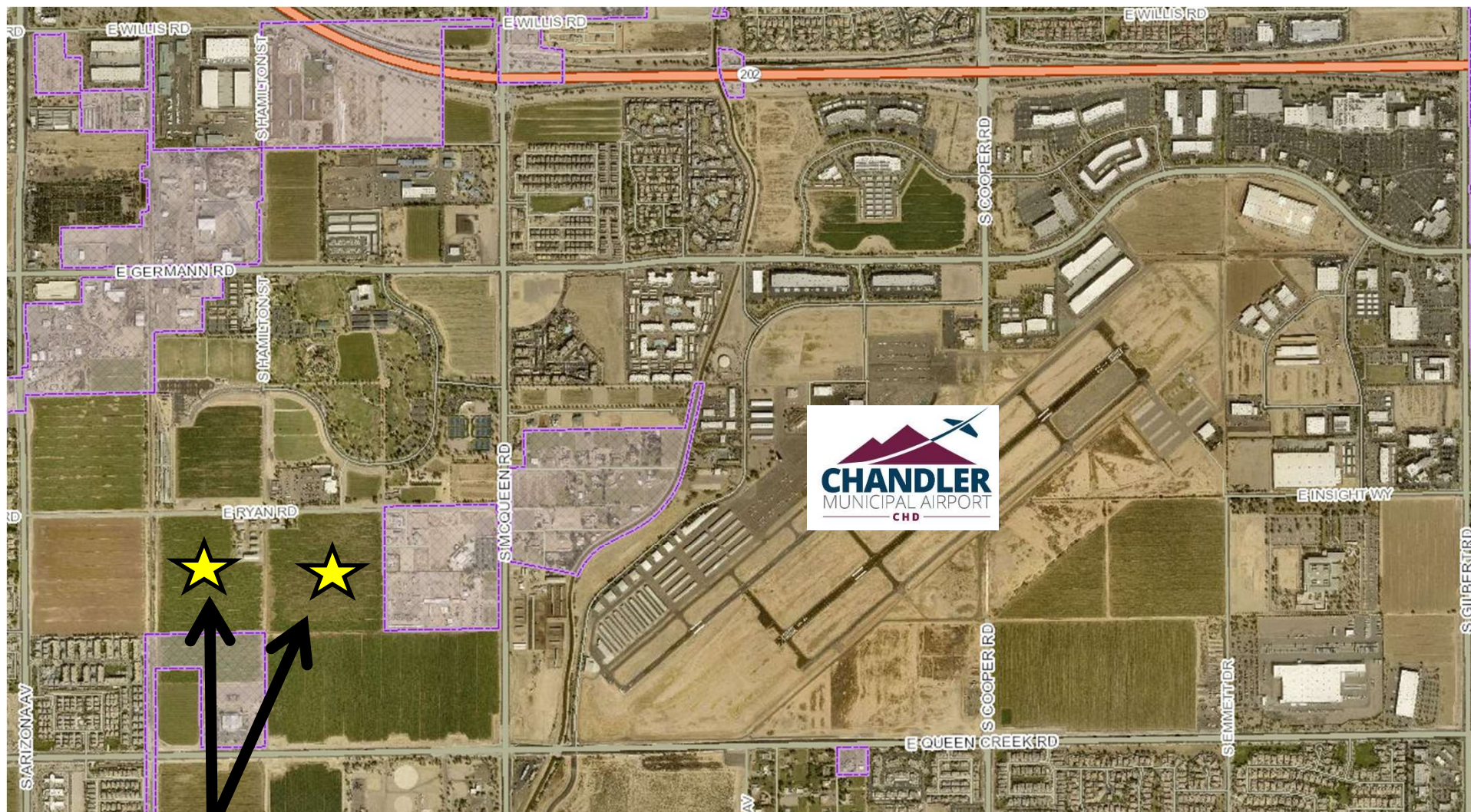
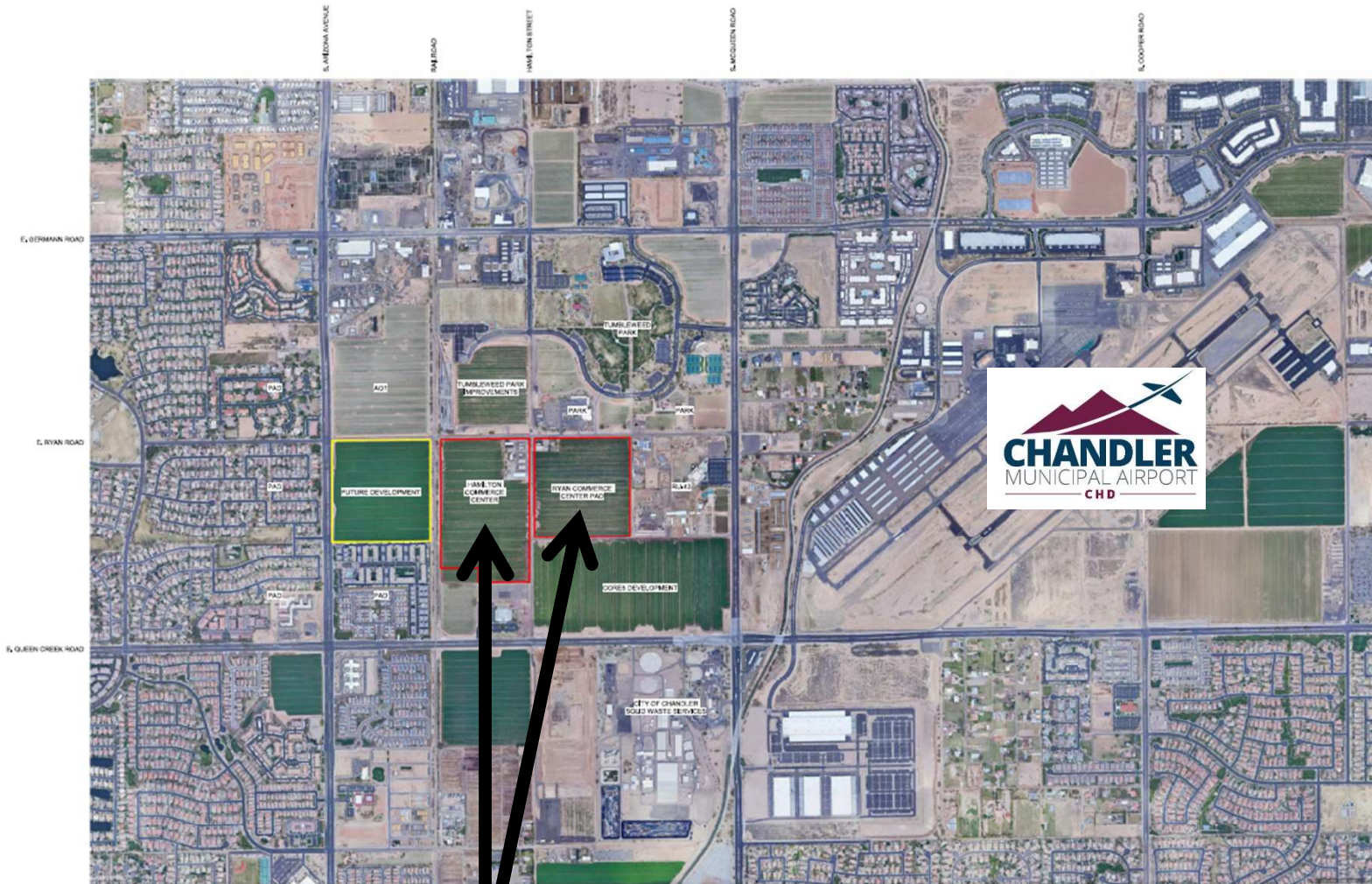


Exhibit A: Vicinity Map



Property
Location

Exhibit A: Vicinity Map



Property
Location



SCHNITZER PROPERTIES: RYAN ROAD PLANNED AREA DEVELOPMENT

06/18/2023
CONCEPTUAL AND SCHEMATIC DEVELOPMENT INCLUDING PRELIMINARY ENGINEERING AND DESIGN FOR THE
RYAN ROAD PLANNED AREA DEVELOPMENT. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT
CONSTITUTE A GUARANTEE OF ACCURACY. THE CITY OF CHANDLER AND SCHNITZER PROPERTIES DO NOT
WARRANT OR REPRESENT THAT THE INFORMATION CONTAINED HEREIN IS COMPLETE, CORRECT, OR
UP-TO-DATE. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.

SCALE:	AS NOTED	PROJECT NO.	
DRAWN:	JAS	CHECKED:	JCS
AERIAL CONTEXT MAP			



4/25/2023 9:12:33 AM

Exhibit B: Property Location

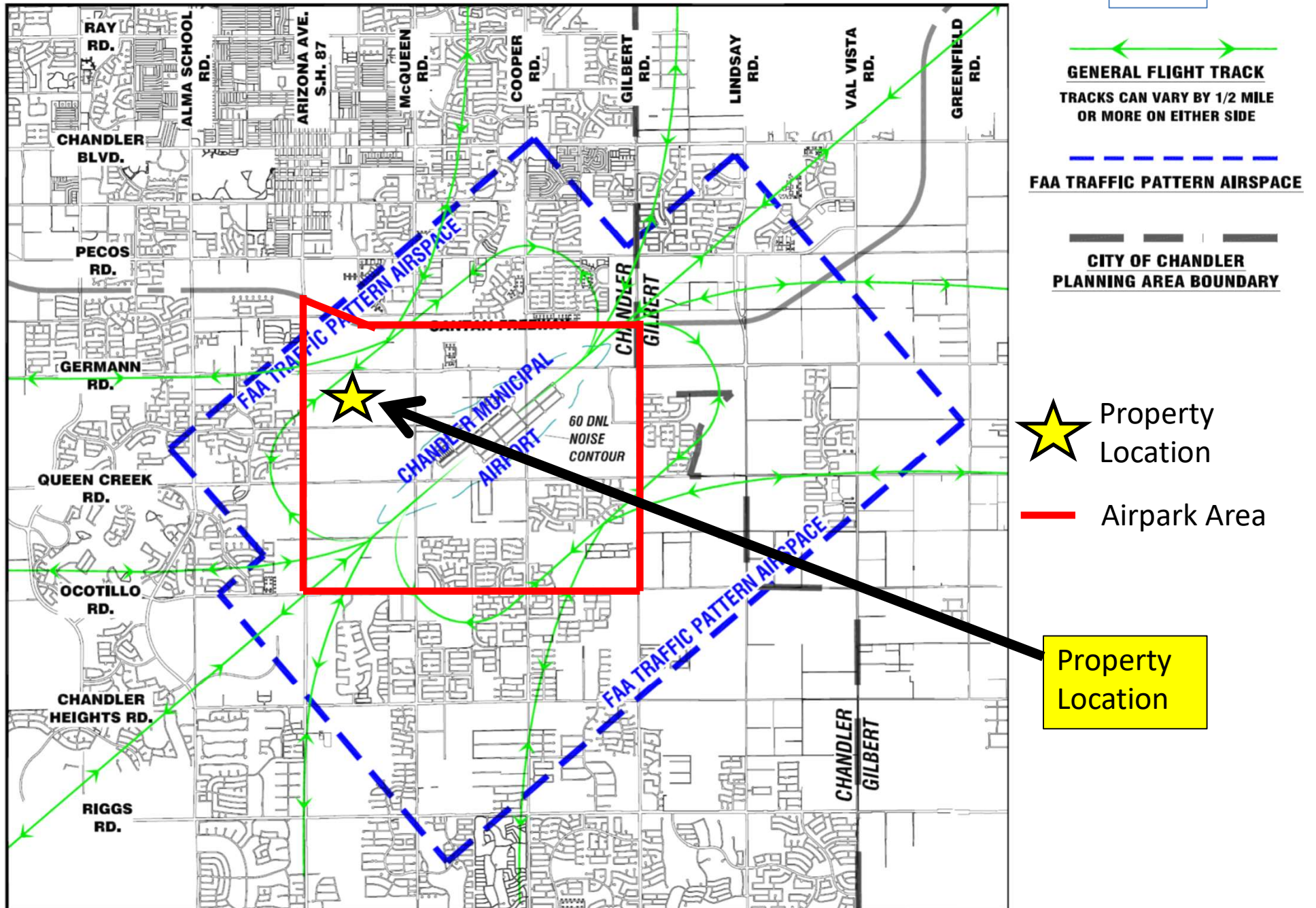
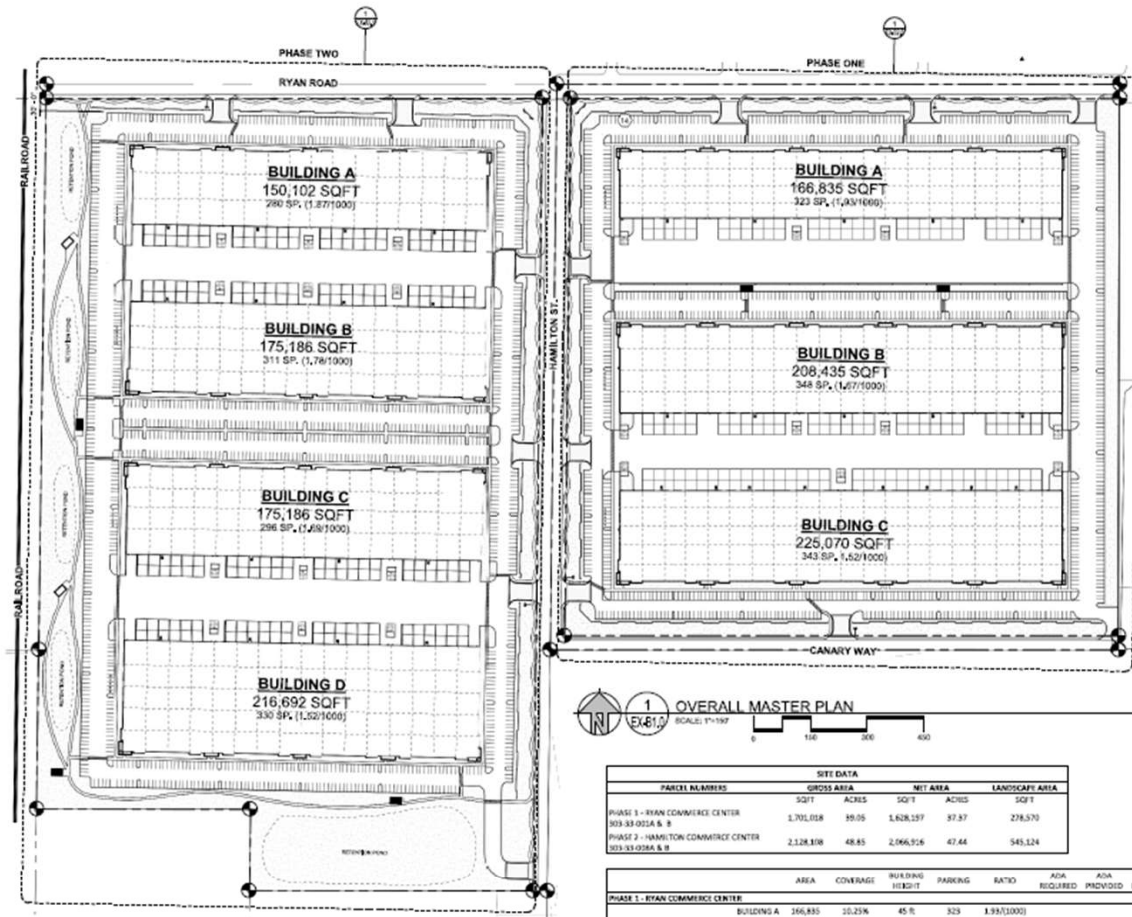


Exhibit C: Site Plan



1
EX-1.1
OVERALL MASTER PLAN
SCALE: 1"=100'

PARCEL NUMBERS	GROSS AREA		NET AREA		LANDSCAPE AREA	
	SQFT	ACRES	SQFT	ACRES	SQFT	
PHASE 1 - RYAN COMMERCE CENTER 903-33-0054 & 9	1,701,028	39.05	1,628,257	37.37	278,570	
PHASE 2 - HAMILTON COMMERCE CENTER 903-33-0064 & 9	2,128,838	48.85	2,066,516	47.44	545,124	

PHASE 1 - RYAN COMMERCE CENTER	AREA	CONCRETE	BUILDING	PARKING	RATIO	ADA REQUIRED	ADA PROVIDED	IN PROVIDED
BUILDING A	166,835	10.25%	45 ft	323	1.93/(3000)			
BUILDING B	208,435	12.80%	45 ft	348	1.87/(3000)			
BUILDING C	225,070	13.87%	45 ft	343	1.53/(3000)			
TOTAL	600,340	36.92%		1,014	1.89			
PHASE 2 - HAMILTON COMMERCE CENTER								
BUILDING A	150,102	7.20%	45 ft	280	1.87/(3000)			
BUILDING B	175,186	8.40%	45 ft	311	1.78/(3000)			
BUILDING C	175,186	8.40%	45 ft	296	1.60/(3000)			
BUILDING D	216,692	10.48%	45 ft	330	1.52/(3000)			
TOTAL	717,166	34.70%		1,217	1.70			

TOTAL	OFFICE	INDUSTRIAL	OFFICE	INDUSTRIAL	PARKING	PARKING	RATIO
PHASE 1 - RYAN COMMERCE CENTER							
BUILDING A	166,835	25,023.25	14,006.75	141.8	240	323	1.94
BUILDING B	208,435	32,255.25	17,746.75	125.1	303	348	1.87
BUILDING C	225,070	33,903.5	19,129.5	131.3	327	343	1.53
TOTAL	600,340	91,182.0	50,883.0	398.2	869	1,014	1.69
PHASE 2 - HAMILTON COMMERCE CENTER							
BUILDING A	150,102	22,515.3	12,766.7	90.3	218	280	1.87
BUILDING B	175,186	26,277.9	14,803.1	105.1	248.9	311	1.78
BUILDING C	175,186	26,277.9	14,803.1	105.1	248.9	296	1.60
BUILDING D	216,692	32,503.8	19,138.2	130.0	384.2	330	1.53
TOTAL	717,166	107,596.9	60,511.1	330.5	919	1,217	1.70

PROJECT NARRATIVE
THE PROPOSED PROJECT CONSISTS OF A TWO PHASE COMMERCE CENTER DEVELOPMENT LOCATED ON APPROXIMATELY 80 ACRES OF LAND STARTING EAST OF UNION PACIFIC RAILROAD AND EXTENDING EAST. THE MASTER PLANNED DEVELOPMENT WILL CONSIST OF APPROXIMATELY SEVEN BUILDINGS DESIGNED FOR A VARIETY OF USES CONSISTENT WITH THE CHANDLER AIRPORT AREA PLAN.

PROJECT TEAM		Engineer		Civil Engineer	
Owner		Engineer		Civil Engineer	
Schnitzer Properties 1111 SW Valley Ave. Portland, OR 97205 Contact: Robert Ryan Phone: 503.475.3500		VLMK Engineering + Design 3930 SW Valley Ave. Portland, Oregon 97205 Contact: Jeff Miller Phone: 485.991.3605 Email: jrmiller@vlmk.com		VLMK Engineering 10401 N 7th St. #200 Snohomish, AZ 85238 Contact: Jeff Miller Phone: 485.991.3605 Email: jrmiller@vlmk.com	
Jurisdiction:		Geo Engineer:		Landscape Architect:	
City of Chandler 215 E. Duval St. Chandler, AZ 85225		Geo Engineering 4050 E. Cotton Center Blvd, Suite 40 Phoenix, AZ 85040 Contact: Chad Pearson P.E. Phone: 480.282.5422		VLMK Engineering 10401 N 7th St. #200 Snohomish, AZ 85238 Contact: Julie Hensley Phone: 485.991.3605 Email: jhensley@vlmk.com	
Site Surveyor:					
Survey Engineering Group Inc. 20435 N. 16th St. Suite #1 Phoenix, AZ 85024					

SCHNITZER PROPERTIES: RYAN ROAD PLANNED AREA DEVELOPMENT



EX-B1.0

Exhibit D: Chandler Airpark Area Plan – Land Use Plan

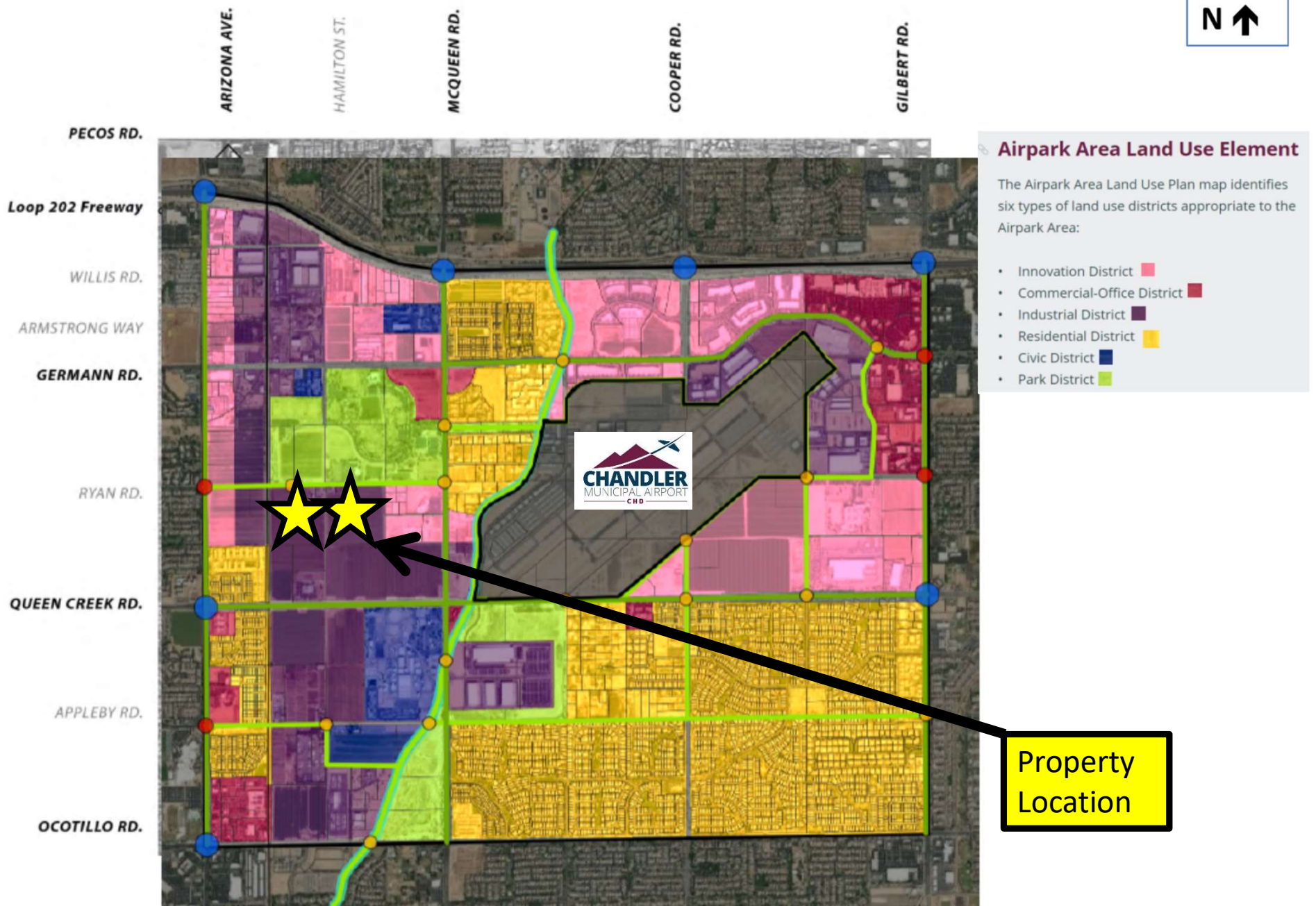


Exhibit E: Flight Tracks

CHANDLER MUNICIPAL AIRPORT - 2/5/13 All Operations

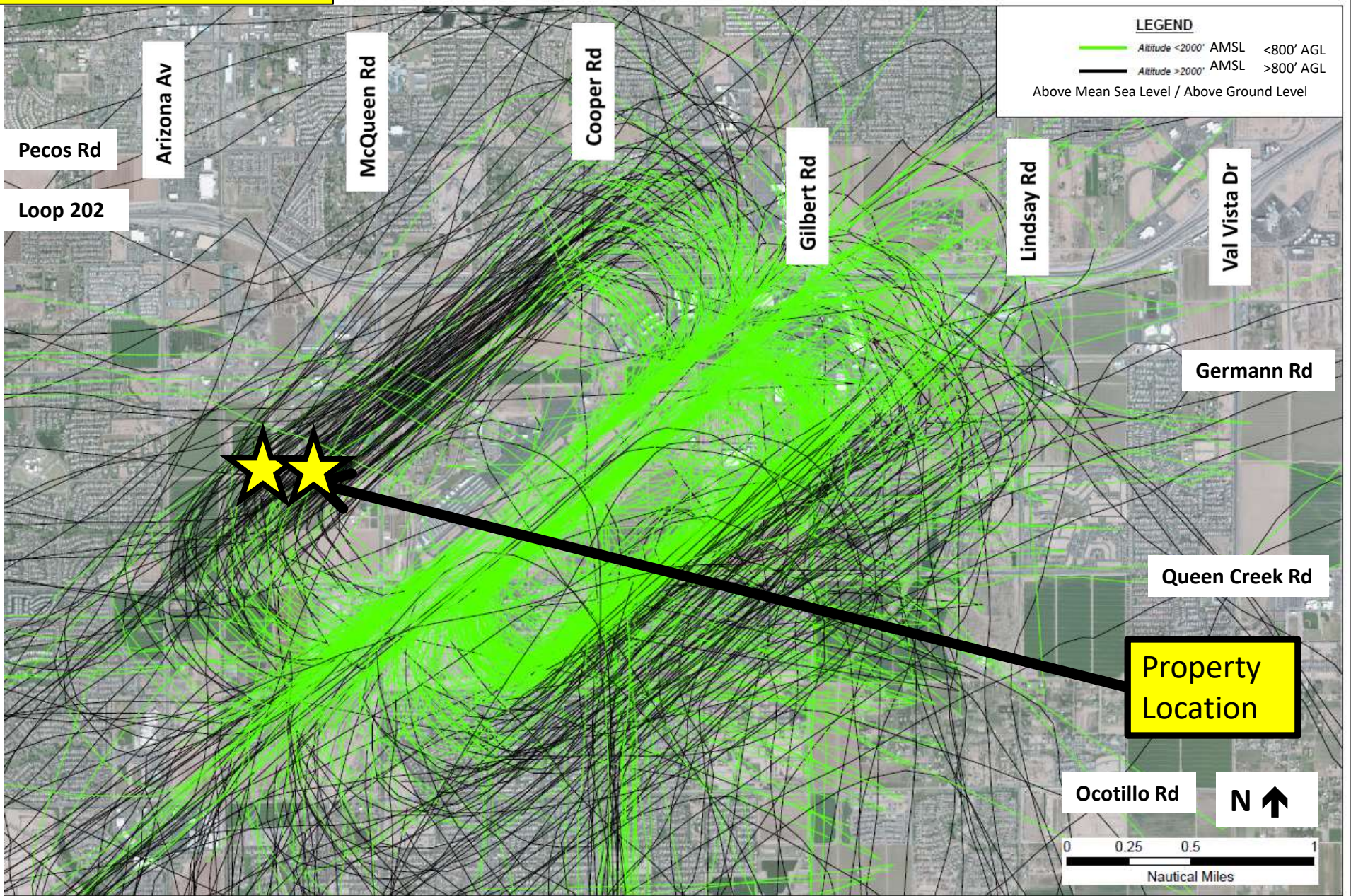


Exhibit F: Building Elevations



RYAN COMMERCE CENTER: NORTHEAST LOOKING SOUTHWEST

Exhibit F: Building Elevations



HAMILTON COMMERCE CENTER: NORTHEAST LOOKING SOUTHWEST