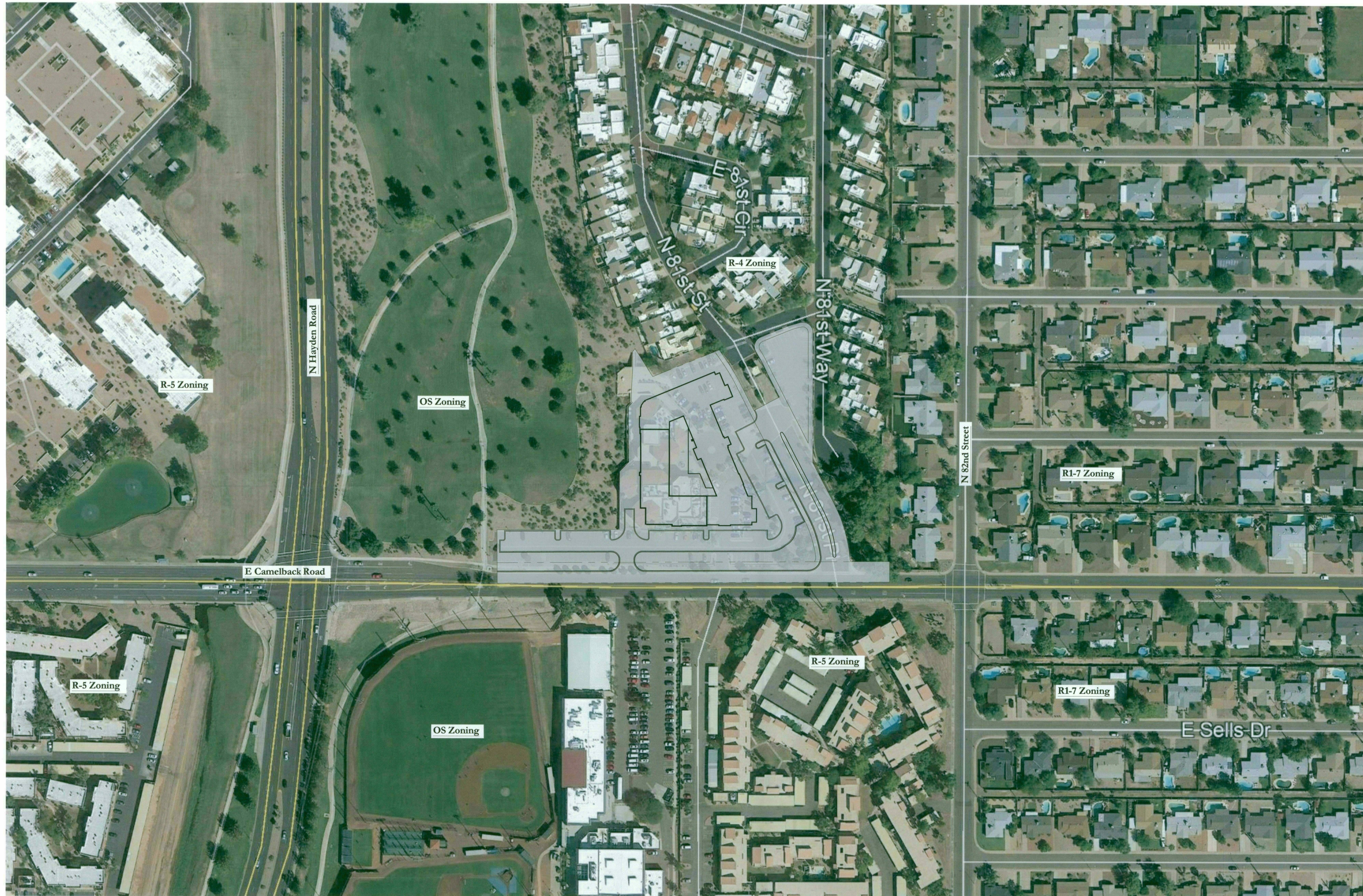


**Full Size or Largest Size
(site plan, landscape, elevations)**



ARCHITECTURE & DESIGN

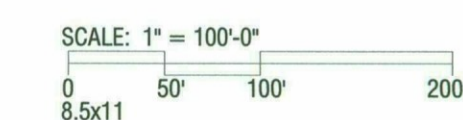


SPECTRUM

SPECTRUM
CAMELBACK ROAD

Scottsdale, Arizona

CONTEXT AERIAL

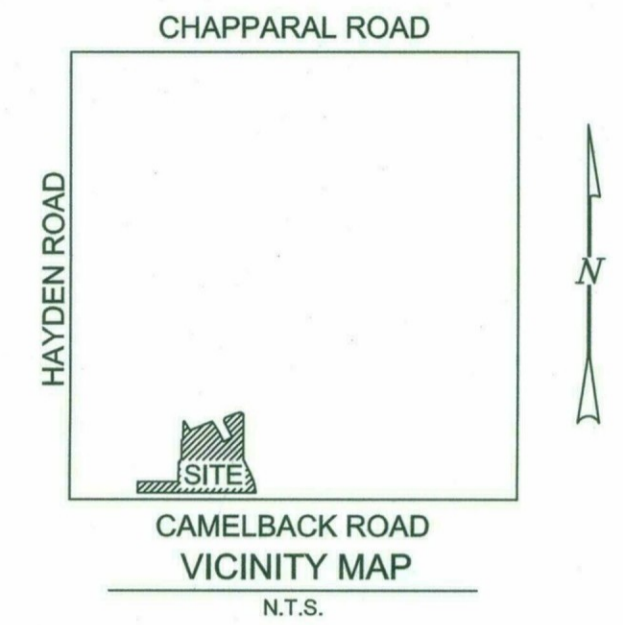


e1

ALTA/NSPS LAND TITLE SURVEY

OF
8102 E CAMELBACK ROAD
SCOTTSDALE, ARIZONA

BEING A PORTION OF
THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 2 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



PARCEL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 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 WEST QUARTER CORNER OF SAID SECTION 24, WHICH BEARS SOUTH 89 DEGREES 39 MINUTES 31 SECONDS WEST, A DISTANCE OF 1312.58 FEET, FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, NORTH 89 DEGREES 39 MINUTES 50 SECONDS EAST, A DISTANCE OF 398.49 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES 28 MINUTES 02 SECONDS WEST, A DISTANCE OF 41.47 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF CAMELBACK ROAD AND THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED NUMBER 2001-1047445 RECORDS OF MARICOPA COUNTY, ARIZONA, THE FOLLOWING COURSES AND DISTANCES;

THENCE NORTH 00 DEGREES 28 MINUTES 02 SECONDS WEST, A DISTANCE OF 62.73 FEET;

THENCE NORTH 89 DEGREES 40 MINUTES 38 SECONDS EAST, A DISTANCE OF 238.68 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 11 SECONDS EAST, A DISTANCE OF 114.19 FEET;

THENCE NORTH 43 DEGREES 16 MINUTES 04 SECONDS EAST, A DISTANCE OF 25.56 FEET;

THENCE NORTH 00 DEGREES 19 MINUTES 49 SECONDS WEST, A DISTANCE OF 108.13 FEET;

THENCE NORTH 44 DEGREES 25 MINUTES 25 SECONDS EAST, A DISTANCE OF 11.05 FEET;

THENCE NORTH 42 DEGREES 49 MINUTES 05 SECONDS WEST, A DISTANCE OF 2.81 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 15.50 FEET;

THENCE NORTH 02 DEGREES 54 MINUTES 15 SECONDS EAST, A DISTANCE OF 51.00 FEET;

THENCE NORTH 00 DEGREES 31 MINUTES 32 SECONDS WEST, A DISTANCE OF 30.74 FEET;

THENCE NORTH 37 DEGREES 06 MINUTES 39 SECONDS EAST, A DISTANCE OF 7.52 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF VILLA MONTEREY COUNTRY CLUB UNIT 1, ACCORDING TO THE PLAT RECORDED IN BOOK 237 OF MAPS, PAGE 50 AND AFFIDAVIT OF CORRECTION RECORDED APRIL 20, 1982 IN DOCKET 15970, PAGE 735, RECORDS OF MARICOPA COUNTY ARIZONA;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING 14 COURSES AND DISTANCES:

THENCE SOUTH 32 DEGREES 31 MINUTES 47 SECONDS EAST, A DISTANCE OF 64.61 FEET;

THENCE NORTH 67 DEGREES 59 MINUTES 06 SECONDS EAST, A DISTANCE OF 140.00 FEET;

THENCE SOUTH 34 DEGREES 41 MINUTES 53 SECONDS EAST, A DISTANCE OF 27.99 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 341.42 FEET;

THENCE ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 07 DEGREES 22 MINUTES 26 SECONDS, AN ARC LENGTH OF 43.94 FEET;

THENCE SOUTH 27 DEGREES 19 MINUTES 25 SECONDS EAST, A DISTANCE OF 64.34 FEET;

THENCE NORTH 62 DEGREES 40 MINUTES 35 SECONDS EAST, A DISTANCE OF 57.16 FEET;

THENCE NORTH 27 DEGREES 19 MINUTES 25 SECONDS WEST, A DISTANCE OF 64.34 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 398.58 FEET;

THENCE ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 02 MINUTES 24 SECONDS, WITH AN ARC LENGTH OF 35.06 FEET, TO A POINT OF REVERSE CURVE WITH A RADIUS OF 20.00 FEET;

THENCE ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 100 DEGREES 12 MINUTES 37 SECONDS, AN ARC LENGTH OF 34.98 FEET;

THENCE NORTH 67 DEGREES 50 MINUTES 50 SECONDS EAST, A DISTANCE OF 56.66 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 134.00 FEET;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 134.00 FEET, THROUGH A CENTRAL ANGLE OF 11 DEGREES 49 MINUTES 37 SECONDS, AN ARC LENGTH OF 27.66 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET;

THENCE ALONG SAID COMPOUND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 100 DEGREES 05 MINUTES 45 SECONDS, AN ARC LENGTH OF 34.94 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 25 SECONDS EAST, A DISTANCE OF 253.91 FEET;

THENCE SOUTH 27 DEGREES 19 MINUTES 25 SECONDS EAST, A DISTANCE OF 32.34 FEET TO THE SOUTHWEST CORNER OF TRACT Y OF SAID VILLA MONTEREY COUNTRY CLUB UNIT 1 ALSO BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED NUMBER 1998-1132235, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND, SOUTH 27 DEGREES 19 MINUTES 25 SECONDS EAST, A DISTANCE OF 59.67 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 288.58 FEET;

THENCE CONTINUING ALONG THE WEST LINE OF SAID PARCEL OF LAND, ALONG SAID TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22 DEGREES 01 MINUTES 35 SECONDS, AN ARC LENGTH OF 110.94 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 24.42 FEET;

THENCE CONTINUING ALONG THE WEST LINE OF SAID PARCEL OF LAND, ALONG SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16 DEGREES 25 MINUTES 18 SECONDS, AN ARC LENGTH OF 7.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CAMELBACK ROAD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 39 MINUTES 50 SECONDS WEST, A DISTANCE OF 682.64 FEET;

THENCE NORTH 81 DEGREES 42 MINUTES 33 SECONDS WEST, A DISTANCE OF 9.79 FEET TO THE POINT OF BEGINNING.

SCHEDULE "B" ITEMS

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2017.

2. Any outstanding liabilities and obligations, including unpaid assessments, imposed upon said Land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purposes of obtaining water rights for said Land.

3. Reservations contained in the Patent

From: The United States of America
Recording Date: January 29, 1891
Recording No: Book 25 of Deeds, page 568

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law; and the reservation from the lands hereby granted of a right of way thereon for ditches or canals constructed by the authority of the United States.

(Schedule "B" Item does affect subject property, and is blanket in nature)

4. Water rights, claims or title to water, whether or not disclosed by the public records.

5. Intentionally Omitted

6. Matters contained in that certain document

Entitled: Memorandum of Agreement
Dated: August 29, 1949
Recording Date: October 12, 1949
Recording No: Docket 447, page 423

Reference is hereby made to said document for full particulars.

(Schedule "B" Item does affect subject property, and is blanket in nature)

7. Intentionally Omitted

8. Intentionally Omitted

9. Intentionally Omitted

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Scottsdale
Purpose: drainage and flood control
Recording Date: October 18, 1980
Recording No: Docket 14791, page 884
Re-Recording Date: February 26, 1981
Re-Recording No: Docket 15049, page 865
Affects: said land more particularly described therein

(Schedule "B" Item does affect subject property, plotted hereon)

SCHEDULE "B" ITEMS

11. Intentionally Omitted

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Salt River Project Agricultural Improvement and Power District
Purpose: underground power
Recording Date: June 17, 1981
Recording No: Docket 15319, page 189
Affects: said land more particularly described therein

(Schedule "B" Item does affect subject property, plotted hereon)

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: flood control
Recording Date: June 9, 1982
Recording No: Docket 16077, page 396
Affects: said land more particularly described therein

(Schedule "B" Item affects subject property and is blanket in nature)

14. Matters contained in that certain document

Entitled: Agreement For Use, Maintenance And Easements
Dated: January 16, 1984
Executed by: Lorbel Developments U.S. Ltd., an Arizona corporation; Camelback Monterey and Villa Monterey Country Club Unit I Homeowners Association, Inc., an Arizona nonprofit corporation
Recording Date: June 12, 1984
Recording No: 84-252705

Reference is hereby made to said document for full particulars.

(Schedule "B" Item affects subject property and is blanket in nature)

15. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease
Lessor: Leite, L.L.C.
Lessee: SCI Acquisition I, Ltd.
Recording Date: December 31, 1998
Recording No: 98-1190492

Thereafter, First Amendment to Lease recorded November 9, 2001 in Recording No. 20011047444

(Schedule "B" Item affects subject property and is blanket in nature)

16. Matters contained in that certain document

Entitled: Parking and Cross-Access Easement
Dated: November 9, 2001
Executed by: Arizona Gold Foundation, an Arizona non-profit corporation and Leite, LLC, an Arizona limited liability company
Recording Date: November 9, 2001
Recording No: 20011047446
Reference is hereby made to said document for full particulars.

(Schedule "B" Item affects subject property and is blanket in nature)

17. Matters shown on Record Of Survey:

Recorded: July 6, 2016 in Book 1279 of Maps, page 39

(Schedule "B" Item affects subject property)

18. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the Public Records.

19. Intentionally Omitted

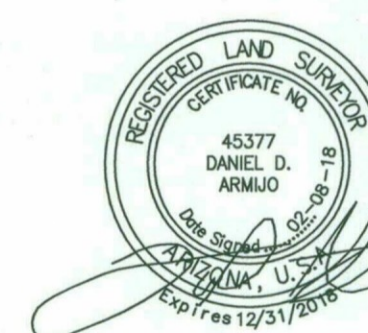
CERTIFICATION

To: SPECTRUM ACQUISITION SCOTTSDALE LLC, A COLORADO LIMITED LIABILITY COMPANY
LEITE, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a)(b), 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 2, 2017.

REVISED FEBRUARY 08, 2018
REVISED NOVEMBER 21, 2017
REVISED NOVEMBER 9, 2017

DRAWN BY: DDA CHECKED BY: DDA DATE: 02/08/18 JOB NO.: 17-093 SHEET NO. 1 OF 3



ALTA/NSPS LAND TITLE SURVEY
8102 E CAMELBACK ROAD
SECTION 24
TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

AW LAND SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287

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1-ZN-2018
03/01/18

GENERAL NOTES

1. ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. Z172406-001-MLG REV 3, WITH AN EFFECTIVE DATE OF OCTOBER 16, 2017.
2. A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT TO THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE.
3. SURVEY FIELD WORK WAS COMPLETED ON OCTOBER 2, 2017.
4. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NOTES: (Table "A" Items")

- | ITEM # | |
|--------|---|
| 1. | SET A 1/2" REBAR W/CAP "AWLS 45377" AT PROPERTY CORNERS AS SHOWN HEREON UNLESS OTHERWISE NOTED. |
| 2. | SUBJECT PROPERTY ADDRESS:
8102 E CAMELBACK ROAD, SCOTTSDALE, ARIZONA 85251 |
| 3. | ACCORDING TO FIRM FLOOD INSURANCE RATE MAP NO. 04013C1770L, DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED WITHIN 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 AND WITHIN ZONE "AE", ZONE "AE" IS DEFINED AS BLOOD FLOOD ELEVATIONS DETERMINED. |
| 4. | NET AREA IS 170,104.7 SQUARE FEET OR 3.905 ACRES, MORE OR LESS.
GROSS AREA IS 197,804.3 SQUARE FEET OR 4.541 ACRES, MORE OR LESS. |
| 7. | THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND LEVEL BASED ON FIELD MEASUREMENTS. THIS MAY OR MAY NOT BE THE EXACT DIMENSIONS OF THE BUILDING FOUNDATION. THE BUILDING AREA IN SQUARE FEET IS CALCULATED FROM THESE MEASUREMENTS AND IS NOT INTENDED TO REPRESENT INTERIOR LEASEABLE AREA. |
| 11. | THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR 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. ADDITIONALLY, AS PER THE 2011 ALTA STANDARDS: WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. |
| 13. | ADJOINER INFORMATION IS PER MARICOPA COUNTY ASSESSOR WEBSITE. |
| 16. | AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. |
| 17. | AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES, OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. |
| 18. | AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF SUBJECT PROPERTY LYING WITHIN ANY DEFINED WETLANDS. |

BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 4 EAST, USING A BEARING OF SOUTH 89 DEGREES 39 MINUTES 50 SECONDS EAST, AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 1279, PAGE 39, MARICOPA COUNTY RECORDS.

BENCHMARK

BENCHMARK IS A CITY OF SCOTTSDALE BRASS CAP FLUSH, LOCATED WEST OF THE INTERSECTION OF CAMELBACK ROAD AND HAYDEN ROAD.
ELEVATION = 1244.70' NAVD 88 (CITY OF SCOTTSDALE DATUM)

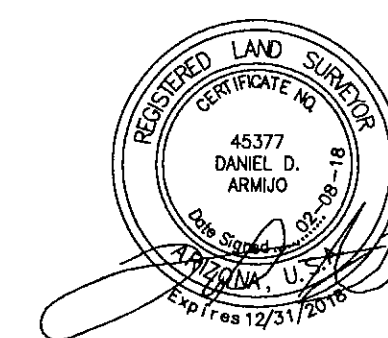
PERTINENT DOCUMENTS:

SPECIAL WARRANTY DEED:
DOCUMENT NO. 1998-1132235, MCR

SPECIAL WARRANTY DEED:
DOCUMENT NO. 2001-1047445, MCR

SPECIAL WARRANTY DEED
DOCUMENT NO. 1999-0152333, MCR

SPECIAL WARRANTY DEED
DOCUMENT NO. 2004-1485804, MCR



ALTA/NSPS LAND TITLE SURVEY
8102 E CAMELBACK ROAD
SECTION 24
TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

AW
LAND
SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287

△ REVISED FEBRUARY 08, 2018
△ REVISED NOVEMBER 21, 2017
△ REVISED NOVEMBER 9, 2017

DRAWN BY: DDA CHECKED BY: DDA DATE: 02/08/18 JOB NO.: 17-093 SHEET NO. 2 OF 3

LEGEND

- MCR MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- APN ASSESSOR PARCEL NUMBER
- DOC. NO. DOCUMENT NUMBER
- UE UTILITY EASEMENT

- CB CATCH BASIN
- WBP WATER BACKFLOW PREVENTOR
- WMB WATER METER BOX
- LP LIGHT POLE
- FH FIRE HYDRANT
- WV WATER VALVE
- SLM STREET LIGHT MAST
- TR TELEPHONE RISER
- GV GAS VALVE
- FDC FIRE DEPARTMENT CONNECTION
- ECB ELECTRIC CABINET
- ET ELECTRIC TRANSFORMER
- GAS REG. GAS REGULATOR
- SCO SEWER CLEANOUT

- (S) SEWER MANHOLE
- (D) STORMDRAIN MANHOLE

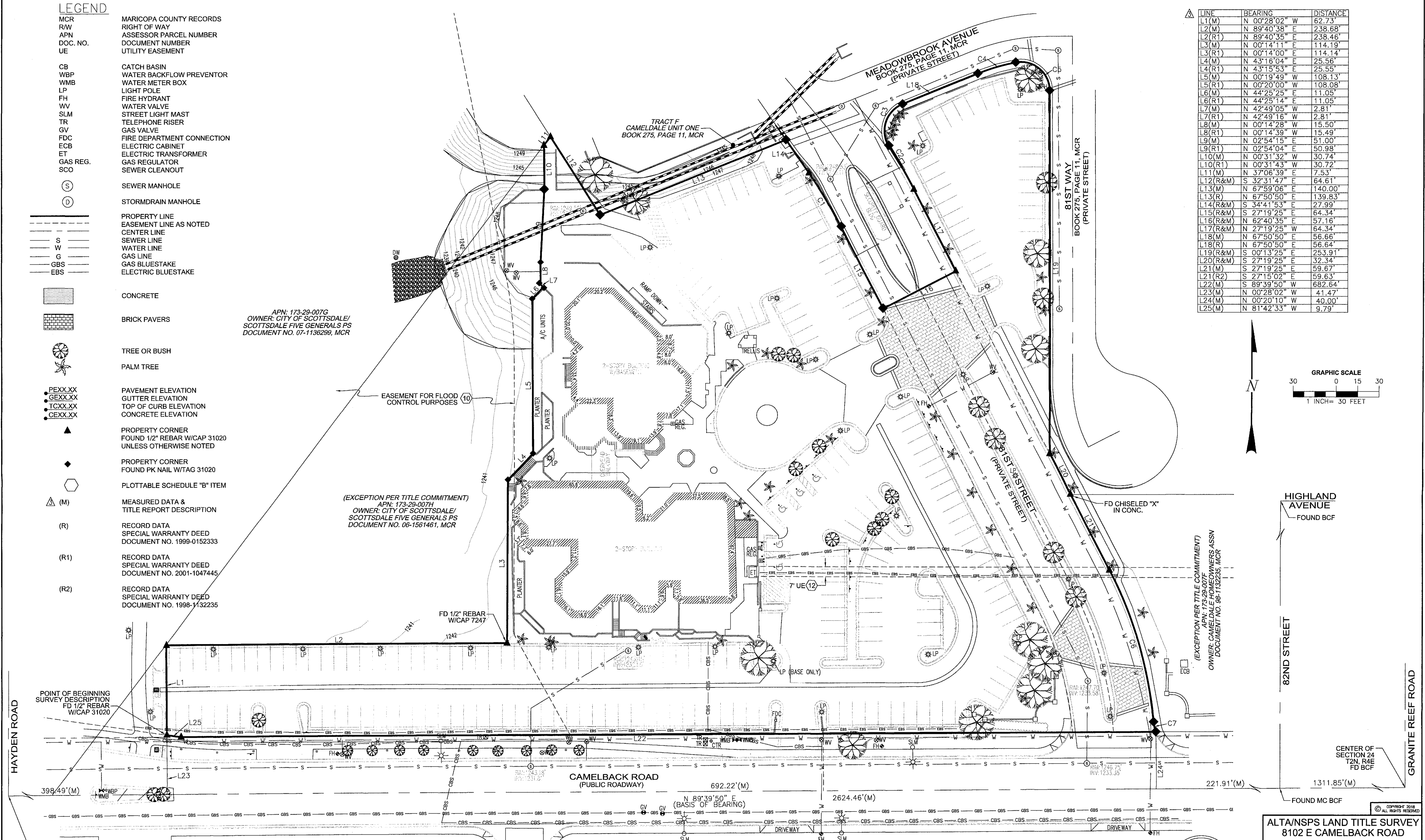
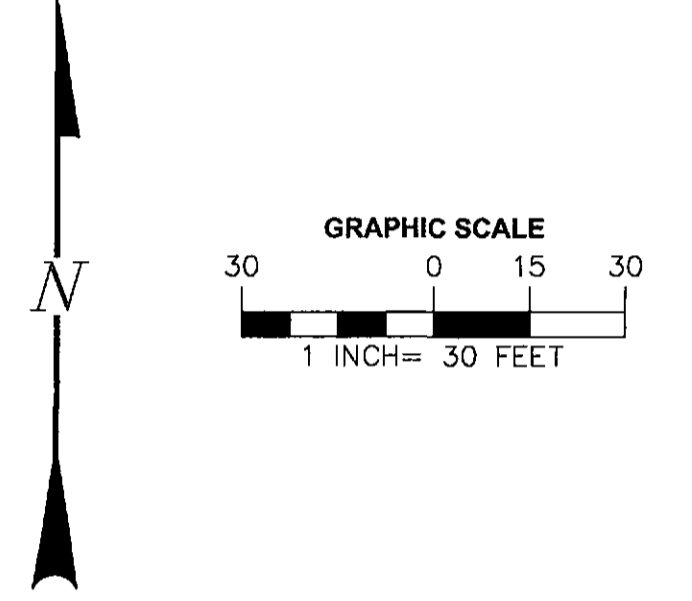
- PROPERTY LINE
- - - EASEMENT LINE AS NOTED
- CENTER LINE
- SEWER LINE
- WATER LINE
- GAS LINE
- GBS GAS BLUESTAKE
- EBS ELECTRIC BLUESTAKE

- [CONCRETE] CONCRETE
- [BRICK PAVERS] BRICK PAVERS
- [TREE OR BUSH] TREE OR BUSH
- [PALM TREE] PALM TREE
- [PEXX.XX] PAVEMENT ELEVATION
- [GEXX.XX] GUTTER ELEVATION
- [TCXX.XX] TOP OF CURB ELEVATION
- [CXX.XX] CONCRETE ELEVATION
- [▲] PROPERTY CORNER
- [▲] FOUND 1/2" REBAR W/CAP 31020 UNLESS OTHERWISE NOTED
- [◆] PROPERTY CORNER
- [◆] FOUND PK NAIL W/TAG 31020
- [○] PLOTTABLE SCHEDULE "B" ITEM
- [△(M)] MEASURED DATA & TITLE REPORT DESCRIPTION
- [R] RECORD DATA SPECIAL WARRANTY DEED DOCUMENT NO. 1999-0152333
- [R1] RECORD DATA SPECIAL WARRANTY DEED DOCUMENT NO. 2001-1047445
- [R2] RECORD DATA SPECIAL WARRANTY DEED DOCUMENT NO. 1998-1132235

APN: 173-29-007G
OWNER: CITY OF SCOTTSDALE/
SCOTTSDALE FIVE GENERALS PS
DOCUMENT NO. 07-1136299, MCR

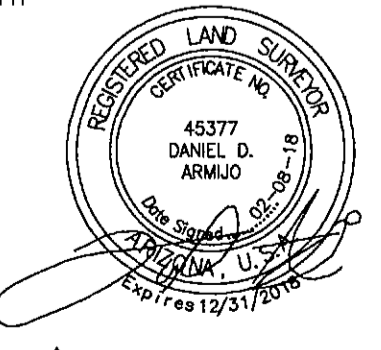
(EXCEPTION PER TITLE COMMITMENT)
APN: 173-29-007H
OWNER: CITY OF SCOTTSDALE/
SCOTTSDALE FIVE GENERALS PS
DOCUMENT NO. 06-1561461, MCR

LINE	BEARING	DISTANCE
L1(M)	N 00°28'02" W	62.73'
L2(M)	N 89°40'38" E	238.68'
L2(R)	N 89°40'35" E	238.46'
L3(M)	N 00°14'11" W	114.19'
L3(R)	N 00°14'00" E	114.14'
L4(M)	N 43°16'04" E	25.56'
L4(R)	N 43°15'53" E	25.55'
L5(M)	N 00°19'49" W	108.13'
L5(R)	N 00°20'00" W	108.08'
L6(M)	N 44°25'25" E	11.05'
L6(R)	N 44°25'14" E	11.05'
L7(M)	N 42°49'05" W	2.81'
L7(R)	N 42°49'16" W	2.81'
L8(M)	N 00°14'28" W	15.50'
L8(R)	N 00°14'39" W	15.49'
L9(M)	N 02°54'15" E	51.00'
L9(R)	N 02°54'04" E	50.98'
L10(M)	N 00°31'32" W	30.74'
L10(R)	N 00°31'43" W	30.72'
L11(M)	N 37°06'39" E	7.53'
L12(R&M)	S 32°31'47" E	64.61'
L13(M)	N 67°59'06" E	140.00'
L13(R)	N 67°50'50" E	139.83'
L14(R&M)	S 34°41'53" E	27.99'
L15(R&M)	S 27°19'25" E	64.34'
L16(R&M)	N 62°40'35" E	57.16'
L17(R&M)	N 27°19'25" W	64.34'
L18(M)	N 67°50'50" E	56.66'
L18(R)	N 67°50'50" E	56.64'
L19(R&M)	S 00°13'25" E	253.91'
L20(R&M)	S 27°19'25" E	32.34'
L21(M)	S 27°19'25" E	59.67'
L21(R2)	S 27°15'02" E	59.63'
L22(M)	S 89°39'50" W	682.64'
L23(M)	N 00°28'02" W	41.47'
L24(M)	N 00°20'10" W	40.00'
L25(M)	N 81°42'33" W	9.79'



W 1/4 CORNER SECTION 24 T2N, R4E CALCULATED POSITION PER BOOK 1279, PAGE 39 FOUND BCF (27.13' EAST) SITE BENCHMARK

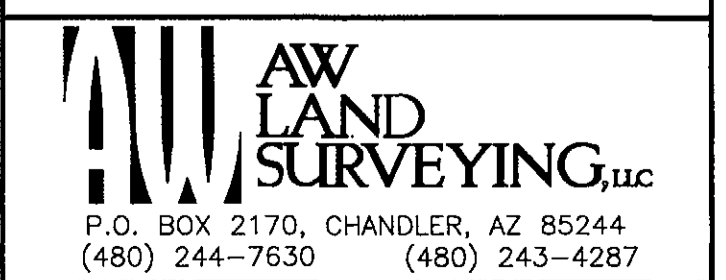
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(M)	43.94'	341.42'	7°22'26"	N 31°00'40" W	43.91'
C1(R)	43.94'	341.42'	7°22'28"		
C2(M)	35.06'	398.58'	5°02'24"	S 29°50'37" E	35.05'
C2(R)	34.85'	398.58'	5°00'37"		
C3(M)	34.98'	20.00'	100°12'37"	S 17°44'30" W	30.69'
C3(R)	34.97'	20.00'	100°10'52"		
C4(M)	27.66'	134.00'	11°49'37"	S 73°45'38" W	27.61'
C4(R)	27.66'	134.00'	11°49'30"		
C5(R&M)	34.94'	20.00'	100°05'45"	N 50°16'41" W	30.66'
C6(R2&M)	110.94'	288.58'	22°01'35"	N 16°18'37" W	110.26'
C7(M)	7.01'	24.42'	16°27'03"	S 13°31'21" E	6.99'
C7(R2)	7.10'	24.42'	16°39'09"		



REVISED FEBRUARY 08, 2018
REVISED NOVEMBER 21, 2017
REVISED NOVEMBER 9, 2017

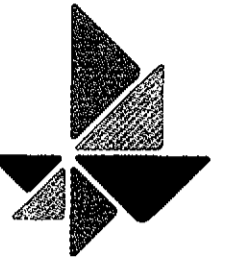
DRAWN BY: DDA CHECKED BY: DDA DATE: 02/08/18 JOB NO.: 17-093 SHEET NO. 3 OF 3

ALTA/NSPS LAND TITLE SURVEY
8102 E CAMELBACK ROAD
SECTION 24
TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA





ARCHITECTURE & DESIGN



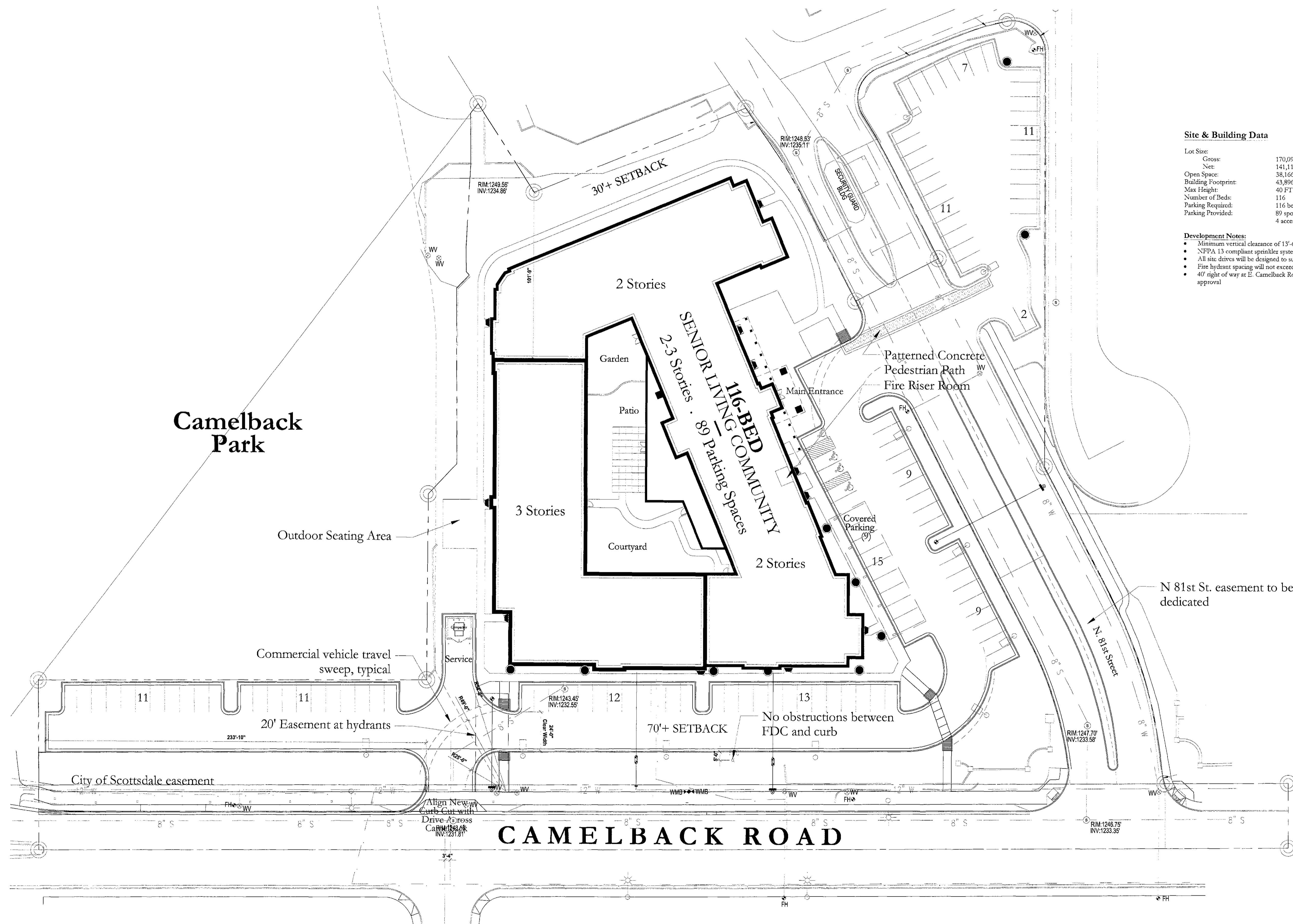
SPECTRUM

Site & Building Data

Lot Size:	
Gross:	170,092 SF
Net:	141,112 SF
Open Space:	38,166 SF
Building Footprint:	43,896 SF
Max Height:	40 FT
Number of Beds:	116
Parking Required:	116 beds * 0.7 = 82 spots required
Parking Provided:	89 spots provided
	4 accessible

Development Notes:

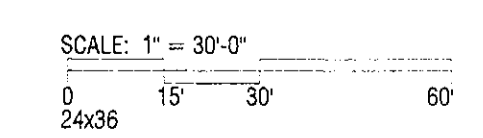
- Minimum vertical clearance of 13'-6" provided above all site drives
- NFPA 13 compliant sprinkler system to be used throughout building
- All site drives will be designed to support at minimum 83,000 lb. GVW
- Fire hydrant spacing will not exceed 700 ft on center.
- 40' right of way at E. Camelback Road to be dedicated with final plan approval



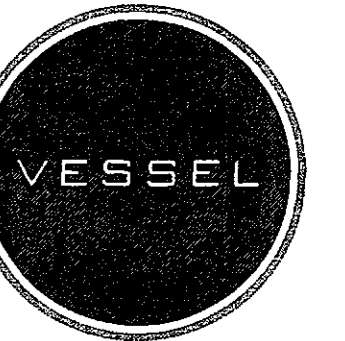
SPECTRUM
CAMELBACK ROAD

Scottsdale, Arizona

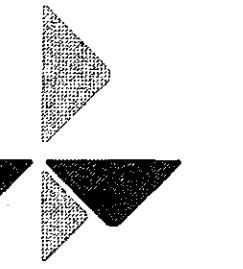
SITE PLAN



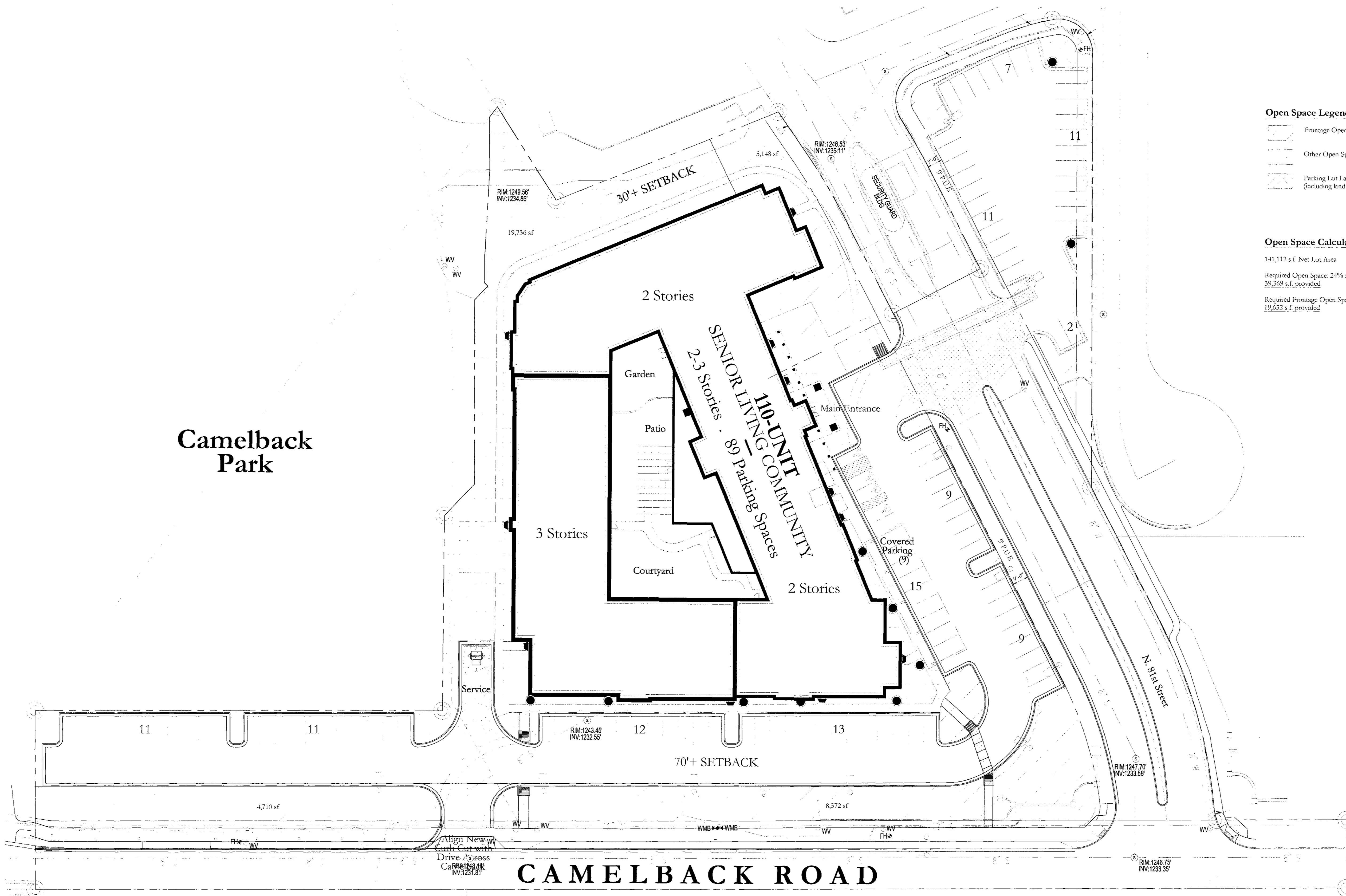
f1



ARCHITECTURE & DESIGN



SPECTRUM



Camelback Park

CAMELBACK ROAD

Open Space Legend

- Frontage Open Space
- Other Open Space
- Parking Lot Landscaping (including landscape islands)

Open Space Calculations

141,112 s.f. Net Lot Area
 Required Open Space: 24% x Net Lot Area = 33,867 s.f.
 39,369 s.f. provided

Required Frontage Open Space: 50% x Req'd Open Space = 16,933 s.f.
 19,632 s.f. provided

SPECTRUM CAMELBACK ROAD

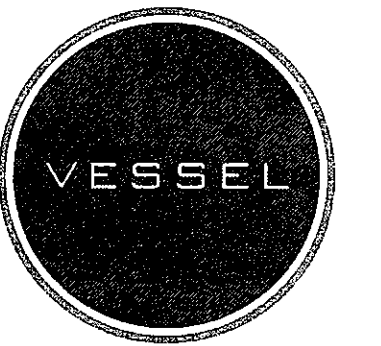
Scottsdale, Arizona

OPEN SPACE PLAN

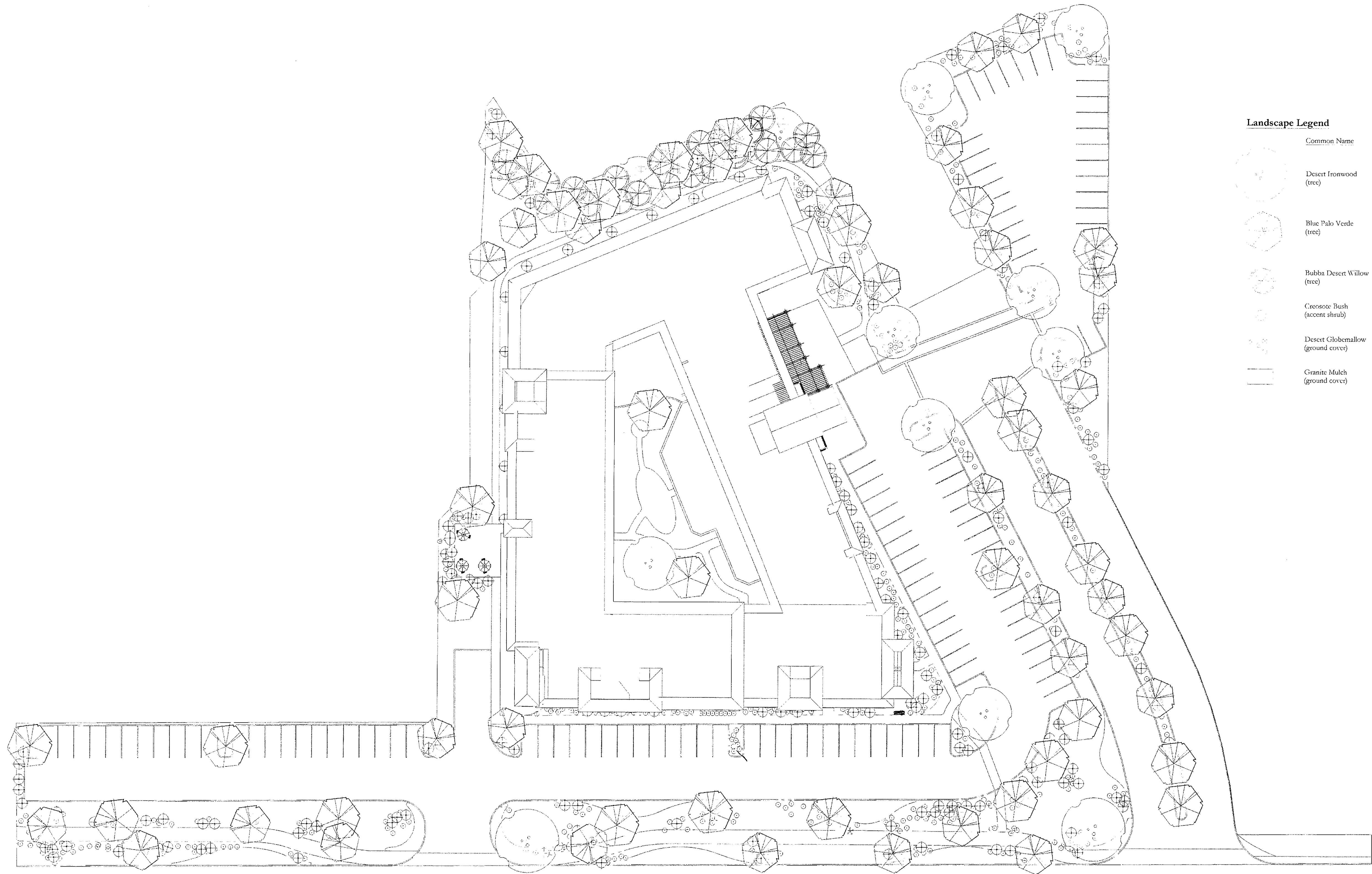
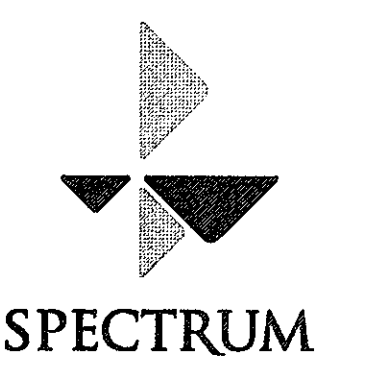
SCALE: 1" = 30'-0"
 0 15' 30' 60'
 24x36



d1



ARCHITECTURE & DESIGN



Landscape Legend

Symbol	Common Name
	Desert Ironwood (tree)
	Blue Palo Verde (tree)
	Bubba Desert Willow (tree)
	Cresote Bush (accent shrub)
	Desert Globemallow (ground cover)
	Granite Mulch (ground cover)

SPECTRUM
CAMELBACK ROAD

Scottsdale, Arizona

LANDSCAPE PLAN

m1

SCALE: 1" = 30'-0"
0 15' 30' 60'

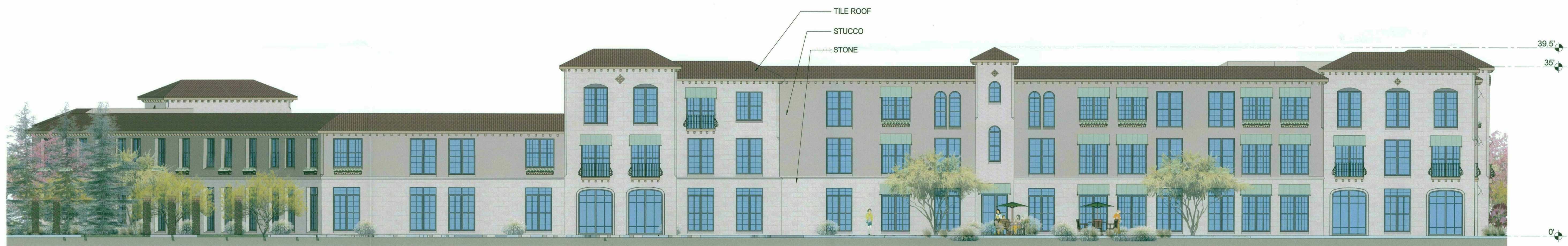




NORTHEAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



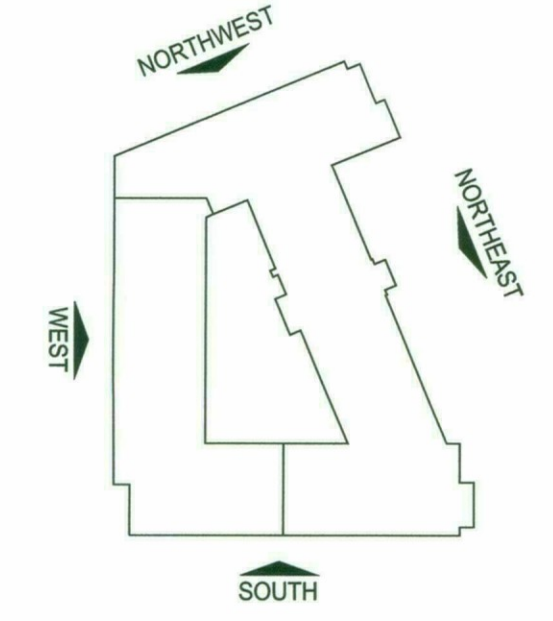
NORTHWEST ELEVATION



ARCHITECTURE & DESIGN

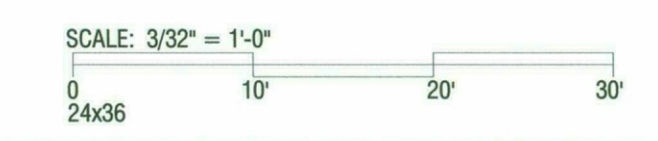


SPECTRUM

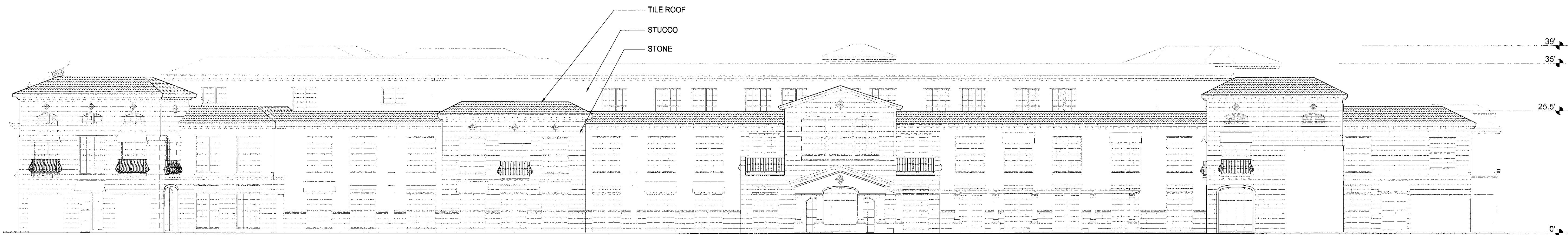


SPECTRUM
CAMELBACK ROAD
Scottsdale, Arizona

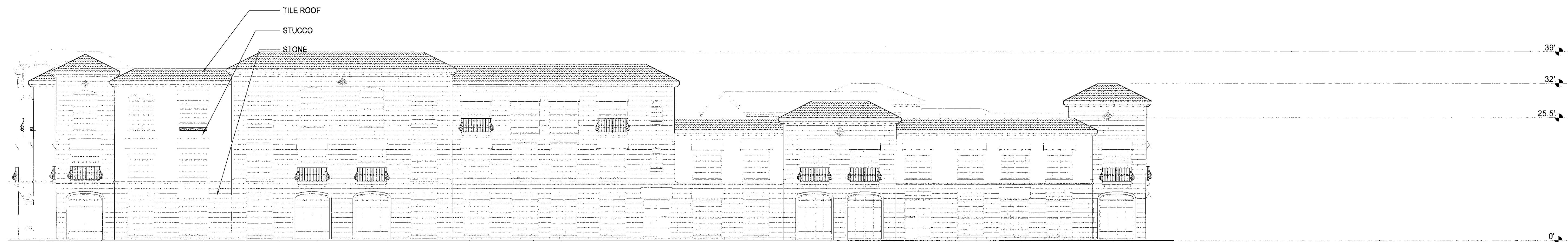
BUILDING ELEVATIONS



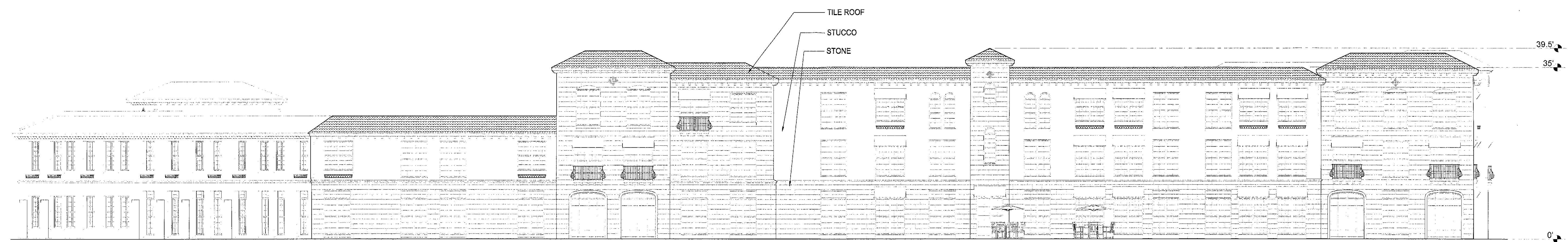
A4.1



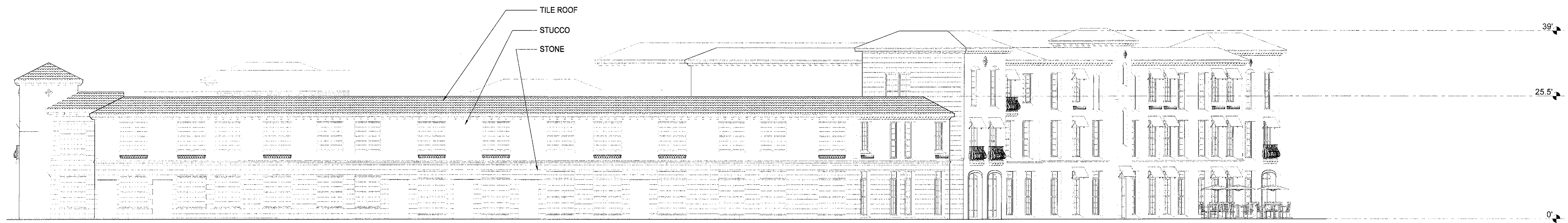
NORTHEAST ELEVATION



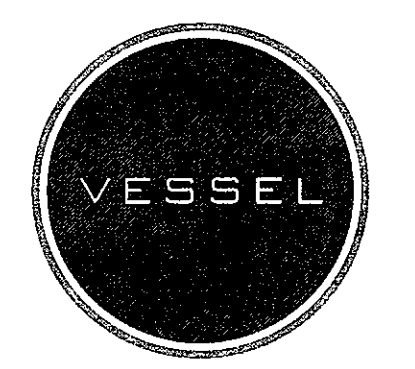
SOUTH ELEVATION



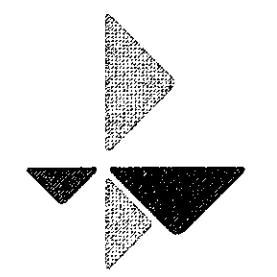
WEST ELEVATION



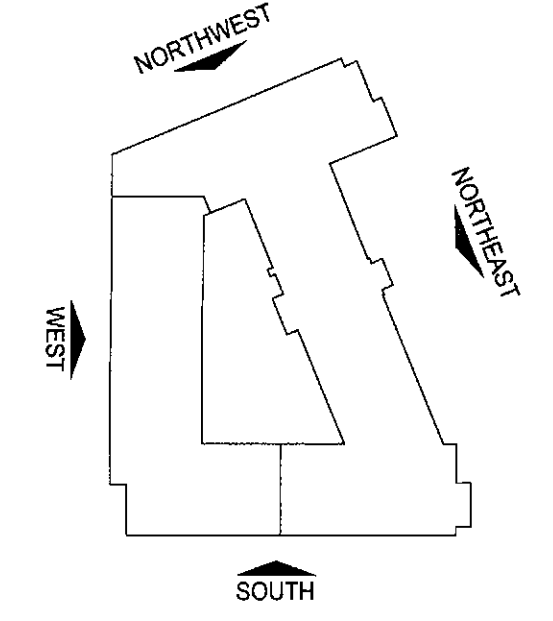
NORTHWEST ELEVATION



ARCHITECTURE & DESIGN



SPECTRUM



SPECTRUM
CAMELBACK ROAD
Scottsdale, Arizona

BUILDING ELEVATIONS

SCALE: 3/32" = 1'-0"
0 10' 20' 30'
24x36

A4.2



ARCHITECTURE & DESIGN



SPECTRUM

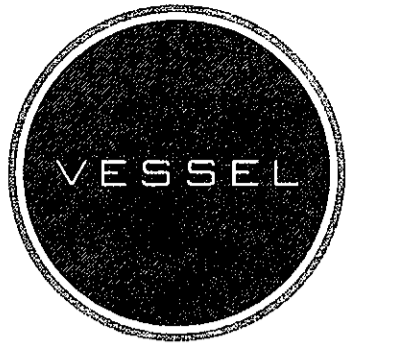


SPECTRUM
CAMELBACK ROAD

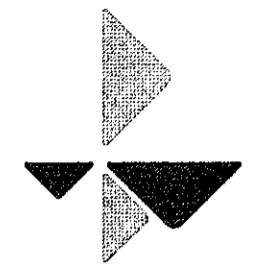
Scottsdale, Arizona

PERSPECTIVE

u1



ARCHITECTURE & DESIGN



SPECTRUM



SPECTRUM
CAMELBACK ROAD

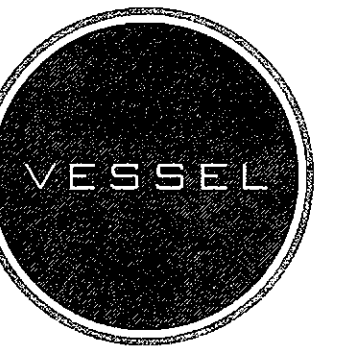
Scottsdale, Arizona

LEVEL ONE
FLOOR PLAN

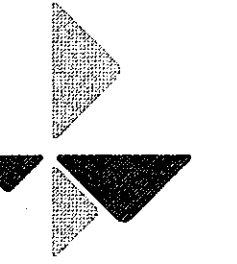
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0 10' 20' 40'



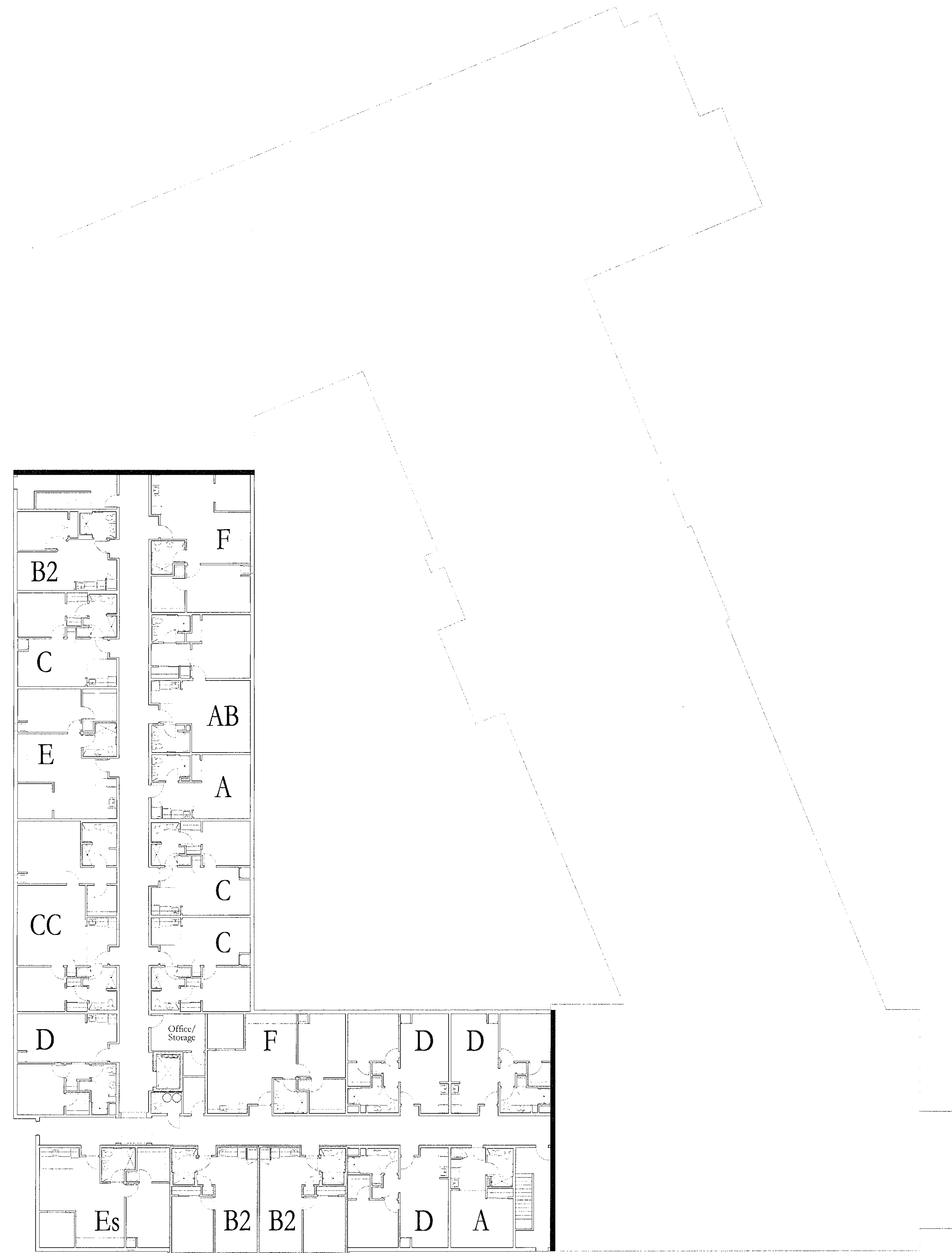
A3.1



ARCHITECTURE & DESIGN



SPECTRUM



SPECTRUM
CAMELBACK ROAD

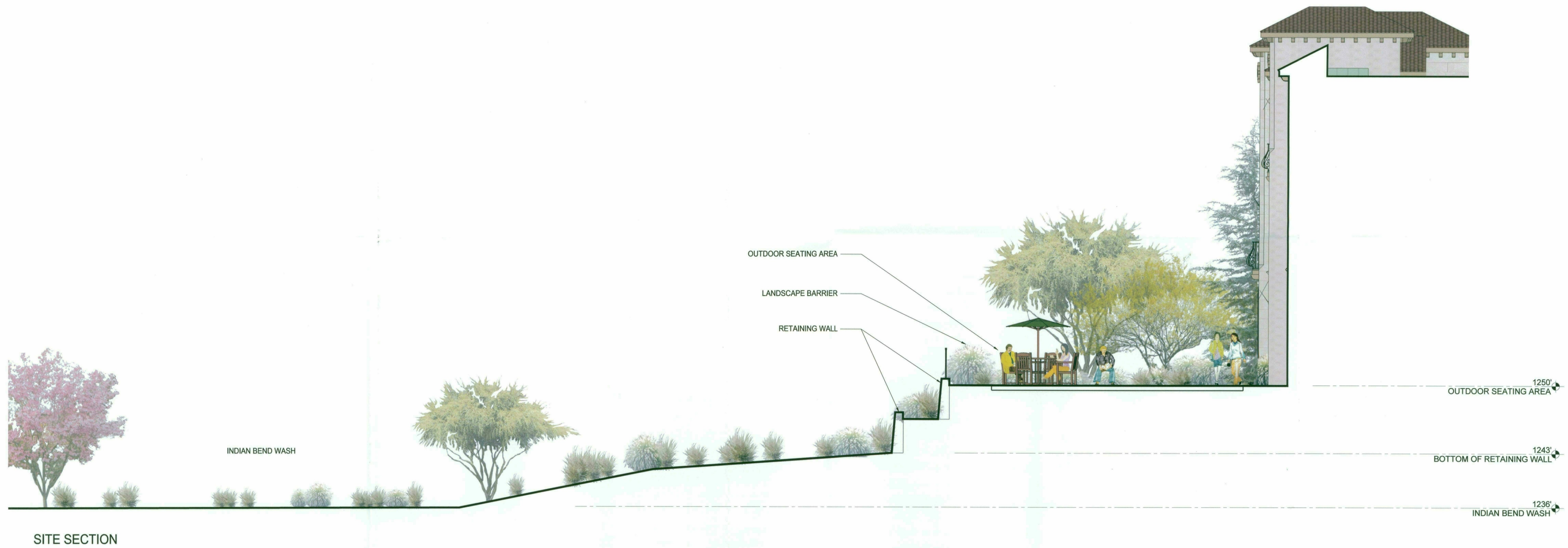
Scottsdale, Arizona

LEVEL THREE
FLOOR PLAN

A3.3

SCALE: 1/16" = 1'-0"
0 10' 20' 40'



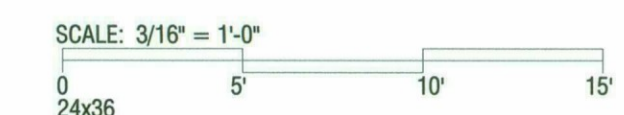


SITE SECTION

SPECTRUM
CAMELBACK ROAD

Scottsdale, Arizona

SITE SECTION



A7.1



ARCHITECTURE & DESIGN

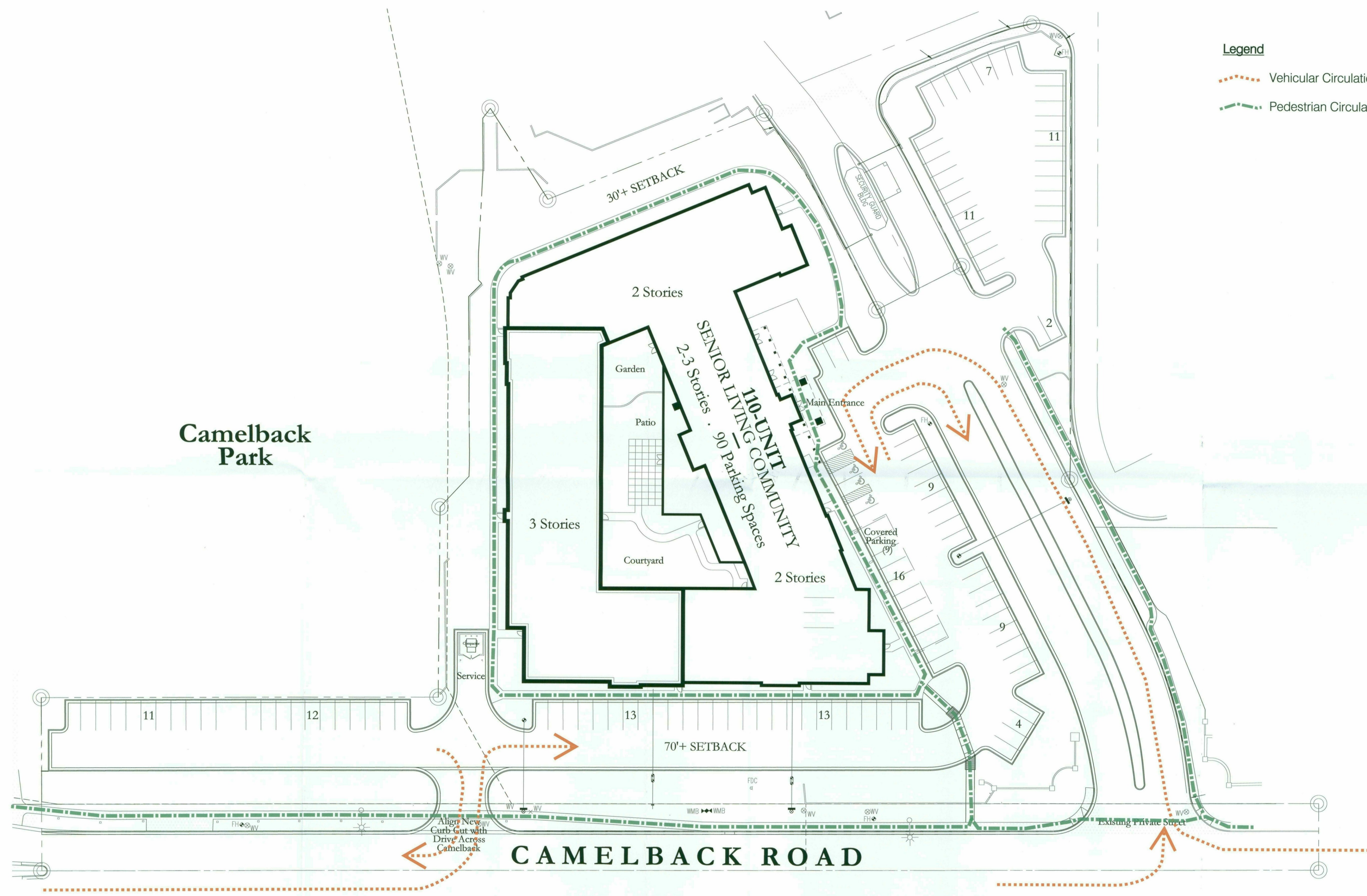


SPECTRUM

Legend

Vehicular Circulation

Pedestrian Circulation



Camelback Park

CAMELBACK ROAD

SPECTRUM CAMELBACK ROAD

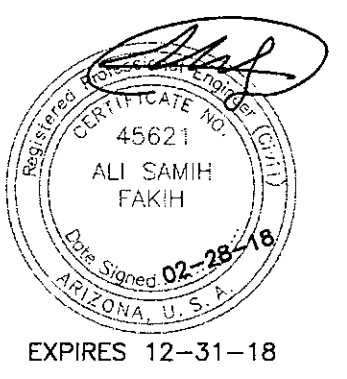
Scottsdale, Arizona

PEDESTRIAN AND VEHICULAR CIRCULATION PLAN

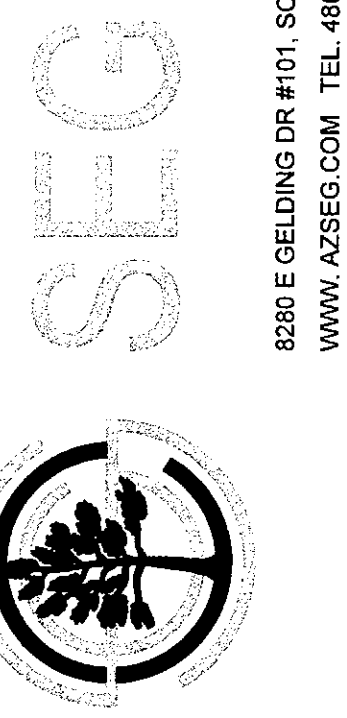
SCALE: 1" = 30'-0"
0 15' 30' 60'
24x36



r1



**SUSTAINABILITY
ENGINEERING
GROUP**



8280 E GELDING DR #101, SCOTTSDALE, ARIZONA 85280
WWW.ASEEG.COM TEL. 480.588.7226



PROJECT
CAMELBACK SENIOR LIVING COMMUNITY

LOCATION
E. CAMELBACK RD. & N. 81ST ST.,
SCOTTSDALE, AZ

DRAWN HARMOUICHE
DESIGNED HARMOUICHE
CHECKED COUNSELL
PROJ. MGR. FAKIH

DATE: 02/28/18

ISSUED FOR: REZONING

REVISION NO.: **DATE:**

△
△
△
△

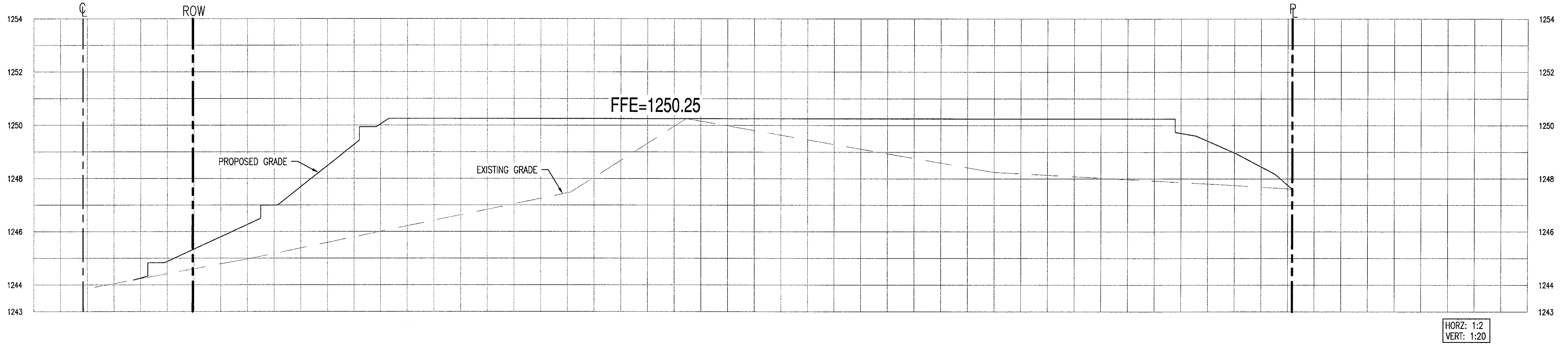
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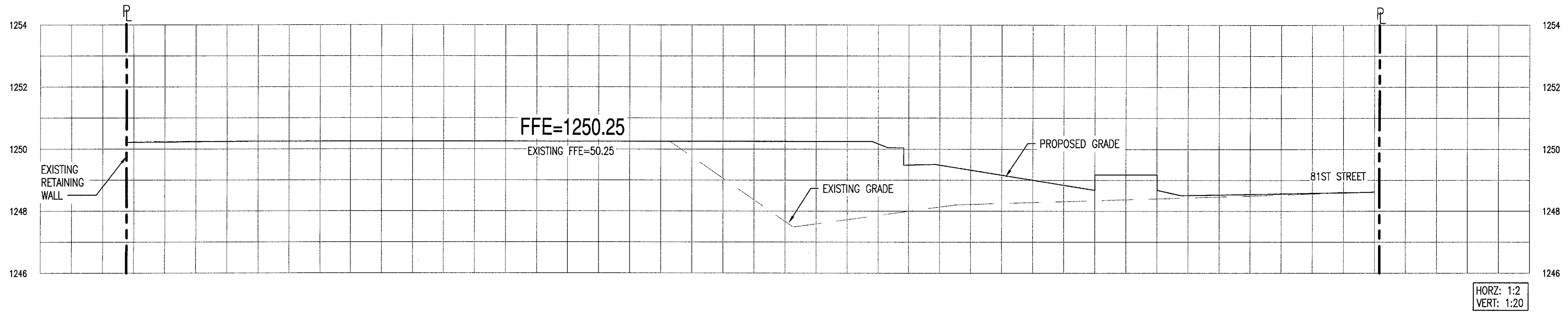
CROSS SECTIONS

SHEET NO.:

C3.10



CROSS SECTION A-A



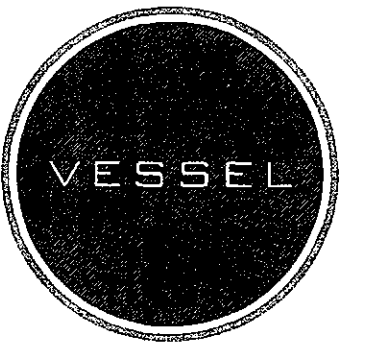
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1-ZN-2018
03/01/18

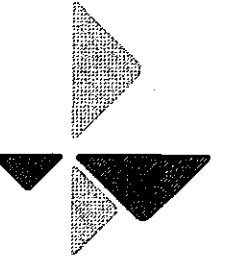


NOTE TO CONTRACTOR:
THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES INCLUDING FEDERAL AIA DOCUMENTS. THE SET ASSEMBLY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO NOTIFY THE OWNER/ARCHITECT OF ANY DISCREPANCIES AT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVABLE CONDITIONS AND APPLICABLE CODES.

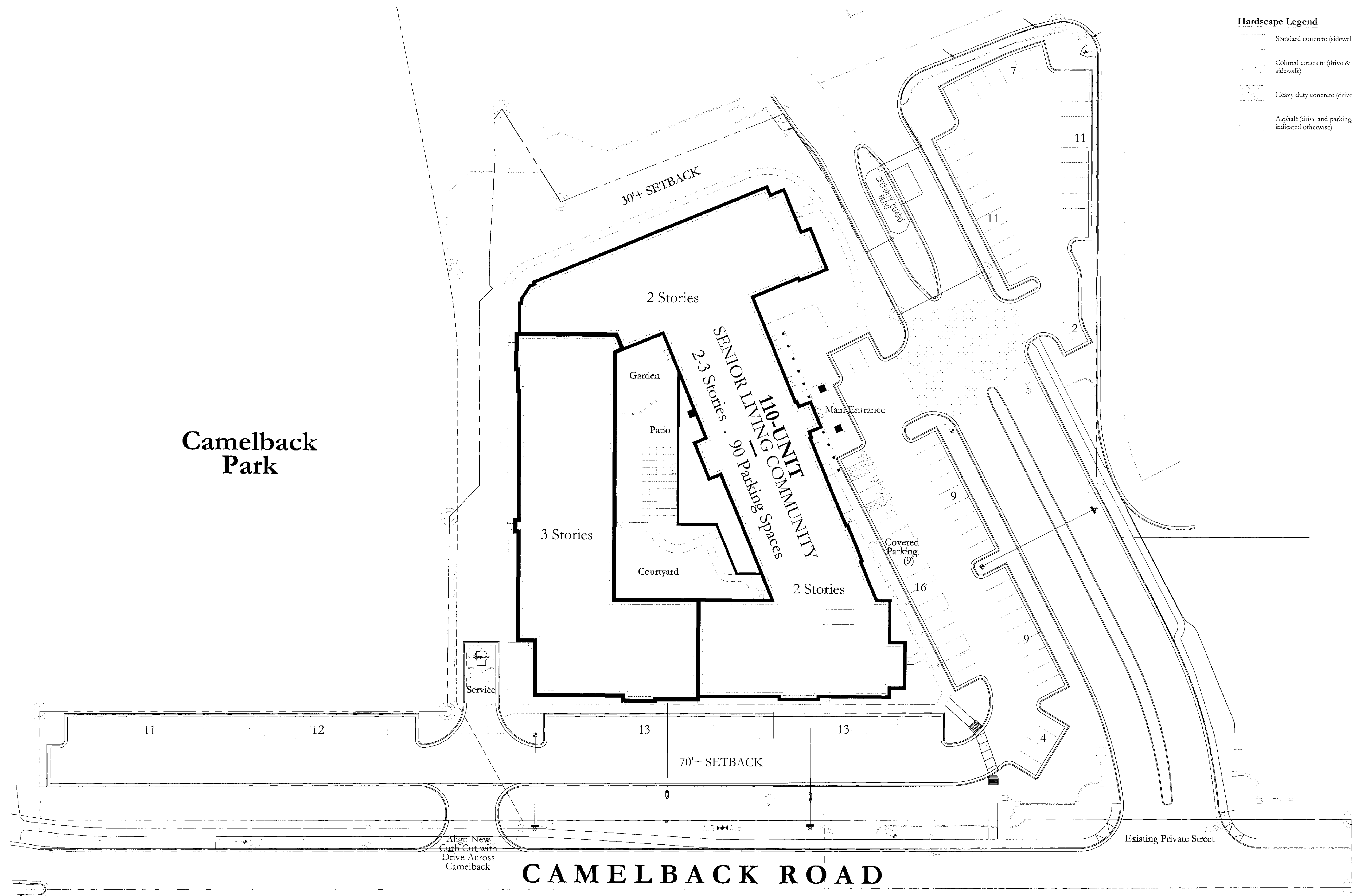
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.



ARCHITECTURE & DESIGN



SPECTRUM



Hardscape Legend

- Standard concrete (sidewalk)
- Colored concrete (drive & sidewalk)
- Heavy duty concrete (drive)
- Asphalt (drive and parking, unless indicated otherwise)

Camelback Park

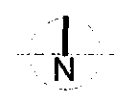
CAMELBACK ROAD

SPECTRUM CAMELBACK ROAD

Scottsdale, Arizona

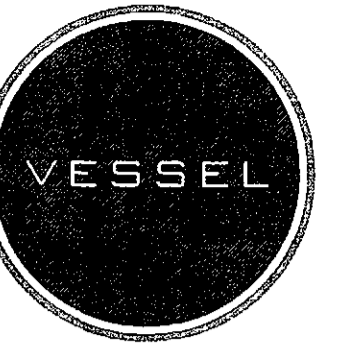
HARDSCAPE PLAN

SCALE: 1" = 30'-0"
0 15' 30' 60'
24x36

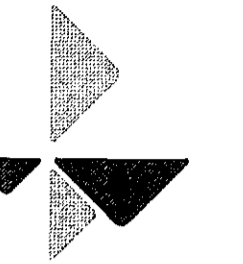


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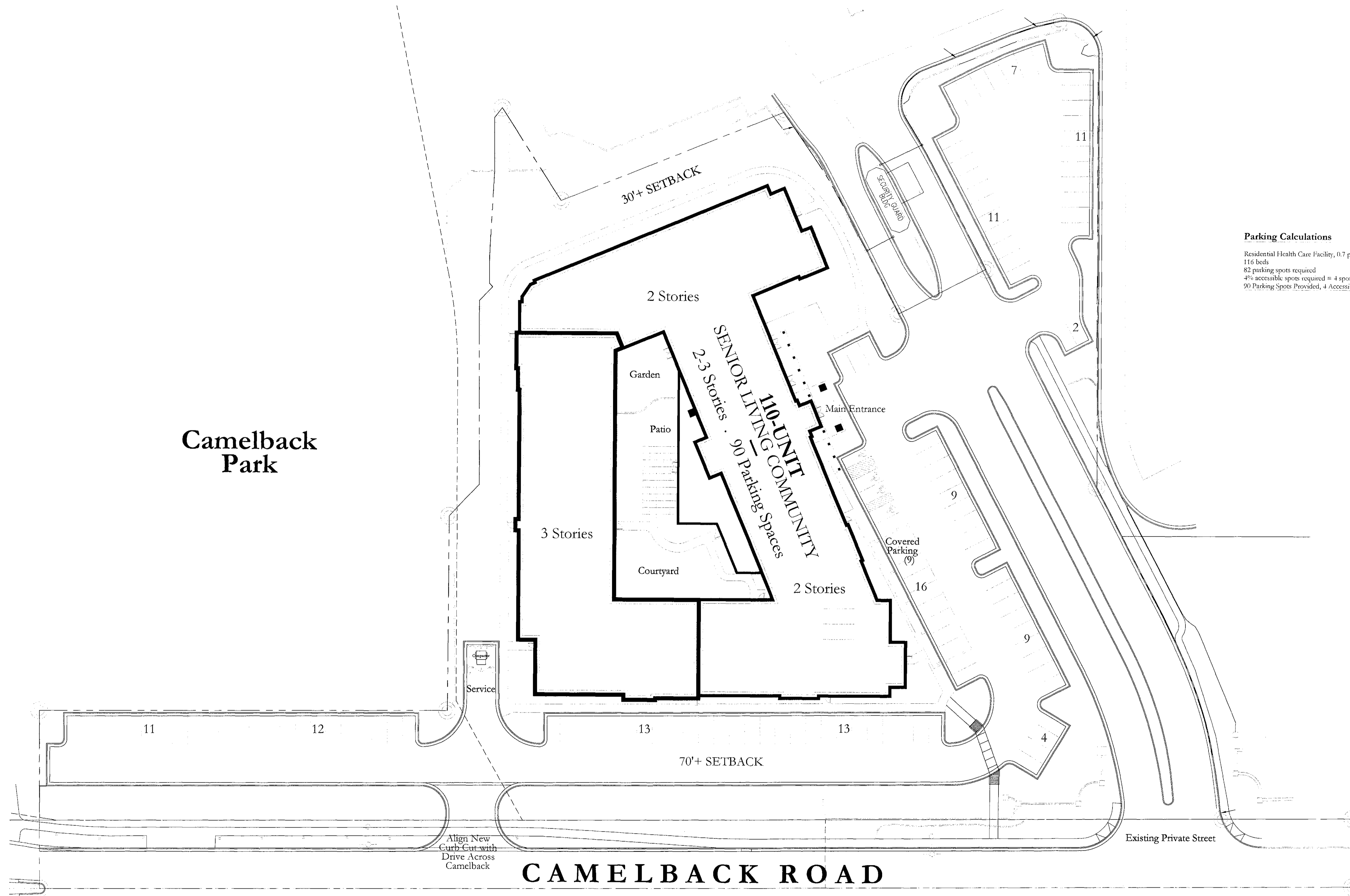
1-ZN-2018
03/01/18



ARCHITECTURE & DESIGN



SPECTRUM



Parking Calculations

Residential Health Care Facility, 0.7 parking spots per bed
 116 beds
 82 parking spots required
 4% accessible spots required = 4 spots
 90 Parking Spots Provided, 4 Accessible

Camelback Park

CAMELBACK ROAD

SPECTRUM
CAMELBACK ROAD

Scottsdale, Arizona

PARKING PLAN

SCALE: 1" = 30'-0"
 0 15 30 60
 2436



p1



ARCHITECTURE & DESIGN



SPECTRUM

Bollard Light (cut off)

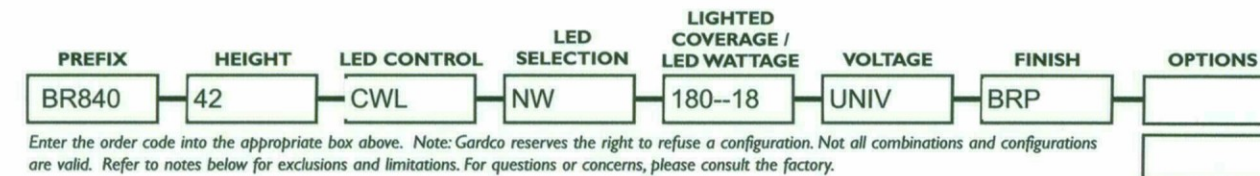
Job: _____
 Type: _____
 Notes: _____

Bollard LED

Round Full Cutoff Bollard
BR840 Series, Including Motion Response

Page 1 of 3

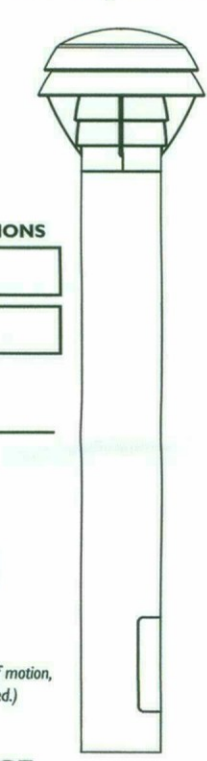
The Philips Gardco LED Bollard family features the round full cutoff bollard, the BR840 series. This sleek series features LEDs concealed below cut louvers to provide down lighting for landscape and pathway applications. The BR840 series features 4" diameter extruded aluminum shafts. Available mountings include the standard shaft, with a welded cast base mounted to anchor bolts. The BR840 series also is available with a galvanized steel base tenon reinforced shaft (BR842) for applications requiring additional support, such as schools. BR840 series bollards provide full cutoff performance.



PREFIX	HEIGHT	LED CONTROL
BR840	Standard Shaft	42" 36" 30"
BR841	Head Only	7.1"
BR842	School Bollard Reinforced Shaft with Galvanized Steel Tenon	42" 36" 30"

LED SELECTION	LIGHTED COVERAGE / LED WATTAGE	VOLTAGE
CW	5,700°K, 75CRI 360° lighted louvers - 14 LEDs 360-10 10 watts at 225mA	120
NW	4,000°K, 75CRI 360-18 18 watts at 350mA	208
WW	3,000°K, 75CRI 360-26 26 watts at 500mA	240

FINISH	OPTIONS
BRP Bronze Paint	OC Optional Color Paint
BLP Black Paint	Specify RM designation as OC-RAL7024
WP White Paint	SC Special Color Paint
NP Natural Aluminum Paint	Specify. Must supply color chip.



Pole Light (cut off, shielded)



Philips Gardco PureForm luminaires combine LED performance excellence and advanced LED thermal management technology with a distinct purity of style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. PureForm is defined by its high performance, sleek low profile design and rugged construction.

Ordering guide example: P21-APD-A1-1-5M-130LA-WW-120-NP-PCB

Prefix	Controls	Arm	Mounting	Optical System*	Wattage	Color Temp	Voltage	Finish	Options
P21	Standard luminaire	A1	Standard	Standard Optic Position	350mA	CW	120V	BRP	TL Tool-Less entry and driver removal hardware
	DIM 0-10V Dimming	A2	2	2 Type 2	55LA	5,000K	208V	BLP	TB Terminal Block
	APD Automatic Profile Dimming	A3	3	3 Type 3	70LA	3,000K	240V	WP	LF 6-1/2" Line-In Pole Fitting
	APD-MRO APD with Motion Response Override	A3	3	3 Type 3	80LA	4,000K	277V	NP	PC1-1 Photocell with Photocell (Includes PCB)
	MR Motion Response	A3	3	3 Type 3	100LA	3,000K	277V	OC	PCB-1 Photocell Button
		A3	3	3 Type 3	120LA	3,000K	277V	OC	PCB-2 Photocell Receptacle only with 2 dimming connections
		A3	3	3 Type 3	140LA	3,000K	277V	OC	PCB-3 Photocell Receptacle only with 2 dimming and 2 auxiliary connections
		A3	3	3 Type 3	160LA	3,000K	277V	OC	PCB-4 Photocell Receptacle only with 2 dimming and 2 auxiliary connections
		A3	3	3 Type 3	180LA	3,000K	277V	OC	PCB-5 Photocell Receptacle only with 2 dimming and 2 auxiliary connections
		A3	3	3 Type 3	200LA	3,000K	277V	OC	PCB-6 Photocell Receptacle only with 2 dimming and 2 auxiliary connections
		A3	3	3 Type 3	220LA	3,000K	277V	OC	PCB-7 Photocell Receptacle only with 2 dimming and 2 auxiliary connections
		A3	3	3 Type 3	240LA	3,000K	277V	OC	PCB-8 Photocell Receptacle only with 2 dimming and 2 auxiliary connections
		A3	3	3 Type 3	260LA	3,000K	277V	OC	PCB-9 Photocell Receptacle only with 2 dimming and 2 auxiliary connections
		A3	3	3 Type 3	280LA	3,000K	277V	OC	PCB-10 Photocell Receptacle only with 2 dimming and 2 auxiliary connections
		A3	3	3 Type 3	300LA	3,000K	277V	OC	PCB-11 Photocell Receptacle only with 2 dimming and 2 auxiliary connections
		A3	3	3 Type 3	320LA	3,000K	277V	OC	PCB-12 Photocell Receptacle only with 2 dimming and 2 auxiliary connections
		A3	3	3 Type 3	340LA	3,000K	277V	OC	PCB-13 Photocell Receptacle only with 2 dimming and 2 auxiliary connections
		A3	3	3 Type 3	360LA	3,000K	277V	OC	PCB-14 Photocell Receptacle only with 2 dimming and 2 auxiliary connections
		A3	3	3 Type 3	380LA	3,000K	277V	OC	PCB-15 Photocell Receptacle only with 2 dimming and 2 auxiliary connections
		A3	3	3 Type 3	400LA	3,000K	277V	OC	PCB-16 Photocell Receptacle only with 2 dimming and 2 auxiliary connections
		A3	3	3 Type 3	420LA	3,000K	277V	OC	PCB-17 Photocell Receptacle only with 2 dimming and 2 auxiliary connections
		A3	3	3 Type 3	440LA	3,000K	277V	OC	PCB-18 Photocell Receptacle only with 2 dimming and 2 auxiliary connections
		A3	3	3 Type 3	460LA	3,000K	277V	OC	PCB-19 Photocell Receptacle only with 2 dimming and 2 auxiliary connections
		A3	3	3 Type 3	480LA	3,000K	277V	OC	PCB-20 Photocell Receptacle only with 2 dimming and 2 auxiliary connections
		A3	3	3 Type 3	500LA	3,000K	277V	OC	PCB-21 Photocell Receptacle only with 2 dimming and 2 auxiliary connections

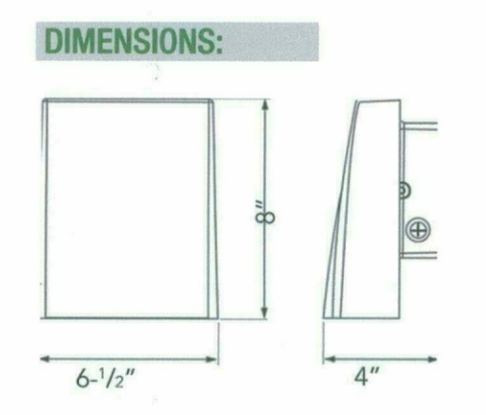
- Available 120-277V only (UNV, 120, 208, 240 & 277V).
- Available 120V or 277V only. MRO and APD-MRO require one motion sensor per pole, ordered separately. See page 2 for Accessories.
- Available 120V to 277V only. Wattages 180LA and 200LA require outdoor-rated sensor enclosure mounted to the arm of the luminaire (A1 arm only).
- Not available with A3 Arm Style.
- LLC2/LLC3/LLC4 wireless system not configurable with PC1/PC2/PC3/PC4/PC5/PC6/PC7 Options. See pages 6-7 for more info.
- Arm Styles mount to a round pole with no adapter. If mounting to a square pole, specify Square Pole Adapter option: SPA1-2 for A1/A2 arms, or SPA3 for A3 arms.
- Available with A1 or A2 Arms only. Not available in P21-MRO, or P21-APD-MRO.
- Luminaire door frame and optic assembly provided standard without glass lens. Specify CLR option for clear glass lens.
- Available with 130LA or 200LA only.
- See pages 8-9 for information on optical rotation prior to ordering.
- 200LA and 180LA not available in 347V or 480V.
- Available with A1 arm or with MA mounting only. Provide specific input voltage.
- Luminaire door frame and optic assembly provided standard without glass lens. Specify CLR option for clear glass lens.
- Available with 130LA or 200LA only.
- See pages 8-9 for information on optical rotation prior to ordering.
- 200LA and 180LA not available in 347V or 480V.
- Available with A1 arm or with MA mounting only. Provide specific input voltage.
- Not configurable with 480V. Voltage must be specified.
- Works with 3-pin or 5-pin NEMA photo-cell/dimming device.
- If ordered with DIM, APD, MRO, MRO50, APD-MRO, APD-MRO50, dimming will not be connected to NEMA receptacle.
- Works with 3-pin or 5-pin NEMA photo-cell/dimming device and auxiliary connections are not connected (for future use only).
- Option reduces performance.

PureForm_P21_LED 09/17 page 1 of 8

Wall MountLight (cut off)



JOB NAME: _____
 DATE: _____
 TYPE: _____



LWP-30CW LWP-30WW

LED Cutoff Wall Pack
 Designed as energy efficient LEDs compare to traditional and other lighting fixtures. It is maintenance free and only utilizes light downwards with minimal glare which makes it dark sky compliant. Gives maximum brightness that enhances well at night.

MODEL	WATTS	VOLTAGE	LUMENS	COLOR TEMP
LWP-30CW	30W	120/277V AC	2500	5000K
LWP-30WW	30W	120/277V AC	2400	3500K

ELECTRICAL SPECIFICATIONS:

- Voltage: 120/277V AC
- Wattage: LED consumption: 30W
- Other wattages available: 22W, 50W, 80W
- Power factor: >0.9

LIGHTING SPECIFICATIONS:

- LED type: CREE CXA
- LED chips quantity: 2pcs
- Total lumens: CW 2500/ WW 2400
- Color temperature: CW 5000K/ WW 3500K
- Color rendering index: >75
- Beam angle: 140°

WARRANTY: 7 years

OPTIONS: Can use button photocell

CERTIFICATIONS: UL/cUL, DLC

WESTGATE MFG., INC. 2041 Davie Avenue, Commerce, CA 90040 • Phone (877) 805-2252 • Fax (877) 809-2252

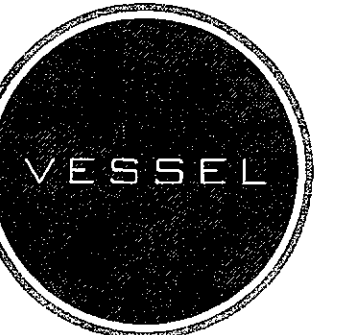


SPECTRUM CAMELBACK ROAD

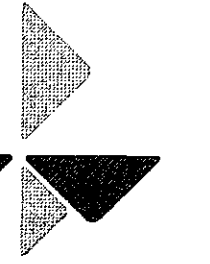
Scottsdale, Arizona

SITE LIGHTING CUT SHEETS

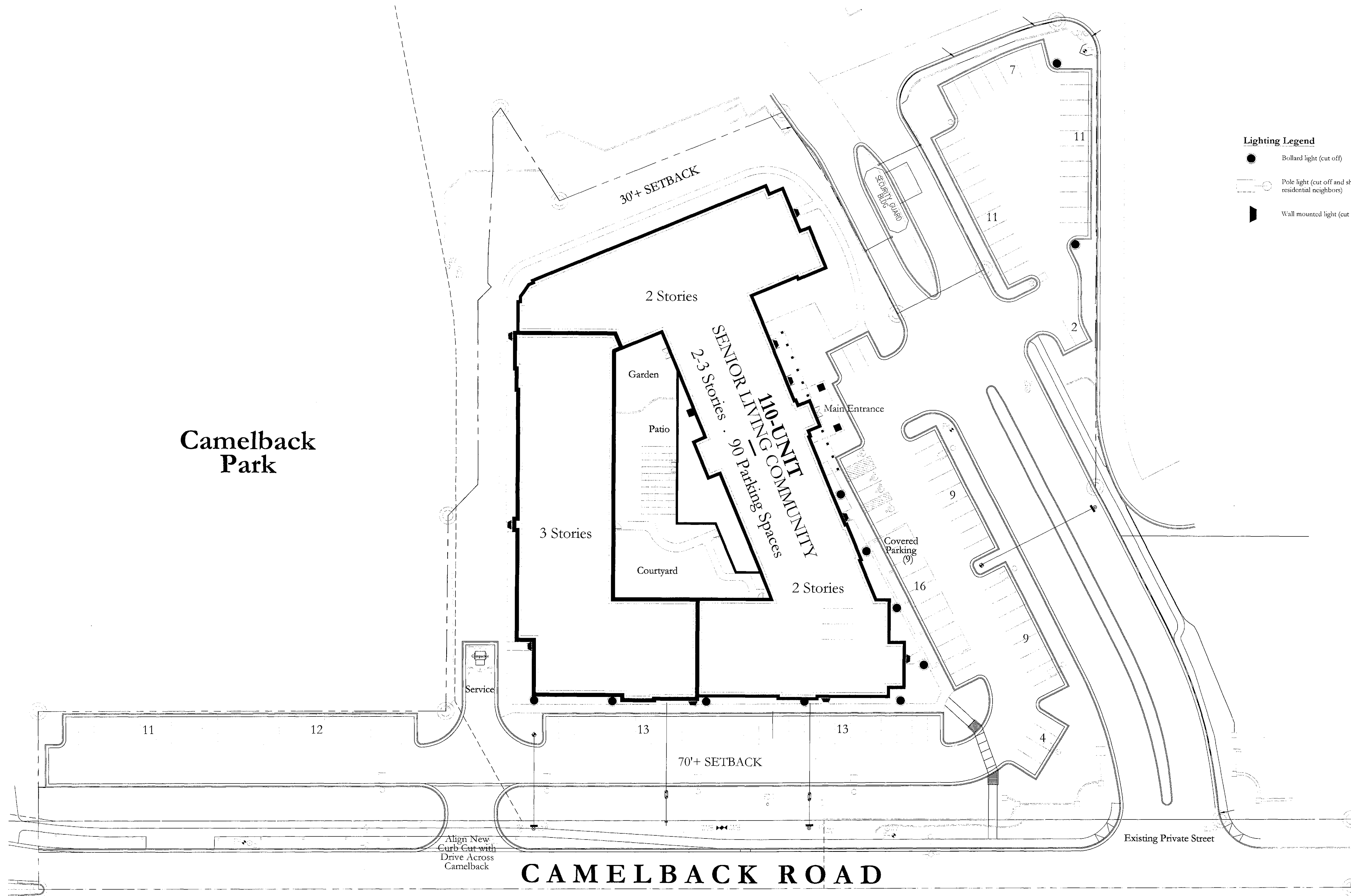
bb1



ARCHITECTURE & DESIGN



SPECTRUM



- Lighting Legend**
- Bollard light (cut off)
 - Pole light (cut off and shielded from residential neighbors)
 - ▬ Wall mounted light (cut off)

Camelback Park

CAMELBACK ROAD

SPECTRUM
CAMELBACK ROAD

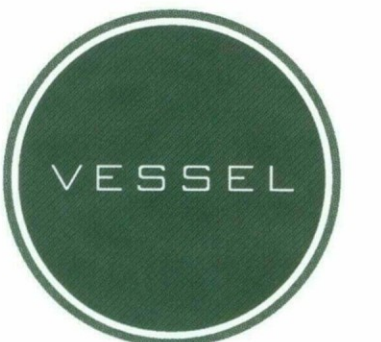
Scottsdale, Arizona

LIGHTING PLAN

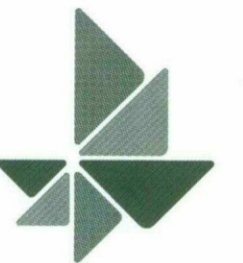
SCALE 1" = 30'-0"
0 15' 30' 60'
24x36



aa1



ARCHITECTURE & DESIGN



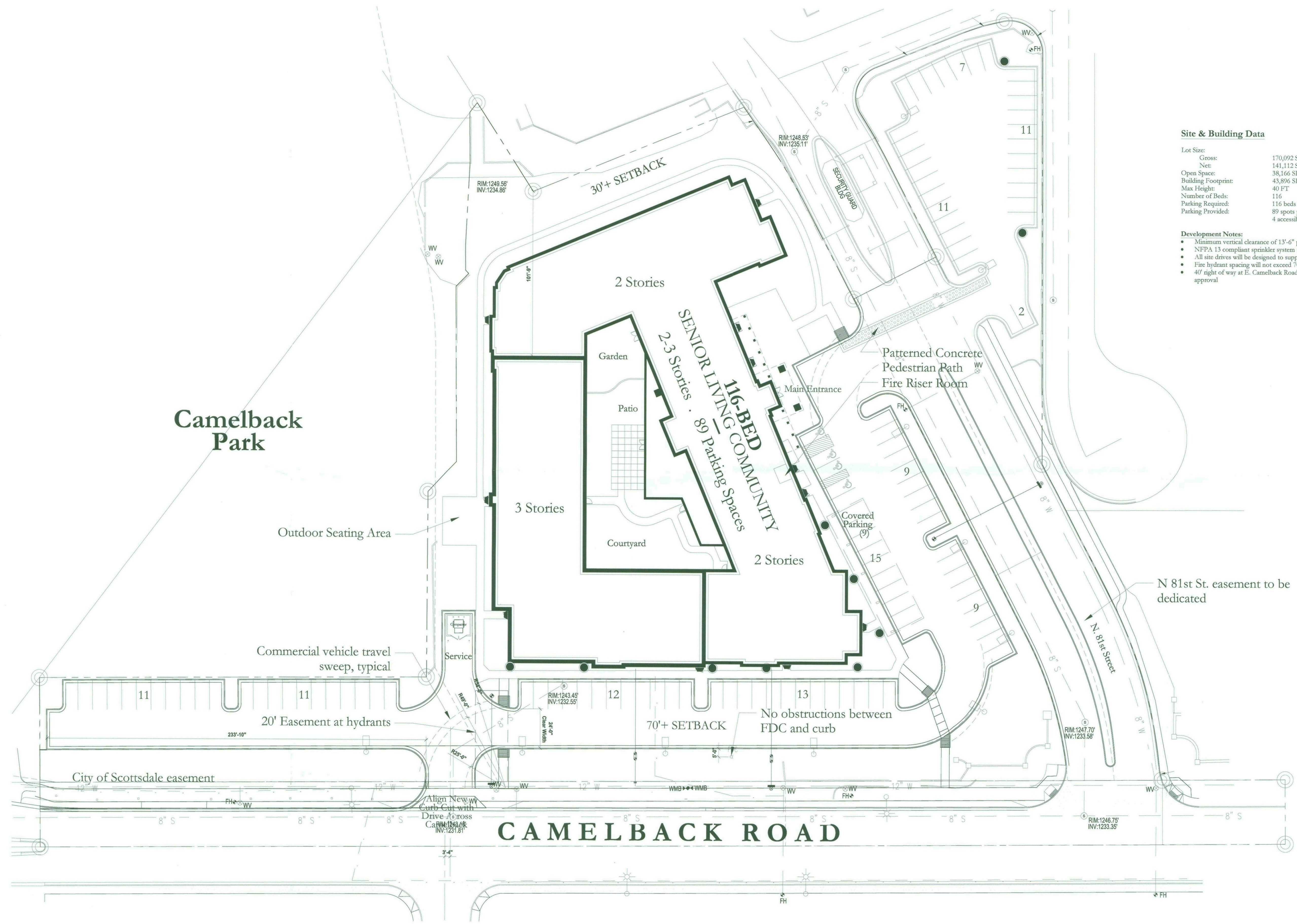
SPECTRUM

Fire Plan Review By:
Scott Stanek (480) 312-7061
email: sstanek@spectrumaz.com

Site & Building Data

Lot Size:	Gross: 170,092 SF
	Net: 141,112 SF
Open Space:	38,166 SF
Building Footprint:	43,896 SF
Max Height:	40 FT
Number of Beds:	116
Parking Required:	116 beds * 0.7 = 82 spots required
Parking Provided:	89 spots provided
	4 accessible

- Development Notes:**
- Minimum vertical clearance of 13'-6" provided above all site drives
 - NFPA 13 compliant sprinkler system to be used throughout building
 - All site drives will be designed to support at minimum 83,000 lb. GVW
 - Fire hydrant spacing will not exceed 700 ft on center.
 - 40' right of way at E. Camelback Road to be dedicated with final plan approval



Camelback Park

CAMELBACK ROAD

N 81st St. easement to be dedicated

SPECTRUM CAMELBACK ROAD

Scottsdale, Arizona

SITE PLAN

SCALE: 1" = 30'-0"
0 15 30 60
24x36



f1



ARCHITECTURE & DESIGN



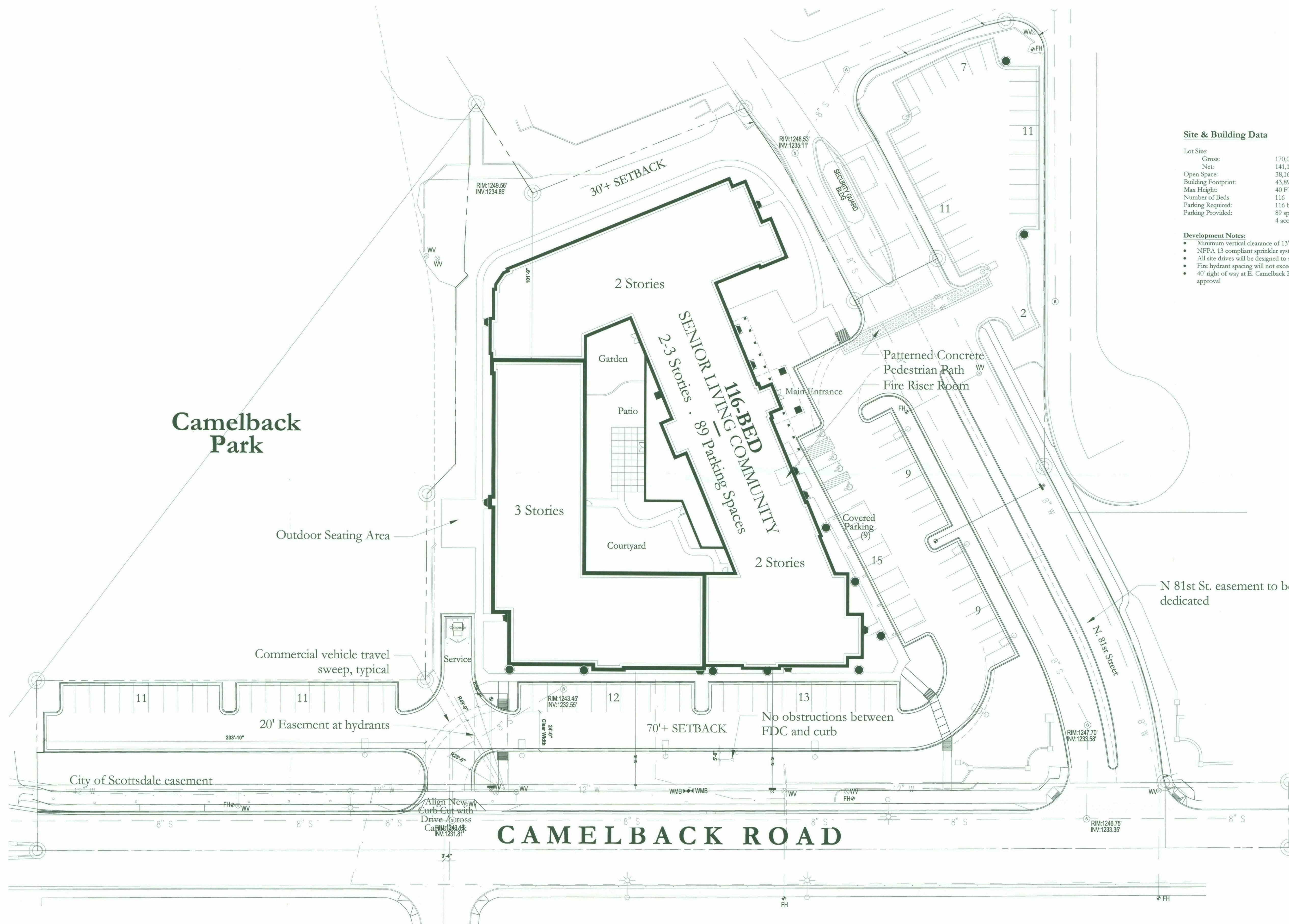
SPECTRUM

Fire Plan Review By:
Scott Stanek (103) 312-7061
email: estanek@scottsdaleaz.gov

Site & Building Data

Lot Size:	
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SPECTRUM
CAMELBACK ROAD

Scottsdale, Arizona

SITE PLAN

SCALE: 1" = 30'-0"
0 15' 30' 60'



f1