CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

CC: 34C
Amend No. _____

Date Prepared: June 4, 2009 **Council Meeting Date: July 7, 2009**

TO: Carl Swenson, City Manager

THROUGH: Susan J. Daluddung, *Deputy City Manager*

FROM: Andrew Granger, P.E., Engineering Director

THROUGH: Rebecca Zook, P.E., Engineering Supervisor

PREPARED BY: Lloyd Lane, Land Survey Coordinator

SUBJECT: *Approve a Condominium Plat Amendment* to Building "J" Plaza Town Center Office Condominium, a request made by Thunderbird Mini Storage Limited Partnership. (Project No. R060003A, Sec. 16 T3N, R1E)

RECOMMENDATION:

Discussion and possible action to approve a Condominium Plat Amendment to Building "J" Plaza Town Center Office Condominium, as recorded in Book 861, Page 24, also being Lot 4 of Plaza Town Center, as recorded in the Final Plat in Book 819, Page 26, records of Maricopa County Arizona, located south of Thunderbird Road between 91st Avenue and Plaza Del Rio Boulevard and authorize the Mayor and City Clerk to sign and record the Condominium Plat with the Maricopa County Recorder's Office, subject to the following stipulations:

1. All civil and landscape/irrigation plans must be approved by the City of Peoria (City) prior to recordation of the Condominium Plat.
2. An approval of design from the City Engineering Department for the necessary improvements in accordance with the City Subdivision Regulations, as determined by the City Engineer, must be obtained prior to recording the Condominium Plat.
3. The developer must provide a financial assurance in the amount agreed upon by the City Engineer and an Agreement to Install for construction of the infrastructure improvements in accordance with the City Subdivision Regulations, prior to recordation of the Condominium Plat.

CITY CLERK USE ONLY:

☐ **Consent Agenda**
☐ **Carry Over to Date:**_____
☐ **Approved**
☐ **Unfinished Business (Date heard previous:**_____**)**
☐ **New Business**
☐ **Public Hearing: No Action Taken**

ORD. #_____ **RES. #**_____
LCON#_____ **LIC. #**_____
Action Date:

REV. 07/05

4. In the event that the Condominium Plat is not recorded within 60 days of Council approval, the Condominium Plat will become void. The developer may request re-approval from the City, with the understanding that the City has the option of imposing additional requirements or stipulations.

SUMMARY:

The purpose of the Condominium Plat is to remove all unit demising lines from Building "J" to create one unit. There is currently one owner who will lease out this office space within the building, instead of individual owners for each unit. This development is within the City of Peoria water\sewer service area.

ATTACHMENTS:

1. Condominium Plat
2. Vicinity Map

A CONDOMINIUM PLAT

"AMENDMENT TO BUILDING "J"
PLAZA TOWN CENTER OFFICE CONDOMINIUM"

AS RECORDED IN BOOK 861 OF MAPS, PAGE 24, ALSO BEING LOT 4 OF PLAZA TOWN CENTER, AS RECORDED IN THE FINAL PLAT IN BOOK 819, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 SITE PLAN
SHEET 3 BUILDINGS A, B, C & D
SHEET 4 BUILDINGS E, F & G
SHEET 5 BUILDINGS H & I HORIZONTAL BOUNDARY DETAIL FOR 1-STORY BUILDINGS
SHEET 6 BUILDING "J" FIRST & SECOND FLOOR, HORIZONTAL BOUNDARY DETAIL

NOTES

1. THE LOCATION AND DIMENSIONS OF THE BUILDING AND UNITS AS SHOWN ON THE PLAT ARE BASED ON AS-BUILT 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. IN INTERPRETING THIS PLAT, THE EXISTING PHYSICAL BOUNDARIES OF A UNIT OR A UNIT RECONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH ITS ORIGINAL PLANS, SHALL BE CONCLUSIVELY PRESUMED TO BE ITS ACTUAL BOUNDARIES RATHER THAN THE DESCRIPTION EXPRESSED IN THE PLAT, REGARDLESS OF SETTLING, SHIFTING LATERAL OR OTHER MOVEMENTS OF ANY KIND AND REGARDLESS OF MINOR VARIANCES BETWEEN THE BOUNDARIES AS SHOWN ON THE PLAT AND THOSE OF THE UNIT.

2. THE HORIZONTAL AND VERTICAL UNIT DIMENSIONS ARE IN ACCORDANCE WITH THE DEFINITION OF "UNIT BOUNDARIES" AS SET FORTH IN THE CONDOMINIUM DECLARATION FOR PLAZA TOWN CENTER OFFICE CONDOMINIUM TO BE RECORDED WITH THE MARICOPA COUNTY RECORDER.
   THE BOUNDARIES OF EACH UNIT ARE AS FOLLOWS: (A) THE VERTICAL BOUNDARIES ARE THE EXTERIOR SURFACES OF THE PERIMETER BUILDING WALLS (AND THE EXTERIOR SURFACE OF ANY WINDOWS OR DOORS IN THE PERIMETER BUILDING WALLS) OF THE BUILDING IN WHICH THE UNIT IS LOCATED AND A VERTICAL PLANE RUNNING THROUGH THE CENTER OF ANY PARTY WALL SEPARATING THE UNIT FROM ANOTHER UNIT OR FROM A UTILITY ROOM.
   (B) THE UPPER HORIZONTAL BOUNDARY OF UNITS ON THE FIRST FLOOR OF A BUILDING IS THE BOTTOM SURFACE OF THE CONCRETE FLOOR SLAB ABOVE THE UNIT. THE UPPER HORIZONTAL BOUNDARY IS A HORIZONTAL PLANE HAVING AN ELEVATION COINCIDING WITH THE LOWEST POINT OF THE BOTTOM SURFACE OF THE ROOF TRUSSES OF THE BUILDING; AND
   (C) THE LOWER HORIZONTAL BOUNDARY IS THE TOP OF THE CONCRETE FLOOR SLAB OF THE BUILDING IN WHICH THE UNIT IS LOCATED.

3. NET AREA CALCULATIONS ARE COMPUTED TO THE CENTERLINE OF COMMON INTERIOR WALLS AND THE EXTERIOR SURFACE OF THE BUILDING. GROSS UNIT AREA IS THE SUM OF THE UNIT GROSS AREA AND THE SHARED % OF THE LIMITED COMMON ELEMENT (BUILDING UTILITY/LOBBY/STAIRWELL/ELEVATOR AREA).

4. COMMON ELEMENT AND LIMITED COMMON ELEMENT (L.C.E.) ARE DEFINED IN THE CONDOMINIUM DECLARATION FOR PLAZA TOWN CENTER OFFICE CONDOMINIUM TO BE RECORDED WITH THE MARICOPA COUNTY RECORDER.

5. THERE ARE NO EXISTING VISIBLE ENCROACHMENTS OF ANY PORTION OF THIS PROJECT.

6. LANDSCAPING SHALL BE MAINTAINED BY THE MEMBERS OF THE CONDOMINIUM OWNERS ASSOCIATION. THE CITY OF PEORIA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPING.

7. ALL BUILDING TIES TO THE PROPERTY LINE ARE TO THE EXTERIOR UNFINISHED SURFACE OF THE BUILDING UNITS.

8. NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING AND/OR PAVING. NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PEORIA SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.

9. ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 69 KVA, CABLE T.V., TELECOMMUNICATIONS, FIBER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.

10. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE UNIT OWNERS ASSOCIATION.

11. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

12. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 50 INCHES IN HEIGHT SHALL NOT BE PLANTED WITHIN NEW EASEMENTS OR SIGHT DISTANCE TRIANGLES. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES IN HEIGHT OR BELOW 84 INCHES ARE PERMITTED. TREES ARE TO BE PLANTED SO AS NOT TO OBSTRUCT 30% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.

13. THE CONDOMINIUM IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.

14. THIS CONDOMINIUM IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.

15. THIS CONDOMINIUM IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.

16. THIS CONDOMINIUM IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. 83RD AVENUE AND THUNDERBIRD ROAD ARE DESIGNATED AS TRUCK ROUTES BY THE CITY OF PEORIA.

17. THIS CONDOMINIUM IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).

18. NO STRUCTURE OF ANY KIND BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE EASEMENT OR TRACT.

19. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES, IN ACCORDANCE WITH THE APPROVED PLANS.

OWNER

THUNDERBIRD MINI STORAGE CENTER LIMITED PARTNERSHIP
8401 WEST THUNDERBIRD ROAD
SUITE 200
PEORIA, AZ 85381
CONTACT: PETER SPIER
PHONE: 623.972.1184

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS NORTH 87 DEGREES 4 MINUTES 30 SECONDS EAST.

BENCHMARK

IRON BAR FLUSH AT THE INTERSECTION OF 83RD AVENUE AND THUNDERBIRD ROAD
ELEVATION= 1151.102 CITY OF PEORIA DATUM

LAND AREA

426,704 SQUARE FEET OR 9.798 ACRES NET
450,094 SQUARE FEET OR 10.332 ACRES GROSS

LEGAL DESCRIPTION

LOT 4 ACCORDING TO THE FINAL PLAT OF PLAZA TOWN CENTER, RECORDED IN BOOK 819 OF MAPS, PAGE 26 RECORDS OF MARICOPA COUNTY, ARIZONA.

FLOOD ZONE DESIGNATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP [illegible] DATED SEPTEMBER 30, [illegible] THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

RATIFICATION

THAT THE UNDERSIGNED, AS BENEFICIARY, HEREBY RATIFIES, APPROVES AND APPROVES THE PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HEREWITH AND EACH AND EVERY DEDICATION HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS 22 DAY OF May, 2008.

WELLS FARGO BANK, N.A.

BY [redacted] ITS Vice President

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS 22nd DAY OF May, 2008 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Bernadine Cox AND ACKNOWLEDGED HIMSELF/HERSELF TO BE THE Vice President OF WELLS FARGO BANK, N.A. AND ACKNOWLEDGED THAT HE/SHE AS SUCH OFFICER, BEING AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS THEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY Martha M. Manuel 5-22-08 / 1-30-2010
NOTARY PUBLIC DATE MY COMMISSION EXPIRES

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA ON THIS _____ DAY OF _____, 2008

BY _____ MAYOR DATE _____

ATTEST: CITY CLERK DATE _____

CITY ENGINEER DATE _____

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT THUNDERBIRD MINI STORAGE CENTER LIMITED PARTNERSHIP, AS OWNER, HAS PREVIOUSLY RECORDED UNDER THE NAME OF PLAZA TOWN CENTER OFFICE CONDOMINIUM, AS RECORDED IN BOOK [illegible] OF MAPS [illegible] AS LOT 4 OF PLAZA TOWN CENTER, AS RECORDED IN THE FINAL PLAT IN BOOK 819 OF MAPS, PAGE 26, MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND PLATTED HEREIN AND HEREBY PUBLISHES THIS AMENDMENT TO THE "PLAZA TOWN CENTER OFFICE CONDOMINIUM" TO AMEND THE [illegible] OF BUILDING "J" TO CREATE ONE UNIT AND REVISE THE [illegible] AREA. THIS AMENDMENT DOES NOT CONSTITUTE A REPLAT OR VACATION OF ANY OTHER PORTION OF PLAZA TOWN CENTER OFFICE CONDOMINIUM, AS SHOWN ON THE FINAL PLAT [illegible] RECORDED PLAT OF PLAZA TOWN CENTER OFFICE CONDOMINIUM [illegible] RECORDS SHALL REMAIN IN FULL FORCE AND EFFECT [illegible]

THUNDERBIRD MINI STORAGE CENTER LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP
BY: OPCO AND HAMPTON LIMITED PARTNERSHIP
AN ARIZONA LIMITED PARTNERSHIP
GENERAL PARTNER

BY: [redacted]

ITS: GENERAL PARTNER

[redacted]

ITS: GENERAL PARTNER

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

[illegible]

BY: [illegible]

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

[illegible]

BY: [illegible]

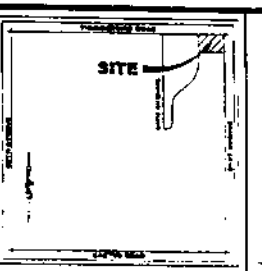
CERTIFICATION

[illegible]

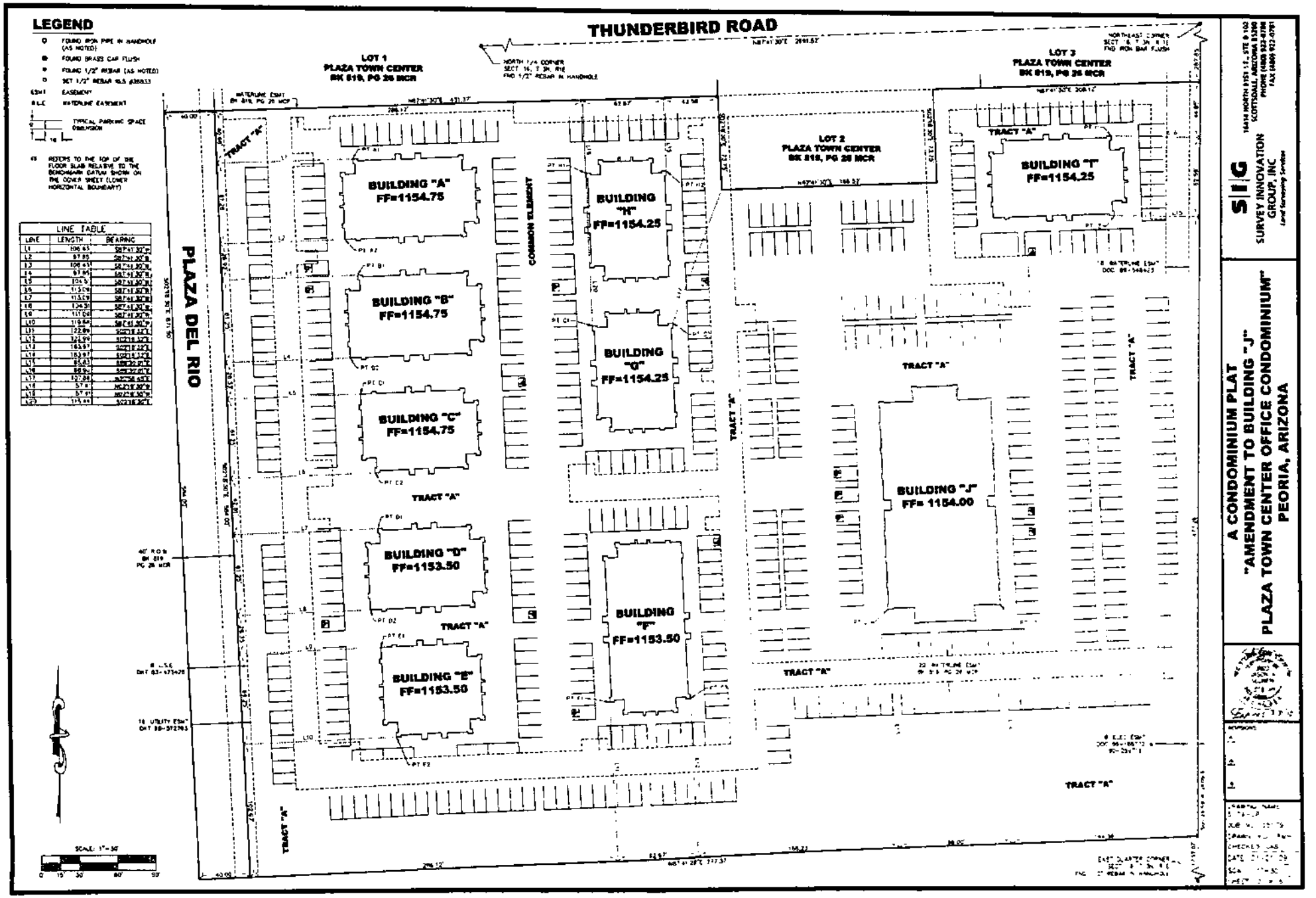
SIG
SURVEY INNOVATION GROUP, INC.
Land Surveying Services
15414 NORTH 83RD ST., STE B-103
SCOTTSDALE, ARIZONA 85260
PHONE (480) 922-0780
FAX (480) 922-0781

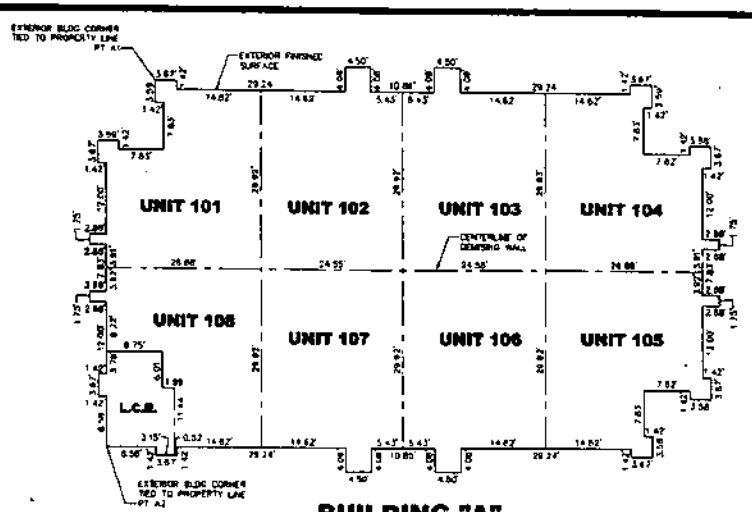
A CONDOMINIUM PLAT
"AMENDMENT TO BUILDING "J"
PLAZA TOWN CENTER OFFICE CONDOMINIUM"
PEORIA, ARIZONA

VICINITY MAP



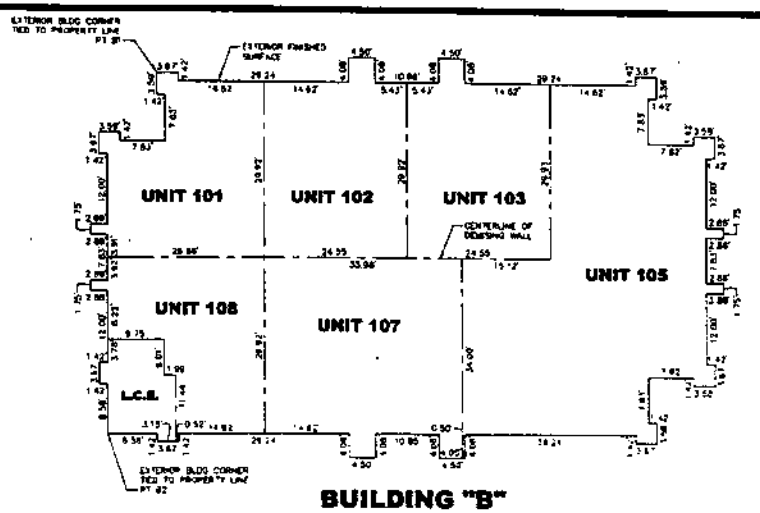
MEKAPODA


LEGEND
FOUND IRON PIPE IN HANDHOLE (AS NOTED)
FOUND BRASS CAP FLUSH
FOUND 1/2" REBAR (AS NOTED)
SET 1/2" REBAR RLS #38833
EASEMENT
WATERLINE EASEMENT
TYPICAL PARKING SPACE DIMENSION
REFERS TO THE TOP OF THE FLOOR SLAB RELATIVE TO THE BENCHMARK DATUM SHOWN ON THE COVER SHEET (LOWER HORIZONTAL BOUNDARY)
LINE TABLE
LINE | LENGTH | BEARING
L1 | 106.63 | S87°41'30"W
L2 | 97.85 | S87°41'30"W
L3 | 106.63 | S87°41'30"W
L4 | 97.85 | S87°41'30"W
L5 | 104.5 | S87°41'30"W
L6 | 115.09 | S87°41'30"W
L7 | 115.09 | S87°41'30"W
L8 | 104.31 | S87°41'30"W
L9 | 111.09 | S87°41'30"W
L10 | 119.84 | S87°41'30"W
L11 | 122.89 | S02°18'32"E
L12 | 122.89 | S02°18'32"E
L13 | 163.97 | S02°18'32"E
L14 | 163.97 | S02°18'32"E
L15 | 85.83 | S89°30'01"E
L16 | 86.94 | S89°30'01"E
L17 | 107.84 | N02°58'45"E
L18 | 57.41 | N02°18'30"W
L19 | 57.41 | N02°18'30"W
L20 | 115.44 | S02°18'30"E
THUNDERBIRD ROAD
PLAZA DEL RIO
LOT 1
PLAZA TOWN CENTER
BK 819, PG 26 MCR
LOT 2
PLAZA TOWN CENTER
BK 819, PG 26 MCR
LOT 3
PLAZA TOWN CENTER
BK 819, PG 26 MCR
NORTH 1/4 CORNER
SECT 16, T 3N, R1E
FND 1/2" REBAR IN HANDHOLE
NORTHEAST CORNER
SECT 16, T 3N, R1E
FND IRON BAR FLUSH
WATERLINE ESMT
BK 819, PG 26 MCR
COMMON ELEMENT
TRACT "A"
BUILDING "A"
FF=1154.75
BUILDING "B"
FF=1154.75
BUILDING "C"
FF=1154.75
BUILDING "D"
FF=1153.50
BUILDING "E"
FF=1153.50
BUILDING "F"
FF=1153.50
BUILDING "G"
FF=1154.25
BUILDING "H"
FF=1154.25
BUILDING "I"
FF=1154.25
BUILDING "J"
FF= 1154.00
40' R.O.W.
BK 819
PG 26 MCR
8' L.S.E.
DKT 83-473428
18' UTILITY ESMT
DKT 88-572763
18' WATERLINE ESMT
DOC 89-548423
22' WATERLINE ESMT
BK 819 PG 26 MCR
8' E.L.E. ESMT
DOC 86-166772
EAST QUARTER CORNER
SCALE: 1"=30'
0 15' 30' 60' 90'
SIG
SURVEY INNOVATION GROUP, INC
Land Surveying Services
16414 NORTH 91ST ST., STE B 102
SCOTTSDALE, ARIZONA 85260
PHONE (480) 922-8780
FAX (480) 922-0781
A CONDOMINIUM PLAT
"AMENDMENT TO BUILDING "J"
PLAZA TOWN CENTER OFFICE CONDOMINIUM"
PEORIA, ARIZONA
REVISIONS



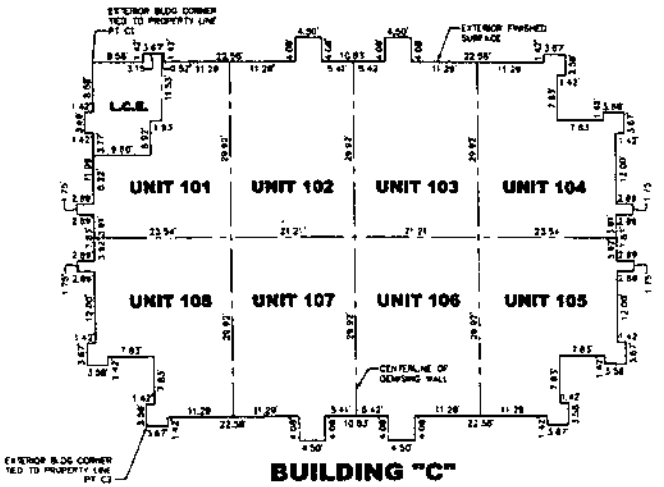
BUILDING "A"

NAME	NET AREA	PORTION OF L.C.E.	GROSS AREA
UNIT 101	726 SQ. FT.	23 SQ. FT.	749 SQ. FT.
UNIT 102	753 SQ. FT.	24 SQ. FT.	777 SQ. FT.
UNIT 103	753 SQ. FT.	24 SQ. FT.	777 SQ. FT.
UNIT 104	726 SQ. FT.	23 SQ. FT.	749 SQ. FT.
UNIT 105	726 SQ. FT.	23 SQ. FT.	749 SQ. FT.
UNIT 106	753 SQ. FT.	24 SQ. FT.	777 SQ. FT.
UNIT 107	753 SQ. FT.	24 SQ. FT.	777 SQ. FT.
UNIT 108	634 SQ. FT.	21 SQ. FT.	655 SQ. FT.
TOTAL	5,074 SQ. FT.		5,230 SQ. FT.
LIMITED COMMON ELEMENT	186 SQ. FT.		



BUILDING "B"

NAME	NET AREA	PORTION OF L.C.E.	GROSS AREA
UNIT 101	726 SQ. FT.	23 SQ. FT.	749 SQ. FT.
UNIT 102	753 SQ. FT.	24 SQ. FT.	777 SQ. FT.
UNIT 103	753 SQ. FT.	24 SQ. FT.	777 SQ. FT.
UNIT 105	1,908 SQ. FT.	61 SQ. FT.	1,969 SQ. FT.
UNIT 107	1,051 SQ. FT.	33 SQ. FT.	1,084 SQ. FT.
UNIT 108	634 SQ. FT.	20 SQ. FT.	654 SQ. FT.
TOTAL	5,825 SQ. FT.		6,008 SQ. FT.
LIMITED COMMON ELEMENT	186 SQ. FT.		



BUILDING "C"

NOTE:
1. ALL PERIMETER WALLS ARE COMMON ELEMENTS
2. ALL PERIMETER WALLS ARE DIMENSIONED TO THE EXTERIOR FACE OF WALL
3. COMMON ELEMENT AND LIMITED COMMON ELEMENT (L.C.E.) ARE MORE FULLY DEFINED IN THE CONDOMINIUM DECLARATION FOR PLAZA TOWN CENTER OFFICE CONDOMINIUM TO BE RECORDED WITH THE MARICOPA COUNTY RECORDER

BUILDING "C"

NAME	NET AREA	PORTION OF L.C.E.	GROSS AREA
UNIT 101	633 SQ. FT.	20 SQ. FT.	653 SQ. FT.
UNIT 102	653 SQ. FT.	24 SQ. FT.	677 SQ. FT.
UNIT 103	653 SQ. FT.	24 SQ. FT.	677 SQ. FT.
UNIT 104	626 SQ. FT.	23 SQ. FT.	649 SQ. FT.
UNIT 105	626 SQ. FT.	23 SQ. FT.	649 SQ. FT.
UNIT 106	653 SQ. FT.	24 SQ. FT.	677 SQ. FT.
UNIT 107	653 SQ. FT.	24 SQ. FT.	677 SQ. FT.
UNIT 108	626 SQ. FT.	23 SQ. FT.	649 SQ. FT.
TOTAL	5,023 SQ. FT.		5,208 SQ. FT.
LIMITED COMMON ELEMENT	186 SQ. FT.		

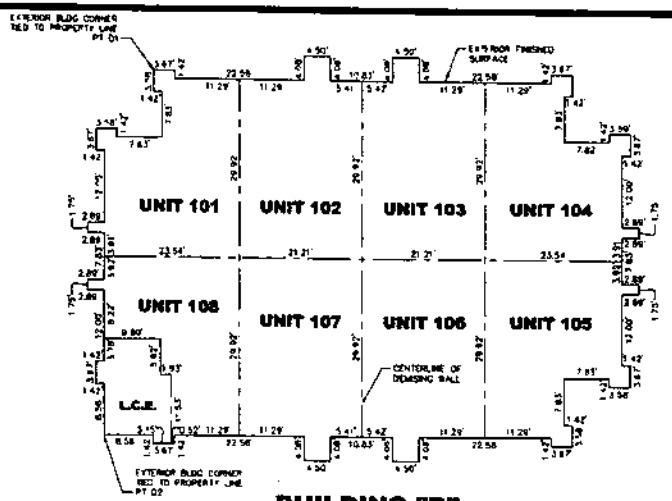
SCALE 1"=10'

SIG
SURVEY INNOVATION GROUP, INC
Land Surveying Services
10414 NORTH 95ST ST., STE B-102
SCOTTSDALE, ARIZONA 85260
PHONE (480) 922-8780
FAX (480) 922-8781

A CONDOMINIUM PLAT
"AMENDMENT TO BUILDING "J"
PLAZA TOWN CENTER OFFICE CONDOMINIUM"
PEORIA, ARIZONA

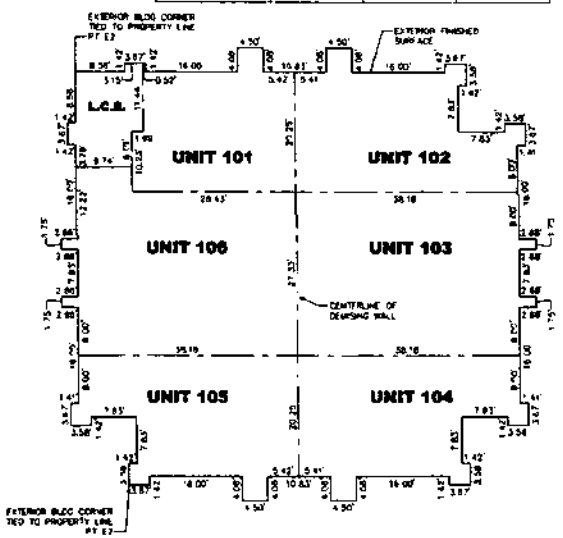
REVISIONS

DRAWING NAME
CITY CODE
JOB NO.
DRAWN
CHECKED
DATE
SCALE
SHEET

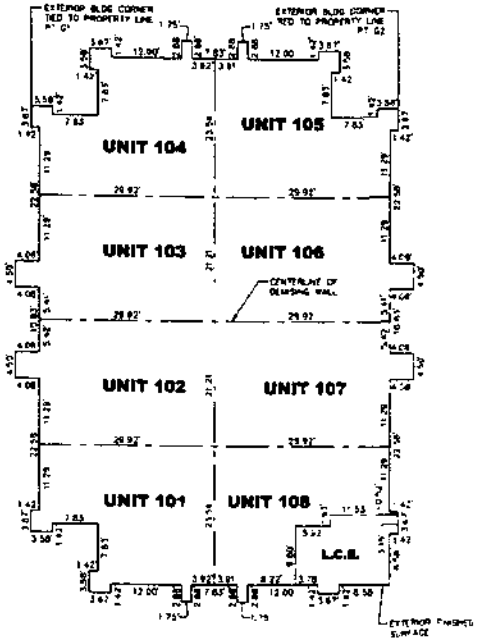


BUILDING "D"

NAME	NET AREA	PORTION OF L.C.E.	GROSS AREA
UNIT 101	626 SQ. FT.	23 SQ. FT.	649 SQ. FT.
UNIT 102	653 SQ. FT.	24 SQ. FT.	677 SQ. FT.
UNIT 103	653 SQ. FT.	24 SQ. FT.	677 SQ. FT.
UNIT 104	626 SQ. FT.	23 SQ. FT.	649 SQ. FT.
UNIT 105	626 SQ. FT.	23 SQ. FT.	649 SQ. FT.
UNIT 106	653 SQ. FT.	24 SQ. FT.	677 SQ. FT.
UNIT 107	653 SQ. FT.	24 SQ. FT.	677 SQ. FT.
UNIT 108	533 SQ. FT.	20 SQ. FT.	553 SQ. FT.
TOTAL	5,023 SQ. FT.		5,209 SQ. FT.
LIMITED COMMON ELEMENT	186 SQ. FT.		



BUILDING "E"



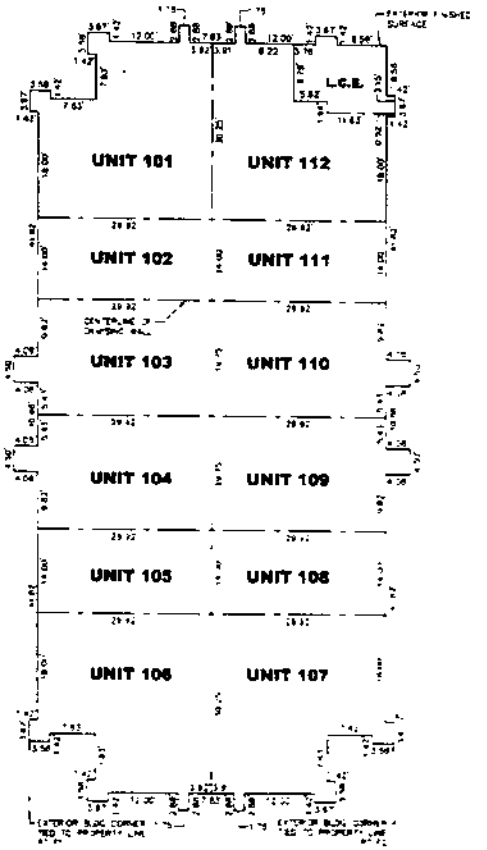
BUILDING "G"

NAME	NET AREA	PORTION OF L.C.E.	GROSS AREA
UNIT 101	626 SQ. FT.	23 SQ. FT.	649 SQ. FT.
UNIT 102	653 SQ. FT.	24 SQ. FT.	677 SQ. FT.
UNIT 103	653 SQ. FT.	24 SQ. FT.	677 SQ. FT.
UNIT 104	626 SQ. FT.	23 SQ. FT.	649 SQ. FT.
UNIT 105	626 SQ. FT.	23 SQ. FT.	649 SQ. FT.
UNIT 106	653 SQ. FT.	24 SQ. FT.	677 SQ. FT.
UNIT 107	653 SQ. FT.	24 SQ. FT.	677 SQ. FT.
UNIT 108	533 SQ. FT.	20 SQ. FT.	553 SQ. FT.
TOTAL	5,023 SQ. FT.		5,209 SQ. FT.
LIMITED COMMON ELEMENT	186 SQ. FT.		

BUILDING "E"

NAME	NET AREA	PORTION OF L.C.E.	GROSS AREA
UNIT 101	575 SQ. FT.	22 SQ. FT.	597 SQ. FT.
UNIT 102	708 SQ. FT.	27 SQ. FT.	735 SQ. FT.
UNIT 103	1,034 SQ. FT.	42 SQ. FT.	1,076 SQ. FT.
UNIT 104	708 SQ. FT.	27 SQ. FT.	735 SQ. FT.
UNIT 105	708 SQ. FT.	27 SQ. FT.	735 SQ. FT.
UNIT 106	1,095 SQ. FT.	42 SQ. FT.	1,137 SQ. FT.
TOTAL	4,848 SQ. FT.		5,034 SQ. FT.
LIMITED COMMON ELEMENT	186 SQ. FT.		

NOTE:
1. ALL PERIMETER WALLS ARE COMMON ELEMENTS
2. ALL PERIMETER WALLS ARE DIMENSIONED TO THE EXTERIOR FACE OF WALL
3. COMMON ELEMENT AND LIMITED COMMON ELEMENT L.C.E. ARE MORE FULLY DEFINED IN THE CONDOMINIUM DECLARATION FOR PLAZA TOWN CENTER OFFICE CONDOMINIUM TO BE RECORDED WITH THE MARICOPA COUNTY RECORDER



BUILDING "F"

NAME	NET AREA	PORTION OF L.C.E.	GROSS AREA
UNIT 101	621 SQ. FT.	21 SQ. FT.	642 SQ. FT.
UNIT 102	614 SQ. FT.	21 SQ. FT.	635 SQ. FT.
UNIT 103	609 SQ. FT.	15 SQ. FT.	624 SQ. FT.
UNIT 104	609 SQ. FT.	15 SQ. FT.	624 SQ. FT.
UNIT 105	614 SQ. FT.	21 SQ. FT.	635 SQ. FT.
UNIT 106	621 SQ. FT.	21 SQ. FT.	642 SQ. FT.
UNIT 107	621 SQ. FT.	21 SQ. FT.	642 SQ. FT.
UNIT 108	614 SQ. FT.	21 SQ. FT.	635 SQ. FT.
UNIT 109	609 SQ. FT.	15 SQ. FT.	624 SQ. FT.
UNIT 110	609 SQ. FT.	15 SQ. FT.	624 SQ. FT.
UNIT 111	614 SQ. FT.	21 SQ. FT.	635 SQ. FT.
UNIT 112	621 SQ. FT.	21 SQ. FT.	642 SQ. FT.
TOTAL	7,327 SQ. FT.		7,575 SQ. FT.
LIMITED COMMON ELEMENT	96 SQ. FT.		

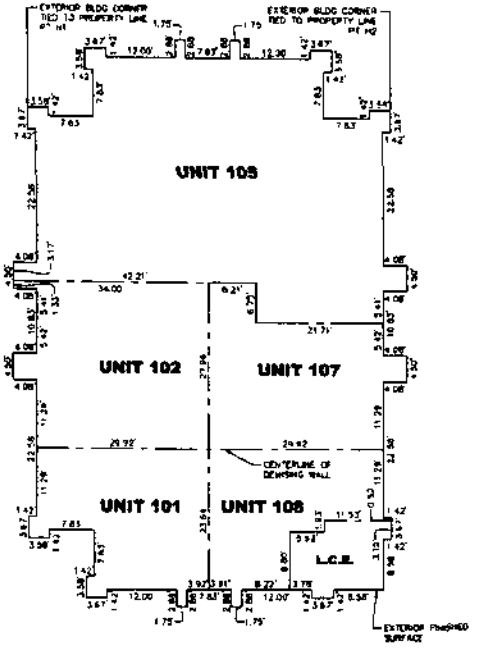
SCALE: 1" = 1'

S|I|G
SURVEY INNOVATION GROUP, INC
Land Surveying Services
16414 NORTH 91ST ST., STE B-102
SCOTTSDALE, ARIZONA 85260
PHONE (480) 922-0780
FAX (480) 922-0781

A CONDOMINIUM PLAT
"AMENDMENT TO BUILDING "J"
PLAZA TOWN CENTER OFFICE CONDOMINIUM"
PEORIA, ARIZONA

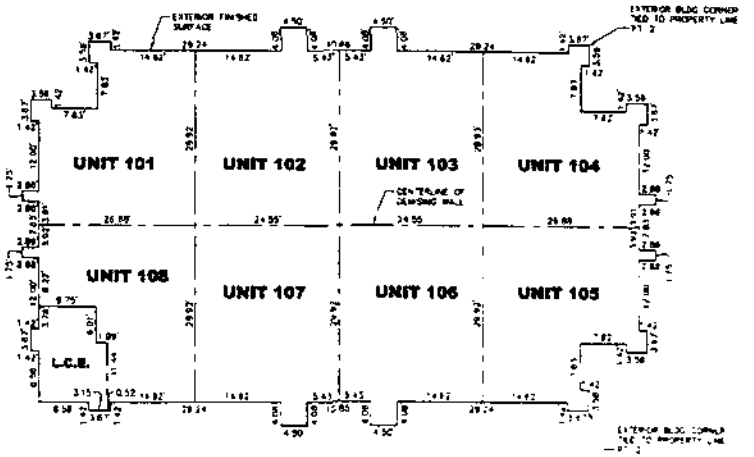
REVISIONS:
1.
2.
3.
4.

DRAWN BY:
JOB NO.:
DRAWN:
CHECKED:
DATE:
SCALE:



BUILDING "H"

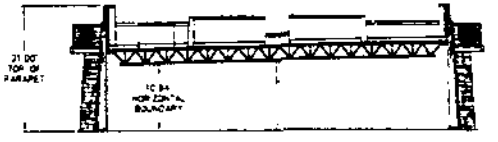
NAME	NET AREA	PORTION OF L.C.E.	GROSS AREA
UNIT 101	626 SQ FT	23 SQ FT	649 SQ FT
UNIT 102	860 SQ FT	32 SQ FT	892 SQ FT
UNIT 105	2,295 SQ FT	85 SQ FT	2,380 SQ FT
UNIT 107	708 SQ FT	26 SQ FT	734 SQ FT
UNIT 108	533 SQ FT	20 SQ FT	553 SQ FT
TOTAL	5,022 SQ FT		5,208 SQ FT
LIMITED COMMON ELEMENT	186 SQ FT		



BUILDING "I"

NAME	NET AREA	PORTION OF L.C.E.	GROSS AREA
UNIT 101	726 SQ FT	23 SQ FT	749 SQ FT
UNIT 102	753 SQ FT	24 SQ FT	777 SQ FT
UNIT 103	753 SQ FT	24 SQ FT	777 SQ FT
UNIT 104	726 SQ FT	23 SQ FT	749 SQ FT
UNIT 105	726 SQ FT	23 SQ FT	749 SQ FT
UNIT 106	753 SQ FT	24 SQ FT	777 SQ FT
UNIT 107	753 SQ FT	24 SQ FT	777 SQ FT
UNIT 108	634 SQ FT	21 SQ FT	655 SQ FT
TOTAL	5,824 SQ FT		6,010 SQ FT
LIMITED COMMON ELEMENT	186 SQ FT		

NOTE:
1. ALL PERIMETER WALLS ARE COMMON ELEMENTS
2. ALL PERIMETER WALLS ARE DIMENSIONAL TO THE EXTERIOR FACE OF WALL
3. COMMON ELEMENT AND LIMITED COMMON ELEMENT (L.C.E.) ARE MORE FULLY DEFINED IN THE CONDOMINIUM DECLARATION FOR PLAZA TOWN CENTER OFFICE CONDOMINIUM TO BE RECORDED WITH THE MARICOPA COUNTY RECORDER



HORIZONTAL BOUNDARY DETAIL

BUILDINGS A, B, C, D, E, F, G, H, & I

SIG
SURVEY INNOVATION GROUP, INC
Land Surveying Services
16416 NORTH 91ST ST., STE B-103
SCOTTSDALE, ARIZONA 85260
PHONE (480) 922-0780
FAX (480) 922-0781

A CONDOMINIUM PLAT
"AMENDMENT TO BUILDING "J"
PLAZA TOWN CENTER OFFICE CONDOMINIUM"
PEORIA, ARIZONA

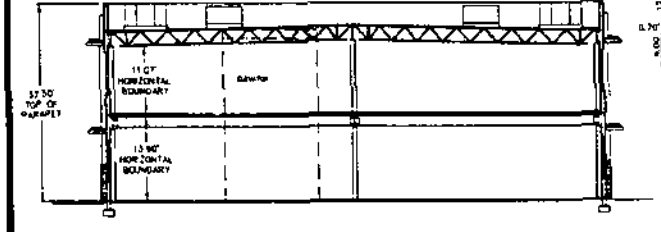
EXPIRES 3-31-10

REVISIONS
1.
2.
3.
4.

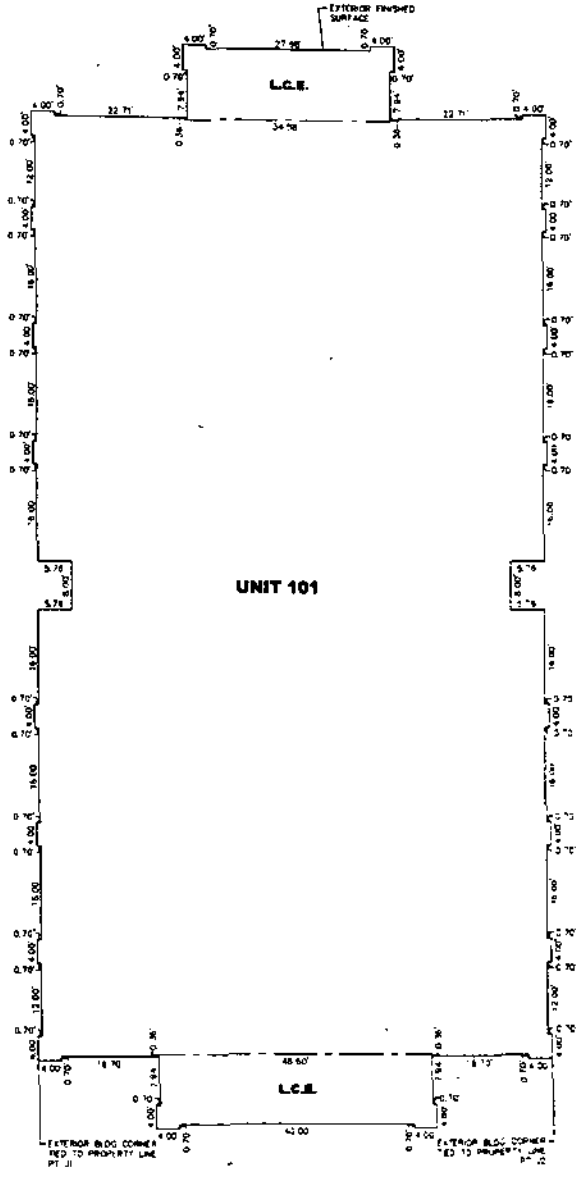
DRAWING NAME: 5-79-CP
JOB NO.: 07-75
DRAWN: [illegible]
CHECKED: JAS
DATE: 01/21/09
SCALE: 1" = 2'
SHEET: 4 OF 4

NAME	NET AREA	PORTION OF L.C.E.	GROSS AREA
TOTAL UNIT 101	27,438 SQ. FT.	1,539 SQ. FT.	28,978 SQ. FT.
TOTAL FIRST FLOOR	13,688 SQ. FT.	962 SQ. FT.	14,650 SQ. FT.
TOTAL SECOND FLOOR	13,721 SQ. FT.	577 SQ. FT.	14,348 SQ. FT.
LIMITED COMMON ELEMENT - FIRST FLOOR	962 SQ. FT.		
LIMITED COMMON ELEMENT - SECOND FLOOR	577 SQ. FT.		
TOTAL LIMITED COMMON ELEMENT	1,539 SQ. FT.		

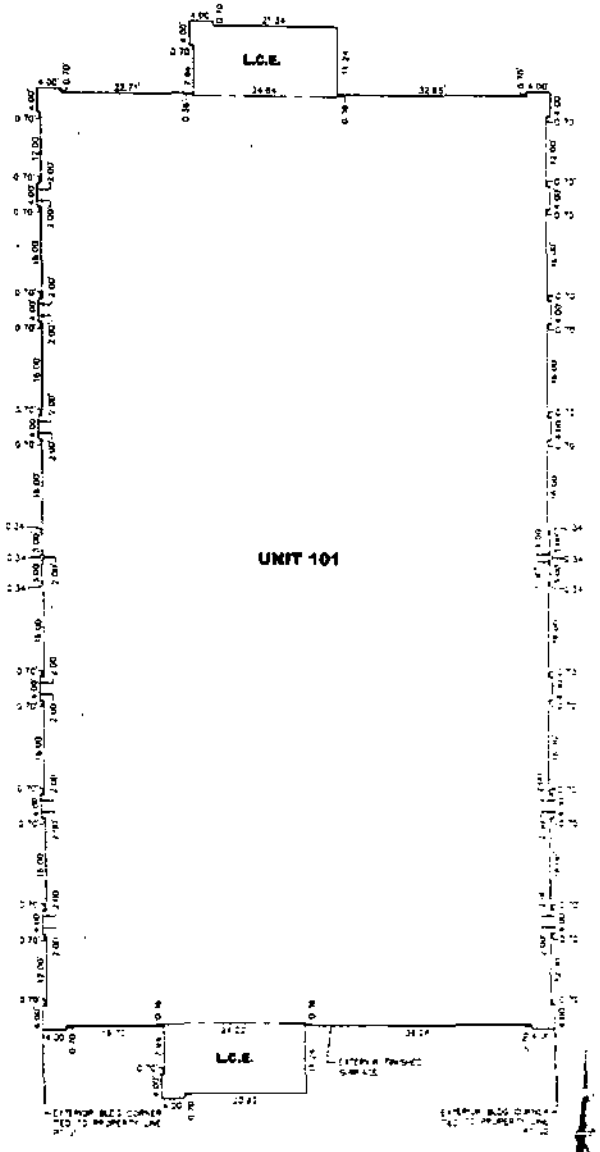
NOTE:
1. ALL PERIMETER WALLS ARE COMMON ELEMENTS
2. ALL PERIMETER WALLS ARE DIMENSIONED TO THE EXTERIOR FACE OF WALL
3. COMMON ELEMENT AND LIMITED COMMON ELEMENT (L.C.E.) ARE MORE FULLY DEFINED IN THE CONDOMINIUM DECLARATION FOR PLAZA TOWN CENTER OFFICE CONDOMINIUM TO BE RECORDED WITH THE MARICOPA COUNTY RECORDER



HORIZONTAL BOUNDARY DETAIL
BUILDING "J"



BUILDING "J" -1ST FLOOR



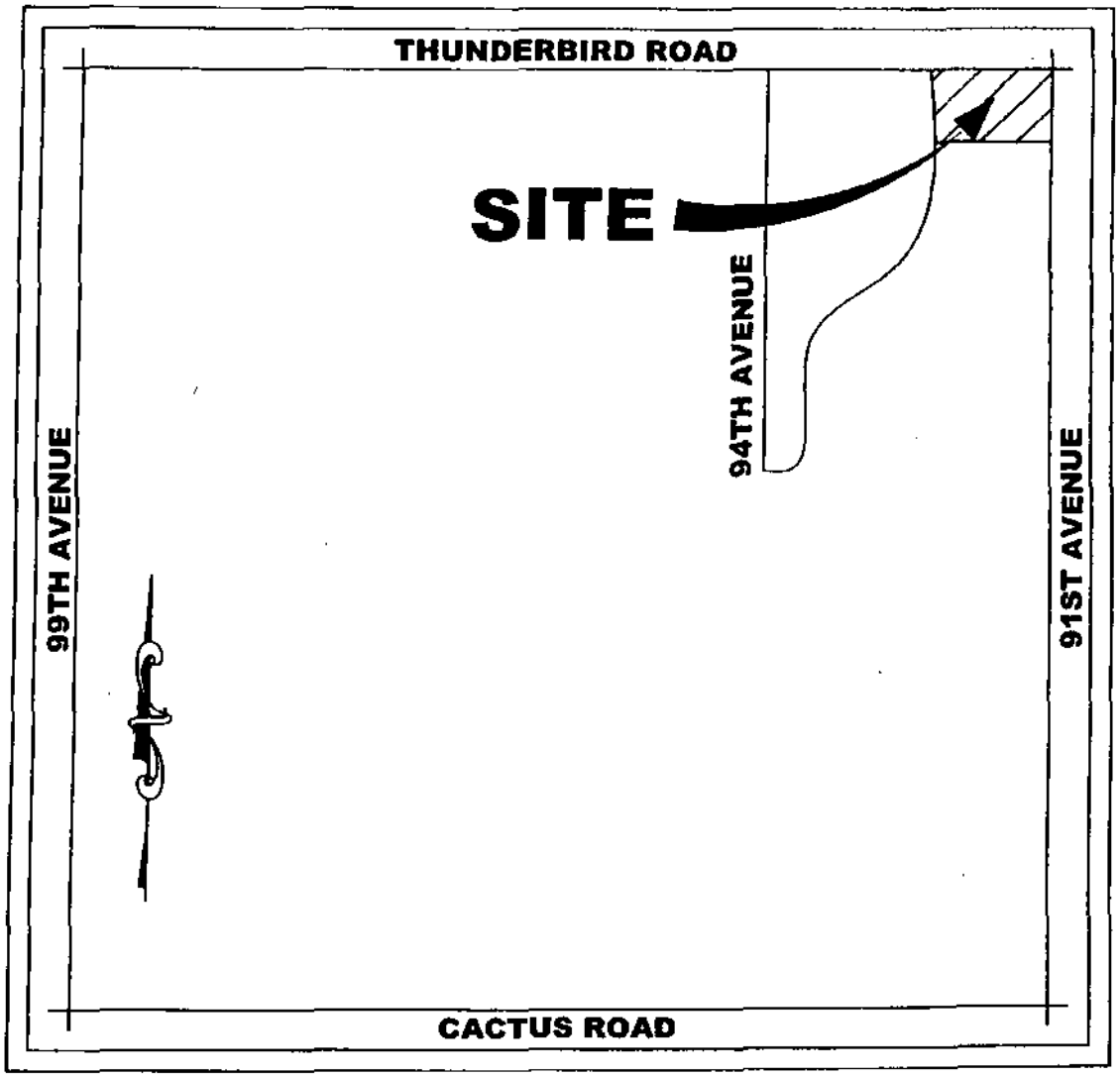
BUILDING "J" -2ND FLOOR

SCALE: 1"=10'

SIG
SURVEY INNOVATION GROUP, INC.
Land Surveying Services

A CONDOMINIUM PLAT
"AMENDMENT TO BUILDING "J"
PLAZA TOWN CENTER OFFICE CONDOMINIUM"
PEORIA, ARIZONA

REVISIONS



VICINITY MAP -NTS