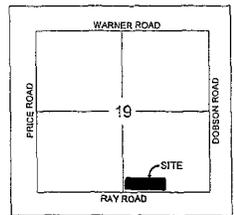


1ST AMENDMENT TO THE CONDOMINIUM PLAT OF BUILDING R, UNIT R-101

OF
RAY RANCH PROFESSIONAL PLAZA, A CONDOMINIUM
 A 1ST AMENDMENT TO THE CONDOMINIUM PLAT OF BUILDING R OF RAY RANCH PROFESSIONAL PLAZA, A CONDOMINIUM AS RECORDED IN BOOK 725 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



Bowman
 CONSULTING
 300 South Third Street, 10th Floor
 Tempe, Arizona 85282
 Phone: (480) 200-8000
 Fax: (480) 200-8044
 www.bowmanconsulting.com



FINAL PLAT
 1ST AMENDMENT TO THE CONDOMINIUM PLAT OF BUILDING R, UNIT R-101
 RAY RANCH PROFESSIONAL PLAZA, A CONDOMINIUM
 CHANDLER, ARIZONA

OWNER
 2310 W RAY ROAD LLC
 2310 W RAY ROAD UNIT 102 BLDG R
 CHANDLER, AZ 85224

SHEET INDEX
 FP01 COVER, NOTES, DEDICATION, CERTIFICATIONS
 FP02 SITE PLAN
 FP03 BUILDING R DIMENSIONS AND AREA TABLE

AREA
 BUILDING R GROSS AREA = 6,041 SQ.FT.

OWNER'S ASSOC. RATIFICATION
 BY THIS RATIFICATION, I, _____, DULY ELECTED _____ OF RAY RANCH PROFESSIONAL PLAZA CONDOMINIUM ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

SIGNATURE _____ DATE _____

ACKNOWLEDGMENTS
 STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS

ON THIS _____ DAY OF _____, 2013, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ OF RAY RANCH PROFESSIONAL PLAZA CONDOMINIUM ASSOCIATION, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC DATE _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION:
 THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREON HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLAYTON J. HOWARD R.L.S.# 50640 04/18/2013
 choward@bowmancon.com DATE

REGISTERED LAND SURVEYOR # 50640
 BOWMAN CONSULTING
 3010 S PINE DRIVE, SUITE 103
 TEMPE, ARIZONA 85282
 PHONE: (480) 200-8000

CERTIFICATIONS
 THIS IS TO CERTIFY THAT IN MY OPINION ALL UNITS AND COMMON ELEMENTS SHOWN UPON THIS PLAT CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

PLANNING & DEVELOPMENT DIRECTOR _____ DATE _____

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THE PROPOSED SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING ASSURED WATER SUPPLY PURSUANT TO SECTION 45-506, ARIZONA REVISED STATUTES.

CITY ENGINEER _____ DATE _____

APPROVAL
 APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS _____ DAY OF _____, 2013

BY: _____ MAYOR DATE _____

ATTEST: _____ CITY CLERK DATE _____

COUNTY RECORDER

DATE:	04-23-13
PROJ. NO.:	8749-01-001
TASK NO.:	001
DRAWN BY:	AG
CHECKED:	JD
QUALITY:	CH
CLIENT NO.:	
SCALE:	N.T.S.
	1 of 3

DEDICATION
 STATE OF ARIZONA }
 COUNTY OF MARICOPA } S.S.

2310 W RAY ROAD LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNERS OF BUILDING R UNITS 101 PURSUANT TO THIS 1ST AMENDMENT TO THE PREVIOUSLY RECORDED RAY RANCH PROFESSIONAL PLAZA, A CONDOMINIUM (THE ORIGINAL PLAT) BOOK 725, PAGE 44 RECORDS OF MARICOPA COUNTY, ARIZONA, SUBDIVIDING AS A CONDOMINIUM OVER A PORTION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS 1ST AMENDMENT TO THE CONDOMINIUM PLAT OF SAID RAY RANCH PROFESSIONAL PLAZA, A CONDOMINIUM, TO AMEND THE ORIGINAL PLAT FOR THE PURPOSE OF A REVISING THE UNIT BOUNDARIES OF BUILDING R UNIT 101, AND THE CORRESPONDING AREA TABLE CALCULATIONS. THIS PLAT DOES NOT CONSTITUTE A REPLAT OR A CORRECTION OF ANY OTHER PORTION OF THE CONDOMINIUM PLAT FOR RAY RANCH PROFESSIONAL PLAZA, A CONDOMINIUM AS SHOWN ON THE ORIGINAL PLAT OWNERS WARRANT AND REPRESENT TO THE CITY OF CHANDLER THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED HEREIN AND THAT EVERY LEASER, EASEMENT HOLDER OR OTHER PERSON, OR ENTITY, HAVING AN INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, COVENANCES, OR OTHER REAL PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS MAP HAS CONSENTED TO, OR JOINED IN THIS MAP, AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP IS RECORDED.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE UNIT OWNER'S ASSOCIATION.
 AN EASEMENT FOR EMERGENCY VEHICULAR ACCESS SHALL BE DEDICATED TO THE CITY OVER THE COMMON ELEMENT.

ACKNOWLEDGMENTS
 2310 W RAY ROAD LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED ITS NAME TO BE ATTESTED AND THE SAME, TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED _____ THIS DAY OF _____, 2013.

BY: _____ ITS _____

STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS

ON THIS _____ DAY OF _____, 2013, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____ MY COMMISSION EXPIRES _____

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, AS A BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN DOC. NO. 2011-0038135, RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HERewith AND EACH AND EVERY DEDICATION CONTAINED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAME THIS _____ DAY OF _____, 2013.

BY: _____ ITS _____

STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS

ON THIS _____ DAY OF _____, 2013, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO BE THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

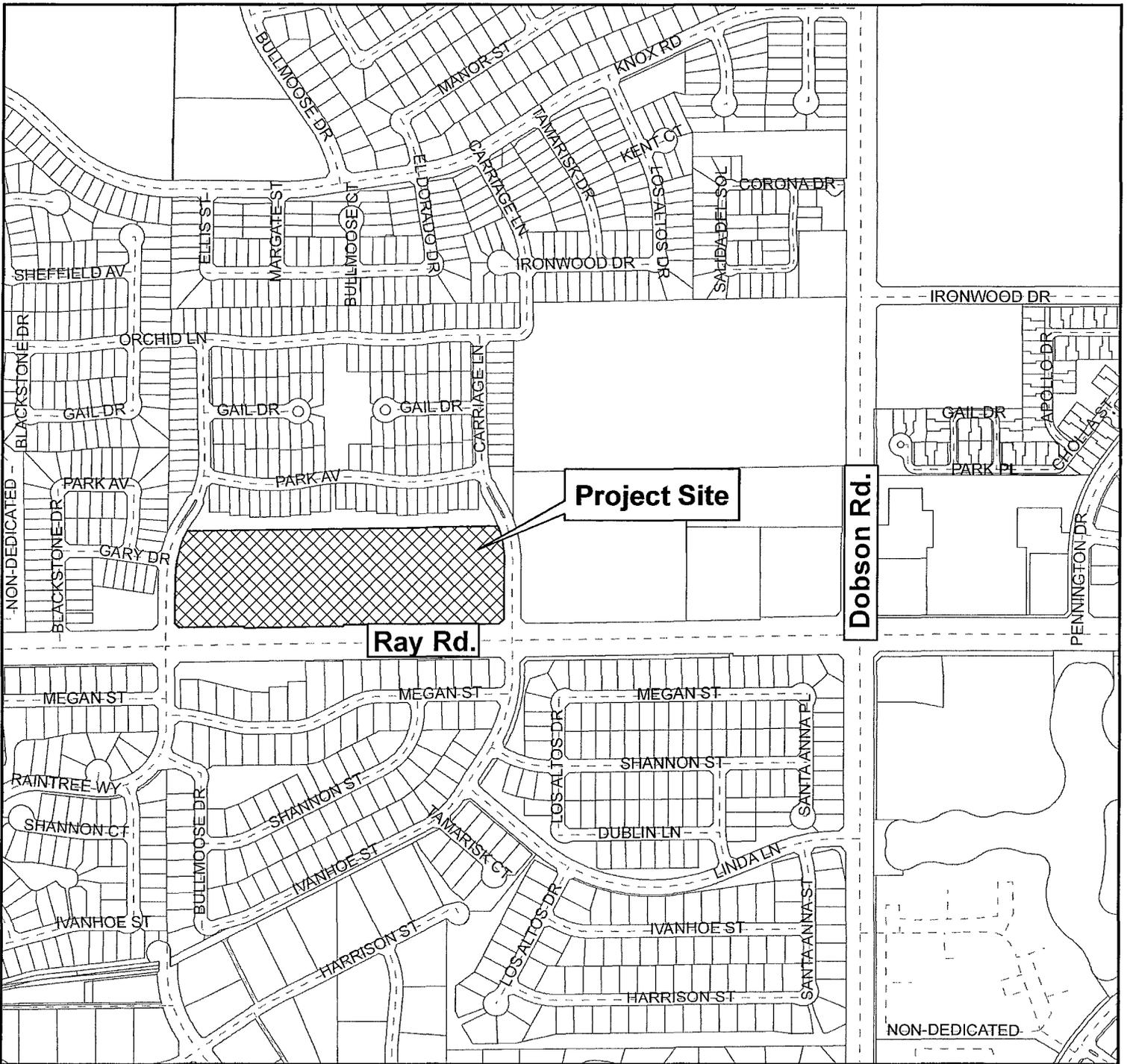
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC _____ DATE _____ MY COMMISSION EXPIRES _____

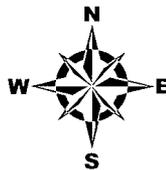
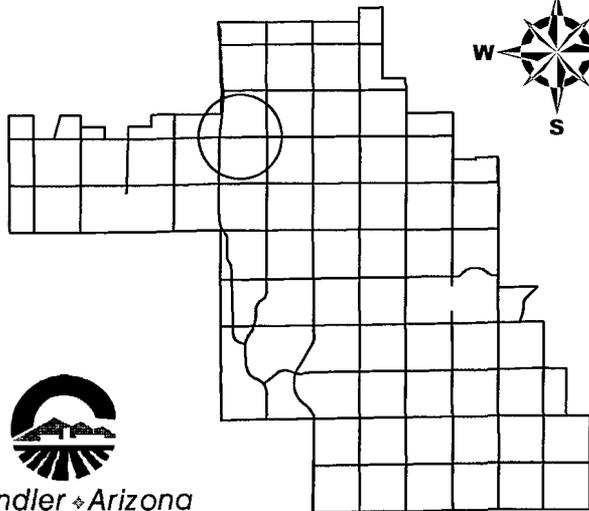
NOTES:

- THE LOCATION AND DIMENSIONS OF THE BUILDING AND UNITS AS SHOWN ON THE PLAT ARE BASED ON THE ARCHITECTURAL DRAWINGS AND ARE APPROXIMATE. THE ACTUAL LOCATION AND DIMENSIONS OF THE BUILDING AND UNITS MAY VARY FROM THE LOCATION AND DIMENSIONS OF THE BUILDING AND UNITS AS SHOWN ON THIS PLAT.
- THE HORIZONTAL AND VERTICAL UNIT DIMENSIONS ARE IN ACCORDANCE WITH THE DEFINITION OF "UNIT BOUNDARIES" AS SET FORTH IN THE CONDOMINIUM DECLARATION FOR RAY RANCH PROFESSIONAL PLAZA, A CONDOMINIUM TO BE RECORDED WITH THE MARICOPA COUNTY RECORDER.
- ALL LINES ARE PARALLEL, PERPENDICULAR OR AT 45 DEGREES TO ONE NORTH AND EAST FOR SHEETS 2 AND 3 AS SHOWN ON THE ARCHITECTURAL PLANS.
- THERE ARE NO EXISTING VISIBLE ENCROACHMENTS OF ANY PORTION OF THIS PROJECT.
- THE PHYSICAL BOUNDARIES OF, AND THE ITEMS COMPRISING THE UNITS ARE AS FOLLOWS: (1) THE VERTICAL BOUNDARIES ARE THE INTERIOR UNFINISHED SURFACE OF THE PERIMETER WALLS OF THE BUILDING AND A VERTICAL PLUMB LINE RUNNING THROUGH THE CENTER OF THE PARTY WALL SEPARATING THE UNIT FROM ANOTHER UNIT OR A UTILITY ROOM; (2) THE LOWER HORIZONTAL BOUNDARY IS THE UNFINISHED SURFACE OF THE TOP OF THE FLOOR SLAB BENEATH THE UNIT; AND (3) THE UPPER HORIZONTAL BOUNDARY IS THE BOTTOM SURFACE OF THE ROOF TRUSS. THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE MORE FULLY DESCRIBED IN THE CONDOMINIUM DECLARATION FOR RAY RANCH PROFESSIONAL PLAZA, A CONDOMINIUM.
- LANDSCAPING SHALL BE MAINTAINED BY THE MEMBERS OF THE CONDOMINIUM OWNERS ASSOCIATION. THE CITY OF CHANDLER IS NOT RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPING.
- ALL UTILITIES NEW OR RELOCATED TO BE PLACED UNDERGROUND.
- THIS DEVELOPMENT IS LOCATED IN THE CITY OF CHANDLER WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE WATER, SEWER, AND UTILITY EASEMENTS EXCEPT PAVING OR PLANTING AS DESIGNATED BY APPROVED LANDSCAPING PLANS.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- MAINTENANCE OF ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF RAY RANCH PROFESSIONAL PLAZA CONDOMINIUM ASSOCIATION.
- THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDER-GROUNDING REQUIREMENT HAS BEEN SAISDED.
- VISIBILITY EASEMENT RESTRICTION: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (NATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
- OVERHEAD ELECTRIC LINES TO BE UNDER GROUND BY SALT RIVER PROJECT
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPERE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- IN EASEMENTS FOR EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ALLOWED.
- ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE OWNED IN COMMON, WITH AN UNDIVIDED INTEREST, BY ALL LOT OWNERS OF THIS SUBDIVISION. THE COMMON PROPERTY SHALL BE INCLUDED WITHIN THE SCOPE OF THE DEEDS TRANSFERRING OWNERSHIP OF LOTS IN THIS SUBDIVISION. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- BUILDINGS SHOWN AS RECORD (R) ARE NOT AFFECTED BY THIS AMENDMENT.
- THE "UTILITY ROOMS" AS IDENTIFIED AND DIMENSIONED INSIDE EACH BUILDING ARE COMMON ELEMENTS OF THE CONDOMINIUM AND ARE MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM.
- UNIT NUMBERS SHOWN ON THIS PLAT ARE NOT TO BE MISCONSTRUED AS SUITE NUMBERS ASSIGNED BY THE CITY FOR ADDRESSING PURPOSES.
- ALL PROPERTY, UTILITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE UNIT OWNERS ASSOCIATION ARE HEREWIT PLATTED AS COMMON ELEMENTS WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH UNIT OWNER.

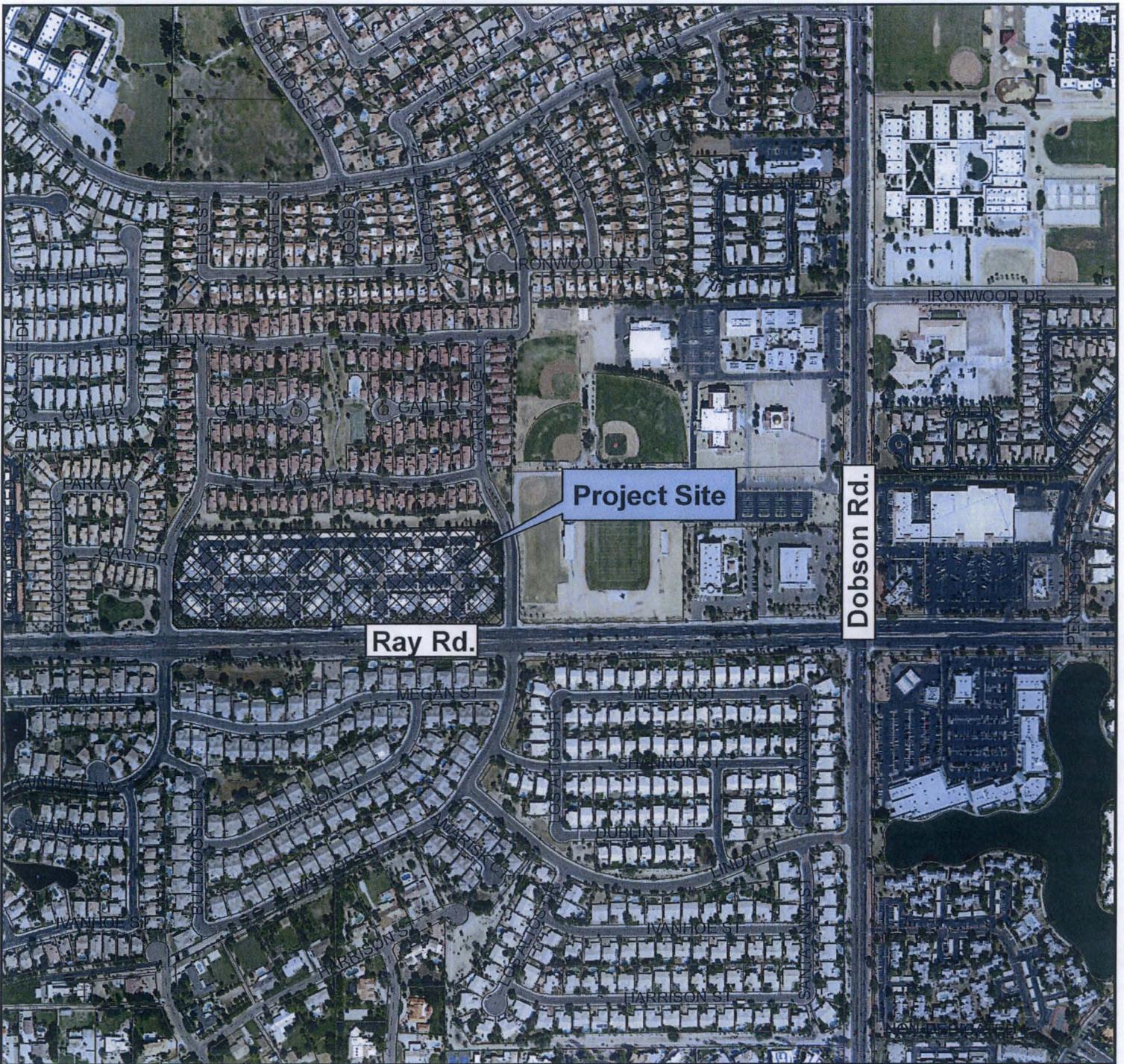
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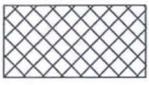
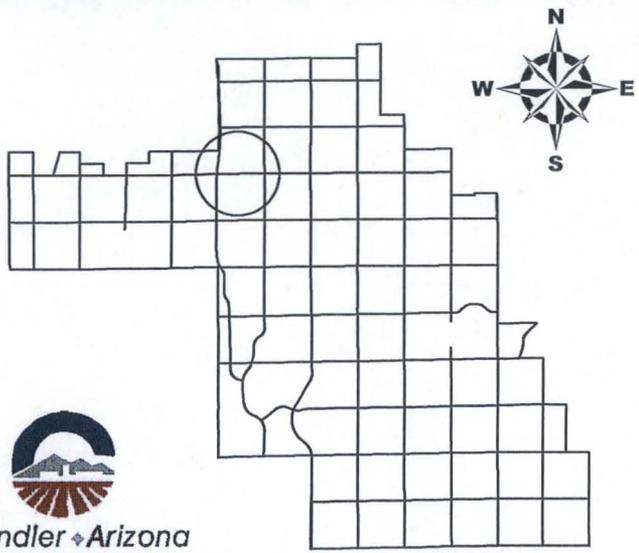
Vicinity Map



CPT13-0001
**Ray Ranch Professional Plaza,
 A Condominium**



Vicinity Map



CPT13-0001
**Ray Ranch Professional Plaza,
 A Condominium**