

Section 1 The Community Plan

1.1 Authority of the Community Plan

The action of the City of Mesa, Arizona (“City”) in the adoption of this Community Plan (“CP”) is authorized under Chapter 9.1, Planned Community District (“PC District”) of Title 11 of the City Code. The PC District was adopted to allow large parcels of land, under unified ownership, to accommodate large-scale, comprehensively planned developments that encourage and promote innovative and sustainable residential and non-residential land uses. Another purpose of the PC District is to provide a framework for innovative and high quality development while meeting the goals of the Mesa 2025 General Plan (“General Plan”) and establishing planning and development control parameters appropriate to the planned property.

PC District is the zoning for the approximately 3,200 acres of land located south of Elliot Road, north of Williams Field Road, east of Ellsworth Road and west of Signal Butte Road (“Mesa Proving Grounds”) and the CP implements the zoning for the Property. In addition, the Flood Control District of Maricopa County (“FCDMC”) is the owner of approximately ten (10) acres of land located along the Ray Road alignment between Ellsworth and Signal Butte Roads (“Powerline Floodway”). Collectively, these parcels are referred to herein as the “Property” or “Mesa Proving Grounds”. Refer to *Exhibit 1.1* - Location Map. The adopted CP is also the principal reference for implementation and review of future development within the boundary of the overall site. All development that takes place within the boundaries of a PC District shall be governed by and built in accordance with the adopted CP or approved amendments to the CP. The CP shall be the primary zoning regulation, and its provisions shall be applied in their entirety.

1.2 Introduction

DMB Mesa Proving Grounds LLC, a Delaware limited liability company (“DMPG”) is the owner and Master Developer of Mesa Proving Grounds. The CP has been prepared to be in compliance with the City requirements of the Zoning Ordinance for a PC District. The CP functions as the bridge between the long range planning recommendations of the 2025 General Plan (the “General Plan”) and the ultimate development of Mesa Proving Grounds.

The goals of the CP are to establish an overall vision for Mesa Proving Grounds and to set the tone for the design and qualitative feel of the community. The CP also sets forth a logical planning process that identifies the parameters for the various phases of development in a manner that is logical and appropriate for the time and place. As more detailed planning occurs, additional information will be provided to ensure that the necessary infrastructure and amenities are available to serve the future residents and employees of Mesa Proving Grounds. The CP establishes the regulatory framework for the development of the Property, while providing flexibility in the implementation of the overall plan, as well as processes and development standards. This approach is modeled after a smart code framework and places considerable attention on the form of the built environment. This approach will allow for innovative and superior quality development that meets the goals of the General Plan, while providing the ability to adjust appropriately to market demands and resident, employer and employee needs over a thirty-five (35) to forty (40) year build-out of the project.

COMMUNITY PLAN

Exhibit 1.1 - Location Map

