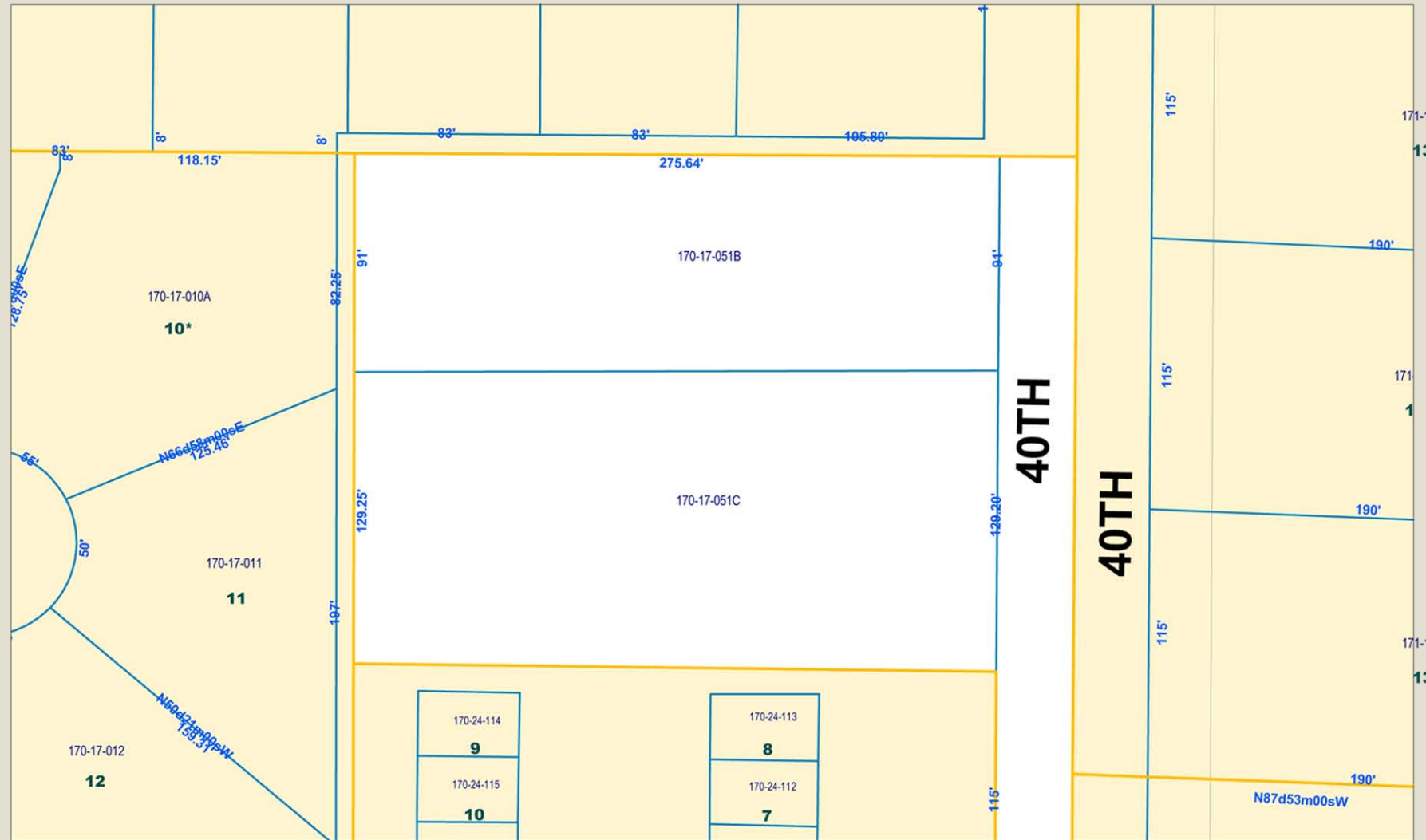


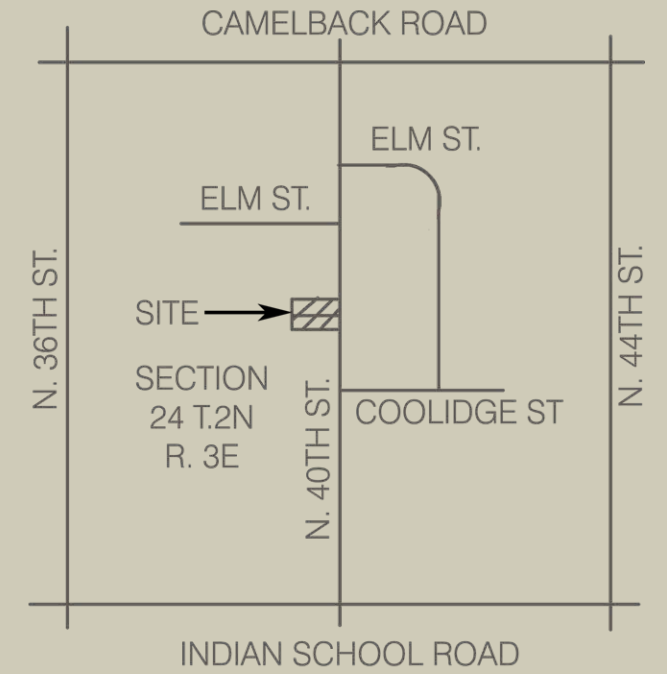
ANTERRA

EXHIBIT D

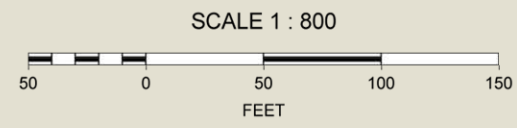
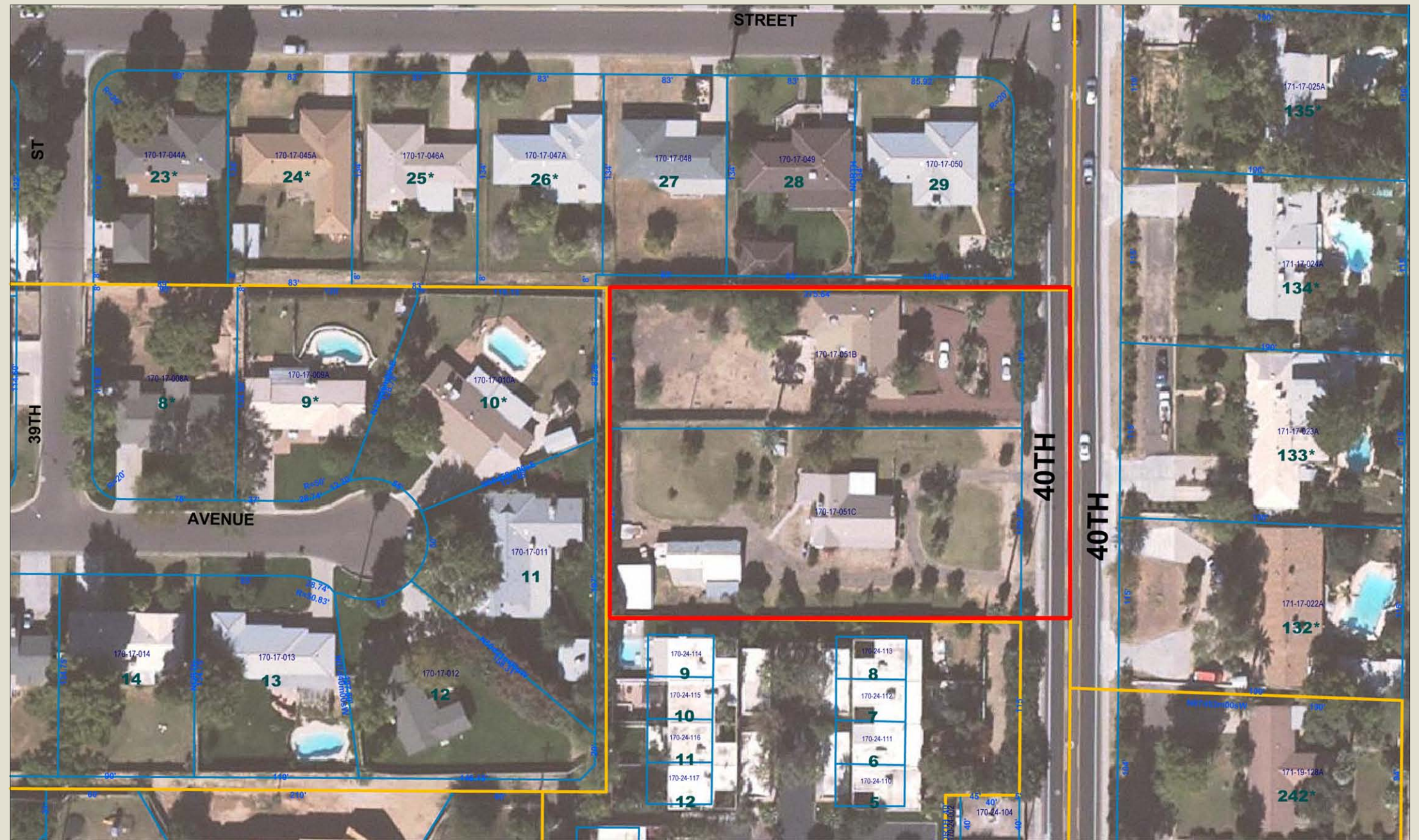
- PARCELS**
- Abc Parcel Numbers
- Abc Lot Numbers
- Abc Parcel Dimensions
- Parcels
- SUBDIVISIONS**
- Sub. Boundaries
- Sub Poly
- TRANSPORTATION**
- Abc Street Names
- Streets (MCDOT)
- Streets (ASSR)



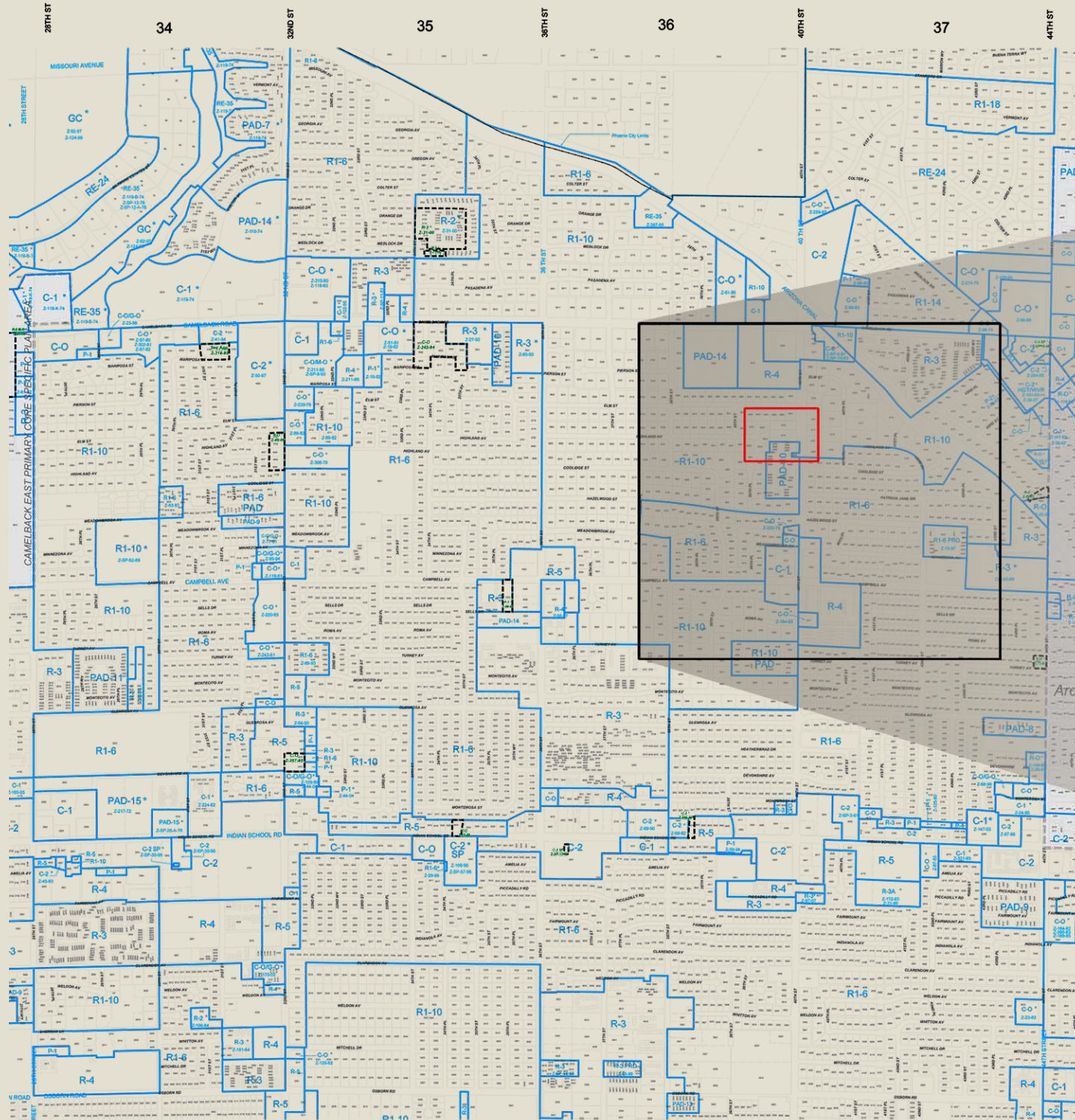
SCALE 1 : 500



- PARCELS**
- Abc Parcel Numbers
- Abc Lot Numbers
- Abc Parcel Dimensions
- ▭ Parcels
- SUBDIVISIONS**
- Sub. Boundaries
- TRANSPORTATION**
- Abc Street Names
- AERIAL PHOTOS 2007**
- 2007 Aerial Photos



PHOENIX PLANNING DEPARTMENT MAP: H10



MISSOURI AVE / STANFORD DR (5,500 N)

19

CAMELBACK RD (5,000 N)

18

CAMPBELL AVE (4,500 N)

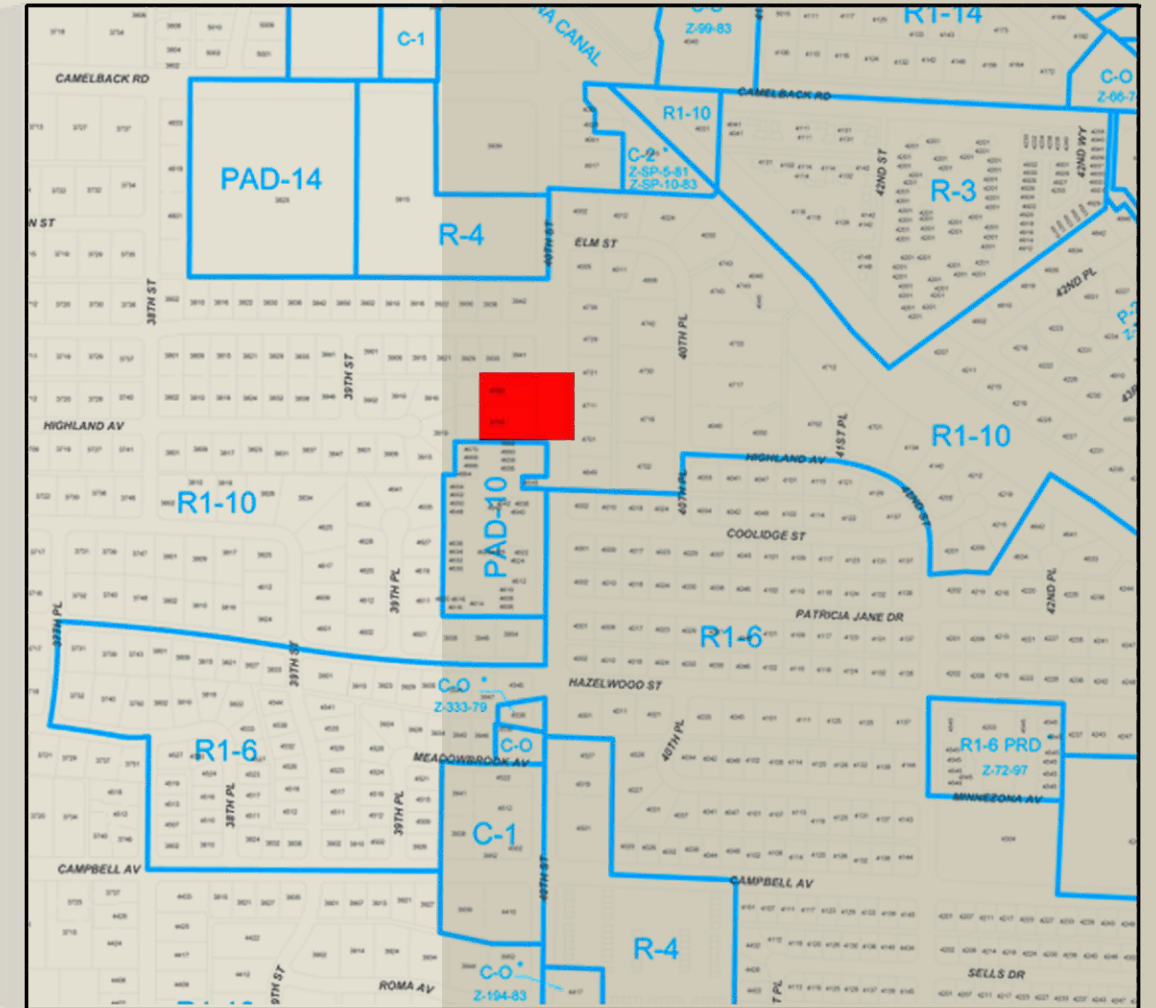
17

INDIAN SCHOOL RD (4,100 N)

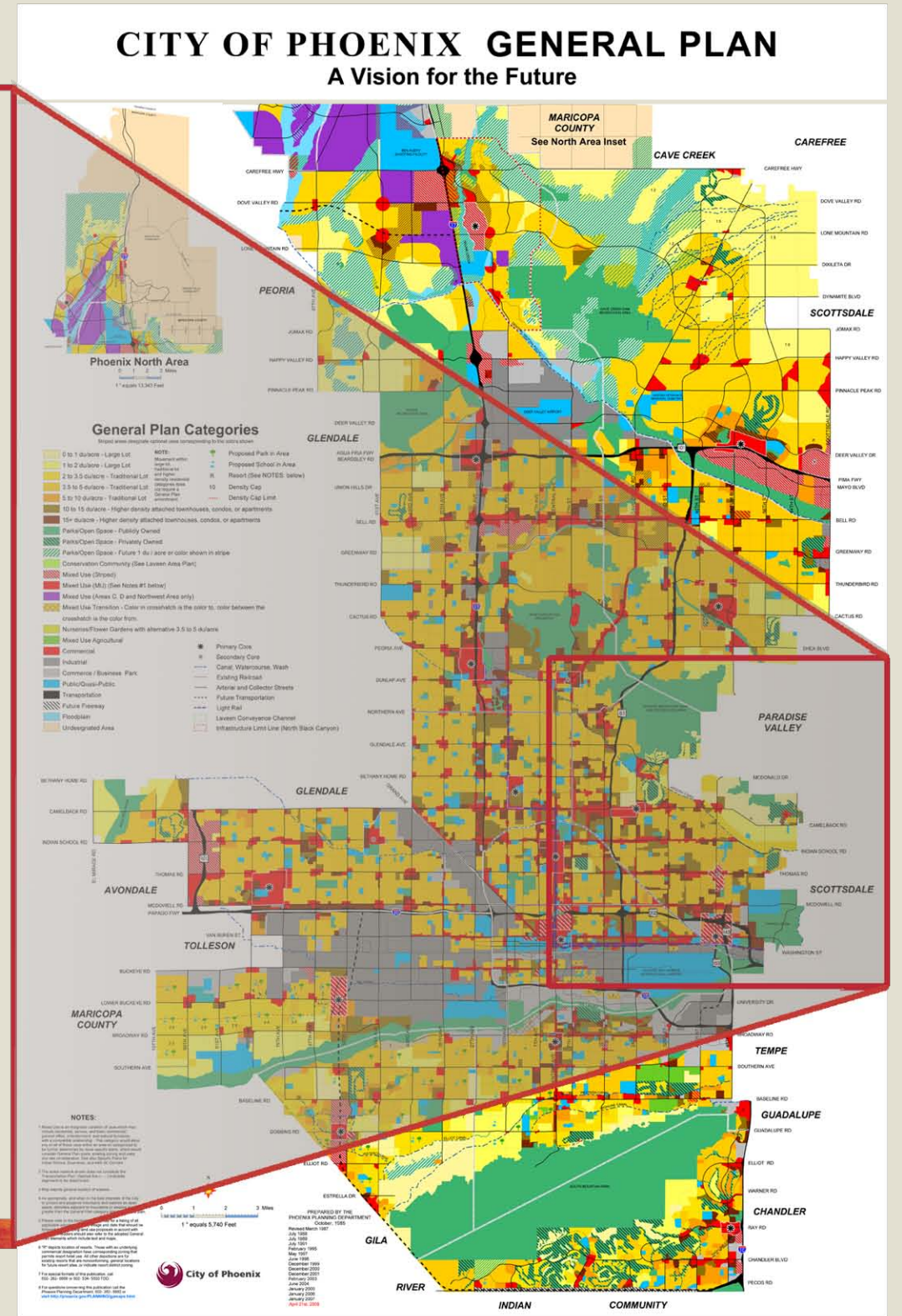
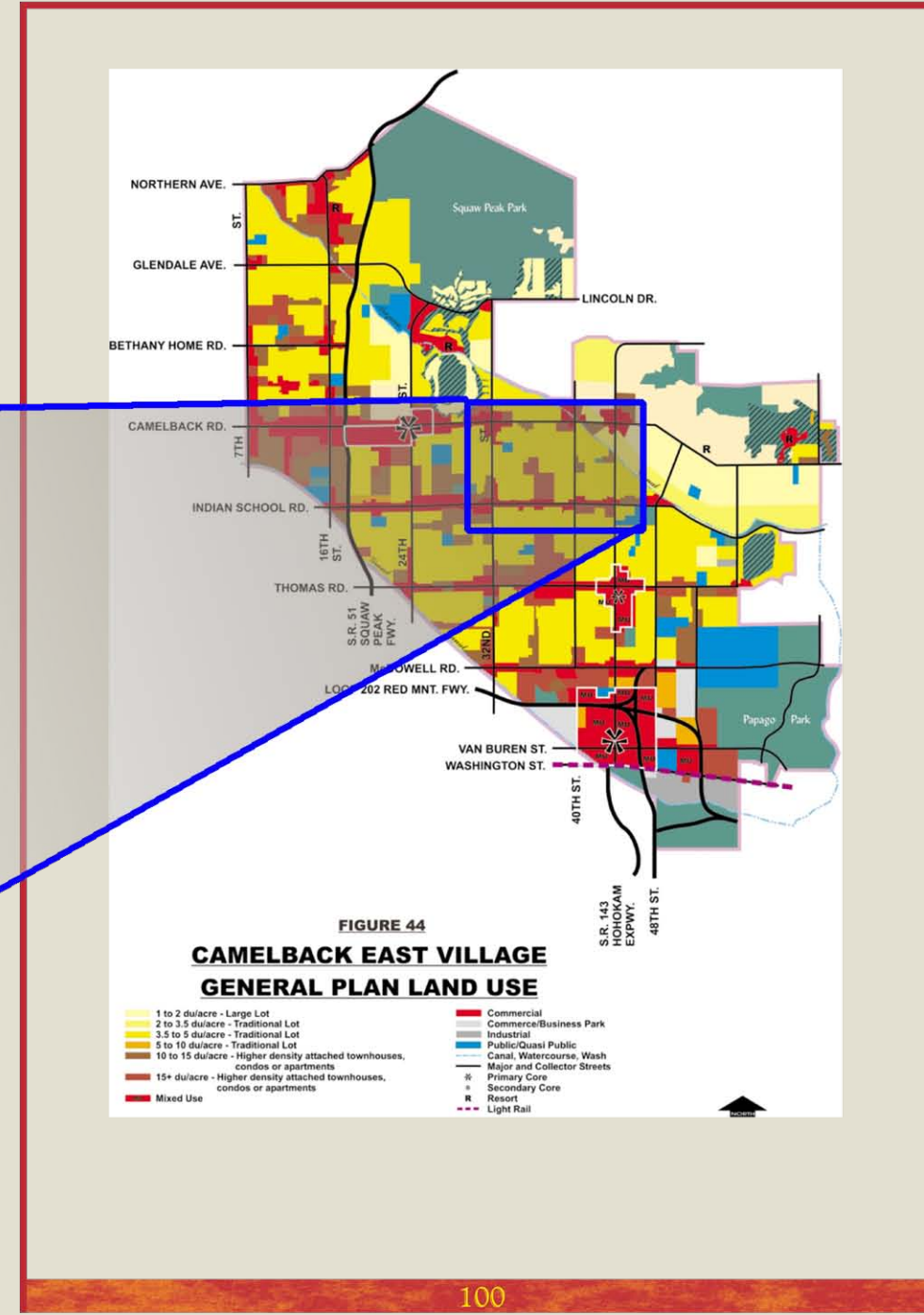
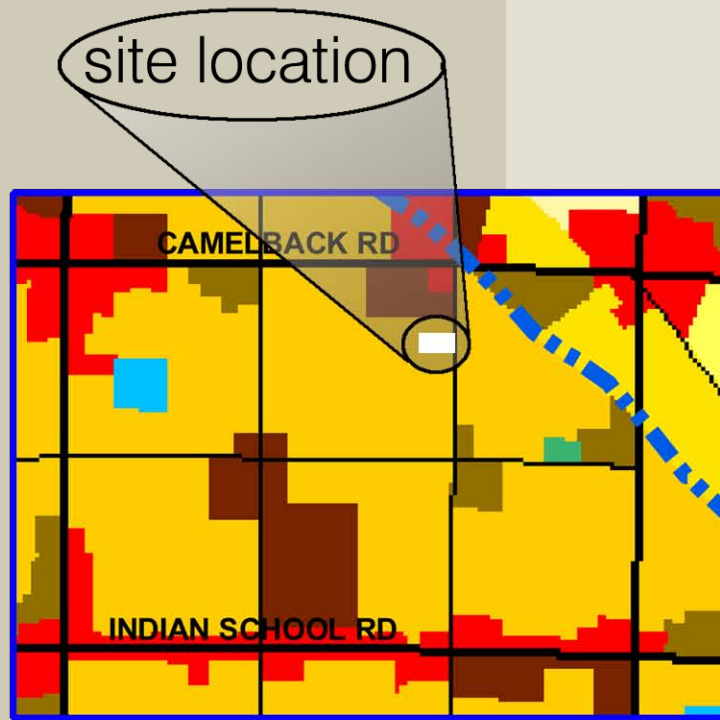
16

OSBORN RD (3,400 N)

H10

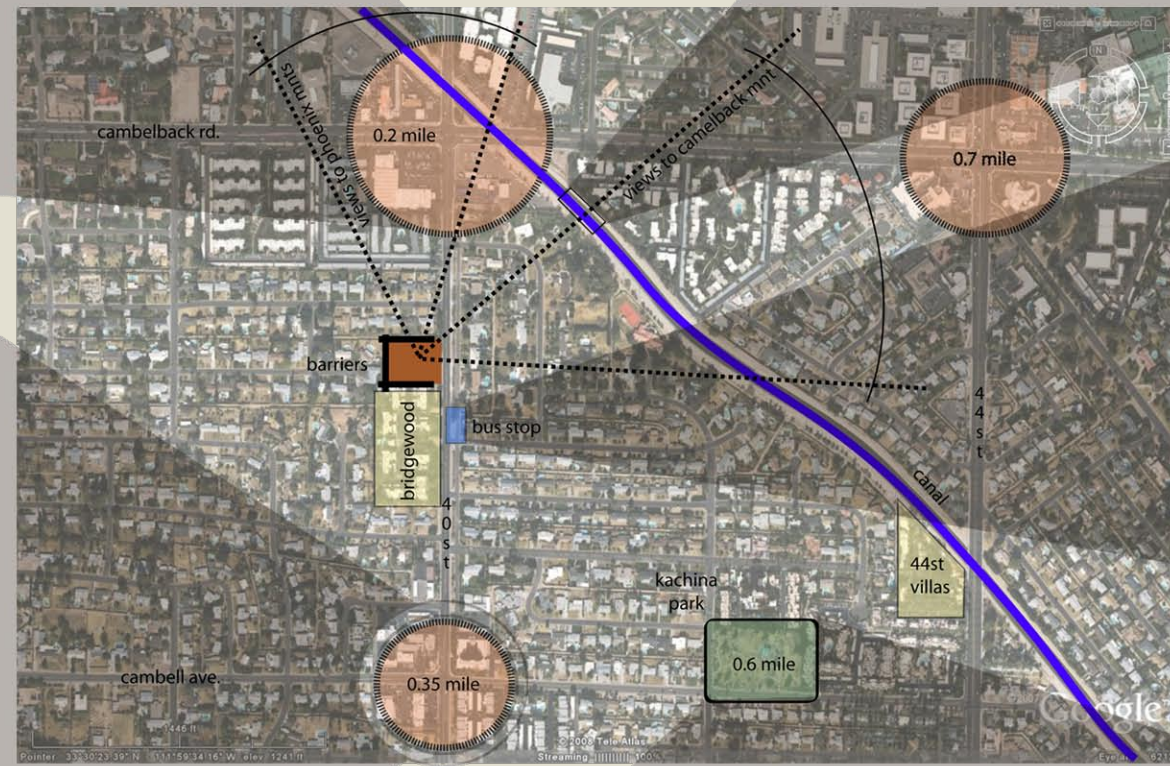


Revised: February 5, 2008

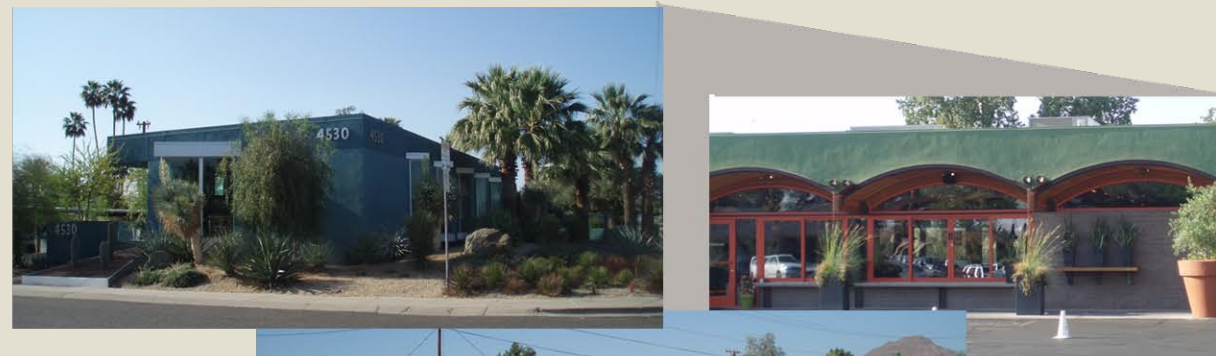




40ST & CAMELBACK
 WHITE OAK GROCERY
 RESTAURANTS/CAFE
 (CHELSEA'S KITCHEN)
 BANKS / DRUG STORES
 GAS STATIONS

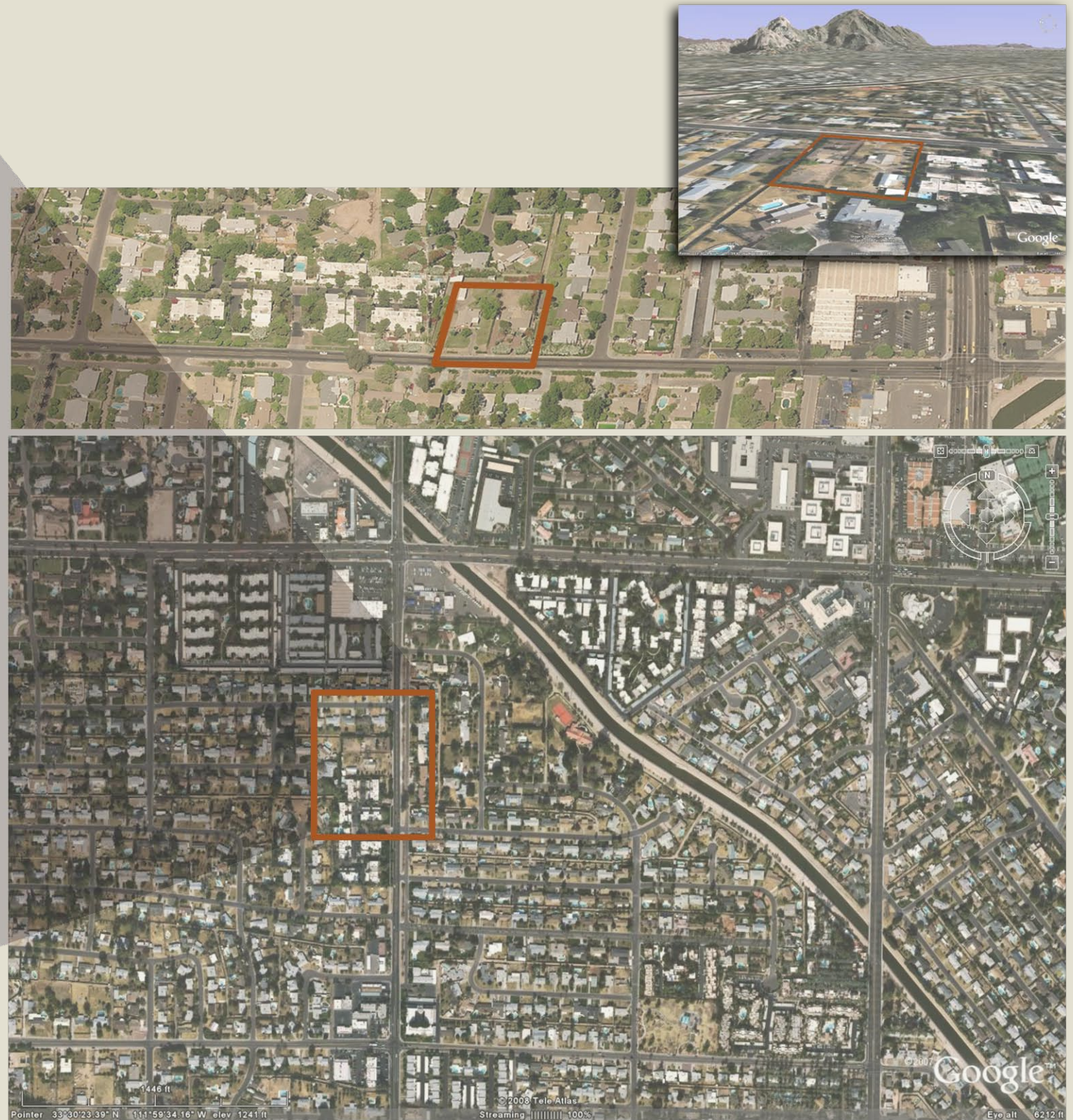
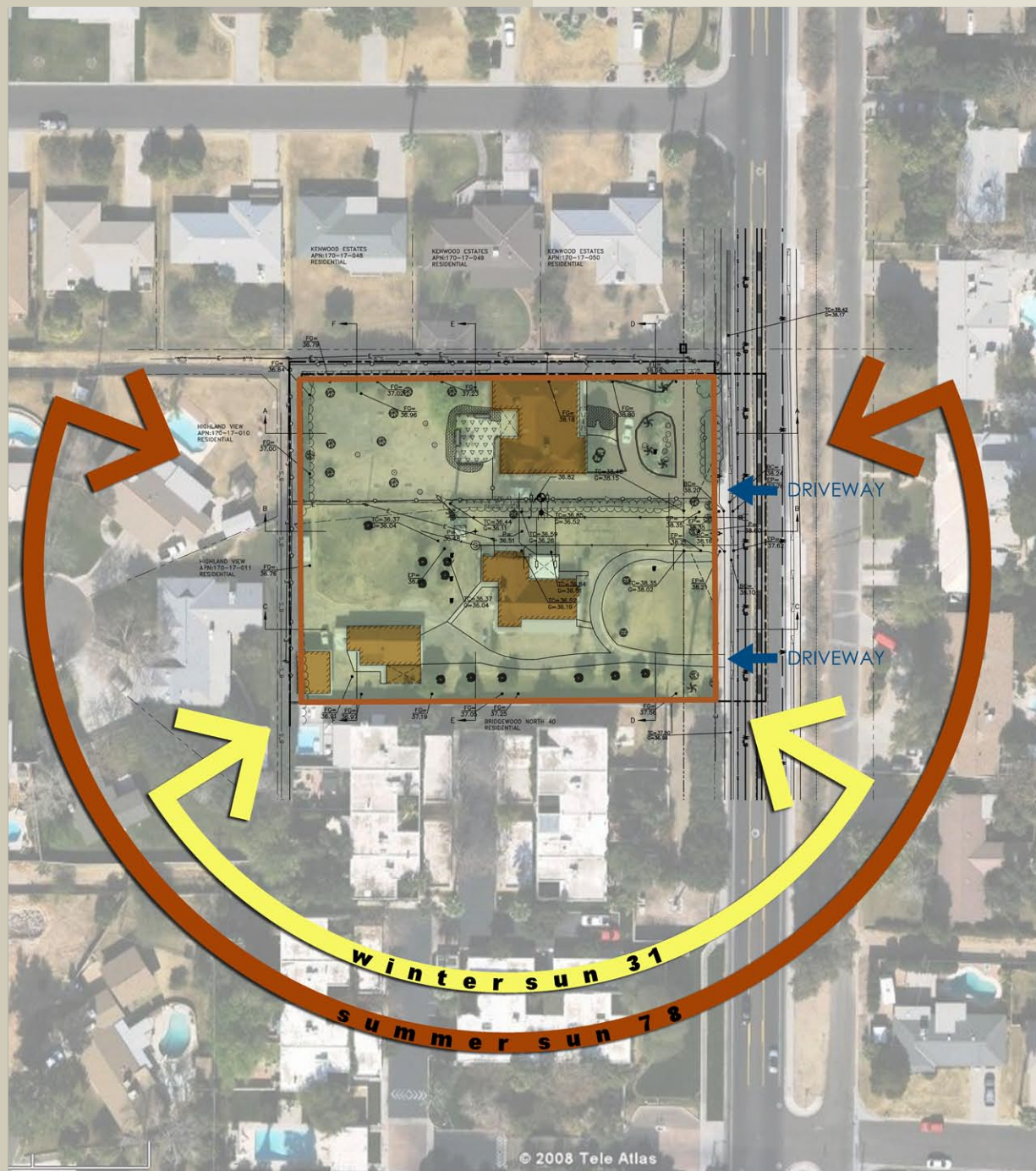


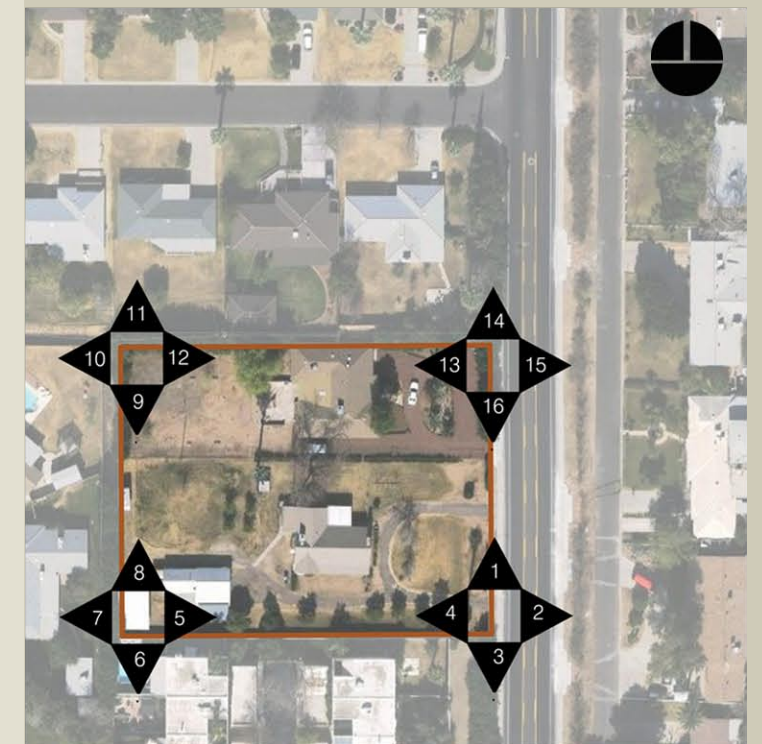
OTHERS
 CANAL
 BIKE & PEDISTRIAN PATHS
 KACHINA PARK

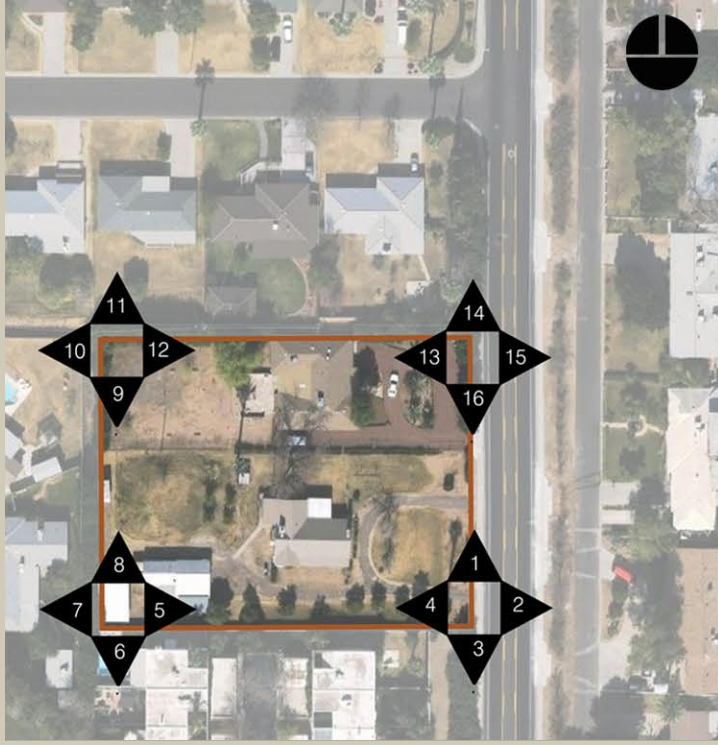


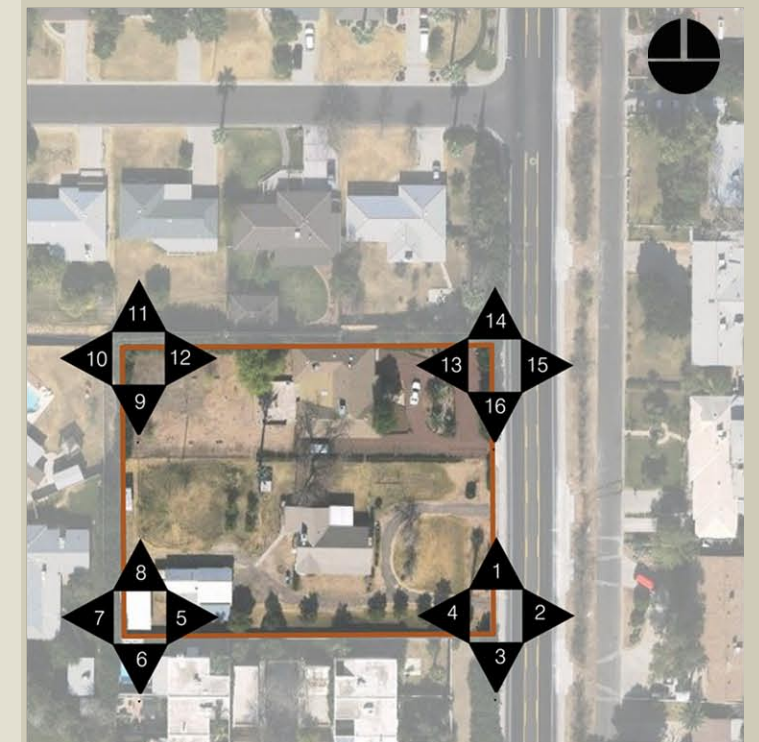
40ST & CAMELL AVE
 LA GRANDE ORANGE GROCERY
 RESTAURANTS
 (POSTINO WINE BAR)
 ART GALLERY
 FITNESS CENTER
 DOCTOR/DENTIST OFFICES

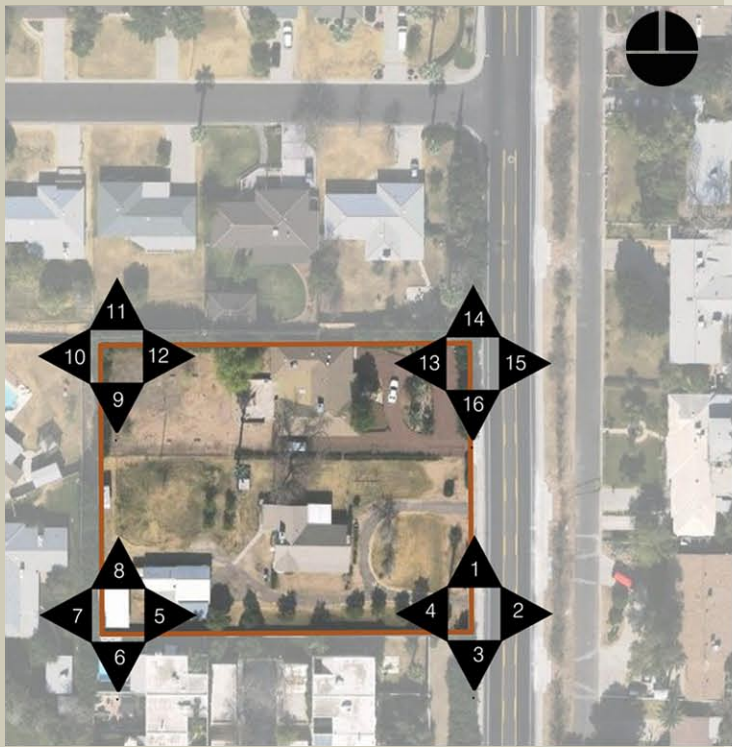








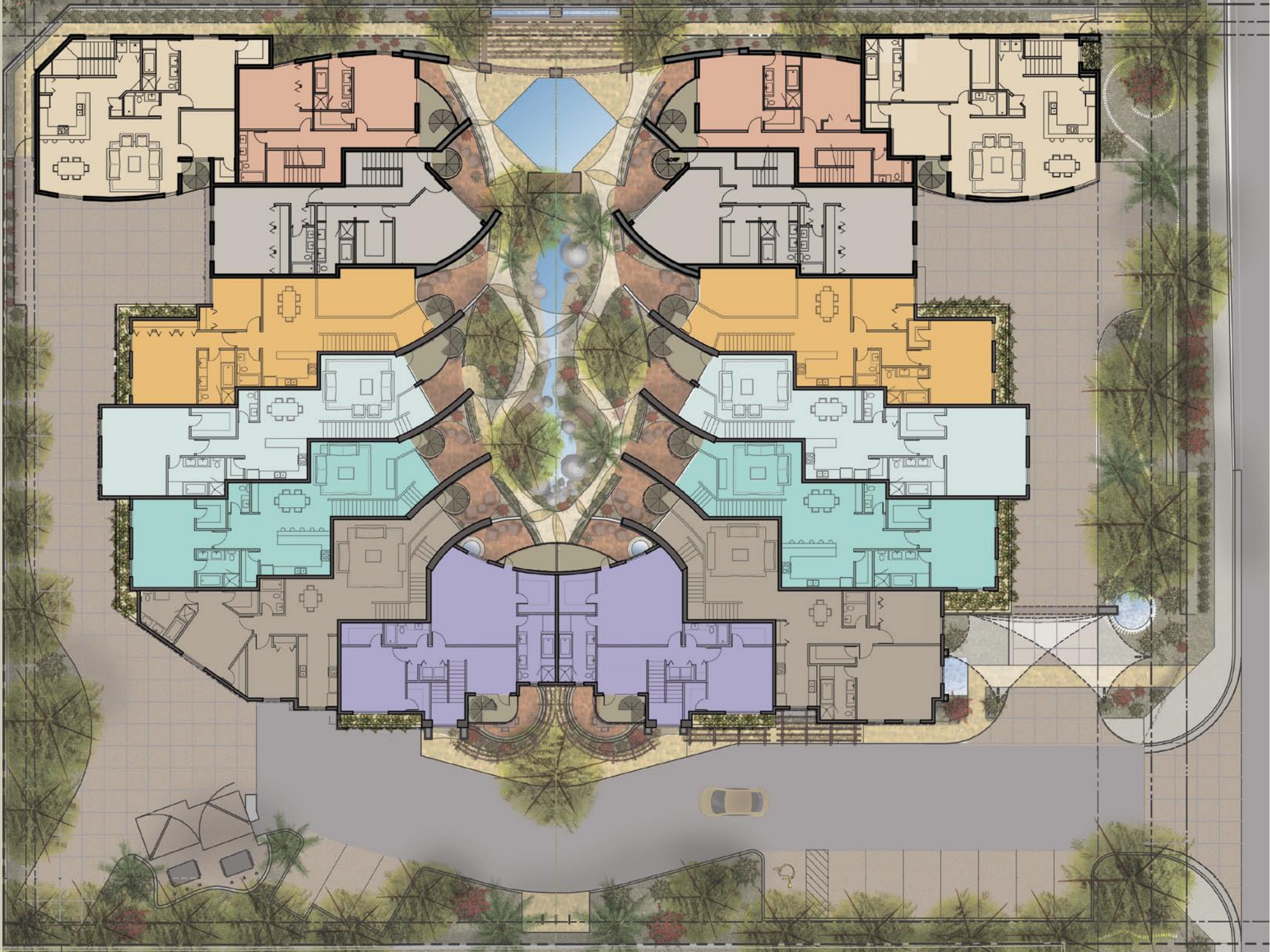




SITE DESCRIPTIONS

1. Entry
2. Pedestrian Entry
3. Rainwater Feature
4. Art Fence
5. Entry Water Feature
6. Guest Parking
7. Guest Bicycle Parking
8. Private Driveway
9. Courtyard Entry
10. Common Area
11. Community Pool
12. Barbeque Area with Water wall feature along North property wall
13. To bus stop and Cambell Ave.
14. To Camelback





ROOF HEIGHTS

- 1. Roof Deck Elevation 25 ft
- 2. Perimeter Parapets 26 ft - 29ft
- 3. Screen Walls 30 ft
- 4. Screen Walls 31 ft
- 5. Shade Structure 35 ft



SITE DESCRIPTIONS

- 1. Shade Trees
- 2. Flowering Shade Trees
- 3. Evergreen Privacy Trees
- 4. Deciduous Shade Trees
- 5. Landcovering



SOUTH ELEVATION



EAST ELEVATION



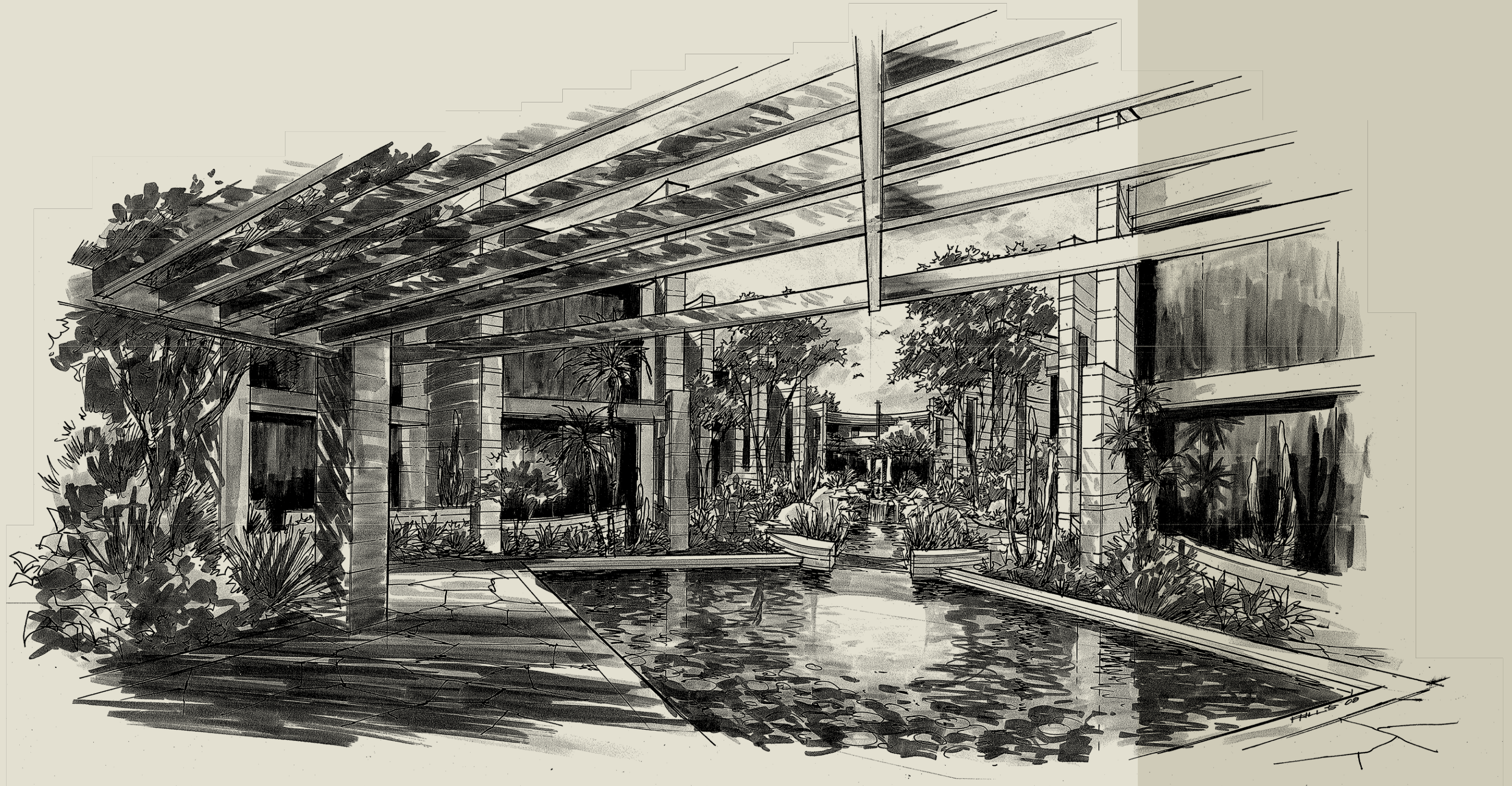
ELEVATIONS

NORTH ELEVATION



WEST ELEVATION







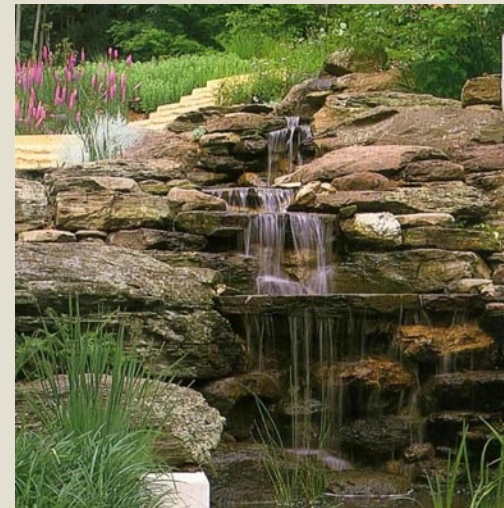




permeable interlocking stone & concrete pavers



porous concrete/asphalt pavement systems



water features



permeable walkways stone/block pavers



landcovering



flowering shade trees



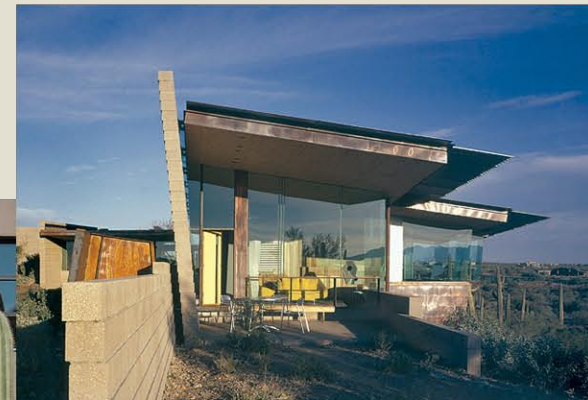
street trees

privacy evergreen trees



landcovering





overhangs



stucco



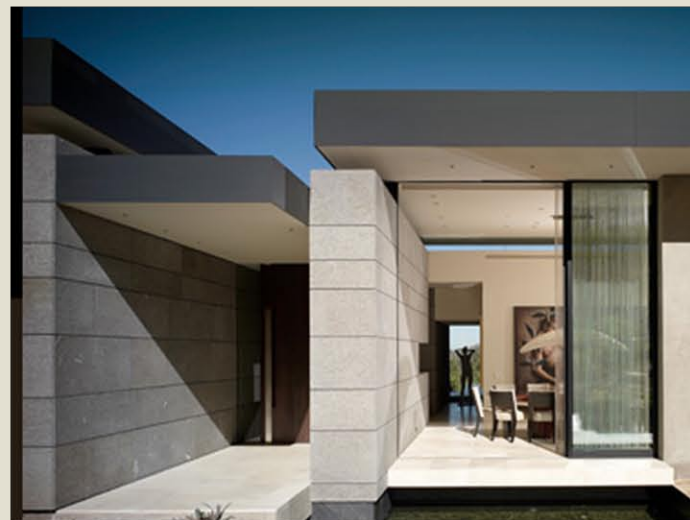
EAST ELEVATION



horizontal & vertical planes



movement



stone/masonry





fabric structures



EAST ELEVATION

trellis structures



window overhangs

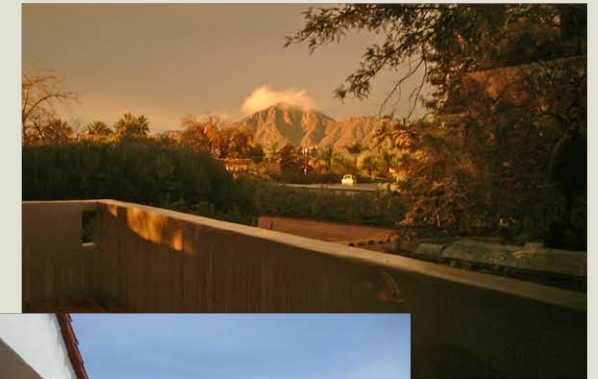




fabric shade structures



screen walls



views



green roof applications



green roof applications

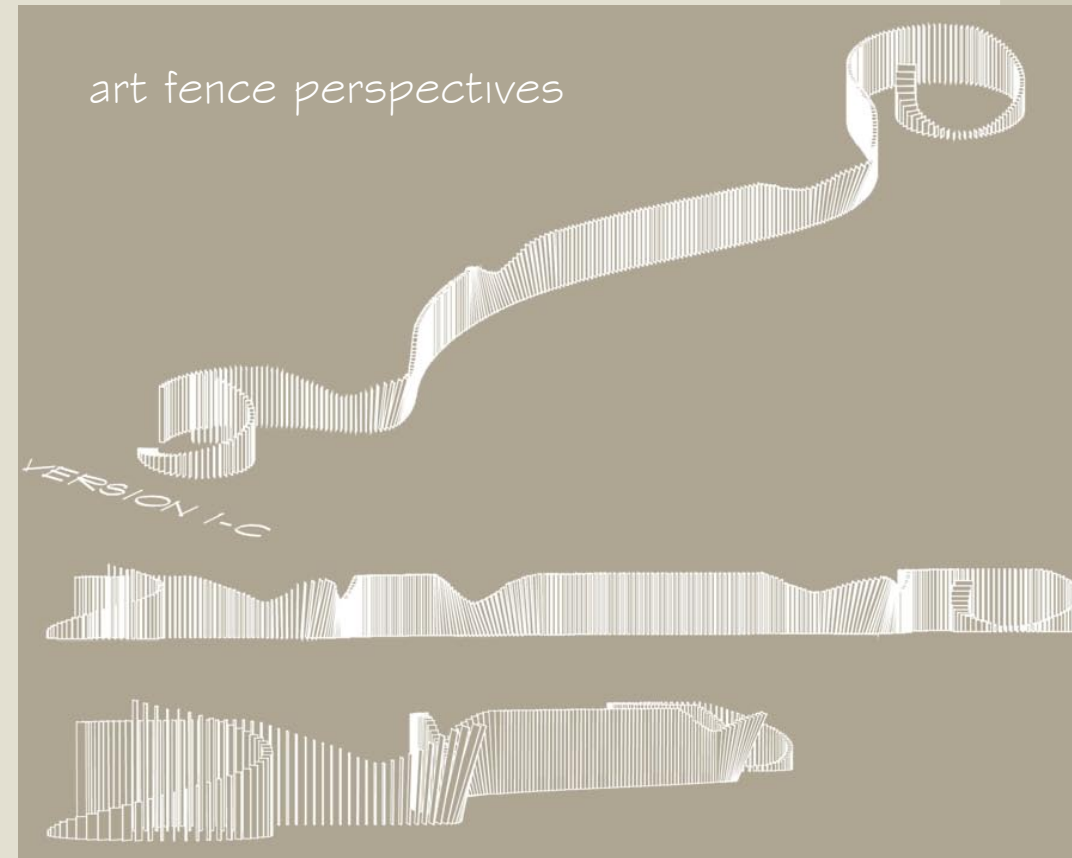


roof terrace



screen walls





design reference imagery



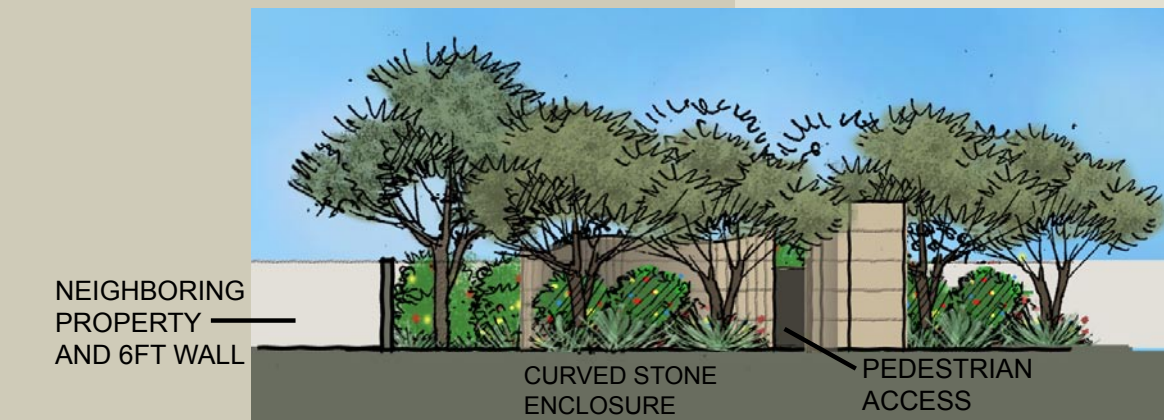
street front elevation





SOUTH PROPERTY WALL 6FT

C. NEIGHBORING VIEW

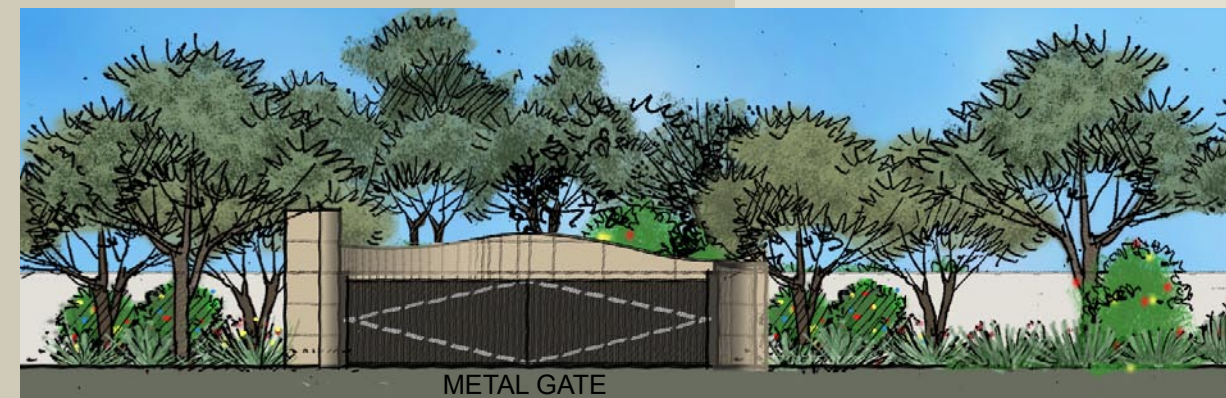


NEIGHBORING PROPERTY AND 6FT WALL

CURVED STONE ENCLOSURE

PEDESTRIAN ACCESS

B. ENTRY VIEW



METAL GATE

A. GATE VIEW



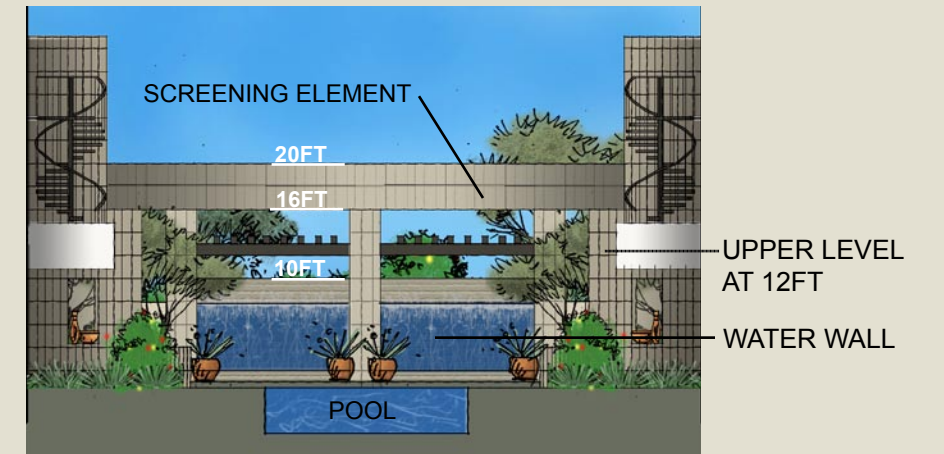
A.

B.

C.

SOUTH PROPERTY WALL 6FT

LANDSCAPE PLAN - SOUTHWEST CORNER



SCREENING ELEMENT

20FT

16FT

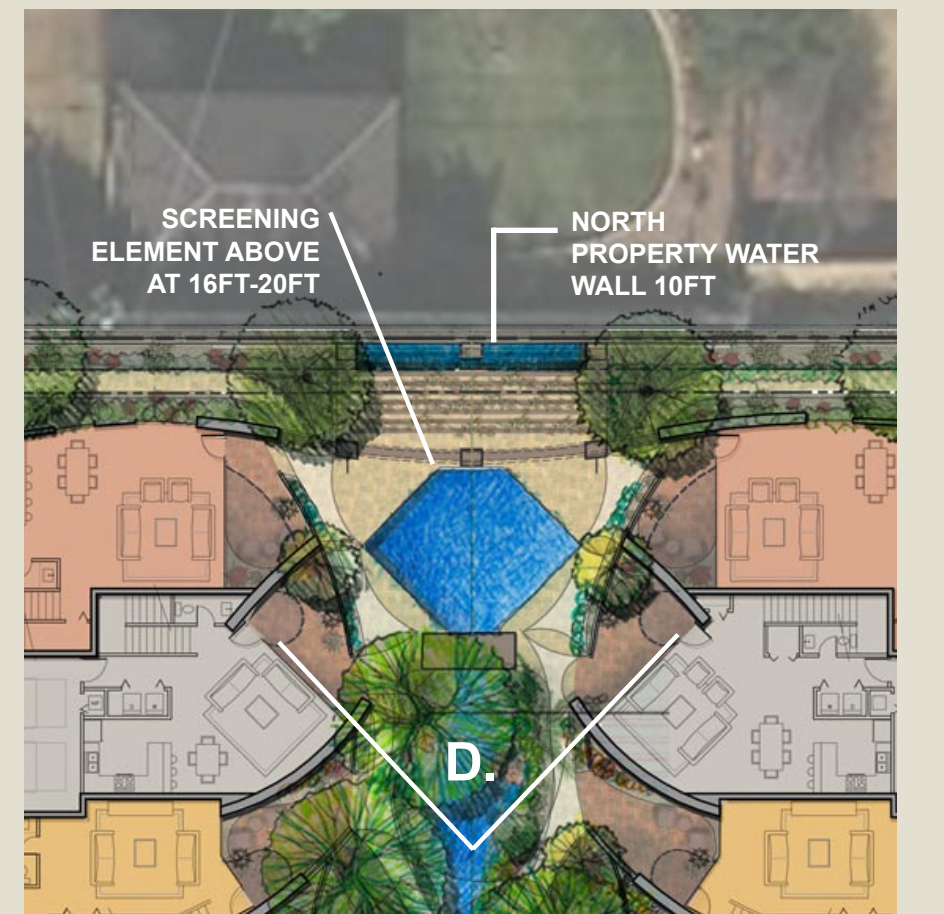
40FT

POOL

UPPER LEVEL AT 12FT

WATER WALL

D. GATHERING AREA WATERWALL VIEW

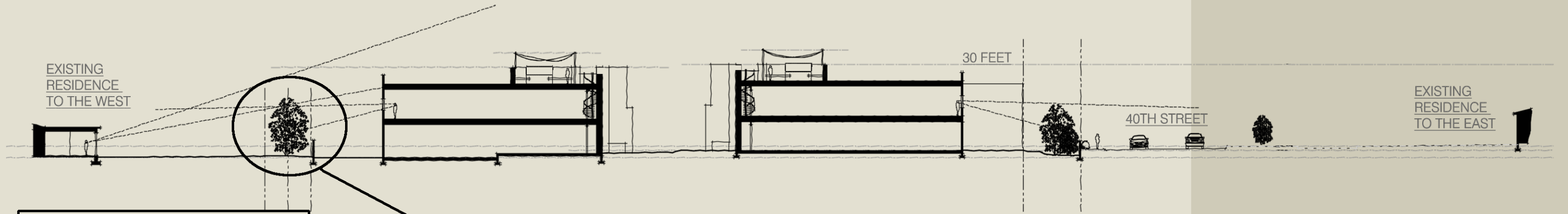


SCREENING ELEMENT ABOVE AT 16FT-20FT

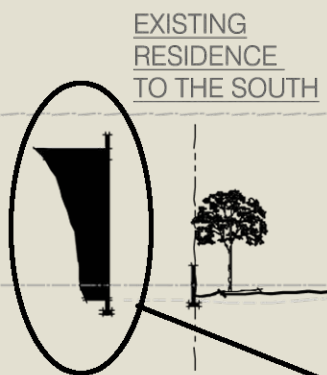
NORTH PROPERTY WATER WALL 10FT

D.

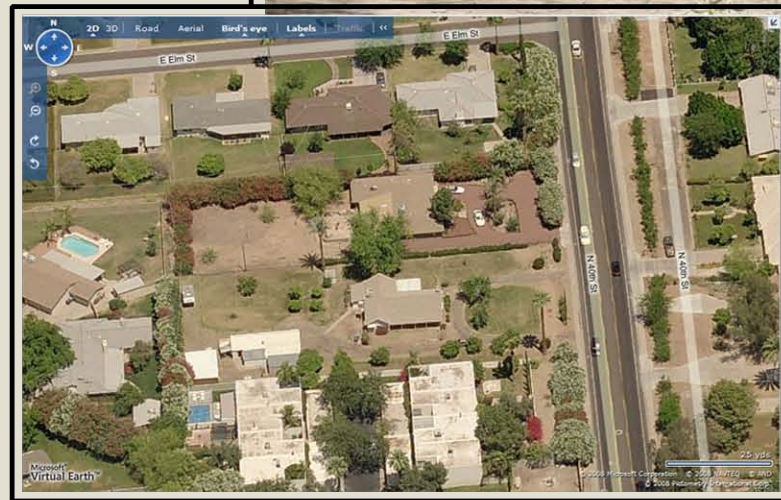
LANDSCAPE PLAN - COMMON AREA



EXISTING OLEANDERS ALONG PROPERTY LINE

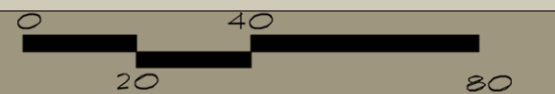
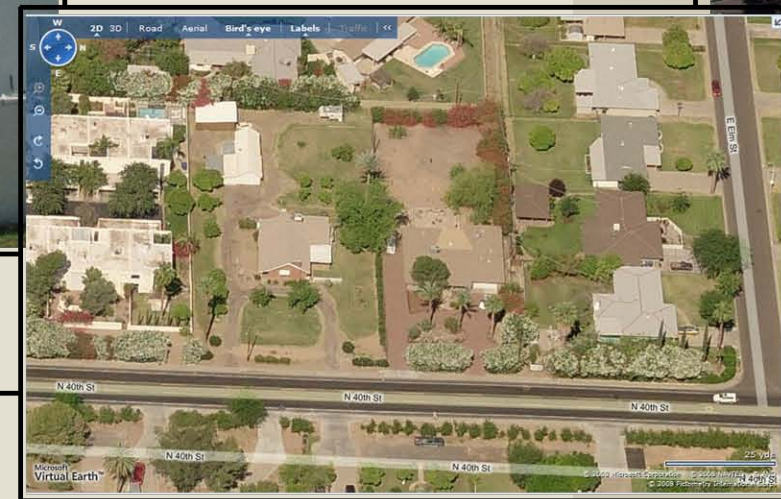


EXISTING OLEANDERS ALONG PROPERTY LINE



EAST WEST BIRDSEYE VIEW

NORTH SOUTH BIRDSEYE VIEW



STATISTICS

Site

Proposed Zoning PUD
 Comparative Zoning (R-2)

Gross Lot 1.56 acres
 Net Lot 1.30 acres

Lot Coverage
 Maximum Allowed 45%
 Provided 44%

Building Coverage (footprint)
 Maximum Allowed 25,482.6 sq ft
 Provided 24,803 sq ft

Building Height Max. 25 ft top of roof deck
 26-28 ft top of perimeter parapet
 31 ft max. top of roof deck screen wall
 35 ft top of roof deck shade structure

Open Space (common area)
 Required (5%) 2,831.4 sq ft
 Provided (10%) 5,740 sq ft

Unit per Acre
 Maximum Allowed 11 unit/ gross acre
 Provided 10.25 unit/ gross acre

Parking
 Required 43 spaces
 Provided 43 spaces
 (2 car garages each unit + 11 guest spaces)

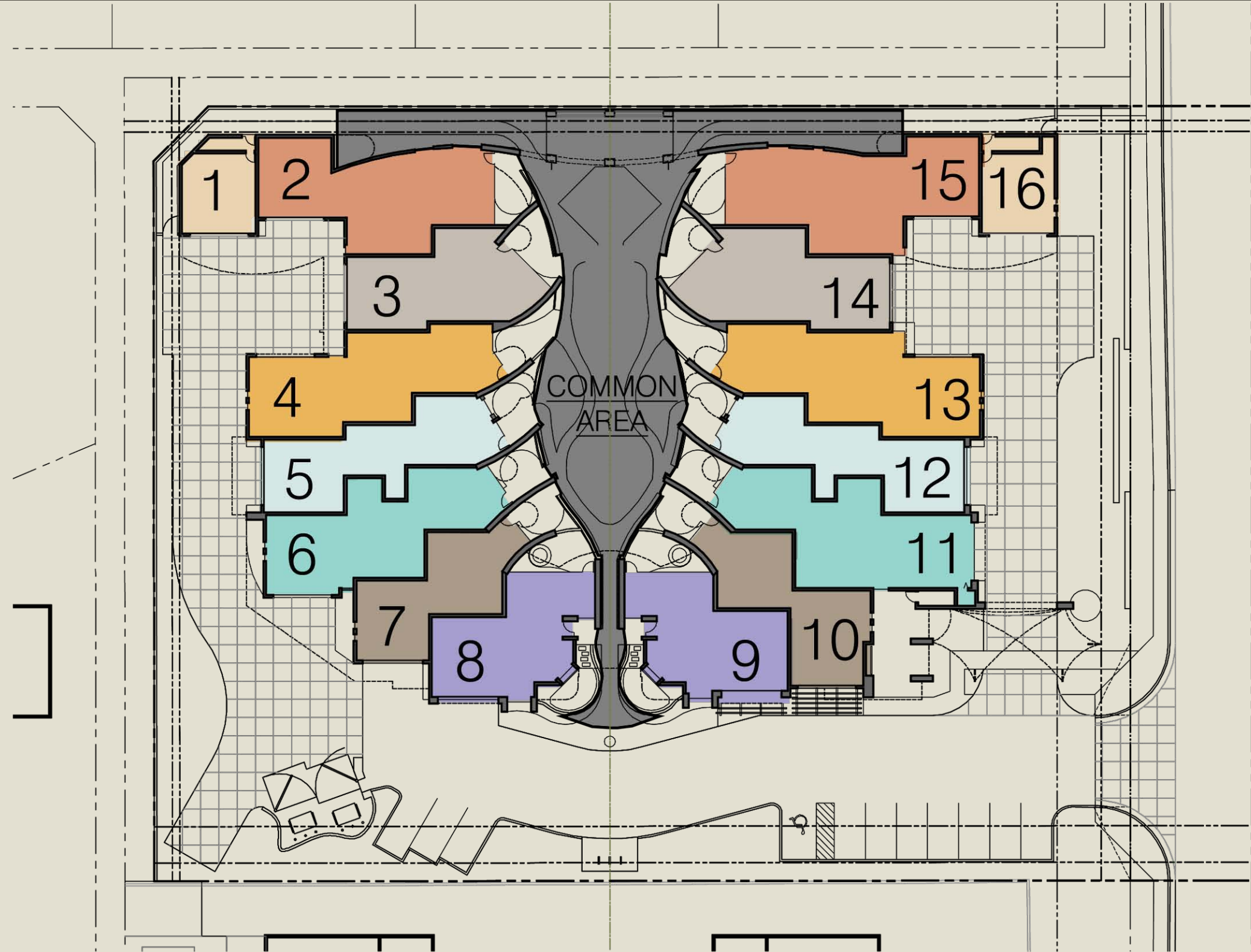
Program

Total Number of Units 16

Total Gross Building Area 45,500 sq ft
 Range of units 2245 sq ft - 3390 sq ft

Total Livable Building Area 31,215 sq ft
 Range of Unit Livable Area 1495 sq ft - 2375 sq ft

Total Roof Deck Patio Area 8,800 sq ft
 Range of Roof Deck Patio Area 430 sq ft - 800 sq ft



Setting - scale of site
 Conditions – existing surroundings
 Intention – promote being green, move away from sprawl
 Edge Conditions – landscaping open spaces
 Impacts – sound, light, stormwater, dust
 Innovations – commitments to bring individual systems into a single setting
 Conservation – water recycling, solar and wind energy, proper orientation (taking advantage of microclimate)
 Parking – reduce, shared parking, permeable paving
 Provisions – variety
 Diversity – target multiple classes
 Uses – commercial retail service businesses etc
 Pedestrian Environment – connections and proximity

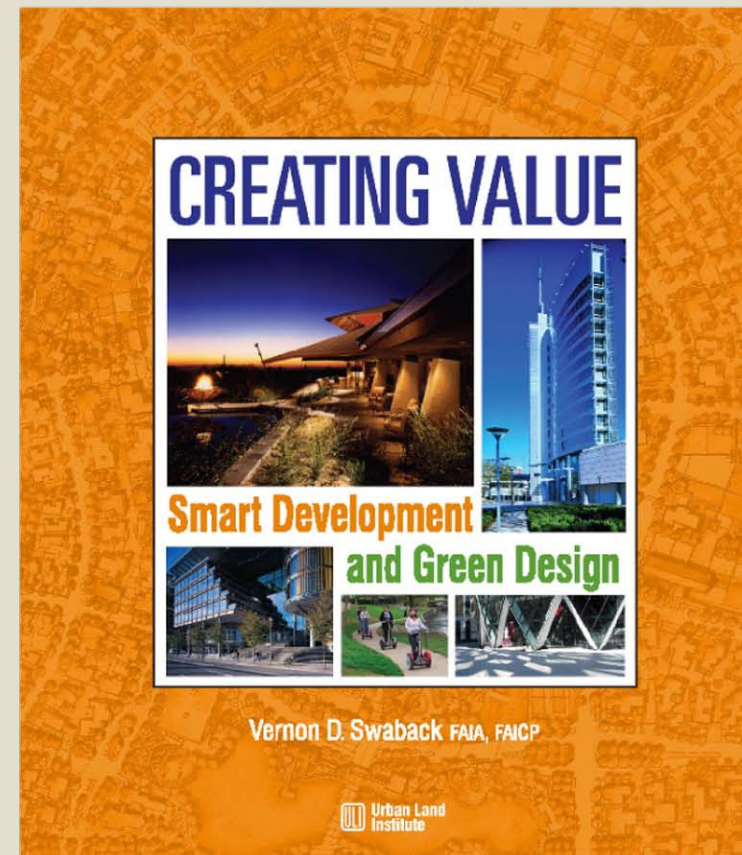
Shared Use – more with less
 Movement – emphasizing walking
 Community Services – resort like, deliveries, reduce daily trips of residents
 Nature – ‘green’ reduce heat-island effect
 Education – “doing more with less” in everyday life
 Visual – design skyline appropriately with flow of ground plane
 Spirit of Land & Architecture – use nature as inspiration for architecture
 Public Art – expression of the art of architecture
 Community Events – Share experiences
 Daily Life – design as performance to foster daily dialogue of positive energy
 Guidance – through nonprofit promoting community life
 Financing – extend education outreach and solicit support from green industries
 Local Influence – more compact, diverse and less resource-consuming than surrounding housing
 Regional Applicability – move away from decentralized patterns and promote independent, unique and mutually supportive settlements

Questions to keep in mind

1. Will the market be ready?
2. Will people be ready to take advantage of benefits?
3. Will others follow?
4. Will buyer be willing to embrace?
5. Will financing be available?
6. Will citizens herald or oppose a “green” community?
7. Will the city staff see it as smart-growth or treat as another problem with more restrictions?



Vernon Swaback has published many books on the subject of creative design and community planning.



Invest wisely in beauty, it will serve you all the days of your life...

It is relatedness of all things* that creates value...

Learn from the one great book of nature.*

- Frank Lloyd Wright

*What the world now calls “Smart Developed and Green Architecture”