



PHONE: 602-230-0600

FAX: 602-212-1787

2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

May 15, 2018

Paul Michaud, Interim Community Development Director  
Town of Paradise Valley  
6401 E. Lincoln Drive  
Paradise Valley, AZ 85253

Re: SUP District (Medical Office) Amendment for Lincoln Plaza Medical Center –  
7125 E. Lincoln Drive.

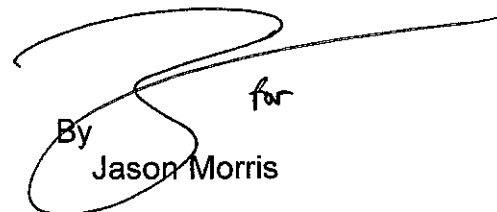
Dear Paul:

Attached hereto is SUP Amendment submittal for the Lincoln Plaza Medical Center. As we discussed, due to the turnaround time necessary to reach Town Council for a statement of direction prior to its summer recess, a couple items for the submittal are still in process. The applicant is engaging Civtech, Inc. to conduct the parking study and traffic impact analysis requested by the Town. Laskin & Associates, Inc. is in the process of preparing the required Landscape Plan, and Optimus Civil Design Group will provide the requested drainage report. The submittal will be supplemented with these items as soon as each one is completed.

Following your review of the submittal, please advise us of any additional information you may need. We look forward to working with the Town and the community to bring a new world class healthcare facility to the residents of Paradise Valley.

Sincerely,

WITHEY MORRIS P.L.C.

A handwritten signature in black ink, appearing to read 'Jason Morris', with a large, sweeping flourish above it. The signature is written over the printed name 'Jason Morris'.

By  
Jason Morris

JBM/jt  
Enclosure

**APPLICATION FOR SPECIAL USE PERMIT AND  
MAJOR AMENDMENT TO THE SPECIAL USE PERMIT**

PARCEL NO.: 174- 64 -003B      DATE: 5/15/2018  
(County Tax Assessor Number)

NAME OF SUBDIVISION OR PARCEL: Lincoln Plaza Medical Center

ADDRESS OR LOCATION OF PROPERTY: 7125 E. Lincoln Drive

OWNER: Jamel Greenway, LLC  
NAME

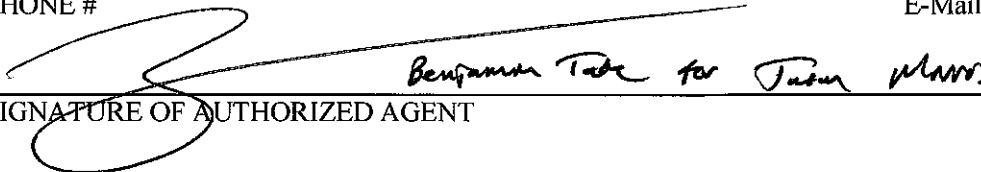
4771 N. 20th Street, Suite 22      ( )  
ADDRESS      PHONE #

See attached authorization letter.  
SIGNATURE OF OWNER

AUTHORIZED AGENT: Jason Morris / Withey Morris, PLC  
NAME

2525 E. Arizona Biltmore Circle, Suite A-212  
ADDRESS

(602) 230-0600      jason@witheymorris.com  
PHONE #      ( ) ben@witheymorris.com  
E-Mail#

  
SIGNATURE OF AUTHORIZED AGENT



May 14, 2018

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

Re: SUP Amendment – Lincoln Plaza Medical Center

To whom it may concern:

Please accept this letter as authorization for Withey Morris PLC 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,

  
\_\_\_\_\_  
For Jamel Greenway LLC

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WHEN RECORDED RETURN TO:

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

50001103  
1 of 1

**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 31<sup>st</sup> day of January, 2018.

**GRANTOR:**

**LINCOLN MEDICAL, LLC,**  
a Delaware limited liability company

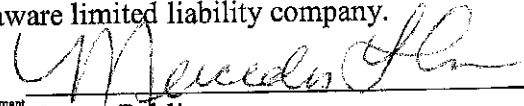
By: The S Development Company,  
an Arizona corporation

Its: Sole Member

By:   
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.

  
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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

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