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Chandler
All-America City
2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – PZ Memo No. 15-106**

DATE: NOVEMBER 18, 2015

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: ERIK SWANSON, SENIOR CITY PLANNER ES

SUBJECT: PDP15-0011 COBBLESTONE AUTO SPA

Request: Preliminary Development Plan (PDP) approval for site layout and building modifications including additional parking, shade canopies, monument signage, and building color

Location: Southeast corner of Alma School and Germann roads

Applicant: Jesse Macias, PM Design Group, Inc.

RECOMMENDATION

Planning Staff, upon finding the request to be consistent with the General Plan, recommends approval subject to conditions.

BACKGROUND

The subject site is located at the immediate southeast corner of the Alma School and Germann roads intersection. East and south are properties zoned Agricultural (AG-1). At the northeast, northwest, and southwest corners of the intersection are existing commercial centers. The site received an Area Plan Amendment, Rezoning, and PDP approval in 2001. In November of 2004, Enterprise Rent-a-Car was approved to locate on the site, and in May of 2006, the existing tan shade canopies were approved. In 2009, Planning Staff administratively approved modifications to the monument signs, resulting in their current design.

The current request is to allow modifications to the site layout and building including additional parking, shade canopies, monument signage, and building color. Located at the northeast corner of the site is the existing vacuum canopy where customers, following a carwash pull into the vacuuming stalls on the east side of the area. The vacuum areas are only for drive-thru carwash customers and not part of the full-service carwash operations. The request includes modifications to this area resulting in the removal of landscape materials along the west, providing an

additional two parking stalls adjacent to the existing stalls, and four new stalls on the west side of the area.

At the north and northwest corner of the site staging for completed vehicles receiving the full-service carwash is provided. Along the north are existing tan shade canopies. The existing canopies will be replaced with a more arched design providing shade for both the north and northwest staging areas. The existing shade canopy color is tan, in an effort to hide the canopies along the street frontage; the request is to change the color to "Aquatic Blue".

Three monument signs were provided with the original approval, two along Alma School Road and one along Germann Road, all at a six-foot height to the top of the copy; architectural projection provided an additional 18-inches in height. Administratively approved modifications were made in 2009. The request is to add a third panel to the signs along Alma School Road and to change the design of the sign along Germann Road. The sign, as proposed along Germann Road is to create a v-shaped sign, allowing visibility from south, north, and east bound traffic, and to raise the height to eight-feet to the top of the sign panel, an architectural projection would take the height up an additional 20-inches. Staff is not supportive of the modification to sign along Germann Road.

Lastly, the proposal includes a color addition to the main building. The main tower elements of the building when originally approved were an earth tone color; a couple of years ago the building was repainted and the blue that is currently on the building was provided without approval. The current request seeks to solidify the approval of the color.

DISCUSSION

Planning Staff supports the modifications to the site by adding the additional parking stalls, parking canopies, and building color. Planning Staff does not support the use of the "Aquatic Blue" for the canopies, and the modifications to the monument sign along the Germann Road frontage.

Planning Staff does not support the use of the blue colored canopies citing that the color and location of the canopies in proximity to the intersection street frontages is unprecedented and that the vibrancy of color is inconsistent with the area. Planning Commission has reviewed a couple of other carwashes recently with bright colored canopies, but in each of the situations the areas in which the canopies were located were set back from the arterial, frequently blocked by adjacent buildings, and were located perpendicular to the arterial street. Planning Staff is supportive of a canopy and has included condition no. 9 requiring the tan color canopy that is currently located on the site.

With the update of the sign code in 2012, provisions were added granting administrative approval for increasing the number of panels on a monument so long as design of the monument sign was enhanced. Within the Sign Code specific language for administrative approval prohibits fuel station signs from exceeding the maximum height of six-feet to the top of the sign copy; however, through the PDP process additional height above the six-feet can be requested; the request is for increasing the height up to eight-feet. Planning Staff does not support the Germann

Road monument sign citing that the additional height is not warranted based on the proposed design, and is unprecedented in the overall height of the sign. Furthermore, Planning Staff opposes the use of a V-shape sign, again citing that the design presents a design that is unprecedented to any monument sign within the City, and that the only provisions within the Sign Code for v-shaped signs are provided in the sub-section relating to billboards. Planning Staff supports the addition of a panel (total of three) for the monument signs along Alma School Road with the addition of design elements as provided in condition no. 12.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Wednesday, October 14, 2015. Four neighbors attended and had general questions regarding the project.
- As of the writing of this memo, Planning Staff is not aware of any concerns with the request.

RECOMMENDED ACTION

Preliminary Development Plan

Planning Staff recommends Planning Commission motion to recommend approval of PDP15-0011 COBBLESTONE AUTO SPA, subject to the following conditions:

1. Compliance with original stipulations adopted by the City Council as Ordinance No. 3313, case DVR01-0010 COBBLESTONE AUTO SPA, except as modified by condition herein.

2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Cobblestone Auto Spa", kept on file in the City of Chandler Planning Division, in File No. PDP15-0011, except as modified by condition herein.

3. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

4. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.

5. Landscaping shall be in compliance with current Commercial Design Standards.

6. The canvas shade structures shall be maintained in a manner similar to that at the time of installation.

7. The site shall be maintained in a clean and orderly manner.

8. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

9. The color shade canopies shall be tan in color.

10. Stone accent material shall be installed on the support columns of the shade canopies to a height consistent with the existing steel support structures

11. No detailing or cleaning activities shall occur beneath the proposed shade canopies along Alma School and Germann roads.

12. The applicant shall work with Planning Staff to incorporate design elements such as, but not limited to, architectural integration, adding three-dimensional lettering, and enhancing landscaping around the sign for the monument signs along Alma School Road.

13. The proposed V-shaped Germann Road monument sign is denied.

PROPOSED MOTION

Preliminary Development Plan

Motion Planning Commission to recommend approval of Preliminary Development Plan PDP15-0011 COBBLESTONE AUTO SPA for site layout and building modifications, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Existing Site Plan
3. Proposed Site Plan
4. Building Photo with New Color
5. Existing Sign Elevations
6. Proposed Sign Elevations
7. Narrative
8. Ordinance No. 3313
9. Development Booklet, Exhibit A

Vicinity Map

N
W E
S

PDP15-0011

Cobblestone Auto Spa

Chandler ◆ Arizona
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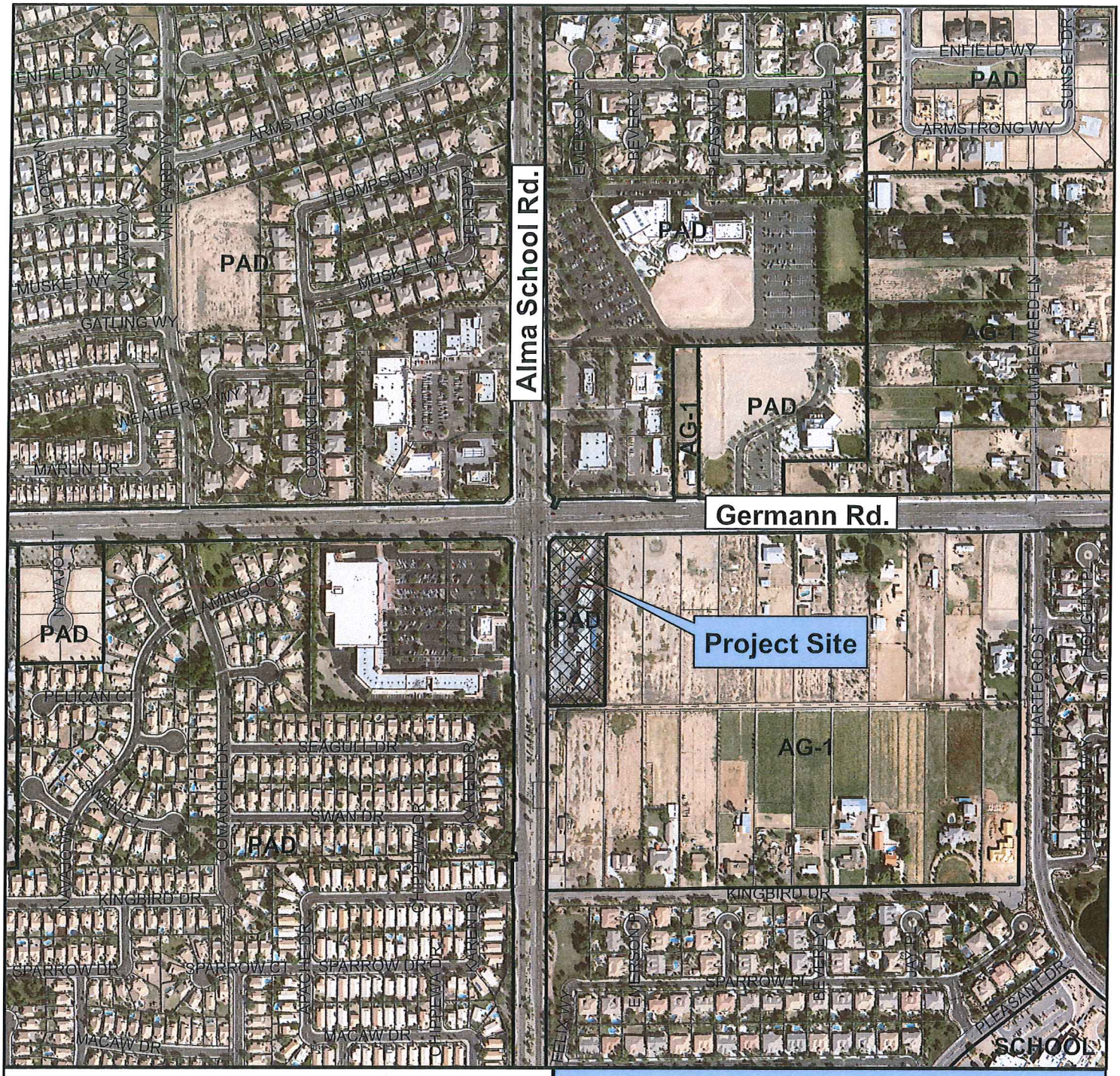
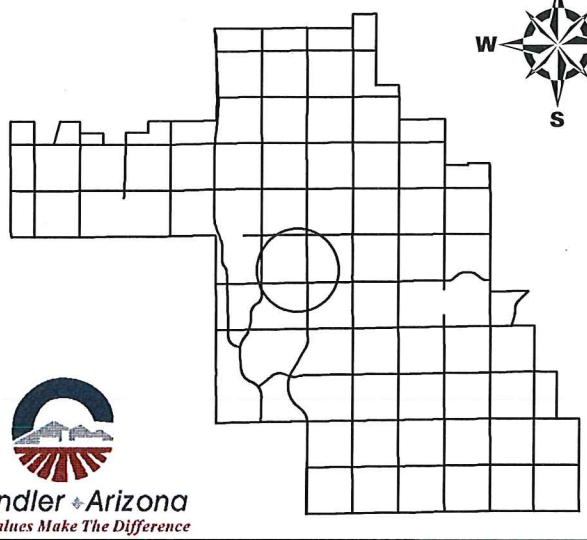
CITY OF CHANDLER 9/3/2015



Vicinity Map

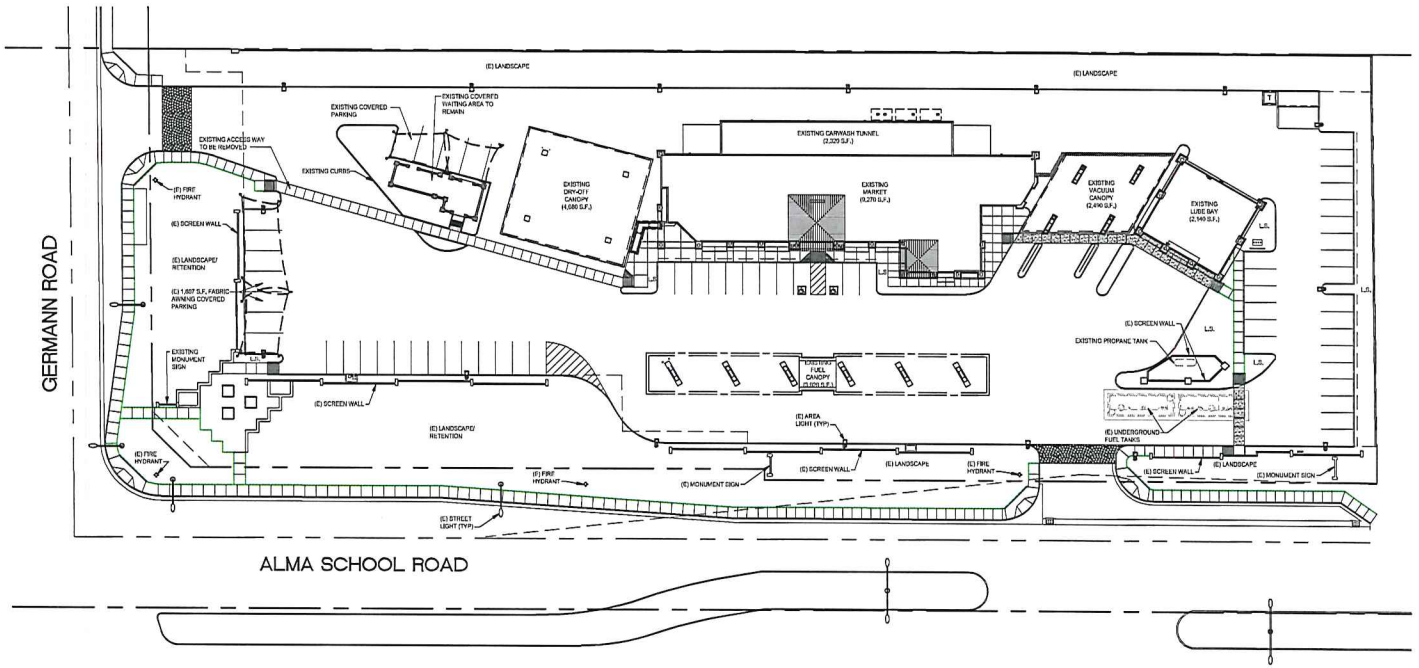


PDP15-0011

Cobblestone Auto Spa

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 9/3/2015



EXISTING SITE PLAN

0 15 30 60 90 120

SCALE: 1"=30'-0"

NORTH

P/M DESIGN
Architectural Solutions Group
1425 N. FIRST STREET, SUITE 100
PHOENIX, AZ 85004
PH: 602-457-5717
FAX: 602-457-5755
ROY PEDRO, ARCHITECT
KEN MCCRACKEN, ARCHITECT
JESSE MACIAS, VICE PRESIDENT

REGISTERED ARCHITECT CERTIFICATE
49777
ROY W. PEDRO
DATE SIGNED 10.15.15
ARIZONA, U.S.A.
EXP. 6-30-18
Seal

MARK	DATE	REVISION
	-	-

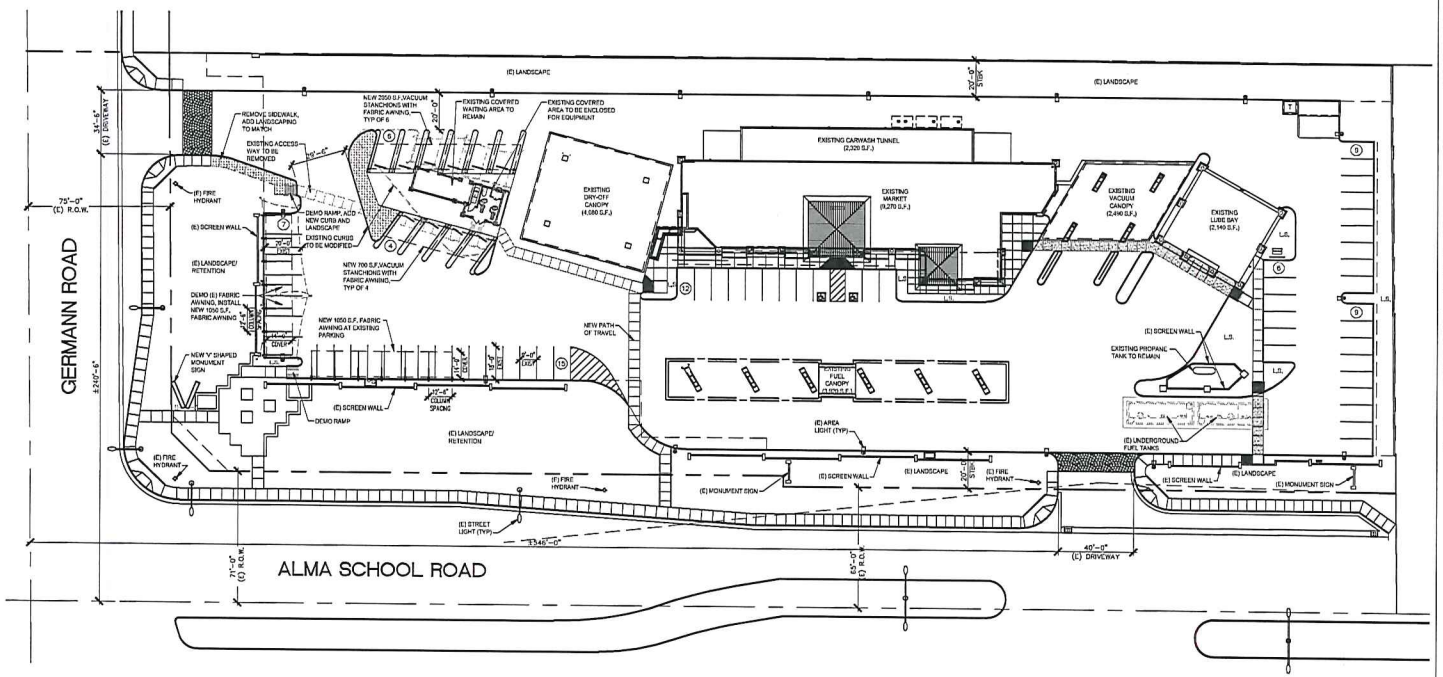
COBBLESTONE AUTO SPA
2021 S ALMA SCHOOL ROAD
CHANDLER, AZ 85286

Project Number
CBL14004.1

Sheet Name
EXISTING SITE PLAN

Sheet Number
SD0.0

EXISTING SITE PLAN



SITE PLAN

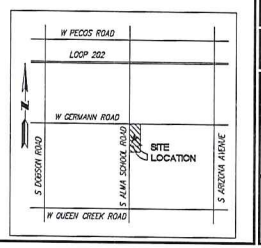
SCALE: 1"=30'-0"

0 15 30 60 90 120

NORTH

PROJECT DESCRIPTION

PROJECT NAME:	COBBLESTONE AUTO SPA & MARKET 2021 S. ALMA SCHOOL ROAD CHANDLER, ARIZONA 85286
EXISTING USE:	FULL SERVICE CAR WASH FACILITY W/ MARKET, FUEL CANOPY & LUBE BAY.
PROPOSED ADDITIONS/ MODIFICATIONS:	– ADDITION OF TEN (10) SELF-SERVE VACUUM STANCHIONS. – MODIFY EXISTING LANDSCAPE/CURBS AT NEW VACUUM STANCHIONS. – ADDITION OF FABRIC CANOPIES AT EXISTING PARKING SPACES. – EXTEND WALL HEIGHT AT EXISTING STRUCTURE TO PROVIDE ENCLOSURE OF VACUUM EQUIPMENT & VENDING MACHINES. – REPLACE EXISTING MONUMENT SIGN ALONG GERMANN ROAD WITH NEW MONUMENT SIGN. – MODIFY CURB AT MARKET TO PROVIDE TWO (2) PARALLEL PARKING STALLS. – REPLACE EXISTING PROPANE TANK WITH 1,000 GALLON VERTICAL PROPANE TANK. – NEW ACCESSIBLE PATHWAY.
OWNER:	COBBLESTONE AUTO SPA & MARKET III LLC 3739 EAST BELL ROAD PHOENIX, AZ 85032 (602)787-0808 OFFICE (602)787-0400 FAX CONTACT: TUCK BETTIN
ARCHITECT:	PM DESIGN GROUP, INC. 1425 N FIRST STREET, SUITE 100 PHOENIX, AZ 85004 (602)457-5757 OFFICE (602)457-5755 FAX CONTACT: JESSE MACIAS
ADDRESS:	2021 S. ALMA SCHOOL ROAD CHANDLER, AZ 85286
APN:	303-34-986
ZONING:	PAD
SITE AREA:	214,272 S.F. (GROSS) = 4.92 ACRES 147,646 S.F. (NET) = 3.39 ACRES
BLDG AREA:	MARKET 9,270 S.F. CARWASH 2,320 S.F. LUBE BAY 2,140 S.F. TOTAL BLDG 13,730 S.F.
CANOPY AREA:	FUEL 3,920 S.F. VACUUM 2,490 S.F. COVERED PARKING 1,607 S.F. DRY-OFF 4,080 S.F. TOTAL CANOPY 12,097 S.F.
TOTAL AREA:	25,827 S.F.
PARKING:	PROVIDED: 56 STANDARD STALLS 2 ACCESSIBLE STALLS 10 VACUUM STATIONS 68 TOTAL STALLS



PM DESIGN
Architectural Solutions Group
1425 N. FIRST STREET, SUITE 100
PHOENIX, AZ 85004
PH: 602-457-5757
FAX: 602-457-5755
ROY PEDRO, ARCHITECT
KEN MCCRACKEN, ARCHITECT
JESSE MACIAS, VICE PRESIDENT

REGISTERED ARCHITECTURAL PLAN
49777
ROY W. PEDRO
CERTIFIED 10-15-15
ARIZONA, U.S.A.
EXP 6-30-18
Seal

MARK	DATE	REVISION

COBBLESTONE AUTO SPA
2021 S ALMA SCHOOL ROAD
CHANDLER, AZ 85286

Project Number
CBL14004.1

Sheet Name
PROPOSED SITE PLAN

Sheet Number
SD1.0

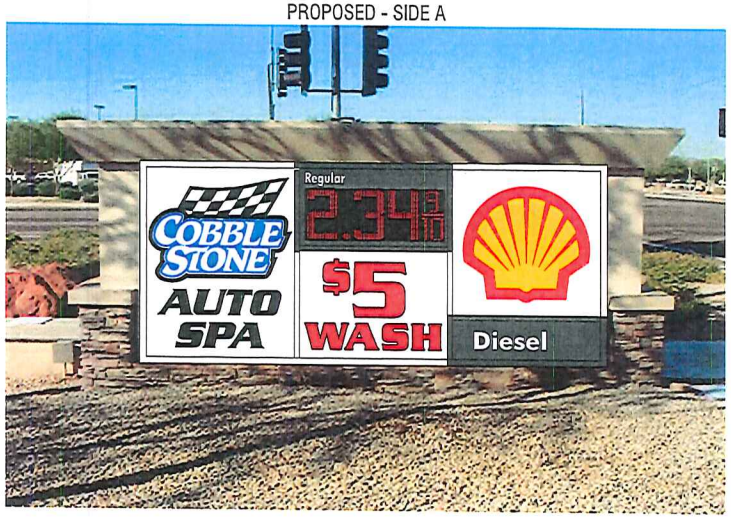
PROPOSED SITE PLAN

enterprise

enterprise

DOUBLE-SIDED MONUMENT SIGN

PROPOSED - SIDE A



EXISTING

SHELL LIGHTED PRICE SYSTEM (LPS)
• Regular panel with 16" LED display

Scale 1" : 23"

PROPOSED - SIDE B

EXISTING

SIGNS PLUS
9200 Valley Road
Prescott Valley, AZ 86314
800-257-5095

CUSTOMER: SHELL
LOCATION: 2021 S. ALMA SCHOOL RD., CHANDLER, AZ
DATE: 5-5-2009
SALES PERSON: Dale Johnson

APPROVED BY:

DATE:

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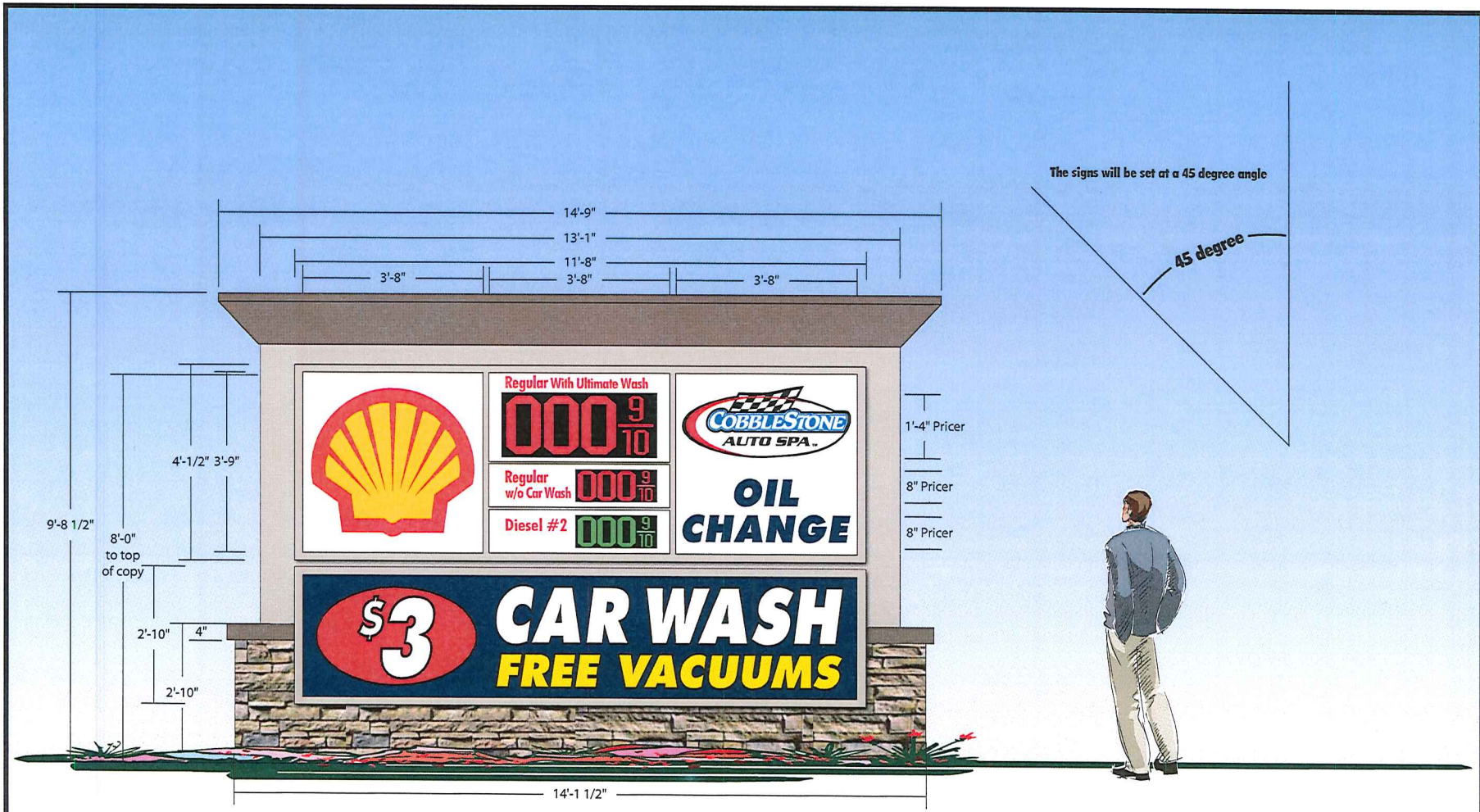
NOTES:

EXISTING MONUMENT SIGN ON GERMANN ROAD



V SHAPE MONUMENT SIGN	Scale: 1/2" = 1'-0"	SQFT: 80

Fabricate & install two (2) new single sided monument signs to be placed to form a 45 degree V shape illuminated monument sign. With plex faces overlaid with 3M vinyl. Sign to be painted to match the existing monument signs in the plaza.

NOTE: A full survey will need to be done prior to fabrication. All Sizes are TBD

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs.

CUSTOMER APPROVAL
BY: _____
DATE: _____ ☐ W/O CHGS ☐ W/ CHGS

PROJECT: Cobblestone 3
LOCATION: Alma School Road and Germann

9200 Valley Rd.
Prescott Valley,
Arizona
86314
800-257-5095

SIGNS PLUS

Account Executive: Dale Johnson
Designer: AL
Design Number: 5538
DATE: 01/19/2015
SCALE: AS NOTED
REVISIONS:
R1-02/05/2015
R2-03/23/2015

SHEET: 2 OF 2

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PROPOSED MONUMENT SIGN ALONG GERMANN ROAD

MODIFY MONUMENT PANELS

Scale:

Remove all the faces. Add a divider bar to the bottom panel making it 2 panels.
All the panels will be white plex overlaid with 3M vinyl.

Note Preliminary Design Only-not For Production
Exact Logo Artwork Will Be Needed For Final Approval Phase

Note Field Verify panel sizes
Prior to Fabrication of panels

CUSTOMER APPROVAL
BY: _____
DATE: _____ ☐ W/O CHGS ☐ W/ CHGS

PROJECT: Cobblestone

LOCATION: 2021 S Alma School Rd Chandler, AZ

9200 Valley Rd.
Prescott Valley,
Arizona
86314
800-257-5095

SIGNS PLUS

Account Executive: Dale Johnson
Designer: AL
Design Number: 5695
DATE: 06/06/2015
SCALE: AS NOTED
REVISIONS:

SHEET: 1 OF 1

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PROPOSED MONUMENT SIGNS
ALONG ALMA SCHOOL ROAD

PM Design Group, Inc.
1425 N 1st St. Suite 100
Phoenix, AZ. 85004
P. 602.457.5757
F. 602.457.5755

October 19, 2015

Case Planner
City of Chandler Planning Department
215 E Buffalo Street
Chandler, AZ 85201

RE: **PRELIMINARY DEVELOPMENT PLAN REVIEW**
Existing Cobblestone Auto Spa Car Wash
2021 S Alma School Road
Chandler, AZ 85286

Dear Case Planner:

We are very pleased to be submitting our Preliminary Development Plan Review Package for proposed on-site improvements to the existing Cobblestone Auto Spa Car Wash facility at aforementioned location. Our proposal of proposed On-site improvements to our already award winning designed facility is at the request of our community and valued patrons. The following is a detailed synopsis of the proposed improvements to both the site and building.

Site Plan:

- Modifications to an existing car wash facility.
  - There are 13,730 sq. ft. of existing structures on the site. The existing buildings consisting of a C-Store, Car Wash tunnel & lube bay will all remain.
  - The existing sales building will receive new accent "Cobblestone Blue" color on select areas of the building.
  - There are 10,490 sq. ft. of existing canopy structures, which include a fuel canopy, detail canopy, covered parking canopy, entry and finish canopies. The detail canopy will be replaced to match the proposed covered parking and vacuum canopies.
  - Near the existing dry off canopy is a 775 s.f. covered open air waiting structure. Approx. 377 s.f. of existing structure will be enclosed to contain new equipment room and vending machines. The remaining 398 s.f. of structure will remain as is.
  - At the north-east portion of the site a total of two new self-serve vacuum canopies providing 10 total vacuum locations (1,050 sq. ft. and 700 sq. ft.) Each structure will consist of trash bins and vacuum equipment for patron use. The canopies will be covered with fabric and the structure will be painted to match existing. All Vacuum Equipment will be enclosed in separate enclosure so noise level at Vacuum points will be minimal to non-existent.
  - New landscape planter, sidewalk and concrete curbing to be installed on the north side of the existing waiting structure.
  - New 1050 s.f. covered parking structure will be installed over a portion of the existing parking spaces along Alma School Road.
  - New 1050 s.f. covered parking structure will be installed over a portion of the existing parking spaces along Germann Road.

- Landscaping not affected by work is to remain as is. Only where work is performed will the landscaping be replaced to match approved plant palette and design
- At the street corner the existing monument will be removed and replaced with a new 9'-9" high "V Shaped" monument sign

We want to reiterate we are very pleased to be submitting an amendment PDP Application to City of Chandler for the proposed On-site Improvements of existing Cobblestone Auto Spa.

We feel our proposed site modifications will complement our Award Winning Existing Facility and at request of our Community and Valued patrons, improve customer satisfaction and convenience. The design and materials all complement the existing high quality Design and materials used in the original facility which has served the community with unparalleled service since it opened.

Please do not hesitate to contact us if you should have any questions and/or need any additional clarifications and or supplement information.

Sincerely,

Pedro McCracken DESIGN GROUP, INC.

Jesse Macias
Vice President
(480) 528-3136 cell
jmacias@pmdginc.com

OFFICIAL FILE COPY
CITY OF CHANDLER
CITY CLERK

ORDINANCE NO. 3313

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AG-1 TO PAD (DVR01-0010 COBBLESTONE AUTO SPA & MARKET) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See "Attachment A"

Said parcel is hereby rezoned from AG-1 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Planned Area Development and Preliminary Development Plan for Cobblestone Auto Spa and Market", dated September 14th, 2001, and kept on file in the City of Chandler Planning Services Division, in File No. DVR01-0010, except as modified by condition herein.

2. Right-of-way dedications to achieve full half widths for Alma School Road and Germann Road, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

3. Undergrounding of all overhead electric (under 69KV), communications and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements in accordance with City adopted design and engineering standards.

4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).

5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

6. The developer shall be required to install landscaping in the arterial street median adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

7. Construction shall commence above foundation walls within two (2) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

8. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.

9. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

10. In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Cobblestone Auto Spa and Market development shall use treated effluent to maintain open space, common areas, and landscape tracts.

11. At the time of receiving necessary building permits and construction is about to proceed, the developer shall erect a 4 foot by 8 foot sign identifying what is being built and the estimated date of completion for the specified project. This information may be incorporated with the contractor's sign or the "Coming Soon" sign on the subject site.

12. The applicant shall, in accordance with the conceptual design approved by the City Transportation Engineer, provide a deceleration lane to the driveway on Alma School Road.

13. The Fan Palms located at the northwest corner of the site shall be replaced with Date Palms.

14. No vacuum hose, signage or any equipment, except air dry-off hoses, shall hang from the underside of the fuel/vacuum and dry-off canopy. The details of the air dry-off hoses in the dry-off area shall be worked out with Staff.

15. The spanners over the fuel pumps shall not be internally illuminated.

16. The canopies shall not contain a blue stripe or any other band or stripe with a corporate color. All canopies shall conform to the approved elevations located in the development booklet with respect to color and design.

17. No tent or awning structures shall be placed on the property.

18. Four additional 48-inch box Palo Verde trees shall be planted along the Alma School Road frontage west of the fuel canopy.

SECTION II. Except where provided, nothing contained herein shall be construed to be and abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 27th day of September 2001.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this 4th day of October 2001.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3313 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 4th day of October 2001, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLISHED:

10/10/01

10/17/01

ATTACHMENT A

ORDINANCE NO. 3313

Legal Description

S.E. CORNER GERMANN ROAD & ALMA SCHOOL ROAD
(INCLUDING WELL SITE)

That portion of the Northwest quarter of Section 9, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Northwest corner of said Section 9;

thence South 00° 04' 10" West along the West line of said Section 9 a distance of 735.54 feet to a point on the centerline of that certain 20 foot easement set forth in Instrument recorded February 28, 1972, in Docket 9266, page 183, Official Records;

thence North 89° 25' 25" East along said centerline a distance of 295.00 feet;

thence North 00° 04' 10" East parallel to said West line of Section 9 a distance of 712.24 feet measured (735.22 feet record) to the North line of said Section 9;

thence South 89° 28' 53" West measured (South 89° 29' 10" West record) along said North line of Section 9 a distance of 295.00 feet to the POINT OF BEGINNING;

EXCEPT the West 33.00 feet and North 33.00 feet and the South 10.00 feet thereof.

TOGETHER with an undivided 1/26 interest in and to that certain well site described as the North 50 feet of the South 575.55 feet of the West 93 feet of the Northwest quarter of the Northwest quarter of Section 9, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona:

EXCEPT the West 33.00 feet thereof.

Containing 181,389 sq. ft. or 4.1641 acres.