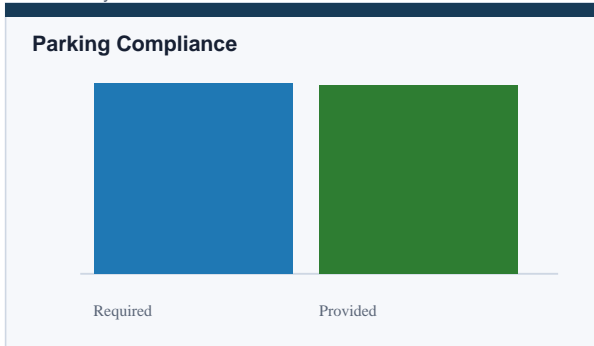


Zoning Compliance Summary

District and Use check: zoning district A-1 Light Industrial with current use status Conforming subject to CUP; parking count remains tied to municipal confirmation and ALTA survey.



Field	Finding
Jurisdiction	City of Phoenix
Zoning District	A-1 Light Industrial
Current Use Status	Conforming subject to CUP
Required Parking Spaces	418
Provided Parking Spaces	413
Open Violations	Two minor landscape notices

Review Checklist

Topic	Status
Use	Conforming subject to CUP
Setbacks	No material exception noted
Height	Within district limit
Parking	Shortfall of 5 spaces
Certificates / Permits	To be confirmed before closing

Municipal File Notes

File Ref	Municipal Note	Underwriting Treatment
Z-14	Use table confirms retail/flex by-right except fitness tenant may rely on prior CUP.	Confirm CUP transferability
P-02	Parking count from site plan differs from assessor sketch; field count used pending ALTA survey.	Keep parking conflict open
V-01	Two minor landscape notices	Seller to provide municipal clearance before close
CO-7	Certificates of occupancy not available for two inline suites in online portal.	Request seller closeout documents

MUNICIPAL RECORD PORTAL / ZONING VERIFICATION EXCERPT

Jurisdiction Case Search: permits, certificates of occupancy, CUP, parking file



Use table: retail/flex permitted except fitness use subject to CUP file

Parking: provided count must be confirmed against current survey

CO search: two inline suites not found in online portal

Open violations: seller response required before lender close

source note 1: Jurisdiction: City of Phoenix district A-1 Light Industrial

source note 2: Parking required/provided: 418 / 413

source note 3: Use status: Conforming subject to CUP open violations: Two minor landscape notices

source note 4: CO search and CUP transferability require municipal follow-up before lender approval.

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