

#67
JUN 26 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 08-114

DATE: JUNE 5, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: PPT08-0007 CHANDLER AIRPORT BUSINESS CENTER CONDOMINIUM
PLAT PHASE I WITHIN AIRPORT BUSINESS CENTER OF CHANDLER

Request: Preliminary Condominium Plat approval

Location: Southwest corner of Ryan Road and Airport Boulevard

Applicant: Ridian Construction Services, LLC

Project Info: Approximately 3.15 acres; subdividing one lot into two lots

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and PAD zoning, Planning Commission and Staff recommend approval.

BACKGROUND

This Preliminary Condominium Plat is for the subdivision of one lot into two lots within the Airport Business Center of Chandler plat northwest of the airport. The plat creates the lots, tracts, and easements necessary for the property's development.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff recommend approval of the Preliminary Plat subject to the following condition:

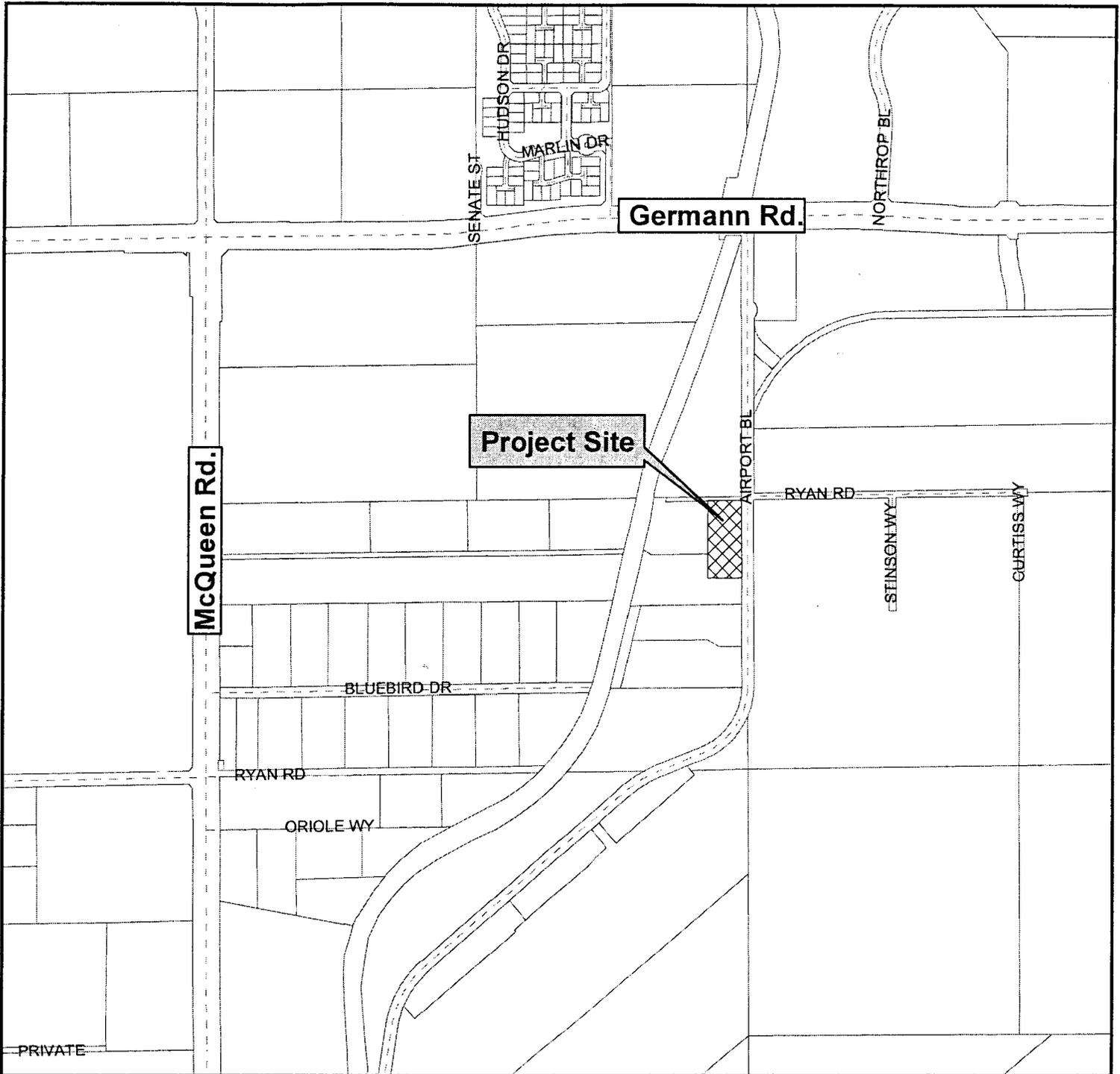
1. Approval by the City Engineer and Director of Planning and Development with regard to the details of all submittals required by code or condition.

PROPOSED MOTION

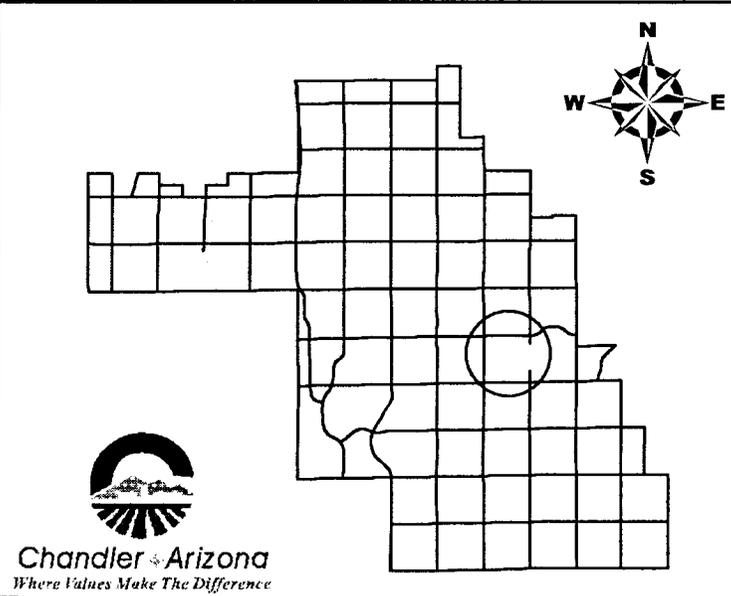
Move to approve Preliminary Condominium Plat PPT08-0007 CHANDLER AIRPORT BUSINESS CENTER CONDOMINIUM PLAT PHASE I WITHIN AIRPORT BUSINESS CENTER OF CHANDLER, per Planning Commission and Staff recommendation.

Attachments

1. Vicinity Maps
2. Preliminary Condominium Plat



PRIVATE

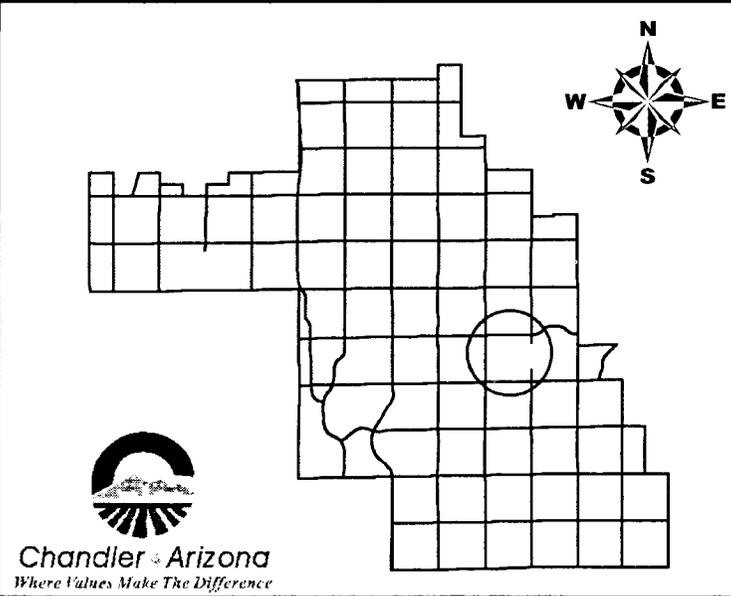
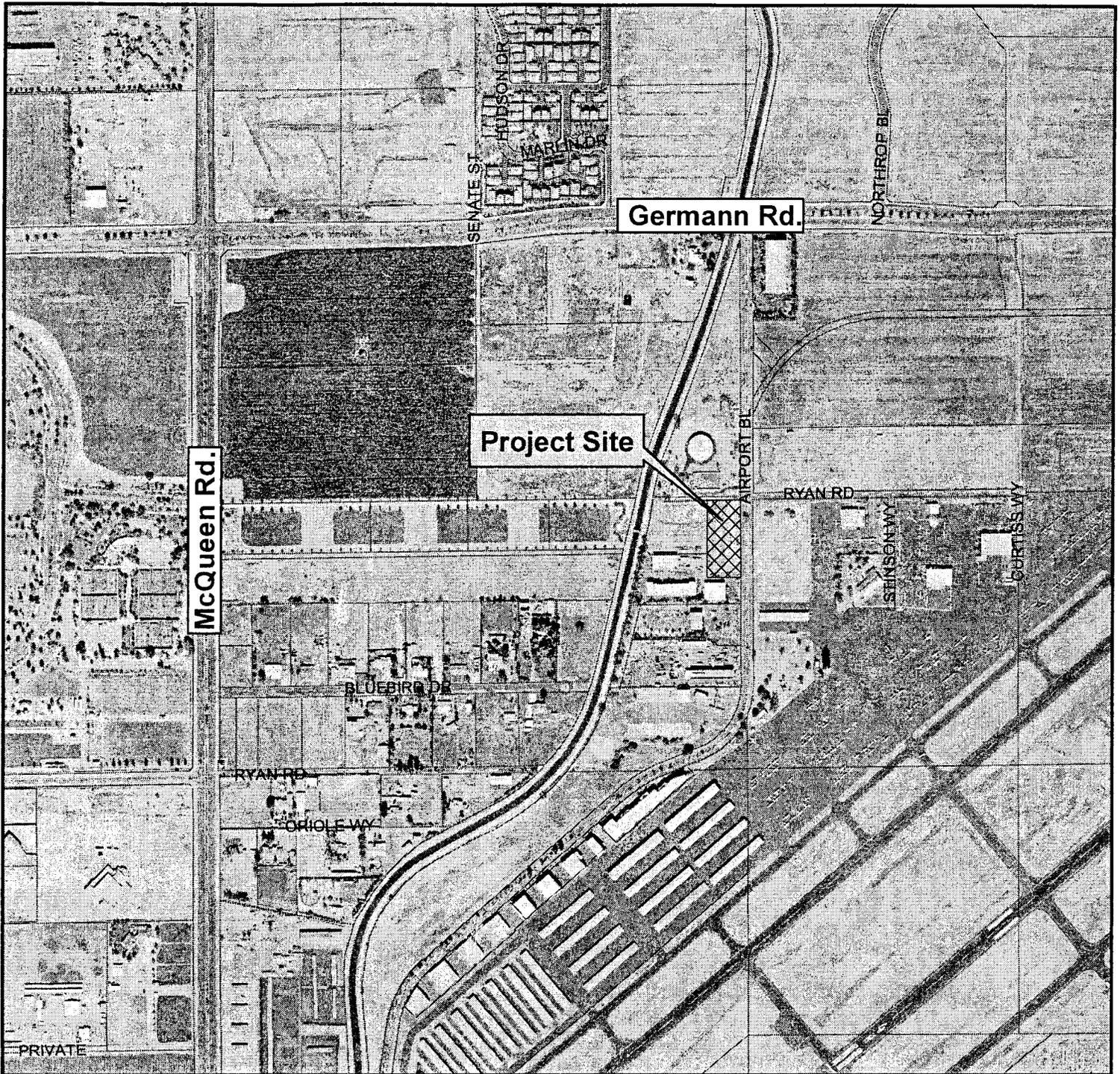


Chandler Arizona
Where Values Make The Difference

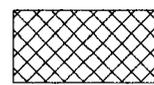
Vicinity Map



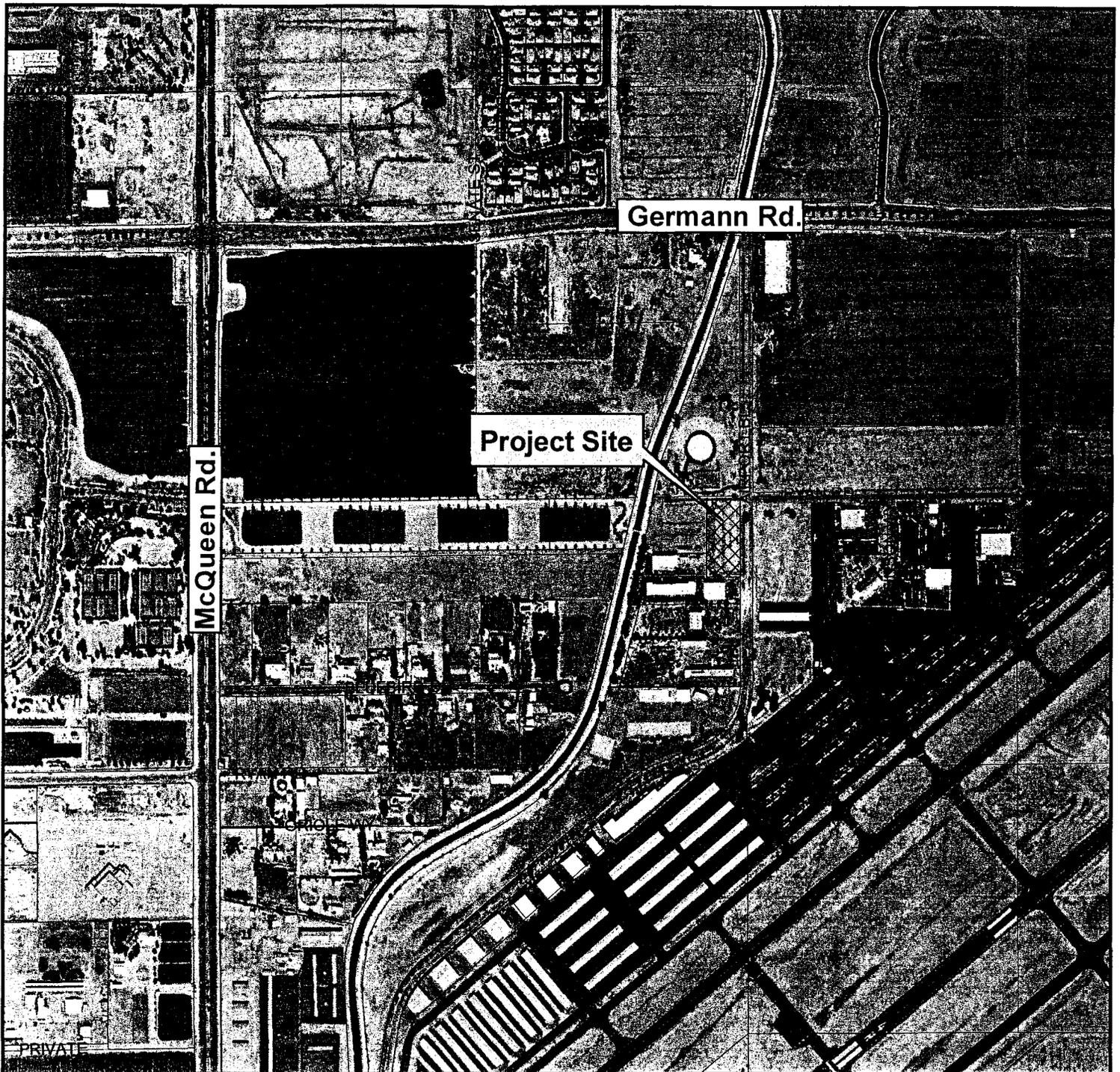
Chandler Airport Business Center Condominium Plat (Phase I)



Vicinity Map



Chandler Airport Business Center Condominium Plat (Phase I)



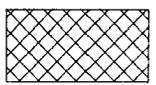
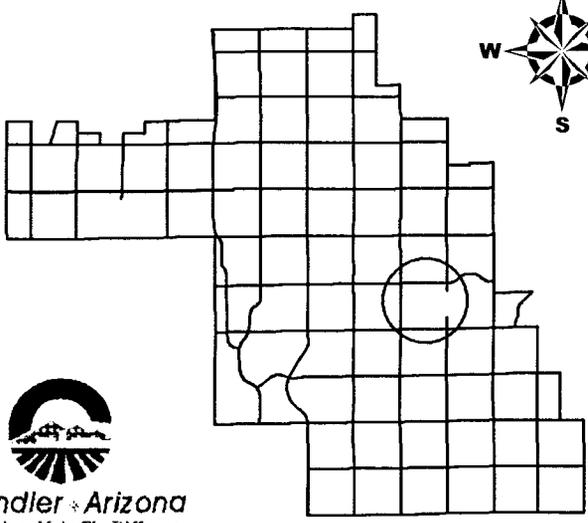
Germann Rd.

Project Site

McQueen Rd.

Vales St.

Vicinity Map



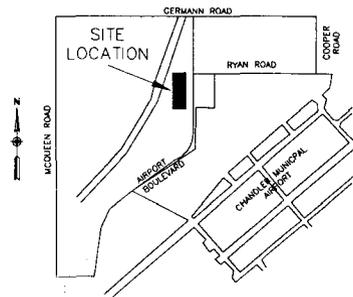
Chandler Airport Business Center Condominium Plat (Phase I)



Chandler, Arizona
Where Values Make The Difference

CHANDLER AIRPORT BUSINESS CENTER CONDOMINIUM PLAT

FOR
 A PORTION OF LOT-1 OF THE MINOR LAND DIVISION MAP
 OF THE AIRPORT BUSINESS CENTER OF CHANDLER INC.
 IN A PORTION OF THE SOUTHEAST QUARTER, OF THE NORTHWEST QUARTER
 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA, AS RECORDED SEPTEMBER 27, 2007 IN BOOK 950, PAGE 5, AS DOCUMENT NUMBER 2007-1067842



SHEET INDEX
 SHEET 1 COVER
 SHEET 2 PLAT
 SHEET 3 ELEVATION(S)

PROJECT LOCATION

CHANDLER AIRPORT BUSINESS CENTER
 2350 AIRPORT BLVD.
 CHANDLER, ARIZONA
 (480) 967-2997

PROJECT OWNER

CHANDLER AIRPORT BUSINESS CENTER
 2350 AIRPORT BLVD.
 CHANDLER, ARIZONA
 (480) 967-2997

CONTACT PERSON

SYDNE NOWACZYK
 2350 AIRPORT BLVD.
 CHANDLER, ARIZONA 85262
 (602) 650-6851

BASIS OF BEARING

THE NORTH SOUTH MID SECTION LINE OF SECTION 11
 TOWNSHIP 2 SOUTH, RANGE 5 EAST, BEARS SOUTH
 00°10'01" EAST, ACCORDING TO DOCKET 3333, PAGE 392
 (M.C.R.)

BENCHMARK

CITY OF CHANDLER BM NO. CMCN #40
 SEC. 10, T-2S, R-5E
 3" C.O.C. BRASS CAP FLUSH IN CONCRETE
 200' S. SOUTH OF THE INTERSECTION OF
 MCCOYEN RD. AND GERMANN RD.
 13' E. WEST OF EDGE OF PAVEMENT
 17' EAST OF CONCRETE LINED DITCH
 ELEVATION = 1222.42

FLOOD ZONE NOTE(S):

FLOOD ZONE "AH" ELEV 1229
 FIRM PANEL 2565
 MAP NO. 0401302665 F
 DATED 7/19/01

MARICOPA COUNTY FLOOD CONTROL
 DISTRICT RIGHT OF WAY
 DOC. NO. 01-264396 M.C.R.
 THIS DOCUMENT STATES THAT THIS PROPERTY FALLS WITHIN
 THE INLEY AREA DRAINAGE MASTER PLAN.

SURVEYOR

ORIDIAN CONSTRUCTION SERVICES, L.L.C.
 7500 BREAMY DRAW DRIVE, SUITE 200
 PHOENIX, ARIZONA 85020-4690
 (602) 957-3936

SURVEY REFERENCES:

A MINOR LAND DIVISION
 M.C.R. 950-05, DATED 2007
 ALLEN CONSULTING ENGINEERS, INC ANTHONY ZAUGG R.L.S. #41076

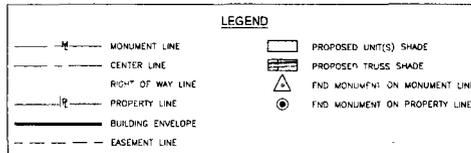
GORDON-DARBY, INC SUBDIVISION
 A MINOR LAND DIVISION
 M.C.R. 585-16, DATED 2002
 MORRISON MARBLE INC MICHAEL MYER R.L.S. #27747

ROOSEVELT WATER CONSERVATION DISTRICT
 M.C.R. BOOK 17, PAGE 23, DATED 10-15, 1927

RESTRICTIONS, CONDITIONS, COVENANTS, RESTRICTIONS
 DOCKET 3333, PAGE 392 (M.C.R.)

LEGAL DESCRIPTION EXHIBIT "A"
 PER LAND AMERICA TRANSACTION COMMITMENT FOR TITLE INSURANCE
 DATED SEPT. 7, 2007 @ 7:30 A.M.
 FILE NO.: 01585738

PLSS SUBDIVISION RECORD OF SURVEY
 MARICOPA COUNTY GEODETIC AND CADASTRAL SURVEY
 BOOK 589, PAGE 48L DATED 4-10-02
 AMEC INFRASTRUCTURE, INC GAIL A. MORGAN R.L.S. #31601



LEGAL DESCRIPTION

LOT-1 OF THE MINOR LAND DIVISION MAP OF THE AIRPORT BUSINESS CENTER OF CHANDLER INC
 IN A PORTION OF THE SOUTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 11,
 TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY,
 ARIZONA, AS RECORDED SEPTEMBER 27, 2007 IN BOOK 950, PAGE 5, AS DOCUMENT NUMBER
 2007-1067842

MORE PARTICULARY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST
 QUARTER OF SAID SECTION 11:

THENCE SOUTH 00°01'01" EAST ALONG THE EAST LINE OF SAID SOUTHEAST OF THE NORTHWEST
 QUARTER (BASIS OF BEARING), A DISTANCE OF 395.93 FEET;

THENCE NORTH 89°57'32" WEST, A DISTANCE OF 197.70 FEET;

THENCE NORTH 00°15'00" EAST, A DISTANCE OF 117.51 FEET;

THENCE SOUTH 89°30'23" WEST, A DISTANCE OF 273.10 FEET;

THENCE NORTH 55°28'41" WEST, A DISTANCE OF 46.40 FEET, TO THE EASTERLY RIGHT OF WAY
 LINE OF THE CONSOLIDATED CANAL, ACCORDING TO BOOK 108 OF MAPS, PAGE 42.

THENCE NORTH 13°14'22" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 159.27 FEET, TO A
 BEND POINT ON SAID EASTERLY LINE;

THENCE NORTH 08°19'25" EAST, (NORTH 08°20'50" EAST (RECORDS)), ALONG SAID EASTERLY LINE,
 A DISTANCE OF 98.46 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER
 OF THE NORTHWEST QUARTER OF SECTION 11;

THENCE NORTH 89°30'23" EAST ALONG SAID NORTH LINE, A DISTANCE OF 458.03 FEET TO THE
 POINT OF BEGINNING

EXCEPT THE EAST 30 FEET; AND

EXCEPT THE NORTH 20 FEET THEREOF, LYING EAST OF THE FOLLOWING
 DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF
 THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE SOUTH 89°30'23" WEST (SOUTH 89°28'34" WEST RECORD) ALONG
 THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER,
 A DISTANCE OF 396.47 FEET TO THE POINT OF BEGINNING

THENCE SOUTH 13°39' 14" WEST TO THE POINT OF TERMINATION

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA
 KNOW ALL MEN BY THESE PRESENTS:

THAT AIRPORT BUSINESS CENTER OF CHANDLER INC. AN ARIZONA CORPORATION AS LEGAL
 OWNER OF THE PROPERTY PLATTED HEREON, HAS SUBMITTED FOR CONDOMINIUM USE UNDER
 THE NAME "AIRPORT BUSINESS CENTER OF CHANDLER, A CONDOMINIUM" THAT PORTION OF THE
 SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH,
 RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
 ARIZONA, AS SHOWN AND PLATTED HEREON AND PUBLISHES THIS CONDOMINIUM PLAT AND
 HEREBY DECLARES THAT SAID CONDOMINIUM PLAT SETS FORTH THE LOCATION AND GIVES
 DIMENSIONS AND NUMBERS TO EACH UNIT.

THAT "AIRPORT BUSINESS CENTER OF CHANDLER INC." AN ARIZONA CORPORATION AS LEGAL
 OWNERS HEREBY DEDICATES TO THE CITY OF CHANDLER A BLANKET EASEMENT OVER AND
 ACROSS LOT-1 FOR THE PURPOSE OF EMERGENCY VEHICULAR ACCESS

COMMON AREAS LABELED HEREON ARE NOT DEDICATED TO THE PUBLIC BUT ARE PLATTED AS
 "ASSOCIATION COMMON AREA" FOR THE USE OF UNIT OWNERS AS MORE FULLY SET FORTH IN
 THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

SAID PROPERTY BEING CORRECTLY DESCRIBED HEREIN AND SHOWN ON SAID PLAT, HEREBY
 PUBLISHES SAID PLAT OVER A PORTION OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER
 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND
 MERIDIAN, MARICOPA COUNTY, ARIZONA AS AND FOR THE PLAT OF SAID AIRPORT BUSINESS
 CENTER OF CHANDLER INC. BEING A CONDOMINIUM PLAT AND THE "COMMON ELEMENTS" AS
 SHOWN ON SAID PLAT ARE HEREBY DECLARED TO BE FOR THE USE OF THE CONDOMINIUM
 UNIT OWNERS AND MAINTENANCE OF SAID "COMMON AREAS" SHALL BE THE RESPONSIBILITY OF
 THE CONDOMINIUM UNIT OWNERS ACTING THROUGH THEIR UNIT OWNERS ASSOCIATION THERE IS
 HEREBY DEDICATED TO THE CITY OF CHANDLER, A PERMANENT RIGHT-OF-ACCESS TO THE
 LEASEHOLD COMMON ELEMENTS FOR EMERGENCY AND SERVICE VEHICLES, SURFACE OF THE
 LEASED PREMISES.

IN WITNESS WHEREOF, AIRPORT BUSINESS CENTER OF CHANDLER INC. AN ARIZONA
 CORPORATION, AS LESSEE HAS HERETO CAUSED THEIR NAME TO BE SIGNED AND THE SAME TO
 BE ATTESTED TO

BY _____ (PRINT NAME), ITS PRESIDENT

ABBREVIATIONS

B.C.H. = BRASS CAP IN HAND HOLE
 ALUM. = ALUMINUM
 FND. = FOUND
 P.O.B. = POINT OF BEGINNING
 P.O.T. = POINT OF TERMINATION
 1/4 = QUARTER
 SEC. = SECTION
 T-2S = TOWNSHIP 2 SOUTH

R-5E = RANGE 5 EAST
 COR. = CORNER
 NW = NORTHWEST
 DOC. = DOCUMENT
 M.C.R. = MARICOPA COUNTY RECORDER
 C.O.C. = CITY OF CHANDLER
 R.L.S. = REGISTERED LAND SURVEYOR
 BM = BENCHMARK
 R.O.W. = RIGHT OF WAY

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:
 ON THIS _____ DAY OF _____, 2008 BEFORE ME THE UNDERSIGNED PERSONALLY
 APPEARED, (GRANTORS NAME) WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS
 SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED FOREGOING INSTRUMENT WITHIN
 FOR THE PURPOSE THEREIN CONTAINED.

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

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES _____ 2007

APPROVALS

THIS IS TO CERTIFY THAT IN MY OPINION LOT-1 SHOWN ON THIS PLAT CONFORMS TO GOOD
 LAND PLANNING POLICIES AND IS SUITABLE FOR THE PURPOSE FOR WHICH IS PLATTED.

PLANNING DIRECTOR _____ DATE _____

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE
 HAVE BEEN COMPLIED WITH AND THAT THIS SUBDIVISION IS LOCATED WITHIN AN AREA
 DESIGNATED AS HAVING ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA
 REVISED STATUTES.

CITY ENGINEER _____ DATE _____

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS _____ DAY
 OF _____, 2008

BY _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED HEREON WAS MADE UNDER
 MY DIRECTION DURING THE MONTH OF MARCH, 2008 AND THAT ADDITIONAL SURVEY WORK WAS
 PERFORMED UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2008.

FRANK A. KORYCANEX R.L.S. #48009 _____ DATE _____

7500 NORTH BREAMY DRAW DRIVE, SUITE 200
 PHOENIX, ARIZONA 85020
 (602) 957-3936
 FAX 800957-1088

ORIDIAN CONSTRUCTION SERVICES, L.L.C.
 7500 NORTH BREAMY DRAW DRIVE, SUITE 200
 PHOENIX, ARIZONA 85020
 (602) 957-3936
 FAX 800957-1088

PRELIMINARY
 CHANDLER AIRPORT BUSINESS CENTER
 CONDOMINIUM PLAT

ORIDIAN JOB NO: 17-0742
 DATE: 02-15-08
 SURVEYED: 01, 2008

ORIDIAN JOB NAME: CHANDLER ABC
 SCALE: N/A
 REVIEWED: F.A.K.
 DRAWN: DKM
 REVISION:



SHEET
 1 OF 3

CHANDLER AIRPORT BUSINESS CENTER CONDOMINIUM PLAT

FOR
A PORTION OF LOT-1 OF THE MINOR LAND DIVISION MAP OF THE AIRPORT BUSINESS CENTER OF CHANDLER, INC.
IN A PORTION OF THE SOUTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST
OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS RECORDED
SEPTEMBER 27, 2007 IN BOOK 950, PAGE 5, AS DOCUMENT NUMBER 2007-1067842

GERMANN ROAD

TOWN OF CHANDLER A.P.N. 303-32-2004 (NOT A PART)

LOT-1 A.P.N. 303-32-985
137,298 S.F., 3.152 A.C.

LOT-2
(NOT INCLUDED)
A.P.N. 303-32-986
107,709 S.F.
2.473 A.C.

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 19.28 | S00°02'28"W |
| L2 | 19.12 | S00°02'28"W |
| L3 | 19.57 | N89°43'38"W |
| L4 | 57.61 | N00°29'37"E |
| L5 | 56.15 | N00°29'37"E |

GORDON-DARBY M.C.R. 586-16 (NOT A PART)

AS PER DOC. 2005-0325173, BOOK 735, PAGE 29

THAT AIRPORT BUSINESS CENTER OF CHANDLER, INC. AN ARIZONA CORPORATION DOES HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER AN MUNICIPAL CORPORATION AN EASEMENT FOR AVIATION PURPOSES OVER AND ACROSS ALL LOTS, TRACTS, AND PARCELS OF SAID SUBDIVISION IN CONNECTION WITH FLIGHTS FROM THE THREE HUNDRED-FIFTY (350) FEET ABOVE THE SURFACE TO AN INFINITE HEIGHT ABOVE THE SAME, WHICH EASEMENT SHALL INCLUDE, BUT NOT LIMITED TO, THE RIGHT-OF-FLYING AIRCRAFT OVER THE LAND, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM, OR OPERATING AT OR CHANDLER MUNICIPAL AIRPORT, AND THE OWNER (GRANTOR) DOES FURTHER RELEASE AND DISCHARGE THE CITY FOR THE USE AND BENEFIT OF THE PUBLIC AND AGENCIES OF THE CITY, OF AND FROM ALL LIABILITY AND ALL CLAIMS FOR DAMAGE OF ANY KIND TO PERSONS PROPERTY THAT MAY ARISE AT ANY TIME TO THE FUTURE OVER OR IN CONNECTION WITH THE OWNERS (GRANTOR'S) PROPERTY ABOVE THREE HUNDRED-FIFTY (350) FEET TO AN INFINITE HEIGHT ABOVE THE SAME, WHETHER SUCH DAMAGES SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM OR OPERATING AT OR ON CHANDLER AIRPORT.

THE GRANTING OF THIS AVIATION EASEMENT AND RELEASE DOES NOT RELIEVE THE OWNERS AND OPERATORS OF THE AIRCRAFT FROM ANY LIABILITY FOR DAMAGES OR INJURY TO PERSONS OR PROPERTY CAUSED BY FALLING AIRCRAFT, OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, VIBRATION, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

THIS AVIATION EASEMENT AND RELEASE SHALL BE BINDING UPON SAID OWNER (GRANTOR) AND THEIR HEIRS, ASSIGNS AND SUCCESSORS IN THE INTEREST TO ALL LOTS, TRACTS AND PARCEL IN THE SAID SUBDIVISION AND THE STATEMENT OF RELEASE SHALL BE A COVENANT RUNNING WITH THE LAND.

SCHEDULE "B" SECTION-II EXCEPTIONS

PER LAND AMERICA TRANSMISSION COMMITMENT FOR TITLE INSURANCE
DATED: SEPT. 7, 2007 @ 7:30 A.M.
FILE NO.: 01585726

1. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN THE FOLLOWING NAMED DISTRICT:
ROOSEVELT WATER CONSERVATION DISTRICT
2. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCUMENT NO. 52-0736270
PURPOSE: UNDERGROUND POWER
3. ANY ACTION THAT MAY BE TAKEN BY FLOOD CONTROL DISTRICT NAMED BELOW TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL AS DISCLOSED:
BY INSTRUMENT:
RECORDED IN DOCUMENT NO. 2001-0264369
DISTRICT: MARICOPA COUNTY (HOLEY AREA DRAINAGE MASTER PLAN)
4. EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCUMENT NO. 20071023518
PURPOSE: REASONABLE ACCESS, INGRESS, EGRESS, UTILITIES AND DRAINAGE

RESTRICTIONS (NOT A PART OF SCHEDULE "B")

1. VISIBILITY EASEMENT RESTRICTIONS:
ANY OBJECT, WALL STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL NOT BE LESS THAN 8' APART.

SURVEYORS NOTE(S)

1. INTERIOR HORIZONTAL LIMITS FOR EACH UNIT ARE DETERMINED BY THE FINISHED CONCRETE FLOOR AND THE BOTTOM OF THE METAL CEILING TRUSS.
INTERIOR VERTICAL LIMITS FOR EACH UNIT ARE DETERMINED BY INTERIOR FINISHED DRYWALL SURFACES ON EXTERIOR AND COMMON WALLS.
EXTERIOR HORIZONTAL LIMITS FOR EACH UNIT ARE DETERMINED BY THE FINISHED CONCRETE FLOOR AND THE BOTTOM OF THE METAL CEILING TRUSS.
EXTERIOR VERTICAL LIMITS FOR EACH UNIT ARE DETERMINED BY EXTERIOR STUCCO FINISH AND THE CENTERLINE OF THE COMMON WALLS.
A. WALLS, FLOORS OR CEILINGS ARE DESIGNATED AS BOUNDARIES, PLASTERBOARD, PANELING, CONSTITUTING ANY PART OF THE FINISHED SURFACES ARE A PART OF THE UNIT, AND ALL OTHER PORTIONS OF THE WALLS, FLOORS OR CEILINGS ARE A PART OF THE COMMON ELEMENTS.
B. IF ANY CHUTE, FLUE, DUCT, WIRE, CONDUIT BEARING WALL, BEARING COLUMN OR OTHER FEATURE LIES PARTIALLY OUTSIDE THE DESIGNATED BOUNDARIES OF A UNIT, ANY PORTION SERVING ONLY THAT UNIT IS A LIMITED COMMON ELEMENT ALLOCATED SOLELY TO THAT UNIT OR ANY PORTION OF THE COMMON ELEMENTS IS A PART OF THE COMMON ELEMENTS.
C. ANY SHUTTERS, AWNINGS WINDOW BOXES, DOORSTEPS, STOOPS, PORCHES, BALCONIES, ENTRYPWAYS OR PATIOS AND ALL EXTERIOR DOORS AND WINDOWS OR OTHER FEATURES DESIGNATED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE UNITS BOUNDARIES, ARE LIMITED COMMON ELEMENTS ALLOCATED EXCLUSIVELY TO THAT UNIT.
2. THE CITY OF CHANDLER IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTANCE OF ANY PRIVATE UTILITIES, STREET, FACILITIES, LANDSCAPED AREA, ETC. WITHIN THIS PROJECT.
3. THE SITE PLAN AS DETAILED HEREON, IS FROM ARCHITECTURAL DRAWINGS, THE SITE WAS UNDER CONSTRUCTION AT THE TIME OF PLAT DEVELOPMENT.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2008 AND THAT ADDITIONAL SURVEY WORK WAS PERFORMED UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2008.

FRANK A. KORYCANEK R.L.S. #40808 DATE

1500 NORTH GRENAY DRIVE, SUITE 401
PHOENIX, ARIZONA 85028
TEL: 602.998.1100
FAX: 602.998.1188

CONSTRUCTION MANAGEMENT
RISK MANAGEMENT

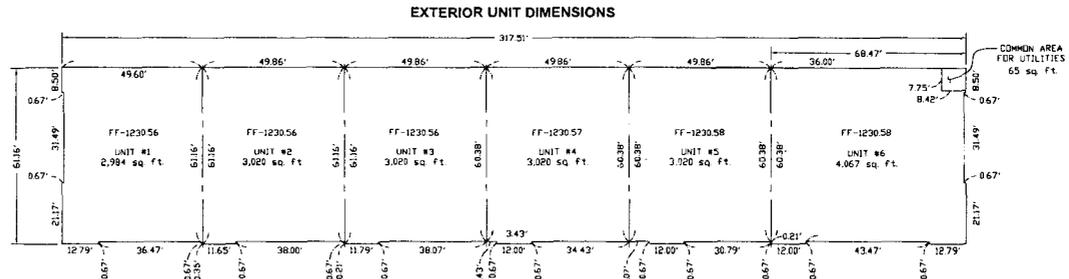
RIDIAN
CONSTRUCTION SERVICES, LLC

PRELIMINARY
CHANDLER AIRPORT BUSINESS CENTER
CONDOMINIUM PLAT

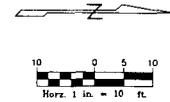
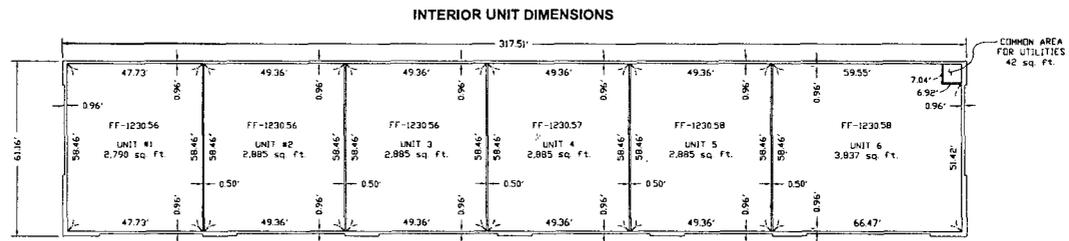
| | | | |
|-----------------|------------------|--------------------|-----------|
| ORDIAN JOB NO.: | ORDIAN JOB NAME: | SCALE: | REVIEWED: |
| 17-0742 | CHANDLER ABC | 1"=30' | F.A.K. |
| DATE: 02-05-08 | DRAWN: DKM | SURVEYED: 01, 2008 | REVIEWED: |



EXTERIOR BUILDING SQUARE FOOTAGE
19,136 SQ. FT.

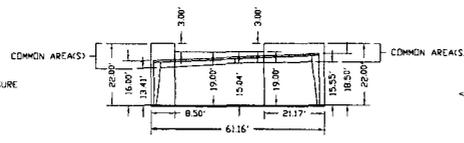
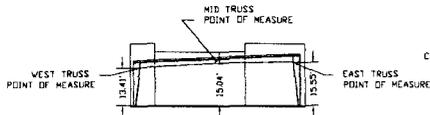


INTERIOR BUILDING SQUARE FOOTAGE
18,167 SQ. FT.

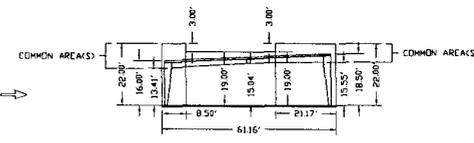


INTERIOR BUILDING TRUSS HEIGHT @ ANGLE PONTS

| UNIT # | FF # | TRUSS TOTAL HEIGHT | | TRUSS MID HEIGHT | | TRUSS WEST HEIGHT | | TRUSS EAST HEIGHT | |
|--------|---------|--------------------|---------|------------------|---------|-------------------|---------|-------------------|---------|
| | | WEST | EAST | WEST | EAST | WEST | EAST | WEST | EAST |
| UNIT-1 | 1230.56 | 13.41 | 1243.97 | 15.04 | 1243.60 | 15.55 | 1259.52 | 13.41 | 1243.97 |
| UNIT-2 | 1230.56 | 13.41 | 1243.97 | 15.04 | 1243.60 | 15.55 | 1259.52 | 13.41 | 1243.97 |
| UNIT-3 | 1230.56 | 13.41 | 1243.97 | 15.04 | 1243.60 | 15.55 | 1259.52 | 13.41 | 1243.97 |
| UNIT-4 | 1230.57 | 13.41 | 1243.96 | 15.04 | 1243.61 | 15.55 | 1259.53 | 13.41 | 1243.96 |
| UNIT-5 | 1230.56 | 13.41 | 1243.99 | 15.04 | 1243.62 | 15.55 | 1259.54 | 13.41 | 1243.99 |
| UNIT-6 | 1230.56 | 13.41 | 1243.99 | 15.04 | 1243.62 | 15.55 | 1259.54 | 13.41 | 1243.99 |



1-STORY STUCCO BUILDING EXTERIOR ELEVATIONS



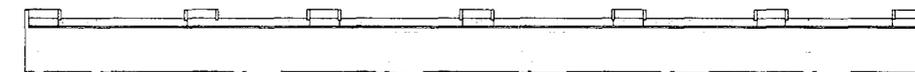
RIGHT SIDE ELEVATION (SOUTH FACE)

LEFT SIDE ELEVATION (NORTH FACE)

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2008 AND THAT ADDITIONAL SURVEY WORK WAS PERFORMED UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2008.

FRANK A. KORYCANEK R.L.S. #40809 DATE



BACK SIDE ELEVATION (WEST FACE)

SHEET
3 OF 3



| | |
|---------------------------|----------------------------------|
| ORDIAN JOB NO: 12-0742 | ORDIAN JOB NAME: CHANDLER ABC |
| DATE: 02-15-08 | SCALE: 1"=10' |
| SURVEYED: 01, 2008 | DRAWN: DKM |
| REVISION: | REVIEWED: |

PRELIMINARY
CHANDLER AIRPORT BUSINESS CENTER
CONDOMINIUM PLAT



CONSTRUCTION SURVEYING
TECHNICAL TRAINING

7500 NORTH DREAMY DRAW DRIVE, SUITE 401
PHOENIX, ARIZONA 85020
PHONE: 602-957-1155
FAX: 602-957-1488

CONSTRUCTION MANAGEMENT
RISK MANAGEMENT