

Exhibit / Schedule ____

"Crossroads East" Character Areas

Case #346-PA-02

A Regional Use Character Area

The Regional Use Character Area, designated as A on the Character Areas Map, is within Planning Units I and IV. The Regional Use Character Area is intended as a focus for intense land uses which will serve a regional market. Appropriate uses may include but are not limited to region-serving retail, corporate office, major medical, specialty entertainment, education campus, community service facilities, tourism and destination attraction uses. In accordance with the proposed Land Use Budget, the Regional Use Character Area allows all uses permitted in the Industrial Park District (I-1), the Central Business District (C-2), the Commercial Office District (C-O), the Planned Regional Center (PRC), the Planned Convenience Center (PCoC), the Planned Community Center (PCC), and the Multiple Family Residential District (R-5).

B1 Hayden Core Character Area

The Hayden Core Character Area, designated as B1 on the Character Areas Map, is within Planning Units II and III. In accordance with the proposed Land Use Budget, the Hayden Core Character Area allows all uses permitted in the Industrial Park District (I-1), the Central Business District (C-2), the Commercial Office District (C-O), the Planned Convenience Center (PCoC), the Planned Community Center (PCC), and the Multiple Family Residential District (R-5).

B2 Hayden Core Character Area

The Hayden Core Character Area, designated as B2 on the Character Areas Map, is within Planning Unit II. This subarea of the Hayden Core Character Area allows all uses permitted in the Industrial Park District (I-1).

C1 Grayhawk Transition Character Area

The Grayhawk Transition Character Area, designated as C1 on the Character Areas Map, is within Planning Units I and II. The Grayhawk Transition Character Area is intended to provide a transition from existing residential development to more intense land uses in the A and B1 Character Areas. The Grayhawk Transition Character Area allows all uses permitted in the Commercial Office District (C-O) and the Multiple Family Residential District (R-5). In addition, a ten (10) acre net site shall be reserved for an elementary school.

C2 Grayhawk Transition Character Area

The Grayhawk Transition Character Area, designated as C2 on the Character Areas Map, is within Planning Unit II and is approximately that area which is associated with the regional power line corridor. This area is intended to provide a transition from existing residential development to more intense land uses in the Hayden Core Character Area and is limited to ancillary uses permitted in the Industrial Park District (I-1), the Commercial Office District (C-O) and the Multiple Family Residential District (R-5), or Open Space uses.

D Princess Character Area

The Princess Character Area, designated as D on the Character Areas Map, is within Planning Unit III. The Princess Character Area is intended to provide a transition from existing residential development in the vicinity of the Fairmont Princess to more intense land uses in the A and B1 Character Areas. The Princess Character Area allows all uses permitted in the Multiple Family Residential District (R-5) and the Planned Community Commercial District (PCC).

Exhibit / Schedule ____: Modified Zoning**"Crossroads East" Land Use Budget**

Case #346-PA-02

Category	Zoning	Permitted Zoning Districts within Planning Units				Total Allowable Gross Acreage by Zoning	Dwelling Units
		I	II	III	IV		
Employment	I-1	●	●	●	●	447	
Employment	C-O	●	●	●	●	91	
Mixed Use	PRC	●			●	170	1524
Commercial	PcoC ¹	●	●	●	●	2	
Commercial	PCC	●	●	●	●	12	
Commercial	C-2 ²	●	●	●	●	156	
Residential	R-5	●	●	●	●	122	1871
TOTAL						1000	3395

NOTES

- 1 PCoC can be converted to C-2 without rezoning.
- 2 C-2 zoning includes 123 acres previously zoned C-3.

Exhibit / Schedule ____

"Crossroads East" Character Areas

Case #346-PA-02

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D Princess Character Area

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Exhibit / Schedule ____: Modified Zoning

"Crossroads East" Land Use Budget

Case #346-PA-02

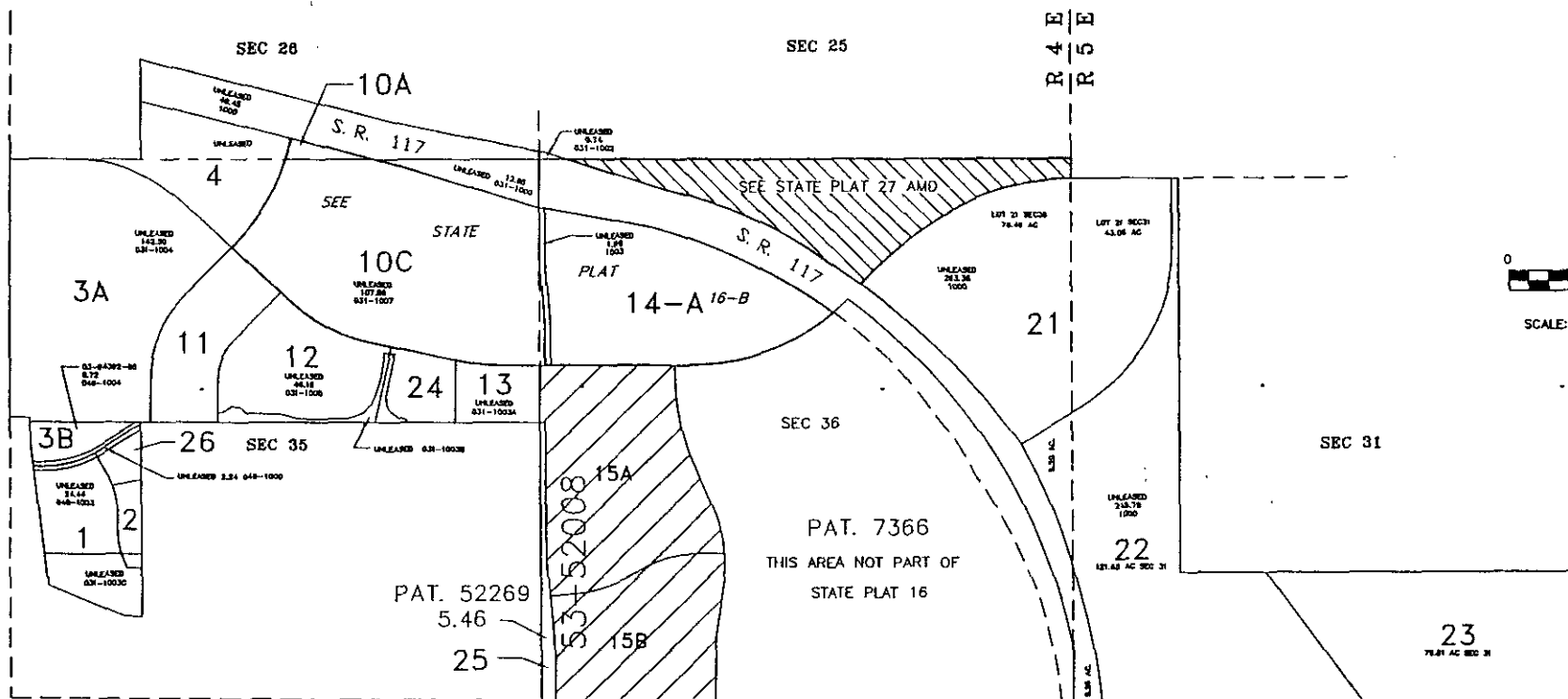
Category	Zoning	Permitted Zoning Districts within Planning Units				Total Allowable Gross Acreage by Zoning	Dwelling Units
		I	II	III	IV		
Employment	I-1	●	●	●	●	447	
Employment	C-O	●	●	●	●	91	
Mixed Use	PRC	●			●	170	1524
Commercial	PcoC ¹	●	●	●	●	2	
Commercial	PCC	●	●	●	●	12	
Commercial	C-2 ²	●	●	●	●	156	
Residential	R-5	●	●	●	●	122	1871
TOTAL						1000	3395

NOTES

1 PCoC can be converted to C-2 without rezoning.

2 C-2 zoning includes 123 acres previously zoned C-3.

STATE PLATS
16 & 16-B
CORE SOUTH



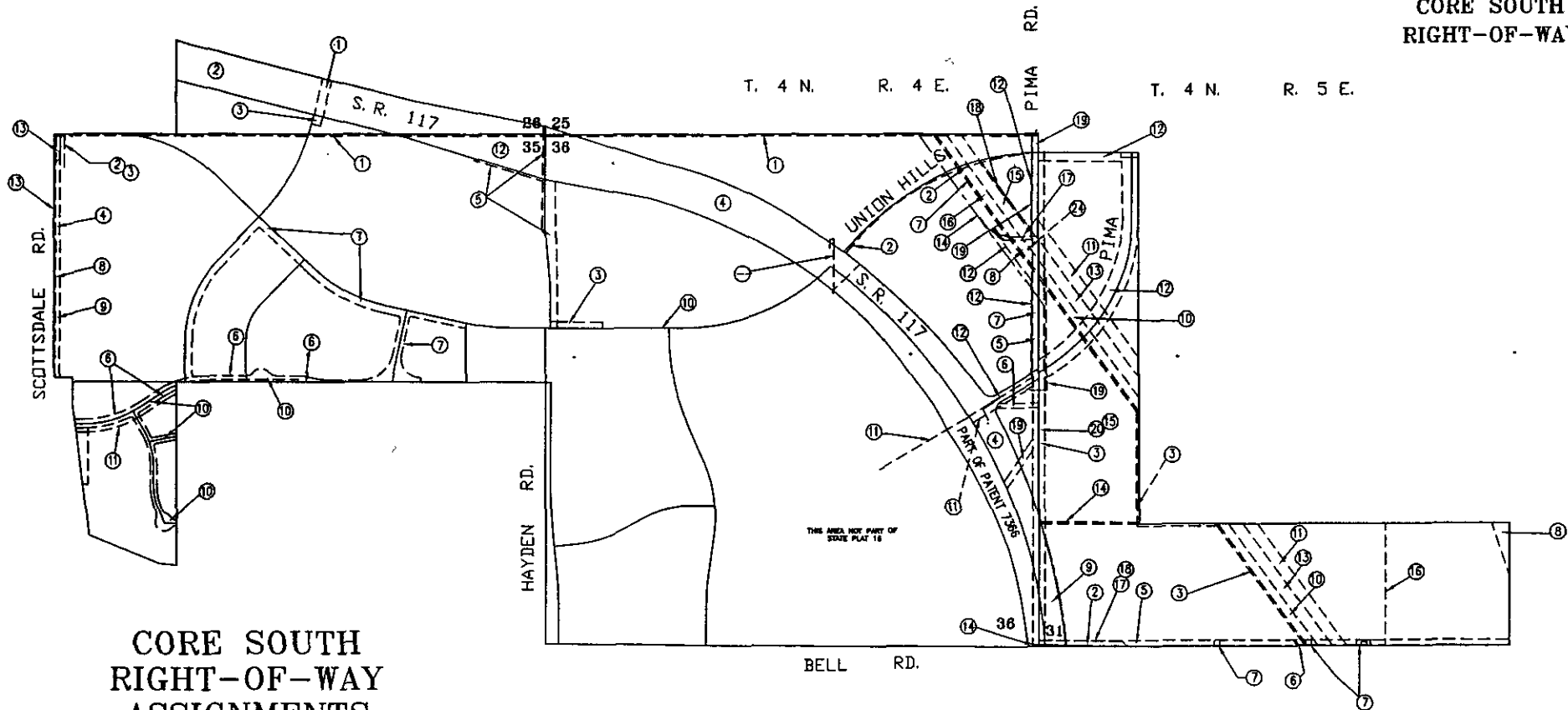
ACREAGE TABLE		
TRACT	TOTAL ACREAGE	PROPOSED ROADWAY ACREAGE
1	26.615	2.086
2	4.645	1.075
3A	99.754	9.043
3B	7.955	1.231
4	30.259	3.259
10A	2.142	0.217
10B	107.861	5.316
11	27.103	4.107
12	36.669	5.338
13	11.274	1.067
14	74.427	7.629

ACREAGE TABLE		
TRACT	TOTAL ACREAGE	PROPOSED ROADWAY ACREAGE
15A	73.124	8.547
15B	48.654	6.215
21	121.523	13.304
22	129.852	8.285
23	79.808	2.741
24	11.544	2.166
25	5.455	3.550
26	4.218	1.039
TOTAL	100.01	100.01

ARIZONA STATE
LAND DEPARTMENT
T 4 N , R 4 E
Sec. 25, 26, 35, & 36
T 4 N , R 5 E , SEC. 31
STATE PLATS
16 & 16-B
CORE SOUTH
MARICOPA CO.
Sheet 1 of 1
Date: 11/29/95
Drawn by: CLH

REV 06/05/02 IWM.
REV 06/01/02 IWM.
REVISED 07/08/97 CLH
REVISED 11/29/95 CLH
REVISED 04/13/95 MDS
REVISED 02/06/94 TZE

STATE PLAT 16
T. 4 N. R. 4 E.
T. 4 N. R. 5 E.
CORE SOUTH
RIGHT-OF-WAY



CORE SOUTH
RIGHT-OF-WAY
ASSIGNMENTS

S-AREA / CS-ROW DWG.
4N4ESE

LEGEND

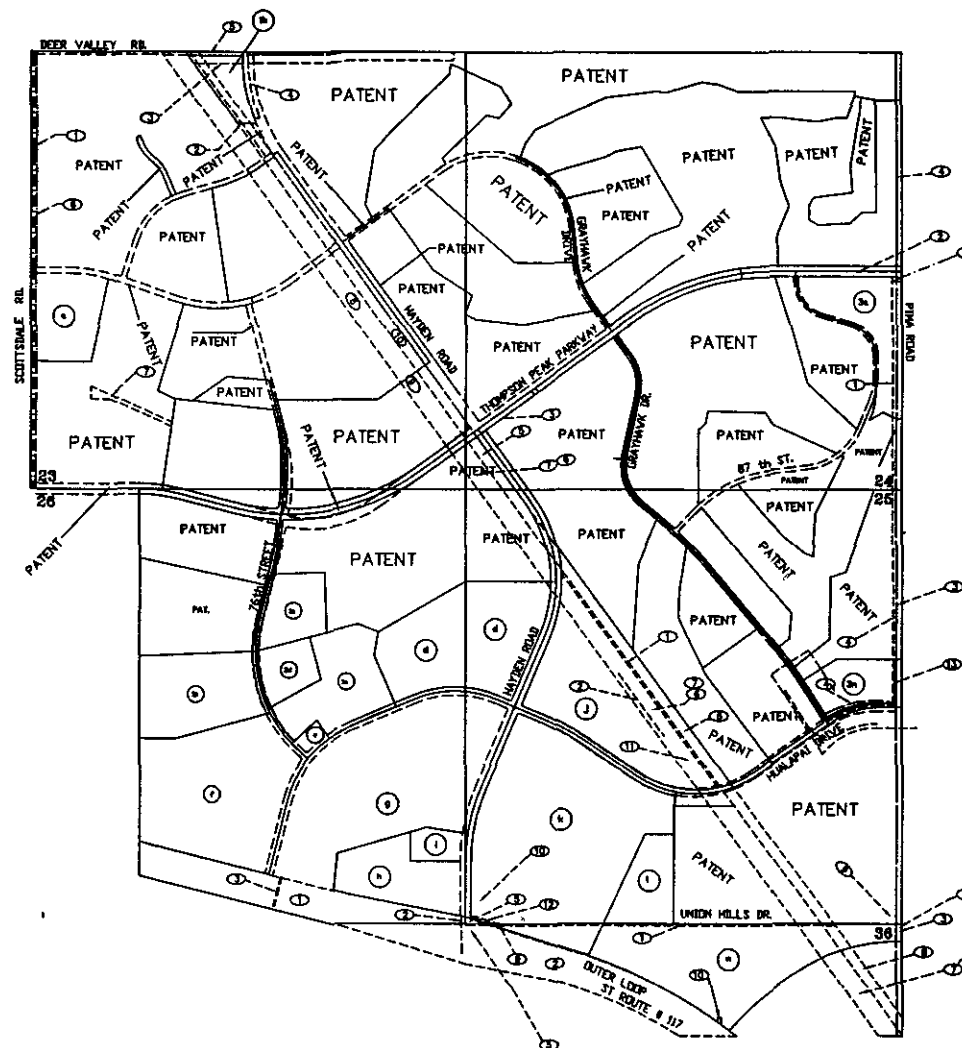
- [R] = Road
[I] = Inactive
[T] = Telephone
[E] = Electric
[D] = Drainage
[P] = Pavement
[C] = Cable
[A] = ALL
- [W] = Water
[G] = Gas Line
[S] = Sewer
[SS] = Sanitation Sewer
[C] = R.W.#

SEC. 26	SEC. 35	SEC. 36	SEC. 31
<div>① 16-103534 [P]</div> <div>② 16-91515 [P]</div> <div>③ 18-100542 [W]</div>	<div>① 18-85310 [W]</div> <div>② 18-105262 [E]</div> <div>③ 18-105598 [T]</div> <div>④ 09-97829 [P]</div> <div>⑤ 16-103534 [P.D]</div> <div>⑥ 18-94347 [E]</div> <div>⑦ 16-95914 [A]</div> <div>⑧ 18-105629 [T]</div> <div>⑨ 18-85213 [E]</div> <div>⑩ 09-02261 [P]</div> <div>⑪ 18-94410 [C]</div> <div>⑫ 16-91515 [P]</div> <div>⑬ 18-105976 [T]</div> <div>⑭ 18-94410 [C]</div>	<div>① 18-85310 [W]</div> <div>② 16-103534 [P.D]</div> <div>③ 18-101883 [P.D]</div> <div>④ 16-91515 [P]</div> <div>⑤ 09-01907 [P]</div> <div>⑥ 18-97586 [P]</div> <div>⑦ 18-101109 [W]</div> <div>⑧ 16-105621 [S]</div> <div>⑨ 16-103476 [A]</div> <div>⑩ 18-102118 [W]</div> <div>⑪ 18-105219 [E]</div> <div>⑫ 18-106162 [E]</div> <div>⑬ 18-101890 [C]</div> <div>⑭ 14-53637 [W]</div> <div>⑮ 16-03330 [E]</div> <div>⑯ 16-95513 [E]</div> <div>⑰ 16-102559 [P.E]</div> <div>⑱ 16-100331 [S.S]</div> <div>⑲ 18-105447 [T.P]</div> <div>⑳ 18-104874 [E]</div> <div>㉑ 17-104751 [C]</div> <div>㉒ 65-57 [E]</div> <div>㉓ 14-99402 [W]</div> <div>㉔ 18-105136 [E]</div>	<div>① 09-01907 [P]</div> <div>② 14-53637 [W]</div> <div>③ 18-101890 [C]</div> <div>④ 16-103551 [P]</div> <div>⑤ 09-03023 [P]</div> <div>⑥ 18-54112 [C]</div> <div>⑦ 16-53638 [P]</div> <div>⑧ 16-101699 [D]</div> <div>⑨ 16-91515 [P]</div> <div>⑩ 16-95513 [E]</div> <div>⑪ 65-57 [E]</div> <div>⑫ 16-103534 [P.D]</div> <div>⑬ 16-03330 [E]</div> <div>⑭ 18-103757 [S]</div> <div>⑮ 14-99402 [W]</div> <div>⑯ 16-103905 [P.W.S]</div> <div>⑰ 18-104057 [E]</div> <div>⑱ 18-104065 [T]</div> <div>⑲ 17-104751 [C]</div> <div>㉑ 16-105304 [W]</div>

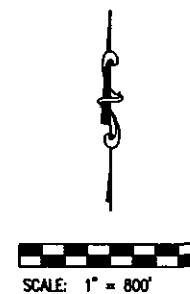
REV. 02/07/02 NM

ARIZONA STATE
LAND DEPARTMENT
T. 4 N. R. 4 E.
Sec. 25, 26, 35, & 36
T. 4 N. R. 5 E. SEC. 31
STATE PLATS
16, 16-A, & 16-B
CORE SOUTH
MARICOPA CO.
Sheet 1 of 1

CORE NORTH RIGHT-OF-WAY ASSIGNMENTS



T 4 N R 4 E
SEC. 23-26 & 36
STATE PLATS
S.P. 39 - 46- 27 AMD
27 1ST AMD
RIGHT-OF-WAY



LEGEND

- (E) = Electric (W) = Water
(T) = Telephone (G) = Gas Line
(L) = Electric (S) = Sewer
(D) = Drainage (R) = R.W.#
(P) = Pavement (SS) = Sanitation Sewer
(C) = Curb (A) = ALL
- = R.T. IN ST. PLT-46
— = R.T. IN S.P. 39
— = R.T. IN ST. PLT-27 AMD
— = R.T. IN ST. PLT-27 1ST AMD

SEC. 23	SEC. 24	SEC. 25	SEC. 26	SEC. 36
(E) 18-85213 (E) 18-105820 (E) 18-100332 (D) (E) 18-100338 (E) 18-103500 (E) 09-97829 (E) 18-100497 (E) 18-95513 (E) 18-03330 (E) 65-57	(E) 18-103834 (E) 18-100333 (E) 18-100336 (E) 09-1907 (E) 18-103534 (E) 65-57 (E) 18-95513 (E) 18-03330 (E) 18-106906	(E) 18-100331 (SS) (E) 18-101890 (G) (E) 09-01907 (E) 18-103534 (E) 18-91515 (P) (E) 18-03330 (E) 18-95513 (E) 65-57 (E) 18-104874 (E) 18-105219 (E) 18-105856 (E) 18-106715 (E) 18-106906	(E) 18-81515 (E) 18-103534 (E) 18-106715	(E) 18-85310 (W) (E) 18-81515 (E) 14-98402 (E) 09-1907 (E) 18-102118 (E) 18-3330 (E) 18-95513 (E) 65-57 (E) 18-106715 (E) 18-106715

REV. 05/20/02 IWL
REV. 02/06/02 IWL
REV. 12/31/01 IWL

ARIZONA STATE
LAND DEPARTMENT

T 4 N R 4 E
Sec. 23-26 & 36
CORE NORTH
STATE PLAT 27
MARICOPA CO.

Sheet 1 of 3

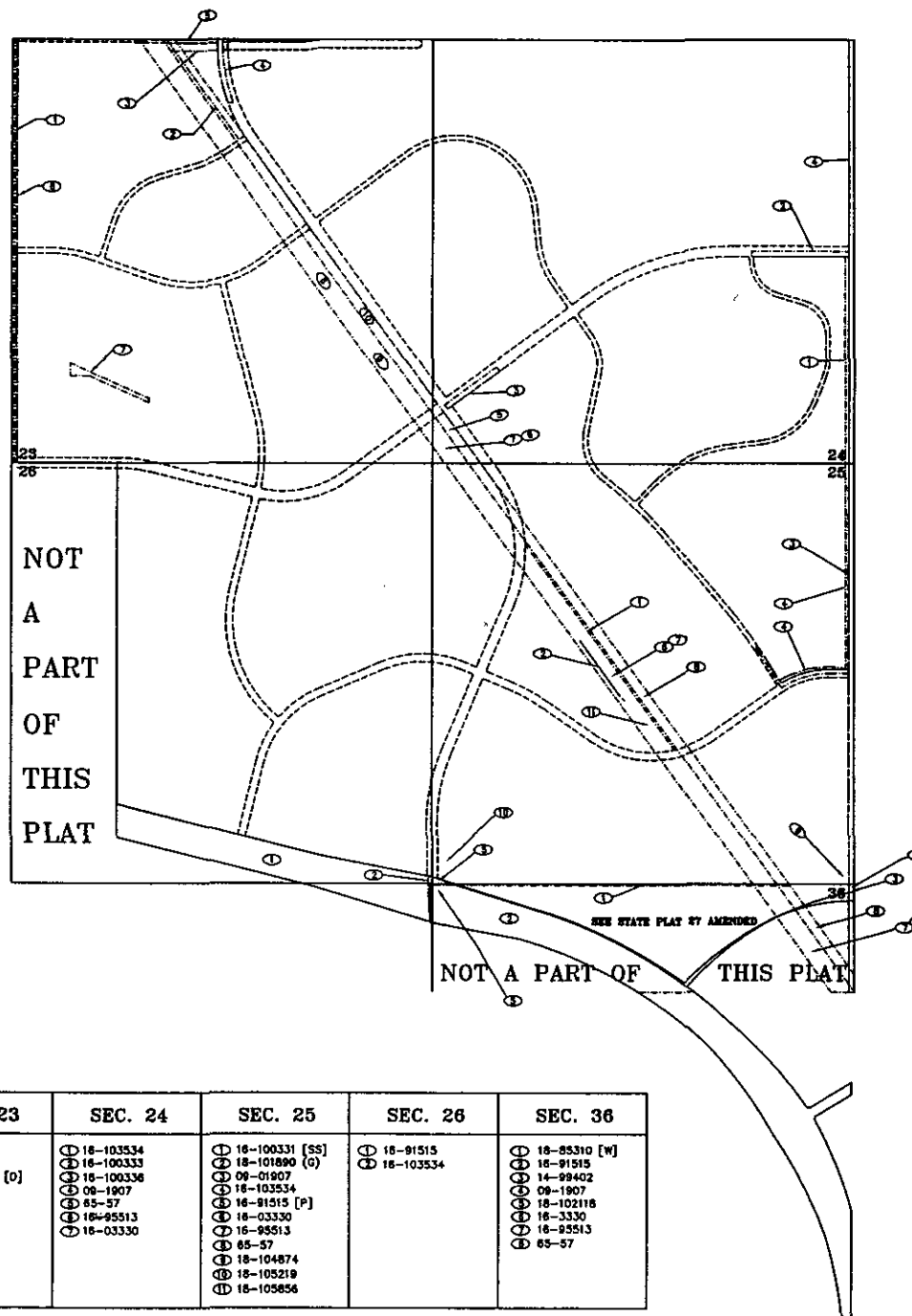
Date: 05/07/96
Drawn by: CLH

CORE NORTH RIGHT-OF-WAY ASSIGNMENTS

T 4 N R 4 E
SEC. 23-26 & 36
STATE PLAT 27
RIGHT-OF-WAY



SCALE: 1" = 800'



SEC. 23	SEC. 24	SEC. 25	SEC. 26	SEC. 36
<ul style="list-style-type: none"> 18-85213 18-105620 18-100332 [O] 18-100335 18-103500 09-87829 18-100497 18-95513 18-03330 85-57 	<ul style="list-style-type: none"> 18-103534 18-100333 18-100336 08-1907 85-57 18-95513 18-03330 	<ul style="list-style-type: none"> 18-100331 [SS] 18-101890 [O] 09-01907 18-103534 18-91515 [P] 18-03330 18-95513 85-57 18-104874 18-105219 18-105856 	<ul style="list-style-type: none"> 18-91515 18-103534 	<ul style="list-style-type: none"> 18-85310 [W] 18-91515 14-98402 09-1807 18-102118 18-3330 18-95513 85-57

LEGEND

- [I] = Inactive
- [T] = Telephone
- [E] = Electric
- [D] = Drainage
- [P] = Powerline
- [C] = Cable
- [W] = Water
- [G] = Gas Line
- [S] = Sewer
- [R] = R.W.f
- [SS] = Sanitation Sewer
- [A] = ALL

The Arizona State Land Department makes NO WARRANTIES, implied or expressed, with respect to information shown on these maps.

REV. 12/31/01 IML

ARIZONA STATE
LAND DEPARTMENT

T 4 N R 4 E
Sec. 23-26 & 36
CORE NORTH
STATE PLAT 27
MARICOPA CO.




Sheet 1 of 3

Date: 05/07/96

Drawn by: CLH

4/5-MEA/LA-100



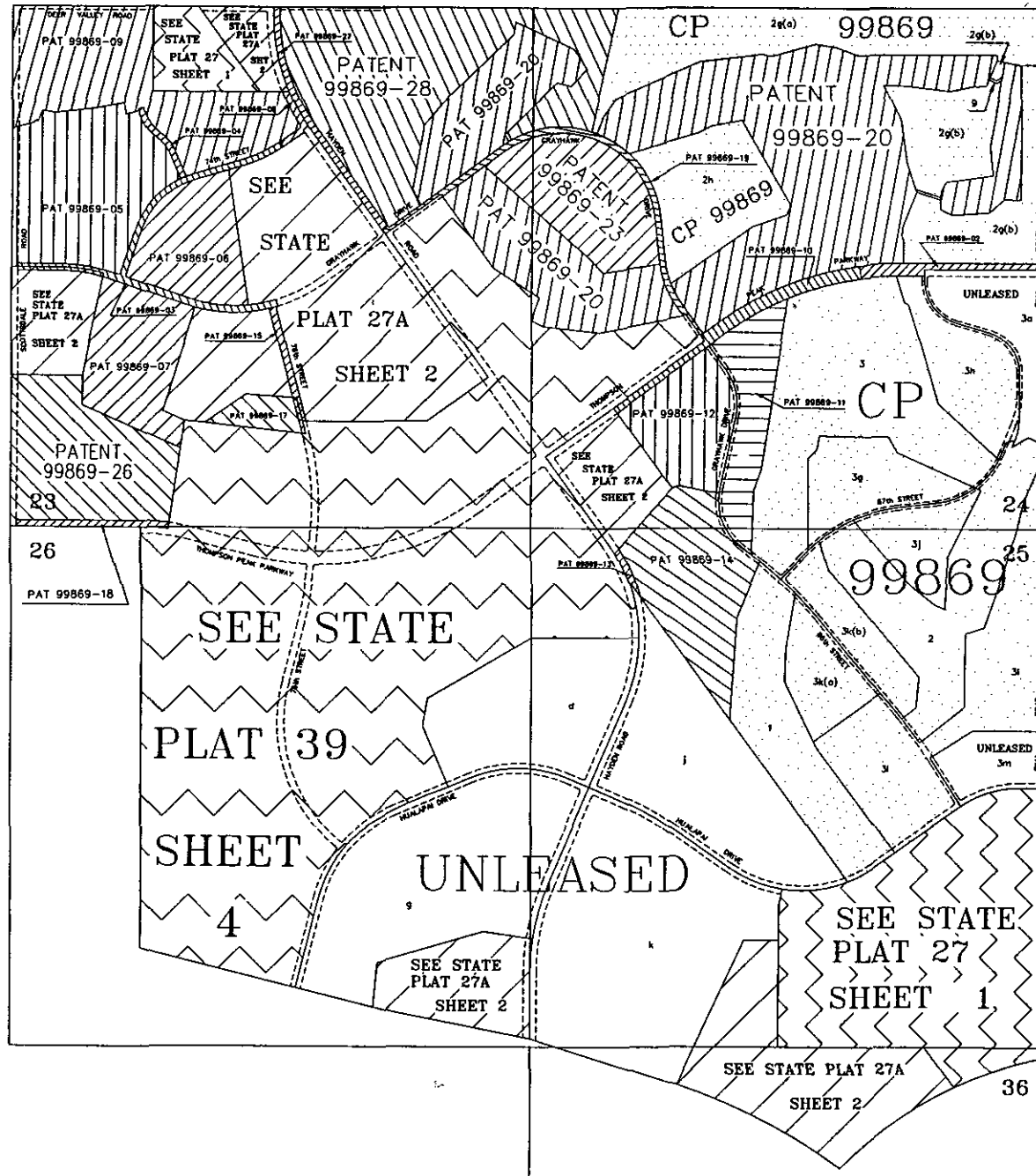
 PATENT (pattern direction varies)
 CERTIFICATE OF PURCHASE (CP)
 UNLEASED

18-105219 ~~25~~ ~~26~~
shown

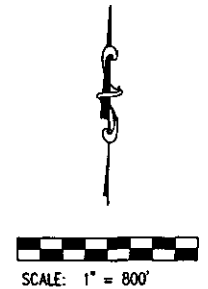
ARIZONA STATE
LAND DEPARTMENT

T 4 N , R 4 E
Sec. 23-26 & 36
CORE NORTH
STATE PLAT 27 AMD
MARICOPA CO.
Sheet 2 of 4
Date: 05/08/96
Drawn by: CLH

The Arizona State Land Department makes NO WARRANTIES, implied or expressed, with respect to information shown on these maps.



T 4 N , R 4 E
SEC. 23-26 & 36
STATE PLAT 27 AND
FIRST AMMENDMENT



- PATENT (pattern direction varies)
- CERTIFICATE OF PURCHASE (CP)
- UNLEASED

Rev. 03/11/98 CLH
Rev. 11/10/97 CLH
Rev. 11/26/96 CLH
Rev. 08/29/96 CLH
Rev. 05/20/96 CLH

ARIZONA STATE
LAND DEPARTMENT

T 4 N , R 4 E
Sec. 23-26 & 36
STATE PLAT 27 AND
FIRST AMMENDMENT
MARICOPA CO.

Sheet 3 of 4

Date: 05/09/96

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