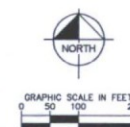


**Simulations**  
**Photos**  
**All Graphics (no plans)**

\\Prl-Cad\\191235071\\0020\\Canada\\2017-01-08\\Context Aerial.dwg Layout:Layout1 Jan 08, 2017 11:36am brow-jones



SEC OF GREENWAY-HAYDEN LOOP AND PARADISE LANE

CONTEXT AERIAL EXHIBIT

SCOTTSDALE, ARIZONA

**Kimley»Horn** © 2017

7740 North 16th Street, Suite 300  
Phoenix, Arizona 85020 (602) 944-5500

DIVERSIFIED PARTNERS

**Nationwide Real Estate Services**

|             |           |
|-------------|-----------|
| PROJECT No. | 191235071 |
| SCALE (H):  | 1"=1'     |
| SCALE (V):  | NONE      |
| DRAWN BY:   | TMJ       |
| DESIGN BY:  | TMJ       |
| CHECK BY:   | SEH       |
| DATE:       | 01/09/17  |

2017-01-08 Curious! Aerial.org  
**CX1**  
1 OF 1 SHEETS

|  |            |               |
|--|------------|---------------|
|  | C# 711X-16 | 1RX-SA-2018B2 |
|--|------------|---------------|

1-ZN-2017  
1/9/2017

# PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF MODIFYING THE ZONING OF THE SUBJECT PARCEL TO ALLOW FOR ON-SITE SALES. THE EXISTING BUILDING IS USED PRIMARILY FOR SPECIALTY VEHICLE RESTORATION, STORAGE, AND OFFICES.

## PROJECT DATA

USE: AUTOMOBILE SERVICE, STORAGE, AND SALES

CURRENT ZONING: I-1

PROPOSED ZONING: C-4

APN: 215-48-024

NET SITE AREA: 45,728 SF (1.05 ACRES)

GROSS SITE AREA: 71,866 SF (1.65 ACRES)

BUILDING AREA: 16,930 SF

LOT COVERAGE: 37.0%

GROSS FLOOR AREA: 21,446 SF

GROSS FLOOR AREA RATIO: 28.8%

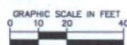
### PARKING REQUIRED:

STORAGE (1 PER 800 SF): 15,139 SF = 19 STALLS  
OFFICE (1 PER 300 SF): 2,063 SF = 7 STALLS  
SALES (1 PER 200 SF): 1,200 SF = 6 STALLS  
TOTAL: 21,446 SF 32 STALLS

PARKING PROVIDED: 30 STANDARD, 2 ADA (32 TOTAL)



VICINITY MAP  
SCOTTSDALE, AZ  
N.T.S.



APN 215-48-025  
LOT 5 - BOOK 327, PG. 12, M.C.R.  
OWNER: MAJU LLC  
ZONING: I-1

APN 215-47-004F  
OWNER: CITY OF SCOTTSDALE  
ZONING: I-1

EXST. BUILDING  
16,930 SF  
FF=6.65

APN 215-48-024  
LOT 4 - BOOK 327, PG. 12, M.C.R.  
OWNER: BGA77 LLC  
ZONING: I-1

**Kimley»Horn** © 2017  
7740 North 16th Street, Suite 300  
Phoenix, Arizona 85020 (602) 944-5500

**D** **DIVERSIFIED PARTNERS**  
National Real Estate Services

SEC OF GREENWAY-HAYDEN LOOP AND PARADISE LANE  
**SITE PLAN**  
SCOTTSDALE, ARIZONA

PROJECT No.  
191235071

SCALE (H): 1"=20'

SCALE (V): NONE

DRAWN BY: TAJ

DESIGN BY: TAJ

CHECK BY: SDH

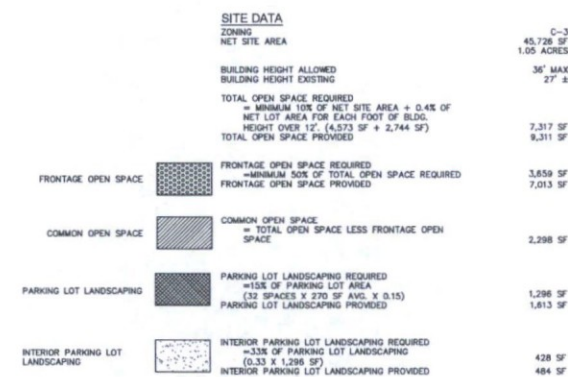
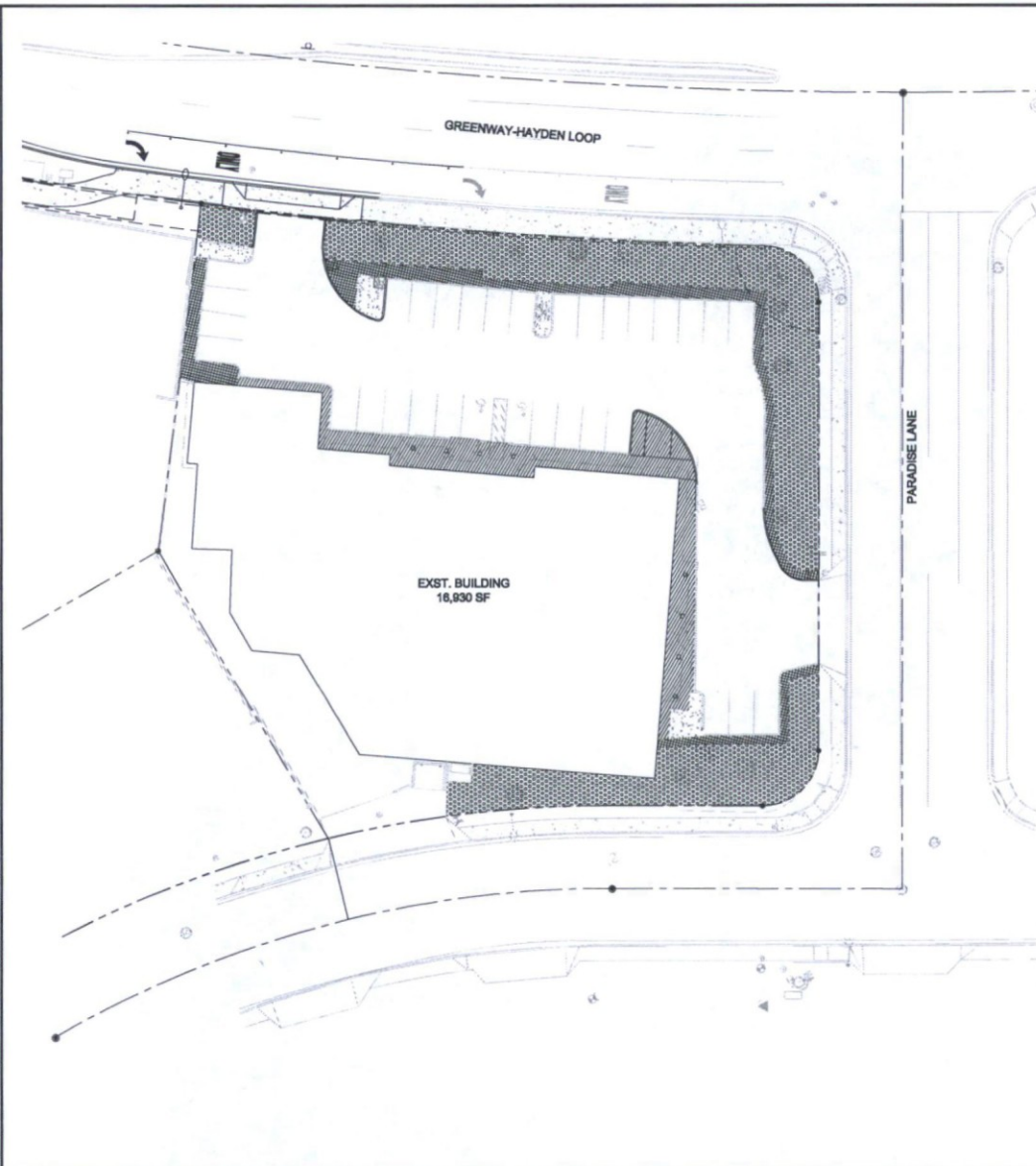
DATE: 01/09/17



602-263-1100  
1-800-STRAKE-IT  
SCOTTSDALE, ARIZONA

SP1  
1 OF 1 SHEETS

1-ZN-2017  
1/9/2017



|                          |
|--------------------------|
| PROJECT No.<br>191235071 |
| SCALE (H): 1"=20'        |
| SCALE (V): NONE          |
| DRAWN BY: BEQ            |
| DESIGN BY: TMJ           |
| CHECK BY: TMJ            |
| DATE: 12/19/2016         |

OS1  
1 OF 1 SHEETS

SEC OF GREENWAY-HAYDEN LOOP AND PARADISE LANE

OPEN SPACE EXHIBIT

SCOTTSDALE, ARIZONA

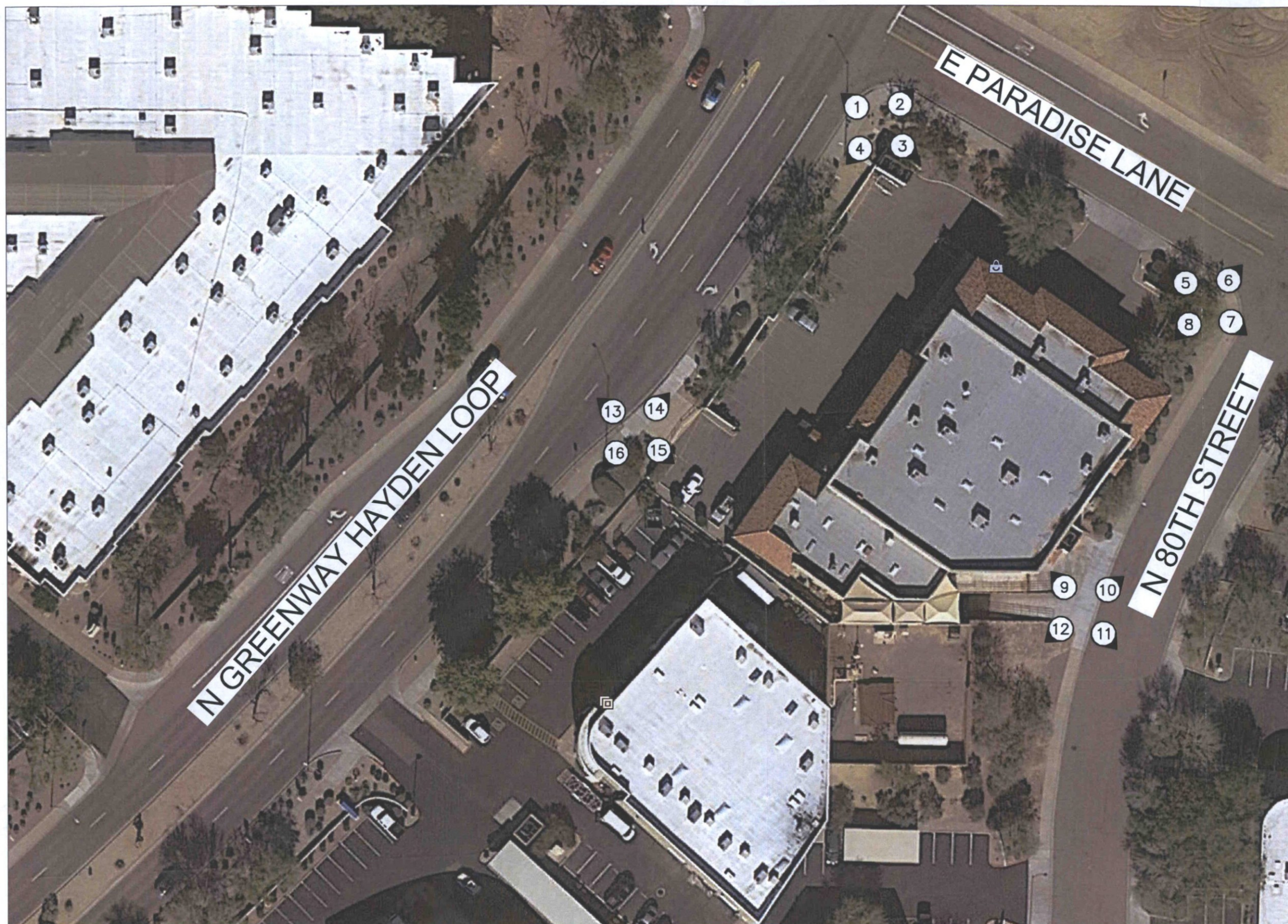
**D**  
DIVERSIFIED  
PARTNERS  
Nationwide Real Estate Services

**Kimley»»Horn** © 2018  
7740 North 16th Street, Suite 300  
Phoenix, Arizona 85020 (602) 944-5500

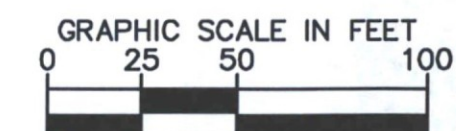
1-ZN-2017  
1/9/2017

REFS: XZ35071BM XZ35071VF XZ350711B

**Kimley»»Horn** © 2017  
7740 North 16th Street, Suite 300  
Phoenix, Arizona 85020 (602) 944-5500



(X) PHOTOGRAPH  
LOCATION AND  
DIRECTION



BROWN'S CLASSIC AUTO  
PHOTO EXHIBIT

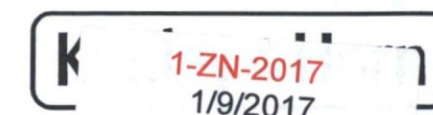


PHOTO 1:



PHOTO 2:



PHOTO 3:



PHOTO 4:



PHOTO 5:



PHOTO 6:



PHOTO 7:



PHOTO 8:



PHOTO 9:



PHOTO 10:



PHOTO 11:



PHOTO 12:



PHOTO 13:



PHOTO 14:



PHOTO 15:



PHOTO 16:



# Context Plan



## CONTEXT SITE PLAN

SCALE: N.T.S.



### Arizona Office

2233 East Thomas Road  
Phoenix, AZ 85016  
Office: (602) 955-3900  
rkaa.com

### California Office

150 Paularino Avenue  
Suite D-170  
Costa Mesa, CA 92626  
Office: (949) 954-8785

### Licensed in:

Arizona  
Arkansas  
California  
Colorado  
Connecticut  
Florida  
Georgia  
Idaho  
Illinois  
Indiana  
Kansas  
Kentucky  
Louisiana  
Maryland  
Minnesota  
Mississippi  
Missouri  
Montana  
Nebraska  
Nevada  
New Hampshire  
New Jersey  
New Mexico  
New York  
North Carolina  
North Dakota  
Ohio  
Oklahoma  
Oregon  
Pennsylvania  
South Carolina  
South Dakota  
Tennessee  
Texas  
Utah  
Virginia  
Washington  
West Virginia  
Wisconsin  
Wyoming

### Principals:

Robert W. Kubicek, AIA  
Jorge A. Calderon, Assoc. AIA  
Kathleen D. Rieger, VP  
Steve A. Nosal, VP  
Neil A. Feaser, VP  
Edgar Felix

1-ZN-2017  
1/9/2017



Picture #1



Picture #2



Picture #3



Picture #4

11



Picture #5



Picture #6



Picture #7



Picture #8



11

Picture #9



Picture #10



Picture #11



Picture #12

## NOTES

1. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND REQUESTED UTILITY DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. NOT ALL UTILITY COMPANIES CONTACTED HAVE PROVIDED FACILITY MAPS FOR THEIR UNDERGROUND UTILITIES AND NOT ALL COMPANIES MARKED THEIR FACILITIES BEFORE THE FIELD SURVEY WAS COMPLETED.

2. THE BOUNDARY AND EASEMENT INFORMATION SHOWN HEREIN IS FOR REFERENCE ONLY. THIS INFORMATION WAS CALCULATED USING THE RECORDED PLAT OR DEED AS DESCRIBED IN THE LEGAL DESCRIPTION AND DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.

3. THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

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## BASIS OF BEARING

THE CENTER LINE OF GREENWAY-HAYDEN LOOP, SAID LINE BEARS NORTH 49 DEGREES 35 MINUTES 43 SECONDS EAST AS SHOWN IN BOOK 237, PAGE 12 MARICOPA COUNTY RECORDS.

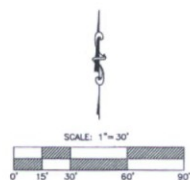
## AREA

PROPERTY CONTAINS 45,726 SQUARE FEET OR 1.050 ACRES NET.

## BENCHMARK

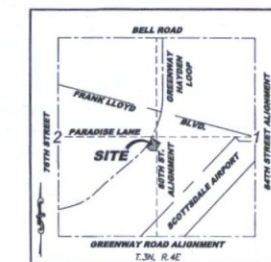
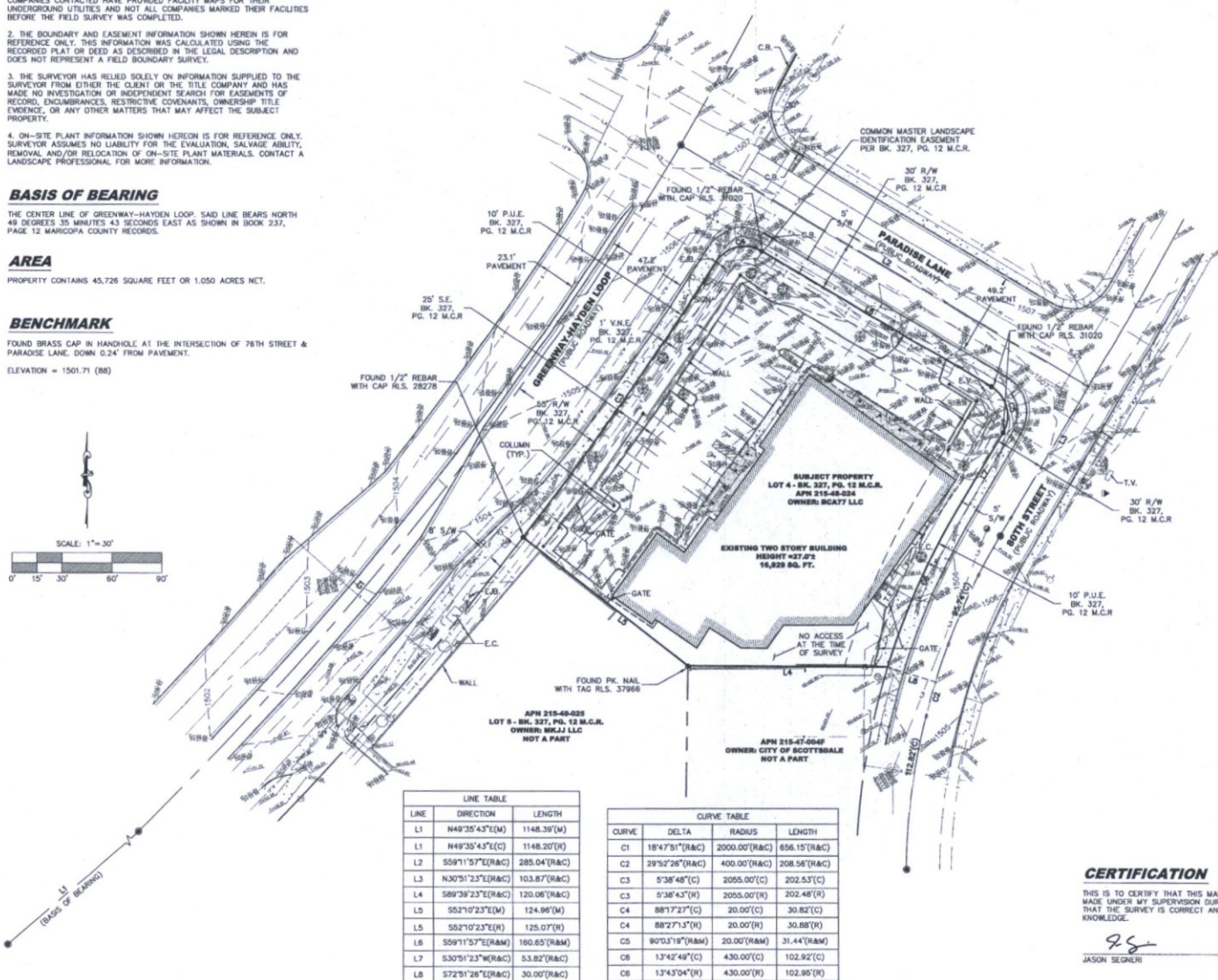
FOUND BRASS CAP IN HANDHOLE AT THE INTERSECTION OF 78TH STREET & PARADISE LANE, DOWN 0.24' FROM PAVEMENT.

ELEVATION = 1501.71 (86)



## TOPOGRAPHIC SURVEY 7995 EAST PARADISE LANE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2 & SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP  
N.T.S.

## LEGEND

- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
- FOUND "PK" NAIL
- FOUND 1/2" REBAR
- FOUND SET 1/2" REBAR
- ▶ AIR RELEASE VALVE
- BOLLARD
- CABLE TV JUNCTION BOX
- CABLE TV RISER
- WATER CHECK VALVE
- SEWER CLEANOUT
- ELECTRIC JUNCTION BOX
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER METER
- HANDICAP PARKING
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- LIGHT POLE W/MAST
- MESQUITE TREE
- PALO VERDE TREE
- SIGN
- TRAFFIC SIGNAL JUNCTION BOX
- TREE
- E.A.B. ELECTRIC JUNCTION BOX
- E.C. ELECTRIC CABINET
- C.B. CATCH BASIN
- E.V. ELECTRIC VAULT
- V.N.E. VEHICULAR NON ACCESS
- B.K./P.G. BOOK AND PAGE
- R/W RIGHT OF WAY
- A.P.N. ASSESSOR PARCEL NUMBER
- (M) MEASURED DATA PER THIS SURVEY
- (C) CALCULATED DATA PER THIS SURVEY
- (R) RECORD DATA PER THIS SURVEY
- S.E. SLOPE EASEMENT
- S/W SIDEWALK
- T.V. TELEPHONE VAULT
- CENTER LINE
- BOUNDARY LINE
- EASEMENT LINE
- ADJACENT BOUNDARY LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND STORM LINE
- BUILDING AREA
- CONCRETE AREA
- BUILDING OVERHANG AREA

## CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 2016, AND THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

JASON SEGNER  
DATE

7995 EAST PARADISE LANE  
SCOTTSDALE, ARIZONA 85252  
PHONE (480) 922-0780  
FAX (480) 922-0781  
WWW.SIGSURVEY.COM



SIG  
SURVEY INNOVATION  
GROUP, INC.  
Land Surveying Services

TOPOGRAPHIC SURVEY  
7995 EAST PARADISE LANE  
SCOTTSDALE, ARIZONA

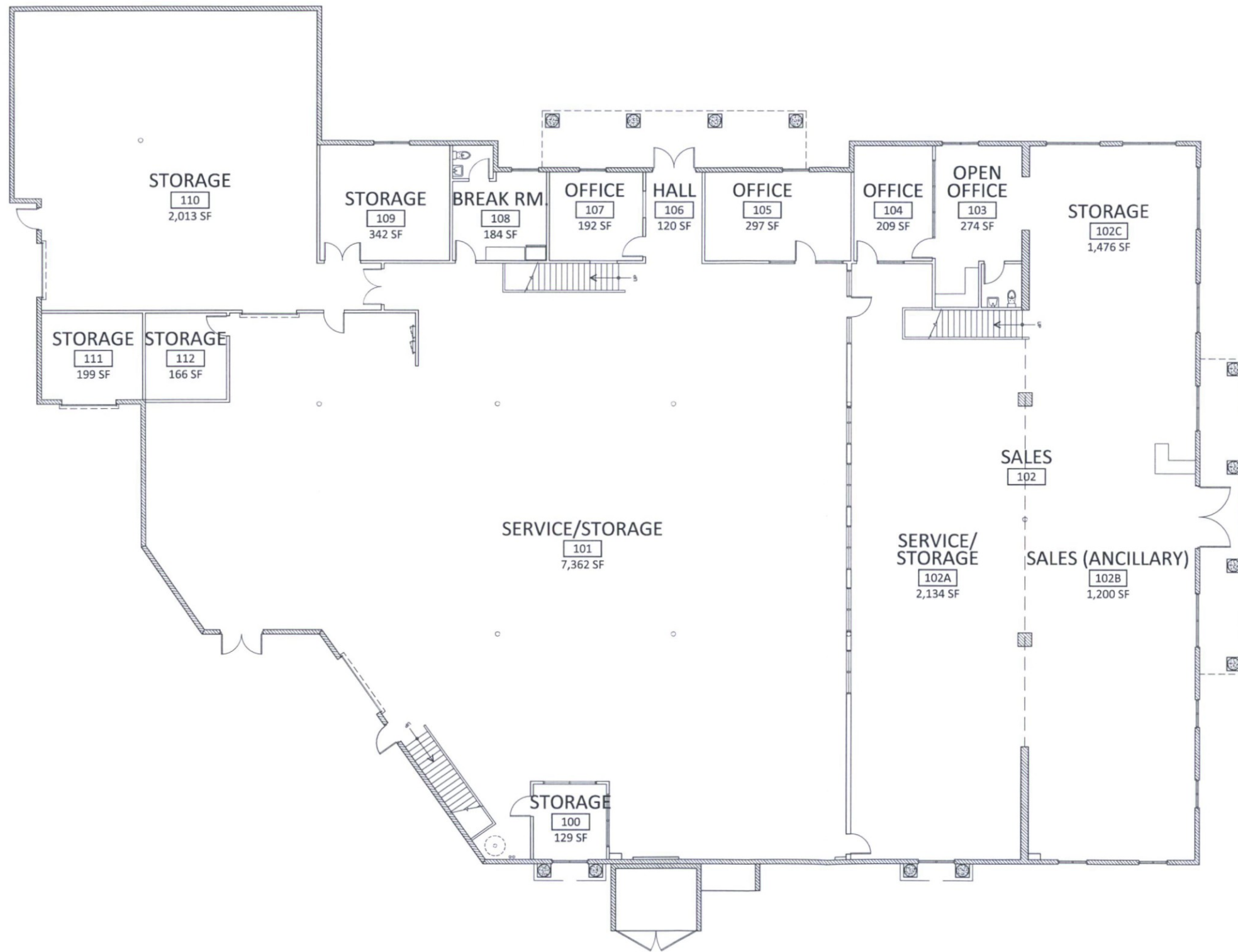


## REVISIONS:

|   |  |
|---|--|
| 1 |  |
| 2 |  |
| 3 |  |

DRAWING NAME:  
2016-216 TOPO  
JOB NO. 2016-216  
DRAWN: RNT  
CHECKED: JAS  
DATE: 11-5-2016  
SCALE: 1"=30'  
SHEET: 1 OF 1

1-ZN-2017  
1/9/2017



| PARKING REQUIREMENT TABLE |                    |        |                     |                  |
|---------------------------|--------------------|--------|---------------------|------------------|
| ROOM #                    | USE                | SQ.FT. | PARKING CALCULATION | PARKING REQUIRED |
| 100                       | STORAGE            | 129    |                     |                  |
| 101                       | SERVICE/STORAGE    | 7,362  |                     |                  |
| 102A                      | SERVICE/STORAGE    | 2,134  |                     |                  |
| 102B                      | SALES (ANCILLARY)  | 1,200  |                     |                  |
| 102C                      | STORAGE            | 1,476  |                     |                  |
| 108                       | BREAK ROOM         | 184    |                     |                  |
| 109                       | STORAGE            | 342    |                     |                  |
| 110                       | STORAGE            | 2,013  |                     |                  |
| 111                       | STORAGE            | 199    |                     |                  |
| 112                       | STORAGE            | 166    |                     |                  |
| 201                       | STORAGE            | 451    |                     |                  |
| 203                       | BREAK ROOM         | 865    |                     |                  |
| 206                       | STORAGE            | 867    |                     |                  |
| TOTAL                     |                    | 17,188 | 1/800 SF.           | 22               |
| 103                       | OPEN OFFICE        | 274    |                     |                  |
| 104                       | OFFICE             | 209    |                     |                  |
| 105                       | OFFICE             | 297    |                     |                  |
| 107                       | OFFICE             | 192    |                     |                  |
| 202                       | MEETING AREA       | 267    |                     |                  |
| 204                       | OFFICE             | 824    |                     |                  |
| TOTAL                     |                    | 2,063  | 1/300 SF.           | 7                |
| 106                       | HALL               | 120    |                     |                  |
| 205                       | OUTDOOR BREAK AREA | 2,075  |                     |                  |
| TOTAL                     |                    | 2,195  | N/A                 | 0                |
| TOTAL REQUIRED PARKING    |                    |        |                     | 29               |



**IRKAA**  
ARCHITECTS INC.  
10000 N. 19TH AVENUE, SUITE 100  
DENVER, CO 80202  
303.555.3000

12/29/16  
OVERALL FIRST LEVEL FLOOR PLAN

NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETIES. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.

**BCA 77, LLC.**  
16098 N. 80TH STREET  
SCOTTSDALE, AZ

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design by: RWC  
drawn by: RHN  
checked by: NF

**A1.0**  
project #: 16071

CASE NO. 1720-16

# OVERALL FIRST LEVEL - FLOOR PLAN

SCALE: 1/8" = 1'-0"



1-ZN-2017  
02/16/2017



K:\New Draw\191235071\191235071-01-08 Context Aerial.dwg, Layout:Layout1  
Jun 09, 2017 - 11:36am traver.jones

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WARRANTY, EITHER EXPRESS OR IMPLIED, IS MADE BY THE PREPARED FOR THE CLIENT. NO ASSURANCE OF ACCURACY OR COMPLETENESS IS GIVEN. NO LIABILITY IS ASSUMED FOR  
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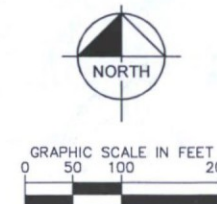
DESCRIPTION

BY DATE APPR

REV



VICINITY MAP  
SCOTTSDALE, AZ  
N.T.S.



1-ZN-2017  
1/9/2017



SEC OF GREENWAY-HAYDEN LOOP AND PARADISE LANE

## CONTEXT AERIAL EXHIBIT

SCOTTSDALE, ARIZONA

**D** DIVERSIFIED  
PARTNERS  
*Nationwide Real Estate Services*

**Kimley-Horn** © 2017  
7740 North 16th Street, Suite 300  
Phoenix, Arizona 85020 (602) 944-5500

PROJECT No.  
191235071  
SCALE (H): 1"=100'  
SCALE (V): NONE  
DRAWN BY: TMJ  
DESIGN BY: TMJ  
CHECK BY: SEH  
DATE: 01/09/17

2017-01-08 Context Aerial.dwg  
CX1  
1 OF 1 SHEETS

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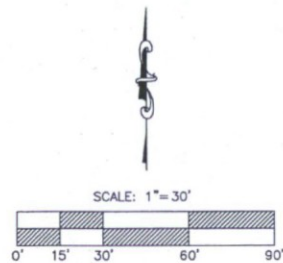
## AREA

PROPERTY CONTAINS 45,726 SQUARE FEET OR 1.050 ACRES NET.

## BENCHMARK

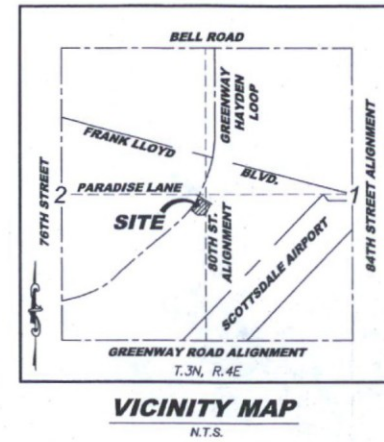
FOUND BRASS CAP IN HANDHOLE AT THE INTERSECTION OF 76TH STREET & PARADISE LANE. DOWN 0.24' FROM PAVEMENT.

ELEVATION = 1501.71 (88)



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A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2 & SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



## LEGEND

- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
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- FOUND 1/2" REBAR
- FOUND SET 1/2" REBAR
- AIR RELEASE VALVE
- BOLLARD
- CABLE TV JUNCTION BOX
- CABLE TV RISER
- WATER CHECK VALVE
- SEWER CLEANOUT
- ELECTRIC JUNCTION BOX
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- SEWER MANHOLE
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- HANDICAP PARKING
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- LIGHT POLE W/MAST
- MESQUITE TREE
- PALO VERDE TREE
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- TRAFFIC SIGNAL JUNCTION BOX
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- E.J.B. ELECTRIC JUNCTION BOX
- E.C. ELECTRIC CABINET
- C.B. CATCH BASIN
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- BK./PG. BOOK AND PAGE
- R/W RIGHT OF WAY
- APN ASSESSOR PARCEL NUMBER
- (M) MEASURED DATA PER THIS SURVEY
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- S.E. SLOPE EASEMENT
- S/W SIDEWALK
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- CENTER LINE
- BOUNDARY LINE
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- ADJACENT BOUNDARY LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND COX CABLE LINE
- UNDERGROUND STORM LINE
- BUILDING AREA
- CONCRETE AREA
- BUILDING OVERHANG AREA

## CERTIFICATION

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Jason Segneri

11/8/16

DATE

| LINE | DIRECTION        | LENGTH       |
|------|------------------|--------------|
| L1   | N49°35'43"E(M)   | 1148.39'(M)  |
| L1   | N49°35'43"E(C)   | 1148.20'(R)  |
| L2   | S59°11'57"E(R&C) | 285.04'(R&C) |
| L3   | N30°51'23"E(R&C) | 103.87'(R&C) |
| L4   | S89°39'23"E(R&C) | 120.06'(R&C) |
| L5   | S52°10'23"E(M)   | 124.96'(M)   |
| L5   | S52°10'23"E(R)   | 125.07'(R)   |
| L6   | S59°11'57"E(R&M) | 160.65'(R&M) |
| L7   | S30°51'23"W(R&C) | 53.82'(R&C)  |
| L8   | S72°51'26"E(R&C) | 30.00'(R&C)  |

| CURVE | DELTA          | RADIUS        | LENGTH       |
|-------|----------------|---------------|--------------|
| C1    | 18°47'51"(R&C) | 2000.00'(R&C) | 656.15'(R&C) |
| C2    | 29°52'26"(R&C) | 400.00'(R&C)  | 208.56'(R&C) |
| C3    | 5°38'48"(C)    | 2055.00'(C)   | 202.53'(C)   |
| C3    | 5°38'43"(R)    | 2055.00'(R)   | 202.48'(R)   |
| C4    | 88°17'27"(C)   | 20.00'(C)     | 30.82'(C)    |
| C4    | 88°27'13"(R)   | 20.00'(R)     | 30.88'(R)    |
| C5    | 90°03'19"(R&M) | 20.00'(R&M)   | 31.44'(R&M)  |
| C6    | 13°42'49"(C)   | 430.00'(C)    | 102.92'(C)   |
| C6    | 13°43'04"(R)   | 430.00'(R)    | 102.95'(R)   |

TOPOGRAPHIC SURVEY  
7995 EAST PARADISE LANE  
SCOTTSDALE, ARIZONA



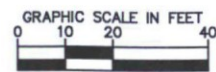
## REVISIONS:

- 1
- 2
- 3

DRAWING NAME:  
2016-216 TOPO  
JOB NO. 2016-216  
DRAWN: RNT  
CHECKED: JAS  
DATE: 11-5-2016  
SCALE: 1"=30'  
SHEET: 1 OF 1

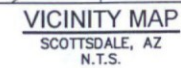
1-ZN-2017  
1/9/2017

c:\PHX\_Civ\191235071\CADD\_Exhibits\2016-12-19 Open Space Exhibit.dwg, Layout:Layout1 Dec 20, 2016 ~ 7:20am bryce.guidey



1-ZN-2017  
1/9/2017

CALL TWO WORKING DAYS  
BEFORE YOU DIE  
**602-263-1100**  
**1-800-STAKE-IT**  
(SOUTHERN MARICOPA COUNTY)



SEC OF GREENWAY-HAYDEN LOOP AND PARADISE LANE

## OPEN SPACE EXHIBIT

SCOTTSDALE, ARIZONA

DIVERSIFIED  
PARTNERS

**Nationwide Real Estate Services**

**Kimley»Horn** © 2016

7740 North 16th Street, Suite 300  
Phoenix, Arizona 85020 (602) 944-5500

PROJECT No.  
191235071

SCALE (H): 1"=20'

SCALE (V): NONE

DRAWN BY: BEQ

DESIGN BY: TMJ

CHECK BY: TMJ

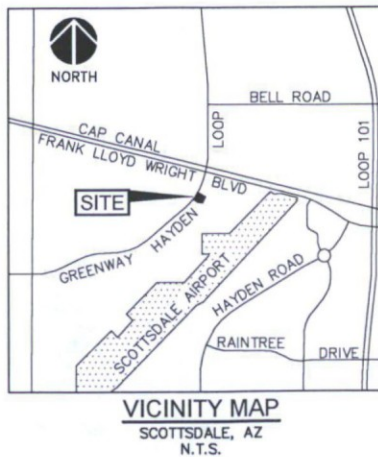
DATE: 12/19/2016



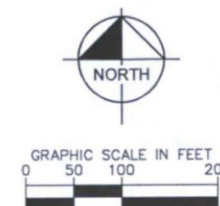
Expires 09/30/11

OS1

1 OF 1 SHEETS

[illegible]

**VICINITY MAP**  
SCOTTSDALE, AZ  
N.T.S.



1-ZN-2017  
1/9/2017



**D**  
**DIVERSIFIED  
PARTNERS**  
*Nationwide Real Estate Services*

SEC OF GREENWAY-HAYDEN LOOP AND PARADISE LANE

**CONTEXT AERIAL EXHIBIT**

SCOTTSDALE, ARIZONA

|                          |
|--------------------------|
| PROJECT No.<br>191235071 |
| SCALE (H): 1"=100'       |
| SCALE (V): NONE          |
| DRAWN BY: TMJ            |
| DESIGN BY: TMJ           |
| CHECK BY: SEH            |
| DATE: 01/09/17           |

2017-01-09 Context Aerial.dwg  
**CX1**  
1 OF 1 SHEETS

**Kimley»»Horn** © 2017  
7740 North 16th Street, Suite 300  
Phoenix, Arizona 85020 (602) 944-5500

## NOTES

1. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND REQUESTED UTILITY DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. NOT ALL UTILITY COMPANIES CONTACTED HAVE PROVIDED FACILITY MAPS FOR THEIR UNDERGROUND UTILITIES AND NOT ALL COMPANIES MARKED THEIR FACILITIES BEFORE THE FIELD SURVEY WAS COMPLETED.

2. THE BOUNDARY AND EASEMENT INFORMATION SHOWN HEREIN IS FOR REFERENCE ONLY. THIS INFORMATION WAS CALCULATED USING THE RECORDED PLAT OR DEED AS DESCRIBED IN THE LEGAL DESCRIPTION AND DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.

3. THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

4. ON-SITE PLANT INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. SURVEYOR ASSUMES NO LIABILITY FOR THE EVALUATION, SALVAGE ABILITY, REMOVAL AND/OR RELOCATION OF ON-SITE PLANT MATERIALS. CONTACT A LANDSCAPE PROFESSIONAL FOR MORE INFORMATION.

## BASIS OF BEARING

THE CENTER LINE OF GREENWAY-HAYDEN LOOP, SAID LINE BEARS NORTH 49 DEGREES 35 MINUTES 43 SECONDS EAST AS SHOWN IN BOOK 237, PAGE 12 MARICOPA COUNTY RECORDS.

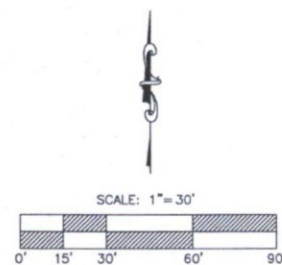
## AREA

PROPERTY CONTAINS 45,726 SQUARE FEET OR 1.050 ACRES NET.

## BENCHMARK

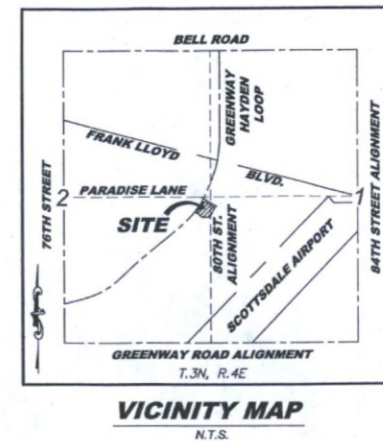
FOUND BRASS CAP IN HANDHOLE AT THE INTERSECTION OF 76TH STREET & PARADISE LANE. DOWN 0.24' FROM PAVEMENT.

ELEVATION = 1501.71 (88)



## TOPOGRAPHIC SURVEY 7995 EAST PARADISE LANE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2 & SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



## LEGEND

- FOUND BRASS CAP FLUSH
- ⊙ FOUND BRASS CAP IN HANDHOLE
- ⊙ FOUND 'PK' NAIL
- FOUND 1/2" REBAR
- FOUND SET 1/2" REBAR
- ▶ AIR RELEASE VALVE
- BOLLARD
- ⊠ CABLE TV JUNCTION BOX
- ⊠ CABLE TV RISER
- ⊠ WATER CHECK VALVE
- ⊠ SEWER CLEANOUT
- ⊠ ELECTRIC JUNCTION BOX
- ⊠ FIRE HYDRANT
- ⊠ STORM DRAIN MANHOLE
- ⊠ SEWER MANHOLE
- ⊠ TELEPHONE MANHOLE
- ⊠ WATER METER
- ⊠ HANDICAP PARKING
- ⊠ WATER VALVE
- ⊠ FIRE DEPARTMENT CONNECTION
- ⊠ LIGHT POLE W/MAST
- ⊠ MESQUITE TREE
- ⊠ PALO VERDE TREE
- ⊠ SIGN
- ⊠ TRAFFIC SIGNAL JUNCTION BOX
- ⊠ TREE
- EJB. ELECTRIC JUNCTION BOX
- E.C. ELECTRIC CABINET
- C.B. CATCH BASIN
- E.V. ELECTRIC VAULT
- V.N.E. VEHICULAR NON ACCESS
- BK./PG. BOOK AND PAGE
- R/W RIGHT OF WAY
- APN ASSESSOR PARCEL NUMBER
- (M) MEASURED DATA PER THIS SURVEY
- (C) CALCULATED DATA PER THIS SURVEY
- (R) RECORD DATA PER THIS SURVEY
- S.E. SLOPE EASEMENT
- S/W SIDEWALK
- T.V. TELEPHONE VAULT
- CENTER LINE
- BOUNDARY LINE
- EASEMENT LINE
- ADJACENT BOUNDARY LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND COX CABLE LINE
- UNDERGROUND STORM LINE
- ▨ BUILDING AREA
- ▨ CONCRETE AREA
- ▨ BUILDING OVERHANG AREA

| LINE TABLE |                  |              |
|------------|------------------|--------------|
| LINE       | DIRECTION        | LENGTH       |
| L1         | N49°35'43"E(M)   | 1148.39'(M)  |
| L1         | N49°35'43"E(C)   | 1148.20'(R)  |
| L2         | S59°11'57"E(R&C) | 285.04'(R&C) |
| L3         | N30°51'23"E(R&C) | 103.87'(R&C) |
| L4         | S89°39'23"E(R&C) | 120.06'(R&C) |
| L5         | S52°10'23"E(M)   | 124.96'(M)   |
| L5         | S52°10'23"E(R)   | 125.07'(R)   |
| L6         | S59°11'57"E(R&M) | 160.65'(R&M) |
| L7         | S30°51'23"W(R&C) | 53.82'(R&C)  |
| L8         | S72°51'26"E(R&C) | 30.00'(R&C)  |

| CURVE TABLE |                |               |              |
|-------------|----------------|---------------|--------------|
| CURVE       | DELTA          | RADIUS        | LENGTH       |
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| C6          | 13°43'04"(R)   | 430.00'(R)    | 102.95'(R)   |

## CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 2016, AND THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

78  
JASON SEGNERI

11/8/16  
DATE

TOPOGRAPHIC SURVEY  
7995 EAST PARADISE LANE  
SCOTTSDALE, ARIZONA



REVISIONS:

- 1
- 2
- 3

DRAWING NAME:  
2016-216 TOPO  
JOB NO. 2016-216  
DRAWN: RNT  
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SCALE: 1"=30'  
SHEET: 1 OF 1

7301 EAST EVANS ROAD  
SCOTTSDALE, AZ 85260  
PHONE (480) 922-0780  
FAX (480) 922-0781  
WWW.SIGSURVEYAZ.COM



SIG  
SURVEY INNOVATION  
GROUP, INC.  
Land Surveying Services

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1/9/2017

