



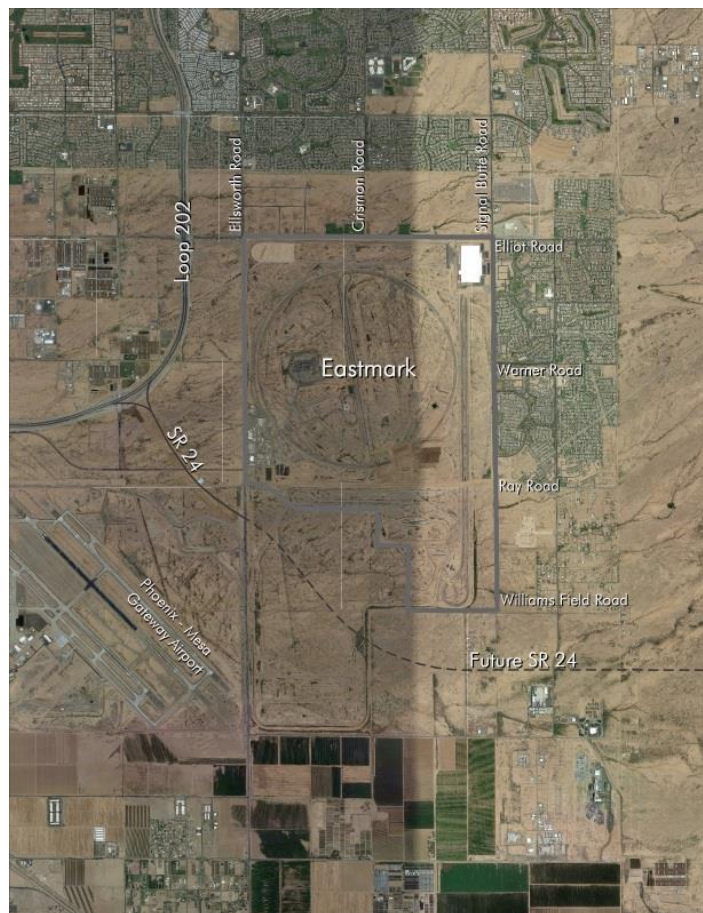
Narrative Description

Preliminary Plat –Eastmark Commercial/High School Site

(6.4.2018)

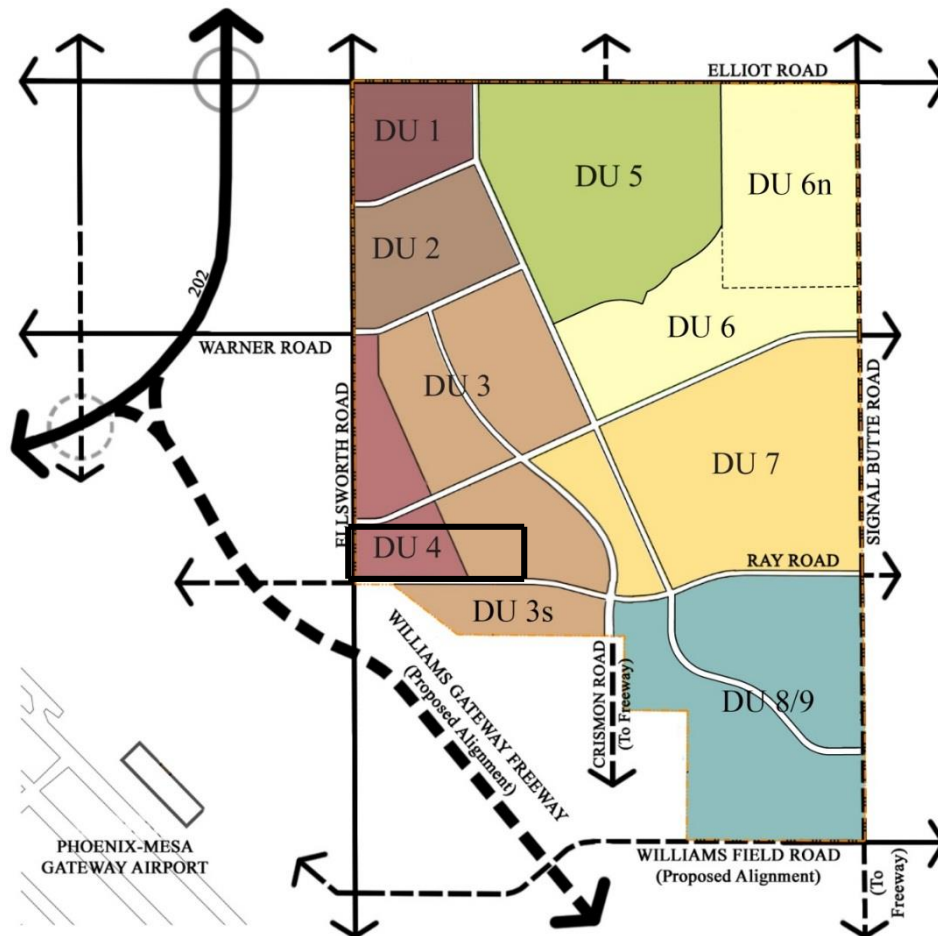
DMB Mesa Proving Grounds, LLC, a Delaware limited liability company (“Owner” and “Master Developer”) is the owner/master developer of approximately 3,200 acres located south of Elliot Road, north of Williams Field Road, east of Ellsworth Road and west of Signal Butte Road (the “Property” or “Eastmark”) 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 3/4 is located at the northeast corner of Ray Road and Ellsworth Road as generally shown on *Figure B* (the "Site" or "Property").

Figure B



The Preliminary Plat for this portion of DU3/4 consists of approximately 129.91 acres with 4 lots. Lot 1 has been conveyed to the Queen Creek Unified School District ("QCUSD") who is developing a High School; Lot 2 has been conveyed to Eastmark Multi-Family LLL who are developing the Premier apartments; Lot 3 is owned by DMB Mesa Proving Grounds (not yet planned for any specific development); and Lot 4 has been conveyed to the Church of the Latter-Day Saints for development as a church in the future. 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 QCUSD High School. Property to the south in DU3 South and south of Ray Road is under development with gated, single-family development. Property to the east of Copernicus is developing with medium-density residential. To the north, land is undeveloped but a portion is part of a proposed preliminary plat for additional single family residential. Land to the west and across Ellsworth Road is undeveloped.

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

| | Existing Zoning | Development Unit | Existing Use |
|------------------|-----------------|------------------|---|
| Subject Property | MPG CP | DU3/4 | Portions Undeveloped with Lot 1 under development for the Queen Creek High School |
| North | MPG CP | DU3/4 | Undeveloped |
| East | MPG CP | DU 3/4 | Developing with residential |
| South | MPG CP | DU 3 South | Developing with residential |
| West | Industrial | N/A | Undeveloped |

Character of Development Unit 3 and 4

A Development Unit Plan ("DUP") for DU 3/4 was approved on May 21, 2014 and a DUP for 3 South was approved on February 5, 2014. A portion of the DU 3/4 DUP is being amended and a new DUP for DU 3/4 North has been filed with the City and is scheduled to be considered by the Planning Board in July. The main purpose of the modification is to update the planning for this area given that the Grand Canyon University is not moving forward as planned. Rather, the general area and specifically the area north of Point Twenty-Two Boulevard will be developed with residential. The area south of Point Twenty-Two and which is in part the subject of this Preliminary Plat, will be developed in conformance with the emerging development pattern including the High School, apartments and church uses. While not known at this point, it is likely that the Lot 3 area could be developed with a mix of commercial and multi-family residential.

The DUP for DU 3/4 identifies several potential and appropriate Land Use Groups ("LUGs") this the Property including Space and Civic LUGs, Regional Center/Campus, General Urban and Urban Core. The proposed DUP for 3/4 North will also allow the District and Village LUGs in this area.

Summary

The proposed preliminary plat for Eastmark Commercial is consistent with the Community Plan for Eastmark and the DUP for 3/4.