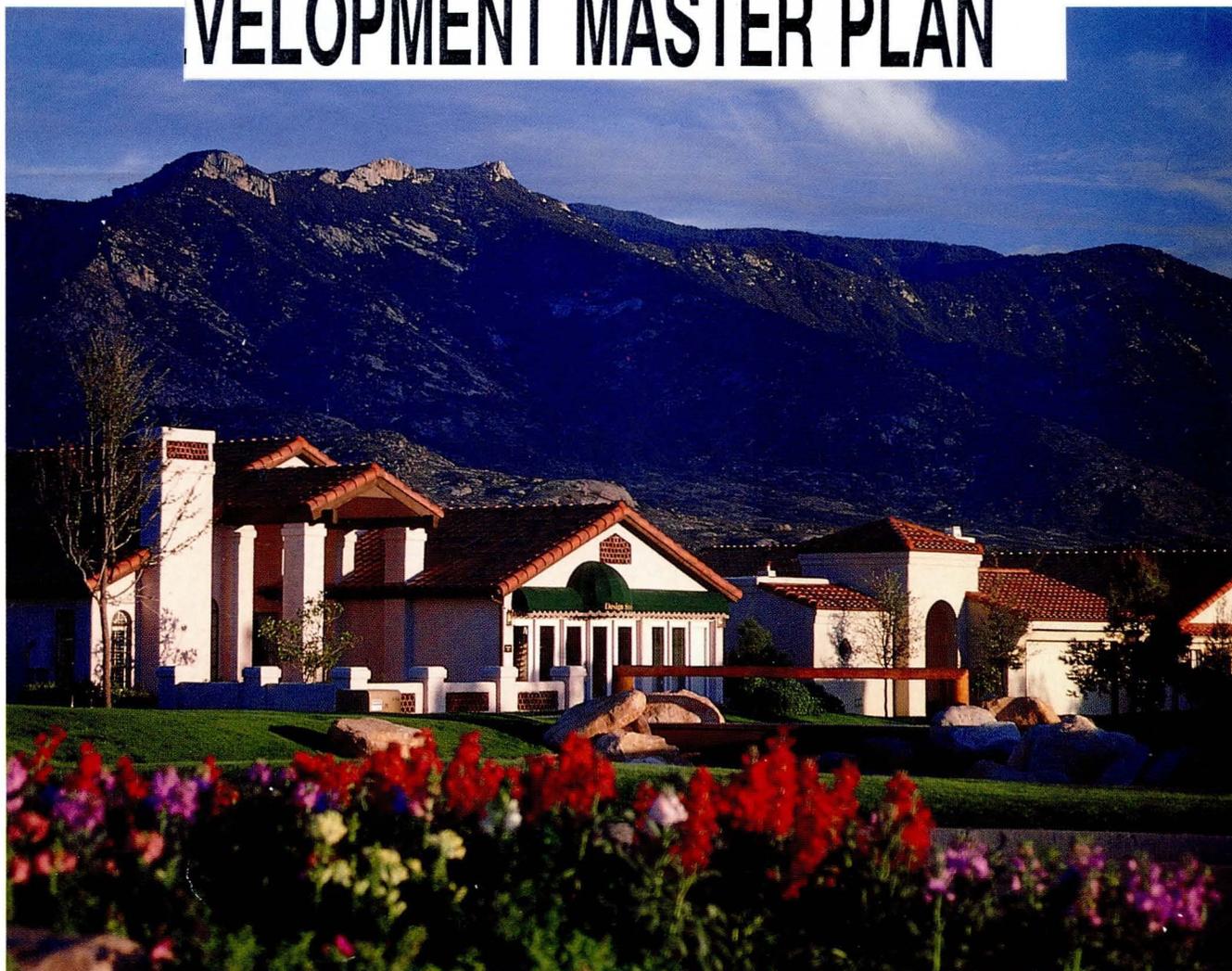




# Robson Communities

Phoenix, AZ

## DEVELOPMENT MASTER PLAN



*25 Years of Success Building the Finest Active Adult Lifestyles.*

Property of  
Flood Control District of MC Library  
Please Return to  
2601 W. Durango  
Phoenix, AZ 85009

## SunBird East

# DEVELOPMENT MASTER PLAN



DATE: 10/14/91  
REVISIONS:

RECEIVED

OCT 17 1991

MARICOPA COUNTY  
DEPARTMENT OF PLANNING & DEVELOPMENT  
BY GLS  
MP 91-2

Land Owner/Developer  
Robson Communities, Inc.  
25612 E.J. Robson Blvd.  
Sun Lakes, AZ 85248  
ATTN: Mark Lewis  
895-9200

Engineer/Planner  
B&R Engineering  
9666 E. Riggs Road  
Sun Lakes, AZ 85248  
ATTN: Larry McHaney  
895-0799

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## EXECUTIVE SUMMARY

This proposed community will consist of 320 gross acres, adjacent to our existing SunBird Community. The original SunBird was purchased from a lender in 1990 after 3 years of marketing and only 31 sales. The Robson Community team revised the housing products, invested \$ 700,000 in improvements and has had excellent sales experience in the last 20 months with over 437 sales to date. The existing SunBird is in the City of Chandler.

The proposed community, SunBird East is strip annexed by the City of Chandler. However, we do not anticipate annexing into Chandler at this time. Further, the presumption by most leaders and staff of government believe County land is just holding the future City expansion areas, is not necessarily true. After the annexation battles in 1986, the legislature changed the requirements for annexation, which makes it extremely difficult to annex new property into the City without overwhelming consent of the majority of residents and landowners. In addition, this proposed community will have necessary services provided it through the private sector.

Even though this proposed community is not planned to annex into the City of Chandler this proposed community is consistent with the Chandler Master Plan, in regards to intensity of land use. The Master Plan has contemplated expansion of SunBird as quoted from the City Master Plan. "The City may be asked to

expand retirement or resort housing markets in this (South Chandler) area prior to expansion of urban fringe" (the lands in the North study area).

The proposed community will contain approximately 1750 homes, a small pro shop, satellite recreation center, a small commercial center and a golf course. The housing product will be directed to an affordable housing market, primarily catering to winter visitors. This proposed community will be an addition to our existing SunBird County and mixed use development will not likely occur for 6 to 24 months or longer depending on State, local and other governmental approvals.



## Welcome To The Finest Arizona Has To Offer.

Warm, dry, sunny days. A golf cart ride to your private clubhouse. An endless carpet of manicured golf greens against a back drop of sparkling lakes



or mountain vistas. Brilliant blue skies. World famous sunsets. An abundance of like-minded new friends. True happiness. Good health. And a great life for active adults.

Welcome to Arizona.



We proudly introduce you to three of Arizona's finest master planned communities designed expressly for those who know exactly how life should be lived. An active lifestyle that includes private golf courses, lavish multi-million dollar clubhouses, and breathtaking views all included in the price of a new designer single family home. Yours from the \$60's thru the \$200's.



Without initiation fees or high monthly homeowner fees. Needless to say, a value this rare simply won't be available in the future.

Both Metro Phoenix and Metro Tucson will double in size within this new decade. For obvious reasons. By then, spacious homes in established country club or golf resort communities will be



very rare or very expensive. Or both. So discover the Arizona you dream about today. At today's prices. Call us toll free and we'll send color brochures, home designs, floor plans, and information about reserving a post card view homesite

with two years of planning time before you build your new home at Sun Lakes or SaddleBrooke.

Welcome to the finest Arizona has to offer. A great life. All yours for the asking.

**A GREAT LIFE FOR ACTIVE ADULTS.**

## Metro Phoenix

- Three Manicured Golf Courses
- Two Multi-Million Dollar Clubhouses
- Tennis and Indoor Racquetball Courts
- Fitness Center, Whirlpools, Saunas
- Six Large Swimming Pools
- Library, Art and Dance Studios
- Private Lakes Stocked for Fishing
- Fine Dining and Lounges
- 14 Model Home Designs are Available

**\$90's - \$200's**



## Metro Tucson

- Dramatic Catalina Mountain Views
- 27 Hole Championship Golf Course
- 9 Holes Open (9 Under Construction)
- A Four Million Dollar Clubhouse
- Swimming Pool with Panoramic Views
- Tennis Courts and Spa
- Fine Dining and Lounge Area
- Library, Billiards, and Dance Floor
- 14 Model Home Designs are Available

**\$90's - \$220's**



## Metro Phoenix

- 18 Hole Golf Course
- 2 Lighted Tennis Courts
- New 40,000 Square Foot Clubhouse
- Fine Dining and a Grand Ballroom
- Art and Dance Studios, Card Rooms
- Fitness Center with Locker Rooms
- Library, Media Room, Billiards
- Swimming Pool with Heated Spa
- Four New Designer Models

**\$60's - \$90's**



Sun Lakes Country Clubs has earned a solid reputation of success since 1972 when this superb 3400 acre master planned community was begun. Located directly South of Metro Phoenix with direct freeway access, Sun Lakes has become the perfect Arizona home for residents who choose to maintain business careers as well as winter residents and the leisure class. More than 9000 contented homeowners now enjoy three private golf courses, two lavish clubhouses, and a wide variety of the most popular activities.



## **Sun Lakes** *Country Clubs*

A collection of dramatic new single family model homes was recently introduced in a wonderful new model village. Nine single level floor plans feature both a long list of high quality standard features and a selection of optional features for the most demanding of refined tastes.

This established community also offers an active community life with a variety of social organizations, classes, activities, churches, community shopping plaza, and much more. A great life for active adults.

For Information, call Toll Free 1-800-321-8643.

SaddleBrooke Country Club offers you the best of both worlds. After enjoying all that beautiful Tucson has to offer, drive about 14 miles North of the city and discover this prestige address nestled in a gentle valley with a commanding view of the Catalina Mountain panorama. A new four million dollar clubhouse has been recently completed with the elegance of a world class resort and the quiet grace that is Southwest design.

A championship golf course is carefully blended into mountain foothill terrain. Tennis, swimming, hiking, and much more is available to the SaddleBrooke Country Club homeowners for their private enjoyment. Two collections of model homes are now available with a total of 14 distinctive single level home designs. Each is crafted of the



## **SaddleBrooke** *Country Club*

highest quality materials and includes 44 to 65 standard features. Selected designs also permit you to add an optional golf cart garage, a separate guest house, and other appointments you deem necessary for a great life for active adults.

For Information, call Toll Free 1-800-733-4050.

SunBird Golf Resort is located in the fast growing East Valley area of Metro Phoenix. New shopping, dining, and entertainment areas are all a short drive away as are the financial centers of downtown Phoenix. A superb location conveniently close to everything.



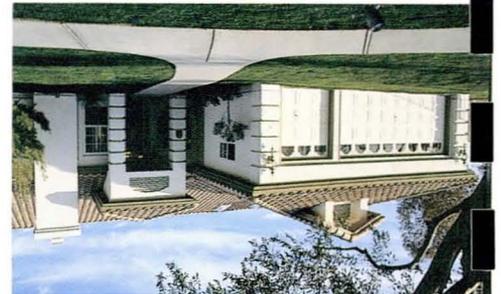
## **SunBird** *Golf Resort*

Experience the resort lifestyle you've dreamed of in our new 40,000 square foot clubhouse, complete with spacious activity centers, social gathering areas, and much more. A manicured 18 hole golf course winds its way thru secure neighborhoods. Tennis, swimming, and other activities most in demand are awaiting your enjoyment.

A collection of all new designer model homes, designed expressly for active adults, are now available. Four new single level home designs feature high quality standard features, maximum privacy, and a dedication to a maintenance free lifestyle. All at prices you never thought you'd see again.

For Information, call 602-732-1000

# Arizona



## A Great Life.

For Active Adults

Call us Toll-Free:

Phoenix 1-800-321-8643

Tucson 1-800-733-4050

Robson Communities  
25612 E.J. Robson Blvd.  
Sun Lakes, AZ. 85248

### Robson Communities

Arizona's Largest Private Active Adult Community Builder



LOCATION SECTION

SUMMARY

LEGAL DESCRIPTION - The legal is enclosed.

SITE OWNERSHIP - The map showing exact boundaries and adjacent ownership.

VICINITY MAP - Showing the site in relation to metro Phoenix.

SCHOOL DISTRICT - The proposed community is located within the Chandler School District # 80. There are no schools within 3 miles of the site (see map).

WATER DISTRICT - The proposed community is within the Roosevelt Water Conservation District. The eastern canal and an overflow pond is located northeast of the site (see map).

SANITATION DISTRICT - There is no sanitation districts upon the site.

MUNICIPAL STRIP ANNEXATION BOUNDARY - The subject property is strip annexed by the City of Chandler. However, there are no present plans to annex into the City of Chandler (see map).

AIRPORT/NOISE - The City of Chandler municipal airport is located 4 miles north of the subject property, no noise problems are anticipated.

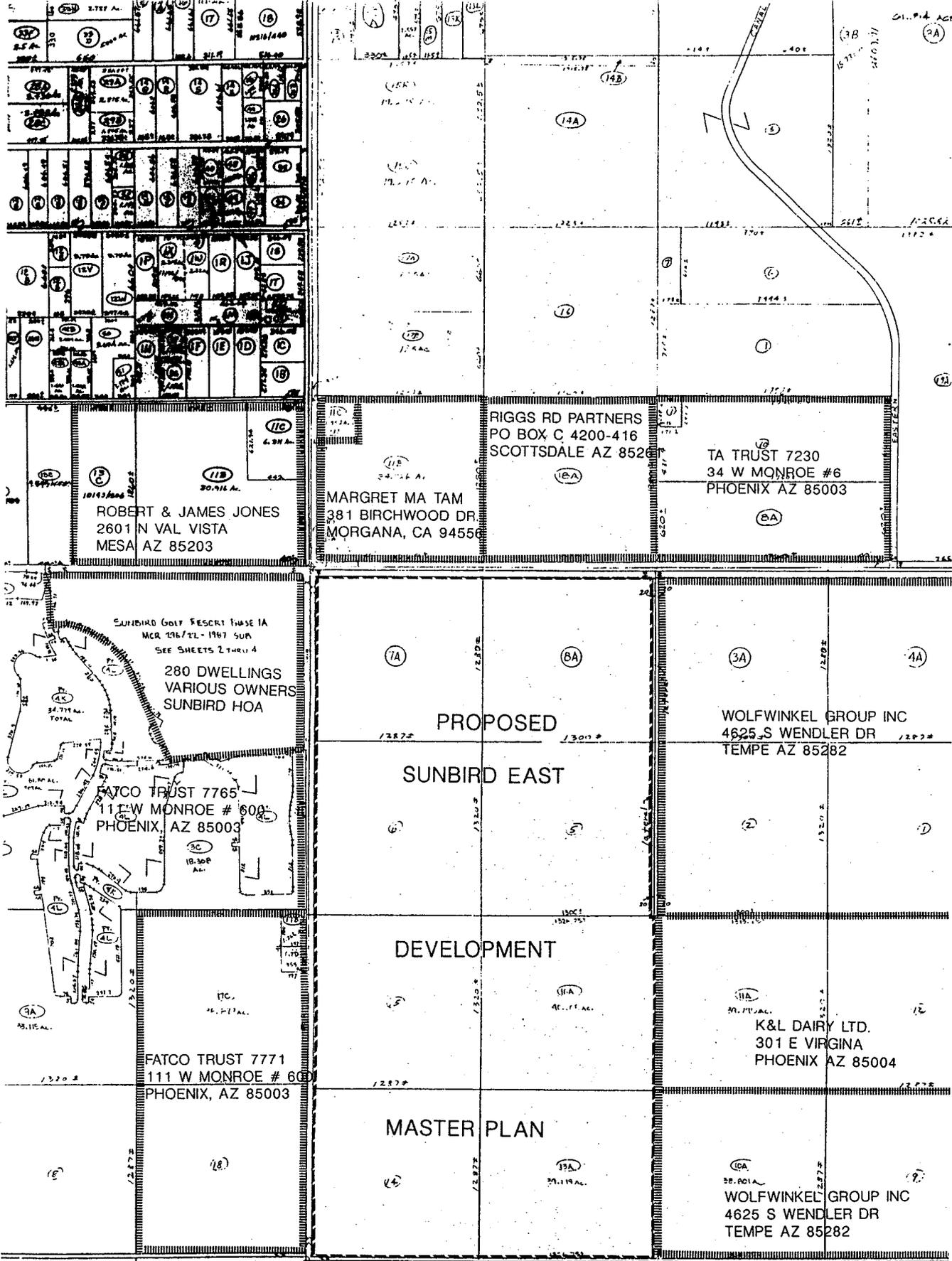
FIRE/AMBULANCE SERVICE - The Sun Lakes Fire District Boundary is located 2 1/2 miles west of the subject property, with a fire station located 3 miles west of the subject site (see Map).

SHERIFF/SECURITY - The nearest Sheriff's office substation is located 12 miles north of the subject property at 1840 South Mesa Drive. The Sheriff's Posse is located 4 miles West at 9666 E. Riggs Road, Sun Lakes. The proposed community will have a Homeowners Association which will have 24 hour security included (see Map).

LEGAL DESCRIPTION

The West 1/2 of Section 36 Township 2 South; Range 5 East of  
the G&SRB&M.

Except the North 40 feet  
Except the West 33 feet  
Except the South 33 feet  
and Except the West 6.75 feet of the Northwest Quarter.



ROBERT & JAMES JONES  
2601 N VAL VISTA  
MESA AZ 85203

MARGRET MA TAM  
381 BIRCHWOOD DR  
MORGANA, CA 94556

RIGGS RD PARTNERS  
PO BOX C 4200-416  
SCOTTSDALE AZ 85206

TA TRUST 7230  
34 W MONROE #6  
PHOENIX AZ 85003

SUNBIRD GOLF RESORT PHASE 1A  
MCR 296/22-1987 SUP  
SEE SHEETS 2 THRU 4  
280 DWELLINGS  
VARIOUS OWNERS  
SUNBIRD HOA

FATCO TRUST 7765  
111 W MONROE # 600  
PHOENIX, AZ 85003

FATCO TRUST 7771  
111 W MONROE # 600  
PHOENIX, AZ 85003

PROPOSED

SUNBIRD EAST

DEVELOPMENT

MASTER PLAN

WOLFWINKEL GROUP INC  
4625 S WENDLER DR  
TEMPE AZ 85282

K&L DAIRY LTD.  
301 E VIRGINA  
PHOENIX AZ 85004

WOLFWINKEL GROUP INC  
4625 S WENDLER DR  
TEMPE AZ 85282

Highway -

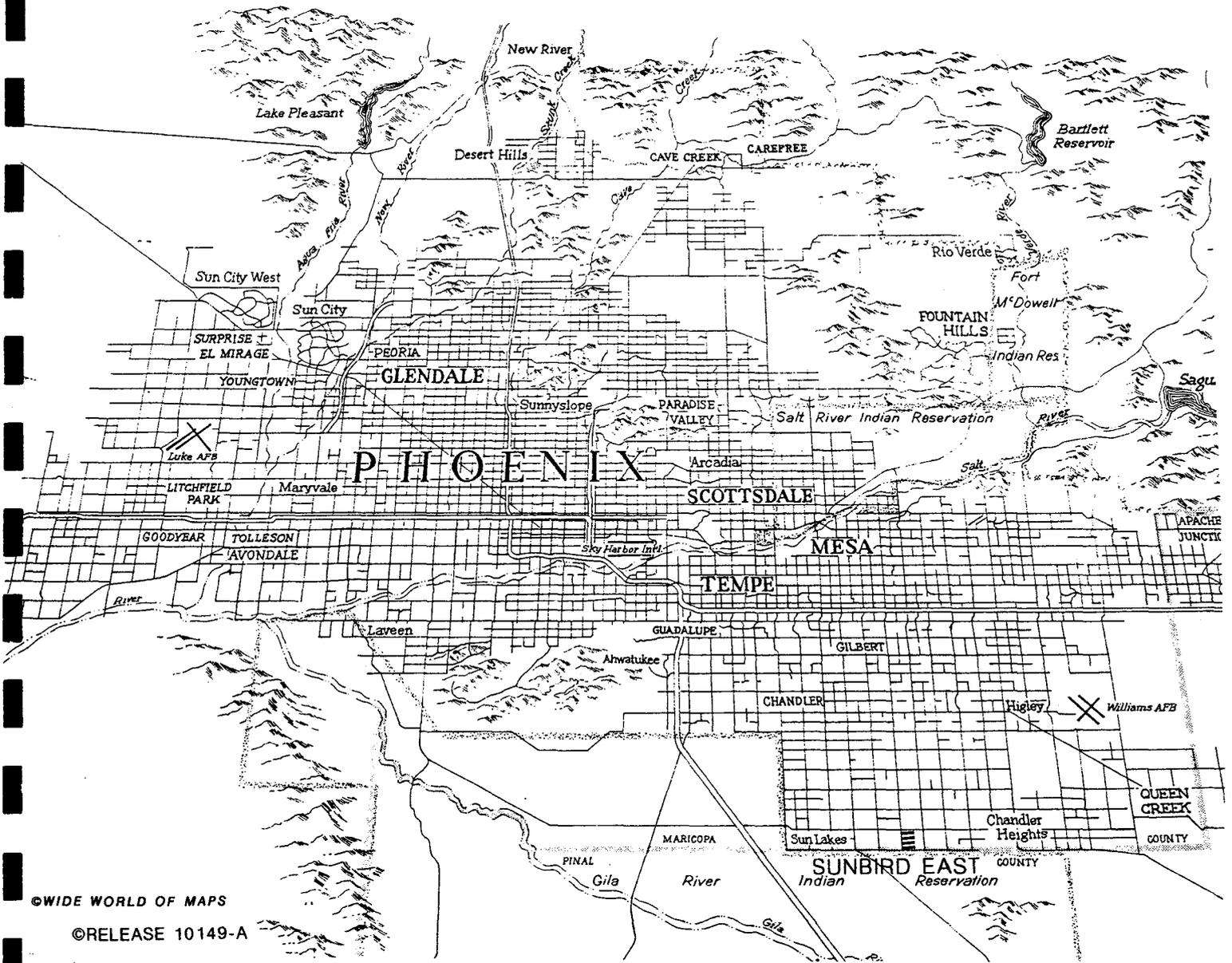
S. Cor. Sec.

S.W. Cor. Sec.

- Hunt

Highway -

# REGIONAL VICINITY MAP



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©RELEASE 10149-A

# SCHOOL DISTRICT MAP

## ELEMENTARY SCHOOL DISTRICTS - 38

- |                |               |                      |
|----------------|---------------|----------------------|
| 1 - Phoenix    | 25 - Liberty  | 65 - Littleton       |
| 2 - Riverside  | 28 - Kyrene   | 66 - Roosevelt       |
| 3 - Tempe      | 31 - Balsz    | 68 - Alhambra        |
| 5 - Isaac      | 38 - Madison  | 79 - Litchfield Park |
| 6 - Washington | 40 - Glendale | 81 - Nadaburg        |
| 7 - Wilson     | 44 - Avondale | 83 - Cartwright      |
| 8 - Osborn     | 45 - Fowler   | 92 - Pendergast      |
| 14 - Creighton | 59 - Laveen   | 98 - Fountain Hills  |
| 17 - Tolleson  | 60 - Higley   |                      |
| 21 - Murphy    | 62 - Union    |                      |

## HIGH SCHOOL DISTRICTS - 210

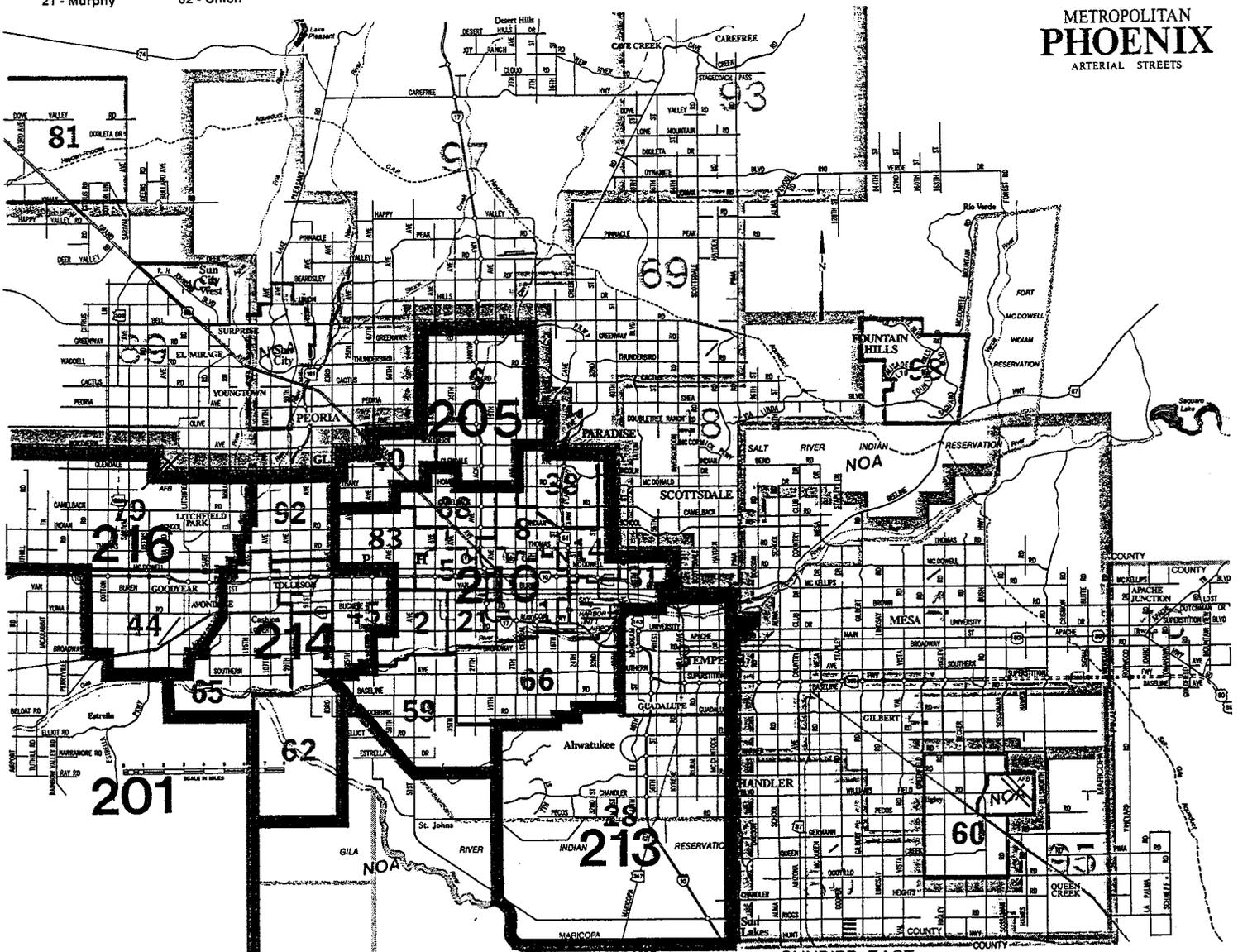
- 201 - Buckeye Union
- 205 - Glendale Union
- 210 - Phoenix Union
- 213 - Tempe Union
- 214 - Tolleson Union
- 216 - Agua Fria Union

## UNIFIED SCHOOL DISTRICTS

- (Combined Elementary and High Schools)
- 4 - Mesa
  - 11 - Peoria
  - 41 - Gilbert
  - 43 - Apache Junction
  - 48 - Scottsdale
  - 69 - Paradise Valley
  - 80 - Chandler
  - 89 - Dysart
  - 93 - Cave Creek
  - 95 - Queen Creek
  - 97 - Deer Valley

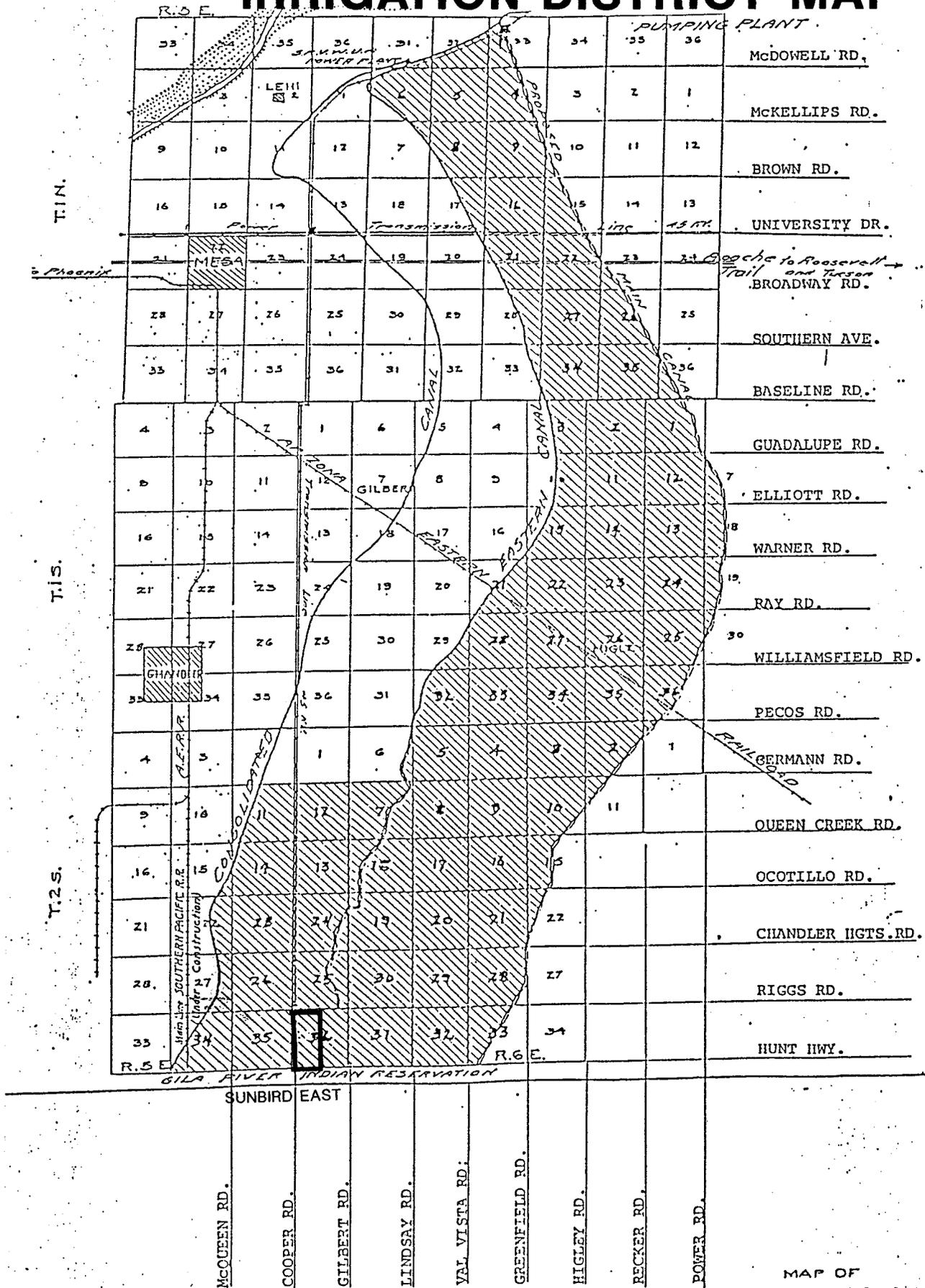
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METROPOLITAN  
**PHOENIX**  
ARTERIAL STREETS



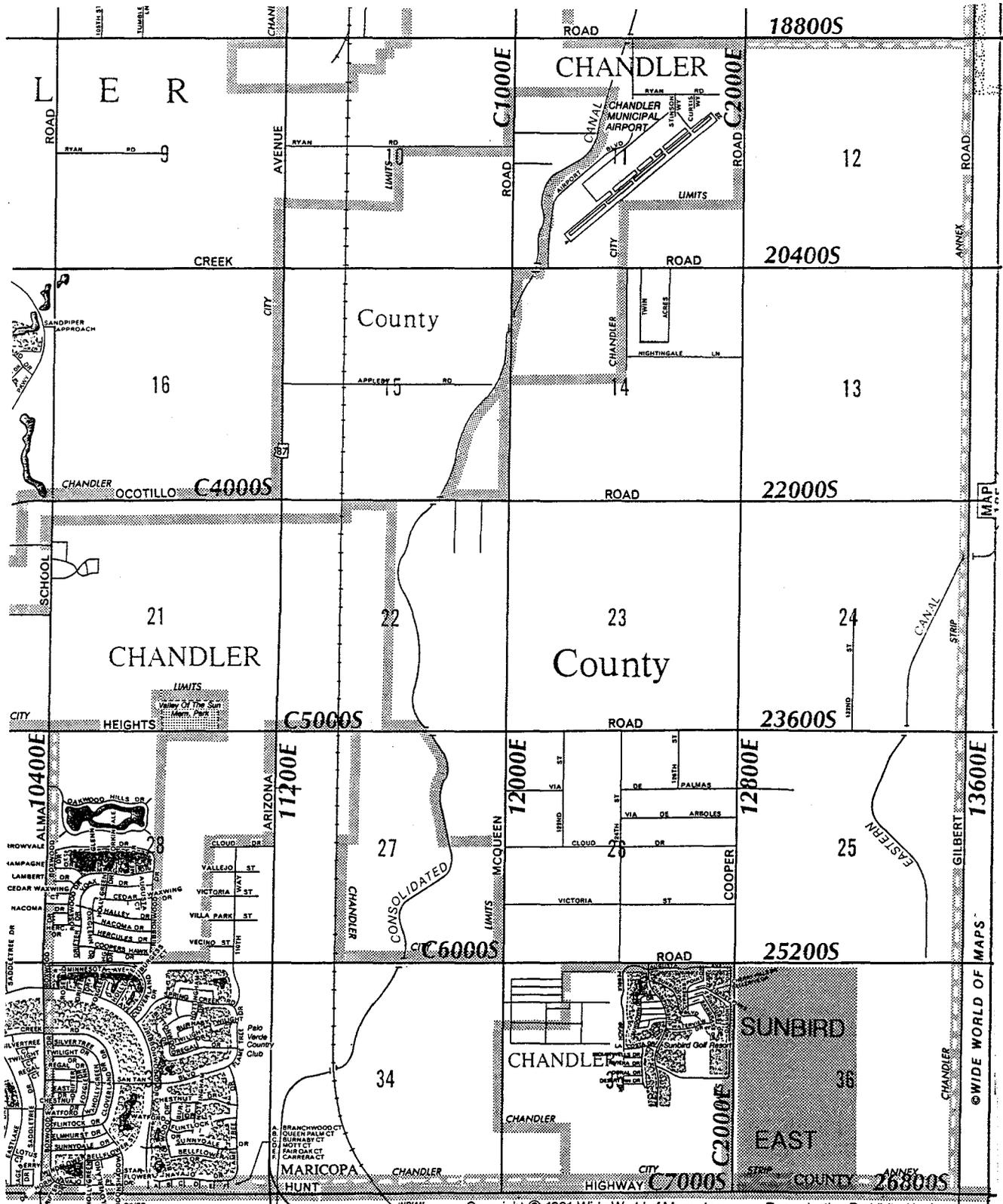
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# IRRIGATION DISTRICT MAP



MAP OF  
ROOSEVELT  
WATER CONSERVATION  
DISTRICT  
SALT RIVER VALLEY  
MARICOPA COUNTY  
ARIZONA

# MUNICIPAL STRIP ANNEXATION MAP

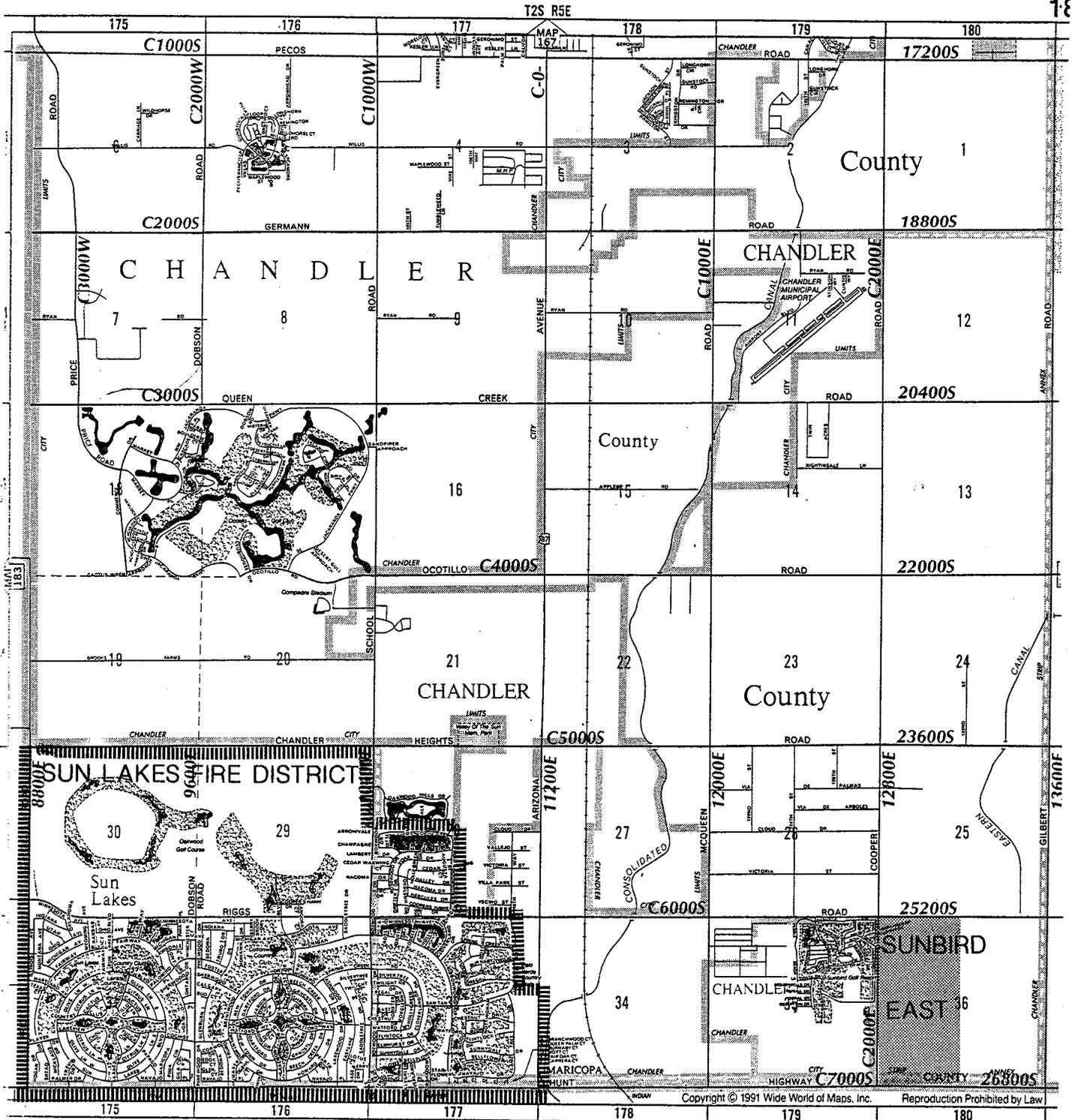


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# FIRE SERVICE AREA MAP

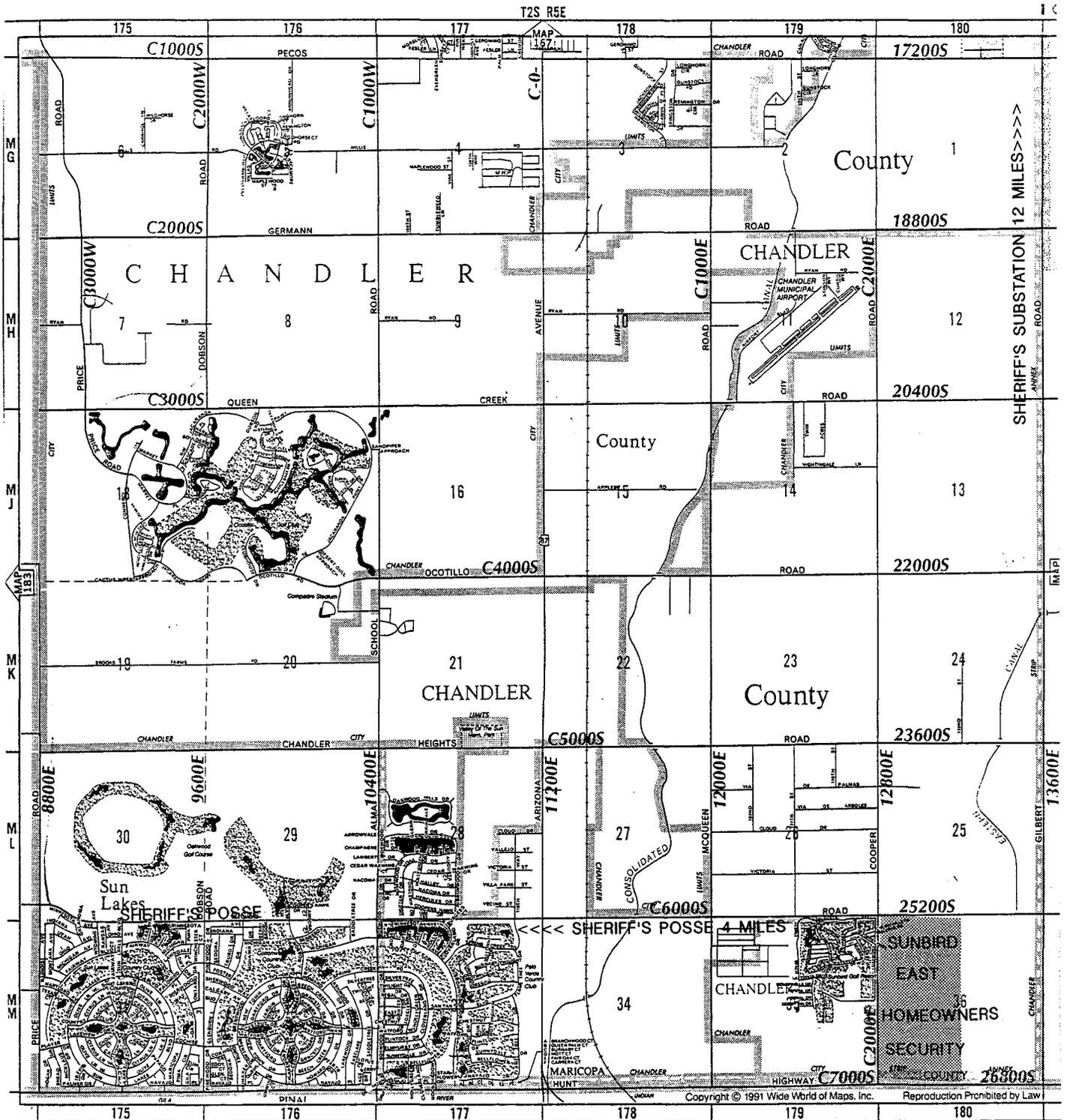
18



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# PUBLIC SAFETY MAP



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## SITE ANALYSIS

### SECTION

### SUMMARY

EXISTING LAND USE - The map shows 80% of the surrounding land is agricultural with the exception of the residential use at SunBird.

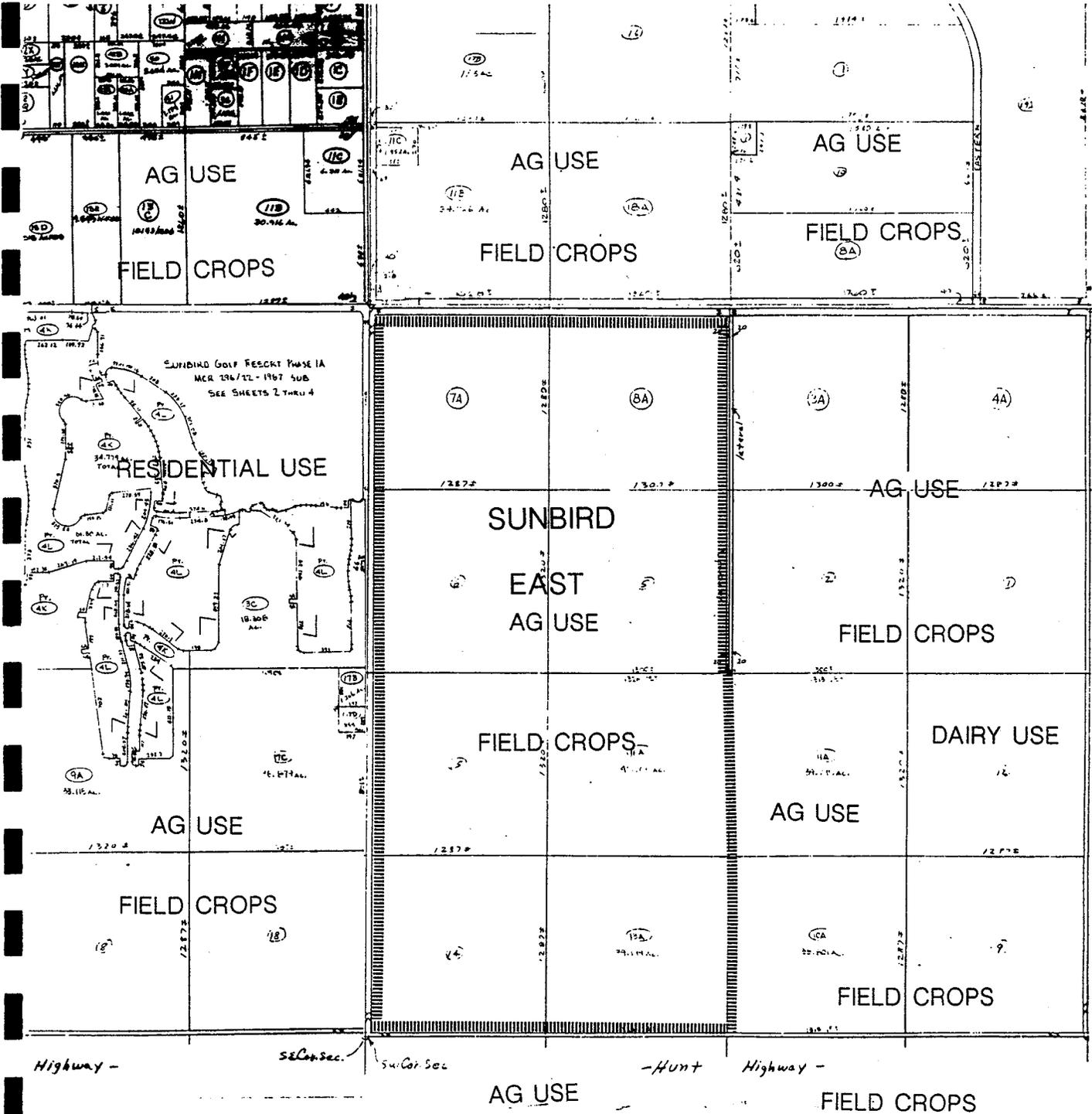
EXISTING ZONING - Two maps show the existing County Zoning and City Zoning. All land with 1/4 mile of the site is AG or Rural-43, except SunBird which is residential P.A.D.

PHYSICAL FEATURES - A flood plain map is enclosed. The site is not within a flood prone area. A USGS topo map is enclosed. The lands are characterized as flat. A USCS soils map is enclosed. There appears to be suitable soils for development.

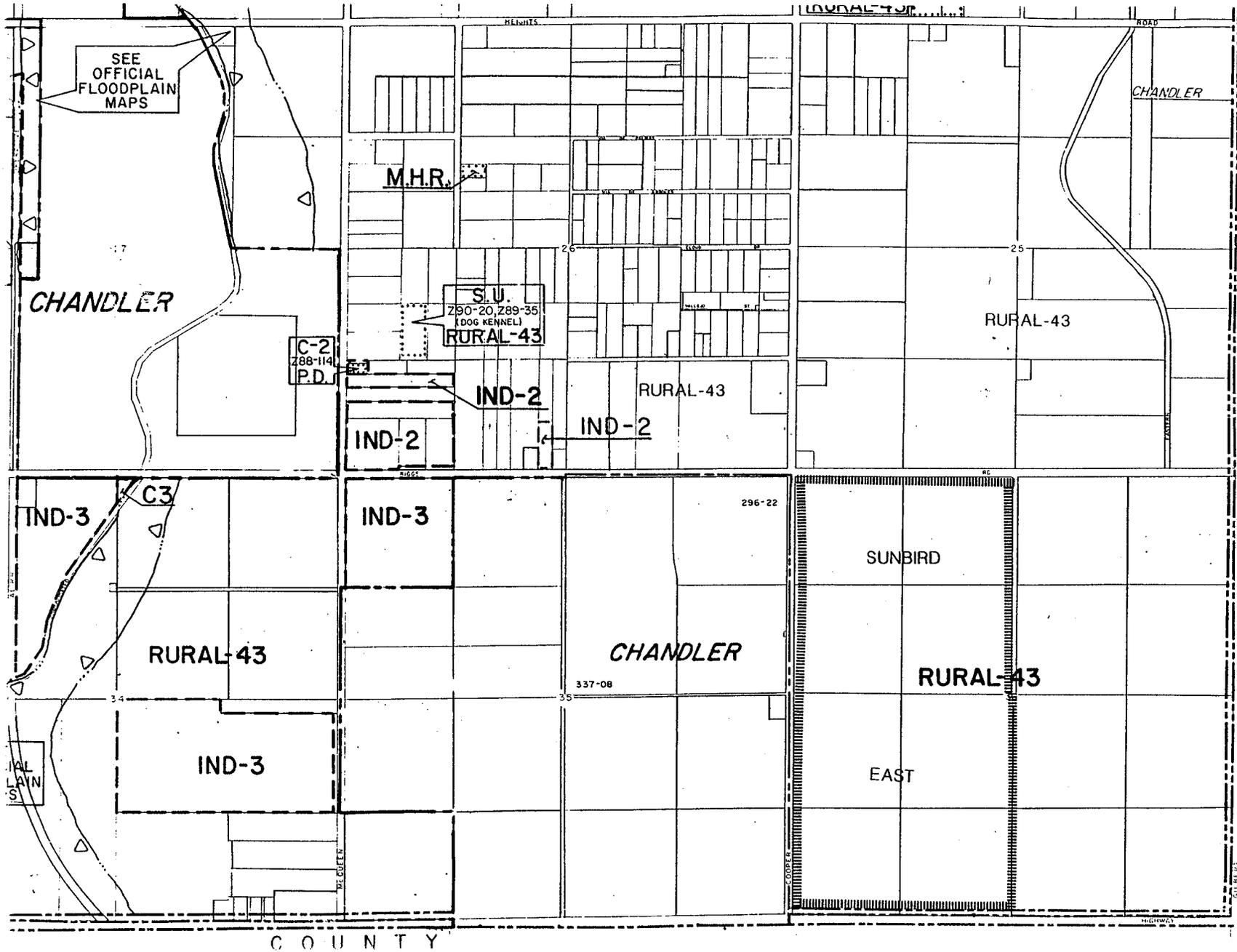
EXISTING RIGHT-OF-WAYS - A Map showing the combined width of existing road right-of-ways and canal right-of-ways is enclosed.

# SITE ANALYSIS

## EXISTING LAND USE

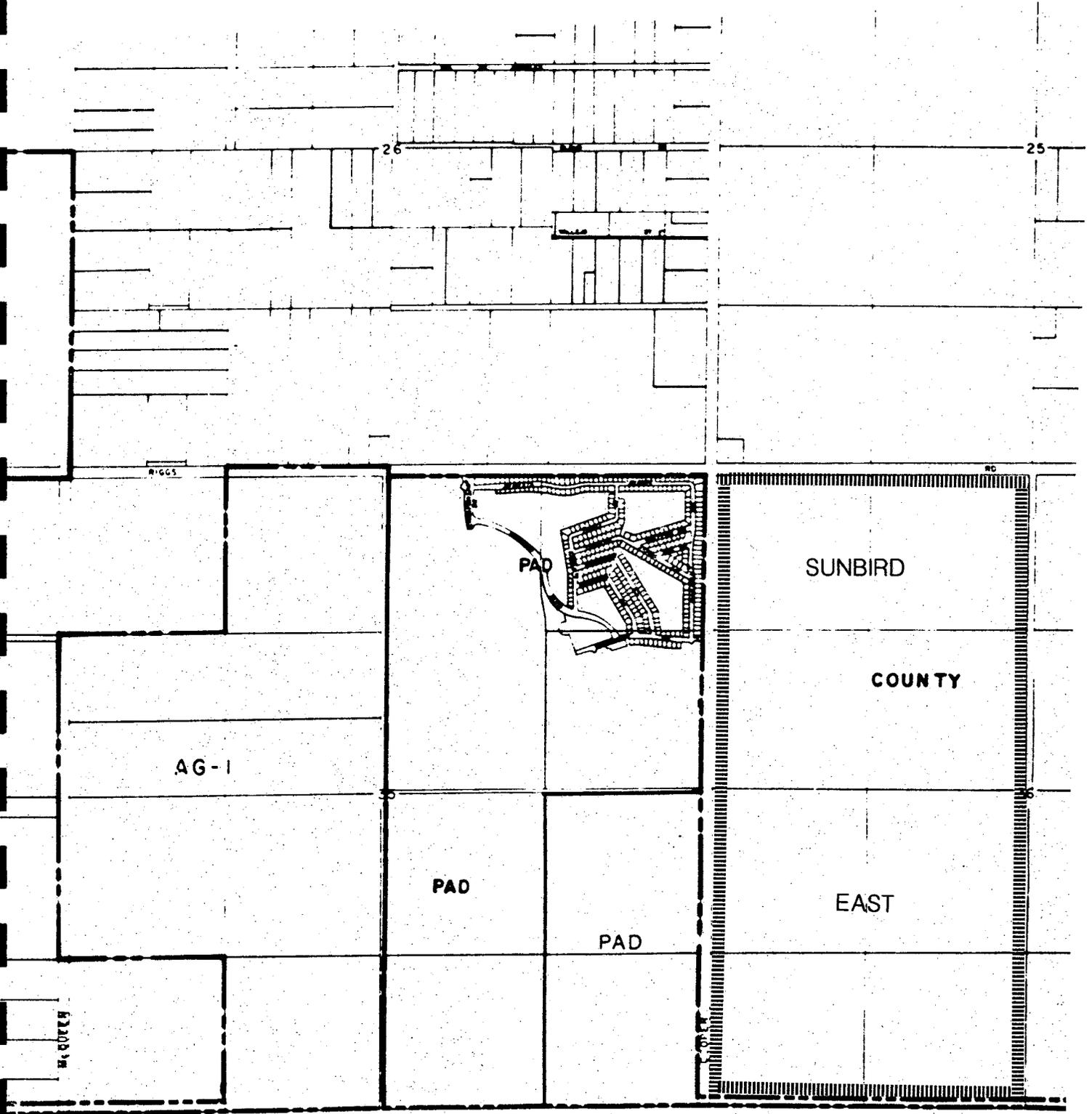


# SITE ANALYSIS COUNTY ZONING MAP



# SITE ANALYSIS

## CITY ZONING MAP



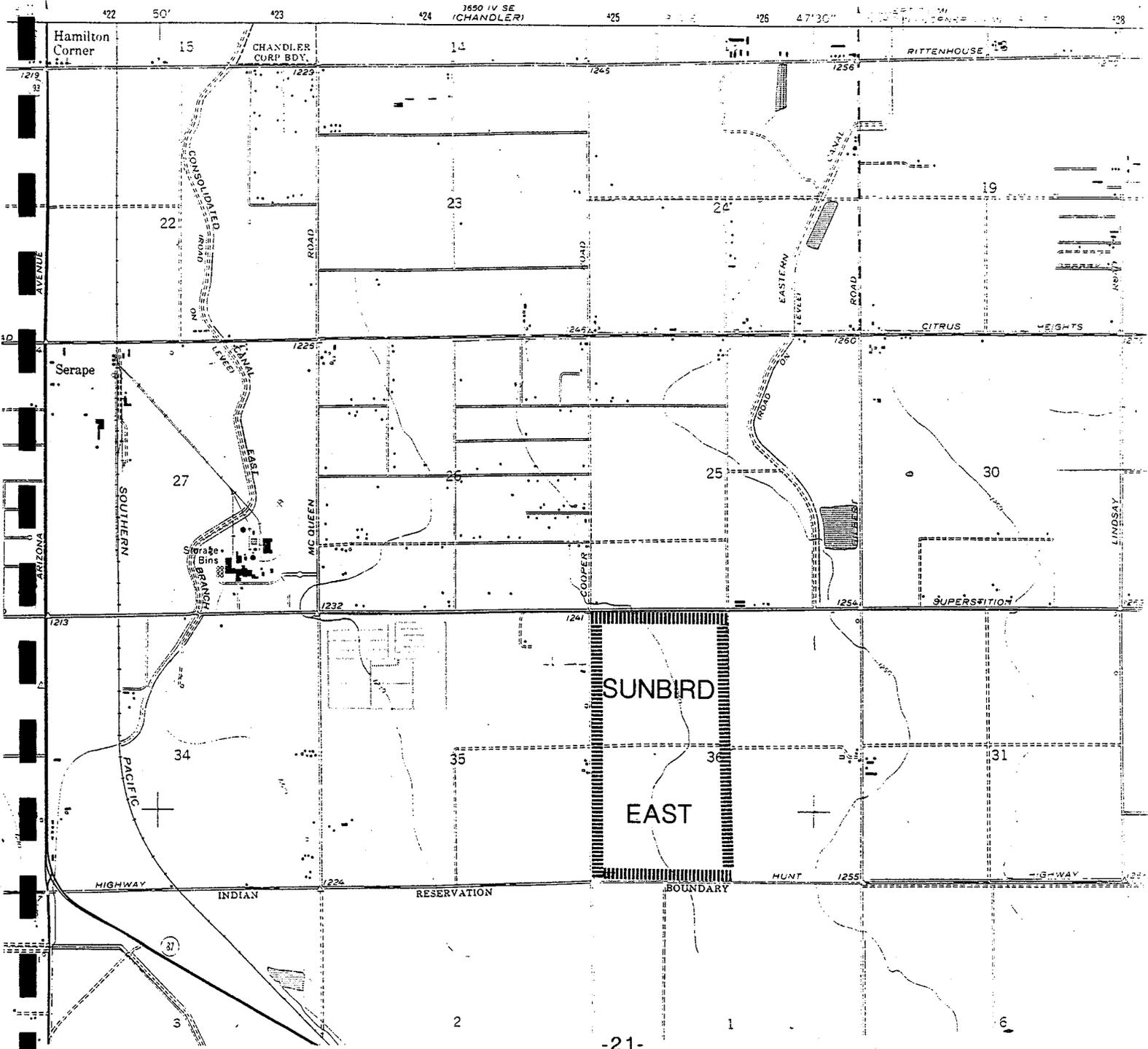
C O U N T Y



# SITE ANALYSIS

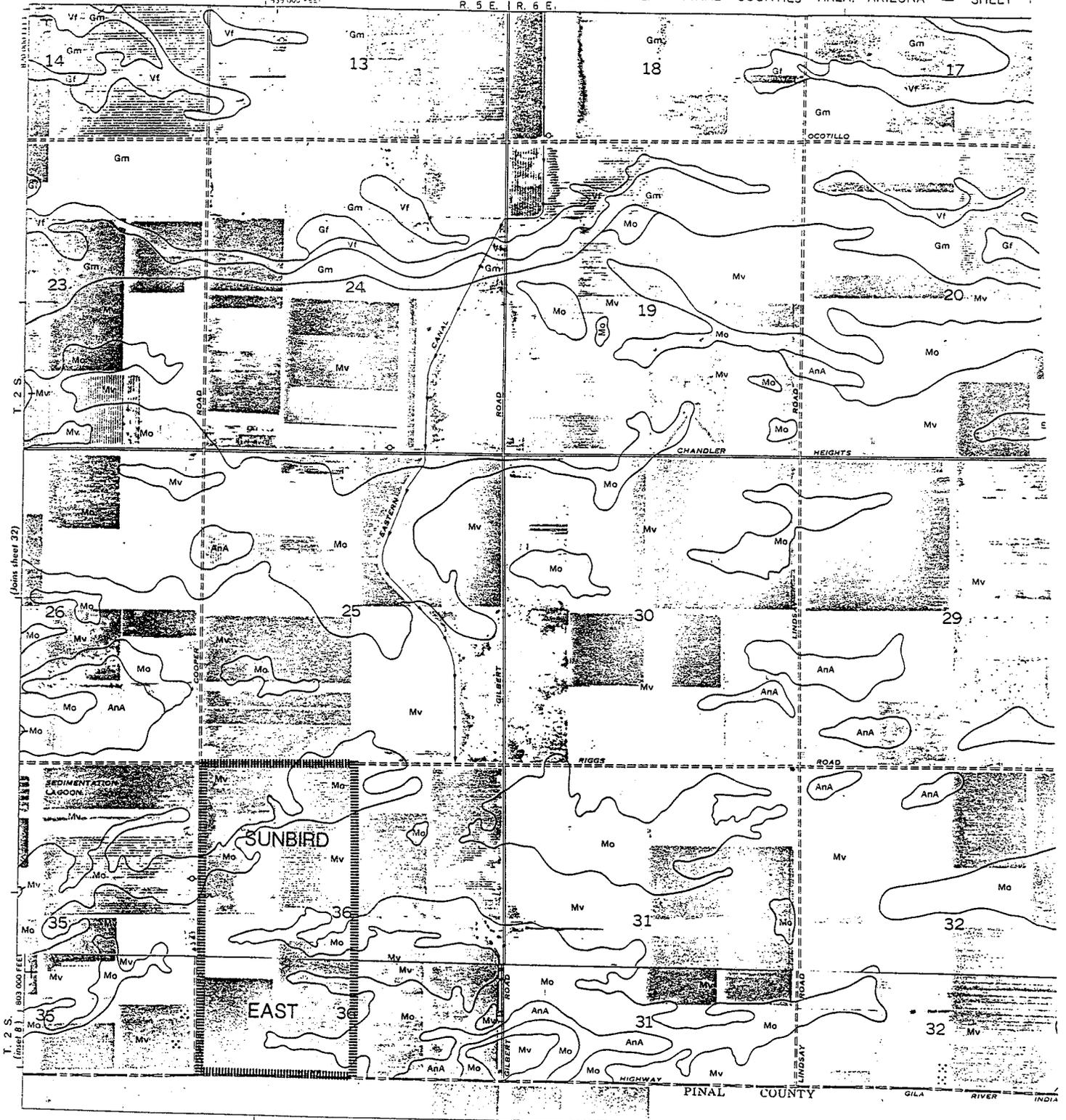
## USGS TOPO

UNITED STATES  
DEPARTMENT OF THE ARMY  
CORPS OF ENGINEERS  
3650 IV SE  
(CHANDLER)



# SITE ANALYSIS USCS SOILS MAP

EASTERN MARICOPA AND NORTHERN PINAL COUNTIES AREA, ARIZONA — SHEET  
R. 5 E. R. 6 E.





landscaped and maintained by the Homeowners Association (see typical lot layouts).

It is anticipated that perimeter section line streets will be improved, including Riggs Road and Cooper Road to County standards for section line roads, and the North/South midsection line of Section 36 to County standards with 80 feet of right-of-way.

**TRAFFIC IMPACTS** - Primary traffic generated from this site will occur on Riggs Road west to the shopping and medical areas. Riggs Road is planned to be widened to within 1 3/4 miles of this site which should sufficiently handle all traffic increases generated by this project. No sidewalks are anticipated upon section line roads.

**DRAINAGE PLANS** - On site drainage will be provided within the golf course common areas. Stormwater runoff directions are indicated upon the street/golf course layout map. All development within this proposed project shall be designed in accordance with the Maricopa County Floodplain Regulations, utilizing, HEC-1 - Computer Modeling Techniques. The lowest detention basin in the golf course and common areas will have an emergency wier spillway overflow to Hunt Highway to handle storms in excess of 100 year frequency.

**UTILITY PLANS** - A private water and sewer company will be created to provide domestic water and fire flow needs. Sanitary sewer will be treated on site and effluent generated from the plant will be used upon the golf course and common areas.

**UTILITY PROVIDERS:**

Irrigation Water:	Roosevelt Water Conservation District
Water Domestic:	New Water Company
Sewer Domestic:	New Sewer Company
Electric:	Salt River Project
Gas:	Southwest Gas Company
Phone:	U.S. West
CATV:	Sun Lakes Cable TV
Trash:	A&R Disposal
Fire & Ambulance:	New Fire District or Contract with Rural Metro or Sun Lakes Fire District
Police:	Maricopa County Sheriff (Sheriff Posse, Homeowners Assoc Security)

## MISCELLANEOUS INFORMATION

H.O.A. - The developer will be responsible for creating and operating the Homeowners Association during most of the developments duration. The Homeowners Association will levy annual assessments for the community maintenance needs. The Homeowners Association will be responsible for maintaining the open space areas, private roads, and clubhouse facilities. In addition, the Homeowners Association will have an Architectural Control Committee to make sure improvements to homes and common areas are compatible and harmonious with the existing community architecture.

LANDSCAPING - Landscaping of all residential lots will occur with 90 to 120 days of completion of each residence. The DWR low water use plant list will be given out to each home owner, during closing, encouraging low water use, drought tolerant landscaping use. Common areas adjacent to rear yards will be low water use variety on a drip irrigation system.

GOLF COURSE - The estimated 125 acre regulation golf course and irrigation reservoirs will be designed in accordance with the Department of Water Resources (DWR) 2nd Management Plan. The acreage referenced above will allow 2 1/2 acres of irrigation reservoirs, 117.5 acres of turf and 5 acres of low water use landscaping within the golf course boundary. Turf and Irrigation Reservoirs will be irrigated with effluent from the waste water treatment plant and with Type I surface water sources. Some groundwater from onsite wells will be needed for leaching salts from the soils and to accommodate the seasonal fluctuations in effluent generation.

It is anticipated that the golf course will use 163.98 acre feet during the winter and 382.63 acre feet during the summer for a combined use of 546.62 acre feet annually.

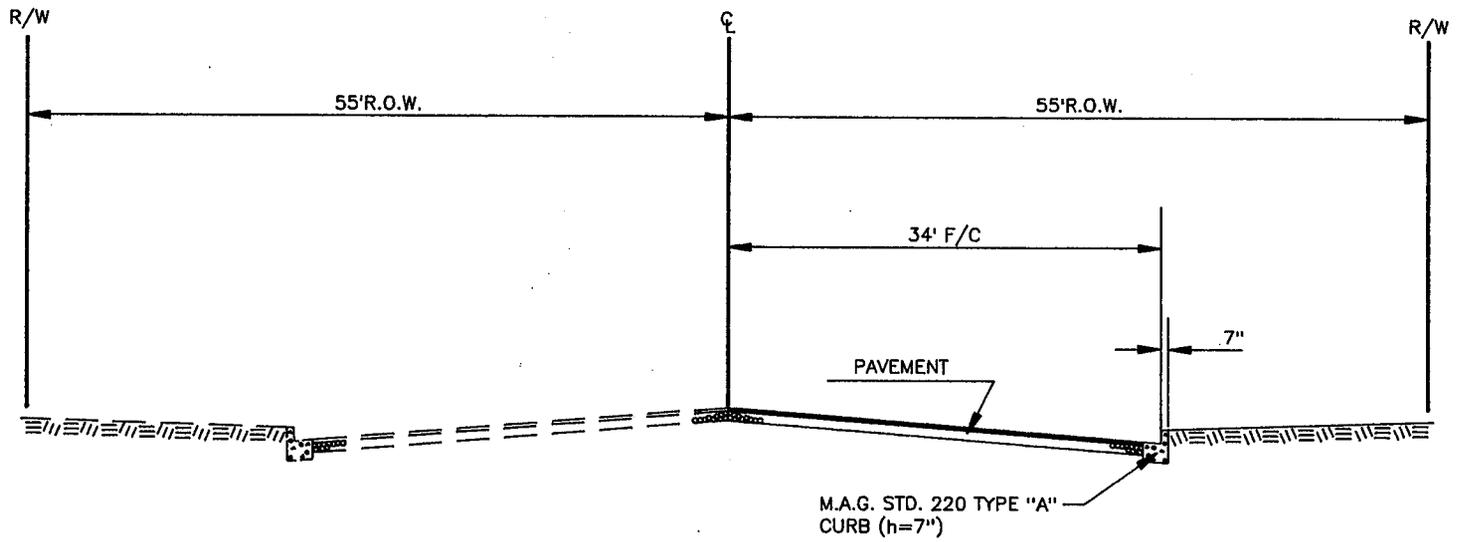
LAND USE SUMMARY TABLE  
FOR DEVELOPMENT MASTER PLANS

PARCEL*	LAND USE CATEGORY	TYPE OF LAND USE	GROSS ACRES	GROSS DENSITY
1	C.C.	Commercial	3.2	N/A
2	UR/L	Single Fm R	26.8	249
3	O.S.	O.S. Recreat	19.7	N/A
4	UR/L	Single Fm R	22.0	205
5	O.S.	O.S. Recreat	30.0	N/A
6	UR/L	Single Fm R	10.2	95
7	Recreation O.S.	Commun. Ctr	1.5	N/A
8	UR/L	Single Fm R	12.0	116
9	O.S.	O.S. Recreat	15.5	N/A
10	UR/L	Single Fm R	16.5	153
11	UR/L	Single Fm R	18.9	176
12	O.S.	O.S. Recreat	33.4	N/A
13	UR/L	Single Fm R	32.5	302
14	UR/L	Single Fm R	17.2	160
15	O.S.	O.S. Recreat	29.0	N/A
* Use only one land use type per parcel.				
16	UR/L	Single Fm R	31.6	294

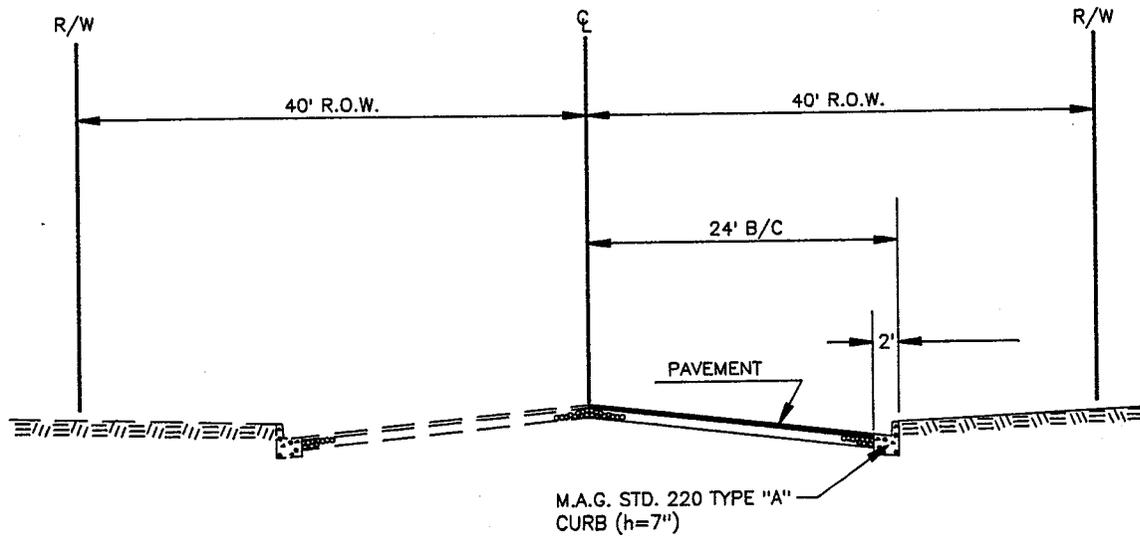
LAND USE CATEGORY	TOTAL GROSS ACRES	AVERAGE GROSS DENSITY
C C Commercial	3.2	N/A
* UR/L Single Family Residential	187.7	9.3
* O.S. Recreation	129.1	N/A
*Note: Gross Residential Density calculated by using net residential acres, open space, newly dedicated and previously dedicated roadways, overall Residential Density for 1750 units for SunBird East.		

TOTAL ACRES FOR DEVELOPMENT:	* 320.00
AVERAGE DENSITY FOR RESIDENTIAL PARCELS: *	* 5.5

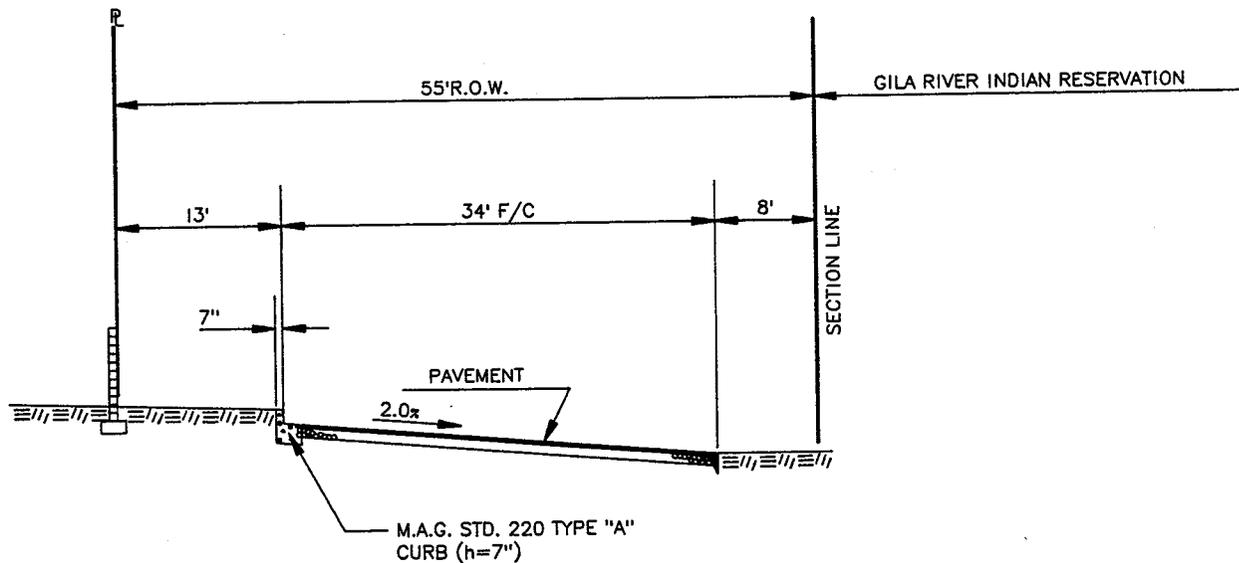
\* Including open space parcels related to residential use.



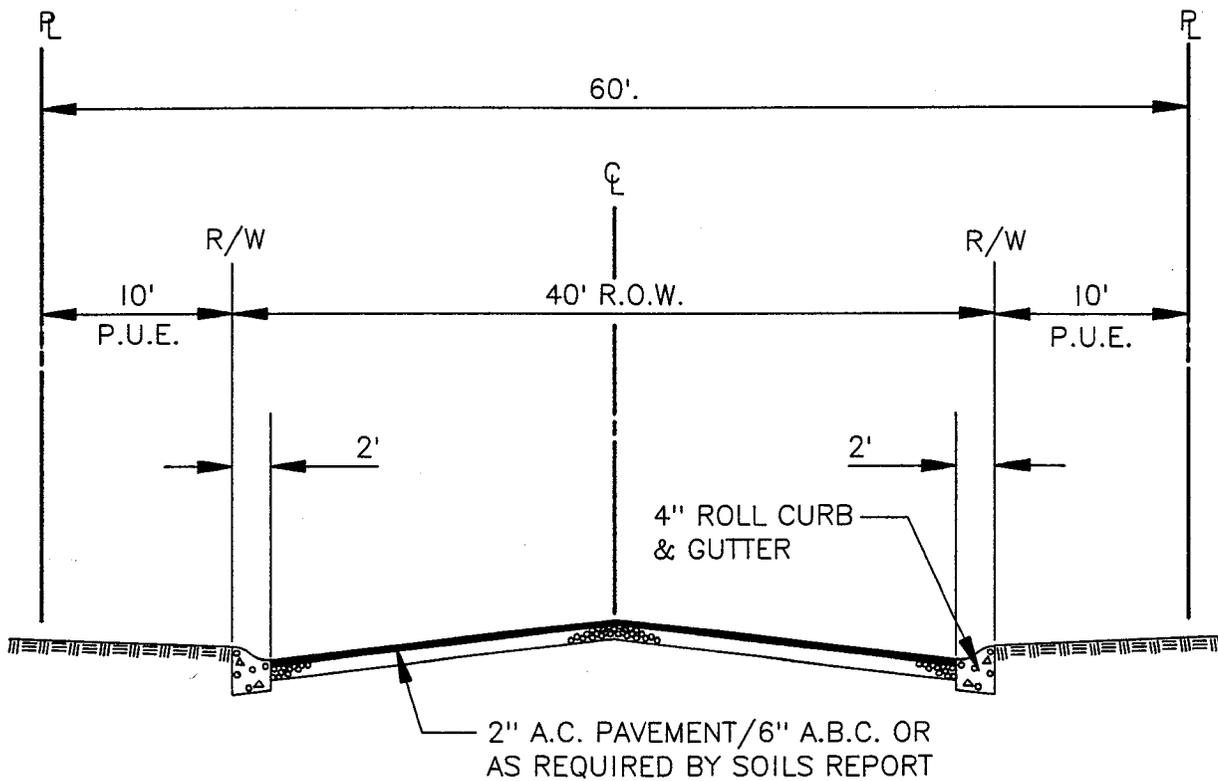
TYPICAL CROSS SECTION RIGGS & COOPER ROAD  
(Looking East or North)



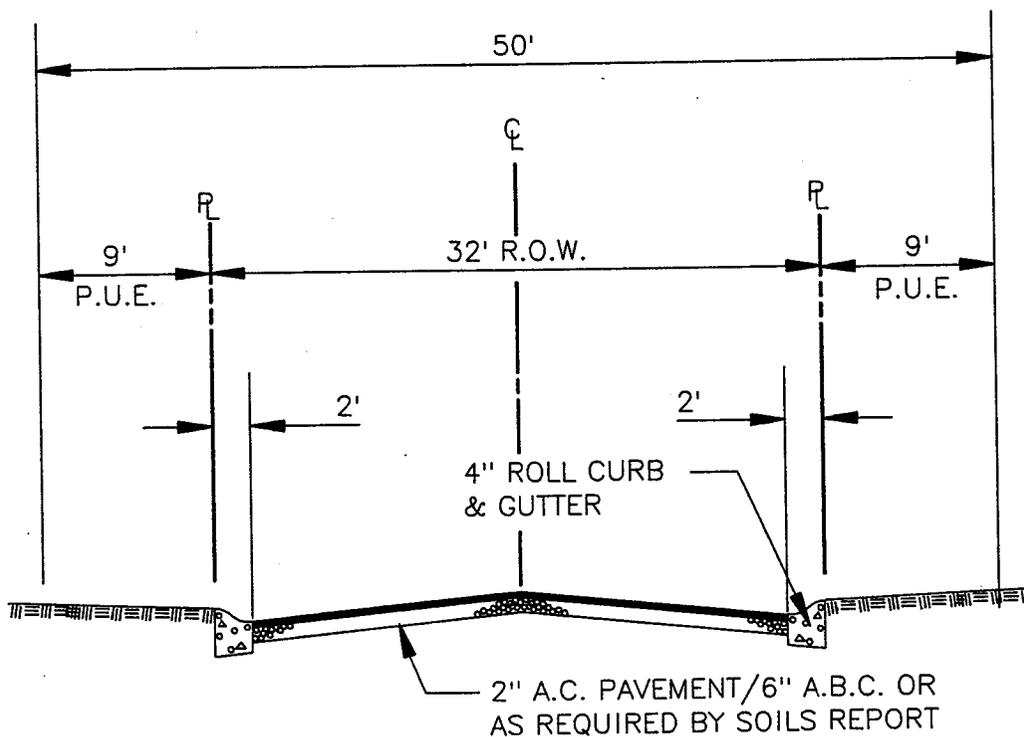
TYPICAL CROSS SECTION 132ND STREET  
(Looking South)



TYPICAL CROSS SECTION HUNT HIGHWAY  
(Looking East)

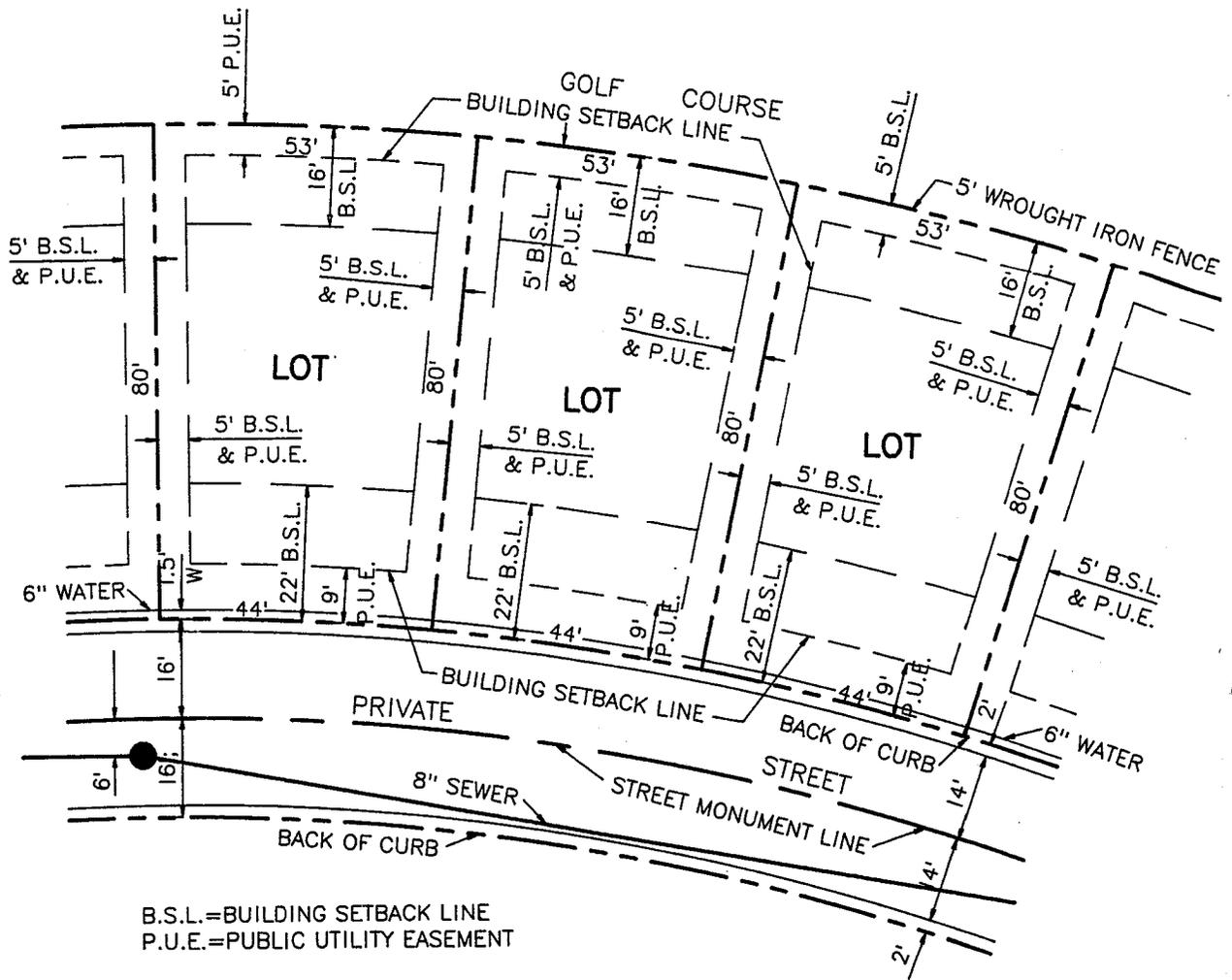


TYPICAL COLLECTOR ROADWAY SECTION

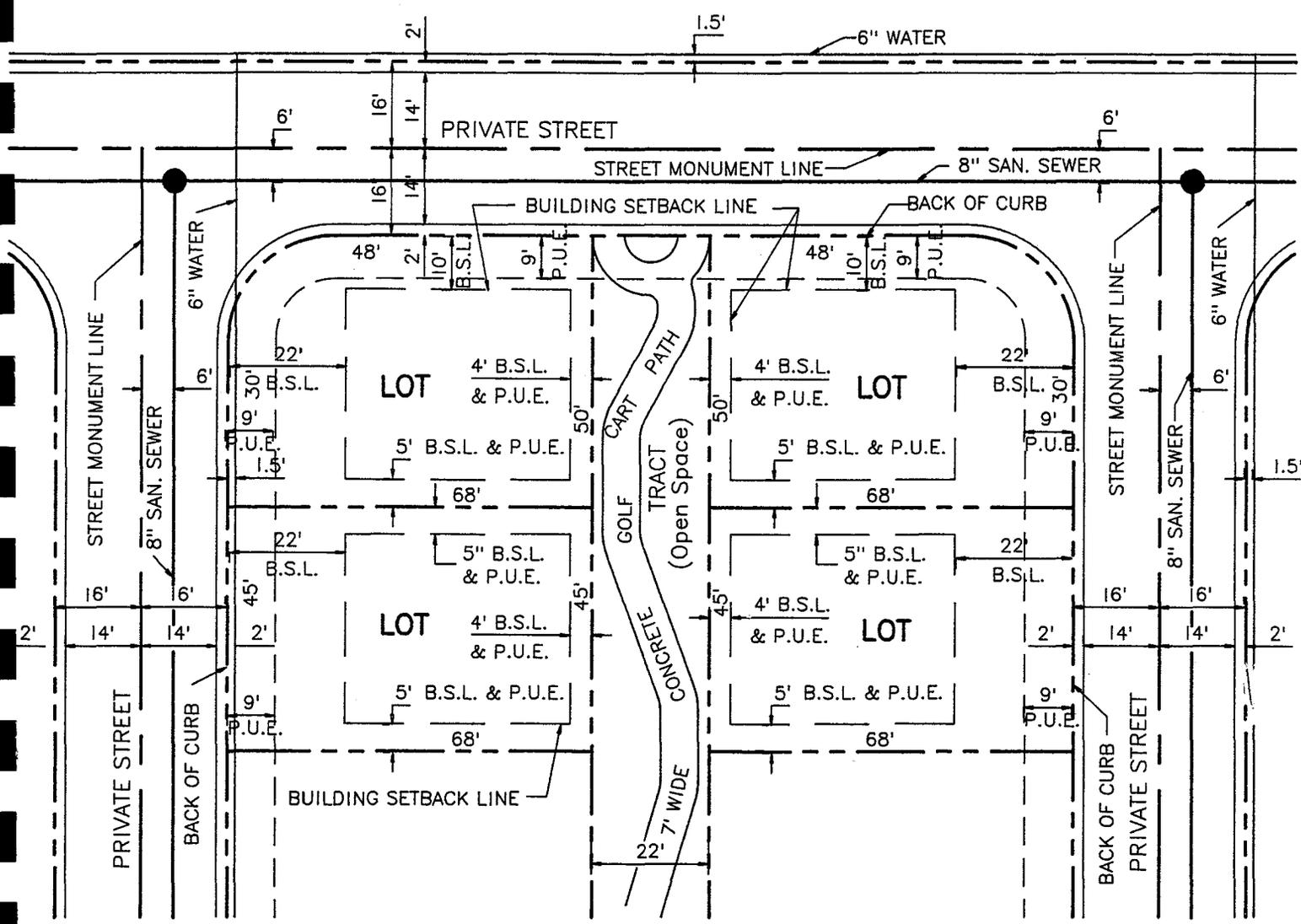


TYPICAL LOCAL ROADWAY SECTION





**Golf Course Lots**  
**TYPICAL BUILDING SETBACK LINES**



B.S.L.=BUILDING SETBACK LLINE  
P.U.E.=PUBLIC UTILITY EASEMENT

**Interior Lots**  
**TYPICAL BUILDING SETBACK LINES**

NOTE: INTERIOR LOT COVERED PATIO EXTENSION  
MAY EXTEND TO REAR PROPERTY LINE.

## APPENDIX 5-D

### LOW WATER USE PLANT LIST

#### PINAL AMA

The Low Water Use Plant List for the Pinal Active Management Area (AMA) is filed in the Department's Pinal AMA Office in Casa Grande. A copy of the list, effective January 1, 1990, follows. Since the list may be amended using the procedure described below, a current list is available upon request from the Pinal AMA office or from the Department's public information officer in the Department's Phoenix office.

#### PROCEDURE FOR MODIFICATION OF LOW WATER USE PLANT LIST

- A. A person who seeks to add a plant or plants to the Low Water Use Plant List for the Pinal AMA, or to delete a plant or plants from the list, may apply at any time to the Director for a modification of the list. The application shall be made on a form prescribed and furnished by the Director.
- B. The Director shall review each request for a modification of the Low Water Use Plant List. The Director may request additional information from the applicant and may seek information from other sources as may be necessary to determine whether the list should be modified.
- C. If the Director approves the addition of a plant to the Low Water Use Plant List, the Director shall place the plant on a supplemental list that shall be considered an addendum to the Low Water Use Plant List. The supplemental list shall be available upon request from the Pinal AMA office or from the Department's public information officer.
- D. If the Director approves the deletion of a plant from the Low Water Use Plant List, the Director shall delete the plant from the list.
- E. The Director shall conduct an annual review of the Low Water Use Plant List and issue a modified plant list no later than January 15 of the following year. As a result of the review, the Director may add plants to the list, delete plants from the list, or both.

APPENDIX 5-D (cont.)

LOW WATER USE PLANT LIST

This list was compiled by the Department in cooperation with experts from the Desert Botanical Garden, the Arizona Department of Transportation, and various nurserymen and landscape specialists throughout central Arizona.

<u>Botanical Name</u>	<u>-TREES-</u>	<u>Common Name</u>
Acacia spp.		Acacia/Wattle
Agonis flexuosa		West Australia
Peppermint		
Brachychiton populneus		Bottle Tree
Brahea spp.		
Bursera spp.		
Caesalpinia spp.		
Callistemon viminalis		Weeping Bottle Brush
Casuarina spp.		
Celtis reticulata		Western Hackberry
Ceratonia siliqua		St. John's Bread Tree/Carob Tree
Cercidium spp.		
Chamaerops humilis		Mediterranean Fan Palm
Chilopsis linearis		Desert Willow
Cupressus arizonica		Arizona Cypress
Cupressus sempervirens		Italian Cypress
Dahlbergia sissoo		Sissoo Tree
Dalea spp.		
Eucalyptus spp.		
Forchammeria watsonii		
Geijera parviflora		Australian Willow
Gleditsia triacanthos		Honey Locust
Leucaena retusa		Golden Ball Lead Tree
Lysiloma spp.		
Olea spp.		Olive
Olneya tesota		Ironwood
Parkinsonia aculeata		Mexican Palo Verde
Phoenix canariensis		Canary Island Date Palm
Phoenix dactylifera		Date Palm
Pinus canariensis		Canary Island Pine
Pinus eldarica		Afghan Pine
Pinus halepensis		Aleppo Pine
Pinus pinea		Italian Stone Pine
Pinus roxburghii		Chir Pine
Pistacia spp.		Pistachio
Pithecellobium spp.		
Pittosporum phillyraeoides		Willow Pittosporum
Prosopis spp.		Mesquite
Quercus spp.		Oak
Rhus lancea		African Sumac
Schinus terebinthifolius		Brazilian Pepper
Sophora secundiflora		Texas Mountain Laurel

APPENDIX 5-D (cont.)

- TREES -

Tamarix aphylla	Athel Tree
Ulmus parvifolia 'sempervirens'	Evergreen Elm
Vitex agnus-castus	Chaste Tree
Washingtonia spp.	Fan Palm
Ziziphus jujuba	Chinese Jujube

-SHRUBS-

Acacia spp.	Acacia/Wattle
Aloysia spp.	
Ambrosia deltoidea	Triangleleaf Bur-sage
Ambrosia dumosa	White Bur-sage
Atriplex spp.	Saltbush
Baccharis spp.	
Berberis haematocarpa	Red Barberry
Bougainvillea spp.	Bougainvillea
Buddleia marrubifolia	Summer Lilac
Caesalpinia spp.	
Calliandra californica	Fairy Duster
Calliandra eriophylla	Fairy Duster
Calliandra peninsularis	Fairy Duster
Callistemon citrinus	Lemon Bottle Brush
Callistemon phoeniceus	Salt Resistant Bottle
Brush	
Callistemon viminalis "Captain Cook"	Dwarf Bottle Brush
Calothamnus spp.	
Cassia spp.	Cassia
Celtis pallida	Desert Hackberry
Chrysothamnus nauseosus	Rabbit Brush
Cistus spp.	
Convolvulus cneorum	Bush Morning Glory
Cordia boissieri	
Cordia parvifolia	Little Leaf Cordia
Dalea spp.	
Dodonaea spp.	Hopbush
Encelia spp.	Brittlebush
Ephedra spp.	Mormon Tea
Eremaea beaufortioides	Eremaea
Eremaea pauciflora	Snow Gum
Eremaea violacea	Violet Eremaea
Eriogonum spp.	Buckwheat
Eucalyptus spp.	
Forestiera neomexicana	Desert Olive
Genista hispanica	Spanish Broom
Grevillea rosmarinifolia varieties	
Hakea spp.	
Haplopappus laricifolia	Turpentine Bush
Hyptis emoryi	Desert Lavender
Jatropha spp.	
Juniperus chinensis varieties	Juniper
Justicia spp.	
Kunzea spp.	

APPENDIX 5-D (cont.)

- SHRUBS -

Lantana camara	Bush Lantana
Larrea tridentata	Creosote Buish
Leucophyllum spp.	
Lycium spp.	
Melaleuca spp.	
Mimosa biuncifera	Waite a Minute Bush
Mimosa dysocarpa	Velvet Pod Mimosa
Nerium oleander varieties	Oleander
Plumbago scandens	Cape Plumbago
Punica granatum varieties	Pomegranate
Pyracantha spp.	Pyracantha
Quercus spp.	Oak
Rhus ovata	Mountain Laurel
Rhus trilobata	Skunkbush
Rhus virens	Evergreen Sumac
Ruellia californica	Ruellia
Ruellia peninsularis	
Salvia spp. (shrub only)	Sage
Sececio cineraria	Dusty Miller
Simmondsia chinensis	Jojoba
Sophora arizonica	
Sophora formosa	
Tecoma stans	Yellow Bells
Teucrium fruticans	Bush Germander
Vauquelinia spp.	Rosewood
Viguiera tomentosa	Golden Eye
Ziziphus obtusifolia	Greythorn

-GROUNDCOVERS/HERBACEOUS PLANTS-

<u>Botanical Name</u>	<u>Common Name</u>
Acacia spp.	
Anigozanthos spp.	Kangaroo Paw
Artemisia spp.	
Asclepias subulata	Desert Milkweed
Asparagus densiflorus cv. sprengeri	Sprenger Asparagus
Atriplex spp.	
Baccharis spp.	
Carpobrotus edulis	Ice Plant
Centaurea cineraria	Dusty Miller
Cephalophyllum spp.	Red Spike Ice Plant
Clianthus formosus	Sturt's Desert Pea
Convolvulus mauritanicus	Ground Morning Glory
Dalea spp.	
Gazania spp.	Gazania
Grevillea crithmifolia	Spider Flower
Kennedia coccinea	Coral Vine
Kennedia prostrata	Scarlet Runner
Lantana montevidensis	Trailing Lantana
Malephora crocea	Ice Plant

APPENDIX 5-D (cont.)

- GROUNDCOVERS/HERBACEOUS PLANTS -

Myoporum parvifolium	Sandalwood
Oenothera berlandieri	Mexican Evening Primrose
Oenothera drummondii	Baja Primrose
Pentzia incana	Karoo Groundcover
Romneya coulteri	Matilija Poppy
Rosmarinus officinalis 'prostratus'	Prostrate Rosemary
Salvia chamaedryoides	Blue Sage
Salvia farinacea	Mealy Cup Sage
Santolina chamaecyparissus	Lavender Cotton
Santolina virens	Green Santolina
Sesuvium verrucosum	Sea Purslane
Sphaeralcea spp.	Globe-Mallow
Verbena bipinnatifida	Verbena
Verbena peruviana	Peruvian Verbena
Verbena pulchella	False Sand Verbena
Verbena rigida	Verbena

-SUCCULENTS-

<u>Botanical Name</u>	<u>Common Name</u>
Agave spp.	Century Plant/Agave
Aloe spp.	Aloe
Cacti (all)	
Dasyliirion spp.	Desert Spoon
Fouquieria spp.	
Hesperaloe spp.	
Nolina spp.	Bear Grass
Yucca spp.	Yucca

-ANNUALS/PERENNIALS-

<u>Botanical Name</u>	<u>Common Name</u>
Abronia villosa	Sand Verbena
Arctotis spp.	African Daisy
Argemone pleicantha	Prickly Poppy
Baeria chrysostoma	Goldfield
Bahia absinthifolia	Bahia
Baileya multiradiata	Desert Marigold
Cassia covesii	
Catharanthus roseus cultivars	Madagascar Periwinkle
Celosia spp.	Cockscomb
Cosmos spp.	Cosmos
Dimorphoteca spp.	African Daisy
Dyssodia pentachaeta	Dyssodia
Eschscholzia californica	California Poppy

APPENDIX 5-D (cont.)

- ANNUALS/PERENNIALS -

Eschscholzia mexicana	Mexican Gold Poppy
Gilia leptantha	Showy Blue Gilia
Gomphrena globosa	Globe Amaranth
Helichrysum bracteatum	Everlasting Daisy
Helipterum spp.	
Kallstroemia grandiflora	Arizona Poppy
Layia platyglossa	Tidy Tips
Lesquerella gordonii	Gold Crucifer
Linaria spp.	Toadflax
Lupinus densiflorus	Lupine
Lupinus sparsiflorus	
Matricaria grandiflora	Pineapple Weed
Melampodium leucanthum	Blackfoot Daisy
Mentzelia spp.	Blazing Star
Orthocarpus purpurascens	Owl's Clover
Pectis papposa	Chinch Weed
Penstemon spp.	
Phacelia spp.	
Tagetes spp.	Marigold
Ursinia spp.	Ursinia

- GRASSES -

<u>Botanical Name</u>	<u>Common Name</u>
Aristida purpurea	Red Three Awl
Bromus rubens	Red Brome
Eragrostis atherstone	Cochise Lovegrass
Eragrostis lehmanniana	Lehmann Lovegrass
Muhlenbergia dumosa	Giant Muhley
Pennisetum setaceum	Fountain Grass
Schismus barbatus	Schismus

- VINES -

<u>Botanical Name</u>	<u>Common Name</u>
Antigonon leptopus	Mountain Rose/Queens Wreath
Bougainvillea spp.	Bougainvillea
Billardiera ringens	Riverbell Flower
Campsis radicans	Common Trumpet Creeper
Cissus trifoliata	Arizona Grape Ivy
Clematis drummondii	Virgin's Bower
Hardenbergia comptoniana	Wild Wisteria
Kennedia nigricans	Black Yellow Vine
Macfadyena unguis - cati	Cat Claw
Mascagnia lilacaena	Lilac Orchid Vine
Mascagnia macroptera	Yellow Orchid Vine
Merremia aurea	Yuca
Solanum jasminoides	Potato Vine

## PLAN SECTION

### SUMMARY

#### LAND USE PLAN INFORMATION

TIME FOR DEVELOPMENT - It is anticipated that preliminary approvals from all Governmental Agencies will take approximately 16 months.

It is anticipated that the golf course and community center will be constructed within 2 years of approvals, depending upon housing sales at SunBird. Home construction in SunBird East should occur within 12 months of golf course construction. Build out should occur around 1999 depending upon sales.

LAND USE SUMMARY - The attached land use table breaks down the land use categories (see attached table).

CIRCULATION PLANS - The streets in SunBird will be private streets. To be owned and maintained by the Homeowners Association.

ARTERIAL STREETS - Riggs Road and Cooper Road are anticipated to remain county roads with 55 feet 1/2 street right-of-ways (see detail).

SECONDARY PERIMETER STREETS - Hunt Highway and the North/South Midsection Line Road is anticipated to remain County Roads, with 80 feet right-of-ways (see detail).

LOCAL COLLECTOR - Interior collector streets are anticipated to be privately maintained by the Homeowners Association. The local collector will have 40 feet ROW, from back of curb to back of curb with an additional 10 feet easement on each side. A overall right-of-way width of 60 feet. This same overall right-of-way allows for future Highway Department needs without diminishing the residential lot sizes (see detail).

LOCAL STREETS -The roadway, right-of-way will not be the same size as County standards. The right-of-way will be 32 feet wide, with 9 foot public utility and roadway easements on each side, providing the same total roadway width, without the extra 9 feet on each side being dedicated roadway. This same overall right-of-way allows for future highway department needs without diminishing the residential lot size.

Streets "X" sections and street construction will be constructed to County standards, however no sidewalks are anticipated.

A pedestrian, electric golf cart or bike path is provided at the rear of most homes that will provide pedestrian focal points at several points along the route. This path will be

APPENDIX

SECTION

FLOOR PLANS - Typical floor plans and house elevations of our proposed Casita area as shown on the attached plans.

COMMUNITY SERVICES - SunBird's Community and Recreational Facilities are listed on the attached sheet.

OWNERSHIP - A copy of the purchase contract showing equitable ownership is enclosed, deleting confidential business information.

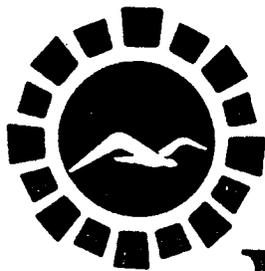
LEGAL DESCRIPTION

The West 1/2 of Section 36 Township 2 South; Range 5 East of the G&SRB&M.

Except the North 40 feet  
Except the West 33 feet  
Except the South 33 feet  
and Except the West 6.75 feet of the Northwest Quarter.

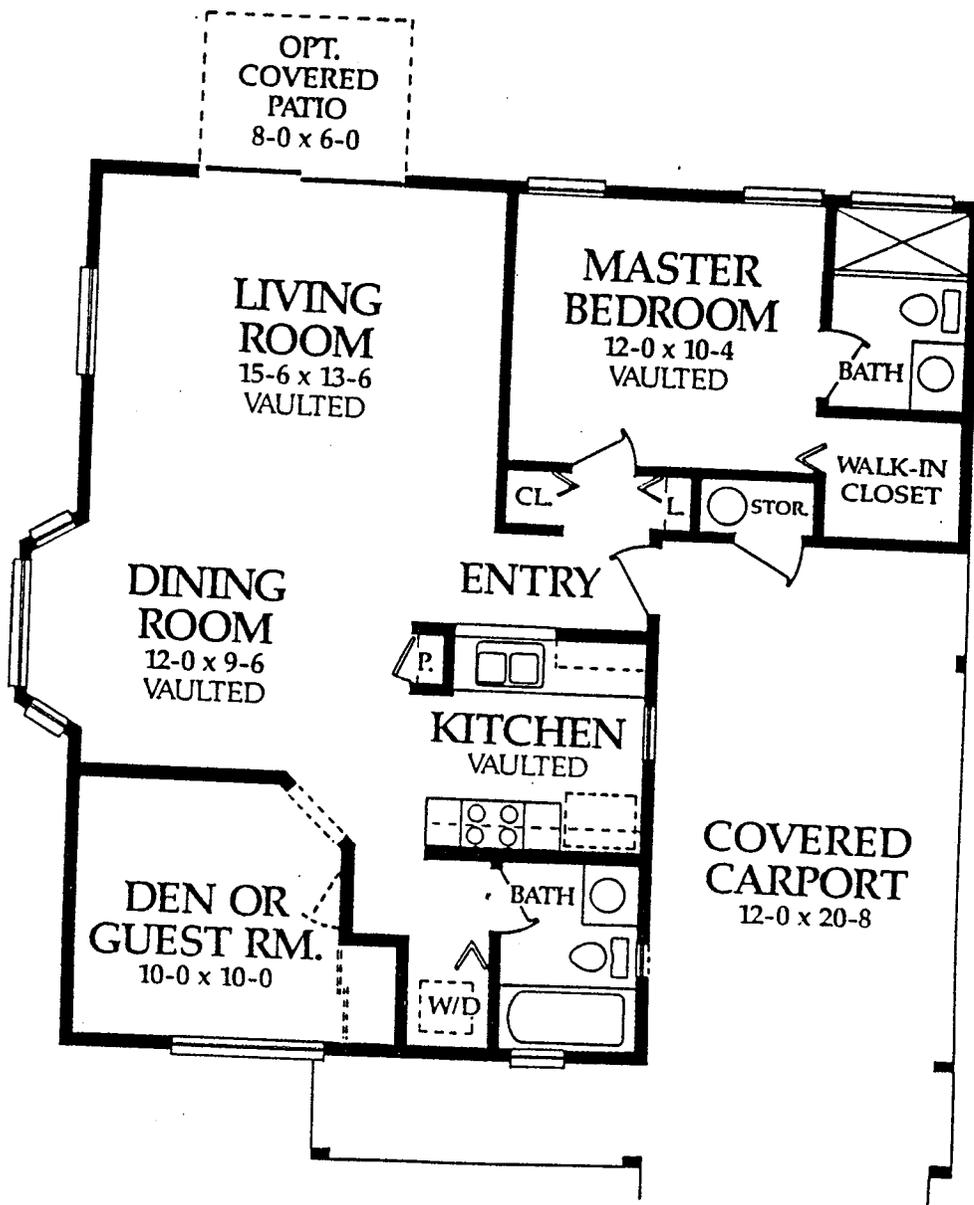
**PREVIEW  
SHOWING**  
*Casita Series*

*The  
Casita Series*



**Sun Bird**  
*Golf Resort*

**PREVIEW  
SHOWING**  
*Casita Series*

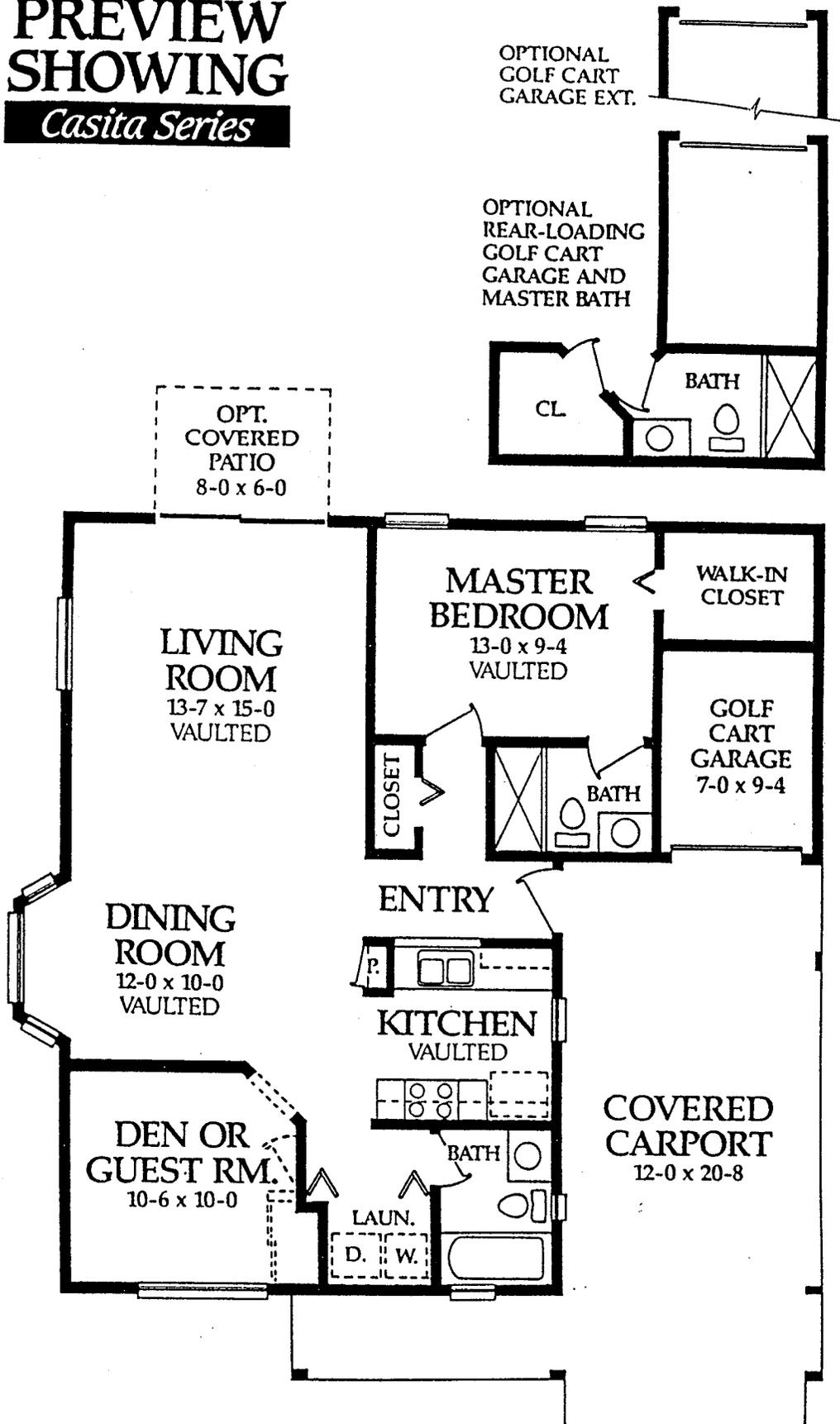


# The Balboa

-42-

2 Bedrooms, 2 Baths, Carport, 908 Livable Sq. Ft., Plan 908

**PREVIEW  
SHOWING**  
*Casita Series*

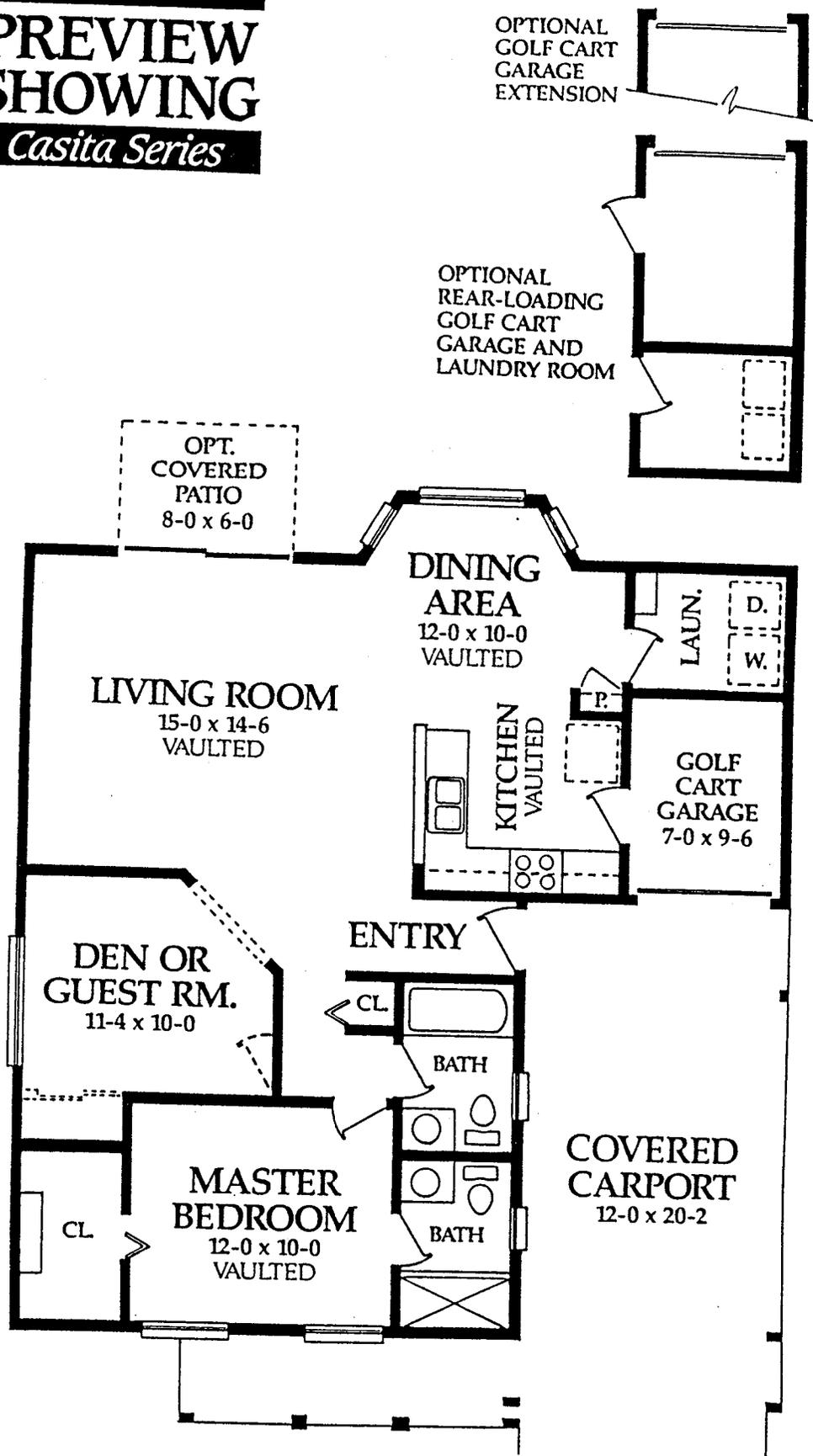


**The Laguna**

-43-

2 Bedrooms, 2 Baths, Carport, Golf Cart Garage, 954 Livable Sq. Ft., Plan 954

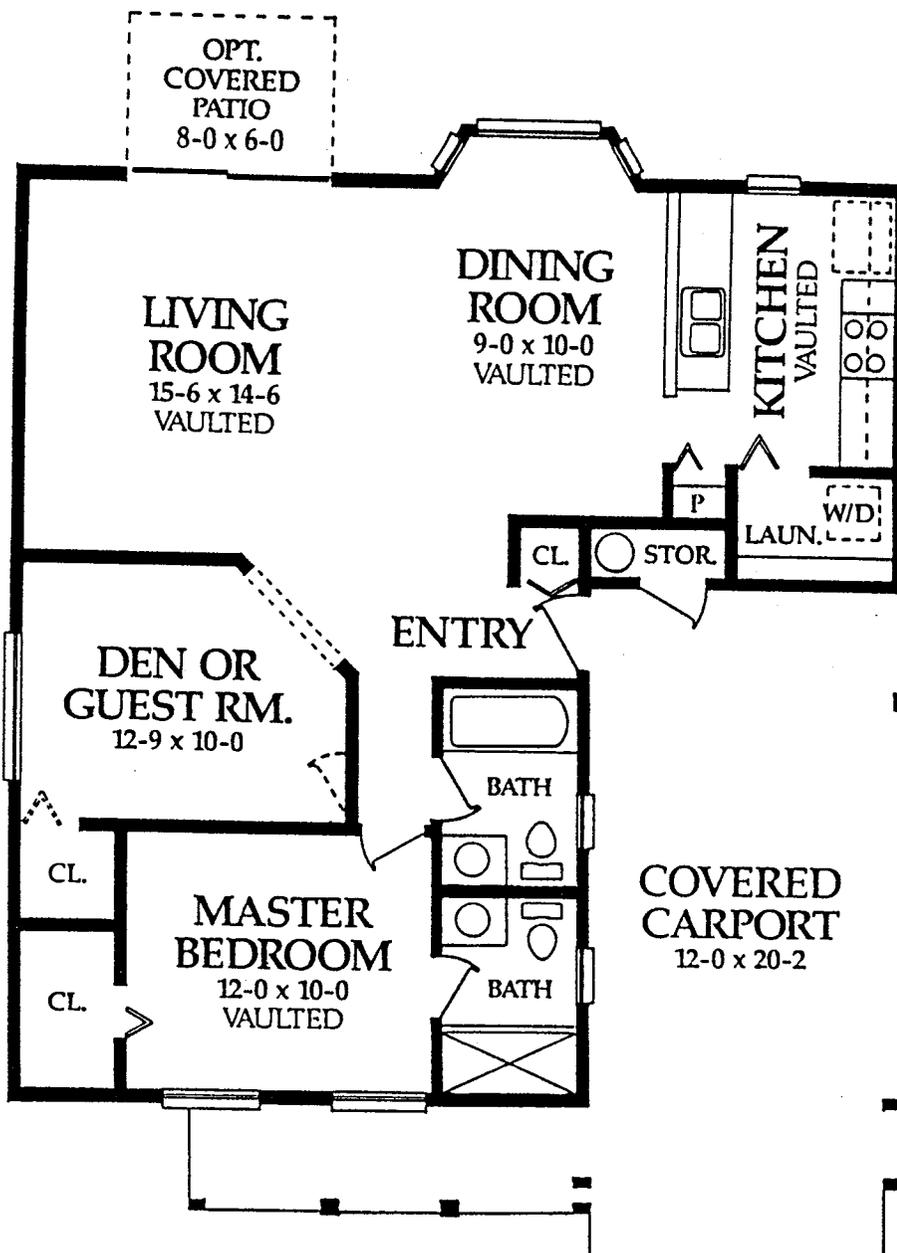
**PREVIEW  
SHOWING**  
*Casita Series*



# The Tahoe

2 Bedrooms, 2 Baths, Carport, Golf Cart Garage, 972 Livable Sq. Ft., Plan 972

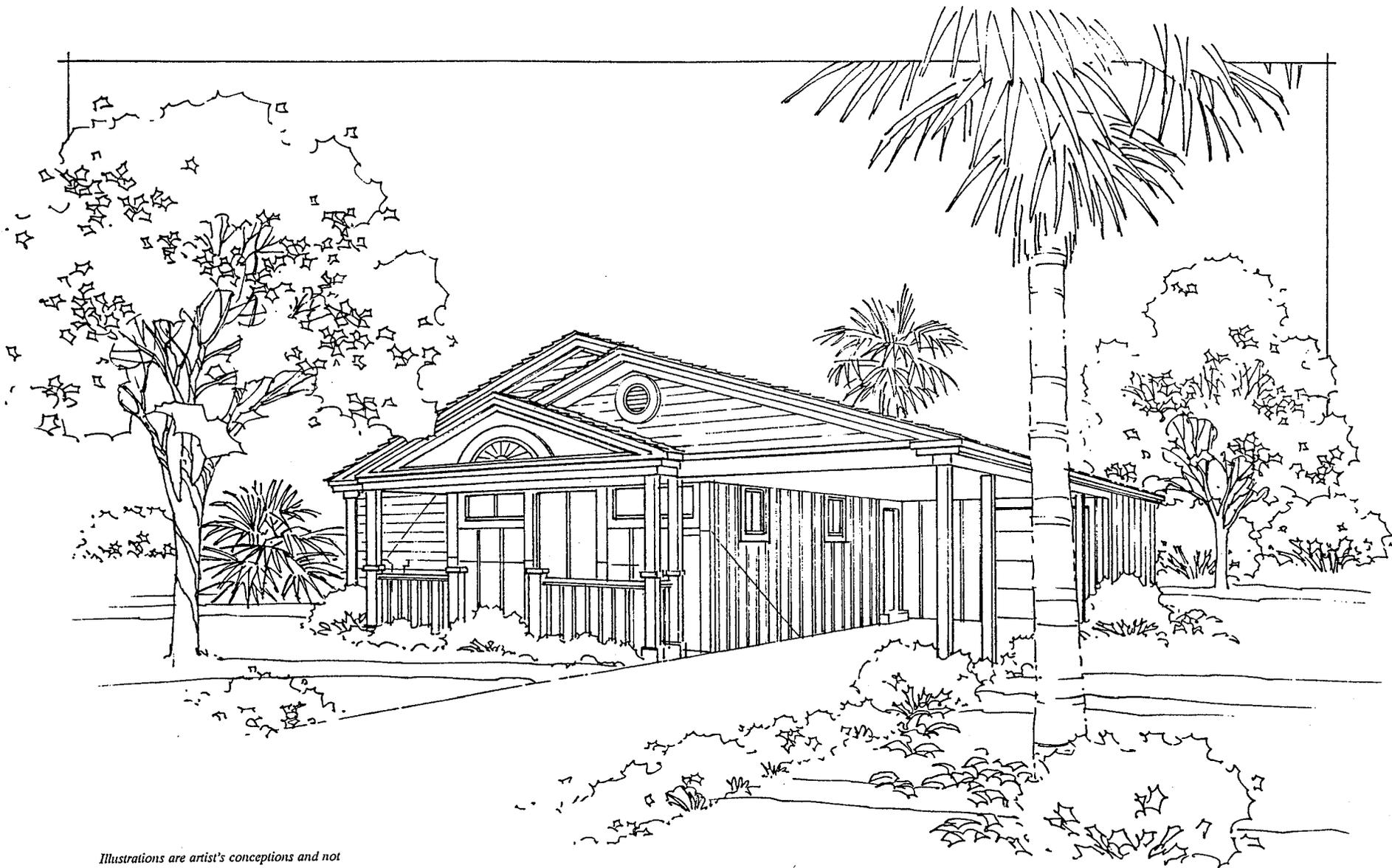
**PREVIEW  
SHOWING**  
*Casita Series*



**The Riviera** -45-

2 Bedrooms, 2 Baths, Carport, 984 Livable Sq. Ft., Plan 984

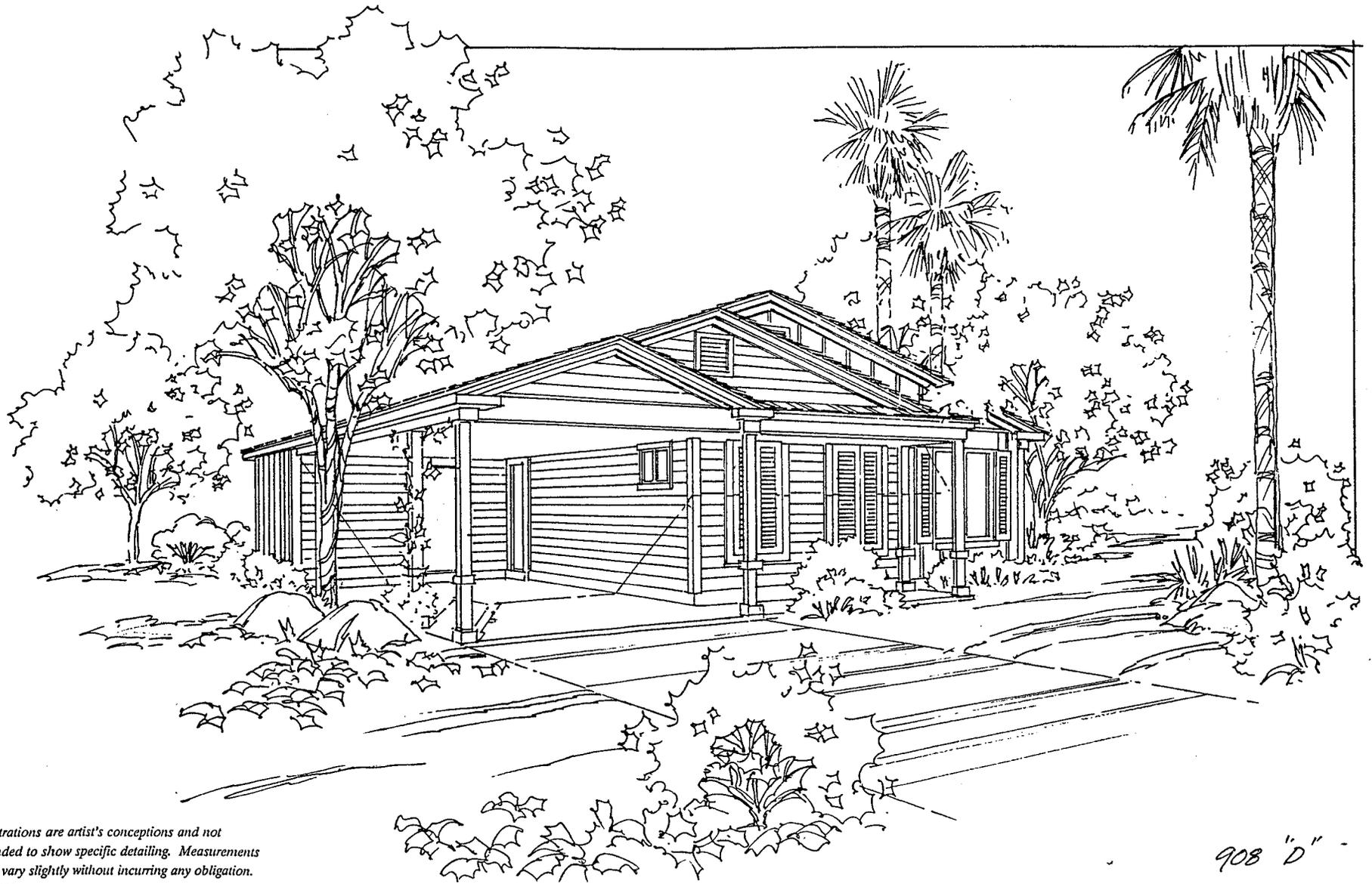
972-C



-46-

*Illustrations are artist's conceptions and not intended to show specific detailing. Measurements may vary slightly without incurring any obligation.*  
9/24/91

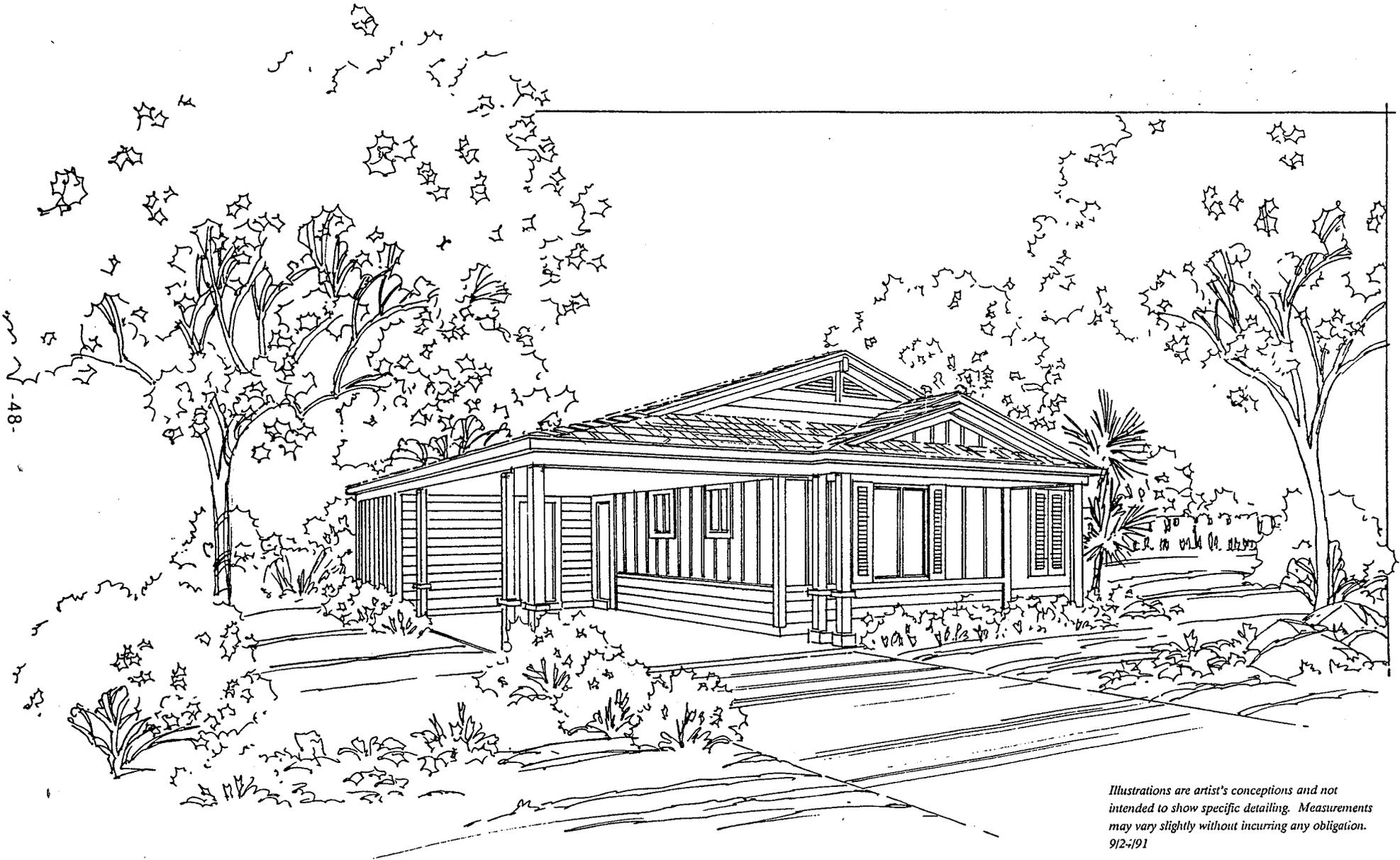
-47-



*Illustrations are artist's conceptions and not intended to show specific detailing. Measurements may vary slightly without incurring any obligation.*  
9/24/91

908 "D"

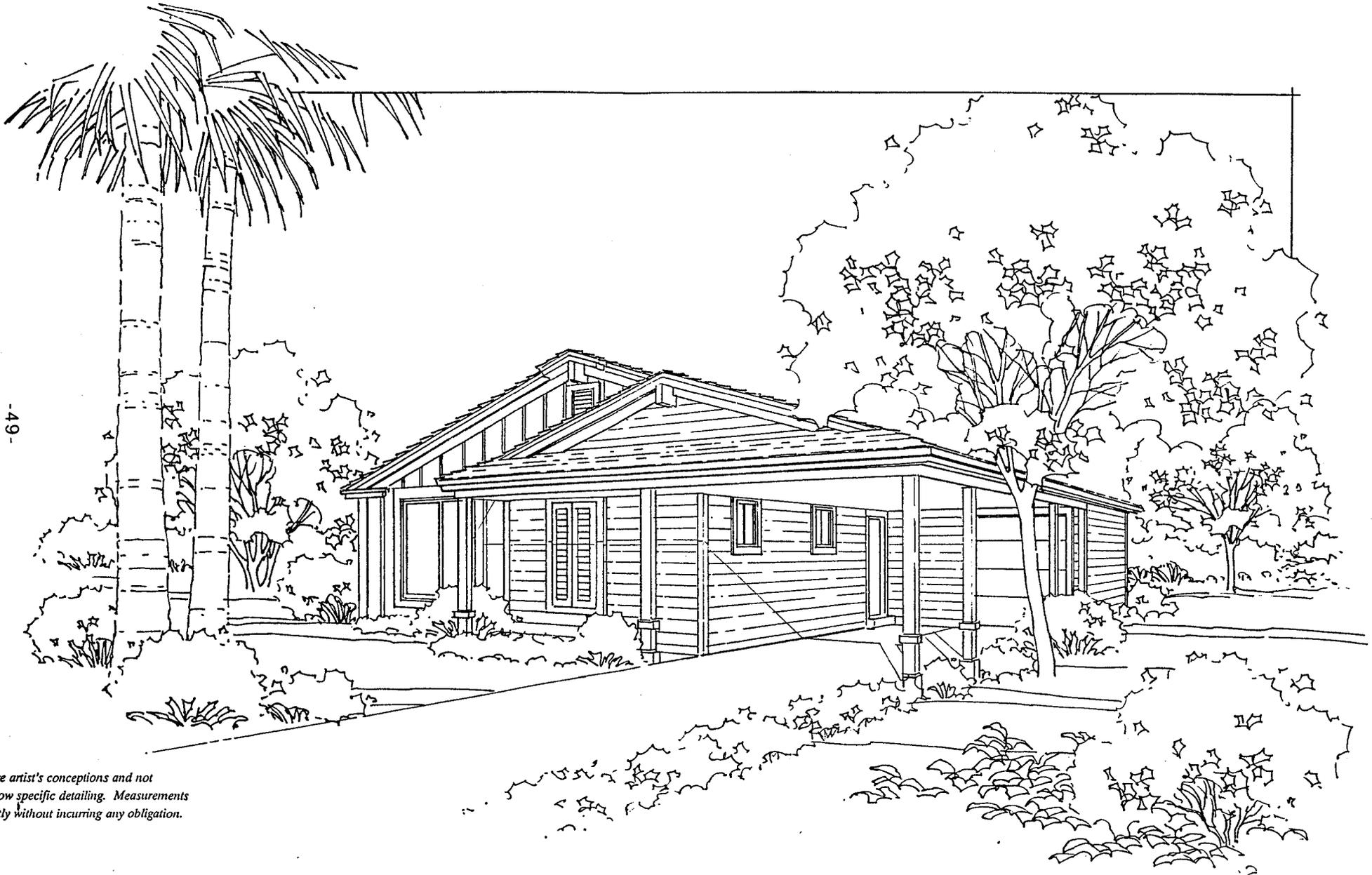
987-D



-48-

*Illustrations are artist's conceptions and not intended to show specific detailing. Measurements may vary slightly without incurring any obligation. 9/2-/91*

957-C



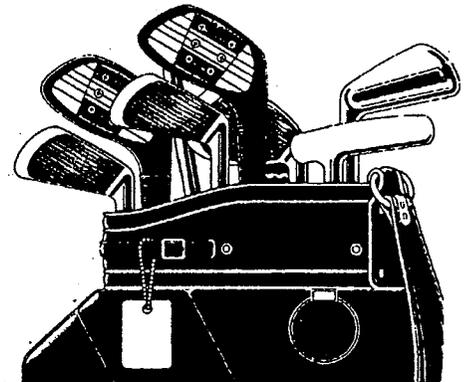
-49-

Illustrations are artist's conceptions and not intended to show specific detailing. Measurements may vary slightly without incurring any obligation.  
4/91

# Enjoy the Recreational Activities at SunBird Golf Resort

There's just no excuse for not enjoying yourself at SunBird! Residents enjoy the beautiful 40,000 square foot clubhouse, pool and patio areas, featuring the following activities for the SunBird homeowner.

- 18 Holes of Golf
- Driving Range
- Bridge
- Oversized Heated Outdoor Pool
- Indoor and Outdoor Whirlpools
- Saunas
- Grand Ballroom
- Lighted Tennis Courts
- Exercise Rooms
- TV Lounge
- Lapidary Shop
- Ceramics Shop
- Billiards Room
- Ballroom Dancing
- Silversmithing Shop
- Bar & Grill
- Library
- Square, Round and Line Dancing
- Woodcarving
- Cribbage and Panguine
- Watercolor Classes
- Aerobics
- And Many More Activities



## Refer A Friend

Perhaps you have a friend who would enjoy hearing about our master-planned community. Golfers, tennis players, arts and crafts enthusiasts — we'll be happy to send them information on the active adult lifestyle available at SunBird. Just call us at (602) 732-1000 or toll free, 1-800-523-6664 and we'll do the rest!



VACANT LAND PURCHASE CONTRACT AND RECEIPT FOR DEPOSIT



THE PRINTED PORTION OF THIS CONTRACT HAS BEEN APPROVED BY THE ARIZONA ASSOCIATION OF REALTORS\*. THIS IS INTENDED TO BE A BINDING CONTRACT. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OR THE TAX CONSEQUENCES THEREOF. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT YOUR ATTORNEY OR TAX ADVISOR.

RECEIPT

- 1. Received from SBG Development Company, an Arizona Corporation and/or Nominee ("Buyer"), 2. who will take title as (check one) [ ] Joint Tenants with Right of Survivorship, [ ] Community Property, [ ] Tenants In Common, [ ] Sole and 3. Separate Property, [X] determined before close of escrow, the sum of \$ [redacted] evidenced by [ ] cash [X] personal check 4. [ ] all subject to collection, to be deposited promptly after Seller's acceptance of this Contract 5. [ ] in trust account of Selling Broker named in line 10 [X] with duly licensed escrow company 6. as earnest deposit and part purchase price for the Property described below. Any earnest money check shall be held by Selling Broker until 7. Seller's acceptance of Buyer's offer. Upon acceptance, Selling Broker is authorized to deposit the check with the escrow company to which 8. the check is payable, or, if the check is payable to Selling Broker or Selling Broker's trust account, to endorse the check to and deposit it with 9. any authorized escrow company. 10. SELLING BROKER N/A (firm Name) By [redacted] Date [redacted]

OFFER

11. Buyer agrees to purchase real property in Maricopa County, Arizona and all improvements thereon 12. and appurtenances incident thereto, as follows:

13. SEE EXHIBIT "A"

14. [redacted]

15. (collectively the "Property"), for:

16. \$ [redacted] Full purchase price, payable as follows:

17. \$ [redacted] Earnest deposit as indicated above.

18. \$ [redacted] 2nd Earnest Money Deposit (as provided in Addendum to Contract)

19. [redacted] Balance due at close of escrow.

- 20. [redacted] 21. [redacted] 22. [redacted] 23. [redacted] 24. [redacted] 25. [redacted] 26. [redacted] 27. [redacted] 28. [redacted] 29. [redacted] 30. [redacted]

31. [X] Addendum. An Addendum is attached, which is incorporated herein by reference.

32. Escrow Instructions. [ ] Separate escrow instructions will be executed. [X] This Contract will be used as escrow instructions, and

33. [redacted] is hereby designated as escrow company and title insurer.

34. [redacted] Any difference shall be allocated in the

35. [redacted] cash payment due at close of escrow. [redacted] balance due Seller. Buyer shall reimburse Seller for any purchase tax costs of Buyer.

36. Special Assessments. The amount of any assessment which is a lien as of the close of escrow shall be [ ] paid in full by Seller [X] assumed by

37. Buyer. Any assessment that becomes a lien after close of escrow is Buyer's responsibility.

38. Closing Date. Seller and Buyer agree that they will comply with all terms and conditions of this Contract and close escrow on or before

39. See Addendum. If escrow does not close by such date, this Contract is subject to cancellation as provided herein.

40. Possession. Possession shall be delivered to Buyer at Close of Escrow

41. Time for Acceptance. This offer must be accepted by Seller on or before [redacted]

42. Written acceptance of this Contract given to the Selling Broker shall be notice to Buyer.

43. Authority. Each person signing this Contract warrants that he has the capacity, full power and authority to execute this Contract and

44. consummate the transaction contemplated hereby on his own behalf or on behalf of the party he represents, as appropriate. This Contract shall

45. inure to the benefit of and is binding upon the parties and their beneficiaries, successors in interest and assignees.

46. COMMISSIONS PAYABLE FOR THE SALE, LEASING OR MANAGEMENT OF PROPERTY ARE NOT SET BY ANY BOARD OF REALTORS\*

47. OR MULTIPLE LISTING SERVICE OR IN ANY MANNER OTHER THAN BY NEGOTIATIONS BETWEEN THE BROKER AND THE CLIENT.

48. Terms on Reverse. THE TERMS AND CONDITIONS ON THE REVERSE SIDE HEREOF ARE INCORPORATED HEREIN BY REFERENCE.

49. The undersigned agrees to purchase the Property on the terms and conditions herein stated and acknowledges receipt of a copy hereof.

50. Signatures appear at end of Addendum

Buyer Date Buyer Date

51. Street City State Zip

ACCEPTANCE

52. The undersigned Seller agrees to sell the Property on the terms and conditions stated herein and agrees to pay a brokerage fee of

53. N/A

54. Seller irrevocably authorizes escrow company to pay such brokerage fee (or one-half the deposit as provided below) in cash at close of escrow

55. all in accordance with the signed listing agreement, if any, previously entered into by the Listing Broker named in line 61 and Seller, if

56. completion of the sale is prevented by default of Seller, or with the consent of Seller, the entire fee shall be paid by Seller. If the earnest deposit

57. is forfeited for any other reason, Seller shall pay a Broker's fee equal to one-half of the deposit, provided such payment shall not exceed the full

58. amount of the fee. Nothing in this paragraph shall be construed as limiting applicable provisions of law or any listing agreement relating to

59. when commissions are earned or payable. Seller hereby waives his right to receive any subsequent offer to purchase the Property until after

60. forfeiture by Buyer or other nullification hereof.

61. Brokerage fees shall be paid as follows: [redacted] to [redacted] ("Listing Broker")

[redacted] to [redacted] ("Selling Broker")

63. Seller Receipt of Copy. The undersigned acknowledges receipt of a copy hereof and authorizes Selling Broker to deliver a signed copy

64. to Buyer.

65. Signatures appear at end of Addendum

Seller Date Seller Date

66. Street City State Zip

67. Broker Review. Broker acknowledges by initialing below, that he or his representative has notified Buyer of Seller's acceptance of this offer.

68. Broker File/Log No. [redacted] Manager's Initials [redacted] Broker's Initials [redacted] Date [redacted]

EXHIBIT "A"

AS TO SELLER:

BY: [Signature]

SBG Development Company,  
an Arizona Corporation

By: [Signature]

Its: [Signature]

Karl Polen, Vice President SBG Development Co.

LEGAL DESCRIPTION

The West 1/2 of Section 36 Township 2 South; Range 5 East of  
the G&SRB&M.

Except the North 40 feet

Except the West 33 feet

Except the South 33 feet

and Except the West 6.75 feet of the Northwest Quarter.

