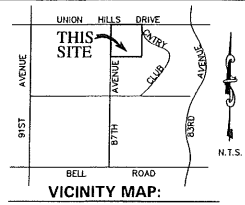


REPLAT OF CONDOMINIUM PLAT

FOR "BUILDING F OF WESTBROOK OFFICE PARK"

BEING A PART OF THE CONDOMINIUM PLAT OF "WESTBROOK OFFICE PARK" AS RECORDED IN BOOK 741 OF MAPS, PAGE 5, MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, LOCATED IN THE EAST HALF OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



DECLARATION AND DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS: GJSW HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS RESUBDIVIDED UNDER THE NAME OF "BUILDING F OF WESTBROOK OFFICE PARK" A CONDOMINIUM IN COMPLIANCE WITH THE CONDOMINIUM SECTIONS 33-1201 THROUGH 33-1270 OF THE ARIZONA REVISED STATUTES, BEING BUILDING F OF THE "WESTBROOK OFFICE PARK" AS RECORDED IN BOOK 741 OF MAPS, PAGE 5 OF THE MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, LOCATED IN THE EAST HALF OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS REPLAT AS A PART OF REPLAT OF CONDOMINIUM PLAT OF A PART OF "BUILDING F OF WESTBROOK OFFICE PARK", A CONDOMINIUM, AND HEREBY DECLARES THAT SAID REPLAT SETS FORTH THE HORIZONTAL AND VERTICAL BOUNDARIES OF EACH UNIT, COMMON AREA, LIMITED COMMON AREA AND COMMON ELEMENTS CONTAINED WITHIN THE CONDOMINIUM. ALL PORTIONS OF THE CONDOMINIUM NOT DEFINED AS UNITS SHALL BE CONSIDERED COMMON ELEMENTS, DESIGNATED AS TRACT "A" AND SHALL BE MAINTAINED BY THE WESTBROOK OFFICE PARK OWNERS ASSOCIATION. COMMON ELEMENTS SHALL INCLUDE, BUT NOT LIMITED TO, ALL PARKING AREAS, LANDSCAPING, DRIVEWAYS AND RETENTION AREAS WITHIN THE CONDOMINIUM. LIMITED COMMON ELEMENTS ARE AS DEFINED IN ARTICLE 2.8.1 OF THE CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WESTBROOK OFFICE PARK, A CONDOMINIUM.

EACH UNIT SHALL BE KNOWN BY THE BUILDING LETTER AND NUMBER GIVEN EACH RESPECTIVELY ON SAID PLAT. ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE CONDOMINIUM PLAT OF "WESTBROOK OFFICE PARK" (M.C.P. BOOK 741, PAGE 5), SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDATION OF THIS CONDOMINIUM PLAT.

GJSW HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
[Redacted] 2016
ITS: MEMBER AND MANAGER

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA)
ON THIS 27th DAY OF October 2016 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED [Redacted] WHO ACKNOWLEDGED HIMSELF TO BE [Redacted] OF GJSW HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS SUCH OFFICER.
MY COMMISSION EXPIRES: June 27, 2017
NOTARY PUBLIC: [Redacted]

RATIFICATION:

STATE OF ARIZONA)
COUNTY OF MARICOPA)
WESTBROOK OFFICE PARK OWNERS ASSOCIATION UNDER THAT CERTAIN ASSIGNMENT OF RENTS AND LEASES RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN HIST. NO. 2005-462079, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMS IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED, THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.
BY: [Redacted]
WESTBROOK OFFICE PARK OWNERS ASSOCIATION
[Redacted] 10-21-16
TITLE OR POSITION DATE

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA)
ON THIS 27th DAY OF October 2016 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED [Redacted] WHO ACKNOWLEDGED HIMSELF TO BE [Redacted] OF WESTBROOK OFFICE PARK OWNERS ASSOCIATION, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS SUCH OFFICER.
MY COMMISSION EXPIRES: June 27, 2017
NOTARY PUBLIC: [Redacted]

NOTES:

1. THIS CONDOMINIUM IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
2. ALL NEW OR RELOCATED UTILITY, ELECTRICAL FACILITIES LESS THAN 69 KVA, CABLE T.V., TELECOMMUNICATION FIBER OPTICS, CELLULAR, GAS, ETC., SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS, REQUIRED BY THE ARIZONA CORPORATION GENERAL ORDER U-28 AND BE IN CONFORMANCE WITH THE APPLICABLE CCA'S.
3. 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 BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
4. MAINTENANCE OF EASEMENTS, STREETS, PARKING AND COMMON AREAS OR ELEMENTS (TRACT "A"), WHICH LIE WITHIN THE BOUNDARY OF "WESTBROOK OFFICE PARK" IS THE RESPONSIBILITY OF EACH INDIVIDUAL UNIT OWNER AND/OR WESTBROOK OFFICE PARK OWNERS ASSOCIATION, ALL AS ESTABLISHED IN THE CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "WESTBROOK OFFICE PARK", A CONDOMINIUM.
5. 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.
6. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL BE PERMITTED WITHIN THE 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 50 AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
7. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
8. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
9. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE (UNION HILLS DRIVE IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA).
10. 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.
11. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, HAS BEEN FORMED AND HAS THE RESPONSIBILITY FOR THE MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPING AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.
12. THE PHYSICAL BOUNDARIES OF EACH UNIT ARE THE INTERIOR UNFINISHED SURFACES OF THE PERIMETER WALLS, FLOOR, (WITHOUT THE SLAB) AND THE UPPER BOUNDARY BEING THE CEILING OF THE UNIT. EACH UNIT SHALL INCLUDE ANY DOOR AND WINDOW WITHIN THE PERIMETER WALLS OF THE UNIT. THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE MORE FULLY DESCRIBED IN THE CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "WESTBROOK OFFICE PARK", A CONDOMINIUM.
13. THE LOCATION AND DIMENSIONS OF THE BUILDING AND THE UNITS AS SHOWN ON THE PLAT ARE BASED ON ARCHITECTURAL DRAWINGS AND ARE APPROXIMATE. THE ACTUAL LOCATION AND DIMENSIONS OF THE BUILDING AND THE UNITS MAY VARY FROM THE LOCATION AND DIMENSIONS OF THE BUILDING AND UNITS AS SHOWN ON THE PLAT.
14. ALL HORIZONTAL BUILDING TIES TO THE PROPERTY LINES ARE MEASURED ALONG A LINE DRAWN PERPENDICULAR FROM SAID PROPERTY LINE, TO THE BUILDING CORNERS ESTABLISHED BY THE INTERSECTION OF THE INTERIOR UNFINISHED SURFACE OF THE PERIMETER WALLS OF THE BUILDING.
15. IN ACCORDANCE WITH ARIZONA REVISED STATUTES SECTION 33-1219(D), THE UNDERSIGNED DECLARES THAT THE RIGHT TO ALLOCATE TO THE UNITS AND THE OWNERS THEREOF, THE PARKING SPACES IDENTIFIED IN TABLE "A", AS "COVERED PARKING-LIMITED COMMON ELEMENT" IS A DEVELOPMENT RIGHT THAT IS RESERVED TO THE UNDERSIGNED.

FEMA INFORMATION:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 40130 1265L, (EFFECTIVE, REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X. ZONE X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

OWNER/DEVELOPER:

VALENTINE GROUP
8031 W UNION HILLS DRIVE
SUITE 203
PEORIA, AZ 85352
ATTN: WENDY VALENTINE
(602)614-6146

SURVEYOR:

HUNTER ENGINEERING AND SURVEYING
8283 N. HAYDEN ROAD SUITE 275
SCOTTSDALE, ARIZONA 85258
(480) 991-5885

LEGAL DESCRIPTION:

UNITS 200 THROUGH 207, INCLUSIVE, CONDOMINIUM PLAT OF WESTBROOK OFFICE PARK, ACCORDING TO DECLARATION OF CONDOMINIUM RECORDED IN DOCUMENT NO. 20050470681, AND FIRST AMENDMENT RECORDED IN DOCUMENT NO. 2005078519 AND SECOND AMENDMENT RECORDED IN DOCUMENT NO. 20051917114, AND PLAT RECORDED IN BOOK 741 OF MAPS, PAGE 5 AND AMENDMENT OF CHANGE RECORDED IN DOCUMENT NO. 20050722835, RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND PLAT AND ANY AMENDATIONS THERETO.

BENCH MARK:

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF 87TH AVENUE AND UNION HILLS DRIVE. ELEVATION=11226.704 (CITY OF PEORIA DATUM)

BASIS OF BEARING:

THE BASIS OF BEARING BEING THE NORTH-SOUTH MIDDLESECTION LINE OF SECTION 34, HAVING A BEARING OF NORTH 00 DEGREES 09 MINUTES 26 SECONDS EAST PER THE FINAL PLAT OF BELL PARK, RECORDED IN BOOK 353 OF MAPS, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA.

CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JULY 2016, THAT THE SURVEY IS TRUE, ACCURATE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

APPROVALS:

APPROVED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA

THIS _____ DAY OF _____, 2016.

MAYOR DATE

ATTEST, CITY CLERK DATE

CITY ENGINEER DATE

NO.	DATE	REVISION	BY

DRAWN BY: PJE
CHECKED BY: JOH

CIVIL AND SURVEY
HUNTER ENGINEERING
10450 N. 70TH ST. SUITE 200
SCOTTSDALE, ARIZONA 85258
TEL: 480.991.5885
F: 480.991.5886

REPLAT OF A CONDOMINIUM PLAT
BEING A PART OF THE CONDOMINIUM PLAT OF "WESTBROOK OFFICE PARK" AS RECORDED IN BOOK 741 OF MAPS, PAGE 5, MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, LOCATED IN THE EAST HALF OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 34
TOWNSHIP: 4N
RANGE: 1E

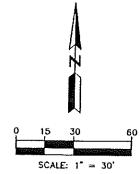
JOB NO.:
CCCP-002

SCALE:
N.T.S.

SHEET
1 OF 3

REPLAT OF CONDOMINIUM PLAT OF "BUILDING F OF WESTBROOK OFFICE PARK"

BEING A PART OF THE CONDOMINIUM PLAT OF "WESTBROOK OFFICE PARK" AS RECORDED IN BOOK 741 OF MAPS, PAGE 5, MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, LOCATED IN THE EAST HALF OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



NO. DATE	BY	REVISION
PURPOSE CONDO PLAT REPLAT		

DRAWN BY: PJC
CHECKED BY: JQH

CIVIL AND SURVEY
HUNTER
ENGINEERING
10450 N. 74TH ST. SUITE 200
SCOTTSDALE, AZ 85258
F 480 991 3986

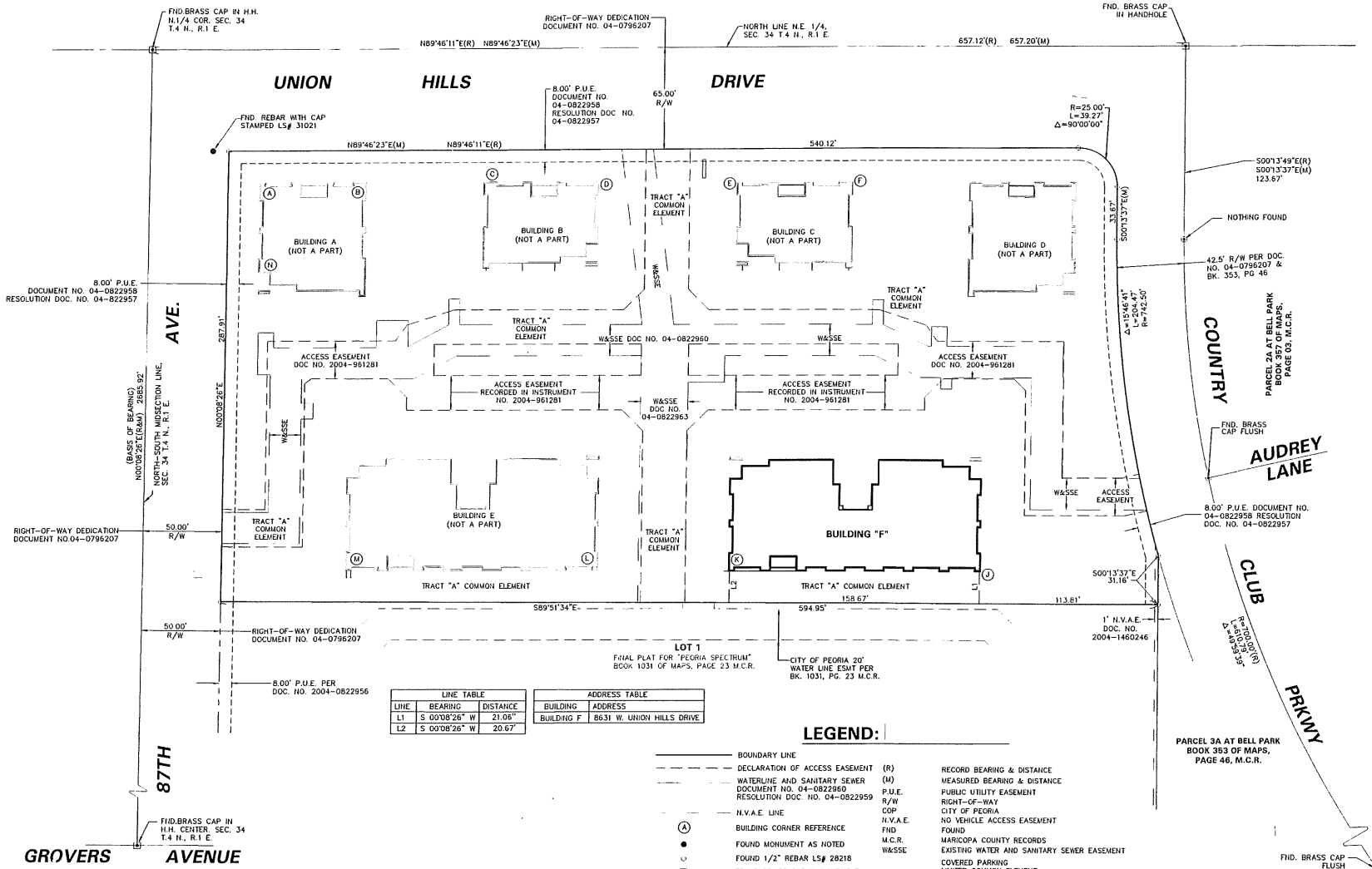
REPLAT OF A CONDOMINIUM PLAT
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SECTION: 34
TOWNSHIP: 4N
RANGE: 1E

JOB NO.:
CCCP-002

SCALE
1" = 30'

SHEET
2 OF 3



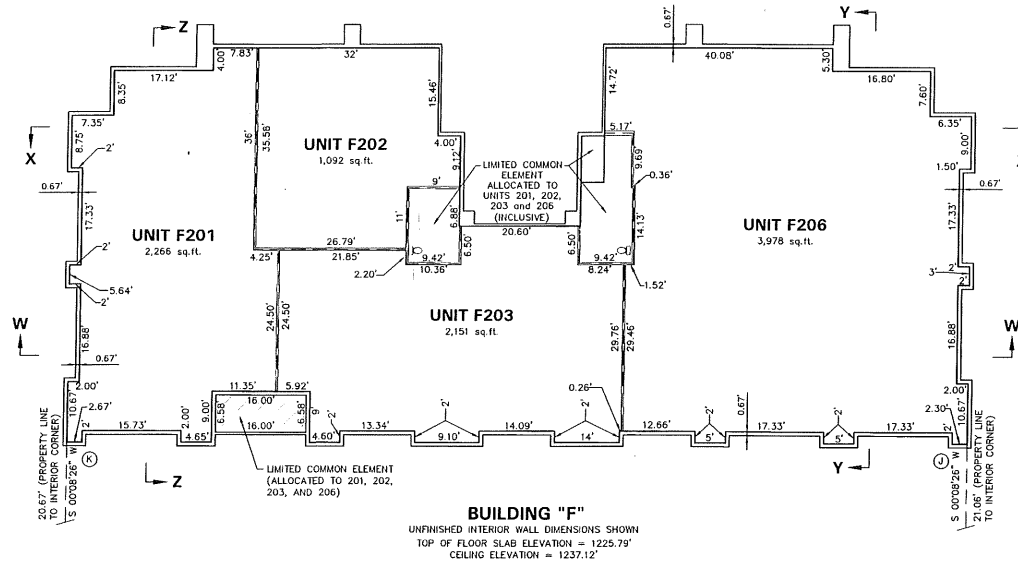
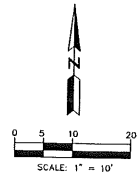
LINE TABLE			ADDRESS TABLE	
LINE	BEARING	DISTANCE	BUILDING	ADDRESS
L1	S 00°08'26" W	21.08'	BUILDING F	8631 W. UNION HILLS DRIVE
L2	S 00°08'26" W	20.67'		

- LEGEND:**
- BOUNDARY LINE
 - - - DECLARATION OF ACCESS EASEMENT (R)
 - - - WATERLINE AND SANITARY SEWER (W)
 - PUBLIC UTILITY EASEMENT (P.U.E.)
 - RIGHT-OF-WAY (R/W)
 - CITY OF PEORIA (COP)
 - NO VEHICLE ACCESS EASEMENT (N.V.A.E.)
 - FOUND (FND)
 - MARICOPA COUNTY RECORDS (M.C.R.)
 - EXISTING WATER AND SANITARY SEWER EASEMENT (W&SSE)
 - COVERED PARKING (CP)
 - LIMITED COMMON ELEMENT (L.C.E.)

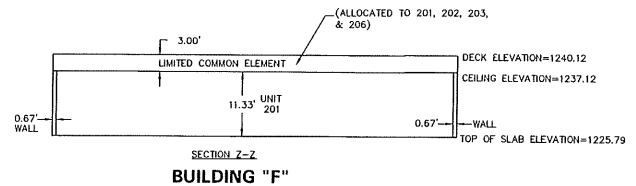
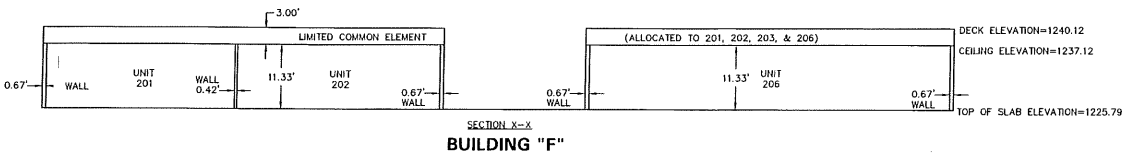
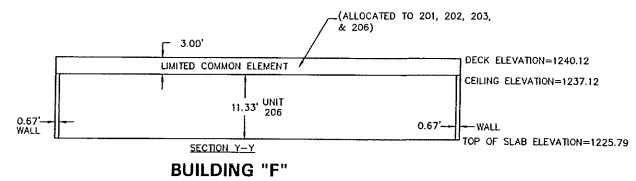
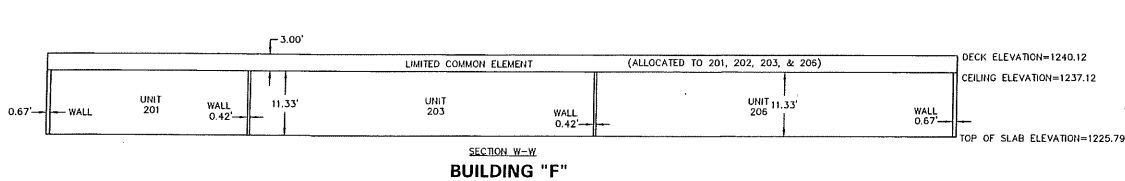
R040196A

REPLAT OF CONDOMINIUM PLAT OF "BUILDING F OF WESTBROOK OFFICE PARK"

BEING A PART OF THE CONDOMINIUM PLAT OF "WESTBROOK OFFICE PARK" AS RECORDED IN BOOK 741 OF MAPS, PAGE 5, MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, LOCATED IN THE EAST HALF OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



BUILDING "F"
UNFINISHED INTERIOR WALL DIMENSIONS SHOWN
TOP OF FLOOR SLAB ELEVATION = 1225.79'
CEILING ELEVATION = 1237.12'



BENCH MARK:
BRASS CAP IN HANDLE AT THE INTERSECTION OF 87TH AVENUE AND UNION HILLS DRIVE. ELEVATION=1226.704 (CITY OF PEORIA DATUM)

NO.	DATE	REVISION	BY
PURPOSE			CONDO PLAT REPLAT

DRAWN BY: PJC
CHECKED BY: JMH

HUNTER
ENGINEERING
10459 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
F 480.981.3886

CIVIL AND SURVEY

REPLAT OF A CONDOMINIUM PLAT
BEING A PART OF THE CONDOMINIUM PLAT OF "WESTBROOK OFFICE PARK" AS RECORDED IN BOOK 741 OF MAPS, PAGE 5, MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, LOCATED IN THE EAST HALF OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 34
TOWNSHIP: 4N
RANGE: 1E

JOB NO.:
CCCP-002

SCALE
1" = 10'

SHEET
3 OF 3

R040196A