

February 15, 2022

Revised: February 19, 2026

Arizona Avenue & Guadalupe Road

**Lots 17, 31 and 46 of the Tremaine
Park subdivision; Generally located
east of North Arizona Avenue and
south of West Guadalupe Road
Chandler, Arizona**

**Rezoning, Preliminary
Development Plan (PDP) and
Preliminary Plat Narrative**



4550 N 12th Street

Phoenix, AZ 85014

CVL Job No: 1-01-03007-01



PAD Rezone Narrative for Arizona Avenue & Guadalupe Road

February 15, 2022

Revised: February 19, 2026

Owner/Developer

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1. Introduction

This narrative document has been prepared and submitted to the City of Chandler in support of the Rezone application for a portion of the existing Tremaine Park community known hereto as Arizona Avenue & Guadalupe Road (the Project). The Project is proposed as the completion of a single family detached residential community with future lot splits for Lots 17, 31 and 46 of Tremaine Park (MCR #: 116-36), generally located east of North Arizona Avenue and south of West Guadalupe Road in the City of Chandler, Arizona (City).

The Project contains approximately 6.05 acres on four parcels identified as APNs 302-24-049C, 302-24-034C, 302-24-020C and 302-24-020D. The current configuration of the parcels is unusual in that each lot is nearly double the size of the adjacent lots platted in the surrounding community. A reconfiguration of the parcels into six separate, more standard lots is proposed to better complement the neighborhood. Specifically, this request is for the creation and future minor land division of 6 residential lots ranging from approximately 33,002 to 38,093 square feet in size. Existing public streets and utilities are proposed to serve the Project with improvements further detailed in this proposal.

Pursuant to communication dated February 1, 2022 and December 5, 2024 between Burch and Cracchiolo and the City of Chandler, it has been determined that this proposal is consistent and compliant with the existing CC&R's in terms of conformance to minimum lot sizes meeting or exceeding a "commercial acre" and comparable in size to the majority of the existing lots in Tremaine Park, most of which have been split since Tremaine Park was originally subdivided in 1968.

The Project improves upon the existing conditions of Tremaine Park by creating lots that are consistent with the rest of the community. As illustrated on the provided exhibits, the Project is an excellent use of this challenging infill property, is compatible in both character and density with the surrounding lots within Tremaine Park, and will provide an attractive presence in the area. The development of new homes on the 6 lots will also provide a noise and visual buffer between Arizona Ave. and the existing Tremaine Park lots that are east of the new lots - a significant benefit to the existing homeowners in Tremaine Park.

Rezoning of the property from the existing AG-1 Agricultural District designation to AG-1 PAD is requested, as further described in this proposal. Coordination with the existing Tremaine Park residents through meetings and written correspondence regarding this proposal and the existing CC&Rs will be a primary focus of this proposal.

2. Existing Conditions

The Project is generally located east of North Arizona Avenue and south of West Guadalupe Road, within the northwest quarter of Section 10, Township 1 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona. The Project contains approximately 6.05 acres on four parcels identified as APNs 302-24-049C, 302-24-034C, 302-24-020C and 302-24-020D.

The majority of the property is currently undeveloped land with one parcel containing a small building constructed in 1974 which is to be removed. The property has frontage along North Washington Street and East Campbell Road within the Tremaine Park community. The lots are encumbered by various existing utility & irrigation easements, drainage easements and non-access easements as identified on the provided plans.

The Tremaine Park community wraps around the north and east of the Project with the Western Canal directly to the south and North Arizona Avenue to the west. **See Exhibit A, Vicinity Map.**

a. Tremaine Park

The Project contains Lots 17, 31 and 46 of Tremaine Park, an existing subdivision platted in 1968 (MCR #: 116-36). The original lots illustrated on the recorded final plat ranged from approximately 32,322 to 89,301 square feet in size with an approximate typical lot size of around 71,393 square feet. The majority of the existing lots have since been split into smaller lot sizes, modifying the range of lot sizes to be approximately 11,983 to 83,648 square feet with an approximate average lot size of around 40,214 square feet and approximately 77% of lots being below this average.

Tremaine Park Data*

Area Type	Area
Minimum Lot Area	11,983 sf
Maximum Lot Area	83,648 sf
Average Lot Area	40,214 sf
Median Lot Area	37,919 sf
# of Lots below Average Area	66 (77%)

* Data excludes parcels described in this request

The Project proposes a minor land division of the original Lots 17, 31 and 46 of Tremaine Park into a total of 6 lots with a variety of lot sizes ranging from approximately 33,002 to 38,093 square feet and an approximate average lot size of

approximately 36,520 square feet. The creation and division of the above-mentioned lots is consistent and compatible with the current conditions of the neighborhood.

Pursuant to communication dated February 1, 2022 and December 5, 2024 between Burch and Cracchiolo and the City of Chandler, it has been determined that this proposal is consistent and compliant with the existing CC&R's in terms of conformance to minimum lot sizes specified in the Tremaine Park CC&R's, that is, meeting or exceeding a "commercial acre". **Exhibit E, Tremaine Site Data Sheet** and the **Final Plat for Tremaine Park, Exhibit F**, exemplifies that other than the 3 lots owned by Babcock-Drevitson, only 6 of the original lots (excluding the "commercial" lot, #16) are still their original size, with the vast bulk of the original lots having been split into 2 lots, with almost all of those split lots being less than one acre in size.

b. General Plan Land Use

The City's General Plan designates the property as Neighborhoods which is described as follows:

"This category allows a range of residential densities and a variety of non-residential uses such as commercial, institutional, public facilities, and commercial offices based upon location and other criteria as described in the text of the general plan."

The Project has been designed with the parameters of this land use in mind, and is in conformance with the City's General Plan. This request proposes a gross residential lot density of approximately 1.0 dwelling units per acre (du/ac) which is consistent with the existing Neighborhoods land use designation.

c. Existing Zoning

The City of Chandler's zoning designation for the property is AG-1 Agricultural District which is described as follows:

"The purpose of this district is to provide for agricultural areas within the City and to protect and conserve these areas within and adjacent to urban development. The regulations of this district are designed to protect, stabilize and enhance the development of agricultural resources and to prohibit those activities which would adversely affect the urban-rural characteristics of this district."

According to the City's Zoning Code, the AG-1 district requires a typical lot size of 43,000 square feet with a maximum density of 1.0 du/ac and lot sizes comparable to the vast majority of the lots within Tremaine Park. With proposed lot sizes ranging from approximately 33,002 to 38,093 square feet at an overall density of 1.0 du/ac, the proposed plan offers a similar design intent and intensity to the existing zoning

designation. The uses found in the AG-1 Agricultural district will be standard for this rezone. See **Exhibit B, Existing Zoning**.

3. Proposed PAD Rezoning

Rezoning is requested to allow a single-family detached residential neighborhood that is compatible with the City's General Plan and the surrounding Tremaine Park community as it exists today. See **Exhibit C, Proposed Zoning**. The Project is designed with a layout and configuration that utilizes the current street pattern while making good use of this challenging and oddly shaped infill property. See **Exhibit D, Site Plan**.

Careful consideration was given to pedestrian connection which is provided by way of wide local streets with adequate room for walking along the side of the road which will tie into the existing sidewalks on North Arizona Avenue to the west. This remains consistent with the existing streets within Tremaine Park and will provide residents with an active environment to walk or socialize with each other. The Project's design portrays a sense of community and compatibility that will enhance the existing neighborhood.

a. Landscaping

Landscaping is anticipated in the front yards of each lot which may or may not be provided in the form of landscape package options by the end user. Landscaping will be complementary to the existing landscaping in the surrounding neighborhood. Proposed plants, with the exception of turf, will be taken from the Arizona Department of Water Resources approved plant list. All plant materials will adhere to or exceed the City's minimum landscape requirements. Flood irrigation rights and turnouts for irrigation, where feasible, will be offered to the lot owners, which will be consistent with the existing flood irrigated lots in Tremaine Park.

b. Housing Product

The Project responds to the existing and future needs of the community by providing an updated housing option for future homebuyers seeking to live in this area. Careful attention will be given to the proposed house plans to ensure compatibility with the surrounding neighborhood and the City's standards for architectural quality.

The single family homes will include plans that exhibit quality materials and architectural features. The architectural house styles will comply with the standards set forth in this document and will be compatible with the surrounding development. Architectural elevations, floor plans and color schemes will be submitted for approval by the end user at the time of design review.

c. Wall Design

The perimeter walls will contribute to the overall theme of the existing Tremaine Park residential community. The materials selected for the theme walls will be chosen by the end user to reflect the materials utilized on the existing surrounding development and/or introduce additional materials that tie into the architecture of the Project. All lots along Arizona Avenue will have 8 foot high decorative walls along their western sides so as to create a noise buffer and safety separation between the yards of each lot and the busy Arizona Avenue street. The decorative perimeter walls will be constructed by the developer, and will be designed per attached **Exhibit G, Wall Elevations**.

As part of this application, a deviation is requested to modify the requirements from Section 35-2204.8.a. of the City of Chandler Code stating that no fence or wall located in the rear and/or side yard(s) of a residential lot shall exceed a height of seven (7) feet. This deviation is requested to permit a maximum wall height of eight (8) feet along the western property line of the community to create a noise buffer and safety separation between the rear yards of the residential lots and Arizona Avenue.

d. Development Standards

The proposed development standards for the Project are to modify the City's AG-1 zoning district to be consistent with the size of the lots in the surrounding Tremaine Park community. The table below illustrates the existing AG-1 development standards compared to the proposed AG-1 PAD standards:

Regulations	AG-1 Development Standards	AG-1 PAD Development Standards
Max. Building Height	25'*	25'*
Min. Lot Width	N/A	N/A
Min. Front Yard Setback	20'	20'
Min. Side Yard Setback:	30'	15'
Min. Street Side Yard Setback	30'	15'
Min. Rear Yard Setback	40'	40'
Min. Lot Area	43,000 sf	33,000 sf
Max. Buildable Area	40%	40%

* 25'; Except any building may exceed such height provided that at no point it projects above a line sloping inward and upward at a 45 degree angle at the required setback line to a maximum height of 35'.

** Street side minimum side yard shall be one-half (1/2) as required for a front yard for the abutting street, but in no case less than fifteen (15) feet. Interior side yard shall be a minimum of fifteen (15) feet.

e. Parking

A minimum of two off-street parking spaces per residential unit will be supplied with driveway and an attached garage or carport.

f. Permitted Uses

The uses proposed in this rezone will include those uses found in the AG-1 Agricultural District and more specifically in Sections 35-401 and 35-402 of the City's Zoning Code. No other uses are proposed.

4. Future Lot Splits

a. Circulation

Primary access is provided to the Project from North Arizona Avenue to the west. Two points of access are provided from North Arizona Avenue; the first at its intersection with East Tremaine Drive and the second approximately 1,000' south at its intersection with East Campbell Road. North Washington Street provides local north-south connection between both roads.

The Project improves upon the existing street infrastructure that contributes to the circulation in the area while supporting the adjacent Tremaine Park community to the north and east. Half-street improvements will be provided on North Washington Street and full street improvements will be provided on East Campbell Road; with some minor deviations from the City of Chandler Standard Detail C-213 so that the local streets will match the existing local streets within Tremaine Park.

b. Grading & Drainage

The project lies within Flood Zone "X" as delineated on the Federal Emergency Management Agency (FEMA) FIRM Map No. 04013C2727M, revised November 4, 2015. Flood Zone "X" is defined by FEMA as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

All project drainage systems will be designed and constructed according to City of Chandler standards and PAD requirements.

c. Infrastructure: Water & Sewer

Water and very limited wastewater systems exist in the area and are proposed to serve the Project with required infrastructure improvements.


d. Gravity Sewer

During the August 2025 neighborhood meeting, there was a lot of discussion regarding the existing septic systems which are prevalent throughout the Tremaine Park community and the limited amount of sewer line installed by the applicant based on a previous requirement. There was concern from most of the neighbors about a perceived obligation that they may be required to design and construct sewer line extensions at their own cost to connect at some time on the future. It has since been determined that there are certain technical restraints that would prohibit connection throughout the Tremaine Park community as found in the Gravity Sewer Feasibility Analysis sealed on November 6, 2025, and found on file with the City of Chandler Planning and Zoning Division. The analysis states that the existing gravity sewer can be extended a maximum of 600 linear feet from the existing manhole (MH 5). The six (6) lots in this application fronting the gravity sewer have sufficient cover and can be designed with finished floor elevations that comply with plumbing code requirements. However, the majority (70) of the parcels within the Tremaine Park Neighborhood are not viable candidates for future connection to this gravity sewer. Only twelve (12) parcels meet the depth of cover requirement for the public 8-inch sewer main located in the street. For the existing homes located on these twelve (12) parcels to be considered for connection, the existing finished floor elevation and plumbing outfall need to meet the 2% minimum slope in the applicable plumbing code. The existing finished floor and septic system elevations were not originally designed with the intent of connecting to a future public sewer main. Retrofitting those twelve (12) homes to connect to the public sewer may have to be addressed at such time that the property is redeveloped and reconstructed at a higher finished floor elevation. Proximity to the public sewer alone is not enough to satisfy the required engineering and plumbing code for sewer service connection. Although future sewer hook-ups may not be feasible, there are still several options for the Tremaine Park residents to coordinate with City staff on resolutions to future septic system issues should they arise.

On the Owner/Applicant's part, the Owner has agreed to terminate the current sewer payback agreement for the property and forgo any reimbursements from the other Tremaine Park homeowners for the costs Owner incurred in extending the sanitary sewer system. The termination of this agreement has been approved on February 17, 2026 under recorded document #20260089572.

5. Conclusion

As described above, the proposed design for the Project upholds the intent of the neighborhood character and land use designated for the area while providing the opportunity to develop and complete the remaining undeveloped lots with new and attractive residential development. This request provides compatibility with existing



development in the area while supporting the economic goals and objectives of the City of Chandler.

The proposed PAD Rezone makes good land use sense on this property, maintains compatibility with the surrounding neighborhood, provides a visual and noise barrier that benefits the existing Tremaine Park homeowners, and will be an attractive presence in the area. We look forward to our coordination with staff in the processing of this project.



Exhibits

Exhibit A: Vicinity Map

Text Description of Graphic on Next Page:

Aerial Map showing a mile (+) in all directions around the project. This includes W Guadalupe Road to the north, N Hamilton Place and N McQueen Road to the East, W Elliot Road to the South, and S Extension Road to the West.

The project is on the North-East corner of Country Club Drive and Western Canal.

Arizona Ave & Guadalupe Rd

Vicinity Map

Exhibit A



SITE



0' 150' 300' 600'

Exhibit B: Existing Zoning

Comprehensive Text Description of Graphical Exhibit

Aerial Map showing a color overlay for zoning 400 ft+ in all directions.

Project zoning is AG-1 (light green).

To the south is the Western Canal (white tinted)

To the West is N Arizona Avenue / S Country Club Drive (white tinted)

Zoning to North, North-East and East is AG-1 (light green)

Zoning to South and South-East is I-1 PAD

Zoning to South-West is I-1 (light grey)

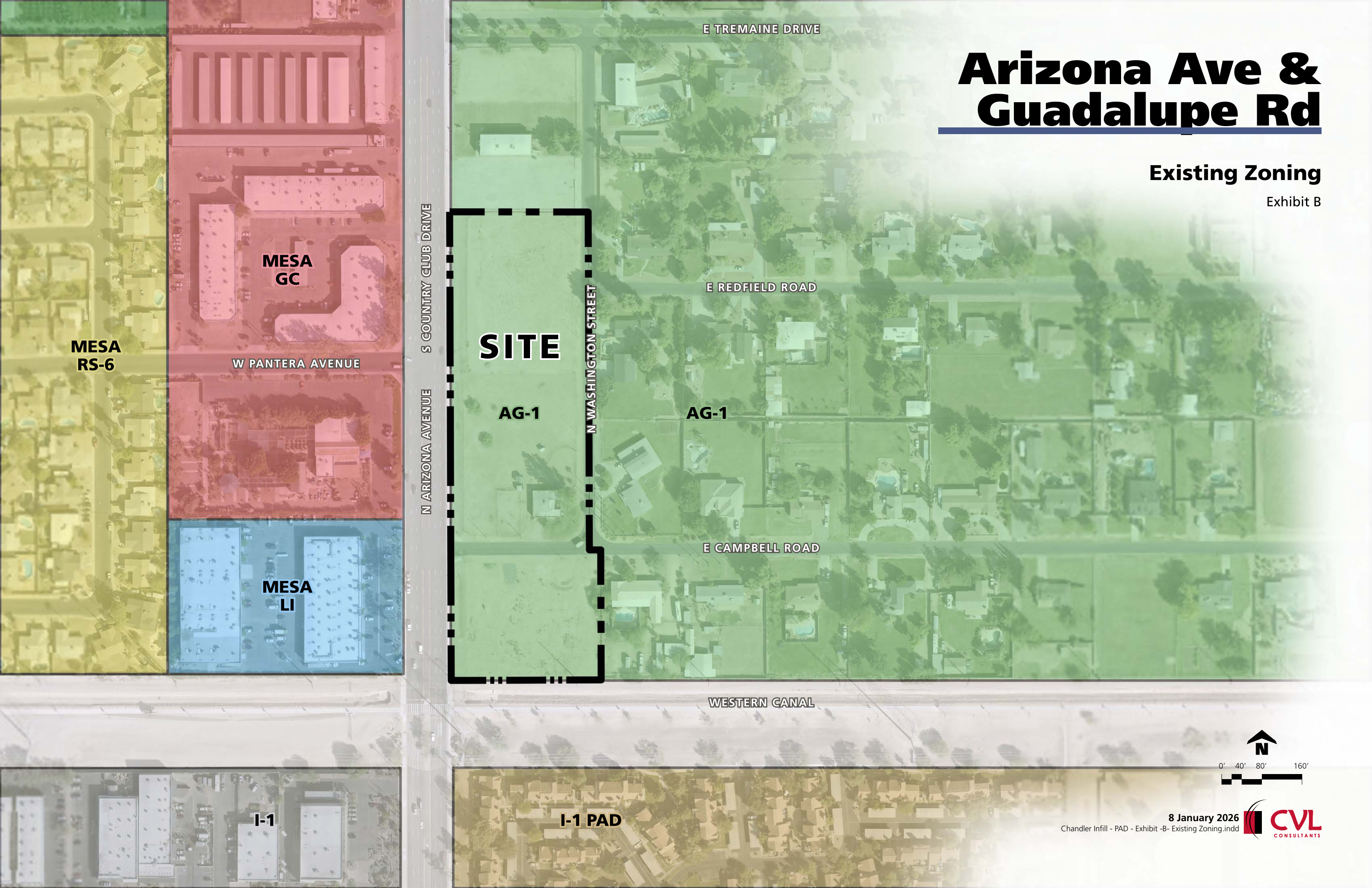
Zoning to West (aligned with project on south) is City of Mesa, LI (light blue)

Zoning to West (above previous item) and North-West is City of Mesa, GC (light red)

Arizona Ave & Guadalupe Rd

Existing Zoning

Exhibit B



MESA
RS-6

MESA
GC

W PANTERA AVENUE

MESA
LI

SITE

AG-1

AG-1

I-1

I-1 PAD

E TREMAINE DRIVE

E REDFIELD ROAD

E CAMPBELL ROAD

WESTERN CANAL

S COUNTRY CLUB DRIVE

N ARIZONA AVENUE

N WASHINGTON STREET



0' 40' 80' 160'



8 January 2026

Chandler Infill - PAD - Exhibit -B- Existing Zoning.indd



Exhibit C: Proposed Zoning

Comprehensive Text Description of Graphical Exhibit

Aerial Map showing a color overlay for zoning 400 ft+ in all directions.

The Only Change from the previous exhibit:

Project zoning is AG-1 PAD (light green with tan diagonal hatch).

The remaining items are unchanged

To the south is the Western Canal (white tinted)

To the West is N Arizona Avenue / S Country Club Drive (white tinted)

Zoning to North, North-East and East is AG-1 (light green)

Zoning to South and South-East is I-1 PAD

Zoning to South-West is I-1 (light grey)

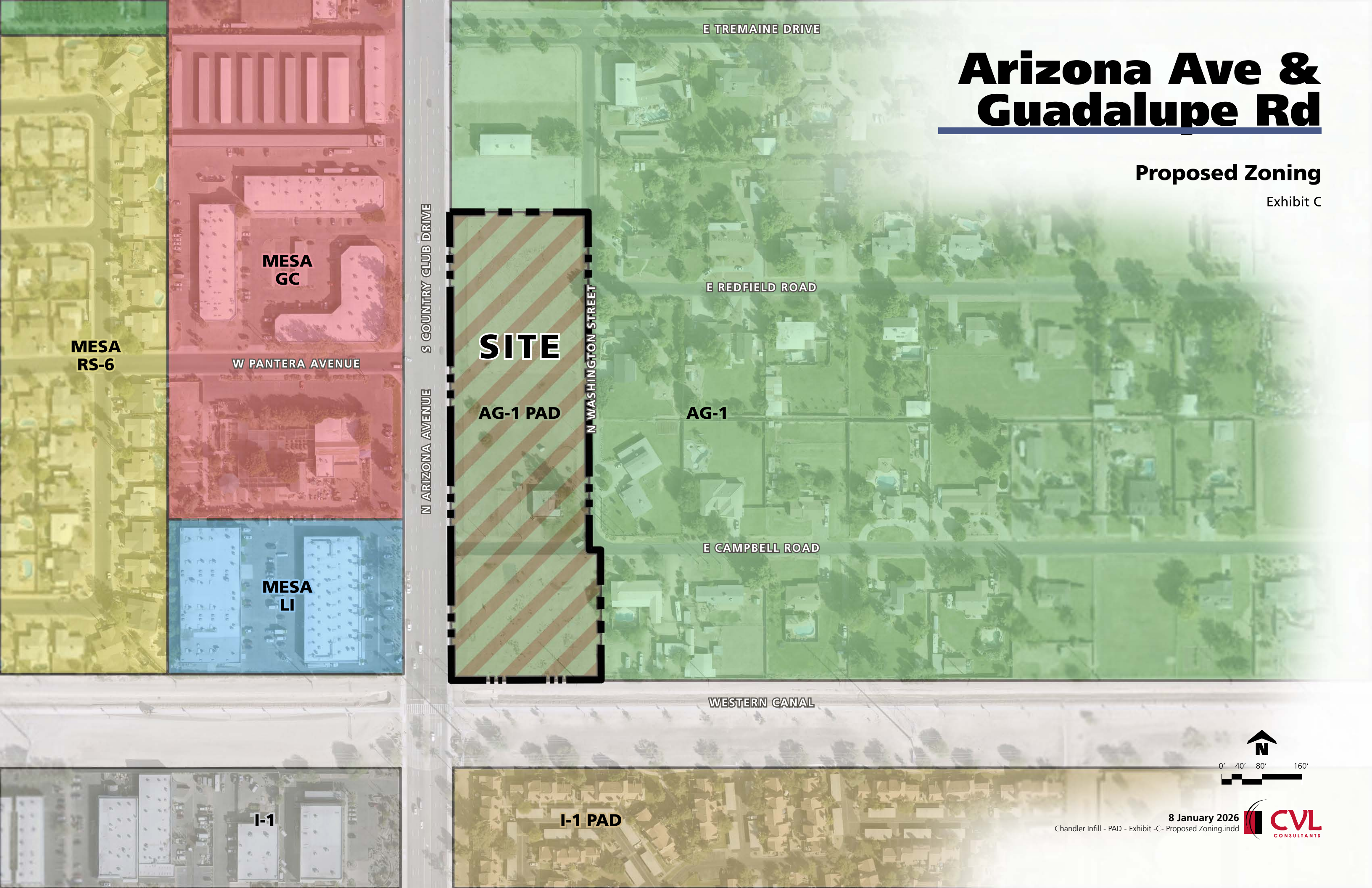
Zoning to West (aligned with project on south) is City of Mesa, LI (light blue)

Zoning to West (above previous item) and North-West is City of Mesa, GC (light red)

Arizona Ave & Guadalupe Rd

Proposed Zoning

Exhibit C



SITE

AG-1 PAD

AG-1

MESA GC

MESA RS-6

MESA LI

I-1

I-1 PAD

E TREMAINE DRIVE

E REDFIELD ROAD

E CAMPBELL ROAD

W PANTERA AVENUE

S COUNTRY CLUB DRIVE

N ARIZONA AVENUE

N WASHINGTON STREET

WESTERN CANAL

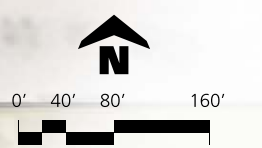


Exhibit D: Site Plan

Comprehensive Text Description of Graphical Exhibit

Aerial Map showing Proposed Lot layout imposed on an Aerial Map.

Lot Sizes

Lot 1 is 38,085 square feet (0.874 acres) and is 235 feet wide by 162 feet tall.

Lot 2 is 38,070 square feet (0.874 acres) and is 235 feet wide by 162 feet tall.

Lot 3 is 38,070 square feet (0.874 acres) and is 235 feet wide by 162 feet tall.

Lot 4 is 38,093 square feet (0.874 acres) and has the dimensions: 235 feet (north) 138 feet(east) 39 feet (south-east corner) 185 feet (south), 39 feet (south-west corner), 138 feet (west)

E Campbell Road passes between lots 4 and 5/6

Lot 5 is 33,003 square feet (0.758 acres) and has the dimensions: 230 feet (north), 130 feet (east), 255 feet (south), 105 feet (west), 39 feet (north-west corner)

Lot 6 wraps around Lot 5, with a skinny driveway coming up on the west side of Lot 5. Lot 6 is 33,803 square feet (0.776 acres). Core dimensions (not including the access way) are 285 feet wide by 105 feet tall

Easements

8 feet Utility & Irrigation Easement runs along north side of Lot 1 and between Lots 2 and 3.

On West side of Lot 1 and 2 is a 35 feet Drainage Easement per ADOT As Builts (to be verified)

On west side of Lots 3, 4, 5, & 6 is a 25 feet Drainage Easement per ADOT As Builts (To be verified)

On west side within the 35 feet and 25 feet Drainage Easements is a 10 feet Drainage & Irrigation Easement.

To the direct west of the 35 feet and 25 feet Drainage Easements is a 10 feet Drainage Easment.(this easement is within the current ROW)

Also there is a 15 feet Additional ROW Dedication

Walls

There is a 8 foot Primary Wall (CMU) planned at limits of drainage easement (along N Arizona Avenue). There is a 6 foot Primary Wall (CMU) planned for the northern sidewall of Lot 1, southern sidewall of Lot s 4 and 6. There is a 6 foot Dooley Wall on the sidewalls between lots.

Site Data Table

Gross Area is 263,388 sf (6.05 ac)
Net Area is 263,388 sf (6.05 ac)
Arterial ROW is 62,242 sf (1.43 ac)
Local ROW is 28,743 sf (0.66 ac)
Open Space Area is 0.00 ac (0.00%)

Lot Data Table

Lot Yield is 6 lots
Approx. Smallest Lot Area is 33,002 sq ft
Approx. Largest Lot Area is 38,093 sq ft
Approx. Average Lot Area is 36,520 sq ft
Total Lot Area is 219,122 sq ft
Gross Density is 1.0 du/ac

Note: Landscaping will be provided along the Arizona Avenue frontage.

Arizona Ave & Guadalupe Rd

Site Plan

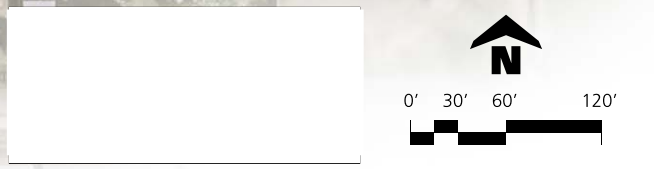
Exhibit D



SITE DATA		
Gross Area	263,388 sf	6.05 ac
Net Area	263,388 sf	6.05 ac
Arterial ROW	62,242 sf	1.43 ac
Local ROW	28,743 sf	0.66 ac
Open Space Area	0.00 ac	0.00%

LOT DATA	
Lot Yield	6 lots
Approx. Smallest Lot Area	33,002 sq ft
Approx. Largest Lot Area	38,093 sq ft
Approx. Average Lot Area	36,520 sq ft
Total Lot Area	219,122 sq ft
Gross Density	1.0 du/ac

LEGEND	
	8' Primary Wall (CMU) Planned At Limits Of Drainage Esmt.
	6' Primary Wall (CMU) Planned At Perimeter Sidewalls
	Dooley Wall at Lot Side Yards Between Lots
	Drainage Easement
	Utility & Irrigation Easement



Note: Decomposed Granite will be provided along Arizona Ave

Exhibit E: Tremaine Site Data Sheet

Simplified Excerpts of Relevant Cells in Complex Table

Lot 1 Divided

31,664 SF to 302-24-004D, owned by Stephen C Gerdes And Jami S Gerdes Trust

32,561 SF to 302-24-004E, owned by Ismail Asma Khalil

Lot 2 Divided

32,971 SF to 302-24-005A, owned by Hammit Morgan/Erin

35,776 SF to 302-24-005B, owned by Robinson Kevin

Lot 3 Divided

33,081 SF to 302-24-006A, owned by Schutt Walter J III/Maria

32,548 SF to 302-24-006B, owned by Ellmann Family Living Trust

Lot 4 Divided

32,885 SF to 302-24-007B, owned by Higbee Living Trust

35,154 SF to 302-24-007D, owned by David And Reina Lacombe Living Trust

Lot 5 Divided

35,249 SF to 302-24-008A, owned by Higbee Living Trust

32,890 SF to 302-24-008B, owned by Marianne De Shazo Living Trust/Beck Sammy J

Lot 6 Divided

33,517 SF to 302-24-009E, owned by Moreno Raphael J

35,223 SF to 302-24-009F, owned by Webster Jonathan/Kouri Megan

Lot 7 Divided

35,188 SF to 302-24-010A, owned by Taylor Gloria Granillo

35,157 SF to 302-24-010B, owned by Sather Family Trust

Lot 8 Unaltered Tremaine Park Parcels

83,648 SF to 302-24-011B, owned by Joshua Wade Steele Living Trust

Lot 9 Divided

46,719 SF to 302-24-012F, owned by Stears Paul J/Anne Marie Cimarelli

66,608 SF to 302-24-012G, owned by Shephard Matthew James

Lot 10 Divided

40,859 SF to 302-24-013A, owned by Staggers Family Revocable Trust

41,582 SF to 302-24-013B, owned by Rogers Family Living Trust

Lot 11 Divided

47,881 SF to 302-24-014A, owned by Gsmg Family Trust

35,284 SF to 302-24-014B, owned by Geis Living Trust

Lot 12 Unaltered Tremaine Park Parcel

78,540 SF to 302-24-015B, owned by Williamson Cynthia L/Theodosis Leah Marie/Matthew Robert

Lot 13 Unaltered Tremaine Park Parcel

32,322 SF to 302-24-016, owned by Rew Raymond Glenn/Linda Jean

Lot 14 Divided

36,725 SF to 302-24-017A, owned by Hills Allen Wayne/Carol Elaine

36,773 SF to 302-24-017B, owned by Hills Wayne & Elaine

Lot 15 Divided

22,381 SF to 302-24-018B, owned by Rodrigue Chad D/Rodrigue Family Trust

17,032 SF to 302-24-018C, owned by Rodrigue Chad D/Carl G

39,613 SF to 302-24-018D, owned by Rischmueller Family Trust

Lot 16 Commercial Parcel (Church)

80,821 SF to 302-24-019C, owned by Arizona Avenue Baptist Church

Lot 17 Babcock Parcels

69,639 SF to 302-24-020C, owned by Babcock Drevitson Re1 LLC

11,077 SF to 302-24-020D, owned by Babcock Drevitson Re1 LLC

Lot 18 Divided

38,315 SF to 302-24-021A, owned by Pena Family Revocable Trust

38,568 SF to 302-24-021B, owned by Dawn Pat/Dorothy Ann

Lot 19 Divided

38,324 SF to 302-24-022A, owned by Bernard Donald/Sherri Lynn Petrie

38,346 SF to 302-24-022B, owned by Vogt David E/Kinnison Teresa Jo

Lot 20 Divided

38,346 SF to 302-24-023A, owned by Simon Family Living Trust

38,355 SF to 302-24-023B, owned by Molina Francisco

Lot 21 Unaltered Tremaine Park Parcel

75,509 SF to 302-24-024C, owned by Magallanes Ruben R/Isabel

Lot 22 Divided

37,801 SF to 302-24-025A, owned by Ashley-Denton Christine M

37,780 SF to 302-24-025B, owned by Bagayas Victor Torrez III/Melissa

Lot 23 Divided

37,819 SF to 302-24-026A, owned by Maxcy Todd R/Deborah L Tr

37,514 SF to 302-24-026B, owned by Jeffrey And Christina Slade Trust

Lot 24 Divided

51,375 SF to 302-24-027C, owned by Shea Steve E/Brenda
46,048 SF to 302-24-027E, owned by Kalidindi Venkata Rao/Jahnavi

Lot 25 Divided

37,592 SF to 302-24-028A, owned by Schwarz Klaus H/Karen P
39,923 SF to 302-24-028B, owned by Campos Family Trust

Lot 26 Divided

37,784 SF to 302-24-029A, owned by Frank Portillos And Jaratany Portillos Revocable Living Trust
37,788 SF to 302-24-029B, owned by Wirth Joseph/Breanna

Lot 27 Divided

12,014 SF to 302-24-030B, owned by Maxcy Louis P Tr
27,339 SF to 302-24-030C, owned by Maxcy Louis P Tr
37,806 SF to 302-24-030D, owned by Maldonado Living Trust

Lot 28 Unaltered Tremaine Park Parcel

76,801 SF to 302-24-031, owned by Deal Gail W/Betty Sue Tr

Lot 29 Divided

38,429 SF to 302-24-032G, owned by Bonilla Gloria
38,429 SF to 302-24-032H, owned by Vasquez Ray M/Sangwan

Lot 30 Divided

38,450 SF to 302-24-032F, owned by Buonincontri Joseph A
38,498 SF to 302-24-033A, owned by Kilzer Family Living Trust

Lot 31 Babcock Parcels

80,359 SF to 302-24-034C, owned by Babcock Drevitson Re1 LLC

Lot 32 Divided

38,442 SF to 302-24-035A, owned by Carroll D Carlos/Yvette M Tr
38,577 SF to 302-24-035B, owned by Carroll Living Trust

Lot 33 Divided

38,442 SF to 302-24-036A, owned by Sanchez Roy R & Elodia C
38,424 SF to 302-24-036B, owned by Eudy Theadore H III/Kimberly J

Lot 34 Divided

38,416 SF to 302-24-037A, owned by Welsh Janice L
38,394 SF to 302-24-037B, owned by Anderton Robin D

Lot 35 Divided

37,835 SF to 302-24-038C, owned by Silkey Kyle

37,835 SF to 302-24-038D, owned by Moser Ty R/Erika C

Lot 36 Divided

37,793 SF to 302-24-039A, owned by Rischmueller Donald W Tr

37,784 SF to 302-24-039B, owned by Taglia Anthony

Lot 37 Divided

39,769 SF to 302-24-040A, owned by Schaupp Jonathan W/Beebe Marisa E

37,605 SF to 302-24-040B, owned by Castillo Anca M/Mihalcescu Maria

Lot 38 Divided

48,874 SF to 302-24-041A, owned by Shawn And Julie Lonas Revocable Living Trust

48,857 SF to 302-24-041B, owned by Wallentinson Lawrence Jr

Lot 39 Divided

Lot 39A - 48,819 SF to 302-24-433, owned by Hernandez Jorge Morales/Mimila Jordy Morales

Lot 39B - 48,811 SF to 302-24-434, owned by Arellano Jose Luis/Maria C

Lot 40 Divided

34,910 SF to 302-24-043G, owned by Beimfohr Family Trust

37,174 SF to 302-24-043H, owned by Tingey Todd C/Annette E

Lot 41 Divided

11,983 SF to 302-24-044B, owned by John W Katausky II Revocable Trust

35,268 SF to 302-24-044J, owned by Cielo Trust

25,234 SF to 302-24-044K, owned by John W Katausky II Revocable Trust

Lot 42 Unaltered Tremaine Park Parcel

74,557 SF to 302-24-045C, owned by Geske Mark L/Vicky Lynn Tr

Lot 43 Divided

37,893 SF to 302-24-046G, owned by Geske Maynard/Frances Tr

37,945 SF to 302-24-046H, owned by Alto Benjamin

Lot 44 Divided

37,976 SF to 302-24-047G, owned by Humbert Lester T/Dana Rae

38,010 SF to 302-24-047H, owned by Williams Shawn D

Lot 45 Divided

38,037 SF to 302-24-048G, owned by Duke Frank E/Geraldine K

38,315 SF to 302-24-048H, owned by Twombly James L/Sheila R

Lot 46 Babcock Parcels

70,357 SF to 302-24-049C, owned by Babcock Drevitson Re1 LLC

Exhibit E Tremaine Site Data Sheet

Parcel Number	Owner	Property Address	Deed Number	Deed Date	MCR Number	Subname	Land Size	Lot Num	STR	Jurisdiction	Project and Nearby Parcel Designation
302-24-004D	Stephen C Gerdes And Jami S Gerdes Trust	108 E Tremaine Dr Chandler 85225	20150565251	8/3/2015	116-36	Tremaine Park	31,664	1	10 1S 5E	Chandler	
302-24-004E	Ismail Asma Khalil	70 E Tremaine Dr Chandler 85225	20110028420	1/10/2011	116-36	Tremaine Park	32,561	1	10 1S 5E	Chandler	
302-24-005A	Hammit Morgan/Erin	156 E Tremaine Dr Chandler 85225	20240186406	4/9/2024	116-36	Tremaine Park	32,971	2	10 1S 5E	Chandler	
302-24-005B	Robinson Kevin	132 E Tremaine Dr Chandler 85225	20170729469	10/1/2017	116-36	Tremaine Park	35,776	2	10 1S 5E	Chandler	
302-24-006A	Schutt Walter J III/Maria	180 E Tremaine Dr Chandler 85225	19910395194	8/22/1991	116-36	Tremaine Park	33,081	3	10 1S 5E	Chandler	
302-24-006B	Ellmann Family Living Trust	204 E Tremaine Dr Chandler 85225	20230329689	6/22/2023	116-36	Tremaine Park	32,548	3	10 1S 5E	Chandler	
302-24-007B	Higbee Living Trust	252 E Tremaine Dr Chandler 85225	20240276614	5/23/2024	116-36	Tremaine Park	32,885	4	10 1S 5E	Chandler	
302-24-007D	David And Reina Lacombe Living Trust	228 E Tremaine Dr Chandler 85225	20160440435	6/22/2016	116-36	Tremaine Park	35,154	4	10 1S 5E	Chandler	
302-24-008A	Higbee Living Trust	276 E Tremaine Dr Chandler 85225	20240276614	5/23/2024	116-36	Tremaine Park	35,249	5	10 1S 5E	Chandler	
302-24-008B	Marianne De Shazo Living Trust/Beck Sammy J	300 E Tremaine Dr Chandler 85225	20240491455	9/15/2024	116-36	Tremaine Park	32,890	5	10 1S 5E	Chandler	
302-24-009E	Moreno Raphael J	348 E Tremaine Dr Chandler 85225	19990524887	5/31/1999	116-36	Tremaine Park	33,517	6	10 1S 5E	Chandler	
302-24-009F	Webster Jonathan/Kouri Megan	324 E Tremaine Dr Chandler 85225	20140632769	9/23/2014	116-36	Tremaine Park	35,223	6	10 1S 5E	Chandler	
302-24-010A	Taylor Gloria Granillo	372 E Tremaine Dr Chandler 85225	20200598527	7/5/2020	116-36	Tremaine Park	35,188	7	10 1S 5E	Chandler	
302-24-010B	Sather Family Trust	396 E Tremaine Dr Chandler 85225	20190197616	3/20/2019	116-36	Tremaine Park	35,157	7	10 1S 5E	Chandler	
302-24-011B	Joshua Wade Steele Living Trust	444 E Tremaine Dr Chandler 85225	20240113862	3/4/2024	116-36	Tremaine Park	83,648	8	10 1S 5E	Chandler	Unaltered Tremaine Park Parcels
302-24-012F	Stears Paul J/Anne Marie Cimarelli	3715 N Nevada St Chandler 85225	19970187561	3/23/1997	116-36	Tremaine Park	46,719	9	10 1S 5E	Chandler	
302-24-012G	Shephard Matthew James	3685 N Nevada St Chandler 85225	20230342078	6/28/2023	116-36	Tremaine Park	66,608	9	10 1S 5E	Chandler	
302-24-013A	Staggers Family Revocable Trust	397 E Tremaine Dr Chandler 85225	20240331758	6/20/2024	116-36	Tremaine Park	40,859	10	10 1S 5E	Chandler	
302-24-013B	Rogers Family Living Trust	373 E Tremaine Dr Chandler 85225	20210206142	2/23/2021	116-36	Tremaine Park	41,582	10	10 1S 5E	Chandler	
302-24-014A	Gsmg Family Trust	303 E Tremaine Dr Chandler 85225	20200925315	9/29/2020	116-36	Tremaine Park	47,881	11	10 1S 5E	Chandler	
302-24-014B	Geis Living Trust	325 E Tremaine Dr Chandler 85225	20170372317	5/22/2017	116-36	Tremaine Park	35,284	11	10 1S 5E	Chandler	
302-24-015B	Williamson Cynthia L/Theodosia Leah Marie/Matthew Robert	253 E Tremaine Dr Chandler 85225	20240066617	2/8/2024	116-36	Tremaine Park	78,540	12	10 1S 5E	Chandler	Unaltered Tremaine Park Parcels
302-24-016	Rew Raymond Glenn/Linda Jean	229 E Tremaine Dr Chandler 85225	20070623813	5/29/2007	116-36	Tremaine Park	32,322	13	10 1S 5E	Chandler	Unaltered Tremaine Park Parcels
302-24-017A	Hills Allen Wayne/Carol Elaine	205 E Tremaine Dr Chandler 85225	20190133612	2/26/2019	116-36	Tremaine Park	36,725	14	10 1S 5E	Chandler	
302-24-017B	Hills Wayne & Elaine	181 E Tremaine Dr Chandler 85225	14773-0696	7/15/1973	116-36	Tremaine Park	36,773	14	10 1S 5E	Chandler	
302-24-018B	Rodrigue Chad D/Rodrigue Family Trust	133 E Tremaine Dr Chandler 85225	20210670429	6/17/2021	116-36	Tremaine Park	22,381	15	10 1S 5E	Chandler	
302-24-018C	Rodrigue Chad D/Carl G	133 E Tremaine Dr Chandler 85225	20150012622	1/7/2015	116-36	Tremaine Park	17,032	15	10 1S 5E	Chandler	
302-24-018D	Rischmueller Family Trust	157 E Tremaine Dr Chandler 85225	20230181150	4/9/2023	116-36	Tremaine Park	39,613	15	10 1S 5E	Chandler	
302-24-019C	Arizona Avenue Baptist Church	3701 N Arizona Ave Chandler 85225	19970376636	6/3/1997	116-36	Tremaine Park	80,821	16	10 1S 5E	Chandler	Commercial Parcel (Church)
302-24-020C	Babcock Drevitson Re1 LLC	0 N Arizona Ave Mesa 85210	20180650788	8/27/2018	116-36	Tremaine Park	69,639	17	10 1S 5E	Chandler	Babcock Parcels
302-24-020D	Babcock Drevitson Re1 LLC	0 N Arizona Ave Mesa 85210	20180650789	8/27/2018	116-36	Tremaine Park	11,077	17	10 1S 5E	Chandler	Babcock Parcels
302-24-021A	Pena Family Revocable Trust	154 E Redfield Rd Chandler 85225	20190620734	8/12/2019	116-36	Tremaine Park	38,315	18	10 1S 5E	Chandler	
302-24-021B	Dawn Pat/Dorothy Ann	130 E Redfield Rd Chandler 85225	19840460206	10/22/1984	116-36	Tremaine Park	38,568	18	10 1S 5E	Chandler	
302-24-022A	Bernard Donald/Sherri Lynn Petrie	178 E Redfield Rd Chandler 85225	20061346771	10/11/2006	116-36	Tremaine Park	38,324	19	10 1S 5E	Chandler	
302-24-022B	Vogt David E/Kinnison Teresa Jo	202 E Redfield Rd Chandler 85225	20190757384	9/24/2019	116-36	Tremaine Park	38,346	19	10 1S 5E	Chandler	

Parcel Number	Owner	Property Address	Deed Number	Deed Date	MCR Number	Subname	Land Size	Lot Num	STR	Jurisdiction	Project and Nearby Parcel Designation
302-24-023A	Simon Family Living Trust	250 E Redfield Rd Chandler 85225	20201242278	12/15/2020	116-36	Tremaine Park	38,346	20	10 1S 5E	Chandler	
302-24-023B	Molina Francisco	226 E Redfield Rd Chandler 85225	20170921121	12/12/2017	116-36	Tremaine Park	38,355	20	10 1S 5E	Chandler	
302-24-024C	Magallanes Ruben R/Isabel	298 E Redfield Rd Chandler 85225	20160105470	2/18/2016	116-36	Tremaine Park	75,509	21	10 1S 5E	Chandler	Unaltered Tremaine Park Parcels
302-24-025A	Ashley-Denton Christine M	322 E Redfield Rd Chandler 85225	20100779918	9/8/2010	116-36	Tremaine Park	37,801	22	10 1S 5E	Chandler	
302-24-025B	Bagayas Victor Torrez III/Melissa	346 E Redfield Rd Chandler 85225	20240022000	1/15/2024	116-36	Tremaine Park	37,780	22	10 1S 5E	Chandler	
302-24-026A	Maxcy Todd R/Deborah L Tr	370 E Redfield Rd Chandler 85225	20010394365	5/9/2001	116-36	Tremaine Park	37,819	23	10 1S 5E	Chandler	
302-24-026B	Jeffrey And Christina Slade Trust	394 E Redfield Rd Chandler 85225	20140670139	10/8/2014	116-36	Tremaine Park	37,514	23	10 1S 5E	Chandler	
302-24-027C	Shea Steve E/Brenda	3625 N Nevada St Chandler 85225	20170813088	10/31/2017	116-36	Tremaine Park	51,375	24	10 1S 5E	Chandler	
302-24-027E	Kalidindi Venkata Rao/Jahnavi	3655 N Nevada St Chandler 85225	20210492217	5/2/2021	116-36	Tremaine Park	46,048	24	10 1S 5E	Chandler	
302-24-028A	Schwarz Klaus H/Karen P	395 E Redfield Rd Chandler 85225	19910136999	4/1/1991	116-36	Tremaine Park	37,592	25	10 1S 5E	Chandler	
302-24-028B	Campos Family Trust	371 E Redfield Rd Chandler 85225	20160421192	6/15/2016	116-36	Tremaine Park	39,923	25	10 1S 5E	Chandler	
302-24-029A	Frank Portillos And Jaratany Portillos Revocable Living Trust	323 E Redfield Rd Chandler 85225	20240265468	5/16/2024	116-36	Tremaine Park	37,784	26	10 1S 5E	Chandler	
302-24-029B	Wirth Joseph/Breanna	347 E Redfield Rd Chandler 85225	20230129956	3/14/2023	116-36	Tremaine Park	37,788	26	10 1S 5E	Chandler	
302-24-030B	Maxcy Louis P Tr	299 E Redfield Rd Chandler 85225	20080727297	8/19/2008	116-36	Tremaine Park	12,014	27	10 1S 5E	Chandler	
302-24-030C	Maxcy Louis P Tr	299 E Redfield Rd Chandler 85225	20080727297	8/19/2008	116-36	Tremaine Park	27,339	27	10 1S 5E	Chandler	
302-24-030D	Maldonado Living Trust	275 E Redfield Rd Chandler 85225	20220431741	5/17/2022	116-36	Tremaine Park	37,806	27	10 1S 5E	Chandler	
302-24-031	Deal Gail W/Betty Sue Tr	227 E Redfield Rd Chandler 85225	19960743220	10/20/1996	116-36	Tremaine Park	76,801	28	10 1S 5E	Chandler	Unaltered Tremaine Park Parcels
302-24-032F	Buonincontri Joseph A	155 E Redfield Rd Chandler 85225	20210300894	3/16/2021	116-36	Tremaine Park	38,450	30	10 1S 5E	Chandler	
302-24-032G	Bonilla Gloria	179 E Redfield Rd Chandler 85225	20240472935	9/4/2024	116-36	Tremaine Park	38,429	29	10 1S 5E	Chandler	
302-24-032H	Vasquez Ray M/Sangwan	203 E Redfield Rd Chandler 85225	20201097230	11/9/2020	116-36	Tremaine Park	38,429	29	10 1S 5E	Chandler	
302-24-033A	Kilzer Family Living Trust	131 E Redfield Rd Chandler 85225	20160362524	5/25/2016	116-36	Tremaine Park	38,498	30	10 1S 5E	Chandler	
302-24-034C	Babcock Drevitson Re1 LLC	80 E Campbell Rd Chandler 85225	20180650788	8/27/2018	116-36	Tremaine Park	80,359	31	10 1S 5E	Chandler	Babcock Parcels
302-24-035A	Carroll D Carlos/Yvette M Tr	152 E Campbell Rd Chandler 85225	20120116346	2/12/2012	116-36	Tremaine Park	38,442	32	10 1S 5E	Chandler	
302-24-035B	Carroll Living Trust	128 E Campbell Rd Chandler 85225	20120514483	6/13/2012	116-36	Tremaine Park	38,577	32	10 1S 5E	Chandler	
302-24-036A	Sanchez Roy R & Elodia C	176 E Campbell Rd Chandler 85225	12090-1296	2/23/1977	116-36	Tremaine Park	38,442	33	10 1S 5E	Chandler	
302-24-036B	Eudy Theadore H III/Kimberly J	200 E Campbell Rd Chandler 85225	20011111255	11/27/2001	116-36	Tremaine Park	38,424	33	10 1S 5E	Chandler	
302-24-037A	Welsh Janice L	224 E Campbell Rd Chandler 85225	20200862769	9/14/2020	116-36	Tremaine Park	38,416	34	10 1S 5E	Chandler	
302-24-037B	Anderton Robin D	248 E Campbell Rd Chandler 85225	20150100069	2/16/2015	116-36	Tremaine Park	38,394	34	10 1S 5E	Chandler	
302-24-038C	Silkey Kyle	296 E Campbell Rd Chandler 85225	20211356766	12/21/2021	116-36	Tremaine Park	37,835	35	10 1S 5E	Chandler	
302-24-038D	Moser Ty R/Erika C	272 E Campbell Rd Chandler 85225	20140571343	8/27/2014	116-36	Tremaine Park	37,835	35	10 1S 5E	Chandler	
302-24-039A	Rischmueller Donald W Tr	320 E Campbell Rd Chandler 85225	19981162408	12/22/1998	116-36	Tremaine Park	37,793	36	10 1S 5E	Chandler	
302-24-039B	Taglia Anthony	344 E Campbell Rd Chandler 85225	20150721213	10/6/2015	116-36	Tremaine Park	37,784	36	10 1S 5E	Chandler	
302-24-040A	Schaupp Jonathan W/Beebe Marisa E	368 E Campbell Rd Chandler 85225	20240005518	1/3/2024	116-36	Tremaine Park	39,769	37	10 1S 5E	Chandler	
302-24-040B	Castillo Anca M/Mihalcescu Maria	392 E Campbell Rd Chandler 85225	20211040589	9/26/2021	116-36	Tremaine Park	37,605	37	10 1S 5E	Chandler	
302-24-041A	Shawn And Julie Lonas Revocable Living Trust	3595 N Nevada St Chandler 85225	20170453899	6/20/2017	116-36	Tremaine Park	48,874	38	10 1S 5E	Chandler	
302-24-041B	Wallentinson Lawrence Jr	3565 N Nevada St Chandler 85225	20210424217	4/14/2021	116-36	Tremaine Park	48,857	38	10 1S 5E	Chandler	

Parcel Number	Owner	Property Address	Deed Number	Deed Date	MCR Number	Subname	Land Size	Lot Num	STR	Jurisdiction	Project and Nearby Parcel Designation
302-24-043G	Beimfohr Family Trust	393 E Campbell Rd Chandler 85225	20200568224	6/25/2020	116-36	Tremaine Park	34,910	40	10 1S 5E	Chandler	
302-24-043H	Tingey Todd C/Annette E	369 E Campbell Rd Chandler 85225	19910034262	1/24/1991	116-36	Tremaine Park	37,174	40	10 1S 5E	Chandler	
302-24-044B	John W Katausky II Revocable Trust	321 E Campbell Rd Chandler 85225	20220301166	4/4/2022	116-36	Tremaine Park	11,983	41	10 1S 5E	Chandler	
302-24-044J	Cielo Trust	345 E Campbell Rd Chandler 85225	20240169355	4/1/2024	116-36	Tremaine Park	35,268	41	10 1S 5E	Chandler	
302-24-044K	John W Katausky II Revocable Trust	321 E Campbell Rd Chandler 85225	20220301166	4/4/2022	116-36	Tremaine Park	25,234	41	10 1S 5E	Chandler	
302-24-045C	Geske Mark L/Vicky Lynn Tr	297 E Campbell Rd Chandler 85225	19960428957	6/18/1996	116-36	Tremaine Park	74,557	42	10 1S 5E	Chandler	Unaltered Tremaine Park Parcels
302-24-046G	Geske Maynard/Frances Tr	249 E Campbell Rd Chandler 85225	19960201493	3/25/1996	116-36	Tremaine Park	37,893	43	10 1S 5E	Chandler	
302-24-046H	Alto Benjamin	225 E Campbell Rd Chandler 85225	20211306838	12/8/2021	116-36	Tremaine Park	37,945	43	10 1S 5E	Chandler	
302-24-047G	Humbert Lester T/Dana Rae	201 E Campbell Rd Chandler 85225	19920715454	12/14/1992	116-36	Tremaine Park	37,976	44	10 1S 5E	Chandler	
302-24-047H	Williams Shawn D	177 E Campbell Rd Chandler 85225	20180605265	8/8/2018	116-36	Tremaine Park	38,010	44	10 1S 5E	Chandler	
302-24-048G	Duke Frank E/Geraldine K	153 E Campbell Rd Chandler 85225	20070749672	6/28/2007	116-36	Tremaine Park	38,037	45	10 1S 5E	Chandler	
302-24-048H	Twombly James L/Sheila R	129 E Campbell Rd Chandler 85225	20061265915	9/24/2006	116-36	Tremaine Park	38,315	45	10 1S 5E	Chandler	
302-24-049C	Babcock Drevitson Re1 LLC	105 E Campbell Rd Chandler 85225	20180650790	8/27/2018	116-36	Tremaine Park	70,357	46	10 1S 5E	Chandler	Babcock Parcels
302-24-433	Hernandez Jorge Morales/Mimila Jordy Morales	3535 N Nevada St Chandler 85225	20240155329	3/25/2024	1373-07	Tremaine Park Lot 39 Mld	48,819	39A	10 1S 5E	Chandler	
302-24-434	Arellano Jose Luis/Maria C	3505 N Nevada St Chandler 85225	20200208267	3/9/2020	1373-07	Tremaine Park Lot 39 Mld	48,811	39B	10 1S 5E	Chandler	

Exhibit F: Final Plat for Tremaine Park

Comprehensive Text Description of Graphical Exhibit

Exhibit shows final plat for Tremaine Park. See Exhibit E for ownership breakdown and division of lots.

Lots are ordered in a grid pattern and face onto Tremaine drive on the north and campbell avenue on the south, redfield road in the center and 113th street on the west and 115th way on the west. All lots are bounded by an 8' utility and irrigation easement on the sides and back of the lot.

Original lot sizes (ignoring rounded corners at intersections)

Lot 1 (329' x 217')

Lot 2 (329' x 217')

Lot 3 (329' x 217')

Lot 4 (324' x 217')

Lot 5 (324' x 217')

Lot 6 (324' x 217')

Lot 7 (324' x 217')

Lot 8 (324' x 217'), Unaltered Tremaine Park Parcel

Lot 9 (309' x 314')

Lot 10 (351' x 220')

Lot 11 (377' x 220')

Lot 12 (357' x 220'), Unaltered Tremaine Park Parcel

Lot 13 (146' x 220'), Unaltered Tremaine Park Parcel

Lot 14 (333' x 220')

Lot 15 (333' x 220')

Lot 16 (250' x 300'), Commercial Parcel (Church)

Lot 17 (324' x 250'), Babcock Parcel

Lot 18 (328' x 234')

Lot 19 (397' x 234')

Lot 20 (397' x 234')

Lot 21 (322' x 234'), Unaltered Tremaine Park Parcel

Lot 22 (322' x 234')

Lot 23 (322' x 234')


Lot 24 (309' x 314')

Lot 25 (322' x 322')

Lot 26 (322' x 322')

Lot 27 (322' x 322')

Lot 28 (327' x 322')

- 
- Lot 29 (327' x 322')
 - Lot 30 (328' x 322')
 - Lot 31 (250' x 300'), Babcock Parcel
 - Lot 32 (328' x 322')
 - Lot 33 (327' x 322')
 - Lot 34 (327' x 322')
 - Lot 35 (322' x 322')
 - Lot 36 (322' x 322')
 - Lot 37 (322' x 322')
 - Lot 38 (309' x 314')
 - Lot 39 (309' x 315')
 - Lot 40 (322' x 233')
 - Lot 41 (322' x 233')
 - Lot 42 (322' x 233'), Unaltered Tremaine Park Parcel
 - Lot 43 (327' x 233')
 - Lot 44 (327' x 233')
 - Lot 45 (328' x 233')
 - Lot 46 (300' x 233'), Babcock Parcel

Not Subdivided

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the TRANSAMERICA TITLE INSURANCE CO. OF ARIZONA, an Arizona corporation, as Trustee, has subdivided under the name of

TREMAINE PARK

A subdivision of the S 1/2 NW 1/4 and the S. 269.00 feet of the N 1/2 NW 1/4, except the S. 33 feet Section 10 Township 1 S. Range 5 E., Gila and Salt River Base and Meridian Maricopa County Arizona, as shown platted hereon and hereby publishes this plat as and for the plat of

TREMAINE PARK

and hereby declares that said plat sets forth the location and gives the dimensions of the lots and streets constituting same and that each lot and street shall be known by the number or name given each respectively on said plat, and hereby dedicates to the public for use as such, the streets as shown on said plat and included in the above described premises. Easements are dedicated for utilities.

In Witness Whereof The TRANSAMERICA TITLE INSURANCE CO. OF ARIZONA, an Arizona corporation has hereunto caused it's corporate name to be signed and it's corporate seal to be affixed by the undersigned officer thereunto duly authorized, as Trustee.

this 16th day of January A. D. 1968

TRANSAMERICA TITLE INSURANCE CO. OF ARIZONA
AS TRUSTEE

by [Signature]
Trust Officer

ACKNOWLEDGEMENT

County of Maricopa ss
State of Arizona

On this 16th day of January 1968, before the undersigned officer personally appeared R. D. Mattison who acknowledged himself to be Trust Officer of the TRANSAMERICA TITLE INSURANCE CO. OF ARIZONA, an Arizona corporation, and acknowledged that as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as Trustee.

In Witness Whereof I hereunto set my hand and official seal

[Signature]
Notary Public

My Commission Expires 6/15/70

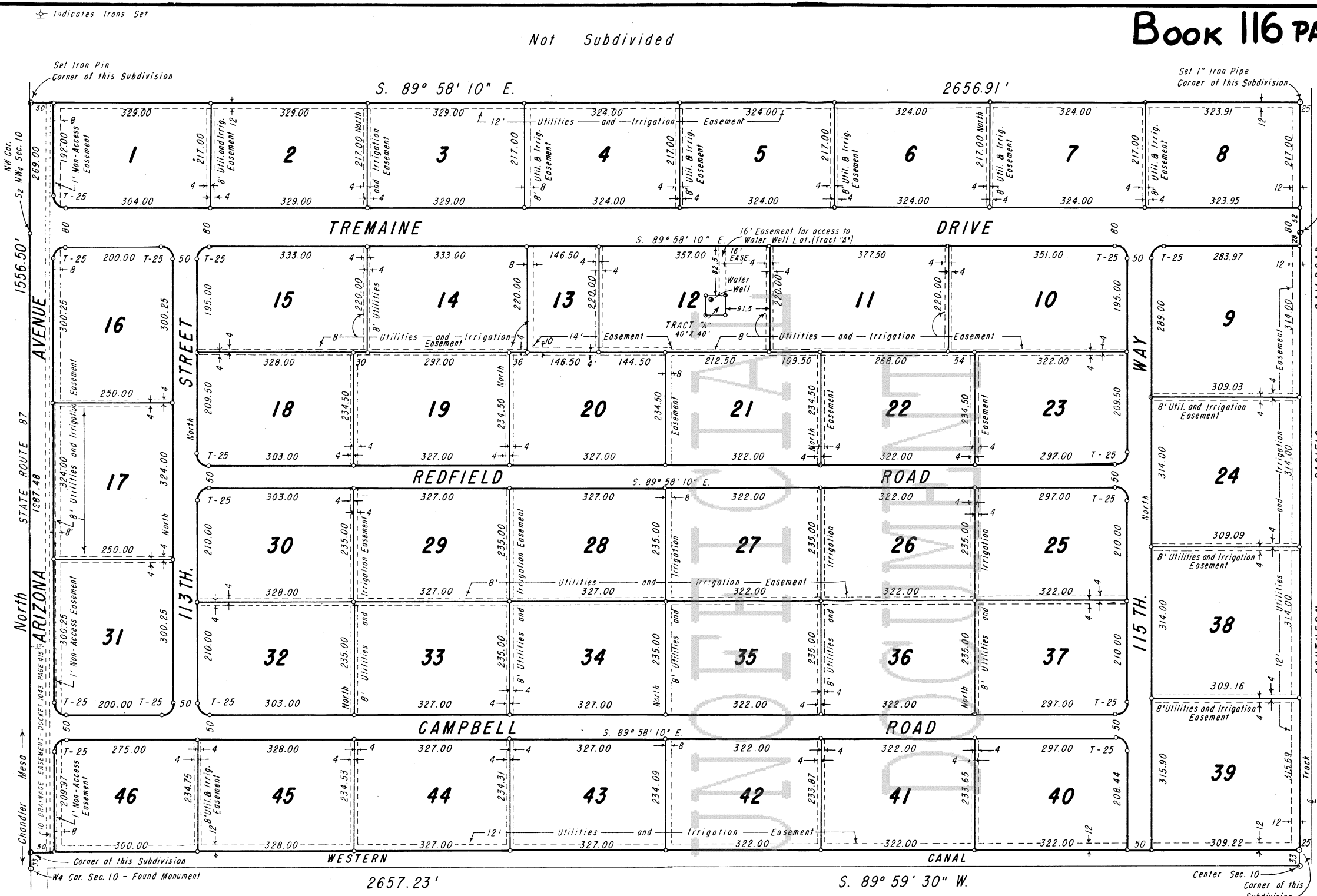
NOTE: See Deed Restrictions Recorded in Docket 6933 Page 842843 Maricopa County Records.

13045
STATE OF ARIZONA
County of Maricopa
I hereby certify that the within instrument was filed and recorded in my office on
Jan 22 1968
at Phoenix Arizona
by [Signature]
Recorder

RECEIVED
JAN 16 1968
MARICOPA COUNTY PLANNING AND ZONING COMMISSION

Revised Final Plat
S 40-67

APPROVED
MARICOPA COUNTY PLANNING AND ZONING COMMISSION
Final - December 7, 1967



Not Subdivided

Not Subdivided

Not Subdivided

CERTIFICATE OF SURVEY

I hereby certify that the subdivision shown hereon is a plat of a survey supervised by me in December 1967

WILSON AUSTIN, REGISTERED LAND SURVEYOR
P. O. Box 728 Phoenix, Arizona 85001

License No. 4055

COUNTY APPROVAL

This plat was approved by the BOARD OF SUPERVISORS OF MARICOPA COUNTY at a meeting held on the 22 day of January 1968

By [Signature] Chairman Attest [Signature] Clerk

TREMAINE PARK

A SUBDIVISION OF THE S₂ NW₄ AND THE S. 269.00' OF THE N₂ NW₄ EXCEPT THE S. 33'

SECTION 10 TOWNSHIP 1 SOUTH RANGE 5 EAST
Gila and Salt River Base and Meridian
MARICOPA COUNTY, ARIZONA

SCALE 1"=100'

DEC. 1967

Exhibit G: Wall Elevations

Comprehensive Text Description of Graphical Exhibit

8 Foot Primary Wall

The wall is 8 feet tall. All smooth face CMU blocks are painted tan. All splitface CMU blocks are painted brown.

The top two rows are smooth face CMU. The third, fifth, and seventh rows are splitface CMU. The fourth, sixth, and bottom 5 rows are smooth face CMU.

6 Foot Primary Wall

The wall is 6 feet tall. All smooth face CMU blocks are painted tan. All splitface CMU blocks are painted brown.

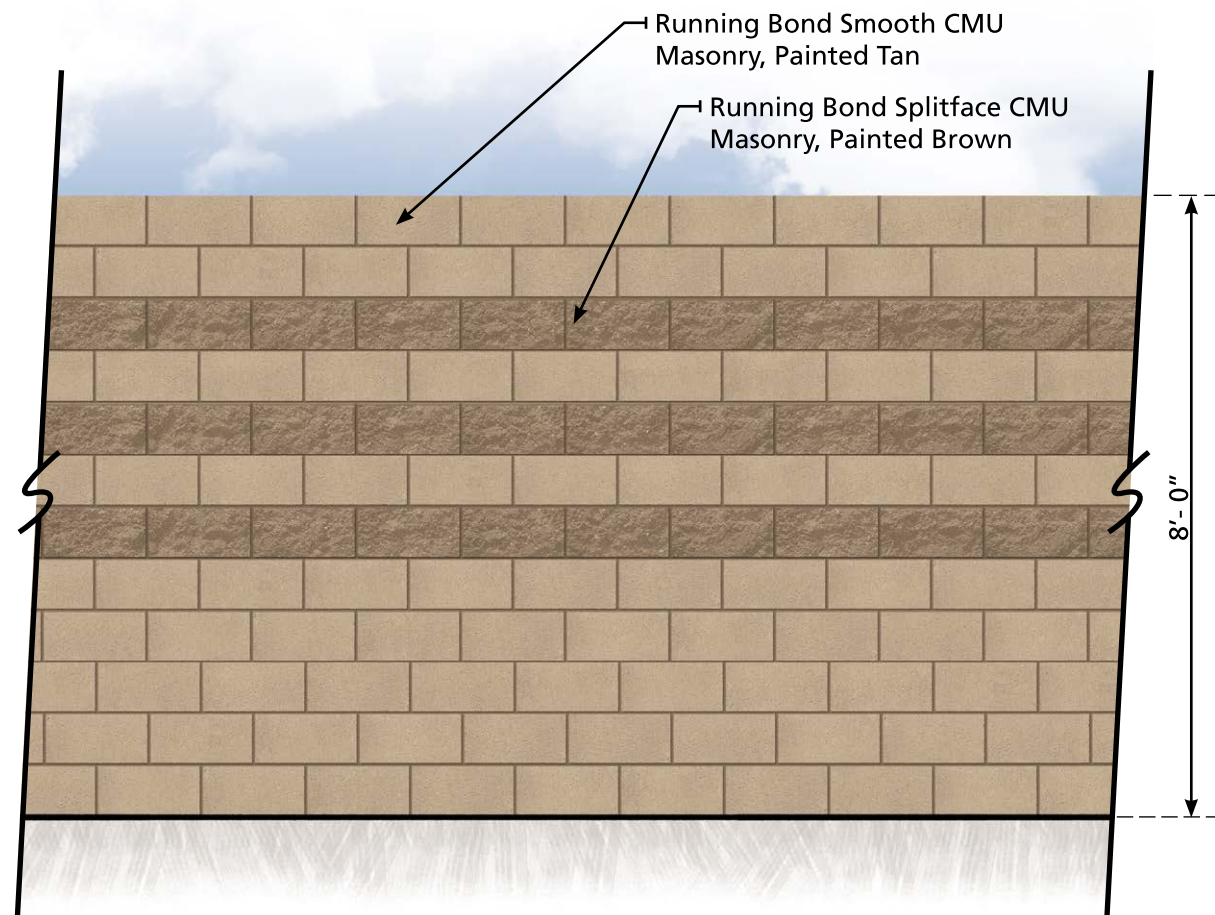
The top row is smooth face CMU. The second and fourth rows are splitface CMU. The third and bottom 5 rows are smoothface CMU.

Note, two of the spliface bands align and wrap around the corner when there is a decrease in wall height.

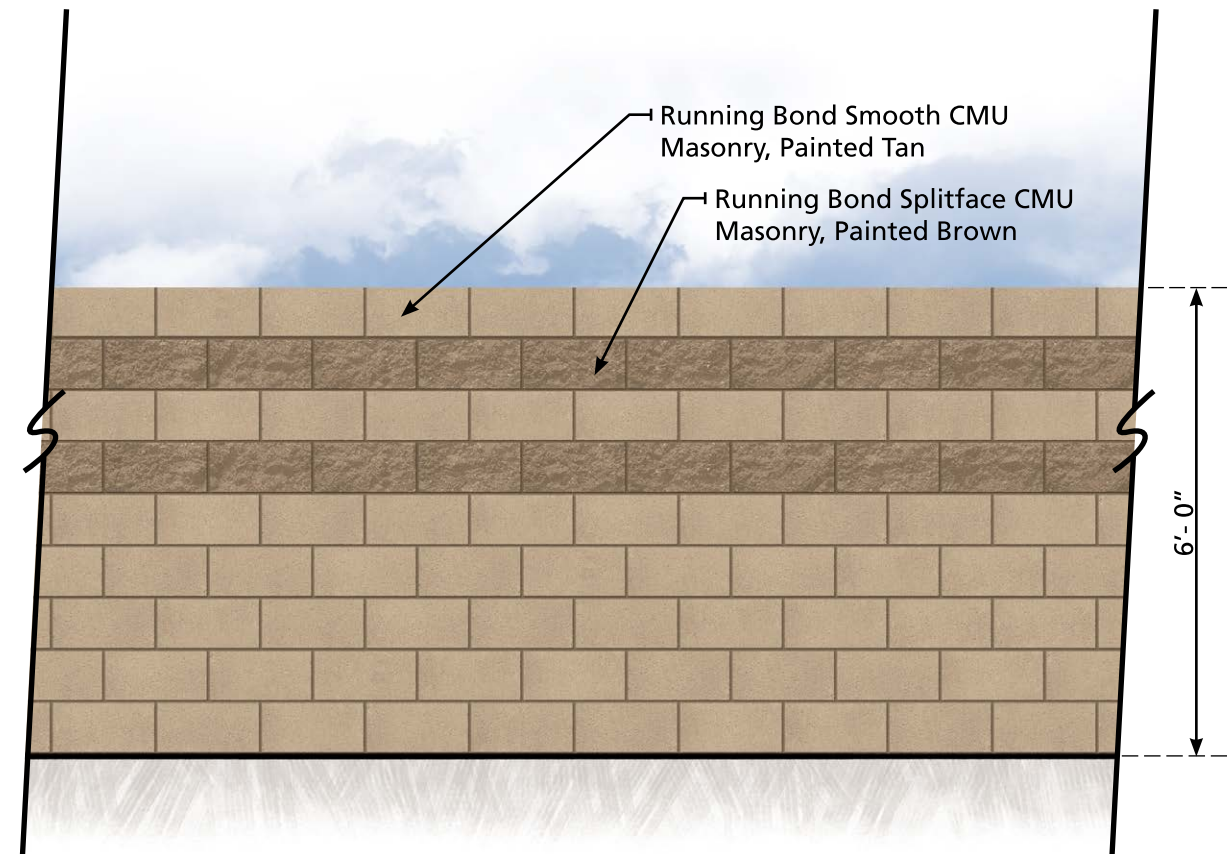
Arizona Ave & Guadalupe Rd

Wall Elevations

Exhibit E



8' - 0" PRIMARY WALL



6' - 0" PRIMARY WALL