

TOWN OF PARADISE VALLEY
APPLICATION FOR MINOR AMENDMENT TO SPECIAL USE PERMIT

PARCEL NO.: 174 - 64 - 003B
(County Tax Assessor Number)

DATE: 10/29/2019

NAME OF SUBDIVISION OR PARCEL: Lincoln Plaza Medical Center

ADDRESS OR LOCATION OF PROPERTY: 7125 and 7165 E. Lincoln Drive
Paradise Valley 85253

OWNER: Jamel Greenway, LLC

NAME

4771 N. 20th Street, Suite B22, Phoenix, AZ 85016

ADDRESS

602-710-2122

PHONE #


SIGNATURE OF OWNER

AUTHORIZED AGENT: Vertical Design Studios - Lori Knudson

NAME

4650 E. Cotton Center Blvd, Suite 140, Phoenix, AZ 85040

ADDRESS

602-393-9367

PHONE #


SIGNATURE OF AUTHORIZED AGENT

APPLICATION FOR MINOR AMENDMENT TO SPECIAL USE PERMIT

PLEASE PROVIDE A NARRATIVE DESCRIPTION OF THE PROPOSAL (Please Attach

Additional Sheets as Necessary): Please refer to narrative included with submittal.

BEING UNDER SPECIAL USE PERMIT AS FOLLOWS:

NAME: Lincoln Plaza Medical Center SUP-76-12 / SUP-11-2

SPECIAL USE PERMIT DATED: January 1976 AMENDED: 11/17/2011

THE MINOR AMENDMENT TO EXISTING, APPROVED SITE PLAN IS REQUESTED FOR THE FOLLOWING

REASONS: to bring the site up to current accessibility standards for parking
and pedestrians and to add an oxygen tank enclosure in support of
a pending tenant improvement

THE ABOVE SITE PLAN IS TO BE AMENDED AS

FOLLOWS: revisions to accessible parking, accessible sidewalks and
building entrances, addition of oxygen tank enclosure

EXHIBITS, MODELS, SITE PLANS, ETC. FOR THE ABOVE SPECIAL USE WILL BE CHANGED IN THE FOLLOWING

MANNER: revisions to accessible parking, accessible sidewalks and
building entrances, addition of oxygen tank enclosure

JAMEL GREENWAY, LLC

4771 N. 20th Street, Suite B22

Phoenix, AZ 85016

602-710-2122

Fax: 602-710-2992

October 25, 2019

Town of Paradise Valley
Planning & Building Department
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

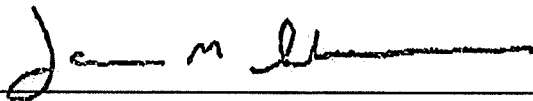
Re: Minor Amendment to SUP – Lincoln Plaza Medical Center

To whom it may concern:

Please accept this letter as authorization for Vertical Design Studios to represent Jamel Greenway LLC, the owner of the property located at 7125 E. Lincoln Drive, also known as Maricopa County Assessor Parcel Number 174-64-003B. This authorization is specific to the filing, processing and representation at public hearings regarding the above referenced SUP Amendment Application.

Sincerely,

Jamel Greenway, LLC



By: James M. Shough, Authorized Signer

Unofficial
20 Document

WHEN RECORDED RETURN TO:

Jamel Greenway, L.L.C.
Town & Country Camelback
4771 North 20th Street, Suite 22
Phoenix, Arizona 85016
Attention: James Shough

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56001103
1041

SPECIAL WARRANTY DEED

For the consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration, LINCOLN MEDICAL, LLC, a Delaware limited liability company, which acquired title as Lincoln Medical, LLC, a Delaware corporation ("**Grantor**"), hereby conveys to JAMEL GREENWAY, L.L.C., an Arizona limited liability company, with an address of 4771 North 20th Street, Suite 22, Phoenix, Arizona 85016, the following real property situated in Maricopa County, Arizona, together with all rights and privileges appurtenant thereto:

See **EXHIBIT A** attached hereto and incorporated herein by this reference (the "**Property**").

SUBJECT ONLY TO: current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities and other matters that may appear of record or that a survey of the Property would reveal.

Grantor hereby binds itself and its successors to warrant and defend title to the Property, as against all acts of Grantor and none other, subject to the matters set forth above.

[SIGNATURE PAGE FOLLOWS]

DATED this 31st day of January, 2018.

GRANTOR:

LINCOLN MEDICAL, LLC,
a Delaware limited liability company

By: The S Development Company,
an Arizona corporation
Its: Sole Member

By: [Signature]
Name: Mark Grayson
Its: President

STATE OF Arizona)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 29 day of January, 2018, by Mark Grayson, as President of The S Development Company, an Arizona corporation, the Sole Member of Lincoln Medical, LLC, a Delaware limited liability company.

Unofficial Document

[Signature]
Notary Public

My commission expires: 8/31/2021



MERCEDES LILJEGREN
Notary Public - Arizona
Maricopa County
Expires 08/31/2021

EXHIBIT A
LEGAL DESCRIPTION OF THE REAL PROPERTY

the following described real property situated in the County of Maricopa, State of Arizona:

THE EAST 200 FEET OF THE NORTH HALF OF THE NORTHWEST
QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST
QUARTER; AND

THE EAST 200 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE
NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA.

4851-2477-9354, v. 1

Unofficial Document



TOWN OF PARADISE VALLEY
6401 E LINCOLN DR
PARADISE VALLEY AZ 85253
480-948-7411

Oct 30, 2019

Receipt No: 5.044854

CAMELBACK RE DEVELOPMENT LLC

BUILD-PLANN-ZONING-MINOR AMENDMENT

10-32-245 SPECIAL 5,250.00

TOTAL: 5,250.00

Check or M.O. Chk No: 1625 5,250.00

TOTAL APPLIED: 5,250.00

CHANGE TENDERED: .00

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. For inquiries, please call 480-348-3532 or 480-348-3518.

ALTA / NSPS LAND TITLE SURVEY
7125 E. LINCOLN DRIVE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

THE EAST 200 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND THE EAST 200 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SCHEDULE 'B' ITEMS

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2018.
*NOT A SURVEY MATTER
2. RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA
RECORDING DATE: 06/17/1915
RECORDING NO: BOOK 115 OF DEEDS, PAGE 138
WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS AND THERE IS RESERVED A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA.
*BLANKET IN NATURE OVER THE SUBJECT PROPERTY
3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
*NOT A SURVEY MATTER
4. MATTERS SHOWN ON HIGHWAY MAP:
RECORDING NO.: BOOK 5 OF ROAD MAPS, PAGE 28
*AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.
5. MATTERS SHOWN ON HIGHWAY MAP:
RECORDING NO.: BOOK 6 OF ROAD MAPS, PAGE 12
*AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: COMMUNICATION AND OTHER FACILITIES
RECORDING DATE: 06/09/1975
RECORDING NO.: DOCKET 11193, PAGE 728
*AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ELECTRIC LINES AND APPURTENANT FACILITIES
RECORDING DATE: 06/30/1976
RECORDING NO.: DOCKET 11224, PAGE 544
*AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.
8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: SPECIAL USE PERMIT
RECORDING DATE: 04/09/1976
RECORDING NO.: DOCKET 11624, PAGE 884
MODIFICATIONS OF SAID SPECIAL USE PERMIT
RECORDING NO.: DOCKET 11624, PAGE 887
RECORDING NO.: DOCKET 11624, PAGE 891
RECORDING NO.: DOCKET 11624, PAGE 893
RECORDING NO.: 2011-955460
*AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ELECTRIC LINES AND APPURTENANT FACILITIES
RECORDING DATE: 10/11/1988
RECORDING NO: 1988-501805
*AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.
10. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: ASSIGNMENT AND ASSUMPTIONS OF LEASES
LESSOR: LINCOLN MEDICAL, LLC, A DELAWARE CORPORATION
RECORDING DATE: 08/25/2004
RECORDING NO.: 2004-950348
RE-RECORDING DATE: 09/08/2004
RE-RECORDING NO: 2004-1050209
*AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.
11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: WAIVER OF RIGHTS AND REMEDIES
RECORDING DATE: 11/21/2011
RECORDING NO: 2011-961422
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS
*AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.
12. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
*NOT A SURVEY MATTER
13. INTENTIONALLY OMITTED.

REFERENCE DOCUMENTS

1. MAP OF DEDICATION, BOOK 1301 OF MAPS, PAGE 19
2. RESULTS OF SURVEY, BOOK 992 OF MAPS, PAGE 07
3. RECORD OF SURVEY, BOOK 985 OF MAPS, PAGE 17

BASIS OF BEARING

THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 10 AS SHOWN IN BOOK 1301, PAGE 19, MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 01 DEGREES 33 MINUTES 38 SECONDS WEST.

LEGEND

●	FOUND 1/2" REBAR
⊠	FOUND BRASS CAP IN HANDHOLE
•	BOLLARD
⌵	CABLE TV JUNCTION BOX
⊙⊙⊙	WATER CHECK VALVE
⊙	SEWER CLEANOUT
⌵	ELECTRIC JUNCTION BOX
⬆	ELECTRIC TRANSFORMER
⊙	SEWER MANHOLE
⊙	TELEPHONE MANHOLE
⊙	WATER METER
⊙	WATER VALVE
⊙	FIRE DEPARTMENT CONNECTION
⊙	FLOOD LIGHT
⊙	LIGHT POLE W/MAST
⊙	MESQUITE TREE
⊙	PALM TREE
⊙	PVC STUB
⊙	SIGN
⊙	TELEPHONE RISER
▨	BUILDING
▨	CONCRETE AREA
▨	NO PARKING AREA
▨	OVERHANG AREA
①	SCHEDULE "B" ITEM PER TITLE REPORT
M.C.R.	MARICOPA COUNTY RECORDS
BK./PG.	BOOK & PAGE
DOC.	DOCUMENT NUMBER
DKT.	DOCKET NUMBER
APN	ASSESSOR PARCEL NUMBER
R/W	RIGHT OF WAY
(R)	RECORD DATA PER BK. 1301 OF MAPS, PG. 19
(M)	MEASURED DATA PER THIS SURVEY
(C)	CALCULATED DATA PER THIS SURVEY
---	BOUNDARY LINE
---	SECTION LINE
---	CENTER LINE
---	EASEMENT LINE
---	ADJACENT BOUNDARY LINE
---	WATER LINE
---	SEWER LINE
---	GAS BLUE STAKE LINE
---	UNDERGROUND ELECTRIC LINE
---	BLOCK WALL

NOTES

1. THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE AGENCY, INC., NO. 56001103-056-TRA-MB DATED JANUARY 8, 2018 AT 7:30 AM.
2. THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.
3. THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.
4. PURSUANT TO TABLE "A" ITEM 6, THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS NOTED ON THIS SURVEY.
5. PURSUANT TO TABLE "A" ITEM 7, THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND OR NEAR GROUND LEVEL BASED ON FIELD MEASUREMENTS. THIS INFORMATION IS INTENDED TO DEPICT THE GENERAL CONFIGURATION OF THE BUILDING AT GROUND LEVEL AND MAY OR MAY NOT BE THE BUILDING FOUNDATION. THE BUILDING AREA SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASE AREA.
6. PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR DID NOT OBSERVE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELDWORK.

AREA

SUBJECT PROPERTY CONTAINS 93,023 SQUARE FEET OR 2.1355 ACRES, MORE OR LESS. (NET)

ADDRESS

7125 E. LINCOLN DRIVE
PARADISE VALLEY, AZ 85253

PARKING

REGULAR 147
HANDICAP 6

ZONING

ZONE: TOWN OF PARADISE VALLEY SUP-0
ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

*PER 2016 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1770 L, DATED 10/16/2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "D".

CERTIFICATION

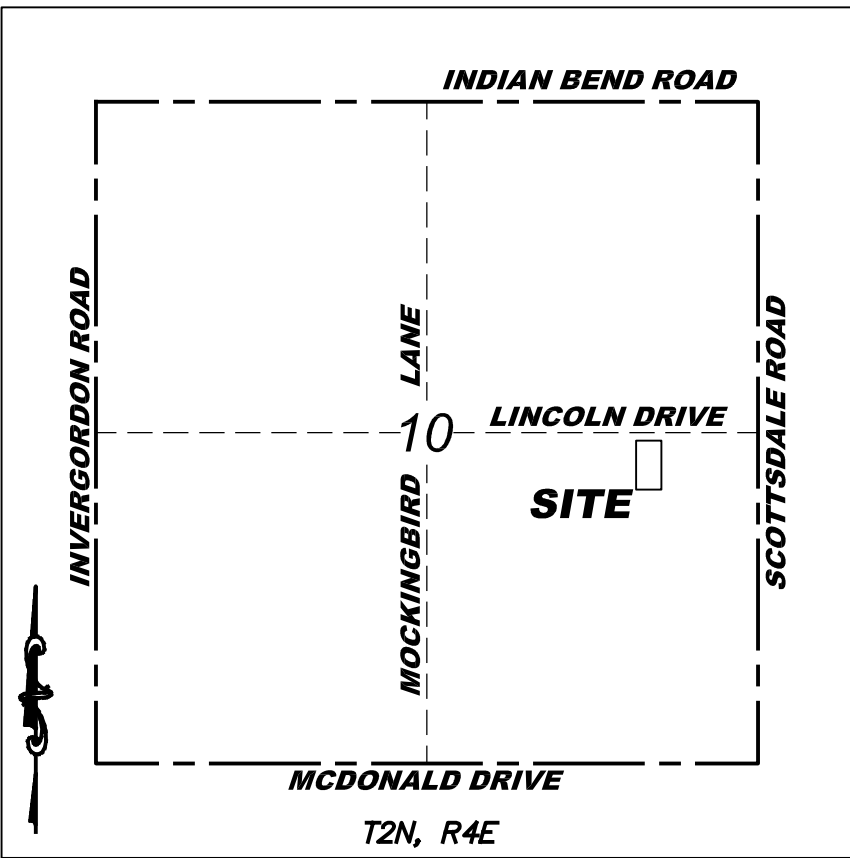
TO: JAMEL GREENWAY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, LINCOLN MEDICAL, LLC, A DELAWARE CORPORATION AND FIDELITY NATIONAL TITLE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B1), 7(C), 8, 9, 13, 16 AND 17 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED MARCH 4, 2018

JASON SEGNERI
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PHONE: 480-922-0780
JASON@SIGSURVEYAZ.COM

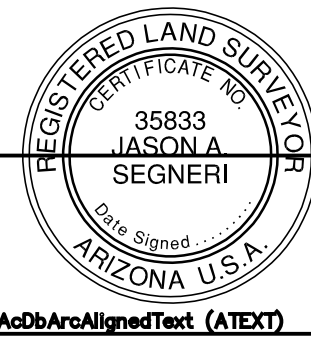
DATE



VICINITY MAP

N.T.S.

ALTA / NSPS LAND TITLE SURVEY
7125 E. LINCOLN DRIVE
PARADISE VALLEY, ARIZONA



REVISIONS:



DRAWING NAME:

18-043 ALTA

JOB NO. 2018-043

DRAWN: JAS/RMH

CHECKED: JAS

DATE: 3/15/2018

SCALE: N.T.S.

SHEET: 1 OF 2

SIG 22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
SURVEY INNOVATION PHONE (480) 922-0780
GROUP, INC. FAX (480) 922-0781
Land Surveying Services WWW.SIGSURVEYAZ.COM

