

Mesa Proving Grounds is located at one of Arizona's major transportation centers. The adjacent Phoenix-Mesa Gateway Airport anchors the region, soon providing quick and convenient access to the world. A future terminal on the northeast side of the Airport, accompanied by municipal offices and services, will support regular commercial flights to many destinations. The enhanced and expanded Airport will provide the catalyst for the development of hospitality, aeronautic, office, industries and educational institutions in the immediate area.

Mesa Proving Grounds will also be surrounded by freeways, with as many as eleven interchanges serving the property, making it one of the most accessible places in the region and well connected to the surrounding community.

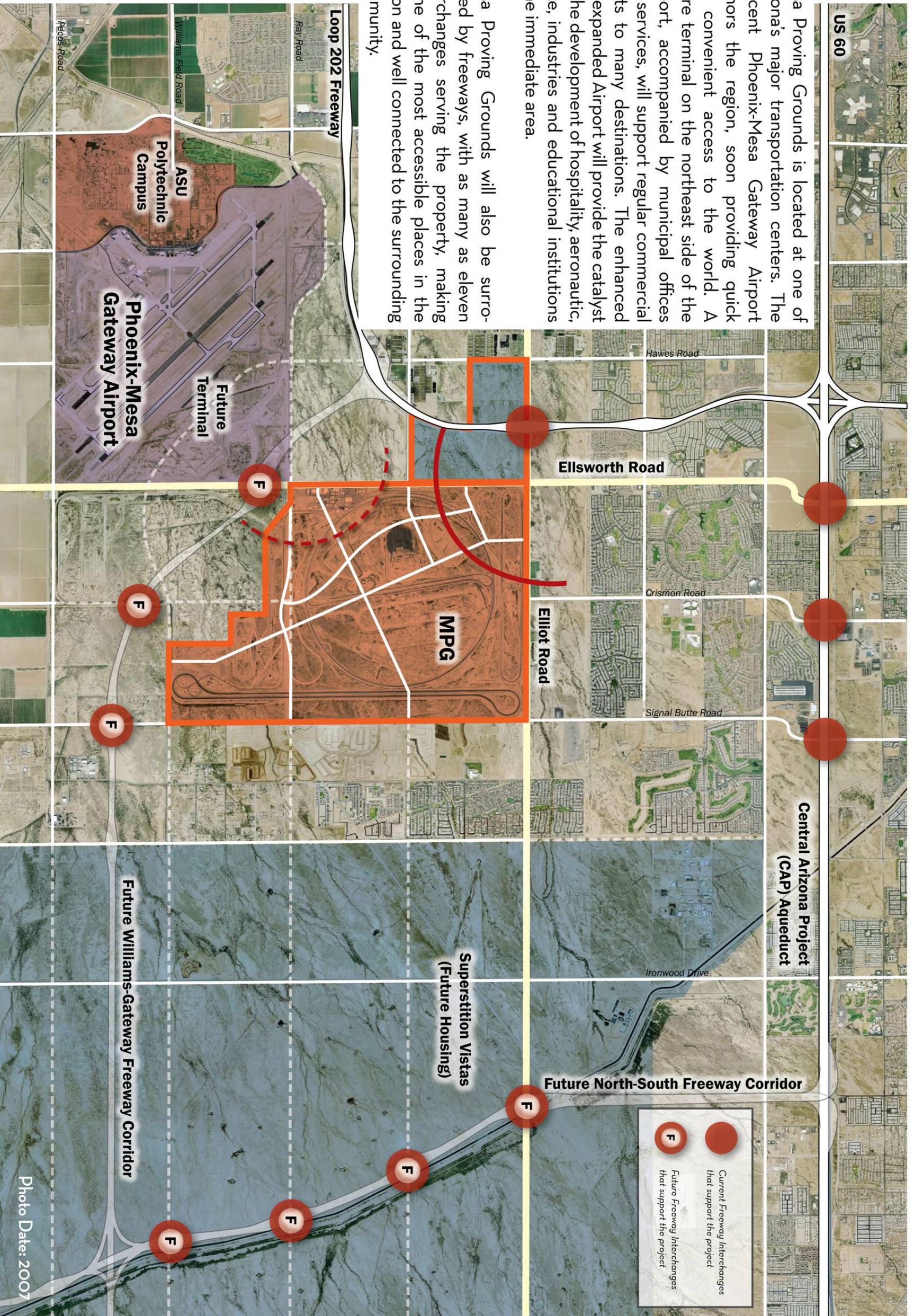


Exhibit 3.2 - External Transportation Infrastructure



# COMMUNITY PLAN

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LAND USE BUDGET															
DEVELOPMENT UNIT	DWELLING UNITS		G.F.A. OF NON-RESIDENTIAL		HOTEL ROOMS	APPROX ACRES	LAND USE GROUP (LUG) MAXIMUM PERCENT OF LAND AREA <sup>(14)</sup>								
	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM			OS	CS	E	V	D	C	R	GU	UC
DU #1	200	2,000	4,375,000	7,000,000		130	(12)	(12)					50(13)	100	
DU #2	390	2,800	50,000	5,500,000		190				60			100	100	
DU #3	1,120	3,600	50,000	1,000,000		540			90	90	20		80	20	
DU #4	200	1,350	2,250,000	6,500,000		160	(12)	(12)			50		50	100	
DU #5	710	1,680	1,875,000	8,750,000		472			40(13)	40(13)	40(13)		100	20(13)	10
DU #6	890	3,310	0	6,500,000		528			70(13)	70(13)	70(13)	40	40	40(13)	
DU #7	1,270	4,060	0	375,000		590			20	100	100			20	
DU #8 (15)	890	2,810	0	350,000		360			100	100	100			50	
DU #9 (15)	430	1,250	0	500,000		200	(12)	(12)	50	100	100	70		70	70
						6,000									

NOTES:

- Maximum of 15,000 dwelling units & 20,000,000 square feet of non-residential. If residential is deemed mixed-use, the residential units count against total number of dwelling units.
- Granny flats or guest units that are subordinate to a main dwelling unit do not count against the maximum dwelling units permitted.
- Residential uses subordinate to resorts including but not limited to timeshare, interval ownership, condominium hotel units and resort residences associated with a resort or hotel use shall count against the total non-residential square feet permitted.
- Schools, recreation facilities, congregate care facilities, churches, community centers, and similar uses shall count against the total non-residential square feet permitted.
- Hotel rooms are to be counted against non-residential square footage permitted. Additional hotel rooms may be added but must be counted against non-residential square footage permitted.
- Hotel rooms may occur anywhere within the Property where LUGs allow for resort or hotel rooms. Bed and breakfast uses are subordinate to primary residential uses and do not count against the total GFA of non-residential uses the total hotel rooms or the total number of dwelling units.
- LUGs OS and CS allowed within all DUs.
- Minimum 390 acres of LUGs GU, UC or R which must be dedicated to uses other than stand-alone residential (isolated use). Residential uses may be included in mixed use structures or neighborhoods.
- Minimum ten (10) acres of LUGs D, GU or UC must be dedicated to grocery and convenience retail uses (site may additionally include a mix of other uses).
- A minimum of a) 180 acres for golf course use or b) 100 acres LUGs OS or CS must be designated within the community.
- Minimum 200 acres within the community must be LUG OS or CS (in addition to note #10).
- Not allowed to be a dominant presence.
- Single-family detached residential uses are prohibited north of one-half mile south of Elliot Road. Refer to *Exhibit 41* - Airport Compatibility.
- Maximum percentage of a DU's gross land area.
- Urban or neighborhood character to be declared at the DUP level.


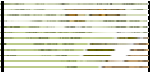




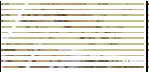


LEGEND

OS	Open Space
CS	Civic Space
E	Estate
V	Village
D	District
C	Regional Center/Campus
R	Retreat
GU	General Urban
UC	Urban Center

AMENDED 28 April 2011

Exhibit 4.5 - Land Use Budget

COMMUNITY PLAN

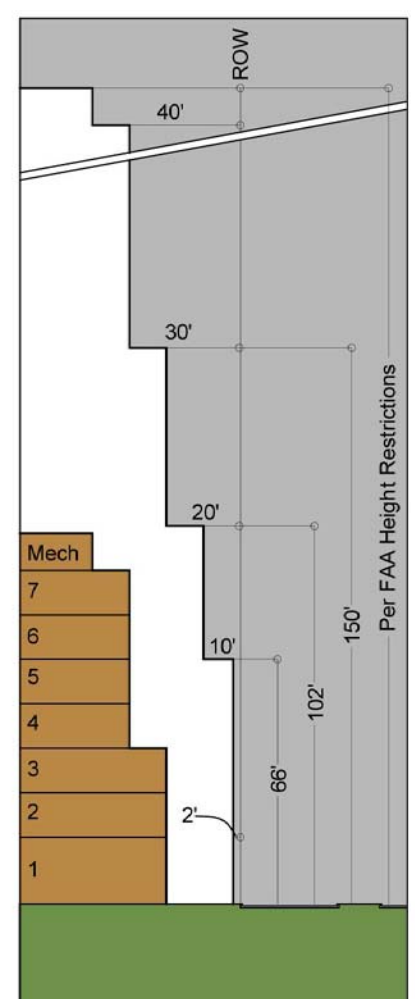
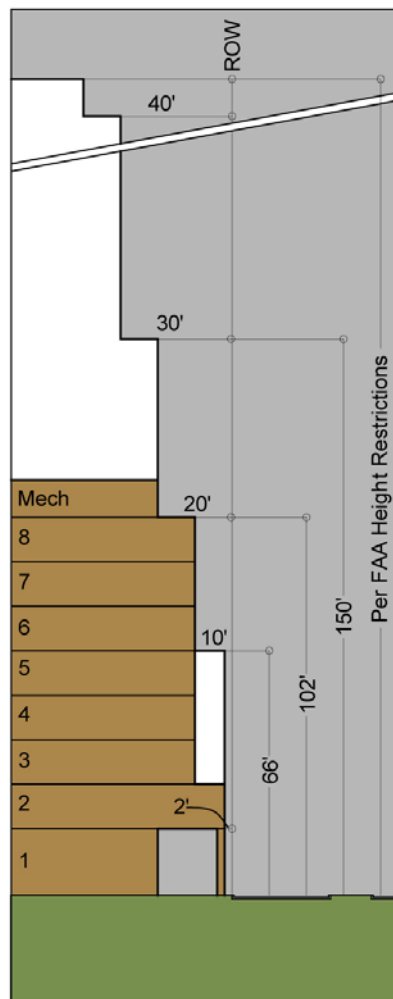
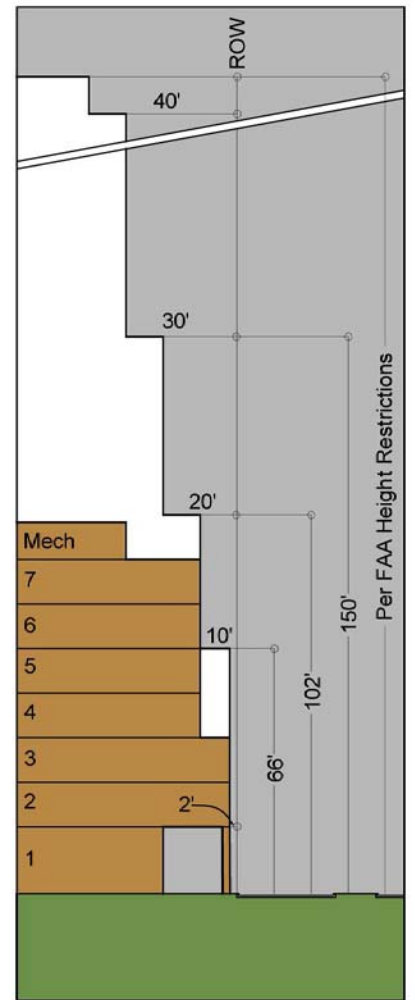
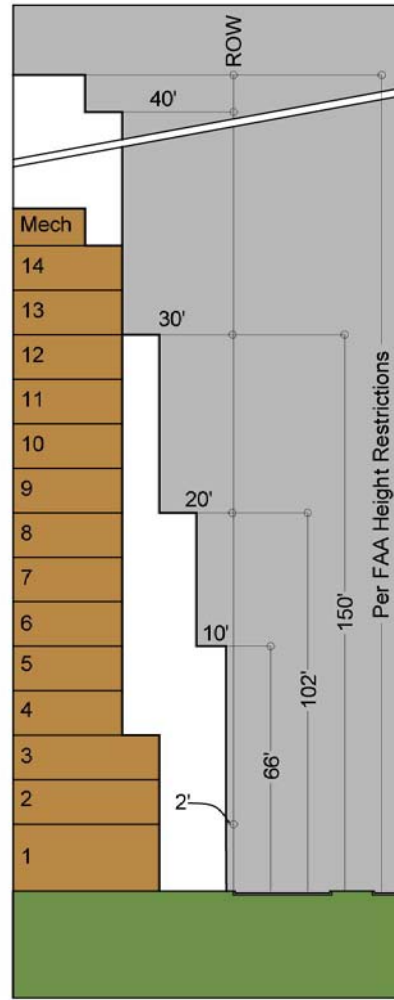
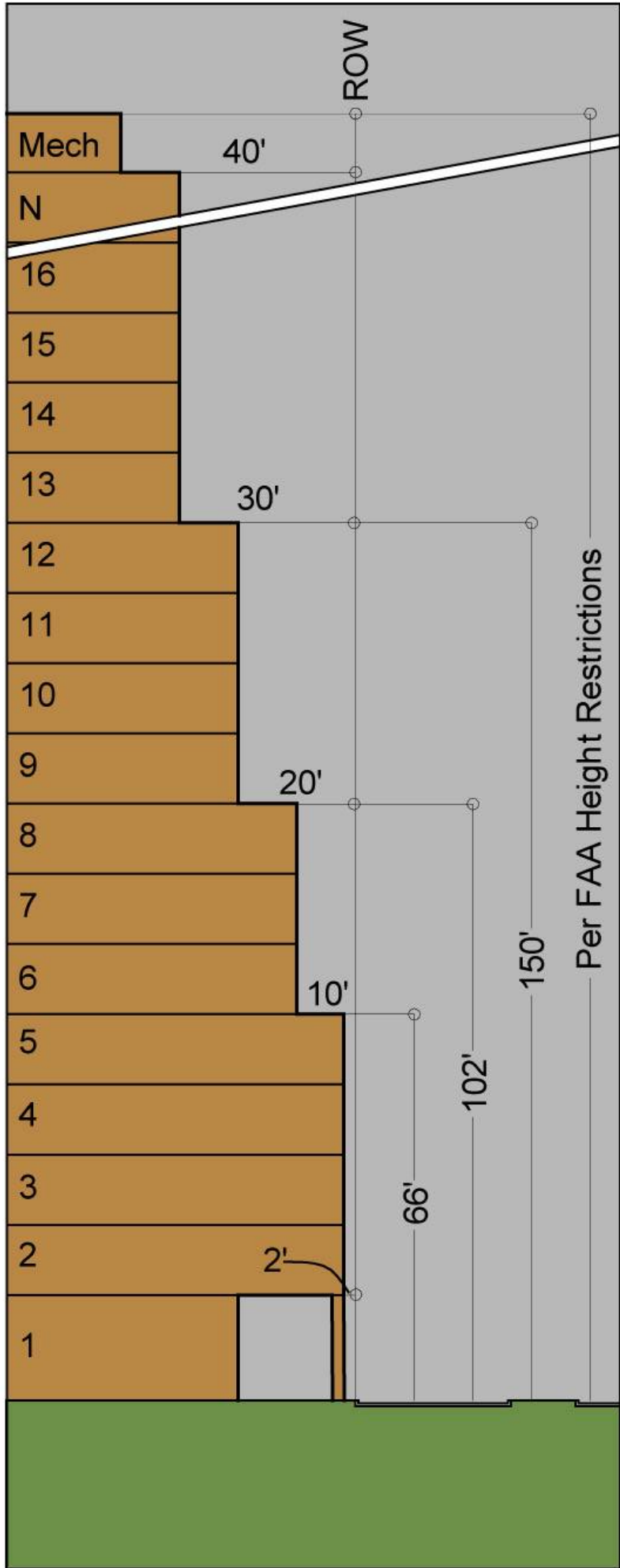
									
	OS	CS	E	V	D	C	R	GU	UC
	Open Space	Civic Space	Estate	Village	District	Regional Center/Campus	Retreat	General Urban	Urban Core
Typical Stories <i>For general reference only</i>	1 - 2		1 - 2 (some 3)	1 - 3 (some 4)	1 - 4	1-12		1 - 7	
Maximum Height (3) (5) (8) (9) (10)	50' (7)	75' (6)	50' (7)	50' (7)	65' (7)	150' (4) (7)	FAA (4)	95' (7) (13)	FAA (4) (13)
Minimum Lot/Parcel Size (sf) (14) <i>Minimum parcel size (or combined parcel) for initial site plan review is 1.0 acre</i>	1,000	1,000	9,000	1,000	1,000	1,000	1,000	1,000	1,000
Maximum Density (du/ac) (2) <i>Dwelling Units/Gross Acre</i> <i>Guest units or granny flats do not count as dwelling units.</i>	N/A	N/A	5	15	30	N/A	Not Limited	50	Not Limited
Floor Area Ratio (FAR) Range (2)	0 - 5	0 - 7.5	0 - 5	0 - 5	0 - 6.5	Not Limited	Not Limited	0 - 9.5	Not Limited
Minimum Lot/Parcel Width/Depth (sf) (11) (14)	20'	20'	90'	20'	20'	40'	20'	20'	20'
Building Setback - Street (11) (12) <i>Street setbacks are measured from rights-of-way.</i>  <i>Buildings and building elements are allowed to overhang the rights-of-way and are not required to be setback. However, all structures that encroach into City rights-of-way require specific City of Mesa approval.</i>  <i>Setback to face of garage shall be large enough to park a car on the driveway or small enough to discourage head-in or parallel parking.</i>	2'	2'	20'	11'	6' / 11' (15)	6' / 11' (15)	2'	2'	2'
Building Setback - Rear/Side (11) <i>No additional setbacks are required where different land uses abut.</i>	0'/10' in Aggregate	0'/10' in Aggregate	10'/20' in Aggregate	0'/10' in Aggregate	0'/10' in Aggregate	0'/10' in Aggregate	0'/10' in Aggregate	0'/10' in Aggregate	0'/10' in Aggregate
Building Setback - Service Lane (11) <i>Service Lanes may extend building to building, setbacks shall be measured from right-of-way location assuming a minimum pavement width.</i>  <i>Setback to face of garage shall be large enough to park a car on the driveway or small enough to discourage head-in or parallel parking.</i>	2'	2'	2'	2'	2'	2'	2'	2'	2'

- Notes: (1) Residential units within Mixed-Use Developments, vertically or horizontally integrated, shall not count toward Land Use Budget caps.  
 (2) Floor Area Ratio (FAR), lot coverage and volume are not limited.  
 (3) Cap as stated or per FAA Height Restrictions, whichever is more restrictive.  
 (4) Cap per FAA Height Restrictions.  
 (5) Structures within 150' of the east boundary of the Property will be limited to forty (40) feet in height  
 (6) Artistic and recreation elements, as well as elements such as towers, steeples, and observation decks can exceed the maximum building height but are limited per the FAA Height Restrictions.  
 (7) Chimneys, cooling towers, architectural embellishments, and venting can exceed maximum building height by twenty (20) percent.  
 (8) Maximum building height is measured from finish grade adjacent to the building to the top of the parapet or to the mean between the height of the plate and the peak.  
 (9) Subterranean or partial subterranean levels do not count against maximum building height.  
 (10) Refer to Section 4 Airport and Neighborhood Compatibility Provisions for additional height restrictions  
 (11) Refer to Section 7.16 Parcel / Lot Configuration Diagrams for typical applications. Rear and side setbacks are either 0' or an aggregate setback as measured between buildings  
 (12) Refer to Section 7.15 Building Configuration and Vertical Setbacks for typical applications  
 (13) Single story buildings should be massed to appear to be a story and a half to two (2) stories in height to add to the urban form.  
 (14) Minimum Lot / Parcel Size and Width / Depth requirements may be reduced with the approval of the Planning Director.  
 (15) Six (6) feet for distances not to exceed 150 linear feet before a break to permit landscape to break up the building mass. Eleven (11) feet all other areas.

- Notes: (A) Parking stall size and parking ratios shall be per the requirements of this CP. See Section 14 Parking and Loading Standards.  
 (B) The minimum building separation shall be zero (0) feet in all LUGs  
 (C) Landscape setbacks and landscape planting ratios shall be per the requirements of this CP. See Section 12 Landscaping Standards.

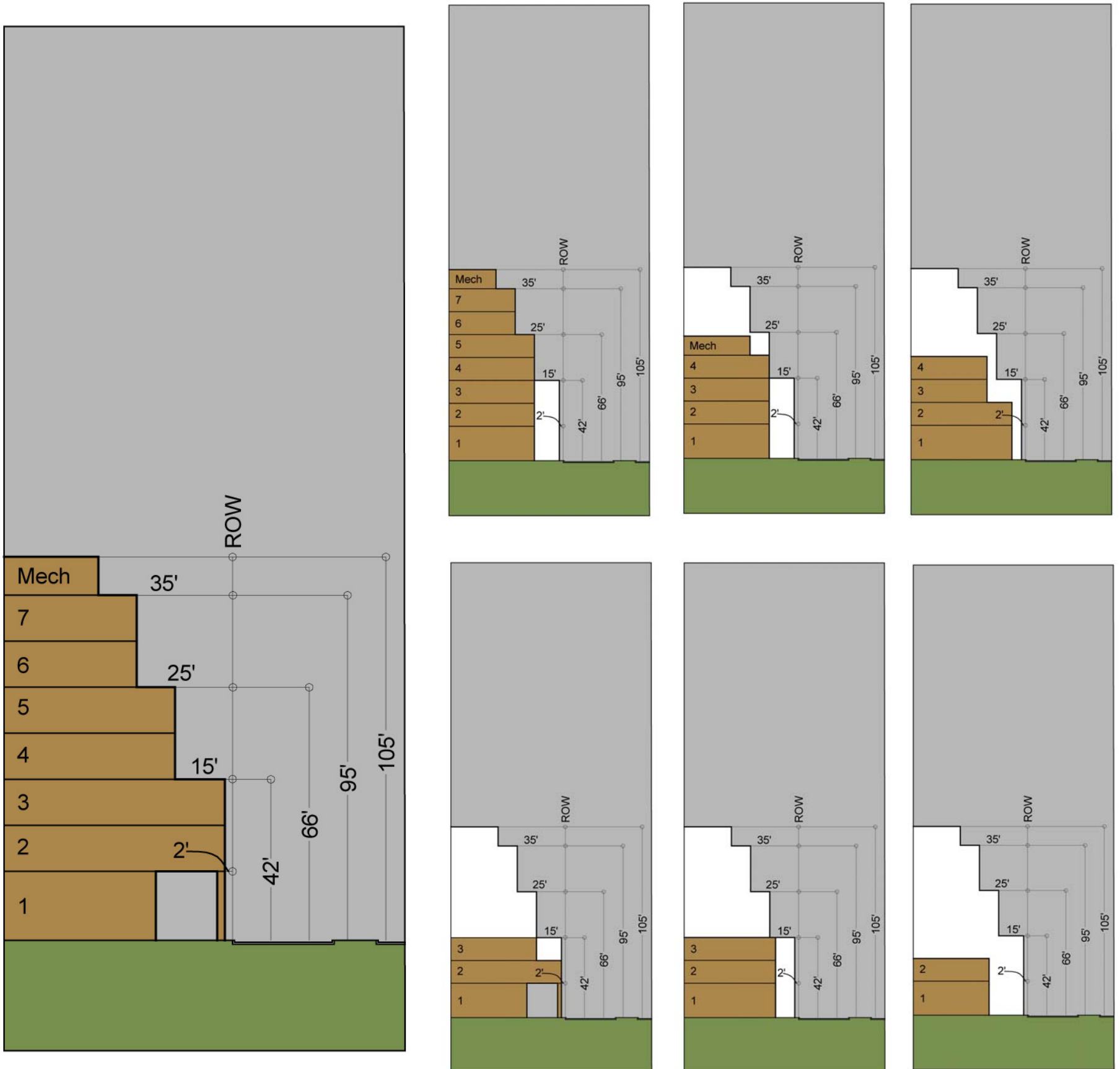
Exhibit 7.32 - Land Use Group General Development Standards





Note: Stories shown for reference only.

Exhibit 7.33 - Building Configuration Diagrams - LUGs C, R, and UC



Note: Stories shown for reference only.

Exhibit 7.34 - Building Configuration Diagrams - LUGs E, V, D and GU

COMMUNITY PLAN

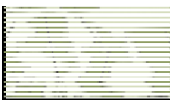
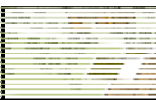





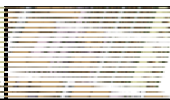
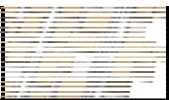









									
	OS Open Space	CS Civic Space	E Estate	V Village	D District	C Regional Center/ Campus	R Retreat	GU General Urban	UC Urban Core
<b>A. Residential</b>									
Accessory Dwelling			C4	C 4	P		C4	P	
Adult Care Home			C16	C16	C16		C 16	P	P
Assisted Living Facility				C 16	C 16		C 16	P	P
Boarding House					P		P	P	P
Day Care Home			C 34, 35	C 34, 35	C 34, 35		P	P	
Day Care Center						P	P	P	P
Day Care Group Home				C 33, 34, 35, 36	C 33, 34, 35, 36			P	P
Foster Home				P	P			P	P
Foster Home, Group				P	P			P	P
Group Home for the Handicapped				C 35, 36, 53, 62	C 35, 36, 53, 62		C 62	C 62	C 62
Home Occupation			P	P	P		P	P	P
Live/Work Unit					P		P	P	P
Multiple-Family Dwelling			P	P	P		P	P	P
Nursing Home/Hospice				C 16	C 16	C 16	C 16	P	P
School Dormitory		P	P	P	P	P	P	P	P
Single-Family Detached House			P	P	P		P	A	
Single-Family Attached House			P	P	P		P	P	P
Temporary Sales Center		T	T	T	T	T	T	T	T
<b>B. Lodging</b>									
Bed & Breakfast (up to 6 Rooms)				C 15, 23, 24,25	P		P	P	P
Inn (up to 12 rooms)					P		P	P	P
Hotel (no room limit)/Resort					C 14, 17	P	P	P	P
<b>C. Office</b>									
Business Services (2)				A 14, 17	C 14, 17	P	P	P	P
Hospitals/Clinics						C 16	C 16, Clinic only	C 16	C 16
Medical/Dental Offices				A 14, 17	C 14, 17	P	P	P	P
Office		A 14, 17		A 14, 17	C 14, 17	P 14	P	P	P
Research & Development						P	P	P	P
<b>D. Retail</b>									
Art Gallery	C 3	C 3		C 3	P	P	P	P	P
Artist Studio, (2)		A		A	P	P	C, 8	P	P
Bank/Financial Institutions					C 14, 18, 19	P	P	C 20	C 20
Building Materials/Big Box						C 9, 12, 14, 16, 17, 28, 29, 38, 40, 41, 51, 53, 55, 61		C 7, 9, 12, 14, 16, 17, 28, 29, 38, 40, 41, 51, 53, 61	C 7, 9, 12, 14, 16, 17, 28, 29, 38, 40, 41, 51, 53, 61
Commercial Entertainment					C 3	P	C 9, 13, 54	C 16, 35, 55	C 16, 35, 55
Commercial Parking					P	P	P	P	P
Drive Through					C 18, 19, 27	P	P	C 18, 19, 20, 27	C 18, 19, 20, 27
Food & Beverage Sales	C 1	C 1			P	P	P	P	P
Funeral Parlor/Home					C 16, 53	P	C 16, 53	P	P
Liquor Selling Establishment (21)		A		A 17, 21, 27	A 17, 21, 27	A 21, 27	P	P	P
Live Entertainment	T 3	T 3		A 17	A	A	P	P	P
Open-Market Building (2)		A 1, 26, 30		A 17	A	C 3	C 3	P	P
Outdoor Display	C 1, 28, 32	C 1		C 3, 17, 28, 32, 63	C 28, 32, 63	C 3, 28, 32	C 63	C 63	C 63
Outdoor Entertainment	A, T	A, T		A 17, T	A, T	A, T	P	P	P
Personal Services					C 16, 17	P	P	P	P
Push Cart / Kiosk (2)	P	P		P	P	P	P	P	P
Restaurant (2, 21)	C 1, 13, 27	C 1, 13, 27		C 13, 17, 27	C 16, 17	P	P	P	P
Retail				C 17, 60a	C 17, 60b	C 17	P	P	P
Street Performers	P	P		C 3	P	P	P	P	P

Exhibit 7.38 - Permitted Uses

COMMUNITY PLAN

									
	OS Open Space	CS Civic Space	E Estate	V Village	D District	C Regional Center/ Campus	R Retreat	GU General Urban	UC Urban Core
<b>E. Civic</b>									
Bus Shelter	P	P		P	P	P	P	P	P
Cemetaries/Mausoleums	P	P							
Clubs/Lodges		P		C 14, 52	P	P	C 14, 52	P	P
Commercial Recreation (2)		C 1			P	P	P	P	P
Community Center		C 1		C 52	C 52		C 52	P	P
Conference/Convention/Exhibition Center (2)		C 1, 9, 16				P	P	C 9, 16	P
Fire Station		P		P	P	P	P	P	P
Fountain or Public Art	C 1	C 1		P	P	P	P	P	P
Government Offices		C 1, 14		C 14	C 14	P		P	P
Library		P		C 14	C 14	P		P	P
Live Theater (21)		C 1, 9, 13, 14, 16			C 9, 13, 14, 16	C 16	C 3	C 16, 35	C 16, 35
Movie Theater (more than one screen)		C 1				C 16, 35	C 3	C 16, 35	C 16, 35
Museum		P		C 14	C 14	P	P	P	P
Open Space	P	P		P	P	P	P	P	P
Outdoor Auditorium	C 9, 13, 14	C 9, 13		C 9, 13, 14	C 9, 13, 14	P	C 3	P	P
Parking Structure	C 1	C 1		P	P	P	P	P	P
Parks, Recreation, Playground	P	P		P	P	P	P	P	P
Passenger Terminal		C 14		A 14	A 14	A 14	A 3, 14	C 14	C 14
Police Station		P		P	P	P	P	P	P
Public Maintenance Facility		C 11				P			
Religious Assembly		C 16, 35, 36, 55	C 16, 35, 36, 55	C 16, 35, 36, 55	C 16, 35, 36, 55	C 16, 35, 36, 55	C 16, 35, 36, 55	C 16, 35, 36, 55	C 16, 35, 36, 55
Special Events	A 64	A 64	A 64	A 64	A 64	A 64	A 64	A 64	A 64
Sports Stadium		C 9, 14, 16, 17				C 16, 35, 36, 55			
Surface Parking Lot	C 1	C 1		C 56	C 56	C 56	C 56	C 56	C 56

**F. Agriculture**

Animal Sales/Service (Domestic Pet)				C 3	C 9	P	C 9	P	P
Field Crops, Orchards	P								
Greenhouse		C 1		C 3	C 3	P	C 3		
Kennel					C 9	C 9	C 3, 9	C 9	C 9
Nurseries/Garden Centers (2)	C 3	C 1		A 3	A 28, 29, 52	P	P	T	T
Stable (3)	C 1	C 1				P	P		

**G. Automotive**

Auto Rental				A 17	A 17	A	A	A	A
Auto Washing/ Detail					A 46, 48, 49, 50	A 46, 48, 49, 50	A 46, 48, 49, 50	A 46, 48, 49, 50	A 46, 48, 49, 50
Auto Impound						T, A 12, 13, 38, 41, 51, 55		T, A 10, 12, 13, 38, 44, 53, 55	T, A 10, 13, 38, 44, 53
Automobile Sales					A 6, 8, 14, 17, 32, 43	C 17	A 6, 8, 14, 32, 43	A 57	A 57
Automobile Service						A 46, 48, 49, 50		A	A
Car/Truck Maintenance						A 46, 48, 49, 50		A	A
Drive-Through Facility					A 18, 20, 21, 27	C 17		A 18, 20, 21, 27	A 18, 20, 21, 27
Gasoline & Alternative Fuel Station					A 6, 13, 43, 45, 46, 47	A 13, 16, 45, 46, 47	A 6, 13, 43, 45, 46, 47	A 6, 13, 43, 45, 46, 47, 58	A 6, 13, 43, 45, 46, 47, 58
Recreational Vehicle Storage						A 14, 38, 44, 54			
Roadside Stand		A			A	A	A	A	P

**H. Education**

College		P			C 16, 37	C 16, 17, 37		C 16, 37	C 16, 37
Elementary School/ Middle School		P	P	P	P	C 16, 35		C 35, 37	C 35, 37
High School		P			C 16, 37	C 16, 17, 35, 37		C 16, 17, 35, 37	C 16, 17, 35, 37
Other - Childcare Center (33)		C 33, 34, 35		C 33, 34, 35	C 33, 34, 35	C 33, 34, 35	C 33, 34, 35	P	P
Trade School		P			C 16	C 16, 17, 37	C 3	C 16, 37	C 16, 37

**I. Industrial**

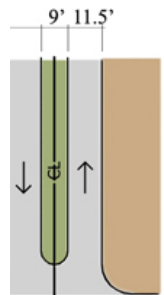
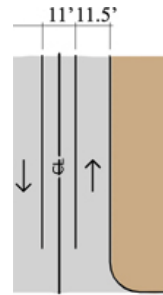
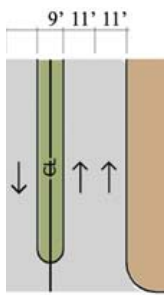
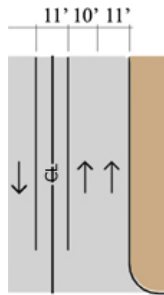
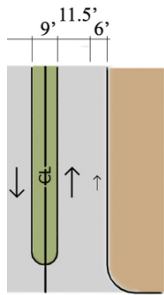
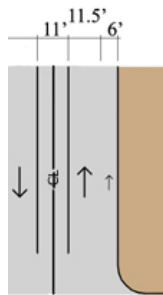
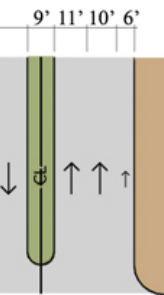

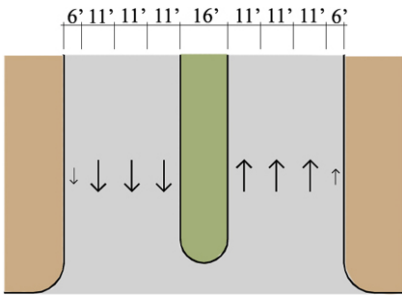

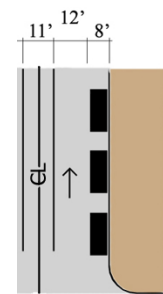
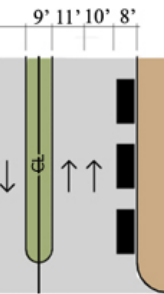
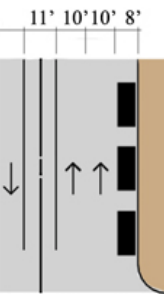
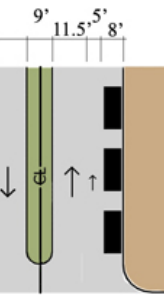
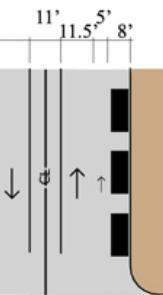
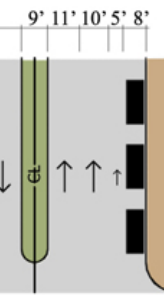
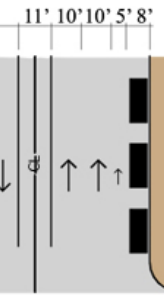
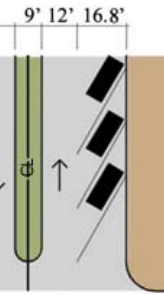
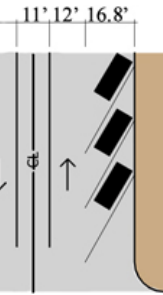
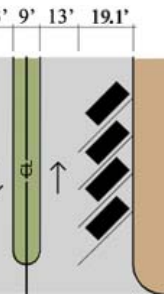

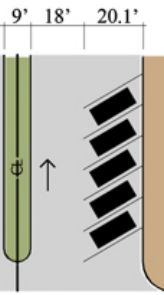
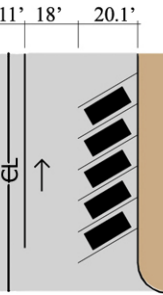
Contractors Yard						A		T, A	T, A
Cremation Facility						P			
Electric Substation	C 11, 38, 40, 54	C 11, 38, 40, 54		C 11, 38, 40, 54	C 11, 38, 40, 54	C 11, 38, 40, 54	C 11, 38, 40, 54	C 11, 38, 40, 54	C 11, 38, 40, 54
Freight/Truck Terminals/Depots						C 16, 31, 41, 54			
Heavy Industrial Facility						C 9, 12, 51, 59			
Indoor Storage/Mini Storage/Warehouse				C 17, 28, 30, 38, 40, 41, 42, 51	C 28, 30, 38, 40, 41, 42, 51	P			C 28, 30, 38, 40, 41, 42, 51
Laboratory Facility						P		P	P
Light Industrial Facility						C 9, 12, 51, 59		C 9, 12, 51, 59	C 9, 12, 51, 59
Outdoor Storage	A 1, 3, 4, 10, 30, 38, 40, 41, 51, 54	A 1, 3, 4, 10, 30, 38, 40, 41, 51, 54		A 10, 30, 38, 40, 41, 51, 54	A 10, 30, 38, 40, 41, 51, 54	A 3, 10, 30, 38, 40, 41, 51, 54	A 3, 10, 30, 38, 40, 41, 51, 54	A 10, 30, 38, 40, 41, 51, 54	A 10, 30, 38, 40, 41, 51, 54
Recycling Facilities	A 1, 30, 31, 38, 40, 41, 51, 54	A 1, 30, 31, 38, 40, 41, 51, 54		A 3, 30, 31, 38, 40, 41, 51, 54	A 3, 30, 31, 38, 40, 41, 51, 54	A 13, 28, 35, 45, 55	A 3, 30, 31, 38, 40, 41, 51, 54	A 30, 31, 38, 40, 41, 51, 54	A 30, 31, 38, 40, 41, 51, 54
Transit Terminals		C 53			C 53	C 53	C 53	C 53	C 53
Wireless Communication Facilities/Cellular Tower	C 55	C 55	C 55	C 55	C 55	C 55	C 55	C 55	C 55

Prohibited uses within the property are as follows: sexually orientated businesses, non-chartered financial institutions, and pawn shops.

Exhibit 7.38 - Permitted Uses



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	Two-way, Two Lane District Street Raised Median*	Two-way, Two Lane District Street Flush Median	Two-way, Four Lane District Street Raised Median*	Two-way, Four Lane District Street Flush Median	Six Lane Perimeter Arterial/ Six Lane Internal Arterial Raised Median*
No Parking					
No Parking With Bike Lane					
Parallel Parking					
Parallel Parking with Traffic-side Bike Lane					
30° Angle Parking					
45° Angle Parking					
60° Angle Parking					

\*Please refer to *Exhibit 10.15* - Medians and Turn Lanes - Details

Exhibit 10.2 - District and Arterial Streets - Typical Sections, Speeds, and Hierarchy

	Neighborhood Street Two-way	Neighborhood Street One-way
No Parking		
Parallel Parking		
30° Angle Parking		
45° Angle Parking		
60° Angle Parking		
90° Angle Parking		



Note: Photos are intended to be representative of the character and quality of typical neighborhood streets and are not intended to express specific design details, colors or materials.

Exhibit 10.4 - Neighborhood Streets - Typical Sections



COMMUNITY PLAN

	Service Lane Two-way	Service Lane One-way
No Parking		
Parallel Parking		
30° Angle Parking		
45° Angle Parking		
60° Angle Parking		
90° Angle Parking		



Note: Photos are intended to be representative of the character and quality of typical service lanes and are not intended to express specific design details, colors or materials.

Exhibit 10.5 - Service Lanes - Typical Sections

COMMUNITY PLAN

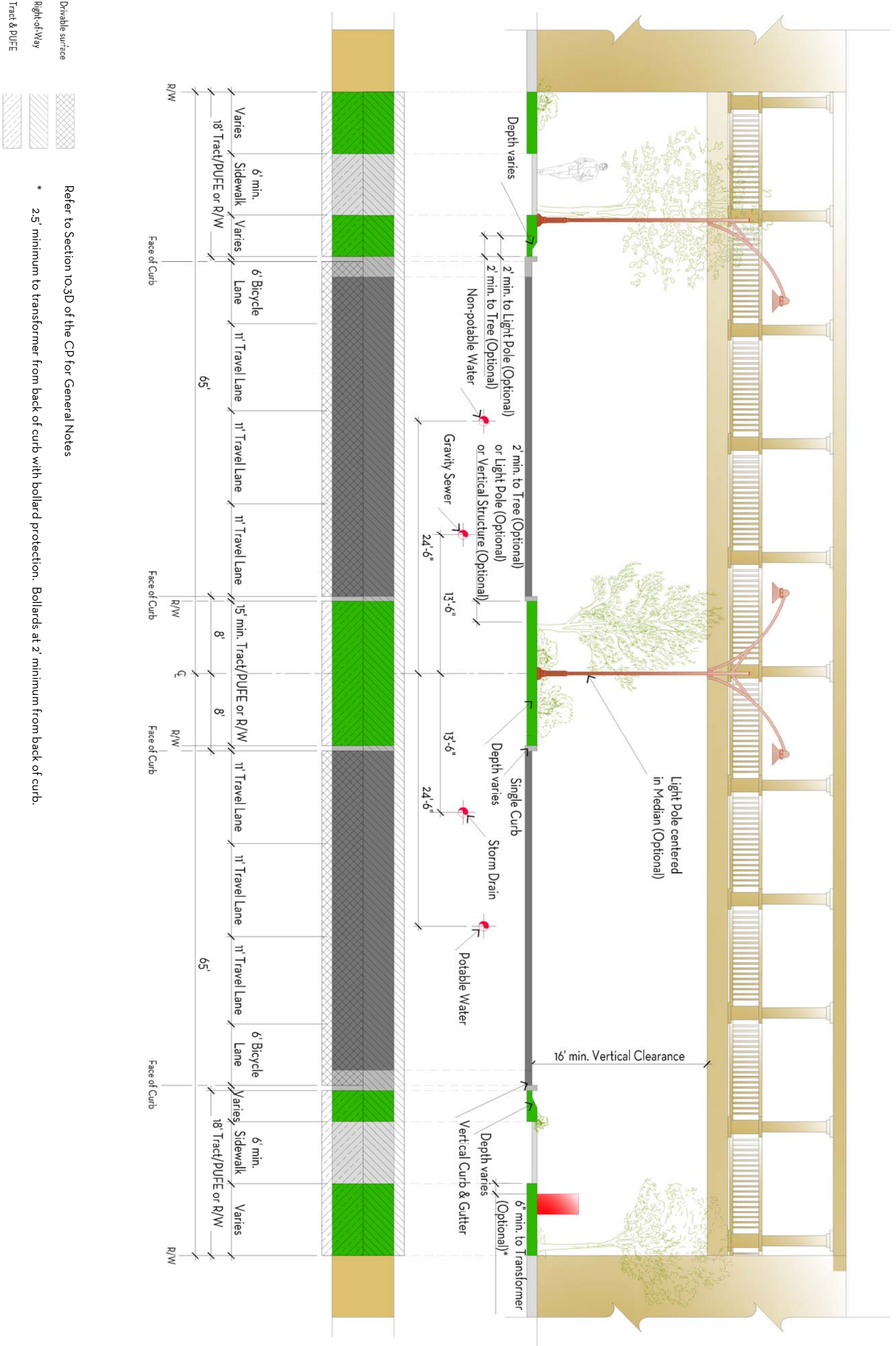


Exhibit 10.7 - 6 Lane Perimeter Arterial/6 Lane Internal Arterial (Ray Road) - Detailed Cross Section



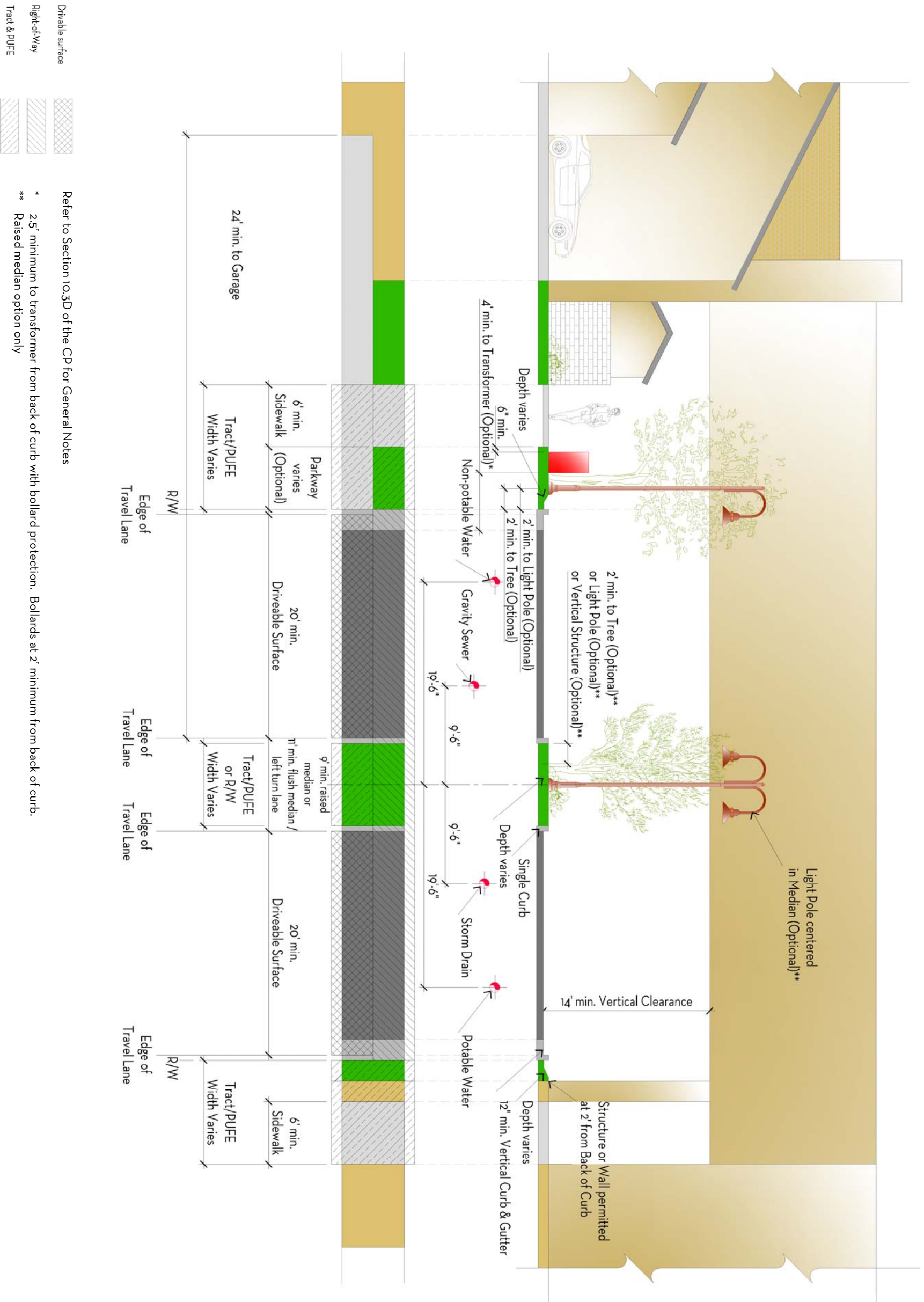


Exhibit 10.8 - Two-Way Four Lane District Street - Detailed Cross Section

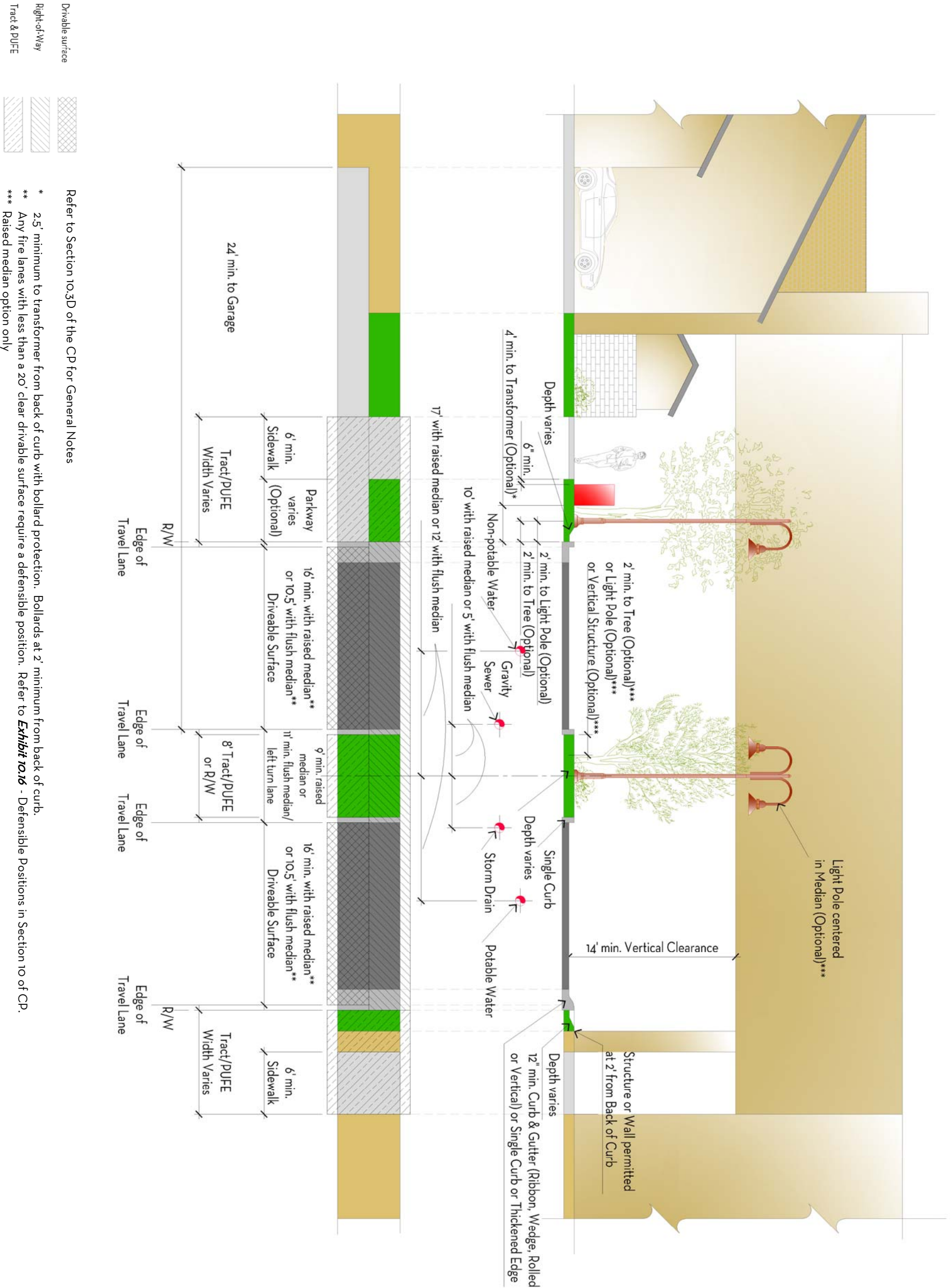


Exhibit 10.9 - Two-Way Two Lane District Street - Detailed Cross Section





Refer to Section 10.3D of the CP for General Notes

\* 2.5' minimum to transformer from back of curb with bollard protection. Bollards at 2' minimum from back of curb.

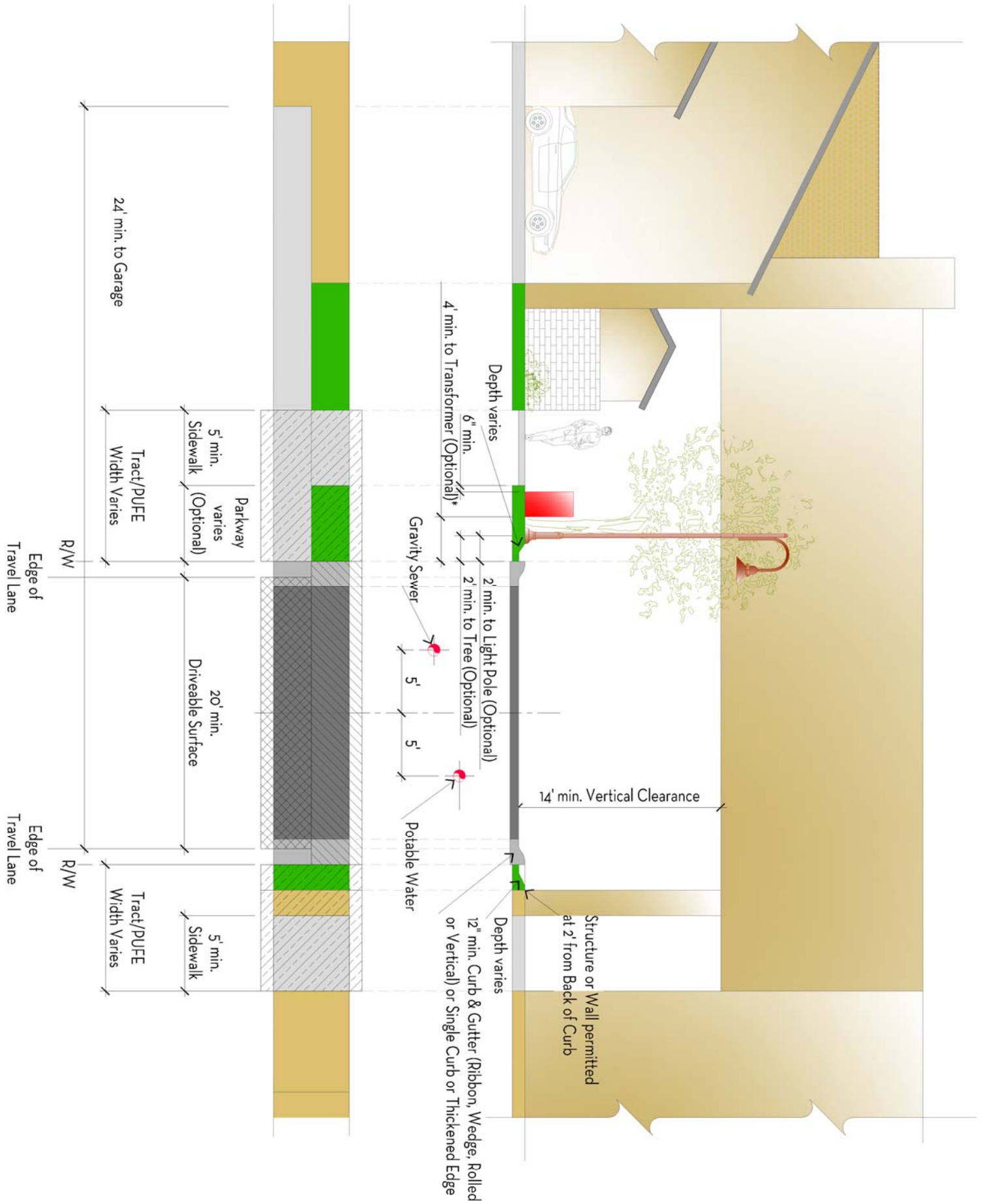
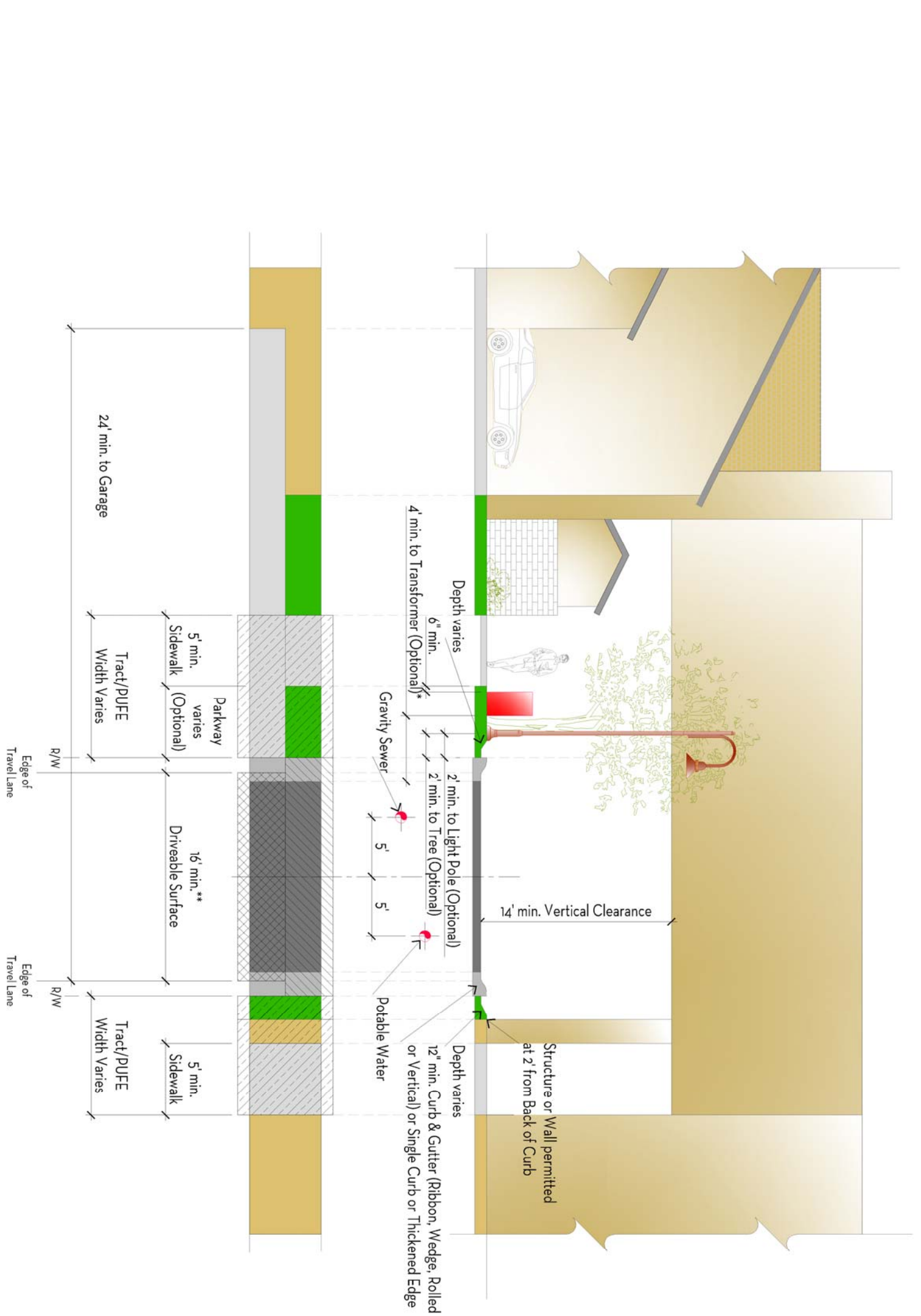


Exhibit 10.10 - Two-Way Neighborhood Street - Detailed Cross Section

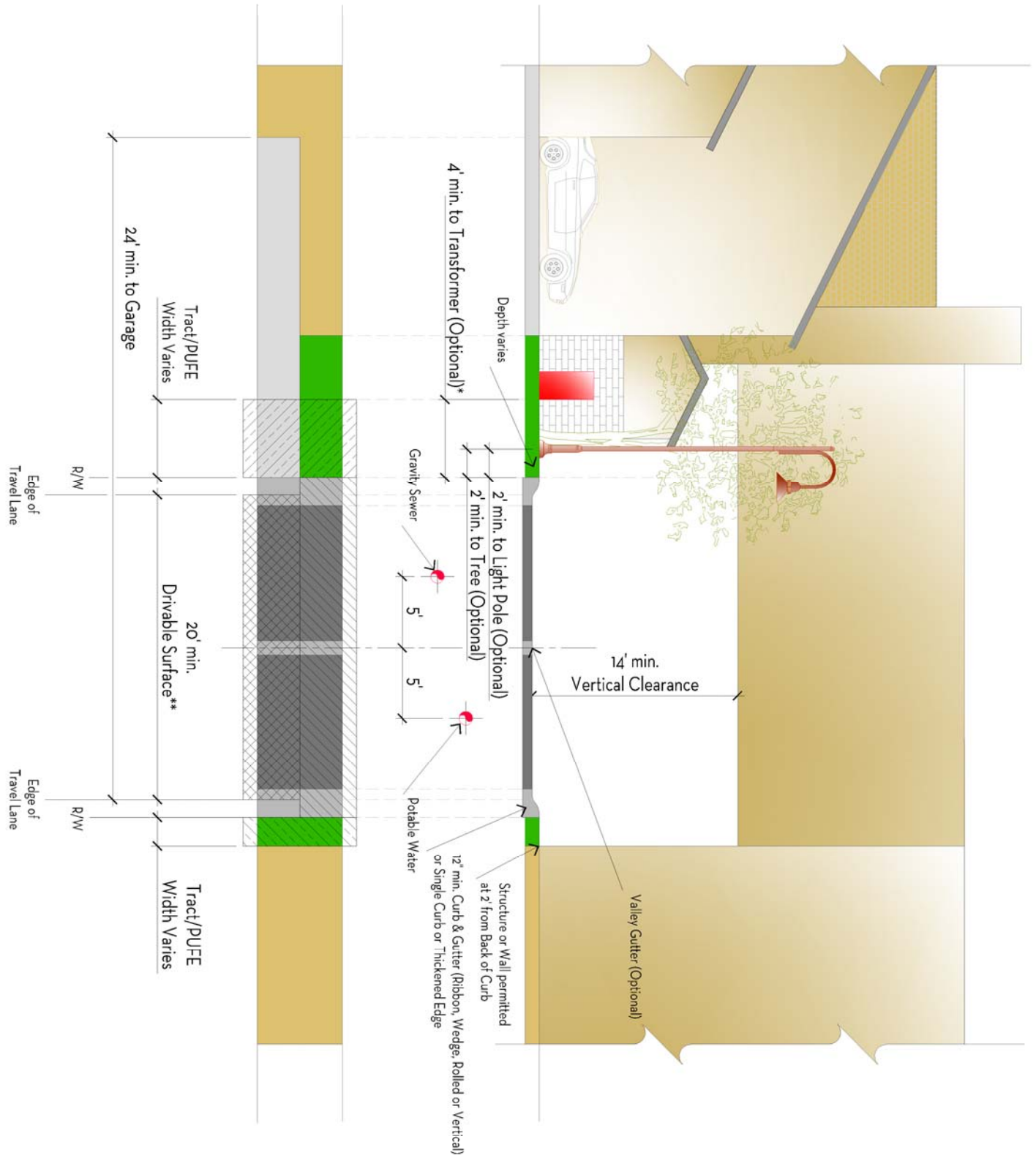


Refer to Section 10.3D of the CP for General Notes

- \* 2.5' minimum to transformer from back of curb with bollard protection. Bollards at 2' minimum from back of curb.
- \*\* Any fire lanes with less than a 20' clear drivable surface require a defensible position. Refer to **Exhibit 10.16** - Defensible Positions in Section 10 of CP.

Exhibit 10.11 - One-Way Neighborhood Street - Detailed Cross Section

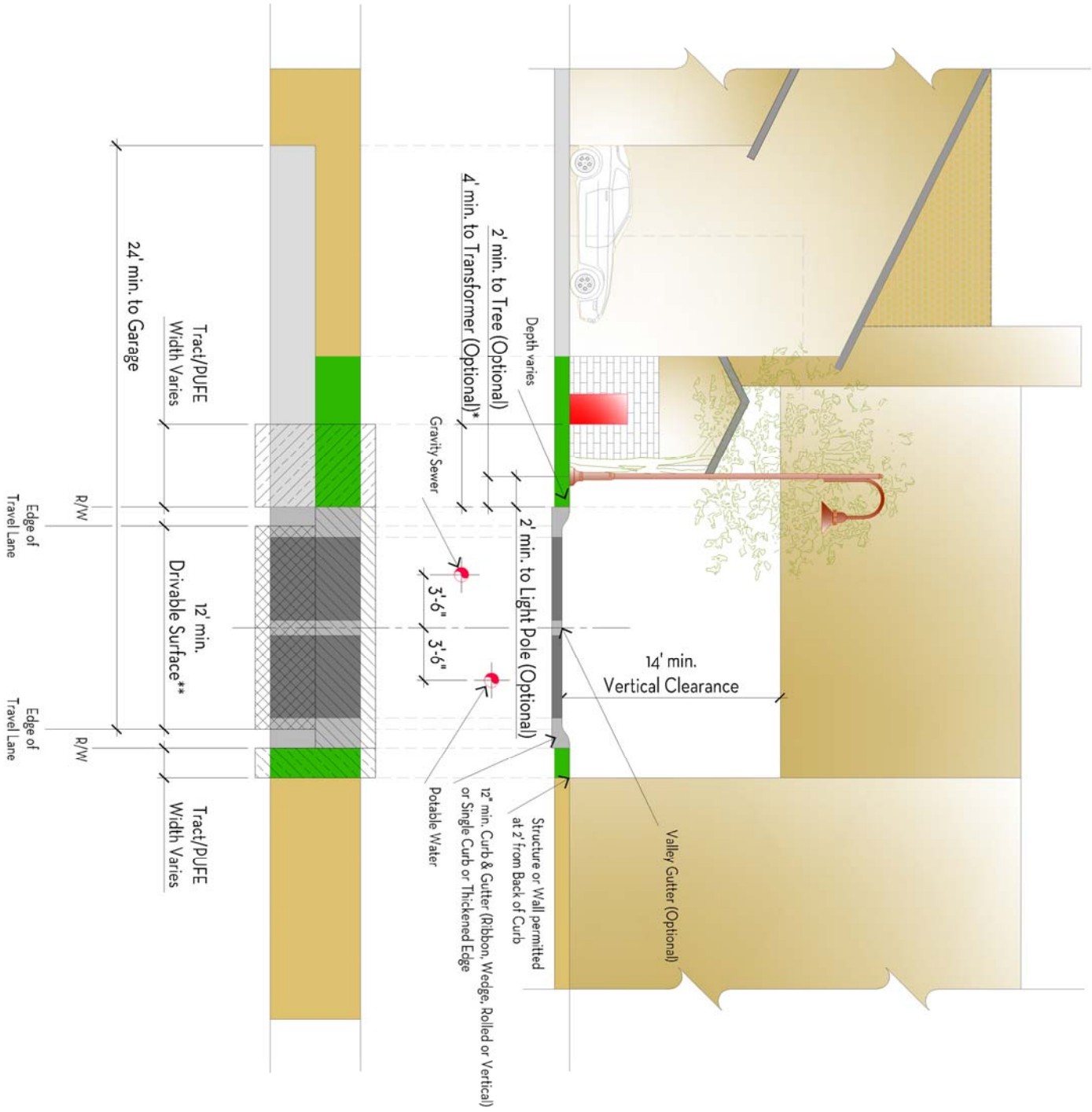
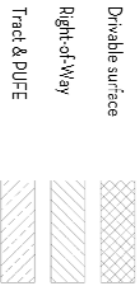




Refer to Section 10.3D of the CP for General Notes

\* 2.5' minimum to transformer from back of curb with bollard protection. Bollards at 2' minimum from back of curb.

Exhibit 10.12 - Two-Way Service Lane - Detailed Cross Section

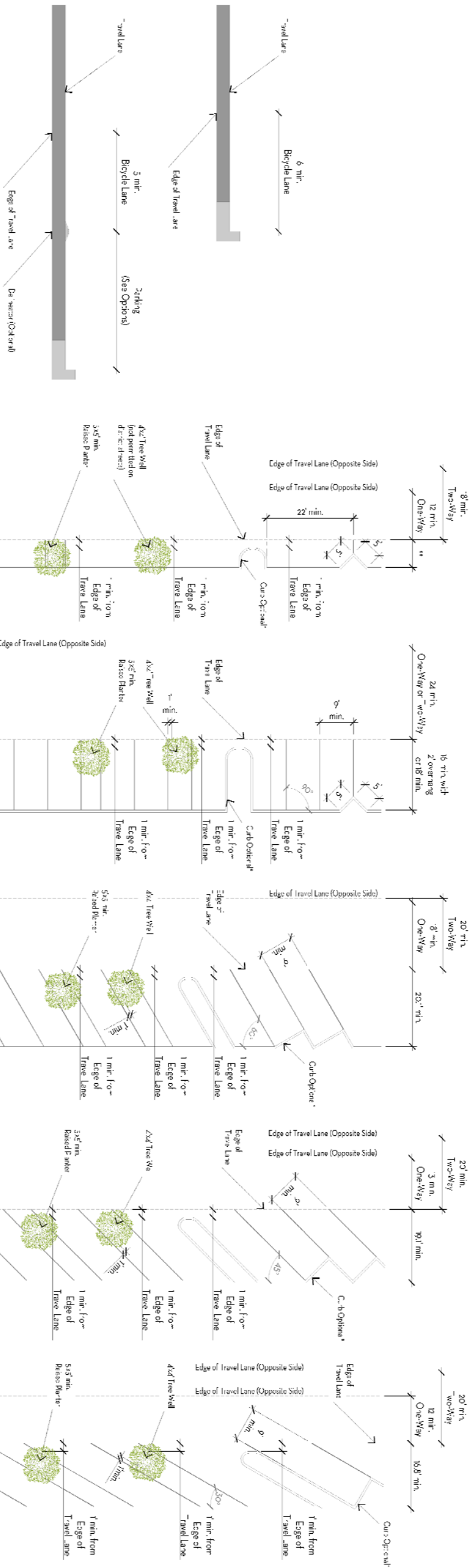


Refer to Section 10.3D of the CP for General Notes

- \* 2.5' minimum to transformer from back of curb with bollard protection. Bollards at 2' minimum from back of curb.
- \*\* Any fire lanes with less than a 20' clear drivable surface require a defensible position. Refer to **Exhibit 10.16** - Defensible Positions in Section 10 of CP.

Exhibit 10.13 - One-Way Service Lane - Detailed Cross Section

# Bicycle Lane Options



Parallel Parking (0°)

Perpendicular Parking (90°)

Angular Parking (60°)

Angular Parking (45°)

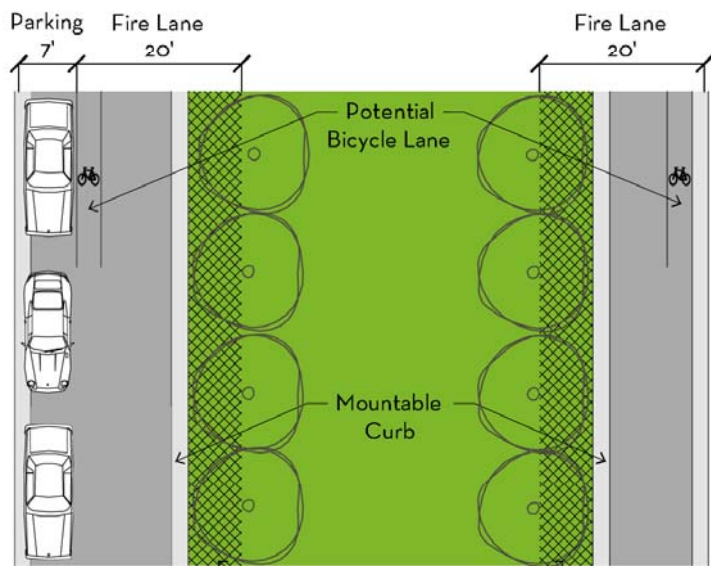
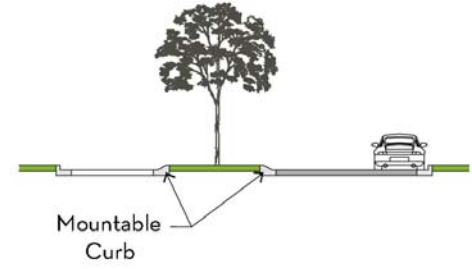
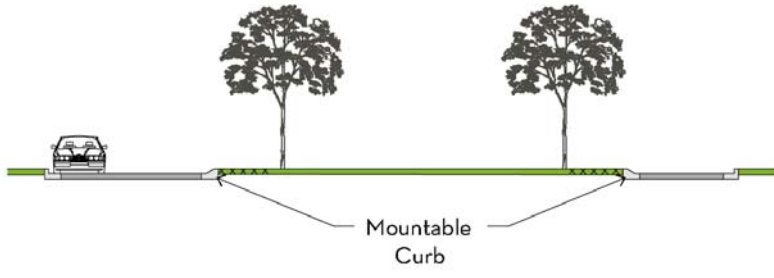
Angular Parking (30°)

Exhibit 10.14 - On-Street Parking and Bicycle Lane Options - Details

## General Notes

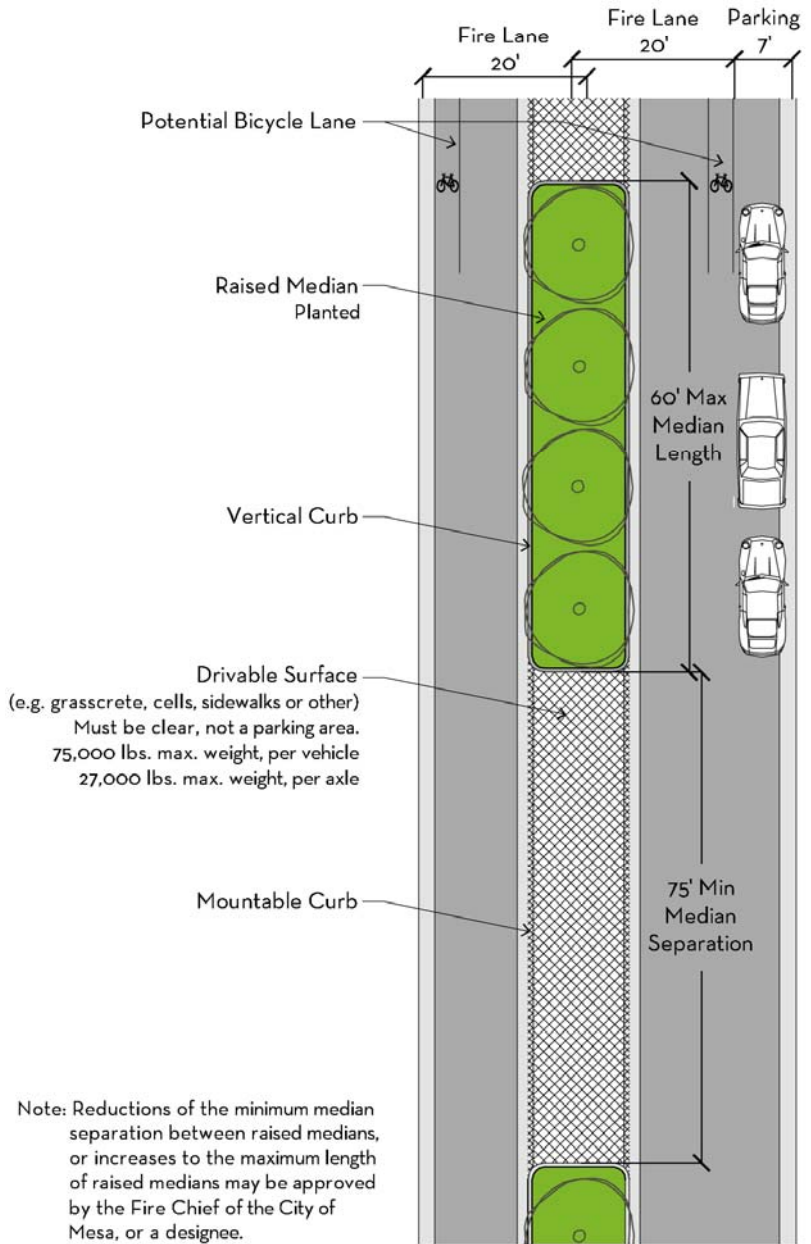
1. Parallel Parking is only parking option allowed on Four Lane District Street
  2. Perpendicular Parking is not permitted on District Streets
  3. No parking allowed on 6 Lane Arterial Streets
  4. Bicycle Lanes may be part of a fire lane, parking stall areas may not. Refer to **Exhibit 10.16 - Defensible Positions.**
- \* Curb, Vertical Element, Wheel Stop or Bumper Guard
  - \*\* 8' minimum on District Streets and 7' minimum on all other streets. Additional width required on District Streets where needed to allow transit buses to stop clear of traffic and bike lanes.

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Drivable Surface  
(e.g. grasscrete, cells, sidewalk or other)  
Must be clear, not a parking area.  
75,000 lbs. max. weight, per vehicle.  
27,000 lbs. max. weight, per axle.

Note: The City agrees to continue to work with the Developer to find alternative solutions that do not detract from the aesthetics and the physical enjoyment of the park or open space.



Note: Reductions of the minimum median separation between raised medians, or increases to the maximum length of raised medians may be approved by the Fire Chief of the City of Mesa, or a designee.

Exhibit 10.16 - Defensible Positions



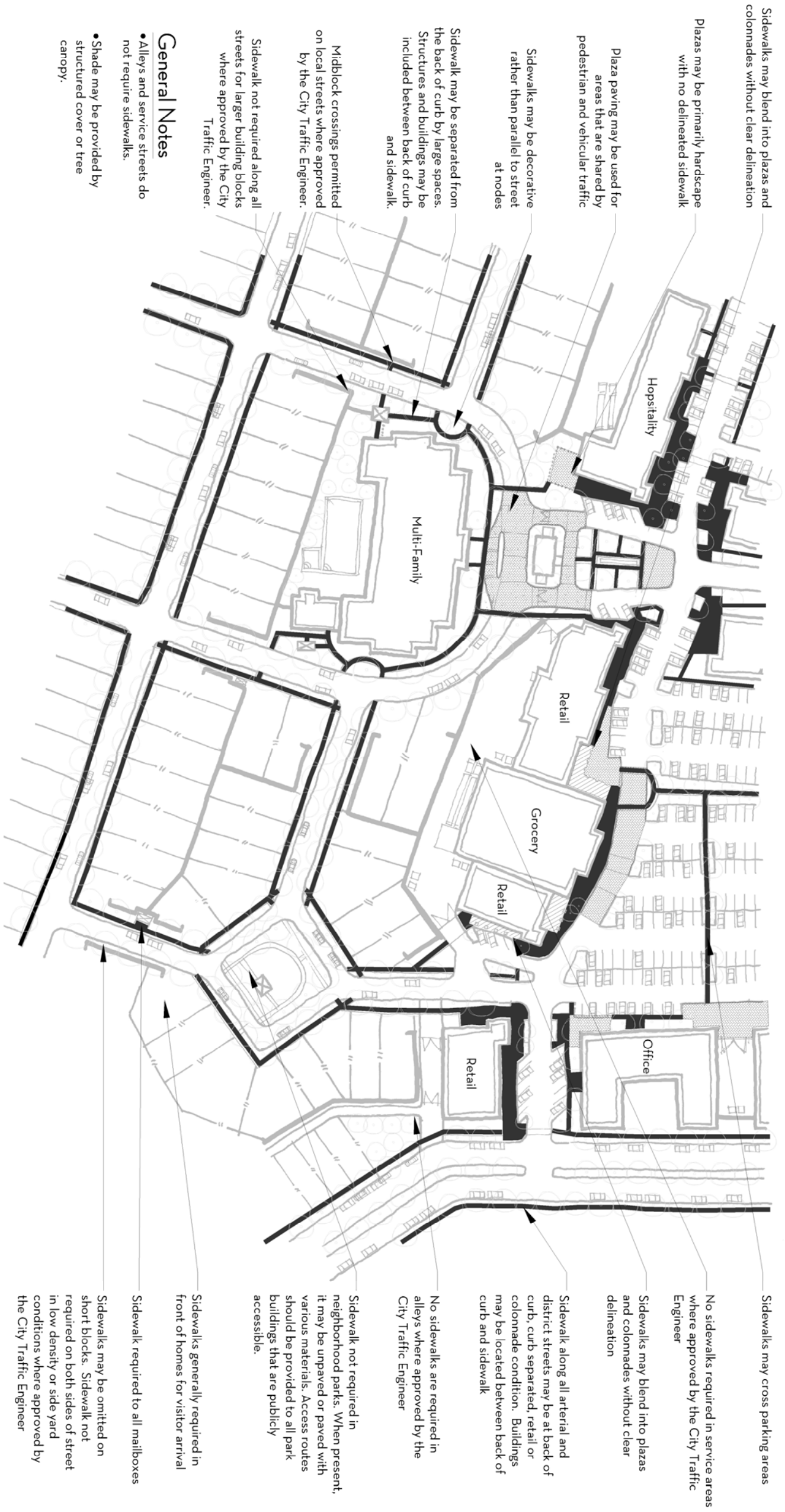
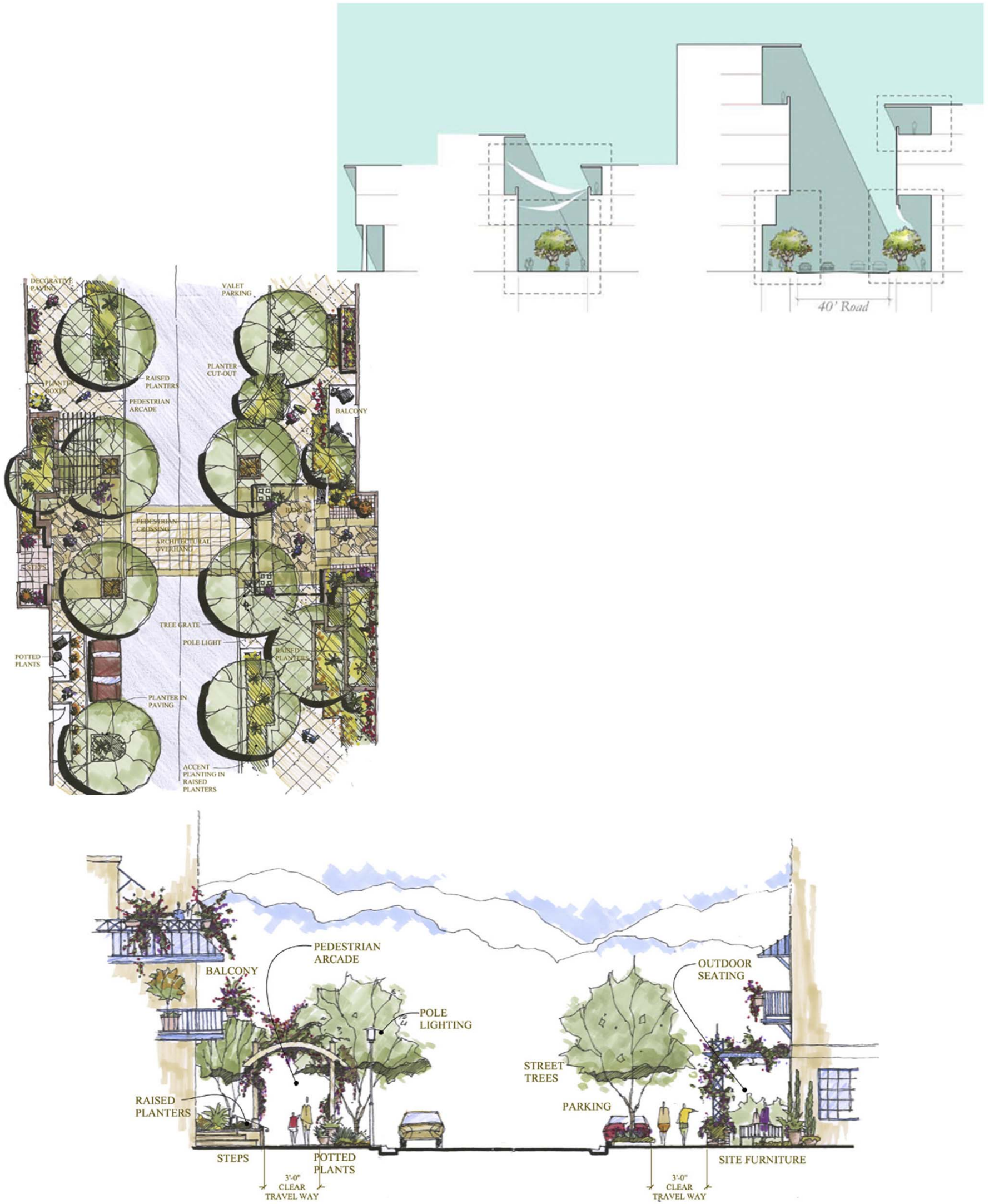


Exhibit 10.25 - Typical Walkway and Sidewalk Conditions Diagram

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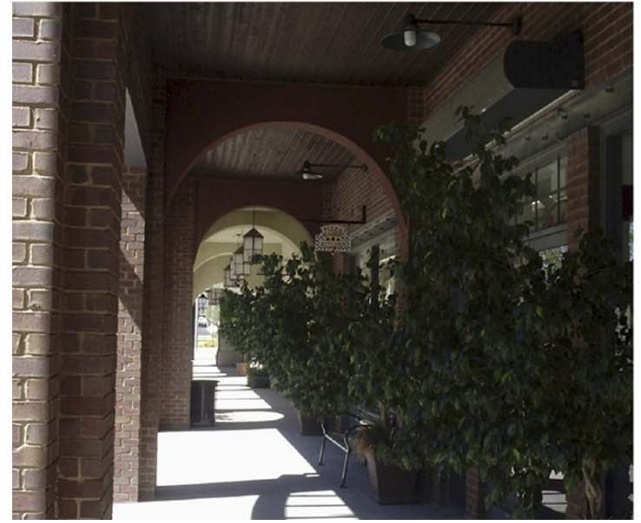
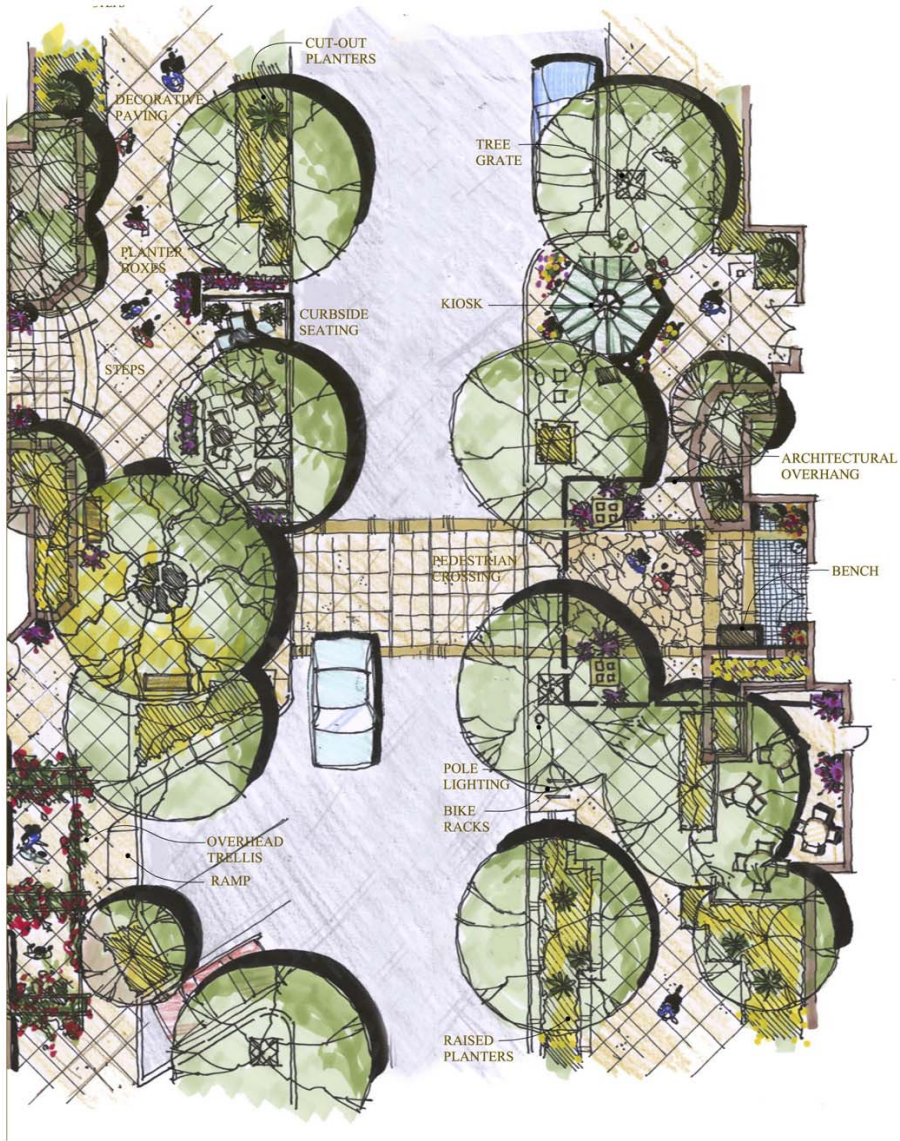


Note: Photos and sections are intended to be representative of the character and quality of walkways and sidewalks and are not intended to express specific design details, colors or materials.

Exhibit 10.26 - Walkways and Sidewalk Character and Elements



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Note: Photos and sections are intended to be representative of the character and quality of walkways and sidewalks and are not intended to express specific design details, colors or materials.

Exhibit 10.27 - Walkways and Sidewalk Character and Elements