

7373 North Scottsdale Road, Suite D-101
Scottsdale, AZ 85253
602.483.2242
Fax: 602.483.7163

RECEIVED JUL 13 1995

TRANSAMERICA
TITLE INSURANCE COMPANY

Karl Ransberger
c/o Naturally Vitamins
14851 N. Scottsdale Rd.,
Scottsdale, Arizona 85254

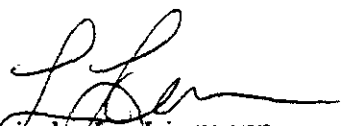
RE: Escrow No. 05043014 Pima Bell Business Park, L.C./Ransberger
Subject Property: Parcel B of Scottsdale Inter., Corp. Center, Maricopa
Co, Arizona
County: Maricopa
Policy # 05043014

Gentlemen:

We are pleased to enclose your Owners Policy of Title Insurance.

Should you sell this property within two years from the policy date,
Transamerica Title is in a position to insure your buyer's title at a
substantial discount. Please bring this transmittal to any Transamerica Title
office when setting up your sale escrow to assure that you receive the proper
discount.

Sincerely,


Linda L. Liermann
Escrow Officer

encl.



Reliance

A Reliance Group Holdings Company

134-ZN-85-#3



LARSON, VOSS ASSOCIATES, INC.

7502 EAST MAIN STREET, SCOTTSDALE, ARIZONA 85251 FAX (602) 994-7332 (602) 994-0994

March 5, 1996

Ms. Lisa Collins
Project Coordination Manager
City of Scottsdale
7447 Indian School Road
Scottsdale, AZ. 85251

RE: Scottsdale International Corporate Center - Case 134-ZN-85 #4

Dear Lisa:

As applicant for the above referenced case, we hereby request a two week continuance to the next regularly scheduled hearing cycle (Planning Commission on 04/08/96 and City Council on 04/16/96). We have a conflict with the scheduled council hearing date on April 2, 1996. Please send a letter of confirmation once the new dates have been established.

Please feel free to call our office if you have any questions or comments. Thank-you for your assistance on this matter.

Sincerely,
LARSON, VOSS ASSOCIATES, INC.


Roger M. Tornow

MEMORANDUM

Date: March 29, 1996
From: Phil Kercher, Civil Engineer
To: Alan Ward, Project Coordination Manager
Subject: Scottsdale International Corporate Center, 134-ZN-85#4

My comments on the site plan and related transportation issues for the proposed development:

1. The main access drive along the western property line should align with Perimeter Drive to north (should be shown on plan). This intersection has an existing median opening and is planned to be signalized in the future per the Perimeter Center Master Plan.
2. The design of the main access drive aligning with Perimeter Drive should be analyzed. The original 134-Z-85 stip requires that a traffic impact study be approved prior to any DR submittal to determine the street classification. This was somewhat addressed by the Princess Links case (132-DR-94) but not completely. Without any additional information, I will require a minor collector cross section with widening at the intersection to match the cross section to the north. The geometrics may be a problem. Additionally, the applicant needs to coordinate the location of any site driveways along this roadways with the Princess Links development (with respect to offset). There may be a sight distance problem with the northern site driveway shown.
3. With respect to Bell Road, median breaks will be allowed at minimum 660 foot spacing; this will allow only one median opening between Perimeter Drive and Pima Road. The existing median opening is located at 660 feet east of Perimeter Drive; they may want to move it further east to serve the overall site better. Restricted right-in, right-out driveways will be allowed at minimum 330 foot spacing.
±1230' NO - THEY ARE SHORT. THE SIGNAL + ONE MEDIAN OPENING SHOULD BE ADEQUATE.
4. Deceleration lanes will be required at all site driveways on Bell Road, unless a traffic impact study is submitted that shows that they do not meet our warrants. The on-street bike lanes shall be maintained. They are responsible for constructing an 8 foot wide sidewalk on Bell Road along the site frontage.
5. We should require a master pedestrian plan to insure good connections between the various site buildings (multiple DR submittals) and to the commercial parcel to the south and the multi-family to the west. *& Bus Bus*
6. Per Michelle's comments we will require a bus bay on Bell Road just east of Perimeter Drive and the provision of a park and ride facility.

Phil, Thanks for getting back to me & the above looks good. On pt. #3, note the Perimeter Rd is at 1800' W. of Pima, existing break is at ±1200', does this mean ~~that~~ they can have 2 breaks E. of Perimeter, 1 at 660' one at 1320' Please Advise Al. P.S. I'll TAKE THESE OFF

Options - Type X Priority , Confidential , Acknowledge ,
SPEED MEMO

From: mkor Date: 03.26.96 09:45

To: alaw , , , , , , , , , ,

: , , , , , , , , , ,

CC: , , , , , , , , , ,

: , , , , , , , , , ,

D-List:

Subject: Pima/Bell development (MEMO)

Alan,

Thanks for the opportunity to review the site plan for the Scottsdale International Corporate Center. Here are our comments for the development of this activity center:

Amy Macaulay is familiar with this project and reconfirms that the existing bike lanes need to be maintained.

The west end of the project would be the most logical place for transit improvements. A bus bay should be incorporated into eastbound Bell at (Perimeter Drive?)---see standard specs. There should be enough space reserved at this bus bay for a future bus shelter (around 6'x16'). There also needs to be a pedestrian connection--a sidewalk--into the development (so that office, restaurant and resort workers can easily access the bus stop).

Lastly, there needs to be in the stipulations some provision for allowing for up to 25 vehicles to use the western edge of the parking lot as a park and ride area. This is actually a pretty painless requirement. We're not asking that the overall parking requirements be expanded or that any facility be constructed. Rather we are formulizing (in the stipulations) that this use be allowed at this location. The reality, Alan, is that it will probably be many many years before the need for park and ride parking spots arise and the demand for 25 spaces is even further in the future.

Thanks again. If you have any further questions, don't hesitate to call.

Michelle Korf

CAMPANA, VIEH & STROHM, P. C.

ATTORNEYS AT LAW

4422 CIVIC CENTER PLAZA

P. O. BOX 449

SCOTTSDALE, ARIZONA 85251

(602) 947-6351

RICHARD V. CAMPANA
JAMES E. VIEH
RICHARD L. STROHM
WILLIAM F. SHORE III

OF COUNSEL
JACQUELINE NORTON VIEH
JEFFREY A. IRWIN, P. C.

July 31, 1986

Mr. Pete Deeley
Right-Of-Way Agent
Community Development Dept.
City of Scottsdale
3939 N. Civic Center Plaza
Scottsdale, Arizona 85251

Re: C & H Development, Ltd.

Dear Pete:

Please find enclosed the following:

1. Deed of Right of Way Dedication for the additional 30 feet along Pima Road so that the City will have a total dedication of 95 feet.
2. Right of Way Dedication for the North 45 feet along Bell Road.

The additional 10 foot public utility easement will be signed as soon as you have prepared and delivered it to this office.

Thank you for your cooperation.

Very truly yours,

CAMPANA, VIEH & STROHM, P.C.


Richard V. Campana

RVC:lj
Enclosures

CAMPANA, VIEH & STROHM, P. C.

ATTORNEYS AT LAW

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JEFFREY A. IRWIN, P. C.

July 22, 1986

Mr. Dave Hansen
Dave Hansen Construction, Inc.
8340 East Raintree Drive
Scottsdale, AZ 85260

Re: C & H Development, Ltd. - City Right-of-Way Dedication

Dear Dave:

Please find enclosed the following:

1. Original and one copy of Right-of-Way Dedication in which we dedicate the additional 30 feet off Pima so that the City has a total of 95 feet right-of-way dedication.
2. Original and one copy of the Bell Road Right-of-Way Dedication which is the north 45 feet.

Please double check the legal descriptions and if they are correct, sign the Dedications where indicated and return them to this office so that I may send it on to Pete Deeley, the City right-of-way agent for community development at the City of Scottsdale.

In addition to the 95 foot right-of-way dedication along Pima, we have also granted to the City a 10 foot P.U.E. along Pima Road.

One additional item we will need to take care of is that we will have to give the City a 10 foot public utility easement in addition to the 45 foot dedication on Bell. I have asked Pete Deeley to prepare the 10 foot P.U.E. for our signature.

JUL 23 1986

Mr. Dave Hansen
July 22, 1986
Page 2

If you have any questions regarding the foregoing, please advise.

Very truly yours,

CAMPANA, VIEH & STROHM, P.C.

Richard V. Campana

RVC/lbm

cc. Pete Deeley w/ enc.

CAMPANA, VIEH & STROHM, P. C.

ATTORNEYS AT LAW

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JAMES E. VIEH
RICHARD L. STROHM
WILLIAM F. SHORE III

OF COUNSEL
JACQUELINE NORTON VIEH
JEFFREY A. IRWIN, P. C.

September 3, 1986

Mr. Pete Deeley
Right-of-Way Agent
Community Development Dept.
City of Scottsdale
3939 North Civic Center Plaza
Scottsdale, AZ 85251

Re: C & H Development, Ltd.

Dear Pete:

Enclosed please find the 10 foot Public Utility Easement from
C & H Development, Ltd. to the City of Scottsdale.

Thank you for your cooperation.

Very truly yours,

CAMPANA, VIEH & STROHM, P.C.


Richard V. Campana

RVC/lbm
Enc.