

## Case Research

# Pre-Application Request



**Purpose:**

The purpose of the Pre-Application submittal, and meeting, is for the applicant and city staff to discuss a proposed Development Application, and the information and process that is necessary for city staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with city staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

**Submittal:**

The completed Pre-Application Request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

**Scheduling**

After the Pre-Application submittal has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>BELL AND HARTFORD</u>	
Property's Address: <u>NEC BELL RD / 82ND ST, Scottsdale</u>	APN: <u>215-07-233</u> <u>215-07-232C</u>
Property's Zoning District Designation:	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been Issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No            If yes, provide a copy with this submittal	
Owner: <u>Matthew McCormick</u>	Applicant: <u>ANDREW GREYBAR</u>
Company: <u>ROXI PARKVIEW, LLC</u>	Company: <u>LGE DESIGN GROUP</u>
Address: <u>451 Jackson St., 3<sup>rd</sup> Fl., SF, CA, 94111</u>	Address: <u>740 N. 52ND ST, PHOENIX</u>
Phone: <u>415-690-2189</u> Fax:	Phone: <u>480-966-4001</u> Fax: <u>602-225-2788</u>
E-mail: <u>matt@roxboroughgp.com</u>	E-mail: <u>Andrewg@lgedesigngroup.com</u>
<u>[Signature]</u> Owner Signature	<u>[Signature]</u> Applicant Signature
Official Use Only    Submittal Date: _____	Application No.: <u>284</u> -PA- <u>2018</u>
Project Coordinator: _____	



Project: Bell & Hartford  
Location: NE corner of Bell Road and 82<sup>nd</sup> Street  
RE: Project Narrative; Pre-application Submittal  
Date: 4/13/2018  
From: LGE Design Group; Andrew Greybar

### **Project Overview**

LGE is excited to propose a new shell office building at the corner of Bell Road and 82<sup>nd</sup> Street on a 2.79 acre site. The site is zoned I-1, with I-1 zoning to the north, east and west and R-5 zoning to the south of the site across Bell Road. The facility has been envisioned as a 32,054 S.F. multi-tenant spec office building with a main lobby entry on the northwest corner of the building. The access for the project from Hartford Drive. Parking for the project exceeds the base code requirements with ample parking on both the north and west ends of the site for easy customer and employee access. Covered parking is proposed in two separate canopies central to the lot.

A clean, modern aesthetic is intended for the overall design. The most visible north and south elevations are characterized by a ribbon window system with a metal hood frame. The south side has a painted metal scrim added for visual interest and shade. A large, metal panel wall accents the east elevation, joining smoothly with the roof to form an integral mechanical screen. The main entry is shaded by the large overhang of the second floor window system. Building materials, site, parking and landscaping are all to be in accordance with code requirements and standards.

Thank you for your time and please don't hesitate to call for any questions or comments.

**Sincerely,**

**Andrew Greybar**  
*Lead Designer*  
*LGE Design Group*  
*(708) 341-9821*  
*andrewg@lgedesigngroup.com*

# Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: NEC BELL RD / 82ND ST, SCOTTSDALE, AZ
- b. County Tax Assessor's Parcel Number: 215-07-293, 215-07-232C
- c. General Location: NEC BELL RD + 82ND ST, SCOTTSDALE, AZ.
- d. Parcel Size: 121,486 S.F., 2.79 AC
- e. Legal Description: SEE ATTACHED

(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)	Date	Signature
<u>ANDREW BEYBAR</u>	<u>4/12</u> , 20 <u>18</u>	<u>[Signature]</u>
<u>BEW MCRAE</u>	<u>4/12</u> , 20 <u>18</u>	<u>[Signature]</u>
<u>MATTHEW MCCORMACK</u>	<u>4/12</u> , 20 <u>18</u>	<u>[Signature]</u>
_____	_____, 20____	_____

## Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • scottsdaleaz.gov

**Exhibit A****Legal Description of the Property****PARCEL NO. 1:**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 36, FROM WHICH THE SOUTHWEST CORNER OF SECTION 36 BEARS, NORTH 89 DEGREES 17 MINUTES 45 SECONDS WEST 2641.14 FEET;

THENCE NORTH 00 DEGREES 27 MINUTES 03 SECONDS EAST 55.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BELL ROAD, AND THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 13 MINUTES 33 SECONDS WEST 407.19 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE, TO A POINT;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 167.98 FEET, TO A POINT;

THENCE SOUTH 89 DEGREES 58 MINUTES 08 SECONDS WEST 1.06 FEET, TO A POINT;

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THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 37.50 FEET, TO A POINT;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 38.70 FEET, TO A POINT;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 75.87 FEET, TO A POINT;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 330.57 FEET, TO A POINT;

THENCE NORTH 48 DEGREES 55 MINUTES 52 SECONDS EAST 33.65 FEET, TO A POINT;

THENCE NORTH 21 DEGREES 20 MINUTES 19 SECONDS EAST 59.69 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HARTFORD DRIVE, AND THE BEGINNING OF A 635.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF NORTH 24 DEGREES 01 MINUTES 28 SECONDS EAST;

THENCE ALONG SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 78.82 FEET, THROUGH A CENTRAL ANGLE OF 07 DEGREES 06 MINUTES 44 SECONDS, TO A POINT;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 46 MINUTES 27 SECONDS WEST 337.05 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

LOT 6B, OF PERIMETER CENTER LOT 6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 797 OF MAPS, PAGE 26.

**PARCEL NO. 2:**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 00 DEGREES 27 MINUTES 03 SECONDS EAST 55.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BELL ROAD;

THENCE NORTH 89 DEGREES 13 MINUTES 33 SECONDS WEST 407.19 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING;

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THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89 DEGREES 13 MINUTES 33 SECONDS WEST 462.56 FEET, TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE AND CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 31.41 FEET, THROUGH A CENTRAL ANGLE OF 89 DEGREES 58 MINUTES 54 SECONDS, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 82ND STREET;

THENCE NORTH 00 DEGREES 45 MINUTES 21 SECONDS EAST 380.33 FEET, ALONG SAID EAST RIGHT- OF-WAY LINE, TO THE BEGINNING OF A 1765.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 14.05 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 27 MINUTES 22 SECONDS, TO A POINT;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 13 MINUTES 46 SECONDS EAST 11.35 FEET, TO THE BEGINNING OF A 327.15 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF SOUTH 03 DEGREES 29 MINUTES 54 SECONDS WEST;

THENCE ALONG SAID CURVE 48.76 FEET, THROUGH A CENTRAL ANGLE OF 08 DEGREES 32 MINUTES 23 SECONDS, TO THE BEGINNING OF A 573.99 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING A

RADIAL BEARING OF SOUTH 12 DEGREES 04 MINUTES 51 SECONDS WEST;

THENCE ALONG SAID CURVE 46.70 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 39 MINUTES 40 SECONDS, TO THE BEGINNING OF A 303.46 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF NORTH 17 DEGREES 03 MINUTES 51 SECONDS EAST;

THENCE ALONG SAID CURVE 15.58 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 56 MINUTES 28 SECONDS, TO A POINT;

THENCE SOUTH 77 DEGREES 03 MINUTES 02 SECONDS EAST 71.38 FEET, TO A POINT;

THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST 247.83 FEET, TO A POINT;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 176.50 FEET, TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 38.70 FEET, TO A POINT;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 37.50 FEET, TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 08 SECONDS EAST 1.06 FEET, TO A POINT;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 167.98 FEET, TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

LOT 6A OF PERIMETER CENTER LOT 6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 797 OF MAPS, PAGE 26.

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COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 36, FROM WHICH THE SOUTHWEST CORNER OF SECTION 36 BEARS, NORTH 89 DEGREES 17 MINUTES 45 SECONDS WEST 2641.14 FEET;

THENCE NORTH 00 DEGREES 27 MINUTES 03 SECONDS EAST 55.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BELL ROAD;

THENCE NORTH 89 DEGREES 13 MINUTES 33 SECONDS WEST 869.75 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE, TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE AND CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 31.41 FEET, THROUGH A CENTRAL ANGLE OF 89 DEGREES 58 MINUTES 54 SECONDS, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 82ND STREET;

THENCE NORTH 00 DEGREES 45 MINUTES 21 SECONDS EAST 380.33 FEET, ALONG SAID EAST RIGHT- OF-WAY LINE, TO THE BEGINNING OF A 1765.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 14.05 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 27 MINUTES 22 SECONDS, TO A POINT;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 13 MINUTES 46 SECONDS EAST 11.35 FEET, TO THE BEGINNING OF A 327.15 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF SOUTH 03 DEGREES 29 MINUTES 54 SECONDS WEST;

THENCE ALONG SAID CURVE 48.76 FEET, THROUGH A CENTRAL ANGLE OF 08 DEGREES 32 MINUTES 23 SECONDS, TO THE BEGINNING OF A 573.99 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF SOUTH 12 DEGREES 04 MINUTES 51 SECONDS WEST;

THENCE ALONG SAID CURVE 46.70 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 39 MINUTES 40 SECONDS, TO THE BEGINNING OF A 303.46 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF NORTH 17 DEGREES 03 MINUTES 51 SECONDS EAST;

THENCE ALONG SAID CURVE 15.58 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 56 MINUTES 28 SECONDS, TO A POINT;

THENCE SOUTH 77 DEGREES 03 MINUTES 02 SECONDS EAST 71.38 FEET, TO A POINT; THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST 247.83 FEET, TO A POINT;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 26.27 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A 145.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF NORTH 08 DEGREES 46 MINUTES 58 SECONDS WEST;

THENCE ALONG SAID CURVE 42.35 FEET, THROUGH A CENTRAL ANGLE OF 16 DEGREES 44 MINUTES 10 SECONDS, TO A POINT;

THENCE NORTH 64 DEGREES 28 MINUTES 52 SECONDS EAST 44.16 FEET, TO THE BEGINNING OF A 313.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF NORTH 25 DEGREES 31 MINUTES 08 SECONDS WEST;

THENCE ALONG SAID CURVE 66.21 FEET, THROUGH A CENTRAL ANGLE OF 12 DEGREES 07 MINUTES 10 SECONDS, TO A POINT;

THENCE NORTH 52 DEGREES 21 MINUTES 42 SECONDS EAST 76.98 FEET, TO A POINT;

THENCE NORTH 43 DEGREES 00 MINUTES 54 SECONDS EAST 8.15 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HARTFORD DRIVE, AND THE BEGINNING OF A 635.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF NORTH 42 DEGREES 49 MINUTES 18 SECONDS EAST;

THENCE ALONG SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE, 208.74 FEET, THROUGH A CENTRAL ANGLE OF 18 DEGREES 50 MINUTES 03 SECONDS, TO A POINT;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 21 DEGREES 20 MINUTES 19 SECONDS WEST 59.69 FEET, TO A POINT;

THENCE SOUTH 48 DEGREES 55 MINUTES 52 SECONDS WEST 33.65 FEET, TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 330.57 FEET, TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 74.36 FEET, TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

LOT 6E, OF PERIMETER CENTER LOT 6C, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 891 OF MAPS, PAGE 34.

Unofficial Document

**PARCEL NO. 4:**

TOGETHER WITH EASEMENT RIGHTS CONTAINED IN THAT CERTAIN DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 91-056418 OF OFFICIAL RECORDS, FIRST AMENDED AND RESTATED DECLARATION RECORDED IN DOCUMENT NO. 96-0032725 OF OFFICIAL RECORDS, DECLARATION OF ESTABLISHMENT RECORDED IN DOCUMENT NO. 97-0235855 OF OFFICIAL RECORDS AND AMENDMENT TO FIRST AMENDED AND RESTATED DECLARATION RECORDED IN DOCUMENT 2002-1106683 OF OFFICIAL RECORDS AND SECOND AMENDMENT RECORDED AS 2015-186214 OF OFFICIAL RECORDS.

**PARCEL NO. 5:**

TOGETHER WITH EASEMENTS RIGHTS CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS & RESTRICTIONS FOR PARK VIEW, RECORDED IN DOCUMENT NO. 2005-1866278 OF OFFICIAL RECORDS AND FIRST AMENDMENT RECORDED IN DOCUMENT NO. 2007-0040918 OF OFFICIAL RECORDS.

APN: 215-07-233

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THENCE NORTH 00 DEGREES 27 MINUTES 03 SECONDS EAST 55.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BELL ROAD, AND THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 13 MINUTES 33 SECONDS WEST 407.19 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE, TO A POINT;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 167.98 FEET, TO A POINT;

THENCE SOUTH 89 DEGREES 58 MINUTES 08 SECONDS WEST 1.06 FEET, TO A POINT;

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THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 37.50 FEET, TO A POINT;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 38.70 FEET, TO A POINT;

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Unofficial Document

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89 DEGREES 13 MINUTES 33 SECONDS WEST 462.56 FEET, TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE AND CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 31.41 FEET, THROUGH A CENTRAL ANGLE OF 89 DEGREES 58 MINUTES 54 SECONDS, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 82ND STREET;

THENCE NORTH 00 DEGREES 45 MINUTES 21 SECONDS EAST 380.33 FEET, ALONG SAID EAST RIGHT- OF-WAY LINE, TO THE BEGINNING OF A 1765.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 14.05 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 27 MINUTES 22 SECONDS, TO A POINT;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 13 MINUTES 46 SECONDS EAST 11.35 FEET, TO THE BEGINNING OF A 327.15 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF SOUTH 03 DEGREES 29 MINUTES 54 SECONDS WEST;

THENCE ALONG SAID CURVE 48.76 FEET, THROUGH A CENTRAL ANGLE OF 08 DEGREES 32 MINUTES 23 SECONDS, TO THE BEGINNING OF A 573.99 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING A

RADIAL BEARING OF SOUTH 12 DEGREES 04 MINUTES 51 SECONDS WEST;

THENCE ALONG SAID CURVE 46.70 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 39 MINUTES 40 SECONDS, TO THE BEGINNING OF A 303.46 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF NORTH 17 DEGREES 03 MINUTES 51 SECONDS EAST;

THENCE ALONG SAID CURVE 15.58 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 56 MINUTES 28 SECONDS, TO A POINT;

THENCE SOUTH 77 DEGREES 03 MINUTES 02 SECONDS EAST 71.38 FEET, TO A POINT;

THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST 247.83 FEET, TO A POINT;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 176.50 FEET, TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 38.70 FEET, TO A POINT;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 37.50 FEET, TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 08 SECONDS EAST 1.06 FEET, TO A POINT;

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THENCE ALONG SAID CURVE AND CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 31.41 FEET, THROUGH A CENTRAL ANGLE OF 89 DEGREES 58 MINUTES 54 SECONDS, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 82ND STREET;

THENCE NORTH 00 DEGREES 45 MINUTES 21 SECONDS EAST 380.33 FEET, ALONG SAID EAST RIGHT- OF-WAY LINE, TO THE BEGINNING OF A 1765.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 14.05 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 27 MINUTES 22 SECONDS, TO A POINT;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 13 MINUTES 46 SECONDS EAST 11.35 FEET, TO THE BEGINNING OF A 327.15 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF SOUTH 03 DEGREES 29 MINUTES 54 SECONDS WEST;

THENCE ALONG SAID CURVE 48.76 FEET, THROUGH A CENTRAL ANGLE OF 08 DEGREES 32 MINUTES 23 SECONDS, TO THE BEGINNING OF A 573.99 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF SOUTH 12 DEGREES 04 MINUTES 51 SECONDS WEST;

THENCE ALONG SAID CURVE 46.70 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 39 MINUTES 40 SECONDS, TO THE BEGINNING OF A 303.46 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF NORTH 17 DEGREES 03 MINUTES 51 SECONDS EAST;

THENCE ALONG SAID CURVE 15.58 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 56 MINUTES 28 SECONDS, TO A POINT;

THENCE SOUTH 77 DEGREES 03 MINUTES 02 SECONDS EAST 71.38 FEET, TO A POINT; THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST 247.83 FEET, TO A POINT;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 26.27 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A 145.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF NORTH 08 DEGREES 46 MINUTES 58 SECONDS WEST;

THENCE ALONG SAID CURVE 42.35 FEET, THROUGH A CENTRAL ANGLE OF 16 DEGREES 44 MINUTES 10 SECONDS, TO A POINT;

THENCE NORTH 64 DEGREES 28 MINUTES 52 SECONDS EAST 44.16 FEET, TO THE BEGINNING OF A 313.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF NORTH 25 DEGREES 31 MINUTES 08 SECONDS WEST;

THENCE ALONG SAID CURVE 66.21 FEET, THROUGH A CENTRAL ANGLE OF 12 DEGREES 07 MINUTES 10 SECONDS, TO A POINT;

THENCE NORTH 52 DEGREES 21 MINUTES 42 SECONDS EAST 76.98 FEET, TO A POINT;

THENCE NORTH 43 DEGREES 00 MINUTES 54 SECONDS EAST 8.15 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HARTFORD DRIVE, AND THE BEGINNING OF A 635.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING A RADIAL BEARING OF NORTH 42 DEGREES 49 MINUTES 18 SECONDS EAST;

THENCE ALONG SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE, 208.74 FEET, THROUGH A CENTRAL ANGLE OF 18 DEGREES 50 MINUTES 03 SECONDS, TO A POINT;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 21 DEGREES 20 MINUTES 19 SECONDS WEST 59.69 FEET, TO A POINT;

THENCE SOUTH 48 DEGREES 55 MINUTES 52 SECONDS WEST 33.65 FEET, TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 330.57 FEET, TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 74.36 FEET, TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

LOT 6E, OF PERIMETER CENTER LOT 6C, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 891 OF MAPS, PAGE 34.

Unofficial Document

**PARCEL NO. 4:**

TOGETHER WITH EASEMENT RIGHTS CONTAINED IN THAT CERTAIN DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 91-056418 OF OFFICIAL RECORDS, FIRST AMENDED AND RESTATED DECLARATION RECORDED IN DOCUMENT NO. 96-0032725 OF OFFICIAL RECORDS, DECLARATION OF ESTABLISHMENT RECORDED IN DOCUMENT NO. 97-0235855 OF OFFICIAL RECORDS AND AMENDMENT TO FIRST AMENDED AND RESTATED DECLARATION RECORDED IN DOCUMENT 2002-1106683 OF OFFICIAL RECORDS AND SECOND AMENDMENT RECORDED AS 2015-186214 OF OFFICIAL RECORDS.

**PARCEL NO. 5:**

TOGETHER WITH EASEMENTS RIGHTS CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS & RESTRICTIONS FOR PARK VIEW, RECORDED IN DOCUMENT NO. 2005-1866278 OF OFFICIAL RECORDS AND FIRST AMENDMENT RECORDED IN DOCUMENT NO. 2007-0040918 OF OFFICIAL RECORDS.



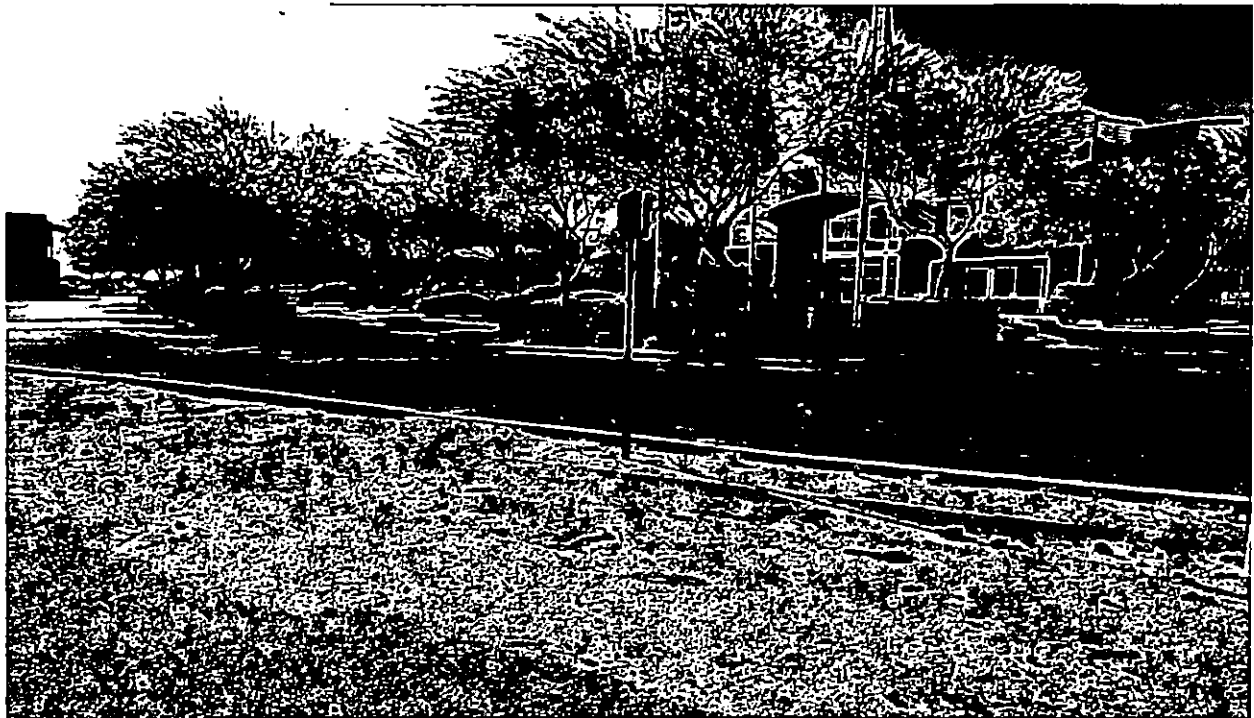
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**CONTEXT PHOTO #2**



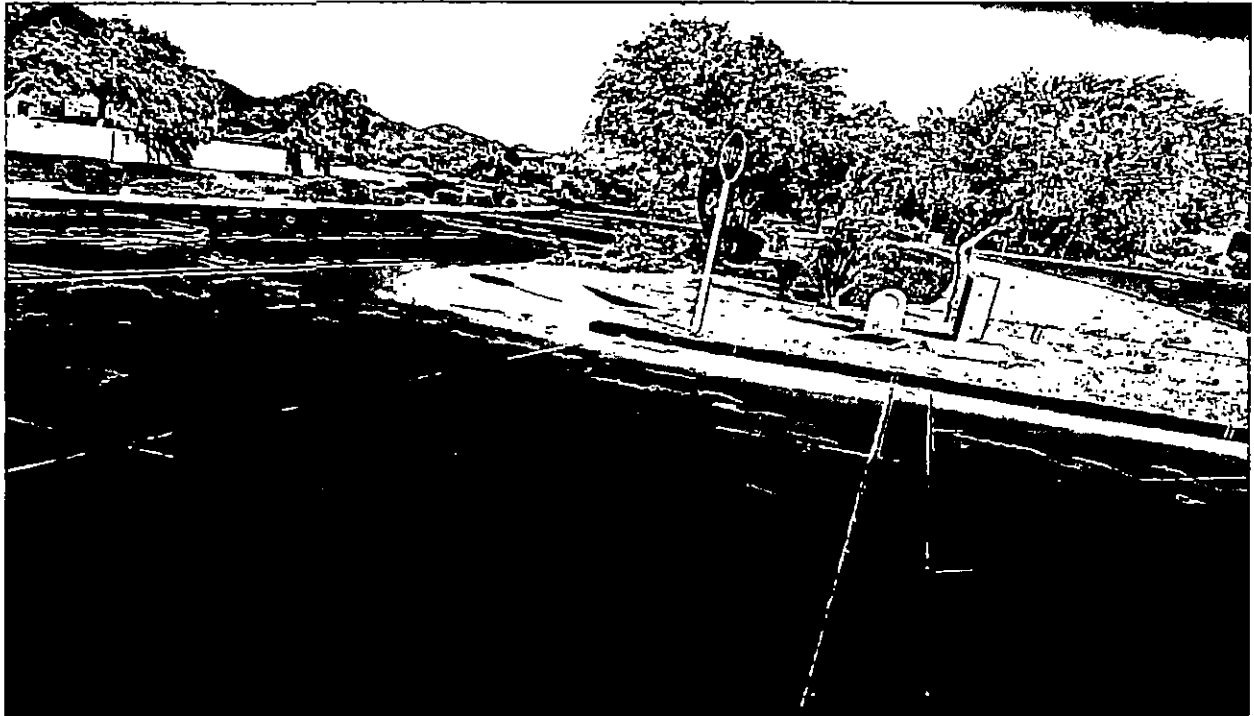
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**CONTEXT PHOTO #4**



**CONTEXT PHOTO #5**



**CONTEXT PHOTO #6**



**CONTEXT PHOTO #7**



**CONTEXT PHOTO #8**



**CONTEXT PHOTO #9**



**CONTEXT PHOTO #10**



**CONTEXT PHOTO #11**



**CONTEXT PHOTO #12**



**CONTEXT PHOTO #13**



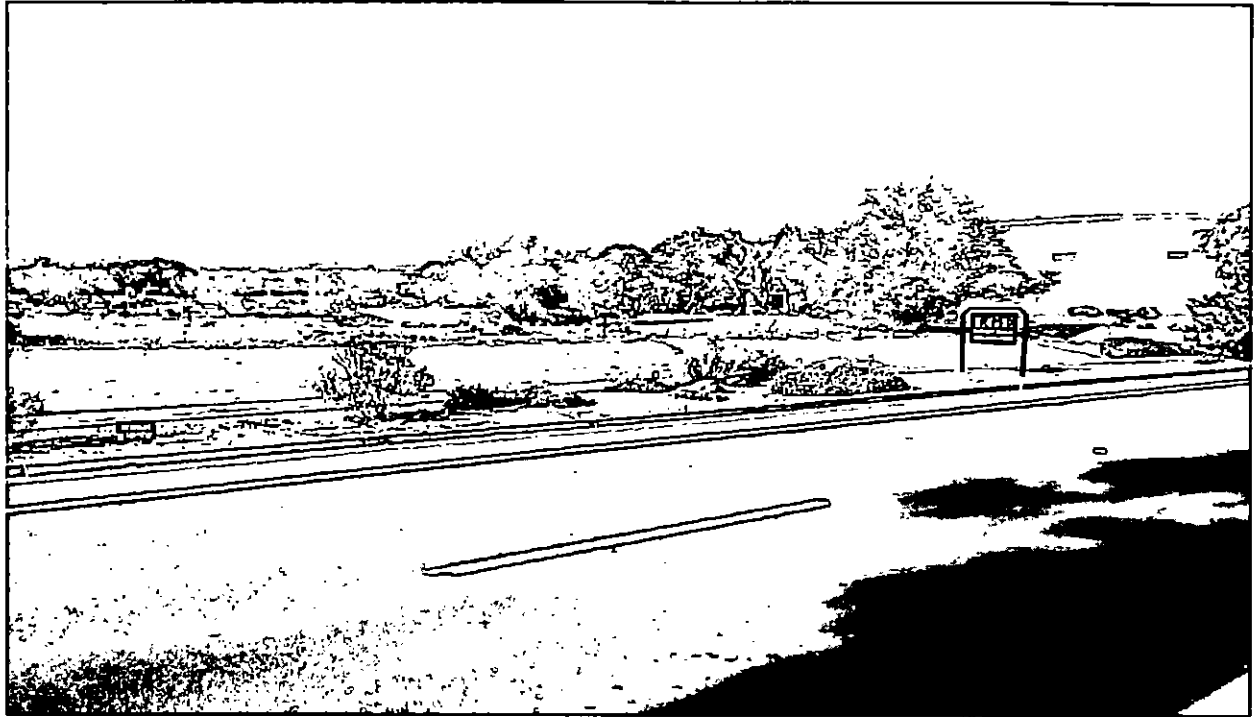
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**CONTEXT PHOTO #15**



**CONTEXT PHOTO #16**



**CONTEXT PHOTO #17**



**CONTEXT PHOTO #18**



**CONTEXT PHOTO #19**



**CONTEXT PHOTO #20**

740 N. 52<sup>nd</sup> Street, Phoenix, AZ 85008  
480-966-4001



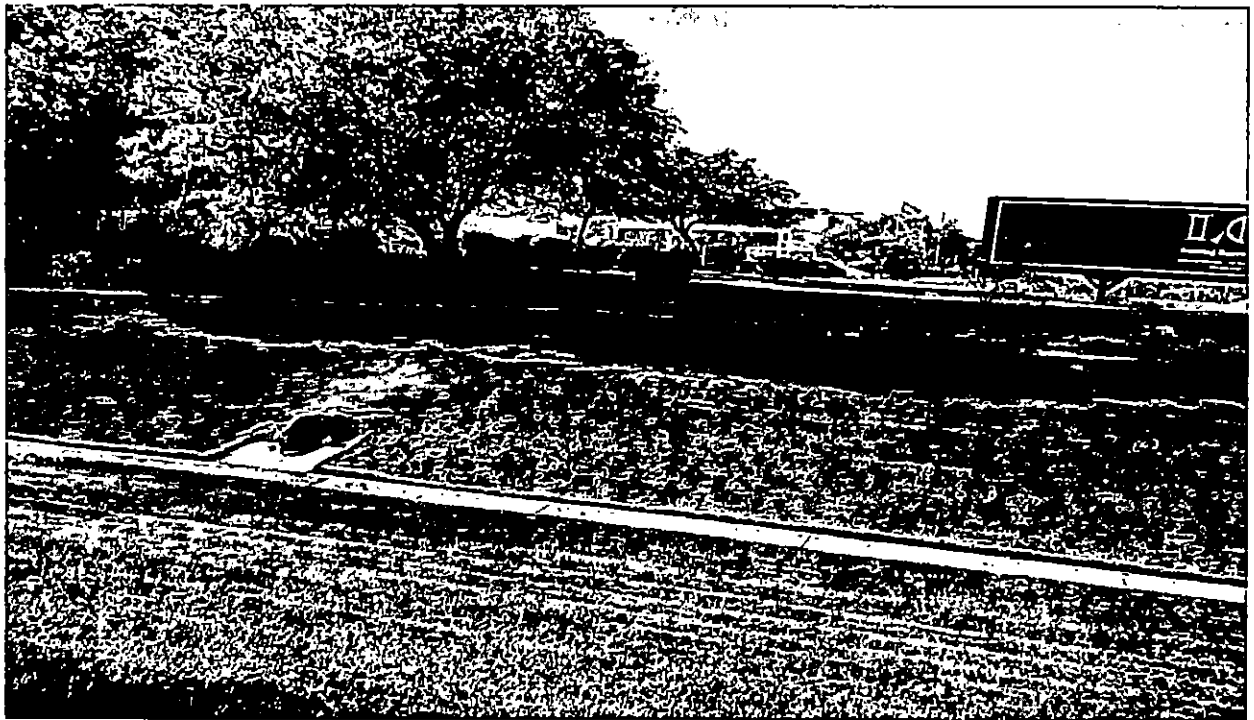
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CONTEXT PHOTO #22



**CONTEXT PHOTO #23**



**CONTEXT PHOTO #24**