

Simulations
Records Packet
Photos
All Graphics (no plans)



architecture
 interior architecture
 space planning
 facilities management
 land planning
 landscape architecture
 graphic design

0' 60' 120' 180' 240'

All conditions are approximate and subject to change.

Pinnacle in the Perimeter Center
 Scottsdale, Arizona

02335
 23.FEB.10

**CONCEPTUAL
 LANDSCAPE PLAN**



Pinnacle in the Perimeter Center

2-ZN-2010

Planning Commission

February 23, 2011

Coordinator: Bryan Cluff

Pinnacle in the Perimeter Center



CONTEXT AERIAL

2-ZN-2010

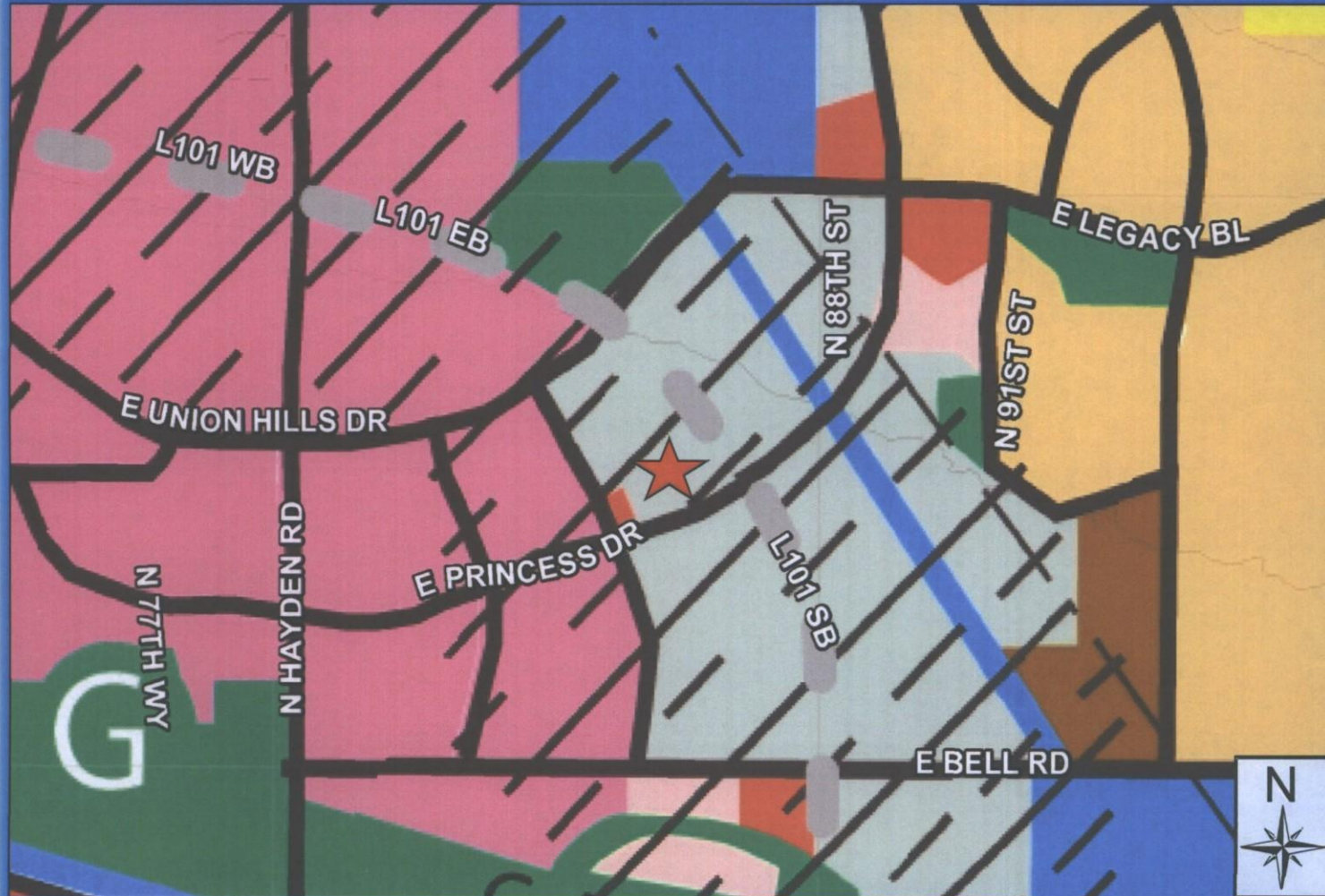
Pinnacle in the Perimeter Center



CLOSE AERIAL

2-ZN-2010

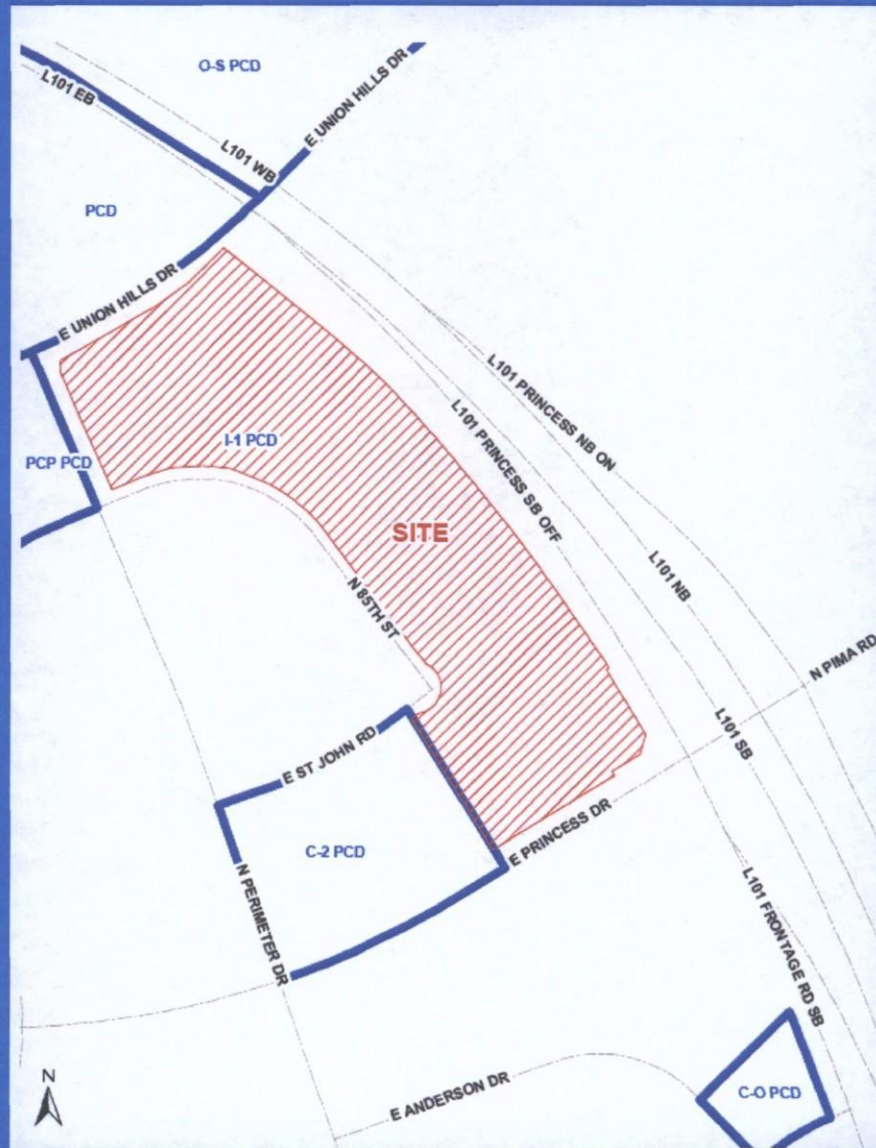
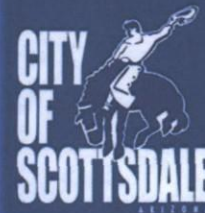
Pinnacle in the Perimeter Center



EXISTING GENERAL PLAN

2-ZN-2010

Pinnacle in the Perimeter Center



ZONING MAP

2-ZN-2010

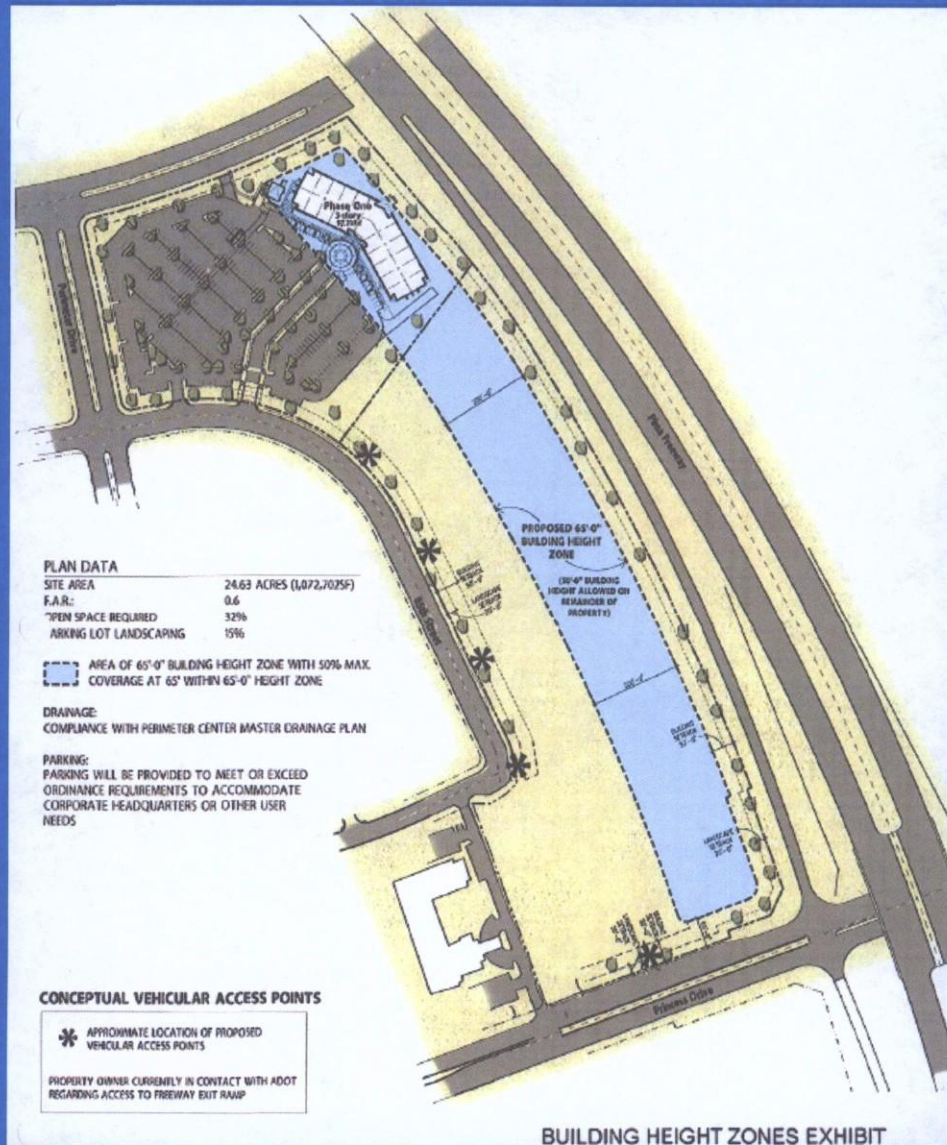
Pinnacle in the Perimeter Center



SITE PLAN

2-ZN-2010

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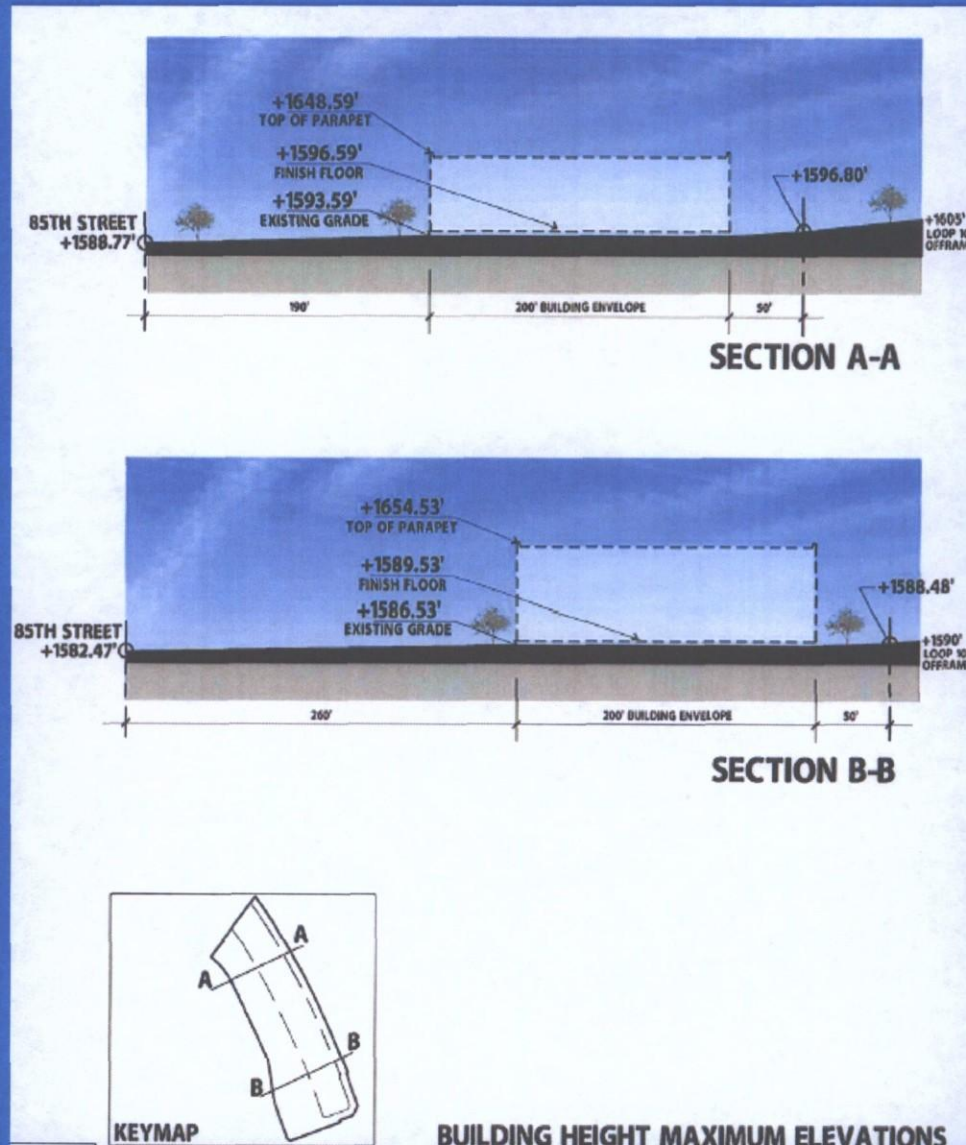
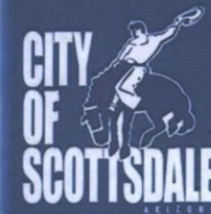


HEIGHT ZONES

BUILDING HEIGHT ZONES EXHIBIT

2-ZN-2010

Pinnacle in the Perimeter Center



SITE SECTIONS

BUILDING HEIGHT MAXIMUM ELEVATIONS

2-ZN-2010

Pinnacle in the Perimeter Center

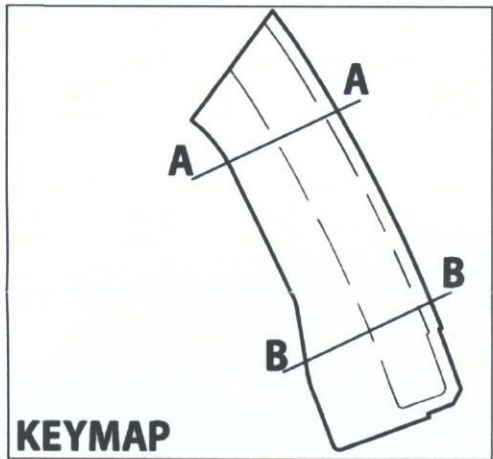
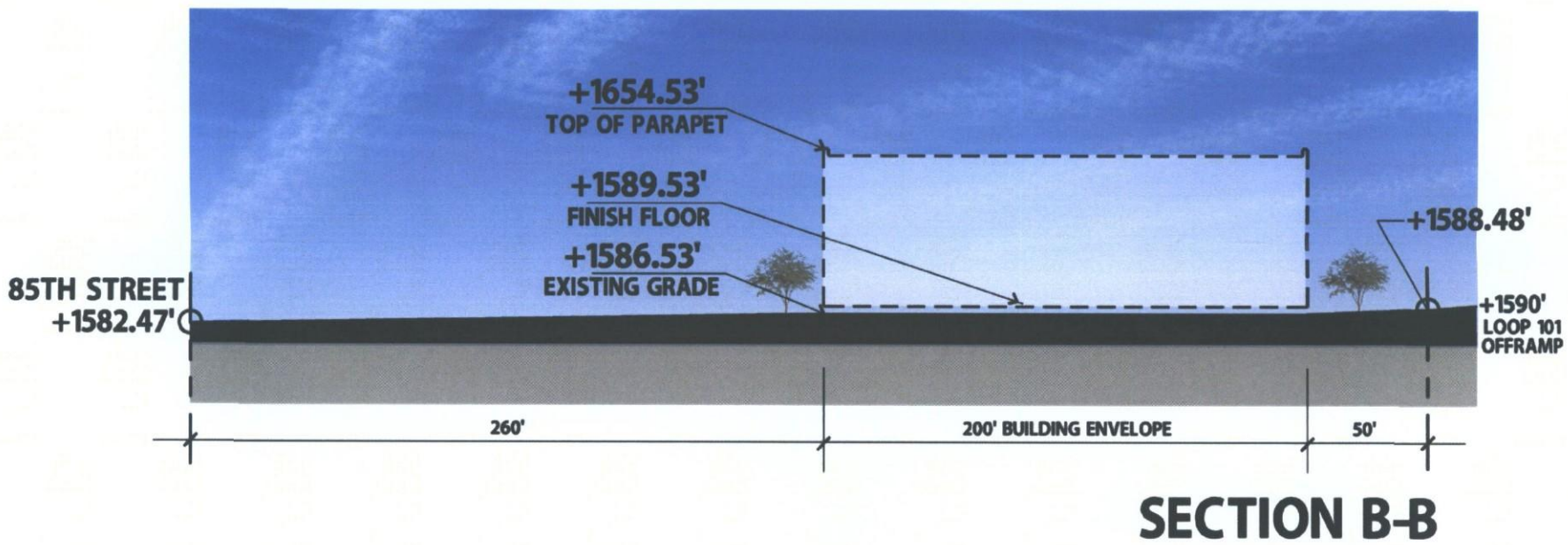
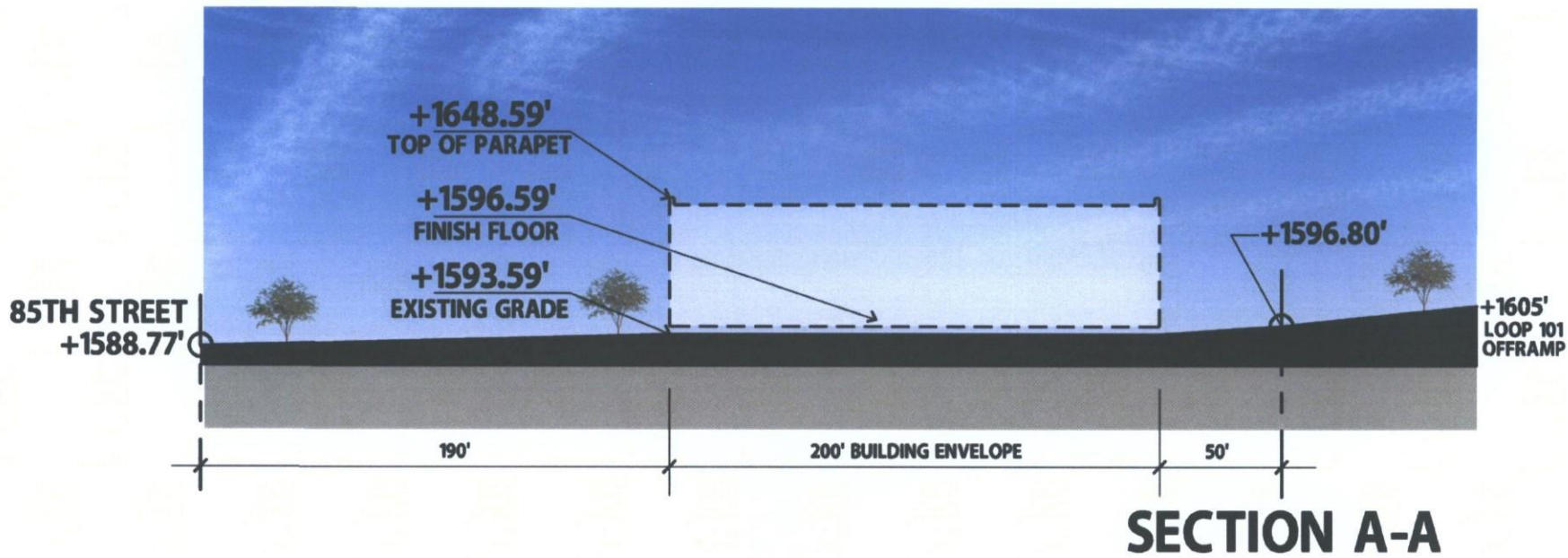


Case Facts

- | | |
|------------------------------|-------------------------|
| • Existing Use: | Vacant land, Office |
| • Proposed Use: | Corporate office campus |
| • Parcel Size: | 25 ± acres (5 parcels) |
| • Building Height Allowed: | 36 feet |
| • Building Height Requested: | 65 feet |
| • Parking Required: | 2144 spaces |
| • Parking Provided: | 2144+ spaces |
| • Open Space Required: | 32% |
| • Open Space Provided: | 32% |
| • Floor Area: | 642,945 (max) |

2-ZN-2010

This is an aerial map of a residential area. A specific lot is highlighted with a yellow outline and labeled with the number '50'. The map shows a network of streets, including E Legacy Bl, E Bell Rd, and E Frontage Rd. Various dimensions are marked on the map, such as 60', 42', and 56'. The map also shows other lots, some of which are labeled with numbers like 56 and 50. The map is oriented with North at the top.



BUILDING HEIGHT MAXIMUM ELEVATIONS

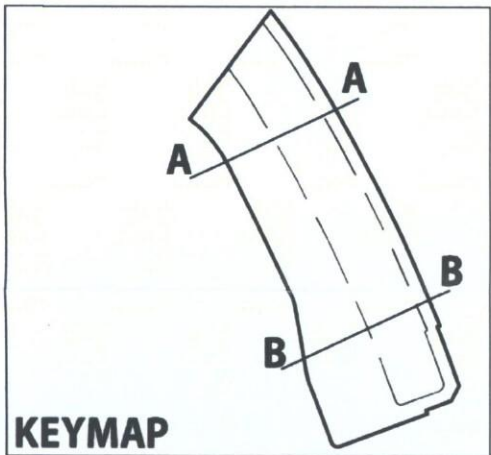
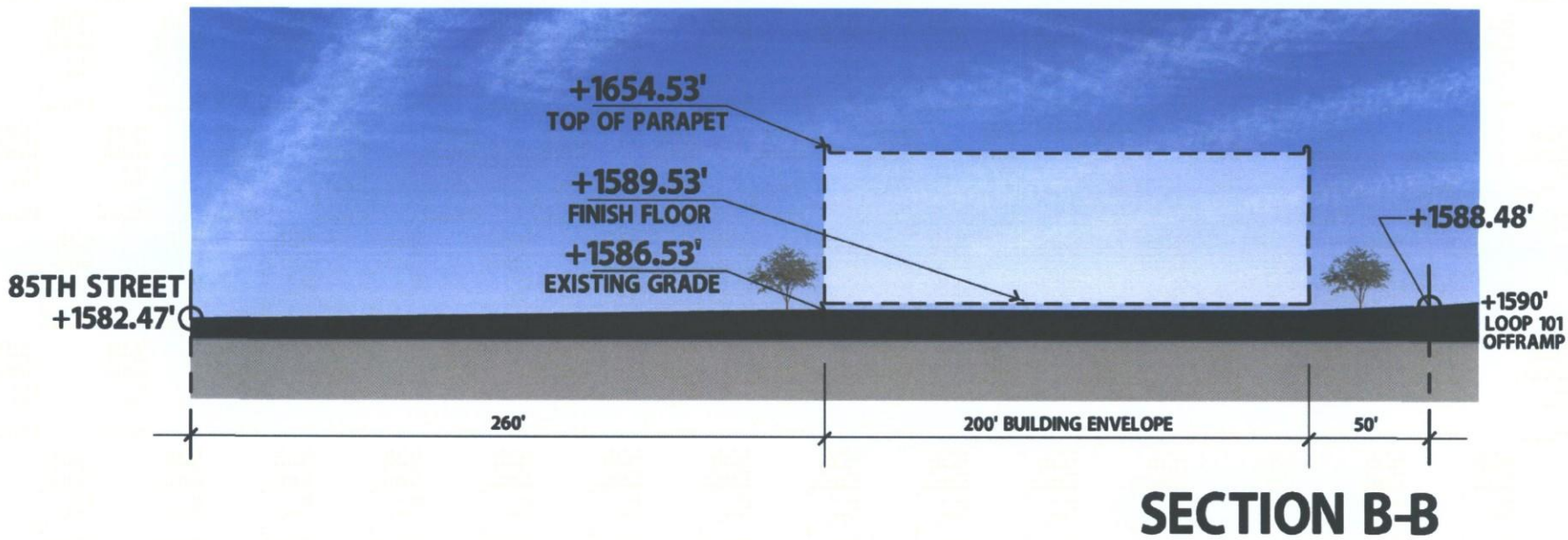
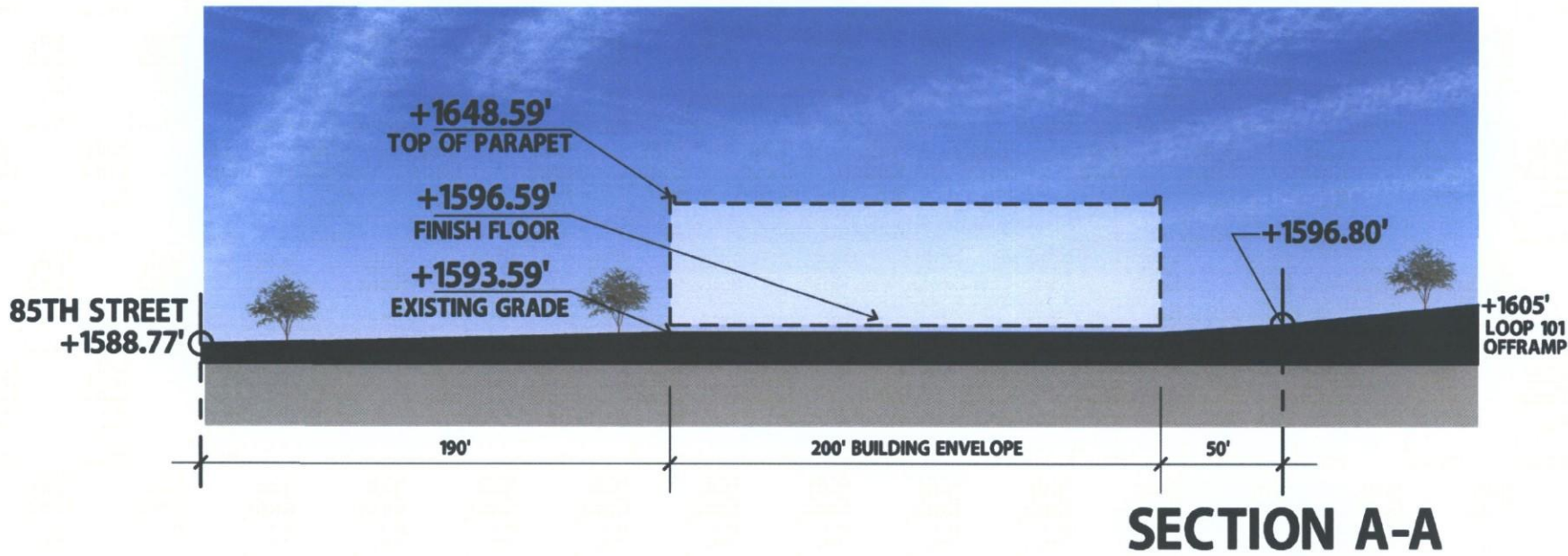
0' 40' 80' 120' 160' All calculations are approximate and subject to change.

Pinnacle in the Perimeter Center
Scottsdale, Arizona

02335
02.AUG.10



architecture
interior architecture
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BUILDING HEIGHT MAXIMUM ELEVATIONS

0' 40' 80' 120' 160' All calculations are approximate and subject to change.

Pinnacle in the Perimeter Center
Scottsdale, Arizona
 02335
 02.AUG.10



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OPEN SPACE DATA

OPEN SPACE REQUIRED	227,225 sf (31.2%)
(0'-12") 10% x 728,289 sf = 72,828.9 sf	
(12'-65") 53 x .4% x 728,289 sf = 154,397 sf	
OPEN SPACE PROVIDED	231,566 sf (31.8%)

PARKING ANALYSIS

PARKING REQUIRED	1067 spaces
Office 320,000 sf @ 1/300	
PARKING PROVIDED	1,460 spaces
PARKING LOT AREA	272,700 sf
Parking Lot Landscaping Required	15% - 40,905 sf
Parking Lot Landscaping Provided	15.8% - 43,123 sf

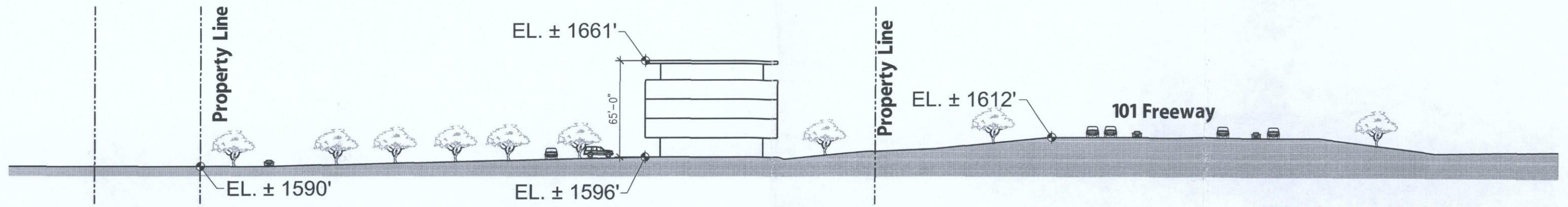
DAVIS

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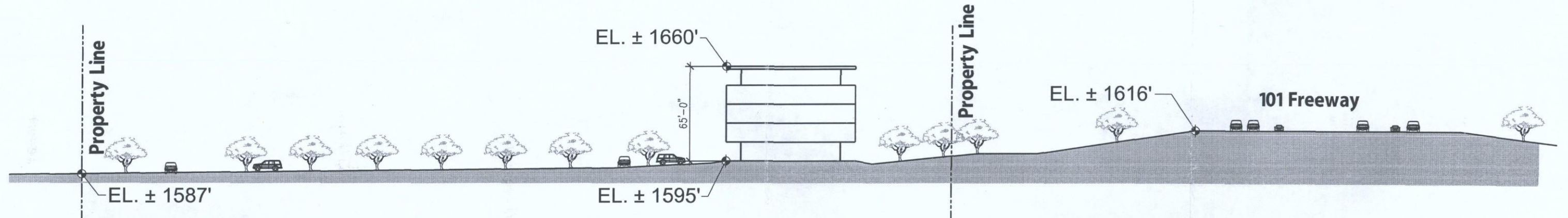
Pinnacle in the Perimeter Center
Scottsdale, Arizona

SITE PLAN
WORKSHEET

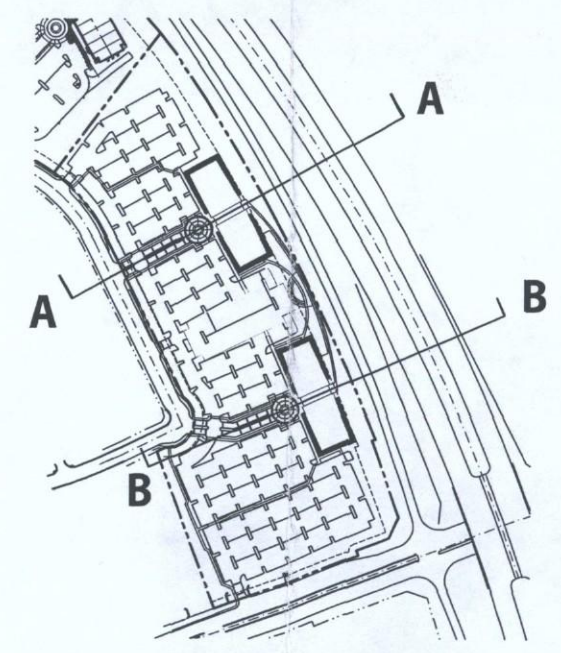
2-ZN-2010
1st: 4/8/2010



SECTION A-A 1"=30'-0"



SECTION B-B 1"=30'-0"



KEY PLAN 1"=30'-0"

0' 30' 60' 90' 120'

All calculations are approximate and subject to change.

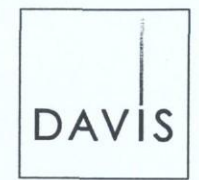


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Scottsdale, Arizona

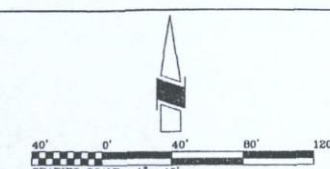
SITE SECTIONS

02335
18.FEB.10

2-ZN-2010
1st: 4/8/2010



architecture
interior architecture
space planning
facilities management
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graphic design



A.L.T.A./A.C.S.M. LAND TITLE SURVEY

OF A PORTION OF SECTION 36, TOWNSHIP-4-NORTH,
RANGE-4-EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

DESCRIPTION

PARCEL NO. 1:
A portion of PERIMETER CENTER, situated in the Northeast quarter of Section 36, Township 4 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:
COMMENCING at the centerline intersection of Perimeter Drive with 85th Street, as shown on the Map of Dedication of Right-of-Way and Easements for PERIMETER CENTER PHASE II, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 332 of Maps, Page 49;
thence North 67 degrees 50 minutes 48 seconds East, along the centerline of said 85th Street, 150.00 feet to the beginning of a curve with a radius of 450.00 feet to the right;
thence Easterly continuing along said centerline and along the arc of said curve, through a central angle of 47 degrees 49 minutes 13 seconds, for an arc distance of 375.58 feet to the beginning of a non-tangent line;
thence North 25 degrees 40 minutes 01 seconds East, 488.92 feet to a point on the Easterly right-of-way line of 85th Street marking the POINT OF BEGINNING;
thence continuing North 25 degrees 40 minutes 01 seconds East, 488.92 feet to the beginning of a non-tangent curve, the center of which bears South 41 degrees 02 minutes 30 seconds West, 2539.58 feet;
thence Southeasterly, along the arc of said curve to the right, through a central angle of 02 degrees 21 minutes 08 seconds for an arc distance of 227.36 feet to a point of compound curvature marking the beginning of a non-tangent curve, the center of which bears South 45 degrees 38 minutes 49 seconds West, 5729.58 feet;
thence Southeasterly along the arc of said curve to the right, through a central angle of 02 degrees 36 minutes 15 seconds for an arc distance of 260.40 feet to the beginning of a non-tangent line;
thence South 53 degrees 02 minutes 00 seconds West, 445.67 feet to the aforementioned Easterly right-of-way line of 85th Street;
thence North 36 degrees 58 minutes 00 seconds West, along said right-of-way line, 34.98 feet to the beginning of a curve with a radius of 485.00 feet to the left;
thence Northwesterly, continuing along said right-of-way line and along the arc of said curve, through a central angle of 27 degrees 21 minutes 59 seconds for an arc distance of 231.65 feet to the POINT OF BEGINNING;
EXCEPT all oil, gas and other hydrocarbon substances, helium or other substances of a gaseous nature, geothermal resources, coal, metals, minerals, fossils, fertilizer of every name and description; and
EXCEPT all materials which may be essential to the production of fissionable material as reserved to the State of Arizona in the Patent to said land; and
EXCEPT any portion conveyed to the State of Arizona by and through its Department of Transportation, by Warranty Deed recorded August 25, 1998 in 98-0751665, of Official Records.

PARCEL NO. 2:
A portion of Section 36, Township 4 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:
COMMENCING at the centerline intersection of Saint John Road with 85th Street as shown on the Map of Dedication of Right-of-Way and Easements for PERIMETER CENTER PHASE TWO, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 332 of Maps, Page 49;
thence North 36 degrees 58 minutes 00 seconds West, along the centerline of said 85th Street, 552.08 feet;
thence North 53 degrees 02 minutes 00 seconds East, 35.00 feet to a point on the Northwesterly right-of-way line of said 85th Street, marking the POINT OF BEGINNING;
thence continuing North 53 degrees 02 minutes 00 seconds East, 445.67 feet to a point on a curve on the Southwesterly right-of-way line of State Route 101 Freeway, from which the center of said curve bears South 49 degrees 15 minutes 04 seconds West, 5729.58 feet;
thence Southeasterly, along said Westerly right-of-way line, and along the arc of said curve through a central angle of 02 degrees 59 minutes 03 seconds for an arc distance of 298.42 feet;
thence South 53 degrees 02 minutes 00 seconds West, 457.59 feet to the aforementioned Northwesterly right-of-way line of said 85th Street;
thence North 36 degrees 58 minutes 00 seconds West, along said right-of-way line, 298.15 feet to the POINT OF BEGINNING;
EXCEPT all oil, gas and other hydrocarbon substances, helium or other substances of a gaseous nature, geothermal resources, coal, metals, minerals, fossils, fertilizer of every name and description; and
EXCEPT all materials which may be essential to the production of fissionable material as reserved to the State of Arizona in the Patent to said land; and
EXCEPT any portion conveyed to the State of Arizona by and through its Department of Transportation, by Warranty Deed recorded August 25, 1998 in 98-0751665, of Official Records.

SCHEDULE "B"-PART TWO ITEMS

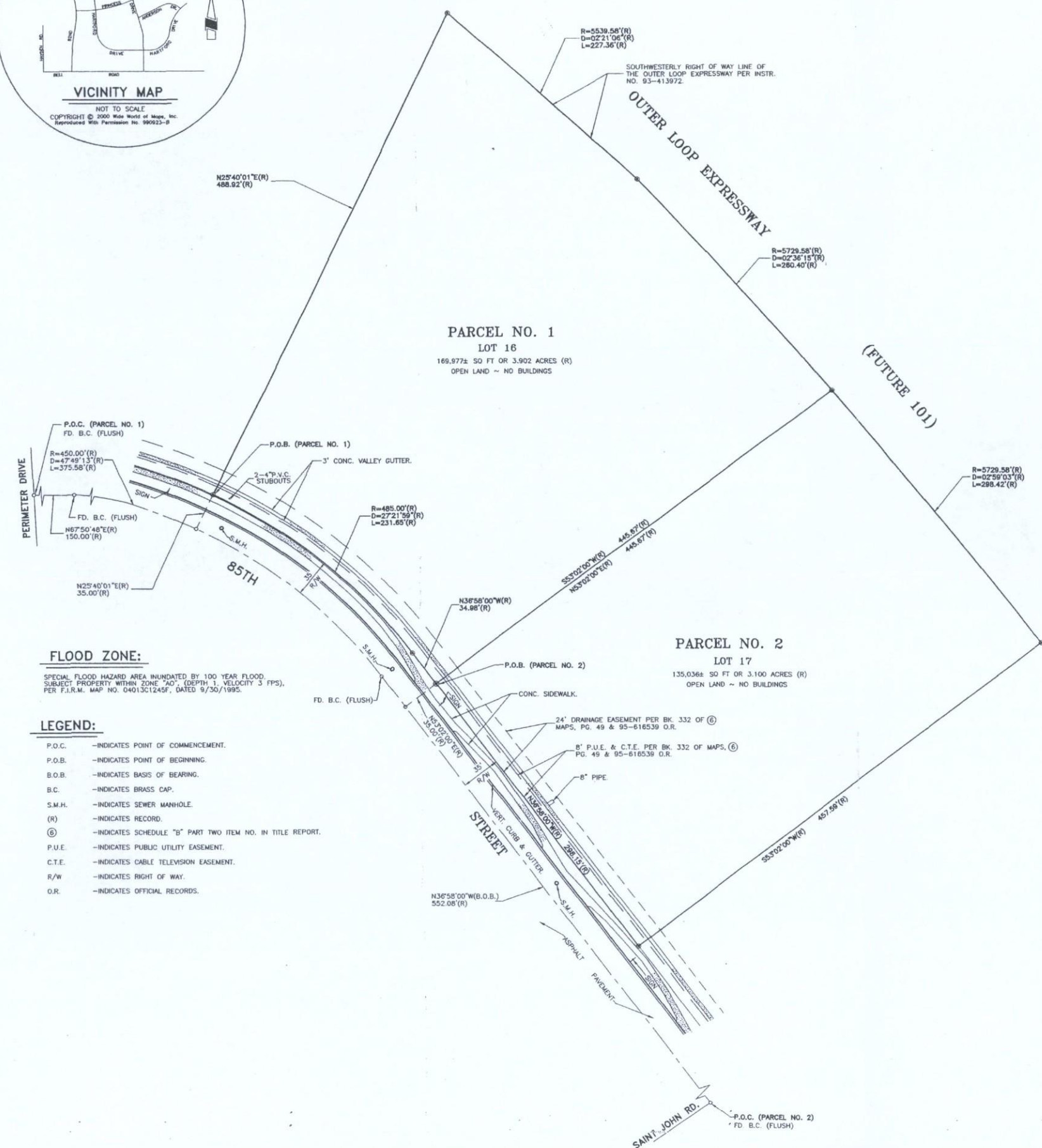
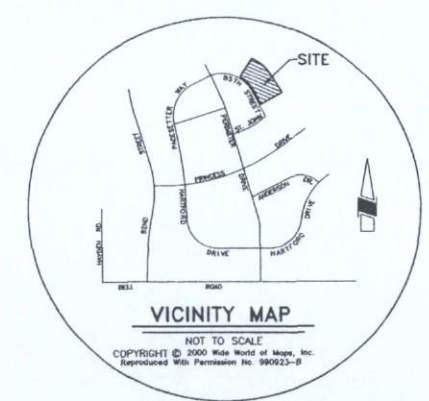
- Second installment of 1999 taxes, a lien, payable on or before March 1, 2000, and delinquent May 1, 2000.
- Any charge upon said land by reason of its inclusion in the PERIMETER CENTER OWNERS' ASSOCIATION. (All assessments which are due and payable have been paid.)
- Reservations contained in the Patent from the State of Arizona, reading as follows:
This Patent is issued subject to any and all easements or rights of way heretofore legally obtained and now in full force and effect.
- The right to enter upon said land for the purpose of exploration and development of the oil, gas, metals, and mineral rights and right to other materials, together with all geothermal resources, as provided in the Patent from the State of Arizona, recorded December 1, 1988 in 88-585050, of Official Records.
- Water rights, claims or title to water, whether or not the matters excepted are shown by the public records.
- Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded in Book 332 of Maps, Page 49 and Affidavit of Change recorded in 95-0616539, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (PLOTTED HEREON)
- All matters as set forth in the First Amended and Restated Declaration of Easements, Conditions, Covenants and Restrictions in instrument recorded as First Amended and Restated Declaration of Easements, Conditions, Covenants and Restrictions recorded January 17, 1996 in 96-0032725, of Official Records and thereafter Declaration of Establishment recorded April 11, 1997 in 97-0235855 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- A temporary easement for construction and rights incident thereto as set forth in instrument recorded in 98-0751666 of Official Records. (DOES NOT AFFECT)
- The right of the State of Arizona to control, limit and prohibit access to the limited access highway as set forth in Warranty Deed recorded August 25, 1998 in 98-0751665, of Official Records. (DOES NOT AFFECT)
- The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property.
NOTE: This matter will be more fully set forth or deleted upon compliance with Requirement No. 5 set forth herein.

NOTES

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 207-357-1260174A, DATED: OCTOBER 28, 1999 AT 7:30 A.M.
- THE BEARING, NORTH 36 DEGREES 58 MINUTES 00 SECONDS WEST, OF THE MONUMENT LINE OF 85TH STREET AS SHOWN ON THE MAP OF DEDICATION OF RIGHT-OF-WAY AND EASEMENTS FOR PERIMETER CENTER PHASE II, RECORDED IN BOOK 332 OF MAPS, PAGE 49, RECORDS OF MARICOPA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.
- - INDICATES CORNER OF THIS SURVEY.
- NO CURB CUTS EXIST AT TIME OF SURVEY. FUTURE DRIVEWAY LOCATION MAYBE REQUIRED TO BE COORDINATED WITH CITY OF SCOTTSDALE PLANNING DEPARTMENT.
- THERE IS NO CONSTRUCTION BEING PERFORMED ON SUBJECT PARCEL.
- THERE IS NO VISIBLE EVIDENCE THAT THE SUBJECT PROPERTY IS BEING USED AS A WASTE DUMP OR LANDFILL.
- SETBACK INFORMATION IS DISCLOSED WITHIN THE C.C.&R.'S.
- THERE IS NO VISIBLE INDICATION OF CONSTRUCTION/REPAIRS MADE TO STREET OR SIDEWALKS. THERE IS NO VISIBLE INDICATION OR KNOWLEDGE OF ANY RIGHT-OF-WAY CHANGES.

AREA:

PARCEL NO. 1: 169,977± SQ. FT. OR 3.902 ACRES (R)
PARCEL NO. 2: 135,036± SQ. FT. OR 3.100 ACRES (R)
TOTAL: 305,013± SQ. FT. OR 7.002 ACRES (R)



- FLOOD ZONE:**
SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD. SUBJECT PROPERTY WITHIN ZONE 'AO', (DEPTH 1, VELOCITY 3 FPS). PER F.I.R.M. MAP NO. 04013C1245F, DATED 9/30/1995.
- LEGEND:**
- P.O.C. -INDICATES POINT OF COMMENCEMENT.
 - P.O.B. -INDICATES POINT OF BEGINNING.
 - B.O.B. -INDICATES BASIS OF BEARING.
 - B.C. -INDICATES BRASS CAP.
 - S.M.H. -INDICATES SEWER MANHOLE.
 - (R) -INDICATES RECORD.
 - ⑥ -INDICATES SCHEDULE "B" PART TWO ITEM NO. IN TITLE REPORT.
 - P.U.E. -INDICATES PUBLIC UTILITY EASEMENT.
 - C.T.E. -INDICATES CABLE TELEVISION EASEMENT.
 - R/W -INDICATES RIGHT OF WAY.
 - O.R. -INDICATES OFFICIAL RECORDS.

CERTIFICATION

CERTIFIED TO: FIRST AMERICAN TITLE INSURANCE COMPANY, SCOTTSDALE PERIMETER I, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA/ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 10, 11 (ADDITIONAL GROUPS AND TABLE 2) THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

STEVEN C. BURFORD, R.L.S.
ARIZONA NO. 26409

12/10/99

ADOPTED BY THE BOARD OF DIRECTION, AMERICAN CONGRESS ON SURVEYING AND MAPPING ON APRIL 10, 1997. ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON SEPTEMBER 27, 1997. ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ON APRIL 8, 1997.

RICK ENGINEERING COMPANY
6150 NORTH 18TH STREET
PHOENIX, ARIZONA 85016
BUS: (602)997-3350
FAX: (602)995-2396

DATE PREPARED: 12/01/99

2-ZN-2010
1st: 4/8/2010

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

A PORTION OF SECTION 36, TOWNSHIP 4 NORTH,
RANGE-4-EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

DESCRIPTION

PARCEL NO. 1:
A portion of Section 36, Township 4 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:
COMMENCING at the centerline intersection of Saint John Road with 85th Street, as shown on the MAP OF DEDICATION OF RIGHT-OF-WAY AND EASEMENTS FOR PERIMETER CENTER PHASE TWO, recorded in Book 332 of Maps, Page 49, records of Maricopa County, Arizona;
thence North 36 degrees 58 minutes 00 seconds West, along the centerline of said 85th Street, 253.93 feet;
thence North 53 degrees 02 minutes 00 seconds East, 35.00 feet to a point on the Northeastly right-of-way line of said 85th Street, marking the POINT OF BEGINNING;
thence continuing, North 53 degrees 02 minutes 00 seconds East, 457.59 feet to a point on a curve on the Southwestly right-of-way line of State Route 101 Freeway, from which the center of said curve bears South 52 degrees 14 minutes 07 seconds West, 5729.58 feet;
thence Southeastly, along said Southwestly right-of-way line, and along the arc of said curve, through a central angle of 03 degrees 40 minutes 54 seconds for an arc distance of 356.18 feet;
thence South 63 degrees 36 minutes 38 seconds West, 477.76 feet to a point on a curve on the aforementioned Northeastly right-of-way line of said 85th Street, from which the center of said curve bears North 76 degrees 48 minutes 20 seconds West, 80.00 feet;
thence Northerly and Northeastly, along said Northeastly right-of-way line, and along the arc of said curve, through a central angle of 77 degrees 07 minutes 04 seconds for an arc distance of 107.68 feet to a point of reverse curvature marking the beginning of a curve with a radius of 12.00 feet to the right;
thence Northeastly, continuing along said Northeastly right-of-way line, and along the arc of said curve, through a central angle of 26 degrees 57 minutes 24 seconds, for an arc distance of 5.65 feet;
thence North 36 degrees 58 minutes 00 seconds West, continuing along said Northeastly right-of-way line, 177.22 feet to the POINT OF BEGINNING;
EXCEPT all oil, gas and other hydrocarbon substances, helium or other substances of a gaseous nature, geothermal resources, coal, metals, minerals, fossils, fertilizer of every name and description; and
EXCEPT all materials which may be essential to the production of fissionable material as reserved to the State of Arizona in the Patent to said land; and
EXCEPT any portion conveyed to the State of Arizona by and through its Department of Transportation, by Warranty Deed recorded August 25, 1998 in 98-0751665, of Official Records.

PARCEL NO. 2:
A portion of Section 36, Township 4 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:
COMMENCING at the centerline intersection of Saint John Road with 85th Street as shown on the MAP OF DEDICATION OF RIGHT-OF-WAY AND EASEMENTS FOR PERIMETER CENTER PHASE TWO, as recorded in Book 332 of Maps, page 49, records of Maricopa County, Arizona;
thence South 53 degrees 02 minutes 00 seconds West, along the centerline of said Saint John Road, 98.68 feet;
thence South 37 degrees 07 minutes 19 seconds East, 35.00 feet to the Southeastly right-of-way line of said Saint John Road, marking the POINT OF BEGINNING;
thence North 53 degrees 02 minutes 00 seconds East, along said Southeastly right-of-way line of said Saint John Road, 21.87 feet to the beginning of a curve with a radius of 12.00 feet;
thence Northeastly, along said Southeastly right-of-way line, and along the arc of said curve, through a central angle of 26 degrees 57 minutes 24 seconds, for an arc distance of 5.65 feet to a point of reverse curvature marking the beginning of a curve with a radius of 80.00 feet;
thence Easterly and Northeastly, along said Southeastly right-of-way line, and along the arc of said curve, through a central angle of 86 degrees 48 minutes 04 seconds, for an arc distance of 83.27 feet;
thence North 63 degrees 36 minutes 38 seconds East, 477.76 feet to a point on a curve on the Southwestly right-of-way line of State Route 101 Freeway, from which the center of said curve bears South 52 degrees 14 minutes 07 seconds West, 5729.58 feet;
thence Southeastly, along said Southwestly right-of-way line, and along the arc of said curve, through a central angle of 01 degree 34 minutes 43 seconds for an arc distance of 157.87 feet;
thence South 57 degrees 29 minutes 44 seconds West, continuing along said Southwestly right-of-way line, 10.00 feet to the beginning of a non-tangent curve, the center of which bears South 57 degrees 29 minutes 44 seconds West, 5719.58 feet;
thence Southeastly, continuing along said Southwestly right-of-way line, and along the arc of said curve, through a central angle of 02 degrees 19 minutes 25 seconds for an arc distance of 231.95 feet;
thence South 14 degrees 13 minutes 21 seconds West, continuing along said Southwestly right-of-way line, 84.58 feet;
thence South 58 degrees 23 minutes 36 seconds West, continuing along said Southwestly right-of-way line, 100.21 feet;
thence South 31 degrees 36 minutes 24 seconds East, continuing along said Southwestly right-of-way line, 15.00 feet to the Northwestly right-of-way line of Princess Drive as shown on said map of dedication;
thence South 58 degrees 23 minutes 36 seconds West, along said Northwestly right-of-way line, 436.35 feet;
thence North 31 degrees 36 minutes 24 seconds West, 474.06 feet to the POINT OF BEGINNING;
EXCEPT all oil, gas and other hydrocarbon substances, helium or other substances of a gaseous nature, geothermal resources, coal, metals, minerals, fossils, fertilizer of every name and description; and
EXCEPT all materials which may be essential to the production of fissionable material as reserved to the State of Arizona in the Patent to said land; and
EXCEPT any portion conveyed to the State of Arizona by and through its Department of Transportation, by Warranty Deed recorded August 25, 1998 in 98-0751665, of Official Records.

CERTIFICATION

CERTIFIED TO: FIRST AMERICAN TITLE INSURANCE COMPANY; SCOTTSDALE PERIMETER I, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NPS IN 1997, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 10, 11, (ABOVE GROUND ONLY), 13, 14, AND 16 OF TABLE "A" THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

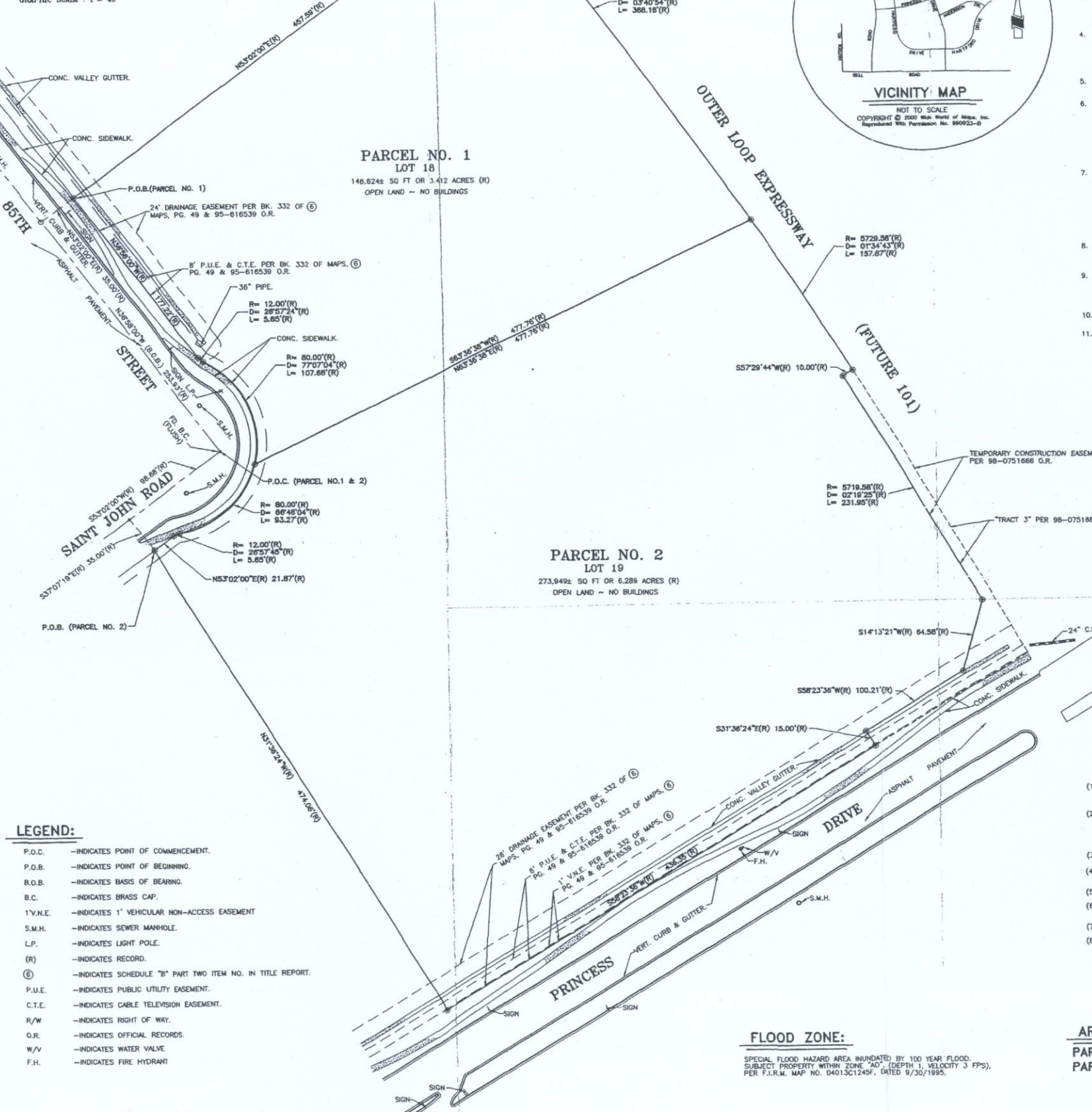
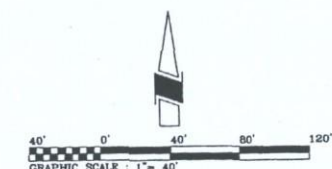
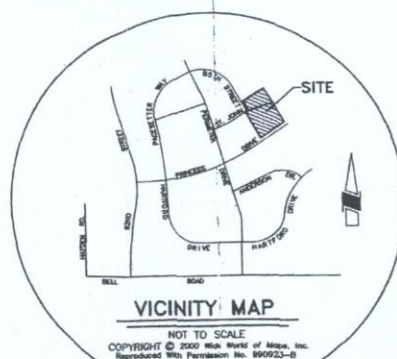
STEVEN C. BURFORD, R.L.S.
ARIZONA NO. 26409

263-1100
1-800-STAKE-IT
RICK ENGINEERING COMPANY
8150 NORTH 18th STREET
PHOENIX, ARIZONA 85018
BUS (602)957-3300
FAX (602)958-3396

ADOPTED BY THE BOARD OF DIRECTORS, AMERICAN CONGRESS ON SURVEYING AND MAPPING, ON APRIL 10, 1997, ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON SEPTEMBER 27, 1997, ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ON APRIL 8, 1997.

SCHEDULE "B"-PART TWO ITEMS

- Second installment of 1999 taxes, a lien, payable on or before March 1, 2000, and delinquent May 1, 2000.
- Any charge upon said land by reason of its inclusion in THE PERIMETER CENTER OWNERS' ASSOCIATION. (All assessments which are due and payable have been paid.)
- Reservations contained in the Patent from the State of Arizona, reading as follows:
This Patent is issued subject to any and all easements or rights of way heretofore legally obtained and now in full force and effect.
- The right to enter upon said land for the purpose of exploration and development of the oil, gas, metals, and mineral rights and right to other materials, together with all geothermal resources, as provided in the Patent from the State of Arizona, recorded December 1, 1988 in 88-585050, of Official Records.
- Water rights, claims or title to water, whether or not the matters excepted are shown by the public records.
- Easements, restrictions, reservations, conditions and set-back lines as set forth on the plot recorded in Book 332 of Maps, Page 49 and Affidavit of Change recorded in 95-0618539, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- All matters as set forth in the First Amended and Restated Declaration of Easements, Conditions, Covenants and Restrictions in instrument recorded as First Amended and Restated Declaration of Easements, Conditions, Covenants and Restrictions recorded January 17, 1996 in 96-0032725, of Official Records and thereafter Declaration of Establishment recorded April 11, 1997 in 97-0235855 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- A temporary easement for construction and rights incident thereto as set forth in instrument recorded in 98-0751666 of Official Records. (PLOTTED HEREON)
- The right of the State of Arizona to control, limit and prohibit access to the limited access highway as set forth in Warranty Deed recorded August 25, 1998 in 98-0751665, of Official Records.
- DELETED INTENTIONALLY
- Taxes for the full year of 2000. (The first half is due October 1, 2000 and is delinquent November 1, 2000. The second half is due March 1, 2001 and is delinquent May 1, 2001.)



- ### LEGEND:
- P.O.C. - INDICATES POINT OF COMMENCEMENT.
 - P.O.B. - INDICATES POINT OF BEGINNING.
 - B.O.B. - INDICATES BASIS OF BEARING.
 - B.C. - INDICATES BRASS CAP.
 - 1" V.N.E. - INDICATES 1" VEHICULAR NON-ACCESS EASEMENT
 - S.M.H. - INDICATES SEWER MANHOLE.
 - L.P. - INDICATES LIGHT POLE.
 - (R) - INDICATES RECORD.
 - ② - INDICATES SCHEDULE "B" PART TWO ITEM NO. IN TITLE REPORT.
 - P.U.E. - INDICATES PUBLIC UTILITY EASEMENT.
 - C.T.E. - INDICATES CABLE TELEVISION EASEMENT.
 - R/W - INDICATES RIGHT OF WAY.
 - O.R. - INDICATES OFFICIAL RECORDS.
 - W/V - INDICATES WATER VALVE.
 - F.H. - INDICATES FIRE HYDRANT.

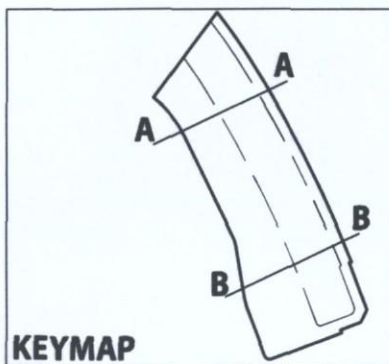
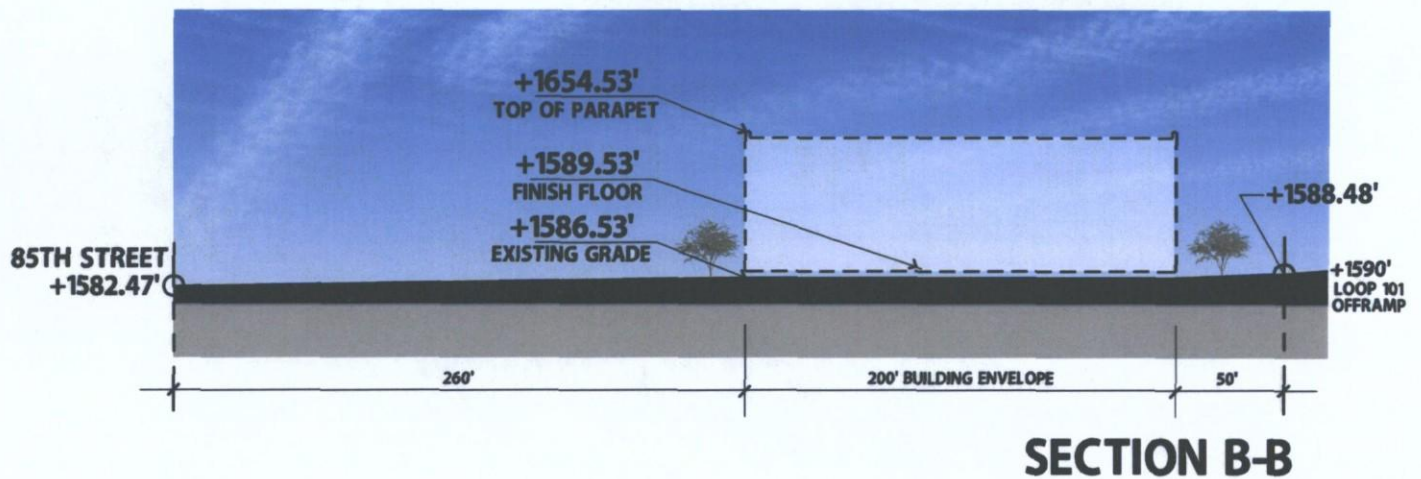
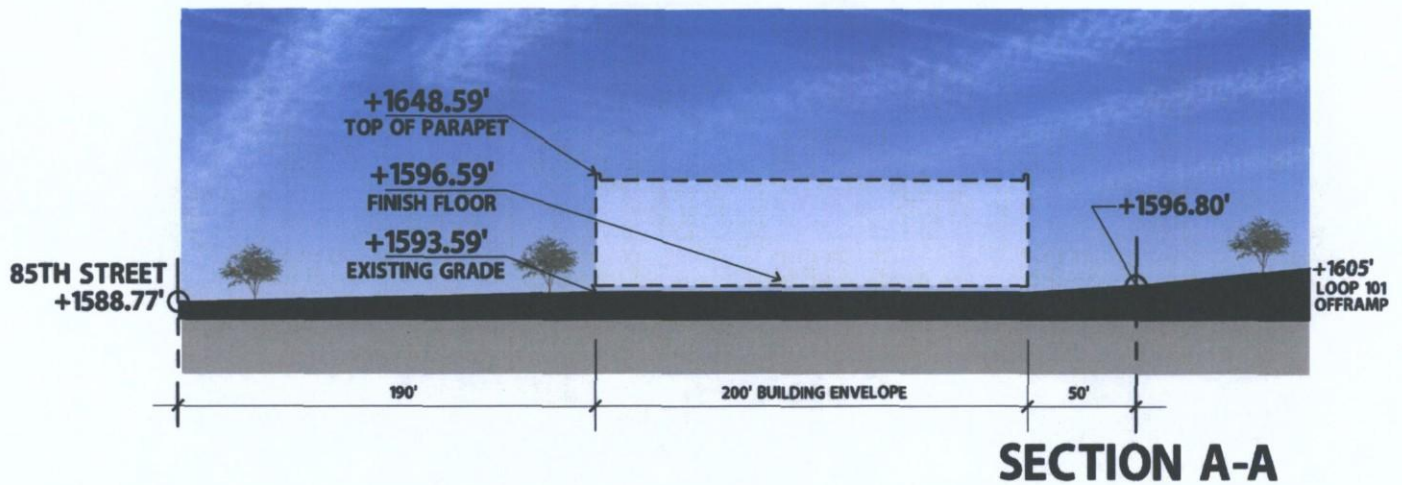
FLOOD ZONE:
SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD.
SUBJECT PROPERTY WITHIN ZONE "AO" (DEPTH 1, VELOCITY 3 FPS).
PER F.I.R.M. MAP NO. 04013C1245F, DATED 9/30/1995.

AREA:
PARCEL NO. 1: 148,624± SQ.FT. OR 3.412 ACRES (R)
PARCEL NO. 2: 273,949± SQ.FT. OR 6.289 ACRES (R)
TOTAL: 422,573± SQ.FT. OR 9.701 ACRES (R)

REVISED: 01/28/2000

Handwritten signature: H.C. Burford

2-ZN-2010
1st: 4/8/2010



BUILDING HEIGHT MAXIMUM ELEVATIONS

0' 40' 80' 120' 160' All calculations are approximate and subject to change.

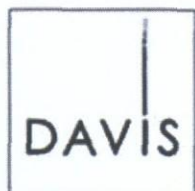
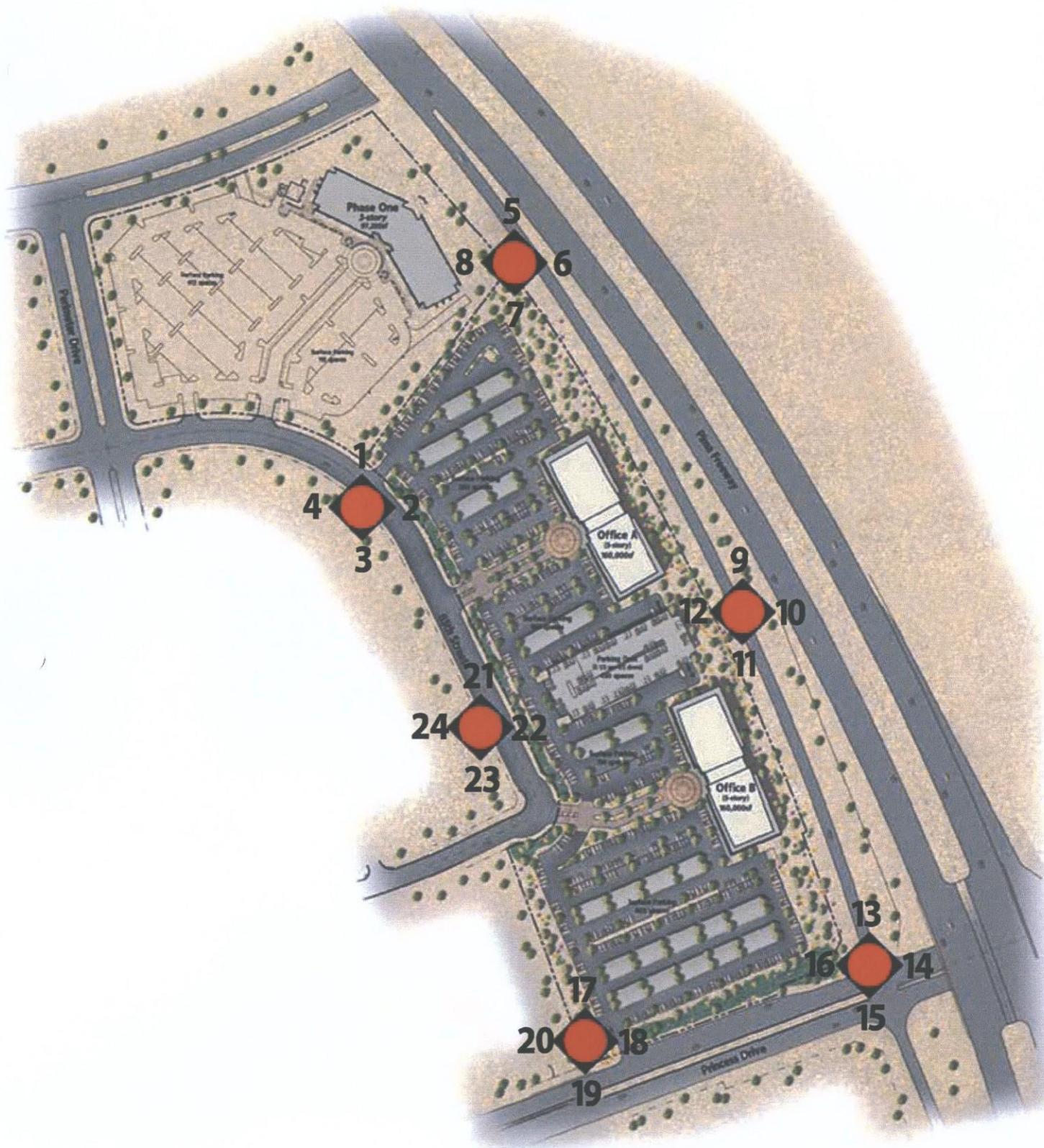
Pinnacle in the Perimeter Center
Scottsdale, Arizona

02335
02.AUG.10



architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

2-ZN-2010
4th: 1/14/2011



architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

Pinnacle in the Perimeter Center Scottsdale, Arizona

02335
30.NOV.09

All citations are approximate and subject to change.



2-ZN-2010
1st: 4/8/2010



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Blue Palo Verde



Ironwood



Palo Brea



Red Yucca

2-ZN-2010
1st: 4/8/2010



Gold Mound Lantana



Dallas Red Lantana

2-ZN-2010
1st: 4/8/2010



Brittle Bush



Dwarf White Ruellia

2-ZN-2010
1st: 4/8/2010

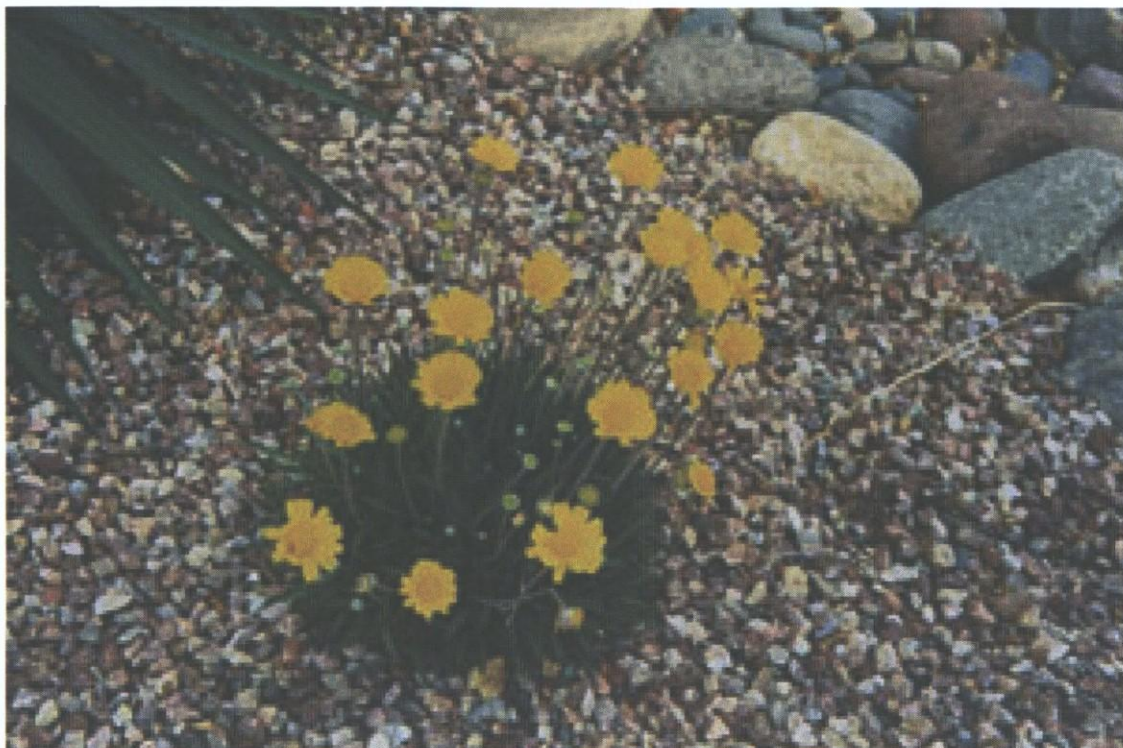


White Cloud Texas Sage



Baja Red Fairy Dusters

2-ZN-2010
1st: 4/8/2010



Angelita Daisy



Desert Marigolds

2-ZN-2010
1st: 4/8/2010



Agave Americana



Parry's Agave



Verigated Agave Americana



Desert Spoon

2-ZN-2010
1st: 4/8/2010



Golden Barrel



Purple Prickly Pear

2-ZN-2010
1st: 4/8/2010