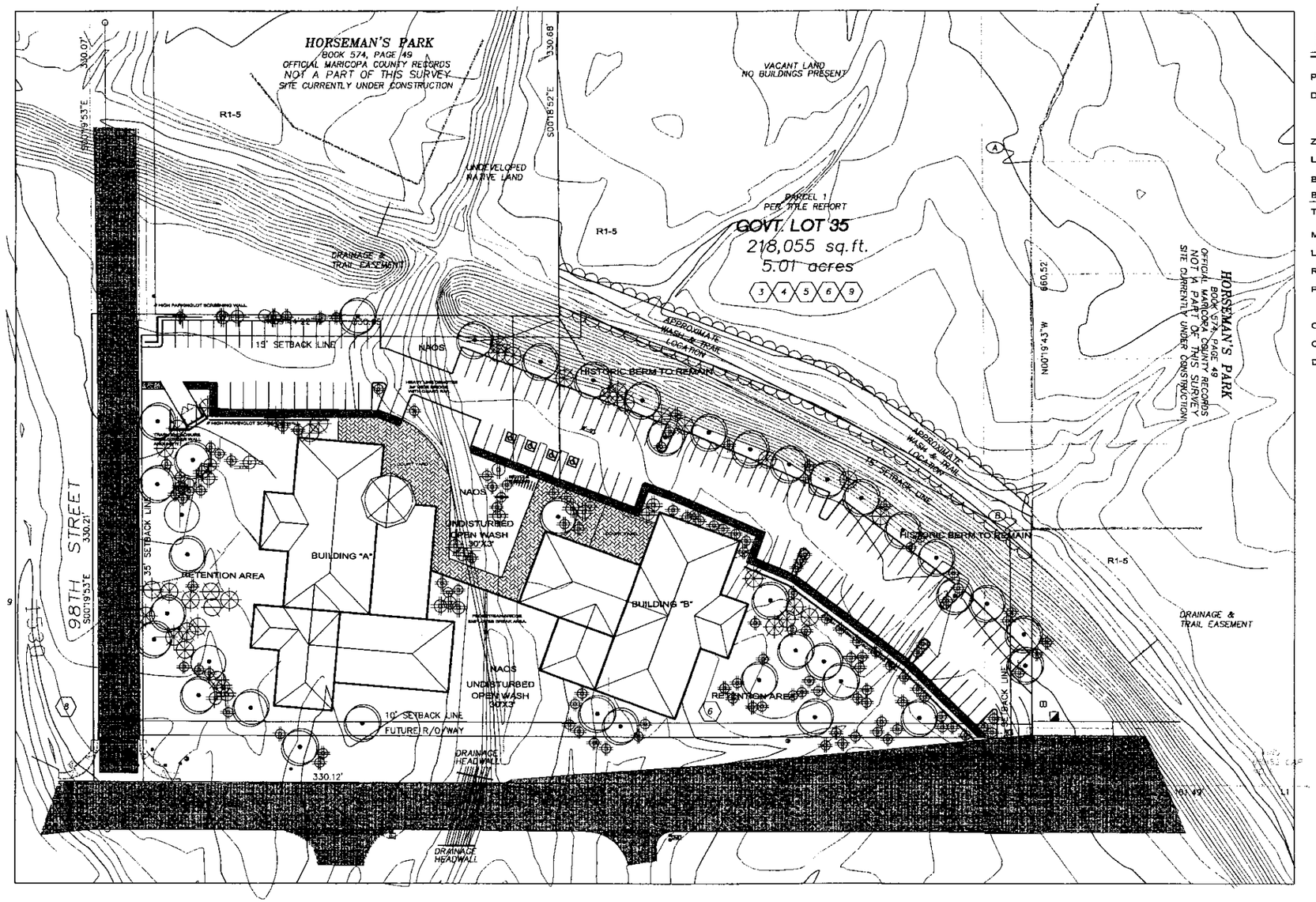
Project Narrative

N.E.C. of 98th Street & McDowell Mountain Ranch Road

The subject property comprises approximately 4.6 acres at the northeast corner of 98th Street and McDowell Mountain Ranch Road; Scottsdale, Arizona (the "Property"). The site is vacant and undeveloped and has frontage both on 98th Street and McDowell Mountain Rand Road. The Horseman's Park single-family residential community is located directly north and east of the property separated by a 25-foot drainage and trail easement.

The Property is designated "Suburban Neighborhoods" Land Use Designation under the City of Scottsdale General Plan. A General Plan Amendment has been filed with the City of Scottsdale to change the Land Use Designation for the Property to "Office (Minor)". According to the General Plan, minor offices should have a "residential scale and character" and should be located along collector as well as arterial streets, similar to 98th Street and McDowell Mountain Ranch Road.

In addition to the General Plan Amendment, a rezoning application is to be submitted to change the zoning from R1-35 PCD ESL to SR PCD ESL (or "Service Residential" Zoning). The purpose of the Service Residential Zoning District is to "provide administrative, clerical and professional offices of a residential scale and character" in order "to serve nearby residential and commercial areas and the community as a whole". The Conceptual Site Plan for the Property provides for two (2) single-store office buildings situated in a natural landscaped setting that creates the proper environment for a professional office project designed with a residential scale and character. Secondarily, the PCD district is intended to be a "transitional zone" and should be used to "buffer low density residential uses form more intense land uses, districts and heavily traveled transportation routes". Due to the Property's proximity to the Westworld Equestrian and Special Events Center and location on 98th Street and McDowell Mountain Ranch Road, the subject minor office use for the Property would provide for the appropriate buffer for the single-family residential use to the north and east of the Property.



CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"

PLEASE NOTE: WASH REMAINED ON THE SAME LOCATION.

0 10 40 100 220

PROJECT DATA

PROJECT NAME: HORSEMAN'S PARK OFFICE COMPLEX.

DEVELOPER: WEST COAST FUNDING
7119 E. SHEA BLVD.
SUITE 109 PMB237
SCOTTSDALE, AZ. 85254
TEL.: 480-315-0790

ZONING: SR (SERVICE RESIDENTIAL)

LOT AREA: 4.28 AC. (186,437 S.F)

BUILDING "A" : 18,500 S.F GROSS

BUILDING "B": 14,860.00 S.F. GROSS

TOTAL BUILDING AREA: 33,360.00 S.F GROSS

MAX. BLD. HEIGHT: 18'-0"

LOT COVERAGE: 18.05%

REQUIRED PARKING: 113 CARS TOTAL

PROVIDED PARKING: 113 CARS
109 REGULAR STALLS
4 ACCESSIBLE

OPEN SPACE REQUIRED: 1.14 AC = 26%

OPEN SPACE PROVIDED: 2.65 AC = 60.43 %

DRIVEWAYS/WALKWAYS: 28,075 S.F.

TAMAS TOROK ARCHITECT
480-695-3453

HORSEMAN'S PARK OFFICE BUILDING
WEST COAST FUNDING L.L.C.
7119 E. SHEA BLVD., SUITE 109 PMB 237
SCOTTSDALE, AZ. 85254
PHONE: 480-315-0790 EXT. 100

SEAL:

CONCEPTUAL SITE PLAN

Job No: HORSEMANS OFFICE
Date: JAN.13, 2005
Scale: 1:30
Drawn: TOROK
Checked: TOROK
Revisions:

Sheet: S
Of: 2