

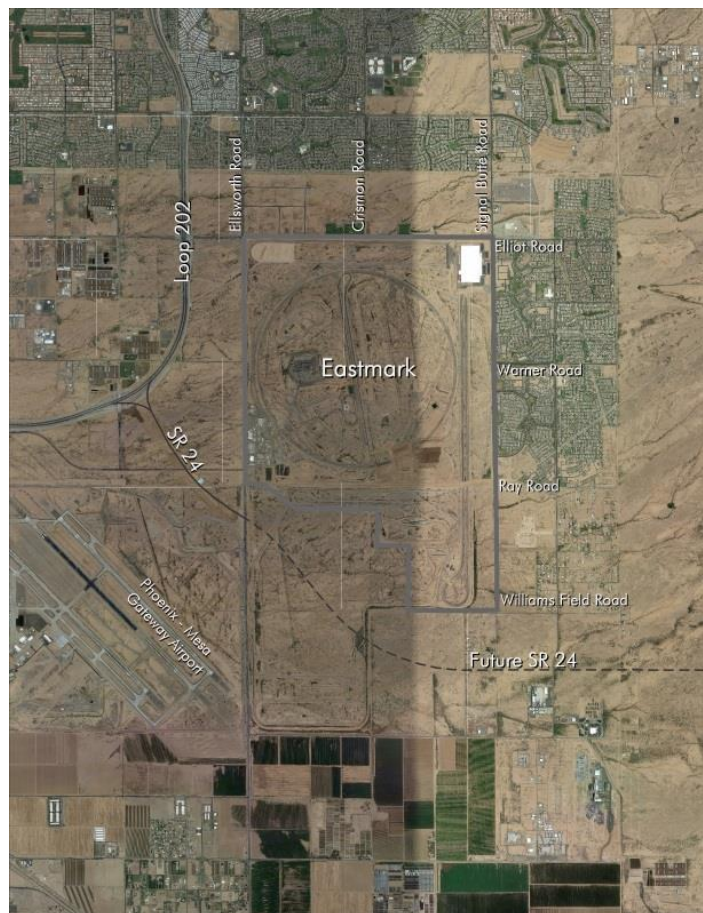


**Narrative Description
Preliminary Plat -Eastmark DU 5
Parcels 5-1 and 5-1**

(6.4.2018)

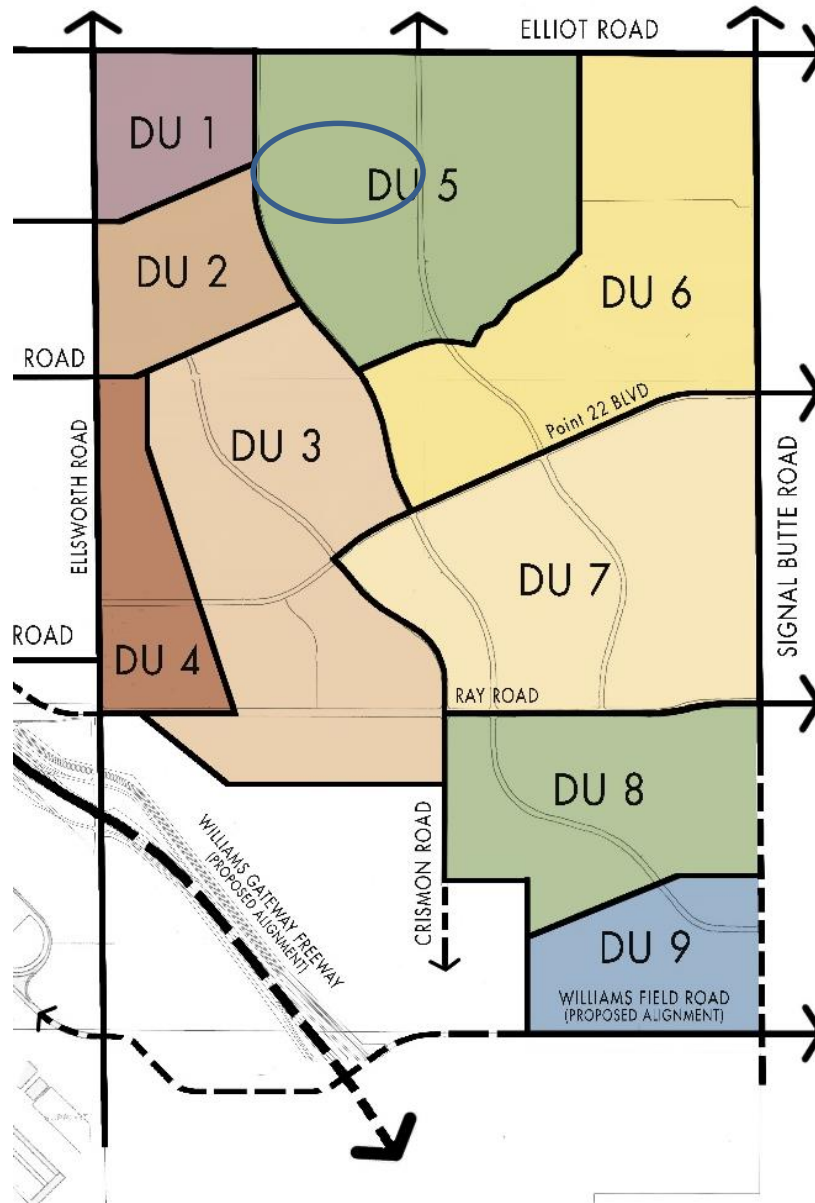
DMB Mesa Proving Grounds, LLC, a Delaware limited liability company (“Owner” and “Master Developer”) is the owner/master developer of approximately 3,200 acres located south of Elliot Road, north of Williams Field Road, east of Ellsworth Road and west of Signal Butte Road (the “Property” or “Eastmark”) as shown in *Figure A*. The Property is also commonly referred to as Eastmark (formerly the Mesa Proving Grounds).

Figure A. Eastmark Location



This application is a request for the approval of a Preliminary Plat for property within DU 5 which is located at the northwest corner of Everton Terrace approximately ¼ quarter mile south of Elliot Road as generally shown on *Figure B* (the "Site" or "Property").

Figure B



The Preliminary Plat for this portion of DU 5 consists of approximately 51.803 acres with 2 lots, Parcel 5-1 and Parcel 5-2. Parcel 5-1 has been conveyed to MECPI Mesa I, LLC (Edgecorp) who is developing a data center facility. Parcel 5-2 is owned by DMB Mesa

Proving Grounds LLC. A minor land division (“MLD”) was recorded at 2017-0908825 to legally create the two (2) parcels. The purpose of the preliminary plat is to memorialize the creation of these lots via a final plat. All owners will be signatories to the final plat.

Site Context

The Property is currently partially under development with the Edgecorp data center (Parcel 5-1). Property to the south in DU5/6 South is under development with single-family development. A 150-foot landscape buffer area will exist between the residential and the non-residential uses. Property to the east of Everton Terrace is undeveloped. To the north and west, land is undeveloped. The 1.3 million square foot Apple facility exists to the northeast.

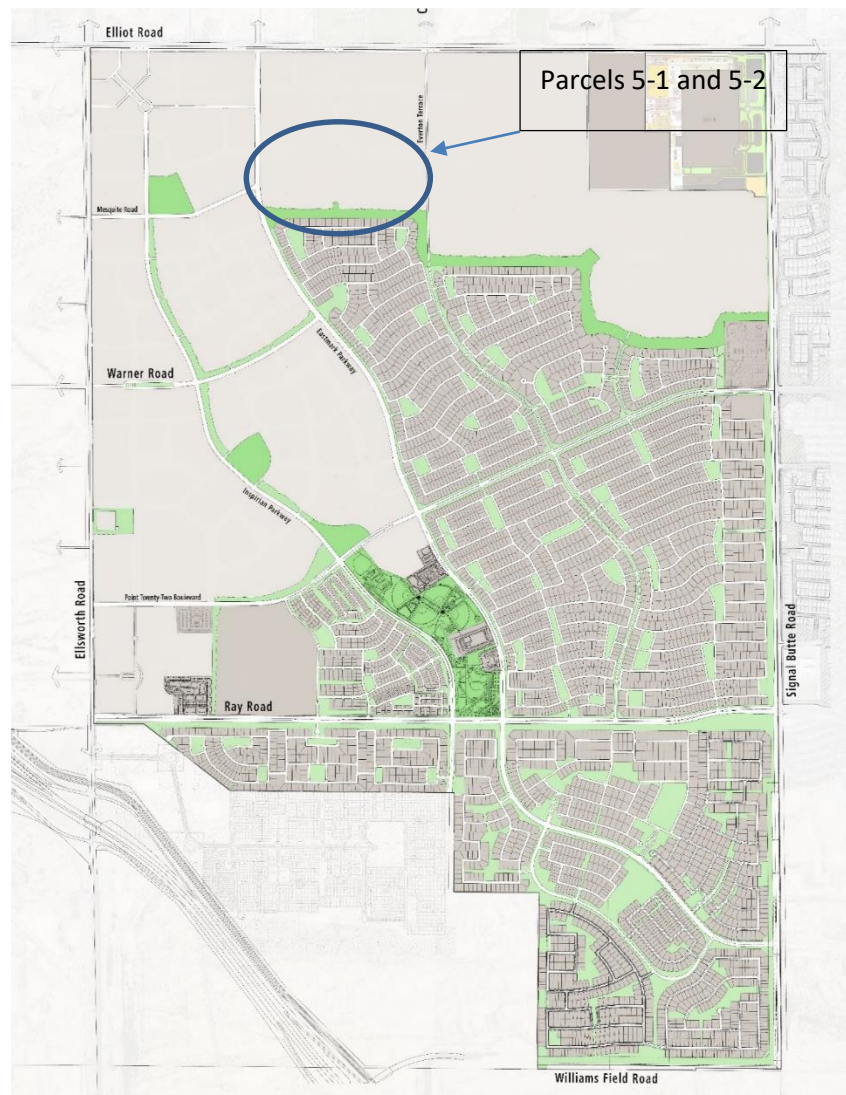
Below is a summary of the surrounding zoning and existing development status:

	Existing Zoning	Development Unit	Existing Use
Subject Property	MPG CP	DU 5	Portions Undeveloped with Parcel 5-1 under development with the Edgecorp Data Center
North	MPG CP	DU5	Undeveloped
East	MPG CP	DU 5/6	Undeveloped
South	MPG CP	DU 5	Developing with residential
West	MPG CP	DU 2 and 1	Undeveloped

Character of Development Unit 5/6 South

A Development Unit Plan (“DUP”) for DU 5/6 South was approved on May 17, 2017. This DUP superseded several DUPs including 1) DUP for 5 East; 2) DUP for 5 North; 3) DUP for 6 South; and 4) DUP for 6 South Amended. The subject Property is included within the DUP for 5/6 South. The 5/6 South DUP generally describes that the character of the area within the Elliot Road Employment Corridor will be employment uses. This area will be buffered from residential uses further south with an approximately 150-foot landscaped corridor. Land south of the landscape corridor will be developed with residential uses. *Figure C* provides a depiction of how this area is developing.

Figure C



The DUP for DU 5/6 south identifies several potential and appropriate Land Use Groups (“LUGs”) this the Property including Open Space and Civic LUGS, Regional Center/Campus, General Urban and Urban Core. The approved site plan (Case ZON-17-00470) identifies the use of the Regional Center/Campus LUG for the Property.

Summary

The proposed preliminary plat for Eastmark DU 5 Parcel 5-1 and 5-2 is consistent with the Community Plan for Eastmark and the DUP for 5/6 South.

