

CHANDLER PALMS:
REZONING
NARRATIVE AND EXHIBITS

(Updated 3/27/2024)

- i. **PARCEL NO.:** 301-86-316A (“**Parcel**”), a diagram of the Parcel is attached hereto as **Exhibit A** and the legal description is attached hereto as **Exhibit B**.
- ii. **ADDRESSES:** 585 North Juniper Drive, Chandler, AZ 85226 (“**Building I**”)
500 North Juniper Drive, Chandler, AZ 85226 (“**Building II**”)
- iii. **BUILDING I:** Existing two-story building, 70,573 sq. ft. A depiction of the existing floor plate is attached hereto as **Exhibit C**.
- iv. **BUILDING II:** Existing two-story building, 70,573 sq. ft. A depiction of the existing floor plate is attached hereto as **Exhibit D**.
- v. **TOTAL SQUARE FOOTAGE OF BUILDING I & II:** 141,146 sq. ft., zoning and building code compliance sheet, attached hereto as **Exhibit E**.
- vi. **EXISTING PARCEL ZONING:** PAD zoned, permitting Industrial/Office/Warehouse uses.
- vii. **REQUEST AND PURPOSE:** The request is for an amendment to the PAD to include Medical Office uses on the Parcel. No intense general-care medical office uses, such as pediatrics or urgent care facilities, are intended for the Parcel. The intended purpose of the rezone is to permit less-intense medical office uses on the Parcel, such as those providing narrow or specialized care (i.e., dermatology, podiatry, mental health, etc.).

Applicant agrees that approval of this rezone application will be on the condition of not leasing to intense general-care medical office uses until such time as the Parcel complies with now-current or then-current parking ratio requirements for medical uses, whichever requirement is lesser.
- viii. **PARCEL TOTAL PARKING SPACES:** 936. **Total Ratio: 6.64/1,000.** ALTA surveys, attached hereto as **Exhibit F**.
- ix. **LETTER OF AUTHORIZATION,** attached hereto as **Exhibit G**.

Exhibit A



Exhibit B

Legal Description

LOTS 1 & 2 CHANDLER CORPORATE CENTER NORTH MCR 919-49.

Exhibit C

Building I – 70,573 sq. ft. total
(First Floor)

585 North Juniper Drive - 1st Floor

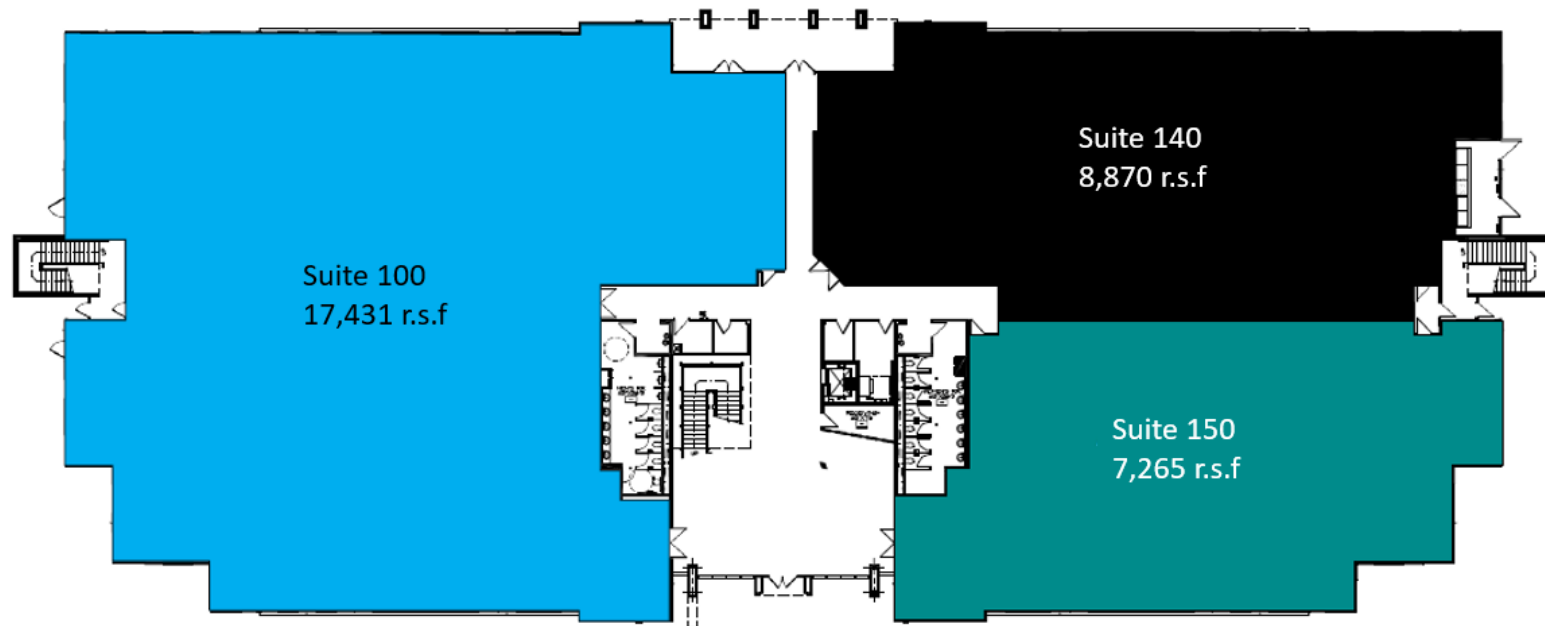


Exhibit C – cont'd

(Building I – Second Floor)

585 North Juniper Drive - 2nd Floor

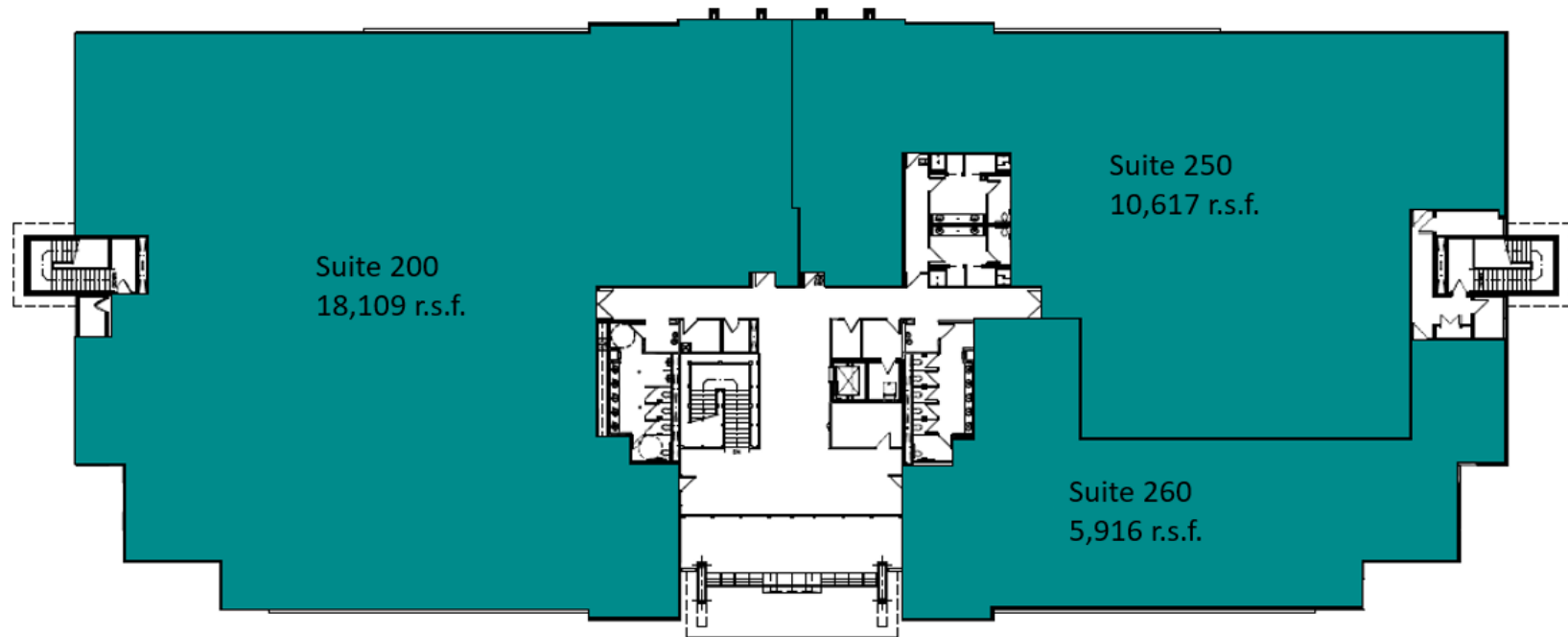


Exhibit D

Building II – 70,573 sq. ft. total

(First Floor)

500 North Juniper Drive - 1st Floor

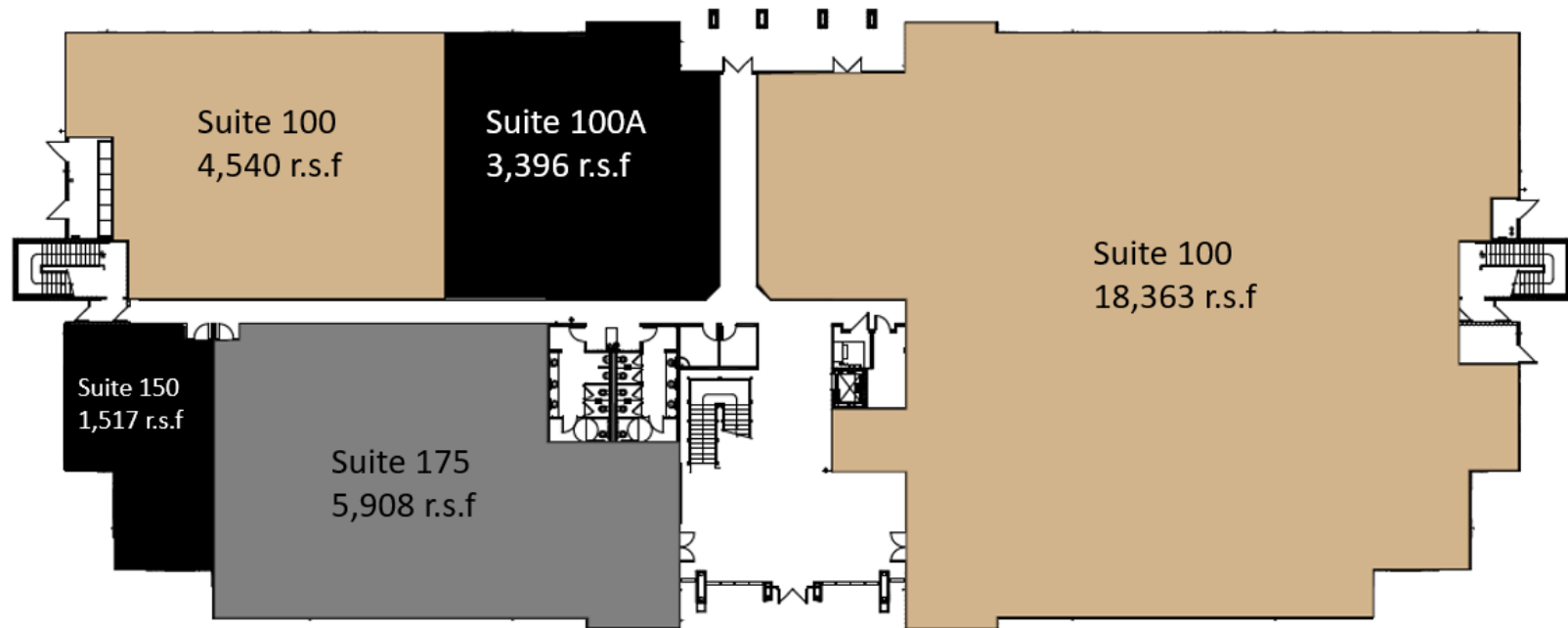
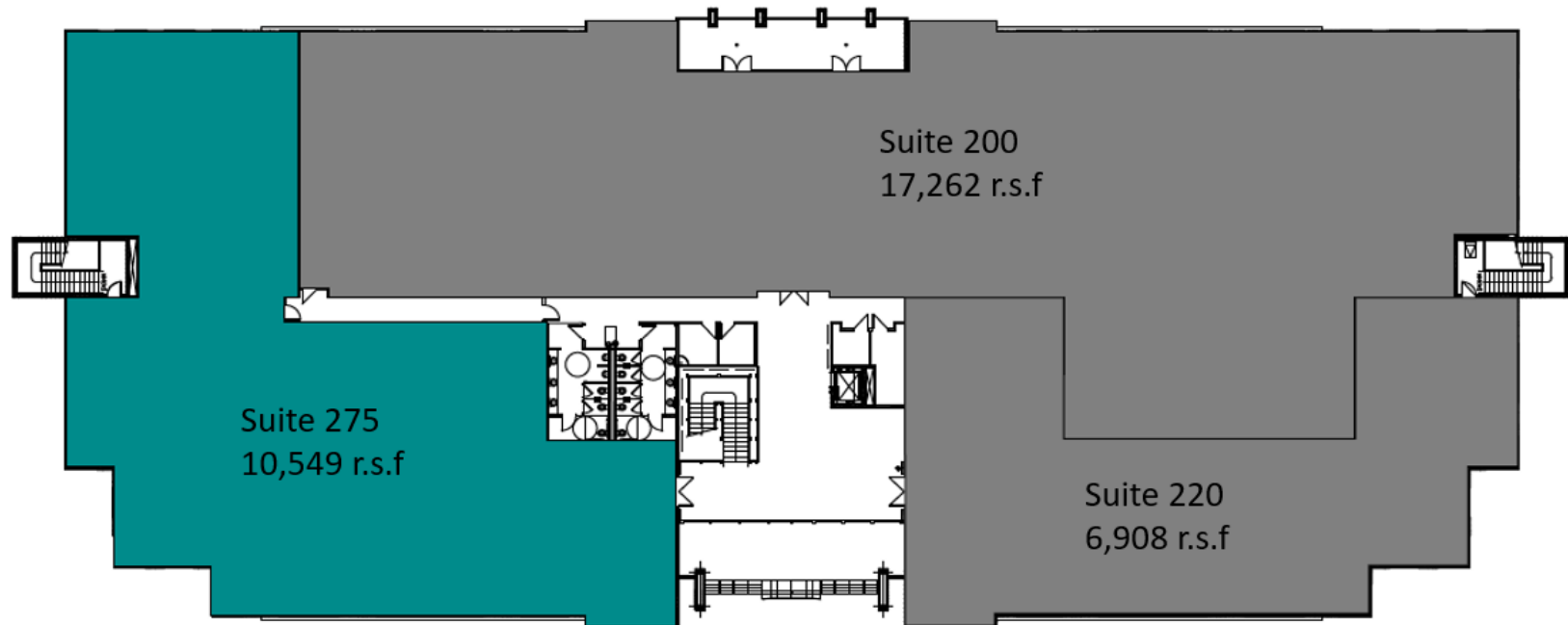


Exhibit D – cont'd

(Building II – Second Floor)

500 North Juniper Drive - 2nd Floor



Zoning/Building Compliance Sheet

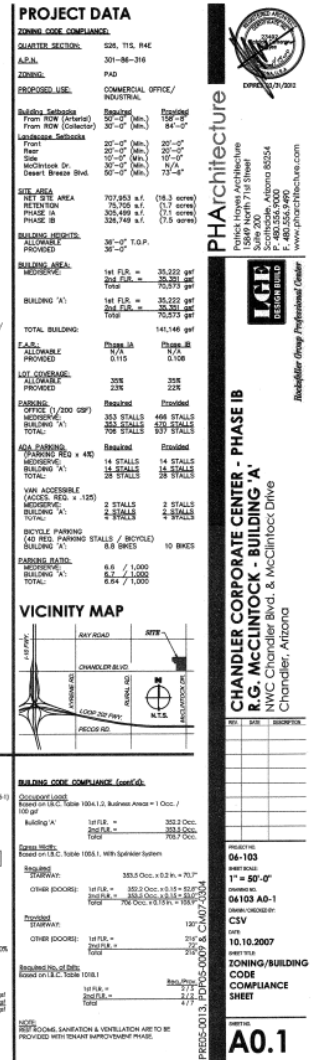


Exhibit F**ALTA/ACSM LAND TITLE SURVEY**

LOT 2, "CHANDLER CORPORATE CENTER-NORTH" AS RECORDED IN BOOK 919 OF MAPS, PAGE 49 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGEND:

(H)	RECORDED DATA FOR "HOMER"
(C)	COORDINATE CENTER-NORTH AS
(C)	RECORDED IN BOOK #115 OF MAPS, PAGE
(C)	45 OF WASHINGTON COUNTY, ARIZONA.
(C)	CALCULATED DATA PER RECORDED INFO
X	SET PG/WASHER RL545835
X	CHISELED X
X	SPRIKE
W	COTTON PICKER SPINDLE
W	ALUMINUM CAP IN HANGHOLE
A	SUBJOINCTION CORNER
A	BRASS CAP IN HANGHOLE
A	BRASS AS NOTED
A	BRASS CAP FLUSH
A	ALUMINUM CAP FLUSH
A	SET REBAR & CAP RL545835
A	GAS VALVE
A	GAS MANHOLE
Y	GAS BLUESTATE
Y	GAS METER
Y	GAS PRESSURE REDUCER
Y	GAS MARKER
Y	SEWER MANHOLE
Y	SEWER CLEANOUT
Y	FIBER OPTIC BLUESTATE
Y	FIBER OPTIC MANHOLE
Y	ELECTRIC MANHOLE
Y	ELECTRIC JUNCTION BOX
Y	ELECTRIC BLUESTATE
Y	ELECTRIC METER
Y	ELECTRIC CABINET
Y	FIRE DEPT. CONNECTION
Y	FIRE HYDRANT
Y	WATER METER
Y	BACKFLOW PREVENTER
Y	WATER MANHOLE
Y	BLUESTATE WATER
Y	IRRIGATION CONTROL VALVE
Y	IRRIGATION MANHOLE
Y	STORM MANHOLE
Y	STORM CLEAN INTERCEPTOR
Y	DRY WELL
Y	STORM DRAIN
Y	CATCH BASIN
Y	TRAFFIC SIGNAL
Y	TRAFFIC SIGNAL WITH MAST
Y	TRAFFIC SIGNAL JUNCTION BOX
Y	TELEPHONE MANHOLE
Y	TELEPHONE JUNCTION BOX
Y	POWER POLE
Y	DOWN GUY
Y	LIGHT POST
Y	STREET LIGHT W/ MAST ARM
Y	TELEVISION RISER
Y	SCHEDULE B ITEM
Y	MONUMENT LINE
Y	PROPERTY LINE
Y	EASEMENT LINE
Y	RIGHT-OF-WAY LINE
Y	SANITARY SEWER LINE
Y	18" STORM LINE
Y	UNDERGROUND ELECTRIC LINE
Y	OVERHEAD ELECTRIC LINE
Y	WATERLINE
Y	PARKING SPACE COUNT

CONCRETE CONCRETE

SCHEDULE "B" ITEMS:

- (1) THE LIABILITIES, OBLIGATIONS AND BURDENS IMPOSED UPON SAID LAND BY REASON OF INCLUSION WITHIN THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DRAINAGE AND AGRICULTURAL IMPROVEMENT DISTRICTS PARCELS, BUT NOT THE SURVEY;
- (2) TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR, 2011 (AFFECTS PARCEL, BUT NOT THE SURVEY);
- (3) EASEMENT AND RIGHTS INCIDENT THEREIN, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCKET 2236
PAGE 217
PURPOSE: IRRIGATION DITCH PURPOSES (AS SHOWN)
- (4) AGREEMENTS ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN:
PURPOSE: DEVELOPMENT AGREEMENTS
DOCKET 16009
PAGE 649 AND 650
DOCUMENT NO. 1984-0028064 (AFFECTS PARCEL, BUT NOT THE SURVEY)
- (5) EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS AS SET FORTH ON THE PLAN OF CHANDLER CORPORATE CENTER RECORDED IN BOOK 215 OF PAGE 34, AND THEREAFTER CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 1987-956686 (AFFECTS PARCEL, BUT NOT THE SURVEY);
- (6) RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS AND EASEMENTS, AND LIABILITIES AND OBLIGATIONS TO THE CHANDLER CORPORATE CENTER - NORTH RECORDED IN BOOK 215 OF PAGE 34, AND THEREAFTER CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 2008-216320 (AS SHOWN);
- (7) RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS AND EASEMENTS, AND LIABILITIES AND OBLIGATIONS TO THE CHANDLER CORPORATE CENTER - NORTH RECORDED IN BOOK 215 OF PAGE 34, AND THEREAFTER CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 2008-216320 (AS SHOWN);
- (8) NOT LIMITED TO ANY REALTOS CATERING EASEMENTS OR PARTY WALLS, LIMITING, IF ANY, FROM THE ABOVE, ANY AND ALL BARRIERS TO LIGHT, COLOR, REFLECTION, SHAD, HANDICAP, FAMILIAR, STATING, OR NATIONAL, OR ANY OTHER, CONTAINED IN INSTRUMENT;
- (9) RECORDED IN DOCUMENT NO. 2007-529450 AND RE-CORRECTED IN DOCUMENT NO. 2007-530893 (AFFECTS PARCEL, BUT NOT THE SURVEY);
- (10) EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS AS SET FORTH ON THE PLAN OF CHANDLER CORPORATE CENTER - NORTH RECORDED IN BOOK 215 OF PAGE 34, AND THEREAFTER CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 2008-216320 (AS SHOWN);
- (11) MATTERS SET FORTH IN DECLARATION OF RECIPROCAL EASEMENT RECORDED IN DOCUMENT NO. 2007-574082 (AS SHOWN);
- (12) EASEMENT AND RIGHTS INCIDENT THEREIN, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCUMENT NO. 2007-132566
PURPOSE: ELECTRIC LINES AND APPURTENANT FACILITIES (AS SHOWN)
- (13) EASEMENT AND RIGHTS INCIDENT THEREIN, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCUMENT NO. 2008-216322
PURPOSE: ELECTRIC LINES AND APPURTENANT FACILITIES (AS SHOWN)
- (14) AGREEMENT ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN:
PURPOSE: RECIPROCAL DRAINAGE EASEMENT AGREEMENT
DOCUMENT NO. 2008-32254 (AS SHOWN)
- (15) UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY:
LESSOR S W 950, L.L.C.
LESSEE GARN INTERNATIONAL, INC.
DATED 24 OF OCTOBER 24, 2008
AS DISCLOSED BY SUBROGATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT
RECORDED NUMBER 5, 2010
DOCUMENT NO. 2010-971577 (AFFECTS PARCEL, BUT NOT THE SURVEY)
- (16) UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY:
LESSOR S W 950, L.L.C.
LESSEE STA BRAND, INC.
DATED 24 OF DECEMBER 19, 2008
AS DISCLOSED BY SUBROGATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT
RECORDED NUMBER 5, 2010
DOCUMENT NO. 2010-971578 (AFFECTS PARCEL, BUT NOT THE SURVEY)
- (17) UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY:
LESSOR S W 950, L.L.C.
LESSEE MEDISCOPIC INFORMATION SYSTEMS, INC.
DATED 24 OF DECEMBER 19, 2008
AS DISCLOSED BY SUBROGATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT
RECORDED NUMBER 5, 2010
DOCUMENT NO. 2010-971579 (AFFECTS PARCEL, BUT NOT THE SURVEY)
- (18) AGREEMENT ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN:
PURPOSE: LIGHT IMPROVEMENT AGREEMENT
DOCUMENT NO. 2011-004744

FEMA NOTE3:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C2645, REVISED DATE SEPTEMBER 30, 2005, DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE "X".

ZONE "C" IS DEFINED AS AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE SHEET FLOOD FLOODING WHERE THE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES, NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THESE ZONES.



VICINITY MAP:

NOTES:

- ALL TITLE INFORMATION BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMERCE/LAND LAND TITLE INSURANCE COMPANY, FILE NO. C098291-20-040 EFFECTIVE DATE: MAY 31, 2021, AT 7:30 AM.
2. THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON RECORDS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES AND ARE NOT GUARANTEED BY THE SURVEYOR. REPAIRS OR ABANDONING OF UTILITIES CAN BE MADE AS TO THE EXTENT OF THE UTILITIES AVAILABLE, EITHER IN SERVICE OR ABANDONED, NOT GUARANTEED TO THEIR EXACT LOCATION. THERE IS NO ASSURE-VERIFY AT THIS SITE BEING USED AS SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL. UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES, EITHER FROM CONTIGUOUS PROPERTIES OR FROM PUBLIC RIGHT-OF-WAY.
3. THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT-OF-WAYS, EASEMENTS, OR DESIGNATIONS THAT ANY MUNICIPALITY, INDIVIDUAL, OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
4. USE OF THE INFORMATION CONTAINED IN THIS ALTA/CAS/LAND TITLE SURVEY FOR OTHER THAN THE PURPOSES SPECIFICALLY SET FORTH HEREIN IS UNLAWFUL. THE USER OF THIS INFORMATION EXPRESSLY PERMITS IN WRITING IN ADVANCE BY HUNTER ENGINEERING, INC. AND THEREFORE SHALL HAVE NO LIABILITY FOR SUCH MISUSE.
5. THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXISTING BUILDING FOOTPRINT AT GROUND LEVEL BASED ON FIELD MEASUREMENTS. THIS INFORMATION IS INTENDED TO DEPICT THE GENERAL CONFIGURATION OF THE BUILDING. THE BUILDING AREA IS NOT INTENDED TO REPRESENT THE EXACT AREA OF THE BUILDING. THE BUILDING FOOTPRINT IS NOT INTENDED TO REPRESENT THE EXACT BUILDING FOOTPRINT OR THE EXACT LEASABLE AREA OF ANY BUILDING. THE BUILDING OFFSET DISTANCES SHOWN ARE TO ADJACENT BOUNDARY OWNERS.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
7. THERE IS NO DISPERSED MATERIAL OR DEBRIS.
8. THERE IS NO DISPERSED MATERIAL OR DEBRIS.
9. THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES.

PARKING SPACES:

COVERED PARKING SPACES =	184 SPACES
STANDARD PARKING SPACES =	252 SPACES
HANDICAPPED PARKING SPACES =	12 SPACES
TOTAL =	448 SPACES

BASIS OF BEARING:

BASES OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°46'20" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF "CHANDLER CORPORATE CENTER-NORTH", RECORDED IN BOOK 919, PAGE 49, MARICOPA COUNTY RECORDS, ARIZONA.

SITE ADDRESS:

585 N. JUNIPER DRIVE
CHANDLER, ARIZONA 85226

LEGAL DESCRIPTION:

LOT 2, CHANDLER CORPORATE CENTER - NORTH, ACCORDING TO BOOK 919 OF MAPS, PAGE 49 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2008-516301, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEYOR'S CERTIFICATION:

TO: CORPORATE CENTER INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, LAWYERS TITLE INSURANCE CORPORATION AND COMMONWEALTH LAND TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS TITLE REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2011, AND INCLUDES ITEMS 1,2,3,4,7(a), 7(b)(1),7(c),8,9,(10),11,16,18, OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.



ALTA/ACSM LAND TITLE SURVEY		HUNTER ENGINEERING		CIVIL AND SURVEY	
JOB NO.: LDCC046-A		DRAWN BY: JH CHECKED BY: JH		NO. _____ DATE _____ REVISION _____ BY _____	
SCALE: 1" = 30'		SHEET 1 OF 2		PURPOSE: ALTA SURVEY	
LIST 1: "NARRATIVE" DESCRIPTION OF PROPERTY OF INTEREST, AS APPLICABLE, OF LAND IN SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE 6th AND 5th RIVER BASIN AND MEDIAN, ARIZONA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE 6th AND 5th RIVER BASIN AND MEDIAN, ARIZONA COUNTY, ARIZONA.					
SECTION: 28 TOWNSHIP: 35 RANGE: 4E					

ALTA/ACSM LAND TITLE SURVEY

LOT 1, CHANDLER CORPORATE CENTER-NORTH AS RECORDED IN BOOK 919 OF MAPS, PAGE 49, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA. LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SCHEDULE "B" ITEMS:

1. SECOND INSTALLMENT OF 2014 TAXES, A LIEN, PAYABLE ON OR BEFORE MARCH 1, 2015, AND DELINQUENT MAY 1, 2015.
AFFECTS THE PROPERTY BUT NOT THE SURVEY.
2. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
3. THE LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION; AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSE OF OBTAINING WATER RIGHTS FOR SAID LAND. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID).
AFFECTS THE PROPERTY BUT NOT THE SURVEY.
4. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
AFFECTS THE PROPERTY BUT NOT THE SURVEY.
5. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
6. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF CHANDLER CORPORATE CENTER - NORTH, AS RECORDED IN PLAT BOOK 919 OF MAPS, PAGE(S) 49 AND ATTENDANT OF CORRECTION RECORDED JUNE 11, 2008 AS 2008-0322834 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
AS SHOWN ON SURVEY.
7. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN 2007-520455 OF OFFICIAL RECORDS AND RE-RECORDED AS 2007-520453 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (ALL ASSESSMENTS DUE AND PAYABLE CHANDLER CORPORATE CENTER-NORTH OWNERS ASSOCIATION ARE PAID).
AFFECTS THE PROPERTY BUT NOT THE SURVEY.
8. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL DRAINAGE EASEMENT AGREEMENT" RECORDED APRIL 11, 2008 AS 2008-0322834 OF OFFICIAL RECORDS.
AS SHOWN ON SURVEY.
10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED AUGUST 21, 2008 AS 2008-0731219 OF OFFICIAL RECORDS.
AS SHOWN ON SURVEY.
11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "LIGHT IMPROVEMENT AGREEMENT" RECORDED MAY 24, 2011 AS 2011-0434474 OF OFFICIAL RECORDS.
AS SHOWN ON SURVEY.
12. ALL MATTERS AS SET FORTH IN DECLARATION OF EASEMENT, RECORDED DECEMBER 30, 2003 AS 2003-1746351 OF OFFICIAL RECORDS.
AS SHOWN ON SURVEY.
13. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
14. ALL MATTERS AS SET FORTH IN DECLARATION OF RECIPROCAL EASEMENT, RECORDED MAY 17, 2007 AS 2007-574080 OF OFFICIAL RECORDS.
AS SHOWN ON SURVEY.
15. AN EASEMENT FOR IRRIGATION DITCH AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2007-574080 OF OFFICIAL RECORDS.
DOES NOT AFFECT THIS PARCEL.
16. AN EASEMENT FOR POWER DISTRIBUTION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2002-102030 OF OFFICIAL RECORDS.
NOTICE: AN EASEMENT PARCELS ARE FOR SHIP POWER DISTRIBUTION EQUIPMENT AND ARE ALL ADJOINING THE 10' PUE ALONG THE WEST SIDE OF MCINTOCK DRIVE. SEE VICINITY MAP FOR MCINTOCK DR.
DOES NOT AFFECT THIS PARCEL.
17. AN EASEMENT FOR ELECTRICAL POWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2007-1320561 OF OFFICIAL RECORDS.
AS SHOWN ON SURVEY.
18. AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2009-0045439 OF OFFICIAL RECORDS.
AS SHOWN ON SURVEY.
19. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
20. RIGHTS TENANTS, AS TENANTS ONLY, UNDER THE ATTACHED CERTIFIED RENT ROLL, WHICH RIGHTS DO NOT INCLUDE A RIGHT OF FIRST REFUSAL OR FIRST OFFER OR A RIGHT TO PURCHASE ALL OR ANY PORTION OF THE LAND.
AFFECTS THE PROPERTY BUT NOT THE SURVEY.
21. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
AFFECTS THE PROPERTY BUT NOT THE SURVEY.

NOTES:

1. ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES, NO. WCS-674644-FRST, THIRD AMENDED, EFFECTIVE DATE: NOVEMBER 18, 2014.
2. THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON RECORDS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES WITHOUT VERIFICATION BY THE SURVEYOR. THEREFORE, NO GUARANTEE CAN BE MADE AS TO THE EXTENT OF THE UTILITIES AVAILABLE, EITHER IN SERVICE, ABANDONED, NOR GUARANTEE TO THEIR EXACT LOCATION. PLEASE CALL "TILE-STAKE" AT 802-283-1105, PRIOR TO ANY EXCAVATION OR TO DETERMINE WHAT UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES, EITHER FROM CONTIGUOUS PROPERTY OR ADJOINING STREETS.
3. BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°46'20" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER 15, SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF "CHANDLER CORPORATE CENTER-NORTH", RECORDED IN BOOK 919, PAGE 49, MARICOPA COUNTY RECORDS, ARIZONA.
4. THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT-OF-WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL, OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
5. USE OF THE INFORMATION, CONTAINED IN THIS ALTA/ACSM LAND TITLE SURVEY, FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED ("TITLE INSURANCE MATTERS"), IS FORBIDDEN, UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY HUNTER ENGINEERING, INC. AND THEREFORE SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE.
6. THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND LEVEL, BASED ON FIELD MEASUREMENTS. THIS INFORMATION IS INTENDED TO DEPICT THE GENERAL CONFIGURATION OF THE BUILDING AT GROUND LEVEL AND MAY OR MAY NOT BE THE EXACT DIMENSIONS OF THE BUILDING FOUNDATION. THE BUILDING SQUARE FOOTAGE SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASABLE AREA OF ANY BUILDING.
7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
8. THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
9. THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES.
10. THE SUBJECT PARCEL HAS ACCESS TO JUNIPER DRIVE WHICH IS A PUBLICLY DEDICATED STREET.
11. THERE ARE NO APPARENT ENCROACHMENTS ON TO SUBJECT PROPERTY.

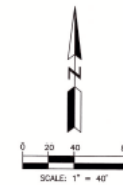
FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2720L (EFFECTIVE: REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

ZONE X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AKA 1% 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LEGEND:

- ▲ PK/WASHER
 - BRASS CAP IN HANDHOLE
 - FOUND AS NOTED OR TO BE SET
 - BRASS CAP FLUSH
 - ELECTRIC TRANSFORMER
 - TELEPHONE JUNCTION BOX
 - LIGHT POST
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - STORM CATCH BASIN
 - STORM DRAIN INTERCEPTOR
 - DRY WELL
 - ① SCHEDULE B HEX ITEMS THAT ARE PLOTTED OR REFERENCED ON SURVEY
 - ② PARKING SPACE COUNT
- B.S.L. BUILDING SETBACK LINE
P.U.E. PUBLIC UTILITY EASEMENT
L.E. LANDSCAPE EASEMENT
L.L.E. LIMITED LIABILITY EASEMENT
M.C.R. MARICOPA COUNTY RECORDS
R/W RIGHT OF WAY
- SEWER CLEANOUT
 - FIRE DEPT. CONNECTION
 - CHECK VALVE
 - BACKFLOW PREVENTER
 - PALM TREE
 - W WATER LINE
 - S STORM DRAIN
 - GS SANITARY SEWER LINE
 - P PROPERTY LINE
- CONCRETE HATCH
COLOR & PATTERN
- AC PAVT
- ASPHALT HATCH
COLOR & PATTERN
- PAVERS HATCH
COLOR & PATTERN



VICINITY MAP:

LEGAL DESCRIPTION:

LOT 1, CHANDLER CORPORATE CENTER-NORTH, ACCORDING TO BOOK 919 OF MAPS, PAGE 49 AND ATTENDANT OF CORRECTION RECORDED JUNE 11, 2008 AS 2008-0322834 OF OFFICIAL RECORDS, RECORDS OF MARICOPA COUNTY, ARIZONA.

SITE ADDRESS:

500 N. JUNIPER DRIVE, CHANDLER, AZ 85226

LOT AREA:

LOT 1, CHANDLER CORPORATE CENTER-NORTH

8.753 ACRES, 381,286 S.F.

PARKING SPACES:

STANDARD PARKING SPACES = 474 SPACES

HANDICAPPED PARKING SPACES = 14 SPACES

BASIS OF BEARING:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°46'20" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF "CHANDLER CORPORATE CENTER-NORTH", RECORDED IN BOOK 919, PAGE 49, MARICOPA COUNTY RECORDS, ARIZONA.

ZONING CLASSIFICATION:

THE CURRENT ZONING CLASSIFICATION FOR THIS PARCEL IS "P20" PLANNED AREA DEVELOPMENT. PLEASE NOTE, ACCORDING TO ERIK SWANSON, SENIOR CITY PLANNER, "THE SUBJECT SITE IS NOT PART OF ANY SPECIFIC AREA PLAN; HOWEVER, IT IS WITHIN THE AIRPORT NOISE IMPACT OVERLAY DISTRICT FOR STELLAR AIRPARK". REQUIREMENTS FOR SETBACKS, HEIGHT, DENSITY, AND PARKING WERE PROVIDED DIRECTLY FROM ERIK SWANSON IN THE ZONING VERIFICATION LETTERS. REFERENCE P20 REPORT FOR CHANDLER CORPORATE CENTER PREPARED FOR PALSADES CAPITAL. REALTY ADVISOR/LLC DATED 11-25-14, P20 SITE NUMBER 79851-1.

BUILDING SETBACKS	
FRONT	30 FEET - JARDINER OR 125 FEET +/- (PER SCALE OF SURVEY)
SIDE	12 FEET 43 FEET (PER SURVEY)
REAR	30 FEET 175 FEET +/- (PER SCALE OF SURVEY)
BUILDING HEIGHT	
MAXIMUM BUILDING HEIGHT	NO BUILDING HEIGHT SHALL EXCEED 30 FEET IN HEIGHT AT THE THIRTY-FOOT FRONT BUILDING SETBACK LINE, EXCEPT THAT A BUILDING MAY EXCEED SUCH HEIGHT PROVIDED THAT AT NO POINT IT PROJECTS ABOVE A LINE SLOPING INWARD AND UPWARD AT A 45 DEGREE ANGLE AT THE REQUIRED HEIGHT AND SETBACK LINE
EXISTING BUILDING HEIGHT	TOP OF PARAPET- 36 FEET
PARKING	
PARKING REQUIRED	352 TOTAL PARKING SPACES 488 EXISTING

SURVEYOR'S CERTIFICATION:

TO: STARWOOD MORTGAGE CAPITAL, LLC, STARWOOD MORTGAGE FUNDING I, LLC AND STARWOOD MORTGAGE FUNDING II, LLC, AND THEIR SUCCESSORS AND ASSIGNS
FROM: HUNTER ENGINEERING, INC., A DELAWARE LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES
PALSADES CAPITAL REALTY ADVISORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
CHANDLER CORPORATE CENTER II, LLC, A DELAWARE LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NPS IN 2011, AND INCLUDES ITEMS 2.3.4, 7.0(1), 8.0(a), 9.0(a), 9.1(1)(a), 13.16, 17.8(1) OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NPS, ACSM AND NPS IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE. THE FIELD WORK WAS COMPLETED ON 11-10-14.
DATE OF PLAT OR MAP 12-11-14.

JAMES A. BRUCCI
P.E. 20650
jbrucci@hunterengineeringinc.com



ALL DATE	REVISION
11-10-14	1. INITIAL SURVEY COMPLETED
12-11-14	2. FINAL SURVEY COMPLETED
12-11-14	3. THIRD AMENDED TITLE REPORT

DRAWN BY: JMB
CHECKED BY: JMB

HUNTER ENGINEERING	CIVIL AND SURVEY
1000 N. 7TH ST., SUITE 200 SCOTTSDALE, AZ 85257 PHONE: 480.991.3888 FAX: 480.991.3888	

ALTA/ACSM LAND TITLE SURVEY
LOT 1, CHANDLER CORPORATE CENTER-NORTH AS RECORDED IN BOOK 919 OF MAPS, PAGE 49, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA. LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 26
TOWNSHIP: 1S
RANGE: 4E
JOB NO: 1
ROCK001-1-S
SCALE: 1"=40'
SHEET: 1 OF 2

LOT 1, CHANDLER CORPORATE CENTER-NORTH AS RECORDED IN BOOK 919 OF MAPS, PAGE 49, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



Exhibit G



Letter of Authorization

Please accept an application for Rezoning and/or a Preliminary Development Plan for property located at:

Parcel NO. 301-86-316A

585 & 500 North Juniper Drive, Chandler, AZ 85226

Said property is owned by (provide the Maricopa County recorded Property Owner information):

HAM Chandler Palms LLC / HAM Papago LLC / HAM Fairway LLC (collectively, HAM)

and legally described as (may state "See attached"):

See exhibit B to Rezone Application

Assessor Parcel Number(s):

301-86-316A

The attached map and/or survey accurately portray the parcel configuration and property dimensions, as reflected in the legal description.

I certify that the above information is correct, and that I am authorized to file an application on said property on behalf of the owner.

Calvin Zeitlin 1/31/24
Applicant Signature Date

Harry Zeitlin 1/31/24
Property Owner Name Printed Date

[Signature] 1/31/24
Property Owner Signature Date

Property Owner Name Printed Date

Property Owner Signature Date