, including schools, libraries, shopping areas, etc., but incorporating fence and landscape penetrations into the pedestrian circulation element. Each penetration shall consist of a tract at least 30-feet wide and shall contain a trail to accommodate the both pedestrian and bicycle traffic. Vehicular traffic inhibitors such as bollards, maze gates, etc. must be installed at both ends of each tract, and the Developer must require a homeowners association to maintain the tracts to the same standard as other tracts and common areas maintained by the homeowners association.	Connections between residential and commercial are provided. See sketches in Tab I. Two per tract/three required.
M	**6**	**6**	Install traffic calming devices such as traffic circles, raised paving, landscaped diverters, choker and other landscaping devices.	Calming devices such as raised textured surface calming will be installed and shown on pre-plats as approved by City and Fire Chief.
N	**6**	**6**	Design and construct paths and trails separate from roadways, which connect all open space areas and arterial roadways, and which enable bicyclists and pedestrians to travel throughout the development.	Paths will connect residential neighborhoods with schools and parks.
O	**2**	**0**	Construct decorative hardscape features at the entrance to each major section of the Residential Development Project; at all major pedestrians crossings of arterial and collector roads; and at all points where a trail system crosses the road system trail system crossings.	
P	**10**	**10**	Donate land to the City for municipal purposes such as fire station sites, police station sites, City parks libraries, etc.	Fire station (3 ac), reservoir site (3 ac), urban park (50+ ac) & comm. park (30+ ac) will be donated.

Q	**6**	**6**	On perimeter walls, provide berms, tree lines, hedgerows, and/or other similar means of breaking up the linear nature of the perimeter walls. Such features must in addition to open space areas along the perimeter and enhanced architectural features on the wall itself.	A combination of devices will be used to visually break-up perimeter walls.
R	**1-8**	**4**	Through a residential Development Project, utilize neo-traditional planning concepts, such as detached garage, alleys, internal commercial areas, commercial areas which are highly accessible by pedestrians, distinct streetscapes which focus on the social interaction of the street and neighborhood and other similar concepts approved by the City Council. The City Council must approve any resulting variations to the required setbacks.	Pedestrian oriented areas are proposed within commercial areas. The medium/high density residential may provide neo-traditional concepts.
S	**1-4**	**4**	Points may be awarded for any other element of subdivision design which will create a unique neighborhood environment, or otherwise benefit the City of Surprise or the Residential Development Project.	Pedestrian links/open space corridors between parcels. Linear corridor along railroad with connection to Maricopa County trails system.
Total		**56**		

Design List C – Architectural

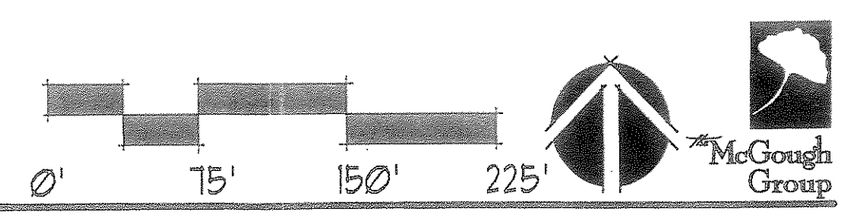
Points for this design list will be evaluated on a per parcel basis as specific home designs are provided.

Item	Points Available	Points Requested	Description	Comments
A	2	TBD	Prohibit same front elevation on adjoining houses; prohibit the same rear elevation on more than two consecutive adjoining houses visible from arterial.	
B	5	TBD	Utilize floor plans that de-emphasize garage fronts as the most prominent feature of the dwelling front, e.g. incorporate side access garages, in line garages, L-shaped floor plans, etc.	
C	3	TBD	Utilize a minimum of 3 plans that incorporate, in at least two elevations, features such as covered front entries, covered front porches, enhanced door and window details, roof overhangs, parapet walls with cap features, etc.	
D	1	TBD	Install three distinct roofing types, including colors, textures & component shapes.	
E	5	TBD	On every elevation of every floor plan, incorporate a variety of durable exterior materials and finishes, e.g. brick or masonry as an alternative to stucco, tile inlays instead of wood trim and stucco pop-outs, etc.	
F	2	TBD	For all houses backing onto an arterial street, design roof lines so as to avoid constructing a series of roof slopes visible from the arterial street, which are all parallel with, or all perpendicular to, the arterial street.	
G	2	TBD	Extend all front architectural treatments including all fascia treatments such as stone veneer, tile insets, and recesses, along the sides of the house for 6 feet or to the side yard fence return, whichever is less.	

H	**2**	**TBD**	On all houses which are 40 feet wide or less, limit the width of all garage doors which directly face the street to 45 percent of the length of the linear boundary between the front of the house and the ground (40 percent for houses wider than 40 feet); or alternatively recess all garage doors so that they are at least six feet farther from the street than the front of the house.	
I	**3**	**TBD**	Embellish window treatments on all houses by adding architectural features which enhance these elevations, e.g. sturdy synthetic wood substitutes, greater variation of window design, different window styles and colors, tile inlays and recesses structural pop outs, gabled roof features over windows, etc. Such features must be added to the front and rear elevations of all houses and to the sides of all houses which abut an arterial street on the side.	
J	**2**	**N/A**	Install front yard landscaping on all Lots in Lot Categories A, B and C in Table I. Provide a variety of landscaping choices (desert, turf and etc.) No two adjacent yards shall be landscaped alike unless done as part of a master landscaping theme approved by the Community Developer Director. Points will not be awarded for landscaping installed by a homebuyer.	
K	**2**	**TBD**	Install decorative flat work pavement treatments, such as salt finished concrete, colored concrete or bomanite on at least 25 percent of all lots.	
L	**2**	**TBD**	Construct entry walls with walkways from the street to the front entry on 50 percent of all lots.	

COMMUNITY PARK

TYPICAL NEIGHBORHOOD PARK



COMMUNITY OPEN SPACE

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

M	**2**	**TBD**	Construct all multi-story houses so that the vertical plane(s) of the front(s) of the second and higher floors, are offset by at least six feet for a distance, measured at the linear boundary between the first and second floors, which equals thirty percent of the length of the linear boundary between the first and second floors, which equals thirty percent of the length of the linear boundary between the first floor and the ground.	
N	**4**	**TBD**	Meet the requirements of Paragraph M in all sides of all multi-story houses.	
O	**1-4**	**TBD**	Points may be awarded for other design features which achieve a greater variety in home products and improve the overall aesthetic environment of the City of Surprise or the Residential Development Project.	
Total		**TBD**		

Single family homes will utilize applicable City of Surprise "Single-Family Home Product Design Guidelines".

Design List D - Amenities

Item	Points Available	Points Requested	Description	Comments
A	4	4	Provide a trail system that connects all open space areas within the Residential Project and creates a pedestrian linkage with surrounding residential and commercial developments. Along the trail system, construct rest areas at every quarter mile, consisting of a substantial seating area which accommodates at least 4 person and a shade area composed of an architectural shade structure, or mature landscaping such as a canopy of trees, or a combination of both. Require homeowners association to maintain the trail system to the same standard as other common areas maintained by the homeowners association.	A comprehensive open space/trail system is provided (see Tab J) that includes paths, benches, ramadas and landscaping.
B	4	0	Construct and convey to a homeowners association a clubhouse which includes an outdoor recreation area with low-key recreational activities such as a putting green, shuffleboard courts, horseshoe pits, etc., and an indoor area for meetings, exercise and entertainment. Require the homeowners association to maintain the clubhouse to the same standard as other common areas maintained by the homeowners association.	
C	4	4	Construct and convey to a homeowners association active outdoor recreational facilities for adults such as full court basketball courts, tennis courts, volleyball courts, and other similar recreational facilities. Require homeowners to maintain these recreational facilities to the same standard as other common areas maintained by the homeowners association.	Public & private parks and open space will include adult recreation facilities.
D	6	0	Construct and convey to a Homeowners Association community swimming pool(s) which are sufficient in size and number to serve the needs of the residents of the	

			Residential Development Project. Require the homeowners association to maintain the swimming pool(s) to the same standard as other common areas maintained by the homeowners association.	
E	**12 max**	**12**	Construct and convey to Homeowners Association a large open space corridor, minimum width of 75-feet and an average width of 100-feet, through the Residential Development Project. The corridor must be planted with mature trees and other plants listed on the City's approval plant list, and must provide view corridors. The view fences may be constructed either completely wrought iron or of wrought iron masonry, and must comply with the City's ordinance relating to swimming pool fences. Restrict the use of the corridor to pedestrian and bicycle access by residents of the Project. Require a homeowners association to maintain the corridor to the same standard as other common areas maintained by the homeowners association.	An open space corridor ranging from 100' to 300' will line the entire Grand Ave. alignment. There will be smaller open space corridors, to be determined at platting, between various parcels, as illustrated on Landscape Concepts, Tab I. View fencing will be provided on the majority of lots backing up to corridors. 24" box are considered mature trees. Community and Urban Parks will be installed by the developer and maintained by the HOA until transferred to the City in 3 – 5 years.
F	**12 max**	**12**	Provide common lakes and/or open space natural wetlands, using a source of water other than the City's water system, for active or passive use and enjoyment. Require a homeowners association to maintain the lakes/wetlands to the same standard as other common areas maintained by the homeowners association.	A water feature at the project entry and the lake in the community park will initially use well/CAP water until transition to reclaimed water.
G	**16 max**	**0**	Provide a golf course with native desert landscaping and view fencing bordering adjacent lots, constructed as provided in subsection E. Provide for maintenance and operation of the golf course at no cost to the City.	A portion of the project may have a golf course, but this is not shown at this time.
H	**10 max**	**0**	Provide open space in excess of 10 percent of the Gross Acreage of a Residential Development Project. Require a homeowners association to maintain the excess open space to the same standard as other common areas maintained by the homeowners association.	The landscaped open space may exceed 10%, however, this application shows the minimum allowed 10%.
I	**4**	**0**	Provide neighborhood amenities that encourage meetings and interaction	

			such as amphitheaters, major public promenades or similar significant neighborhood attractions apart from recreational areas. Require a homeowners association to maintain the amenities to the same standard as other common areas maintained by the homeowners association	
J	**2-5**	**0**	Points may be awarded for any other major amenity which will create a unique neighborhood environment or otherwise benefit the City of Surprise or the Residential Development Project.	
Total		**32**		

***Total Points Required:**
To achieve maximum net density of 4.5 DU/ac lot type C = 88 points; lot type E = 74 points; lot type F = 68 points.
(*Based on point system in effect at time of application – 4/21/04)

Points Required: 88
Points Requested*: 104

(*List B=56; List C=16; List D=32)

Circulation

Streets

The site is currently served by 163rd Avenue, an existing 110' ROW, which intersects with Grand Avenue at the south end of the property. 163rd Avenue extends to Dove Valley Road to the north.

Internal to the site, Nicho Road, with a major arterial section is proposed will link to 163rd Ave at the Pinnacle Peak Road alignment and continue to the northwest eventually (via development on the north) connecting to Jomax Road. Within the project are several collector streets, providing an internal loop system and connections to 163rd Ave at half-mile intervals north of the Pinnacle Peak alignment. Happy Valley Road will be a Minor Arterial from 163rd Ave. to the first collector intersection, then transition into a collector. Additionally, a collector will connect the commercial to the residential areas.

Proposed Street Classifications:

Arterial (163rd Ave/Nicho Rd):	135 ft. ROW
Minor Arterial (Happy Valley):	110 ft ROW
Collectors:	70 ft and 60 ft. ROW
Local Street:	50 ft. ROW

See Tab H for proposed Street Sections.

163rd Ave/Grand Ave Intersection

Task Engineering has prepared a preliminary report addressing the relationship of the 163 Ave. intersection with Grand Ave (US 60) to the future interchange of Loop 303. The Traffic Report, Tab L, provides a collector – distributor system between the US 60 and Loop 303 system interchange and Deer Valley/163rd Avenue service interchange. It eliminates the US 60 bottleneck problem by keeping the Deer Valley Parkway/163rd Avenue/Loop 303 cross traffic off US 60 and it provides a smooth flow for all movements between these facilities.

A preliminary traffic analysis, Tab L, and a CORSIM (corridor simulation)analysis have been prepared and have been reviewed with City staff. The traffic analysis recommends 6- lanes on Nicho Road and 163rd Ave., 4-lanes (minor arterial) on the first section of Happy Valley Road (and 2-lane collector, thereafter) and 2-lane collectors for the remaining roadways. Jomax Road, Happy Valley Road and Nicho Road are recommended to continue east to handle regional traffic. The proposal to move Deer Valley to connect with the 163rd Ave. alignment is recommended so that the collector-distributor road connection to Loop 303/US 60 interchange will work effectively.

The CORSIM was requested by Dr. Maki. It analyzed the interconnected 163rd, Deer Valley, Grand Ave. and Loop 303 intersections and demonstrated the successful feasibility of this approach. It also recommended that the realignment of Deer Valley to connect to 163rd Ave. is preferred.

Open Space/Trails

The Open Space and Trails Plan (shown on Land Use Plan, Tab F, and Landscape Plan, Tab J) for this project is intended to provide a wide range of both public and private, large and small, active and passive open space and recreation areas and facilities designed to service the broad needs of the entire population of the project. The overall plan blends recreation, visual open space, storm water management, and buffering into a coordinated system of open spaces.

The Surprise General Plan 2020 calls for recreation and open space at the ratio of 6 acres per 1000 residents. The maximum dwellings proposed are 6703 DU. At 2.8 people per dwelling unit, this would produce a total project population of 18,768 people. The breakdown of park types by City of Surprise standards is as follows, along with proposed acreages.

Parks Type	Ac Proposed
Urban Parks	57.2 Ac
Community Parks	39.3 Ac
Neighborhood/Mini/Greenways	30.4 Ac
Totals	126.9 Ac

At 6 ac/1000 - total parks required: 112.6 Acres (*Note this requirement may change based upon the final number of dwellings.*)

Total landscaped park/open space areas proposed: 126.9 Ac (*10% of residential land area*). This represents the minimum open space required and to be provided. As areas are developed, an individual parcel or parcels may not contribute a proportional amount of open space due to phasing considerations.

Considering streets as open space then approximately 25% of the site area or 317.25 acres of additional open space is available, for a total of 444.15 acres or 35% of the residential site area.

Public Parks:

Public parks comprising 96.5 net acres in the plan include:

1. An Urban Park of 57.2 net acres. According to the General Plan, an Urban Park is allotted to this general area and shall consist of baseball and basketball facilities.
2. A Community Park of 39.3 net acres. A Community Park is scheduled for this general area per the General Plan 2020. A lake is proposed in the Community park that utilizes reclaimed water.

Public parks will be improved and dedicated to the City of Surprise, for City operation and maintenance.
Neighborhood Parks will be private and are discussed below.

Private Parks:

Private parks and greenbelts (owned and maintained by the Homeowner's Association) make up the balance of the open space and consist of 30.4 acres. These elements will consist of both small and large park areas (1 to 6 acres), as well as linear greenways that both connect parks and neighborhoods together and provide for the efficient and safe flow of occasional storm runoff into retention areas and larger drainage ways. Reclaimed water may be used for irrigation and areas will be designated for occasional distribution of re-use water.

Smaller parks and play areas are located between neighborhoods, so that each neighborhood has direct access to the system of parks and trails. Tot lots will be located so that each neighborhood has direct access without crossing an arterial street. A greater range of facilities will be available at neighborhood parks which will include ramadas, benches, tot lots, and lawn play. There will be a minimum of three neighborhood parks (two private and one public) of 5 to 10 acres each and multiple mini-parks of 1 to 4 acres. Each neighborhood and mini-park will serve 3 to 5 neighborhoods (300 – 500 homes).

Trail System:

A system of trails will link all of the park facilities via linear open space corridors (greenways). These will occasionally cross collector or arterial streets, but will mainly be located between neighborhoods. The trails will be integrated with surface drainage ways so that storm water can be safely routed to collection/retention points. Trails will consist of decomposed granite pathways from 6 and 10 feet wide with connections into neighborhoods.

Railroad Buffer:

A key element of the open space system is the open space corridor along the Grand Avenue/railroad right-of-way. This setback, averaging 200 ft., achieves several important purposes:

1. Provide a buffer to the railroad;
2. Provide a drainage way to convey storm runoff to retention areas; and
3. Provide a continuous trail link between important community-wide recreation facilities – the Urban Park and Community Park.

Architectural Design

Architectural design and site plans will utilize the City of Surprise Design Manuals in establishing site specific designs and plans.

Commercial Design:

Commercial buildings will be designed with an overall consistent theme for all parcels. While the final design has yet to occur, an example of the level of quality is shown in tab I. Special effort will be made to create a "life-style" oriented design conducive to pedestrian usage and enjoyment. Multiple pedestrian connections will be made between retail and residential uses so as to integrate uses for convenient pedestrian access. These concepts are illustrated in Tab I.

Residential Design:

The overall design theme will recognize the Arizona setting by utilizing climate appropriate design elements including mission, territorial, pueblo and Italianate that are consistent with the southwest lifestyle. The overall community design will utilize open space and park areas as active and visual project amenities and contribute to the overall theme and enjoyment of the community. Specific design elements are also demonstrated in the landscape character, especially at project entries in which strong stone and concrete forms provide a sense of permanence and stability. Water will be an important accent at the main entry and the urban lake in the community park.

The proposed homes include both one, two and, for selected cluster, up to three story plans of a high quality of materials and design features. Due to the size of the project and the likelihood of numerous builders participating, it is not possible to show specific designs at this time. Specific designs of plans, elevations and color schemes will be submitted on a parcel-by-parcel basis at the time of platting.

Residential design will utilize the extensive design guidelines of the City of Surprise and compliance with Design Lists is demonstrated above. Extensive use of cluster housing is intended to provide a greater diversity of residential types, lifestyles and affordability. A wide variety of cluster types are possible including patio homes (zero-lot line), "z" lots, townhomes (attached) and a range of auto-courts and private drives.

Landscape Design/Themes (see Tab J)

Drainage

The majority of the site falls within FIRM designation "X", areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. Small areas adjacent to the railroad are designated "A", no base flood elevations determined. This is due to pooling of run-off along the barrier created by the railroad. There are five outfalls under the railroad that release water to the south.

The site drains from northwest to southeast. The overall concept is for on-site retention with discharge utilizing existing pass-throughs under the railroad. Retention will be distributed throughout the project and stored in open spaces and recreation areas.

Public Services

- **Water**

The property falls within the jurisdiction of three water service franchise areas: Beardsley Water Company, City of Surprise and Arizona American Water Company. Initial commercial development is within the Arizona American Water Co. and City of Surprise service area and phase 1 residential areas are within the City of Surprise service area. A reservoir site has been proposed at the north end of the site.

- **Sewer**

A sewage treatment facility will be required to service this project. A site for a new Regional Facility will be provided at an off-site location approximately 1 mile east of the project site on the south side of the Beardsley Canal. This site will allow for the first phase of a Regional Facility for the City of Surprise with adequate room available for future expansion to meet the anticipated growth plans for SPA #2. The applicant has control of the ±28 acre site and will develop an initial facility sized to service the Asante project. The initial phase will be the first phase of the SPA #2 Regional Facility. The applicant is also assisting the City with the MAG 208 Amendment for SPA #2 (sewer service area), as well as the Special Use Permit required by Maricopa County for the SPA #2 Regional Facility. The first phase of the facility will be dedicated to and operated by the City of Surprise. Reclaimed water (effluent) generated by the facility will be utilized by the Asante project for use in water features and irrigation of parks and open space areas.

- **Power:** Arizona Public Service
- **Telephone:** Qwest Communications
- **Cable:** Cox Communications
- **Trash:** City of Surprise
- **Schools:** Dysart Unified District #89
- **Police and Fire:** City of Surprise

Phasing

The project will be developed in four phases, shown in Tab K. Development will begin at the south end of the property initially with both commercial (power center) and approximately 300-acres of single family residential. Phases will be constructed in accordance with market conditions.

Schools

This project is designated to have 2-15 acre sites for K-8 schools as requested by the Dysart Unified School District #89. The sites are shown on the land plan in light blue.

Approval/Stipulations

The City of Surprise City Council approved this PAD on November 24, 2004. The ordinance stipulations are shown in Tab M.

Conclusion

Asante PAD will be an exceptional community that exemplifies the best of the City of Surprise. It will contribute to the orderly growth of the City and is providing an impetus to solve regional transportation and sewer service problems. It is consistent with the Surprise General Plan and applicable regulations. The commercial component will provide significant tax revenues to the City as well as convenient shopping for local citizens. The future residents will enjoy a comprehensive parks and open space system organized around the pedestrian. A variety of housing types and prices will meet diverse housing needs. We believe that Asante will contribute to the continued planned growth of the City of Surprise and contribute to its quality of life. We respectfully request approval of this PAD and look forward to moving into project implementation.

Design Team/Contacts

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Land Surveying
Project Management

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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33315
JASON R.
KACK
Date Signed 7/15/04
ARIZONA, U.S.A.

JULY 14, 2004
JOB # 03101

LEGAL DESCRIPTION FOR
LAND USE PLAN
MEDIUM / HIGH DENSITY RESIDENTIAL 1

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE NORTH 82 DEGREES 54 MINUTES 20 SECONDS WEST, A DISTANCE OF 4,515.15 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 42 DEGREES 35 MINUTES 01 SECONDS WEST, A DISTANCE OF 909.17 FEET;

THENCE NORTH 46 DEGREES 43 MINUTES 16 SECONDS WEST, A DISTANCE OF 245.72 FEET;

THENCE SOUTH 45 DEGREES 20 MINUTES 23 SECONDS WEST, A DISTANCE OF 1,102.39 FEET;

THENCE NORTH 63 DEGREES 56 MINUTES 34 SECONDS WEST, A DISTANCE OF 710.14 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 71 DEGREES 14 MINUTES 25 SECONDS EAST, A RADIAL DISTANCE OF 1,200.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 14 MINUTES 29 SECONDS, A DISTANCE OF 88.83 FEET;

THENCE NORTH 70 DEGREES 24 MINUTES 44 SECONDS WEST, A DISTANCE OF 544.99 FEET;

THENCE NORTH 48 DEGREES 08 MINUTES 17 SECONDS WEST, A DISTANCE OF 1,613.54 FEET;

THENCE NORTH 43 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 3,022.37 FEET; TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 44 DEGREES 52 MINUTES 34 SECONDS EAST, A RADIAL DISTANCE OF 640.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 36 MINUTES 06 SECONDS, A DISTANCE OF 17.89 FEET;

THENCE SOUTH 46 DEGREES 43 MINUTES 16 SECONDS EAST, A DISTANCE OF 1,934.40 FEET; TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 43 DEGREES 19 MINUTES 30 SECONDS EAST, A RADIAL DISTANCE OF 600.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 23 MINUTES 46 SECONDS, A DISTANCE OF 35.56 FEET;

THENCE SOUTH 43 DEGREES 16 MINUTES 44 SECONDS WEST, A DISTANCE OF 426.16 FEET;

THENCE SOUTH 46 DEGREES 39 MINUTES 43 SECONDS EAST, A DISTANCE OF 1,060.84 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 7,810,323.7 SQUARE FEET OR 179.30 ACRES.

REGISTERED LAND SURVEYOR
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Date Signed 7/15/04
ARIZONA, U.S.A.

JULY 14, 2004
JOB # 03101

LEGAL DESCRIPTION FOR
LAND USE PLAN
LOW DENSITY RESIDENTIAL 2

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1, 2, 11, 12 AND 13, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,269.61 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTHERLY ALONG EAST SAID LINE, A DISTANCE OF 1,364.59 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,205.18 FEET;

THENCE NORTH 89 DEGREES 14 MINUTES 42 SECONDS WEST LEAVING SAID EAST LINE, A DISTANCE OF 2,350.07 FEET;

THENCE SOUTH 45 DEGREES 43 MINUTES 07 SECONDS WEST, A DISTANCE OF 694.89 FEET;

THENCE SOUTH 44 DEGREES 16 MINUTES 53 SECONDS EAST, A DISTANCE OF 701.77 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 45 DEGREES 43 MINUTES 23 SECONDS EAST, A RADIAL DISTANCE OF 1,500.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 23 MINUTES 33 SECONDS, A DISTANCE OF 141.17 FEET;

THENCE SOUTH 45 DEGREES 43 MINUTES 07 SECONDS WEST, A DISTANCE OF 105.27 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 87 DEGREES 31 MINUTES 35 SECONDS;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,069.34 FEET;

THENCE SOUTH 43 DEGREES 46 MINUTES 26 SECONDS WEST, A DISTANCE OF 793.74 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF THE ATCHISON TOPEKA & SANTA FE RAIL ROAD;

THENCE NORTH 46 DEGREES 13 MINUTES 34 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 8,979.67 FEET;

THENCE NORTH 43 DEGREES 31 MINUTES 21 SECONDS EAST LEAVING SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 1,464.98 FEET;

THENCE SOUTH 48 DEGREES 08 MINUTES 17 SECONDS EAST, A DISTANCE OF 1,613.54 FEET;

THENCE SOUTH 70 DEGREES 24 MINUTES 44 SECONDS EAST, A DISTANCE OF 544.99 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 75 DEGREES 28 MINUTES 54 SECONDS EAST, A RADIAL DISTANCE OF 1,200.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 14 MINUTES 29 SECONDS, A DISTANCE OF 88.83 FEET;

THENCE SOUTH 63 DEGREES 56 MINUTES 34 SECONDS EAST, A DISTANCE OF 710.14 FEET;

THENCE NORTH 45 DEGREES 20 MINUTES 23 SECONDS EAST, A DISTANCE OF 1,102.39 FEET;

THENCE SOUTH 46 DEGREES 43 MINUTES 16 SECONDS EAST, A DISTANCE OF 245.72 FEET;

THENCE NORTH 42 DEGREES 35 MINUTES 01 SECONDS EAST, A DISTANCE OF 909.17 FEET;

THENCE NORTH 46 DEGREES 39 MINUTES 43 SECONDS WEST, A DISTANCE OF 1,060.84 FEET;

THENCE NORTH 43 DEGREES 16 MINUTES 44 SECONDS EAST, A DISTANCE OF 426.16 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 03 DEGREES 23 MINUTES 46 SECONDS;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.56 FEET;

THENCE NORTH 46 DEGREES 43 MINUTES 16 SECONDS WEST, A DISTANCE OF 1,934.50 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 43 DEGREES 17 MINUTES 00 SECONDS EAST, A RADIAL DISTANCE OF 640.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 35 MINUTES 33 SECONDS, A DISTANCE OF 17.79 FEET;

THENCE NORTH 43 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 2,230.90 FEET;

THENCE SOUTH 46 DEGREES 28 MINUTES 39 SECONDS EAST, A DISTANCE OF 4,366.74 FEET;

THENCE SOUTH 43 DEGREES 31 MINUTES 21 SECONDS WEST, A DISTANCE OF 1,422.95 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 48 DEGREES 41 MINUTES 05 SECONDS EAST, A RADIAL DISTANCE OF 1,500.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35 DEGREES 50 MINUTES 47 SECONDS, A DISTANCE OF 938.45 FEET;

THENCE SOUTH 12 DEGREES 50 MINUTES 19 SECONDS WEST, A DISTANCE OF 271.81 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 08 DEGREES 13 MINUTES 53 SECONDS;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.66 FEET;

THENCE SOUTH 21 DEGREES 04 MINUTES 11 SECONDS WEST, A DISTANCE OF 742.83 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 19 DEGREES 59 MINUTES 27 SECONDS;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 348.91 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST, A DISTANCE OF 1,121.27 FEET;

THENCE NORTH 36 DEGREES 11 MINUTES 16 SECONDS EAST, A DISTANCE OF 125.30 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST, A DISTANCE OF 1,064.02 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 42,526,258.0 SQUARE FEET OR 976.27 ACRES.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33315
JASON R.
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Date Signed 7/15/09
ARIZONA, U.S.A.

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Date Signed 7/12/04
ARIZONA, U.S.A.

JULY 14, 2004
JOB # 03101

LEGAL DESCRIPTION FOR
LAND USE PLAN
MEDIUM / HIGH DENSITY RESIDENTIAL 3

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,269.61 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST LEAVING SAID EAST LINE, A DISTANCE OF 1,064.02 FEET;

THENCE SOUTH 36 DEGREES 11 MINUTES 16 SECONDS WEST, A DISTANCE OF 125.30 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST, A DISTANCE OF 1,121.27 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 88 DEGREES 55 MINUTES 16 SECONDS EAST, A RADIAL DISTANCE OF 1,000.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 59 MINUTES 27 SECONDS, A DISTANCE OF 348.91 FEET;

THENCE NORTH 21 DEGREES 04 MINUTES 11 SECONDS EAST, A DISTANCE OF 742.83 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 08 DEGREES 13 MINUTES 53 SECONDS;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.66 FEET;

THENCE NORTH 12 DEGREES 50 MINUTES 19 SECONDS EAST, A DISTANCE OF 271.81 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 12 DEGREES 50 MINUTES 19 SECONDS EAST, A RADIAL DISTANCE OF 1,500.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35 DEGREES 50 MINUTES 47 SECONDS, A DISTANCE OF 938.45 FEET;

THENCE NORTH 43 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 1,422.95 FEET;

THENCE SOUTH 46 DEGREES 28 MINUTES 39 SECONDS EAST, A DISTANCE OF 2,280.17 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 4,857,223.6 SQUARE FEET OR 111.51 ACRES.

REGISTERED LAND SURVEYOR
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ARIZONA, U.S.A.

JULY 14, 2004
JOB # 03101

LEGAL DESCRIPTION FOR
LAND USE PLAN
MEDIUM / HIGH DENSITY RESIDENTIAL 4

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1, 2, 11, 12 AND 13, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,205.18 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTHERLY ALONG SAID EAST LINE, A DISTANCE OF 559.93 FEET;

THENCE NORTH 89 DEGREES 08 MINUTES 07 SECONDS WEST LEAVING SAID EAST LINE, A DISTANCE OF 936.95 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST, A DISTANCE OF 868.87 FEET;

THENCE SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST, A DISTANCE OF 24.45 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 24 SECONDS WEST, A DISTANCE OF 775.75 FEET; TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 06 DEGREES 01 MINUTES 23 SECONDS EAST, A RADIAL DISTANCE OF 700.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 38 MINUTES 01 SECONDS, A DISTANCE OF 32.18 FEET;

THENCE SOUTH 03 DEGREES 36 MINUTES 41 SECONDS EAST, A DISTANCE OF 169.03 FEET;

THENCE SOUTH 23 DEGREES 50 MINUTES 35 SECONDS WEST, A DISTANCE OF 1,667.72 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF THE ATCHISON, TOPEKA & SANTE FE RAIL ROAD;

THENCE NORTH 46 DEGREES 13 MINUTES 34 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 1,765.57 FEET;

THENCE NORTH 43 DEGREES 46 MINUTES 26 SECONDS EAST LEAVING SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 793.74 FEET; TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 48 DEGREES 11 MINUTES 32 SECONDS EAST, A RADIAL DISTANCE OF 700.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87 DEGREES 31 MINUTES 35 SECONDS, A DISTANCE OF 1,069.34 FEET;

THENCE NORTH 45 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 105.27 FEET;

THENCE NORTH 46 DEGREES 58 MINUTES 31 SECONDS WEST, A DISTANCE OF 141.00 FEET;

THENCE NORTH 44 DEGREES 16 MINUTES 53 SECONDS WEST, A DISTANCE OF 701.89 FEET;

THENCE NORTH 45 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 694.89 FEET;

THENCE SOUTH 89 DEGREES 14 MINUTES 42 SECONDS EAST, A DISTANCE OF 2,350.07 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 5,914,529.3 SQUARE FEET OR 135.78 ACRES.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33315
JASON R.
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Date Signed 7/15/
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JULY 14, 2004
JOB # 03101

LEGAL DESCRIPTION FOR
LAND USE PLAN
MEDIUM / HIGH DENSITY RESIDENTIAL 4

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1, 2, 11, 12 AND 13, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,205.18 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTHERLY ALONG SAID EAST LINE, A DISTANCE OF 559.93 FEET;

THENCE NORTH 89 DEGREES 08 MINUTES 07 SECONDS WEST LEAVING SAID EAST LINE, A DISTANCE OF 936.95 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST, A DISTANCE OF 868.87 FEET;

THENCE SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST, A DISTANCE OF 24.45 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 24 SECONDS WEST, A DISTANCE OF 775.75 FEET; TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 06 DEGREES 01 MINUTES 23 SECONDS EAST, A RADIAL DISTANCE OF 700.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 38 MINUTES 01 SECONDS, A DISTANCE OF 32.18 FEET;

THENCE SOUTH 03 DEGREES 36 MINUTES 41 SECONDS EAST, A DISTANCE OF 169.03 FEET;

THENCE SOUTH 23 DEGREES 50 MINUTES 35 SECONDS WEST, A DISTANCE OF 1,667.72 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF THE ATCHISON, TOPEKA & SANTE FE RAIL ROAD;

THENCE NORTH 46 DEGREES 13 MINUTES 34 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 1,765.57 FEET;

THENCE NORTH 43 DEGREES 46 MINUTES 26 SECONDS EAST LEAVING SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 793.74 FEET; TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 48 DEGREES 11 MINUTES 32 SECONDS EAST, A RADIAL DISTANCE OF 700.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87 DEGREES 31 MINUTES 35 SECONDS, A DISTANCE OF 1,069.34 FEET;

THENCE NORTH 45 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 105.27 FEET;

THENCE NORTH 46 DEGREES 58 MINUTES 31 SECONDS WEST, A DISTANCE OF 141.00 FEET;

THENCE NORTH 44 DEGREES 16 MINUTES 53 SECONDS WEST, A DISTANCE OF 701.89 FEET;

THENCE NORTH 45 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 694.89 FEET;

THENCE SOUTH 89 DEGREES 14 MINUTES 42 SECONDS EAST, A DISTANCE OF 2,350.07 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 5,914,529.3 SQUARE FEET OR 135.78 ACRES.

REGISTERED LAND SURVEYOR
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Date Signed 7/15/
ARIZONA, U.S.A.

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7/15/04
ARIZONA, U.S.A.

JULY 14, 2004
JOB # 03101

LEGAL DESCRIPTION FOR
LAND USE PLAN
COMMERCIAL 5

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 12 AND 13, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,765.11 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTHERLY ALONG SAID LINE, A DISTANCE OF 868.87 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 2,200.28 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 76 DEGREES 50 MINUTES 09 SECONDS WEST, A RADIAL DISTANCE OF 2,346.38 FEET;

THENCE SOUTHWESTERLY LEAVING SAID EAST LINE AND PROCEEDING ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20 DEGREES 35 MINUTES 48 SECONDS, A DISTANCE OF 843.48 FEET;

THENCE SOUTH 56 DEGREES 13 MINUTES 25 SECONDS EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 46 DEGREES 13 MINUTES 25 SECONDS EAST, A DISTANCE OF 419.98 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13;

6225 North 24th Street, Suite 200 • Phoenix, AZ 85016 • 602.954.0038 Phone • 602.944.8605 Fax

THENCE SOUTH 00 DEGREES 45 MINUTES 27 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 302.31 FEET;

THENCE NORTH 86 DEGREES 39 MINUTES 12 SECONDS WEST LEAVING SAID EAST LINE, A DISTANCE OF 84.93 FEET;

THENCE SOUTH 36 DEGREES 23 MINUTES 43 SECONDS WEST, A DISTANCE OF 229.50 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF THE ATCHISON, TOPEKA & SANTE FE RAIL ROAD;

THENCE NORTH 46 DEGREES 13 MINUTES 34 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 1,869.45 FEET;

THENCE NORTH 23 DEGREES 50 MINUTES 35 SECONDS EAST LEAVING SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 1,667.72 FEET;

THENCE NORTH 03 DEGREES 36 MINUTES 41 SECONDS WEST, A DISTANCE OF 169.03 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 08 DEGREES 39 MINUTES 24 SECONDS EAST, A RADIAL DISTANCE OF 700.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 38 MINUTES 01 SECONDS, A DISTANCE OF 32.18 FEET;

THENCE NORTH 00 DEGREES 45 MINUTES 24 SECONDS EAST, A DISTANCE OF 775.75 FEET;

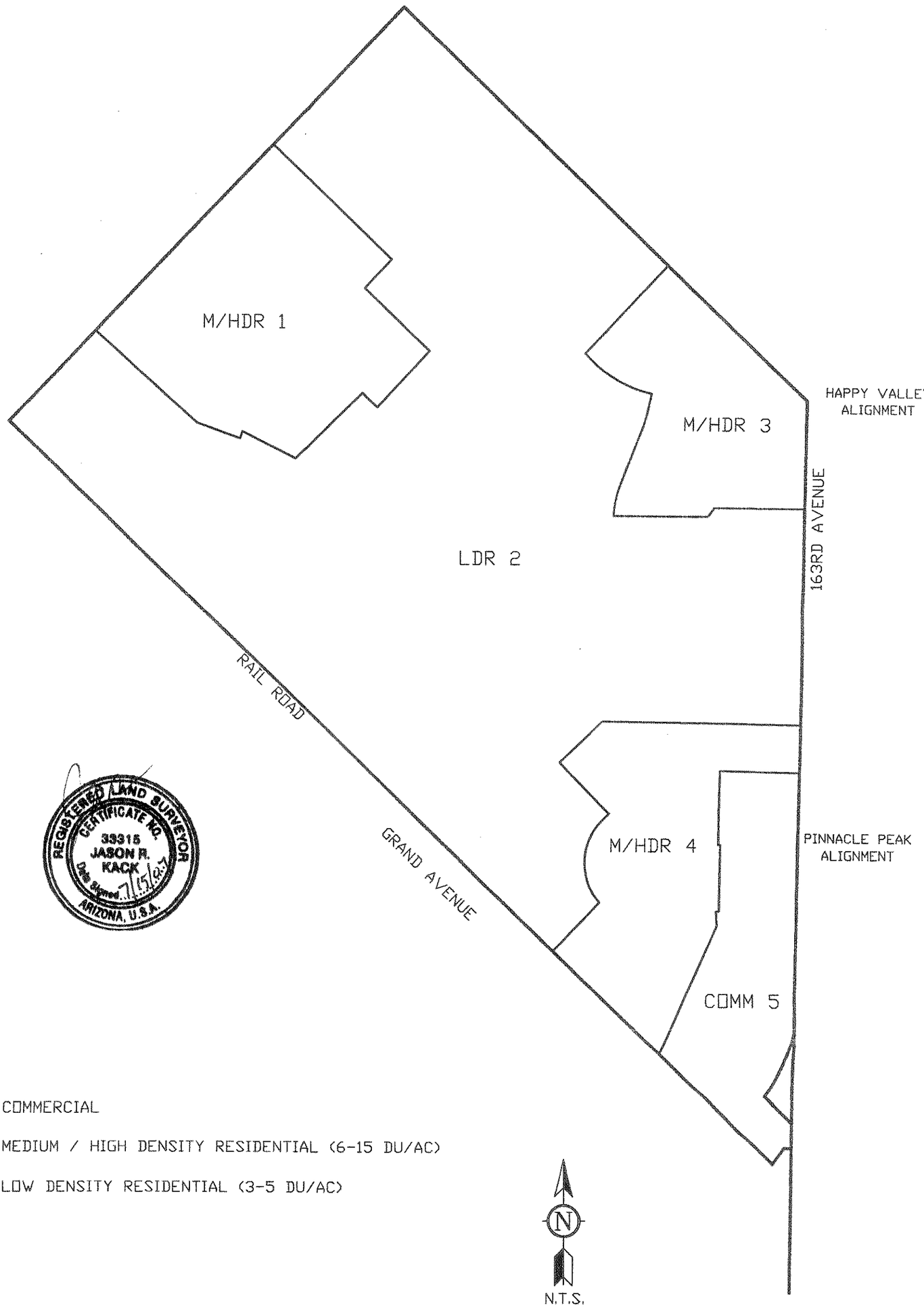
THENCE NORTH 89 DEGREES 08 MINUTES 07 SECONDS WEST, A DISTANCE OF 24.45 FEET;

THENCE NORTH 00 DEGREES 45 MINUTES 18 SECONDS EAST, A DISTANCE OF 868.87 FEET;

THENCE SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST, A DISTANCE OF 936.95 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 4,584,802.7 SQUARE FEET OR 105.25 ACRES.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33315
JASON R.
KACK
Date Signed 7/15/05
ARIZONA, U.S.A.



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
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JASON R.
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Date Signed 7/15/04
ARIZONA, U.S.A.

COMM. COMMERCIAL

M/HDR MEDIUM / HIGH DENSITY RESIDENTIAL (6-15 DU/AC)

LDR LOW DENSITY RESIDENTIAL (3-5 DU/AC)

1 of 1

NI PROPERTY

LAND-USE LEGAL KEY MAP REV

03101

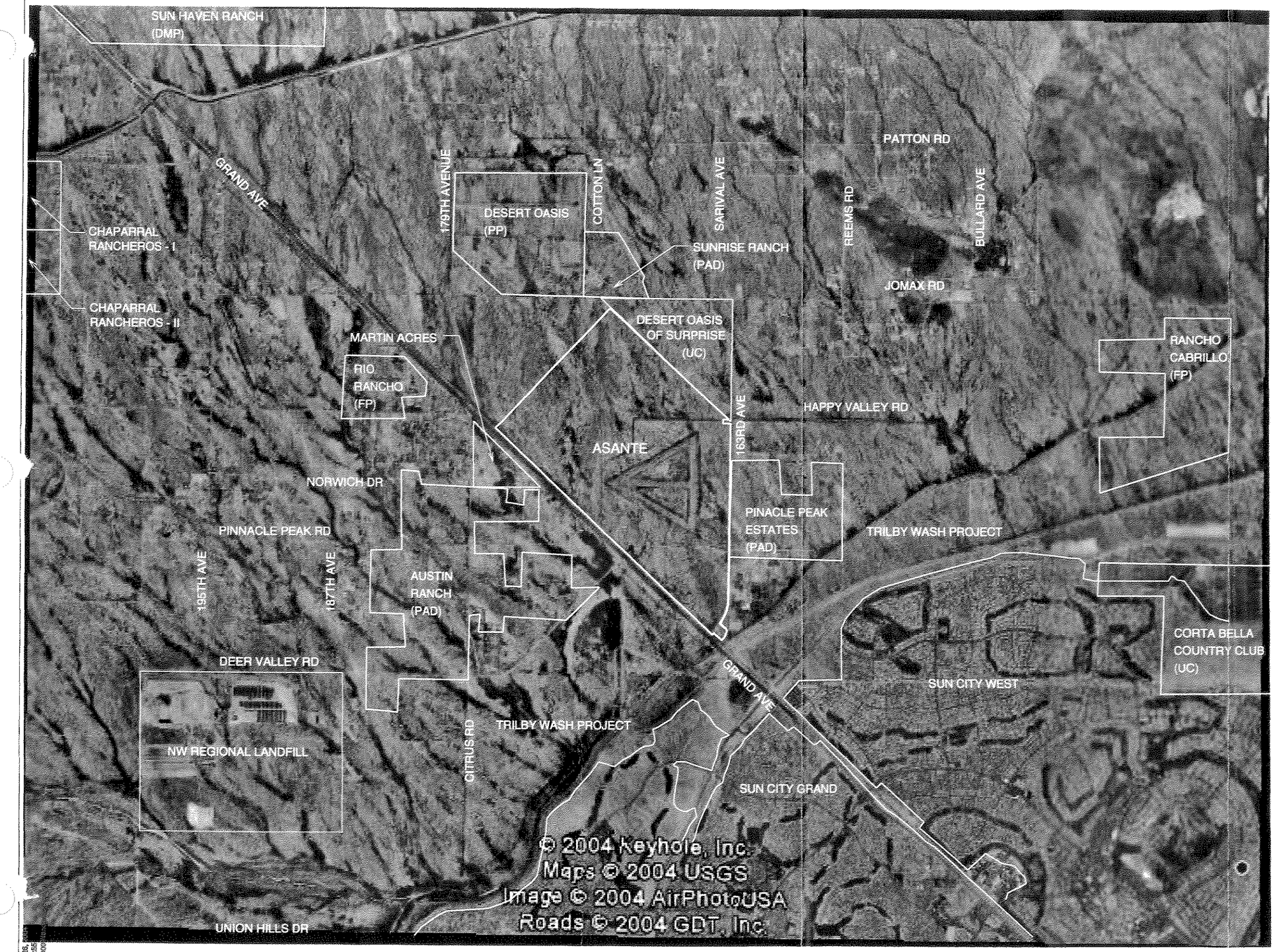
DATE: 04/13/04	PROJ. NO: 03101	SCALE: N.T.S.	CAD FILE: LAND-USE-KEY-MAP	DRAWN:

1982-2004 22 YEARS OF EXCELLENCE
DEI Professional Services, L.L.C.

DEI Professional Services, LLC
6225 N. 24th St., Ste. 200
Phoenix, AZ 85016
Phone: (602)954-0038
Fax: (602)944-8605

ASANTE PAD

AREA MAP



LEGEND

(UC) UNDER CONSTRUCTION
(PAD) PAD APPROVED / IN PROCESS
(FP) FINAL PLAT PENDING
(PP) PRELIMINARY PLATS APPROVED
(DMP) DEVELOPMENT MASTER PLAN APPROVED

DATE- Mar. 26, 2004
TIME- 15:35:55
FILE- n:\040009\

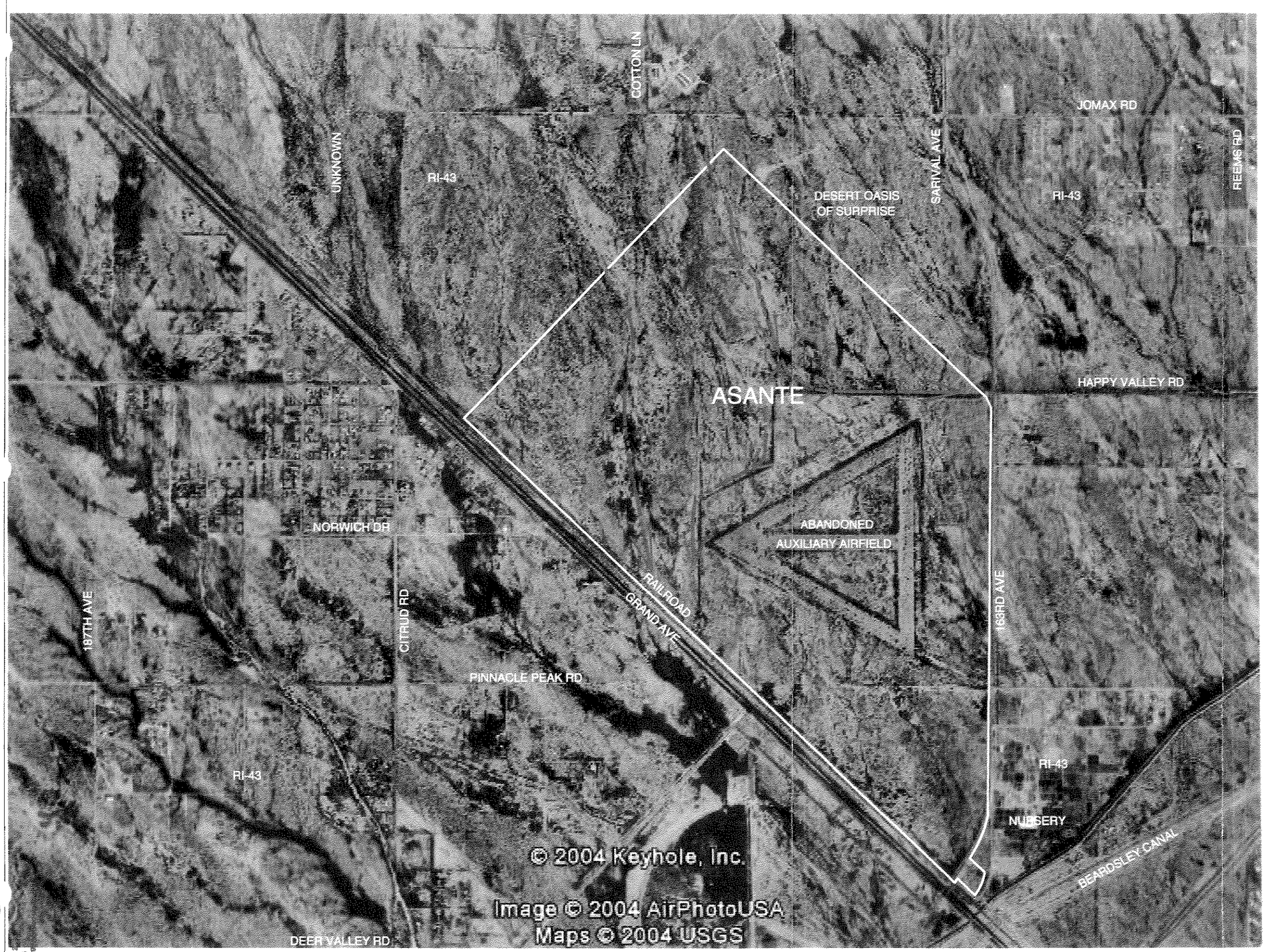
DEI Professional Services, LLC

EXHIBIT

DATE: 4-21-04
N.T.S.

CVL

CVL PROJECT: #040009



ASANTE

EXISTING SITE CONDITIONS

LEGEND

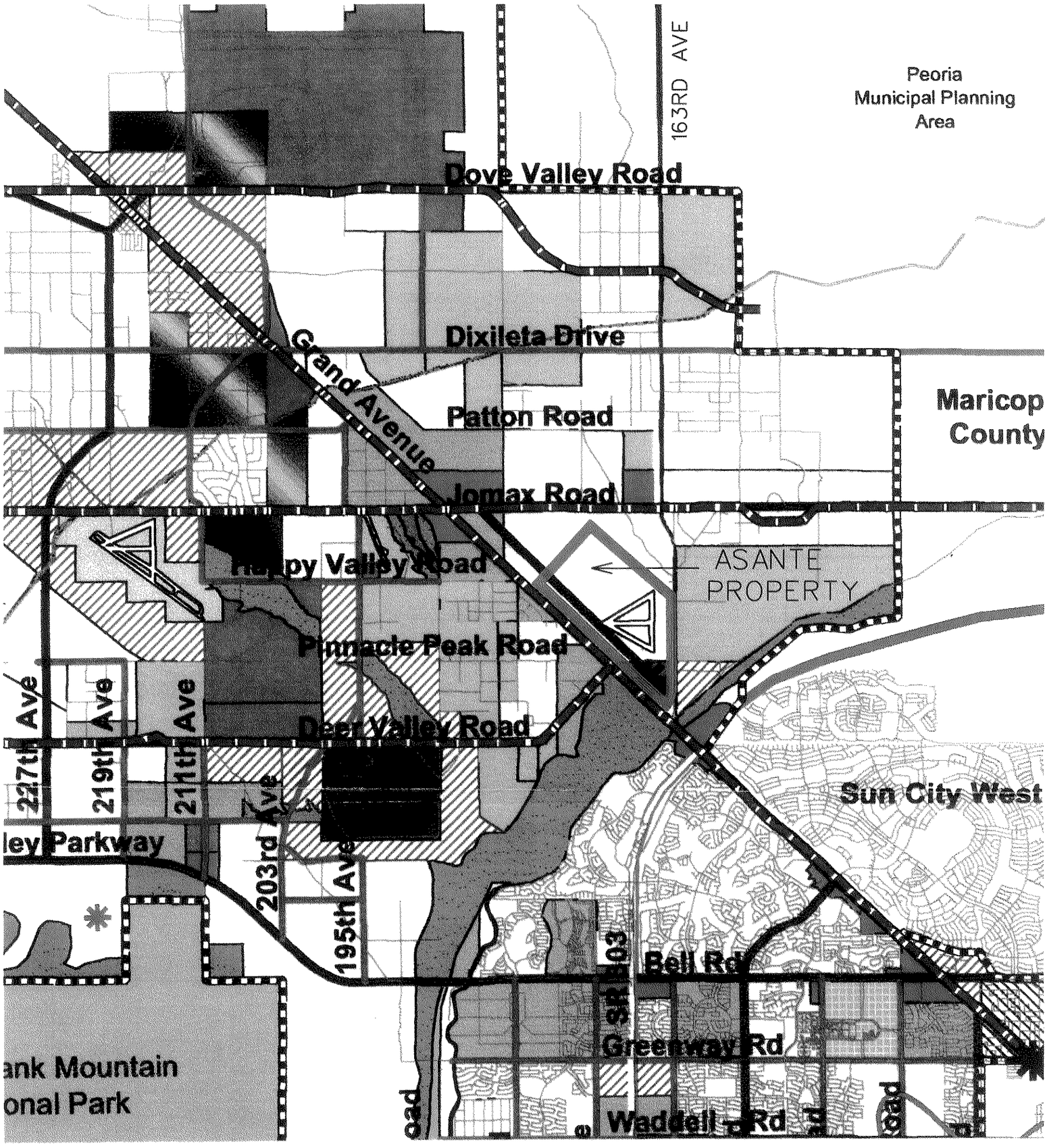
EXISTING DRAINAGE PATTERN

EXHIBIT

DATE: 4-15-04
N.T.S.

CVL PROJECT: #040009

DATE:- Aug. 10, 2
TIME:- 11:28:23
FILE:- n:\040009



Land Use Classification

- Airport Preservation
- Rural Residential (0-1 Du's/Ac)
- Suburban Residential (1-3 Du's/Ac)
- Low Density Residential (3-5 Du's/Ac)
- Medium Density Residential (5-8 Du's/Ac)
- Medium/High Density Residential (8-15 Du's/Ac)
- High Density Residential (15-21 Du's/Ac)
- Surprise Center
- Original Townsite
- Commercial
- Employment
- Mixed Use Gateway
- Agriculture
- Landfill
- Military
- Open Space
- Public Facilities
- Proving Grounds
- Mixed-Use Gateway
- Resort Development

* Note: Commercial under 25 acres can be approved in other land use classifications per criteria in the General Plan.

Street Classification

- Principal Arterial
- Major Arterial
- Minor Arterial
- Proposed Principal Arterial
- Proposed Major Arterial
- Proposed Minor Arterial
- Special Corridor
- PARKWAYS

- 1988 MAG Noise Contours
- 1995 Luke A.F.B. Noise Contours (1997 Revised)
- City General Planning Area
- Maricopa County Boundary

General Plan Updates

Case No.	Resolution No.	Approval Dates
GPA03-247	03-204	December 11, 2003
GPA03-248	03-205	December 11, 2003
GPA03-249	03-211	December 11, 2003

SURPRISE
ARIZONA

Surprise General Plan 2020:
Imagine the Possibilities
City of Surprise, AZ

10.50 1 2 Miles

DATE:- Apr. 01, 2004
TIME:- 13:51:55
FILE:- n:\040009\landpl-genpln.dgn

Asante PAD

General Plan Policy Checklist

1. Land Use:
    A. The majority of intense residential uses are located adjacent to Arterials (163rd Ave and Nicho).
    B. Medium to high density residential will consist of cluster type residential development. Due to impacts to large portions of the site, to develop at the intensity called for in the General Plan and to meet grading and drainage standards of the City, there will be little opportunity for natural open space.
    C. The project is not proximate to the locations listed.
    D. The project is part of an identified 'gateway' and will consist of a variety of commercial and residential uses integrated via multiple pedestrian connections, with portions of the commercial designed as pedestrian oriented development.
    E. The commercial is consolidated into a limited area, so does not constitute extended 'strip commercial'. The commercial will have freestanding pads, which is consistent with retail commercial development. Special pedestrian oriented areas will be provided and, with the linked integration of the residential uses, this will not look and feel like typical strip commercial.
    F. There are no sensitive land forms, vegetation or wildlife corridors. The site has been historically impacted by the auxiliary airfield and corridors cut off by the railroad and streets.
    G. Commercial uses are adjacent to 163rd Ave. and transition from higher density residential to lower density residential.
    H. Trails and open space corridors are designed to provide access between neighborhoods and recreational facilities.

2. Transportation:
    A. The site is dependent upon regional transportation systems and will coordinate as appropriate.
    B. Bicycle lanes or paths are provided on arterial and collector streets and a complete pedestrian trail system is being designed into the project.
    C. Pedestrian circulation will be demonstrated on plats and landscape plans that the City reviews and approves. The landscape concept plan shows a greenbelt system that will have pedestrian movement and access.
    D. On arterials and collectors, the sidewalks are detached and have bike lanes.
    E. Bicycle storage will be made available at commercial uses.

F. Traffic calming will be appropriately used within residential areas and will be approved by the City. Various methods will be considered including roundabouts, chokers, footballs, speed bumps. The specific technique will be oriented to the type of street and specific conditions; although most calming is anticipated to occur on collector streets, with local streets designed to prevent high speeds and pass-through traffic via the use of curvilinear streets and short lengths. The traffic engineer will be involved in specific calming solutions, so that appropriate traffic movement is provided for as well.

3. Economic Development:
   A. Appropriate transitions and buffers will be provided between commercial and residential uses.
   B. Major commercial uses are proposed in the gateway area.

4. Housing:
   A. Residential areas are appropriately located to avoid incompatible uses and an integrated pedestrian and vehicular system is planned. The site has been impacted with only limited natural environment in tact.
   B. No existing residential areas exist. A new residential project will be adjacent on the north that will be consistent with project quality and character.
   C. While there are no current residential immediately adjacent to the project, notification of adjacent landowners will occur and a neighborhood information meeting held.
   D. The project will provide extensive community facilities including an urban park, community park, neighborhood parks, mini-parks and tot lots – all with recreation facilities and landscaping, and a fire station site
   E. Durable materials and design compatible with the region and competitive projects will be provided. A pedestrian trail system is included and transitions will utilize appropriate siting and landscaping to assure compatibility. Traffic patterns are designed to limit overflow and undesired overflow traffic. Community wide facilities are located on collector, not local streets.

5. Open Space and Recreation:
   A. Parks of all types and sizes are located throughout the project with easy access from all residential areas. Facilities appropriate to the type of park are provided and are listed in the narrative. The urban park will have ball fields, the community park, a lake, and all neighborhood and mini-parks will have ramadas and play areas. A neighborhood park is adjacent to the school site and open space will be utilized for drainage and retention facilities.

B. The project will exceed the six acres of open space per 1000 residents. See narrative.
C. The General Plan calls for an urban park, community park and neighborhood parks. These are provided. The neighborhood parks will be integrated within residential areas and be a part of the greenbelt system.
D. The project proposes open space at 10% of residential areas, which is consistent with PAD Ordinance requirements.
E. Parks, open space corridors with trails are included in phase 1 development.
F. There are remnants, but no active natural washes, due to upstream impacts. There are no 10% slopes on the property and no known saguaros.
G. No such features exist, rather the open space will be created for human usage and enjoyment.
H. There will be no development within 100-year floodplains and all drainage will be appropriately managed.
I. While there are no active channels, a system of surface drainage will be created to move water so as to protect residential areas and provide for recreational usage.
J. A thorough hydrology study will provide for management of historic flows and project generated run-off to pre-development flows.

6. Public Services/Cost of Development:
   A. The developer will install all required on-site drainage facilities.
   B. All drainage facilities will be designed and installed in accordance with City standards and requirements.
   C. Public utilities and facilities will be installed by the developer and the service providers in accordance with applicable standards.
   D. Project development costs will be bourn by the developer and the City may assess its costs of public facilities and programs.
   E. After consultation with Dysart School District #89, two 15-acre school sites have been identified for elementary schools. The developer will work with the school district to meet district needs.
   F. The project is in the path of growth and infrastructure will be provided as required. In fact, this project will initiate sewage facilities that will eventually meet regional needs.

7. Environmental Planning/Water Resources:
   A. The project will meet City requirements for well capacity and water supplies.
   B. The project will meet City water supply and pressure requirements.
   C. The project will meet City water line and 'loop' requirements.
   D. All roadways will be paved to City standards.
   E. There will be no development in flood prone areas and drainage facilities will be installed to prevent flooding.

F. Drought tolerant plant materials will be utilized. Appropriate water conservation fixtures will be available to residents.
G. Noise mitigation along Grand Ave./Railroad will be provided by a combination of walls, berms and landscaping.

Conceptual View

Retail Power Center

163rd Avenue & Grand Avenue
Surprise, Arizona

BARCLAY GROUP

Lennar
Family Of Builders

KDRA

KURT D. REED ASSOCIATES, INC.
7400 E. McDonald Drive, Suite 101
Scottsdale, AZ 85250
Ph.: 480.941.1440
www.kdra.com

Conceptual View

Retail Power Center

163rd Avenue & Grand Avenue
Surprise, Arizona

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Ph.: 480.941.1440
www.kdra.com

CONCEPTUAL TYPICAL NON COVERED WALK

NWC GRAND AVE. & 163rd AVE.

SURPRISE, ARIZONA

CONCEPTUAL MAIN ENTRANCE FROM COMMERCIAL TO RESIDENTIAL
NWC GRAND AVE. & 163rd AVE.
SURPRISE, ARIZONA

CONCEPTUAL MAIN ENTRANCE FROM COMMERCIAL TO RESIDENTIAL

NWC GRAND AVE. & 163rd AVE.

SURPRISE, ARIZONA

KDRA
KURT D. REED ASSOCIATES, INC.
7400 E. McDonald Drive, Suite 101
Scottsdale / AZ 85250
Ph.: 480.991.1440
www.kdra.com
KDRA Job #021732

BARCLAY GROUP

CONCEPTUAL MAIN ENTRANCE FROM COMMERCIAL TO RESIDENTIAL

NWC GRAND AVE. & 163rd AVE.
SURPRISE, ARIZONA

KDRA
KURT D. REED ASSOCIATES, INC.
7400 E. Mc Donald Drive, Suite 101
Scottsdale, AZ 85250
Ph.: 480.947.1440
www.kdra.com
KDRA Job #1021752

BARCLAY GROUP

NOTE: OPEN SPACE TRACTS & CORRIDORS ARE NOT TO SCALE

COMM.	COMMERCIAL
M/HDR	MEDIUM/ HIGH DENSITY RESIDENTIAL (6-15 DU/AC)
LDR	LOW DENSITY RESIDENTIAL (3-5 DU/AC)
ES	ELEMENTARY SCHOOL SITE
PP/F	PUBLIC PARK/FACILITY
	GATEWAY AREA

LAND USE TABULATION

GATEWAY			
COMMERCIAL	101.3 AC		
M/HDR	127.9 AC	8.3 DU/AC	1,062 DU
TOTAL	229.2 AC		1,062 DU
			4.6 DU/AC
LOW DENSITY RESIDENTIAL			
M/HDR	287.1 AC	8.3 DU/AC	2,383 DU
LDR	857.5 AC	3.8 DU/AC	3,258 DU
ELEM. SCHOOL (30 NET)	31.1 AC		
PUBLIC PARK/ FAC	103.2 AC		
TOTAL	1,278.9 AC		5,641 DU
			4.4 DU/AC
CONSOLIDATED			
COMMERCIAL	101.3 AC		
M/HDR	415.0 AC	8.3 DU/AC	3,445 DU
LDR	857.5 AC	3.8 DU/AC	3,258 DU
ELEM. SCHOOL	31.1 AC		
PUBLIC PARK/ FIRE	103.2 AC		
TOTAL	1,508.1 AC		6,703 DU
			4.4 DU/AC

CVL

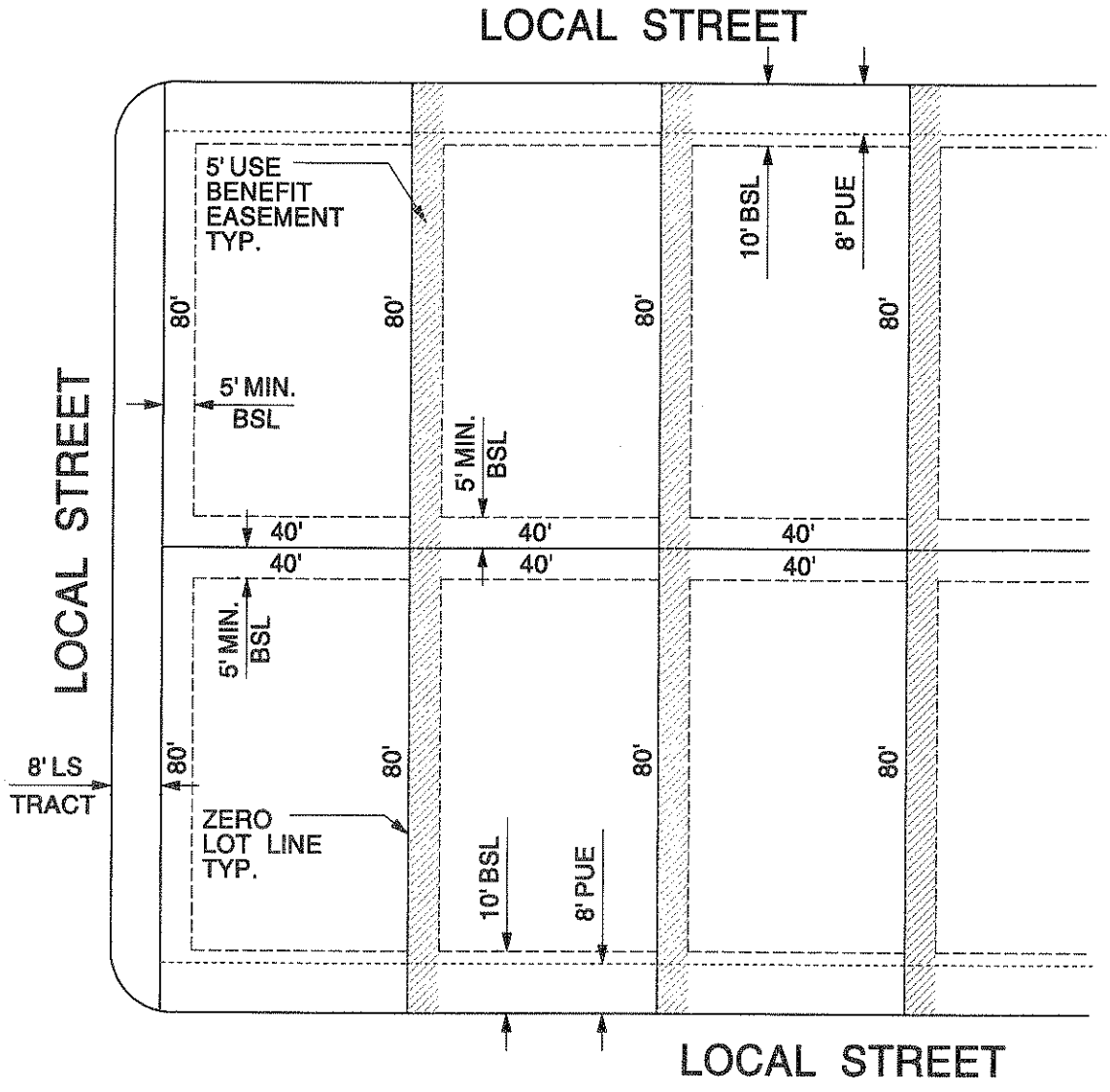
SCALE: 1" = 500'

DATE: 7-9-04
REV: 7-12-04
JOB# 040009

LAND USE PLAN

ASANTE PAD, SURPRISE, AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

DEI Professional Services, LLC



LOT AREA 3,200 S.F

TYPICAL EXAMPLE

CVL

SCALE: 1"=30' DATE: 5-14-04

ZERO LOT LINE

DATE:- May. 14, 2004
TIME:- 07:25:32
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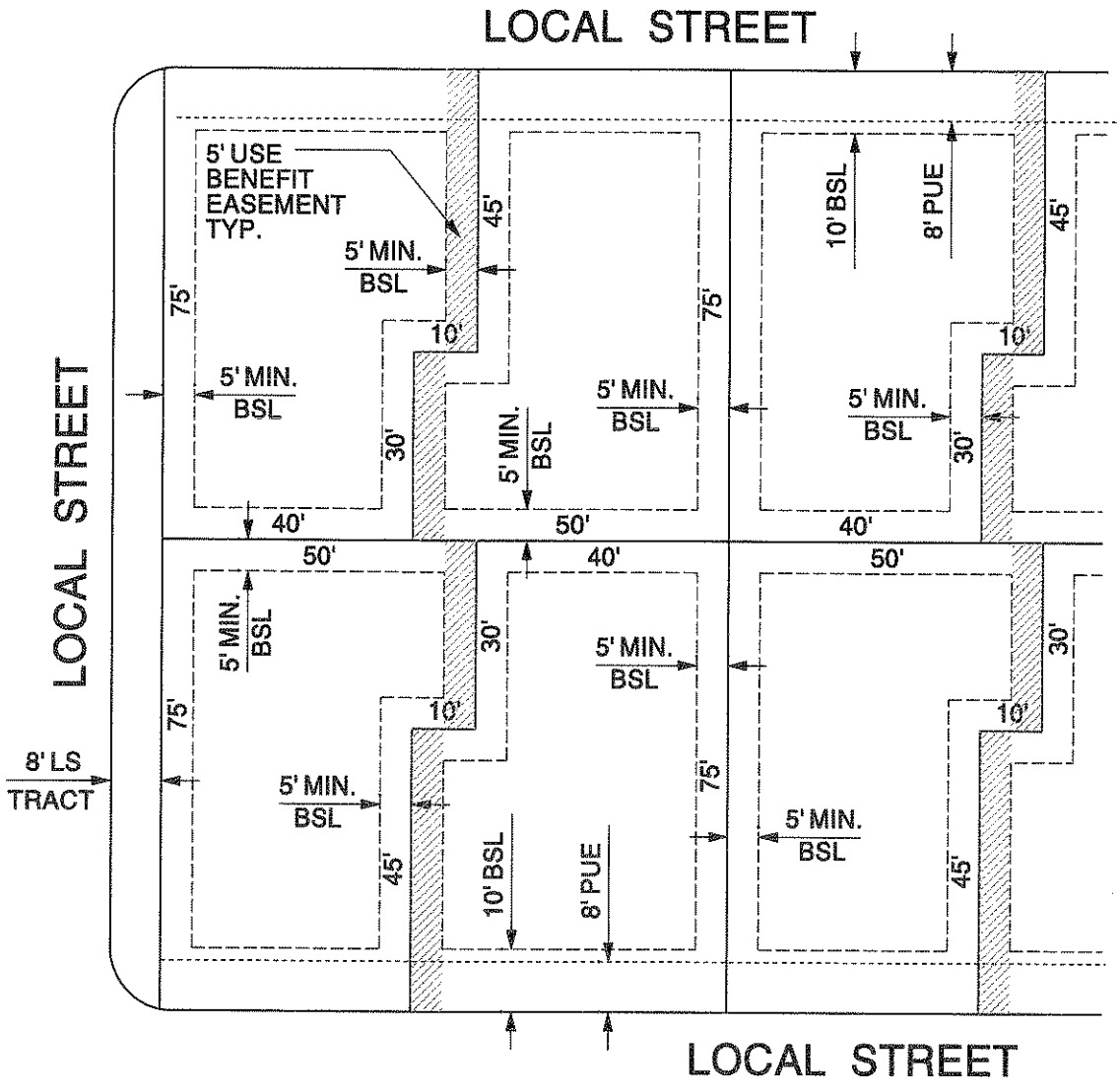


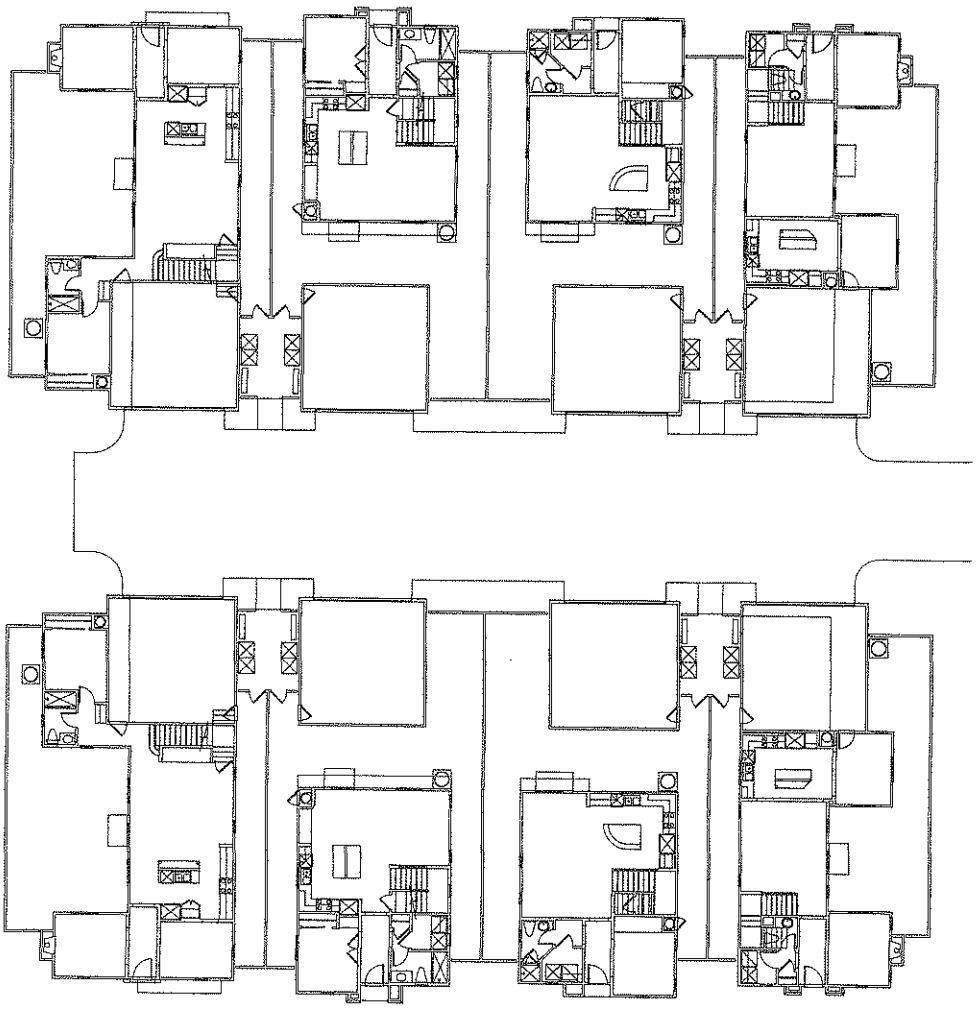
LOT AREA 3,300 - 3,450 S.F

TYPICAL EXAMPLE

CVL

SCALE: 1"=30' DATE: 5-6-04

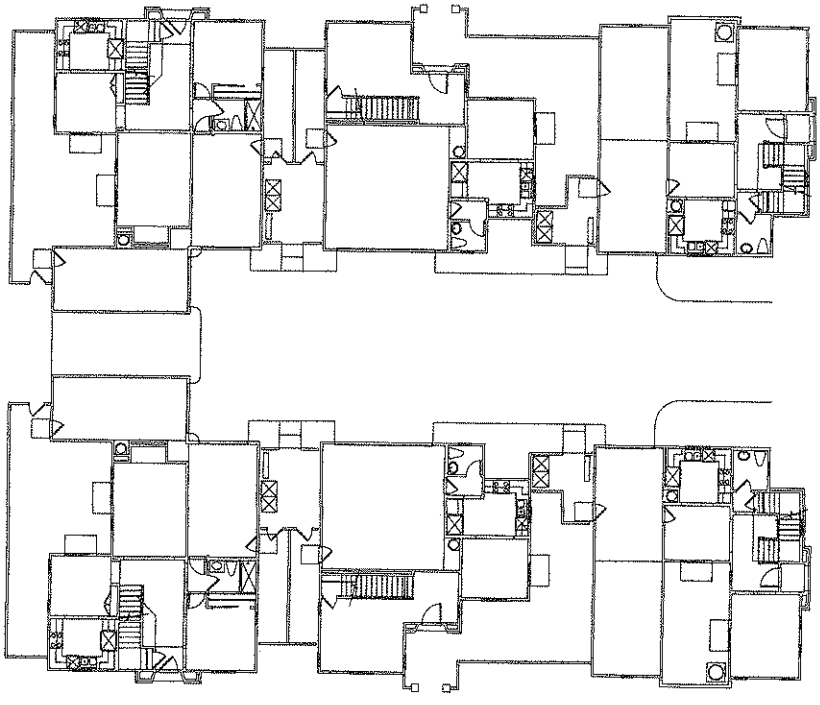
Z LOT



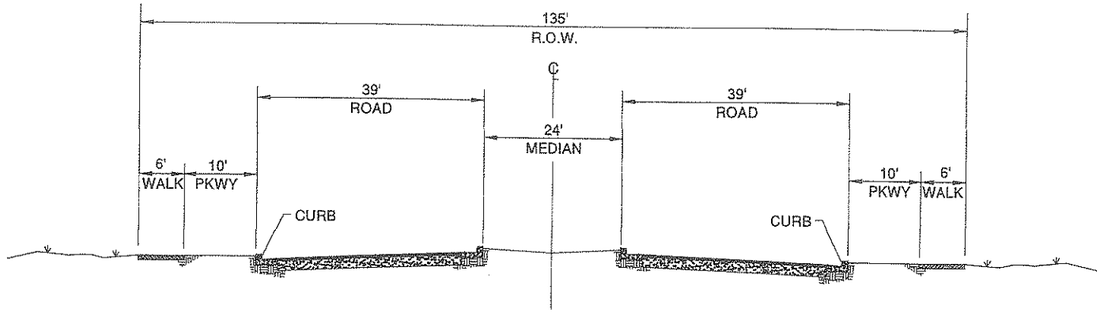
8-PACK

TYPICAL CLUSTER LAYOUT

6-PACK

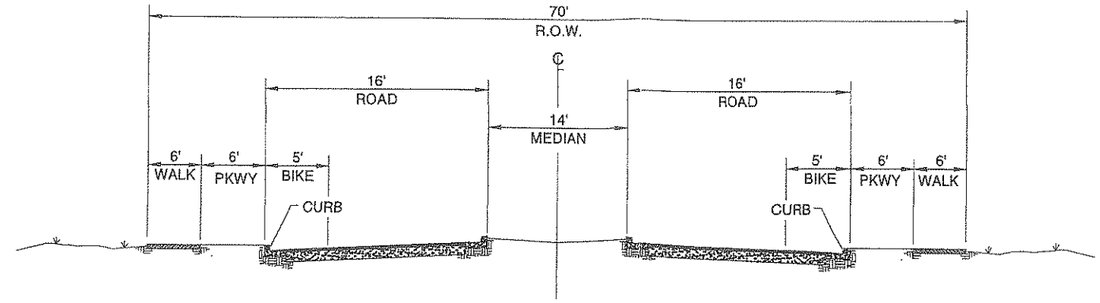


TYPICAL CLUSTER LAYOUT



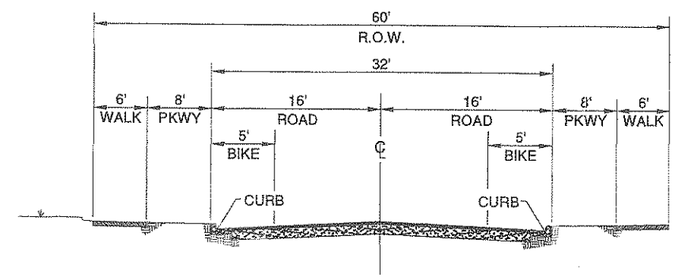
MAJOR ARTERIAL STREET

N.T.S.
(163rd AVENUE & NICHO RD)



RESIDENTIAL COLLECTOR STREET WITH MEDIAN

N.T.S.



RESIDENTIAL MINOR COLLECTOR STREET

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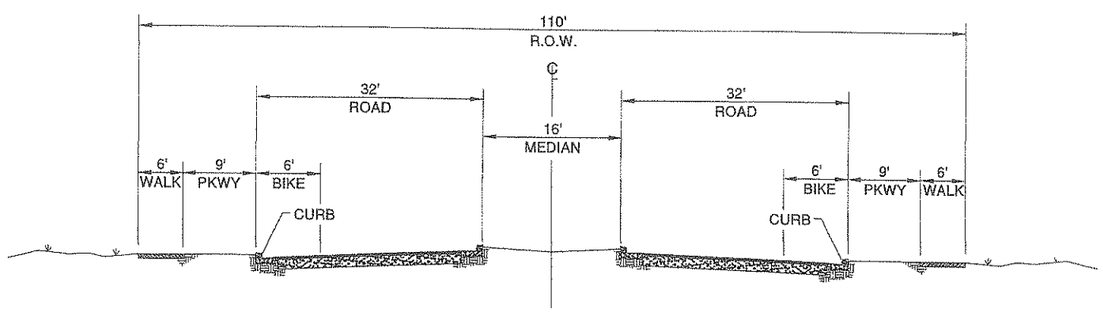
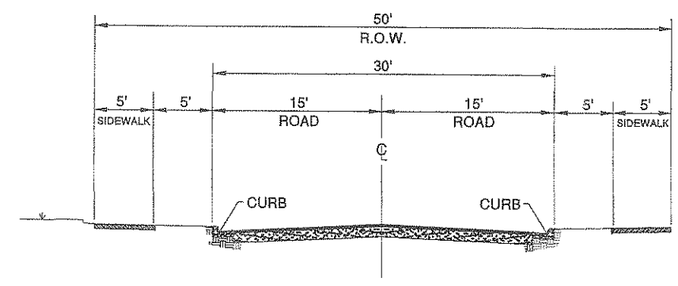


MINOR ARTERIAL

N.T.S.
(HAPPY VALLEY RD)



LOCAL STREET

N.T.S.

NOTE: ALL LOCAL STREETS SHALL HAVE PARKING ON ONE SIDE ONLY, OPPOSITE SIDE FROM THE FIRE HYDRANTS INSTALLED ALONG THE STREETS IN THE PARCEL OR SUBDIVISION.

ASANTE PAD

STREET SECTIONS

Asante

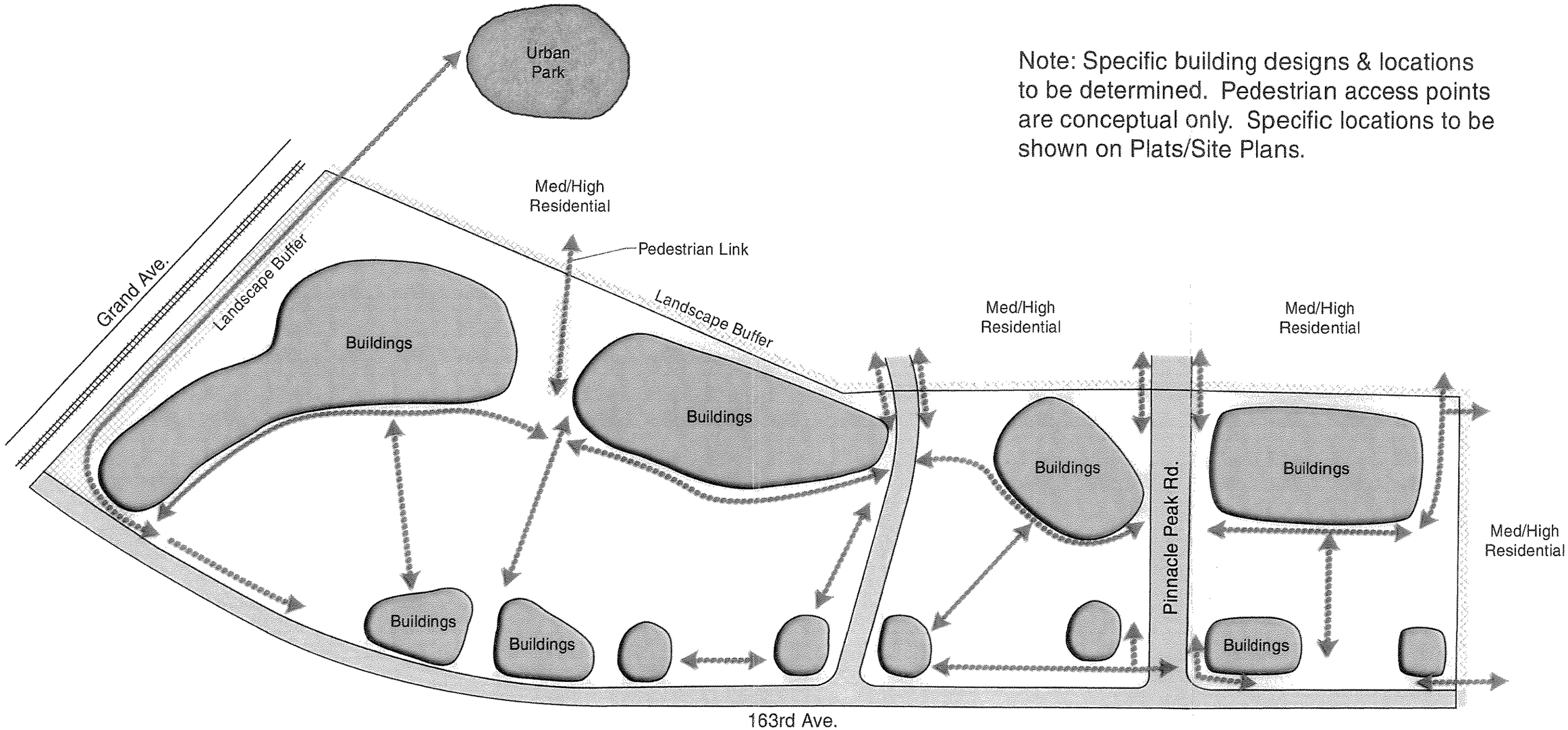
Commercial Development Concepts

Commercial/Residential Integration Concept:
The concept plan delineating pedestrian access between commercial and residential is conceptual in nature and intended to demonstrate that pedestrian connections will be made between these uses. The actual locations can only be determined as detailed design occurs. This plan does commit to pedestrian access, so as to create an integration of uses. These connections must be carefully designed so as to deal with ease of movement and, at the same time, provide buffers and transitions appropriate to the uses. Especially, the service areas of the commercial need to be screened with a combination of walls and landscape buffers in order to provide visual screening and safety-oriented separations, while allowing a free and easy pedestrian flow at appropriate points. Additionally, the commercial will be planned to provide for pedestrian movement between commercial areas by provided pleasant landscaped walkways between major commercial elements and link those uses adjacent to 163rd Ave. with those set back. See sketches

Sketch Elevations:
Perspectives of buildings complexes are conceptual in nature and intended to show only the scale and type of development. Detailed architectural treatments will be provided when site plans are submitted.

Pedestrian Walks and Entrances (4 sketches):
The sketches are intended to illustrate the nature and type of pedestrian linkages between commercial and adjacent residential developments. Characteristics of these connections are: Pedestrian scale that are visually transparent and well lit for safety purposes, while offering appropriate sense of entry and transition between use types. Portions of these walkways may be covered. Some walks will be along streets, others adjacent to buildings and some may occur between buildings. Appropriate landscaping and sitting areas can enhance the pedestrian experience and create an integration of what are normally disparate use types.

Note: Specific building designs & locations to be determined. Pedestrian access points are conceptual only. Specific locations to be shown on Plats/Site Plans.

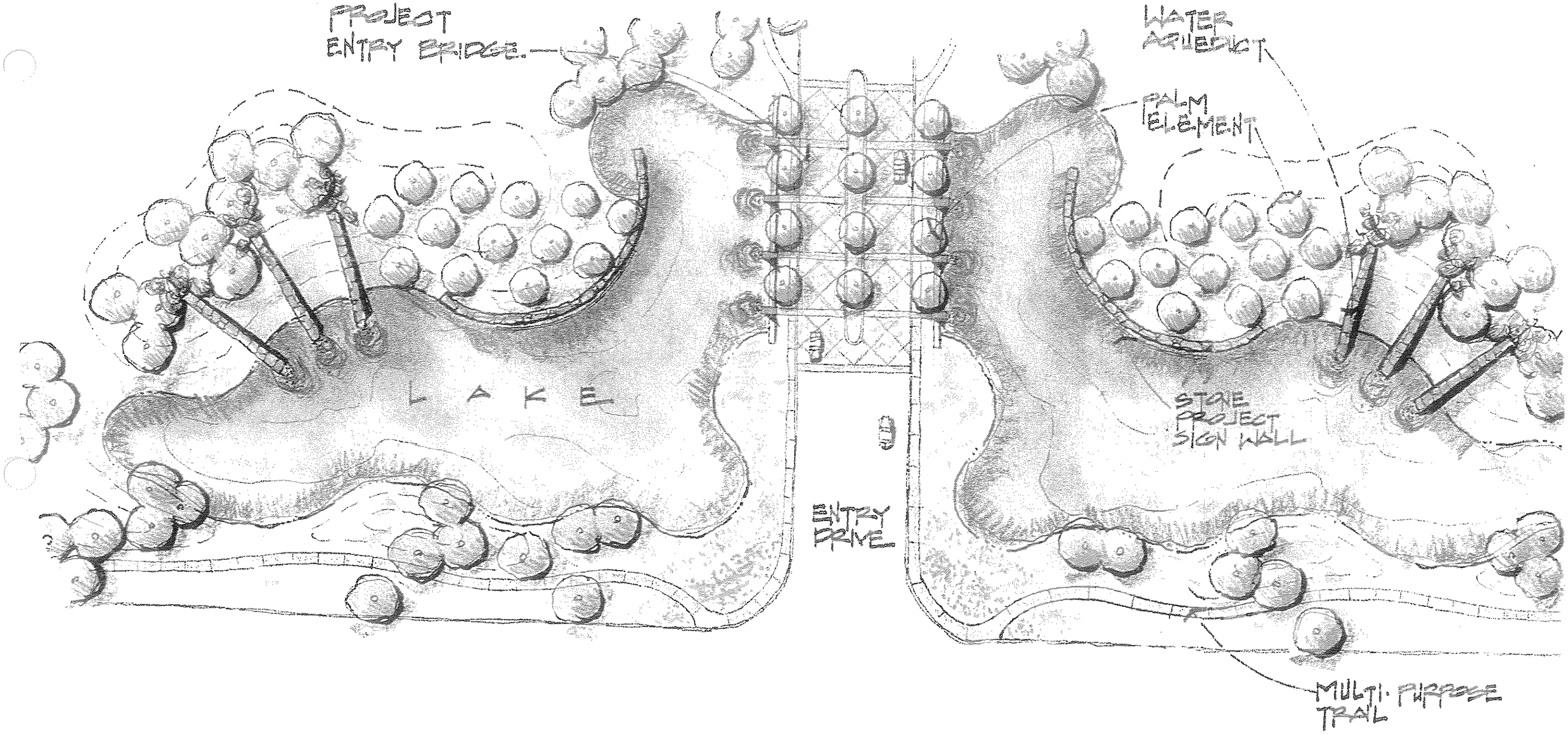


Date: 8-5-04

ASANTE GATEWAY

Commercial/Residential Integration Concept

N:/040009/graphics/trails.psd

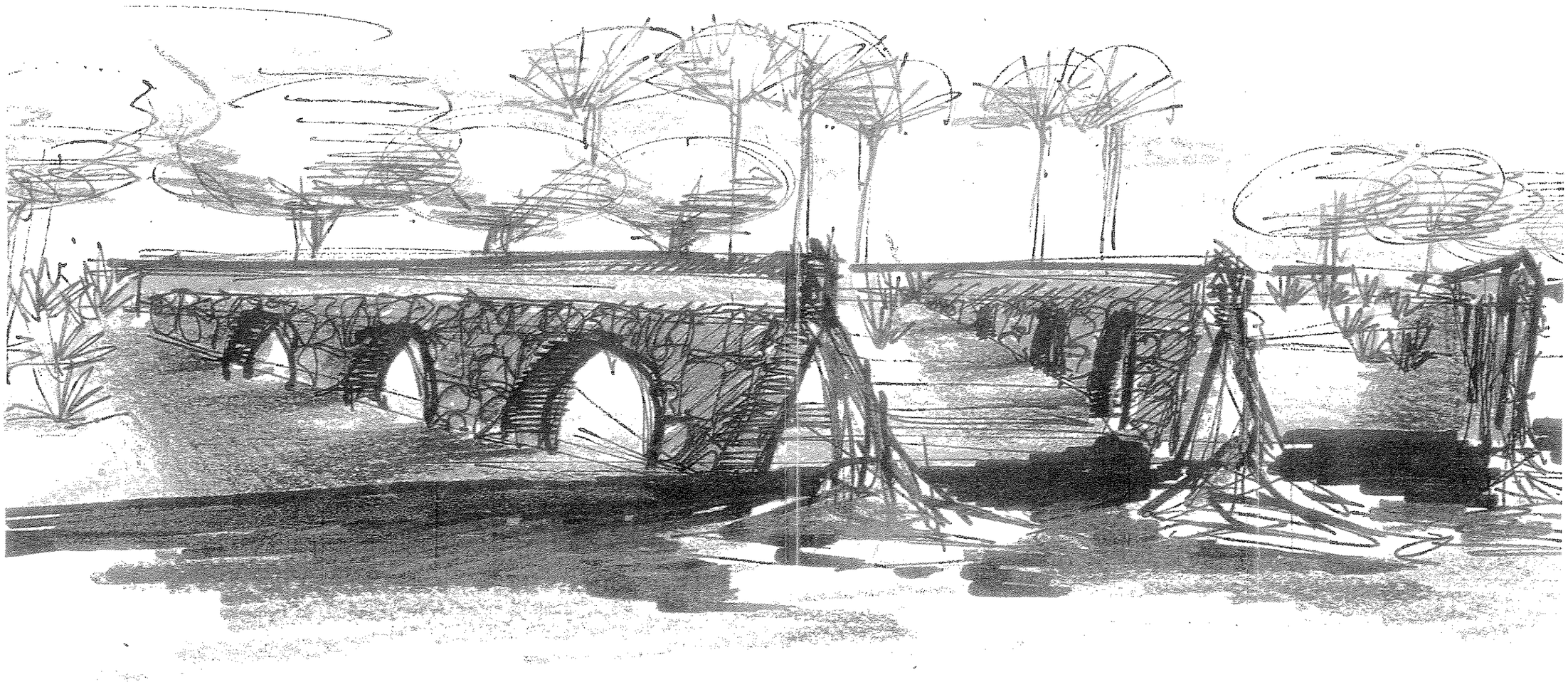


NORTH

The McGough Group

MAIN PROJECT ENTRY

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.



WATER AQUEDUCTS AT PROJECT ENTRY

The McGough Group

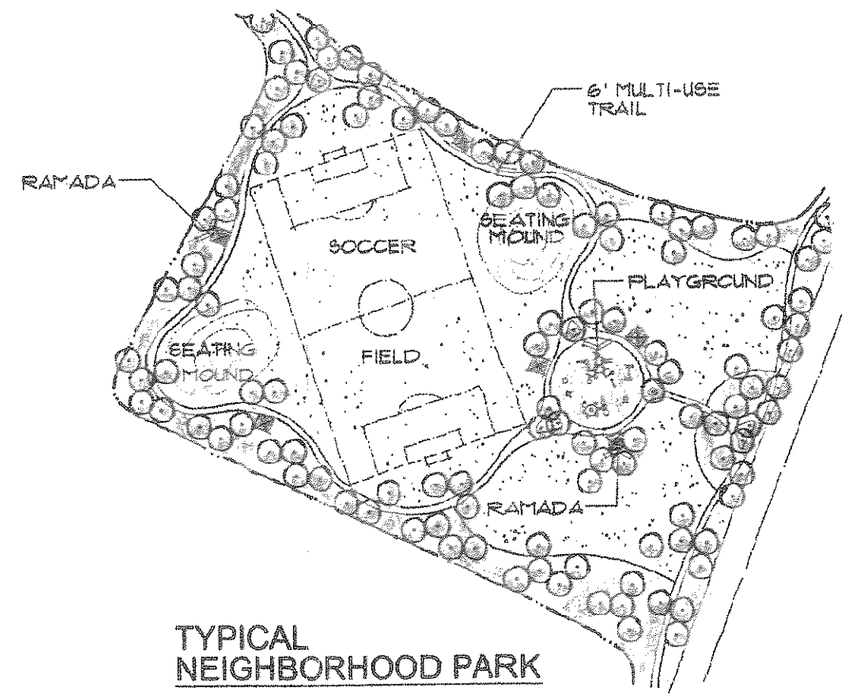
ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

STONE PROJECT SIGN WALL

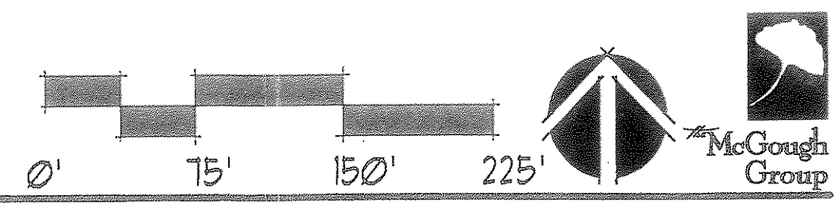
ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

The McGough Group

COMMUNITY PARK



TYPICAL NEIGHBORHOOD PARK



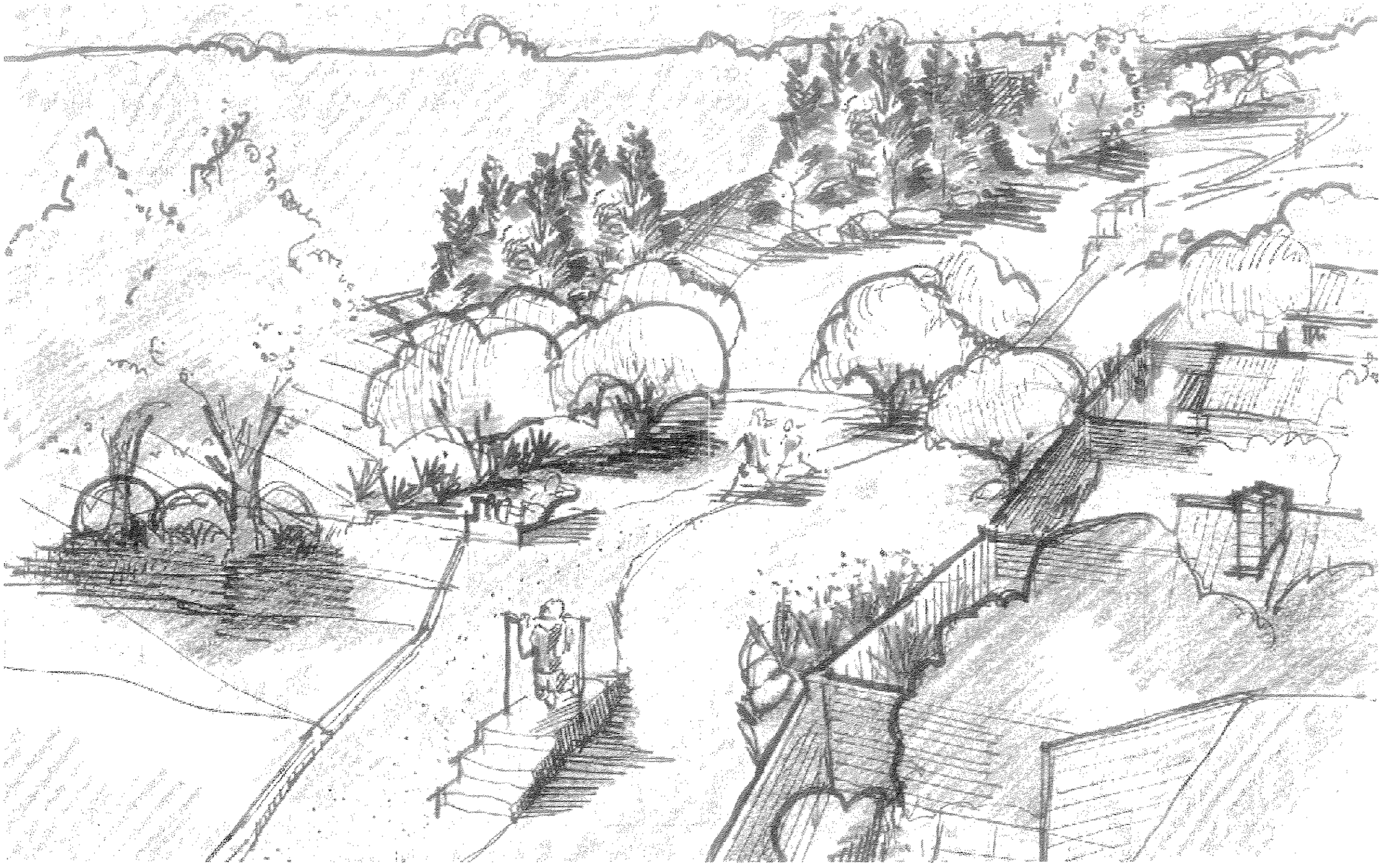
COMMUNITY OPEN SPACE

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

COMMUNITY PARK OPEN SPACE

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

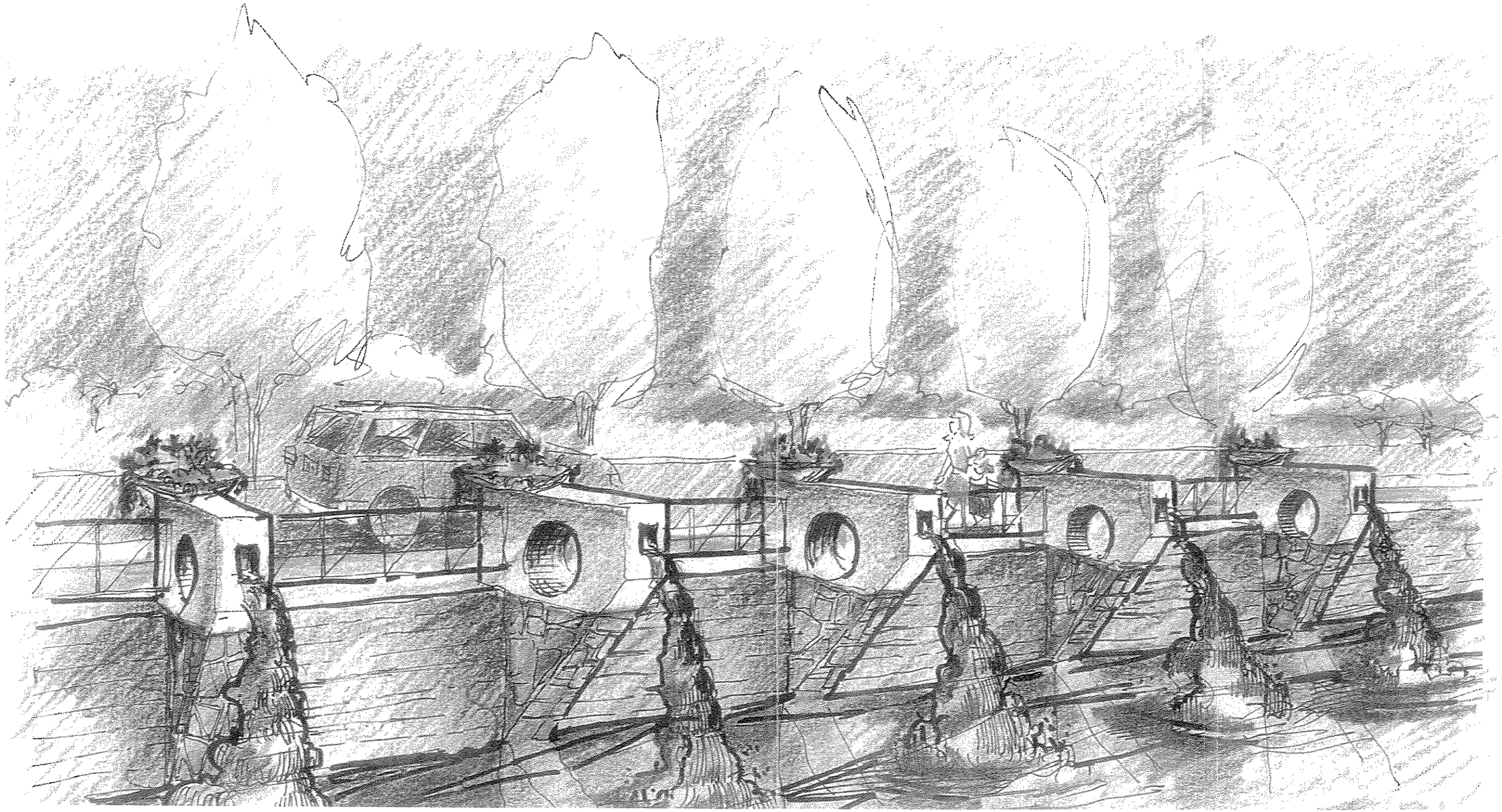
The McGough Group



LINEAR PARK ADJACENT TO RAILROAD

The McGough Group

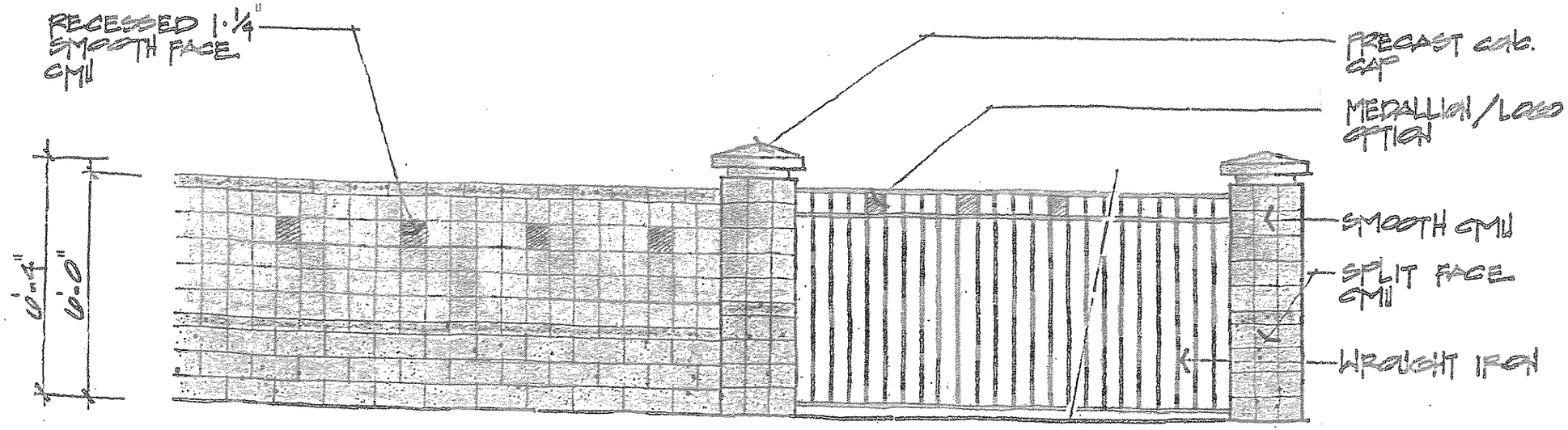
ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.



BRIDGE AT PROJECT ENTRY

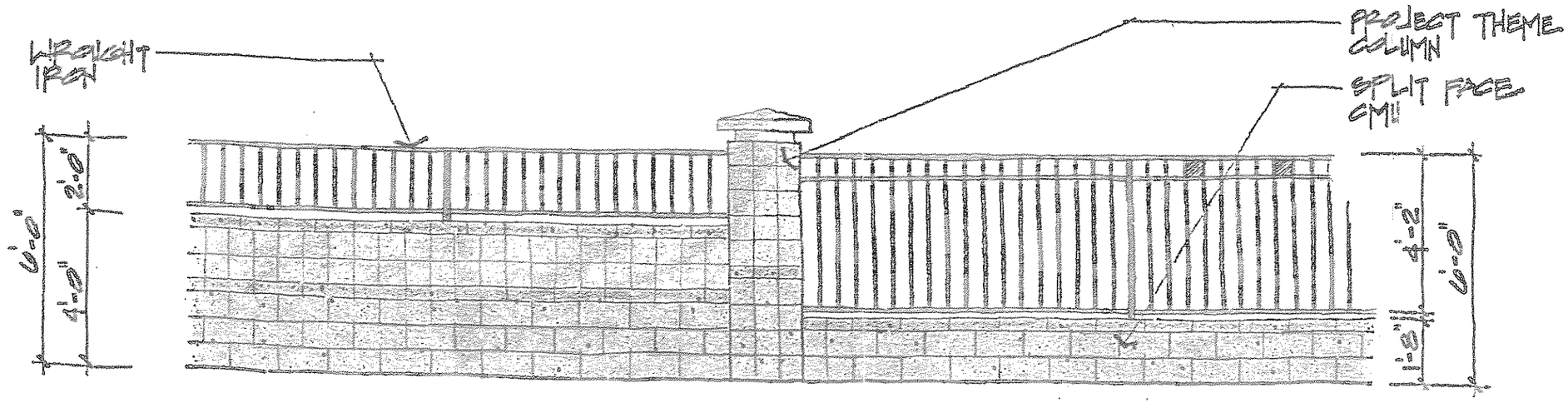
The McGough Group

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.



THEME WALL
(NTS)

VIEW FENCE
(NTS)



VIEW WALL OPTION
(NTS)

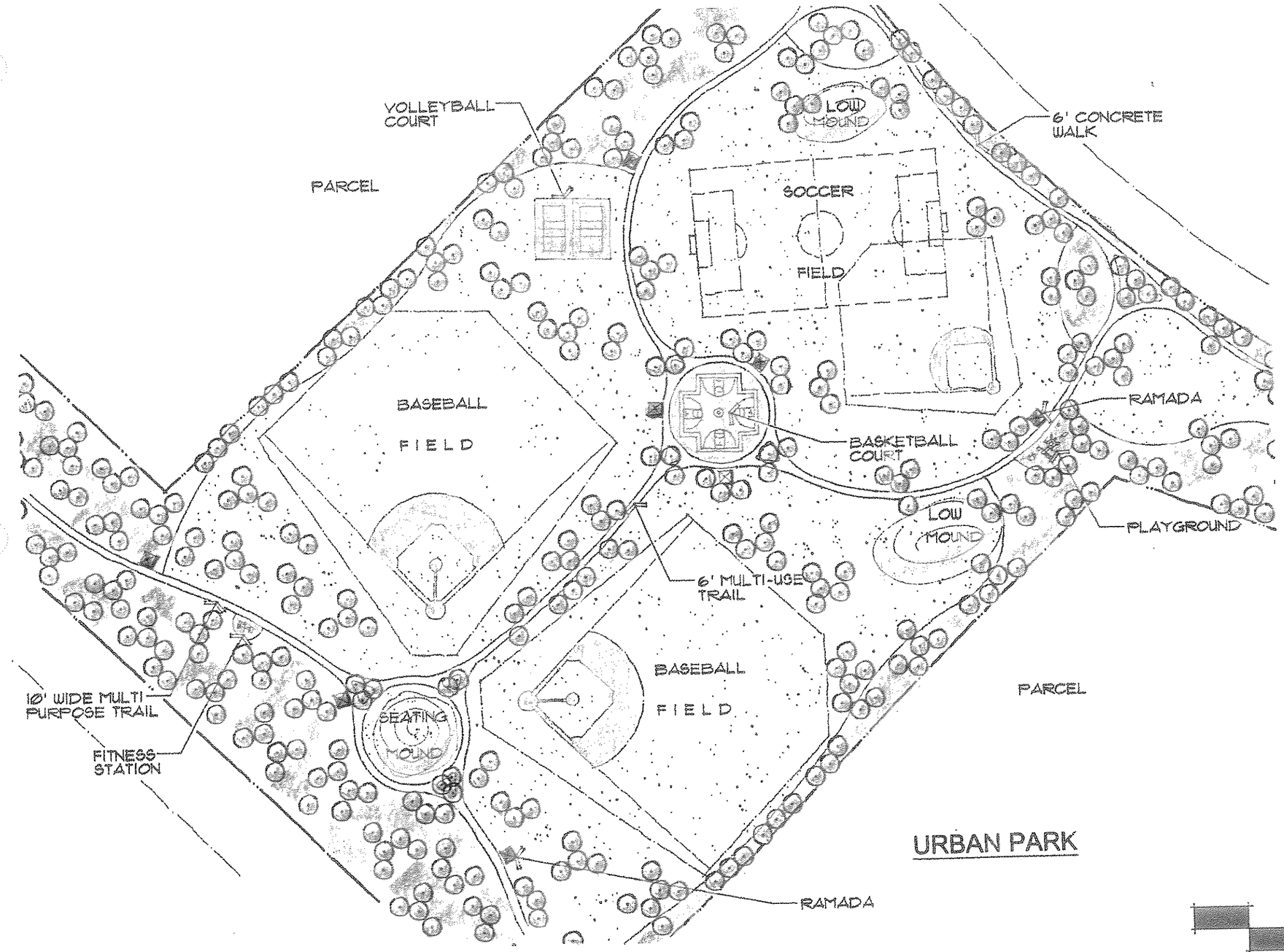
* ALL CMU TO BE INTEGRALLY COLORED, STAINED OR PAINTED

VIEW WALL OPTION
(NTS)

PROJECT WALLS

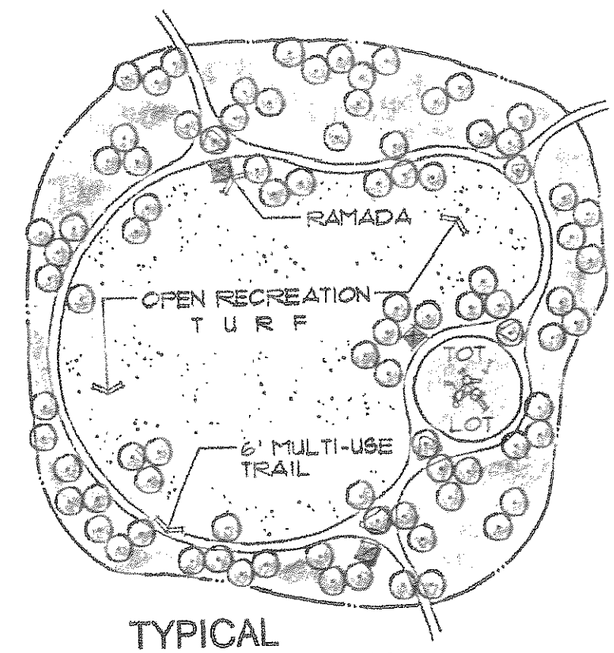
ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

The McGough Group

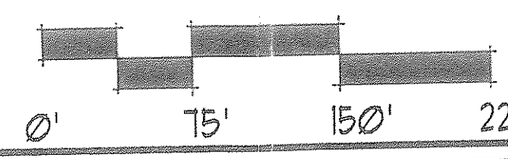


URBAN PARK

LINK TO LINEAR GREEN/ OPEN SPACE



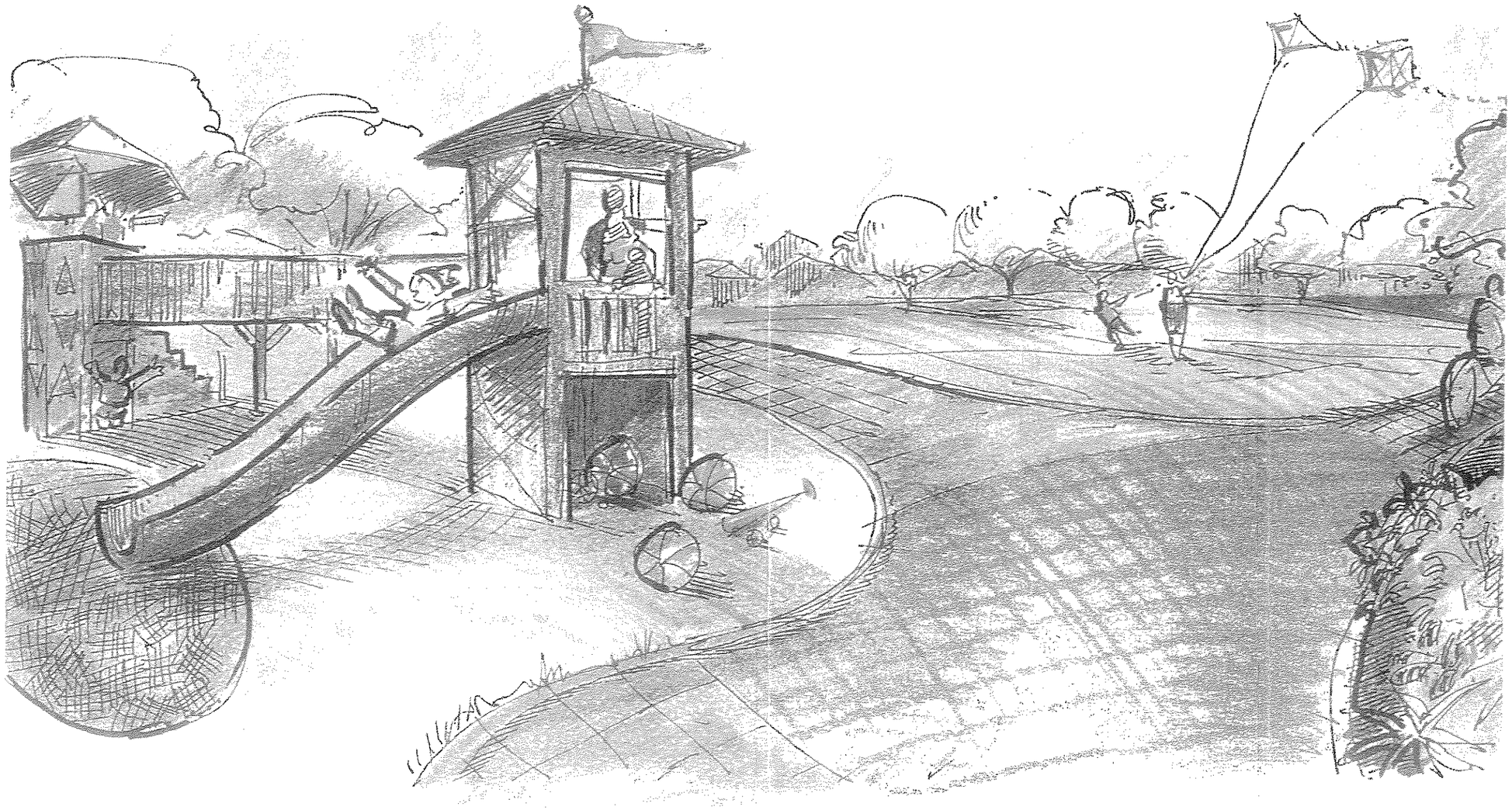
TYPICAL POCKET/ MINI PARK



The McGough Group

COMMUNITY OPEN SPACE

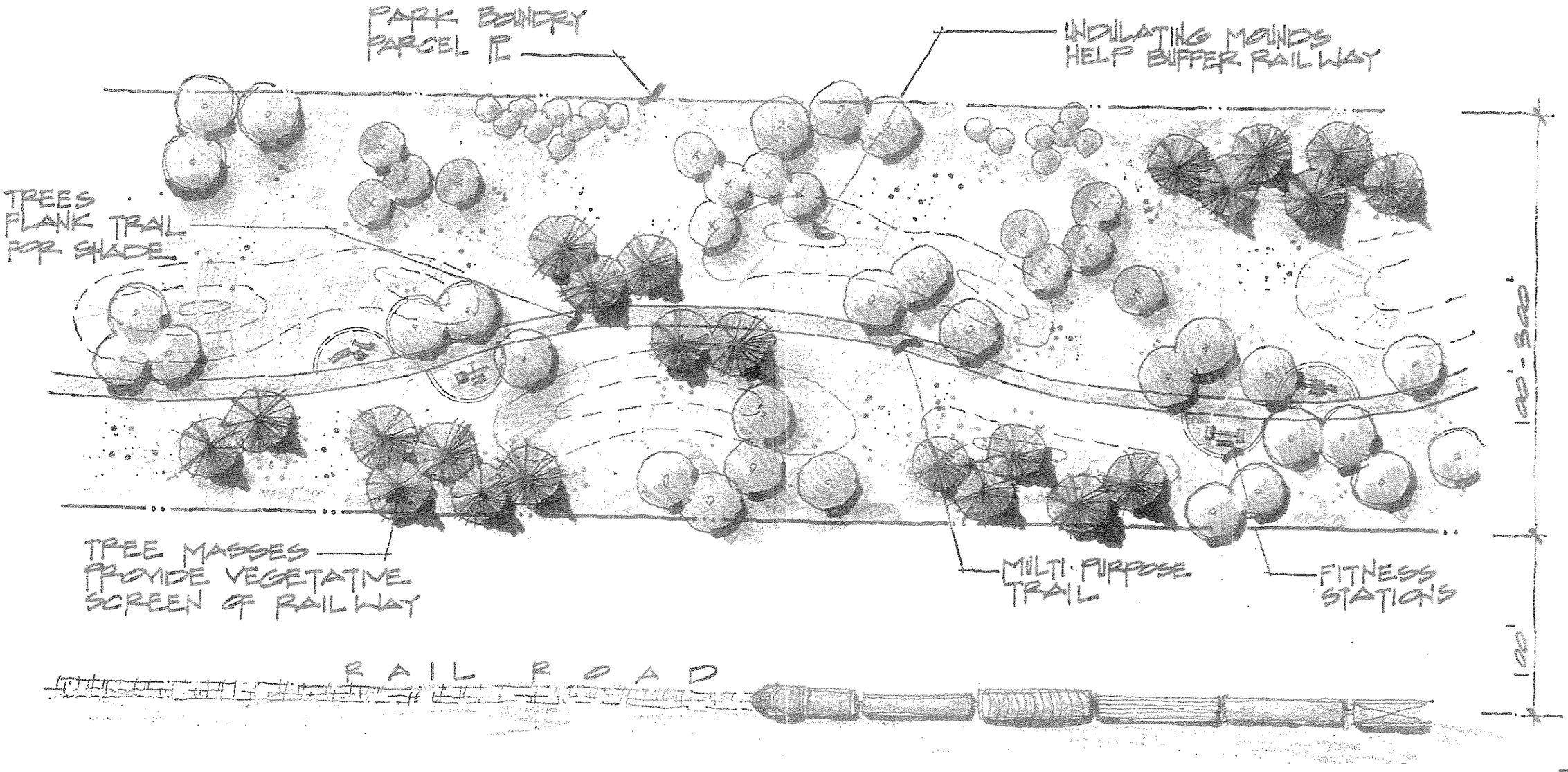
ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.



TYPICAL PARK OPEN SPACE

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

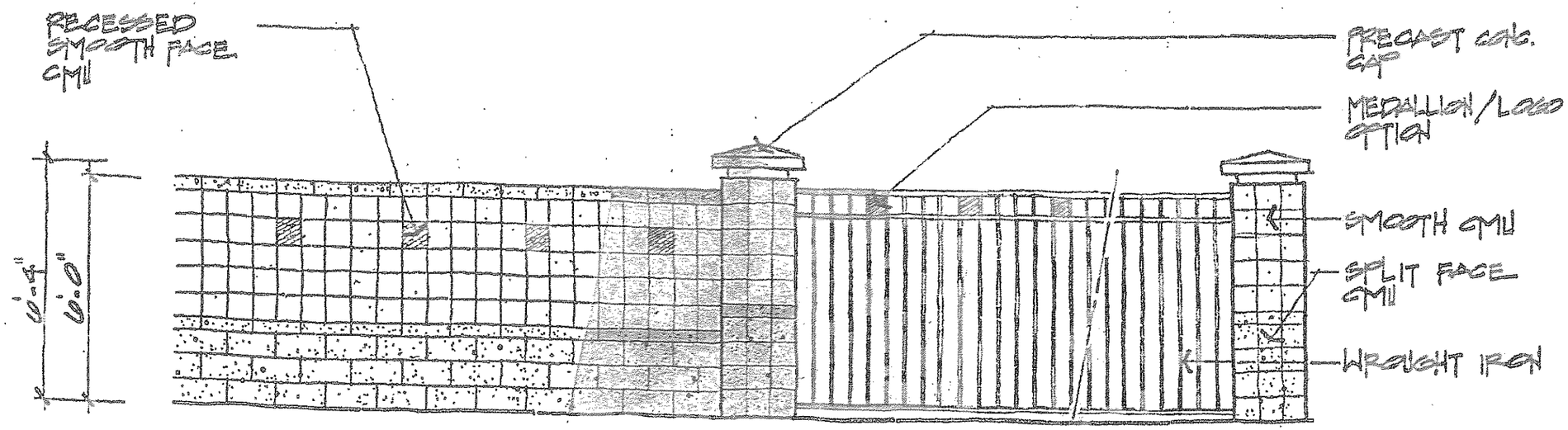
The McGough Group



LINEAR PARK ADJACENT TO RAILROAD

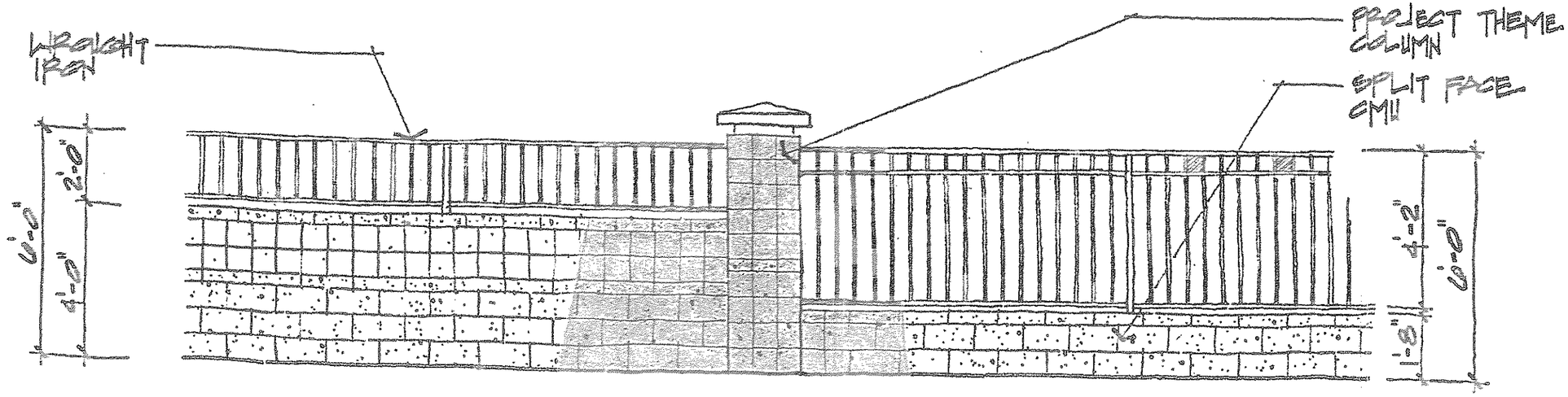
The McGough Group

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.



THEME WALL
(NTS)

VIEW FENCE
(NTS)



VIEW WALL OPTION
(NTS)

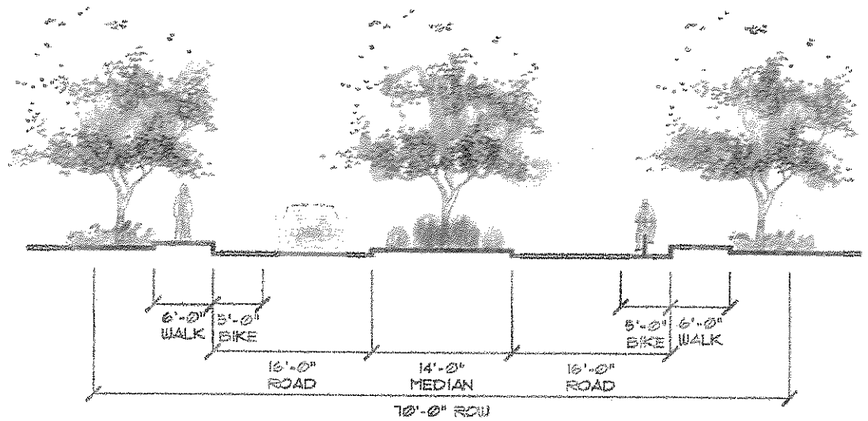
* ALL CMU TO BE INTEGRALLY COLORED, STAINED OR PAINTED

VIEW WALL OPTION
(NTS)

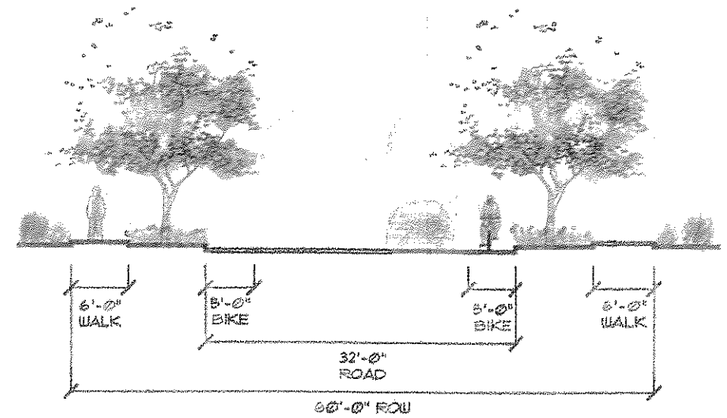
PROJECT WALL COLOR OPTIONS

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

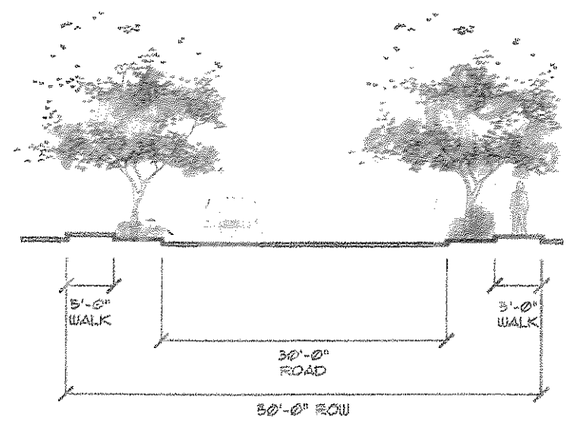
The McGough Group



RESIDENTIAL COLLECTOR STREET WITH MEDIAN

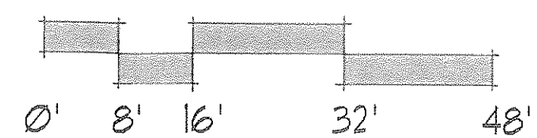


RESIDENTIAL MINOR COLLECTOR STREET



LOCAL STREET

TYPICAL STREET SECTIONS



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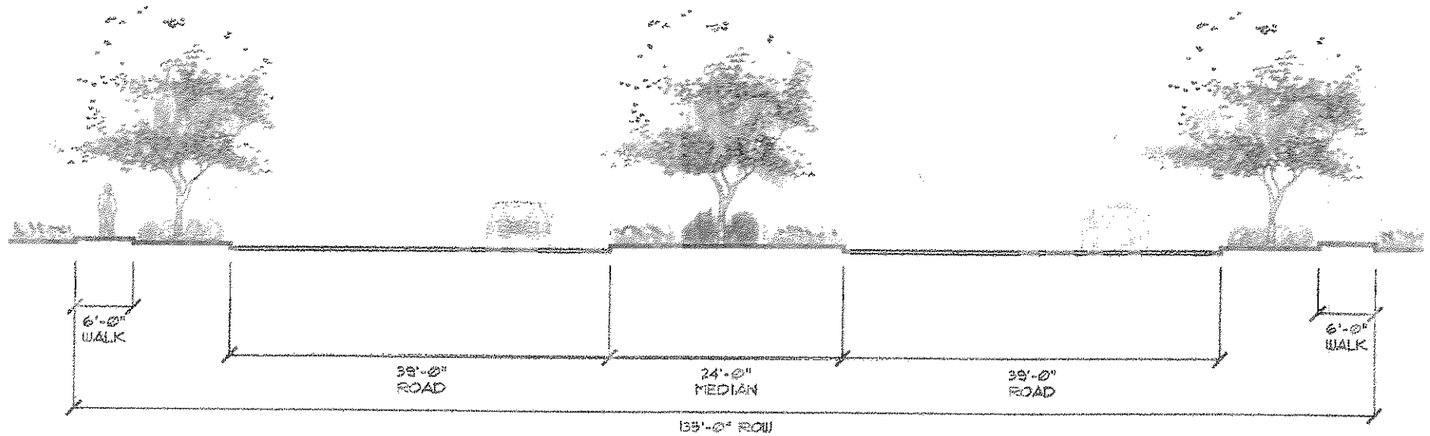
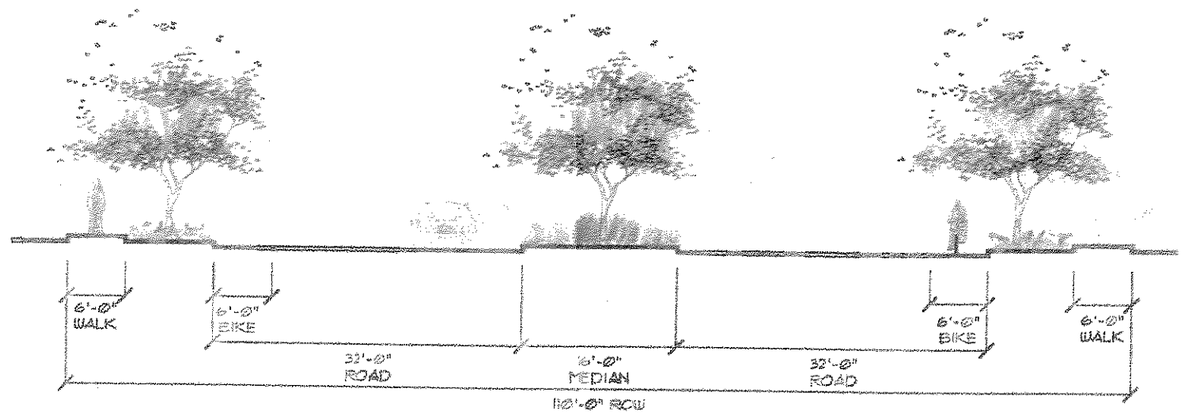
ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

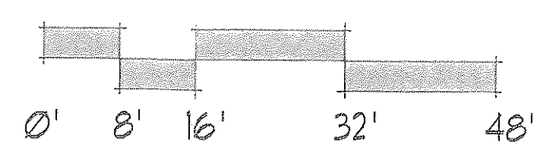


MAJOR ARTERIAL STREET
(163RD AVENUE)



MINOR ARTERIAL STREET
(HAPPY VALLEY ROAD)

TYPICAL STREET SECTIONS



The McGough Group

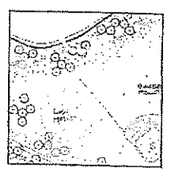
ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

STREET TREES

ACACIA ANEURA	MULGA TREE
ACACIA SALCINA	WILLOW ACACIA
CERCIDIUM 'HYBRID'	DESERT MUSEUM
DALBERGIA SISSOO	SISSOO TREE
NERIUM OLEANDER	TREE OLEANDER
PROSOPIS CHILENSIS	THORNLESS MESQUITE
QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK

PARK TREES

ULMUS PARVIFOLIA	EVERGREEN ELM
PINUS ELDARICA	MONDEL PINE
QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
FRAXINUS VELUTINA 'RIO GRANDE'	FAN-TEX ASH
DALBERGIA SISSOO	SISSOO TREE
PISTACIA CHINENSIS	CHINESE PISTACHE
SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPER TREE
FICUS SPECIES	
PROSOPIS CHILENSIS	THORNLESS MESQUITE
PYRUS CALLERYANA	BRADFORD PEAR



GENERAL OPEN SPACE TREES

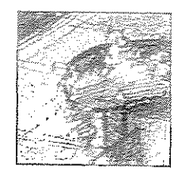
ALL STREET TREES
PINUS SPECIES
ULMUS SPECIES

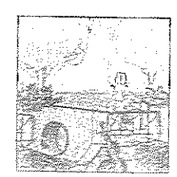
MONUMENT TREES

PHOENIX DACTYLIFERA	DATE PALM
CERCIDIUM 'HYBRID'	DESERT MUSEUM
QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
ULMUS PARVIFOLIA	EVERGREEN ELM
NERIUM OLEANDER	TREE OLEANDER
PROSOPIS CHILENSIS	THORNLESS MESQUITE

PROJECT SHRUBS AND GROUNDCOVER

AGAVE DESMETTIANA	AGAVE SPECIES
BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
BOUGAINVILLEA 'TOURCH GLOW'	BOUGAINVILLEA SPECIES
CYCAS REVOLUTA	SAGO PALM
CASSIA NEMOPHILA	GREEN CASSIA
CONVOLVULUS CNEORUM	BUSH MORNING GLORY
CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARIDISE
DIETES BICOLOR	EVERGREEN IRIS
DODONAEA VISCOSA	HOPBUSH
HIBISCUS ROSA-SINENSIS	CHINESE HIBISCUS
HESPERALOE PARVIFLORA	RED YUCCA
PYGMY DATE PALM	PHOENIX ROEBELINII
ILEX VOMITORIA 'NANA'	YAUPON HOLLY
LANTANA CAMARA 'RADAITION'	RADAITION LANTANA
LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE
LEUCOPHYLLUM LANGMANAIE	RIO BRAVO TEXAS SAGE
MUHLENBERGIA RIGENS	DEER GRASS
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF PITTOSPORUM
PYRACANTHA HYBRID 'RED ELF'	PYRACANTHA 'RED ELF'
LEUCOPHYLLUM LAEVIGATUM	
RUELLIA PENINSULARIS	BAJA RUELLIA
RUELLIA BRITTONIANA	BRITISH RUELLIA
XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA
DASYLIRION WHEELERI	DESERT SPOON
LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE



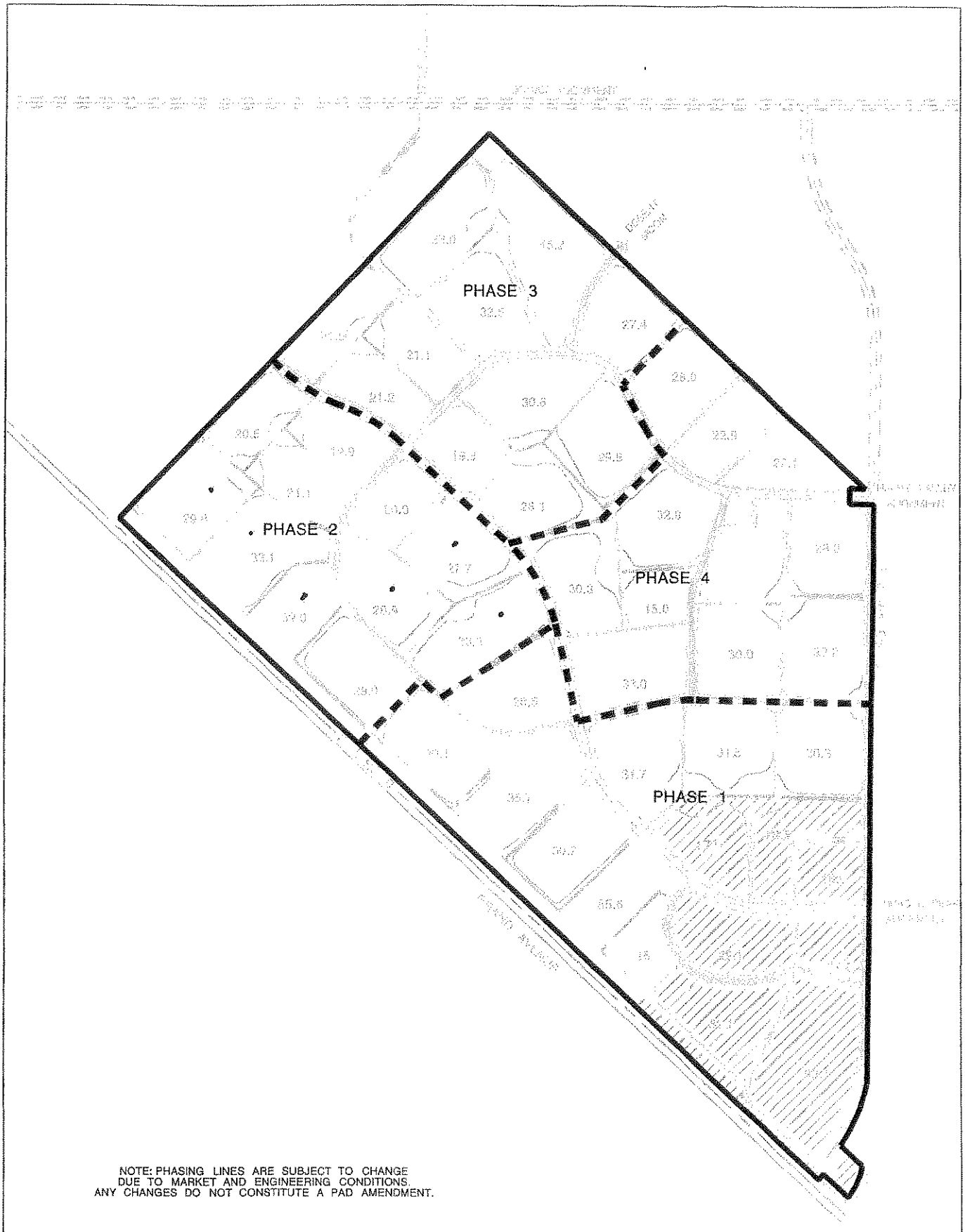


* ALL APPROVED SHRUBS, GROUNDCOVER AND ACCENT PLANTS FROM WATER RESOURCE LIST

MASTER PLANT SPECIES LIST

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

The McGough Group



NOTE: PHASING LINES ARE SUBJECT TO CHANGE
DUE TO MARKET AND ENGINEERING CONDITIONS.
ANY CHANGES DO NOT CONSTITUTE A PAD AMENDMENT.

CVL

SCALE: 1" = 500'

PHASING PLAN

ASANTE PAD, SURPRISE, AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

DEI

Dysart
Delivering the Dream

DYSART UNIFIED SCHOOL DISTRICT NO. 89

PLANNING & SUPPORT

Vern Wolfley, Senior Planning Specialist
11405 N Dysart Road
El Mirage, AZ 85335
Phone: 623.876.7052
Fax: 623.876.7007
vwolfley@dysart.org
www.dysart.org

Monday, October 04, 2004

Shelley Hohman
City of Surprise Development Services
12425 W. Bell Road, Ste. B-205
Surprise, AZ 85374
Fax: 623-583-6108

RE: Asante

Dear Ms Shelley Hohman,

Thank you for your continued cooperation with the Dysart Unified School District.

After reviewing the proposal from Lennar Communities on Asante, we have no objections to the proposed project; provided we receive a development agreement from the developer.

The proposed project is to be built at the northwest corner of Grand Ave and 163rd Ave. As we understand it, the project will add a mix of medium and high density residential and single family residential housing units totaling 13,406 to the DUSD boundaries. Although no formal document has been drawn, we expect to receive $1,000 per unit and two 15-acre school site with in the Asante development. Mr. Scott Switzer from Lennar has been working with the District on the placement of schools within the planned community of Asante. The location and size of these properties is acceptable to the District. The District fully intends to use the property for the construction of K-8 schools. Date of construction depends on approval of the school site by the Arizona School Facilities Board and the installation of appropriate infrastructure.

Mr. Switzer may contact Mr. Don Peters at (602) 248-2900 and Mr. Peters will be happy to draft an agreement to formalize this transaction.

We appreciate the value you place upon public schools in your planned community. We hope that we can continue working together to build attractive communities.

Sincerely,

Vern Wolfley
Senior Planning Specialist

cc: Mr. Scott Thompson
Mr. Don Peters
Mr. Scott Switzer

LENNAR COMMUNITIES DEVELOPMENT, INC.

1150 W. Grove Parkway
Suite 109
Tempe, AZ 85283
Office 480-345-0077
Fax 480-897-5588

GREYSTONE HOMES
A LENNAR FAMILY HOMEBUILDER

Lennar Homes, Since 1954

US·Home

11/2/04

Don Peters
Miller LaSota & Peters
5225 N. Central, Suite 235
Phoenix, AZ 85012

Re: Asante Donation Agreement

Dear Mr. Peters;

Thank you for talking with me today regarding the Donation Agreement. I have attached a copy of a letter I received from Vern Wolfley, Dysart School District, in which he stated the support of DUSD for the Asante project.
There are a couple of points in Mr. Wolfley's letter that need to be clarified:

1. The letter states that there will be 13,406 total building units added to the DUSD boundaries. I think this project may have been crossed with another. There are 6,703 total residential units planned for this development with the true number of units to be realized during the Preliminary Plat and Final Plat process.

2. The letter also states that DUSD "expects to receive $1,000 per unit and two 15-acre school sites". Per our phone conversation today this should be corrected to read as "$1,000 per unit and the donation of two 15-acre school sites. The school sites dollar value shall be deducted from the total per unit amount due".

I would appreciate a return e-mail or letter with your concurrence of the above points. Attached you will find a color land use map of the Asante project for your use. The K-8 school sites are shown in blue on this map.

Thank you again for discussing the Asante Donation Agreement with me. Lennar looks forward to continued cooperation with DUSD as this project moves along. Please contact me if you have any questions regarding this project.

Sincerely,

Scott M. Switzer

Scott M. Switzer
Land Acquisition Manager

"Don Peters"
<don@mlp-law.com>
11/10/2004 02:22 PM

To: <scott.switzer@lennar.com>
cc:
Subject: Asante

Scott, this will confirm that your understanding is correct. The donation that the Dysart District asks is $1,000 per unit total. The value of any school sites that may be donated will be credited against cash donations that would otherwise be made.

I also acknowledge that you have indicated that the number of houses that will be built has changed.

Let me know if you need more.

Don Peters
Miller LaSota & Peters, PLC
5225 North Central, Suite 235
Phoenix, Arizona 85012
Tel 602 248 2900
Fax 602 248 2999

LENNAR COMMUNITIES DEVELOPMENT, INC.

1150 W. Grove Parkway
Suite 109
Tempe, AZ 85283
Office 480-345-0077
Fax 480-897-5588

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US·Home

12-7-05

Andy Jochums
City of Surprise
12425 W. Bell Road
Suite D-100
Surprise, Arizona 85374

Re: City of Surprise Ordinance – 04-41

Dear Andy;

Per staff recommendations regarding PAD 04-124, Lennar Communities Development, Inc. understands and agrees with the following:

Standard Stipulations - a, b, c, d

Special Stipulations - e, f, g, h, i, j, k, l, m

Said Stipulations are stated in City of Surprise Ordinance 04-41, as re-approved 11/23/04, and will be included in a special tab "M" to be added to the Asante PAD document. Five (5) copies of the revised PAD, as requested, are sent herewith for the Development Services Department library.

Please contact me if I can be of further assistance.

Sincerely,

Scott M. Switzer
Land Acquisition Manager

Cc: Jay Kramer, Esq. Fennemore Craig – 2 copies
Greg Vogel Arizona Land Advisors – 1 copy
Azim Hameed, Esq. Mohr, Hackett, Pederson, Blakley & Randolph, P.C. – 1 copy

ORDINANCE NO. 04-41

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING THE PLANNED AREA DEVELOPMENT PAD04-124 FOR A PROJECT TO BE KNOWN AS ASANTE, CONSISTING OF CHANGING THE ZONING OF APPROXIMATELY 1,508 ACRES FROM R1-43 (SINGLE FAMILY RESIDENTIAL) TO PLANNED AREA DEVELOPMENT. SUBJECT SITE IS BOUNDED BY GRAND AVENUE TO THE SOUTH AND WEST, JOMAX ROAD TO THE NORTH AND 163RD AVENUE TO THE EAST.

WHEREAS, this Ordinance has been properly noticed for public hearing and the necessary hearings and opportunity for public input have been completed; and

WHEREAS, changes have occurred in the vicinity of Sections 1, 2, 11, 12 and 13, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, which require that the zoning of a parcel of land in that area be changed; and

WHEREAS, rezoning of the subject property will not depreciate surrounding property values and, at the same time is in harmony with the purposes and intent of the zoning ordinance, the plan for the area, and the Surprise General Plan 2020; and

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Surprise, Arizona, that:

Section 1. This Ordinance is not of a general and permanent nature and shall not be codified.

Section 2. The property described in Exhibit A is rezoned from R1-43 (Single Family Residential) to Planned Area Development (PAD) with a development plan.

Section 3. The development plan for the property described on Exhibit B, entitled "Asante," dated August 11, 2004, as application PAD04-124, a copy of which is on file in the Community and Economic Development Department, is approved.

Section 4. All present and future owners of the property described on Exhibit A shall develop the property only in accordance with the requirements

and exhibits found in the Asante PAD, and in compliance with the Stipulations contained in Exhibit C.

Section 5. The applicant shall submit a preliminary plat for the property or a portion thereof within twelve (12) months from the date the ordinance is approved, and the applicant shall pull a permit for construction within the property within thirty-six (36) months from the date the ordinance is approved. In the event either of the above do not occur within their respective time periods, the City Council shall take the appropriate action to revert the zoning being approved with this Ordinance.

Section 6. This ordinance shall become effective thirty-one (31) days after formal passage by the council.

PASSED AND ADOPTED this _____ day of _____, 2004.

_____
Mayor - Joan H. Shafer

ATTEST:

_____
City Clerk -Sherry A. Aguilar

APPROVED AS TO FORM:

_____
City Attorney – Jeffrey Blilie

YEAS:_____

NAYS:_____

RECOMMENDATIONS: (PAD04-124)

Subject request is consistent with the Surprise General Plan 2020. Furthermore, approval of this request would allow for efficient and orderly development. Staff recommends that the Planning and Zoning Commission forward a recommend approval to the Mayor and Council for the zoning change to Planned Area Development (P.A.D.) for Asante (PAD04-124) subject to the following stipulations:

STANDARD STIPULATIONS:

a) Major changes to this P.A.D. with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to this P.A.D. may be administratively approved by the City Manager and the Community Development Director;

b) The applicant shall submit a Written Response to Stipulations. The Response to Stipulations shall consist of a written response to the approved stipulations and five (5) copies of the P.A.D. document revised as necessary to comply with these approved stipulations. Said submission must be under one (1) transmittal package and shall be submitted within fifteen (15) day of City Council approval;

c) All infrastructure shall be constructed pursuant to the provisions of 16.20 of the Surprise Municipal Code or an approved development agreement, whichever applies; and

d) The applicant shall include these stipulations (STANDARD and SPECIAL) and all necessary revisions to text and exhibits in the final P.A.D. document.

SPECIAL STIPULATIONS:

e) All items to which the P.A.D. document commits within the Design Guidelines compliance section of the zoning document are hereby stipulated;

f) By its submittal of the P.A.D., the applicant - as landowner - agrees and approves in writing to the open space designated in the approved P.A.D. plan;

g) Approval of the P.A.D. is contingent upon the Council approving the ordinance annexing the property into the city;

h) The lighting standard for the project shall be subject to further review and approval by the Community and Economic Development Director, and the applicant shall

comply with any adopted lighting standards that exist prior to the first final plat approval;

i) Prior to proceeding with any development, the applicant will be required to demonstrate ADOT's and MCFCD's conditional approval of the Deer Valley re-alignment to the 163rd Avenue intersection, or provide assurances that the alternate routing of 163rd Avenue to Deer Valley can still be accomplished;

j) All roadway and parking lot light fixtures to be full cut-off;

k) All mention of lakes and landscape irrigation in the PAD document shall indicate that reclaimed water must be used when available. The applicant shall also acknowledge that they will comply with the most current version of the City's Integrated Water Master Plan (I.W.M.P.) requirements, and

l) Applicant shall pay their proportionate share of the regional solution to the transportation that shall be addressed in the development agreement.

m) All residential units shall have a hot water recirculation system installed.

Asante Retail Center

BARCLAY GROUP

Planned Area Development Amendment
Amendment Number 1

Zoning Case No. PADA_____

123.08-Acres

NWC 163rd Avenue and Grand Avenue
Surprise, Arizona

Prepared for the
City of Surprise, Arizona

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED
Case No.: PADA05-309
P&Z Comm. Approval: 11/1/2005
City Council Approval: 12/1/2005
B.O.A. Approval: _____
Stipulations: _____

Prepared by:
EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

August 11, 2005

RECEIVED
AUG 15 2005
COMMUNITY DEVELOPMENT

SURPRISE
ARIZONA

CITY OF SURPRISE
Planned Area Development Amendment Process

RECEIVED
AUG 15 2005
COMMUNITY DEVELOPMENT

OFFICIAL APPLICATION FOR PLANNED AREA DEVELOPMENT AMENDMENT, Minor/Major

Office Use Only

Application Number: PADA 05-309 Date Filed: 8/15/05 Received By: CMK
Filing Fee: $800.00 Check No.: _____ Receipt No.: _____

*** * * APPLICANT COMPLETES THIS SECTION * * ***

NAME OF PROJECT: *Asante Retail Center*

PROPERTY ADDRESS/LOCATION: *NWC of 163RD Avenue and Grand Avenue*

PROPERTY LEGAL DESCRIPTION: *See Attached Legal Description*

Land Use Designation: *"Mixed-Use Gateway"-Commercial & M/HDR* current
"Mixed-Use Gateway"-Commercial, M/HDR & LDR proposed

# of LOTS 6 APN # 503-73-028W & 503-73-001C ACREAGE 224.69 # gross acres _____ # net acres

*** * * PROPERTY OWNER OF RECORD OR AUTHORIZED REPRESENTATIVE COMPLETES THIS SECTION * * ***

NAME OF PROPERTY OWNER OF RECORD OR AUTHORIZED REPRESENTATIVE:

Kimco Barclay Surprise II, LLC, An Arizona Limited Liability Company ATTN: Trey Eakin

ADDRESS: *15974 North 77th Street, Suite 100* CITY *Scottsdale* STATE *Arizona* ZIP *85260*

PHONE: *(480) 596-9399* FAX: *(480) 596-6366*

APPLICATION CONTACT: The person listed below will act as the applicant on my/company's behalf. Additionally, I understand that it is the applicant's responsibility to communicate any verbal or written communications on said application to other members of the development team, including, but not limited to, application comments, staff reports, action letters, meeting times, etc.

I hereby request that all verbal and written communication regarding this application be provided to:

NAME: *Stephen C. Earl* COMPANY: *Earl, Curley and Lagarde P.C.*

ADDRESS: *3101 North Central Avenue, Suite 1000* CITY *Phoenix* STATE *Arizona* ZIP *85012*

PHONE: *(602) 265-0094* FAX: *(602) 265-2195*

E-MAIL: searl@ecllaw.com

SIGNATURE OF APPOINTED CONTACT: FOR STEPHEN C EARL DATE AUGUST 15, 2005

OWNERSHIP VERIFICATION/AUTHORIZATION: Included in this application is a map/survey, which accurately portrays the parcel configuration and property dimensions, as reflected in the legal description. I hereby certify that the above information and attached information submitted as part of the requested application is correct, and that I am authorized to file an application on said property, being either the owner of record or an authorized employee of the owner.

All signatures must be identical to the property owner/company name given above unless an authorized owner representative is given. Attach an authorization letter from the property owner, if a representative is to be utilized.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE: SEE LETTER OF AUTHORIZATION

PRINT NAME: _____ TITLE: _____

SIGNATURE: FOR STEPHEN C. EARL DATE AUGUST 15, 2005

Development Team

Owner/Developer:

Barclay Group
15974 N. 77th Street, Suite 100
Scottsdale, Arizona 85251
Contact: Trey Eakin
Telephone: (480) 596-9399

Architect:

Kurt D. Reed Associates, Inc.
7400 E. McDonald Drive, Suite 101
Scottsdale, Arizona 85250
Contact: Trish Flower
Phone: (480) 941-1440
Fax: (480) 948-1055

AttorneyApplicant:

Earl, Curley & Lagarde, P.C.
3101 N. Central Avenue, Suite 1000
Phoenix, Arizona 85012
Contact: Stephen C. Earl
Telephone: (602) 265-0094
Fax: (602) 265-2195

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Exhibit

TAB

Vicinity Map ..... A

General Plan Map ..... B

Approved Asante Land Use Map C

Amended Asante Land Use Map ..... D

Aerial Photo/Existing Conditions ..... E

Approved Commercial Site Plan ..... F

Amended Conceptual Commercial Site Plan ..... G

Main Entrance Design Concept ..... H

Architectural Design Concepts I

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Asante Overview

Asante is a 1,508-acre Planned Area Development ("PAD") by Lennar Communities Development, Inc., which was approved by the City Council last November 2004 with adoption of Ordinance #04-41. Asante is located north and within the 'V' formed by the intersection of Grand and 163rd Avenues and generally bounded by Grand Avenue, 163rd Avenue and Jomax Alignment.

The Asante master planned includes a variety of single family home ownership opportunities on various lot sizes and the opportunity for a major commercial development which will accommodate a broad range of neighborhood and community needs. The project integrates open space and recreation amenities to provide an exceptional quality of life for all of the future residents. The 1,508 gross acres master plan was approved with 101.3 gross acres for commercial uses and 1272.5 gross acres for a variety of residential uses, ranging from low density single family to medium to high density detached and attached single family and 134.3 gross acres were set aside for public parks/public facilities and school sites.

One of the key elements of the Asante PAD is its "Gateway" location. This "Asante Gateway" at 163rd Avenue and Grand Avenue is unique in that it is the only arterial connection across Grand Avenue in a 7-mile stretch and is located at the primary entry to the City's northeastern section, more commonly known as SPA-2 (Special Planning Area-2), which represents the major commercial node for the area. Given its strategic location, the Asante PAD envisioned a unique, high quality retail commercial environment with innovative site design and grouping of buildings, tree-lined boulevards, large landscape buffers along the major streets, clear and prominent entries, numerous pedestrian pathways linking plazas and buildings, and architectural focal points to support the "Gateway" theme.

PAD Amendment Request

Barclay Group, a national real estate company which focuses on high quality development of regional and community retail centers as well as smaller neighborhood shopping centers, is proposing to develop this gateway commercial area with a full range of high quality retail services for the regional and the immediate, emerging neighborhood.

Over the past decade, Barclay Group has developed more than thirty projects totaling over four million square feet of retail space in Arizona, Colorado, and Texas. Barclay Group's continued growth is a direct result of its on-going commitment to meet the needs of the communities served through integrity, innovation, and quality.

Revisions and re-evaluation are necessary to keep up with the ever-changing market demands. Each master plan must keep pace with market trends and City and resident

needs. It is for these reasons that Barclay Group is requesting this PAD Amendment.

This Amendment request seeks to increase the size of the commercial parcels in the gateway node (specifically parcels 1.2 COMM, 1.3 COMM, and 1.4 COMM as approved in the Asante PAD) from approximately 94.5 gross acres to 123.08 gross acres to allow a better mix and arrangement of high quality large and small users that will create the synergy critical to long term vitality of this project (see attached exhibits). Conversely, the adjacent M/HDR (Medium/High Density Residential) land use acreage will be reduced by the same amount of the commercial increase. This request also eliminates a collector road that originally bisected the commercial parcels and changes a difficult remnant M/HDR parcel into LDR (lot sizes of 63′ x120′) with appropriate buffers between the residential and commercial uses. Given the overall explosion of residential growth in SPA-2, this minor redistribution from some of the higher density residential into the commercial node and a new LDR parcel will not adverse the diversity of residential opportunities, but will vastly improve the diversity and overall up-scale nature and configuration of the commercial services.

Retailing has changed dramatically over the past 15 years and has become very specialized (from small convenience retail to neighborhood centers, to larger community centers, to power centers to regional malls). The intent of the proposed amendment is to interconnect the three approved commercial parcels into two parcels to allow for a better mix of uses and an overall enhancement to the commercial site layout at this gateway location. Although the two parcels are bisected by the proposed Tillman Boulevard the overall increase in commercial acreage allows each parcel to function better as one cohesive commercial center.

The expanded, cohesive commercial area allows for: a broader range of users; an updated parking field with improved vehicular circulation; better pedestrian circulation and expanded pedestrian amenities; more innovative building placements; and a much stronger economic base to secure name recognition and customer loyalty. All of the above identified design improvements are consistent with the City's design guidelines and high expectations.

Special attention has been placed on the overall design character of the expanded commercial node to create the unique, upscale retail project desired by the City that will also create a true gathering place for this area to meet the broad range of retail services and amenities desired by residents. This design flair is evident in the attached site plan and architectural exhibits.

This amendment will provide an improved "main street" entry concept; a better site layout with better distribution of small and larger tenant buildings and parking; and a destination identity for entertainment, dining and shopping.

The new modified commercial parcel, "Parcel 1.2" (the southern portion of the commercial site plan) includes an entertainment venue, main street entrance, pads for retail shops and

restaurants, and in-line stores to accommodate a wide range of retail users. This proposal will provide approximately 816,230 square feet of retail buildings. The project will utilize the high design standards proposed and expected from the Asante PAD. The amendment maintains the commercial development consolidated into a high profile entry area off Grand Avenue and the future 303 Loop. The proposed amendment acreage will reduce the adjacent M/HDR land use acreage and convert that into commercial and LDR. No other changes to the Asante PAD are proposed.

The northern portion of the conceptual site plan shows approximately 154,859 square feet of buildings on the new modified "Parcel 1.4" for a proposed neighborhood oriented center with smaller additional shops and pads conveniently located to serve the emerging residential area to the north and east. The additional area west of Parcel 1.4 has been incorporated to allow a more logical building orientation for a proposed grocery store to front onto the proposed Tillman Boulevard. This additional acreage also provides a better transition between the commercial development and residential uses to the west and north. Special pedestrian oriented areas will be provided to better link this neighborhood center with the residential uses. Appropriate landscaped buffers are being incorporated into the project to transition between the commercial and residential use.

The development proposal for the subject property is a community level power center and neighborhood market place having just under 1,000,000-square feet of building area. This site is situated in a very strategic location to capitalize on the well planned residential development of not only the Asante development, but the other existing and planned residential developments in Surprise and surrounding communities. Full build out of this gateway community shopping center will ultimately yield approximately 1,973 jobs. (123.08 acres x 43,560-sq. ft. x .20 lot coverage divided by 1000 x 1.84 = 1,973 additional jobs).

We believe that the impact of this expanded shopping and entertainment experience will be very positive for this area. The size and configuration of this expanded site allows for excellent exposure to both Grand Avenue and the future Loop 303. It also allows for strong pedestrian connections into the adjacent residential elements of the Asante master plan. Major new arterial streets improvements for 163rd Avenue and Tillman Boulevard are being installed with the Asante master plan that will provide convenient access to this shopping and entertainment experience for this entire trade area.

The proposed increase in commercial area helps maintain a diversity of commercial businesses within the community to support residents and visitor needs. Furthermore, this increase of commercial acreage contributes to the synergy of this master planned development as well as to the City's long–term economic sustainability.

The following information has been included to demonstrate that the proposed Asante PAD Amendment will contribute to the orderly development of Surprise and meet the City's goals, policies, and objectives as stated in the City of Surprise General Plan and applicable ordinances.

Existing Site Conditions

The subject site is generally level and slopes gently to the south and east with several drainage outlets under the railroad. Several 'blue-line' drainage courses are shown on the USGS map. The site is natural, vacant desert of dense to moderate growth of typical low-lying desert vegetation, including shrubs, bushes and trees. Several small ephemeral washes cross the property.

163rd Avenue runs along the east edge of the property. The 163rd Avenue right-of-way is currently 55 feet (from center line) and is improved as a two lane paved road. The west edge of the property is defined by the existing railroad track/right-of-way for BNSF Railroad and Grand Avenue. The railroad tracks are centered within an existing 200 ft. right-of-way. No other encumbrances or structures are on the property. The site location is shown in Tab F and Existing Site Conditions are shown on Tab E.

Access to the commercial site is generally obtained from 163rd Avenue and the proposed Tillman Boulevard. Tillman Boulevard bi-sects the commercial parcels and provides access to the neighborhood.

Cultural Survey/Environmental Assessment

A Phase I Environmental Assessment Report was completed by Geotechnical & Environmental Consultants dated October 2003, and the Class III Archaeological Survey was prepared for the property by David S. Boloyan Archaeological Services dated November 25, 2003.

The Phase I assessment did not find any evidence of hazardous or petroleum substances or recognized environmental conditions. Additional investigation was not recommended.

The Archaeological Survey recommended an archaeological clearance for the project as no sites were identified and the remains of the auxiliary field are not eligible for the National Register of Historic Places.

General Plan Consistency

This corner is designated on the Surprise General Plan ("General Plan") for "Mixed-Use Gateways." The property also falls within Special Planning Area #2 as shown in Surprise General Plan 2020. The location of the property in the context of the General Plan is shown in Tab B.

This Gateway area is located at one of the primary entries to the northeastern section of the City and "is intended to provide a unique mixed-use area that makes a unified statement" to visitors who are entering this part of the City. As noted in the Surprise's General Plan, "The Mixed-Use Gateways are intended to compliment the surrounding area while providing a mix of commercial, employment and public use... no one land use is intended to dominate a mixed-use gateway."

When the Asante PAD zoning application was approved by the City Council last year, it approved a land use map that designated a mix of commercial and residential land uses throughout the master-planned community as well as the Gateway. This plan molded the Gateway land use envelope to have a north-south orientation to increase access and visibility of the Gateway land uses from both Grand Avenue and 163rd Avenue. This configuration maximized the likelihood of long-term viability for the commercial development supported by the higher intensity residential uses to the west. It was this PAD approval that designated the subject site for commercial uses.

The proposed PAD Amendment is consistent with the General Plan 2020 Land Use Plan. Since the "Mixed-Use Gateway" land use designation of this site is not being changed, no General Plan amendment is necessary. Commercial, low density, and medium/high density residential land uses are shown in the Mixed Use 'Gateway' area. The changes in acreage from Medium/High Density Residential to Commercial and Medium/High Density Residential to Low Density Residential are permitted land uses within the approved "Mixed-Use Gateway" designation that is shown on the general plan map and approved by the City Council.

Gateway Commercial and M/HDR Land Use Tabulation

Uses	Approved PAD Acres (gross)	Revised PAD Acres (this request)
Commercial (Parcels 1.2, 1.3, & 1.4)	94.5	**123.08**
M/HDR (Parcels 1.16,1.17, 1.5 & 1.6)	127.90	**74.84**
LDR	0	**25.60 (Now Parcel 1.5)**
Well site	0	**1.17 (Now Parcel 1.17)**
Total	**222.40**	**224.69**

Land Use & Zoning

As noted earlier, the 94.5 acre subject property is currently vacant and designated for commercial uses pursuant to the List of Permitted Uses in the approved Asante PAD. This Amendment proposes to amend the PAD to allow additional complimentary commercial uses (pursuant to the C-2/C-3 zoning districts) within the addition proposed acreage. Please refer to the Asante Planned Area Development Plan for further land use and zoning information and land use allocations. The purpose and intent of adding this strip of additional acreage into the existing commercial node is to significantly improve the diversity and mix of retail, entertainment and lifestyle uses in an innovative configuration to enhance its gateway appeal.

Approved Land Use Plan with Amendment

The overall land use plan is shown in Tab F of the approved Asante PAD. The proposed changes from this PAD Amendment are located within the shaded area of the chart below. No other changes are being proposed.

Area	Use*	Approved Area (Gr)	Base Zone**	Comment	Amended Area (Gr)
1.2	Comm	57.6	C-3		101.11
1.3	Comm	17.9	C-3	Combined into 1.2	
1.4	Comm	19.0	C-2		21.97
1.5	M/HDR	30.2	R-3	Now LDR (Based zone R1-5)	25.60
1.6	M/HDR	30.3	R-3	Combined into 1.5	30.96
1.16	M/HDR	34.3	R-3		43.17
1.17	M/HDR	33.1	R-1,R-2,R-3	M/HDR Combined into 1.16. – Now Public Facility /Wellsite	0.71

*Uses: Comm = Commercial; M/HDR = Medium/High Density Residential; LDR = Low Density Residential
**All base districts are PAD overlay.

Commercial Development Standards

Base Zone	C-2	C-3
Area #	1.4	1.1,1.2,1.3

All development standards of City of Surprise Zoning Ordinance C-2 and C-3 shall apply.

Site and Architectural Design:

The commercial development will comply with and enhance the theme and aesthetics that have been approved with the Asante PAD. The buildings will be designed with an overall consistent theme for all parcels. Consistency will also be maintained in landscaping materials, perimeter walls and monumentation. Architectural design and site plans will utilize the City of Surprise Design Manuals in establishing site specific designs and plans.

The attached conceptual architectural elevations for the center illustrate the quality and unique character intended for this shopping center (see attached Exhibits).

The conceptual building facades provide a variety of architectural elements such as pedestrian friendly covered walkways, trellis canopies, various roof lines with different roof overhang designs for shade, cornice details, framed stucco architectural features, good use of warm earth tone colors, modernized glazing and various horizontal banding, and offsets in the building themselves are used to stimulate visual interest. Additionally, height is created at entry canopies with additional architectural details to act as focal points in the design. The combination of height, storefront glazing and enhanced architectural features help create strong entry statements. Horizontal bands which consists of color and/or material changes are used for vertical relief and interest along the portions of the buildings.

Special efforts have been taken to create a "life-style" oriented design conducive to pedestrian usage and enjoyment. Multiple pedestrian connections will be made between retail and residential uses so as to integrate uses for convenient pedestrian access. The conceptual plan must take into consideration the topography of the site. The site's topography and orientation to arterials creates the need for a circulation system that: provides access from perimeter streets into the shopping center and allows circulation between retail components on both sides of the street. The design challenge is to honor the City's access policies for the proposed Tillman Boulevard but also to provide convenient access to all retail uses.

This circulation system proposes a variety of access points into both centers. A new arterial street (Tillman Boulevard) is proposed between the two parcels. This arterial street allows north/south access driveways into the shopping center. It also provides future access to planned residential properties to the north and east. As an arterial street, Tillman Boulevard intersects with 163rd Avenue. Major entrances to the shopping center are designated off of 163rd Avenue and off of the proposed Tillman Boulevard. The driveway entrances into the shopping center pull traffic off the arterials into an internal circulation system that allows access to all portions of the shopping center and freestanding retail pads. A traffic signal is proposed to allow safe circulation between the north and south

Streets Circulation

The site is currently served by 163rd Avenue, an existing 110' ROW, which intersects with Grand Avenue at the south end of the property. 163rd Avenue extends to Dove Valley Road to the north.

The commercial site is bi-sected by a new arterial street, the proposed Tillman Boulevard, which is proposed to link to 163rd Ave at the Pinnacle Peak Road alignment and continue to the northwest generally parallel to Grand Avenue eventually connecting to Jomax Road.

No changes in street classification or rights-of-way approved as part of the Asante PAD are proposed with this Amendment. The Street Classifications approved as part of the original zoning are as follows:

Arterial (163rd Ave and Tillman Boulevard):	135 ft. ROW
Minor Arterial (Happy Valley Road):	110 ft ROW
Collectors:	70 ft and 60 ft. ROW
Local Street:	50 ft. ROW

See Tab H of the Approved Asante PAD for proposed Street Sections.

Infrastructure Improvements

Please refer to the Approved Asante Planned Area Development Plan for information on existing infrastructure improvements.

Public Services

- **Water**
  The Asante PAD falls within the jurisdiction of three water service franchise areas: Beardsley Water Company, City of Surprise and Arizona American Water Company. Initial commercial development is within the Arizona American Water Co. and City of Surprise service area and phase 1 residential areas are within the City of Surprise service area. A reservoir site has been proposed at the north end of the overall Asante site.

  Lennar, the Master Developer of the Asante project, is in the process of acquiring the Beardsley Water Company service area on property. It is their plan to give this service

not only the Asante development, but the other existing and planned residential developments in Surprise and surrounding communities for both revenues and employees. This amendment will provide significant tax revenues to the City as well as convenient shopping for local citizens. We believe that this amendment will contribute positively to the well planned growth of the City of Surprise and its enviable high quality of life. The center will become a well known destination for entertainment, dining and unique shopping experiences which will utilize the high standards originally proposed and approved for the Asante PAD. We respectfully request approval of this PAD Amendment and look forward to moving into project implementation.

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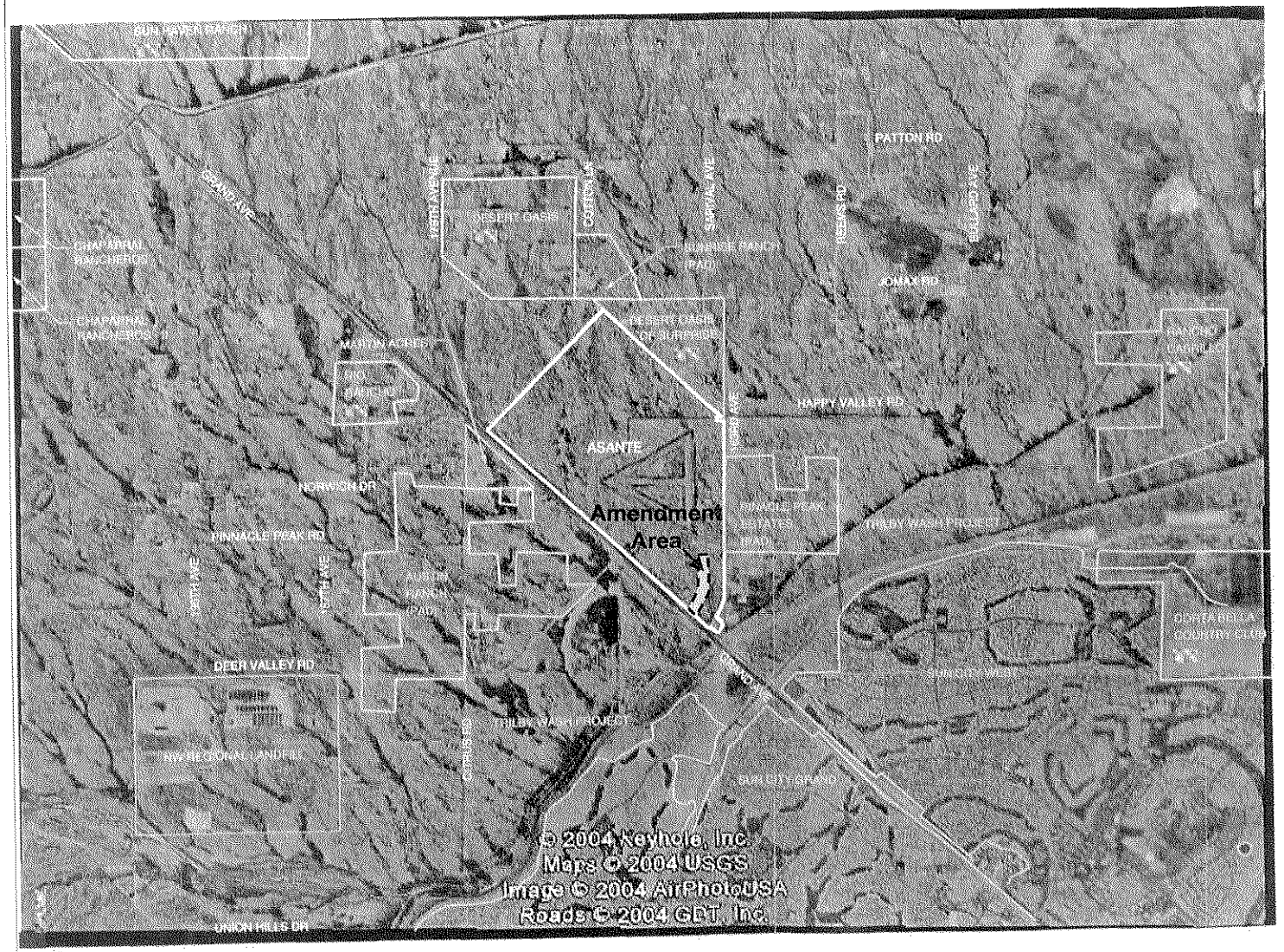
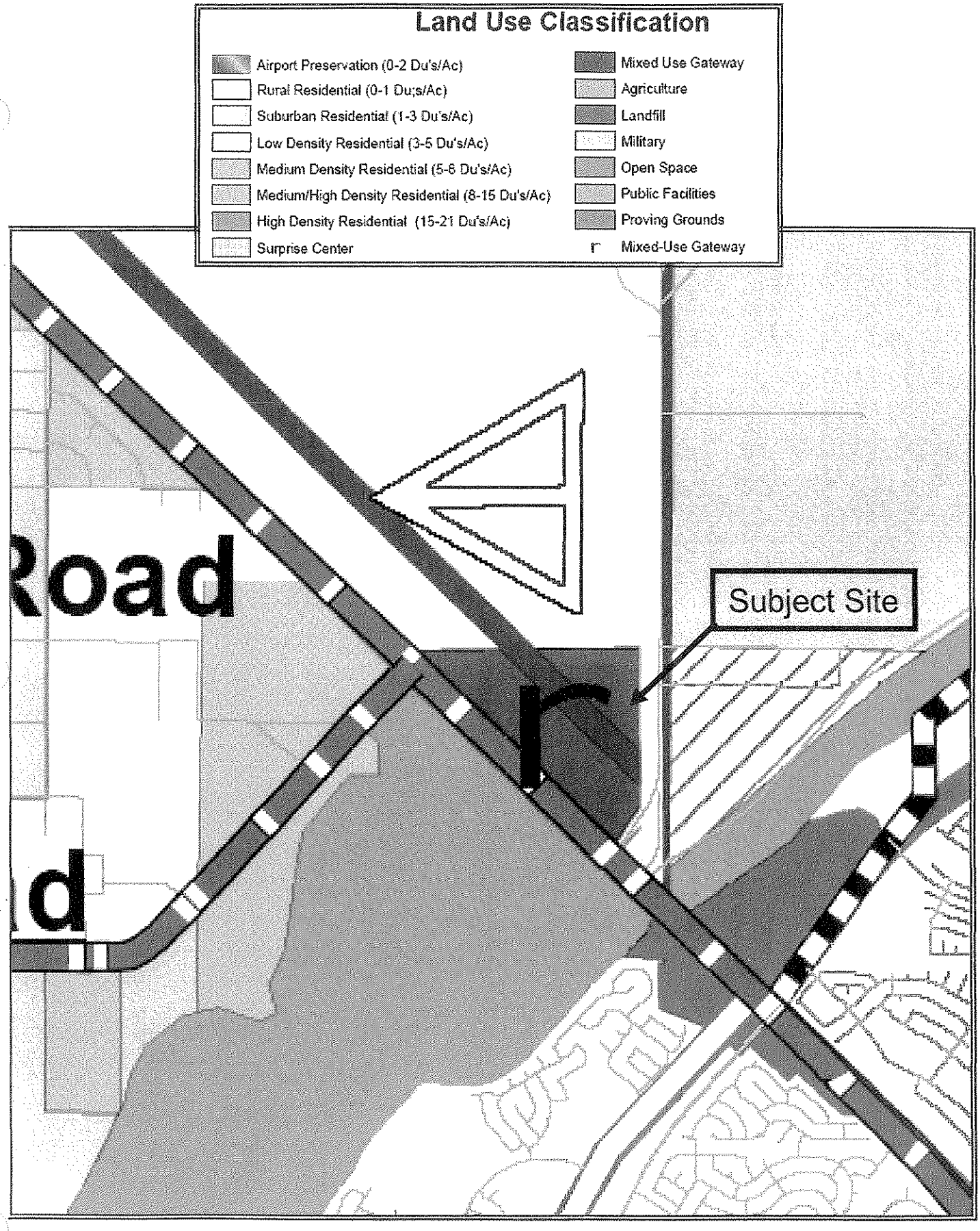


PROPOSED PAD AMENDMENT

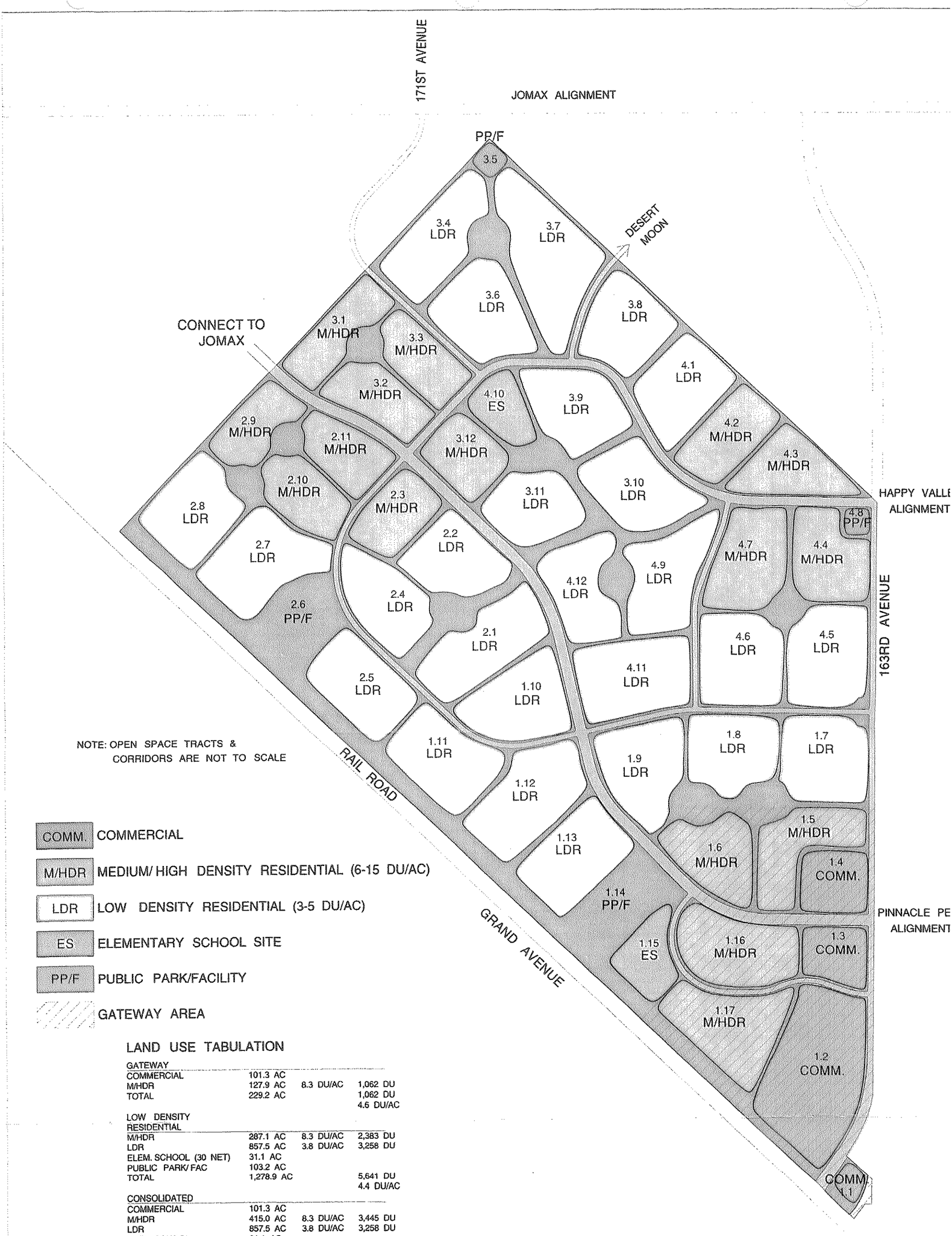
ASANTE RETAIL

VICINITY AREA MAP



ASANTE RETAIL CENTER

Land Use Designation = "Mixed-Use Gateway"



NOTE: OPEN SPACE TRACTS & CORRIDORS ARE NOT TO SCALE

COMM. COMMERCIAL

M/HDR MEDIUM/ HIGH DENSITY RESIDENTIAL (6-15 DU/AC)

LDR LOW DENSITY RESIDENTIAL (3-5 DU/AC)

ES ELEMENTARY SCHOOL SITE

PP/F PUBLIC PARK/FACILITY

GATEWAY AREA

LAND USE TABULATION

GATEWAY			
COMMERCIAL	101.3 AC		
M/HDR	127.9 AC	8.3 DU/AC	1,062 DU
TOTAL	229.2 AC		1,062 DU
			4.6 DU/AC
LOW DENSITY RESIDENTIAL			
M/HDR	287.1 AC	8.3 DU/AC	2,383 DU
LDR	857.5 AC	3.8 DU/AC	3,258 DU
ELEM. SCHOOL (30 NET)	31.1 AC		
PUBLIC PARK/ FAC	103.2 AC		
TOTAL	1,278.9 AC		5,641 DU
			4.4 DU/AC
CONSOLIDATED			
COMMERCIAL	101.3 AC		
M/HDR	415.0 AC	8.3 DU/AC	3,445 DU
LDR	857.5 AC	3.8 DU/AC	3,258 DU
ELEM. SCHOOL	31.1 AC		
PUBLIC PARK/ FIRE	103.2 AC		
TOTAL	1,508.1 AC		6,703 DU
			4.4 DU/AC

CVL

SCALE: 1" = 500'

DATE: 7-9-04
REV: 11-5-04
JOB# 040009

LAND USE PLAN

ASANTE PAD, SURPRISE, AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

DEI Professional Services, LLC

DATE: Mar 26, 2004
TIME: 16:07:16
FILE: n:\040009\landuse-sketch.dgn

LEGEND

M/HDR	MEDIUM/ HIGH DENSITY RESIDENTIAL (6-15 DU/AC)
LDR	LOW DENSITY RESIDENTIAL (3-5 DU/AC)
SCHOOL	ELEMENTARY SCHOOL SITE
COMM	COMMERCIAL
PF	PUBLIC FACILITY
	GATEWAY

LAND USE TABULATION

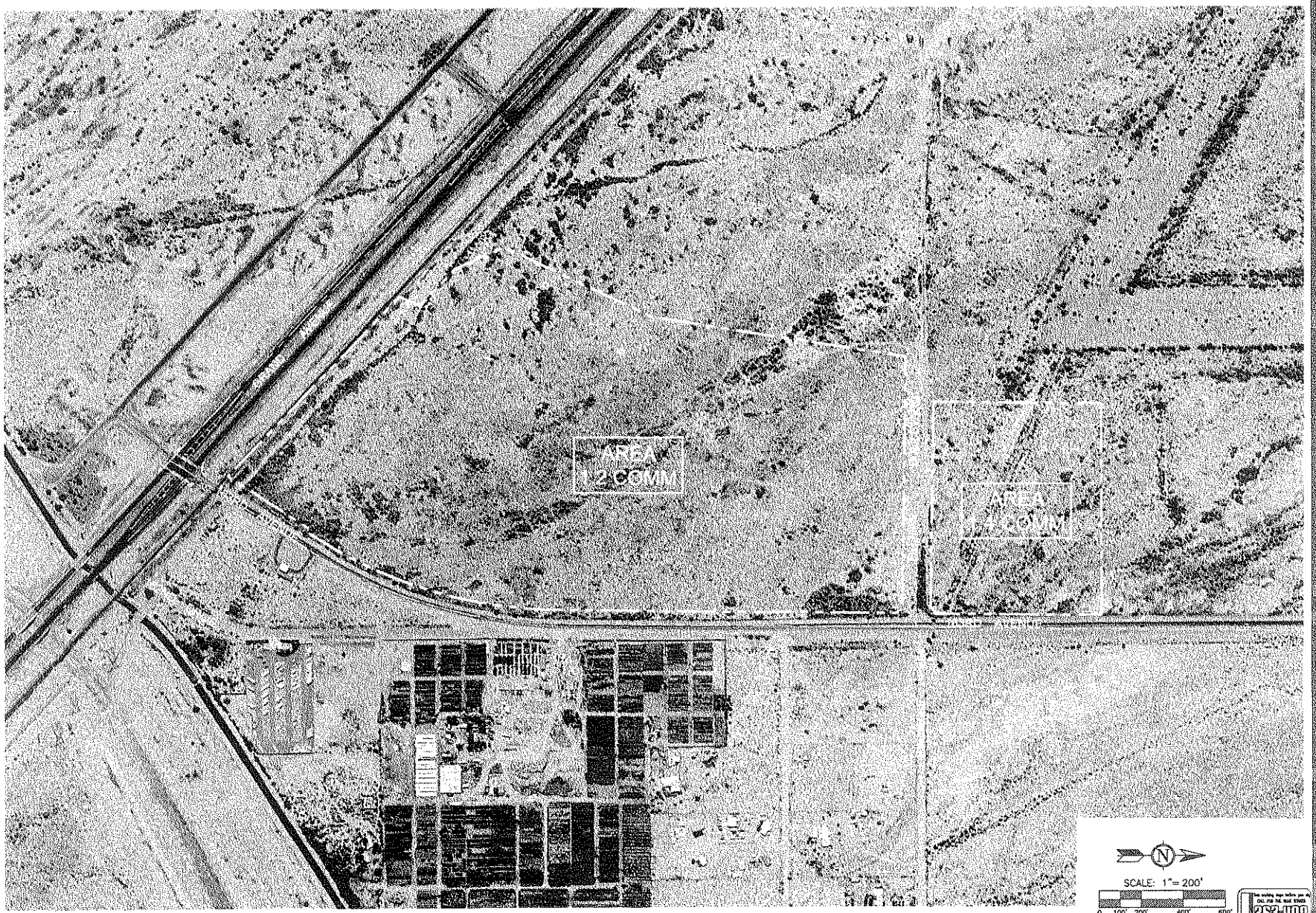
GATEWAY			
COMMERCIAL	131.56 AC		
LDR	25.60 AC	3.8 DU/AC	97 DU
M/HDR	74.13 AC	8.3 DU/AC	615 DU
PUBLIC FACILITY	0.71 AC		
TOTAL	232.00 AC		712 DU
RESIDENTIAL			
M/HDR	287.42 AC	8.3 DU/AC	2,385 DU
LDR	851.22 AC	3.8 DU/AC	3,234 DU
ELEM. SCHOOL(30 NET)	32.32 AC		
PUBLIC PARK	99.60 AC		
PUBLIC FACILITY	6.00 AC		
TOTAL	1,276.56 AC		5,619 DU
			4.4 DU/AC
CONSOLIDATED			
COMMERCIAL	131.56 AC		
M/HDR	361.55 AC	8.3 DU/AC	3,000 DU
LDR	876.82 AC	3.8 DU/AC	3,331 DU
ELEM. SCHOOL	32.32 AC		
PUBLIC PARKS AND FACLITIES	106.31 AC		
TOTAL	1,508.56 AC		6,331 DU
			4.2 DU/AC

AMENDED LAND USE PLAN

ASANTE PAD Surprise, Arizona
Lennar Communities Development Inc.

DEI Professional Services, LLC

N.T.S.
DATE: 07-11-05
REVISED DATE: 08-12-05



DEI Professional Services, LLC

1982 - 2005
23 YEARS OF EXCELLENCE
DEI Professional Services, LLC

PETER VESECKY

ASANTE RETAIL CENTER

PROPERTY OWNERSHIP EXHIBIT

REVISIONS

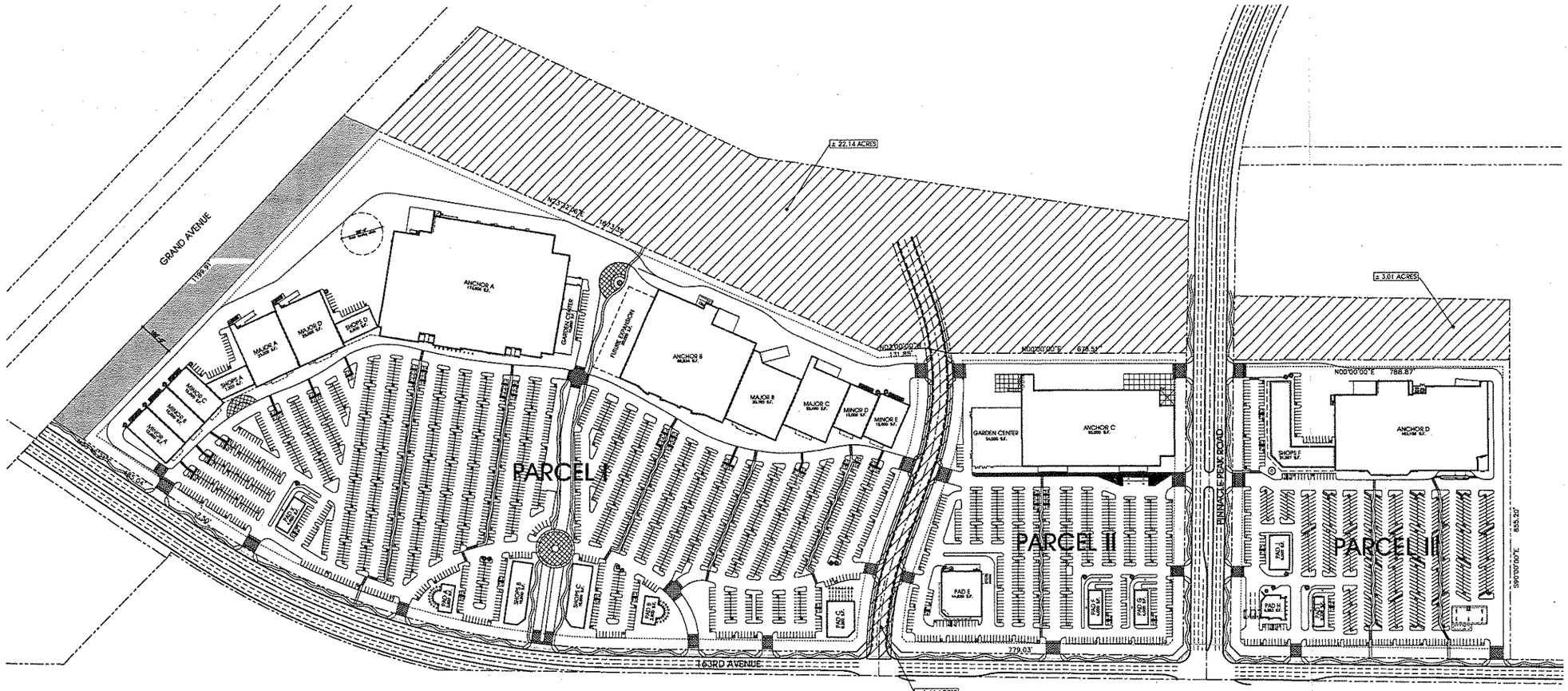
VERSIONS

DATE:	07/11/05
PROJ. NO:	04085
DESIGN:	PV
DRAWN:	CAP
CHECK:	PV
SCALE:	1"=200'
CAD FILE:	EX-1

EXHIBIT

EX

1 of 1



PHASE I SITE DATA:

PROPOSED ZONING ..... ---
NET LAND AREA ..... 2,412,132 S.F. - ±55.37 AC.

BUILDING AREA:

ANCHOR A	173,900 S.F.
GARDEN CENTER	10,800 S.F.
ANCHOR B	86,834 S.F.
FUTURE EXPANSION	20,000 S.F.
MAJOR A	25,000 S.F.
MAJOR B	30,765 S.F.
MAJOR C	25,000 S.F.
MAJOR D	25,000 S.F.
MINOR A	12,000 S.F.
MINOR B	12,000 S.F.
MINOR C	12,000 S.F.
MINOR D	12,000 S.F.
MINOR E	12,000 S.F.
SHOPS A	7,225 S.F.
SHOPS B	10,600 S.F.
SHOPS C	10,600 S.F.
SHOPS D	6,600 S.F.
PAD A	3,800 S.F.
PAD B	3,800 S.F.
PAD C	8,000 S.F.
PAD K	4,000 S.F.
TOTAL	511,924 S.F.

BUILDING / LAND COVERAGE 21.2%

PARKING REQUIRED: (CITY STANDARDS)
(1 SPACE PER 250 S.F. - RETAIL)
(1 SPACE PER 60 S.F. - RESTAURANT)
(1 SPACE PER 300 S.F. - GARDEN CENTER)

ANCHOR A	696 SPACES
GARDEN CENTER	36 SPACES
ANCHOR B	347 SPACES
FUTURE EXPANSION	80 SPACES
MAJOR A	100 SPACES
MAJOR B	123 SPACES
MAJOR C	100 SPACES
MAJOR D	100 SPACES
MINOR A	48 SPACES
MINOR B	48 SPACES
MINOR C	48 SPACES
MINOR D	48 SPACES
MINOR E	48 SPACES
SHOPS A	29 SPACES
SHOPS B	42 SPACES
SHOPS C	42 SPACES
SHOPS C	27 SPACES
PAD A	63 SPACES
PAD B	63 SPACES
PAD C	133 SPACES
PAD K	66 SPACES
TOTAL	2,260 SPACES

PARKING PROVIDED:

ANCHOR A(W/GARDEN CENTER)	872 SPACES
ANCHOR B(W/FUTURE EXPANSION)	472 SPACES
MAJOR A	100 SPACES
MAJOR B	142 SPACES
MAJOR C	153 SPACES
MAJOR D	101 SPACES
MINOR A	48 SPACES
MINOR B	50 SPACES
MINOR C	48 SPACES
MINOR D	71 SPACES
MINOR E	63 SPACES
SHOPS A	30 SPACES
SHOPS B	63 SPACES
SHOPS C	41 SPACES
SHOPS D	32 SPACES
PAD A	40 SPACES
PAD B	39 SPACES
PAD C	128 SPACES
PAD K	66 SPACES
TOTAL	2,559 SPACES

PARKING RATIO: 4.99 SPACES PER 1,000 S.F.

PHASE II SITE DATA:

PROPOSED ZONING ..... ---
NET LAND AREA ..... 641,560 S.F. - ±14.73 AC.

BUILDING AREA:

ANCHOR C	95,000 S.F.
GARDEN CENTER	24,000 S.F.
PAD E	14,820 S.F.
PAD F	4,000 S.F.
PAD G	4,000 S.F.
TOTAL	141,820 S.F.

BUILDING / LAND COVERAGE 22.1%

PARKING REQUIRED: (CITY STANDARDS)
(1 SPACE PER 250 S.F. - RETAIL)
(1 SPACE PER 60 S.F. - RESTAURANT)
(1 SPACE PER 300 S.F. - GARDEN CENTER)

ANCHOR C	380 SPACES
GARDEN CENTER	80 SPACES
PAD E	59 SPACES
PAD F	67 SPACES
PAD G	67 SPACES
TOTAL	653 SPACES

PARKING PROVIDED:

ANCHOR C(W/GARDEN CENTER)	531 SPACES
PAD E	66 SPACES
PAD F	44 SPACES
PAD G	37 SPACES
TOTAL	678 SPACES

PARKING RATIO: 4.78 SPACES PER 1,000 S.F.

PHASE III SITE DATA:

PROPOSED ZONING ..... ---
NET LAND AREA ..... 675,478 S.F. - ±15.51 AC.

BUILDING AREA:

ANCHOR D	103,106 S.F.
SHOPS F	21,587 S.F.
PAD H	4,583 S.F.
PAD I	2,338 S.F.
PAD J	6,000 S.F.
TOTAL	137,614 S.F.

BUILDING / LAND COVERAGE 20.3%

PARKING REQUIRED: (CITY STANDARDS)
(1 SPACE PER 250 S.F. - RETAIL)
(1 SPACE PER 60 S.F. - RESTAURANT)
(1 SPACE PER 300 S.F. - GARDEN CENTER)

ANCHOR D	412 SPACES
SHOPS F	87 SPACES
PAD H	18 SPACES
PAD I	39 SPACES
PAD J	24 SPACES
TOTAL	578 SPACES

PARKING PROVIDED:

ANCHOR D	511 SPACES
SHOPS F	91 SPACES
PAD H	28 SPACES
PAD I	40 SPACES
PAD J	29 SPACES
TOTAL	699 SPACES

PARKING RATIO: 5.08 SPACES PER 1,000 S.F.

CONCEPTUAL SITE PLAN
SCALE: 1" = 120'-0"

0 60 120 240

north

ASANTE RETAIL CENTER

N.W.C. of Grand Avenue and 163rd Avenue
Surprise, Arizona
November 17, 2004

KDRA
KURT D. REED ASSOCIATES, INC.
7400 E. McDonald Drive, Suite 101
Scottsdale, AZ 85250
Ph: 480.941.1440
www.kdra.com
Job No. 032188

BARCLAY GROUP

OLD SITE PLAN WITH ADDITIONAL ACREAGE

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CONCEPTUAL SITE PLAN

0 60 120 240

north

Site Plan

BARCLAY GROUP

Asante Retail Center

NWC of Grande Avenue & 163rd Avenue
Surprise, Arizona
July 28,2005

KDRA
KURT D. REED ASSOCIATES, INC.

Village View

BARCLAY GROUP

Asante Retail Center

NWC of Grande Avenue & 163rd Avenue
Surprise, Arizona
July 28,2005

KDRA
KURT D. REED ASSOCIATES, INC.

Village View

BARCLAY GROUP

Asante Retail Center

NWC of Grande Avenue & 163rd Avenue
Surprise, Arizona
July 28, 2005

KDRA
KURT D. REED ASSOCIATES, INC.

View of Majors

BARCLAY GROUP

Asante Retail Center

NWC of Grande Avenue & 163rd Avenue
Surprise, Arizona
July 28,2005

KDRA
KURT D. REED ASSOCIATES, INC.

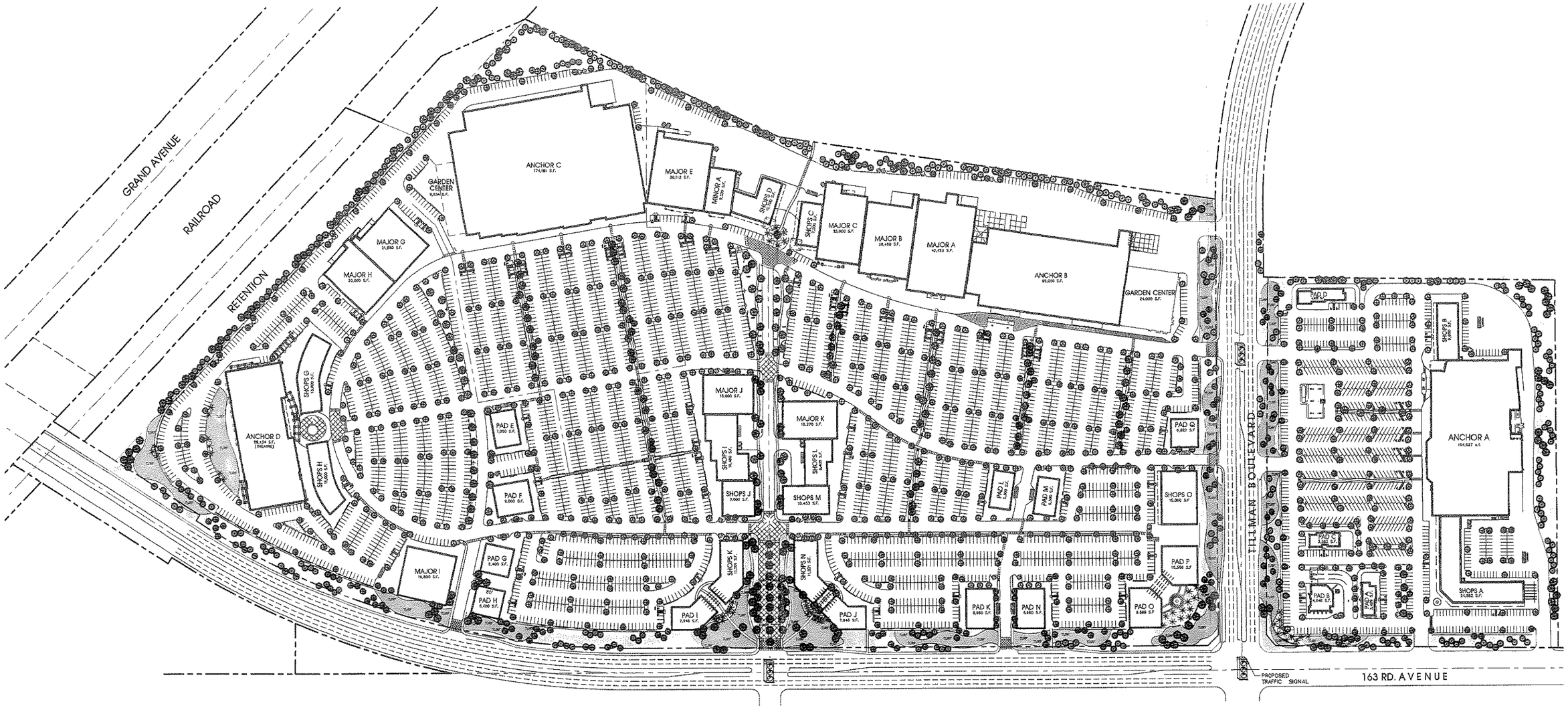
Village View

BARCLAY GROUP

Asante Retail Center

NWC of Grande Avenue & 163rd Avenue
Surprise, Arizona
July 28,2005

KDRA
KURT D. REED ASSOCIATES, INC.



LANDSCAPE LEGEND

SHRUBS AND GROUD-COVER NOT SHOWN AT THIS STAGE

- ULMUS PARVIFOLIA EVERGREEN ELM 30" BOX (2" CALIPER)
- QUERCUS VIRGINIANA LIVE OAK 30" BOX (2" CALIPER)
- CERCIDIUM 'HYBIRD' DESERT MUESUM 30" BOX (2" CALIPER)
- PINUS ELDARICA MONDEL PINE 15 GALLON (1" CALIPER)
- CERCIDIUM FLORDIDIUM BLUE PALO VERDE 30" BOX (2" CALIPER)
- CERCIDIUM PRAECOX S PALO VERDE 30" BOX (2" CALIPER)
- ACAICA SALICINA WILLOW ACACIA 24" BOX (2" CALIPER)
- ACAICA STENOPHYLLA SHOESTRING ACACIA 15 GALLON (1" CALIPER)
- PHOENIX DACTYLIFERA DATE PALM 20' TRUNK FT. (MATCHING, DIAMOND CUT)
- WASHINGTONIA ROBUSTA MEXICAN FAN PALM 20' TRUNK FT. (SKINNED.)
- NERIUM OLEANDER 'PETITE PINK' PETITE OLEANDER 5 GALLON
- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON
- CASSIA PHYLODENIA DESERT CASSIA 5 GALLON
- RUELLIA PENINSULARIS BAJA RUELLIA 5 GALLON
- CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
- CONVOLVULUS CNEORUM BUSH MORNING GLORY 1 GALLON
- RUELLIA BRITONIANA 'KATIE' TRAILING RUELLIA 1 GALLON
- GAZANIA RIGENS 'SUN GOLD' 1m 1 GALLON
- ACACIA REDOLENS 'DESERT CARPET' 1m 1 GALLON
- DASYLIRION WHEELERII DESERT SPOON 5 GALLON
- LEUCOPHYLLUM FRUTESCENS 'WHITE CLOUD' 5 GALLON
- LEUCOPHYLLUM CANDINIUM 'THUNDER CLOUD' 5 GALLON
- BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA 5 GALLON
- AGAVE VILIMORIANA OCTOPUS AGAVE 5 GALLON
- 1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
- TURF — MID-IRON TURF SOD
- 3'x3'x3' SURFACE SELECT GRANITE BOULDER MINIMUM 2000lbs EACH
- 6" EXTRUDED CURB CONCRETE HEADER SEE DETAIL
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON

LANDSCAPE PLAN

0' 50' 100' 200'

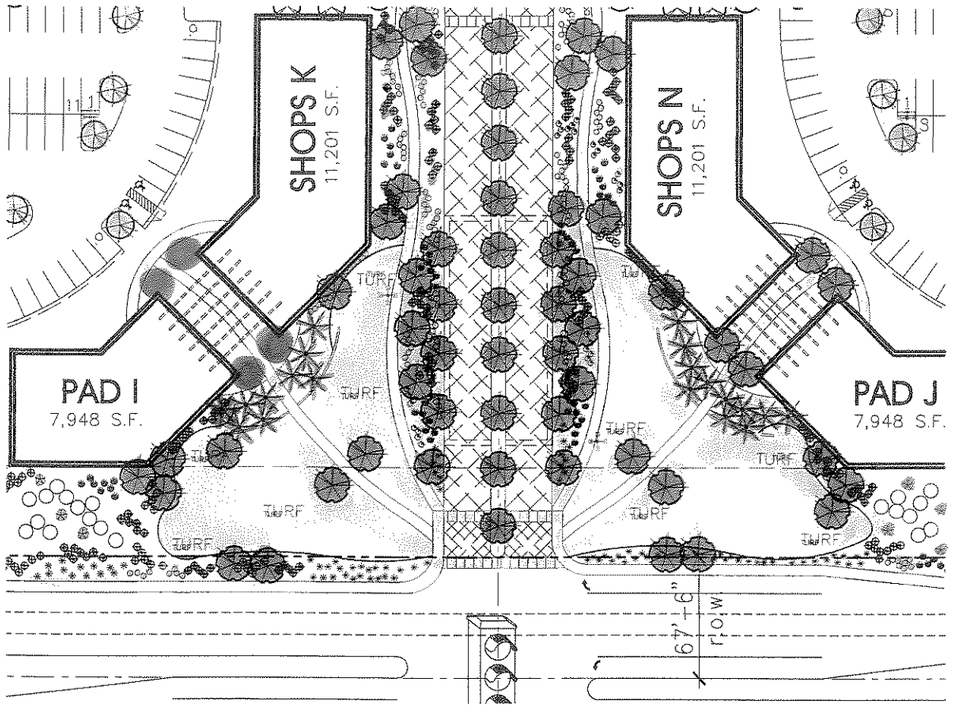
ASANTE RETAIL CENTER

N.W.C. of Grand Avenue and 163rd Avenue
Surprise, Arizona
June __, 2005

KURT D. REED ASSOCIATES, INC.
7400 E. McDONALD DRIVE, SUITE 101
Scottsdale, AZ 85250
Ph. 480.941.1440
www.kdra.com
AZ Reg. 0921153

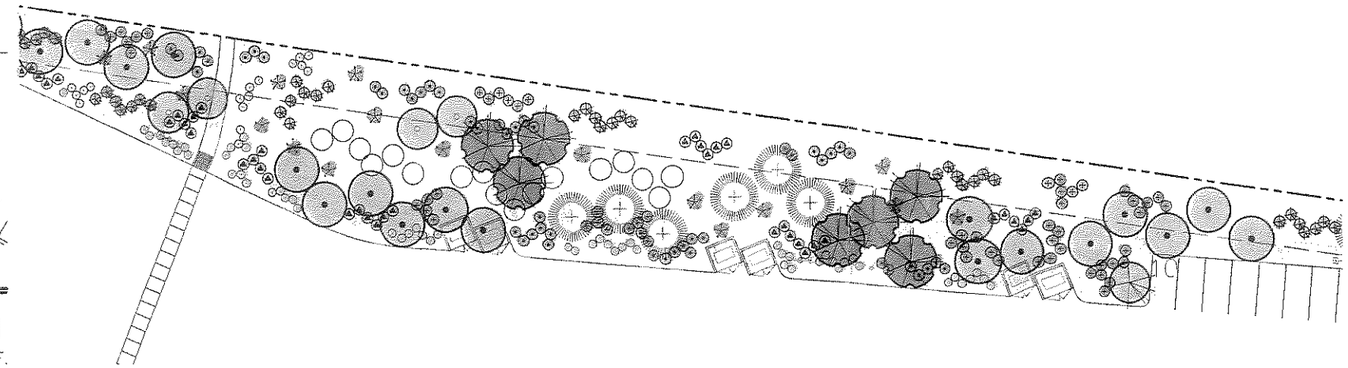
T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
1121 East Missouri Ave., Suite 218
Phoenix, Arizona 85014
(E-MAIL) tj_mcqueen@mfn.net
(602) 265-0320
FAX 265-6619

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE
27156
TIMOTHY J. McQUEEN
ARIZONA, U.S.A.



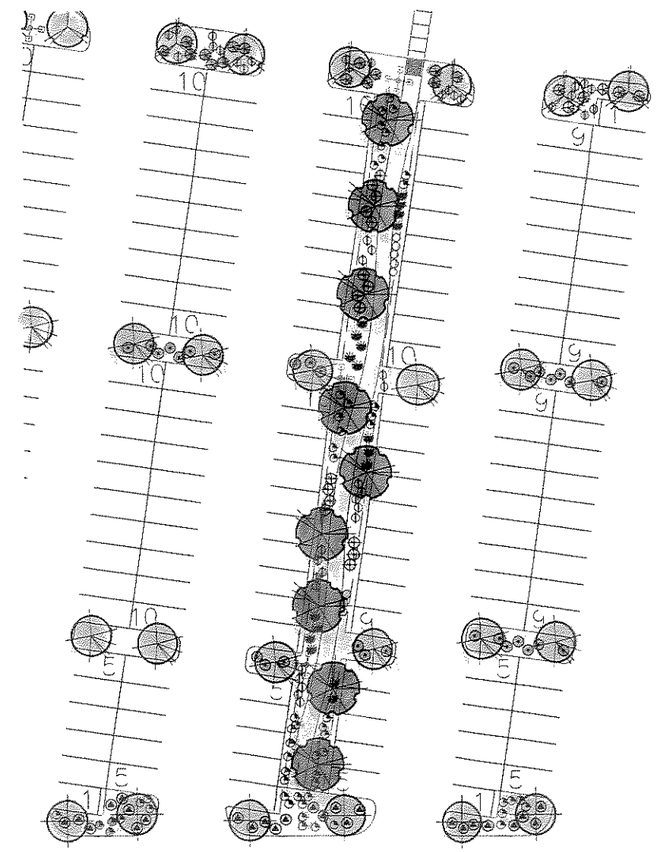
163rd Ave Landscape Enlargement

0' 15' 30' 60'



Typical PL Landscaping

0' 10' 20' 40'



Typical Parking Landscaping

0' 10' 20' 40'

LANDSCAPE LEGEND

- ULMUS PARVIFOLIA EVERGREEN ELM 30" BOX (2" CALIPER)
- QUERCUS VIRGINIANA LIVE OAK 30" BOX (2" CALIPER)
- CERCIDIUM 'HYBIRD' DESERT MUESUM 30" BOX (2" CALIPER)
- PINUS ELDARICA MONDEL PINE 15 GALLON (1" CALIPER)
- CERCIDIUM FLORDIDIUM BLUE PALO VERDE 30" BOX (2" CALIPER)
- CERCIDIUM PRAECOX S PALO VERDE 30" BOX (2" CALIPER)
- ACAICA SALICINA WILLOW ACACIA 24" BOX (2" CALIPER)
- ACAICA STENOPHYLLA SHOESTRING ACACIA 15 GALLON (1" CALIPER)
- PHOENIX DACTYLIFERA DATE PALM 20' TRUNK FT. (MATCHING, DIAMOND CUT)
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- 6" EXTRUDED CURB CONCRETE HEADER SEE DETAIL
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON

KDRA
KURT D. REED ASSOCIATES, INC.
7400 E. McDonald Drive, Suite 101
Scottsdale, AZ 85250
Ph.: 480.941.1440
www.kdra.com
Job No. 032165

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
1121 East Missouri Ave., Suite 218
Phoenix, Arizona 85014
(E-MAIL) tjmcqueen@tjmts.net
(602) 265-0320
FAX 265-6819

REGISTERED LANDSCAPE ARCHITECT
27165
TIMOTHY J. McQUEEN
Date Signed
ARIZONA USA

ASANTE RETAIL CENTER

N.W.C. of Grand Avenue and 163rd Avenue
Surprise, Arizona
June __, 2005

DEI
Professional
Services, LLC

Civil Engineering
Land Surveying
Project Management

www.deipro.com

4 November 2004
Lennar Communities Development, Inc.
ASANTE
Job No. 03101

LEGAL DESCRIPTION

COMM-2
(Gross)

A parcel of land located within the East Half of Section 13, Township 4 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the northeast corner of said Section 13, from which the east quarter corner of said section bears South 00°45'24" West 2,633.94 feet;

Thence South 00°45'24" West 940.92 feet along the east line of the northeast quarter of said section, to the **Point of Beginning**;

Thence continuing along said east line, South 00°45'24" West 754.78 feet, to the beginning of a curve, concave northwesterly, having a radius of 2,291.83 feet, said curve being the centerline of a declared county roadway, as described in Document No. 85-554298, and further described in Document No. 86-306100, of the Maricopa County records;

Thence southwesterly 1,320.87 feet along said roadway centerline, and along the arc of said curve, through a central angle of 33°01'18";

Thence continuing along said roadway centerline, South 33°46'42" West 497.79 feet, to a point on the northeasterly right-of-way line of the two hundred foot (200') wide Atchison, Topeka and Santa Fe Railway corridor;

Thence North 46°13'34" West 1,276.09 feet along said right-of-way line;

Thence leaving said right-of-way line, North 23°32'06" East 1,673.35 feet;

Thence North 03°00'00" West 167.02 feet, to the beginning of a non-tangent curve, concave southerly, to which point a radial line bears North 08°29'05" West;

Thence easterly 353.29 feet along the arc of said curve, having a radius of 700.00 feet, through a central angle of 28°55'01";

Thence South 69°34'04" East 214.77 feet to the beginning of a curve, concave northeasterly, having a radius of 940.00 feet;

Thence southeasterly 322.80 feet along the arc of said curve, through a central angle of 19°40'32";

Thence South 89°14'36" East 70.75 feet to the **Point of Beginning**.

Said parcel contains 60.1361 acres, more or less.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
15576
PAUL G.
POKATELLO
Date Signed 11-4-2004
STATE OF ARIZONA

DEI Professional Services, LLC

Civil Engineering
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4 November 2004
Lennar Communities Development, Inc.
ASANTE
Job No. 03101

LEGAL DESCRIPTION

COMM-3
(Gross)

A parcel of land located within the Northeast Quarter of Section 13, Township 4 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the northeast corner of said Section 13, from which the east quarter corner of said section bears South 00°45'24" West 2,633.94 feet;

Thence South 00°45'24" West 940.92 feet along the east line of the northeast quarter of said section;

Thence leaving said section line, North 89°14'36" West 70.75 feet, to the beginning of a curve, concave northeasterly, having a radius of 940.00 feet;

Thence northwesterly 322.80 feet along the arc of said curve, through a central angle of 19°40'32";

Thence North 69°34'04" West 214.77 feet, to the beginning of a curve, concave southwesterly, having a radius of 700.00 feet;

Thence northwesterly 336.55 feet along the arc of said curve, through a central angle of 27°32'49";

Thence North 00°00'00" East 781.27 feet, to the north line of said northeast quarter of Section 13;

Thence South 89°08'07" East 931.34 feet along said north line, to the **Point of Beginning**.

Said parcel contains 18.2499 acres, more or less.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
15576
PAUL G.
POKATELLO
Date Signed 11-4-2004
STATE OF ARIZONA

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Thence easterly 12.88 feet along the arc of said curve, having a radius of 1,500.00 feet, through a central angle of 00°29'31", to the said south line of the southeast quarter of Section 12;

Thence South 89°08'07" East 356.04 feet to the **Point of Beginning**.

EXCEPTING THEREFROM:

A parcel of land located within the Northeast Quarter of Section 13, Township 4 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the northeast corner of said Section 13, from which the north quarter corner of said section bears North 89°08'07" West 2,635.76 feet;

Thence North 89°08'07" West 931.34 feet along the north line of said northeast quarter of Section 13;

Thence South 00°00'00" East 746.01 feet, to the **Point of Beginning**;

Thence continuing South 00°00'00" East 35.26 feet, to the beginning of a non-tangent curve, concave southerly, to which point a radial line bears North 07°06'53" West;

Thence westerly 16.74 feet along the arc of said curve, having a radius of 700.00 feet, through a central angle of 01°22'12";

Thence South 03°00'00" East 35.17 feet, to the beginning of a non-tangent curve, concave southeasterly, to which point a radial line bears North 08°46'27" West;

Thence southwesterly 122.43 feet along the arc of said curve, having a radius of 665.00 feet, through a central angle of 10°32'54";

Thence South 70°40'39" West 191.06 feet, to the beginning of a curve, concave northwesterly, having a radius of 735.00 feet;

Thence southwesterly 213.53 feet along the arc of said curve, through a central angle of 16°38'44";

Thence North 09°06'47" East 71.67 feet, to the beginning of a non-tangent curve, concave northwesterly, to which point a radial line bears South 03°56'20" East;

Thence northeasterly 178.55 feet along the arc of said curve, having a radius of 665.00 feet, through a central angle of 15°23'02";

Thence North 70°40'39" East 191.06 feet, to the beginning of a curve, concave southeasterly, having a radius of 735.00 feet;

Thence northeasterly 160.97 feet along the arc of said curve, through a central angle of 12°32'54", to the **Point of Beginning**.

The net area of said parcel is 21.8713 acres, more or less.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
15576
PAUL G.
POKATELLO
Date Signed 5-26-2005
ARIZONA, U.S.A.

05 August 2005
Lennar Communities Development, Inc.
ASANTE
Job No. 03101

Thence South 00°51'53" West 751.86 feet, to the **Point of Beginning.**

Said parcel contains 27.7979 acres, more or less.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
15576
PAUL G.
POKATELLO
Date Signed 8.05.05
ARIZONA, U.S.A.

DEI
Professional Services, LLC

Civil Engineering
Land Surveying
Project Management

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
15576
PAUL G.
POKATELLO
Date Signed 8.08.05
ARIZONA, U.S.A.

www.deipro.com

08 August 2005
Lennar Communities Development, Inc.
ASANTE
Job No. 03101

LEGAL DESCRIPTION

PARCEL 1.5

A parcel of land located within the Southeast Quarter of Section 12, Township 4 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the southeast corner of said Section 12, a brass cap in handhole, from which the east quarter corner of said section, a brass cap in handhole, bears North 00°45'18" East 2,633.98 feet;

Thence North 00°45'18" East 883.18 feet along the east line of said southeast quarter of Section 12;

Thence South 90°00'00" West 67.51 feet, to a point 67.50 feet west of said east line, and the **Point of Beginning;**

Thence continuing South 90°00'00" West 1,025.71 feet;

Thence South 00°51'53" West 47.32 feet;

Thence North 89°01'37" West 851.42 feet;

Thence North 00°58'23" East 546.67 feet;

Thence North 89°01'37" West 281.69 feet;

Thence North 67°27'03" West 135.97 feet;

Thence South 89°01'37" East 2,283.00 feet, to a point 67.50 feet west of said east line of the southeast quarter of Section 12;

Thence South 00°45'18" West 531.94 feet, 67.50 feet west of and parallel with said east line, to the **Point of Beginning.**

Said parcel contains 24.7736 acres, more or less.

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6225 North 24th Street, Suite 200 • Phoenix, AZ 85016 • 602.954.0038 Phone • 602.944.8605 Fax

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Professional
Services, LLC

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Land Surveying
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9 June 2005
Lennar Communities Development, Inc.
Job No. 03101

LEGAL DESCRIPTION

ASANTE
SCHOOL SITE

A parcel of land located within the South Half of Section 12, and within the North Half of Section 13, Township 4 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the southwest corner of said Section 12, a 3/4 inch rebar, from which the south quarter corner of said section, a 5/8 inch rebar, bears South 89°08'30" East 2,635.37 feet;

Thence South 89°08'30" East 2,526.47 feet along the south line of the southwest quarter of said Section 12, to the **Point of Beginning;**

Thence North 43°46'26" East 263.90 feet;

Thence South 49°13'24" East 66.56 feet, to the beginning of a curve, concave southwesterly, having a radius of 15.00 feet;

Thence southeasterly 16.21 feet along the arc of said curve, through a central angle of 61°55'39", to the beginning of a reverse curve, concave northeasterly, having a radius of 70.00 feet;

Thence southeasterly 143.96 feet along the arc of said curve, through a central angle of 117°49'59";

Thence South 43°46'26" West 237.20 feet;

Thence South 46°13'34" East 476.00 feet;

Thence South 01°13'34" East 141.42 feet;

Thence South 43°46'26" West 750.00 feet;

Thence North 46°13'34" West 776.00 feet;

Thence North 43°46'26" East 827.09 feet, to the **Point of Beginning**.

Said parcel contains 16.0608 acres, more or less.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
15576
PAUL G.
POKATELLO
Date Signed 6-9-2005
ARIZONA, U.S.A.

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6225 North 24th Street, Suite 200 • Phoenix, AZ 85016 • 602.954.0038 Phone • 602.944.8605 Fax

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Land Surveying
Project Management

www.deipro.com

8 June 2005
Lennar Communities Development, Inc.
Job No. 03101

LEGAL DESCRIPTION

MEDIUM/HIGH DENSITY
RESIDENTIAL PARCEL

A parcel of land located within the Southeast Quarter of Section 12, and within the North Half of Section 13, Township 4 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the northeast corner of said Section 13, a brass cap in handhole, from which the east quarter corner of said section, a brass cap in handhole, bears South 00°45'24" West 2,633.94 feet;

Thence North 89°08'07" West 1,310.03 feet along the north line of the northeast quarter of said Section 13;

Thence South 00°51'53" West 67.34 feet, to the **Point of Beginning;**

Thence South 09°06'47" West 1,235.69 feet;

Thence South 25°38'16" West 569.76 feet;

Thence North 64°21'44" West 150.00 feet;

Thence South 43°46'26" West 150.00 feet, to a point two hundred feet (200') northeasterly of the northeasterly right-of-way line of the two hundred foot (200') wide Atchison, Topeka and Santa Fe Railway corridor;

Thence North 46°13'34" West 1,058.17 feet, parallel with and two hundred feet (200') northeasterly of said railway right-of-way line;

Thence North 43°46'26" East 750.00 feet;

Thence North 01°13'34" West 141.42 feet;

Thence North 46°13'34" West 476.00 feet;

Thence North 43°46'26" East 237.20 feet, to the beginning of a non-tangent curve, concave northwesterly, to which point a radial line bears South 15°07'44" East;

Thence northeasterly 92.24 feet along the arc of said curve, having a radius of 70.00 feet, through a central angle of 75°30'15", to the beginning of a reverse curve, concave southeasterly, having a radius of 70.00 feet;

Thence northeasterly 50.59 feet along the arc of said curve, through a central angle of 41°24'35";

Thence North 40°46'36" East 107.03 feet;

Thence North 84°35'20" East 43.30 feet, to the beginning of a non-tangent curve, concave northeasterly, to which point a radial line bears South 38°24'03" West;

Thence southeasterly 1,004.26 feet along the arc of said curve, having a radius of 1,567.50 feet, through a central angle of 36°42'30", to the **Point of Beginning**.

Said parcel contains 41.2782 acres, more or less.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
15578
PAUL G.
POKATELLO
Date Signed 6-8-2005
ARIZONA, U.S.A.

Motivational Systems Inc

COMPREHENSIVE SIGNAGE PROGRAM

LENNAR COMMUNITIES "ASANTE"

RECEIVED
JUL 18 2008
COMMUNITY DEVELOPMENT

APPLICANT:
Motivational Systems Inc.
7375 W. Buckeye Rd., Ste. 110
Phoenix, AZ 85043-4206
623/936-2680
623/936-2686 FAX

BUILDER:
Lennar Communities
1150 W. Grove Pkwy., Ste. 110
Tempe, AZ 85283
480/897-5541
Sara Taylor

PROJECT NARRATIVE

The Asante Comprehensive Signage Plan describes and specifies the signage component of the overall Asante community design theme. The signage presented herein illustrates long term, temporary directional signs. The community is bounded by Happy Valley (North), Sarival/163rd Avenue (East), Grand Avenue (South) and Asante Blvd. North (West).

Well-designed and appropriately located signage will help visitors in easily identifying Asante community features and finding destinations including home sales. The individual sign type shown is intended to be used as determined by the developer for identification, information and to provide direction. Once the community is sold out, all temporary signage will be removed.

Taken altogether, the proposed sign program (shown on the following pages) continues to establish a consistent and appropriate theme that will enhance the aesthetic value of not only Asante, but of the City of Surprise as well.

PROPOSED SIGNAGE LOCATIONS:

1. NEC Asante & Pat Tillman Blvd. (East/West Read) (APN# 503-73-001Y)

2. NWC Asante Blvd. & 163rd Avenue (East/West Read) (APN# 503-73-001Y)

3. South side of Asante Blvd. - Tract A Unit 2 (East/West Read) (APN# 503-73-001N)

4. North side of Pat Tillman Blvd., west of 163rd Ave. (East/West Read) (APN# 503-73-001L). Note: See attached e-mail message dated 6/24/08 from property owner of this parcel granting permission to install signage at this location.

5. North side of Pat Tillman Blvd. - Tract N Unit 2 (North/South Read) (APN# 503-73-001N)

6. SEC Asante & Pat Tillman Blvd. - Tract N Unit 2 (North/South Read) (APN# 503-73-001N)

Asante - Phases 1-4

PHASE ONE

UNIT	NUMBER OF LOTS	ACREAGE
1	221	59.51
1A	71	24.32
2	112	31.45
3	96	30.66
4	125	45.48
5	120	40.28
6	100	33.11
M/HDR	261	25.25

PHASE TWO

UNIT	NUMBER OF LOTS	ACREAGE
7	77	29.15
8	89	21.92
9	81	21.75
10	49	19.18
11	55	19.02
12	122	45.60
13	48	19.54
14	205	61.04

PHASE THREE

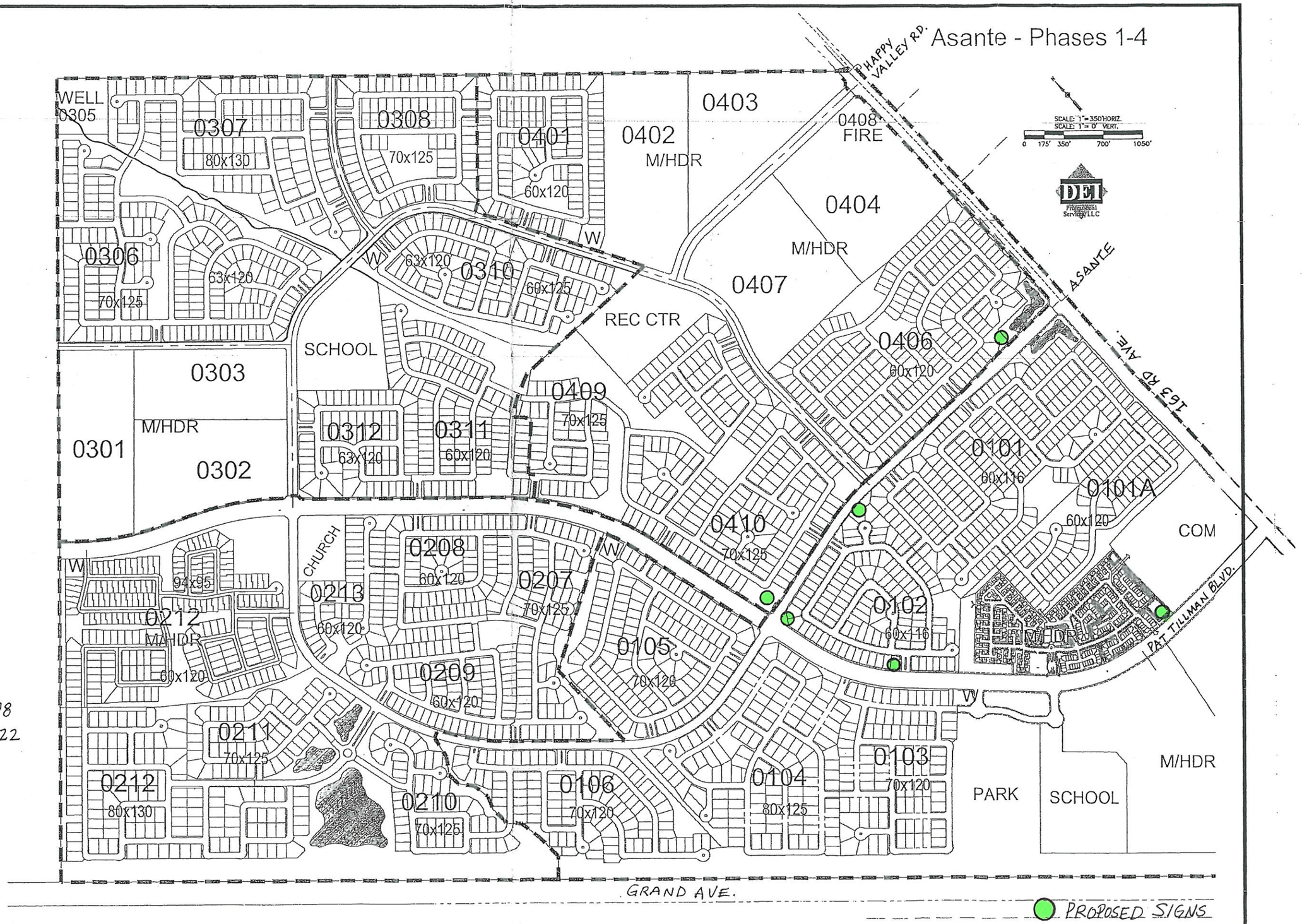
UNIT	NUMBER OF LOTS	ACREAGE
6	175	67.88
7	108	47.73
8	80	29.52
10	90	34.79
11	114	35.22
12	72	21.27

PHASE FOUR

UNIT	NUMBER OF LOTS	ACREAGE
1	108	32.09
6	196	60.16
9	98	57.59
10	125	47.89

TOTAL # LOTS : 2,998

TOTAL ACRES : 961.22



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OLD BLACK

WHITE

OD FAUX FINISHED

WOOD STAINED POSTS

AGE - OPTION 3A

L DESIGN; WOOD OR
ERIALS CAN BE USED
ERMINED)

Mo
Sys

- ☐ Austin (512) 383-1572
- ☐ Denver (303) 790-0780
- ☐ Fresno (559) 431-2502
- ☐ Las Vegas (702) 253-6470
- ☐ Livermore (925) 449-1900
- ■ Phoenix (602) 484-8844

PROJECT
ASANTE

CLIENT
LENNAR C

JDO#/JPO#
460 265

MO#
001117

AE
MEREDITH

DESIGNER
LORETTA T

ORIGINAL DATE
2 - 26- 08

REVISIONS
3 - 12- 08

SCALE
3/4" = 1' -

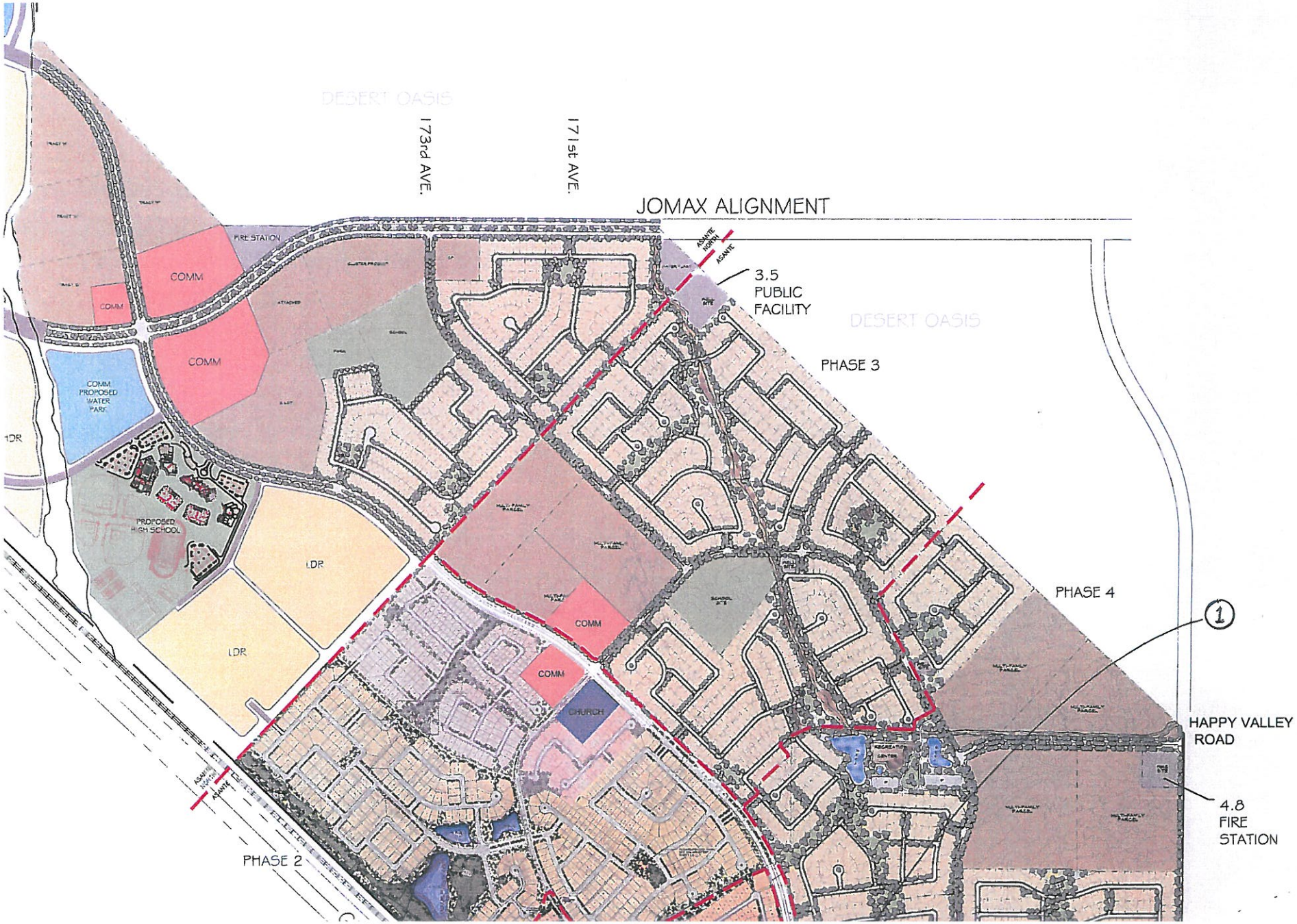
MAC FILE NAME (
ASANTE K

ASANTE LOGO IS
Is low-res scan

CLIENT APPROVAL
☐ As is ☐ V

Signature

Your signature indicates
releasing MSI from respor
This is an original MSI
reproduce in whole or in
fabricate or produce any
the exclusive right of MSI.
Colors shown are not tr


DESERT OASIS
173rd AVE.
171st AVE.
JOMAX ALIGNMENT
FIRE STATION
COMM
COMM
COMM
COMM PROPOSED WATER PARK
PROPOSED HIGH SCHOOL
LDR
LDR
COMM
COMM
CHURCH
3.5 PUBLIC FACILITY
DESERT OASIS
PHASE 3
PHASE 4
1
HAPPY VALLEY ROAD
4.8 FIRE STATION
PHASE 2

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:
THAT LENNAR COMMUNITIES DEVELOPMENT, INC., A DELAWARE CORPORATION, HAS SUBDIVIDED UNDER THE NAME OF "ASANTE PHASE ONE – UNIT ONE", A SUBDIVISION LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND DO HEREBY PUBLISH THIS FINAL PLAT AS AND FOR THE FINAL PLAT FOR "ASANTE PHASE ONE – UNIT ONE", AND DECLARES THAT THIS FINAL PLAT SETS FORTH THE LOCATION, AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME THAT IS GIVEN TO EACH RESPECTIVELY AS SHOWN IN THIS FINAL PLAT

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN IN THE FINAL PLAT

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN IN THIS FINAL PLAT, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS FINAL PLAT AND EVERY LOT AND TRACT THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, PARKS, AND PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY THE OWNER AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY THE OWNER TO THE CITY UPON THEIR COMPLETION. HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY FORMAL COUNCIL ACTION

THE EASEMENTS GRANTED WITHIN THIS FINAL PLAT ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNERS AND THEIR HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS FINAL PLAT, OR ANY LOT OR TRACT THEREOF

ALL PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED FOR PUBLIC UTILITY USE. ALL OTHER EASEMENTS ARE GRANTED FOR THE USE AS SHOWN

THE FOLLOWING TRACTS ARE HEREBY DEDICATED FOR THE USE AS NOTED. ALL TRACTS SHALL BE OWNED AND MAINTAINED BY THE ASANTE COMMUNITY ASSOCIATION, UNLESS OTHERWISE NOTED.

TRACTS A THRU F, H THRU O, Q, R, T, U, W THRU AA TO BE USED FOR PUBLIC UTILITY EASEMENT, LANDSCAPE AND OPEN SPACE

TRACTS G, P, S, AND V TO BE USED FOR PUBLIC UTILITY EASEMENT, DRAINAGE, LANDSCAPE AND OPEN SPACE

TRACTS BB THRU HH TO BE USED FOR LANDSCAPE AND OPEN SPACE

IN WITNESS WHEREOF, LENNAR COMMUNITIES DEVELOPMENT, INC., A DELAWARE CORPORATION, AS AN OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ______, DAY OF ______, 2006

LENNAR COMMUNITIES DEVELOPMENT, INC., A DELAWARE CORPORATION, AS OWNER

BY: *[signature]* ITS: *VICE PRES*
OFFICER

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS *14* DAY OF *November*, 2006 BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED *[signature]* WHO ACKNOWLEDGED HERSELF/HIMSELF AN OFFICER OF LENNAR COMMUNITIES DEVELOPMENT, INC., A DELAWARE CORPORATION, AND THAT SHE/HE AS SUCH OFFICER BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION, AS OWNER, BY HERSELF/HIMSELF. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL

[signature] — NOTARY PUBLIC
7/3/2010 — MY COMMISSION EXPIRES

CERTIFICATE OF THE CITY ENGINEER

DATA ON THIS PLAT REVIEWED AND APPROVED THIS *29th* DAY OF *Nov.*, 2006 BY THE CITY ENGINEER OF SURPRISE, ARIZONA

[signature]
CITY ENGINEER

CERTIFICATE OF THE CITY COUNCIL

APPROVED BY THE COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS *28th* DAY OF *September*, 2006

BY: *[signature]* MAYOR ATTESTED BY: *[signature]* CITY CLERK *(Deputy)*

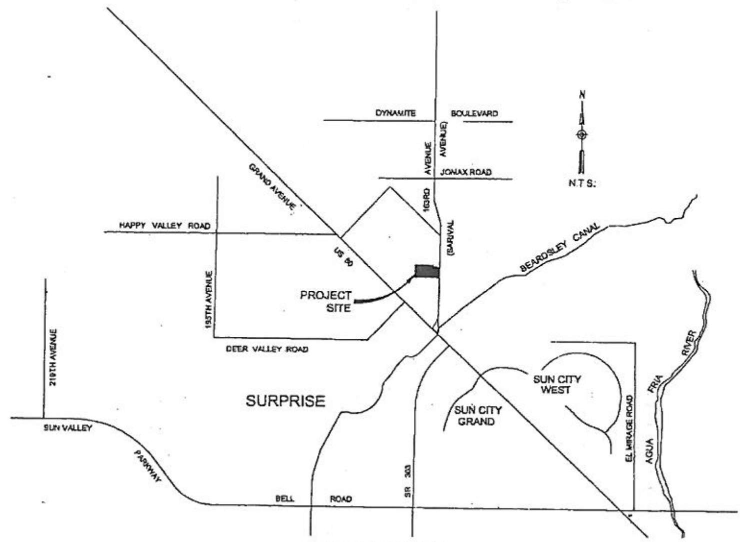
CERTIFICATE FOR RECORDING

THIS PLAT WAS FILED FOR RECORDING IN THE OFFICE OF THE COUNTY RECORDER AT ___ O'CLOCK ___M, ______, 2006, AND IS FULLY RECORDED IN BOOK ______, PAGE NO ______

COUNTY RECORDER

FINAL PLAT FOR ASANTE PHASE ONE UNIT ONE

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



LOCATION MAP
N.T.S.

SHEET INDEX:

1 COVER SHEET
2 SHEET LAYOUT MAP
3-5 PLAT SHEETS

GENERAL NOTES

A. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:
1. REMOVABLE WOOD, WIRE OR SECTION-TYPE FENCING
2. CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT

B. NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION NEITHER PLANTED NOR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS

C. ELECTRICAL LINES TO BE CONSTRUCTED AND RELOCATED AS REQUIRED BY THE ARIZONA CORPORATE COMMISSION GENERAL ORDER R-14-2-133

D. THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR, AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPE AREAS WITHIN THE PROJECT.

E. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2 INCH REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT

F. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT

G. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO 04013C1135G, WITH A DATE OF IDENTIFICATION OF 30 SEPTEMBER 2005, FOR COMMUNITY NO. 040037, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

H. DEVELOPMENT OF EACH PARCEL SHALL BE IN ACCORDANCE WITH THE APPROVED MASTER SITE PLAN FOR THE ENTIRE PROPERTY. PLEASE CONTACT THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT TO OBTAIN A COPY OF THE MASTER SITE PLAN.

I. IN ACCORDANCE WITH ARS S 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN 2020

J. TWO-STORY STRUCTURES ARE PROHIBITED ON LOTS 1, 2, 7, 8, 9, 15, 16, 21 THRU 30, 36, 37, 43, 57, 70, 72, 73, 76, 77, 80, 91, 92, 95, 103, 104, 117, 118, 126, 127, 145, 146, 162, 163, 166, 167, 175, 176, 184, 185, 193, 194, 205, 206 AND 221.

LEGEND

R O W	RIGHT OF WAY WIDTH AS SHOWN
SVE	DENOTES SIGHT VISIBILITY EASEMENT (33' x 33')
PUE	DENOTES PUBLIC UTILITY EASEMENT
•	INDICATES ROADWAY CENTERLINE MONUMENT OR AS NOTED
▪	FOUND MONUMENT AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE
✦	LOTS DEPICTING TWO-STORY RESTRICTION
(line)	INDICATES CORNER OF SUBDIVISION
(dashed line)	INDICATES EASEMENT (FOR UNDERGROUND PUBLIC UTILITIES, DRAINAGE, OR AS NOTED) WIDTHS AS SHOWN
(line)	SHEET MATCHLINE

BOOK 885 PAGE 48
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL
2006-1606006
12/06/2006 10:00 AM

DEVELOPER/SUBDIVIDER

LENNAR COMMUNITIES DEVELOPMENT, INC
1150 W GROVE PARKWAY, SUITE 108
TEMPE, AZ 85283
PHONE: 480.777.4600
FAX: 480.777.4698
CONTACT: RYAN MOTT

PROPERTY OWNER

LENNAR COMMUNITIES DEVELOPMENT, INC.
1150 W GROVE PARKWAY, SUITE 108
TEMPE, AZ 85283
PHONE: 480.777.4600
FAX: 480.777.4698
CONTACT: RYAN MOTT

CONSULTING ENGINEER

DEI PROFESSIONAL SERVICES, LLC
6225 NORTH 24TH STREET
SUITE 200
PHOENIX, AZ 85016-2034
PHONE: 602.954.0038
FAX: 602.944.8605
CONTACT: RICHARD B HOPPE, P E

PREPARED BY

DEI PROFESSIONAL SERVICES, LLC
6225 NORTH 24TH STREET
SUITE 200
PHOENIX, AZ 85016-2034
PHONE: 602.954.0038
FAX: 602.944.8605
CONTACT: JASON R. KACK, R L S

PUBLIC NOTICE

THE LOTS AND TRACTS DEPICTED ON THIS FINAL PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS FINAL PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE 1988 MAG NOISE CONTOUR LINES IN RELATION TO THIS FINAL PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES

RELEASE OF LIABILITY

THAT LENNAR COMMUNITIES DEVELOPMENT, INC., A DELAWARE CORPORATION, (OWNER) DOES HEREBY:

(1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND

(2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY TRACT OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY OR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES. OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THIS PLAT, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST G&SRM.
THE BEARING IS S00°45'18"W

LAND SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER 2006; AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY STAKED, AND THE PHYSICAL DESCRIPTION OF THE MARKER IS AS INDICATED BY THE PLAT. ALL LOT CORNERS HAVE BEEN, OR WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION

BY: RICHARD B. HOPPE
REGISTERED LAND SURVEYOR
NO: 16551

REVISIONS:	DATE:	INIT:
1) PER CITY COMMENTS	1.30.06	HJR
2) PER CITY COMMENTS	3.02.06	HJR

VERSIONS: DATE: INIT:

DEI Professional Services, LLC — 6225 N. 24th Street, Suite 200, Phoenix, Arizona 85016

LENNAR

ASANTE PHASE ONE
UNIT ONE
FINAL PLAT

CLIENT PROJECT NO.: PROJ NO: 03101

DESIGN:	PGP
DRAWN:	HJR
CHECK:	PGP
CAD FILE:	3101FP01
PRINT DATE:	11.10.06
SHEET:	1 of 6

RICHARD B. HOPPE 16551 (surveyor's seal)

LEGAL DESCRIPTION

A parcel of land located within the Southeast Quarter of Section 12, Township 4 North, Range 2 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 12, being a brass cap in hand hole, from which the southeast corner of said section, being a brass cap in hand hole, bears South 00°45'18" West 2,633.98 feet;

Thence South 00°45'18" West 354.17 feet along the east line of said southeast quarter;

Thence North 89°14'42" West 87.50 feet, to the westerly right-of-way line of 163rd Avenue, as shown in the "Map of Dedication for Asante Phase One", as recorded in Book 857 of maps, Page 17, of the Maricopa County records, and the Point of Beginning;

Thence South 00°45'18" West 835.04 feet along said westerly line right-of-way;

Thence leaving said right-of-way line, North 89°14'42" West 191.00 feet;

Thence South 00°45'18" West 35.81 feet;

Thence North 89°01'37" West 880.70 feet;

Thence North 88°21'22" West 512.42 feet;

Thence North 89°01'37" West 858.94 feet;

Thence North 00°58'23" East 107.05 feet;

Thence North 61°27'50" West 66.46 feet;

Thence North 23°52'15" East 76.18 feet;

Thence North 18°52'43" East 81.99 feet;

Thence North 00°58'23" East 819.24 feet;

Thence North 51°13'27" East 124.32 feet, to the southerly right-of-way line of Asante Boulevard, as shown in said "Map of Dedication", and the beginning of a non-tangent curve, concave southerly, to which point a radial line bears North 00°01'23" East;

Thence easterly 32.58 feet along said southerly right-of-way line, and along the arc of said curve, having a radius of 1,965.00 feet, through a central angle of 00°57'00";

Thence continuing along said southerly right-of-way line, South 89°01'37" East 1,054.26 feet;

Thence continuing along said southerly right-of-way line, South 88°09'53" East 400.50 feet;

Thence continuing along said southerly right-of-way line, South 89°01'37" East 199.71 feet, to the northwesterly corner of Tract-B as shown in said "Map of Dedication";

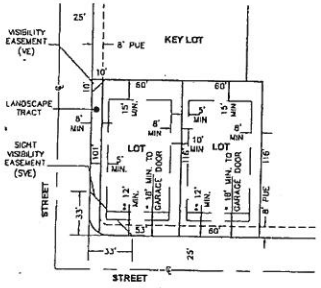
Thence South 00°58'23" West 150.00 feet along a westerly line of said Tract-B;

Thence South 89°01'37" East 351.07 feet along a southerly line of said Tract-B;

Thence South 00°45'18" West 150.00 feet along a westerly line of said Tract-B;

Thence South 89°14'42" East 150.00 feet along a southerly line of said Tract-B, to the Point of Beginning

Said parcel contains 59.5062 acres, more or less



* 18' MINIMUM SETBACK FOR FRONT LOADING GARAGES
** 12' MINIMUM SETBACK FOR LIVABLE SPACE OR SIDE LOADING GARAGES

TYPICAL SETBACK & KEY LOT DETAIL
SCALE: 1:40

TOTAL LOT TRACKING TABLE

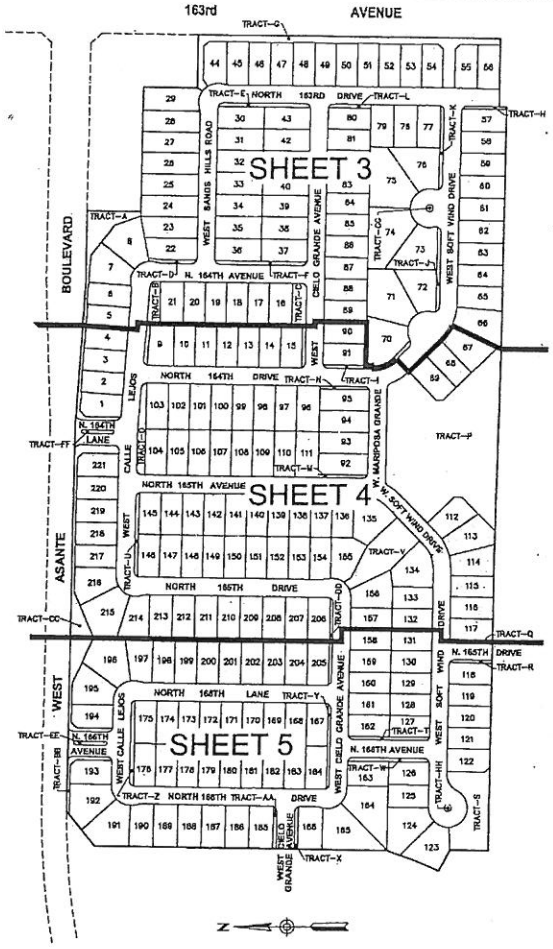
NUMBER OF LOTS APPROVED PER PAD	NUMBER OF LOTS (PHASE I & II)	NUMBER OF LOTS REMAINING
6,703	1,247	5,456
NUMBER OF 80' LOTS	NUMBER OF 70' LOTS	NUMBER OF 60' LOTS
503	497	247

LAND USE DATA

UNIT	ZONING	ACREAGE	LOTS	DENSITY DU/AC	MIN. LOT SIZE	MAX. LOT SIZE	AVG. LOT SIZE
ONE	R1-5 PAD	59.5062	221	3.71	6,959 SF	17,305 SF	8,130 SF

TRACT TABLE

NAME	AREA	USE
A	0.3285 AC.	PUE/LANDSCAPE/OPEN SPACE
B	0.1122 AC.	PUE/LANDSCAPE/OPEN SPACE
C	0.1333 AC.	PUE/LANDSCAPE/OPEN SPACE
D	0.0291 AC.	PUE/LANDSCAPE/OPEN SPACE
E	0.0575 AC.	PUE/LANDSCAPE/OPEN SPACE
F	0.0575 AC.	PUE/LANDSCAPE/OPEN SPACE
G	0.5661 AC.	PUE/DRAINAGE/LANDSCAPE/OPEN SPACE
H	0.0221 AC.	PUE/LANDSCAPE/OPEN SPACE
I	0.0518 AC.	PUE/LANDSCAPE/OPEN SPACE
J	0.0519 AC.	PUE/LANDSCAPE/OPEN SPACE
K	0.0525 AC.	PUE/LANDSCAPE/OPEN SPACE
L	0.0265 AC.	PUE/LANDSCAPE/OPEN SPACE
M	0.0246 AC.	PUE/LANDSCAPE/OPEN SPACE
N	0.0246 AC.	PUE/LANDSCAPE/OPEN SPACE
O	0.1182 AC.	PUE/LANDSCAPE/OPEN SPACE
P	2.6195 AC.	PUE/DRAINAGE/LANDSCAPE/OPEN SPACE
Q	0.0210 AC.	PUE/LANDSCAPE/OPEN SPACE
R	0.0210 AC.	PUE/LANDSCAPE/OPEN SPACE
S	0.4650 AC.	PUE/DRAINAGE/LANDSCAPE/OPEN SPACE
T	0.0511 AC.	PUE/LANDSCAPE/OPEN SPACE
U	0.0529 AC.	PUE/LANDSCAPE/OPEN SPACE
V	0.4036 AC.	PUE/DRAINAGE/LANDSCAPE/OPEN SPACE
W	0.0511 AC.	PUE/LANDSCAPE/OPEN SPACE
X	0.0265 AC.	PUE/LANDSCAPE/OPEN SPACE
Y	0.0420 AC.	PUE/LANDSCAPE/OPEN SPACE
Z	0.0584 AC.	PUE/LANDSCAPE/OPEN SPACE
AA	0.0265 AC.	PUE/LANDSCAPE/OPEN SPACE
BB	0.0569 AC.	LANDSCAPE/OPEN SPACE
CC	0.3896 AC.	LANDSCAPE/OPEN SPACE
DD	0.0433 AC.	LANDSCAPE/OPEN SPACE
EE	0.0208 AC.	LANDSCAPE/OPEN SPACE
FF	0.0205 AC.	LANDSCAPE/OPEN SPACE
GG	0.0072 AC.	LANDSCAPE/OPEN SPACE
HH	0.0072 AC.	LANDSCAPE/OPEN SPACE
TOTAL	6.0606 AC.	



SHEET INDEX MAP
N.T.S

BOOK 885 PAGE 48
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL
2006-1606006
12/28/2006 10:00 AM

REVISIONS:	DATE:	INIT:
1) PER CITY COMMENTS	1.26.06	HMR
2) PER CITY COMMENTS	5.02.06	HMR

VERSIONS:	DATE:	INIT:

DEI LAND SOLUTIONS, LLC
4213 N. 24th Street, Suite 200
Phoenix, Arizona 85016
Phone: (602) 840-4006
Fax: (602) 840-4025

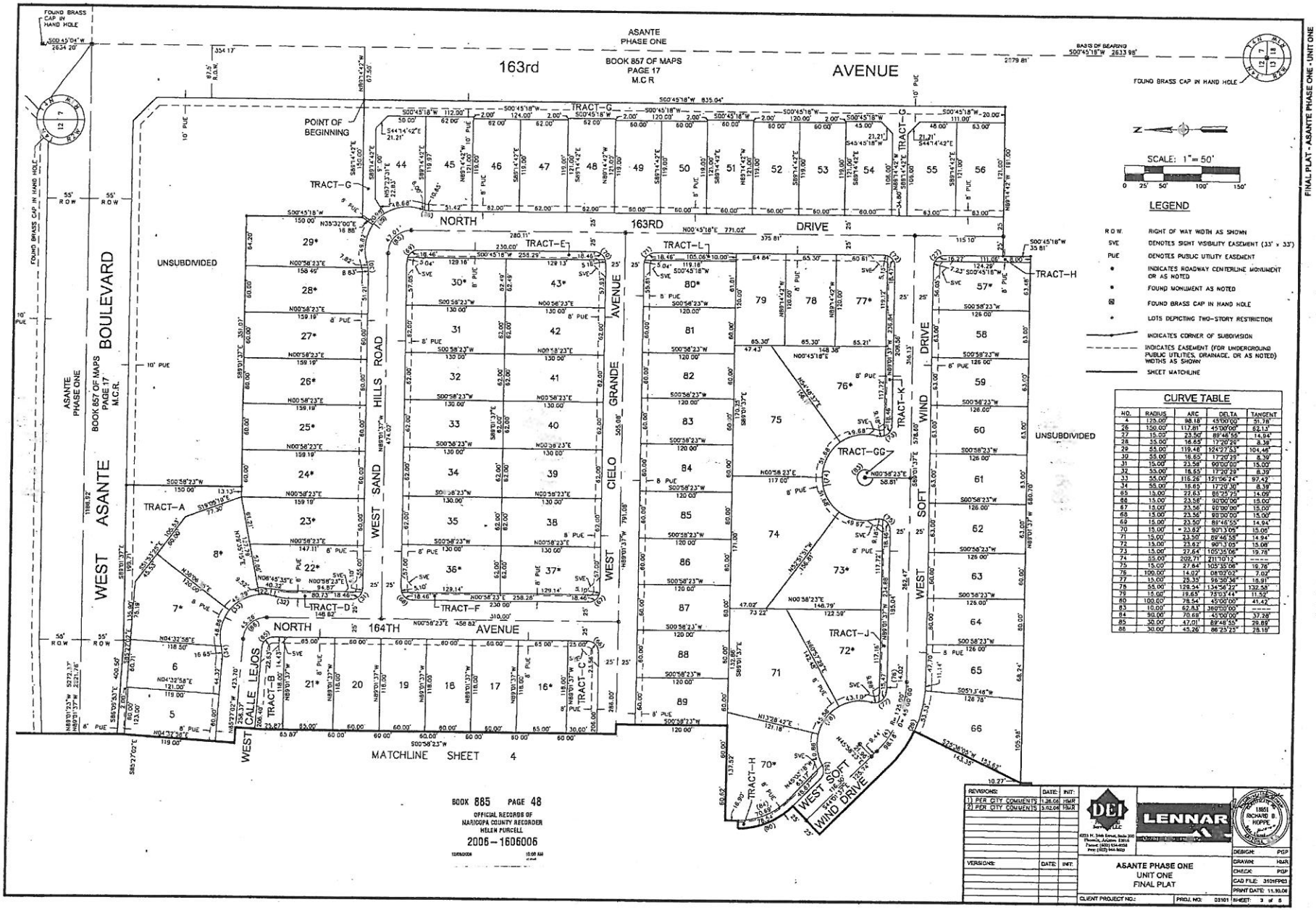
LENNAR

ASANTE PHASE ONE
UNIT ONE
FINAL PLAT

CLIENT PROJECT NO.:
PROJ. NO: 03101

DESIGN: PGP
DRAWN: HMR
CHECK: PGP
CAD FILE: 3101FP02
PRINT DATE: 11.10.06
SHEET: 2 of 6

FINAL PLAT - ASANTE PHASE ONE - UNIT ONE



CURVE TABLE

NO.	RADIUS	ARC	DELTA	TANGENT
4	125.00'	88.18'	45°00'00"	51.78'
26	150.00'	117.81'	45°00'00"	62.13'
27	15.00'	23.50'	89°46'55"	14.94'
28	55.00'	18.65'	17°20'29"	8.39'
29	55.00'	119.48'	124°27'53"	104.46'
30	55.00'	18.65'	17°20'29"	8.39'
31	15.00'	23.58'	90°00'00"	15.00'
32	55.00'	18.65'	17°20'29"	8.39'
33	55.00'	116.26'	121°06'24"	97.42'
34	55.00'	18.65'	17°20'30"	8.39'
65	15.00'	22.63'	86°25'25"	14.09'
66	15.00'	23.58'	90°00'00"	15.00'
67	15.00'	23.58'	90°00'00"	15.00'
68	15.00'	23.58'	90°00'00"	15.00'
69	15.00'	23.50'	89°46'55"	14.94'
70	15.00'	23.62'	90°13'05"	15.06'
71	15.00'	23.50'	89°46'55"	14.94'
72	15.00'	23.62'	90°13'05"	15.06'
73	15.00'	27.64'	105°35'08"	19.78'
74	55.00'	209.71'	211°10'12"	------
75	15.00'	27.64'	105°35'08"	19.78'
76	100.00'	14.07'	08°02'02"	7.02'
77	15.00'	25.35'	96°30'38"	16.91'
78	55.00'	129.54'	134°56'22"	132.58'
79	15.00'	19.65'	75°03'44"	11.52'
80	100.00'	78.54'	45°00'00"	41.42'
83	10.00'	62.83'	360°00'00"	------
84	90.00'	70.68'	45°00'00"	37.28'
85	30.00'	47.01'	89°46'55"	29.89'
86	30.00'	45.26'	86°25'25"	28.19'

BOOK 885 PAGE 48
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2006-1606006
12/06/2006 10:00 AM

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VERSIONS:	DATE:	INIT:

DLI Services LLC
4201 N. 24th Street, Suite 200
Phoenix, Arizona 85016
Phone: (602) 954-0104
Fax: (602) 944-9652

LENNAR

ASANTE PHASE ONE
UNIT ONE
FINAL PLAT

CLIENT PROJECT NO.:
PROJ. NO: 03101

DESIGN: PGP
DRAWN: HMR
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CAD FILE: 3101FP03
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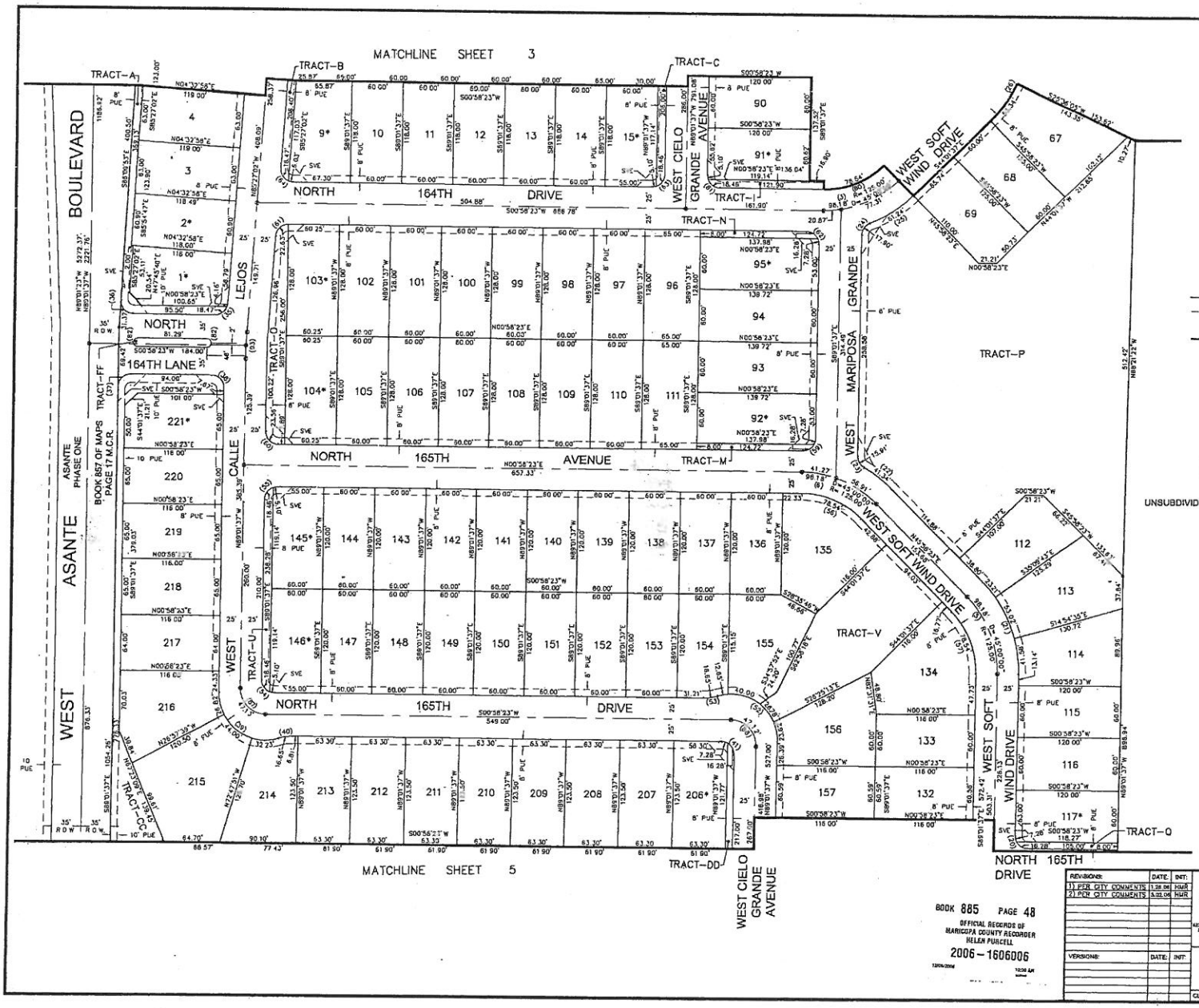
SHEET: 3 of 5



SCALE: 1"= 50'

0 25' 50' 100' 150'

LEGEND

R.O.W.	RIGHT OF WAY WIDTH AS SHOWN
SVE	DENOTES SIGHT VISIBILITY EASEMENT (33' x 33')
PUE	DENOTES PUBLIC UTILITY EASEMENT
•	INDICATES ROADWAY CENTERLINE MONUMENT OR AS NOTED
•	FOUND MONUMENT AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE
*	LOTS DEPICTING TWO-STORY RESTRICTION
———	INDICATES CORNER OF SUBDIVISION
- - - -	INDICATES EASEMENT (FOR UNDERGROUND PUBLIC UTILITIES, DRAINAGE, OR AS NOTED) WIDTHS AS SHOWN.
———	SHEET MATCHLINE

CURVE TABLE

NO.	RADIUS	ARC	DELTA	TANGENT
3	125.00'	98.18'	45°00'00"	51.78'
5	125.00'	98.18'	45°00'00"	51.78'
6	125.00'	98.18'	45°00'00"	51.78'
20	15.00'	23.56'	90°00'00"	15.00'
21	150.00'	117.81'	45°00'00"	62.13'
22	150.00'	41.34'	15°47'21"	20.80'
23	15.00'	15.91'	60°47'21"	8.80'
24	15.00'	17.90'	68°23'24"	10.19'
25	150.00'	61.24'	23°23'24"	31.05'
26	150.00'	117.81'	45°00'00"	62.13'
35	15.00'	22.63'	86°25'25"	14.09'
36	15.00'	24.31'	92°51'44"	15.77'
37	15.00'	23.56'	90°00'00"	15.00'
38	15.00'	23.56'	90°00'00"	15.00'
39	55.00'	103.05'	107°20'29"	74.79'
40	55.00'	16.65'	17°20'29"	8.39'
41	15.00'	23.56'	90°00'00"	15.00'
52	55.00'	103.05'	107°20'29"	74.79'
53	55.00'	16.65'	17°20'29"	8.39'
54	15.00'	23.56'	90°00'00"	15.00'
55	15.00'	23.56'	90°00'00"	15.00'
56	100.00'	78.54'	45°00'00"	41.42'
57	100.00'	78.54'	45°00'00"	41.42'
59	15.00'	23.56'	90°00'00"	15.00'
60	15.00'	23.56'	90°00'00"	15.00'
61	15.00'	22.83'	86°25'25"	14.09'
62	15.00'	23.56'	90°00'00"	15.00'
63	15.00'	23.56'	90°00'00"	15.00'
64	15.00'	24.50'	93°34'35"	15.97'
80	100.00'	78.54'	45°00'00"	41.42'
81	15.00'	23.56'	90°00'00"	15.00'
82	5.00'	15.71'	180°00'00"	-----
87	30.00'	47.13'	90°00'00"	30.00'
88	30.00'	47.12'	90°00'00"	30.00'
93	500.00'	31.21'	03°34'35"	15.61'

FINAL PLAT - ASANTE PHASE ONE - UNIT ONE

BOOK 885 PAGE 48
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL
2006-1606006

REVISIONS:	DATE:	INIT:
1) PER CITY COMMENTS	1.28.06	HMR
2) PER CITY COMMENTS	5.02.06	HMR

VERSIONS: DATE: INIT:

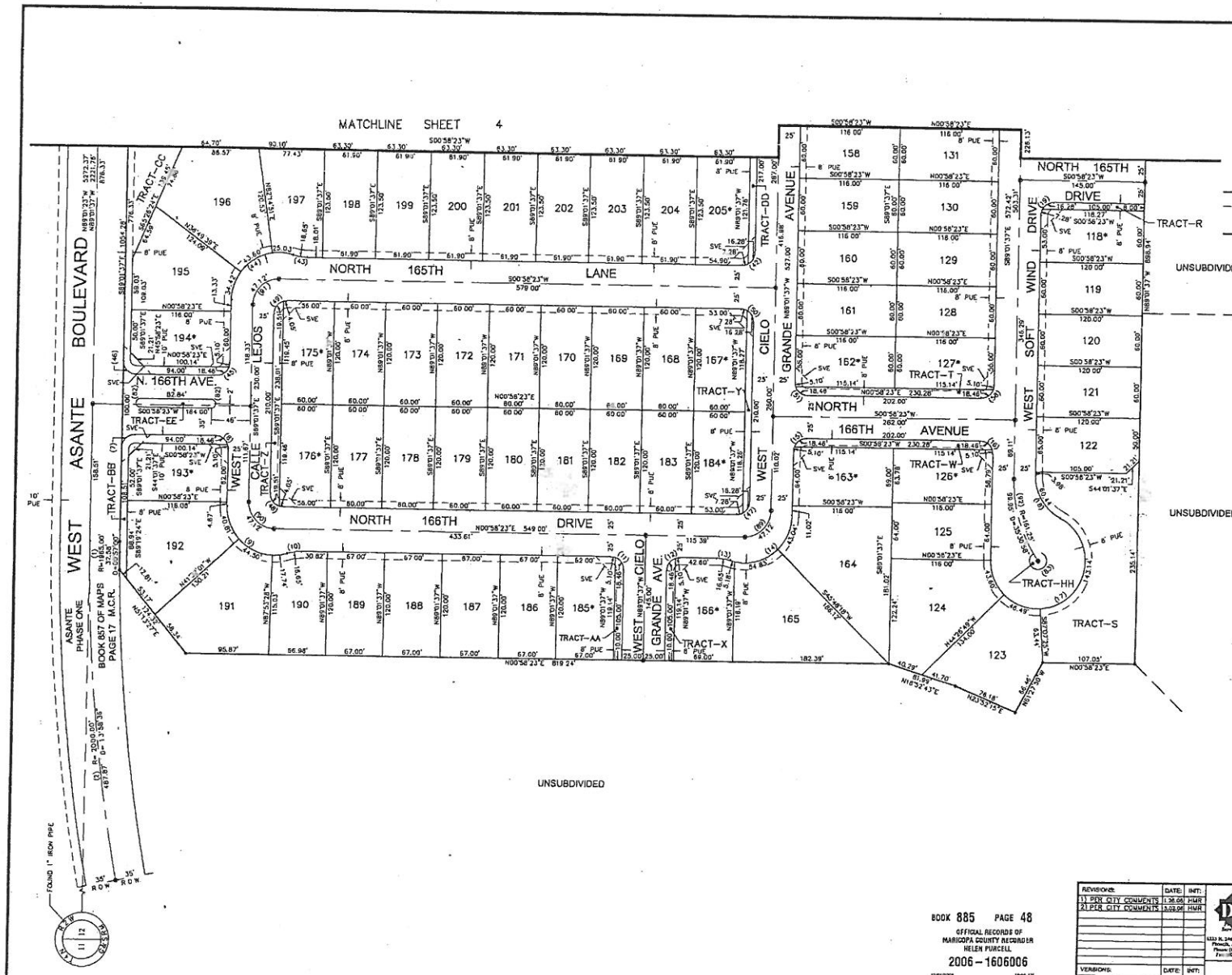
DEI Services, LLC
4220 N. 24th Street, Suite 300
Phoenix, Arizona 85016
Phone: (602) 954-2024
Fax: (602) 954-6400

LENNAR

ASANTE PHASE ONE
UNIT ONE
FINAL PLAT

CLIENT PROJECT NO.: PROJ. NO: 03101

DESIGN: PGP
DRAWN: HMR
CHECK: PGP
CAD FILE: 3101FP04
PRINT DATE: 11.10.06
SHEET: 4 of 5



LEGEND

R O W	RIGHT OF WAY WIDTH AS SHOWN
SVE	DENOTES SIGHT VISIBILITY EASEMENT (33' x 33')
PUE	DENOTES PUBLIC UTILITY EASEMENT
•	INDICATES ROADWAY CENTERLINE MONUMENT, OR AS NOTED
•	FOUND MONUMENT AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE
▪	LOTS DEPICTING TWO-STORY RESTRICTION
———	INDICATES CORNER OF SUBDIVISION
- - - - -	INDICATES EASEMENT (FOR UNDERGROUND PUBLIC UTILITIES, DRAINAGE, OR AS NOTED) WIDTHS AS SHOWN.
———	SHEET MATCHLINE

CURVE TABLE

NO.	RADIUS	ARC	DELTA	TANGENT
1	1965.00'	32.58'	00°57'00"	16.29'
2	2000.00'	487.87'	13°58'36"	245.15'
7	15.00'	23.56'	90°00'00"	15.00'
8	15.00'	23.56'	90°00'00"	15.00'
9	55.00'	103.05'	107°20'29"	74.79'
10	55.00'	18.65'	17°20'29"	8.39'
11	15.00'	23.56'	90°00'00"	15.00'
12	15.00'	23.56'	90°00'00"	15.00'
13	55.00'	18.65'	17°20'29"	8.39'
14	55.00'	103.05'	107°20'29"	74.79'
15	15.00'	23.56'	90°00'00"	15.00'
16	15.00'	23.56'	90°00'00"	15.00'
17	55.00'	233.23'	242°57'52"	-----
18	55.00'	60.44'	82°57'52"	33.68'
19	15.00'	23.56'	90°00'00"	15.00'
42	15.00'	23.56'	90°00'00"	15.00'
43	55.00'	18.65'	17°20'29"	8.39'
44	55.00'	103.05'	107°20'29"	74.79'
45	15.00'	23.56'	90°00'00"	15.00'
46	15.00'	23.56'	90°00'00"	15.00'
47	15.00'	23.56'	90°00'00"	15.00'
48	15.00'	23.56'	90°00'00"	15.00'
49	15.00'	23.56'	90°00'00"	15.00'
50	15.00'	23.56'	90°00'00"	15.00'
51	15.00'	23.56'	90°00'00"	15.00'
58	15.00'	23.56'	90°00'00"	15.00'
82	5.00'	15.71'	180°00'00"	-----
83	10.00'	62.83'	360°00'00"	-----
89	30.00'	47.12'	90°00'00"	30.00'
90	30.00'	47.12'	90°00'00"	30.00'
91	30.00'	47.12'	90°00'00"	30.00'
92	161.25'	99.95'	35°30'58"	51.64'

FINAL PLAT - ASANTE PHASE ONE - UNIT ONE

BOOK 885 PAGE 48
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER
HELEN PURCELL
2006-1606006
12/04/2006 10:00 AM

REVISIONS:	DATE:	INIT:
1) PER CITY COMMENTS	1.26.06	HMR
2) PER CITY COMMENTS	5.02.06	HMR

VERSIONS: DATE: INIT:

DEI Services, LLC
5333 N. 24th Street, Suite 200
Phoenix, Arizona 85016
Phone: (602) 955-0054
Fax: (602) 944-8400

LENNAR
CLIENT & DEVELOPMENT

ASANTE PHASE ONE
UNIT ONE
FINAL PLAT

CLIENT PROJECT NO.: PROJ. NO: 03101

DESIGN: PGP
DRAWN: HMR
CHECK: PGP
CAD FILE: 3101FP06
PRINT DATE: 11.10.06
SHEET: 3 of 6

FINAL PLAT FOR ASANTE PHASE ONE UNIT 1A

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SURPRISE, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:
THAT LENNAR COMMUNITIES DEVELOPMENT, INC., A DELAWARE CORPORATION, HAS SUBDIVIDED UNDER THE NAME OF "ASANTE PHASE ONE – UNIT 1A", A SUBDIVISION LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND DO HEREBY PUBLISH THIS FINAL PLAT AS AND FOR THE FINAL PLAT FOR "ASANTE PHASE ONE – UNIT 1A", AND DECLARES THAT THIS FINAL PLAT SETS FORTH THE LOCATION, AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME THAT IS GIVEN TO EACH RESPECTIVELY AS SHOWN IN THIS FINAL PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN IN THE FINAL PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN IN THIS FINAL PLAT, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS FINAL PLAT AND EVERY LOT AND TRACT THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, PARKS, AND PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY THE OWNER AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

ALL IMPROVEMENTS FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY THE OWNER TO THE CITY UPON THEIR COMPLETION. HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY FORMAL COUNCIL ACTION.

THE EASEMENTS GRANTED WITHIN THIS FINAL PLAT ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNERS AND THEIR HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS FINAL PLAT, OR ANY LOT OR TRACT THEREOF.

ALL PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED FOR PUBLIC UTILITY USE. ALL OTHER EASEMENTS ARE GRANTED FOR THE USE AS SHOWN.

AS A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE CITY IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS 14751 AND 14710.

THE FOLLOWING TRACTS ARE HEREBY DEDICATED FOR THE USE AS NOTED. ALL TRACTS SHALL BE OWNED AND MAINTAINED BY THE ASANTE COMMUNITY ASSOCIATION, UNLESS OTHERWISE NOTED.

TRACTS B THRU D, F, AND G TO BE USED FOR PUBLIC UTILITY EASEMENT, LANDSCAPE AND OPEN SPACE.

TRACTS A, E, AND H TO BE USED FOR PUBLIC UTILITY EASEMENT, DRAINAGE, LANDSCAPE AND OPEN SPACE.

TRACT I TO BE USED FOR LANDSCAPE AND OPEN SPACE.

IN WITNESS WHEREOF, LENNAR COMMUNITIES DEVELOPMENT, INC., A DELAWARE CORPORATION, AS AN OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS 6, DAY OF APRIL 2007.

LENNAR COMMUNITIES DEVELOPMENT, INC., A DELAWARE CORPORATION, AS OWNER

BY: [signature] ITS: Vice Pres
OFFICER

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS 6 DAY OF April 2007 BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED Alan M. Jones WHO ACKNOWLEDGED HERSELF/HIMSELF AN OFFICER OF LENNAR COMMUNITIES DEVELOPMENT, INC., A DELAWARE CORPORATION, AND THAT SHE/HE AS SUCH OFFICER BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION, AS OWNER, BY HERSELF/HIMSELF. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

[signature] 5-15-10
NOTARY PUBLIC MY COMMISSION EXPIRES

OFFICIAL SEAL
BARBARA HORNYAK
NOTARY PUBLIC-ARIZONA
MARICOPA COUNTY
My Commission Expires May 15, 2010

CERTIFICATE OF THE CITY ENGINEER

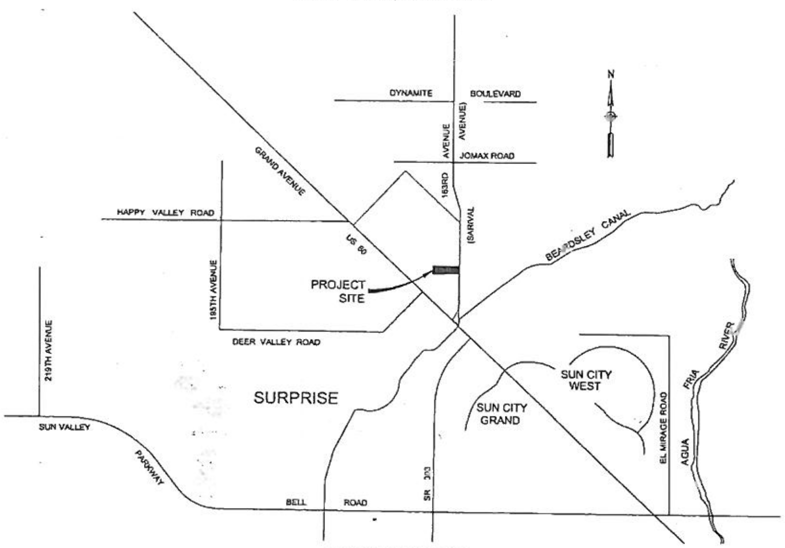
DATA ON THIS PLAT REVIEWED AND APPROVED THIS 18 DAY OF APRIL 2007 BY THE CITY ENGINEER OF SURPRISE, ARIZONA

[signature] for
CITY ENGINEER

CERTIFICATE OF THE CITY COUNCIL

APPROVED BY THE COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS 8th DAY OF March 2007

BY: [signature] ATTESTED BY: [signature]
MAYOR CITY CLERK



LOCATION MAP

1:5280

SHEET INDEX:

1 COVER SHEET
2 SHEET LAYOUT MAP
3-4 PLAT SHEETS

GENERAL NOTES

A. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:
   1. REMOVABLE WOOD, WIRE OR SECTION-TYPE FENCING.
   2. CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.

B. NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION NEITHER PLANTED NOR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS.

C. ELECTRICAL LINES TO BE CONSTRUCTED AND RELOCATED AS REQUIRED BY THE ARIZONA CORPORATE COMMISSION GENERAL ORDER R-14-2-133.

D. THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR, AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPE AREAS WITHIN THE PROJECT.

E. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2 INCH REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

F. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.

G. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1135G, WITH A DATE OF IDENTIFICATION OF 30 SEPTEMBER 2005, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

H. DEVELOPMENT OF EACH PARCEL SHALL BE IN ACCORDANCE WITH THE APPROVED MASTER SITE PLAN FOR THE ENTIRE PROPERTY. PLEASE CONTACT THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT TO OBTAIN A COPY OF THE MASTER SITE PLAN.

I. IN ACCORDANCE WITH ARS S 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN 2020.

J. SIGHT VISIBILITY EASEMENT LINE SUPERCEDES FRONT YARD BUILDING SETBACK LINE FOR LOTS 17, 18 & 19

K. TWO-STORY STRUCTURES ARE PROHIBITED ON LOTS 8, 17, 28, 29, 50, 51, 62, AND 64.

LEGEND

R.O.W.	RIGHT OF WAY, WIDTH AS SHOWN
SVT	DENOTES SIGHT VISIBILITY TRIANGLE (33' x 33')
SVE	DENOTES SIGHT VISIBILITY EASEMENT PER AASHTO GUIDELINES
VNAE	DENOTES VEHICULAR NON-ACCESS EASEMENT
PUE	DENOTES PUBLIC UTILITY EASEMENT
•	INDICATES ROADWAY CENTERLINE MONUMENT, OR AS NOTED
•	FOUND MONUMENT AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
•	LOTS DEPICTING TWO-STORY RESTRICTION
	INDICATES CORNER OF SUBDIVISION
	INDICATES EASEMENT (FOR UNDERGROUND PUBLIC UTILITIES, DRAINAGE, OR AS NOTED) WIDTHS AS SHOWN.
	SHEET MATCHLINE

DEVELOPER/SUBDIVIDER

LENNAR COMMUNITIES DEVELOPMENT, INC.
1150 W. GROVE PARKWAY, SUITE 110
TEMPE, AZ 85283
PHONE: 480.777.4600
FAX: 480.777.4696
CONTACT: RYAN MOTT

PROPERTY OWNER

LENNAR COMMUNITIES DEVELOPMENT, INC.
1150 W. GROVE PARKWAY, SUITE 110
TEMPE, AZ 85283
PHONE: 480.777.4600
FAX: 480.777.4696
CONTACT: RYAN MOTT

CONSULTING ENGINEER

DEI PROFESSIONAL SERVICES, LLC
6225 NORTH 24TH STREET
SUITE 200
PHOENIX, AZ 85016-2034
PHONE: 602.954.0038
FAX: 602.944.8605
CONTACT: RICHARD B. HOPPE, P.E.

PREPARED BY

DEI PROFESSIONAL SERVICES, LLC
6225 NORTH 24TH STREET
SUITE 200
PHOENIX, AZ 85016-2034
PHONE: 602.954.0038
FAX: 602.944.8605
CONTACT: RICHARD B. HOPPE R.L.S.

PUBLIC NOTICE

THE LOTS AND TRACTS DEPICTED ON THIS FINAL PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS FINAL PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE 1988 MAG NOISE CONTOUR LINES IN RELATION TO THIS FINAL PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES.

RELEASE OF LIABILITY

THAT LENNAR COMMUNITIES DEVELOPMENT, INC., A DELAWARE CORPORATION, (OWNER) DOES HEREBY:

(1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND

(2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY TRACT OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY OR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES. OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THIS PLAT, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, G&SRM.

THE BEARING IS S00°45'18"W

BOOK 918 PAGE 10
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2007-0479282
04/25/2007 12:31 PM

LAND SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY 2007, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY STAKED, AND THE PHYSICAL DESCRIPTION OF THE MARKER IS AS INDICATED BY THE PLAT. ALL LOT CORNERS HAVE BEEN, OR WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.

BY: RICHARD B. HOPPE
REGISTERED LAND SURVEYOR
NO. 16551

CERTIFICATE NO. 16551 RICHARD B. HOPPE

REVISIONS:	DATE:	INIT:
1. PER CITY COMMENTS	11.13.06	HMR
VERSIONS:	DATE:	INIT:

DEI Professional Services, LLC — 6225 N. 24th Street, Suite 200, Phoenix, Arizona 85016

LENNAR

ASANTE PHASE ONE
UNIT 1A
FINAL PLAT

DESIGN:	KR
DRAWN:	HMR
CHECK:	KR
CAD FILE:	3101FP01
PRINT DATE:	03.13.07
SHEET:	1 of 4

CLIENT PROJECT NO.: PROJ. NO: 03101

FINAL PLAT
FOR
ASANTE PHASE ONE
UNIT 1A

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 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 12, BEING A BRASS CAP IN HAND HOLE, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION, BEING A BRASS CAP IN HAND HOLE, BEARS SOUTH 00°45'18" WEST 2,633.98 FEET;

THENCE SOUTH 00°45'18" WEST 1,750.80 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID EAST LINE, SOUTH 90°00'00" WEST 87.50 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF 163RD AVENUE, AS SHOWN IN THE "MAP OF DEDICATION FOR ASANTE PHASE ONE", PER BOOK 857, PAGE 17, OF THE MARICOPA COUNTY RECORDS AS CORRECTED BY AFFIDAVITS OF CORRECTION RECORDED AT INSTRUMENT NO. 2007-0034608 AND NO. 2007-0113812 OF THE MARICOPA COUNTY RECORDS, AND THE POINT OF BEGINNING OF PARCEL DESCRIBED HEREIN;

THENCE SOUTH 90°00'00" WEST 1025.71 FEET;

THENCE SOUTH 00°51'53" WEST 47.32 FEET;

THENCE NORTH 89°01'37" WEST 851.42 FEET;

THENCE NORTH 00°58'23" EAST 596.67 FEET;

THENCE SOUTH 89°01'37" EAST 490.80 FEET;

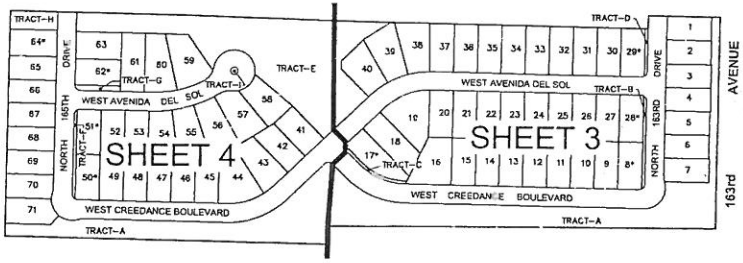
THENCE SOUTH 88°21'22" EAST 512.42 FEET;

THENCE SOUTH 89°01'37" EAST 680.70 FEET;

THENCE NORTH 00°45'18" EAST 35.81 FEET;

THENCE SOUTH 89°14'42" EAST 191.00 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE AS SHOWN IN SAID MAP OF DEDICATION;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°45'18" WEST 562.48 FEET, TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.



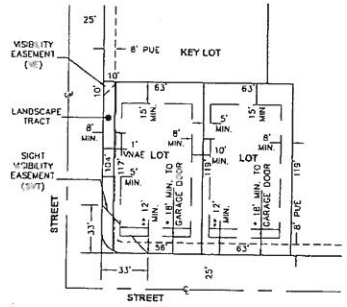
SHEET INDEX MAP
N.T.S.

LAND USE DATA

UNIT	ZONING	ACREAGE	LOTS	DENSITY DU/AC	MIN. LOT SIZE	MAX. LOT SIZE	AVG. LOT SIZE
ONE A	R1-5 PAD	24.3810	71	2.91	7,497 SF	13,101 SF	8,463 SF

TRACT TABLE

NAME	AREA	USE
A	3.2453 AC.	PUE/DRAINAGE/LANDSCAPE/OPEN SPACE
B	0.0443 AC.	PUE/LANDSCAPE/OPEN SPACE
C	0.0353 AC.	PUE/LANDSCAPE/OPEN SPACE
D	0.0222 AC.	PUE/LANDSCAPE/OPEN SPACE
E	2.2520 AC.	PUE/DRAINAGE/LANDSCAPE/OPEN SPACE
F	0.0421 AC.	PUE/LANDSCAPE/OPEN SPACE
G	0.0403 AC.	PUE/LANDSCAPE/OPEN SPACE
H	0.1435 AC.	PUE/DRAINAGE/LANDSCAPE/OPEN SPACE
I	0.0073 AC.	LANDSCAPE/OPEN SPACE
TOTAL	5.8323 AC.	



* 18' MINIMUM SETBACK FOR FRONT LOADING GARAGES
** 12' MINIMUM SETBACK FOR LIVABLE SPACE OR SIDE LOADING GARAGES

TYPICAL SETBACK & KEY LOT DETAIL
SCALE: 1:40

BOOK 918 PAGE 10
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2007 – 0479282
04/25/2007 12:31 PM

REVISIONS:	DATE:	INIT:
1 PER CITY COMMENTS	11.13.06	HMR

VERSIONS:	DATE:	INIT:

DEI Design Services LLC
4233 N. 24th Street, Suite 200
Phoenix, Arizona 85016
Phone: (602) 955-4008
Fax: (602) 944-8493

LENNAR
"Building Value Integrity"

ASANTE PHASE ONE
UNIT 1A
FINAL PLAT

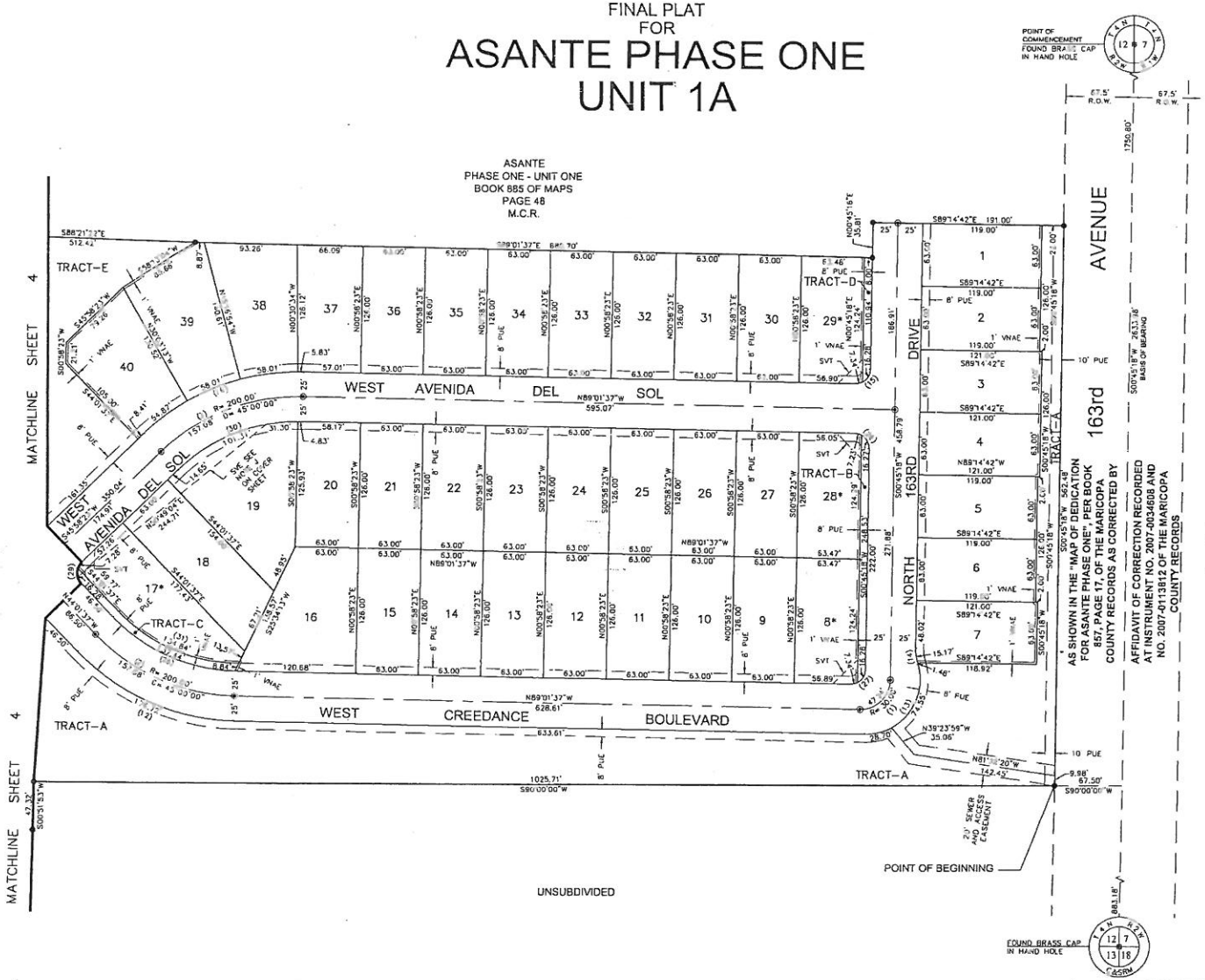
CLIENT PROJECT NO.: PROJ NO: 03101

REGISTERED LAND SURVEYOR CERTIFICATE NO. 17551 RICHARD B. HOPPE 3-14-07 ARIZONA U.S.A.

DESIGN: KR
DRAWN: HMR
CHECK: KR
CAD FILE: 3101FP02
PRINT DATE: 03.13.07
SHEET: 2 of 4

FINAL PLAT ASANTE PHASE ONE - UNIT 1A

FINAL PLAT
FOR
ASANTE PHASE ONE
UNIT 1A



SCALE: 1" = 50'

0 25' 50' 100' 150'

LEGEND

R.O.W.	RIGHT OF WAY, WIDTH AS SHOWN
SVT	DENOTES SIGHT VISIBILITY TRIANGLE (33' x 33')
SVE	DENOTES SIGHT VISIBILITY EASEMENT PER AASHTO GUIDELINES
VNAE	DENOTES VEHICULAR NON-ACCESS EASEMENT
PUE	DENOTES PUBLIC UTILITY EASEMENT
•	INDICATES ROADWAY CENTERLINE MONUMENT, OR AS NOTED
•	FOUND MONUMENT AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE
•	LOTS DEPICTING TWO-STORY RESTRICTION
	INDICATES CORNER OF SUBDIVISION
	INDICATES EASEMENT (FOR UNDERGROUND PUBLIC UTILITIES, DRAINAGE, OR AS NOTED) WIDTHS AS SHOWN.
	SHEET MATCHLINE

CURVE TABLE

NO.	RADIUS	ARC	DELTA	TANGENT
1	30.00'	47.24'	90°13'05"	30.11'
2	200.00'	157.08'	45°00'00"	82.84'
3	200.00'	157.08'	45°00'00"	82.84'
12	225.00'	176.72'	45°00'00"	93.20'
13	55.00'	103.25'	107°33'34"	75.09'
14	55.00'	16.65'	17°20'29"	8.39'
15	15.00'	23.62'	90°13'05"	15.06'
16	225.00'	176.72'	45°00'00"	93.20'
26	15.00'	23.50'	89°46'55"	14.94'
27	15.00'	23.62'	90°13'05"	15.06'
28	175.00'	137.44'	45°00'00"	72.49'
29	15.00'	23.56'	90°00'00"	15.00'
30	175.00'	137.44'	45°00'00"	72.49'
31	167.00'	134.84'	46°15'47"	71.34'

BOOK 918 PAGE 10
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2007-0479282
04/25/2007 12:31 PM

REVISIONS:	DATE:	INIT:
1. PER CITY COMMENTS	11.13.06	HMR

VERSIONS:	DATE:	INIT:

DEI Services LLC
4221 N. 24th Street, Suite 300
Phoenix, Arizona 85016
Phone: (602) 954-0024
Fax: (602) 954-0406

LENNAR
Leading Nation Home Builder

ASANTE PHASE ONE
UNIT 1A
FINAL PLAT

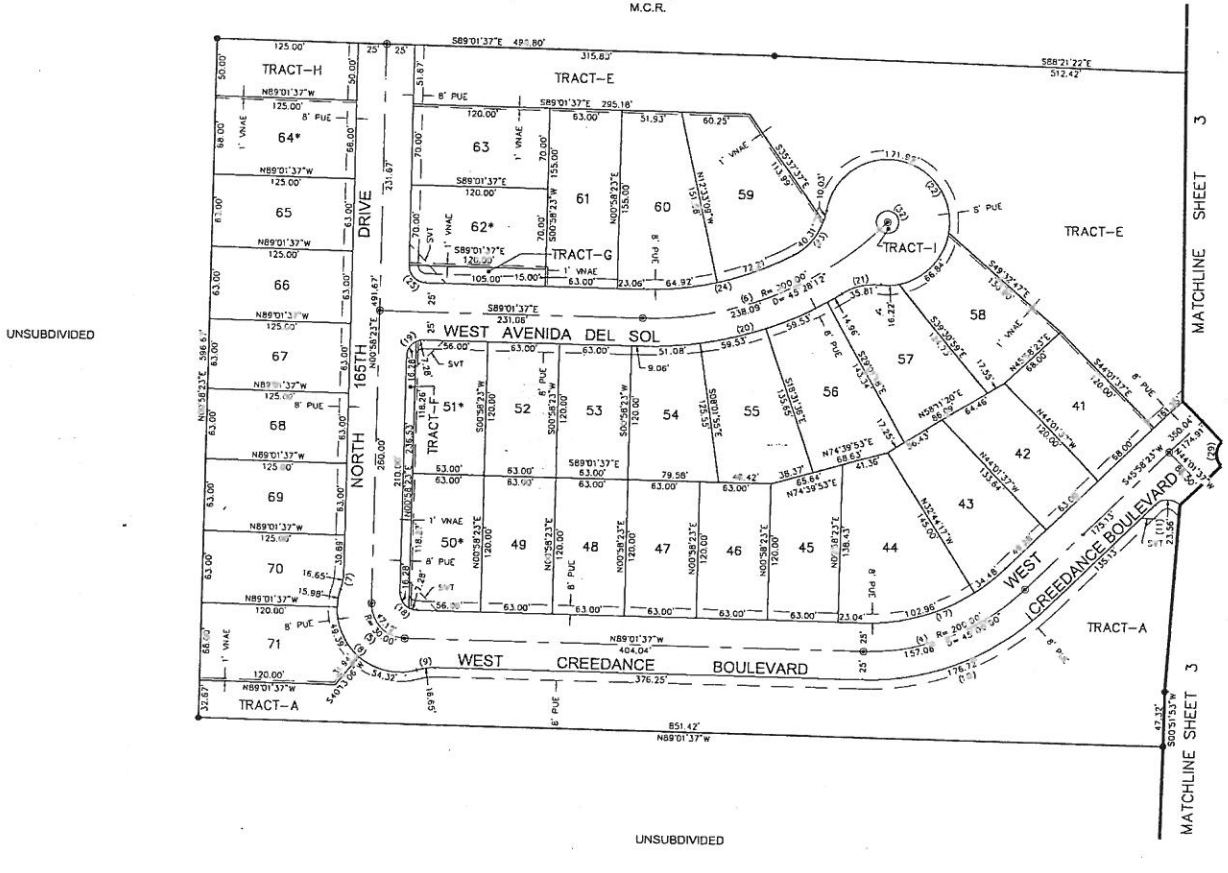
CLIENT PROJECT NO.:
PROJ. NO: 03101

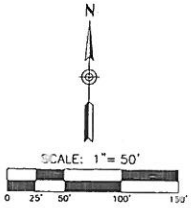
DESIGN: KR
DRAWN: HMR
CHECK: KR
CAD FILE: 3101FP03
PRINT DATE: 03.13.07
SHEET: 3 of 4

FINAL PLAT ASANTE PHASE ONE - UNIT 1A

FINAL PLAT
FOR
ASANTE PHASE ONE
UNIT 1A

ASANTE
PHASE ONE - UNIT ONE
BOOK 885 OF MAPS
PAGE 48
M.C.R.





LEGEND

R.O.W.	RIGHT OF WAY, WIDTH AS SHOWN
SVT	DENOTES SIGHT VISIBILITY TRIANGLE (33' x 33')
SVE	DENOTES SIGHT VISIBILITY EASEMENT PER AASHTO GUIDELINES
VNAE	DENOTES VEHICULAR NON-ACCESS EASEMENT
PUE	DENOTES PUBLIC UTILITY EASEMENT
•	INDICATES ROADWAY CENTERLINE MONUMENT, OR AS NOTED
•	FOUND MONUMENT AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
*	LOTS DEPICTING TWO-STORY RESTRICTION
—•—	INDICATES CORNER OF SUBDIVISION
- - - -	INDICATES EASEMENT (FOR UNDERGROUND PUBLIC UTILITIES, DRAINAGE, OR AS NOTED) WIDTHS AS SHOWN.
———	SHEET MATCHLINE

CURVE TABLE

NO.	RADIUS	ARC	DELTA	TANGENT
4	200.00'	157.08'	45°00'00"	82.84'
5	30.00'	47.12'	90°00'00"	30.00'
6	300.00'	238.09'	45°28'12"	125.71'
7	55.00'	16.65'	17°20'29"	8.39'
8	55.00'	119.69'	124°40'58"	104.94'
9	55.00'	16.65'	17°20'29"	8.39'
10	225.00'	176.72'	45°00'00"	93.20'
11	15.00'	23.56'	90°00'00"	15.00'
17	175.00'	137.44'	45°00'00"	72.48'
18	15.00'	23.56'	90°00'00"	15.00'
19	15.00'	23.56'	90°00'00"	15.00'
20	325.00'	185.10'	32°37'53"	95.13'
21	55.00'	35.81'	37°18'06"	18.56'
22	55.00'	255.05'	265°41'15"	----
23	55.00'	50.34'	52°26'47"	27.09'
24	275.00'	137.13'	28°34'15"	70.02'
25	15.00'	23.56'	90°00'00"	15.00'
29	15.00'	23.56'	90°00'00"	15.00'
32	10.00'	62.83'	360°00'00"	----

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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2007-0479282
04/25/2007 12:31 PM

REVISIONS:	DATE:	INIT:
1 PER CITY COMMENTS	11.13.06	HMR

VERSIONS:	DATE:	INIT:

DEI Design Services, LLC
4323 N. 24th Street, Suite 200
Phoenix, Arizona 85016
Phone: (602) 954-0028
Fax: (602) 954-9080

LENNAR
Quality Without Compromise

ASANTE PHASE ONE
UNIT 1A
FINAL PLAT

CLIENT PROJECT NO.:
PROJ. NO: 03101

16551 RICHARD B. HOPPE 2-13-07 REGISTERED LAND SURVEYOR ARIZONA U.S.A.

DESIGN: KR
DRAWN: HMR
CHECK: KR
CAD FILE: 3101FP04
PRINT DATE: 03.12.07
SHEET: 4 of 4

FINAL PLAT ASANTE PHASE ONE - UNIT 1A

FINAL PLAT
FOR
ASANTE PHASE ONE UNIT TWO

LOCATED WITHIN THE SOUTH HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:
THAT MISSION LAND 2005, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBDIVIDED UNDER THE NAME OF "ASANTE PHASE ONE - UNIT TWO", A SUBDIVISION LOCATED WITHIN THE SOUTH HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND DO HEREBY PUBLISH THIS FINAL PLAT AS AND FOR THE FINAL PLAT FOR "ASANTE PHASE ONE - UNIT TWO", AND DECLARES THAT THIS FINAL PLAT SETS FORTH THE LOCATION, AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME THAT IS GIVEN TO EACH RESPECTIVELY AS SHOWN IN THIS FINAL PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN IN THIS FINAL PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN IN THIS FINAL PLAT, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS FINAL PLAT AND EVERY LOT AND TRACT THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, PARKS, AND PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY THE OWNER AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY THE OWNER TO THE CITY UPON THEIR COMPLETION. HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY FORMAL COUNCIL ACTION

THE EASEMENTS GRANTED WITHIN THIS FINAL PLAT ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNERS AND THEIR HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS FINAL PLAT, OR ANY LOT OR TRACT THEREOF.

ALL PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED FOR PUBLIC UTILITY USE. ALL OTHER EASEMENTS ARE GRANTED FOR THE USE AS SHOWN

THE FOLLOWING TRACTS ARE HEREBY DEDICATED FOR THE USE AS NOTED. ALL TRACTS SHALL BE OWNED AND MAINTAINED BY THE ASANTE COMMUNITY ASSOCIATION, UNLESS OTHERWISE NOTED

TRACTS A THRU D, F, AND H THRU N TO BE USED FOR PUBLIC UTILITY EASEMENT, LANDSCAPE AND OPEN SPACE

TRACTS E AND G TO BE USED FOR PUBLIC UTILITY EASEMENT, DRAINAGE, LANDSCAPE AND OPEN SPACE

TRACTS O THRU R TO BE USED FOR LANDSCAPE AND OPEN SPACE.

MISSION LAND 2005, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: VANTAGE HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: [signature] THOMAS P RIETZ, ITS MANAGER

STATE OF ARIZONA) SS
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 30, 2006, BY THOMAS P RIETZ, THE MANAGER OF VANTAGE HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE MANAGER OF MISSION LAND 2005, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

[signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: August 14, 2007

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION

BY: [signature]

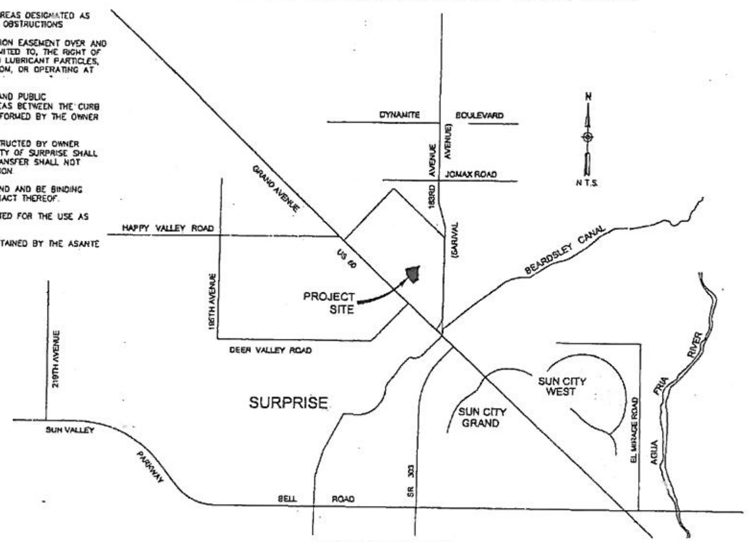
ITS: SVP

STATE OF ARIZONA) SS
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12/1, 2006, BY Robert Snyder THE Senior Vice President OF BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE BANK.

Gilda P. Digges
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/22/07



LOCATION MAP
N.T.S.

SHEET INDEX:

1 COVER SHEET
2 SHEET LAYOUT MAP
3-4 PLAT SHEETS

GENERAL NOTES

A EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:
1 REMOVABLE WOOD, WIRE OR SECTION-TYPE FENCING
2 CONSTRUCTION, STRUCTURES OR BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT

B NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION NEITHER PLANTED NOR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS

C ELECTRICAL LINES TO BE CONSTRUCTED AND RELOCATED AS REQUIRED BY THE ARIZONA CORPORATE COMMISSION GENERAL ORDER R-14-2-133

D THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR, AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPE AREAS WITHIN THE PROJECT.

E ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2 INCH REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

F THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON-SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.

G THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1135G, WITH A DATE OF IDENTIFICATION OF 30 SEPTEMBER 2005, FOR COMMUNITY NO. 040037, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED

H DEVELOPMENT OF EACH PARCEL SHALL BE IN ACCORDANCE WITH THE APPROVED MASTER SITE PLAN FOR THE ENTIRE PROPERTY. PLEASE CONTACT THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT TO OBTAIN A COPY OF THE MASTER SITE PLAN.

I IN ACCORDANCE WITH ARS S 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN 2020.

J TWO-STORY STRUCTURES ARE PROHIBITED ON LOTS 1, 7, 10, 11, 19, 27, 28, 53, 54, 73, 82, 87, 88, AND 112.

CERTIFICATE OF THE CITY ENGINEER

DATA ON THIS PLAT REVIEWED AND APPROVED THIS 17 DAY OF Dec., 2006 BY THE CITY ENGINEER OF SURPRISE, ARIZONA

[signature]
CITY ENGINEER

CERTIFICATE OF THE CITY COUNCIL

APPROVED BY THE COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS 28th DAY OF September, 2006

BY: [signature] MAYOR ATTESTED BY: [signature] CITY CLERK

CERTIFICATE FOR RECORDING

THIS PLAT WAS FILED FOR RECORDING IN THE OFFICE OF THE COUNTY RECORDER AT ____ O'CLOCK __M ______, 2006, AND IS FULLY RECORDED IN BOOK ____, PAGE NO ____

COUNTY RECORDER

DEVELOPER/SUBDIVIDER

LENNAR COMMUNITIES DEVELOPMENT, INC
1150 W GROVE PARKWAY, SUITE 108
TEMPE, AZ 85283
PHONE: 480.777.4600
FAX: 480.777.4686
CONTACT: RYAN MOTT

PROPERTY OWNER

MISSION LAND 2005, L.L.C
8125 NORTH 86TH PLACE
SCOTTSDALE, AZ 85258
PHONE: 480.222.8300
FAX: 480.222.8310
CONTACT: THOMAS P RIETZ

CONSULTING ENGINEER

DEI PROFESSIONAL SERVICES, LLC
6225 NORTH 24TH STREET
SUITE 200
PHOENIX, AZ 85016-2034
PHONE: 602.954.0038
FAX: 602.944.8605
CONTACT: RICHARD B HOPPE, P.E.

PREPARED BY

DEI PROFESSIONAL SERVICES, LLC
6225 NORTH 24TH STREET
SUITE 200
PHOENIX, AZ 85016-2034
PHONE: 602.954.0038
FAX: 602.944.8605
CONTACT: JASON R KACK, R.L.S.

LEGEND

R O W	RIGHT OF WAY WIDTH AS SHOWN
SVE	DENOTES SIGHT VISIBILITY EASEMENT (33' x 33')
PUE	DENOTES PUBLIC UTILITY EASEMENT
●	INDICATES ROADWAY CENTERLINE MONUMENT OR AS NOTED
●	FOUND MONUMENT AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE
*	LOTS DEPICTING TWO-STORY RESTRICTION
	INDICATES CORNER OF SUBDIVISION
	INDICATES EASEMENT (FOR UNDERGROUND PUBLIC UTILITIES, DRAINAGE, OR AS NOTED) WIDTHS AS SHOWN
	SHEET MATCHLINE

BOOK 888 PAGE 21
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER
HELEN PURCELL
2006-1673086
12/22/2006 04:20 PM

PUBLIC NOTICE

THE LOTS AND TRACTS DEPICTED ON THIS FINAL PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS FINAL PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE 1988 MAG NOISE CONTOUR LINES IN RELATION TO THIS FINAL PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES

RELEASE OF LIABILITY

THAT LENNAR COMMUNITIES DEVELOPMENT, INC., A DELAWARE CORPORATION, (OWNER) DOES HEREBY:

(1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND

(2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY TRACT OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY OR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES. OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THIS PLAT, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST, G&SRM
THE BEARING IS S89°08'07"E

LAND SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER 2006, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY STAKED, AND THE PHYSICAL DESCRIPTION OF THE MARKER IS AS INDICATED BY THE PLAT. ALL LOT CORNERS HAVE BEEN, OR WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.

BY: RICHARD B. HOPPE
REGISTERED LAND SURVEYOR
NO: 18551

REVISIONS:	DATE:	INIT:
1) PER CITY COMMENTS	1.24.06	HJR
2) PER CITY COMMENTS	5.02.06	HJR

VERSIONS:	DATE:	INIT:

DEI PROFESSIONAL SERVICES, LLC — LENNAR

ASANTE PHASE ONE
UNIT TWO
FINAL PLAT

DESIGN:	PGP
DRAWN:	HJR
CHECK:	PGP
CAD FILE:	3101FP01
PRINT DATE:	11.10.06
SHEET:	1 of 4

CLIENT PROJECT NO.: | PROJ. NO: 03101

REGISTERED LAND SURVEYOR 18551 RICHARD B. HOPPE ARIZONA, U.S.A.

LEGAL DESCRIPTION

A parcel of land located within the South Half of Section 12, Township 4 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the south quarter corner of said Section 12, being a 3/8" rebar, from which the southeast corner of said section, being a brass cap in handhole, bears South 89°08'07" East 2,635.78 feet;

Thence North 00°44'51" East 622.48 feet along the north-south mid-section line of said Section 12, to the northeasterly right-of-way line of Arterial "A", as shown in the "Map of Dedication for Asante Phase One", as recorded in Book 657 of maps, page 17, of the Maricopa County records:

Thence North 44°16'53" West 218.81 feet along said right-of-way line, to the Point of Beginning;

Thence continuing along said right-of-way line, North 44°16'53" West 463.33 feet, to the beginning of a curve, concave northeasterly, having a radius of 1,432.50 feet;

Thence northwesterly 782.01 feet along said right-of-way line, and along the arc of said curve, through a central angle of 31°16'40";

Thence continuing along said northeasterly right-of-way line of Arterial "A", North 13°00'13" West 331.81 feet;

Thence North 31°59'47" East 42.43 feet, to the southerly right-of-way line of Asante Boulevard, as shown in said "Map of Dedication";

Thence North 76°59'47" East 883.19 feet along said right-of-way line, to the beginning of a curve concave southeasterly, having a radius of 1,865.00 feet;

Thence northeasterly 446.76 feet along said right-of-way line, and along the arc of said curve, through a central angle of 13°01'36";

Thence leaving said right-of-way line, South 51°13'27" West 124.32 feet;

Thence South 00°38'23" West 819.24 feet;

Thence South 18°52'43" West 81.99 feet;

Thence South 23°52'15" West 78.18 feet;

Thence South 81°27'50" East 65.48 feet;

Thence South 00°58'23" West 107.05 feet;

Thence South 45°43'07" West 622.93 feet to the Point of Beginning;

Said parcel contains 31.4546 acres, more or less

TOTAL LOT TRACKING TABLE

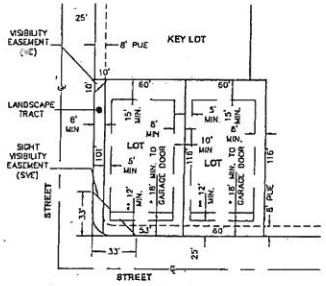
NUMBER OF LOTS APPROVED PER PAD	NUMBER OF LOTS (PHASE I & II)	NUMBER OF LOTS REMAINING
6,703	1,247	5,456
NUMBER OF 60' LOTS	NUMBER OF 70' LOTS	NUMBER OF 80' LOTS
503	497	247

LAND USE DATA

UNIT	ZONING	ACREAGE	LOTS	DENSITY DU/AC	MIN LOT SIZE	MAX LOT SIZE	AVG. LOT SIZE
TWO	R1-5 PAD	31.4546	112	3.56	7,140 SF	14,026 SF	8,302 SF

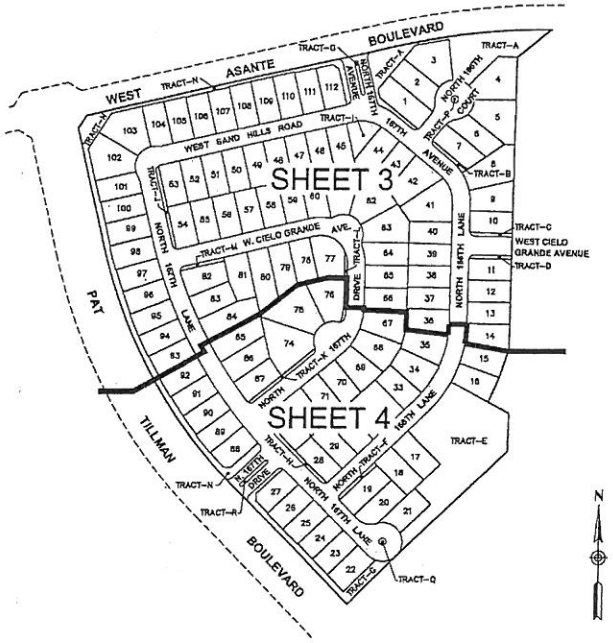
TRACT TABLE

NAME	AREA	USE
A	0.7961 AC.	PUE/LANDSCAPE/OPEN SPACE
B	0.0302 AC.	PUE/LANDSCAPE/OPEN SPACE
C	0.0265 AC.	PUE/LANDSCAPE/OPEN SPACE
D	0.0285 AC.	PUE/LANDSCAPE/OPEN SPACE
E	1.4978 AC.	PUE/DRAINAGE/LANDSCAPE/OPEN SPACE
F	0.0324 AC.	PUE/LANDSCAPE/OPEN SPACE
G	0.2821 AC.	PUE/DRAINAGE/LANDSCAPE/OPEN SPACE
H	0.0599 AC.	PUE/LANDSCAPE/OPEN SPACE
I	0.1320 AC.	PUE/LANDSCAPE/OPEN SPACE
J	0.0524 AC.	PUE/LANDSCAPE/OPEN SPACE
K	0.0522 AC.	PUE/LANDSCAPE/OPEN SPACE
L	0.0335 AC.	PUE/LANDSCAPE/OPEN SPACE
M	0.0282 AC.	PUE/LANDSCAPE/OPEN SPACE
N	0.7190 AC.	PUE/LANDSCAPE/OPEN SPACE
O	0.0227 AC.	LANDSCAPE/OPEN SPACE
P	0.0072 AC.	LANDSCAPE/OPEN SPACE
Q	0.0072 AC.	LANDSCAPE/OPEN SPACE
R	0.0236 AC.	LANDSCAPE/OPEN SPACE
TOTAL	3.8885 AC.	



* 18' MINIMUM SETBACK FOR FRONT LOADING GARAGES
** 12' MINIMUM SETBACK FOR LIVABLE SPACE OR SIDE LOADING GARAGES

TYPICAL SETBACK & KEY LOT DETAIL
SCALE: 1:40



SHEET INDEX MAP
N.T.S.

BOOK 888 PAGE 21
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL
2006-1673086
12/05/2006 01:29 PM

REVISIONS:	DATE:	INIT:
1) PER CITY COMMENTS	1.23.06	HMR
2) PER CITY COMMENTS	3.02.06	HMR

VERSIONS:	DATE:	INIT:

DEI Design Elements, LLC
6232 N. 24th Street, Suite 200
Phoenix, Arizona 85016
Phone: (602) 954-0063
Fax: (602) 954-0883

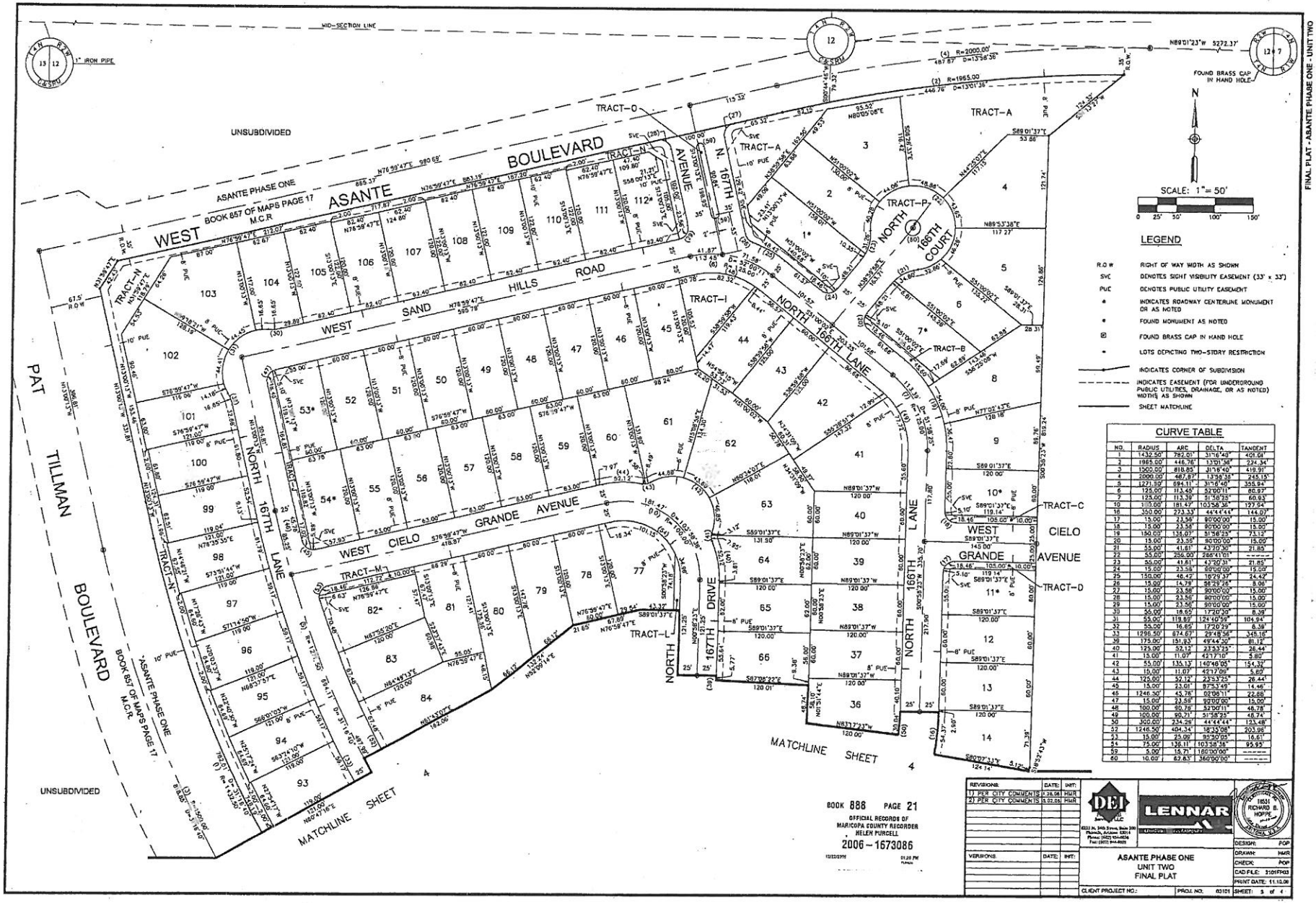
LENNAR

ASANTE PHASE ONE
UNIT TWO
FINAL PLAT

CLIENT PROJECT NO.: PROJ. NO: 02101

DESIGN: PGP
DRAWN: HMR
CHECK: PGP
CAD FILE: 31SHFP02
PRINT DATE: 11.10.06
SHEET: 2 of 4

FINAL PLAT - ASANTE PHASE ONE - UNIT TWO



CURVE TABLE

NO.	RADIUS	ARC	DELTA	TANGENT
1	1432.50'	782.01'	31°16'49"	401.01'
2	1965.00'	446.76'	13°01'36"	224.34'
3	1500.00'	818.85'	31°16'49"	419.31'
4	2000.00'	467.87'	13°38'38"	235.15'
5	1271.50'	694.11'	31°16'49"	355.94'
6	125.00'	113.49'	52°00'11"	60.97'
7	125.00'	113.39'	51°36'25"	60.63'
10	100.00'	181.47'	103°58'36"	127.54'
16	350.00'	273.33'	44°44'44"	144.07'
17	15.00'	23.56'	90°00'00"	15.00'
18	15.00'	23.56'	90°00'00"	15.00'
19	150.00'	135.07'	51°36'25"	73.12'
20	15.00'	23.56'	90°00'00"	15.00'
21	55.00'	41.61'	43°20'30"	21.83'
22	55.00'	256.00'	266°41'01"	------
23	55.00'	41.61'	43°20'31"	21.83'
24	15.00'	23.56'	90°00'00"	15.00'
25	150.00'	46.42'	18°29'37"	24.42'
26	15.00'	14.79'	56°29'28"	8.06'
27	15.00'	23.56'	90°00'00"	15.00'
28	15.00'	23.56'	90°00'00"	15.00'
29	15.00'	23.56'	90°00'00"	15.00'
30	55.00'	18.62'	17°00'59"	9.38'
31	55.00'	119.83'	124°40'59"	101.94'
32	55.00'	16.65'	17°20'29"	8.38'
33	1296.50'	674.67'	29°48'56"	345.16'
39	175.00'	151.93'	49°44'20"	81.12'
40	125.00'	52.12'	23°53'25"	26.44'
41	15.00'	11.07'	42°17'10"	5.80'
42	55.00'	135.13'	140°46'06"	154.32'
43	15.00'	11.07'	42°17'09"	5.80'
44	125.00'	52.12'	23°53'25"	26.44'
45	15.00'	23.01'	87°53'49"	14.46'
46	1246.50'	45.78'	02°06'11"	22.88'
47	15.00'	23.56'	90°00'00"	15.00'
48	100.00'	90.78'	52°00'11"	48.78'
49	100.00'	90.71'	51°36'25"	48.74'
50	300.00'	234.26'	44°44'44"	123.48'
52	1246.50'	494.34'	18°35'08"	203.96'
53	15.00'	25.06'	95°30'03"	16.61'
54	75.00'	136.11'	103°58'36"	95.95'
59	5.00'	15.71'	180°00'00"	------
60	10.00'	62.83'	360°00'00"	------

BOOK 886 PAGE 21
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL
2006-1673086
12/22/2006 01:20 PM

REVISIONS	DATE:	INIT:
1) PER CITY COMMENTS	1.24.06	HMR
2) PER CITY COMMENTS	5.22.06	HMR

VERSIONS	DATE:	INIT:

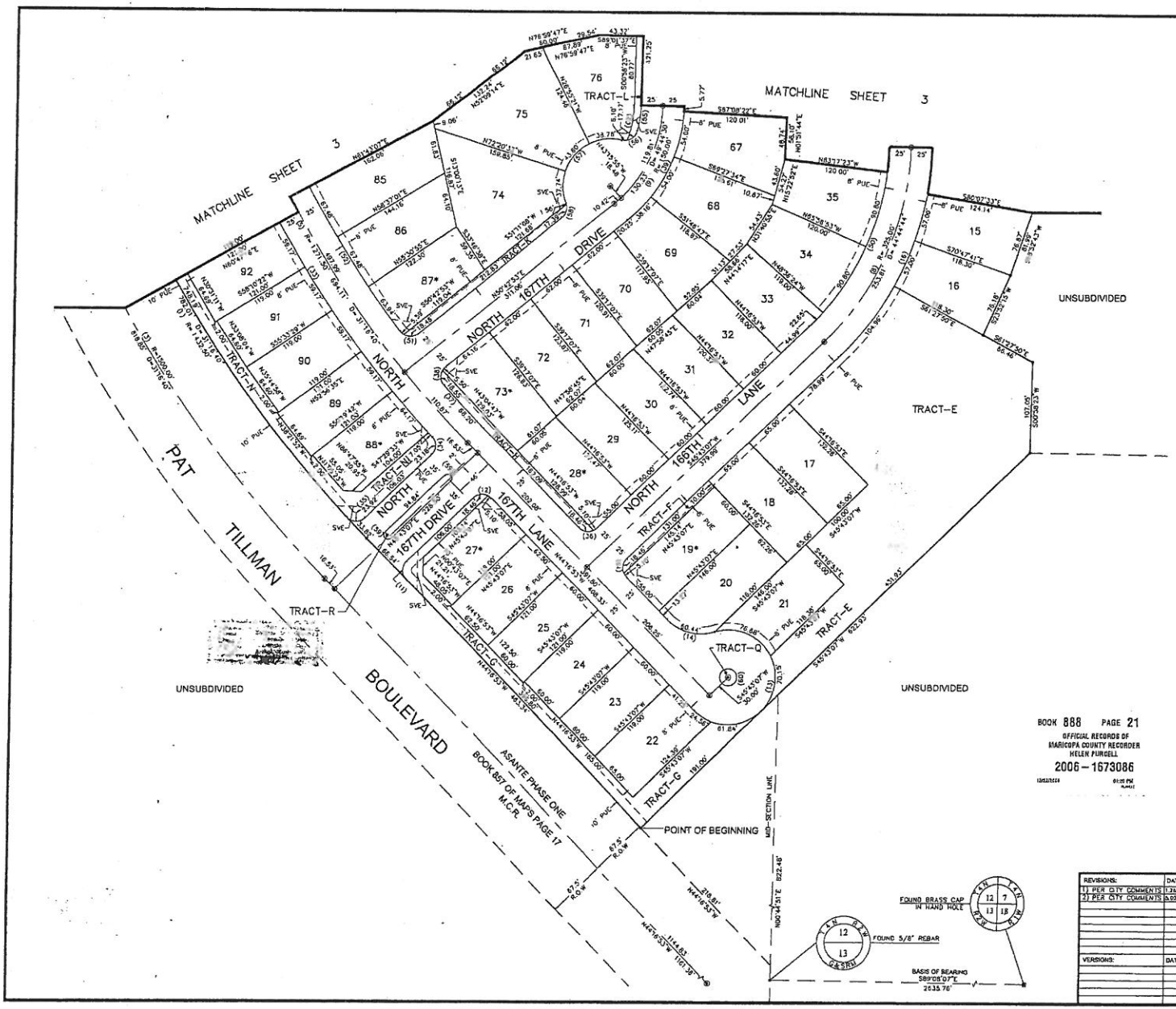
DEI Land Development Consultants, LLC
6011 N. 24th Street, Suite 200
Phoenix, Arizona 85016
Phone: (602) 957-0038
Fax: (602) 954-8025

LENNAR
LENNAR CORPORATION

ASANTE PHASE ONE
UNIT TWO
FINAL PLAT

CLIENT PROJECT NO.:
PROJ. NO. 03101

DESIGN: POP
DRAWN: HMR
CHECK: POP
CAD FILE: 3101FP03
PRINT DATE: 11.10.06
SHEET: 3 of 4



N

SCALE: 1" = 50

0 25 50 100 150

LEGEND

R.O.W.	RIGHT OF WAY WIDTH AS SHOWN
SVE	DENOTES SIGHT VISIBILITY EASEMENT (33' x 33')
PUE	DENOTES PUBLIC UTILITY EASEMENT
•	INDICATES ROADWAY CENTERLINE MONUMENT OR AS NOTED
•	FOUND MONUMENT AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE
*	LOTS DEPICTING TWO-STORY RESTRICTION
——	INDICATES CORNER OF SUBDIVISION
- - - -	INDICATES EASEMENT (FOR UNDERGROUND PUBLIC UTILITIES, DRAINAGE, OR AS NOTED) WIDTHS AS SHOWN.
——	SHEET MATCHLINE

CURVE TABLE

NO.	RADIUS	ARC	DELTA	TANGENT
1	1432.50'	782.01'	31°16'40"	401.01'
3	1500.00'	816.85'	31°16'40"	419.91'
5	1271.50'	694.11'	31°16'40"	355.94'
8	325.00'	253.81'	44°44'44"	133.77'
9	150.00'	130.23'	49°44'30"	69.53'
11	15.00'	23.56'	90°00'00"	15.00'
12	15.00'	23.56'	90°00'00"	15.00'
13	55.00'	233.23'	242°57'52"	-----
14	55.00'	60.44'	62°57'52"	33.68'
15	15.00'	23.56'	90°00'00"	15.00'
16	350.00'	273.33'	44°44'44"	144.07'
33	1296.50'	674.87'	29°48'56"	345.18'
34	15.00'	23.18'	88°32'16"	14.62'
35	15.00'	23.92'	91°21'10"	15.36'
36	15.00'	23.56'	90°00'00"	15.00'
37	1246.50'	68.20'	03°08'05"	34.11'
38	15.00'	24.05'	91°51'41"	15.50'
39	175.00'	151.93'	49°44'30"	81.12'
50	300.00'	234.29'	44°44'44"	123.48'
51	15.00'	24.05'	91°51'41"	15.50'
52	1246.50'	404.34'	18°35'08"	203.96'
55	125.00'	29.70'	13°36'46"	14.92'
56	15.00'	23.27'	88°53'21"	14.71'
57	55.00'	120.12'	125°07'31"	105.94'
58	15.00'	18.85'	72°21'54"	10.97'
59	5.00'	15.71'	180°00'00"	-----
60	10.00'	62.83'	360°00'00"	-----
XX	XXXXX	XXXXX	XXXXXXXXX	XXXXX
62	117.00'	41.49'	20°18'00"	20.96'

BOOK 888 PAGE 21
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2006-1673086

REVISIONS:	DATE:	INIT:
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2) PER CITY COMMENTS	5.02.06	HMR

VERSIONS: DATE: INIT:

DEI Design Services, LLC
4232 N. 24th Street, Suite 200
Phoenix, Arizona 85016
Phone: (602) 954-0226
Fax: (602) 954-8680

LENNAR

ASANTE PHASE ONE
UNIT TWO
FINAL PLAT

CLIENT PROJECT NO.: PROJ. NO: 03101

DESIGN: PGP
DRAWN: HMR
CHECK: PGP
CAD FILE: 3101FP04
PRINT DATE: 11.10.06
SHEET: 4 of 4

LANDOWNER AUTHORIZATION
FOR SIGNAGE ON APN#
503-73-00ML

Meredith Myrgren

From: Erik.Molina@lennar.com
Sent: Wednesday, June 25, 2008 4:23 PM
To: SaraTaylor@zadv.com; mmyrgren@motivational.com
Subject: Fw: Fw:

Erik Molina
Assistant Acquisition Manager
Lennar Communities Development
Office: 480-777-4625
Cell: 480-252-6431

----- Forwarded by Erik Molina/PHOENIX/WEST/Lennar on 06/25/2008 04:21 PM -----

Scott Switzer/PHOENIX/WEST/Lennar

06/25/2008 04:20 PM

To "Erik Molina" <Erik.Molina@lennar.com>
cc
Subject Fw:

Here you go
Scott Switzer
VP Land Acquisition
Lennar Communties Development, Inc.

----- Original Message -----
From: "Greg Linaman" [GLinaman@pbbell.com]
Sent: 06/24/2008 11:51 AM MST
To: Scott Switzer

Hi Scott-

Sorry, I forgot to get back to you. The sign is fine. Out of curiosity, what's it for?

Are your sales still starting next month? I couldn't find anything on the website.

Any news re Barclay?

Thanks,
Greg

Greg Linaman
Vice-President
P.B. Bell & Associates
8434 North 90th Street, Suite 100
Scottsdale, Arizona 85258
(480) 607-2407 (o)
(480) 951-2426 (f)
gel@pbbell.com
www.pbbell.com

Asante Planned Area Development
Minor PAD Amendment (Application Number PADA09-091 Asante)
Administrative Request to eliminate 4-feet Garage Requirement for 69 lots

SIGNATURE BLOCK

ADMINISTRATIVE APPROVAL

_____
COMMUNITY DEVELOPMENT DIRECTOR

_____
WATER SERVICES DIRECTOR

_____
FIRE MARSHAL

_____
CITY ENGINEER

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

Revised May 7, 2009

Mr. Jeff Mihelich
Community Development Director
City of Surprise
12425 W. Bell Road, D-100
Surprise, Arizona 85374

RE: Asante Planned Area Development
Minor PAD Amendment (Application Number PADA09-091 Asante)
Administrative Request to eliminate 4-feet Garage Requirement for 69 lots

Dear Mr. Mihelich:

We are writing on behalf of our client, Lennar Communities Development, Inc. ("Lennar Communities"), to request approval of a minor administrative amendment, under the City Council adopted Stipulation "a" of the Asante PAD (PAD04-124), to allow 69 homes within the Asante Planned Area Development to be constructed without the additional 4-feet of storage space in the garage. Approval of this minor request will not change the approved number of lots, the approved lot sizes, building setbacks, or density within this subdivision or the overall Asante PAD.

We believe the development standard for extra storage space in the garage was originally requested back in 2004 previously to provide homeowners with a location to store trash bins that would allow convenient movement of the bins out to the street on collection day. To provide an equally convenient alternative for the movement of the bins, Lennar is willing, as a part of this minor amendment, to substitute a requirement on each of these homes to add a connecting sidewalk from the driveway to the side yard gate with concrete or other hard surface whenever the extra width in the garage is not provided.

Background

Asante is a 1,508-acre Planned Area Development ("PAD") by Lennar Communities which was approved by the City Council in November 2004 with adoption of Ordinance #04-41. Asante is located in the northern area of Surprise within the 'V' formed by the intersection of Grand and 163rd Avenues. It is generally bounded by Grand Avenue, 163rd Avenue and the Jomax Alignment.

The Asante master plan includes a variety of single family home ownership opportunities on various lot sizes, apartment living, extensive open space amenities, public services and the opportunity for a major commercial development to accommodate a broad range of neighborhood and community retail needs on 125 acres. The project integrates the 134 acres of parks/recreational amenities, school and municipal facility sites to provide an exceptional quality of life for all of its future residents.

In creating the foundational infrastructure and initial subdivision improvements for the Asante master plan, the Ownership has already invested approximately $180 million. These key infrastructure elements included SPA-2 Wastewater Treatment Plant, the upgraded intersection of 163rd and Grand Avenue and the AT&SF Railroad crossing, Pat Tillman Boulevard and Asante Boulevard, donation of school and fire station sites as well as 110+ acres of community and neighborhood park and open space in Phase One alone.

Request

Lennar Communities now seeks an administrative approval to allow a few new house plans on 69 lots without the strict requirement that, "the back or one side of the garage must contain an additional work/storage space at least four feet wide which extend along the entire length of the back or side" as provided in the development standards for the Asante PAD. This requested amendment would therefore apply to only approximately 1.4% of the 5,000 approved preliminary or final platted lots in Asante. And as earlier noted, Lennar Communities would substitute the requirement for these 69 homes, that they provide a concrete (or other hard surface) sidewalk link from the driveway to the side yard gate, whenever the extra four feet of width in the garage was not provided.

The 69 lots in question are located within the "Vistas at Asante" subdivision, which is located at the southwest corner of 163rd Avenue and Asante Boulevard. (See attached Vicinity Map and master plan layout). As previously mentioned, approval of these plans will not change the overall intent and vision of the Asante PAD or the approved number of lots, building setbacks lot sizes, or density. It merely seeks approval to add 5 new house plans in a designated area that would not have the strict requirement of the extra width in the garage.

Lennar Communities, a developer with a well deserved local and national reputation for outstanding quality of homes and communities, seeks this request to attract a broader spectrum of homebuyers to the project in order to jump start market interest and demand in this first phase. Given the early and extraordinary investment by Lennar Communities in this area and the subsequent economic recession that has devastated our valley and the nation, it is critically important to allow this minor design flexibility to stimulate home sales in this first phase.

To expand the variety of single family home options and to be more competitive in this most challenging of times, Lennar designed this new set of house plans for the western region. These 5 house plans have been approved in three other local jurisdictions and have been reviewed by the City's Design Review staff. These new plans all exceed the City's 100 point

minimum requirement for Product Lines by 45 extra points. Each of these additional house plans comes with 3 different elevation options. When consideration is given to the proposed number of house plans (7 in total, two house plans have already been approved), and the 3 different elevations offered for each house plan, there will be 21 different plan options (Floorplans and Elevations of the new plans are attached). Lennar believes that with the introduction of these new Plans they can save homebuyers approximately $20,000 per home, which in turn will bring new vitality and enthusiasm for the project.

We believe it is important to allow a mixture of residential housing options in this initial phase that will both foster a quality living environment at an affordable price and establish a solid foundation for the long term stability of this master plan. This minor request does not change the overall vision for Asante. We respectfully request approval of this minor request so that Lennar can move forward with confidence in developing out Phase 1 of Asante.

If you have any questions or if you would like to discuss this request further, please do not hesitate to contact me.

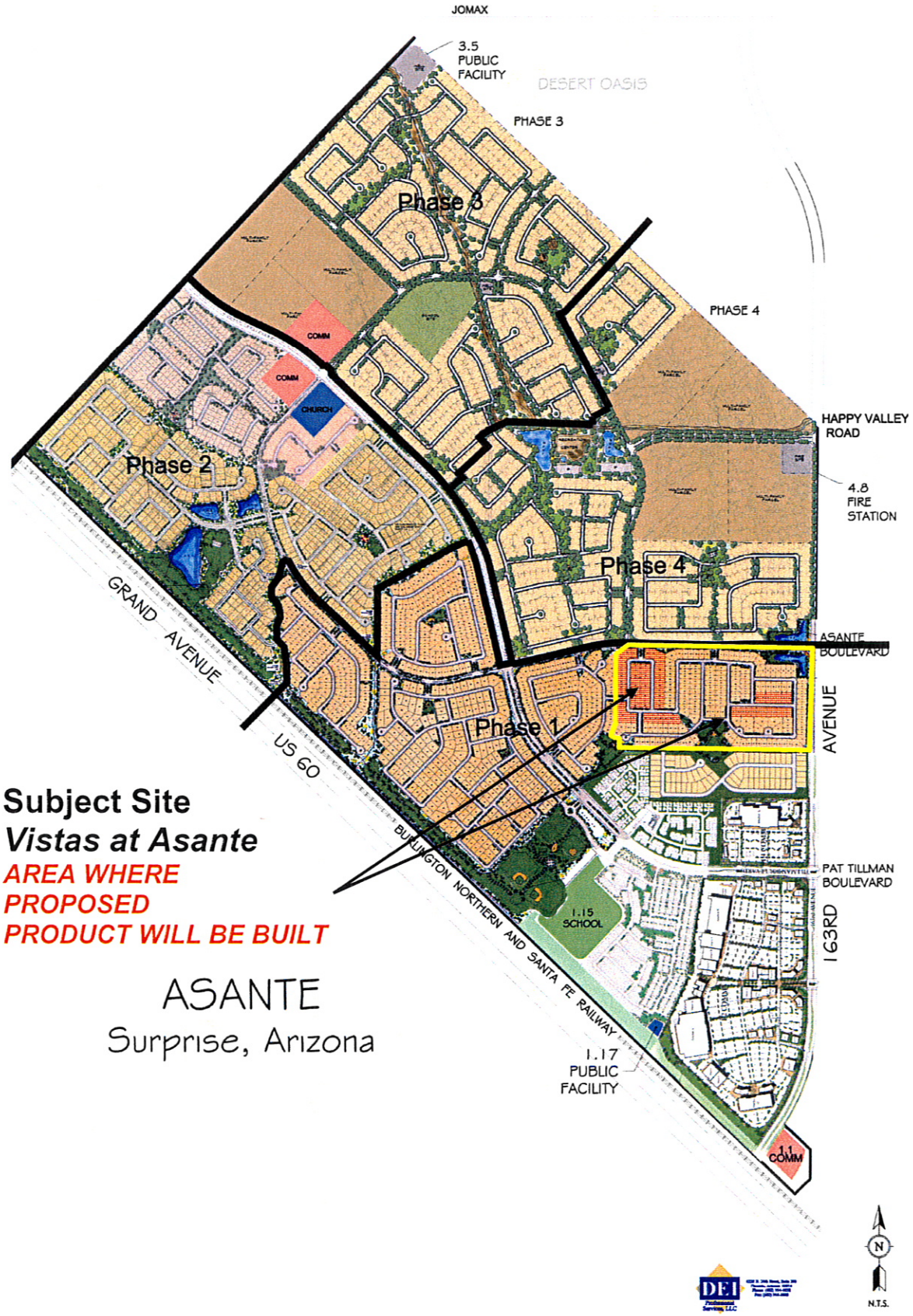
Very Truly Yours,

Stephen C. Earl

SCE/rot

Attachments: As stated.

O:\INDEX\LENNAR\167-Grand\Asante PAD Amendment\Asante House Product Justification letter - FINAL 4 17 09.(REVISED 6.4.09)-69 lots..doc


JOMAX
3.5
PUBLIC
FACILITY
DESERT OASIS
PHASE 3
Phase 3
PHASE 4
COMM
COMM
CHURCH
HAPPY VALLEY
ROAD
Phase 2
4.8
FIRE
STATION
Phase 4
GRAND AVENUE
ASANTE
BOULEVARD
AVENUE
Phase 1
US 60
Subject Site
Vistas at Asante
AREA WHERE
PROPOSED
PRODUCT WILL BE BUILT
BURLINGTON NORTHERN AND SANTA FE RAILWAY
PAT TILLMAN
BOULEVARD
1.15
SCHOOL
163RD
ASANTE
Surprise, Arizona
1.17
PUBLIC
FACILITY
1.1
COMM
N
N.T.S.

ASANTE
THE DESERT SERIES

List of Plans
(already approved and building at Asante)

45-1 - 1563 Square Feet
Single Story, 3 Bedrooms, 2 Bathrooms, Dining/Great Room
Choice of Craftsman, Ranch, Mediterranean architectural styles

45-2 - 1794 Square Feet
Single Story, 4 Bedrooms, 2 Bathrooms, Dining/Great Room
Choice of Craftsman, Ranch, Mediterranean architectural styles

4517 - 2437 Square Feet
Two Story, 3 bedrooms, 2 ½ baths, Great Room/Nook, Bonus Room (2nd floor)
Choice of Craftsman, Ranch, Mediterranean

45-6 - 2505 Square Feet
Two Story, 4 Bedrooms (master down), 2 ½ Bathrooms, Dining/Great Room/Flex/Loft
Choice of Craftsman, Ranch, Mediterranean architectural styles

45-8 - 2507 Square Feet
Two Story, 4 Bedrooms, 3 Bathrooms, Dining/Great Room/Flex/Loft
Choice of Craftsman, Ranch, Mediterranean architectural styles

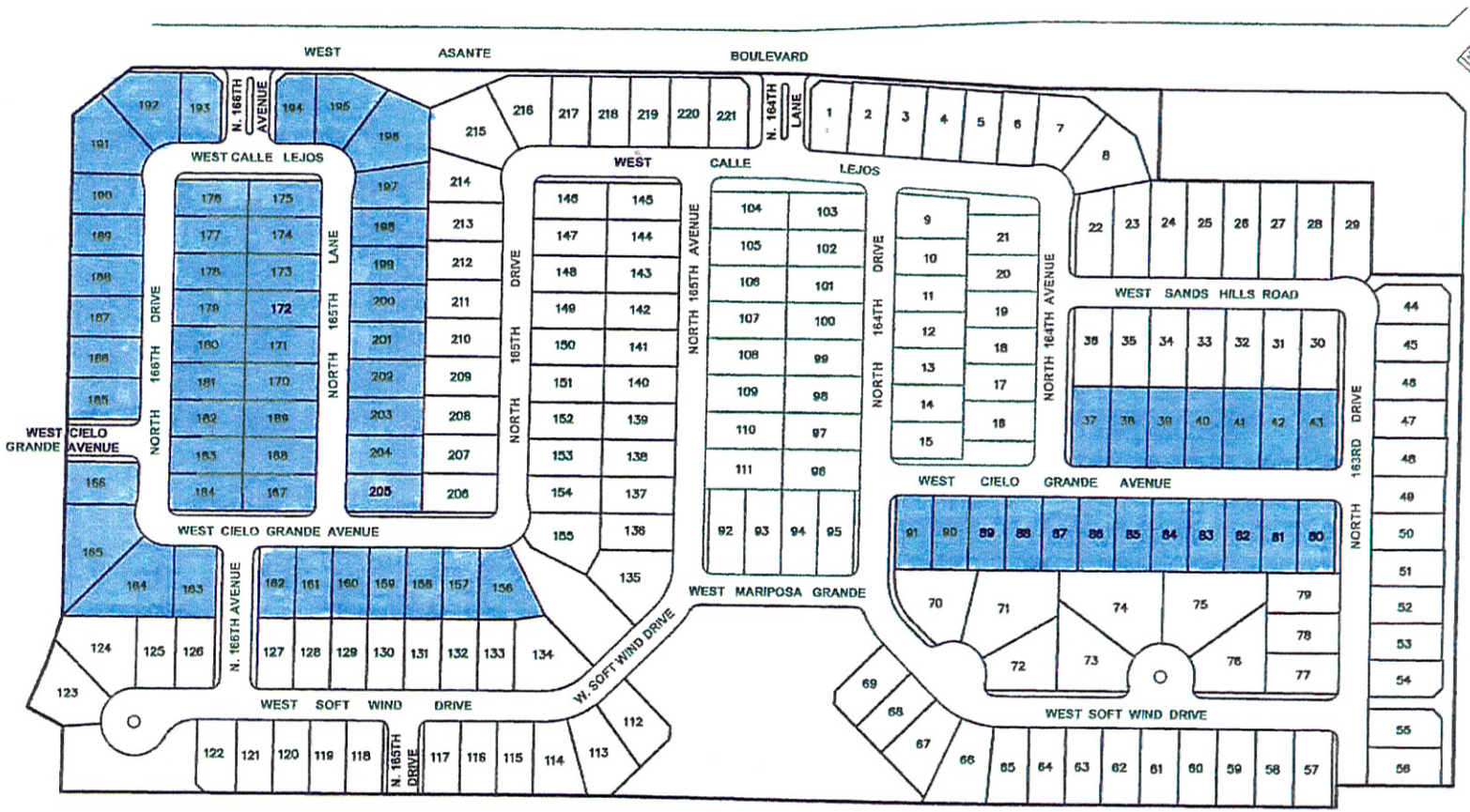
45-7 - 2767 Square Feet
Two Story, 4 Bedrooms, 3 Bathrooms, Dining/Great Room/Nook/Loft
Choice of Craftsman, Ranch, Mediterranean architectural styles

4524 - 2658 Square Feet
Two Story, 4 Bedrooms, 2 ½ Bathrooms, Formal Living Room/Dining Room, Family Room, Nook
Choice of Craftsman, Ranch, Mediterranean

LENNAR®

HOMESITES WHERE PROPOSED PRODUCT WILL BE BUILT – 69 HOMESITES

ASANTE
PHASE ONE
UNIT ONE



MODELS
45-8

LENNAR

Asante 45-8_B

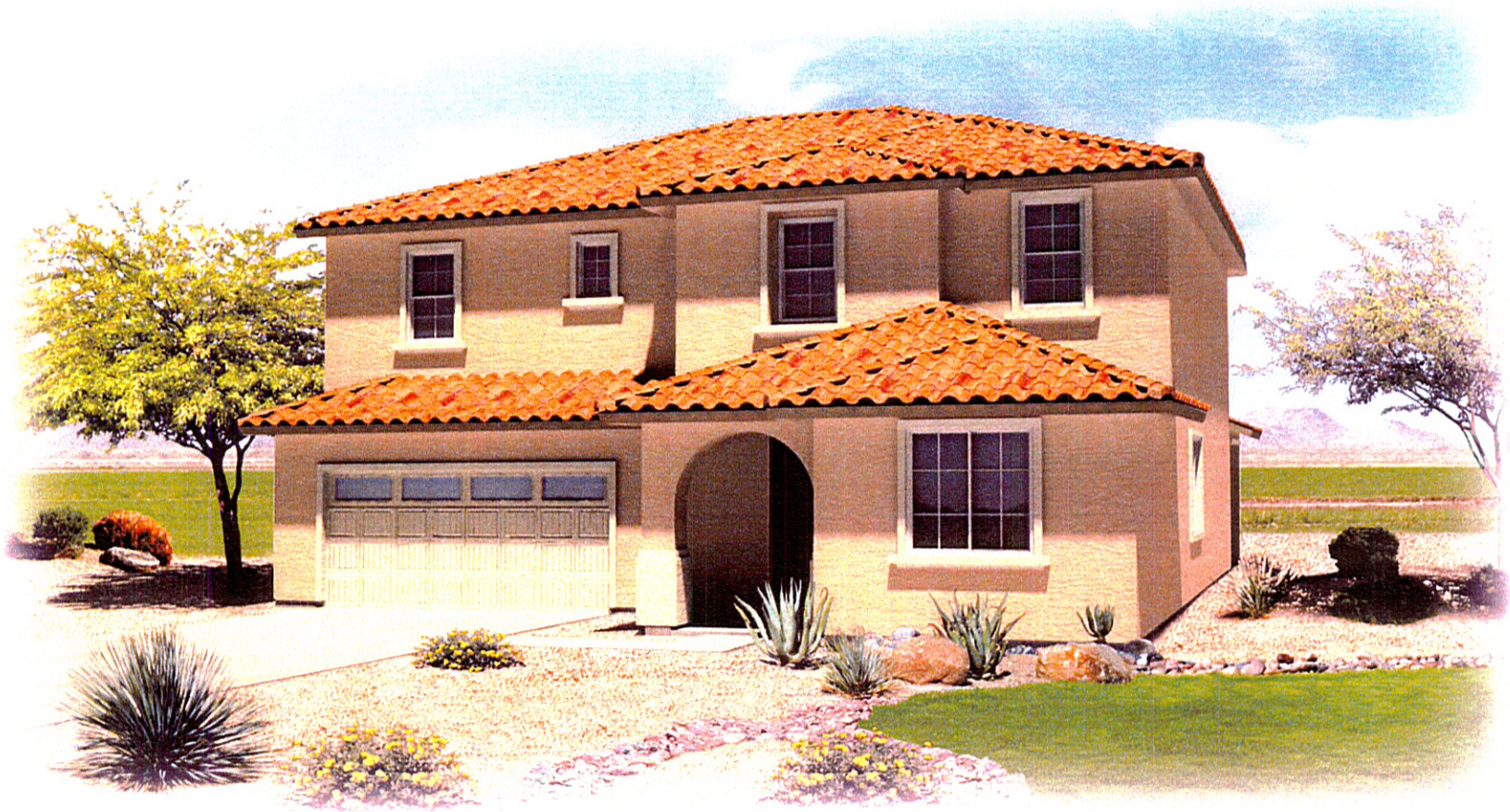
LENNAR

Asante 45-8_C

LENNAR

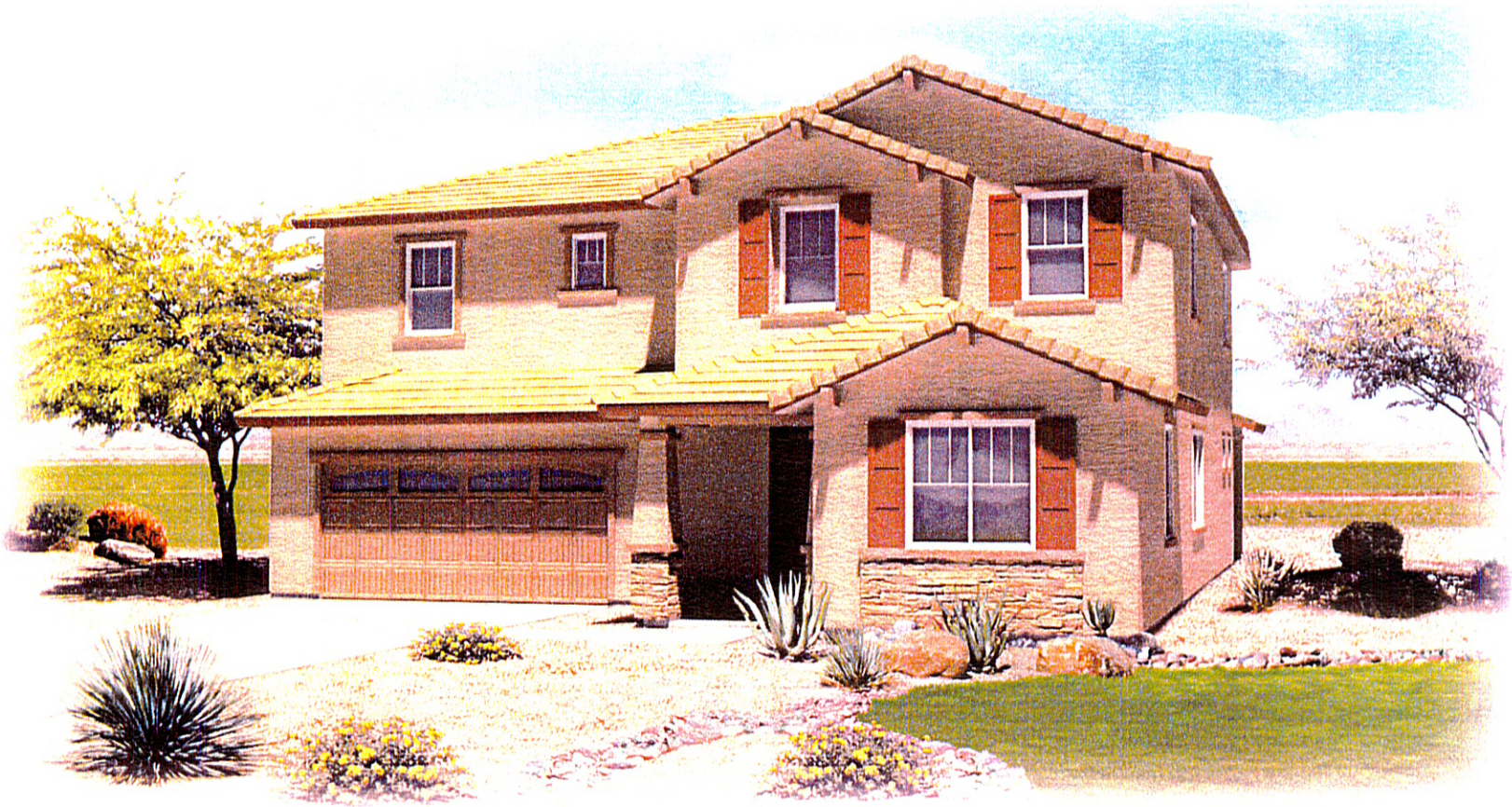
Asante 45-8_D

MODELS
45-7



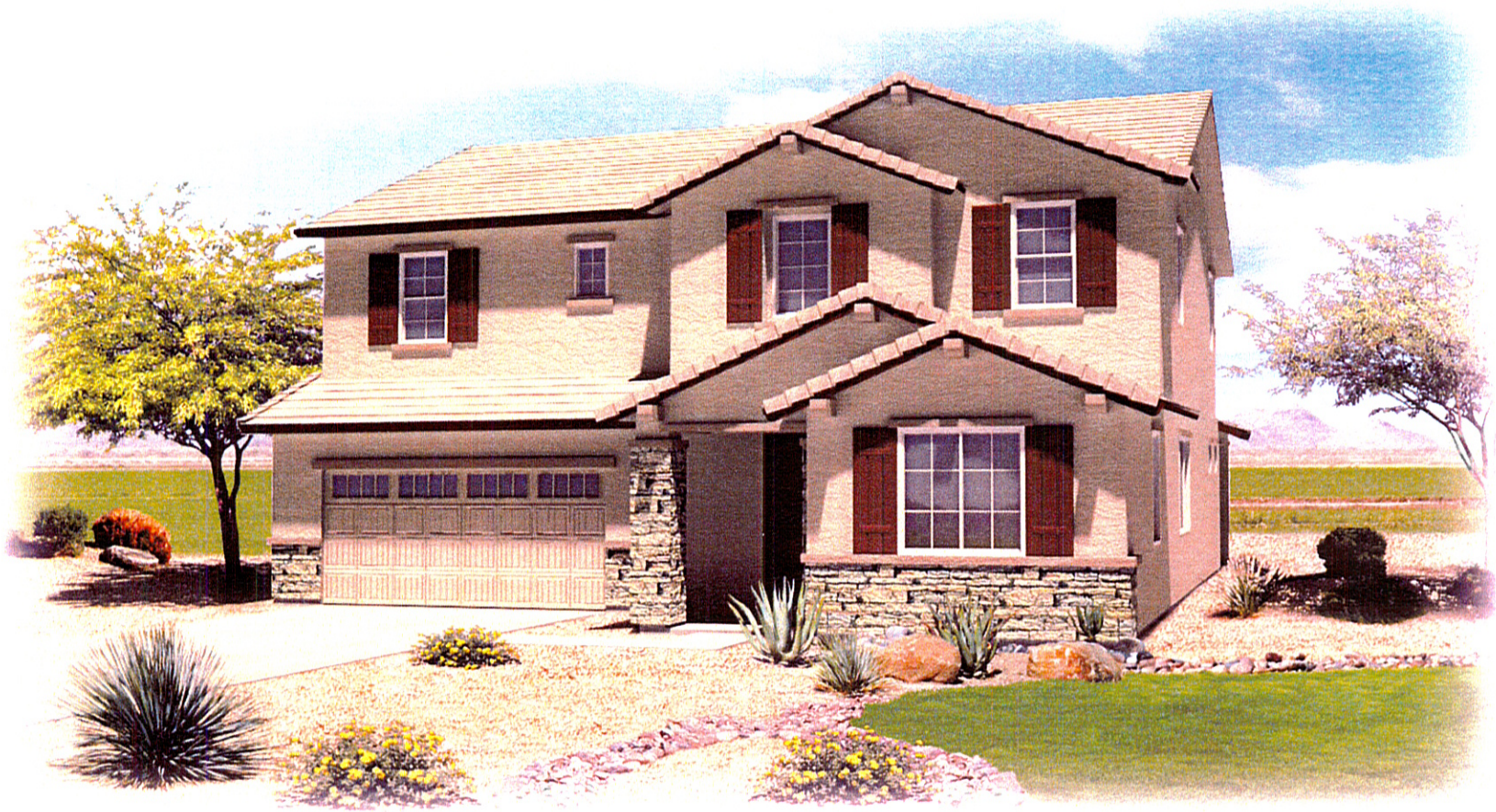
LENNAR

Asante 45-7_B



LENNAR

Asante 45-7_C



LENNAR

Asante 45-7_D

MODELS
45-6

LENNAR

Asante 45-6_B

LENNAR

Asante 45-6_C

LENNAR

Asante 45-6_D

MODELS
45-2

LENNAR

Asante 45-2_B

LENNAR

Asante 45-2_C

LENNAR

Asante 45-2_D

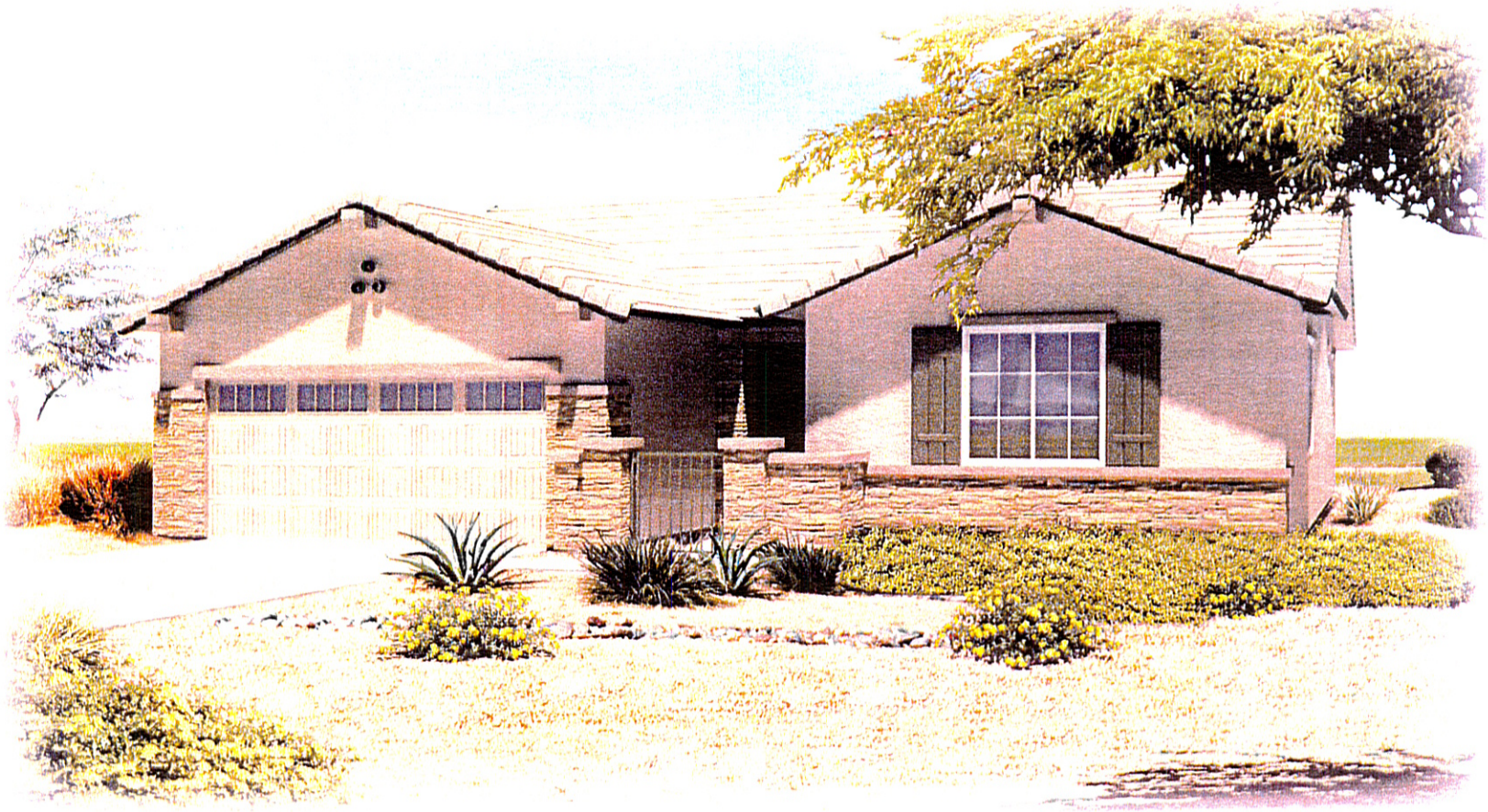
MODELS
45-1

LENNAR

Asante 45-1_B

LENNAR

Asante 45-1_C



LENNAR

Asante 45-1_D

marker	
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12/04/2008	15:07:51
12/04/2008	15:07:58
12/05/2008	07:52:09
12/05/2008	08:05:16
12/05/2008	08:05:30
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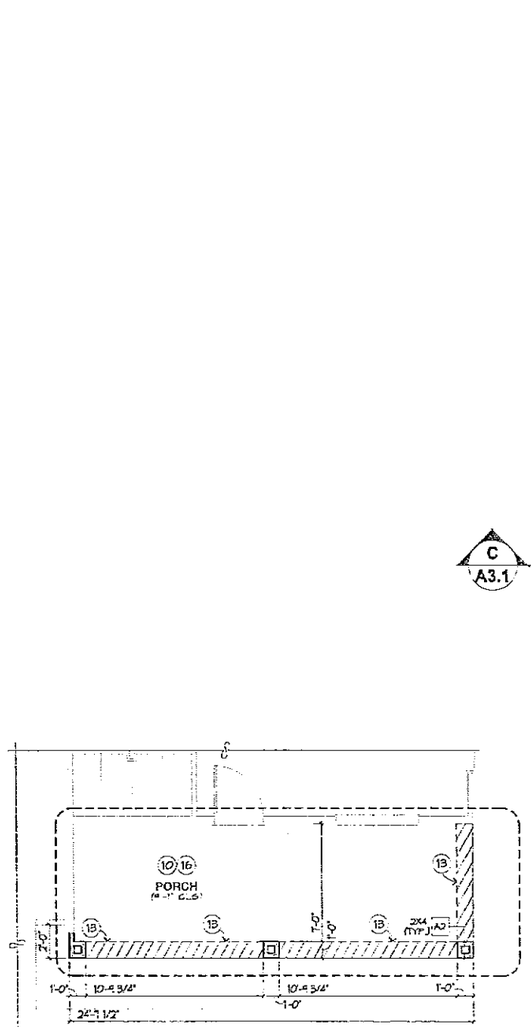
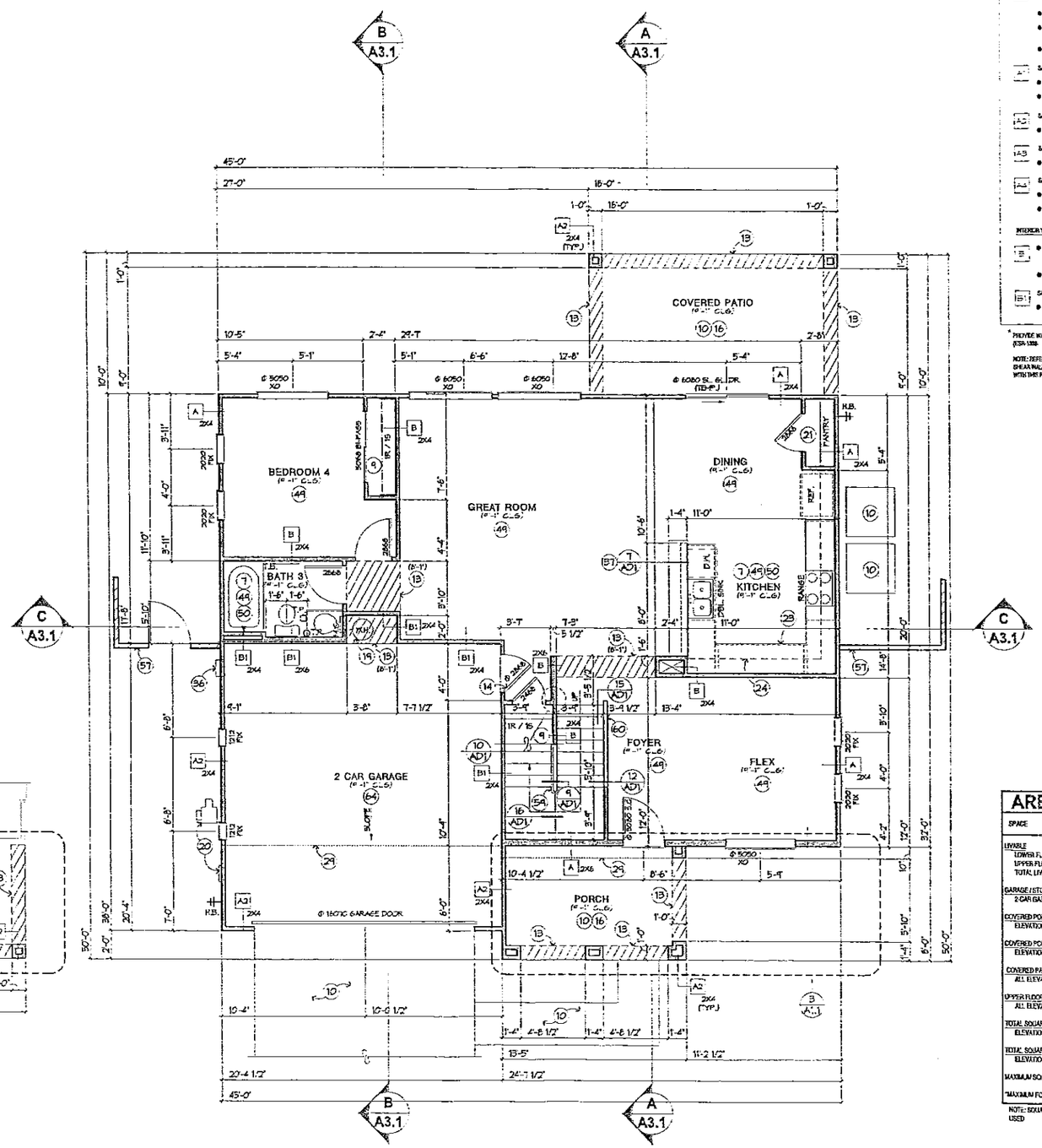
12/05/2008	10:30:17



3 ELEVATION 'C'



(51) (8) (7) (6) (5) (4) (3) (2) (1) (ELEVATION 'B' & 'D') **LOWER FLOOR PLAN** 1/4" = 1'-0"

PLAN 45-8

WALL SCHEDULE

EXTERIOR WALLS

- 1 — EXTERIOR FINISH/STUCCO SYSTEM PER SPECIFICATIONS. EXTERIOR FACE. REFER TO ELEVATIONS FOR ADD'L. FINISH APPLICATIONS
  - 2X WOOD STUDS AS INDICATED. SPACING PER STRUCT. DWGS.
  - BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS
  - 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*
- 1A — SAME AS '1', EXCEPT:
  - NO BATT INSULATION @ WALL
  - 5/8" TYPE X GYP. BD. INTERIOR SUBSTRATE*
- 1A-3 — SAME AS '1', EXCEPT:
  - NO BATT INSULATION @ WALL
- 1A-9 — SAME AS '1', EXCEPT:
  - 5/8" TYPE X GYP. BD. INTERIOR SUBSTRATE*
- 1A-1 — SAME AS '1', EXCEPT:
  - EXTERIOR FINISH/STUCCO SYSTEM BOTH SIDES
  - NO BATT INSULATION @ WALL

INTERIOR WALLS

- 1B — 2X WOOD STUDS AS INDICATED. SPACING PER STRUCT. DWGS. STRUCT. DWGS. TYPICAL INTERIOR WALL LIMITING HEIGHT: 14'-0" (10'-0" WHERE UNSUPPORTED LATERALLY)
  - 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*
- 1B1 — SAME AS '1B', EXCEPT:
  - BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS

* PROVIDE WATER RESISTIVE GYPSUM BOARD @ ALL WET AREAS (CSR-1308)

NOTE: REFER TO STRUCTURAL PLANS FOR LOCATIONS OF SHEAR WALL AND BEARING WALL CONDITIONS. COORDINATE WITH THIS PLAN.

AREA CALCULATIONS

SPACE	AREA	MAX. SQ. FTG.
LIVABLE		
LOWER FLOOR LIVABLE	1142 S.F.	
UPPER FLOOR LIVABLE	1367 S.F.	
TOTAL LIVABLE	2507 S.F.	2507 S.F.
GARAGE / STORAGE		
2 CAR GARAGE	423 S.F.	423 S.F.
COVERED PORCH		
ELEVATIONS 'B' & 'D'	195 S.F.	
COVERED PORCH		
ELEVATION 'C'	155 S.F.	155 S.F.
COVERED PATIO		
ALL ELEVATIONS	180 S.F.	180 S.F.
UPPER FLOOR ARCHITECTURAL PROJECTIONS		
ALL ELEVATIONS	11 S.F.	11 S.F.
TOTAL SQUARE FOOTAGE		
ELEVATIONS 'B' & 'D'	3226 S.F.	
TOTAL SQUARE FOOTAGE		
ELEVATION 'C'	3216 S.F.	
MAXIMUM SQUARE FOOTAGE		3316 S.F.
*MAXIMUM FOOTPRINT	1938 S.F.	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION USED

Revisions: 1 2

Keyed Notes:

1. REFER TO GENERAL, ARCHITECTURAL NOTES, AND SPECIFICATIONS FOR MATERIALS, FINISHES, AND AND GENERAL, CONSTRUCTION INFORMATION. REFER TO GO SHEET(S) FOR STANDARD ARCHITECTURAL DETAILS (WHERE PRESENT) REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC CONSTRUCTION SPECIFICATIONS AND STRUCTURAL DETAILS. CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL REFERENCES SHOWN WITH ENGINEERING CONSULTANT'S DRAWINGS. THIS ARCHITECT'S OFFICE SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION. ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTION'S BUILDING SAFETY DEPARTMENT. CONTACT THE BUILDING COMPANY NAMED BELOW FOR VERIFICATION OF APPROVAL AND READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
2. REFER TO U.L. / C.C.-ES APPROVED TESTING FACILITY CERTIFICATION NUMBERS FOR SPECIFIED ASSEMBLY OF COMPONENTS AND PRODUCTS THAT ARE REFERENCED BY DIVISION AND SPECIFICATIONS
3. DIMENSIONS OF FLOOR PLAN(S) ARE SHOWN TO FACE OF STUD TYPICALLY UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
4. PROVIDE INSULATION AT ALL WALL AND CEILING LOCATIONS SEPARATING CONDITIONED FROM NON-CONDITIONED SPACES. REFER TO WALL SCHEDULE AND GENERAL ARCHITECTURAL NOTES FOR MINIMUM WALL AND CEILING INSULATION REQUIREMENTS.
5. ⊘ DENOTES SECURITY DEVICE.
6. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 12, FOR FIRE DRAFT STOPS.
7. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 12, FOR MATERIALS, SPECIFICATIONS, AND FIXTURE REQUIREMENTS.
8. AIR HANDLER: REFER TO MECHANICAL DRAWINGS FOR PROPER LOCATION. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 15 FOR ADDITIONAL INFORMATION.
9. COORDINATE BUDET 1500 ANCHOR SHELF(S) WITH BUILDER. CEILING HEIGHT TO MATCH ADJACENT ROOM U.N.O.
10. EXTERIOR CONCRETE FLATWORK: REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 3.
11. LINE OF SOFFIT/CEILING TRANSITION. REFER TO INTERIOR ELEVATIONS AND/OR EXTERIOR ELEVATIONS FOR ADDT'L. INFO.
14. PROVIDE 1 3/4" SOLID CORE WOOD DOOR AND FRAME. SELF-CLOSING, SELF-LATCHING WITH SMOKE CONTROL SWEEPS AND SEALS AT THIS LOCATION.
16. EXTERIOR: GYPSUM SOFFIT BOARD AT CEILING. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 9 FOR ADD'L. INFO.
18. WATER HEATER ON 18" HIGH PLATFORM WITH 1 A.P.V. FULL SIZE DRAIN PAN TO EXTERIOR, MIN. 6" ABOVE GRADE. REFER TO GENERAL ARCHITECTURAL NOTES, DIV. 15 AND/OR DIV. 11 AS APPLIES.
20. UTILITY SERVICE: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.
21. SHELVING SYSTEM PER OWNER.
23. BASE CABINETLINER, SEE INT. ELEVS.
24. LINE OF UPPER CABINETS/SHELVES.
25. LINE OF SECOND FLOOR ABOVE.
30. COMBUSTION AIR VENT. REFER TO MECHANICAL SHEET(S) FOR SIZE AND LOCATION.
37. ISLAND / PENINSULA. CONTRACTOR TO COORDINATE 2x PONY WALL HEIGHT AND MATERIAL WITH BUILDER. PROVIDE ELECTRICAL CONDUIT IN FLOOR SLAB AS REQUIRED. COORDINATE WITH ALL TRADES.
49. COORDINATE FINISH FLOOR MATERIAL AND UNIT OF FINISH W/ OWNER.
50. COORDINATE CABINETRY/SHELVING W/ BUILDER.
51. REFER TO ELECTRICAL DRAWINGS FOR SMOKE DETECTORS AND EXHAUST FAN LOCATIONS AND WIRING REQUIREMENTS.
57. SITE WALL (FINISH TO MATCH RESIDENCE)
59. HANDRAIL.
60. GUARDRAIL.
64. (1) LAYER 1/2" GYPSUM BOARD AT GARAGE CEILING. (1) LAYER 5/8" TYPE "X" GYPSUM BOARD SHALL BE REQUIRED AT ENTIRE GARAGE CEILING WHEN FLOOR FRAMING IS ABOVE.

LENNAR

REGISTERED ARCHITECT 11176 BERRY RAYMOND LINDEROTH ARIZONA U.S.A.

Expires 6/30/2009

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Project Mgr: Mark Rakers

A1.1
PLAN 45-8

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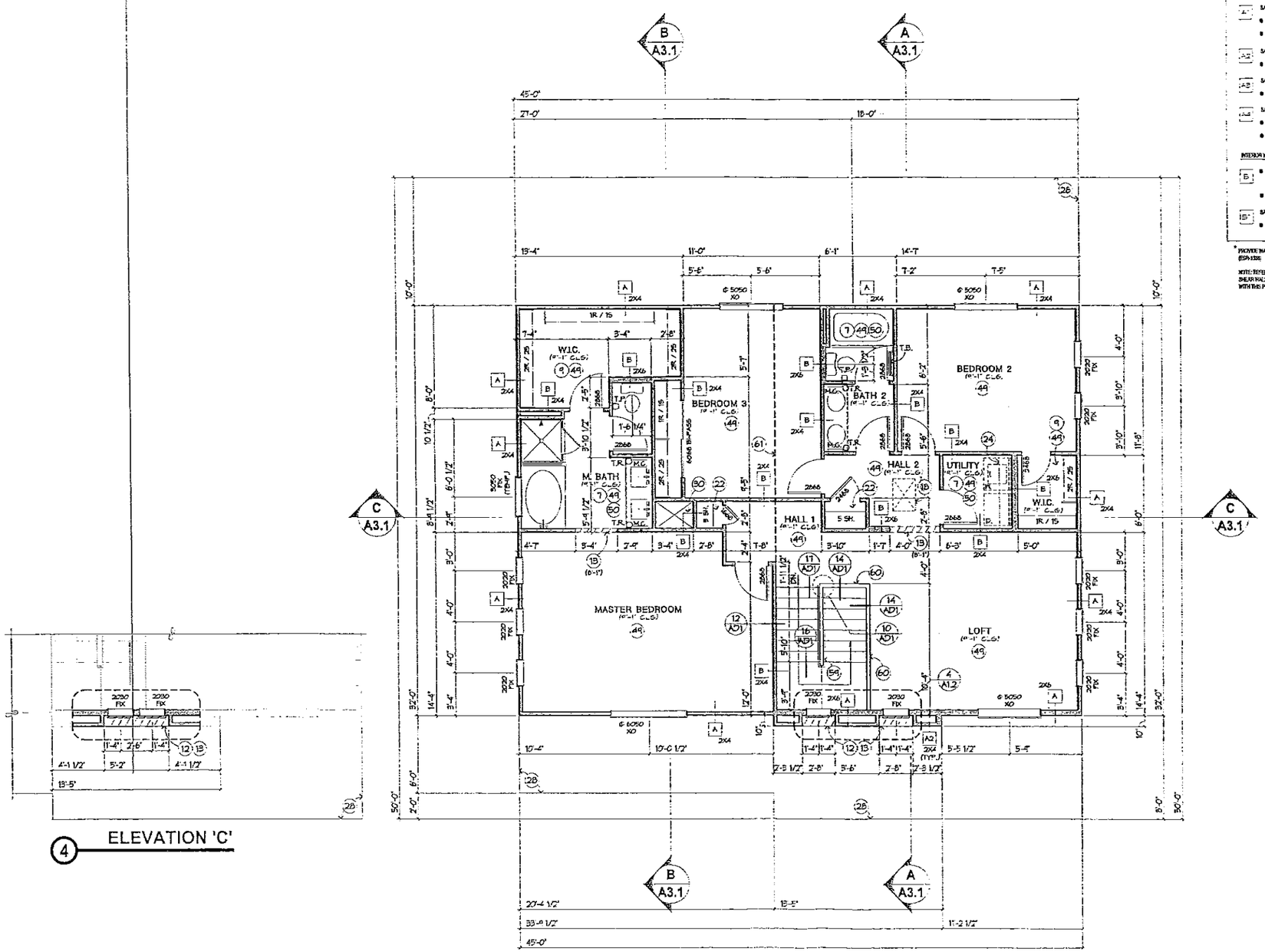

WALL SCHEDULE

EXTERIOR WALLS

- A: EXTERIOR FINISH/STUCCO SYSTEM PER SPECIFICATIONS. EXTERIOR FACE. REFER TO ELEVATIONS FOR ADD'L. FINISH APPLICATIONS
  - 2X WOOD STUDS AS INDICATED. SPACING PER STRUCT. DWGS.
  - BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS
  - 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*
- A1: SAME AS "A", EXCEPT:
  - NO BATT INSULATION @ WALL
- A2: SAME AS "A", EXCEPT:
  - NO BATT INSULATION @ WALL
- A3: SAME AS "A", EXCEPT:
  - 5/8" TYPE X GYP. BD. INTERIOR SUBSTRATE*
- A4: SAME AS "A", EXCEPT:
  - EXTERIOR FINISH/STUCCO SYSTEM BOTH SIDES
  - NO BATT INSULATION @ WALL

INTERIOR WALLS

- B: 2X WOOD STUDS AS INDICATED. SPACING PER STRUCT. DWGS. STRUCT. DWGS. TYPICAL INTERIOR WALL LIMITING HEIGHT 14'-0" (10'-0" WHERE UNSUPPORTED LATERALLY)
  - 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*
- B1: SAME AS "B", EXCEPT:
  - BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS

* PROVIDE WATER RESISTIVE GYPSUM BOARD @ ALL WET AREAS (ESR-1398)

NOTE: REFER TO STRUCTURAL PLANS FOR LOCATIONS OF SHEAR WALL AND BEARING WALL CONDITIONS. COORDINATE WITH THIS PLAN.

Revisions: 1 2

Keyed Notes:

1. REFER TO GENERAL ARCHITECTURAL NOTES AND SPECIFICATIONS FOR MATERIALS, FINISHES, AND AND GENERAL CONSTRUCTION INFORMATION. REFER TO GD SHEETS FOR STANDARD ARCHITECTURAL DETAILS AND UNIT PLAN. REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC CONSTRUCTION SPECIFICATIONS AND STRUCTURAL DETAILS. CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL REFERENCES SHOWN WITH ENGINEERING CONSULTANT'S DRAWINGS. THIS ARCHITECTS OFFICE SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION. ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTIONS BUILDING SAFETY DEPARTMENT. CONTACT THE BUILDING COMPANY NAMED BELOW FOR VERIFICATION OF APPROVAL AND READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
2. REFER TO U.L./C.C.-ES APPROVED TESTING FACILITY CERTIFICATION NUMBERS FOR SPECIFIED ASSEMBLY OF COMPONENTS AND PRODUCTS THAT ARE REFERENCED BY DIVISION AND SPECIFICATIONS.
3. DIMENSIONS OF FLOOR PLAN(S) ARE SHOWN TO FACE OF STUD TYPICALLY UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
4. PROVIDE INSULATION AT ALL WALL AND CEILING LOCATIONS SEPARATING CONDITIONED FROM NON-CONDITIONED SPACES. REFER TO WALL SCHEDULE AND GENERAL ARCHITECTURAL NOTES FOR MINIMUM WALL AND CEILING INSULATION REQUIREMENTS.
5. ⊘ DENOTES SECURITY DEVICE.
6. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 11, FOR FIRE/DRAFT STOPS.
7. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 11, FOR MATERIALS, SPECIFICATIONS, AND FUTURE REQUIREMENTS.
8. AIR HANDLER: REFER TO MECHANICAL DRAWINGS FOR PROPER LOCATION. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 15 FOR ADDITIONAL INFORMATION.
9. COORDINATE CLOSET ROD AND/OR SHELF(S) WITH BUILDER. CEILING HEIGHT TO MATCH ADJACENT ROOM U.N.O.
12. EXTERIOR ARCHITECTURAL FEATURE. REFER TO ELEVATIONS and/or FLOOR PLANS FOR ADD'L. INFO. PROVIDE (2) LAYERS BUILDING PAPER AND A BITUMINOUS MEMBRANE AT ALL FLAT SURFACES. PROVIDE SLOPE FOR DRAINAGE.
13. LINE OF SOFFIT/ CEILING TRANSITION. REFER TO INTERIOR ELEVATIONS and/or EXTERIOR ELEVATIONS FOR ADD'L. INFO.
18. ATTIC ACCESS. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 6.
22. LINEN CLOSET W/ SHELVES PER OWNER.
24. LINE OF UPPER CABINETS/SHELVES.
28. LINE OF FIRST FLOOR BELOW.
30. A/C CHASE.
40. COORDINATE FINISH FLOOR MATERIAL AND LIMIT OF FINISH W/ OWNER.
42. COORDINATE CABINETRY/ SHELVING WITH BUILDER.
51. REFER TO ELECTRICAL DRAWINGS FOR SMOKE DETECTORS AND EXHAUST FAN LOCATIONS AND WIRING REQUIREMENTS.
56. HANDRAIL.
58. GUARDRAIL.
61. DRAFTSTOP REQUIRED IN FLOOR/ CEILING SPACES EXCEEDING 1000 SQUARE FEET. DIVIDED SPACES MUST BE ROUGHLY EQUAL.

LENNAR

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Phone: (480) 941-0840
Project Mgr: Mark Rakers

A1.2
PLAN 45-8

(51) (8) (7) (6) (5) (4) (3) (2) (1) (ELEVATION 'B' & 'D') **UPPER FLOOR PLAN** 1/4" = 1'-0"

PLAN 45-8

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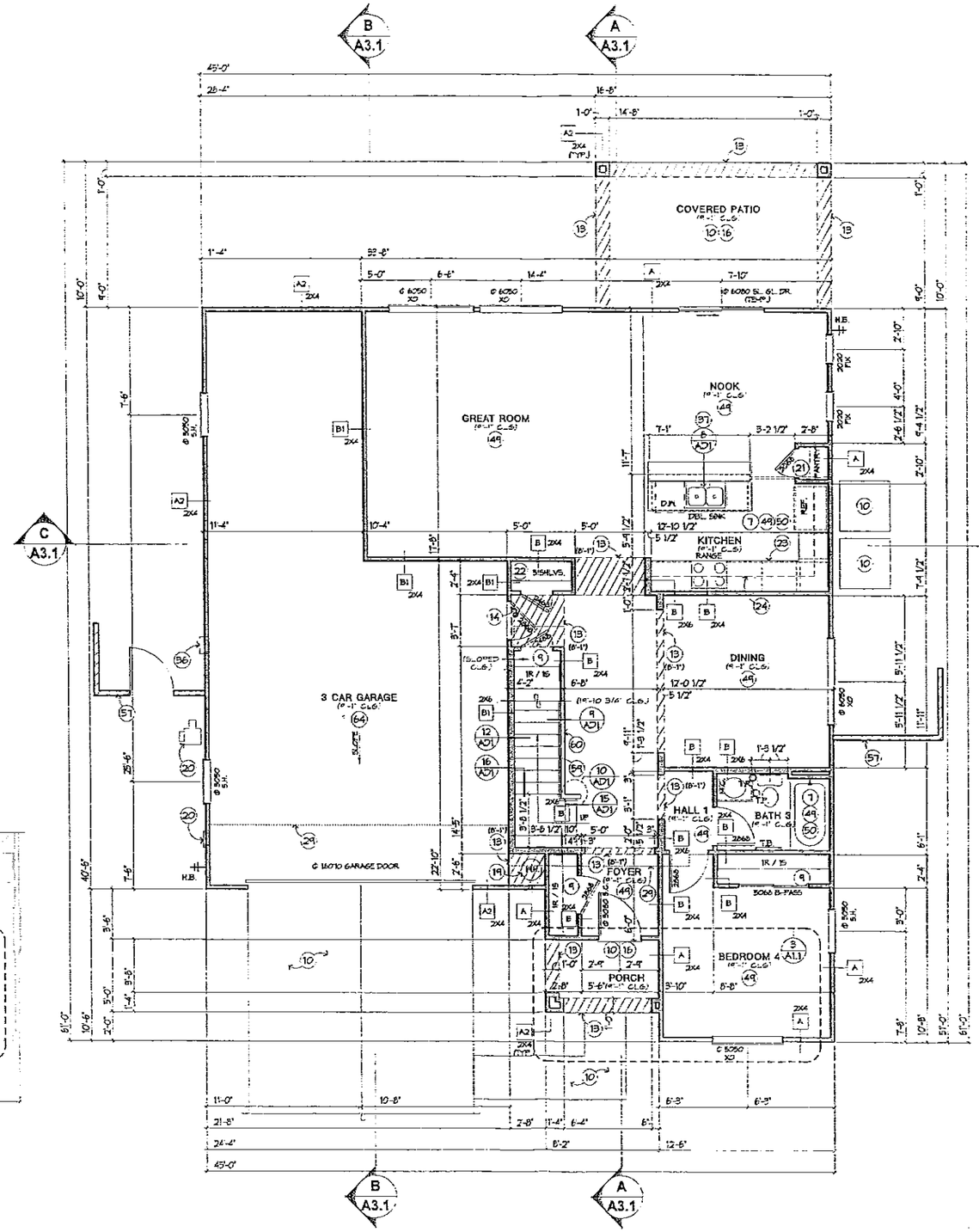

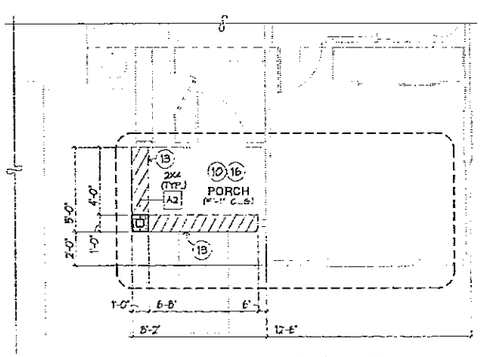

3 ELEVATION 'C'

(51) (6) (7) (6) (5) (4) (3) (2) (1) (ELEVATION 'B' & 'D') **LOWER FLOOR PLAN** 1/4" = 1'-0"

PLAN 45-7

WALL SCHEDULE

EXTERIOR WALLS

- A — EXTERIOR FINISH/STUCCO SYSTEM PER SPECIFICATIONS. EXTERIOR FACE. REFER TO ELEVATIONS FOR ADDL. FINISH APPLICATIONS
  - 2X WOOD STUDS AS INDICATED. SPACING PER STRUCT. DWGS.
  - BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS
  - 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*
- A1 — SAME AS "A", EXCEPT:
  - NO BATT INSULATION @ WALL
  - 5/8" TYPE X GYP. BD. INTERIOR SUBSTRATE*
- A2 — SAME AS "A", EXCEPT:
  - NO BATT INSULATION @ WALL
- A3 — SAME AS "A", EXCEPT:
  - 5/8" TYPE X GYP. BD. INTERIOR SUBSTRATE*
- A4 — SAME AS "A", EXCEPT:
  - EXTERIOR FINISH/STUCCO SYSTEM BOTH SIDES
  - NO BATT INSULATION @ WALL

INTERIOR WALLS

- B — 2X WOOD STUDS AS INDICATED. SPACING PER STRUCT. DWGS. STRUCT. DWGS. TYPICAL INTERIOR WALL LIMITING HEIGHT 11'-0" (10'-0" WHERE UNSUPPORTED LATERALLY)
  - 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*
- B1 — SAME AS "B", EXCEPT:
  - BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS

* PROVIDE WATER RESISTIVE GYPSUM BOARD @ ALL WET AREAS (SSR-1100).

NOTE: REFER TO STRUCTURAL PLANS FOR LOCATIONS OF SHEAR WALL AND BEARING WALL CONDITIONS. COORDINATE WITH THIS PLAN.

AREA CALCULATIONS

SPACE	AREA	MAX. SQ. FTG.
LIVABLE		
LOWER FLOOR LIVABLE	1260 S.F.	
UPPER FLOOR LIVABLE	1447 S.F.	
TOTAL LIVABLE	2707 S.F.	2707 S.F.
GARAGE / STORAGE		
2-CAR GARAGE	761 S.F.	761 S.F.
COVERED PORCH		
ALL ELEVATIONS	46 S.F.	46 S.F.
COVERED PATIO		
ALL ELEVATIONS	168 S.F.	168 S.F.
UPPER FLOOR ARCHITECTURAL PROJECTIONS		
ALL ELEVATIONS	10 S.F.	10 S.F.
TOTAL SQUARE FOOTAGE		
ALL ELEVATIONS	3684 S.F.	
MAXIMUM SQUARE FOOTAGE		3684 S.F.
*MAXIMUM FOOTPRINT	2787 S.F.	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION USED.

Revisions: 1 2

Keyed Notes:

1. REFER TO GENERAL ARCHITECTURAL NOTES AND SPECIFICATIONS FOR MATERIALS, FINISHES, A/C AND GENERAL CONSTRUCTION INFORMATION. REFER TO G0 SHEET(S) FOR STANDARD ARCHITECTURAL DETAILS (WHERE PRESENT) REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC CONSTRUCTION SPECIFICATIONS AND STRUCTURAL DETAILS. CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL REFERENCES SHOWN WITH ENGINEERING CONSULTANTS DRAWINGS. THE ARCHITECT'S OFFICE SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION. ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTION'S BUILDING SAFETY DEPARTMENT. CONTACT THE BUILDING COMPANY NAMED BELOW FOR VERIFICATION OF APPROVAL, AND READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
2. REFER TO U.L. / I.C.C.-ES APPROVED TESTING FACILITY CERTIFICATION NUMBERS FOR SPECIFIED ASSEMBLY OF COMPONENTS AND PRODUCTS THAT ARE REFERENCED BY DIVISION AND SPECIFICATIONS.
3. DIMENSIONS OF FLOOR PLAN(S) ARE SHOWN TO FACE OF STUD TYPICALLY UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
4. PROVIDE INSULATION AT ALL WALL AND CEILING LOCATIONS SEPARATING CONDITIONED FROM NON-CONDITIONED SPACES. REFER TO WALL SCHEDULE AND GENERAL ARCHITECTURAL NOTES FOR MINIMUM WALL AND CEILING INSULATION REQUIREMENTS.
5. (S) DENOTES SECURITY DEVICE.
6. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 6, FOR FIRE/DRAFT STOPS.
7. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 12, FOR MATERIALS, SPECIFICATIONS, AND FUTURE REQUIREMENTS.
8. AIR HANDLER- REFER TO MECHANICAL DRAWINGS FOR PROPER LOCATION. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 15 FOR ADDITIONAL INFORMATION.
9. COORDINATE CLOSET ROD AND/OR SHELF(S) WITH BUILDER. CEILING HEIGHT TO MATCH ADJACENT ROOM U.N.O.
10. EXTERIOR CONCRETE FLATWORK- REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 1
11. LINE OF SOFFIT/CEILING TRANSITION. REFER TO INTERIOR ELEVATIONS and/or EXTERIOR ELEVATIONS FOR ADDL. INFO.
14. PROVIDE 1-3/4" SOLID CORE WOOD DOOR AND FRAME, SELF-CLOSING, SELF-LATCHING WITH SMOKE CONTROL SWEEPS AND SEALS AT THIS LOCATION.
15. EXTERIOR GYPSUM SOFFIT BOARD AT GEB. INC. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 9 FOR ADDL. INFO
16. WATER HEATER ON 4-1/2" HIGH PLATFORM WITH T & P R.V. FULL-SIZE DRAIN LINE TO EXTERIOR, MIN. 6" ABOVE GRADE. REFER TO GENERAL ARCHITECTURAL NOTES, DIV. 15 AND/OR DIV. 15 AS APPLIES.
20. UTILITY SERVICE: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.
21. SHELVING SYSTEM PER OWNER.
22. LINEN CLOSET W/ SHELVES PER OWNER.
23. BASE CABINETS UNDER. SEE INT. ELEVS.
24. LINE OF UPPER CABINETS/SHELVES.
26. LINE OF SECOND FLOOR ABOVE.
36. COMBUSTION AIR VENT. REFER TO MECHANICAL SHEET(S) FOR SIZE AND LOCATION.
37. ISLAND / PENINSULA. CONTRACTOR TO COORDINATE 2x PONY WALL HEIGHT AND MATERIAL WITH BID DRAWINGS. PROVIDE ELECTRICAL CONDUIT IN FLOOR SLAB AS REQUIRED. COORDINATE WITH ALL TRADES.
46. COORDINATE FINISH FLOOR MATERIAL AND LIMIT OF FINISH W/ OWNER.
50. COORDINATE CABINETRY SHELVING WITH BUILDER.
51. REFER TO ELECTRICAL DRAWINGS FOR SMOKE DETECTORS AND EXHAUST FAN LOCATIONS AND WIRING REQUIREMENTS.
57. SITE WALL (FINISH TO MATCH RESIDENCE)
58. HANDRAIL.
59. GUARDRAIL.
64. (1) LAYER 1/2" GYPSUM BOARD AT GARAGE CEILING. (1) LAYER 5/8" TYPE "X" GYPSUM BOARD SHALL BE REQUIRED AT ENTIRE GARAGE CEILING WHEN FLOOR FRAMING IS ABOVE.

LENNAR

REGISTERED ARCHITECT STATE OF ARIZONA JERRY RAYMOND LINDEROTH No. 9 REGISTERED ARCHITECT

Expires 6/30/2009

Desert Series - 45' Product

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8130 North 86th Place
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Project Mgr: Mark Rakers

A1.1
PLAN 45-7

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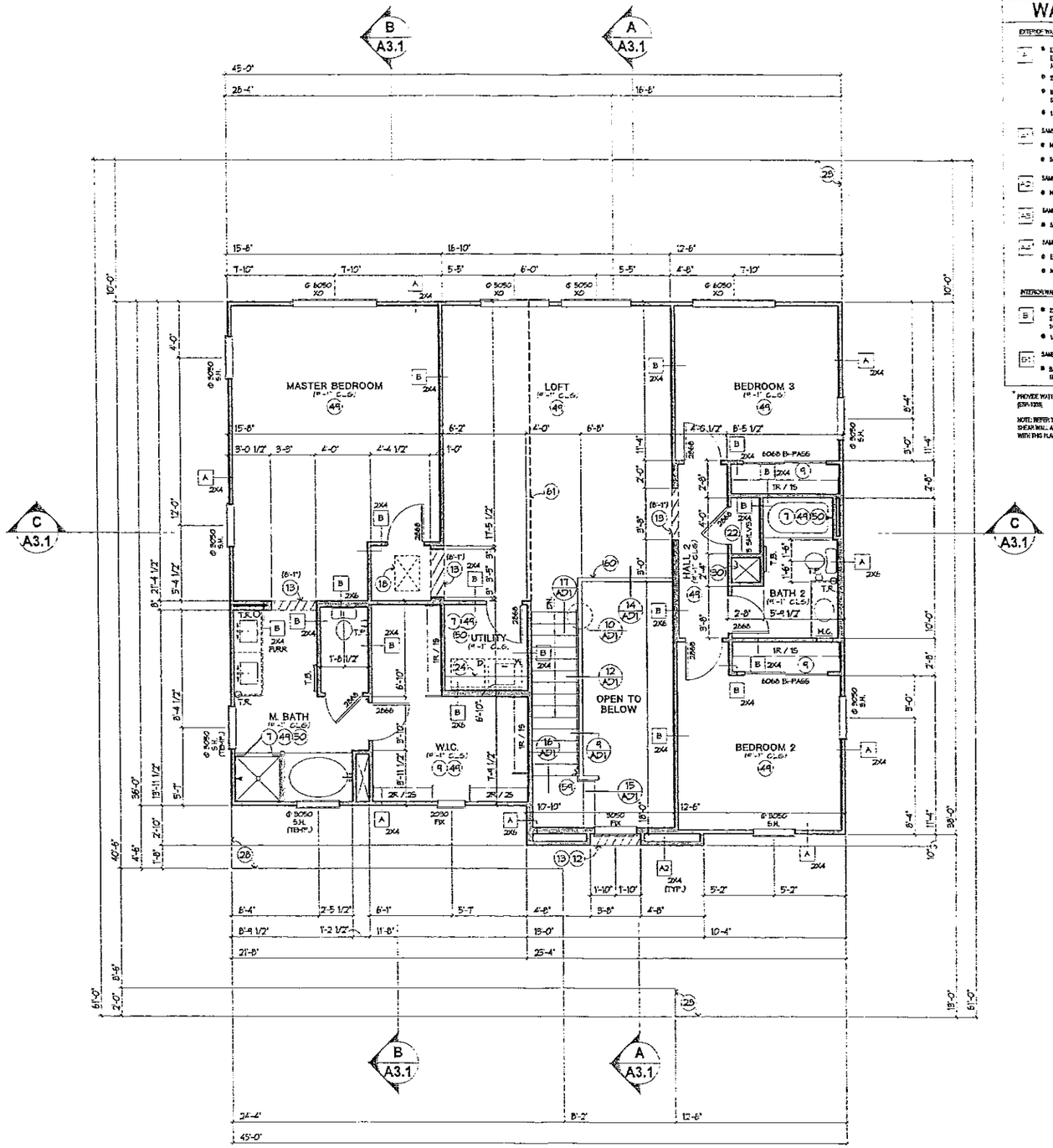

WALL SCHEDULE

EXTERIOR WALLS

- **A** — EXTERIOR FINISH/STUCCO SYSTEM PER SPECIFICATIONS. EXTERIOR FACE, REFER TO ELEVATIONS FOR ADDT. FINISH APPLICATIONS
  - 2X WOOD STUDS AS INDICATED. SPACING PER STRUCT. DWGS
  - BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS
  - 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*
- **A1** — SAME AS "A", EXCEPT:
  - NO BATT INSULATION @ WALL
  - 5/8" TYPE X GYP. BD. INTERIOR SUBSTRATE*
- **A2** — SAME AS "A", EXCEPT:
  - NO BATT INSULATION @ WALL
- **A3** — SAME AS "A", EXCEPT:
  - 5/8" TYPE X GYP. BD. INTERIOR SUBSTRATE*
- **A4** — SAME AS "A", EXCEPT:
  - EXTERIOR FINISH/STUCCO SYSTEM BOTH SIDES
  - NO BATT INSULATION @ WALL

INTERIOR WALLS

- **B** — 2X WOOD STUDS AS INDICATED. SPACING PER STRUCT. DWGS. STRUCT. DWGS. TYPICAL INTERIOR WALL. (UNTIMO HEIGHT 14'-0" (10'-0" WHERE UNSUPPORTED LATERALLY)
  - 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*
- **B1** — SAME AS "B", EXCEPT:
  - BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS

* PROVIDE WATER RESISTIVE GYPSUM BOARD @ ALL WET AREAS (GSM-1205)

NOTE: REFER TO STRUCTURAL PLANS FOR LOCATIONS OF SHEAR WALL AND BEARING WALL CONDITIONS. COORDINATE WITH THIS PLAN.

Revisions:

Keyed Notes:

1. REFER TO GENERAL ARCHITECTURAL NOTES AND SPECIFICATIONS FOR MATERIALS, FINISHES, ARC AND GENERAL CONSTRUCTION INFORMATION. REFER TO CD SHEETS FOR STANDARD ARCHITECTURAL DETAILS (WHERE PRESENT) REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC CONSTRUCTION SPECIFICATIONS AND STRUCTURAL DETAILS. CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL REFERENCES SHOWN WITH ENGINEERING CONSULTANTS DRAWINGS. THIS ARCHITECTS OFFICE SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION. ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTIONS BUILDING SAFETY DEPARTMENT. CONTACT THE BUILDING COMPANY NAMED BELOW FOR VERIFICATION OF APPROVAL AND READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
2. REFER TO U.L./I.C.C.-ES APPROVED TESTING FACILITY CERTIFICATION NUMBERS FOR SPECIFIED ASSEMBLY OF COMPONENTS AND PRODUCTS THAT ARE REFERENCED BY DIVISION AND SPECIFICATIONS
3. DIMENSIONS OF FLOOR PLANS ARE SHOWN TO FACE OF STUD TYPICALLY UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
4. PROVIDE INSULATION AT ALL WALL AND CEILING LOCATIONS SEPARATING CONDITIONED FROM NON-CONDITIONED SPACES. REFER TO WALL SCHEDULE AND GENERAL ARCHITECTURAL NOTES FOR MINIMUM WALL AND CEILING INSULATION REQUIREMENTS.
5. (S) DENOTES SECURITY DEVICE.
6. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 6, FOR FIRE/DRAFT STOPS.
7. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 12, FOR MATERIALS, SPECIFICATIONS, AND FIXTURE REQUIREMENTS.
8. A/C HANDLER- REFER TO MECHANICAL DRAWINGS FOR PROPER LOCATION. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 15 FOR ADDITIONAL INFORMATION.
9. COORDINATE CLOSET ROD AND/OR SHELF(S) WITH BUILDER. CEILING HEIGHT TO MATCH ADJACENT ROOM U.N.O.
12. EXTERIOR ARCHITECTURAL FEATURE. REFER TO ELEVATIONS and/or FLOOR PLANS FOR ADDT. INFO. PROVIDE (2) LAYERS BUILDING PAPER AND A BITUMINOUS MEMBRANE AT ALL FLAT SURFACES. PROVIDE SLOPE FOR DRAINAGE.
13. LINE OF SOFFIT/CEILING TRANSITION. REFER TO INTERIOR ELEVATIONS and/or EXTERIOR ELEVATIONS FOR ADDT. INFO.
16. ATTIC SCUTTLE. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 6.
22. UNDER CLOSET W/ SHELVES PER OWNER.
24. LINE OF UPPER CABINETS/SHELVES.
28. LINE OF FIRST FLOOR BELOW.
30. A/C CHASE.
49. COORDINATE FINISH FLOOR MATERIAL AND LIMIT OF FINISH W/ OWNER.
50. COORDINATE CABINETRY/SHELVING WITH BUILDER.
51. REFER TO ELECTRICAL DRAWINGS FOR SMOKE DETECTORS AND EXHAUST FAN LOCATIONS AND WIRING REQUIREMENTS.
55. HANDRAIL.
60. GUARDRAIL.
61. DRAFTSTOP REQUIRED IN FLOOR/CEILING SPACES EXCEEDING 1000 SQUARE FEET. DIVIDED SPACES MUST BE ROUGHLY EQUAL.

LENNAR

Expires 6/30/2009

Desert Series - 45' Product
Lennar
1150 W. Grove Parkway
Suite 110
Tempe, AZ 85283
Phone: (480) 345-0077

linderoth associates, inc.
8130 North 85th Place
Scottsdale, Arizona 85258
Phone: (480) 941-0840
Project Mgr: Mark Rakers

A1.2
PLAN 45-7

(51) (8) (7) (6) (5) (4) (3) (2) (1) (ALL ELEVATIONS) **UPPER FLOOR PLAN** 1/4" = 1'-0"

PLAN 45-7

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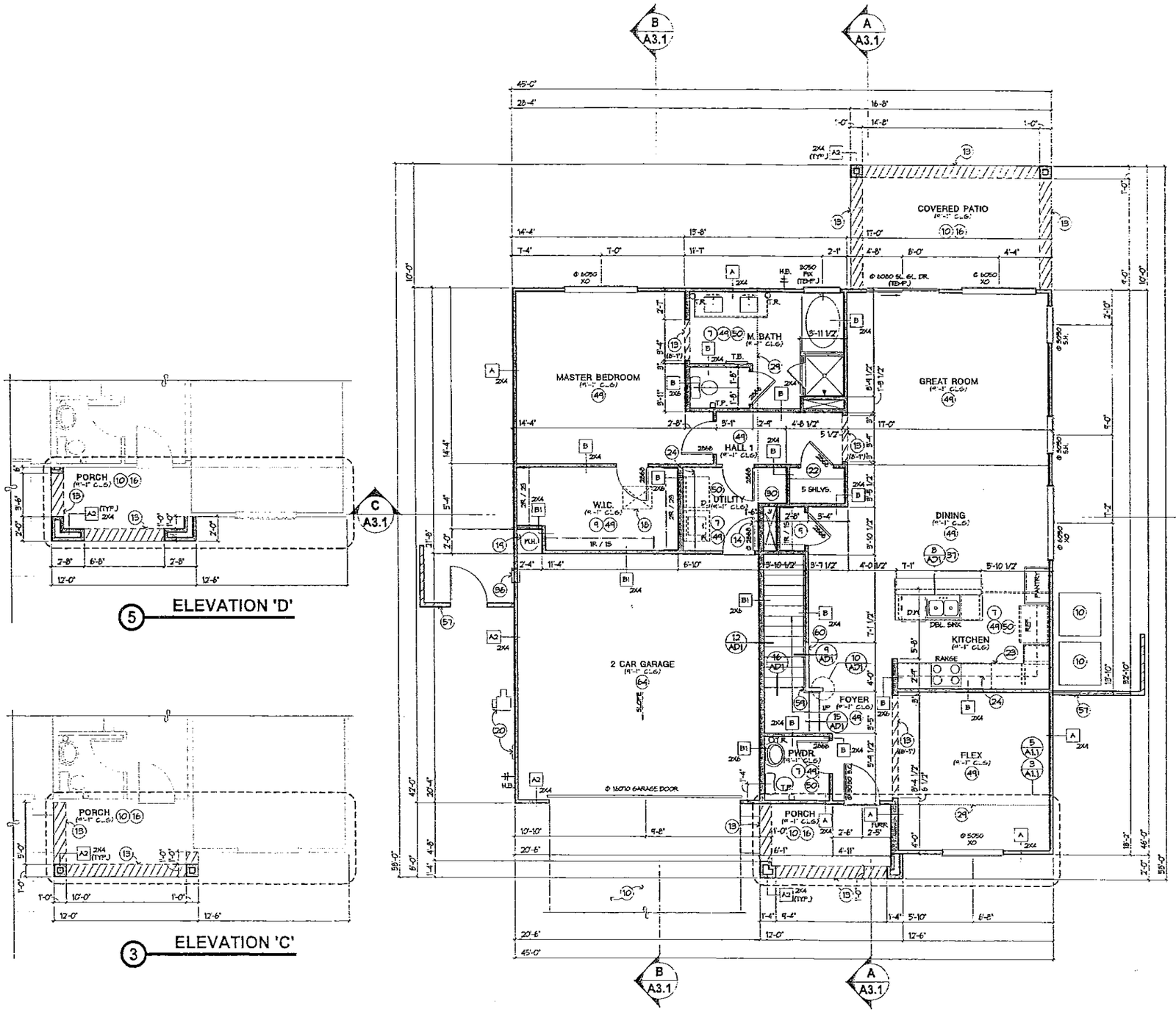

5 ELEVATION 'D'

3 ELEVATION 'C'

WALL SCHEDULE

EXTERIOR WALLS

A
- EXTERIOR FINISH/STUCCO SYSTEM PER SPECIFICATIONS. EXTERIOR FACE. REFER TO ELEVATIONS FOR ADDL. FINISH APPLICATIONS
- 2X WOOD STUDS AS INDICATED, SPACING PER STRUCT. DWGS.
- BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS
- 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*

A1
SAME AS "A", EXCEPT:
- NO BATT INSULATION @ WALL
- 5/8" TYPE X GYP. BD. INTERIOR SUBSTRATE*

A2
SAME AS "A", EXCEPT:
- NO BATT INSULATION @ WALL

A3
SAME AS "A", EXCEPT:
- 5/8" TYPE X GYP. BD. INTERIOR SUBSTRATE*

A4
SAME AS "A", EXCEPT:
- EXTERIOR FINISH/STUCCO SYSTEM BOTH SIDES
- NO BATT INSULATION @ WALL

INTERIOR WALLS

B
- 2X WOOD STUDS AS INDICATED, SPACING PER STRUCT. DWGS. STRUCT. DWGS. TYPICAL INTERIOR WALL. LIMITING HEIGHT 14'-0" (16'-0" WHERE UNSUPPORTED LATERALLY)
- 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*

B1
SAME AS "B", EXCEPT:
- BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS

* PROVIDE WATER RESISTIVE GYPSUM BOARD @ ALL WET AREAS (GSP-123)

NOTE: REFER TO STRUCTURAL PLANS FOR LOCATIONS OF SHEAR WALL AND BEARING WALL CONDITIONS. COORDINATE WITH THIS PLAN.

Revisions:

1
2

Keyed Notes:

1. REFER TO GENERAL ARCHITECTURAL NOTES AND SPECIFICATIONS FOR MATERIALS, FINISHES, AND AND GENERAL CONSTRUCTION INFORMATION. REFER TO G0 SHEET(S) FOR STANDARD ARCHITECTURAL DETAILS (WHERE PRESENT). REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC CONSTRUCTION SPECIFICATIONS AND STRUCTURAL DETAILS. CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL REFERENCES SHOWN WITH ENGINEERING CONSULTANTS DRAWINGS. THE ARCHITECT'S OFFICE SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION. ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTION'S BUILDING SAFETY DEPARTMENT. CONTACT THE BUILDING COMPANY NAMED BELOW FOR VERIFICATION OF APPROVAL, AND READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
2. REFER TO U.L./ U.C.E.S APPROVED TESTING FACILITY CERTIFICATION NUMBERS FOR SPECIFIED ASSEMBLY OF COMPONENTS AND PRODUCTS THAT ARE REFERENCED BY DIVISION AND SPECIFICATIONS.
3. DIMENSIONS OF FLOOR PLAN(S) ARE SHOWN TO FACE OF STUD TYPICALLY UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
4. PROVIDE INSULATION AT ALL WALL AND CEILING LOCATIONS SEPARATING CONDITIONED FROM NON-CONDITIONED SPACES. REFER TO WALL SCHEDULE AND GENERAL ARCHITECTURAL NOTES FOR MINIMUM WALL AND CEILING INSULATION REQUIREMENTS.
5. (S) DENOTES SECURITY DEVICE.
6. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 6, FOR FIRE/ DRAFT STOPS.
7. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 12, FOR MATERIALS, SPECIFICATIONS, AND FIXTURE REQUIREMENTS.
8. AIR HANDLER:- REFER TO MECHANICAL DRAWINGS FOR PROPER LOCATION. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 15 FOR ADDITIONAL INFORMATION.
9. COORDINATE CLOSET ROD AND/OR SHELF(S) WITH BUILDER. CEILING HEIGHT TO MATCH ADJACENT ROOM U.N.O.
10. EXTERIOR CONCRETE FLATWORK- REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 3.
11. LINE OF SOFFIT/ CEILING TRANSITION. REFER TO INTERIOR ELEVATIONS and/or EXTERIOR ELEVATIONS FOR ADDL. INFO.
14. PROVIDE 1 3/4" SOLID CORE WOOD DOOR AND FRAME; SELF-CLOSING, SELF-LATCHING WITH SMOKE CONTROL. SWEEPS AND SEALS AT THIS LOCATION.
12. EXTERIOR GYPSUM SOFFIT BOARD AT CEILING. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 9 FOR ADDL. INFO.
13. ATTIC SCUTTLE. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 6.
15. WATER HEATER ON +18" HIGH PLATFORM WITH 7. & P.R.V. FULL-SIZE DRAIN LINE TO EXTERIOR, MIN. 6" ABOVE GRADE. REFER TO GENERAL ARCHITECTURAL NOTES, DIV. 15 AND/OR DIV. 16 AS APPLIES.
20. UTILITY SERVICE: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.
22. LINEN CLOSET W/ SHELVES PER OWNER.
23. BASE CABINET/ UNDER. SEE INT. ELEVS.
24. LINE OF UPPER CABINETS/SHELVES.
29. LINE OF SECOND FLOOR ABOVE.
30. A/C CHASE.
36. COMBUSTION AIR VENT. REFER TO MECHANICAL SHEET(S) FOR SIZE AND LOCATION.
37. ISLAND / PENINSULA. CONTRACTOR TO COORDINATE 32" PONY WALL HEIGHT AND MATERIAL WITH BUILDER. PROVIDE ELECTRICAL CONDUIT IN FLOOR SLAB AS REQUIRED. COORDINATE WITH ALL TRADES.
48. COORDINATE FINISH FLOOR MATERIAL AND LIMIT OF FINISH W/ OWNER.
50. COORDINATE CABINETRY/ SHELVING WITH BUILDER.
51. REFER TO ELECTRICAL DRAWINGS FOR SMOKE DETECTORS AND EXHAUST FAN LOCATIONS AND WIRING REQUIREMENTS.
57. SITE WALL. (FINISH TO MATCH RESIDENCE)
58. HANDRAIL.
60. GUARDRAIL.
64. (1) LAYER 1/2" GYPSUM BOARD AT GARAGE CEILING. (1) LAYER 5/8" TYPE "X" GYPSUM BOARD SHALL BE REQUIRED AT ENTIRE GARAGE CEILING WHEN FLOOR FRAMING IS ABOVE.

LENNAR

AREA CALCULATIONS

SPACE	AREA	MAX. SQ. FTG.
LIVABLE		
LOWER FLOOR LIVABLE	1522 S.F.	
UPPER FLOOR LIVABLE	983 S.F.	
TOTAL LIVABLE	2505 S.F.	2505 S.F.
GARAGE / STORAGE		
2 CAR GARAGE	421 S.F.	421 S.F.
COVERED ENTRY		
ALL ELEVATIONS	68 S.F.	68 S.F.
COVERED PATIO		
ALL ELEVATIONS	186 S.F.	186 S.F.
TOTAL SQUARE FOOTAGE		
ALL ELEVATIONS	3180 S.F.	
MAXIMUM SQUARE FOOTAGE		3180 S.F.
*MAXIMUM FOOTPRINT	2177 S.F.	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION USED.

Desert Series
45' Product

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Project Mgr: Mark Rakers

A1.1
PLAN 45-6

(51) (8) (7) (6) (5) (4) (3) (2) (1) (ELEVATION 'A' & 'B') **LOWER FLOOR PLAN** 1/4" = 1'-0"

PLAN 45-6

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2	07/15/2008 14:04:06
3	07/15/2008 15:24:32
4	07/15/2008 15:25:54
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6	07/23/2008 13:42:57
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9	07/23/2008 13:50:11
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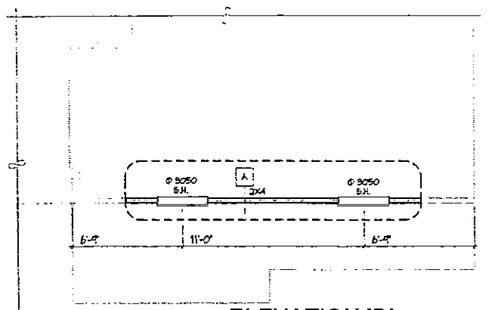

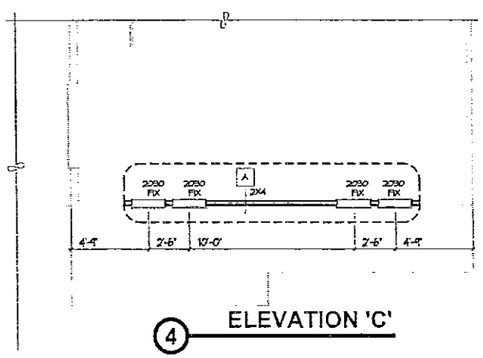

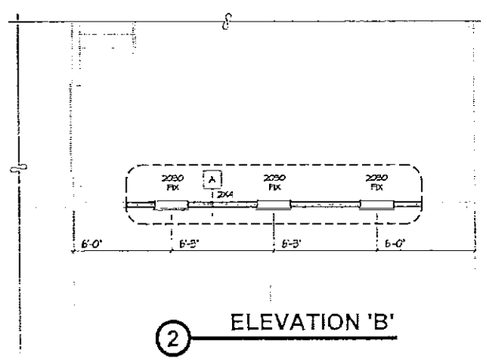

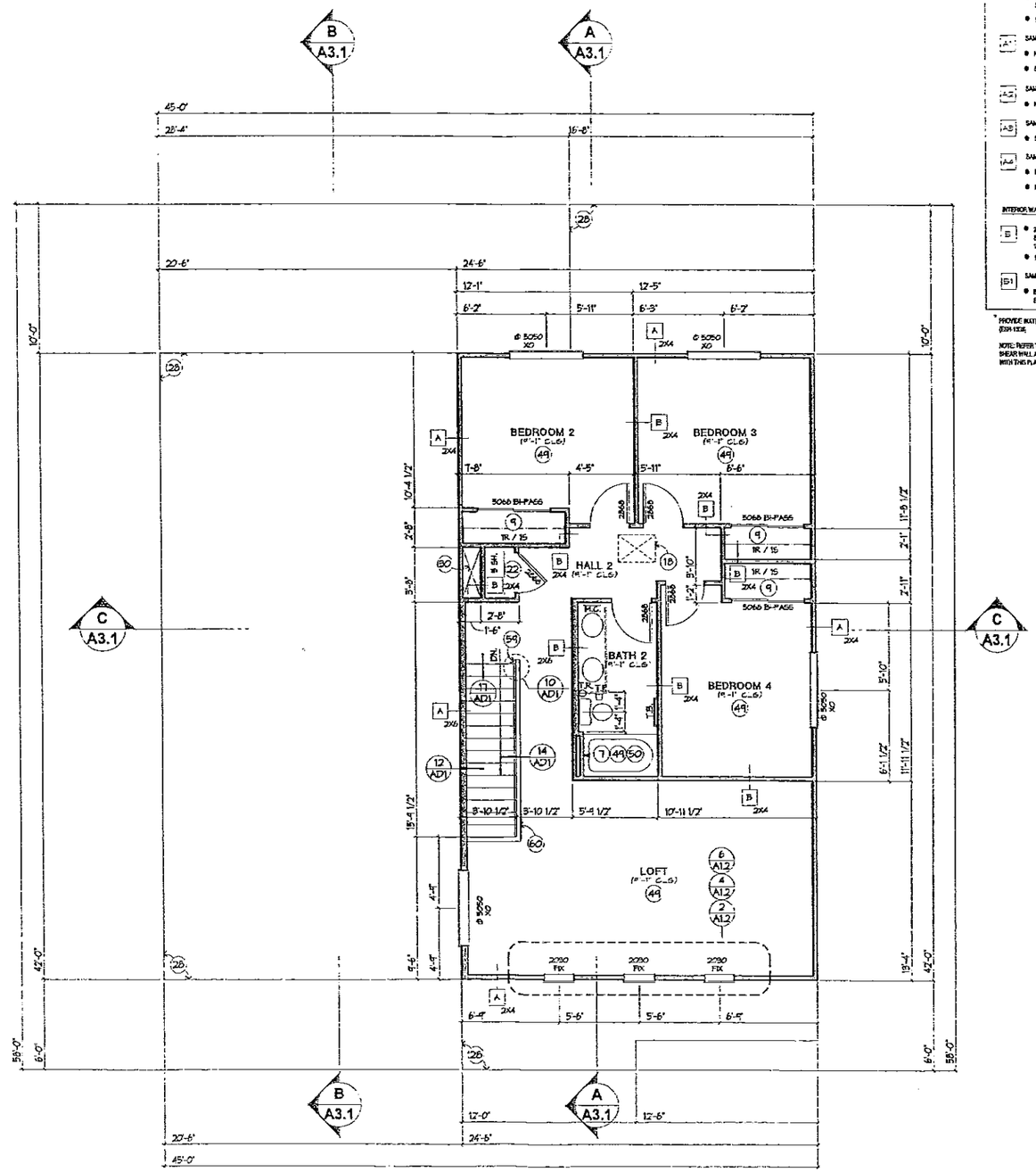

(ELEVATION 'A') **UPPER FLOOR PLAN** 1/4" = 1'-0"

PLAN 45-6

WALL SCHEDULE

EXTERIOR WALLS

A
- EXTERIOR FINISH/STUCCO SYSTEM PER SPECIFICATIONS. EXTERIOR FACE. REFER TO ELEVATIONS FOR ADDT'L FINISH APPLICATIONS
- 2X WOOD STUDS AS INDICATED. SPACING PER STRUCT. DWGS.
- BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS
- 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*

A1
SAME AS 'A', EXCEPT:
- NO BATT INSULATION @ WALL
- 5/8" TYPE X GYP. BD. INTERIOR SUBSTRATE*

A2
SAME AS 'A', EXCEPT:
- NO BATT INSULATION @ WALL

A3
SAME AS 'A', EXCEPT:
- 5/8" TYPE X GYP. BD. INTERIOR SUBSTRATE*

A4
SAME AS 'A', EXCEPT:
- EXTERIOR FINISH/STUCCO SYSTEM BOTH SIDES
- NO BATT INSULATION @ WALL

INTERIOR WALLS

B
- 2X WOOD STUDS AS INDICATED. SPACING PER STRUCT. DWGS. STRUCT. DWGS. TYPICAL INTERIOR WALL LIMITING HEIGHT 14'-0" (10'-0" WHERE UNSUPPORTED LATERALLY)
- 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*

B1
SAME AS 'B', EXCEPT:
- BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS

* PROVIDE WATER RESISTIVE GYPSUM BOARD @ ALL WET AREAS (GBI 1308)

NOTE: REFER TO STRUCTURAL PLANS FOR LOCATIONS OF SHEAR WALL AND BEARING WALL CONDITIONS. COORDINATE WITH THIS PLAN.

Revisions:

Keyed Notes:

1. REFER TO GENERAL, ARCHITECTURAL NOTES AND SPECIFICATIONS FOR MATERIALS, FINISHES, AND AND GENERAL CONSTRUCTION INFORMATION. REFER TO EQ SHEETS FOR STANDARD ARCHITECTURAL DETAILS (WHERE PRESENT) REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC CONSTRUCTION SPECIFICATIONS AND STRUCTURAL DETAILS. CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL REFERENCES SHOWN WITH ENGINEERING CONSULTANT'S DRAWINGS. THE ARCHITECT'S OFFICE SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION. ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTION'S BUILDING SAFETY DEPARTMENT. CONTACT THE BUILDING COMPANY NAMED BELOW FOR VERIFICATION OF APPROVAL AND READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
2. REFER TO U.L./I.C.C.-ES APPROVED TESTING FACILITY CERTIFICATION NUMBERS FOR SPECIFIED ASSEMBLY OF COMPONENTS AND PRODUCTS THAT ARE REFERENCED BY DIVISION AND SPECIFICATIONS.
3. DIMENSIONS OF FLOOR PLANS ARE SHOWN TO FACE OF STUD TYPICALLY UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
4. PROVIDE INSULATION AT ALL WALL AND CEILING LOCATIONS SEPARATING CONDITIONED FROM NON CONDITIONED SPACES. REFER TO WALL SCHEDULE AND GENERAL ARCHITECTURAL NOTES FOR MINIMUM WALL AND CEILING INSULATION REQUIREMENTS.
5. (S) DENOTES SECURITY DEVICE.
6. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 6, FOR FIRE/DRAFT STOPS.
7. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 12, FOR MATERIALS, SPECIFICATIONS, AND FIXTURE REQUIREMENTS.
8. AIR HANDLER- REFER TO MECHANICAL DRAWINGS FOR PROPER LOCATION. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 15 FOR ADDITIONAL INFORMATION.
9. COORDINATE CLOSET ROD AND/OR SHELF(S) WITH BUILDER. CEILING HEIGHT TO MATCH ADJACENT ROOM U.N.O.
10. ATTIC SCUTTLE. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 6.
22. LINEN CLOSET W/ SHELVES PER OWNER.
32. LINE OF FIRST FLOOR BELOW.
33. A/C DUCT.
46. COORDINATE FINISH FLOOR MATERIAL AND LIMIT OF FINISH W/ OWNER.
50. COORDINATE CABINETRY/ SHELVING WITH BUILDER.
51. REFER TO ELECTRICAL DRAWINGS FOR SMOKE DETECTORS AND EXHAUST FAN LOCATIONS AND WIRING REQUIREMENTS.
59. HANDRAIL.
60. GUARDRAIL.

LENNAR

Desert Series
45' Product

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linderoth associates, inc.
8130 North 86th Place
Scottsdale, Arizona 85258
Phone: (480) 941-0840
Project Mgr: Mark Rakers

A1.2
PLAN 45-6

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markr 07/15/2008	14:03:54
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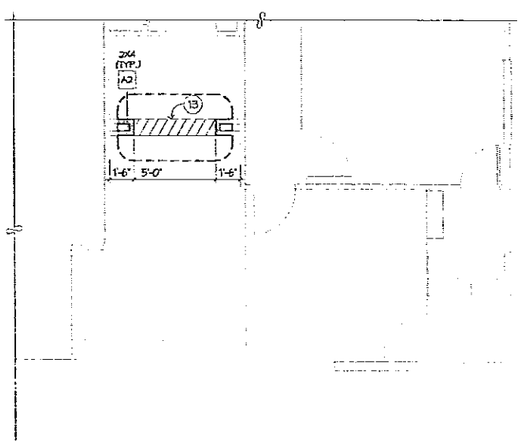
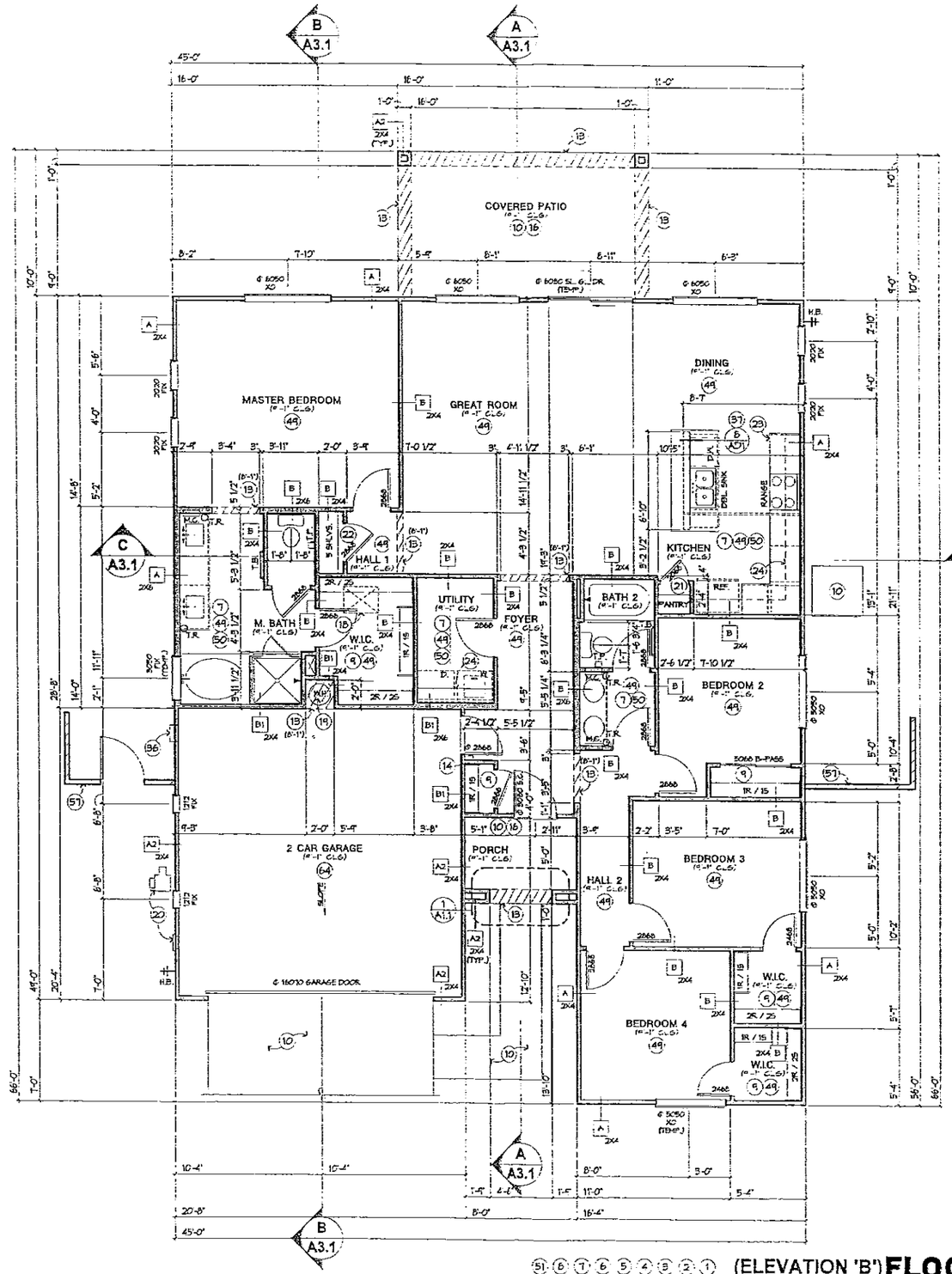


1 ELEVATION 'C' & 'D'



(ELEVATION 'B') **FLOOR PLAN** 1/4" = 1'-0"

PLAN 45-2

WALL SCHEDULE

EXTERIOR WALLS

- EXTERIOR FINISH/STUCCO SYSTEM PER SPECIFICATIONS. EXTERIOR FACE, REFER TO ELEVATIONS FOR ADD'L. FINISH APPLICATIONS
- 2X WOOD STUDS AS INDICATED, SPACING PER STRUCT. DWGS.
- BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS
- 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*

A: SAME AS "A", EXCEPT:
- NO BATT INSULATION @ WALL
- 5/8" TYPE X GYP. BD. INTERIOR SUBSTRATE

A2: SAME AS "A", EXCEPT:
- NO BATT INSULATION @ WALL

A3: SAME AS "A", EXCEPT:
- 5/8" TYPE X GYP. BD. INTERIOR SUBSTRATE*

A4: SAME AS "A", EXCEPT:
- EXTERIOR FINISH/STUCCO SYSTEM BOTH SIDES
- NO BATT INSULATION @ WALL

INTERIOR WALLS

B:
- 2X WOOD STUDS AS INDICATED, SPACING PER STRUCT. DWGS. STRUCT. DWGS. TYPICAL INTERIOR WALL. LIMITING HEIGHT 14'-0" (10'-0" WHERE UNSUPPORTED LATERALLY).
- 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*

B1: SAME AS "B", EXCEPT:
- BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS

* PROVIDE WATER RESISTIVE GYPSUM BOARD @ ALL WET AREAS (ISR 1806)

NOTE: REFER TO STRUCTURAL PLANS FOR LOCATIONS OF SHEAR WALL AND BEARING WALL CONDITIONS. COORDINATE WITH THIS PLAN.

AREA CALCULATIONS

SPACE	AREA	MAX. SQ. FTG.
LIVABLE		
TOTAL LIVABLE	1794 S.F.	1794 S.F.
GARAGE / STORAGE		
2-CAR GARAGE	422 S.F.	422 S.F.
COVERED PORCH		
ALL ELEVATIONS	48 S.F.	48 S.F.
COVERED PATIO		
ALL ELEVATIONS	180 S.F.	180 S.F.
TOTAL SQUARE FOOTAGE		
ALL ELEVATIONS	2444 S.F.	
MAXIMUM SQUARE FOOTAGE		2444 S.F.
*MAXIMUM FOOTPRINT	2444 S.F.	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION USED.

Revisions:

Keyed Notes:

1. REFER TO GENERAL ARCHITECTURAL, NOTES AND SPECIFICATIONS FOR MATERIALS, FINISHES, AND AND GENERAL, CONSTRUCTION INFORMATION. REFER TO GO SHEET(S) FOR STANDARD ARCHITECTURAL DETAILS (WHERE PRESENT) REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC CONSTRUCTION SPECIFICATIONS AND STRUCTURAL DETAILS. CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL, REFERENCES SHOWN WITH ENGINEERING CONSULTANTS DRAWINGS. THIS ARCHITECT'S OFFICE SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION. ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTION'S BUILDING SAFETY DEPARTMENT. CONTACT THE BUILDING COMPANY NAMED BELOW FOR VERIFICATION OF APPROVAL, AND READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
2. REFER TO UL / L.C.C. ES APPROVED TESTING FACILITY CERTIFICATION NUMBERS FOR SPECIFIED ASSEMBLY OF COMPONENTS AND PRODUCTS THAT ARE REFERENCED BY DIVISION AND SPECIFICATIONS.
3. DIMENSIONS OF FLOOR PLANS ARE SHOWN TO FACE OF STUD TYPICALLY UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
4. PROVIDE INSULATION AT ALL WALL AND CEILING LOCATIONS SEPARATING CONDITIONED FROM NON-CONDITIONED SPACES. REFER TO WALL SCHEDULE AND GENERAL ARCHITECTURAL NOTES FOR MINIMUM WALL AND CEILING INSULATION REQUIREMENTS.
5. (S) DENOTES SECURITY DEVICE.
6. REFER TO GENERAL, ARCHITECTURAL NOTES, DIVISION 6, FOR FIRE DRAFT STOPS.
7. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 12, FOR MATERIALS, SPECIFICATIONS, AND FIXTURE REQUIREMENTS.
8. AIR HANDLER: REFER TO MECHANICAL DRAWINGS FOR PROPER LOCATION. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 15 FOR ADDITIONAL INFORMATION.
9. COORDINATE CLOSET ROD AND/OR SHELF(S) WITH BUILDER. CEILING HEIGHT TO MATCH ADJACENT ROOM U.N.O.
10. EXTERIOR CONCRETE FLATWORK: REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 3
11. LINE OF SOFFIT/CEILING TRANSITION. REFER TO INTERIOR ELEVATIONS AND/OR EXTERIOR ELEVATIONS FOR ADD'L. INFO.
12. PROVIDE 1 3/4" SOLID CORE WOOD DOOR AND FRAME: SELF-CLOSING, SELF-LATCHING WITH SMOKE CONTROL BRUSHES AND SEALS AT THIS LOCATION.
13. EXTERIOR, GYPSUM SOFFIT BOARD AT CEILING. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 9 FOR ADD'L. INFO.
14. ATTIC ACCESS: REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 6
15. WATER HEATER ON 18" HIGH PLATFORM WITH T. & P.R.V. FULL SIZE DRAIN LINE TO EXTERIOR, MIN. 6" ABOVE GRADE. REFER TO GENERAL ARCHITECTURAL NOTES, DIV. 15 AND/OR DIV. 16 AS APPLIES.
16. UTILITY SERVICES LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.
17. SHELVING SYSTEM PER OWNER.
18. LINEN CLOSET W/ SHELVES PER OWNER.
19. BASE CABINETS UNDER, SEE INT. ELEVS.
20. LINE OF UPPER CABINETS/SHELVES.
21. COMBUSTION AIR VENT. REFER TO MECHANICAL SHEET(S) FOR SIZE AND LOCATION.
22. ISLAND / PENINSULA. CONTRACTOR TO COORDINATE W/ FOAMY WALL HEIGHT AND MATERIAL WITH BUILDER. PROVIDE ELECTRICAL CONDUIT IN FLOOR SLAB AS REQUIRED. COORDINATE WITH ALL TRADES.
46. COORDINATE FINISH FLOOR MATERIAL AND LAYOUT OF FINISH W/ OWNER.
52. COORDINATE CABINETRY/SHELVING WITH BUILDER.
53. REFER TO ELECTRICAL DRAWINGS FOR SMOKE DETECTORS AND EXHAUST FAN LOCATIONS AND WIRING REQUIREMENTS.
57. SITE WALL, FINISH TO MATCH RESIDENCE
64. (1) LAYER 1/2" GYPSUM BOARD AT GARAGE CEILING. (1) LAYER 5/8" TYPE "X" GYPSUM BOARD SHALL BE REQUIRED AT ENTIRE GARAGE CEILING WHEN FLOOR FRAMING IS ABOVE.

LENNAR

REGISTERED PROFESSIONAL ARCHITECT 11426 JERRY RAYMOND LINDEROTH ARIZONA U.S.A.

Expires 6/30/2009

Desert Series - 45' Product
Lennar
1150 W. Grove Parkway
Suite 110
Tempe, AZ 85283
Phone: (480) 345-0077

linderoth associates, inc.
8130 North 86th Place
Scottsdale, Arizona 85258
Phone: (480) 941-0840
Project Mgr: Mark Rakers

A1.1
PLAN 45-2

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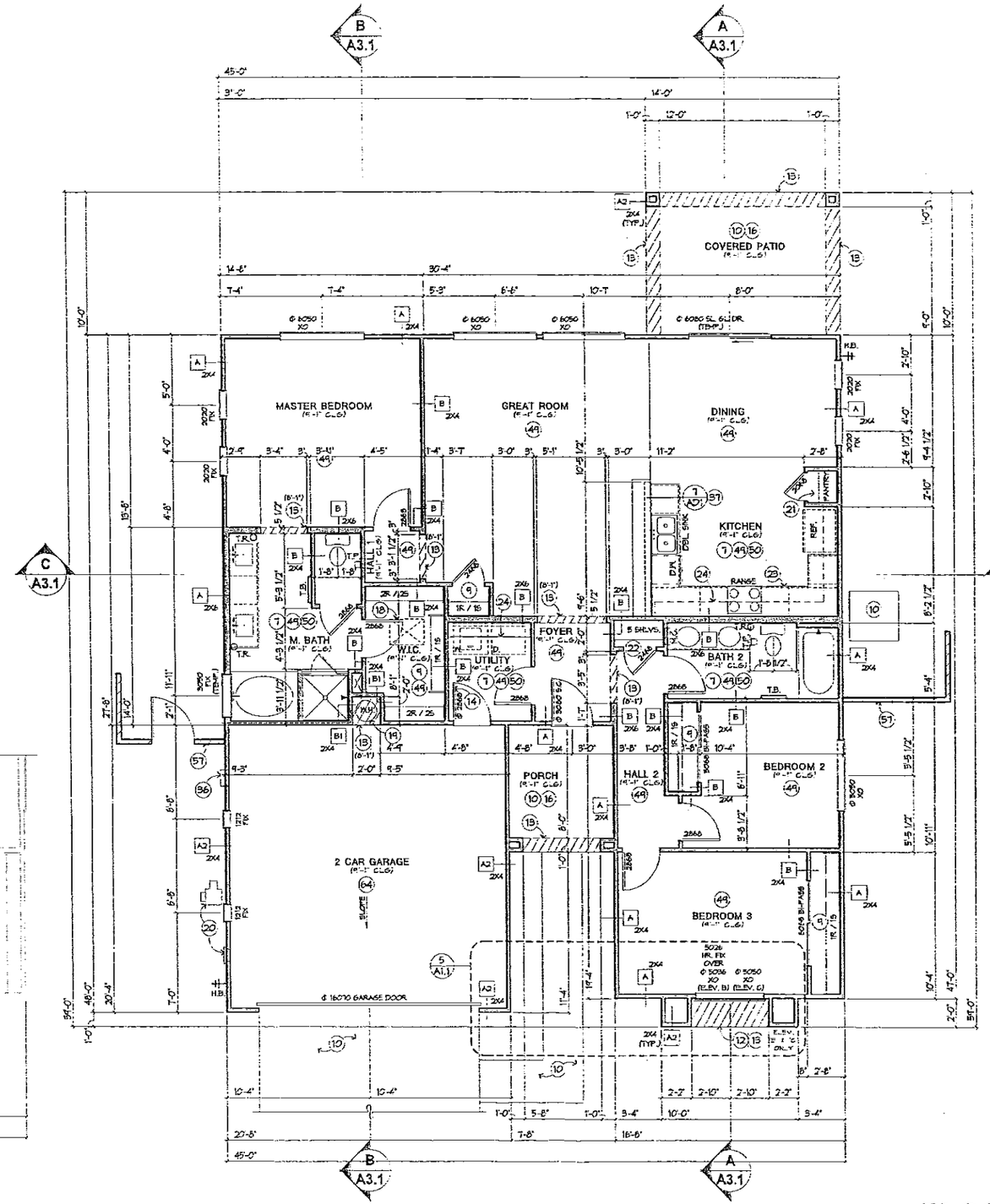

(5) ELEVATION 'D'

(5) (8) (7) (6) (5) (4) (3) (2) (1) (ELEVATION 'B' & 'C') **FLOOR PLAN** 1/4" = 1'-0"

PLAN 45-1

WALL SCHEDULE

EXTERIOR WALLS

- A — EXTERIOR FINISH/STUCCO SYSTEM PER SPECIFICATIONS, EXTERIOR FACE. REFER TO ELEVATIONS FOR ADD'L. FINISH APPLICATIONS
  - 2X WOOD STUDS AS INDICATED, SPACING PER STRUCT. DWGS
  - BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS
  - 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*
- A1 — SAME AS 'A', EXCEPT:
  - NO BATT INSULATION @ WALL
  - 5/8" TYPE X GYP. BD. INTERIOR SUBSTRATE*
- A2 — SAME AS 'A', EXCEPT:
  - NO BATT INSULATION @ WALL
- A3 — SAME AS 'A', EXCEPT:
  - 5/8" TYPE X GYP. BD. INTERIOR SUBSTRATE*
- A4 — SAME AS 'A', EXCEPT:
  - EXTERIOR FINISH/STUCCO SYSTEM BOTH SIDES
  - NO BATT INSULATION @ WALL

INTERIOR WALLS

- B — 2X WOOD STUDS AS INDICATED, SPACING PER STRUCT. DWGS STRUCT. DWGS. TYPICAL INTERIOR WALL LIMITING HEIGHT 14'-0" (10'-0" WHERE UNSUPPORTED LATERALLY)
  - 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE*
- B1 — SAME AS 'B', EXCEPT:
  - BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS

* PROVIDE WATER RESISTIVE GYPSUM BOARD @ ALL WET AREAS (EXA1306)

NOTE: REFER TO STRUCTURAL PLANS FOR LOCATIONS OF SHEAR WALL AND BEARING WALL CONDITIONS. COORDINATE WITH THIS PLAN.

AREA CALCULATIONS

SPACE	AREA	MAX. SQ. FTG.
LIVABLE TOTAL LIVABLE	1563 S.F.	1563 S.F.
GARAGE / STORAGE 2-CAR GARAGE	424 S.F.	424 S.F.
COVERED PORCH ALL ELEVATIONS	69 S.F.	69 S.F.
COVERED PATIO ALL ELEVATIONS	140 S.F.	140 S.F.
ARCHITECTURAL PROJECTION ELEVATIONS B & C	29 S.F.	29 S.F.
TOTAL SQUARE FOOTAGE ELEVATIONS B & C	2215 S.F.	
TOTAL SQUARE FOOTAGE ELEVATION D	2196 S.F.	
MAXIMUM SQUARE FOOTAGE		2216 S.F.
*MAXIMUM FOOTPRINT	2215 S.F.	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION USED.

Revisions: 1 2

Keyed Notes:

1. REFER TO GENERAL, ARCHITECTURAL NOTES AND SPECIFICATIONS FOR MATERIALS, FINISHES, AND AND GENERAL CONSTRUCTION INFORMATION. REFER TO CD SHEETS (S) FOR STANDARD ARCHITECTURAL DETAILS (MODE PRESENT) REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC CONSTRUCTION SPECIFICATIONS AND STRUCTURAL DETAILS. CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL REFERENCES SHOWN WITH ENGINEERING CONSULTANT'S DRAWINGS. THIS ARCHITECTS OFFICE SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION. ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTIONS BUILDING SAFETY DEPARTMENT. CONTACT THE BUILDING COMPANY NAMED BELOW FOR VERIFICATION OF APPROVAL AND READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
2. REFER TO U.L./U.C.C.-ES APPROVED TESTING FACILITY CERTIFICATION NUMBERS FOR SPECIFIED ASSEMBLY OF COMPONENTS AND PRODUCTS THAT ARE REFERENCED BY DIVISION AND SPECIFICATIONS.
3. DIMENSIONS OF FLOOR PLAN(S) ARE SHOWN TO FACE OF STUD TYPICALLY UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
4. PROVIDE INSULATION AT ALL WALL AND CEILING LOCATIONS SEPARATING CONDITIONED FROM NON-CONDITIONED SPACES. REFER TO WALL SCHEDULE AND GENERAL ARCHITECTURAL NOTES FOR MINIMUM WALL AND CEILING INSULATION REQUIREMENTS.
5. DESIGNATED SECURITY DEVICE.
6. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 6, FOR FIRE/DRAFT STOPS.
7. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 12, FOR MATERIALS SPECIFICATIONS, AND FIXTURE REQUIREMENTS.
8. AIR HANDLER- REFER TO MECHANICAL DRAWINGS FOR PROPER LOCATION. REFER TO GENERAL, ARCHITECTURAL NOTES, DIVISION 15 FOR ADDITIONAL INFORMATION.
9. COORDINATE CLOSET ROD AND/OR SHELF(S) WITH BUILDER. CEILING HEIGHT TO MATCH ADJACENT ROOM U.N.O.
10. EXTERIOR CONCRETE FLATWORK- REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 3
11. LINE OF SOFFIT/ CEILING TRANSITION. REFER TO INTERIOR ELEVATIONS AND/OR EXTERIOR ELEVATIONS FOR ADD'L. INFO
12. PROVIDE 1 3/4" SOLID CORE WOOD DOOR AND FRAME- SELF-CLOSING, SELF-LATCHING WITH SMOKE CONTROL, SWEEPS AND SEALS AT THIS LOCATION.
13. EXTERIOR GYPSUM SOFFIT BOARD AT CEILING. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 6 FOR ADDL. INFO
14. ATTIC ROUTTLE. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 6.
15. WATER HEATER ON +18" HIGH PLATFORM WITH T. & P.R.V. FULL SIZE DRAIN LINE TO EXTERIOR, MIN. 6" ABOVE GRADE. REFER TO GENERAL ARCHITECTURAL NOTES, DIV. 15 AND/OR DIV. 16 AS APPLIES.
22. UTILITY SERVICE: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.
22. LINEN CLOSET W/ SHELVES PER OWNER.
23. BASE CABINETS UNDER SINK, SEE INT. ELEVS.
24. LINE OF UPPER CABINETS/SHELVES.
34. COMBUSTION AIR VENT. REFER TO MECHANICAL SHEET(S) FOR SIZE AND LOCATION.
37. SL AND / PENINSULA. CONTRACTOR TO COORDINATE SUPPORT WALL HEIGHT AND MATERIAL WITH BUILDER. PROVIDE ELECTRICAL CONDUIT IN FLOOR SLAB AS REQUIRED. COORDINATE WITH ALL TRADES.
41. COURTYARD GATE PER OWNER.
49. COORDINATE FINISH FLOOR MATERIAL AND LIMIT OF FINISH W/ OWNER.
50. COORDINATE DUCTWORK/ SHELVING WITH BUILDER.
51. REFER TO ELECTRICAL DRAWINGS FOR SMOKE DETECTORS AND EXHAUST FAN LOCATIONS AND WIRING REQUIREMENTS.
57. BITE WALL (FINISH TO MATCH RESIDENCE)
64. (1) LAYER 1/2" GYPSUM BOARD AT GARAGE CEILING. (1) LAYER 5/8" TYPE "X" GYPSUM BOARD SHALL BE REQUIRED AT ENTIRE GARAGE CEILING WHEN FLOOR FRAMING IS ABOVE.
65. PROVIDE POSITIVE DRAINAGE TO EXTERIOR OF COURTYARD. CONTRACTOR TO VERIFY.

LENNAR

REGISTERED PROFESSIONAL ARCHITECT 31476 BERRY RAYMOND LINDEROTH ARIZONA U.S.A.

Expires 6/30/2009

Desert Series - 45' Product
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Tempe, AZ 85283
Phone: (480) 345-0077

linderoth associates, inc.
8130 North 86th Place
Scottsdale, Arizona 85258
Phone: (480) 941-0840
Project Mgr: Mark Rakers

A1.1
PLAN 45-1

Z:\projects\lennar\08-064\cds\plan01\plot\08-064-01A11.DWG

I HEREBY CERTIFY THAT I AM THE OWNER OR THE DULY AUTHORIZED OWNER'S AGENT OF THE PROPERTY SHOWN ON THIS PLOT PLAN, AND FURTHER THAT THIS IS A COMPLETE AND ACCURATE PLAN SHOWING ALL CORRECT RECORDED LOT DIMENSIONS AND SETBACKS OF ALL STRUCTURES.

BY: _____

DATE: _____

ALL ELEMENTS OF THIS SITE ARE SUBJECT TO FIELD VERIFICATION BY THE CITY OF SURPRISE.

CITY OF SURPRISE STANDARD PLAN SITE PLAN

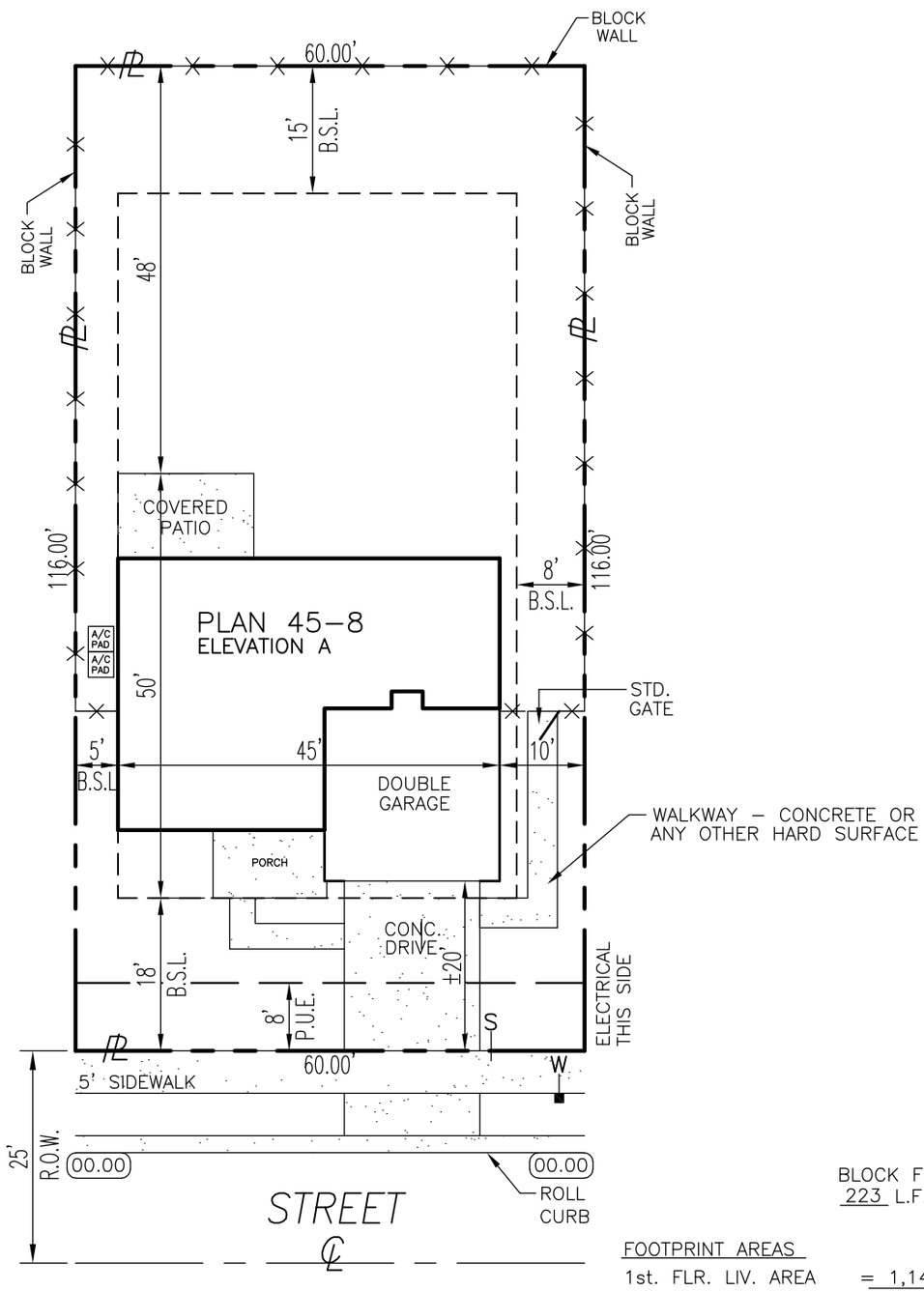
LENNAR®

1150 West Grove Parkway, Suite #110
Tempe, Arizona 85283
Telephone: (480) 345-0077
Fax: (480) 345-0265

FENCES SHOWN ARE INCLUDED WITH THE BUILDING PERMIT. IF FENCE IS NOT SHOWN A SEPARATE PERMIT WILL BE REQUIRED.

N

10 5 0 10 20
SCALE FEET
SCALE: 1" = 20'



BLOCK FENCE
223 L.F.±6'

FOOTPRINT AREAS

1st. FLR. LIV. AREA	= 1,140 ⌖
GARAGE AREA	= 423 ⌖
PORCH AREA	= 105 ⌖
PATIO AREA	= 160 ⌖
LOT AREA	= 6,960 ⌖
TOTAL FOOTPRINT AREA	= 1,828 ⌖
BUILDING COVERAGE %	= 26.3%

ADDITIONAL AREAS

2nd. FLR. LIV. AREA	= 1,367 ⌖

LOCATION OF ALL UTILITY LINES ARE APPROXIMATE AND ARE SUBJECT TO FIELD CHANGE. VERIFY WITH "BLUE STAKE" FOR EXACT LOCATION. (602) 263-1100.

OPTIONS:

NUMBER OF BEDRM:____

NUMBER OF BATHRM:____

LEGEND

OPTIONS	G GAS METER
PROPERTY LINE	E ELECTRICAL METER
FENCE	J JUNCTION BOX
BUILDING SETBACKS	C CABLE TV
EASEMENTS	A/C A/C UNIT

SUBDIVISION NAME: ASANTE PHASE 1, UNIT 1

LOT NUMBER: TYPICAL LOT

APN: _____

STD. MODEL: 45-8

ADDRESS: SURPRISE, ARIZONA

DATE: 04/22/09

I HEREBY CERTIFY THAT I AM THE OWNER OR THE DULY AUTHORIZED OWNER'S AGENT OF THE PROPERTY SHOWN ON THIS PLOT PLAN, AND FURTHER THAT THIS IS A COMPLETE AND ACCURATE PLAN SHOWING ALL CORRECT RECORDED LOT DIMENSIONS AND SETBACKS OF ALL STRUCTURES.

BY: _____

DATE: _____

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N

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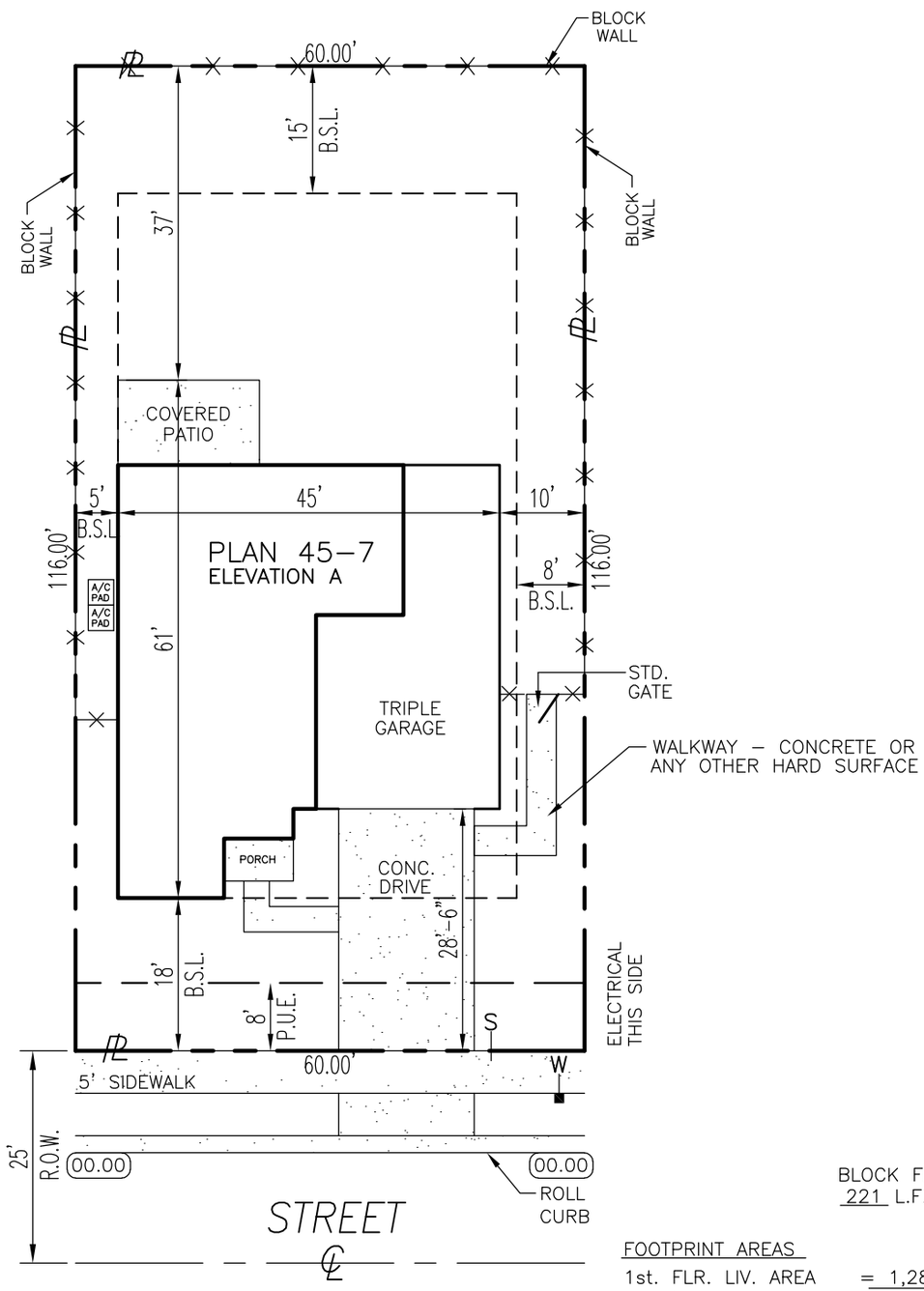
SCALE: 1" = 20'



BLOCK FENCE
221 L.F.±6'

FOOTPRINT AREAS

1st. FLR. LIV. AREA	= 1,280
GARAGE AREA	= 701
PORCH AREA	= 40
PATIO AREA	= 166
LOT AREA	= 6,960
TOTAL FOOTPRINT AREA	= 2,187
BUILDING COVERAGE %	= 31.4%

ADDITIONAL AREAS

2nd. FLR. LIV. AREA	= 1,487

LOCATION OF ALL UTILITY LINES ARE APPROXIMATE AND ARE SUBJECT TO FIELD CHANGE. VERIFY WITH "BLUE STAKE" FOR EXACT LOCATION. (602) 263-1100.

OPTIONS:

NUMBER OF BEDRM:____

NUMBER OF BATHRM:____

LEGEND

OPTIONS	G GAS METER
PROPERTY LINE	E ELECTRICAL METER
FENCE	J JUNCTION BOX
BUILDING SETBACKS	C CABLE TV
EASEMENTS	A/C A/C UNIT

SUBDIVISION NAME: ASANTE PHASE 1, UNIT 1

LOT NUMBER: TYPICAL LOT

APN: _____

STD. MODEL: _____

ADDRESS: SURPRISE, ARIZONA

DATE: 04/22/09

I HEREBY CERTIFY THAT I AM THE OWNER OR THE DULY AUTHORIZED OWNER'S AGENT OF THE PROPERTY SHOWN ON THIS PLOT PLAN, AND FURTHER THAT THIS IS A COMPLETE AND ACCURATE PLAN SHOWING ALL CORRECT RECORDED LOT DIMENSIONS AND SETBACKS OF ALL STRUCTURES.

BY: _____

DATE: _____

ALL ELEMENTS OF THIS SITE ARE SUBJECT TO FIELD VERIFICATION BY THE CITY OF SURPRISE.

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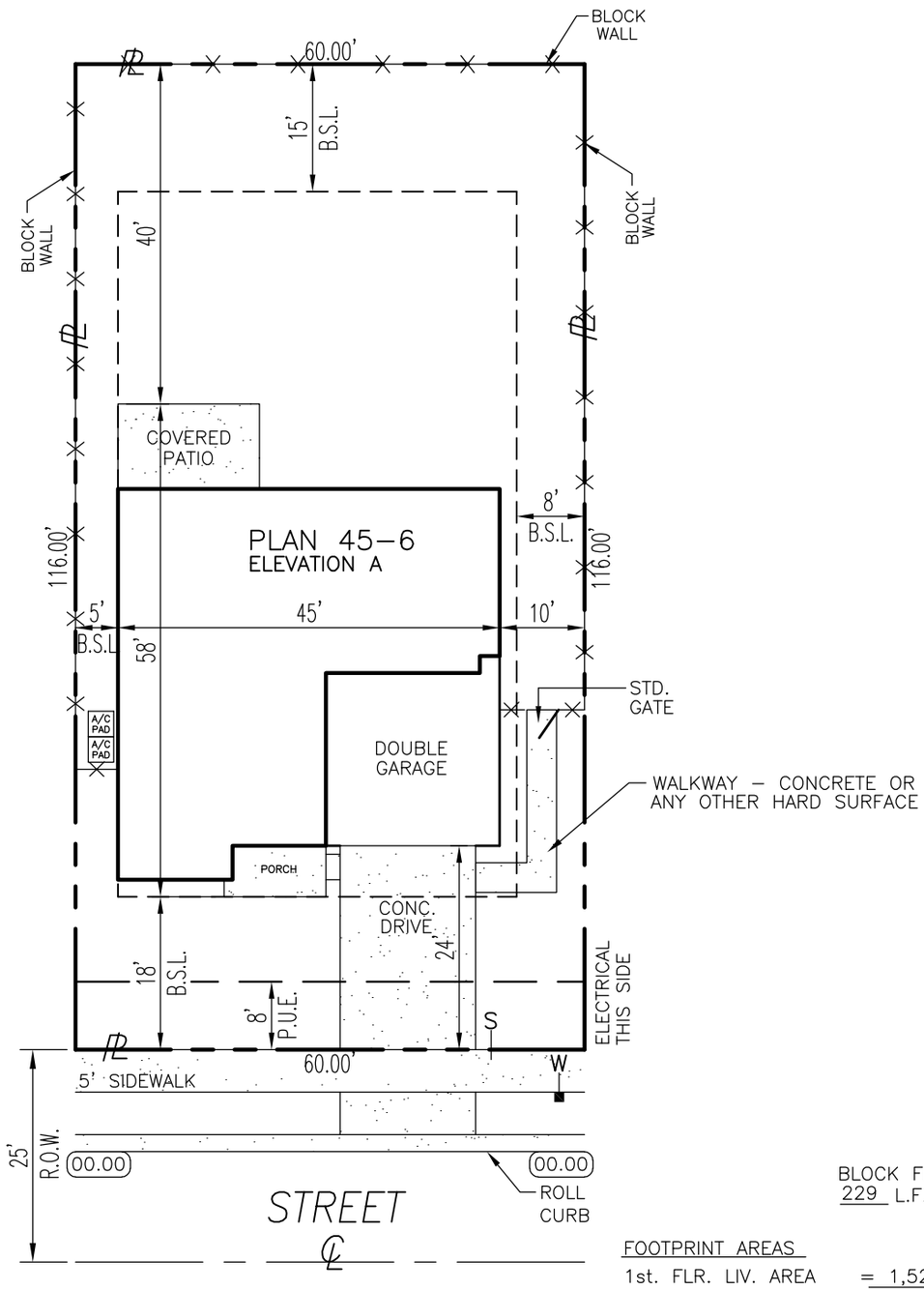
SCALE: 1" = 20'



BLOCK FENCE
229 L.F.±6'

FOOTPRINT AREAS

1st. FLR. LIV. AREA	= 1,522 ⌀
GARAGE AREA	= 421 ⌀
PORCH AREA	= 68 ⌀
PATIO AREA	= 166 ⌀
LOT AREA	= 6,960 ⌀
TOTAL FOOTPRINT AREA	= 2,177 ⌀
BUILDING COVERAGE %	= 31.3%

ADDITIONAL AREAS

2nd. FLR. LIV. AREA	= 983 ⌀

LOCATION OF ALL UTILITY LINES ARE APPROXIMATE AND ARE SUBJECT TO FIELD CHANGE. VERIFY WITH "BLUE STAKE" FOR EXACT LOCATION. (602) 263-1100.

OPTIONS:

NUMBER OF BEDRM:____

NUMBER OF BATHRM:____

LEGEND

OPTIONS	G GAS METER
PROPERTY LINE	E ELECTRICAL METER
FENCE	J JUNCTION BOX
BUILDING SETBACKS	C CABLE TV
EASEMENTS	A/C A/C UNIT

SUBDIVISION NAME: ASANTE PHASE 1, UNIT 1

LOT NUMBER: TYPICAL LOT

APN: _____

STD. MODEL: _____

ADDRESS: SURPRISE, ARIZONA

DATE: 04/22/09

I HEREBY CERTIFY THAT I AM THE OWNER OR THE DULY AUTHORIZED OWNER'S AGENT OF THE PROPERTY SHOWN ON THIS PLOT PLAN, AND FURTHER THAT THIS IS A COMPLETE AND ACCURATE PLAN SHOWING ALL CORRECT RECORDED LOT DIMENSIONS AND SETBACKS OF ALL STRUCTURES.

BY: _____

DATE: _____

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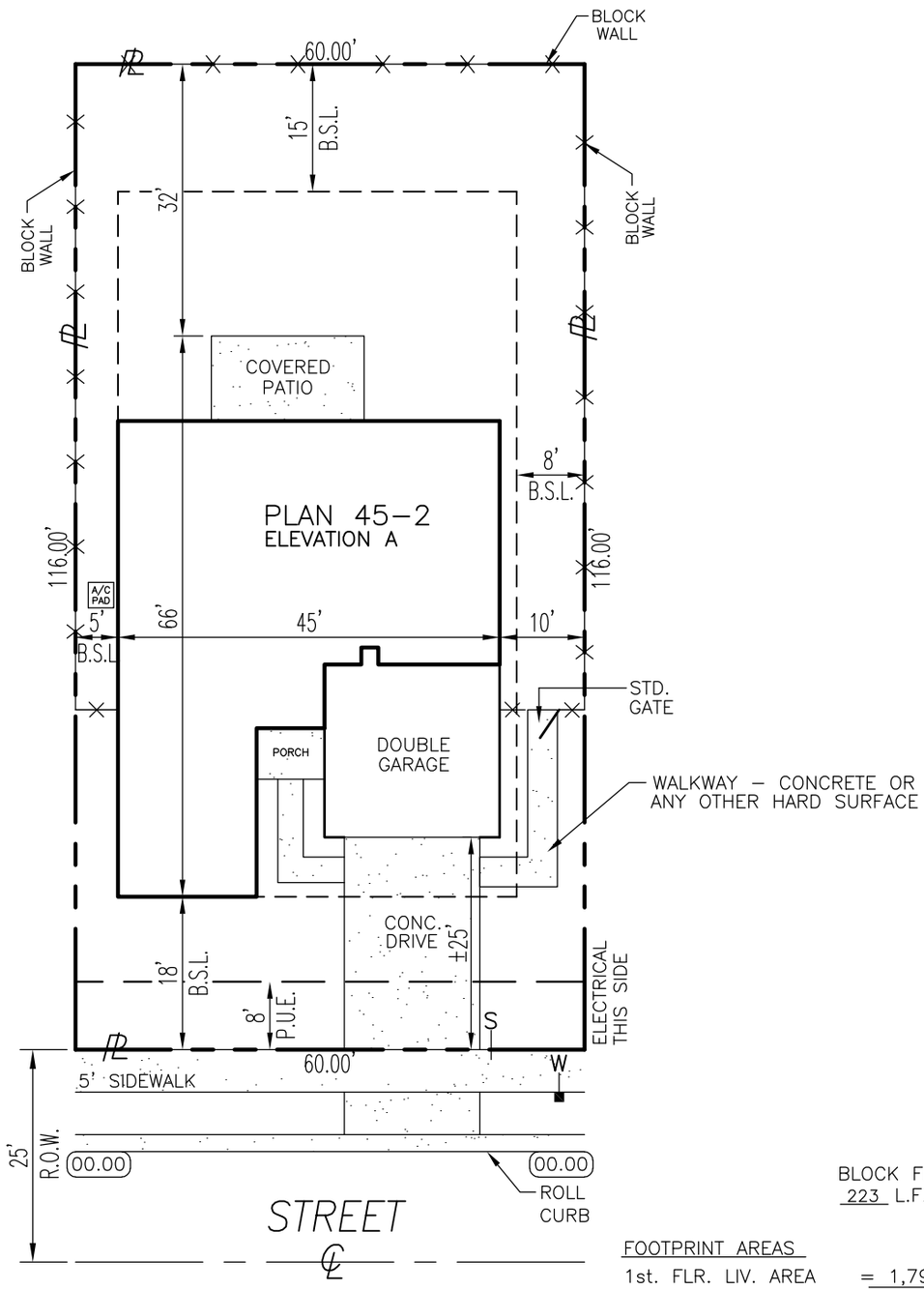
SCALE: 1" = 20'



BLOCK FENCE
223 L.F.±6'

FOOTPRINT AREAS

1st. FLR. LIV. AREA	= 1,794 ±
GARAGE AREA	= 422 ±
PORCH AREA	= 48 ±
PATIO AREA	= 180 ±
LOT AREA	= 6,960 ±
TOTAL FOOTPRINT AREA	= 2,444 ±
BUILDING COVERAGE %	= 35.1%

ADDITIONAL AREAS

2nd. FLR. LIV. AREA	= N/A ±

LOCATION OF ALL UTILITY LINES ARE APPROXIMATE AND ARE SUBJECT TO FIELD CHANGE. VERIFY WITH "BLUE STAKE" FOR EXACT LOCATION. (602) 263-1100.

OPTIONS:

NUMBER OF BEDRM:____

NUMBER OF BATHRM:____

LEGEND

OPTIONS	G GAS METER
PROPERTY LINE	E ELECTRICAL METER
FENCE	J JUNCTION BOX
BUILDING SETBACKS	C CABLE TV
EASEMENTS	A/C A/C UNIT

SUBDIVISION NAME: ASANTE PHASE 1, UNIT 1

LOT NUMBER: TYPICAL LOT

APN: _____

STD. MODEL: 45-2

ADDRESS:

SURPRISE, ARIZONA

DATE: 04/22/09

I HEREBY CERTIFY THAT I AM THE OWNER OR THE DULY AUTHORIZED OWNER'S AGENT OF THE PROPERTY SHOWN ON THIS PLOT PLAN, AND FURTHER THAT THIS IS A COMPLETE AND ACCURATE PLAN SHOWING ALL CORRECT RECORDED LOT DIMENSIONS AND SETBACKS OF ALL STRUCTURES.

BY: _____

DATE: _____

ALL ELEMENTS OF THIS SITE ARE SUBJECT TO FIELD VERIFICATION BY THE CITY OF SURPRISE.

CITY OF SURPRISE STANDARD PLAN SITE PLAN

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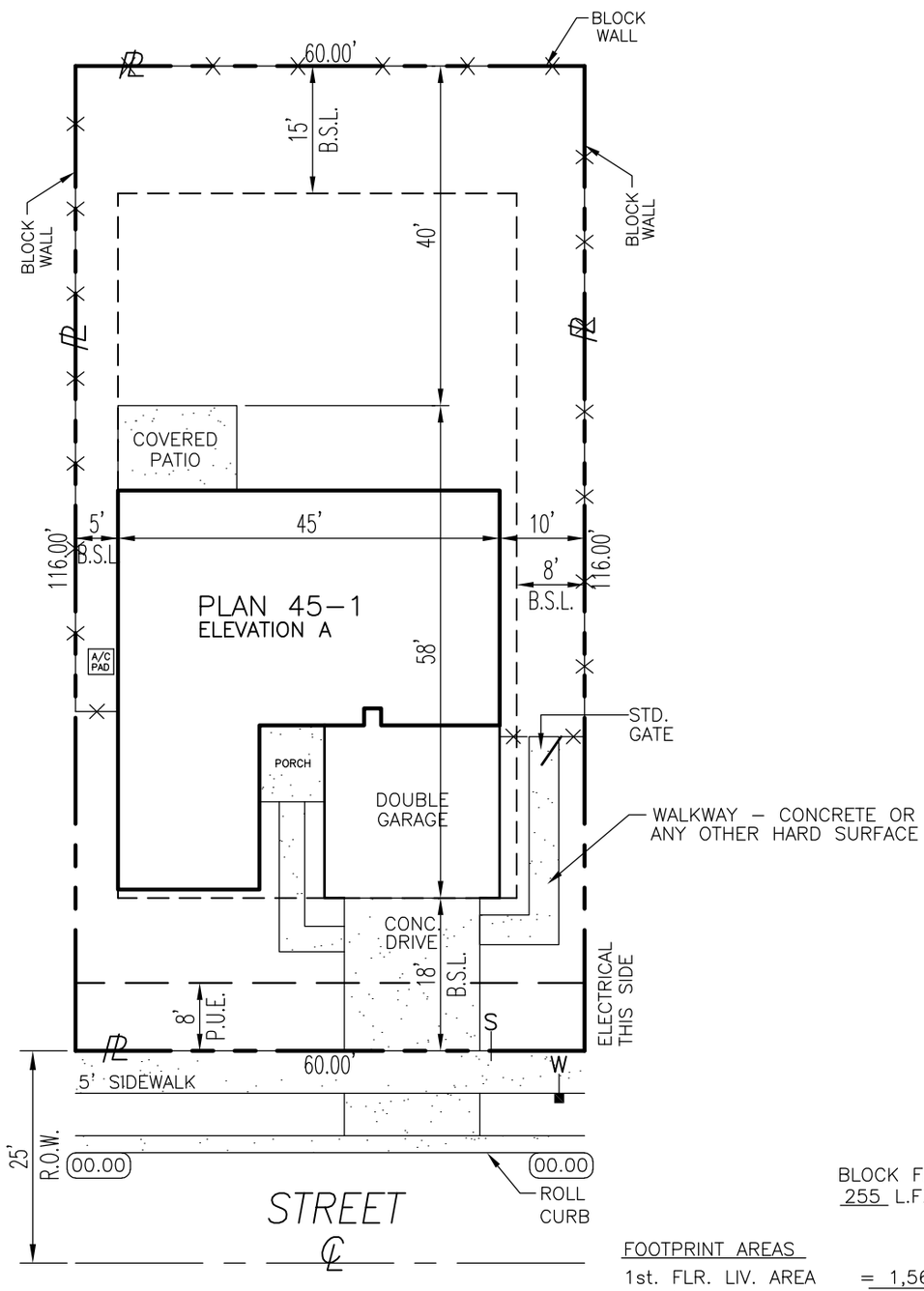
N

10 5 0 10 20
SCALE FEET
SCALE: 1" = 20'



BLOCK FENCE
255 L.F.±6'

FOOTPRINT AREAS

1st. FLR. LIV. AREA	= 1,563 ±
GARAGE AREA	= 424 ±
PORCH AREA	= 69 ±
PATIO AREA	= 140 ±
LOT AREA	= 6,960 ±
TOTAL FOOTPRINT AREA	= 2,196 ±
BUILDING COVERAGE %	= 31.6%

ADDITIONAL AREAS

2nd. FLR. LIV. AREA	= N/A ±

LOCATION OF ALL UTILITY LINES ARE APPROXIMATE AND ARE SUBJECT TO FIELD CHANGE. VERIFY WITH "BLUE STAKE" FOR EXACT LOCATION. (602) 263-1100.

OPTIONS:

NUMBER OF BEDRM:____

NUMBER OF BATHRM:____

LEGEND

OPTIONS	G GAS METER
PROPERTY LINE	E ELECTRICAL METER
FENCE	J JUNCTION BOX
BUILDING SETBACKS	C CABLE TV
EASEMENTS	A/C A/C UNIT

SUBDIVISION NAME: ASANTE PHASE 1, UNIT 1

LOT NUMBER: TYPICAL LOT

APN: _____

STD. MODEL: _____

ADDRESS: SURPRISE, ARIZONA

DATE: 04/22/09

Asante
Planned Area
Development

Surprise, AZ

Lennar Communities Development, Inc.

(Amended 6-26-12)

(Approved 11-24-04)

(8-11-04)

(7-14-04)

(4-21-04)

DEI Professional Services LLC

CVL

ReSEED Advisors

SURPRISE
ARIZONA

Asante

Amendment	Case Number	Approval Date	Approval Doc.	Page
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Land Use Revision	PADA05-309	12/01/2005	Ordinance 05-57	102
Sign Program	PADA08-147	08/15/2008	Administrative	139
Home Product Change	PADA09-091	06/09/2009	Administrative	159
Map and Land Use Change	FS12-083	06/26/2012	Ordinance 2012-07	199

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G LOT DIAGRAMS

H STREET SECTIONS

I COMMERCIAL ARCHITECTURAL CONCEPTS & SMALL SCALE NEIGHBORHOOD CONCEPTS

J LANDSCAPE/THEME

K PHASING PLAN

L SCHOOLS

M STIPULATIONS

Asante Planned Area Development (PAD)

Purpose of Request

The purpose of this request is to obtain PAD zoning for approximately 1508.1 gross acres of land located at the northwest corner of Grand Avenue and 163'd Avenue. The following information will demonstrate that the proposed Asante PAD (known as Ni/McRae Property) will contribute to the orderly development of Surprise and meet the City's goals and policies as stated in the City of Surprise General Plan and applicable ordinances.

Introduction

The proposed Asante PAD is intended for a combination of commercial and residential uses planned in a comprehensive manner that will contribute to the quality of the city and provide nearby shopping and a quality residential living environment. The project will be developed over multiple phases by a number of developers and builders, some of whom have not yet been identified due to the size and complexity of the project. The master developer is Lennar Communities Development, Inc., a developer with both local and national experience and a reputation for outstanding quality of homes and communities. The property will be developed over approximately 15-20 years and all required services will be built in conjunction with the project.

Project Description

The overall land proposed for development consists of approximately 1508.1 gross acres, of which 117.1 gross acres is designated for commercial uses and 1251.7 gross acres is planned for a variety of residential uses, ranging from low density single family to medium to high density detached and attached single family and multi-family housing. 139.3 gross acres is set aside for public parks/public facilities and school sites. The project has been designed to integrate open space and recreation to provide an exceptional quality of life for all of the future residents. Located north and within the 'V' formed by the intersection of Grand and 163'd Avenues the property is under two ownerships - LCD Asante L.L.C. and HE Capital Asante LLC.

Existing Site Conditions

The site is generally level and slopes gently to the south and east with several drainage outlets under the railroad. Several 'blue-line' drainage courses are shown on the USGS map. The land is a combination of natural environment and developed, with remnants of an auxiliary airfield that was constructed in the 1940's. No useable structures remain from this use. Aside from the areas disturbed by the airfield, the site is natural, vacant desert of dense to moderate growth of typical low-lying desert vegetation, including shrubs, bushes and trees. Several small ephemeral washes cross the property.

The site is accessed from 163'd Avenue, which runs along the east edge of the property. The west edge of the property is defined by an existing railroad track/right-of-way and Grand Avenue. No other encumbrances or structures are on the property. The site location is shown in Tab B and Existing Site Conditions are shown on Tab C.

The 163'd Avenue right-of-way is 55 feet (from center line) and is improved as a two lane paved road. The railroad tracks are centered within an existing 200 ft. right-of- way.

Cultural Survey/Environmental Assessment

A Phase I Environmental Assessment Report was completed by Geotechnical & Environmental Consultants dated October 2003, and the Class III Archaeological Survey was prepared for the property by David S. Boloyan Archaeological Services dated November 25, 2003.

The Phase I assessment did not find any evidence of hazardous or petroleum substances or recognized environmental conditions. Additional investigation was not recommended.

The Archaeological Survey recommended an archaeological clearance for the project as no sites were identified and the remains of the auxiliary field are not eligible for the National Register of Historic Places.

Jurisdictional Delineation

An assessment has been requested from the Army Corps of Engineers under Section 404 Clean Water Act delineation for the property.

General Plan Consistency

The Surprise General Plan 2020 designates the triangle formed by Grand Avenue, 163'd Avenue and the Pinnacle Peak Road the site as Mixed Use Gateway, the balance of the property for Low Density Residential. The property also falls within Special Planning Area #2 as shown in Surprise General Plan 2020. The location of the property in the context of the General Plan is shown in Tab D. The General Plan Policy Checklist is in Tab E.

The proposed land uses are consistent with the General Plan 2020 Land Use Plan. Commercial and medium to high density residential are shown in the Mixed Use 'Gateway' area consisting of approximately 229.2 acres. A mix of residential uses, including medium to high density (cluster, z-lot, zero lot line, alley loaded) and low density residential (single family detached) is proposed for the Low Density Residential area which encompasses approximately 1278.9 acres. The following table shows unit counts and density for the General Plan 2020 land use classifications.

Land Use Category	Acres	DU (max.)	DU/ac	2020 Gen. Plan
Mixed use (Gateway)	229.2	1062	4.6	
Low Density Residential	1278.9	5464	4.3	3-5 Du/ac
Composite (totals)	1508.1	6526	4.3 DU/ac	

Land Use & Zoning

Proposed Uses:

Asante PAD has two primary elements: the Gateway and a Low Density Residential area, which extends north from the Gateway. These areas are described in more detail in the following paragraphs.

Mixed Use - Gateway:

The City of Surprise General Plan designates six "Gateway" areas in the City. These Gateway areas are at primary entries to the City and are intended to make a unified statement to visitors as they enter the City's limits. These Gateways are to provide a mixture of uses ranging from high-density residential to employment and regional commercial depending upon location. The Gateway at 163'd Avenue and Grand Avenue is unique in that it is the only arterial connection across Grand Avenue in a 7-mile stretch. This plan therefore takes the Gateway land use envelope and molds it to have a more north-south orientation to increase access and visibility of the Gateway land uses from 163'd Avenue. This configuration maximizes the likelihood of success for the commercial development supported by the higher intensity residential uses.

Commercial uses in the Gateway include the following:

- ±56 acre power center
- ±15 acre retail with anchor, drug store and several pad users
- ±16 acre neighborhood commercial (grocery)

  A sketch plan for commercial areas showing integration with residential is shown in Tab I. Approximately 92.6 net acres (101.3 gross acres) of retail area is projected. It is anticipated that a grocery site would develop consistent with the 1st Phase of the Single Family Residential.

The proposed commercial property at Asante is being planned as a "Lifestyle" oriented commercial shopping center which will help provide Asante and the surrounding communities with a mixture of commercial goods and services. To meet these needs we are planning a mixture of uses including retail goods, services, and professional space in our development to integrate the wide variety of tenants that will take an immediate interest in this trade area once it begins to mature. While our list is not meant to be a comprehensive description of what our planned development may include, it should provide a good idea of the many uses that we believe will be compatible and possible for this trade area in the near future. These are some examples of the uses we are planning for and believe will have interest in all three phases of our 92+ acre commercial development:

Goods & Services

- Appliance Sales, services
- Art Supply Stores
- Bakery
- Premium Butcher Shop
- Bank
- Barber Shop
- Beauty Parlor
- Book Store (Barnes & Noble, Borders)
- Business and office machine sales
- Ice Cream Sales (Cold Stone Creamery, Ben & Jerry's)
- Convenience Store/Gas
- Premium Coffee Sales (Starbucks)
- Department Store (Target, Walmart, JC Penny, Sears)
- Dry Cleaning
- Florist
- Furniture Store
- Household Items & Furnishings (Pier 1Imports,Cost Plus)
- Grocery Store
- Drug Store
- Health and exercise center
- Home Improvement (Lowes, Home Depot)
- Shoe Store
- Clothing Stores
- Sporting and Athletic Goods
- Tire Sales and Service
- Health Food & Vitamin Store (Hi-Health)
- Record/Multimedia Sales (Tower Records

Entertainment

- Movie Theaters
- Sit Down Restaurants
- Sports Bar/Restaurants
- Fast Food Restaurants

Professional Office/Services

- Financial Office/Service
- Real Estate Office
- Dental Office
- Urgent Care Office
- Chiropractic Office
- Dance Studio
- Optician
- Child Care Services

Residential uses in the Gateway include:

- Medium to High Density Residential (6 – 20 DU/ac): 127.9 gross acres provides an opportunity for a variety of residential types single family cluster (both attached and detached), which may be sold in fee or as condominiums. Care will be given to provide access and transitions from commercial to low-density residential areas.

Access concepts (between commercial and residential) are illustrated in Tab I. Transitions will utilized landscape buffers, walls, building orientation and/or appropriate scale relationships.

The Medium to High Density Residential are planned to be owner-occupied dwellings. The design can vary widely from single family detached to single family attached to stacked flats, ranging from one to three stories in height. The intent is to provide a variety of housing choices based on life-style and price; however, the quality of construction will be comparable to traditional single-family detached homes.

The 'cluster' products will average an overall density of 8.3 DU/ac; however, may consist of housing that ranges from 6 to 20 DU/ac. The more dense the product the greater will be the orientation to common open space and group parking options. All medium to high density parcels will have internal common open spaces.

Gateway Land Use Tabulation

Uses	Acres (gross)	Max. Density*	Max. Dwellings
Commercial	101.3		
M/HDR	127.9	8.3 DU/ac	1062 DU
Total	**229.2**		**1062 DU**
			(4.6 DU/ac avg.)

*8.3 DU/ac maximum overall, however, specific parcels may range from 6 to 20 DU/ac.

Low Density Residential:

Residential uses in the area to the north of the Gateway include the following:

- 904.3 gross acres of low density residential consisting of Z- lot, zero lot line, cluster, alley loaded and single family attached and detached dwellings with home sites sizes ranging from 48'x95' to 80'x125'with an overall target density of 4.1 DU/ac, however, net densities on an individual parcel may reach 4.8 DU/ac. The permitted density range for Low Density Residential property is 3-6 DU/ac. Individual neighborhoods will consist of approximately 40 to 120 home sites and each will have direct access to common open space in the form of an active, passive or linear park. A variety of recreational uses will be available, see below.

- 219.5 acres of medium to high density residential consisting of both detached and attached single family residential and multi-family at a range of 6 – 20 DU/ac. This may include zero lot line, Z- lots and/or attached homes and a variety of cluster products.

- Within the residential areas two (K-8) elementary school sites (15 net ac each), an urban park (55.6 net ac), a community park (39.3 net ac), a fire station site (3 net ac) and a reservoir site (3 net ac) are provided.*

- 15.8 acres of neighborhood commercial (two parcels) designed to provide a more livable community and support walkable neighborhoods with adjacent services to meet the daily needs of families in the immediate residential neighborhoods.
  *Note: If school sites are not acquired by School District then they may be utilized for Low Density residential development.

The Low Density Residential areas in Asante are to be flexible and allow for the creation of livable communities-smaller neighborhoods that enable more housing experiences to be offered with lifestyle elements such as more walkable, smaller scale communities. The benefits of smaller neighborhoods include better project connectivity through walkable neighborhoods with connected and accessible open spaces which include neighborhood scale amenities and gathering places. This fosters close-knit neighborhoods.

Asante is a prime location for this type of development as many large scale amenities such as parks, lakes and backbone trail networks are existing. These livable communities will be created by allowing existing large parcels to be developed in small neighborhoods with multiple product types and with flexible sub-parcels that are not pre-defined. Flexible boundaries of the sub-parcels will allow the developer to identify the appropriate size and product type of these sub-parcels to meet market demand as trends change. Each LDR parcel shown on the Land Use Plan which is developed as smaller sub-parcels will include at least two different product types. This will create diversity in the housing types and experiences offered in the community. Concept plans of these smaller neighborhood options are located in Tab I, Commercial Architectural Concepts & Small Scale Neighborhood Concepts. These neighborhoods also include a different type of recreation and open space to provide the social benefits of smaller scale community interaction and amenities that are needed closer to homes and within walking

distance. Design concepts for these types of open space and recreation amenities are found in Tab J, Landscape Design/Themes.

Residential areas will be developed in four phases with initial development commencing in the approximately 300 acres immediately north of the Pinnacle Peak Road alignment, see Exhibit K.

Low Density Residential Land Use Tabulation

Uses	**Acres (gr)**	**Target Density***	**Max. Dwellings**
M/HDR	219.5	8.0 DU/ac	1,756 DU
LDR	904.3	4.1 DU/ac	3,708 DU
Elem. School	31.1		
Parks/ Facilities	108.2		
Total	**1278.9 Ac**		**5,464 DU**
			(4.3 DU/ac avg.)

*Target density is gross average density; however, individual parcels may be higher as long as overall allowed dwellings are not exceeded

Total maximum dwellings proposed for both Mixed Use - Gateway and Low Density Residential areas: 6526 DU (4.3 DU/gross acre).

Land Use Plan

The overall land use plan is shown in Tab F. Break down of planning areas by use type is as follows.

Area	Use*	Area (Gr)**	Base Zone***	Comment
1.1	Comm	6.8 Ac	C-2	
1.2	Comm	93.6	C-2	
1.4	Comm	19.0	C-2	
1.5	M/HDR	24.3	R-1, R-2, R-3	
1.6	M/HDR	28.2	R-1, R-2, R-3	
1.7	LDR	59.4	R1-5	
1.9	LDR	31.5	R1-5	
1.10	LDR	40.3	R1-5	
1.11	LDR	33.1	R1-5	
1.12	LDR	45.5	R1-5	
1.13	LDR	30.7	R1-5	
1.14	PP/F	57.2	R1-5	Urban Park
1.15	ES	16.1	R1-5	School Site
1.16	M/HDR	6.4	R-1, R-2, R-3	Church Site
1.17	M/HDR	32.8	R-1, R-2, R-3	
2.1	LDR	12.1	R1-5	
2.2	LDR	21.9	R1-5	
2.3	M/HDR	22.9	R-1, R-2, R-3	
2.4	LDR	20.1	R1-5	
2.5	LDR	19.2	R1-5	
2.6	PP/F	39.3	R1-5	Community Park
2.7	LDR	19.0	R1-5	
2.8	LDR	44.1	R1-5	
2.9	M/HDR	23.6	R-1, R-2, R-3	
2.10	LDR	30.5	R-1, R-2, R-3	
2.11	Comm	5.0	C-2	
2.12	Comm	8.1	C-2	
2.13	LDR	15.5	R1-5	
3.1	M/HDR	21.2	R-1, R-2, R-3	
3.2	M/HDR	12.9	R-1, R-2, R-3	
3.3	LDR	19.0	R1-5	
3.4	LDR	34.1	R1-5	
3.5	PP/F	3.0	R1-5	Reservoir Site
3.6	LDR	28.0	R1-5	
3.7	LDR	46.41	R1-5	
3.8	LDR	31.9	R1-5	
3.9	LDR	15.8	R1-5	
3.10	LDR	15.1	R1-5	
3.11	LDR	36.0	R1-5	
3.12	M/HDR	21.0	R-1, R-2, R-3	

3.13	LDR	18.6	R1-5	
4.1	LDR	32.1	R1-5	
4.2	M/HDR	26.2	R-1, R-2, R-3	
4.3	M/HDR	21.6	R-1, R-2, R-3	
4.4	M/HDR	24.0	R-1, R-2, R-3	
4.5	LDR	35.157.3	R1-5	
4.7	M/HDR	28.3	R-1, R-2, R-3	
4.8	PP/F	2.9	R-1, R-2, R-3	Fire Station Site
4.9	LDR	21.1	R1-5	
4.10	ES	14.5	R1-5	School Site
4.11	LDR	47.3	R1-5	
4.12	LDR	22.0	R1-5	

*Uses: Comm = Commercial; M/HDR = Medium/H1gh Density Residential; LDR = Low Density Residential; PP/F = Public Park/Public Facility; ES = Elementary School Site
**Gross areas are approximate and subject to verification at platting.
***All base districts are for reference, zoning is PAD.

Zoning

The land use plan is implemented by City of Surprise zoning districts as shown in the following land use/zoning table.

Land Use Category	Zoning Districts*	Density Range	Target Density
Commercial, Regional	C-2	N/A	N/A
Commercial, Community (Grocery anchor)	C-2	N/A	N/A
Commercial, Neighborhood	C-2	N/A	N/A
Residential, Cluster Type, Townhouse, Z-Lot, Zero Lot Line, Alley Loaded	R-1, R-2, R-3	6-20 DU/ac	8.0 DU/ac
Residential, Single Family	RI-5, RI-8	3-6 DU/ac	4.1 DU/ac

*Zoning Districts represent reference zoning. All zoning is PAD.

Development Standards

Administration of Design Standards

In order to provide for unique or innovative site and building design, the Community Development Director may administratively modify the following Development Standards up to 10% without amendment to the PAD.

Commercial Development Standards

Base Zone	C-2
Area #	1.1-1.4, 2.11-2.12

All development standards of City of Surprise Zoning Ordinance C-2 shall apply.
C-2 includes "big-box" retailers with outside garden and lumber sales and storage except in Neighborhood Commercial Areas 2.11 and 2.12 .

Single Family Residential Development Standards, Table 1

Lot Category	**A**	**B**	**C**	**E**	**F**
Typical Lot	48' x 110'	53' x 110'	60' x 116'	70' x 120'	80' x 125'
Max. Allowed % Distribution(1)(4)	20%	20%	20%	20%	12%
Zoning District	R1-5 PAD	R1-5 PAD	R1-5 PAD	R1-5 PAD	R1-5 PAD
Min. Area	5,280 sf	5,830 sf	6,380 sf	7,480 sf	8,580 sf
Min. Width	48'	53'	58'	68'	78'
Max. House Width	35'	40'	47'	57'	65'
Min. Depth	110'	110'	110'	110'	110'
Bldg Setbacks (2)					
Front	12' for living area or side entry garage 18' for garage	12' for living area or side entry garage 18' for garage	12' for living area or side entry garage 18' for garage	12' for living area or side entry garage 18' for garage	12' for living area or side entry garage 18' for garage
Side(5)	5'/8'	5'/8'	5'/8'	5'/8'	5'/8'
Street Side(3)	13' Single Story	13' Single Story	13' Single Story	13' Single Story	13' Single Story
	20' Multi-story	20' Multi-story	20' Multi-story	20' Multi-story	20' Multi-story
Rear	15'	15'	15'	15'	15'
Rear Adj. to Arterial(6)	20' Single Story	20' Single Story	20' Single Story	20' Single Story	20' Single Story
	25' Multi-story	25' Multi-story	25' Multi-story	25' Multi-story	25' Multi-story
Min. Distance Between Houses	10'	10'	10'	10'	10'
Bldg. Height	30'	30'	30'	30'	30'

Notes:

1. Lot allocations may change areas to respond to market conditions as long as % allocations are not exceeded. Area changes do not require a PAD amendment.
2. Non-structural elements such as fireplaces, bay windows, pop-outs, pergolas or patio covers may encroach no more than 3' into front and side setbacks and 10' into rear setbacks provided that a patio cover may not extend to a point closer than 10' from the rear property line except for Cluster Type & Z Lot homes, see Table 2
3. Does not apply if landscape tract used (8' min).
4. Lot distribution % is total of all Low Density Residential dwellings, including cluster/z-lot/zero lot line/alley loaded. Total % in Lot Categories A-F does not equal 100% because some % of the total single family units will be in these other dwelling types. Percentages are approximate maximum allowable targets.

5. Two adjacent multi-story houses must be separated by not less than 13 feet, and a multi-story house and an adjacent single-story house must be separated by not less than 10 feet

If any portion of a multi-story house has only one story adjacent to the side yard property line, the single-story setbacks will apply.

6. If the portion of a multi-story house or structure which abuts on an arterial street in the rear is single-story, then the rear setback shall not be less than 20 feet as measured from the property line.

If two adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as follows:

(a) if the adjacent houses or structures are both single-story, then the rear setback shall be 20-feet (20') for one and 25-feet (25') for the other; or

(b) if the adjacent house or structures are both multi-story, then the rear setback shall be 25-feet (25') for one and 30-feet (30') for the other; or

(c) if a multi-story house is adjacent to a single-story house, then the setbacks established in subsections 1and 2 shall apply; and

(d) if three or more adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as provided above so that not more than two adjacent house or structures may have the same rear setback.

If a landscape tract with the following dimensions is constructed between the rear property lines of adjacent lots which abut an arterial street in the rear, and the right-of-way of the arterial street, then the rear setbacks established in subsection D of this section shall apply. The average width of such landscape tract shall not be less than 15-feet (15'). The narrowest part of the tract must be 10-feet (10') or greater in width. Not less than 50-percent (50%) of the landscape tract, as measured along the lineal boundary between the tract and the adjacent lots, must be 15-feet (15') in width or greater.

If a house or other structure abuts an arterial street on the side, then the wider of the two side setbacks applicable to the house or structure shall be on the side which abuts the arterial street and shall be increased by 5 additional feet (5'). For example, if the side setbacks of a house or structure which abuts an arterial street on the side would ordinarily be 8-feet (8') and 5-feet (5'), then the 8-feet (8') setback shall be increase to 13-feet (13') and shall apply to the side of the house or structure which abuts the arterial street, and the other side setback shall remain 5-feet (5').

Medium/High Density Residential Development Standards, Table 2

(Lot Diagrams are shown in Tab G)

			Cluster Type		**Zero Lots**
			Alley Loaded		**Z-Lots**
Minimum subdivision size			1 acre		N/A
Min. Lot Area – Square footage			1,200		2,730
Min. Lot Width – Interior Lot		(2)	20'		35'
Min. Lot Depth			60'		70'
Maximum Building Height			40'		30'
Minimum Yard Setbacks					
	Front – Public Street	(1)	15'		10'
	Front – Private Street		8'		8'
	Front/Rear to Face of Garage Door – Public St.		18'		18'
	Front/Rear to Face of Garage Door – Private St.		4'		N/A
	Rear	(3)(5)	3'		5'
	Sides	(4)	0'		0'/5'
	Sides – Aggregate	(8)	10'		10'
Minimum Distance Between buildings		(6)(7)	10'		10'
Landscape Tracts					
	Collector Street		10'		10'
	Arterial Street		20'		20'

Notes:

1. May be reduced for auto-courts and landscaped tracts/easements.
2. In certain cases, flag lots may be designed. Flag lots shall be addressed during preliminary plat process.
3. Patio covers may encroach to within 5' of the rear property line.
4. Non-structural arch. features such as fireplaces, bay windows, pergolas and pop-outs may encroach no more than 3' into the side yard setback.
5. Where a side yard setback is provided, it must be a minimum of 5'
6. Minimum separation of bldgs on same lot for cluster type is 10'.
7. Min. separation of bldgs for cluster type on adjacent Lots 0'/10' if setback is provided on at least one lot.
8. Z-Lot properties to have sufficient access for property maintenance

Design Standards (List A, B, C, D)

The following documents conformance with items listed in Design Lists A, B, C and D. List C items, related to architectural design will be evaluated on a per parcel basis as specific site and home design are available.

Design List A

For all land currently or proposed to be zoned R1-5 or R1-8 or zoned PAD with an R1-5 or R1-8 designation; Items A through K, comprise the minimum standard requirements to which these guidelines apply.

It is crucial for developers and homebuilders to gain a fundamental understanding of this section and how it sets forth the foundation for community design prior to accumulating the required amount of design points for each lot category.

A. Percentage of lot sizes: If the width of any one or more lots in a Residential Development Project is less than 70 feet and the size of the lot is less than 7700 sq. ft., the following requirements apply to the entire Residential Development Project:

See Single Family Residential Development Standards, Table 1, page 12 and Medium/High Density Residential Development Standards, Table 2, page 14.

B. Required Open Space: Not less than 10 percent of the Gross Acreage of a Residential Development Project shall be open space, and not be less than 5 percent of such Gross Acreage shall be open space which meets the requirements of Subsection 2 below. For purposes of meeting this requirement, open space shall include the following:

1) A storm water retention area;
2) A tract, other than a private street, which is owned and maintained by a homeowners association;
3) A power line corridor if the corridor is improved and maintained by a homeowners association;
4) A park if maintained by a homeowners association;
5 A lake;
6) A golf course;
7) A site on which a public school will be constructed, if the site is actually conveyed, and not merely reserved, to the entity responsible for construction of the public school; and
8) Any other similar area which, in the opinion of the City Council, provides a recreational, aesthetic, or other valuable benefit to the City of Surprise or to the Residential Development Project.

C. Project Entry: The Developer of a Residential Development Project shall construct features which provide a sense of neighborhood arrival, such as monument signage, decorative landscaping, specialty pavement, enhanced wall detail, immediate accessibility to open space/trail system, etc., at all points at which a Residential Development Project may be entered from an arterial street.

D. Staggered Perimeter Wall: The Developer of a Residential Development shall construct a wall at the perimeter of the Project abutting an arterial street which contains staggered or offset sections and/or other breaks to relieve the linear character of the perimeter wall abutting the arterial street.

E. Housing Product Variation: Houses constructed on lots in each Lot Category in Table 1 shall

have a minimum of three distinctly different floor plans, with a minimum of three elevations for each floor plan. Additionally, each floor plan must have, as an option on one elevation, a front porch or a courtyard that is at least 5 feet deep and 8 feet wide.

F. Adjacent Elevations and Color Schemes: No house or structure shall have the same elevation or color scheme as those houses or structures located immediately to either side or directly across the street.

G. Adjacent Roof Lines: If two or more houses or structures abut an arterial street in the rear, then the rear elevations of such houses or structures shall be geometrically varied and not more than two adjacent house of structures shall have the same roof line.

H. Garage Configuration: All garages constructed in a Residential Development Project shall be configured as follows: 1) The garage must contain an interior space which is 20 feet x 20 feet or greater and is centered on the center of the garage door; 2) The space required by (1) must be completely free of all obstructions and intrusions, e.g. water heaters, air conditioning units, storage cabinets, etc., and must be accessible for the parking of automobiles;

I. Off-street Parking/Driveway: There shall be space for two 20 foot parking spaces off-street, and outside of the garage if applicable, for all residential homes. Separate guest parking will be provided as appropriate for cluster type homes. Notwithstanding the above, no driveway shall be less than 22 feet in length, as measured from the back of sidewalk, nor less than 25 feet in length as measured from the back of curb.

Design List B – Engineering

Item	Points Available	Points Requested	Description	Comments
A	1	0	Per 40 gross residential ac., provide at least 3 cul-de-sacs (or other such as a knuckle or single loaded street) with a diversity feature such as a landscaped island, common open, access, etc.	
B	2	2	Design all corner lots so that the minimum width of each corner is at least 10-feet greater than the Minimum Lot Frontage applicable to that lot as shown on Table 1; or alternatively, On all corner lots, construct an 8-foot wide landscaped tract between the property line of the lot and the abutting street right of way. Convey such landscape tracts to a homeowners association and require the association to maintain the tracts to the same standard as other tracts and common areas maintained by the homeowners association.	All corner lots to be expanded or include landscape tract.
C	3	0	On not less than 20 percent of the lots which fall within Lot Categories A, B, C, and E, provide a mix of driveway orientation, e.g. elbow, circular, angled, split or Hollywood, such that not more than 80 percent of driveways in the Residential Development Project are alike.	
D	3	0	Stagger the front yard setback lines of houses and other structures constructed on lots within Lot Categories A, B, C, and E to achieve a range of variation. The front setbacks of side entry garages and houses in which the living area is in front of the garage may be used as shown on Table 1.	
E	2	2	Stagger the front yard setback lines of the houses and other structures constructed on lots within Lot Categories A, B, C, and E in increments of 3-feet, so that the front setbacks vary among 18-feet, 21-feet and 24-feet. Garage setbacks must comply with the requirements of Table 1.	Front setbacks shall be staggered in 3' increments.

F	**4**	**4**	Design and contrast storm water retention areas which meander through the Residential Development Project as greenbelt, as opposed to constructing a series of separate and distinct basins, and require a homeowners association to maintain the retention areas to the same standard as other tracts and common areas maintained by the homeowners association.	Drainage ways and retention are to be integrated into HOA maintained greenbelts and parks that meander.
G	**2**	**2**	Design and construct landscaped open spaces which are visible from both residential and arterial streets, and require a homeowners association to maintain the landscaped open spaces to the same standard as other tracts and common areas maintained by the homeowners association.	An interconnected system of Homeowner Association maintained landscaped open space will be visible from streets at key points within & between neighborhoods with Crime Prevention Through Environmental Design (CPTED) principles & natural surveillance encouraged.
H	**3**	**0**	Along arterial streets, provide at least 600 feet of open space per mile, as measured along the linear boundary between the Residential Development Project and the adjacent arterial street right of way. If the Residential Development Project does not abut the right of way, then the measurement shall be taken along the linear boundary between the Residential Development Project and the intervening tract. The open spaces must be visible from the arterial street, and the Developer must require a homeowners association to maintain the open spaces to the same standard as other tracts and common areas maintained by the homeowners association	
1.1	**2**	**0**	Provide a minimum six-foot separation between the curb and sidewalk on all arterial and collector streets and install 8' sidewalks.	
1.2	**2**	**0**	Install in all arterial and collector streets a raised landscaped median and require a homeowners association to maintain the landscaped medians to the same standard as other tracts and common areas maintained by the homeowners association;	

1.3	**4**	**0**	Plant enhanced landscaping along the sidewalk adjacent to all arterial and collector streets, with a canopy tree planted every 50-feet on both sides of the sidewalk. The trees on opposite sides of the sidewalk must be offset to give the appearance that the trees are planted every 25-foot on center. Fifty percent of the trees must be 24-inch box trees or larger. Require a homeowners association to maintain the enhanced landscaping and trees to the same standards as other tracts and common areas maintained by the homeowners association.	
1.4		**0**	In order to obtain Points for subsections 1, 2, and/or 3, the Developer of a Residential Development Project must meet the requirements of subsections 1 , 2, and/or 3 on both halves of the street, if the land on which both halves of the street was constructed was previously owned by the Developer, or on one half, if only that half was constructed on land previously owned by the Developer. In addition, if the Developer meets the requirements of subsections 1, 2, and/or 3 on the half of a street which was or will be constructed on land which was not previously owned by the Developer, then the Developer shall receive double the number of Point shown. Alternatively, the Developer may obtain double the number of Points shown by depositing with the City sufficient funds to meet the requirements of subsections 1, 2 and/or 3 with respect to a street or portion thereof which was constructed on land not previously owned by the Developer, and by requiring a homeowners association to maintain the improvements, when the City causes them to be constructed, to the same standard as other tracts and common areas maintained by the homeowners	

J	**4**	**0**	Incorporate view corridors with open space areas throughout the development to take advantage of the mountain views; utilize view fences. around houses abutting these view corridors so that the open space and mountain views are visible from the houses; and require a homeowners association to maintain the open space areas to the same standard as other tracts and common areas maintained by the homeowners association.	
K	**4**	**4**	Design the Residential Development Project so that, at T intersections, no Residential Building Lot is centered directly across the intersection from the end of the street which dead ends at the intersection (the "stem of the T"). In place of such centered lots, at all points which are directly across an intersection from the end of the stem of a T, place one or a combination of the following	No lots will be centered on 'T' intersections. A combination of items K1, K2 or K3 will be used.
K.1			A landscaped open space area at least as wide as the paved portion of the stem of the T, and require a homeowners association to maintain the open space areas to the same standard as other tracts and common areas maintained by the homeowners association; or.	
K.2			The side yard boundary between two Residential Building Lots; or	
K.3			The back of a Residential Building Lot, buffered from the street by an 8' wide landscaped area installed by Developer and require a Homeowners Association to maintain the landscaped areas to the same standard as other tracts and common areas maintained by the homeowners association.	

L	**6**	**6**	Establish pedestrian and bicycle access between residential and non-residential portions of the Project, or similar areas adjacent to the Project, including schools, libraries, shopping areas, etc., but incorporating fence and landscape penetrations into the pedestrian circulation element. Each penetration shall consist of a tract at least 30-feet wide and shall contain a trail to accommodate the both pedestrian and bicycle traffic. Vehicular traffic inhibitors such as bollards, maze gates, etc. must be installed at both ends of each tract, and the Developer must require a homeowners association to maintain the tracts to the same standard as other tracts and common areas maintained by the homeowners association.	Connections between residential and commercial are provided. See sketches in Tab I. Two per tract/three required.
M	**6**	**6**	Install traffic calming devices such as traffic circles, raised paving, landscaped diverters, and other landscaping devices.	Calming devices such as raised textured surface calming will be installed and shown on pre-plats as approved by City and Fire Chief.
N	**6**	**6**	Design and construct paths and trails separate from roadways, which connect all open space areas and arterial roadways, and which enable bicyclists and pedestrians to travel throughout the development.	Paths will connect residential neighborhoods with schools and parks.
O	**2**	**0**	Construct decorative hardscape features at the entrance to each major section of the Residential Development Project; at all major pedestrian crossings of arterial and collector roads; and at all points where a trail system crosses the road system.	
P	**10**	**10**	Donate land to the City for municipal purposes such as fire station sites, police station sites, City parks libraries, etc.	Fire station (3 ac), reservoir site (3 ac) and urban park (50+ ac) will be donated.
Q	**6**	**6**	On perimeter walls, provide berms, tree lines, hedgerows, and/or other similar means of breaking up the linear nature of the perimeter walls. Such features must in addition to open space areas along the perimeter and enhanced architectural features on the wall itself.	A combination of devices will be used to visually break-up perimeter walls.

R	**1-8**	**4**	Through a residential Development Project, utilize neo- traditional planning concepts, such as detached garage, alleys, internal commercial areas, commercial areas which are highly accessible by pedestrians, distinct streetscapes which focus on the social interaction of the street and neighborhood and other similar concepts approved by the City Council. The City Council must approve any resulting variations to the required setbacks.	Pedestrian oriented areas are proposed within commercial areas. The medium/high density residential may provide neo-traditional concepts.
S	**1-4**	**4**	Points may be awarded for any other element of subdivision design which will create a unique neighborhood environment, or otherwise benefit the City of Surprise or the Residential Development Project	Pedestrian links/open space corridors between parcels. Linear corridor along railroad with connection to Maricopa County trails system.
Total		**56**		

Design List C – Architectural

Points for this design list will be evaluated on a per parcel basis as specific home designs are provided.

Item	Points Available	Points Requested	Description	Comments
A	2	TBD	Prohibit same front elevation on adjoining houses; prohibit the same rear elevation on more than two consecutive adjoining houses visible from arterial.	
B	5	TBD	Utilize floor plans that de-emphasize garage fronts as the most prominent feature of the dwelling front, e.g. incorporate side access garages, in line Garages, I-shaped floor plans, etc.	
C	3	TBD	Utilize a minimum of 3 plans that incorporate, in at least two elevations, features such as covered front entries, covered front porches, enhanced door and window details, roof overhangs, parapet walls with cap features, etc.	
D	1	TBD	Install three distinct roofing types, including colors, textures & component shapes.	
E	5	TBD	On every elevation of every floor plan, incorporate a variety of durable exterior materials and finishes, e.g. brick or masonry as an alternative to stucco, tile inlays instead of wood trim and stucco pop-outs, etc.	
F	2	TBD	For all houses backing onto an arterial street, design roof lines so as to avoid constructing a series of roof slopes visible from the arterial street, which are all parallel with, or all perpendicular to, the arterial street.	
G	2	TBD	Extend all front architectural treatments including all fascia treatments such as stone veneer, tile insets, and recesses, along the sides of the house for 6 feet or to the side yard fence return, whichever is less.	

H	**2**	**TBD**	On all houses which are 40 feet wide or less, limit the width of all garage doors which directly face the street to 45 percent of the length of the linear boundary between the front of the house and the ground (40 percent for houses wider than 40 feet); or alternatively recess all garage doors so that they are at least six feet farther from the street than the front of the house.	
I	**3**	**TBD**	Embellish window treatments on all houses by adding architectural features which enhance these elevations, e.g. sturdy synthetic wood substitutes, greater variation of window design, different window styles and colors, tile inlays and recesses structural pop outs, gabled roof features over windows, etc. Such features must be added to the front and rear elevations of all houses and to the sides of all houses which abut an arterial street on the side.	
J	**2**	**N/A**	Install front yard landscaping on all Lots in Lot Categories A, B and C in Table I. Provide a variety of landscaping choices (desert, turf and etc.) No two adjacent yards shall be landscaped alike unless done as part of a master landscaping theme approved by the Community Developer Director. Points will not be awarded for landscaping installed by a homebuyer.	
K	**2**	**TBD**	Install decorative flat work pavement treatments, such as salt finished concrete, colored concrete or bomanite on at least 25 percent of all lots.	
L	**2**	**TBD**	Construct entry walls with walkways from the street to the front entry on 50 percent of all lots.	

M		**TBD**	Construct all multi-story houses so that the vertical plane(s) of the front(s) of the second and higher floors, are offset by at least six feet for a distance, measured at the linear boundary between the first and second floors, which equals thirty percent of the length of the linear boundary between the first and second floors, which equals thirty percent of the length of the linear boundary between the first floor and the ground.	
N		**TBD**	Meet the requirements of Paragraph M on all sides of all multi-story houses.	
O		**TBD**	Points may be awarded for other design features which achieve a greater variety in home products and improve the overall aesthetic environment of the City of Surprise or the Residential Development Project	

Single Family homes will utilize current City of Surprise Design Guidelines

Design List D –Amenities

Item	Points Available	Points Requested	Description	Comments
A	4	4	Provide a trail system that connects all open space areas within the Residential Project and creates a pedestrian linkage with surrounding residential and commercial developments. Along the trail system, construct rest areas at every quarter mile, consisting of a substantial seating area which accommodates at least 4 person and a shade area composed of an architectural shade structure, or mature landscaping such as a canopy of trees, or a combination of both. Require homeowners association to maintain the trail system to the same standard as other common areas maintained by the homeowners association.	A comprehensive open space/trail system is provided (see Tab J) that includes paths, benches, ramadas and landscaping.
B	4	0	Construct and convey to a homeowners association a clubhouse which includes an outdoor recreation area with low-key recreational activities such as a putting green, shuffleboard courts, horseshoe pits, etc., and an indoor area for meetings, exercise and entertainment. Require the homeowners association to maintain the clubhouse to the same standard as other common areas maintained by the homeowners association.	
C	4	4	Construct and convey to a homeowners association active outdoor recreational facilities for adults such as full court basketball courts, tennis courts, volleyball courts, and other similar recreational facilities. Require homeowners association to maintain these recreational facilities to the same standard as other common areas maintained by the homeowners association.	Public & private parks and open space will include adult recreation facilities.
D	6	0	Construct and convey to a Homeowners Association community swimming pool(s) which are sufficient in size and number to serve the needs of the residents of the Residential Development Project. Require the homeowners association to maintain the swimming pool(s) to the same standard as other common areas maintained by the homeowners association.	

E	**12 max**	**12**	Construct and convey to Homeowners Association a large open space corridor, minimum width of 75-feet and an average width of 100-feet, through the Residential Development Project. The corridor must be planted with mature trees and other plants listed on the City's approval plat list, and must provide view corridors. The view fences may be constructed either completely wrought iron or of wrought iron masonry, and must comply with the City's ordinance relating to swimming pool fences. Restrict the use of corridor to pedestrian and bicycle access by residents of the project. Require a homeowners association to maintain the corridor to the same standard as other common areas maintained by the homeowners association.	An open space corridor ranging from 100' to 300' will line the entire Grand Ave. alignment. There will be smaller open space corridors, to be determined at platting, between various parcels, as illustrated on Landscape Concepts, Tab I. View fencing will be provided on the majority of lots backing up corridors. 24" box are considered mature trees. Community and urban Parks will be installed by the developer and maintained by the HOA. The Urban Park will be transferred to the City.
F	**12 max**	**12**	Provide common lakes and/or open space natural wetlands, using a source of water other than the city's water system, for active or passive use and enjoyment. Require a homeowners association to maintain the lakes/wetlands to the same standard as other common areas maintained by the homeowners association.	A water feature at the project entry and the lake in the community park will initially use well/CAP water until transition to reclaimed water.
G	**16 max**	**0**	Provide a golf course with native desert landscaping and view fencing bordering adjacent lots, constructed as provided in subsection E. Provide for maintenance and operation of the golf course at no cost to the City.	A portion of the project may have a golf course, but this is not shown at this time.
H	**10 max**	**0**	Provide open space in excess of 10 percent of the Gross Acreage of a Residential Development Project. Require a homeowners association to maintain the excess open space to the same standard as other common areas maintained by the homeowners association.	The landscaped open space may exceed 10%, however, this application show the minimum allowed 10%.
I	**4**	**0**	Provide neighborhood amenities that encourage meetings and interaction such as amphitheaters, major public promenades or similar significant neighborhood attractions apart from recreational areas. Require a homeowners association to maintain the amenities to the same standard as other common areas maintained by the homeowners association.	

J	**2-5**	**0**	Points may be awarded for any other major amenity which will create a unique neighborhood environment or otherwise benefit the city of Surprise or the Residential Development Project.	
Total		**32**		

***Total Points Required:**
To achieve maximum net density of 4.5 DU/ac lot type C = 88 points; lot type E = 74 points; lot type F = 68 points.
(*Based on point system in effect at time of application- 4/21/04)

Points Required: 88
Points Requested*: 104

(*List B =56; List C=16; List D=32)

Circulation

Streets

The site is currently served by 163'd Avenue, an existing 110' ROW, which intersects with Grand Avenue at the south end of the property. 163rd Avenue extends to Dove Valley Road to the north.

Internal to the site, Tillman Boulevard, with a major arterial street section, is proposed to link to163'd Ave at the Pinnacle Peak Road alignment and continue to the northwest eventually (via development on the north) connecting to Jomax Road. Within the project are several collector streets, providing an internal loop system and connections to 163'd Ave at quarter-mile intervals north of the Pinnacle Peak alignment. Happy Valley Road will be a Minor Arterial from 163rd Ave. to the first collector intersection, then transition into a collector. Additionally, a collector will connect the commercial to the residential areas.

Proposed Street Classifications:

Arterial (163'd Ave/Tillman Blvd):	135 ft.
ROW Minor Arterial (Happy Valley):	110 ft
ROW Collectors:	70 ft. and 60 ft. ROW
Local Street:	50 ft. ROW

See Tab H for proposed Street Sections.

163rd Ave/Grand Ave Intersection

Task Engineering has prepared a preliminary report addressing the relationship of the 163 Ave. intersection with Grand Ave (US 60) to the future interchange of Loop 303. The Traffic Report, Tab L, provides a collector - distributor system between the US 60 and Loop 303 system interchange and Deer Valley/163'd Avenue service interchange. It eliminates the US 60 bottleneck problem by keeping the Deer Valley Parkway/163'd Avenue/Loop 303 cross traffic off US 60 and it provides a smooth flow for all movements between these facilities.

A preliminary traffic analysis, Tab L, and a CORSIM (corridor simulation)analysis have been prepared and have been reviewed with City staff. The traffic analysis recommends 6- lanes on Tillman Boulevard and 163'd Ave., 4-lanes (minor arterial) on the first section of Happy Valley Road (and 2-lane collector, thereafter) and 2-lane collectors for the remaining roadways. Jomax Road, Happy Valley Road and Tillman Boulevard are recommended to continue east to handle regional traffic. The proposal to move Deer Valley to connect with the 163rd Ave. alignment is recommended so that the collector- distributor road connection to Loop 303/US 60 interchange will work effectively.

The CORSIM was requested by Dr. Maki. It analyzed the interconnected 163'd, Deer Valley, Grand Ave. and Loop 303 intersections and demonstrated the successful feasibility of this approach. It also recommended that the realignment of Deer Valley to connect to 163'd Ave. is preferred.

Open Space/Trails

The Open Space and Trails Plan (shown on Land Use Plan, Tab F, and Landscape Plan, Tab J) for this project is intended to provide a wide range of both public and private, large and small, active and passive open space and recreation areas and facilities designed to service the broad needs of the entire population of the project. The overall plan blends recreation, visual open space, storm water management, and buffering into a coordinated system of open spaces.

All community open space is encouraged to be designed following the principles of CPTED, or Crime Prevention Through Environmental Design, and natural surveillance. The goal of these principles is to "see and be seen" to enhance personal safety and general community security. The CPTED principles applicable to Asante are:

1) Natural Surveillance-Lighting and landscaping are important in the implementation of this principle to increase the visibility of people through observation and perception.
2) Natural Access Control-Walkways, walls, fencing, lighting, signage and landscaping are designed to clearly guide people and vehicles in the proper direction and decrease opportunity for crime.
3) Territorial Reinforcement-Public areas and private areas are clearly distinguished through physical design of landscaping, signage and pavement/hard surfaces to create "spheres of influence" and develop a sense of "ownership".
4) Maintenance-One nuisance allowed to exist will lead to others and influence the general decline of an area. Proper maintenance of property can head off such nuisances.

Increased population density can increase the need for personal safety and community security. Utilizing CPTED and similar design principles can mitigate these risks.

The Surprise General Plan 2020 calls for recreation and open space at the ratio of 6 acres per 1000 residents. The maximum dwellings proposed are 6526 DU. At 2.8 people per dwelling unit, this would produce a total project population of 18,273 people. The breakdown of park types by City of Surprise standards is as follows, along with proposed acreages.

Parks Type	Ac Proposed
Urban parks	57.2 Ac
Community Parks	39.3 Ac
Neighborhood/Mini/Greenways	30.4 Ac
Totals	126.9 Ac

At 6 ac/1000 - total parks required: 109.6 Acres *(Note this requirement may change based upon the final number of dwellings.)*

Total landscaped park/open space areas proposed: 126.9 Ac (10% of residential land area). This represents the minimum open space required and to be provided. As areas are developed, an individual parcel or parcels may not contribute a proportional amount of open space due to phasing considerations.

Considering streets as open space then approximately 25% of the site area or 317.25 acres of additional open space is available, for a total of 444.15 acres or 35% of the residential site area.

Public Parks:

The public park included in the plan:

1. An Urban Park of 57.2 net acres. According to the General Plan, an Urban Park is allotted to this general area and shall consist of baseball and basketball facilities.

Public parks will be improved and dedicated to the City of Surprise, for City operation and maintenance.
The Community Park and Neighborhood Parks will be private and are discussed below.

Private Parks:

Private parks and greenbelts (owned and maintained by the Homeowner's Association) make up the balance of the open space and consist of 69.7 acres minimum. These elements will consist of a Community Park of 39.0 net acres, both small and large mini and neighborhood park areas (1 to 6 acres) and pocket pockets/gathering spaces (.25 - 3 acres), as well as linear greenways that both connect parks and neighborhoods together and provide for the efficient and safe flow of occasional stormwater runoff into retention areas and larger drainage ways. Reclaimed water may be used for irrigation and areas will be designated for occasional distribution of re-use water. A Community Park is scheduled for this general area per the General Plan 2020. A lake that utilizes reclaimed water is proposed in the Community Park.

Smaller parks and play areas are located between neighborhoods and within neighborhoods, so that each neighborhood has direct access to the system of parks and trails. Mini/pocket parks are designed to provide neighborhood scale amenities and gathering places to enhance project connectivity and walkability. This promotes a sense of community and reduces car trips. Tot lots will be located so that each neighborhood has direct access without crossing an arterial street. A greater range of facilities will be available at neighborhood parks which will include ramadas, benches, tot lots, and lawn play. There will be a minimum of three private neighborhood parks of 5 to 10 acres each and multiple mini-parks of 1 to 4 acres. Each neighborhood and mini-park will serve 3 to 5 neighborhoods (100 - 400 homes). Conceptual exhibits of the various open space amenities are located in Tab J, Landscape Design/Themes.

Smaller scale neighborhoods, particularly higher density cluster products and neighborhoods with multiple product types, will require more open space. These higher density products only, such as cluster homes, townhouses and zero lot line homes, will set aside no less than twenty percent (20%) of their net residential acreage, as determined on the preliminary plat, as open space. The scale of these neighborhoods and their focus on livability will result in a larger number of open spaces, but with more informal gathering spaces to foster a sense of community. These informal spaces are designed to be walkable and connect to the community pedestrian system. Some of these neighborhoods may utilize a paseo or alley loaded style housing product where the vehicular access is in the rear of the home from an alley and the homes front on a common open space.

Formal recreation amenities will be provided at the public park and larger park areas. Asante has many existing large scale recreation facilities. Parking is provided at the larger recreation facilities as appropriate for use by a larger population and those not living within walking distance. Neighborhood scale recreation areas such as tot lots, mini parks and gathering spaces are designed to be used by nearby residents via a pedestrian network and no parking will be provided to encourage pedestrian access and foster close knit neighborhoods.

Trail System:

A system of trails will link all of the park facilities via linear open space corridors (greenways). These will occasionally cross collector or arterial streets, but will mainly be located between neighborhoods. The trails will be integrated with surface drainage ways so that storm water can be safely routed to collection/retention points. Trails will consist of decomposed granite pathways from 6 and 10 feet wide with connections into neighborhoods.

The trail system is integral to the development of a livable community with smaller scale neighborhoods and more walkability. Asante has an extensive multi-purpose trail network to connect many community facilities and provide non-vehicular access to all parts of the project, both residential and non-residential. Access to the trail system will be a key component of this livable community.

Railroad Buffer:

A key element of the open space system is the open space corridor along the Grand Avenue/railroad right-of-way. This setback, averaging 200 ft., achieves several important purposes:

1. Provide a buffer to the railroad;
2. Provide a drainage way to convey storm runoff to retention areas; and
3. Provide a continuous trail link between important community-wide recreation facilities -the Urban Park and Community Park.

Architectural Design

Architectural design and site plans will utilize the current City of Surprise Design Guidelines in establishing site specific designs and plans.

Commercial Design:

Commercial buildings will be designed with an overall consistent theme for all parcels. While the final design has yet to occur, an example of the level of quality is shown in tab I. Special effort will be made to create a "life-style" oriented design conducive to pedestrian usage and enjoyment. Multiple pedestrian connections will be made between retail and residential uses so as to integrate uses for convenient pedestrian access.
These concepts are illustrated in Tab I.

Residential Design:

The overall design theme will recognize the Arizona setting by utilizing climate appropriate design elements including mission, territorial, pueblo and Italianate that are consistent with the southwest lifestyle and are based on historic housing styles. The overall community design will utilize open space and park areas as active and visual project amenities and contribute to the overall theme and enjoyment of the community. Specific design elements are also demonstrated in the landscape character, especially at project entries, in which strong stone and concrete forms provide a sense of permanence and stability. Water will be an important accent at the main entry and the urban lake in the community park.

The proposed homes include both one, two and, for selected cluster, up to three story plans of a high quality of materials and design features. Due to the size of the project and the likelihood of numerous builders participating, it is not possible to show specific designs at this time. Specific designs of plans, elevations and color schemes will be submitted on a parcel-by-parcel basis at the time of platting.

Residential design will comply with the various Design Guidelines of the City of Surprise and compliance with Design Lists is demonstrated above. Extensive use of cluster housing and small scale single family housing is intended to provide a greater diversity of residential types, lifestyles and affordability. Alley loaded and paseo homes with vehicular access from the rear of the lot and homes that front on open space are encouraged. A wide variety of cluster types are possible including patio homes (zero-lot line),"z" lots, townhomes (attached) and a range of auto-courts and private drives.

Landscape Design/Themes (see Tab J)

Drainage

The majority of the site falls within FIRM designation "X", areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. Small areas adjacent to the railroad are designated "A", no base flood elevations determined. This is due to pooling of run-off along the barrier created by the railroad. There are five outfalls under the railroad that release water to the south.

The site drains from northwest to southeast. The overall concept is for on-site retention with discharge utilizing existing pass-throughs under the railroad. Retention will be distributed throughout the project and stored in open spaces and recreation areas.

Public Services

Asante will comply with the City of Surprise Engineering Development Codes, Standards and Guidelines in effect at the time of development if not grandfathered in due to previous construction, including meeting Street Light Improvement District requirements. Modifications

to such Standards and Codes, particularly relative to utility service locations and lot to depth ratios, may be requested at the time of platting if there is existing infrastructure. However, all existing utilities shall remain in easements or right-of-ways, as required.

Phasing of parcels, including previously platted and partially constructed parcels, is permitted at the time of platting to meet market demands for smaller neighborhoods and financial limitations. This results in less infrastructure and reduced maintenance costs to residents, better dispersed traffic due to more access points and fewer traffic concentration points. Phasing is also more efficient with smaller neighborhoods that have more connectivity.

The developer(s) of Asante may utilize a Community Facilities District (CFD) to finance public services and infrastructure improvements for the project, subject to all legal requirements and approvals.

- **Water**

  The property falls within the jurisdiction of the City of Surprise water service franchise area. A reservoir site has been proposed at the north end of the site.

- **Sewer**

  A sewage treatment facility will be required to service this project. A site for a new Regional Facility will be provided at an off-site location approximately 1 mile east of the project site on the south side of the Beardsley Canal. This site will allow for the first phase of a Regional Facility for the City of Surprise with adequate room available for future expansion to meet the anticipated growth plans for SPA #2. The applicant has control of the ±28 acre site and will develop an initial facility sized to service the Asante project. The initial phase will be the first phase of the SPA #2 Regional Facility. The applicant is also assisting the City with the MAG 208 Amendment for SPA #2 (sewer service area), as well as the Special Use Permit required by Maricopa County for the SPA #2 Regional Facility. The first phase of the facility will be dedicated to and operated by the City of Surprise. Reclaimed water (effluent) generated by the facility will be utilized by the Asante project for use in water features and irrigation of parks and open space areas.

- **Power:** Arizona Public Service
- **Telephone:** Qwest Communications
- **Cable:** Cox Communications
- **Trash:** City of Surprise
- **Schools:** Dysart Unified School District #89
- **Police and Fire:** City of Surprise

Phasing

The project will be developed in four phases, shown in Tab K. Development will begin at the south end of the property initially with both commercial (power center) and approximately 300-acres of single family residential. Phases will be constructed in accordance with market conditions.

Schools

This project is designated to have two 15 acre sites for K-8 schools as requested by the Dysart Unified School District #89. The sites are shown on the land plan in light blue. Note: If school sites are not acquired by the School District within 10 years, unless the District determines earlier that they are not required, then they may be utilized for Low Density Residential development.

Approval/Stipulations

The City of Surprise City Council approved this PAD on November 24, 2004. The ordinance stipulations are shown in Tab M.

Conclusion

Asante PAD will be an exceptional community that exemplifies the best of the City of Surprise. It will contribute to the orderly growth of the City and is providing an impetus to solve regional transportation and sewer service problems. It is consistent with the Surprise General Plan and applicable regulations. The commercial component will provide significant tax revenues to the City as well as convenient shopping for local citizens. The future residents will enjoy a comprehensive parks and open space system organized around the pedestrian. A variety of housing types and prices will meet diverse housing needs. We believe that Asante will contribute to the continued planned growth of the City of Surprise and contribute to its quality of life. We respectfully request approval of this PAD amendment and look forward to moving into project implementation.

Design Team/Contacts

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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33315
JASON R.
KACK
Date Signed 7/15/04
ARIZONA, U.S.A.

JULY 14, 2004
JOB # 03101

LEGAL DESCRIPTION FOR
LAND USE PLAN
MEDIUM / HIGH DENSITY RESIDENTIAL 1

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE NORTH 82 DEGREES 54 MINUTES 20 SECONDS WEST, A DISTANCE OF 4,515.15 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 42 DEGREES 35 MINUTES 01 SECONDS WEST, A DISTANCE OF 909.17 FEET;

THENCE NORTH 46 DEGREES 43 MINUTES 16 SECONDS WEST, A DISTANCE OF 245.72 FEET;

THENCE SOUTH 45 DEGREES 20 MINUTES 23 SECONDS WEST, A DISTANCE OF 1,102.39 FEET;

THENCE NORTH 63 DEGREES 56 MINUTES 34 SECONDS WEST, A DISTANCE OF 710.14 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 71 DEGREES 14 MINUTES 25 SECONDS EAST, A RADIAL DISTANCE OF 1,200.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 14 MINUTES 29 SECONDS, A DISTANCE OF 88.83 FEET;

THENCE NORTH 70 DEGREES 24 MINUTES 44 SECONDS WEST, A DISTANCE OF 544.99 FEET;

THENCE NORTH 48 DEGREES 08 MINUTES 17 SECONDS WEST, A DISTANCE OF 1,613.54 FEET;

THENCE NORTH 43 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 3,022.37 FEET; TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 44 DEGREES 52 MINUTES 34 SECONDS EAST, A RADIAL DISTANCE OF 640.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 36 MINUTES 06 SECONDS, A DISTANCE OF 17.89 FEET;

THENCE SOUTH 46 DEGREES 43 MINUTES 16 SECONDS EAST, A DISTANCE OF 1,934.40 FEET; TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 43 DEGREES 19 MINUTES 30 SECONDS EAST, A RADIAL DISTANCE OF 600.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 23 MINUTES 46 SECONDS, A DISTANCE OF 35.56 FEET;

THENCE SOUTH 43 DEGREES 16 MINUTES 44 SECONDS WEST, A DISTANCE OF 426.16 FEET;

THENCE SOUTH 46 DEGREES 39 MINUTES 43 SECONDS EAST, A DISTANCE OF 1,060.84 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 7,810,323.7 SQUARE FEET OR 179.30 ACRES.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33315
JASON R.
KACK
Date Signed 7/15/09
ARIZONA, U.S.A.

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Land Surveying
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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33315
JASON R.
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Date Signed 7/15/04
ARIZONA, U.S.A.

JULY 14, 2004
JOB # 03101

LEGAL DESCRIPTION FOR
LAND USE PLAN
LOW DENSITY RESIDENTIAL 2

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1, 2, 11, 12 AND 13, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,269.61 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTHERLY ALONG EAST SAID LINE, A DISTANCE OF 1,364.59 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,205.18 FEET;

THENCE NORTH 89 DEGREES 14 MINUTES 42 SECONDS WEST LEAVING SAID EAST LINE, A DISTANCE OF 2,350.07 FEET;

THENCE SOUTH 45 DEGREES 43 MINUTES 07 SECONDS WEST, A DISTANCE OF 694.89 FEET;

THENCE SOUTH 44 DEGREES 16 MINUTES 53 SECONDS EAST, A DISTANCE OF 701.77 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 45 DEGREES 43 MINUTES 23 SECONDS EAST, A RADIAL DISTANCE OF 1,500.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 23 MINUTES 33 SECONDS, A DISTANCE OF 141.17 FEET;

6225 North 24th Street, Suite 200 • Phoenix, AZ 85016 • 602.954.0038 Phone • 602.944.8605 Fax

THENCE SOUTH 45 DEGREES 43 MINUTES 07 SECONDS WEST, A DISTANCE OF 105.27 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 87 DEGREES 31 MINUTES 35 SECONDS;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,069.34 FEET;

THENCE SOUTH 43 DEGREES 46 MINUTES 26 SECONDS WEST, A DISTANCE OF 793.74 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF THE ATCHISON TOPEKA & SANTA FE RAIL ROAD;

THENCE NORTH 46 DEGREES 13 MINUTES 34 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 8,979.67 FEET;

THENCE NORTH 43 DEGREES 31 MINUTES 21 SECONDS EAST LEAVING SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 1,464.98 FEET;

THENCE SOUTH 48 DEGREES 08 MINUTES 17 SECONDS EAST, A DISTANCE OF 1,613.54 FEET;

THENCE SOUTH 70 DEGREES 24 MINUTES 44 SECONDS EAST, A DISTANCE OF 544.99 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 75 DEGREES 28 MINUTES 54 SECONDS EAST, A RADIAL DISTANCE OF 1,200.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 14 MINUTES 29 SECONDS, A DISTANCE OF 88.83 FEET;

THENCE SOUTH 63 DEGREES 56 MINUTES 34 SECONDS EAST, A DISTANCE OF 710.14 FEET;

THENCE NORTH 45 DEGREES 20 MINUTES 23 SECONDS EAST, A DISTANCE OF 1,102.39 FEET;

THENCE SOUTH 46 DEGREES 43 MINUTES 16 SECONDS EAST, A DISTANCE OF 245.72 FEET;

THENCE NORTH 42 DEGREES 35 MINUTES 01 SECONDS EAST, A DISTANCE OF 909.17 FEET;

THENCE NORTH 46 DEGREES 39 MINUTES 43 SECONDS WEST, A DISTANCE OF 1,060.84 FEET;

THENCE NORTH 43 DEGREES 16 MINUTES 44 SECONDS EAST, A DISTANCE OF 426.16 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 03 DEGREES 23 MINUTES 46 SECONDS;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.56 FEET;

THENCE NORTH 46 DEGREES 43 MINUTES 16 SECONDS WEST, A DISTANCE OF 1,934.50 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 43 DEGREES 17 MINUTES 00 SECONDS EAST, A RADIAL DISTANCE OF 640.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 35 MINUTES 33 SECONDS, A DISTANCE OF 17.79 FEET;

THENCE NORTH 43 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 2,230.90 FEET;

THENCE SOUTH 46 DEGREES 28 MINUTES 39 SECONDS EAST, A DISTANCE OF 4,366.74 FEET;

THENCE SOUTH 43 DEGREES 31 MINUTES 21 SECONDS WEST, A DISTANCE OF 1,422.95 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 48 DEGREES 41 MINUTES 05 SECONDS EAST, A RADIAL DISTANCE OF 1,500.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35 DEGREES 50 MINUTES 47 SECONDS, A DISTANCE OF 938.45 FEET;

THENCE SOUTH 12 DEGREES 50 MINUTES 19 SECONDS WEST, A DISTANCE OF 271.81 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 08 DEGREES 13 MINUTES 53 SECONDS;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.66 FEET;

THENCE SOUTH 21 DEGREES 04 MINUTES 11 SECONDS WEST, A DISTANCE OF 742.83 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 19 DEGREES 59 MINUTES 27 SECONDS;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 348.91 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST, A DISTANCE OF 1,121.27 FEET;

THENCE NORTH 36 DEGREES 11 MINUTES 16 SECONDS EAST, A DISTANCE OF 125.30 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST, A DISTANCE OF 1,064.02 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 42,526,258.0 SQUARE FEET OR 976.27 ACRES.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33315
JASON R.
KACK
Date Signed 7/15/09
ARIZONA, U.S.A.

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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33315
JASON R.
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Date Signed 7/13/04
ARIZONA, U.S.A.

JULY 14, 2004
JOB # 03101

LEGAL DESCRIPTION FOR
LAND USE PLAN
MEDIUM / HIGH DENSITY RESIDENTIAL 3

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,269.61 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST LEAVING SAID EAST LINE, A DISTANCE OF 1,064.02 FEET;

THENCE SOUTH 36 DEGREES 11 MINUTES 16 SECONDS WEST, A DISTANCE OF 125.30 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST, A DISTANCE OF 1,121.27 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 88 DEGREES 55 MINUTES 16 SECONDS EAST, A RADIAL DISTANCE OF 1,000.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 59 MINUTES 27 SECONDS, A DISTANCE OF 348.91 FEET;

THENCE NORTH 21 DEGREES 04 MINUTES 11 SECONDS EAST, A DISTANCE OF 742.83 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 08 DEGREES 13 MINUTES 53 SECONDS;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.66 FEET;

THENCE NORTH 12 DEGREES 50 MINUTES 19 SECONDS EAST, A DISTANCE OF 271.81 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 12 DEGREES 50 MINUTES 19 SECONDS EAST, A RADIAL DISTANCE OF 1,500.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35 DEGREES 50 MINUTES 47 SECONDS, A DISTANCE OF 938.45 FEET;

THENCE NORTH 43 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 1,422.95 FEET;

THENCE SOUTH 46 DEGREES 28 MINUTES 39 SECONDS EAST, A DISTANCE OF 2,280.17 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 4,857,223.6 SQUARE FEET OR 111.51 ACRES.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33315
JASON R.
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Date Signed 7/14/07
ARIZONA, U.S.A.

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REGISTERED LAND SURVEYOR
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Date Signed 7/15/04
ARIZONA, U.S.A.

JULY 14, 2004
JOB # 03101

LEGAL DESCRIPTION FOR
LAND USE PLAN
MEDIUM / HIGH DENSITY RESIDENTIAL 4

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1, 2, 11, 12 AND 13, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,205.18 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTHERLY ALONG SAID EAST LINE, A DISTANCE OF 559.93 FEET;

THENCE NORTH 89 DEGREES 08 MINUTES 07 SECONDS WEST LEAVING SAID EAST LINE, A DISTANCE OF 936.95 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST, A DISTANCE OF 868.87 FEET;

THENCE SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST, A DISTANCE OF 24.45 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 24 SECONDS WEST, A DISTANCE OF 775.75 FEET; TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 06 DEGREES 01 MINUTES 23 SECONDS EAST, A RADIAL DISTANCE OF 700.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 38 MINUTES 01 SECONDS, A DISTANCE OF 32.18 FEET;

THENCE SOUTH 03 DEGREES 36 MINUTES 41 SECONDS EAST, A DISTANCE OF 169.03 FEET;

THENCE SOUTH 23 DEGREES 50 MINUTES 35 SECONDS WEST, A DISTANCE OF 1,667.72 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF THE ATCHISON, TOPEKA & SANTE FE RAIL ROAD;

THENCE NORTH 46 DEGREES 13 MINUTES 34 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 1,765.57 FEET;

THENCE NORTH 43 DEGREES 46 MINUTES 26 SECONDS EAST LEAVING SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 793.74 FEET; TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 48 DEGREES 11 MINUTES 32 SECONDS EAST, A RADIAL DISTANCE OF 700.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87 DEGREES 31 MINUTES 35 SECONDS, A DISTANCE OF 1,069.34 FEET;

THENCE NORTH 45 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 105.27 FEET;

THENCE NORTH 46 DEGREES 58 MINUTES 31 SECONDS WEST, A DISTANCE OF 141.00 FEET;

THENCE NORTH 44 DEGREES 16 MINUTES 53 SECONDS WEST, A DISTANCE OF 701.89 FEET;

THENCE NORTH 45 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 694.89 FEET;

THENCE SOUTH 89 DEGREES 14 MINUTES 42 SECONDS EAST, A DISTANCE OF 2,350.07 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 5,914,529.3 SQUARE FEET OR 135.78 ACRES.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33315
JASON R.
KACK
Date Signed 7/15/07
ARIZONA, U.S.A.

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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
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JASON R.
KACK
Date Signed 7/15/04
ARIZONA, U.S.A.

JULY 14, 2004
JOB # 03101

LEGAL DESCRIPTION FOR
LAND USE PLAN
MEDIUM / HIGH DENSITY RESIDENTIAL 4

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1, 2, 11, 12 AND 13, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,205.18 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTHERLY ALONG SAID EAST LINE, A DISTANCE OF 559.93 FEET;

THENCE NORTH 89 DEGREES 08 MINUTES 07 SECONDS WEST LEAVING SAID EAST LINE, A DISTANCE OF 936.95 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST, A DISTANCE OF 868.87 FEET;

THENCE SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST, A DISTANCE OF 24.45 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 24 SECONDS WEST, A DISTANCE OF 775.75 FEET; TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 06 DEGREES 01 MINUTES 23 SECONDS EAST, A RADIAL DISTANCE OF 700.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 38 MINUTES 01 SECONDS, A DISTANCE OF 32.18 FEET;

THENCE SOUTH 03 DEGREES 36 MINUTES 41 SECONDS EAST, A DISTANCE OF 169.03 FEET;

THENCE SOUTH 23 DEGREES 50 MINUTES 35 SECONDS WEST, A DISTANCE OF 1,667.72 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF THE ATCHISON, TOPEKA & SANTE FE RAIL ROAD;

THENCE NORTH 46 DEGREES 13 MINUTES 34 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 1,765.57 FEET;

THENCE NORTH 43 DEGREES 46 MINUTES 26 SECONDS EAST LEAVING SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 793.74 FEET; TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 48 DEGREES 11 MINUTES 32 SECONDS EAST, A RADIAL DISTANCE OF 700.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87 DEGREES 31 MINUTES 35 SECONDS, A DISTANCE OF 1,069.34 FEET;

THENCE NORTH 45 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 105.27 FEET;

THENCE NORTH 46 DEGREES 58 MINUTES 31 SECONDS WEST, A DISTANCE OF 141.00 FEET;

THENCE NORTH 44 DEGREES 16 MINUTES 53 SECONDS WEST, A DISTANCE OF 701.89 FEET;

THENCE NORTH 45 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 694.89 FEET;

THENCE SOUTH 89 DEGREES 14 MINUTES 42 SECONDS EAST, A DISTANCE OF 2,350.07 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 5,914,529.3 SQUARE FEET OR 135.78 ACRES.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33315
JASON R.
KACK
Date Signed 7/15/05
ARIZONA, U.S.A.

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JASON R.
KACK
7/15/04
ARIZONA, U.S.A.

JULY 14, 2004
JOB # 03101

LEGAL DESCRIPTION FOR
LAND USE PLAN
COMMERCIAL 5

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 12 AND 13, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,765.11 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTHERLY ALONG SAID LINE, A DISTANCE OF 868.87 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 2,200.28 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 76 DEGREES 50 MINUTES 09 SECONDS WEST, A RADIAL DISTANCE OF 2,346.38 FEET;

THENCE SOUTHWESTERLY LEAVING SAID EAST LINE AND PROCEEDING ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20 DEGREES 35 MINUTES 48 SECONDS, A DISTANCE OF 843.48 FEET;

THENCE SOUTH 56 DEGREES 13 MINUTES 25 SECONDS EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 46 DEGREES 13 MINUTES 25 SECONDS EAST, A DISTANCE OF 419.98 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13;

6225 North 24th Street, Suite 200 • Phoenix, AZ 85016 • 602.954.0038 Phone • 602.944.8605 Fax

THENCE SOUTH 00 DEGREES 45 MINUTES 27 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 302.31 FEET;

THENCE NORTH 86 DEGREES 39 MINUTES 12 SECONDS WEST LEAVING SAID EAST LINE, A DISTANCE OF 84.93 FEET;

THENCE SOUTH 36 DEGREES 23 MINUTES 43 SECONDS WEST, A DISTANCE OF 229.50 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF THE ATCHISON, TOPEKA & SANTE FE RAIL ROAD;

THENCE NORTH 46 DEGREES 13 MINUTES 34 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 1,869.45 FEET;

THENCE NORTH 23 DEGREES 50 MINUTES 35 SECONDS EAST LEAVING SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 1,667.72 FEET;

THENCE NORTH 03 DEGREES 36 MINUTES 41 SECONDS WEST, A DISTANCE OF 169.03 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 08 DEGREES 39 MINUTES 24 SECONDS EAST, A RADIAL DISTANCE OF 700.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 38 MINUTES 01 SECONDS, A DISTANCE OF 32.18 FEET;

THENCE NORTH 00 DEGREES 45 MINUTES 24 SECONDS EAST, A DISTANCE OF 775.75 FEET;

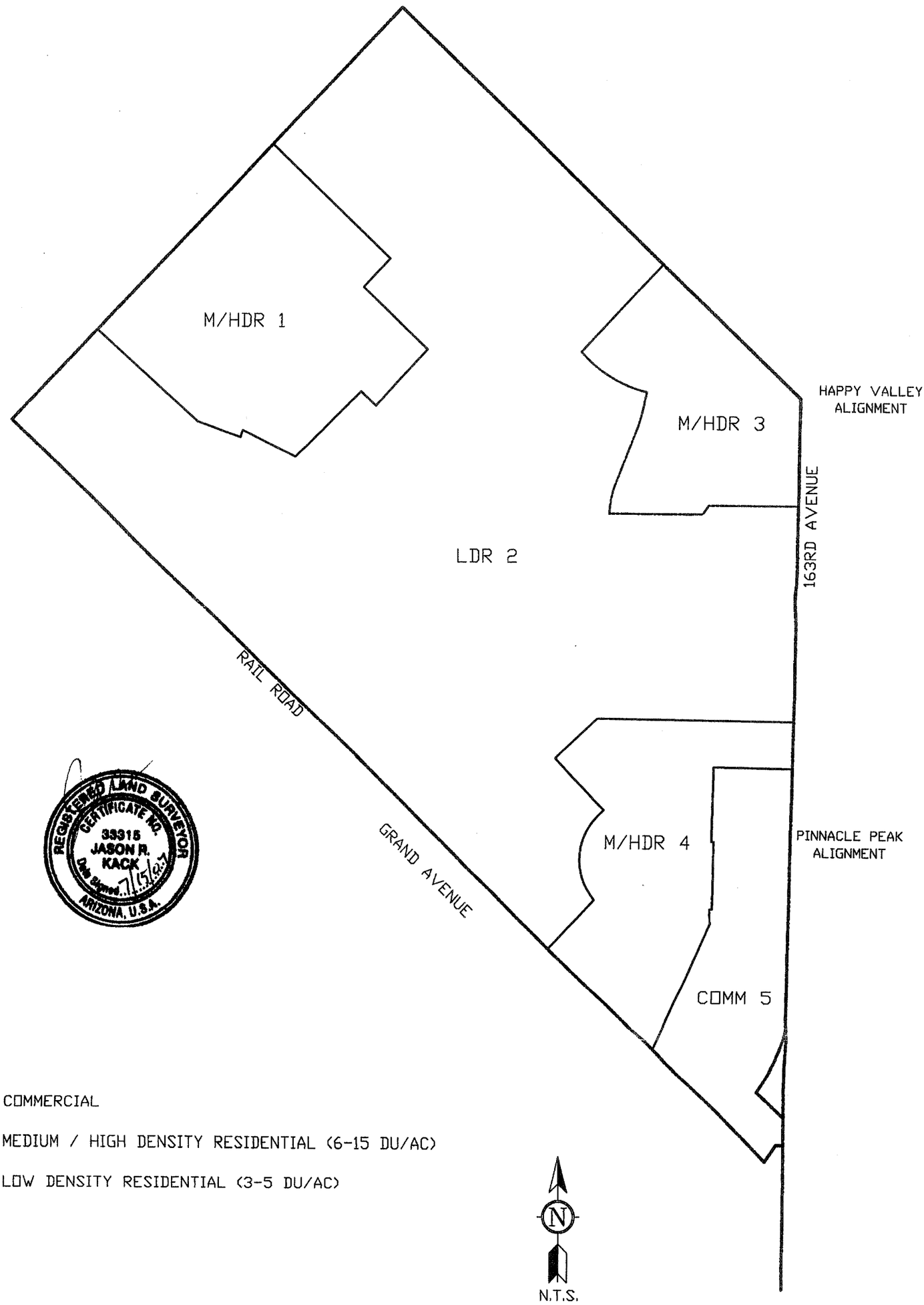
THENCE NORTH 89 DEGREES 08 MINUTES 07 SECONDS WEST, A DISTANCE OF 24.45 FEET;

THENCE NORTH 00 DEGREES 45 MINUTES 18 SECONDS EAST, A DISTANCE OF 868.87 FEET;

THENCE SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST, A DISTANCE OF 936.95 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 4,584,802.7 SQUARE FEET OR 105.25 ACRES.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33315
JASON R.
KACK
Date Signed 7/15/05
ARIZONA, U.S.A.



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33315
JASON R.
KACK
Date Signed 7/15/2004
ARIZONA, U.S.A.

COMM. COMMERCIAL

M/HDR MEDIUM / HIGH DENSITY RESIDENTIAL (6-15 DU/AC)

LDR LOW DENSITY RESIDENTIAL (3-5 DU/AC)

1 of 1

NI PROPERTY

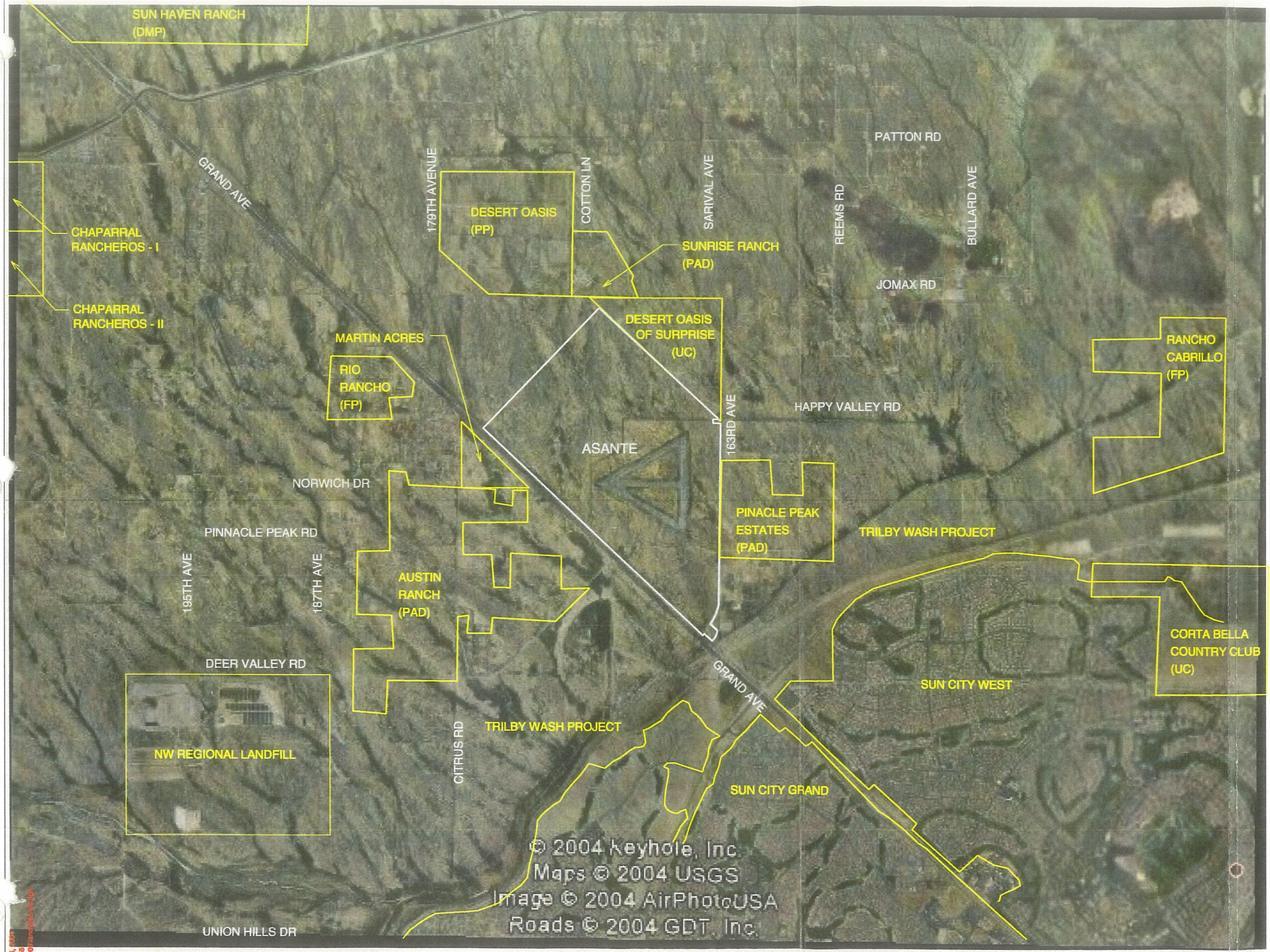
LAND-USE LEGAL KEY MAP REV

03101

DATE: 04/13/04	PROJ. NO: 03101	SCALE: N.T.S.	CAD FILE: LAND-USE-KEY-MAP	DRAWN:

1982-2004 22 YEARS OF EXCELLENCE DEI Professional Services, L.L.C.

DEI Professional Services, LLC
6225 N. 24th St., Ste. 200
Phoenix, AZ 85016
Phone: (602)954-0038
Fax: (602)944-8605



ASANTE PAD

AREA MAP

LEGEND

(UC) UNDER CONSTRUCTION
(PAD) PAD APPROVED / IN PROCESS
(FP) FINAL PLAT PENDING
(PP) PRELIMINARY PLATS APPROVED
(DMP) DEVELOPMENT MASTER PLAN APPROVED

DEI Professional Services, LLC

EXHIBIT

DATE: 4-21-04
N.T.S.

CVL PROJECT: #040009

DATE:- Mar. 26, 2004
TIME:- 16:36:55
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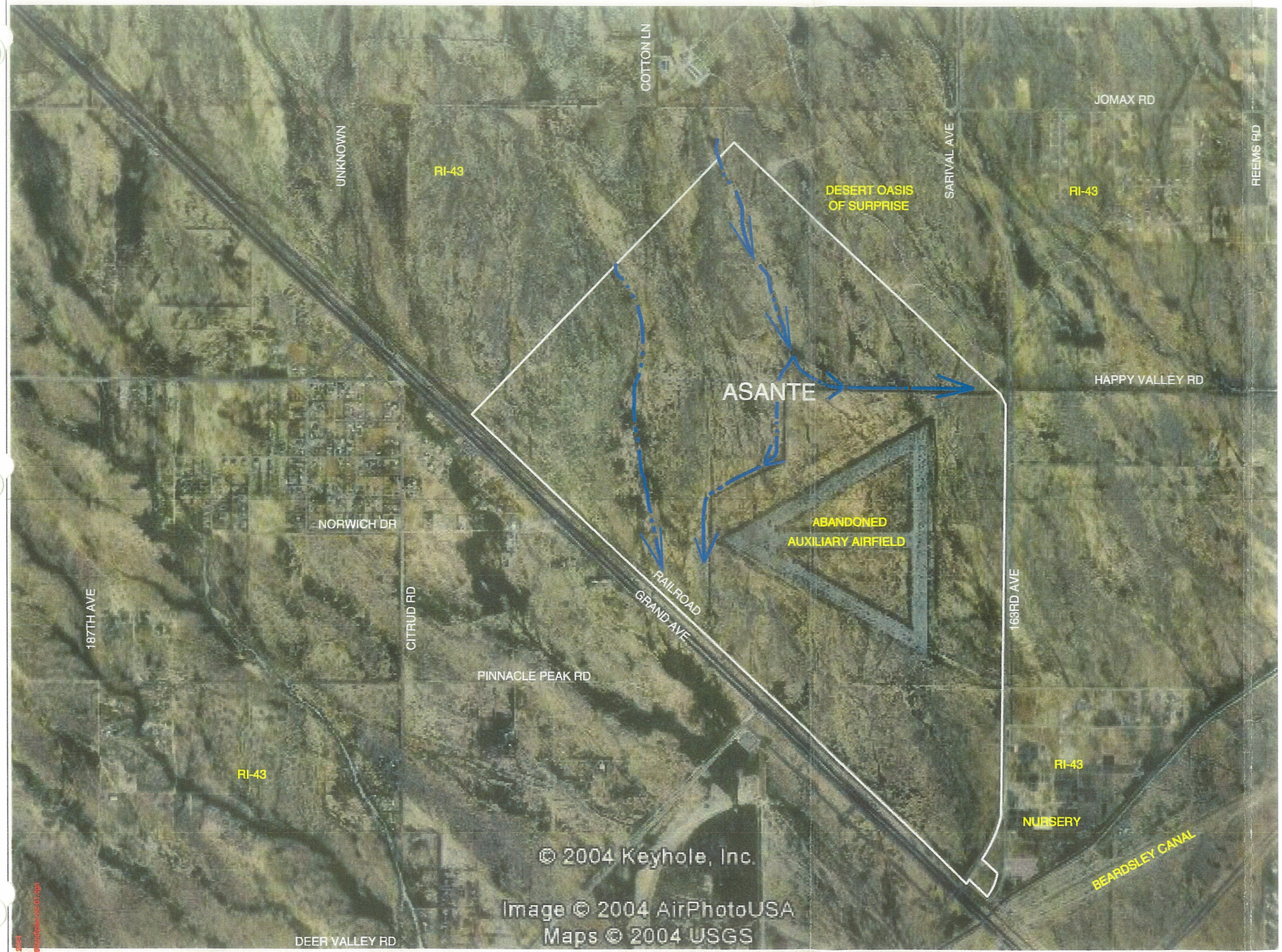


ASANTE

EXISTING SITE CONDITIONS

LEGEND

EXISTING DRAINAGE PATTERN

DATE:- Aug. 10, 2004
TIME:- 11:26:23
FILE:- n:\040009\pdf\dei\dei-01.dgn

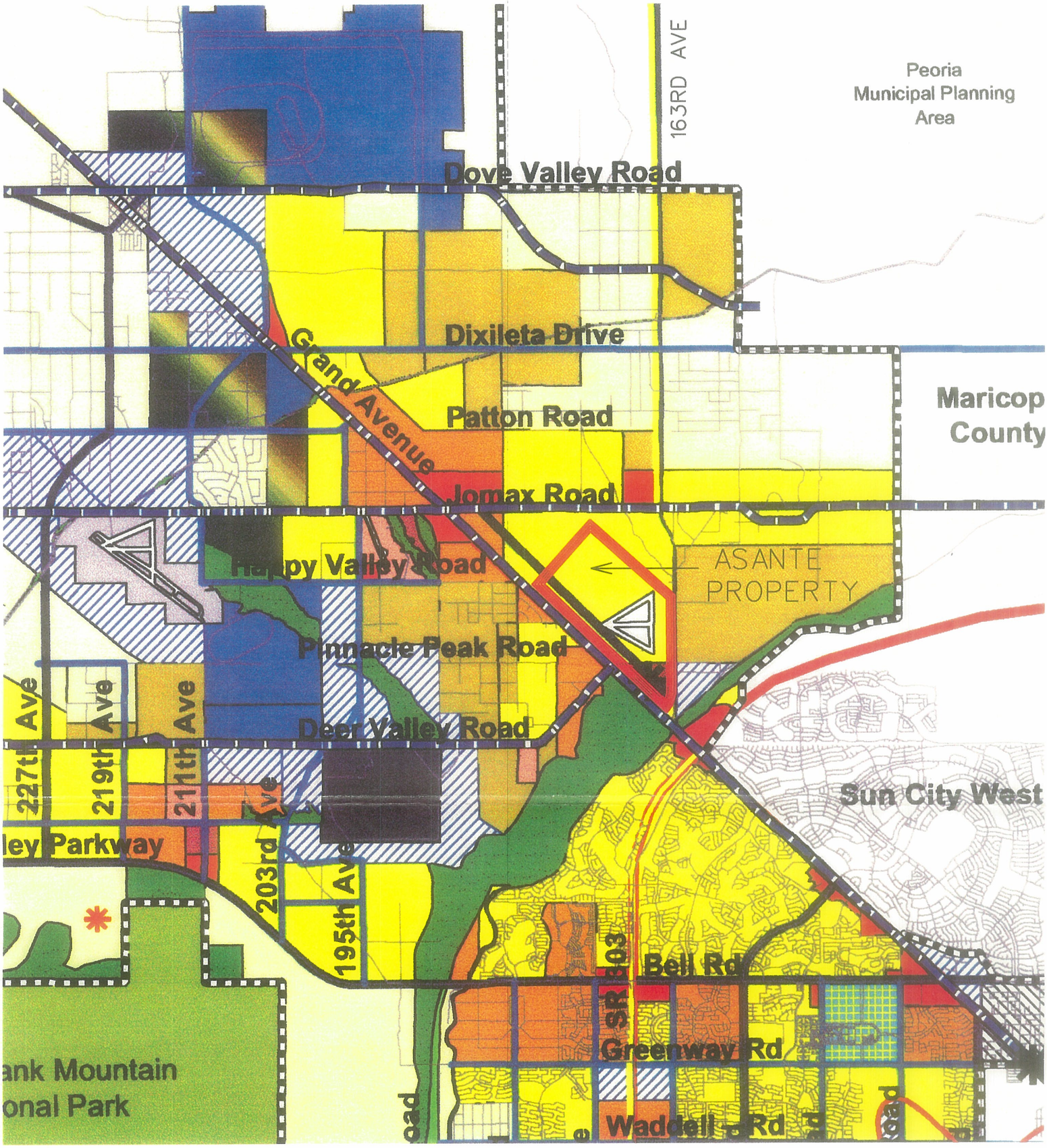
DEI Professional Services, LLC

EXHIBIT

DATE: 4-15-04
N.T.S.

CVL

CVL PROJECT: #040009



Land Use Classification

- Airport Preservation
- Rural Residential (0-1 Du's/Ac)
- Suburban Residential (1-3 Du's/Ac)
- Low Density Residential (3-5 Du's/Ac)
- Medium Density Residential (5-8 Du's/Ac)
- Medium/High Density Residential (8-15 Du's/Ac)
- High Density Residential (15-21 Du's/Ac)
- Surprise Center
- Original Townsite
- Commercial
- Employment
- Mixed Use Gateway
- Agriculture
- Landfill
- Military
- Open Space
- Public Facilities
- Proving Grounds
- Mixed-Use Gateway
- Resort Development

* Note: Commercial under 25 acres can be approved in other land use classifications per criteria in the General Plan

Street Classification

- Principal Arterial
- Major Arterial
- Minor Arterial
- Proposed Principal Arterial
- Proposed Major Arterial
- Proposed Minor Arterial
- Special Corridor
- PARKWAYS

- 1988 MAG Noise Contours
- 1995 Luke A.F.B Noise Contours (1997 Revised)
- City General Planning Area
- Maricopa County Boundary

General Plan Updates

Case No.	Resolution No.	Approval Dates
GPA03-247	03-204	December 11, 2003
GPA03-248	03-205	December 11, 2003
GPA03-249	03-211	December 11, 2003

SURPRISE
ARIZONA

Surprise General Plan 2020: Imagine the Possibilities
City of Surprise, AZ

10.5 0 1 2 Miles

DATE:- Apr. 01, 2004
TIME:- 13:51:55
FILE:- n:\040009\land\pl-genpln.dgn

Asante PAD

General Plan Policy Checklist

1. Land Use:
    A. The majority of intense residential uses are located adjacent to Arterials (163rd Ave and Nicho).
    B. Medium to high density residential will consist of cluster type residential development. Due to impacts to large portions of the site, to develop at the intensity called for in the General Plan and to meet grading and drainage standards of the City, there will be little opportunity for natural open space.
    C. The project is not proximate to the locations listed.
    D. The project is part of an identified 'gateway' and will consist of a variety of commercial and residential uses integrated via multiple pedestrian connections, with portions of the commercial designed as pedestrian oriented development.
    E. The commercial is consolidated into a limited area, so does not constitute extended 'strip commercial'. The commercial will have freestanding pads, which is consistent with retail commercial development. Special pedestrian oriented areas will be provided and, with the linked integration of the residential uses, this will not look and feel like typical strip commercial.
    F. There are no sensitive land forms, vegetation or wildlife corridors. The site has been historically impacted by the auxiliary airfield and corridors cut off by the railroad and streets.
    G. Commercial uses are adjacent to 163rd Ave. and transition from higher density residential to lower density residential.
    H. Trails and open space corridors are designed to provide access between neighborhoods and recreational facilities.

2. Transportation:
    A. The site is dependent upon regional transportation systems and will coordinate as appropriate.
    B. Bicycle lanes or paths are provided on arterial and collector streets and a complete pedestrian trail system is being designed into the project.
    C. Pedestrian circulation will be demonstrated on plats and landscape plans that the City reviews and approves. The landscape concept plan shows a greenbelt system that will have pedestrian movement and access.
    D. On arterials and collectors, the sidewalks are detached and have bike lanes.
    E. Bicycle storage will be made available at commercial uses.

F. Traffic calming will be appropriately used within residential areas and will be approved by the City. Various methods will be considered including roundabouts, chokers, footballs, speed bumps. The specific technique will be oriented to the type of street and specific conditions; although most calming is anticipated to occur on collector streets, with local streets designed to prevent high speeds and pass-through traffic via the use of curvilinear streets and short lengths. The traffic engineer will be involved in specific calming solutions, so that appropriate traffic movement is provided for as well.

3. Economic Development:
   A. Appropriate transitions and buffers will be provided between commercial and residential uses.
   B. Major commercial uses are proposed in the gateway area.

4. Housing:
   A. Residential areas are appropriately located to avoid incompatible uses and an integrated pedestrian and vehicular system is planned. The site has been impacted with only limited natural environment in tact.
   B. No existing residential areas exist. A new residential project will be adjacent on the north that will be consistent with project quality and character.
   C. While there are no current residential immediately adjacent to the project, notification of adjacent landowners will occur and a neighborhood information meeting held.
   D. The project will provide extensive community facilities including an urban park, community park, neighborhood parks, mini-parks and tot lots – all with recreation facilities and landscaping, and a fire station site
   E. Durable materials and design compatible with the region and competitive projects will be provided. A pedestrian trail system is included and transitions will utilize appropriate siting and landscaping to assure compatibility. Traffic patterns are designed to limit overflow and undesired overflow traffic. Community wide facilities are located on collector, not local streets.

5. Open Space and Recreation:
   A. Parks of all types and sizes are located throughout the project with easy access from all residential areas. Facilities appropriate to the type of park are provided and are listed in the narrative. The urban park will have ball fields, the community park, a lake, and all neighborhood and mini-parks will have ramadas and play areas. A neighborhood park is adjacent to the school site and open space will be utilized for drainage and retention facilities.

B. The project will exceed the six acres of open space per 1000 residents. See narrative.
C. The General Plan calls for an urban park, community park and neighborhood parks. These are provided. The neighborhood parks will be integrated within residential areas and be a part of the greenbelt system.
D. The project proposes open space at 10% of residential areas, which is consistent with PAD Ordinance requirements.
E. Parks, open space corridors with trails are included in phase 1 development.
F. There are remnants, but no active natural washes, due to upstream impacts. There are no 10% slopes on the property and no known saguaros.
G. No such features exist, rather the open space will be created for human usage and enjoyment.
H. There will be no development within 100-year floodplains and all drainage will be appropriately managed.
I. While there are no active channels, a system of surface drainage will be created to move water so as to protect residential areas and provide for recreational usage.
J. A thorough hydrology study will provide for management of historic flows and project generated run-off to pre-development flows.

6. Public Services/Cost of Development:
   A. The developer will install all required on-site drainage facilities.
   B. All drainage facilities will be designed and installed in accordance with City standards and requirements.
   C. Public utilities and facilities will be installed by the developer and the service providers in accordance with applicable standards.
   D. Project development costs will be bourn by the developer and the City may assess its costs of public facilities and programs.
   E. After consultation with Dysart School District #89, two 15-acre school sites have been identified for elementary schools. The developer will work with the school district to meet district needs.
   F. The project is in the path of growth and infrastructure will be provided as required. In fact, this project will initiate sewage facilities that will eventually meet regional needs.

7. Environmental Planning/Water Resources:
   A. The project will meet City requirements for well capacity and water supplies.
   B. The project will meet City water supply and pressure requirements.
   C. The project will meet City water line and 'loop' requirements.
   D. All roadways will be paved to City standards.
   E. There will be no development in flood prone areas and drainage facilities will be installed to prevent flooding.

F. Drought tolerant plant materials will be utilized. Appropriate water conservation fixtures will be available to residents.
G. Noise mitigation along Grand Ave./Railroad will be provided by a combination of walls, berms and landscaping.

NOTE: OPEN SPACE TRACTS & CORRIDORS ARE NOT TO SCALE

COMM.	COMMERCIAL
M/HDR	MEDIUM/ HIGH DENSITY RESIDENTIAL (6-20 DU/AC)
LDR	LOW DENSITY RESIDENTIAL (3-6 DU/AC)
ES	ELEMENTARY SCHOOL SITE
PP/F	PUBLIC PARK/FACILITY
	GATEWAY AREA

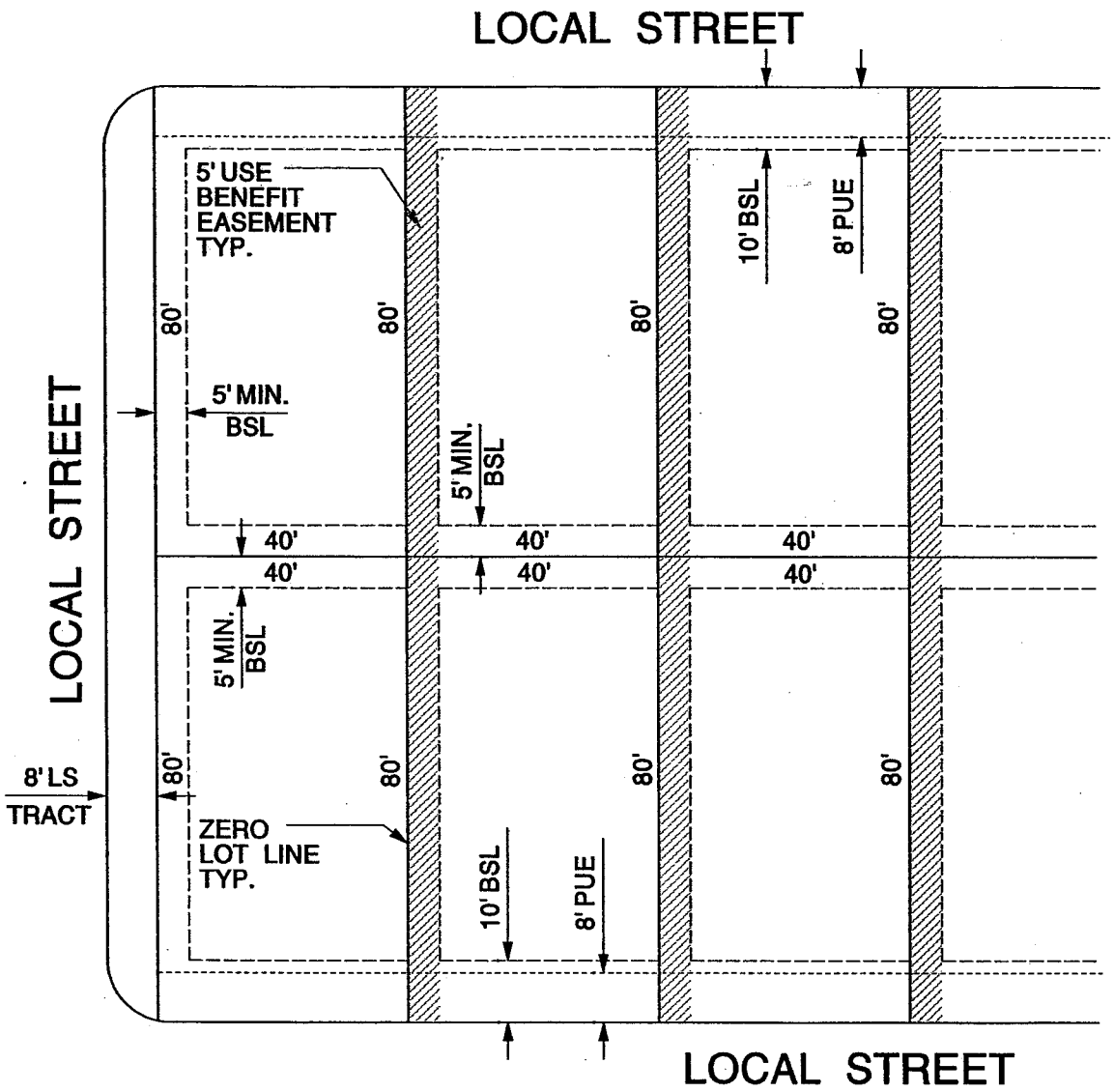
LAND USE TABULATION		TARGET DENSITY		PERMITTED LOT SIZE
GATEWAY				
COMMERCIAL	101.3 AC			
M/HDR	127.9 AC	8.3 DU/AC	1062 DU	48, Z LOT, ZERO LOT, CLUSTER
TOTAL	229.2 AC		1062 DU	
			4.6 DU/AC	
LOW DENSITY RESIDENTIAL				
M.HDR	219.5 AC	8.0 DU/AC	1756 DU	48, Z LOT, ZERO LOT, CLUSTER
LDR	904.3 AC	4.1 DU/AC	3708 DU	Z LOT, ZERO LOT, CLUSTER, 48, 53, 58, 68, 78
COMMERCIAL	15.8 AC			
ELEM SCHOOL (30 NET)	31.1 AC			
PUBLIC PARK/FAC	108.2 AC			
TOTAL	1278.9 AC		5464 DU	
			4.3 DU/AC	
CONSOLIDATED				
COMMERCIAL	117.1 AC			
M/HDR	347.4 AC	8.0 DU/AC	2818 DU	48, Z LOT, ZERO LOT, CLUSTER
LDR	904.3 AC	4.1 DU/AC	3708 DU	Z LOT, ZERO LOT, CLUSTER, 48, 53, 58, 68, 78
ELEM SCHOOL	31.1 AC			
PUBLIC PARK/FAC	108.2 AC			
TOTAL	1508.1 AC		6526 DU	
			4.3 DU/AC	

ReSEED Advisors

DATE: 7-9-04
REV: 5-1-12
JOB# 43220-001

LAND USE PLAN

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LCD ASANTE L.L.C. / HE CAPITAL ASANTE L.L.C.



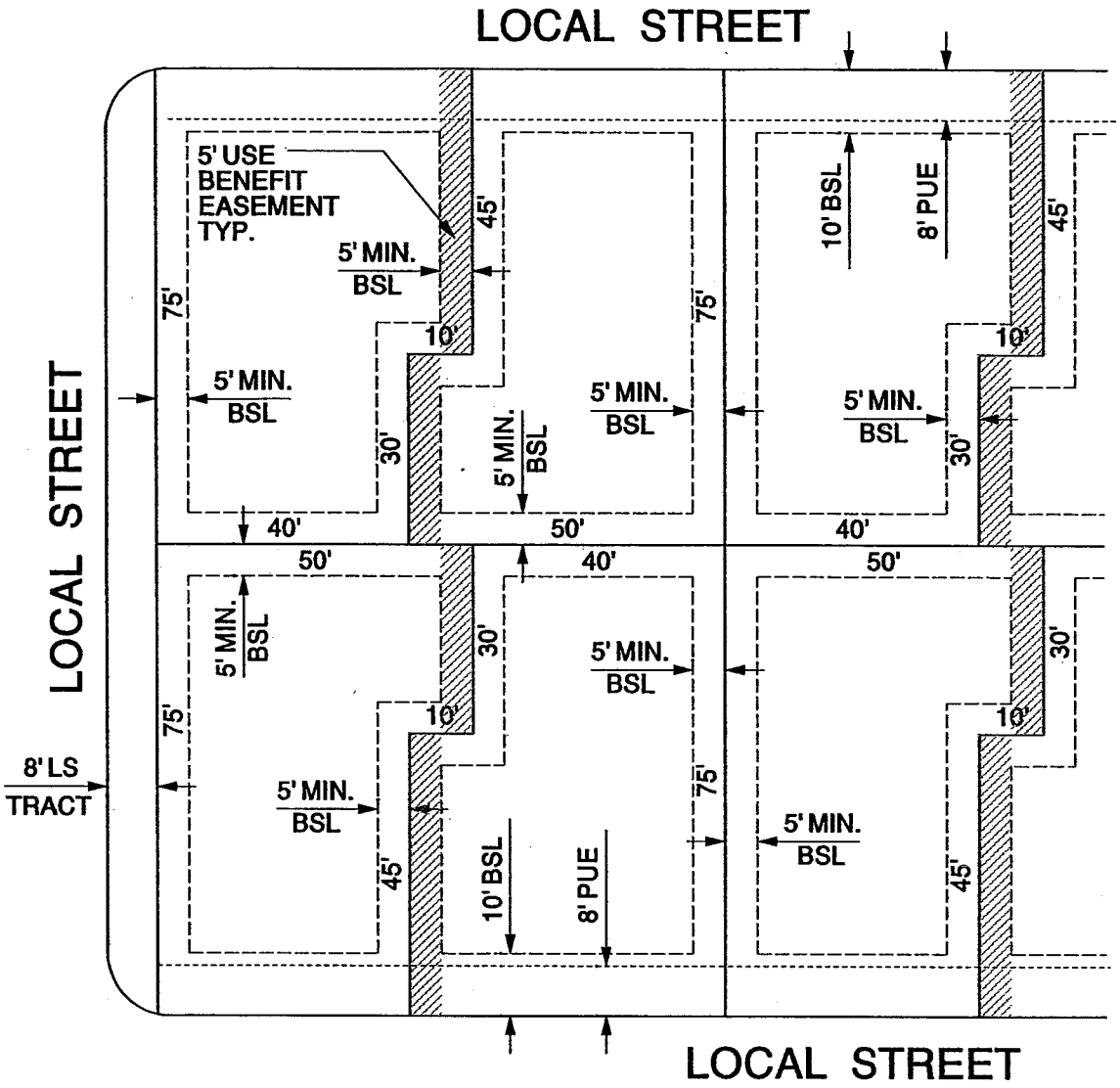
LOT AREA 3,200 S.F

TYPICAL EXAMPLE

SCALE: 1"=30' DATE: 5-14-04

ZERO LOT LINE

DATE:- May. 14, 2004
TIME:- 07:25:32
FILE:- n:\040009\land\pleh-0lotline.dgn

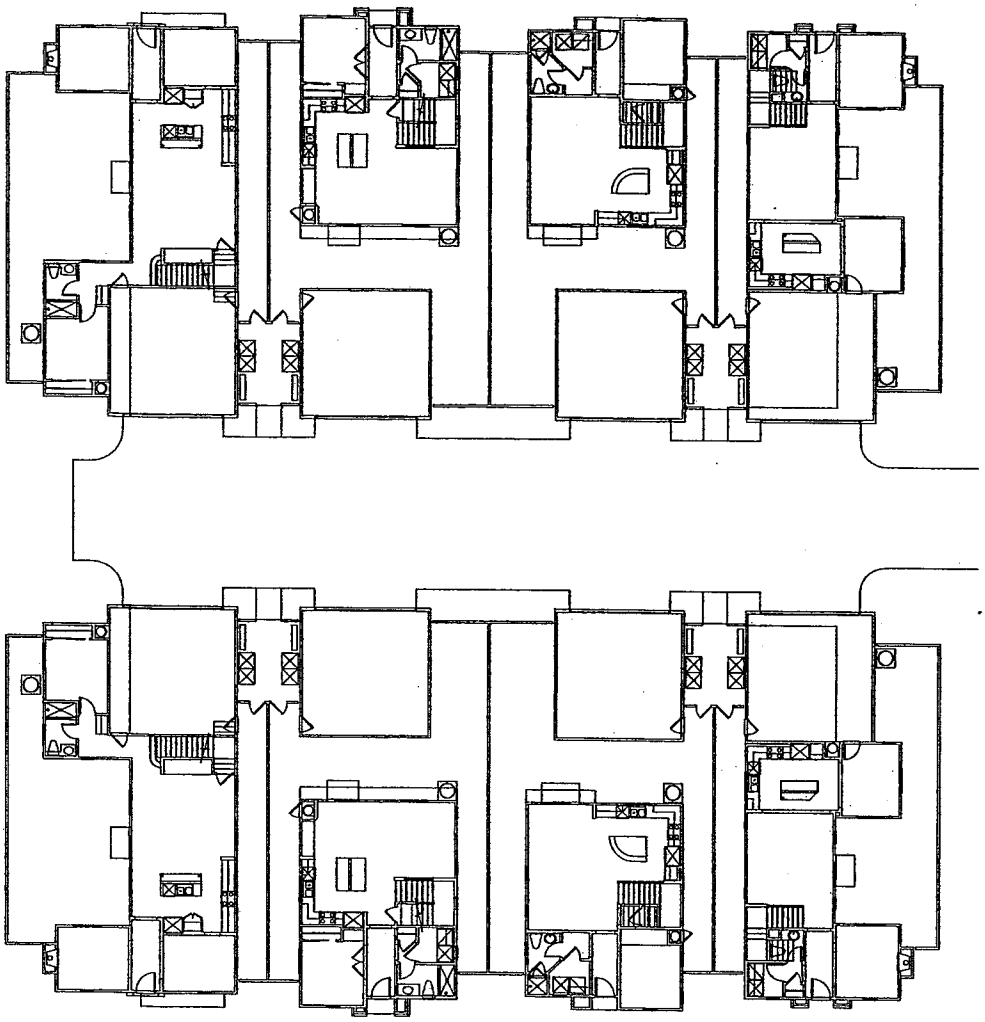


LOT AREA 3,300 - 3,450 S.F

TYPICAL EXAMPLE

SCALE: 1"=30' DATE: 5-6-04

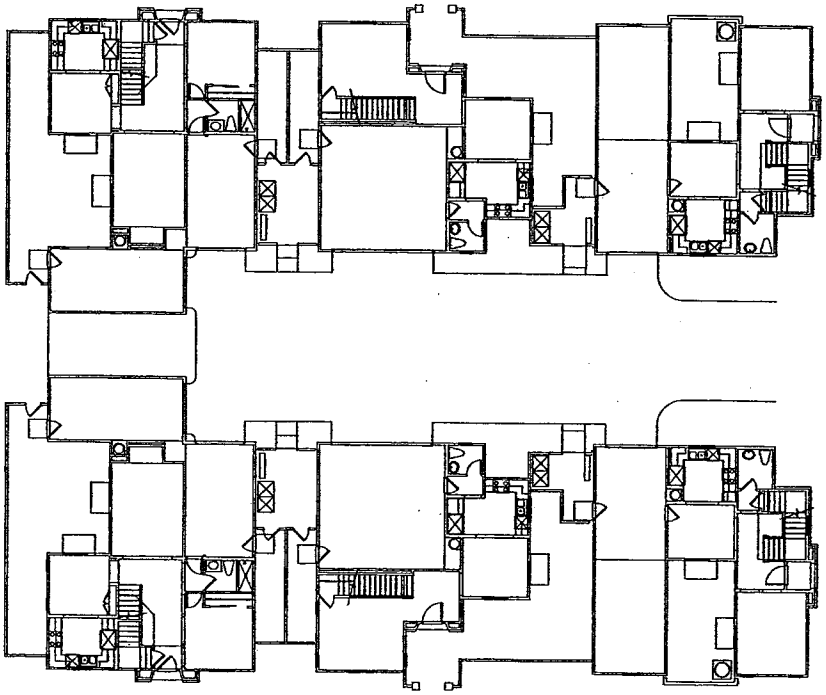
Z LOT



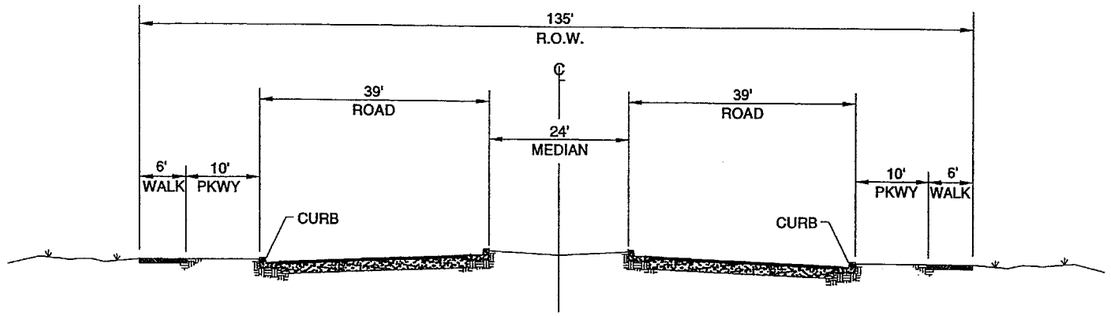
8–PACK

TYPICAL CLUSTER LAYOUT

6–PACK

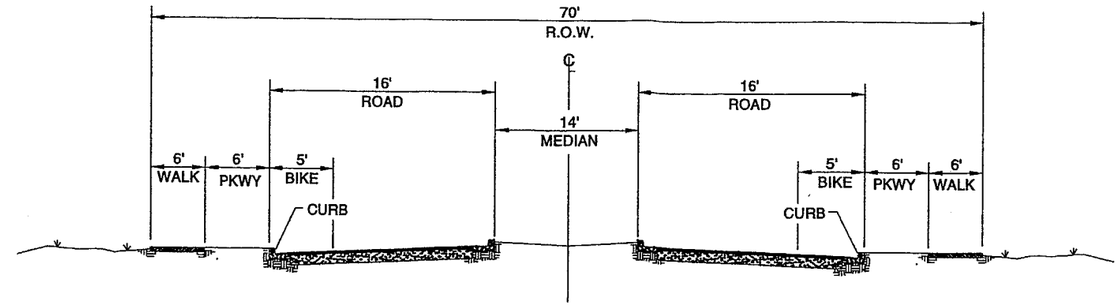


TYPICAL CLUSTER LAYOUT



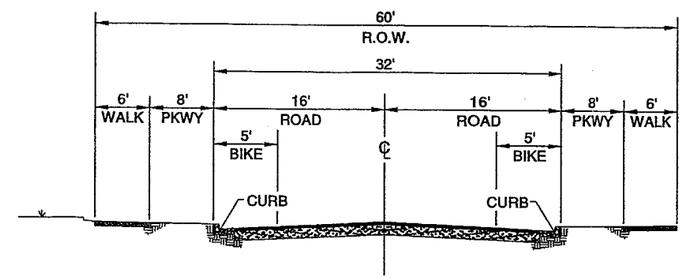
MAJOR ARTERIAL STREET

N.T.S.
(163rd AVENUE & NICHO RD)



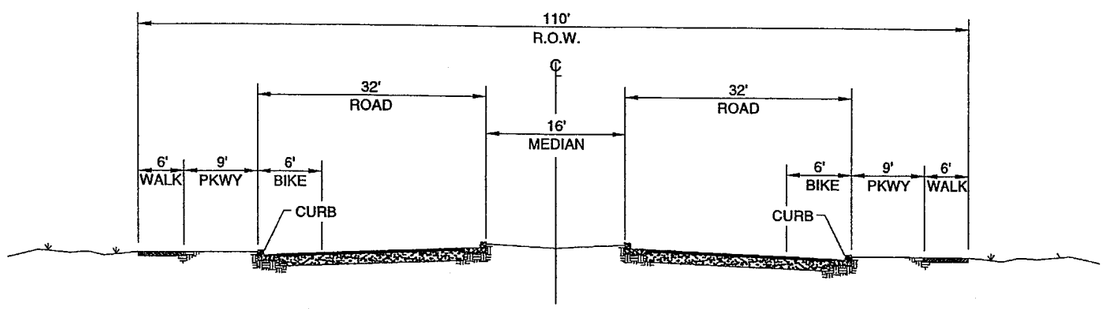
RESIDENTIAL COLLECTOR STREET WITH MEDIAN

N.T.S.



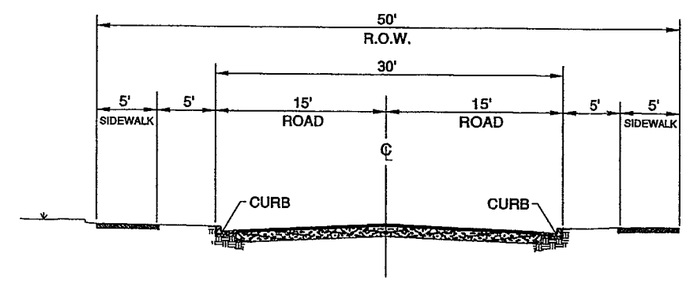
RESIDENTIAL MINOR COLLECTOR STREET

N.T.S.



MINOR ARTERIAL

N.T.S.
(HAPPY VALLEY RD)



LOCAL STREET

N.T.S.

NOTE: ALL LOCAL STREETS SHALL HAVE PARKING ON ONE SIDE ONLY, OPPOSITE SIDE FROM THE FIRE HYDRANTS INSTALLED ALONG THE STREETS IN THE PARCEL OR SUBDIVISION.

ASANTE PAD

STREET SECTIONS

DEI Professional Services LLC

CVL

Asante

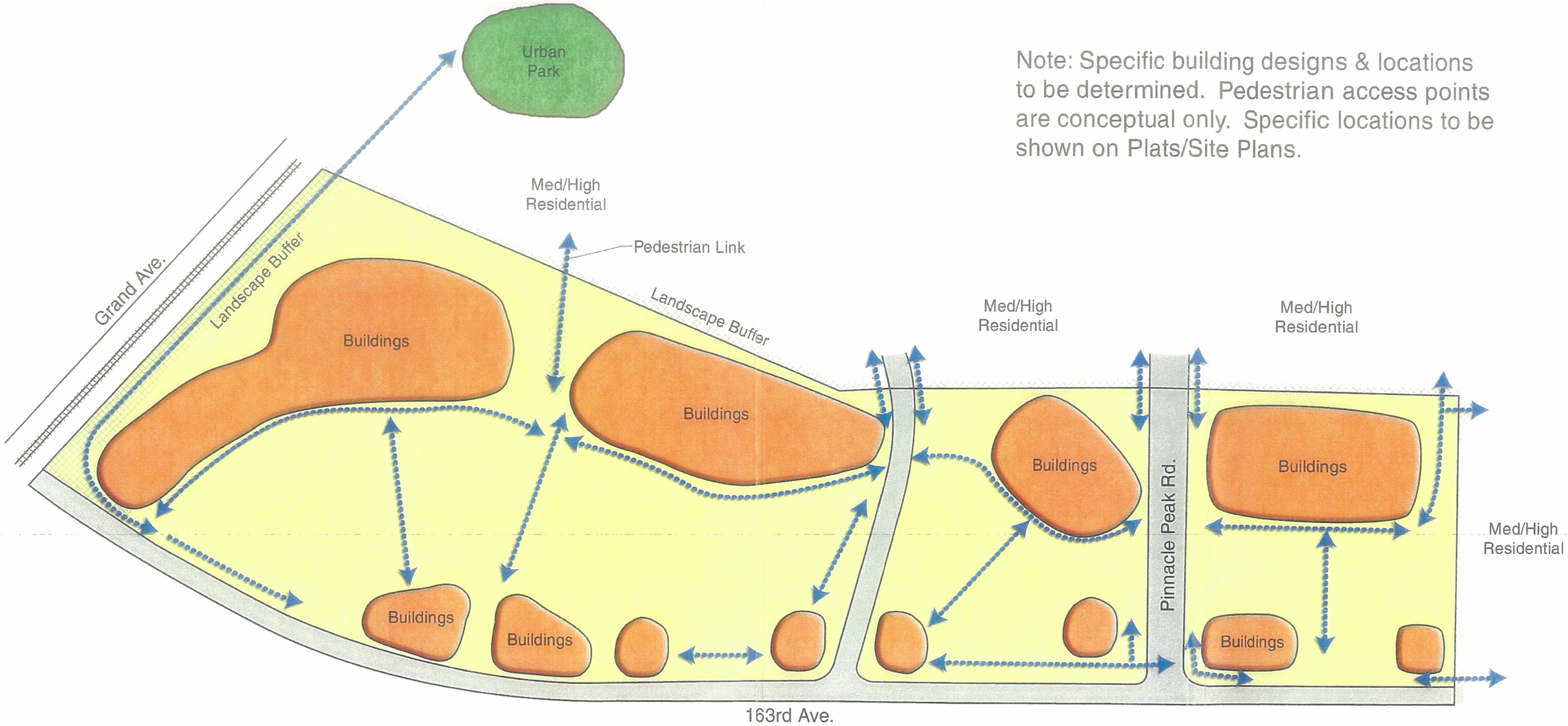
Commercial Development Concepts

Commercial/Residential Integration Concept:
The concept plan delineating pedestrian access between commercial and residential is conceptual in nature and intended to demonstrate that pedestrian connections will be made between these uses. The actual locations can only be determined as detailed design occurs. This plan does commit to pedestrian access, so as to create an integration of uses. These connections must be carefully designed so as to deal with ease of movement and, at the same time, provide buffers and transitions appropriate to the uses. Especially, the service areas of the commercial need to be screened with a combination of walls and landscape buffers in order to provide visual screening and safety-oriented separations, while allowing a free and easy pedestrian flow at appropriate points. Additionally, the commercial will be planned to provide for pedestrian movement between commercial areas by provided pleasant landscaped walkways between major commercial elements and link those uses adjacent to 163rd Ave. with those set back. See sketches

Sketch Elevations:
Perspectives of buildings complexes are conceptual in nature and intended to show only the scale and type of development. Detailed architectural treatments will be provided when site plans are submitted.

Pedestrian Walks and Entrances (4 sketches):
The sketches are intended to illustrate the nature and type of pedestrian linkages between commercial and adjacent residential developments. Characteristics of these connections are: Pedestrian scale that are visually transparent and well lit for safety purposes, while offering appropriate sense of entry and transition between use types. Portions of these walkways may be covered. Some walks will be along streets, others adjacent to buildings and some may occur between buildings. Appropriate landscaping and sitting areas can enhance the pedestrian experience and create an integration of what are normally disparate use types.

Note: Specific building designs & locations to be determined. Pedestrian access points are conceptual only. Specific locations to be shown on Plats/Site Plans.



Date: 8-5-04

ASANTE GATEWAY

Commercial/Residential Integration Concept

N:/040009/graphics/trails.psd

Conceptual View

Retail Power Center

163rd Avenue & Grand Avenue
Surprise, Arizona

BARCLAY GROUP

Lennar
Family Of Builders

KDRA

KURT D. REED ASSOCIATES, INC.
7400 E. McDonald Drive, Suite 101
Scottsdale, AZ 85250
Ph.: 480.941.1440
www.kdra.com

Conceptual View

Retail Power Center

163rd Avenue & Grand Avenue
Surprise, Arizona

BARCLAY GROUP

Lennar Family Of Builders

KDRA

KURT D. REED ASSOCIATES, INC.
7400 E. McDonald Drive, Suite 101
Scottsdale, AZ 85250
Ph.: 480.941.1440
www.kdra.com

CONCEPTUAL TYPICAL NON COVERED WALK

NWC GRAND AVE. & 163rd AVE.
SURPRISE, ARIZONA

KDRA
KURT D. REED ASSOCIATES, INC.
7400 E. McDonald Drive, Suite 101
Scottsdale, AZ 85250
Ph.: 480.941.1440
www.kdra.com
KDRA Job #021732

BARCLAY GROUP

CONCEPTUAL MAIN ENTRANCE FROM COMMERCIAL TO RESIDENTIAL

NWC GRAND AVE. & 163rd AVE.

SURPRISE, ARIZONA

CONCEPTUAL MAIN ENTRANCE FROM COMMERCIAL TO RESIDENTIAL
NWC GRAND AVE. & 163rd AVE.
SURPRISE, ARIZONA
KDRA
KURT D. REED ASSOCIATES, INC.
7400 E. McDonald Drive, Suite 101
Scottsdale, AZ 85250
Ph.: 480. 941.1440
www.kdrd.com
KDRA Job #021732
BARCLAY
GROUP

CONCEPTUAL MAIN ENTRANCE FROM COMMERCIAL TO RESIDENTIAL
NWC GRAND AVE. & 163rd AVE.
SURPRISE, ARIZONA
KDRA
KURT D. REED ASSOCIATES, INC.
7400 E. Mc Donald Drive, Suite 101
Scottsdale, AZ 85250
Ph.: 480. 941.1440
www.kdra.com
KDRA Job #021732
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GROUP

Asante

Small Scale Neighborhood Concepts

Livable Community/Walkable Neighborhood Concept

Asante is addressing another trend in community building, the growing interest in livability and what home buyers are looking for in a livable community. Livable communities create smaller neighborhoods that enable more housing experiences to be offered with lifestyle elements such as more walkable, smaller scale communities. This includes pedestrian access to recreation, shopping and community facilities. Asante is a prime location for this type of development as many large scale amenities such as regional parks, lakes and backbone trail networks are existing and it includes the Gateway commercial area along Grand Avenue and 163rd Avenue. Two neighborhood commercial parcels are also provided at the north end of the project at the intersection of Asante/Adama Blvd and Pat Tillman Blvd. All of the commercial parcels are accessible via the trail/sidewalk system and pedestrian linkages between commercial and adjacent residential areas are illustrated in the Commercial Development Concepts of the PAD.

The benefits of smaller neighborhoods include better project connectivity through walkable neighborhoods with connected and accessible open spaces which include neighborhood scale amenities and gathering places. This fosters close-knit neighborhoods. Physically, smaller and more integrated neighborhoods result in less infrastructure and reduced maintenance costs to residents, better dispersed traffic due to more access points and fewer traffic concentration points. Phasing is also more efficient with smaller neighborhoods that have more connectivity. Each neighborhood has direct access to a range of recreation and gathering spaces. Socially, benefits of smaller neighborhood include taking advantage of existing community assets, creating a range of housing choices, promoting a sense of community and reducing car trips. In summary, livable communities create distinctive places. These benefits have a positive impact on all stakeholders-residents, developer, city and neighbors.

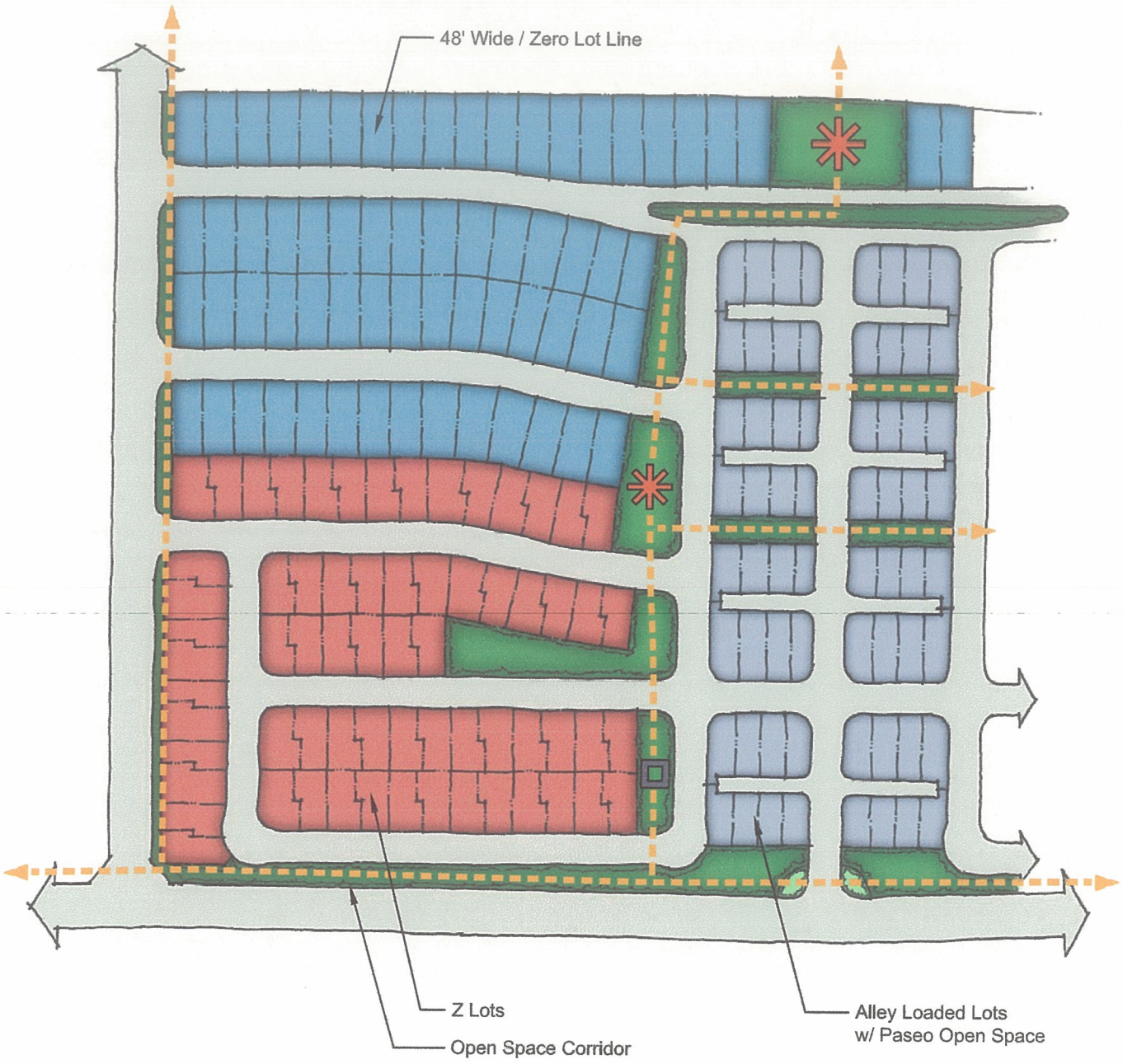
Existing large parcels may be developed in small neighborhoods with multiple product types and with flexible sub-parcels that are not pre-defined. Flexible boundaries of the sub-parcels will allow the developer to identify the appropriate size and product type of these sub-parcels to meet market demand as trends change. Allowing development in this manner will also achieve the smaller, integrated livable neighborhoods as described above.

Concept Exhibits:

The Small Scale Neighborhood exhibits A and B are conceptual in nature and intended to show only the possible configuration of how such communities could be developed. Detailed development plans will be provided at the time of platting or site plan approval.

Legend:

- Neighborhood Amenity
- Rest Node
- Multi-Use Trail



SMALL NEIGHBORHOOD CONCEPT PLAN A

ReSEED Advisors

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ

LCD ASANTE L.L.C. / HE CAPITAL ASANTE L.L.C.

SMALL NEIGHBORHOOD CONCEPT PLAN B

ReSEED Advisors

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ

LCD ASANTE L.L.C. / HE CAPITAL ASANTE L.L.C.

PUBLIC PARKS

URBAN PARK

PRIVATE PARKS

POCKET / MINI PARK

NEIGHBORHOOD PARK
COMMUNITY PARK
LINEAR GREENWAY

PRIMARY PROJECT ENTRY

SECONDARY PROJECT ENTRY

MULTI-USE TRAIL

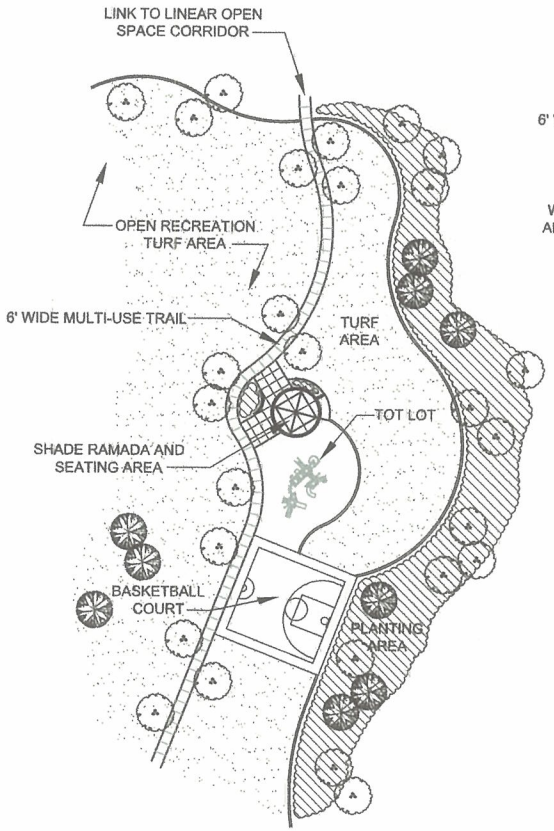
500' 250' 0 500' 1000'
SCALE IN FEET

ReSEED Advisors

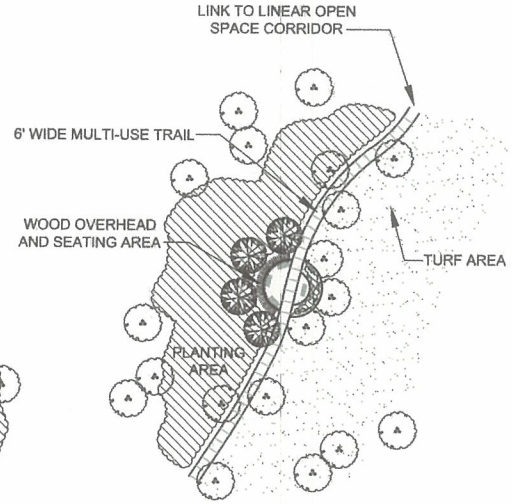
COMMUNITY OPEN SPACE PLAN

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ

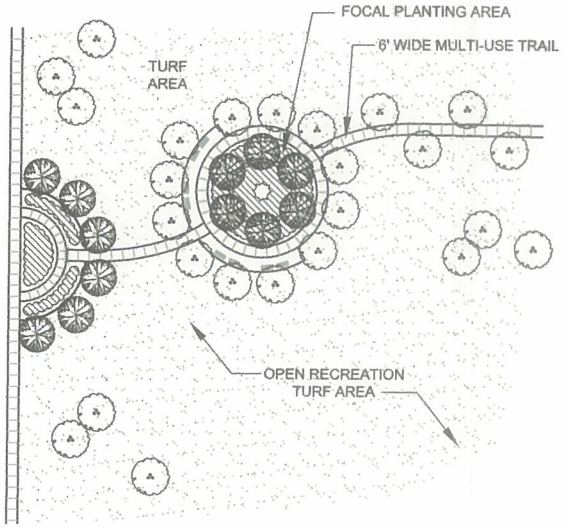
LCD ASANTE L.L.C. / HE CAPITAL ASANTE L.L.C.



TYPICAL PROGRAMMED POCKET PARK
(ACTIVE-THEMED RECREATIONAL AMENITIES)



TYPICAL REST NODE ALONG LINEAR PARK
(SMALL, INFORMAL GATHERING SPACE)



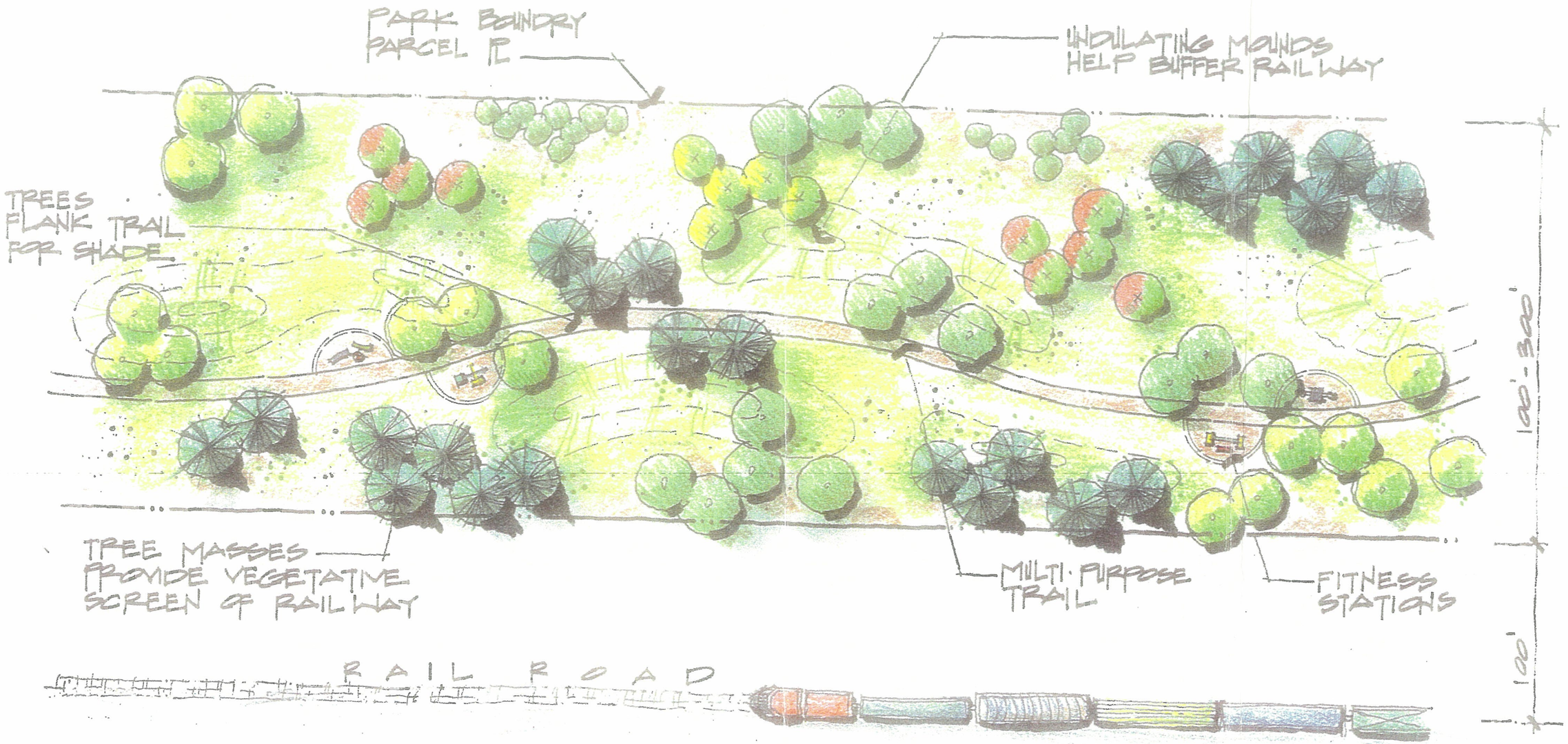
TYPICAL NON-PROGRAMMED POCKET PARK
(SHOWN ADJACENT TO STREET ACCESS)

50' 25' 0 50' 100'
SCALE IN FEET

ReSEED Advisors

NEIGHBORHOOD SCALE / GATHERING SPACE AMENITY OPTIONS

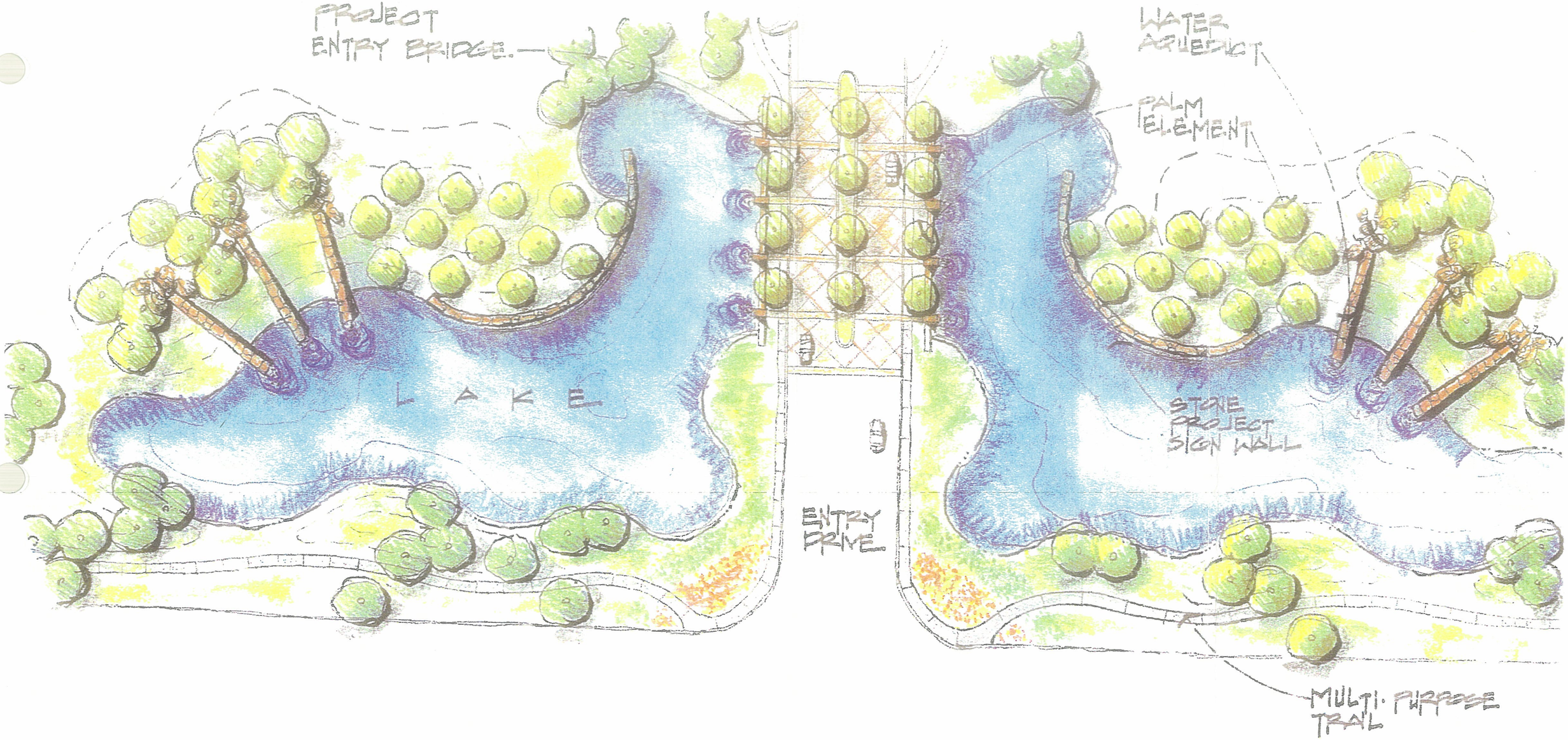
ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LCD ASANTE L.L.C. / HE CAPITAL ASANTE L.L.C.



LINEAR PARK ADJACENT TO RAILROAD

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

The McGough Group



NORTH

The McGough Group

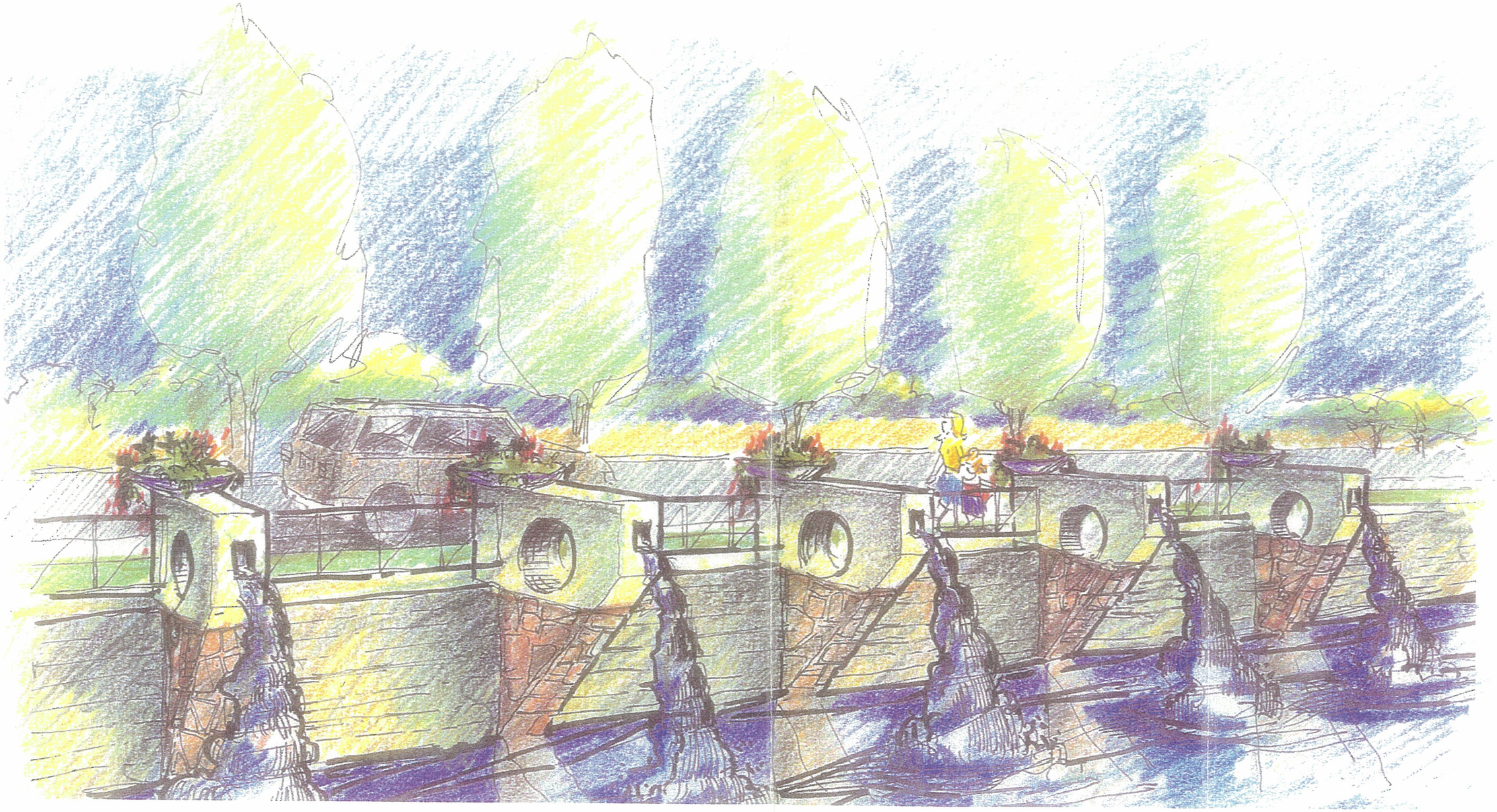
MAIN PROJECT ENTRY

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

WATER AQUEDUCTS AT PROJECT ENTRY

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

The McGough Group



BRIDGE AT PROJECT ENTRY

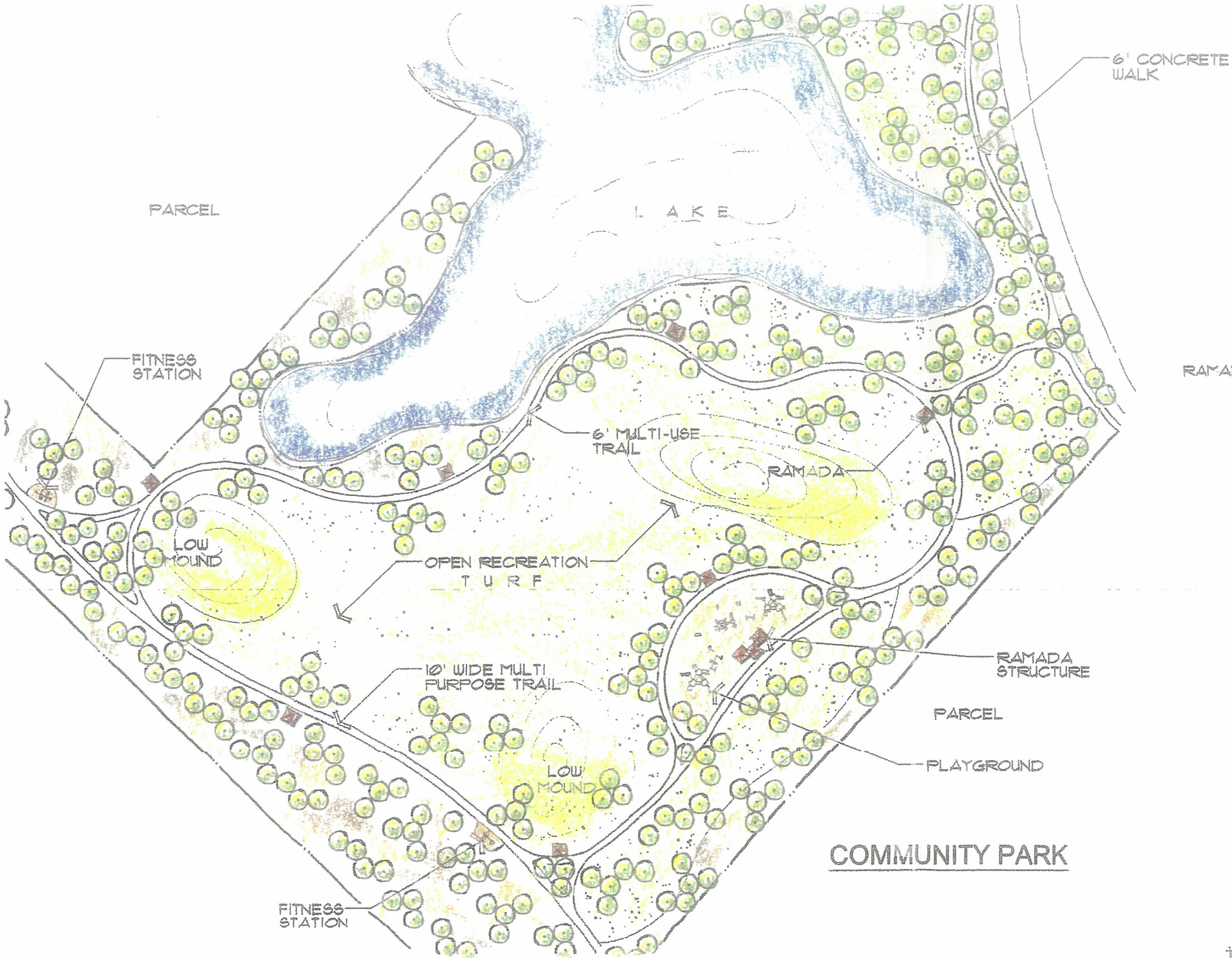
ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

The McGough Group

STONE PROJECT SIGN WALL

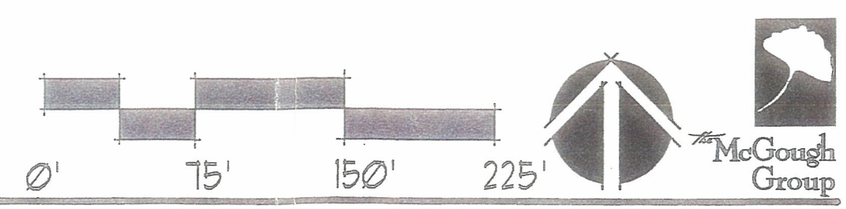
ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

The McGough Group



COMMUNITY PARK

TYPICAL NEIGHBORHOOD PARK



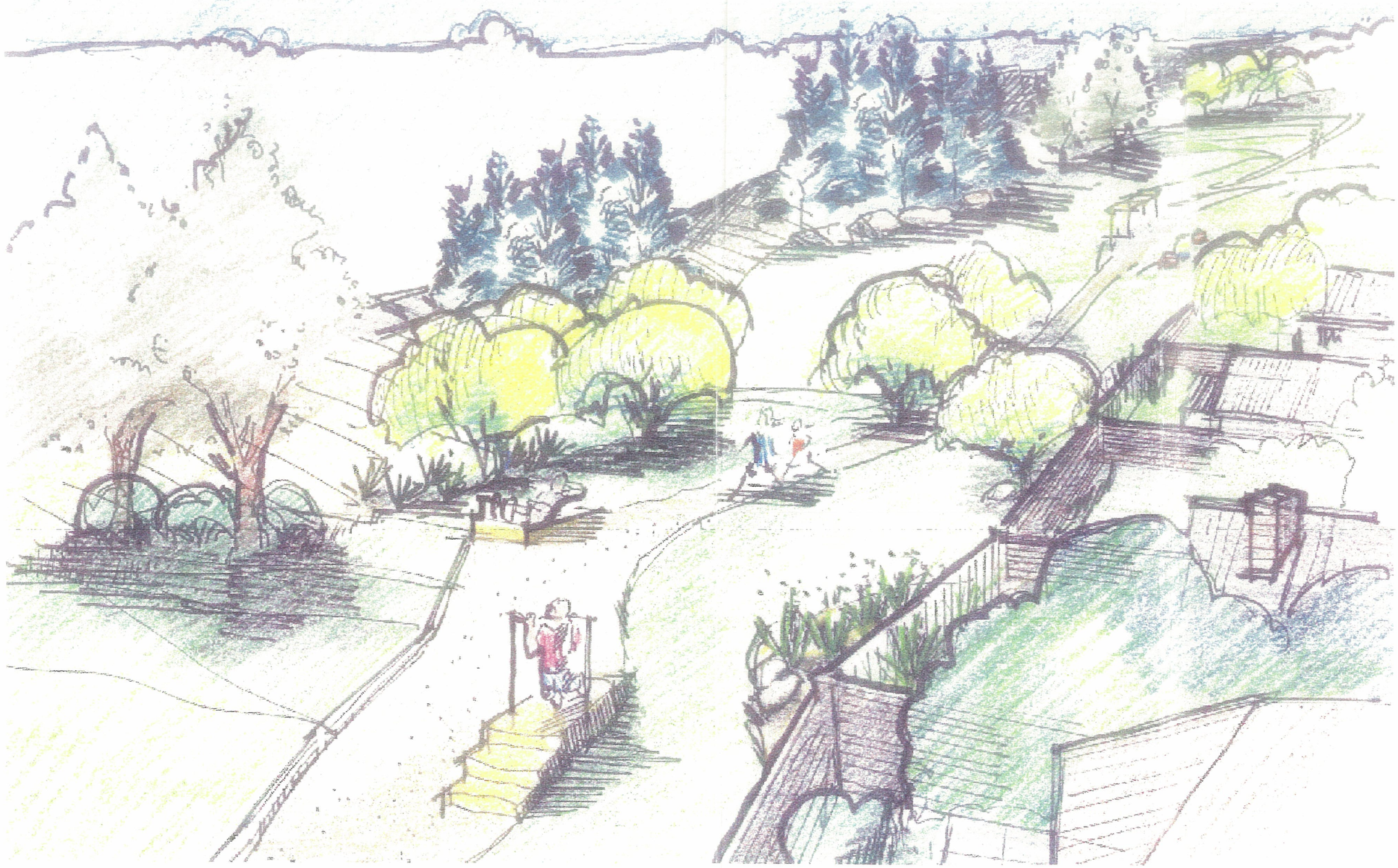
COMMUNITY OPEN SPACE

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

COMMUNITY PARK OPEN SPACE

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

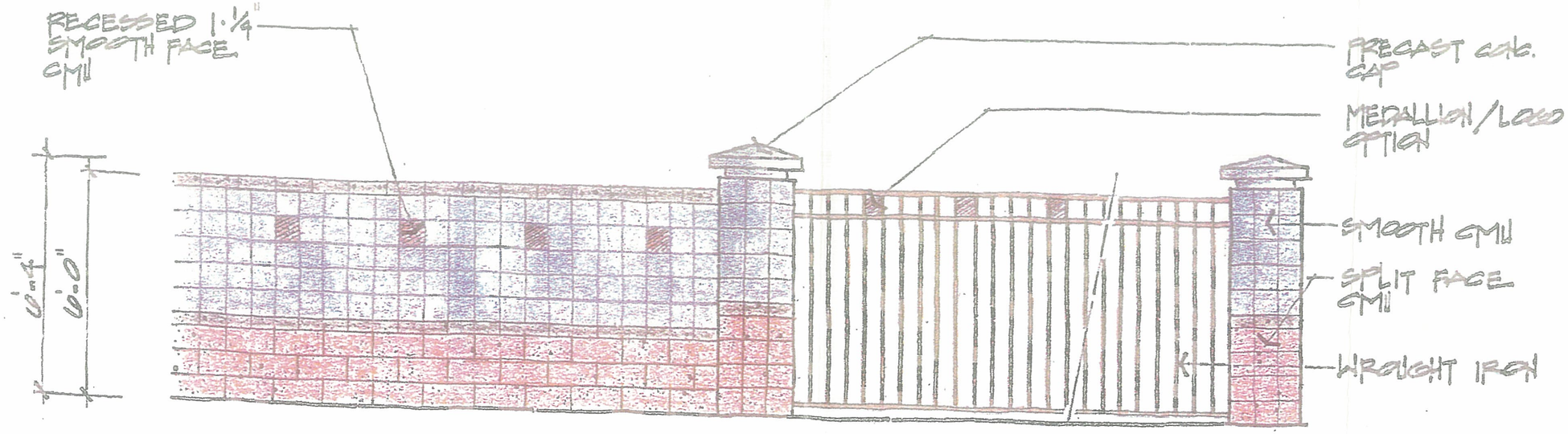
The McGough Group



LINEAR PARK ADJACENT TO RAILROAD

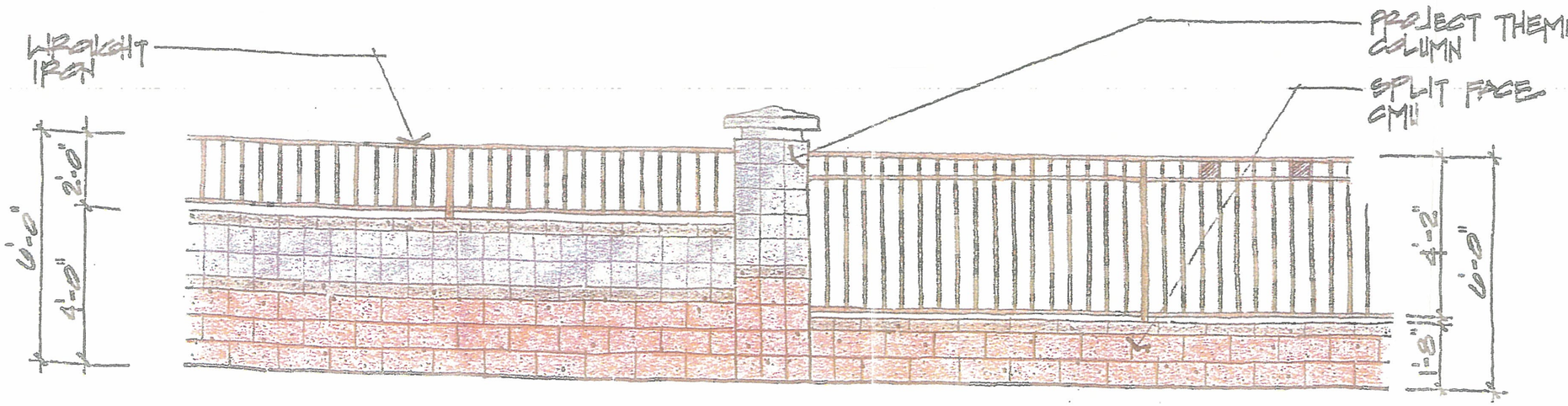
ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

The McGough Group



THEME WALL
(NTS)

VIEW FENCE
(NTS)



VIEW WALL OPTION
(NTS)

* ALL CMU TO BE INTEGRALLY COLORED, STAINED OR PAINTED

VIEW WALL OPTION
(NTS)

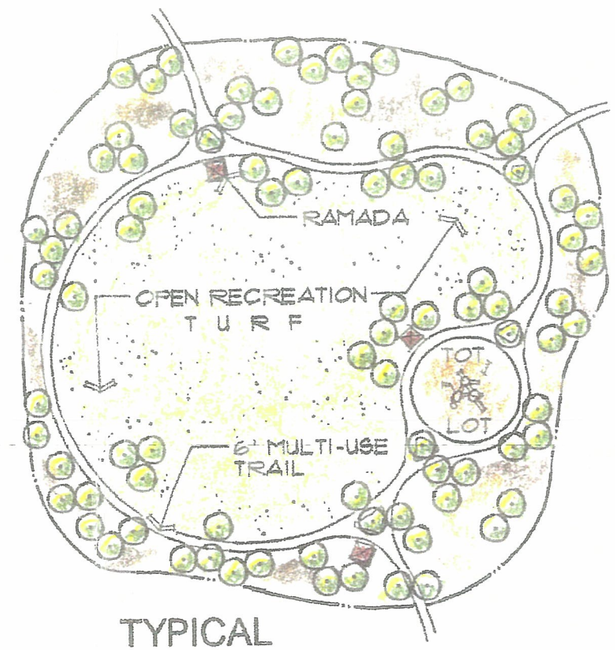
PROJECT WALLS

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

The McGough Group

URBAN PARK

LINK TO LINEAR GREEN/ OPEN SPACE



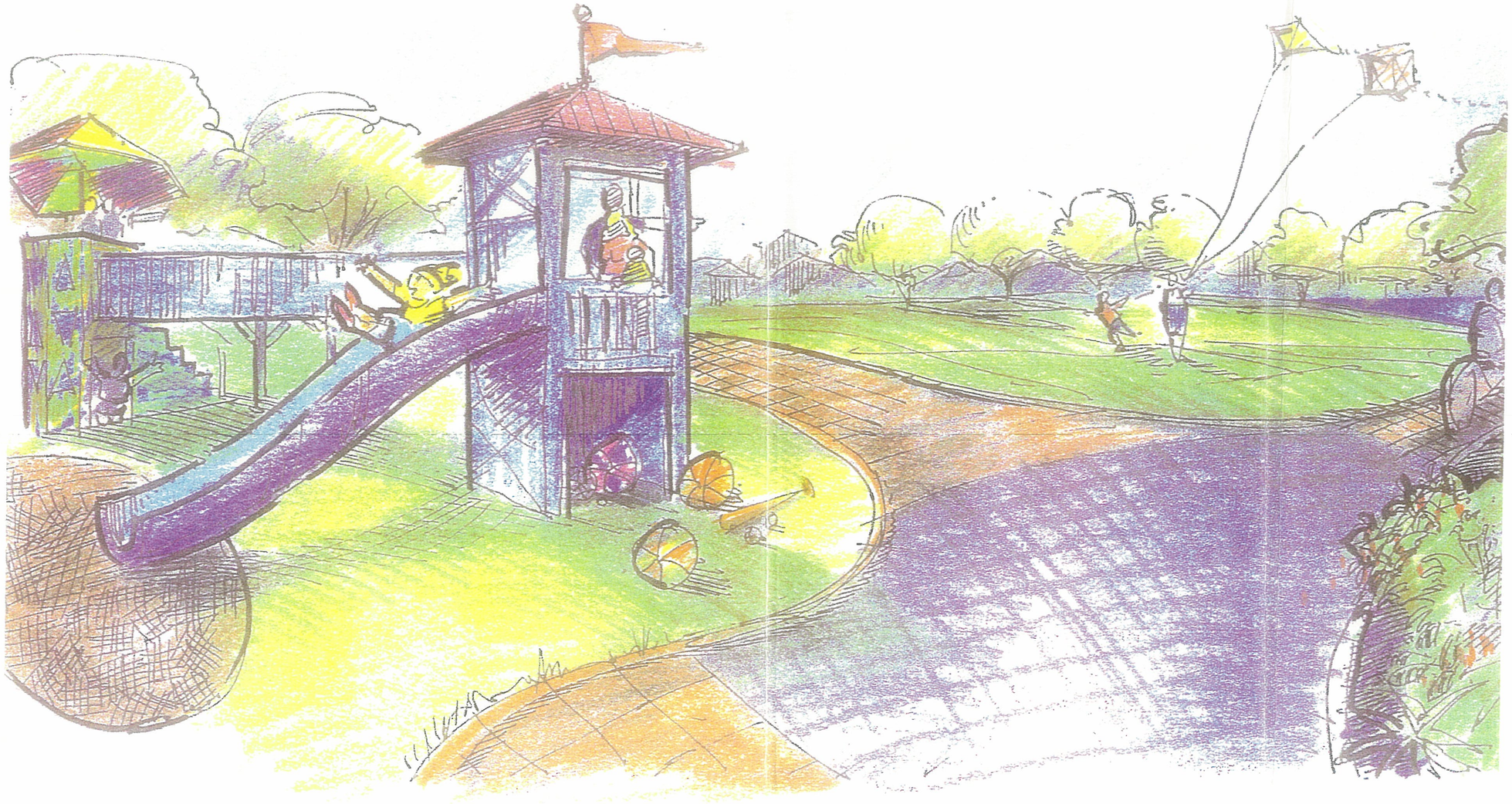
TYPICAL POCKET/ MINI PARK

0' 75' 150' 225'

The McGough Group

COMMUNITY OPEN SPACE

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.



TYPICAL PARK OPEN SPACE

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

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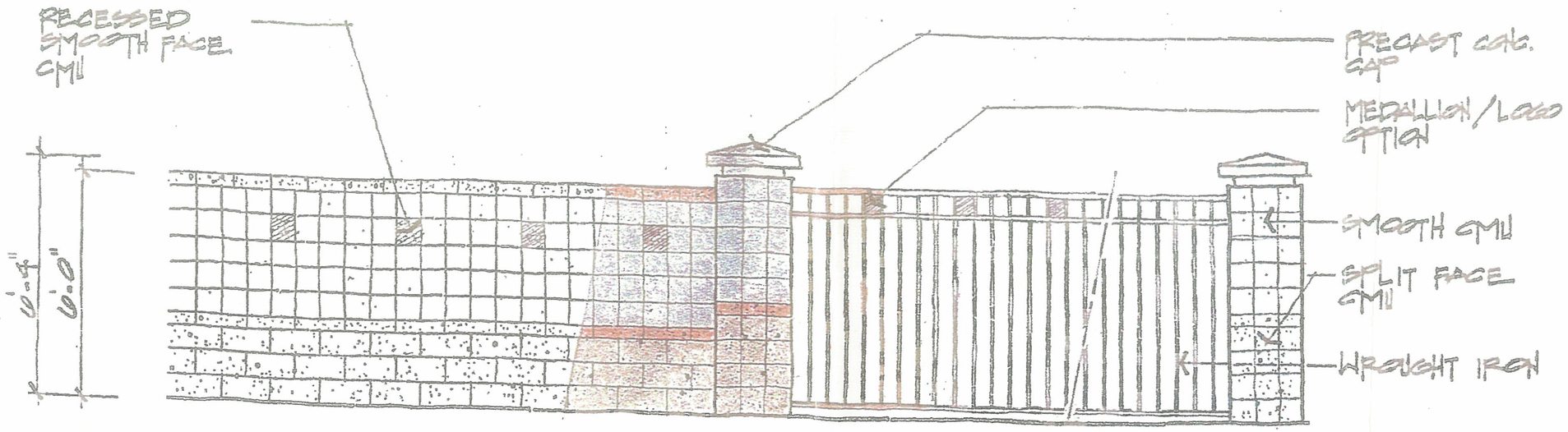
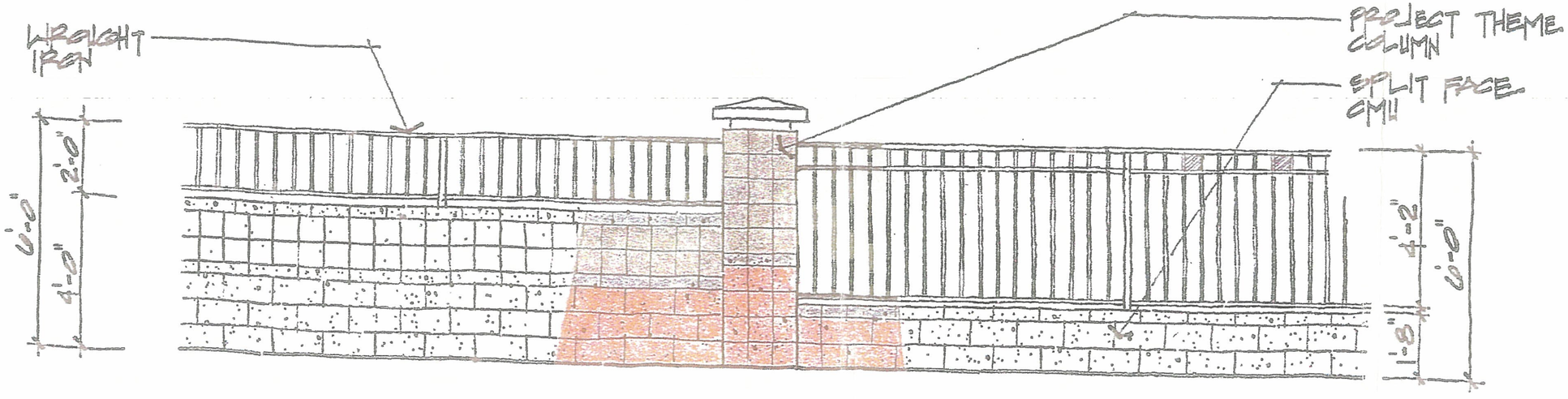


THEME WALL
(NTS)

VIEW FENCE
(NTS)



VIEW WALL OPTION
(NTS)

* ALL CMU TO BE INTEGRALLY COLORED, STAINED OR PAINTED

VIEW WALL OPTION
(NTS)

PROJECT WALL COLOR OPTIONS

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

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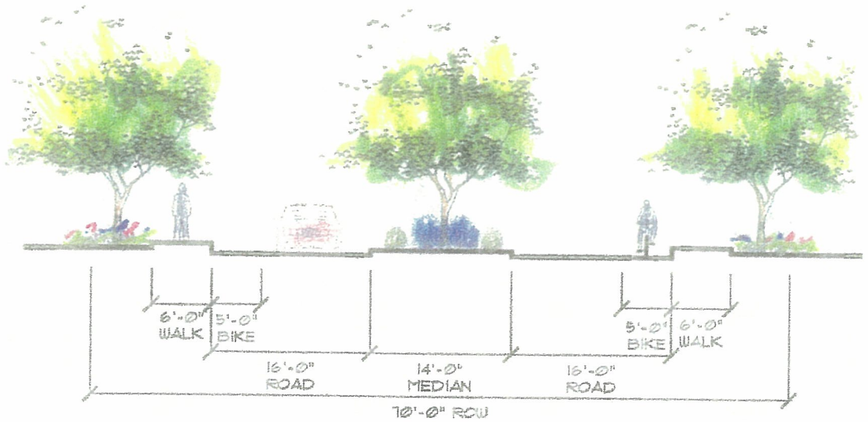
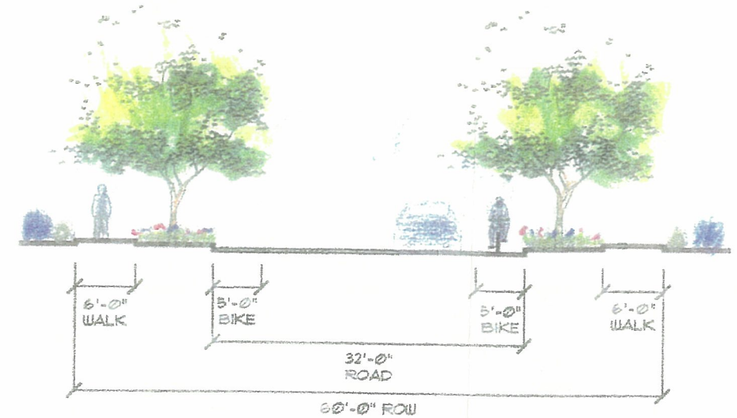
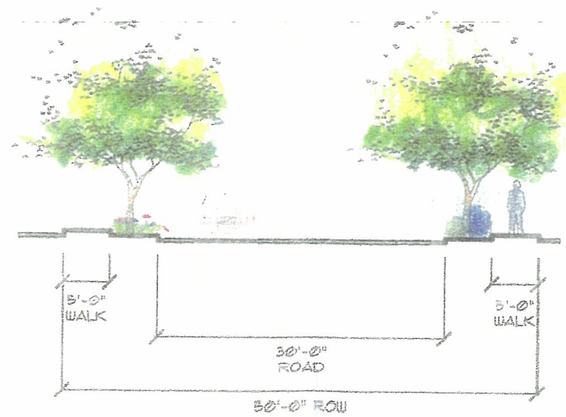


RESIDENTIAL COLLECTOR STREET WITH MEDIAN



RESIDENTIAL MINOR COLLECTOR STREET

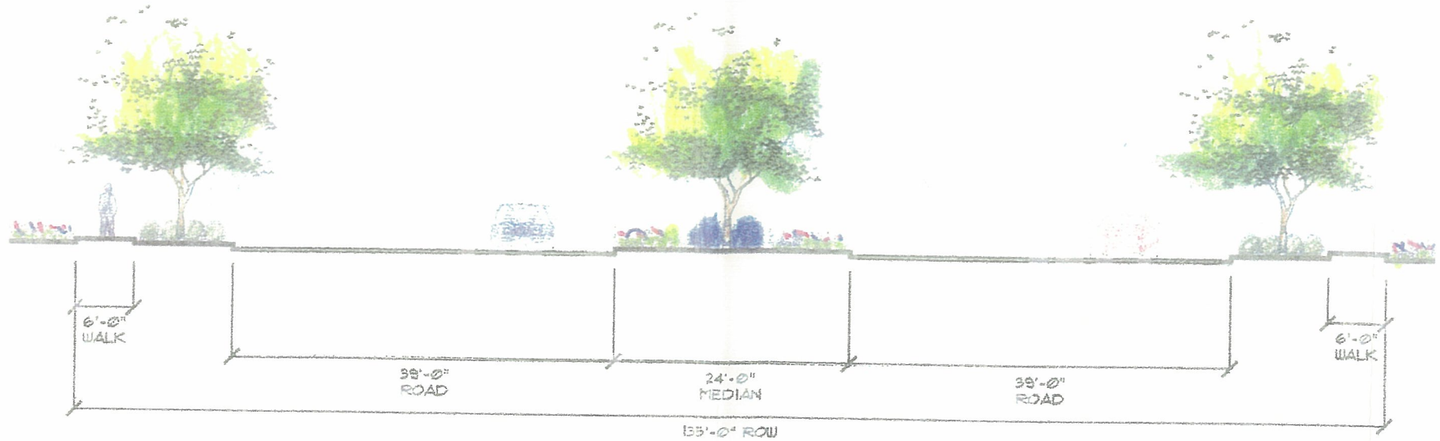


LOCAL STREET

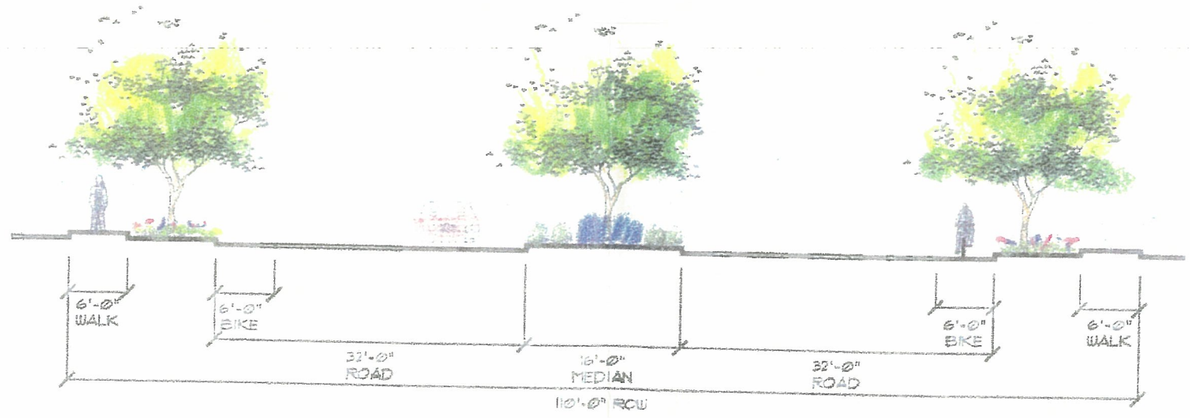
TYPICAL STREET SECTIONS

The McGough Group

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

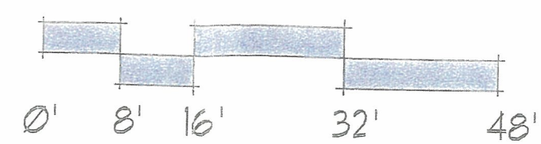


MAJOR ARTERIAL STREET
(163RD AVENUE)



MINOR ARTERIAL STREET
(HAPPY VALLEY ROAD)

TYPICAL STREET SECTIONS



The McGough Group

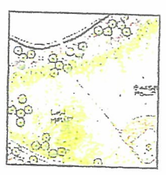
ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

STREET TREES

ACACIA ANEURA	MULGA TREE
ACACIA SALCINA	WILLOW ACACIA
CERCIDIUM 'HYBRID'	DESERT MUSEUM
DALBERGIA SISSOO	SISSOO TREE
NERIUM OLEANDER	TREE OLEANDER
PROSOPIS CHILENSIS	THORNLESS MESQUITE
QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK

PARK TREES

ULMUS PARVIFOLIA	EVERGREEN ELM
PINUS ELDARICA	MONDEL PINE
QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
FRAXINUS VELUTINA 'RIO GRANDE'	FAN-TEX ASH
DALBERGIA SISSOO	SISSOO TREE
PISTACIA CHINENSIS	CHINESE PISTACHE
SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPER TREE
FICUS SPECIES	
PROSOPIS CHILENSIS	THORNLESS MESQUITE
PYRUS CALLERYANA	BRADFORD PEAR



GENERAL OPEN SPACE TREES

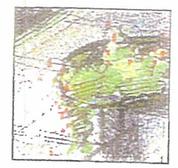
ALL STREET TREES
PINUS SPECIES
ULMUS SPECIES

MONUMENT TREES

PHOENIX DACTYLIFERA	DATE PALM
CERCIDIUM 'HYBRID'	DESERT MUSEUM
QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
ULMUS PARVIFOLIA	EVERGREEN ELM
NERIUM OLEANDER	TREE OLEANDER
PROSOPIS CHILENSIS	THORNLESS MESQUITE

PROJECT SHRUBS AND GROUNDCOVER

AGAVE DESMETTIANA	AGAVE SPECIES
BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
BOUGAINVILLEA 'TOURCH GLOW'	BOUGAINVILLEA SPECIES
CYCAS REVOLUTA	SAGO PALM
CASSIA NEMOPHILA	GREEN CASSIA
CONVOLVULUS CNEORUM	BUSH MORNING GLORY
CAESALPINIA PULCHERRIMA	RED BIRD-OF-PARIDISE
DIETES BICOLOR	EVERGREEN IRIS
DODONAEA VISCOSA	HOPBUSH
HIBISCUS ROSA-SINENSIS	CHINESE HIBISCUS
HESPERALOE PARVIFLORA	RED YUCCA
PYGMY DATE PALM	PHOENIX ROEBELINII
ILEX VOMITORIA 'NANA'	YAUPON HOLLY
LANTANA CAMARA 'RADAITION'	RADAITION LANTANA
LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	'LYNN'S LEGACY'
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE
LEUCOPHYLLUM LANGMANAIE	RIO BRAVO TEXAS SAGE
MUHLENBERGIA RIGENS	DEER GRASS
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF PITTOSPORUM
PYRACANTHA HYBRID 'RED ELF'	PYRACANTHA 'RED ELF'
LEUCOPHYLLUM LAEVIGATUM	
RUELLIA PENINSULARIS	BAJA RUELLIA
RUELLIA BRITTONIANA	BRITISH RUELLIA
XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA
DASYLIRION WHEELERI	DESERT SPOON
LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE

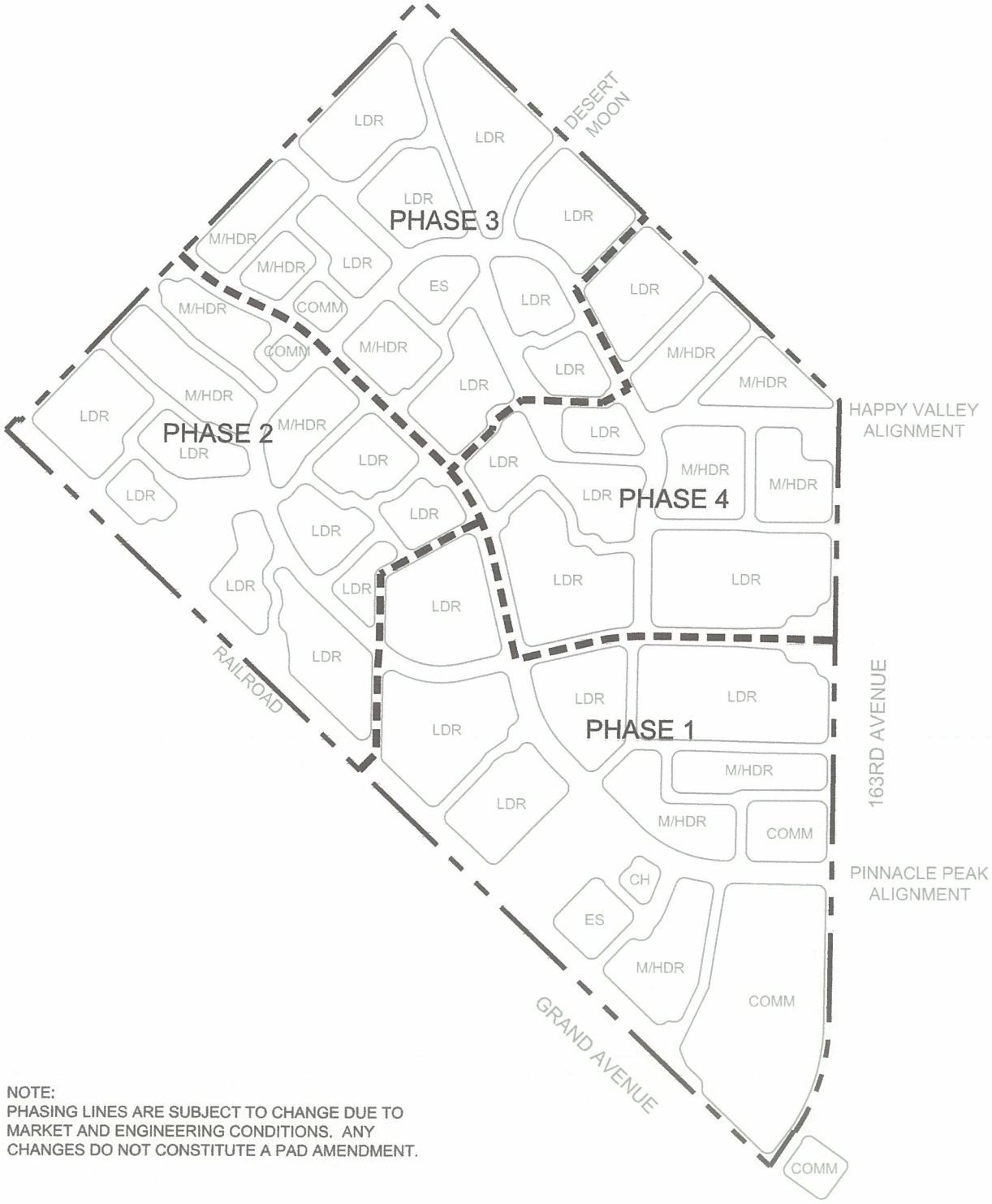


* ALL APPROVED SHRUBS, GROUNDCOVER AND ACCENT PLANTS FROM WATER RESOURCE LIST

MASTER PLANT SPECIES LIST

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

The McGough Group



NOTE:
PHASING LINES ARE SUBJECT TO CHANGE DUE TO MARKET AND ENGINEERING CONDITIONS. ANY CHANGES DO NOT CONSTITUTE A PAD AMENDMENT.

1000' 500' 0 1000' 2000'

SCALE IN FEET

ReSEED Advisors

PHASING PLAN

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ

LCD ASANTE L.L.C. / HE CAPITAL ASANTE L.L.C.

Dysart
Delivering the Dream

DYSART UNIFIED SCHOOL DISTRICT NO. 89

PLANNING & SUPPORT

Vern Wolfley, Senior Planning Specialist
11405 N Dysart Road
El Mirage, AZ 85335
Phone: 623.876.7052
Fax: 623.876.7007
vwolfley@dysart.org
www.dysart.org

Monday, October 04, 2004

Shelley Hohman
City of Surprise Development Services
12425 W. Bell Road, Ste. B-205
Surprise, AZ 85374
Fax: 623-583-6108

RE: Asante

Dear Ms Shelley Hohman,

Thank you for your continued cooperation with the Dysart Unified School District.

After reviewing the proposal from Lennar Communities on Asante, we have no objections to the proposed project; provided we receive a development agreement from the developer.

The proposed project is to be built at the northwest corner of Grand Ave and 163rd Ave. As we understand it, the project will add a mix of medium and high density residential and single family residential housing units totaling 13,406 to the DUSD boundaries. Although no formal document has been drawn, we expect to receive $1,000 per unit and two 15-acre school site with in the Asante development. Mr. Scott Switzer from Lennar has been working with the District on the placement of schools within the planned community of Asante. The location and size of these properties is acceptable to the District. The District fully intends to use the property for the construction of K-8 schools. Date of construction depends on approval of the school site by the Arizona School Facilities Board and the installation of appropriate infrastructure.

Mr. Switzer may contact Mr. Don Peters at (602) 248-2900 and Mr. Peters will be happy to draft an agreement to formalize this transaction.

We appreciate the value you place upon public schools in your planned community. We hope that we can continue working together to build attractive communities.

Sincerely,

Vern Wolfley
Senior Planning Specialist

cc: Mr. Scott Thompson
Mr. Don Peters
Mr. Scott Switzer

LENNAR COMMUNITIES DEVELOPMENT, INC.

1150 W. Grove Parkway
Suite 109
Tempe, AZ 85283
Office 480-345-0077
Fax 480-897-5588

GREYSTONE HOMES
A LENNAR FAMILY HOMEBUILDER

Lennar Homes, since 1954

US·Home

11/2/04

Don Peters
Miller LaSota & Peters
5225 N. Central, Suite 235
Phoenix, AZ 85012

Re: Asante Donation Agreement

Dear Mr. Peters;

Thank you for talking with me today regarding the Donation Agreement. I have attached a copy of a letter I received from Vern Wolfley, Dysart School District, in which he stated the support of DUSD for the Asante project.
There are a couple of points in Mr. Wolfley's letter that need to be clarified:

1. The letter states that there will be 13,406 total building units added to the DUSD boundaries. I think this project may have been crossed with another. There are 6,703 total residential units planned for this development with the true number of units to be realized during the Preliminary Plat and Final Plat process.

2. The letter also states that DUSD "expects to receive $1,000 per unit and two 15-acre school sites". Per our phone conversation today this should be corrected to read as "$1,000 per unit and the donation of two 15-acre school sites. The school sites dollar value shall be deducted from the total per unit amount due".

I would appreciate a return e-mail or letter with your concurrence of the above points. Attached you will find a color land use map of the Asante project for your use. The K-8 school sites are shown in blue on this map.

Thank you again for discussing the Asante Donation Agreement with me. Lennar looks forward to continued cooperation with DUSD as this project moves along. Please contact me if you have any questions regarding this project.

Sincerely,

Scott M. Switzer

Scott M. Switzer
Land Acquisition Manager

"Don Peters"
<don@mlp-law.com>
11/10/2004 02:22 PM

To: <scott.switzer@lennar.com>
cc:
Subject: Asante

Scott, this will confirm that your understanding is correct. The donation that the Dysart District asks is $1,000 per unit total. The value of any school sites that may be donated will be credited against cash donations that would otherwise be made.

I also acknowledge that you have indicated that the number of houses that will be built has changed.

Let me know if you need more,

Don Peters
Miller LaSota & Peters, PLC
5225 North Central, Suite 235
Phoenix, Arizona 85012
Tel 602 248 2900
Fax 602 248 2999

ORDINANCE NO. 04-41

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING THE PLANNED AREA DEVELOPMENT PAD04-124 FOR A PROJECT TO BE KNOWN AS ASANTE, CONSISTING OF CHANGING THE ZONING OF APPROXIMATELY 1,508 ACRES FROM R1-43 (SINGLE FAMILY RESIDENTIAL) TO PLANNED AREA DEVELOPMENT. SUBJECT SITE IS BOUNDED BY GRAND AVENUE TO THE SOUTH AND WEST, JOMAX ROAD TO THE NORTH AND 163RD AVENUE TO THE EAST.

WHEREAS, this Ordinance has been properly noticed for public hearing and the necessary hearings and opportunity for public input have been completed; and

WHEREAS, changes have occurred in the vicinity of Sections 1, 2, 11, 12 and 13, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, which require that the zoning of a parcel of land in that area be changed; and

WHEREAS, rezoning of the subject property will not depreciate surrounding property values and, at the same time is in harmony with the purposes and intent of the zoning ordinance, the plan for the area, and the Surprise General Plan 2020; and

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Surprise, Arizona, that:

Section 1. This Ordinance is not of a general and permanent nature and shall not be codified.

Section 2. The property described in Exhibit A is rezoned from R1-43 (Single Family Residential) to Planned Area Development (PAD) with a development plan.

Section 3. The development plan for the property described on Exhibit B, entitled "Asante," dated August 11, 2004, as application PAD04-124, a copy of which is on file in the Community and Economic Development Department, is approved.

Section 4. All present and future owners of the property described on Exhibit A shall develop the property only in accordance with the requirements

and exhibits found in the Asante PAD, and in compliance with the Stipulations contained in Exhibit C.

Section 5. The applicant shall submit a preliminary plat for the property or a portion thereof within twelve (12) months from the date the ordinance is approved, and the applicant shall pull a permit for construction within the property within thirty-six (36) months from the date the ordinance is approved. In the event either of the above do not occur within their respective time periods, the City Council shall take the appropriate action to revert the zoning being approved with this Ordinance.

Section 6. This ordinance shall become effective thirty-one (31) days after formal passage by the council.

PASSED AND ADOPTED this _____ day of _____, 2004.

_____
Mayor - Joan H. Shafer

ATTEST:

_____
City Clerk -Sherry A. Aguilar

APPROVED AS TO FORM:

_____
City Attorney – Jeffrey Blilie

YEAS:_____

NAYS:_____

RECOMMENDATIONS: (PAD04-124)

Subject request is consistent with the Surprise General Plan 2020. Furthermore, approval of this request would allow for efficient and orderly development. Staff recommends that the Planning and Zoning Commission forward a recommend approval to the Mayor and Council for the zoning change to Planned Area Development (P.A.D.) for Asante (PAD04-124) subject to the following stipulations:

STANDARD STIPULATIONS:

a) Major changes to this P.A.D. with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to this P.A.D. may be administratively approved by the City Manager and the Community Development Director;

b) The applicant shall submit a Written Response to Stipulations. The Response to Stipulations shall consist of a written response to the approved stipulations and five (5) copies of the P.A.D. document revised as necessary to comply with these approved stipulations. Said submission must be under one (1) transmittal package and shall be submitted within fifteen (15) day of City Council approval;

c) All infrastructure shall be constructed pursuant to the provisions of 16.20 of the Surprise Municipal Code or an approved development agreement, whichever applies; and

d) The applicant shall include these stipulations (STANDARD and SPECIAL) and all necessary revisions to text and exhibits in the final P.A.D. document.

SPECIAL STIPULATIONS:

e) All items to which the P.A.D. document commits within the Design Guidelines compliance section of the zoning document are hereby stipulated;

f) By its submittal of the P.A.D., the applicant - as landowner - agrees and approves in writing to the open space designated in the approved P.A.D. plan;

g) Approval of the P.A.D. is contingent upon the Council approving the ordinance annexing the property into the city;

h) The lighting standard for the project shall be subject to further review and approval by the Community and Economic Development Director, and the applicant shall

comply with any adopted lighting standards that exist prior to the first final plat approval;

i) Prior to proceeding with any development, the applicant will be required to demonstrate ADOT's and MCFCD's conditional approval of the Deer Valley re-alignment to the 163rd Avenue intersection, or provide assurances that the alternate routing of 163rd Avenue to Deer Valley can still be accomplished;

j) All roadway and parking lot light fixtures to be full cut-off;

k) All mention of lakes and landscape irrigation in the PAD document shall indicate that reclaimed water must be used when available. The applicant shall also acknowledge that they will comply with the most current version of the City's Integrated Water Master Plan (I.W.M.P.) requirements, and

l) Applicant shall pay their proportionate share of the regional solution to the transportation that shall be addressed in the development agreement.

m) All residential units shall have a hot water recirculation system installed.

EXHIBIT C OF
ORDINANCE #04-41