

# 9

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**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM                      Planning & Development - CC Memo No. 09-104**

**DATE:**            AUGUST 25, 2009

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            W. MARK PENTZ, CITY MANAGER  
                      PATRICK MCDERMOTT, ASSISTANT CITY MANAGER  
                      JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR  
                      KEVIN MAYO, ACTING PLANNING MANAGER

**FROM:**            ERIK SWANSON, CITY PLANNER

**SUBJECT:**        DVR09-0012 CHANDLER REGIONAL MEDICAL CENTER – TOWER C  
                      Introduction and Tentative Adoption of Ordinance No. 4183

**Request:**        Rezoning from Planned Area Development (PAD) to PAD Amended with a mid-rise overlay for additional building height along with Preliminary Development Plan approval for a five-story, 85-foot tower, and for expansions of the existing Cath Lab and Central Plant

**Location:**       Southeast corner of Frye and Dobson Roads

**Applicant:**      Ralph Pew; Pew & Lake PLC

**RECOMMENDATION**

The request is for rezoning from Planned Area Development (PAD) to PAD Amended with a mid-rise overlay for additional building height along with Preliminary Development Plan (PDP) approval for a five-story, 85-foot tower, and for expansions of the existing Cath Lab and Central Plant. Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval with conditions.

**BACKGROUND**

The hospital campus is located at the southeast corner of Frye and Dobson Roads and is approximately 35-acres in size. The parking lot on the east side of Pennington Drive adds an additional 3.8-acres. The site is surrounded by medical, office, and retail type uses. Southeast of the site is the Conley Elementary School.

Chandler Regional Medical Center has a long zoning history, going back to 1982 when the original 40-acre site was rezoned from AG-1 (Agricultural District) to PAD. The 40-acre campus Master Plan included the hospital, medical office buildings, a rehabilitation/mental health facility, an ambulatory care center, an outpatient housing building, and a medical research building. In 1986 the Master Plan was amended to include the existing Morrison Oncology Center. A second amendment to the Master Plan was approved in 1996 allowing for an expansion to the main hospital building, construction of the central utility plant, an additional office building along Dobson Road, an education building, and an office building located at the southeast corner of the site. The expansion to the main hospital and the central utility plant were the only buildings constructed. In 1998 and 2001, additional changes were made to the site and main buildings. The 2001 approval allowed for the construction of the 3<sup>rd</sup> and 4<sup>th</sup> floors to the main hospital building. The height of the existing tower is approximately 73-feet.

The existing campus includes a 209-bed hospital, approximately 110,659 square feet of medical office (the Morrison Building and additional medical office building), and the Central Plant building. The campus also includes the parking lot located east of the existing campus on the east side of Pennington Drive.

The rezoning request is to allow mid-rise development along with PDP approval for the additional height for the Tower 'C' addition and expansions to the existing Central Plant and Cath Labs. The Tower 'C' addition is an expansion located at the northeast portion of the main hospital building, where the helipad is currently located. The tower will include 128,479 square feet of hospital space and will initially accommodate 90 hospital beds with the potential to expand to allow 20 more additional beds. The tower will be approximately 5-stories at an overall height of 85-feet.

Along with the mid-rise request for the Tower 'C' expansion, the application is requesting a mid-rise overlay envelope around the main hospital building. The proposed mid-rise envelope is depicted on the site plan as a dashed line around the main hospital building. The request for the envelope area will allow future mid-rise development to be reviewed through the PDP process, rather than the rezoning process.

#### **SITE LAYOUT**

As part of the expansion, interior drives will be realigned and retention areas relocated. Additionally, the existing helipad will be relocated to the southeast portion of the site at the end of the parking lot. To accommodate the helipad, the parking lot will be expanded and marked to prevent accidental parking in the area. The location of the helipad is to prevent interference with take-off and landing operations. Once Tower 'C' is complete the helipad will be relocated northeast of the addition.

The Cath Lab will occur as Phase 1 and the Central Plant and Tower 'C' expansion will occur as Phase 2. Due to the nature of the Cath Lab and Central Plant uses, additional parking is not necessary. A parking study has been submitted, and determined that there is sufficient parking

for the expansion. However, with future expansions a parking garage may be necessary. The emergency room will remain at its present location throughout the construction phases.

### **BUILDING ARCHITECTURE**

The tower expansion will maintain the architectural style and elements that the existing hospital utilizes. Colors, materials, paint palette, and scoring/joints lines will all be consistent with the existing hospital. The hospital windows on the tower expansion will be recessed approximately one-foot. Additionally, shade elements will be provided above the windows similar in design to the existing window treatment located on the hospital building. Details are not provided for the shade elements due to the floor plan not being finalized, however upon completion of the elevations a possible change to the floor plan and window locations may occur. If a change is made to what is represented, Staff will determine eligibility for administrative review. Staff will ensure the windows are architecturally integrated with the hospital windows including the shade elements. The recessed windows, shade elements, paint banding, and joint lines will maintain consistency with the architecture on the site as well as provide architectural interest. The Cath Lab and Central Plant expansions will also maintain consistency with the existing architecture and paint palette.

The tallest portion of the hospital expansion is for the tower containing the stair well and elevators reaching a height of 85-feet. Due to the nature of the stair well/elevator tower, architectural embellishments are not as pronounced. However, the vertical joints will be four-inches wide and approximately three-inches deep, creating some shadowing.

Wing walls located at both external entrances to the Tower 'C' expansion will be provided. Although the details are not clearly provided on the elevations, Staff will ensure the wing walls are consistent with the existing wing wall. Future detailing on the wing walls will include the "open window" feature and similar materials, as found on the existing wing walls.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Notices were mailed to all property owners within a ¼ mile radius and all Registered Neighborhood Organizations (RNOs) within 1/2 mile.
- A description of the Mid-Rise and PDP request was advertised in the newspaper.
- Two orange 4' X 8' public hearing signs were posted on the property.
- Two neighborhood meetings were held as part of the Mid-Rise requirements. The meetings were held on Monday June 1<sup>st</sup> and Wednesday June 24<sup>th</sup>. Six neighbors attended the first meeting, and no neighbors were in attendance for the second meeting. No neighbors were opposed to the request.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 5    Opposed: 0    Absent: 2 (McClendon, Veitch)

**RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR09-0012 CHANDLER REGIONAL MEDICAL CENTER – TOWER C, subject to the following conditions:

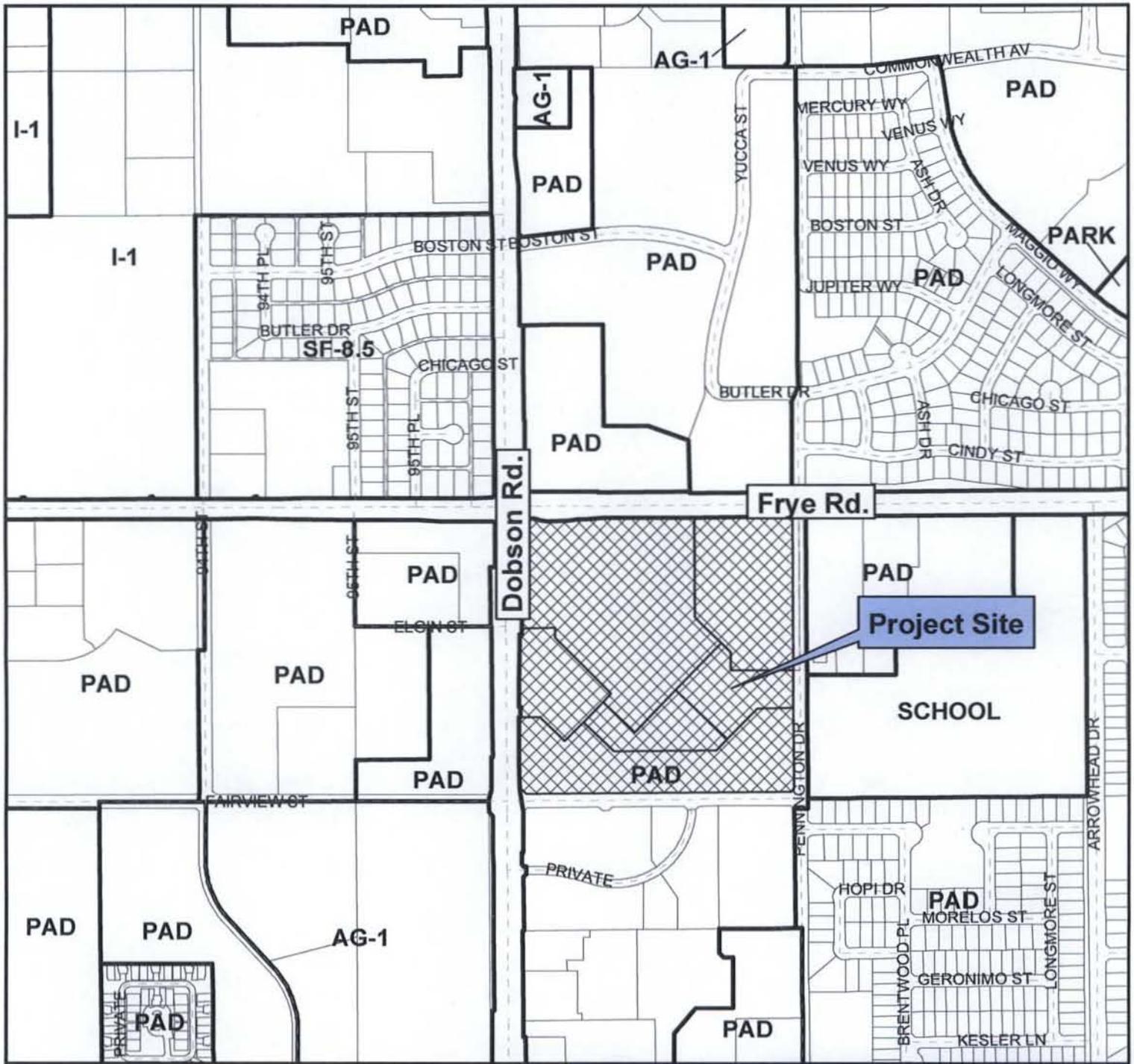
1. Development shall be in substantial conformance with the Development Booklet, entitled “CHANDLER REGIONAL MEDICAL CENTER”, kept on file in the City of Chandler Planning Services Division, in File No. DVR09-0012, except as modified by condition herein.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The site shall be maintained in a clean and orderly manner.

**PROPOSED MOTION**

Move to introduce and tentatively adopt Ordinance No. 4183 approving DVR09-0012 CHANDLER REGIONAL MEDICAL CENTER – TOWER C, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Map
2. Applicant Narrative
3. Site Plan
4. Building Elevations
5. Ordinance No. 4183
6. Development Booklet



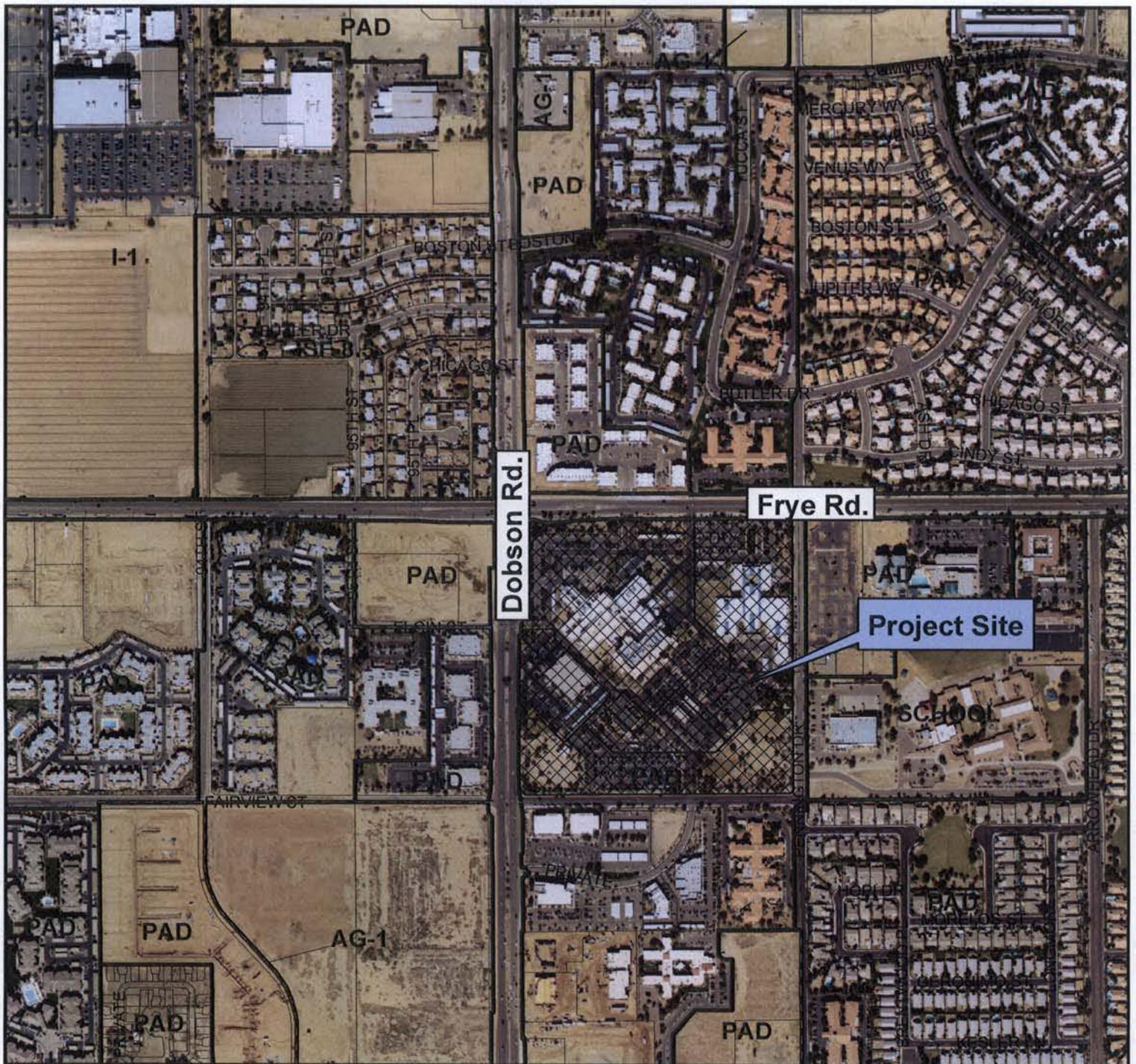
**Vicinity Map**



DVR09-0012

**Chandler Regional Medical Center  
Tower C Expansion**





**Vicinity Map**



**DVR09-0012**

**Chandler Regional Medical Center  
Tower C Expansion**





## Chandler Regional Medical Center

A member of CHW

# Planned Area Development / Preliminary Development Plan (Amendment to Master Plan) Project Narrative August 2009

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## I. INTRODUCTION

Pew & Lake, PLC ("Applicant"), represents Catholic Healthcare West, Inc. ("Owner") on behalf of the proposed expansion of the Chandler Regional Medical Center ("CRMC"), located at the southeast corner of Frye Road and Dobson Road in Chandler, Arizona.

This is a request to amend the Planned Area Development ("PAD") and the Master Plan / Preliminary Development Plan ("PDP") that was previously approved for CRMC. Specifically, the amendment includes the following:

1. Expansion of the hospital with the addition of Tower C (5-story);
2. Expansion of the Cath Lab;
3. Expansion of the Central Plant (to include a new Cooling Tower); and
4. Approval of a Mid-Rise Overlay District building envelope area for future expansion of CRMC.

## II. PAD/PDP AMENDMENT

The CRMC Master Plan was originally adopted in June 1982 in conjunction with the approval of the PAD zoning for the property. Since that time, the CRMC Master Plan has been amended various times to accommodate expansions and updates to the hospital campus. This request includes an amendment to the Master Plan to allow an expansion of the existing hospital and other buildings within the CRMC Master Plan.

The proposed Tower C, as identified on the Site Plan included with this application, is a new 5-story (above-grade) expansion, approximately 85 feet in height, which includes the addition of approximately 128,479 square feet of hospital space that is currently planned to accommodate approximately 90 additional beds and other ancillary uses.

*Although the current plan estimates 90 additional beds for Tower C, it is possible that this expansion could accommodate up to 110 beds. Therefore, the Applicant and Owner respectfully request that the ultimate configuration of Tower C depicted in this submittal be approved with its site plan, elevations and design criteria as described in this request. The parking requirements meet the City of Chandler's Code requirements. In the event the floor plans within Tower C change and the number of beds increases from 90, the reconfigured parking areas required to accommodate the increase in beds shall be approved administratively by Staff.*

This PAD/PDP amendment also includes expansion of the existing Cath Lab and Central Plant, which will include a new single-story Cooling Tower (approximately 20 feet in height). The expansions of these facilities will be consistent with the existing buildings in terms of size, scale, architectural details and colors.

Lastly, this PAD/PDP amendment also includes a request for approval of a Mid-Rise Overlay District for a "Future Building Envelope Area" as designated on the Site Plan for future expansion of the hospital that may include additional buildings up to 5-stories and 85' in height. This building envelope area has been designated on the interior of the site, where it is most likely that future expansion of multi-story buildings for the hospital may occur. Any future building within the building envelope area would be subject to future PDP approval.

### **III. EXISTING SITE CONDITIONS**

The existing CRMC campus includes a 209 bed hospital, the Morrison Building (medical and general office consisting of 65,653 square feet), a 45,000 square foot Medical Office Building, and the Central Plant building. Additional parking for CRMC is also available on the east side of Pennington Drive, in a parking lot that is owned by CRMC.

As a result of the proposed addition of Tower C, the existing helipad will need to be relocated, as indicated on the Site Plan. A temporary helipad is proposed near the southeast portion of the parking area to accommodate construction near the hospital during the expansion. Once the project is complete, the temporary helipad will be removed.

### **IV. DESIGN CRITERIA**

The additions to the buildings will emulate the existing structures in massing, size, color and paint accents. The architecture is southwest influenced modern with angled, punched openings on the upper levels. The grade level has deep overhanging entries. The colors are soft southwestern hues.

**V. PARKING ANALYSIS (From Traffic Impact Analysis, dated Dec. 17, 2008)**

A review of the existing and short-term parking needs is as follows:

**PARKING CALCULATIONS**

<b>Building</b>	<b>Factor</b>	<b>Spaces</b>	<b>Totals</b>
<b><u>EXISTING PARKING</u></b>			
<b>Existing Required Parking</b>			
Hospital, 3 <sup>rd</sup> & 4 <sup>th</sup> Floor ASIC (209 Beds*)	3 sp/Bed	627	
Morrison Building (65,653 SF)			
General Office (39,829 SF)	1 sp/ 200 SF	199	
Medical Office (25,824 SF)	1 sp/ 150 SF	172	
Medical Office Building (45,000 SF)	1 sp/ 150 SF	300	
Central Plant (3 Employees)	1 sp/Employee	<u>3</u>	
<b>Existing Required Parking</b>			<b>1301</b>
<b>Existing Parking Provided</b>			
Parking Provided on Hospital Lot		1309	
Pennington Parking Lot		<u>272</u>	
<b>Total Parking Provided</b>			<b><u>1581</u></b>
<b>Existing Excess Parking</b>			<b>280 spaces</b>
<b><u>PROPOSED CONDITION PARKING</u></b>			
<b>Proposed Required Parking</b>			
Tower C Expansion & Cath Lab (90 new beds)	3 sp/Bed	270	
Existing Required Parking (see above)		<u>1301</u>	
<b>Total Existing &amp; Proposed Required</b>			<b>1571</b>
<b>Proposed Parking Provided</b>			
Parking Provided on Hospital Lot		1300	
Pennington Parking Lot		<u>272</u>	
<b>Total Parking Provided</b>			<b><u>1572</u></b>
<b>Proposed Condition Excess Parking Provided</b>			<b>1 space</b>
<b><u>TOWER MAXIMUM BUILD OUT CONDITION PARKING</u></b>			
<b>Proposed Required Parking</b>			
Tower C Expansion & Cath Lab (110 new beds)	3 sp/Bed	330	
Existing Required Parking (see above)		<u>1301</u>	
<b>Total Existing &amp; Proposed Required</b>			<b>1631</b>
<b>Proposed Parking Provided</b>			
Parking Provided on Hospital Lot		1367	
Pennington Parking Lot		<u>272</u>	
<b>Total Parking Provided</b>			<b><u>1639</u></b>
<b>Tower Maximum Build Out Condition Excess Parking Provided</b>			<b>8 spaces</b>

Based on the parking information shown above, the hospital parking facilities will continue to provide sufficient parking for the short-term buildout conditions without the need for additional parking areas. It also appears that adequate parking will be provided to accommodate the maximum Tower C buildout in the far-term.

The Site Plan included with this submittal identifies a potential parking lot expansion area located near the southeast portion of the hospital campus. This area would only be necessary to accommodate parking for CRMC if the floor plan for expansion Tower C changes to accommodate more than 90 beds.

## **DEVELOPMENT TEAM**

### **Owner/Developer**

Catholic Healthcare West  
Contact: Robert Campbell  
475 S. Dobson Road  
Chandler, AZ 85224  
Phone: 480/728-3007

### **Land Use Counsel**

Pew and Lake, PLC  
Contact: W. Ralph Pew or  
Tyler Wright  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
Phone: 480/461-4670  
Email: tyler.wright@pewandlake.com

### **Architect**

Devenney Group  
Contact: Suzanne Schweiger-Nitchals  
1500 E. Bethany Home Rd., Ste. 200  
Phoenix, AZ 85014  
Phone: 602/943-8950

### **Civil Engineer**

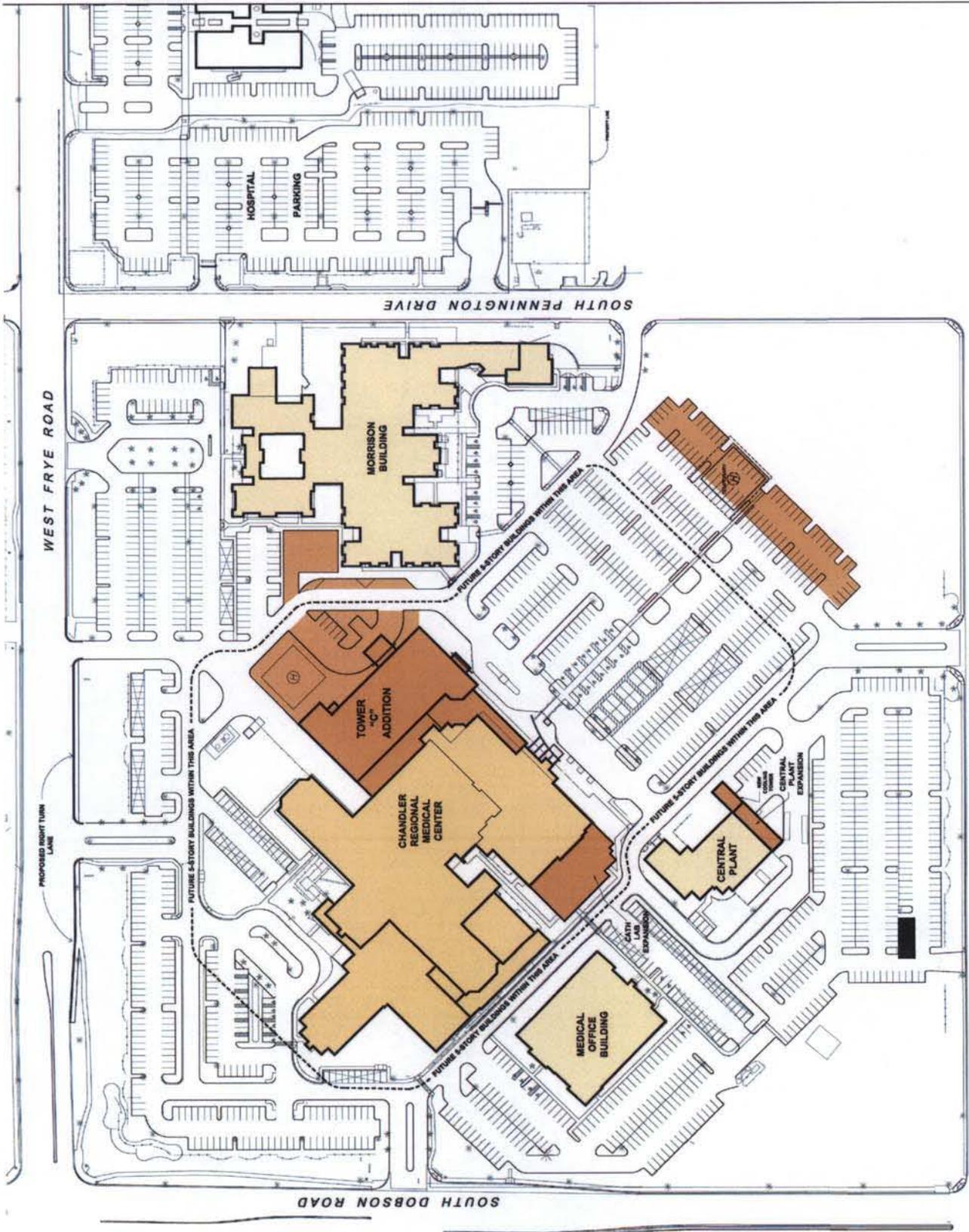
Evans, Kuhn & Assoc., Inc.  
Contact: John Kuhn  
7227 N. 16<sup>th</sup> Street, Suite 140  
Phoenix, AZ 85020  
Phone: 602/241-0782

**Devanny GROUP**  
 ARCHITECTS  
 10000 N. 10th Street, Suite 100  
 Phoenix, Arizona 85020  
 P: 602.955.1234  
 F: 602.955.1235  
 www.devannygroup.com

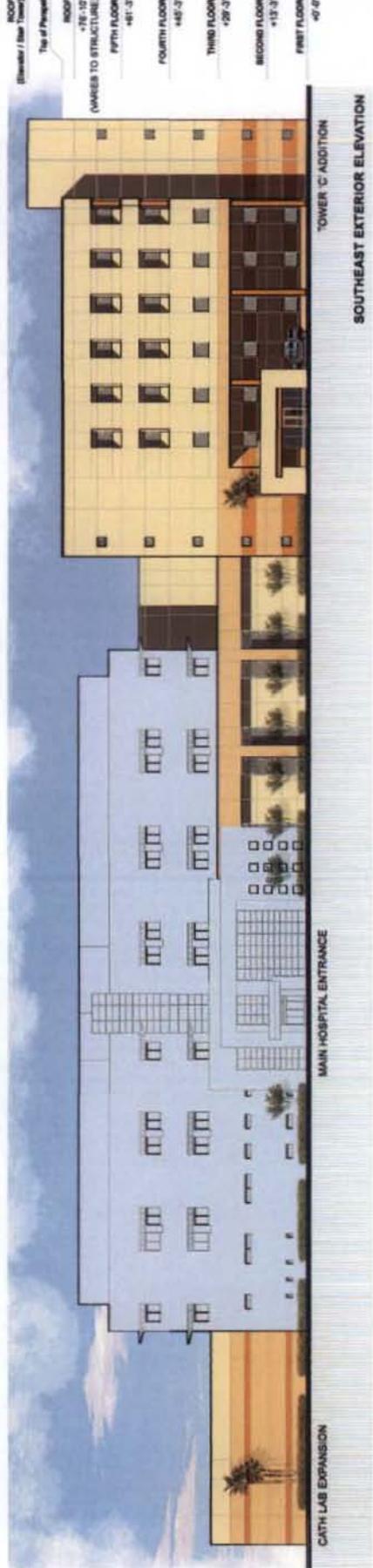
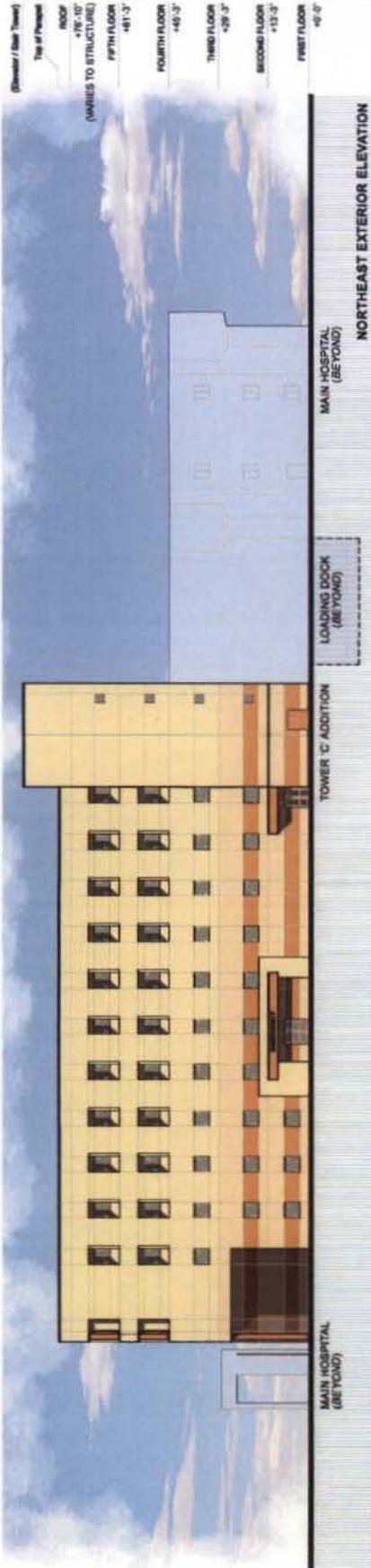


**CHANDLER REGIONAL MEDICAL CENTER  
 TOWER 'C' ADDITION**  
 425 SOUTH DOBSON ROAD CHANDLER, ARIZONA 85226

Date: 7-11-07  
 Scale: 1/8" = 1'-0"  
 Project No.: 4-100237  
 Project Description:  
**MAJOR  
 INTERIOR  
 CIRCULATION**  
 Date: 11.01.07  
 CC: Project No.: 028



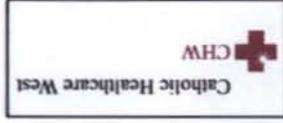
SITE PLAN



TOWER 'C' AND CATH LAB ELEVATIONS



Devenney Group Ltd.,  
Architects  
1500 East Bethany Home Road  
Suite 200  
Phoenix, Arizona 85014  
T 602 943 8800  
F 602 943 7545  
www.devenneygroup.com



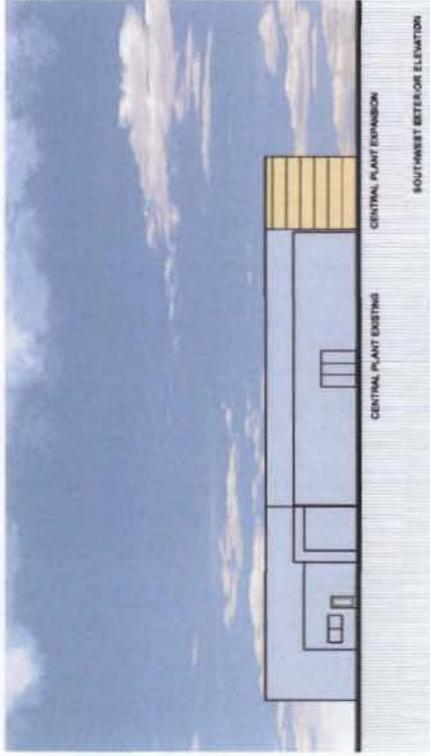
CHANDLER REGIONAL MEDICAL CENTER  
TOWER 'C' ADDITION  
425 SOUTH DOSSON ROAD CHANDLER, ARIZONA 85226

Scale: 1/8" = 1'-0"  
Drawn By: A. WALLEY

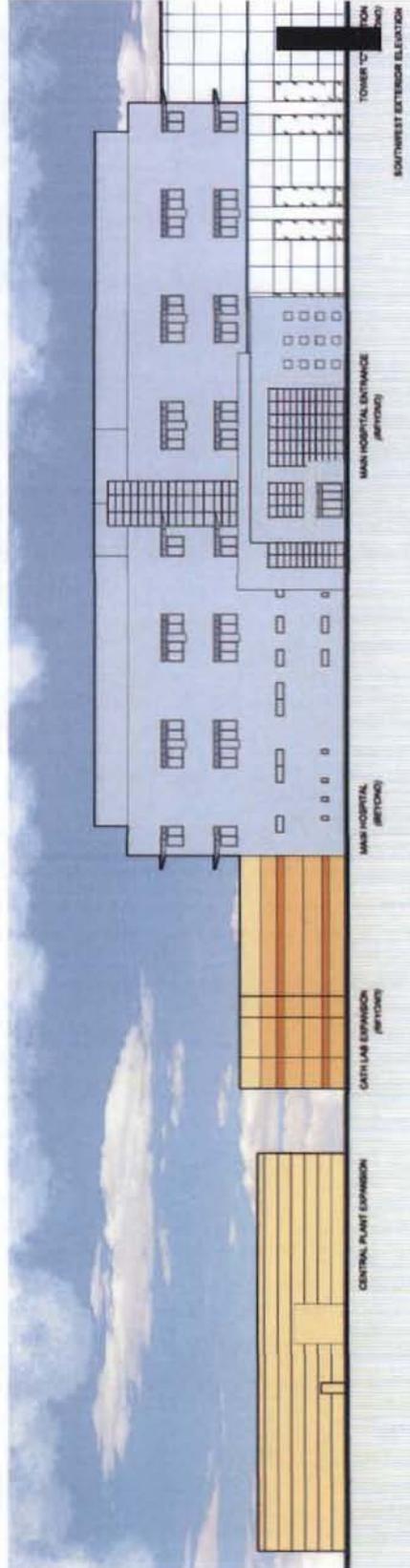
Sheet Description:  
EXTERIOR  
ELEVATIONS

Date: 23 JULY 2009  
Doc. Project no.: 6326 / 82316

- ROOF (Elevator / Star Tower)
- Top of Parapet
- ROOF
- FIFTH FLOOR
- FOURTH FLOOR
- THIRD FLOOR
- SECOND FLOOR
- FIRST FLOOR



- ROOF (Elevator / Star Tower)
- Top of Parapet
- ROOF
- FIFTH FLOOR
- FOURTH FLOOR
- THIRD FLOOR
- SECOND FLOOR
- FIRST FLOOR



CENTRAL PLANT AND CATH LAB ELEVATIONS

## **ORDINANCE NO. 4183**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD (PLANNED AREA DEVELOPMENT) TO PAD AMENDED (DVR09-0012 CHANDLER REGIONAL MEDICAL CENTER) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

**SECTION I.     Legal Description of Property:**

See Attachment 'A'

Said parcel is hereby rezoned from PAD to PAD Amended, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "CHANDLER REGIONAL MEDICAL CENTER", kept on file in the City of Chandler Planning Services Division, in File No. DVR09-0012, except as modified by condition herein.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

3. The site shall be maintained in a clean and orderly manner.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2009.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2009.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4183 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2009, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY *GAB*

PUBLISHED:

# ATTACHMENT 'A'



Evans, Kuhn  
& Associates, Inc.

7227 N. 16th Street  
Suite 140  
Phoenix, AZ 85020  
602.241.0782 phone  
602.248.9158 fax



December 12, 2008  
Chandler Regional Hospital  
Hospital Legal Description  
EKA# 5721  
Page 1 of 8

## LEGAL DESCRIPTION OF A PARCEL OF LAND

### PARCEL NO. 1:

That portion of the Northwest quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the West quarter corner of said Section 32;  
THENCE North 89 degrees 56 minutes 16 seconds East along the North line of the Northwest quarter of the Southwest quarter of said Section 32, 850.00 feet;  
THENCE South 00 degrees 03 minutes 44 seconds East, 55.00 feet to the South line of the North 55.00 feet of said Northwest quarter of the Southwest quarter, and the POINT OF BEGINNING;

THENCE continuing South 00 degrees 03 minutes 44 seconds East, 453.61 feet;  
THENCE South 45 degrees 03 minutes 44 seconds East, 165.66 feet;  
THENCE South 44 degrees 56 minutes 16 seconds West, 554.66 feet;  
THENCE North 45 degrees 03 minutes 44 seconds West, 196.65 feet;  
THENCE North 44 degrees 56 minutes 11 seconds East, 51.18 feet;  
THENCE North 45 degrees 03 minutes 19 seconds West, 357.32 feet;  
THENCE North 00 degrees 03 minutes 49 seconds West, 45.00 feet;  
THENCE South 89 degrees 56 minutes 11 seconds West, 150.00 feet;  
THENCE North, 94.76 feet;  
THENCE West, 5.96 feet to the beginning of a non-tangent curve concave Easterly from which the center of said curve bears South 88 degrees 11 minutes 15 seconds East, 1,145.00 feet;  
THENCE Northerly along the arc of said curve, through a central angle of 04 degrees 32 minutes 29 seconds, 90.76 feet to a point of reverse curvature of a non-tangent curve concave Westerly, from which the center of said curve bears North 82 degrees 23 minutes 53 seconds West, 1,147.00 feet;  
THENCE Northerly along the arc of said curve, though a central angle of 10 degrees 05 minutes 19 seconds, 201.96 feet to a point of compound curvature of a non-tangent curve, concave

Westerly from which the center of said curve bears South 87 degrees 19 minutes 22 seconds West, 1,145.00 feet;

THENCE Northerly along the arc of said curve, through a central angle of 04 degrees 24 minutes 38 seconds, 88.14 feet;

THENCE North 49 degrees 13 minutes 56 seconds East, 23.77 feet;

THENCE North 89 degrees 56 minutes 16 seconds East, 35.60 feet;

THENCE South 74 degrees 32 minutes 18 seconds East, 37.36 feet;

THENCE South 83 degrees 28 minutes 49 seconds East, 26.17 feet;

THENCE North 88 degrees 43 minutes 08 seconds East, 94.02 feet;

THENCE North 82 degrees 30 minutes 23 seconds East, 46.39 feet;

THENCE North 89 degrees 56 minutes 16 seconds East, 38.00 feet;

THENCE North 86 degrees 10 minutes 25 seconds East, 76.16 feet;

THENCE North 89 degrees 56 minutes 16 seconds East, 408.46 feet to the POINT OF BEGINNING and together with the following described parcel;

PARCEL NO. 2:

That portion of the Northwest quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the West quarter corner of said Section 32;

THENCE South along the West line of said Northwest quarter of the Southwest quarter, 944.96 feet;

THENCE East, 55.00 feet to the East line of the West 55.00 feet of said Northwest quarter of the Southwest quarter, and the POINT OF BEGINNING;

THENCE North 89 degrees 56 minutes 11 seconds East, 96.14 feet;

THENCE South 45 degrees 03 minutes 49 seconds East, 155.33 feet;

THENCE North 44 degrees 56 minutes 11 seconds East, 120.71 feet;

THENCE South 45 degrees 03 minutes 44 seconds East, 190.20 feet;

THENCE South 89 degrees 51 minutes 49 seconds East, 460.00 feet;

THENCE North 44 degrees 56 minutes 16 seconds East, 262.55 feet;

THENCE North 89 degrees 58 minutes 53 seconds East, 164.42 feet to the West line of the East 30.00 feet of the Northwest quarter of the Southwest quarter of said Section 32;

THENCE South 00 degrees 01 minutes 07 seconds East along said West line, 362.37 feet;

THENCE South 44 degrees 55 minutes 21 seconds West, 21.24 feet to the North line of the South 30.00 feet of said Northwest quarter of the Southwest quarter;

THENCE South 89 degrees 51 minutes 49 seconds West along said North line, 1,191.06 feet;

THENCE North 44 degrees 57 minutes 55 seconds West, 28.20 feet;

THENCE South 89 degrees 51 minutes 49 seconds West, 10.00 feet to the East line of the West 55.00 feet of said Northwest quarter of the Southwest quarter;

THENCE North along said East line 334.08 feet to the POINT OF BEGINNING and together with the following described parcel;

PARCEL NO. 3:

That portion of the Northwest quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the West quarter corner of said Section 32;  
THENCE North 89 degrees 56 minutes 16 seconds East, along the North line of said Northwest quarter of the Southwest quarter, 850.00 feet;  
THENCE South 00 degrees 03 minutes 44 seconds East, 508.61 feet;  
THENCE South 45 degrees 03 minutes 44 seconds East, 165.66 feet to the POINT OF BEGINNING;

THENCE continuing South 45 degrees 03 minutes 44 seconds East, 60.60 feet;  
THENCE South 00 degrees 03 minutes 44 seconds East, 81.40 feet;  
THENCE North 89 degrees 56 minutes 16 seconds East, 280.00 feet to the West line of the East 30.00 feet of the Northwest quarter of the Southwest quarter of said Section 32;  
THENCE South 00 degrees 01 minutes 07 seconds East along said West line, 170.13 feet;  
THENCE South 89 degrees 58 minutes 53 seconds West, 164.42 feet;  
THENCE South 44 degrees 56 minutes 16 seconds West, 192.55 feet;  
THENCE North 45 degrees 03 minutes 44 seconds West, 320.00 feet;  
THENCE North 44 degrees 56 minutes 16 seconds East, 288.68 feet to the POINT OF BEGINNING and together with the following described parcel;

PARCEL NO. 4:

That portion of the Northwest quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the West quarter corner of said Section 32;  
THENCE South along the West line of said Northwest quarter of the Southwest quarter, 944.96 feet;  
THENCE East, 55.00 feet to the East line of the West 55.00 feet of said Northwest quarter of the Southwest quarter;  
THENCE North 89 degrees 56 minutes 11 seconds East, 96.14 feet;  
THENCE South 45 degrees 03 minutes 49 seconds East, 155.33 feet;  
THENCE North 44 degrees 56 minutes 11 seconds East, 120.71 feet to the POINT OF BEGINNING;

THENCE North 44 degrees 56 minutes 11 seconds East, 128.11 feet;  
THENCE South 45 degrees 03 minutes 44 seconds East, 196.65 feet;  
THENCE North 44 degrees 56 minutes 16 seconds East, 265.98 feet;  
THENCE South 45 degrees 03 minutes 44 seconds East, 320.00 feet;  
THENCE South 44 degrees 56 minutes 16 seconds West, 70.00 feet;  
THENCE North 89 degrees 51 minutes 49 seconds West, 460.00 feet;

THENCE North 45 degrees 03 minutes 44 seconds West, 190.20 feet to the POINT OF BEGINNING and together with the following described parcel;

PARCEL NO. 5:

A parcel of land located in the Northwest quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the West quarter corner of said Section 32;

THENCE South along the West line of the Southwest quarter of said Section 32, a distance of 545.00 feet;

THENCE North 89 degrees 56 minutes 11 seconds East, a distance of 55.00 feet to a point on the East line of the West 55.00 feet of the Southwest quarter of said Section 32, said point being the POINT OF BEGINNING;

THENCE continuing North 89 degrees 56 minutes 11 seconds East, a distance of 165.00 feet;

THENCE South 00 degrees 03 minutes 49 seconds East, a distance of 45.00 feet;

THENCE South 45 degrees 03 minutes 49 seconds East, a distance of 357.32 feet;

THENCE South 44 degrees 56 minutes 11 seconds West, a distance of 300.00 feet;

THENCE North 45 degrees 03 minutes 49 seconds West, a distance of 155.33 feet;

THENCE South 89 degrees 56 minutes 11 seconds West, a distance of 96.14 feet to a point on the East line of the West 55.00 feet of the Southwest quarter of Section 32;

THENCE North along said East line, a distance of 399.96 feet back to the POINT OF BEGINNING

EXCEPT the following described property:

A parcel of land for street right-of-way purposes located in the Northwest quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt river Base and Meridian, Maricopa county, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest quarter of the Southwest quarter;

THENCE Southerly along the West line of said Northwest quarter of the Southwest quarter a distance of 545.00 feet to the POINT OF BEGINNING;

THENCE Easterly to a point lying 545.00 feet South and 70.00 feet East of said Northwest corner;

THENCE Southerly to a point lying 574.22 feet South and 70.00 feet East of said Northwest corner;

THENCE Westerly to a point lying 574.22 feet South and 61.00 feet East of said Northwest corner;

THENCE Southerly to a point lying 788.22 feet South and 55.00 feet East of said Northwest corner;

THENCE Westerly a distance of 55.00 feet to a point on the West line of said Northwest quarter of the Southwest quarter of Section 32;

THENCE Northerly along the said West line to the POINT OF BEGINNING; and

EXCEPT the East 10.00 feet of the West 65.00 feet of the North 6.00 feet of the South 423.83 feet of said Northwest quarter of the Southwest quarter of Section 32 and together with the following described parcel;

PARCEL NO. 5A:

A fee interest as to the buildings and improvements located on and a leasehold interest as to that certain real property situated in the county of Maricopa, state of Arizona, described as follows:

A parcel of land located in the Northwest quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the West quarter corner of said Section 32;  
THENCE South along the West line of the Southwest quarter of said Section 32, a distance of 545.00 feet;  
THENCE North 89 degrees 56 minutes 11 seconds East, a distance of 55.00 feet to a point on the East line of the West 55.00 feet of the Southwest quarter of said Section 32, said point being the POINT OF BEGINNING;

THENCE continuing North 89 degrees 56 minutes 11 seconds East, a distance of 165.00 feet;  
THENCE South 00 degrees 03 minutes 49 seconds East, a distance of 45.00 feet;  
THENCE South 45 degrees 03 minutes 49 seconds East, a distance of 357.32 feet;  
THENCE South 44 degrees 56 minutes 11 seconds West, a distance of 300.00 feet;  
THENCE North 45 degrees 03 minutes 49 seconds West, a distance of 155.33 feet;  
THENCE South 89 degrees 56 minutes 11 seconds West, a distance of 96.14 feet to a point on the East line of the West 55.00 feet of the Southwest quarter of Section 32;  
THENCE North along said East line, a distance of 399.96 feet to the POINT OF BEGINNING;

EXCEPT the following described property:

A parcel of land located in the Northwest quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest quarter of the Southwest quarter;  
THENCE Southerly along the West line of said Northwest quarter of the Southwest quarter a distance of 545.00 feet to the true point of beginning;  
THENCE Easterly to a point lying 545.00 feet South and 70.00 feet East of said Northwest corner;  
THENCE Southerly to a point lying 574.22 feet South and 70.00 feet East of said Northwest corner;  
THENCE Westerly to a point lying 574.22 feet South and 61.00 feet East of said Northwest corner;

THENCE Southerly to a point lying 788.22 feet South and 55.00 feet East of said Northwest corner;

THENCE Westerly a distance of 55.00 feet to a point on the West line of said Northwest quarter of the Southwest quarter of Section 32;

THENCE Northerly along the said West line to the true point of beginning; and

EXCEPT the East 10.00 feet of the West 65.00 feet of the North 6.00 feet of the South 423.83 feet of said Northwest quarter of the Southwest quarter of said Section 32 and together with the following described parcel;

PARCEL NO. 6:

A portion of land situated in the Northwest quarter of the South-West quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; described as follows:

COMMENCING at the West quarter corner of said Section 32;

THENCE North 89 degrees 56 minutes 49 seconds East, (North 89 degrees 59 minutes 11 Seconds East record) along the North line of the Southwest quarter of said Section 32, a distance of 850.00 feet;

THENCE South 00 degrees 03 minutes 11 seconds East, (South 00 degrees 03 minutes 49 Seconds East record) a distance of 55.00 feet to a point on the South line of the North 55.00 feet of the Southwest quarter of said Section 32, said point being the POINT OF BEGINNING;

THENCE North 89 degrees 56 minutes 49 seconds East along a line 55.00 feet South and parallel with the North line of the Southwest quarter of said Section 32; a distance of 470.82 feet;

THENCE South 00 degrees 00 minutes 03 seconds West, a distance of 695.00 feet;

THENCE South 89 degrees 56 minutes 49 seconds West, a distance of 310.00 feet;

THENCE North 00 degrees 03 minutes 11 seconds West, a distance of 54.90 feet;

THENCE North 45 degrees 03 minutes 49 seconds West, a distance of 226.46 feet;

THENCE North 00 degrees 03 minutes 11 seconds West, (North 00 degrees 03 minutes 49 seconds West record) a distance of 480.00 feet to the true point of beginning.

EXCEPT the following described property:

That portion of the Northwest quarter of the Southwest quarter of Section 32, Township 1 South1 Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County. Arizona, described as follows:

COMMENCING at the West quarter corner of said Section 32;

THENCE North 89 degrees 56 minutes 16 seconds East, (North 89 degrees 59 minutes 11 seconds East record) along the North line of the Southwest quarter of said Section 32, a distance of 850.00 feet;

THENCE South 00 degrees 03 minutes 44 seconds East, (South 00 degrees 03 minutes 49 seconds East record) a distance of 55.00 feet to a point on the South line of the North 55.00 feet of the Southwest quarter of said Section 32, said point being the POINT OF BEGINNING;

THENCE North 89 degrees 56 minutes 16 seconds East along said South line, a distance of 440.52 feet to the West line of the East 30.00 feet of the Northwest quarter of the Southwest quarter of said Section 32;

THENCE South 00 degrees 01 minutes 07 seconds West along said West line, a distance of 695.00 feet;

THENCE South 89 degrees 56 minutes 16 seconds West, a distance 280.00 feet;

THENCE North 00 degrees 03 minutes 44 seconds West, a distance of 81.40 feet;

THENCE North 45 degrees 03 minutes 44 seconds West, a distance of 226.26 feet;

THENCE North 00 degrees 03 minutes 44 seconds West (North 00 degrees 03 minutes 49 seconds West record) a distance of 453.61 feet to the South line of the North 55.00 feet of said Southwest quarter and the POINT OF BEGINNING and together with the following described parcel;

PARCEL NO. 7:

That portion of the Northwest quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the West quarter corner of said Section 32;

THENCE North 89 degrees 56 minutes 16 seconds East, (North 89 degrees 59 minutes 11 seconds East record) along the North line of the Southwest quarter of said Section 32, a distance of 850.00 feet;

THENCE South 00 degrees 03 minutes 44 seconds East, (South 00 degrees 03 minutes 49 seconds East record) a distance of 55.00 feet to a point on the South line of the North 55.00 feet of the Southwest quarter of said Section 32, said point being the POINT OF BEGINNING;

THENCE North 89 degrees 56 minutes 16 seconds East along the South line, a distance of 440.52 feet to the West line of the East 30.00 feet of the Northwest quarter of the Southwest quarter of said Section 32;

THENCE South 00 degrees 01 minutes line 07 seconds West along said West line, a distance of 695.00 feet;

THENCE South 89 degrees 56 minutes 16 seconds West, a distance 280.00 feet;

THENCE North 00 degrees 03 minutes 44 seconds West, a distance of 81.40 feet;

THENCE North 45 degrees 03 minutes 44 seconds West, a distance of 226.26 feet;

THENCE North 00 degrees 03 minutes 44 seconds West (North 00 degrees 03 minutes 49 seconds West record) a distance of 453.61 feet to the South line of the North 55.00 feet of said Southwest quarter and the POINT OF BEGINNING and together with the following described parcel;

PARCEL NO. 8:

That portion of the Northeast quarter of the Southwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Lot 3A of the final plat for "Pennington Medical Plaza" as described in Book 928 of Maps, Page 43, records of Maricopa County, Arizona.

Subject to existing easements and covenants.

Said property contains a total net area of 1,691,706 square feet or 38.8361 acres, more or less.