

PROJECT NARRATIVE
for
Vision Park
October 7, 2024

On behalf of Eisenberg Company, a real estate development, brokerage and management firm located in Phoenix, AZ, I am pleased to submit this Site Plan Review application for the Vision Park project located at the southwest corner of Peoria Avenue and Dysart Road. My name is TK Yoon with Ware Malcomb, and I will be the Project Manager on the architectural side. Jason Eisenberg, President of Development & Acquisition, will represent Eisenberg Company and Jeff Hunter with Hunter Engineering is the Civil Engineer. This is a request for three new ground-up industrial buildings with related site work. One will be a build-to-suit for Peopleworks America, Inc. to be located along the east side of the property with two speculative buildings along the west.

As noted above, the site for this development is located at the southwest corner of Peoria Avenue and Dysart Road. The Assessor's Parcel Number is 509-18-975, which is associated with PAD00-08-01. The site is bordered by industrial developments to the north and empty, unimproved lots to the east, south and west. There is a railroad line along the west property line with Luke Air Force base approximately two miles to the southwest. The intended use for this project is consistent with the Zoning and uses allowed in the PAD.

The proposed size of the build-to-suit building will be approximately 736,000 SF while the two speculative buildings will be 191,880 SF and 141,440 SF, with associated vehicular parking, landscaping and site work. The architectural design of the building will be consistent with the rendered elevations provided, utilizing painted concrete tilt wall construction with reveal lines, painted metal canopies and glazing within an aluminum storefront system. The anticipated heights of the built-to-suit building will be 54 feet while the two speculative buildings will be 49 feet. At this time, we are not anticipating any challenges to the design and development of the project.

As always, timing is of the essence. We would like to move forward with Site Plan Review, permit review and construction of Vision Park as expeditiously as possible. As always, we look forward to working with your team on another successful project for the City of El Mirage.

WARE MALCOMB



TK Yoon
Project Manager

VISION PARK

SWC OF PEORIA & DYSART EL MIRAGE, ARIZONA



LEGAL DESCRIPTIONS

Lot 8, FINAL RE-PLAT FOR-LOT 3 CENTERPOINT LOGISTICS PARK - PD WEST, AS FILED IN BOOK 1478, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA AND MINOR LAND DIVISION - NORTHWEST CORNER OF DYSART ROAD & JOE R. RAMIREZ ROAD, AS FILED IN BOOK 1597, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona recorded in Book 1642 of Maps, Page 30.

SHEET INDEX:

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LANDSCAPE:

- L1- L6 PRELIMINARY LANDSCAPE PLAN

PROJECT SCOPE

PROJECT SCOPE IS THREE NEW GROUND UP INDUSTRIAL BUILDINGS, ONE FOR THE BUILT-TO-SUIT AND TWO SPECULATIVE BUILDINGS. PROJECT SCOPE INCLUDES ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, LANDSCAPING AND CIVIL IMPROVEMENTS.

SITE PLAN GENERAL NOTES

- a. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- b. THIS PROJECT IS LOCATED IN THE TOWN OF EL MIRAGE WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- c. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- d. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- e. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' x 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- f. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- g. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- h. THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE EL MIRAGE CONSTRUCTION CODE PRIOR TO USE.
- i. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR

- j. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- k. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- l. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- m. ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.
- n. SMOKE, GAS AND ODOR EMISSIONS SHALL COMPLY WITH REGULATION III OF THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS.
- o. THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 9, ARTICLES 18 AND 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT.
- p. THE AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 55 DB (1 DN) WHEN MEASURED ON AN "A WEIGHTED" SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.
- q. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL

- r. THE SANITARY SEWER COLLECTION SYSTEM WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- s. ALL ON-SITE WATER LINES SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.
- t. I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO TAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.
- u. EXPLOSIVES OR HAZARDOUS PROCESS: CERTIFICATION SHALL BE PROVIDED BY THE PHOENIX FIRE DEPARTMENT PREVENTION BUREAU THAT ALL MANUFACTURING, STORAGE AND WASTE PROCESS ON THE SITE SHALL MEET SAFETY AND ENVIRONMENTAL STANDARDS AS ADMINISTERED BY THE BUREAU

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ARCHITECTURE
PLANNING
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2777 E. Camelback Rd. Suite #325
Phoenix, AZ 85016
P. 480.767.1001



VISION PARK
SWC OF PEORIA & DYSART
EL MIRAGE, ARIZONA

TITLE SHEET

DATE	REMARKS
10/07/2024	DESIGN REVIEW SUBMITTAL

OWNER

EVT EL MIRAGE INDUSTRIAL LLC
2710 E. CAMELBACK ROAD, SUITE 210
PHOENIX, ARIZONA 85016
JASON EISENBERG
PH: (602) 468-6133
FAX: (602) 708-3137

ARCHITECT

WARE MALCOMB
2777 E. CAMELBACK ROAD, SUITE 325
PHOENIX, ARIZONA 85016
TK YOON
PH: (480) 767-1001
FAX: (480) 907-2288

CIVIL

HUNTER ENGINEERING
10450 N. 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
JEFF HUNTER
PH: (480) 991-3985

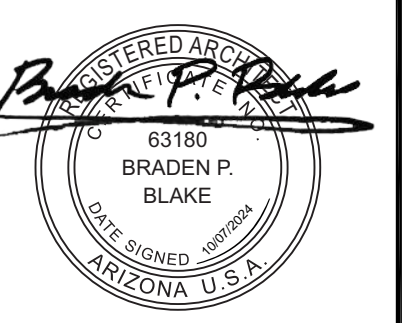
LANDSCAPE

STUDIO DPA
P.O. BOX 3489
GILBERT, ARIZONA 85299
TIM DAUGHERTY
PH: (602) 568-6606

PA / PM:	H. CHAN
DRAWN BY:	EE
JOB NO.:	PHX24-0052-00

SHEET
A0.1

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 P. 480.767.1001



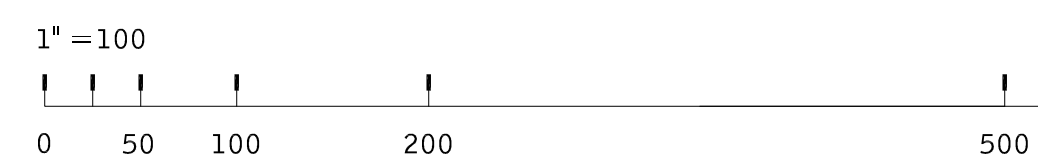
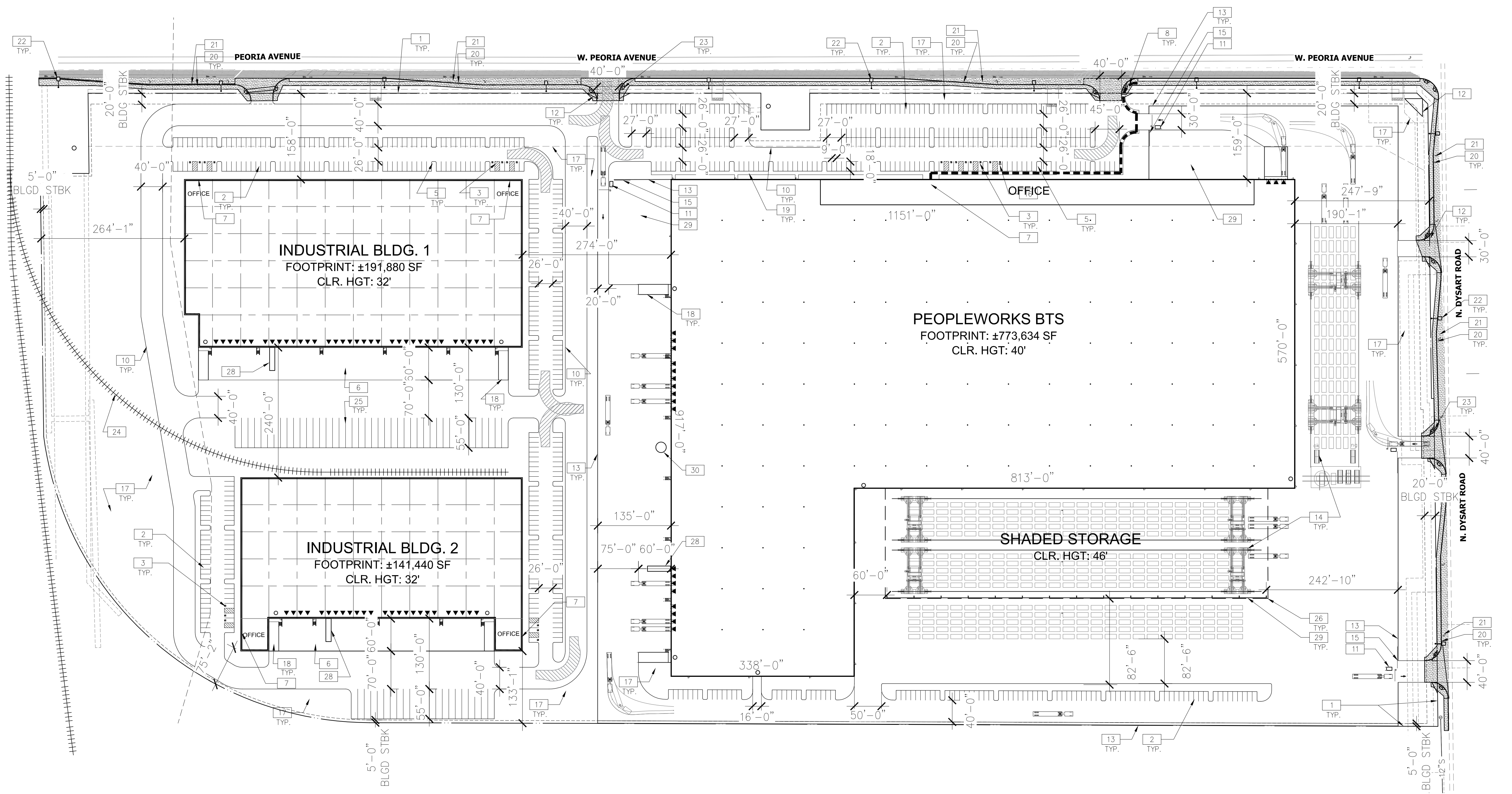
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 EL MIRAGE, ARIZONA

CONCEPTUAL SITE PLAN

DATE	REMARKS
10/07/2024	DESIGN REVIEW SUBMITTAL

PA / PM: H. CHAN
 DRAWN BY: EE
 JOB NO.: PHX24-0052-00

SHEET
A1.0



CONCEPTUAL SITE PLAN
 SCALE: 1" = 100'

SITE DATA

APN:	509-18-975
ZONING:	PAD (EXISTING)
SITE AREA:	
GROSS:	66.332 ACRES (2,889,425 SF)
NET:	43.394 ACRES (2,369,402 SF)
TOTAL BUILDING AREA:	1,106,954 SF
BUILDING 1:	191,880 SF
BUILDING 2:	141,440 SF
PEOPLEWORKS BTS:	773,634 SF
COVERAGE:	
GROSS:	38%
NET:	47%

PARKING DATA

BUILDING 1:	191,880 SF
OFFICE:	9,500 SF
WAREHOUSE:	181,380 SF
PARKING REQUIRED:	119 STALLS
OFFICE (1/350):	28 STALLS
WAREHOUSE (1/2000):	91 STALLS
PARKING PROVIDED:	208 STALLS
BUILDING 2:	141,440 SF
OFFICE:	7,000 SF
WAREHOUSE:	134,440 SF
PARKING REQUIRED:	88 STALLS
OFFICE (1/350):	20 STALLS
WAREHOUSE (1/2000):	68 STALLS
PARKING PROVIDED:	132 STALLS
PEOPLEWORKS BTS:	773,634 SF
OFFICE:	37,600 SF
WAREHOUSE:	736,034 SF
PARKING REQUIRED:	845 STALLS
OFFICE (1/350):	108 STALLS
MANUFACTURING (1/1000):	737 STALLS
PARKING PROVIDED:	371 STALLS

KEYNOTES

- 1 PROPERTY LINE
- 2 9'x18' STANDARD PARKING STALL PER CITY STANDARDS
- 3 ACCESSIBLE PARKING STALL WITH SIGNAGE
- 4 FIRE HYDRANT; SEE UTILITY PLAN
- 5 9'x18' ISLAND
- 6 TRUCK COURT
- 7 BUILDING ENTRY
- 8 ACCESSIBLE PATH TO BUILDING
- 9 RETENTION; SEE GRADING AND DRAINAGE PLAN
- 10 NEW 6" CURB
- 11 NEW PREFAB GUARD SHACK WITH GATE ARM
- 12 VISIBILITY TRIANGLE
- 13 8'-0" CMU SCREEN WALL
- 14 CRANE EQUIPMENT TO REST ON CONCRETE SLAB
- 15 8' SLIDING GATE
- 16 VAN ACCESSIBLE PARKING STALL WITH SIGNAGE
- 17 LANDSCAPING/RETENTION REFER TO LANDSCAPE AND CIVIL DRAWINGS
- 18 CONCRETE DRIVE UP RAMP
- 19 CONCRETE SIDE WALK
- 20 EXISTING CURB
- 21 EXISTING DECELERATION LANE
- 22 EXISTING STREET LIGHTS
- 23 EXISTING SIDEWALK RAMP
- 24 RAILROAD ACCESS TRACK
- 25 TRAILER PARKING STALLS
- 26 STRUCTURAL STEEL CANOPY
- 27 4' SCREEN WALL
- 28 PROPOSED COMPACTOR LOCATION
- 29 VERTICAL SUN SCREEN PROTECTION
- 30 POTENTIAL UTILITY YARD
- 31 POTENTIAL COOLANT TANK LOCATION
- EMERGENCY ACCESS RADI 55' OUTER, 35' INNER

LEGEND

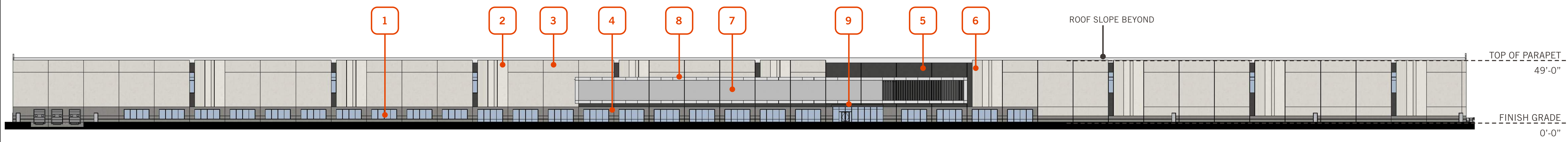
- EXISTING PROPERTY LINE
- - - ACCESSIBLE PATH
- - - EASEMENT LINE
- - - SETBACK LINE
- - - ZONING BOUNDARY
- EXISTING FIRE HYDRANT
- EXISTING SITE LIGHTS
- ▲ DOCK DOORS

VICINITY MAP

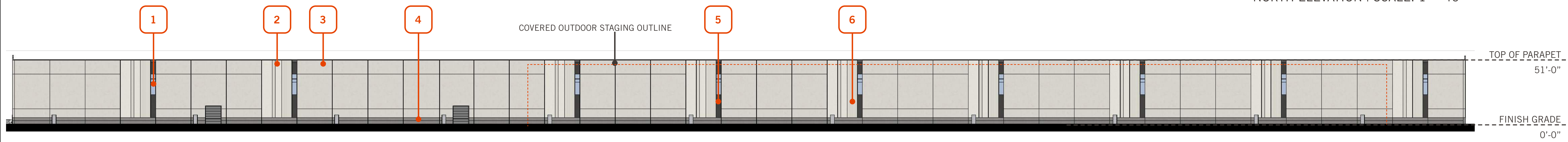


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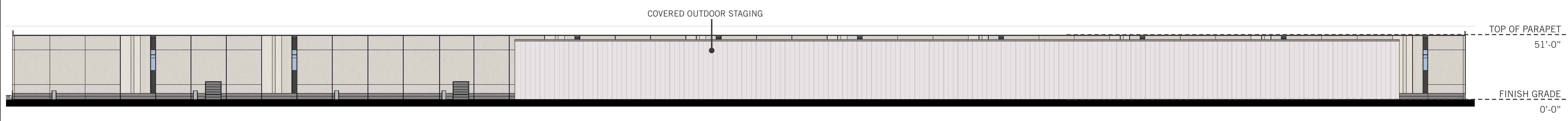
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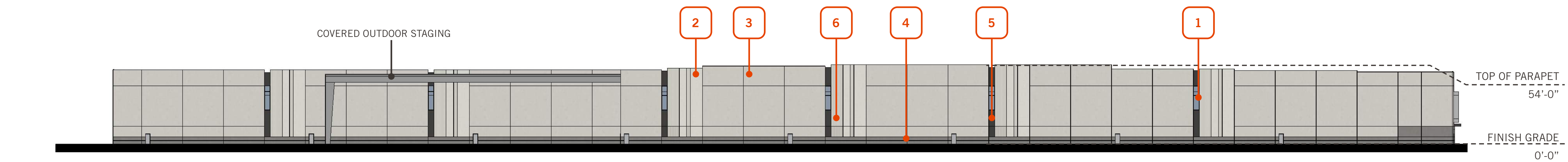
NORTH ELEVATION | SCALE: 1" = 40'



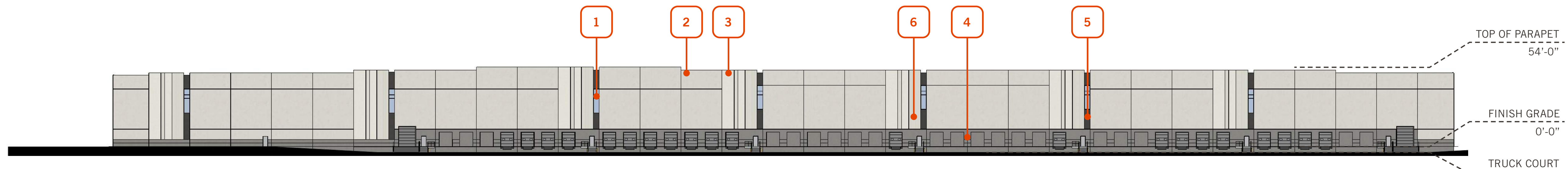
SOUTH ELEVATION | SCALE: 1" = 40'



SOUTH ELEVATION SHOWING COVERED OUTDOOR STAGING | SCALE: 1" = 40'



EAST ELEVATION | SCALE: 1" = 40'



WEST ELEVATION | SCALE: 1" = 40'

KEYNOTES

- | | | |
|--|---|--|
| <p>1 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ HIGH PERFORMANCE INSULATED GLAZING</p> <p>2 CONCRETE TILT - UP PANEL WITH REVEALS AS SHOWN, PAINTED: SHERWIN WILLIAMS: ETHEREAL WHITE - SW 6182</p> <p>3 CONCRETE TILT - UP PANEL WITH REVEALS AS SHOWN, PAINTED: SHERWIN WILLIAMS: CRUSHED ICE - SW 7647</p> | <p>4 CONCRETE TILT - UP PANEL WITH REVEALS AS SHOWN, PAINTED: SHERWIN WILLIAMS: CLASSIC FRENCH GRAY - SW 0077</p> <p>5 CONCRETE TILT - UP PANEL WITH REVEALS AS SHOWN, PAINTED: SHERWIN WILLIAMS: IRON ORE - SW 7069</p> <p>6 CONCRETE FORMLINER WITH REVEALS AS SHOWN, PAINTED: SHERWIN WILLIAMS: CRUSHED ICE - SW 7647</p> | <p>7 CONCRETE TILT - UP PANEL WITH REVEALS AS SHOWN, PAINTED: SHERWIN WILLIAMS: MONORAIL SILVER - SW 7663</p> <p>8 METAL PANEL SHROUD</p> <p>9 CANOPY</p> |
|--|---|--|

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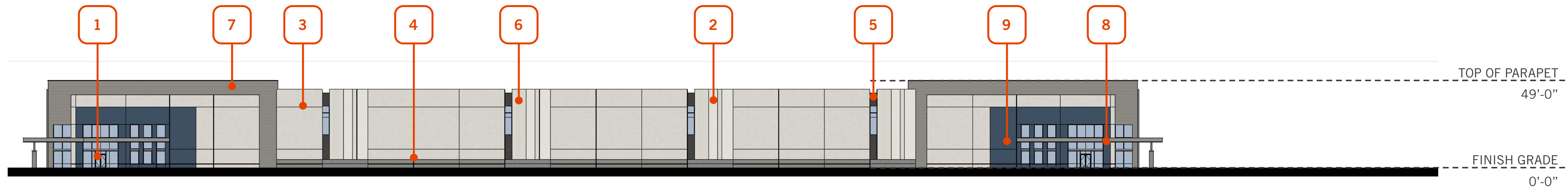
ELEVATIONS	
DATE	REMARKS
10/07/2024	DESIGN REVIEW SUBMITTAL

PA / PM:	H. CHAN
DRAWN BY:	EE
JOB NO.:	PHX24-0052-00

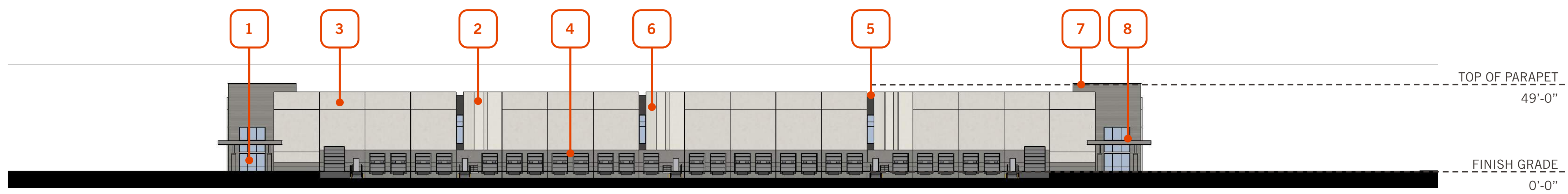
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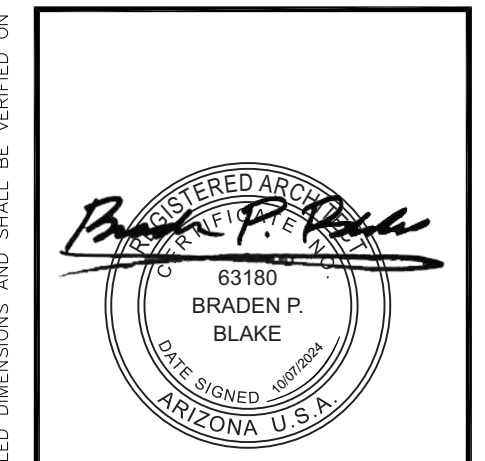
BUILDING 1 - NORTH ELEVATION | SCALE: 1" = 40'



BUILDING 2 - NORTH ELEVATION | SCALE: 1" = 40'

- | | | |
|--|---|--|
| <p>1 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ HIGH PERFORMANCE INSULATED GLAZING</p> <p>2 CONCRETE TILT - UP PANEL WITH REVEALS AS SHOWN, PAINTED: SHERWIN WILLIAMS: ETHEREAL WHITE - SW 6182</p> <p>3 CONCRETE TILT - UP PANEL WITH REVEALS AS SHOWN, PAINTED: SHERWIN WILLIAMS: CRUSHED ICE - SW 7647</p> | <p>4 CONCRETE TILT - UP PANEL WITH REVEALS AS SHOWN, PAINTED: SHERWIN WILLIAMS: CLASSIC FRENCH GRAY - SW 0077</p> <p>5 CONCRETE TILT - UP PANEL WITH REVEALS AS SHOWN, PAINTED: SHERWIN WILLIAMS: IRON ORE - SW 7069</p> <p>6 CONCRETE FORMLINER WITH REVEALS AS SHOWN, PAINTED: SHERWIN WILLIAMS: CRUSHED ICE - SW 7647</p> | <p>7 CONCRETE TILT - UP PANEL WITH REVEALS AS SHOWN, PAINTED: SHERWIN WILLIAMS: CLASSIC FRENCH GRAY - SW 0077</p> <p>8 CANOPY</p> <p>9 CONCRETE TILT - UP PANEL WITH REVEALS AS SHOWN, PAINTED: SHERWIN WILLIAMS: INDIGO BATIK- SW 7602</p> |
|--|---|--|

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ELEVATIONS	
DATE	REMARKS
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OFFICE ENTRY



OFFICE ENTRY CLOSE UP VIEW

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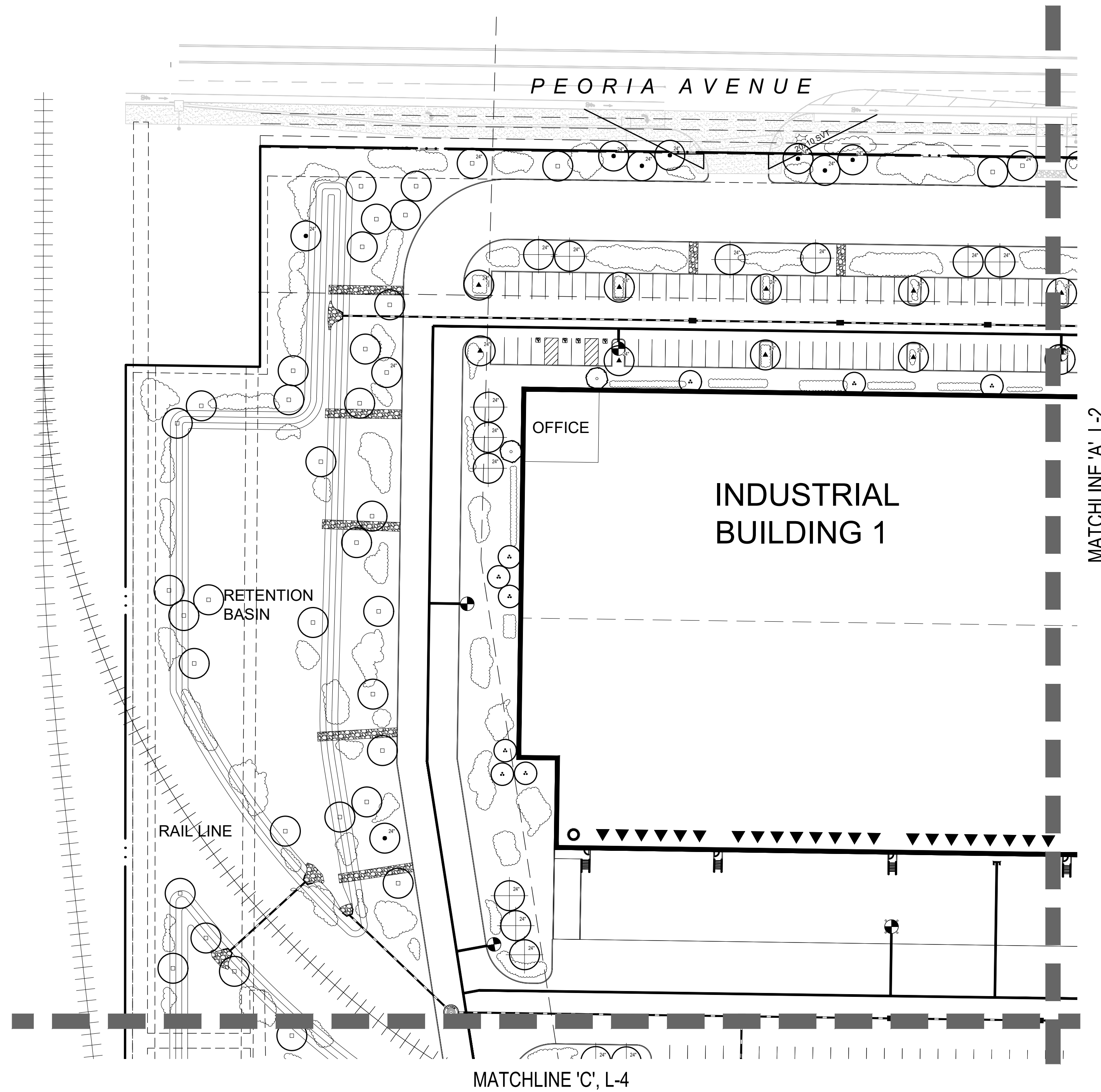
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SWC OF PEORIA & DYSART
EL MIRAGE, ARIZONA

RENDERS

REMARKS
10/07/2024 DESIGN REVIEW SUBMITTAL

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JOB NO.: PHX24-0052-00

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A1.6



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	COMMENTS
	<i>Olneya tesota</i> Ironwood Tree	24" box	40	MULTI-TRUNK
	<i>Chitalpa tashkentensis</i> Chitalpa	24" box	28	STANDARD
	<i>Pistachia chinensis</i> 'Red Push' Red Push Pistache	24" box	40	STANDARD
	<i>Prosopis glandulosa</i> Honey Mesquite	15" gal 24" box	118 10	MULTI-TRUNK
	<i>Quercus virginiana</i> Southern Live Oak	15 gal 24" box	6 59	STANDARD
Total Trees: 390 Total 24"=196 Total 15gal=194				

NOTE: 24"+ Box trees must be a minimum of 10ft tall, with 4ft spread, 2.50" caliper at ground level.
NOTE: 15g trees must be a minimum of 8ft tall, with 4ft spread, with 1.25" caliper at ground level.

ACCENT TREES:

	<i>Caesalpinia mexicana</i> Mexican Bird of Paradise	15 gal	62	STANDARD
	<i>Bauhinia lunarioides</i> Anacacho Orchid	15 gal	27	STANDARD

ACCENTS, GRASSES AND CACTI

	<i>Agave desmettiana</i> Smooth Agave	5 gallon		
	<i>Aloe Barbendensis</i> Aloe - Yellow Bloom	5 gallon		
	<i>Asclepias subulata</i> Desert Milkweed	5 gallon		
	<i>Dasylirot wheeleri</i> Desert Spoon	5 gallon		
	<i>Fouqueria splendons</i> Ocotillo	10 Cane		
	<i>Opuntia engelmannii</i> Prickly Pear	5 gallon		
	<i>Muhlenbergia rigens</i> Deer Grass	5 gallon		
	<i>Bouteloua gracilis</i> Blue Grama	5 gallon		
	<i>Hesperaloe parviflora</i> Red Yucca	5 gallon		

SHRUBS:

	<i>Dodonea viscosa</i> Hop Bush	5 gallon		
	<i>Encelia farinosa</i> Brittlebush	5 gallon		
	<i>Nerium Oleander</i> Petite Pink Oleander	5 gallon		
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gallon		
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 gallon		
	<i>Reullia peninsularis</i> Desert Ruellia	5 gallon		
	<i>Tecoma hybrid</i> 'Orange Jubilee' Orange bells	5 gallon		

GROUNDCOVERS:

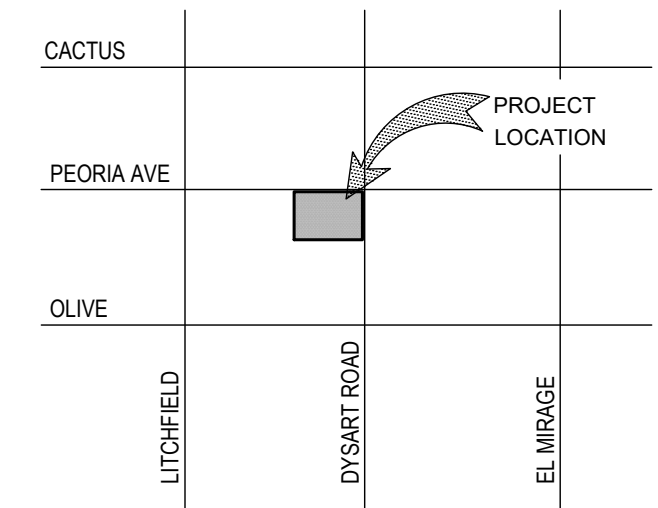
	<i>Convulvulus cneorum</i> Bush Morning Glory	1 gallon		
	<i>Callistemon viminalis</i> 'Little John' Little John Brittle Bush	1 gallon		
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gallon		
	<i>Baileya multiradiata</i> Desert Marigold	1 gallon		

ROCK MULCH:
DG 3/4" Screened, "Saddleback Brown"
2" Deep, All Landscape Areas

BOULDERS:
Surface Select Granite Boulders 3, 5 and 8
L=3'x3', M=2'x2', S=1'x1'

GROSS SITE AREA: 2,889,425 SF (66.332 ACRES)
NET SITE AREA: 2,369,402 SF (54.394 ACRES)

VICINITY MAP



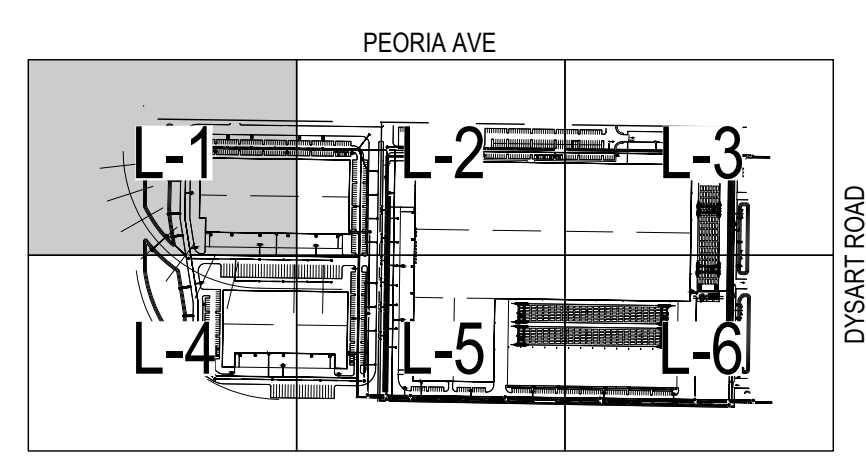
BUILDING AREA:

BUILDING 1	191,880	SF
BUILDING 2	141,404	SF
BUILDING BTS	773,634	SF

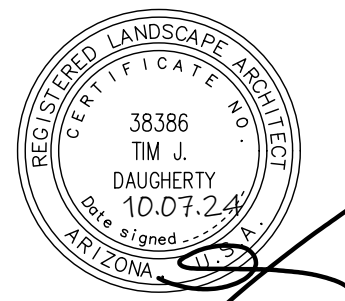
PARKING TOTALS:

BUILDING 1	REQUIRED: 119 PROVIDED: 208
BUILDING 2	REQUIRED: 80 PROVIDED: 132
BUILDING BTS	REQUIRED: 845 PROVIDED: 371

KEY MAP



Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100



DATE:
10.07.24

PRELIMINARY LANDSCAPE PLAN

Vision Park

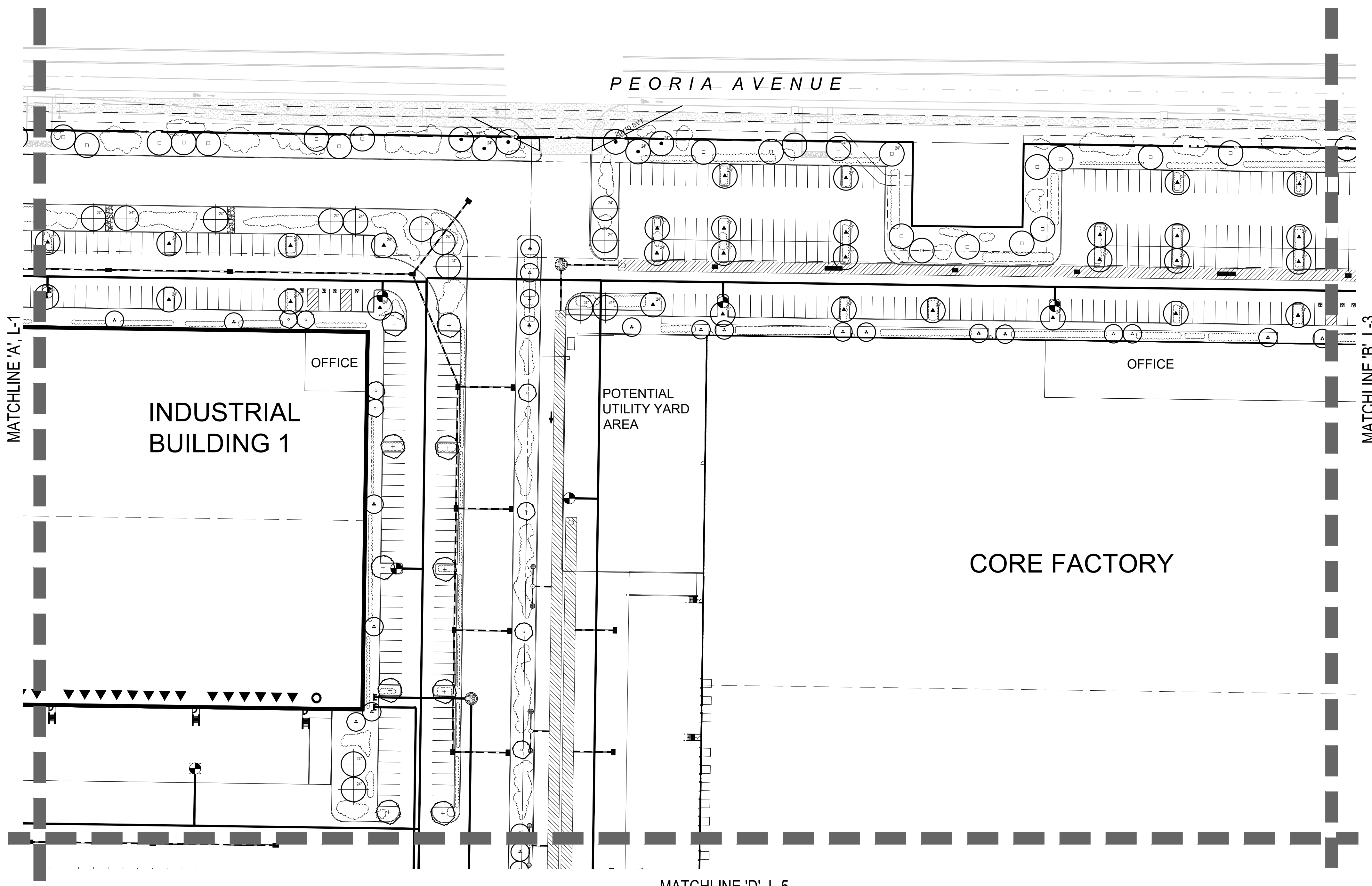
PREPARED FOR: WARE MALCOMB
EL MIRAGE, ARIZONA

DATE: REVISION:

PRELIMINARY LANDSCAPE

SHEET 01 OF 06

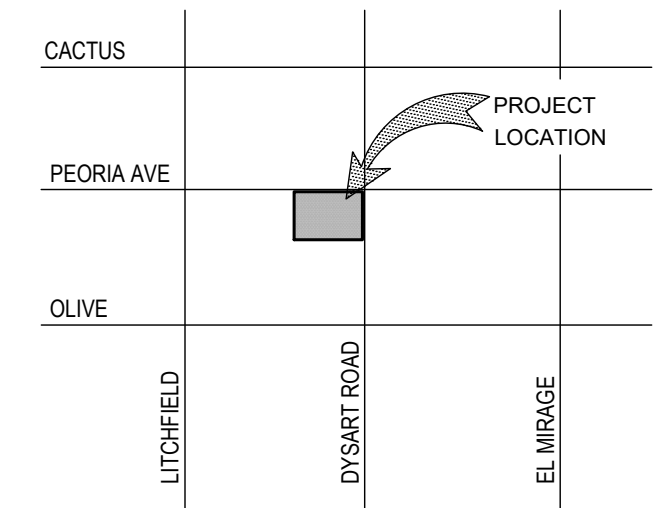
L-1



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	COMMENTS
	<i>Olneya Tesota</i> Ironwood Tree	24" box	40	MULTI-TRUNK
	<i>Chitalpa tashkentensis</i> Chitalpa	24" box	28	STANDARD
	<i>Pistachia chinensis</i> 'Red Push' Red Push Pistache	24" box	40	STANDARD
	<i>Prosopis glandulosa</i> Honey Mesquite	15" gal 24" box	118 10	MULTI-TRUNK
	<i>Quercus virginiana</i> Southern Live Oak	15 gal 24" box	6 59	STANDARD
NOTE: 24"+ Box trees must be a minimum of 10ft tall, with 4ft spread, 2.50" caliper at ground level. NOTE: 15g trees must be a minimum of 8ft tall, with 4ft spread, with 1.25" caliper at ground level.				
ACCENT TREES:				
	<i>Caesalpinia mexicana</i> Mexican Bird of Paradise	15 gal	62	STANDARD
	<i>Bauhinia lunarioides</i> Anacacho Orchid	15 gal	27	STANDARD
ACCENTS, GRASSES AND CACTI				
	<i>Agave desmettiana</i> Smooth Agave	5 gallon		
	<i>Aloe Barbendensis</i> Aloe - Yellow Bloom	5 gallon		
	<i>Asclepias subulata</i> Desert Milkweed	5 gallon		
	<i>Dasylirot wheeleri</i> Desert Spoon	5 gallon		
	<i>Fouqueria splendons</i> Ocotillo	10 Cane		
	<i>Opuntia engelmannii</i> Prickly Pear	5 gallon		
	<i>Muhlenbergia rigens</i> Deer Grass	5 gallon		
	<i>Bouteloua gracilis</i> Blue Grama	5 gallon		
	<i>Hesperaloe parviflora</i> Red Yucca	5 gallon		
SHRUBS:				
	<i>Dodonea viscosa</i> Hop Bush	5 gallon		
	<i>Encelia farinosa</i> Brittlebush	5 gallon		
	<i>Nerium Oleander</i> Petite Pink Oleander	5 gallon		
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gallon		
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 gallon		
	<i>Reulia peninsularis</i> Desert Ruellia	5 gallon		
	<i>Tecoma hybrid</i> 'Orange Jubilee' Orange bells	5 gallon		
GROUNDCOVERS:				
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gallon		
	<i>Callistemon viminalis</i> 'Little John' Little John Brittle Bush	1 gallon		
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gallon		
	<i>Baileya multiradiata</i> Desert Marigold	1 gallon		
ROCK MULCH:				
	3/4" Screened, "Saddleback Brown" 2" Deep, All Landscape Areas			
BOULDERS:				
	Surface Select Granite Boulders L=3'x3', M=2'x2', S=1'x1'		3, 5 and 8	

VICINITY MAP



GROSS SITE AREA: 2,889,425 SF (66.332 ACRES)
NET SITE AREA: 2,369,402 SF (54.394 ACRES)

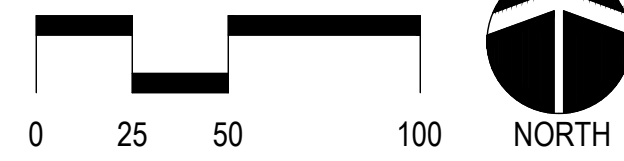
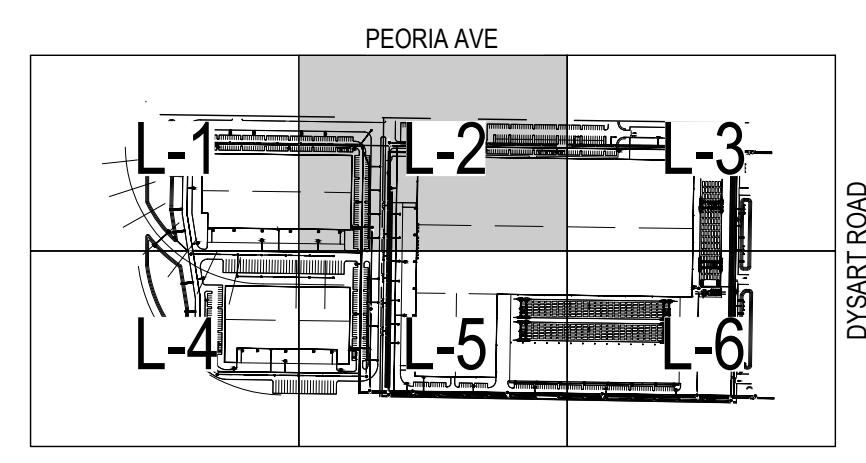
BUILDING AREA:

BUILDING 1	191,880	SF
BUILDING 2	141,404	SF
BUILDING BTS	773,634	SF

PARKING TOTALS:

BUILDING 1	REQUIRED: 119 PROVIDED: 208
BUILDING 2	REQUIRED: 80 PROVIDED: 132
BUILDING BTS	REQUIRED: 845 PROVIDED: 371

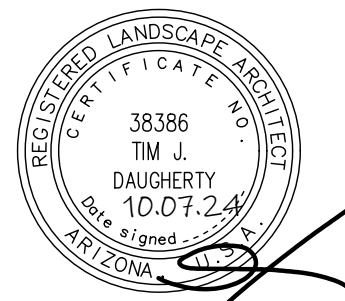
KEY MAP



Call at least two full working days before you begin excavation.

ARIZONA 811
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-11 (782-5348)
In Maricopa County: (602) 263-1100



DATE:
10.07.24

PRELIMINARY LANDSCAPE PLAN

Vision Park

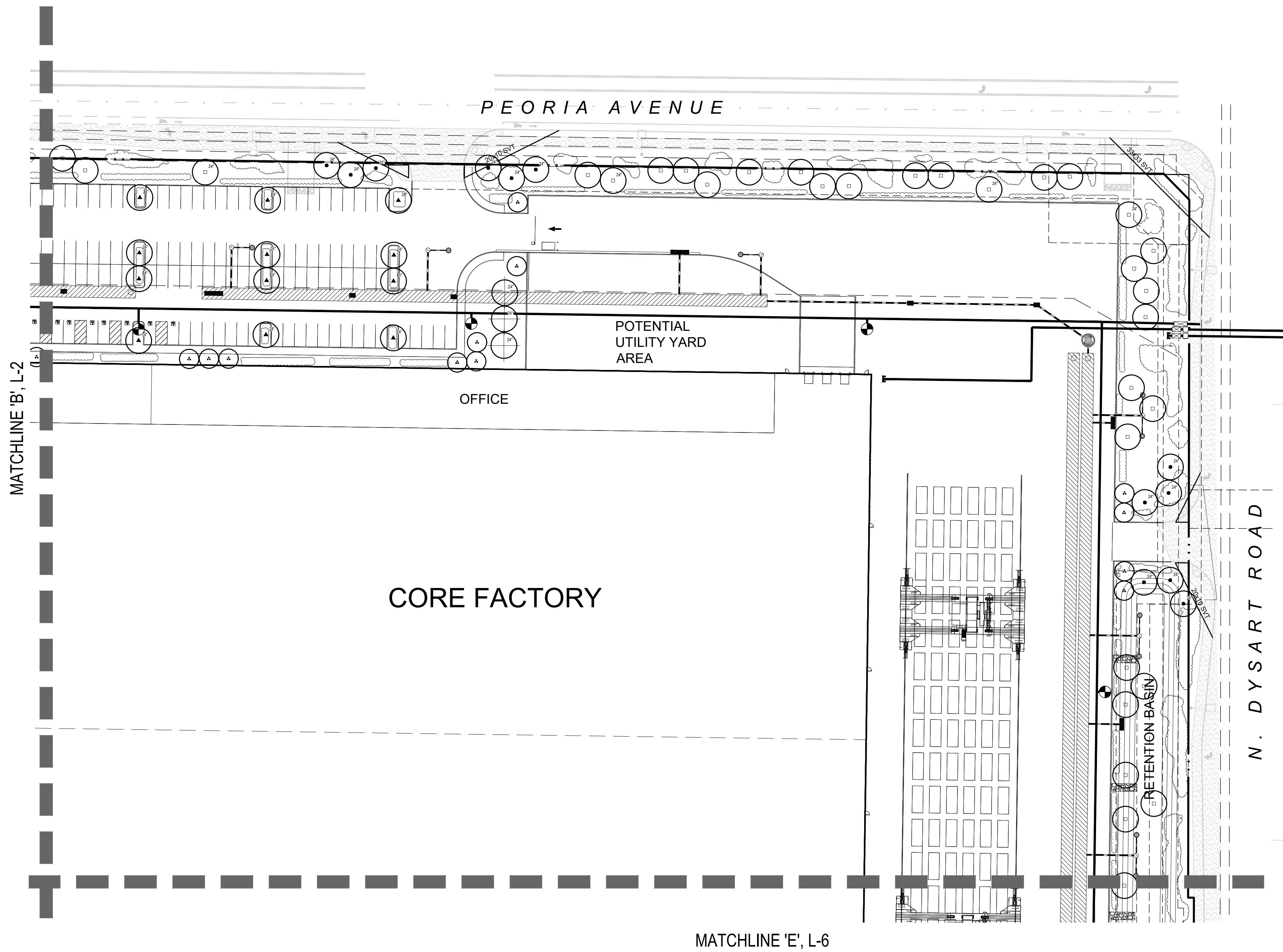
PREPARED FOR: WARE MALCOMB
EL MIRAGE, ARIZONA

DATE: _____
REVISION: _____

PRELIMINARY LANDSCAPE

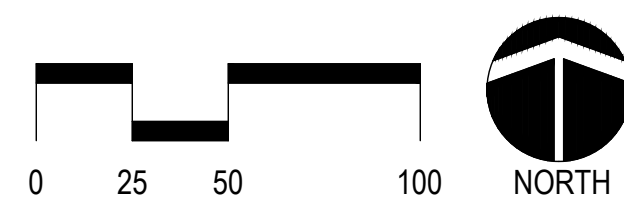
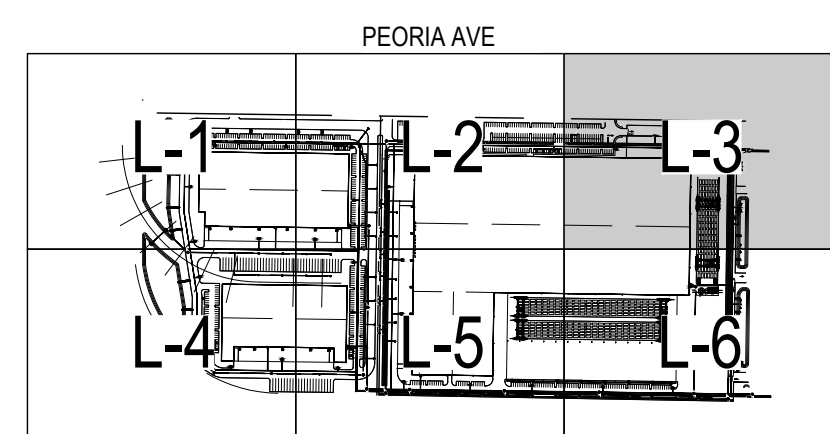
SHEET 02 OF 06

L-2



MATCHLINE 'E', L-6

KEY MAP



Call at least two full working days before you begin excavation.

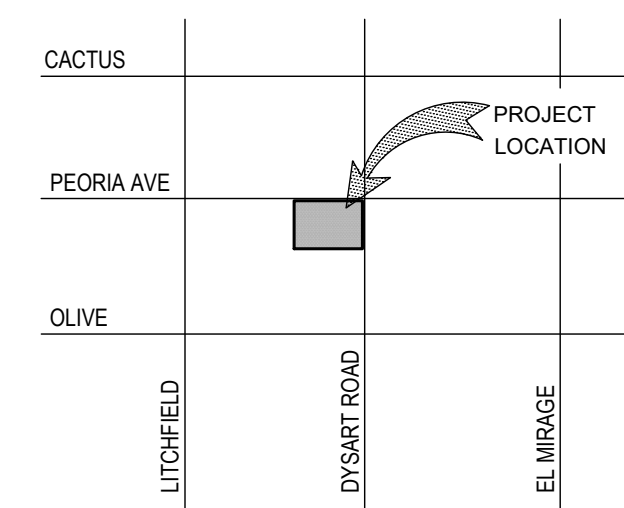
ARIZONA 811
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In Maricopa County: (602) 263-1100

PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	COMMENTS
	<i>Olneya tesota</i> Ironwood Tree	24" box	40	MULTI-TRUNK
	<i>Chitalpa tashkentensis</i> Chitalpa	24" box	28	STANDARD
	<i>Pistachia chinensis</i> 'Red Push' Red Push Pistache	24" box	40	STANDARD
	<i>Prosopis glandulosa</i> Honey Mesquite	15" gal	118	MULTI-TRUNK
	<i>Quercus virginiana</i> Southern Live Oak	24" box	59	STANDARD
Total Trees: 390 Total 24"=196 Total 15gal=194				
NOTE: 24"+ Box trees must be a minimum of 10ft tall, with 4ft spread, 2.50" caliper at ground level. NOTE: 15g trees must be a minimum of 8ft tall, with 4ft spread, with 1.25" caliper at ground level.				
	<i>Caesalpinia mexicana</i> Mexican Bird of Paradise	15 gal	62	STANDARD
	<i>Bauhinia lunarioides</i> Anacacho Orchid	15 gal	27	STANDARD
ACCENTS, GRASSES AND CACTI				
	<i>Agave desmettiana</i> Smooth Agave	5 gallon		
	<i>Aloe Barbendensis</i> Aloe - Yellow Bloom	5 gallon		
	<i>Asclepias subulata</i> Desert Milkweed	5 gallon		
	<i>Dasyliiron wheeleri</i> Desert Spoon	5 gallon		
	<i>Fouqueria splendons</i> Ocotillo	10 Cane		
	<i>Opuntia engelmannii</i> Prickly Pear	5 gallon		
	<i>Muhlenbergia rigens</i> Deer Grass	5 gallon		
	<i>Bouteloua gracilis</i> Blue Grama	5 gallon		
	<i>Hesperaloe parviflora</i> Red Yucca	5 gallon		
SHRUBS:				
	<i>Dodonea viscosa</i> Hop Bush	5 gallon		
	<i>Encelia farinosa</i> Brittlebush	5 gallon		
	<i>Nerium Oleander</i> Petite Pink Oleander	5 gallon		
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gallon		
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 gallon		
	<i>Reulia peninsularis</i> Desert Ruellia	5 gallon		
	<i>Tecoma hybrid</i> 'Orange Jubilee' Orange bells	5 gallon		
GROUNDCOVERS:				
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gallon		
	<i>Callistemon viminalis</i> 'Little John' Little John Brittle Bush	1 gallon		
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gallon		
	<i>Baileya multiradiata</i> Desert Marigold	1 gallon		
ROCK MULCH:				
	3/4" Screened, "Saddleback Brown" 2" Deep, All Landscape Areas			
BOULDERS:				
	Surface Select Granite Boulders L=3'x3', M=2'x2', S=1'x1'		3, 5 and 8	

VICINITY MAP



GROSS SITE AREA: 2,889,425 SF (66.332 ACRES)
NET SITE AREA: 2,369,402 SF (54.394 ACRES)

BUILDING AREA:

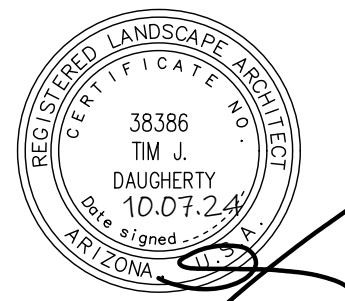
BUILDING 1	191,880	SF
BUILDING 2	141,404	SF
BUILDING BTS	773,634	SF

PARKING TOTALS:

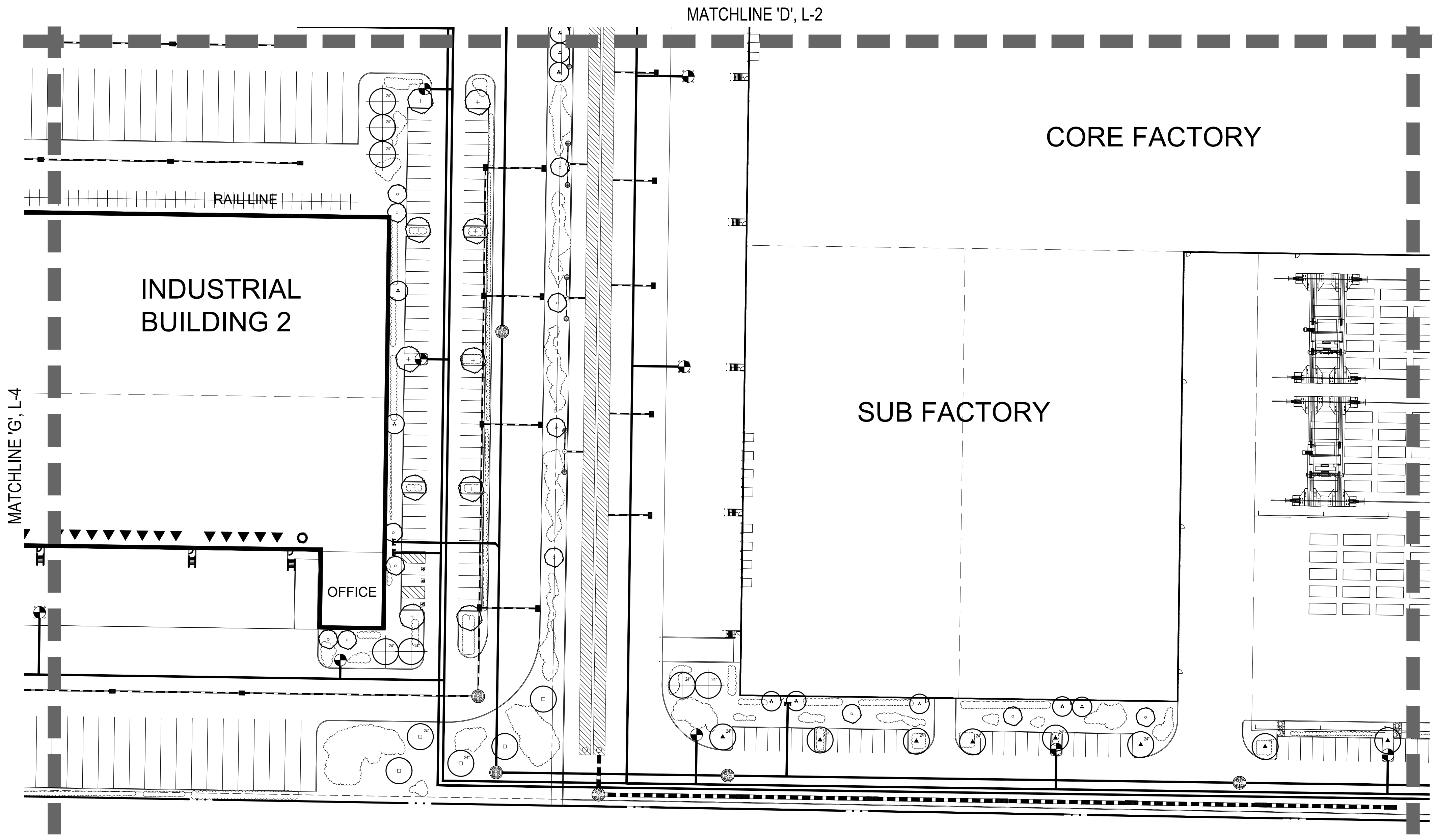
BUILDING 1	REQUIRED: 119	PROVIDED: 208
BUILDING 2	REQUIRED: 80	PROVIDED: 132
BUILDING BTS	REQUIRED: 845	PROVIDED: 371

DATE: _____

REVISION: _____



DATE:
10.07.24



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	<i>Olneya Tesota</i> Ironwood Tree	24" box	40	MULTI-TRUNK
	<i>Chitalpa tashkentensis</i> Chitalpa	24" box	28	STANDARD
	<i>Pistachia chinensis 'Red Push'</i> Red Push Pistache	24" box	40	STANDARD
	<i>Prosopis glandulosa</i> Honey Mesquite	15" gal	118	MULTI-TRUNK
	<i>Quercus virginiana</i> Southern Live Oak	24" box	59	STANDARD
Total Trees: 390 Total 24"=196 Total 15gal=194				

NOTE: 24"+ Box trees must be a minimum of 10ft tall, with 4ft spread, 2.50" caliper at ground level.
NOTE: 15g trees must be a minimum of 8ft tall, with 4ft spread, with 1.25" caliper at ground level.

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	COMMENTS
ACCENT TREES:				
	<i>Caesalpinia mexicana</i> Mexican Bird of Paradise	15 gal	62	STANDARD
	<i>Bauhinia lunarioides</i> Anacacho Orchid	15 gal	27	STANDARD

SYMBOL	ACCENTS, GRASSES AND CACTI	SIZE	QTY	COMMENTS
	<i>Agave desmettiana</i> Smooth Agave	5 gallon		
	<i>Aloe Barbendensis</i> Aloe - Yellow Bloom	5 gallon		
	<i>Asclepias subulata</i> Desert Milkweed	5 gallon		
	<i>Dasylirotion wheeleri</i> Desert Spoon	5 gallon		
	<i>Fouquieria splendens</i> Ocotillo	10 Cane		
	<i>Opuntia engelmannii</i> Prickly Pear	5 gallon		
	<i>Muhlenbergia rigens</i> Deer Grass	5 gallon		
	<i>Bouteloua gracilis</i> Blue Grama	5 gallon		
	<i>Hesperaloe parviflora</i> Red Yucca	5 gallon		

SYMBOL	SHRUBS:	SIZE	QTY	COMMENTS
	<i>Dodonea viscosa</i> Hop Bush	5 gallon		
	<i>Encelia farinosa</i> Brittlebush	5 gallon		
	<i>Nerium Oleander</i> Petite Pink Oleander	5 gallon		
	<i>Justicia spicigera</i> Mexican Honeysuckle	5 gallon		
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 gallon		
	<i>Ruellia peninsularis</i> Desert Ruellia	5 gallon		
	<i>Tecoma hybrid 'Orange Jubilee'</i> Orange bells	5 gallon		

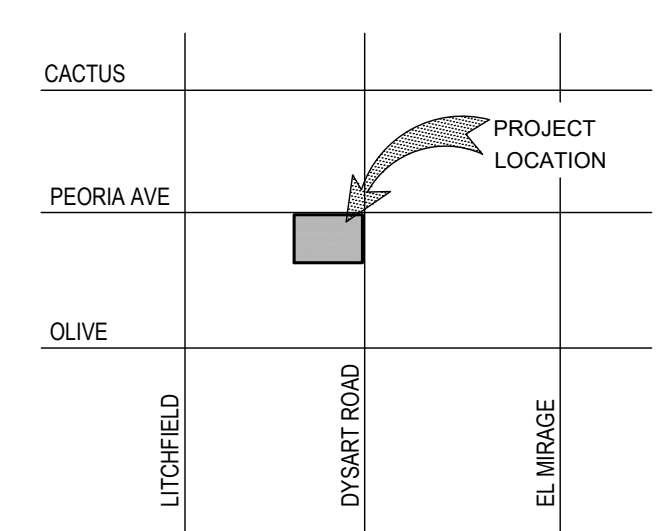
SYMBOL	GROUNDCOVERS:	SIZE	QTY	COMMENTS
	<i>Convolvulus cneorum</i> Bush Morning Glory	1 gallon		
	<i>Callistemon viminalis 'Little John'</i> Little John Brittle Bush	1 gallon		
	<i>Lantana 'New Gold'</i> New Gold Lantana	1 gallon		
	<i>Baileya multiradiata</i> Desert Marigold	1 gallon		

SYMBOL	ROCK MULCH:	SIZE	QTY	COMMENTS
	DG	3/4" Screened, "Saddleback Brown"		2" Deep, All Landscape Areas

SYMBOL	BOULDERS:	SIZE	QTY	COMMENTS
	Surface Select Granite Boulders	L=3'x3', M=2'x2', S=1'x1'	3, 5 and 8	

GROSS SITE AREA: 2,889,425 SF (66.332 ACRES)
NET SITE AREA: 2,369,402 SF (54.394 ACRES)

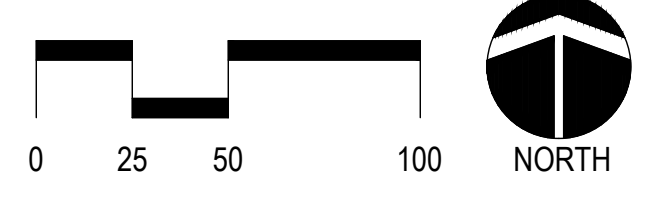
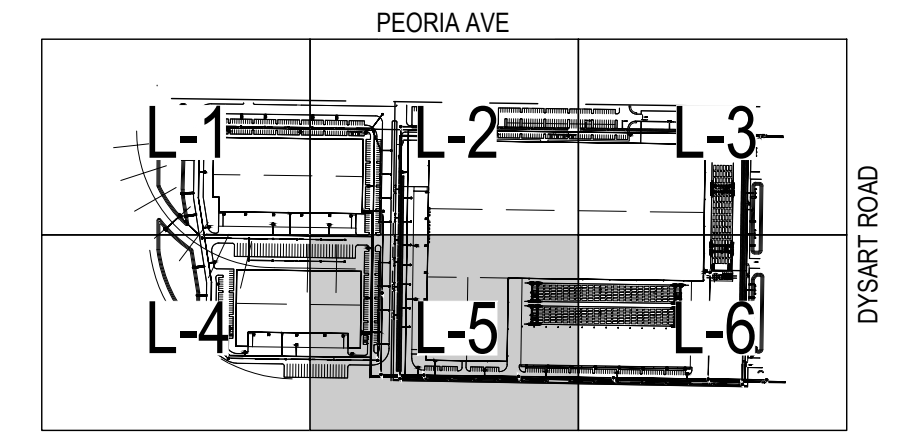
VICINITY MAP



BUILDING AREA:	SF
BUILDING 1	191,880
BUILDING 2	141,404
BUILDING BTS	773,634

PARKING TOTALS:	REQUIRED:	PROVIDED:
BUILDING 1	119	208
BUILDING 2	80	132
BUILDING BTS	845	371

KEY MAP



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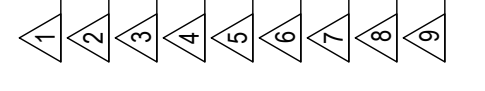


DATE:
10.07.24

PRELIMINARY LANDSCAPE PLAN

Vision Park
PREPARED FOR: WARE MALCOMB
EL MIRAGE, ARIZONA

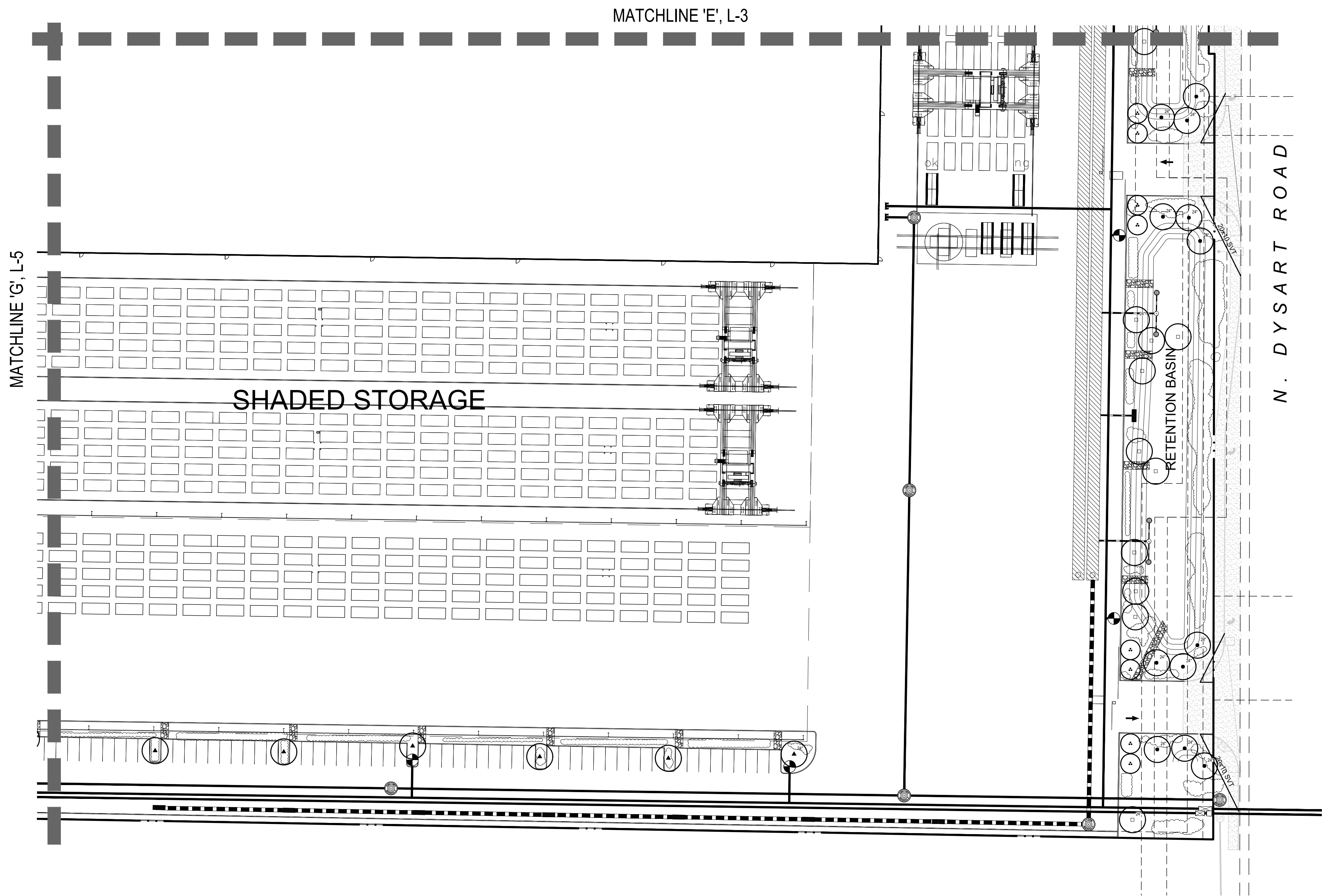
DATE: REVISION:



PRELIMINARY LANDSCAPE

SHEET 05 OF 06

L-5



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	COMMENTS
TREES:				
	<i>Olneya tesota</i> Ironwood Tree	24" box	40	MULTI-TRUNK
	<i>Chitalpa tashkentensis</i> Chitalpa	24" box	28	STANDARD
	<i>Pistachia chinensis</i> 'Red Push' Red Push Pistache	24" box	40	STANDARD
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	<i>Caesalpinia mexicana</i> Mexican Bird of Paradise	15 gal	62	STANDARD
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	<i>Dasylirot wheeleri</i> Desert Spoon	5 gallon		
	<i>Fouquieria splendens</i> Ocotillo	10 Cane		
	<i>Opuntia engelmannii</i> Prickly Pear	5 gallon		
	<i>Muhlenbergia rigens</i> Deer Grass	5 gallon		
	<i>Bouteloua gracilis</i> Blue Grama	5 gallon		
	<i>Hesperaloe parviflora</i> Red Yucca	5 gallon		
SHRUBS:				
	<i>Dodonea viscosa</i> Hop Bush	5 gallon		
	<i>Encelia farinosa</i> Brittlebush	5 gallon		
	<i>Nerium Oleander</i> Petite Pink Oleander	5 gallon		
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	<i>Baileya multiradiata</i> Desert Marigold	1 gallon		
ROCK MULCH:				
	3/4" Screened, "Saddleback Brown" 2" Deep, All Landscape Areas			
BOULDERS:				
	Surface Select Granite Boulders L=3'x3', M=2'x2', S=1'x1'		3, 5 and 8	

MATCHLINE 'G', L-5

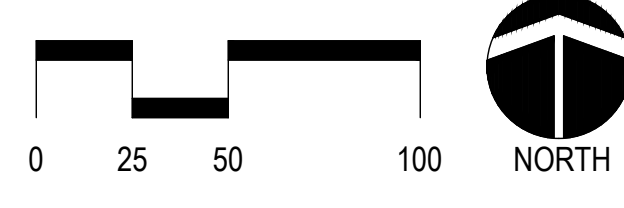
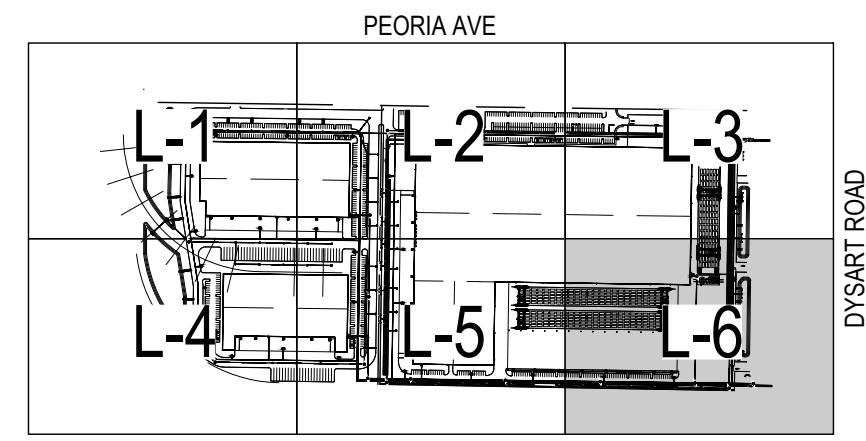
MATCHLINE 'E', L-3

SHADED STORAGE

RETENTION BASIN

N. DYSART ROAD

KEY MAP

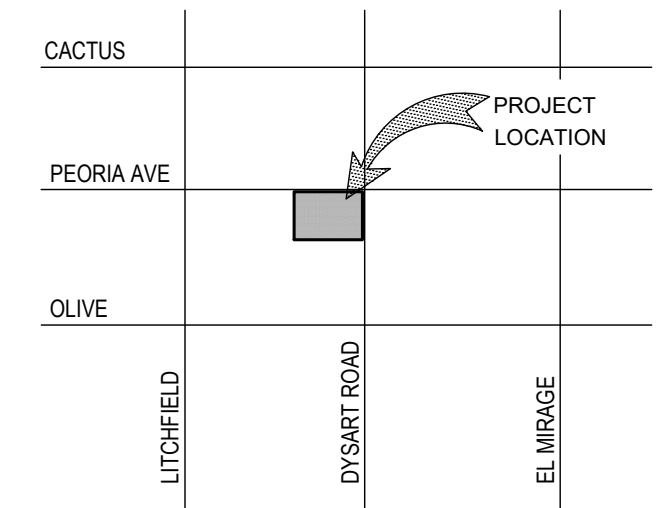


Call at least two full working days before you begin excavation.

ARIZONA 811
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Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

VICINITY MAP



GROSS SITE AREA: 2,889,425 SF (66.332 ACRES)
NET SITE AREA: 2,369,402 SF (54.394 ACRES)

BUILDING AREA:

BUILDING 1	191,880	SF
BUILDING 2	141,404	SF
BUILDING BTS	773,634	SF

PARKING TOTALS:

BUILDING 1	REQUIRED: 119	PROVIDED: 208
BUILDING 2	REQUIRED: 80	PROVIDED: 132
BUILDING BTS	REQUIRED: 845	PROVIDED: 371

DATE: _____

REVISION: _____

PRELIMINARY LANDSCAPE

SHEET 06 OF 06

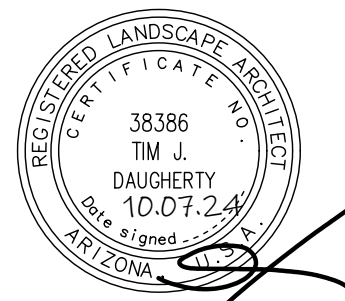
L-6

PRELIMINARY LANDSCAPE PLAN

Vision Park

PREPARED FOR: WARE MALCOMB

EL MIRAGE, ARIZONA



DATE: 10.07.24

studio DPA
Planning and Landscape Architecture
P.O. Box 3489 - Gilbert, AZ 85299
480.577.5818 | 602.568.6606
www.studioDPA.com

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

1726249636786-3-2-1--
sotor

Buchalter
15279 N. Scottsdale Rd., Ste. 400
Scottsdale, AZ 85254
Attn: Josiah Reid

A-149307

**SPECIAL WARRANTY DEED
AND
QUIT CLAIM DEED**

For the consideration of Ten Dollars (\$10.00), and other valuable considerations, G3 ENTERPRISES, INC., a Delaware corporation (“Grantor”), hereby conveys to EVT EL MIRAGE INDUSTRIAL, LLC, an Arizona limited liability company (“Grantee”), whose address is 2710 E. Camelback Road, Suite 210, Phoenix, AZ 85016, the following described real property situated in Maricopa County, Arizona (the “Property”):

See legal description set forth in Exhibit A attached and incorporated by this reference,

TOGETHER WITH all other appurtenances, rights, and privileges benefiting, belonging or pertaining to the real property.

EXCEPT, excluding water, water rights, applications for water rights and claims to or interests in water or applications for the same, which are appurtenant or in any way derived from the Property;

SUBJECT TO: current taxes and other current applicable assessments; patent reservations; all covenants, conditions, restrictions, reservations, easements and declarations, encumbrances, liens, obligations, liabilities or other matters of record or to which reference is made in the public record; and any and all conditions, easements, encroachments, rights-of-way, or restrictions which a physical inspection, or accurate ALTA survey, of the Property would reveal; and the applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property;

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no other, subject to the matters set forth above.

FURTHERMORE, Grantor hereby quitclaims to Grantee, without covenant or warranty of any kind whatsoever, any water rights which are appurtenant to the Property.

[SIGNATURE PAGE FOLLOWS]

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Lot 8, FINAL RE-PLAT FOR-LOT 3 CENTERPOINT LOGISTICS PARK - P/D WEST, AS FILED IN BOOK 1478, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA AND MINOR LAND DIVISION - NORTHWEST CORNER OF DYSART ROAD & JOE R. RAMIREZ ROAD, AS FILED IN BOOK 1597, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona recorded in Book 1642 of Maps, Page 30.