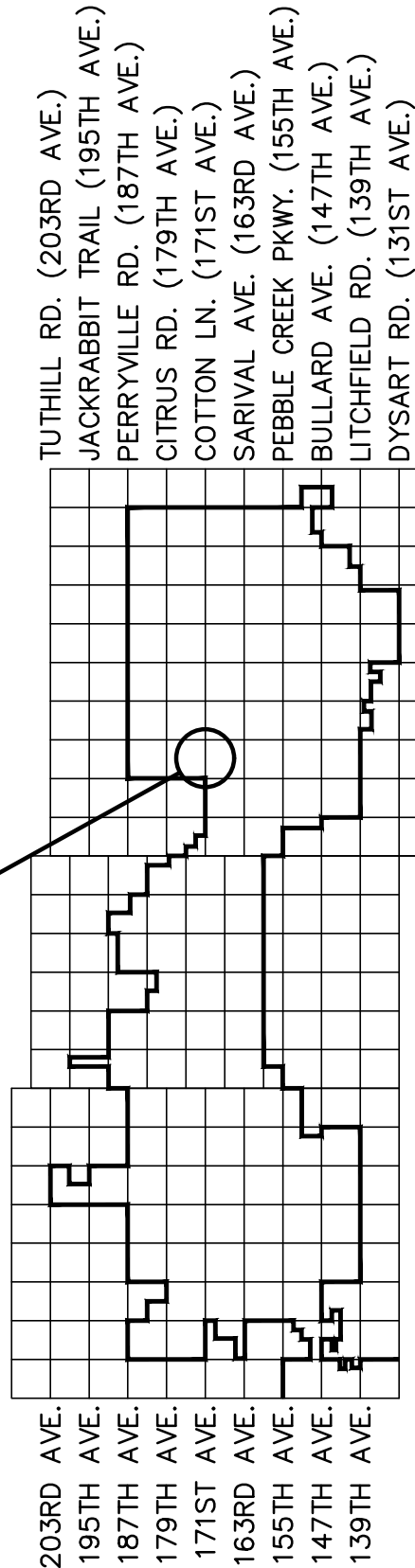
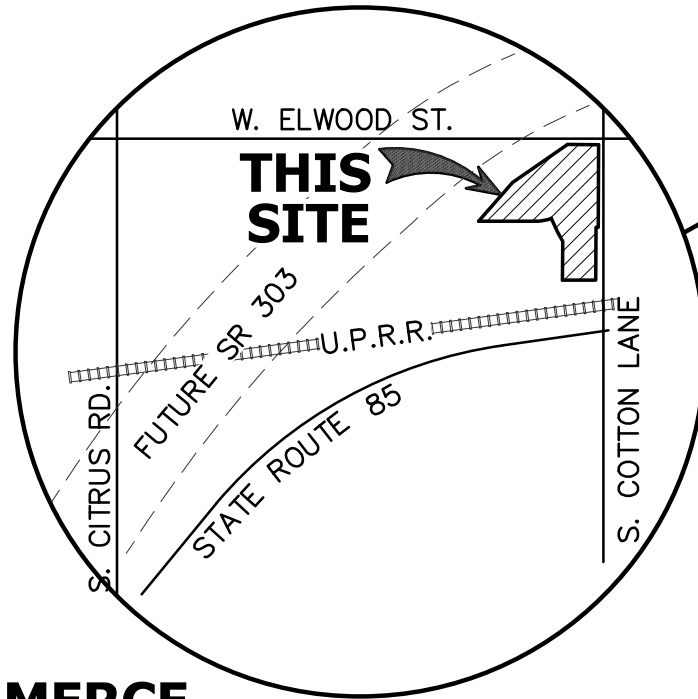
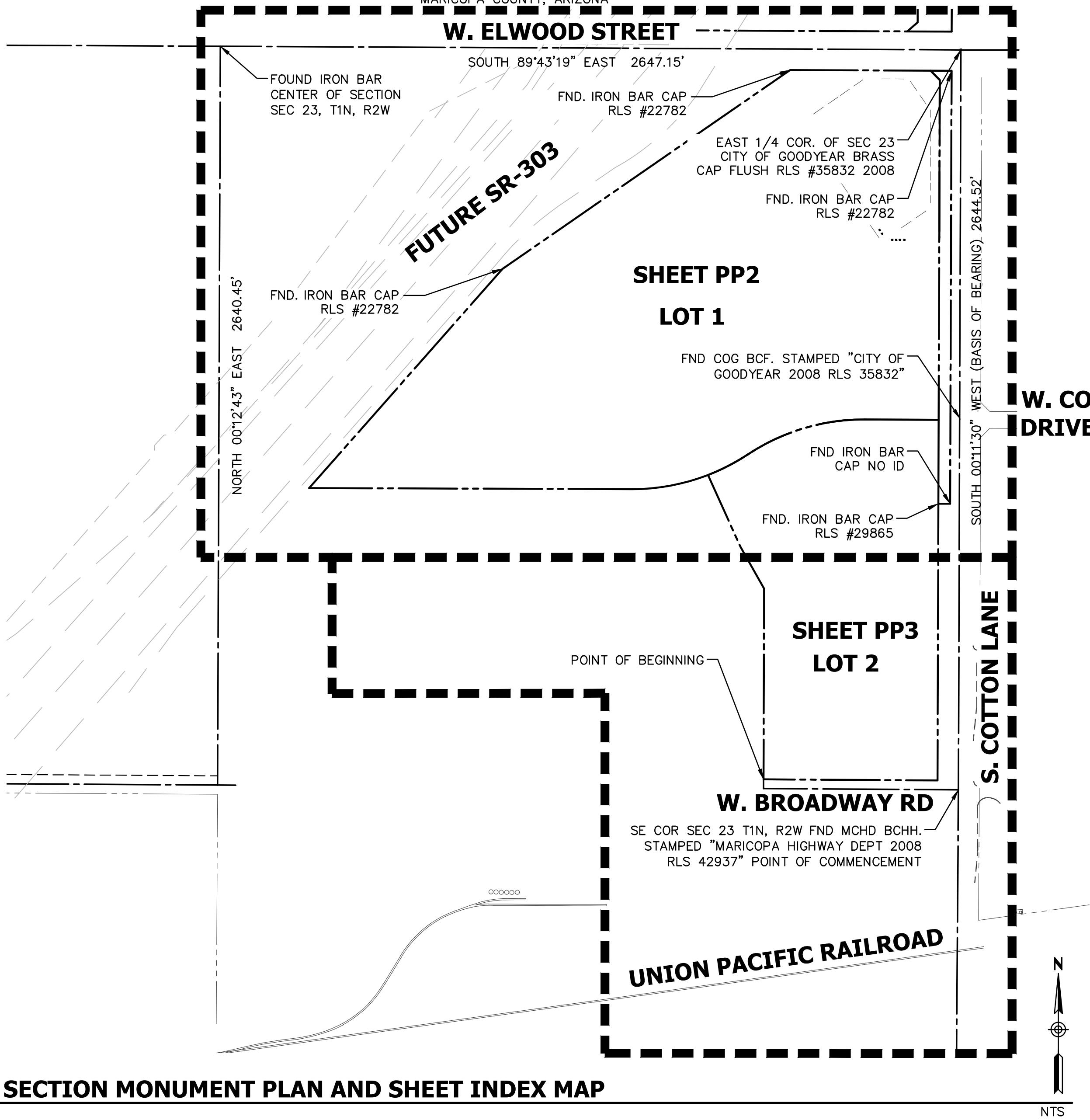


PRELIMINARY PLAT  
FOR  
COTTON LANE COMMERCE PARK  
SWC W. ELWOOD STREET AND S. COTTON LANE  
GOODYEAR, ARIZONA 85338

A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 23 AND PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

OWNER/DEVELOPER

COHEN ASSET MANAGEMENT INC.  
1900 AVENUE OF THE STARS, SUITE 500  
LOS ANGELES, CALIFORNIA 90067  
PHONE: (310) 860-0598  
FAX: (310) 860-0599  
CONTACT: BRANDON DELF

ARCHITECT

BUTLER DESIGN GROUP  
5017 E WASHINGTON STREET, SUITE 107  
PHOENIX, ARIZONA 85034  
PHONE: (602) 957-1800  
CONTACT: JEFF CUTBERTH

CIVIL ENGINEER

HUNTER ENGINEERING, INC.  
10450 N. 74TH STREET, SUITE #200  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 991-3985  
FAX: (480) 991-3986  
CONTACT: JACOB EARLEY

LEGAL DESCRIPTION

THAT PORTION OF LOTS 1 & 2, OF A MINOR LAND DIVISION OF BROADWAY INDUSTRIAL PARK, AS RECORDED IN BOOK 1112 OF MAPS, PAGE 1, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23 AND THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 2 WEST, MARKED BY A FOUND BRASS CAP IN HANDHOLE STAMPED "MARICOPA HIGHWAY DEPT. 2008 RLS 42937" FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 23, MARKED BY A FOUND BRASS CAP FLUSH STAMPED "CITY OF GOODYEAR 2008 RLS #35832" BEARS NORTH 01°1'30" EAST, AS MEASURED AND RECORDED IN SAID MINOR LAND DIVISION, FOR A MEASURED DISTANCE OF 2644.50 FEET, SAID MINOR LAND DIVISION RECORDED A DISTANCE OF 2644.51 FEET;

THENCE NORTH 89°37'58" WEST, FOR A DISTANCE OF 696.74 FEET, AS MEASURED, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, SAID LINE WAS RECORDED IN SAID MINOR LAND DIVISION AS NORTH 89°38'05" EAST, FOR A DISTANCE OF 696.73 FEET;

THENCE NORTH 01°1'30" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF WEST BROADWAY ROAD AND EAST LOT LINE OF SAID LOT 2, FOR A DISTANCE OF 33.00 FEET AS MEASURED AND RECORDED IN SAID MINOR LAND DIVISION, TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°1'30" EAST, FOR A DISTANCE OF 681.75 FEET;

THENCE NORTH 29°38'18" WEST, FOR A DISTANCE OF 171.61 FEET;

THENCE NORTH 24°14'33" WEST, FOR A DISTANCE OF 281.66 FEET TO A POINT ON A NON-TANGENT CURVE, HAVING A RADIUS OF 750.00 FEET AND A CHORD BEARING OF SOUTH 79°29'58" WEST, FOR A DISTANCE OF 278.30 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°23'05", AN ARC LENGTH OF 279.92 FEET;

THENCE NORTH 89°48'30" WEST, FOR A DISTANCE OF 1152.11 FEET;

THENCE NORTH 41°24'30" EAST, AS MEASURED AND RECORDED IN SAID MINOR LAND DIVISION, FOR A DISTANCE OF 1045.04 FEET TO A FOUND IRON BAR & CAP STAMPED RLS #22782;

THENCE NORTH 55°21'16" EAST, AS MEASURED AND RECORDED IN SAID MINOR LAND DIVISION, FOR A MEASURED DISTANCE OF 1249.52 FEET TO A FOUND IRON BAR & CAP STAMPED RLS #22782, SAID MINOR LAND DIVISION RECORDED A DISTANCE OF 1249.55 FEET;

THENCE SOUTH 89°43'24" EAST, PARALLEL WITH THE EAST-WEST MID-SECTION LINE OF SAID SECTION 23, FOR A DISTANCE OF 577.02 FEET, AS MEASURED, TO A FOUND IRON BAR & CAP STAMPED RLS #22782, SAID LINE WAS RECORDED IN SAID MINOR LAND DIVISION AS SOUTH 89°43'14" EAST, FOR A DISTANCE OF 576.99 FEET;

THENCE SOUTH 01°1'30" WEST, AS MEASURED AND RECORDED IN SAID MINOR LAND DIVISION, FOR A MEASURED DISTANCE OF 1547.47 FEET TO A FOUND IRON BAR & CAP STAMPED RLS #22782, SAID MINOR LAND DIVISION RECORDED A DISTANCE OF 1547.46 FEET;

THENCE NORTH 89°38'05" WEST, FOR A DISTANCE OF 42.00 FEET TO A FOUND IRON BAR WITH NO CAP, AS MEASURED AND RECORDED IN SAID MINOR LAND DIVISION;

THENCE SOUTH 01°1'30" WEST, FOR A DISTANCE OF 989.00 FEET TO A FOUND IRON BAR & CAP STAMPED RLS #22782, AS MEASURED AND RECORDED IN SAID MINOR LAND DIVISION,

THENCE NORTH 89°38'05" WEST, FOR A DISTANCE OF 621.73 FEET AS MEASURED AND RECORDED IN SAID MINOR LAND DIVISION, TO THE POINT OF BEGINNING.

SECTION MONUMENT PLAN AND SHEET INDEX MAP

SHEET INDEX

|                  |     |
|------------------|-----|
| COVER SHEET      | PP1 |
| PRELIMINARY PLAT | PP2 |
| PRELIMINARY PLAT | PP3 |

PARCEL MAP

| LOT NUMBER | AREA (SF)    | NET AREA (ACRES) |
|------------|--------------|------------------|
| LOT 1      | 2,072,882.82 | 47.59            |
| LOT 2      | 844,169.75   | 19.38            |
| TOTAL      | 2,917,052.57 | 66.97            |

PHASING PLAN

THE PHASING PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE AS THE PROPERTY DEVELOPS. THE PROJECT WILL BE COMPLETED IN TWO PHASES:

OFFSITE IMPROVEMENT PHASING:

OFFSITES TO BE BUILT ALONG THE FRONTAGE OF THE PARCEL BEING CONSTRUCTED WITH TIE-IN TAPERS TO THE EXISTING PAVING.

UTILITY PHASING:

PHASE A: RELOCATION OF ONSITE WATERLINE TO COTTON LANE TAPS FROM ELWOOD STREET AND COTTON LANE TO BE CONSTRUCTED FOR BOTH LOT 2.

SEWER TIE-IN FROM ELWOOD STREET PUBLIC MANHOLE TO ONSITE GRAVITY MANHOLE WITH AN ONSITE LIFT STATION AND FORCEMAIN FROM THE CURRENT PHASE TO THE ONSITE GRAVITY MANHOLE.

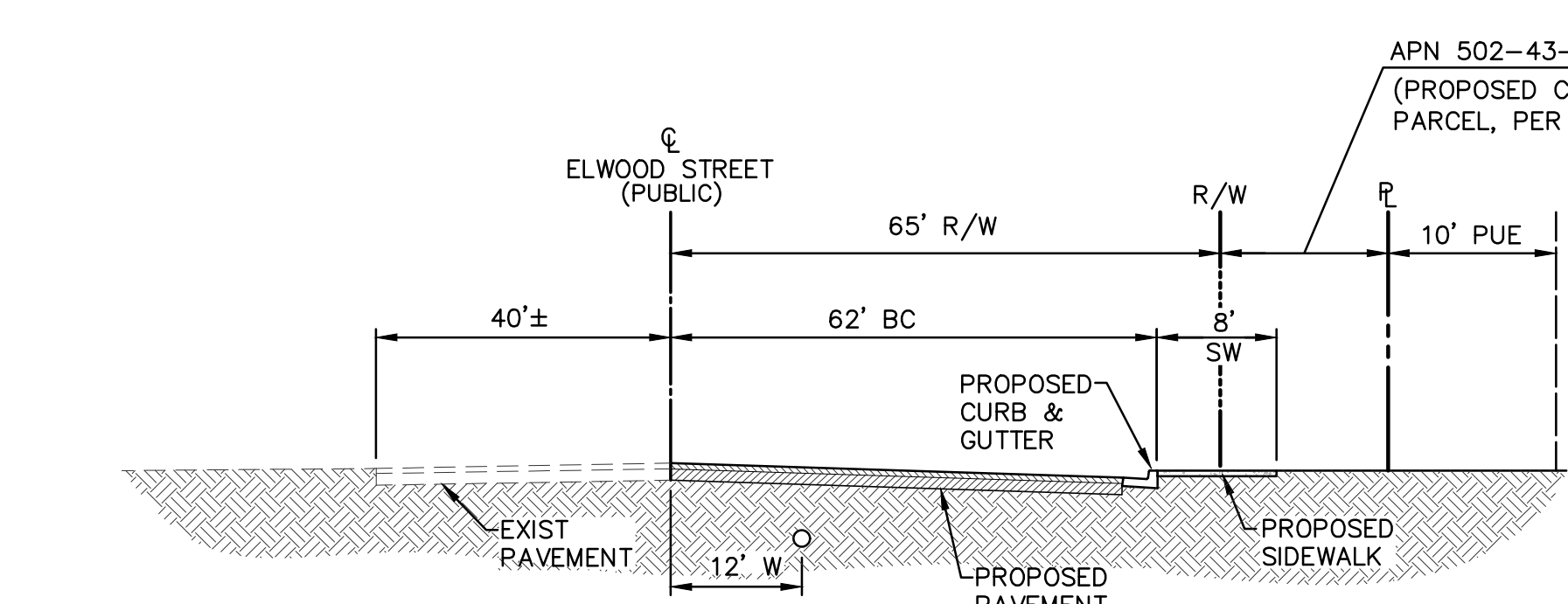
PHASE B: COMPLETION OF ALL ONSITE UTILITIES. WATERLINE RELOCATION TO COTTON LANE FOR LOT 1

UTILITY SERVICE PROVIDERS

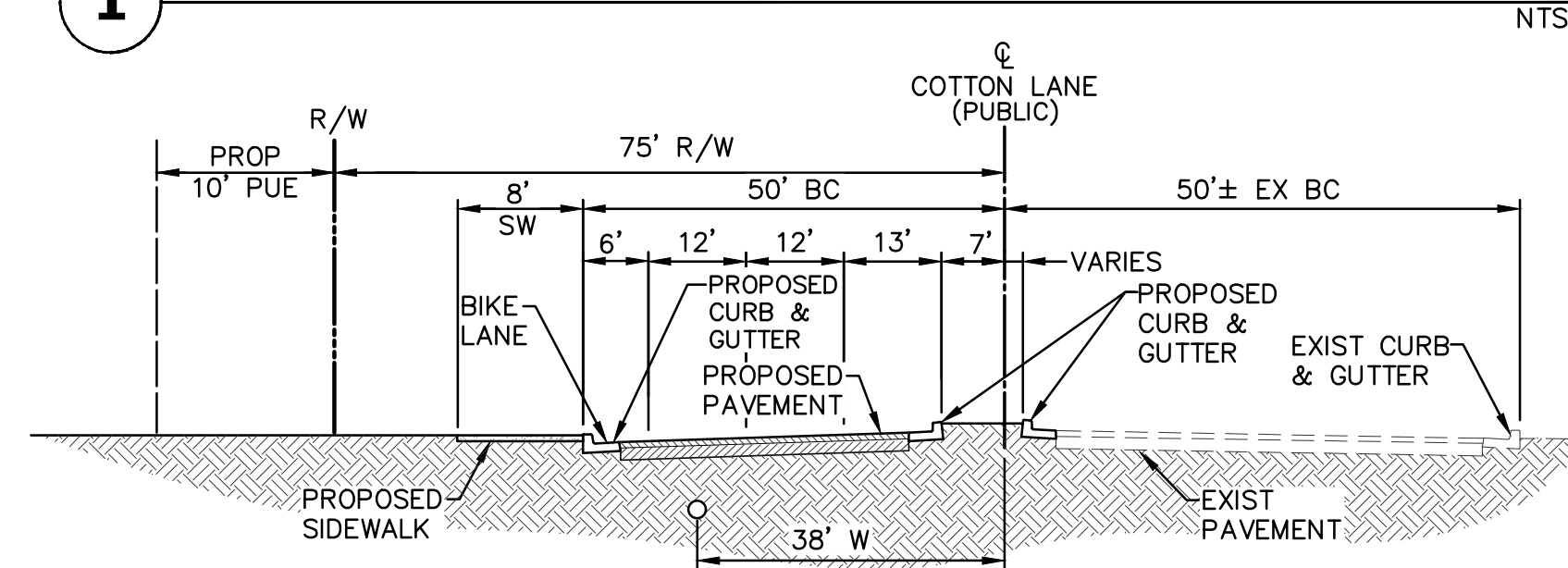
SEWER: CITY OF GOODYEAR  
WATER: CITY OF GOODYEAR  
GAS: SOUTHWEST GAS  
ELECTRIC: ARIZONA PUBLIC SERVICE (APS)  
TELEPHONE: CENTURY LINK  
CATV: COX COMMUNICATIONS

ZONING: PAD

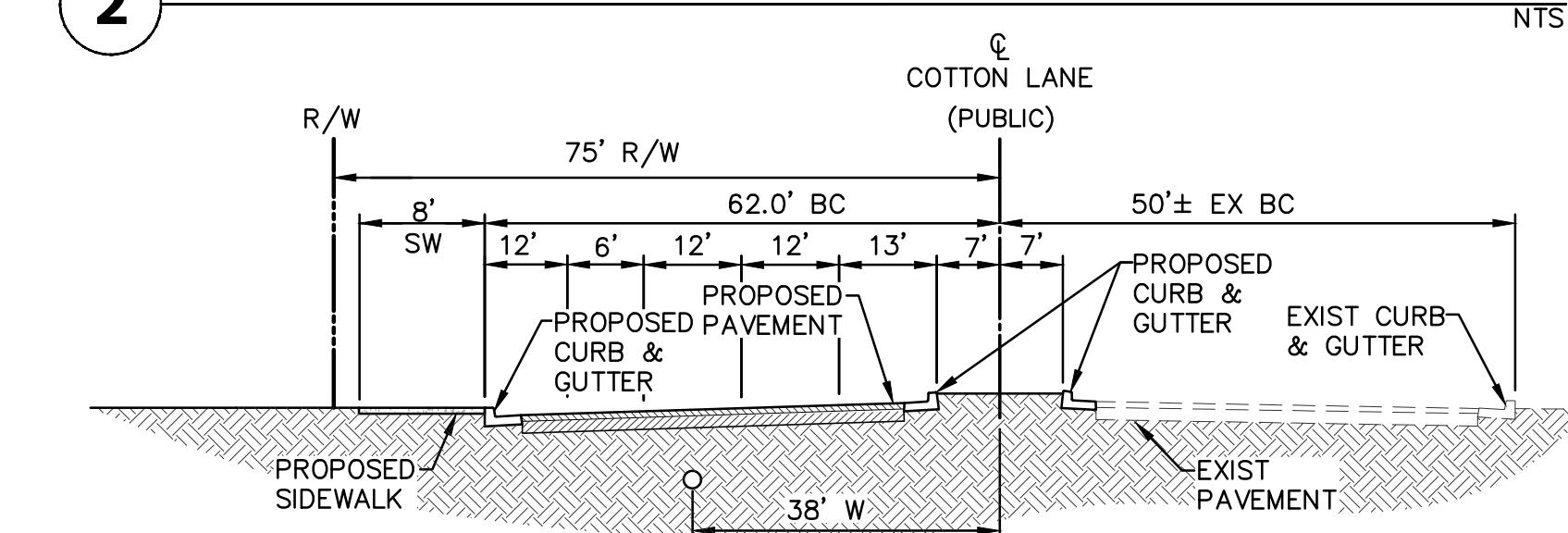
WITH UNDERLYING I-2



1 TYPICAL SECTION - W. ELWOOD STREET



2 TYPICAL SECTION - S. COTTON LANE



3 TYPICAL SECTION - S. COTTON LANE

BENCHMARK

- BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF SARIVAL AVENUE AND 1/2 MILE SOUTH OF LOWER BUCKEYE ROAD. ELEVATION 937.21 NAVD88 DATUM (COG POINT G307).
- BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF SARIVAL AVENUE AND VAN BUREN STREET. ELEVATION 996.48 NAVD88 DATUM (COG POINT G347).

NOTES

- PROPOSED ELWOOD STREET IMPROVEMENTS AND CROSS SECTION MAY ADJUST AND WILL BE COORDINATED WITH THE EL CIDRO DEVELOPMENT DURING THE CONSTRUCTION DOCUMENT PHASE.

BASIS OF BEARING

SOUTH 00°11'30" WEST ALONG THE EAST LINE OF SOUTHEAST QUARTER OF SECTION 23, T1N, R2W, ALSO BEING THE MONUMENT LINE OF COTTON LINE

EXISTING LEGEND

|                        |            |
|------------------------|------------|
| CENTERLINE             | ---        |
| RIGHT OF WAY           | ----       |
| PROPERTY LINE          | ----       |
| EASEMENT               | ----       |
| MAJOR CONTOUR          | ---1285--- |
| MINOR CONTOUR          | ---1283--- |
| SANITARY SEWERLINE     | ---SS---   |
| WATERLINE              | ---W---    |
| CHAIN LINK FENCE       | x-x-x-x    |
| STREET LIGHT           | ☼          |
| SANITARY SEWER MANHOLE | ⊙          |
| WATER VALVE            | ⊗          |
| FIRE HYDRANT           | ⊕          |

PROPOSED LEGEND

|                    |        |
|--------------------|--------|
| TEMPORARY BASIN    | ▽      |
| SEWER LINE         | ---    |
| WATER LINE         | ---    |
| DIRECTION OF SLOPE | →      |
| SPOT ELEVATION     | 23.45G |
| WATER METER        | □      |
| FIRE HYDRANT       | ⊕      |
| WATER VALVE        | ⊗      |
| SEWER MANHOLE      | ⊙      |

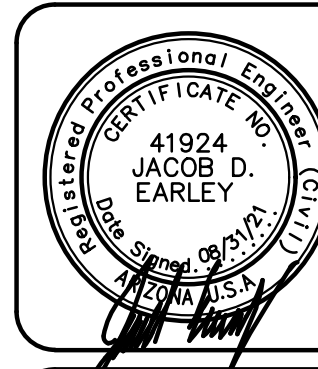
ABBREVIATIONS

|      |                       |      |                            |
|------|-----------------------|------|----------------------------|
| ABC  | AGGREGATE BASE COURSE | HDWL | HEADWALL                   |
| AC   | ASPHALTIC CEMENT      | HW   | HIGH WATER                 |
| BC   | BACK OF CURB          | NTS  | NOT TO SCALE               |
| BFP  | BACKFLOW PREVENTOR    | P    | PAVEMENT                   |
| BOT  | BOTTOM                | PUE  | PUBLIC UTILITY EASEMENT    |
| CB   | CATCH BASIN           | R/W  | RIGHT OF WAY               |
| CF   | CUBIC FEET            | SD   | STORM DRAIN                |
| C    | CENTERLINE            | SS   | SANITARY SEWER             |
| CO   | CURB OPENING          | SSMH | SANITARY SEWER MANHOLE     |
| DW   | DRYWELL               | S/W  | SIDEWALK                   |
| ESMT | EASEMENT              | TC   | TOP OF CURB                |
| EX   | EXISTING              | UG   | UNDERGROUND RETENTION PIPE |
| F/C  | FACE OF CURB          | UGE  | UNDERGROUND ELECTRICAL     |
| FF   | FINISH FLOOR          | VCP  | VITRIFIED CLAY PIPE        |
| FG   | FINISH GRADE          | VP   | VOLUME PROVIDED            |
| FH   | FIRE HYDRANT          | VR   | VOLUME REQUIRED            |
| L    | FLOW LINE             | W    | WATER                      |
| G    | GUTTER                | WM   | WATER METER                |
|      |                       | WV   | WATER VALVE                |

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
|     |      |          |    |
|     |      |          |    |
|     |      |          |    |

DESIGN BY: JDE  
DRAWN BY: GJM  
CHECKED BY: JDE

HUNTER  
ENGINEERING  
10450 NORTH 74TH STREET, SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986



COVER SHEET  
FOR  
COTTON LANE COMMERCE PARK  
SWC W. ELWOOD STREET AND S. COTTON LANE  
GOODYEAR, ARIZONA 85338

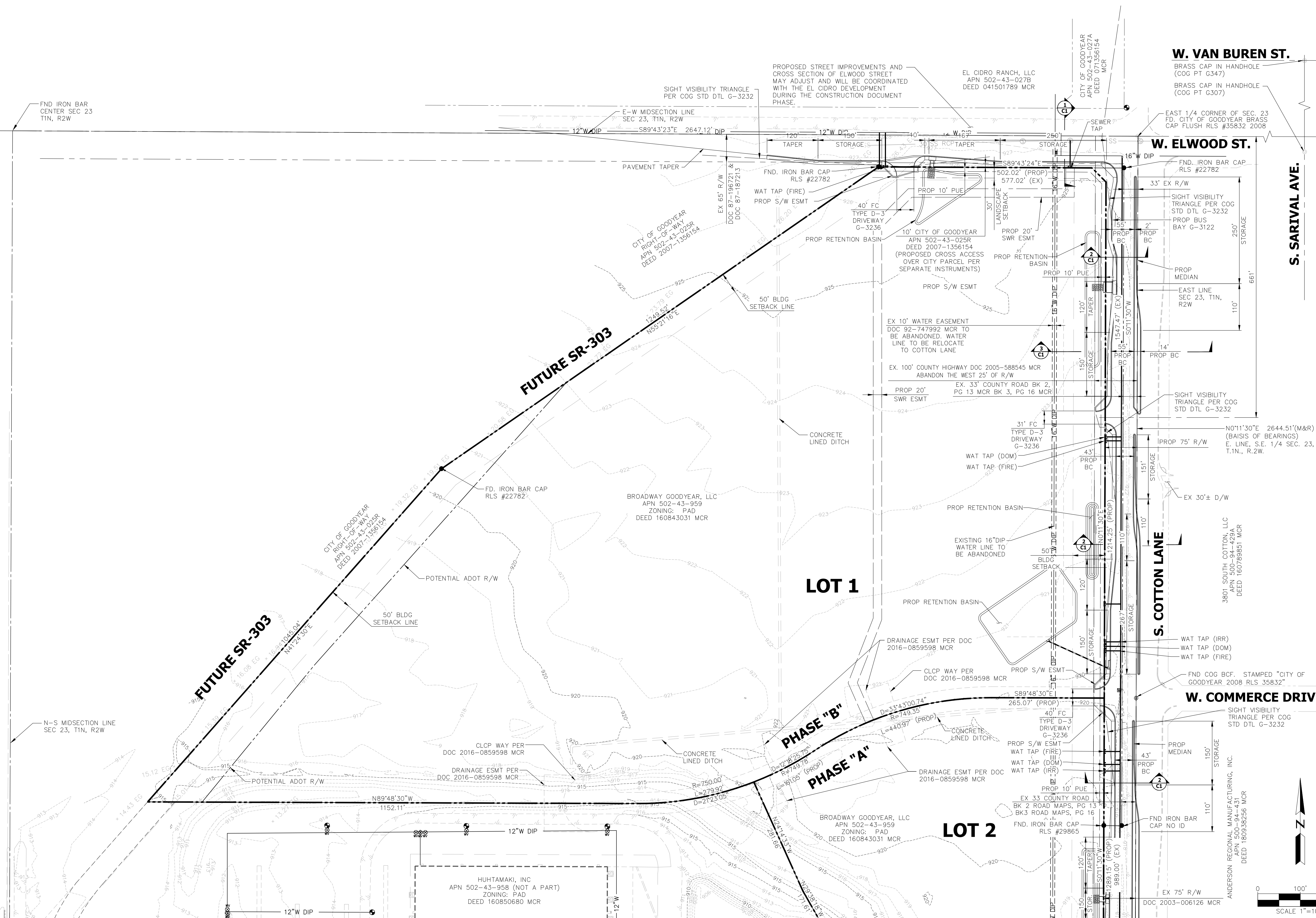


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CONSTRUCTION  
WITHOUT AN  
APPROVED SIGNATURE  
FROM THE GOVERNING  
MUNICIPALITY.

PROJECT NAME:  
COTTON LANE  
COMMERCE PARK

HE NO.: COHN001  
SCALE: NTS

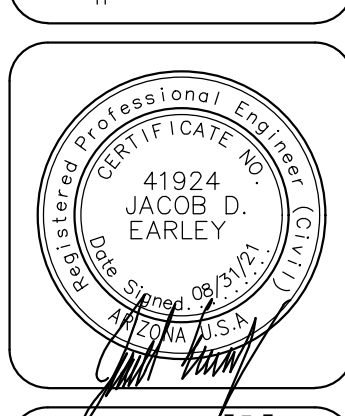
SHEET:  
PP1



| NO. | DATE | REVISION | BY |
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|     |      |          |    |
|     |      |          |    |
|     |      |          |    |

DESIGN BY: JDE  
DRAWN BY: GJM  
CHECKED BY: JDE

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**PRELIMINARY PLAT  
FOR  
COTTON LANE COMMERCE PARK  
SWC W. ELWOOD STREET AND S. COTTON LANE  
GOODYEAR, ARIZONA 85338**



THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

**PROJECT NAME:**  
COTTON LANE COMMERCE PARK

HE NO.: COHN001  
SCALE: 1"=100'

SHEET:  
**PP2**

