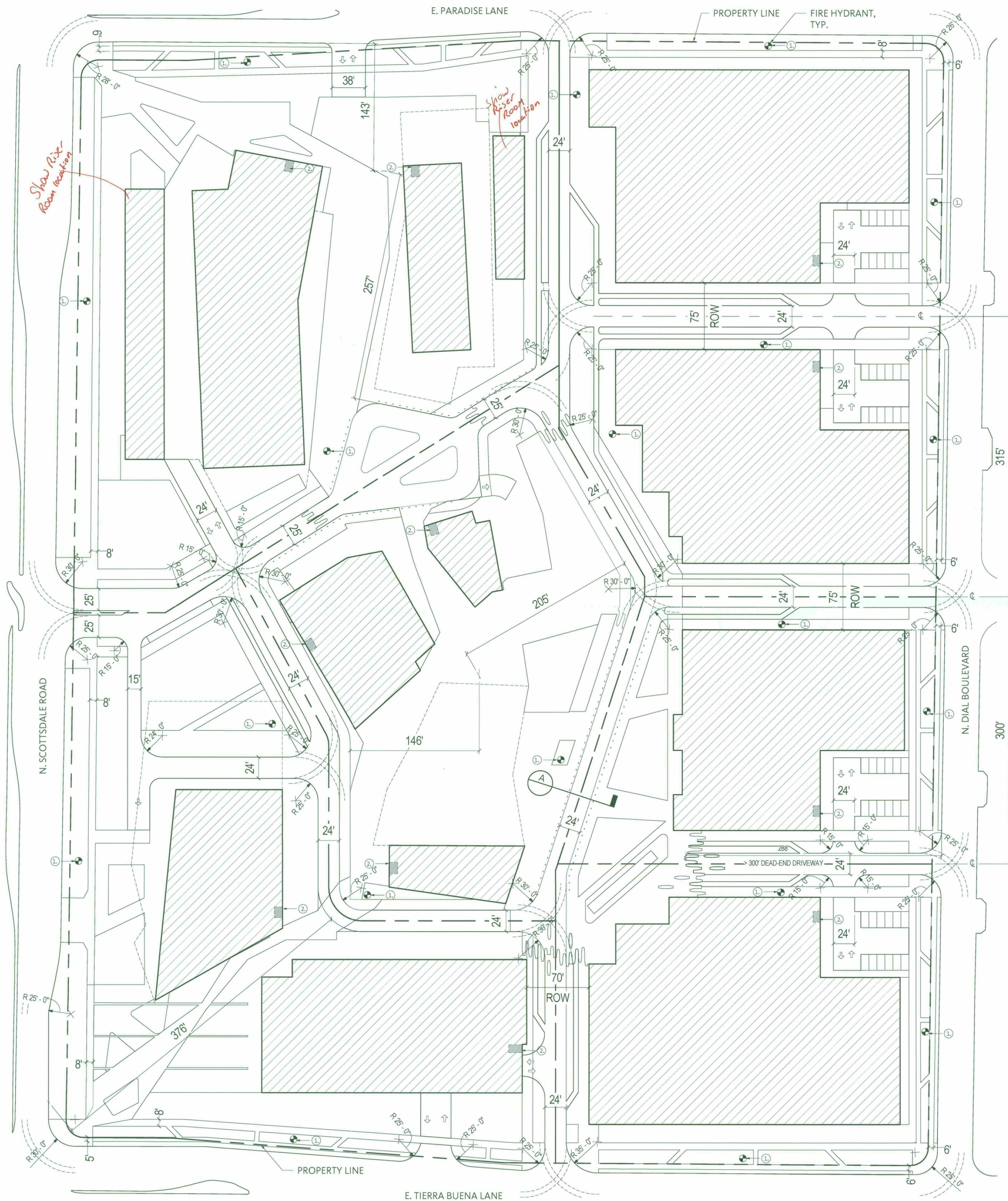


Full Size or Largest Size
(site plan, landscape, elevations)



GENERAL NOTES

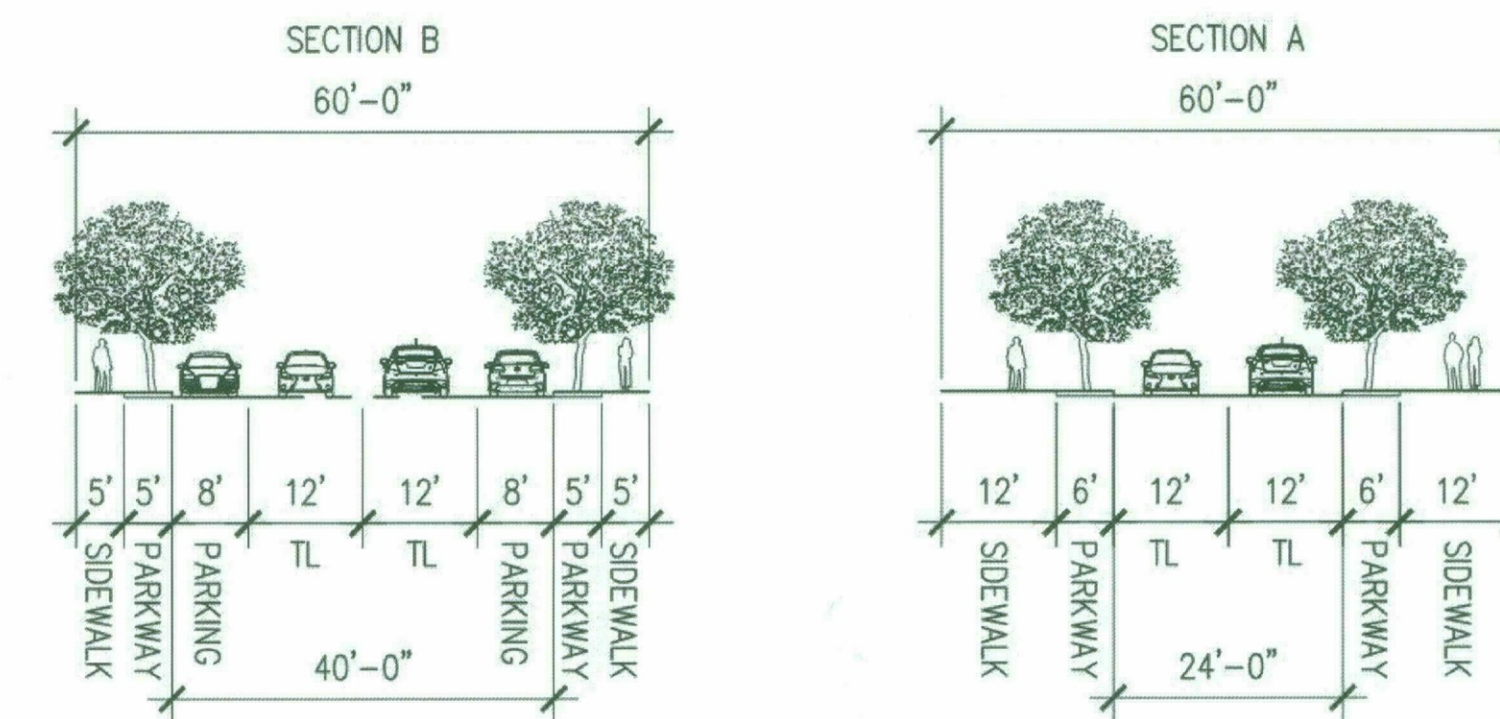
1. All drives are a minimum width of 24' (Ord. 4283 503.1).
2. No emergency vehicle obstructions are present that would dissatisfy the minimum unobstructed vertical clearance of 13.6' (Ord. 4283 503.1).
3. All commercial turning radii meet the following minimum requirements: 25' - Inner, 49' - Outer, 55' - Bucket Swing (DS&PM 2-1.802(5)).
4. Divided entrances and drive thru by pass lanes are a minimum 20' wide (DS&PM 2-1.802(2)).
5. There are no access/drive aisles present in the current plan that create dead-ends greater than 300' in length. (DS&PM 2-1.802(8)).
6. Fire lane surface will support 83,000 lb. GVW to include any bridge/culbert crossing (DS&PM 2-1.802(3)). All final access/drive aisles shall be approved by Fire Code Official.
7. Fire Hydrants are provided at a maximum of 700' spacing on center, per Section 507.5.1.2 Hydrant Spacing.

KEYNOTES

1. Fire Hydrant
2. Fire Riser Room

Show location of
any/all FDC's

TYPICAL STREET SECTIONS



1 SITE PLAN

SCALE: 1" = 60'-0"

JDM PARTNERS

2400 ARIZONA BILTMORE CIRCLE
PHOENIX, AZ 85016

Gensler

Edit this information
by opening the titleblock in
the family editor,
then use the type selector
to set your office location

Date Description

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name

THE VILLAGE FOR
INNOVATION & ART: LA VIA

Project Number

57.6220.000

Description

SITE PLAN

Scale

As indicated

A001

ALTA / NSPS LAND TITLE SURVEY

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

NOTES

- The basis of bearing is the monument line of Scottsdale Road, also being the West line of the Southwest Quarter of Section 2, using a bearing of North 00 degrees 49 minutes 25 seconds East, per the MAP OF DEDICATION FOR SCOTTSDALE RESEARCH PARK, recorded in Book 259 of Maps, Page 38, records of Maricopa County, Arizona.
- All title information and the description shown is based on a Commitment for Title Insurance issued by Chicago Title Insurance Company, File Number 26160333-026-NM2, dated January 4, 2017 Amended on January 12, 2017. The property depicted on this survey is the same property described in said Title Commitment.
- The number of striped parking spaces on the subject property are as follows:

Regular:	335
Handicapped:	7
Total:	342
- The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leasable area of any building. The building offset distances shown are to actual building corners. Building heights shown are the measurement between the adjacent natural ground to the highest point on the building visible from the ground.
- This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.
- The subject property has direct physical access to Dial Boulevard and Tierra Buena Lane, being improved and open public rights-of-way.
- The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.
- This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

MINOR SUBDIVISION PLAT OF "DISTRICT AT THE QUARTER" RECORDED IN BOOK 1323 OF MAPS, PAGE 22, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 1994-0374532, MARICOPA COUNTY RECORDS

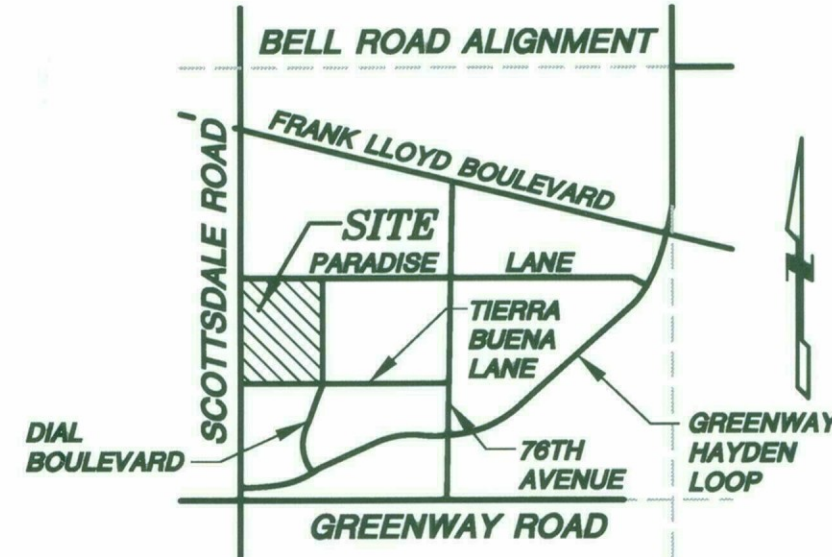
DOCKET 11657 PAGE 293, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1289 OF MAPS, PAGE 27, MARICOPA COUNTY RECORDS

MAP OF DEDICATION IN BOOK 1289 OF MAPS, PAGE 27, MARICOPA COUNTY RECORDS

MAP OF DEDICATION IN BOOK 259 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1313 OF MAPS, PAGE 27, MARICOPA COUNTY RECORDS



VICINITY MAP

NOT TO SCALE

DESCRIPTION

Parcel No. 1:

That portion of the South half of the North half of the Southwest quarter of Section 2, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying West of the East line of 73rd Street as shown on the Scottsdale Research Park Map of Dedication recorded December 8, 1983 in Book 259 of Maps, Page 38, records of Maricopa County, Arizona;

EXCEPT the land underlying the streets which were dedicated on said Scottsdale Research Park Map of Dedication; and

EXCEPT one-sixteenth of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all uranium, thorium or any other material which is, or may be, determined by the laws of the United States, the State of Arizona or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Arizona Revised Statutes and in the Patent to said land recorded May 3, 1976 in Docket 11657, Page 293, records of Maricopa County, Arizona.

Parcel No. 2:

That portion of the North half of the North half of the Southwest quarter of Section 2, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying West of the East line of 73rd Street as shown on the Scottsdale Research Park Map of Dedication recorded December 8, 1983 in Book 259 of Maps, Page 38, records of Maricopa County, Arizona;

EXCEPT the land underlying the streets which were dedicated on said Scottsdale Research Park Map of Dedication; and

EXCEPT one-sixteenth of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all uranium, thorium or any other material which is, or may be, determined by the laws of the United States, the State of Arizona or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Arizona Revised Statutes and in the Patent to said land recorded May 3, 1976 in Docket 11657, Page 293, records of Maricopa County, Arizona

AREA = 27.719 ACRES

1,207,435 SQ. FT.

SIGNIFICANT OBSERVATIONS

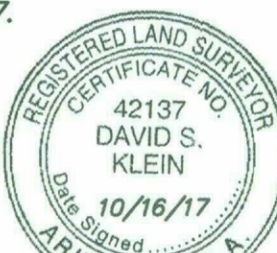
- A EVIDENCE OF POTENTIAL ENCROACHMENT OF POWER POLE ARM OVER WEST BOUNDARY LINE BY A MAXIMUM OF 2.42 FEET.
- B EVIDENCE OF POTENTIAL ENCROACHMENT OF BUILDING OVER 10' ELECTRIC EASEMENT BY A MAXIMUM OF 10.64 FEET.

CERTIFICATION

To: JDM REF PROPERTIES, LLC, an Arizona limited liability company; G & J PROPERTIES LIMITED PARTNERSHIP, a Delaware limited partnership as to PARCEL 1 AND H. G. J. INVESTMENTS, an Arizona limited partnership; SECURITY TITLE AGENCY, INC.; and CHICAGO TITLE INSURANCE 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 2, 4, 7(a), 7(b)(1), 7(c), 8, and 9 of Table A thereof. The field work was completed on October 11, 2017.

Date of Plat or Map: October 16, 2017
David S. Klein
R.L.S. 42137



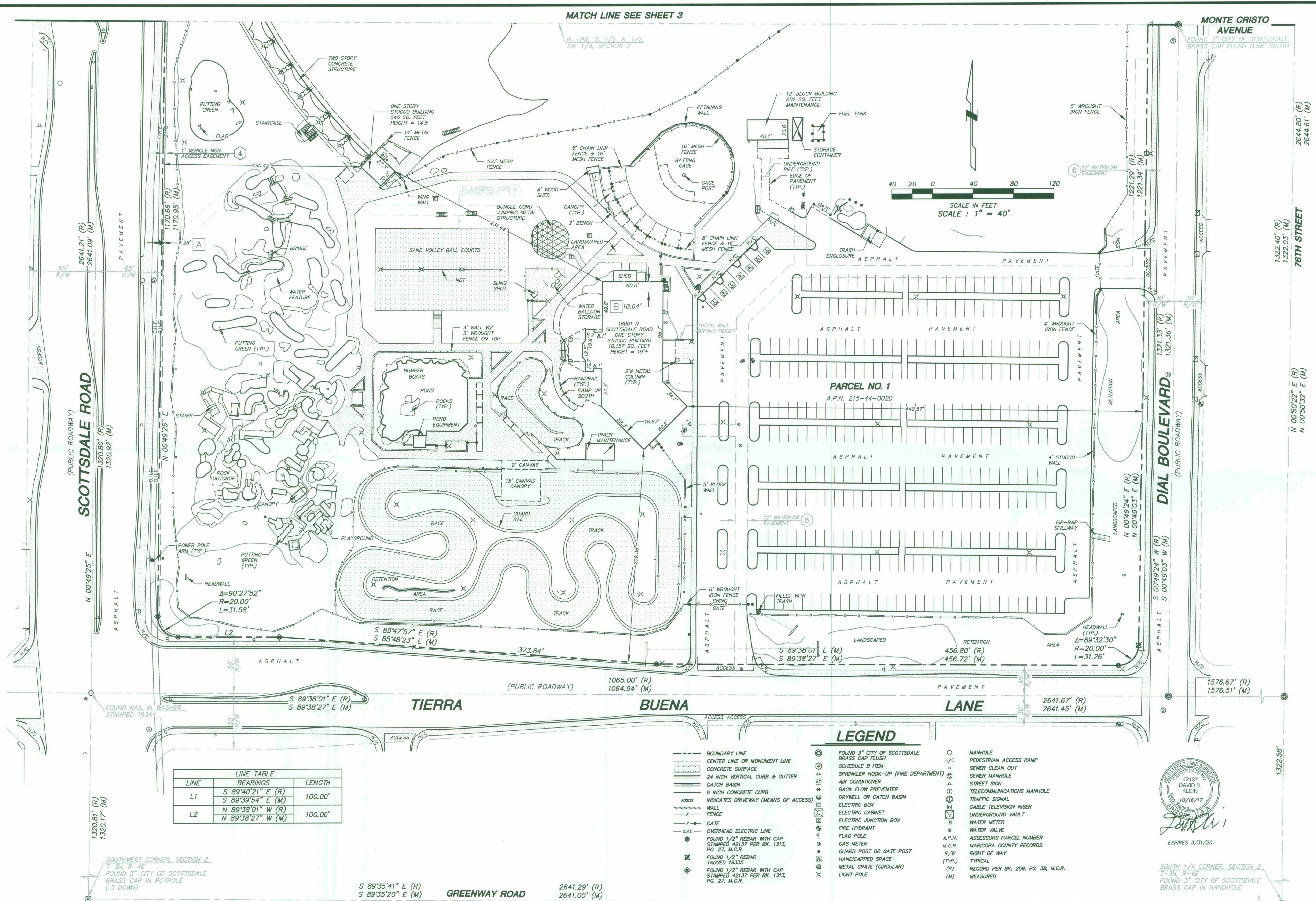
EXPIRES 3/31/20

ALTA / NSPS LAND TITLE SURVEY
16001 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85254

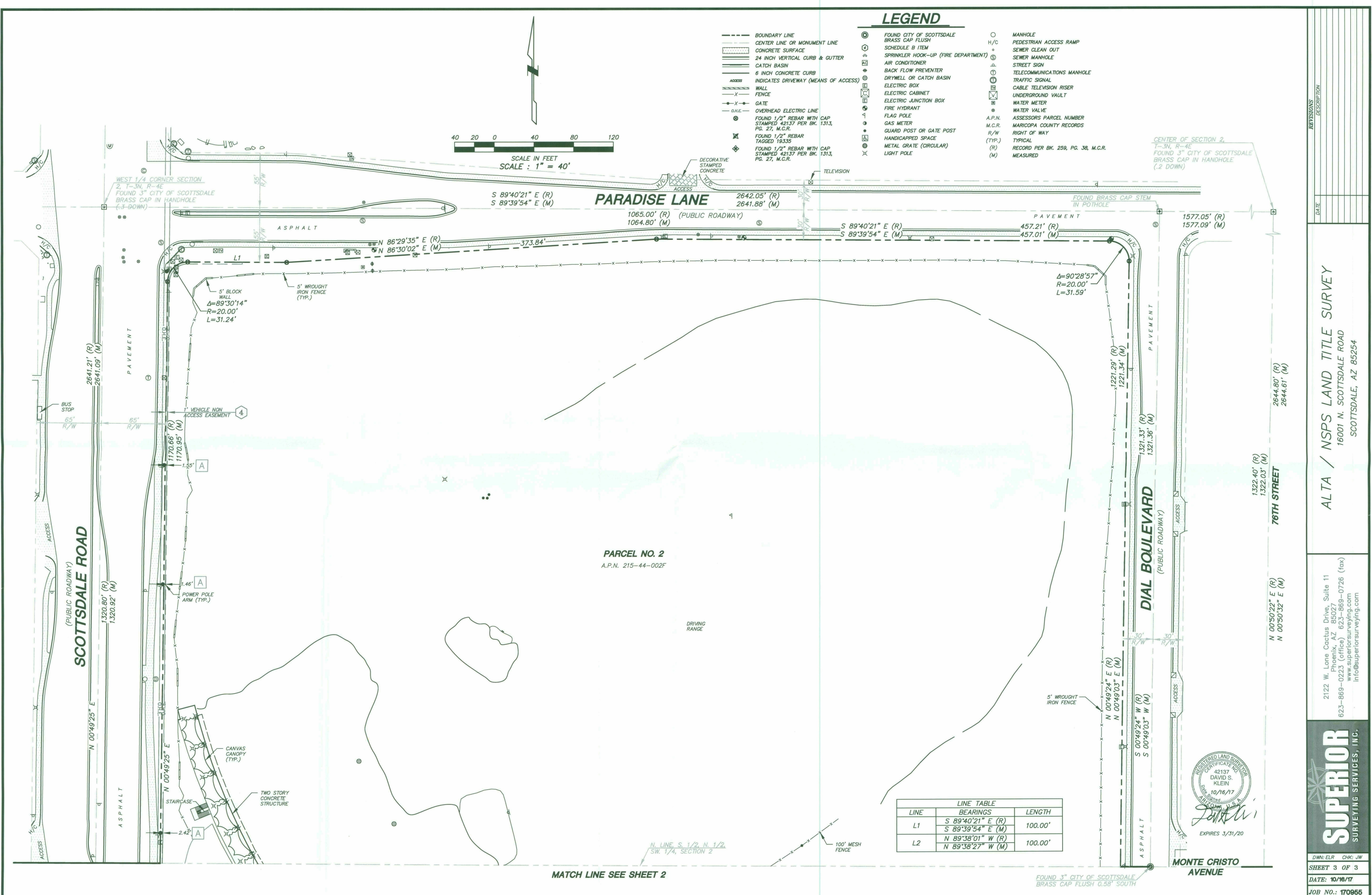
2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: ELR CHK: JW
SHEET 1 OF 3
DATE: 10/16/17
JOB NO.: 170955



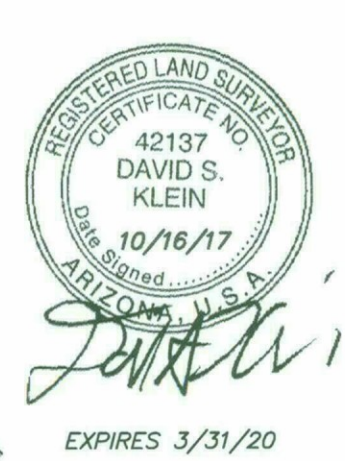
 SUPERIOR SURVEYING SERVICES, INC.	2122 W. Lone Cactus Drive, Suite 11 Phoenix, AZ 85027 623-869-0223 (Office) 623-869-0726 (fax) www.superiorsurveying.com info@superiorsurveying.com		ALTA / NSPS LAND TITLE SURVEY 16001 N. SCOTTSDALE ROAD SCOTTSDALE, AZ 85254
	DATE:		
JOB NO.: 170955			REVISIONS DESCRIPTION DATE
SHEET 2 OF 3			
DATE: 10/16/17			
DWN: ELR CHK: JW			



LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- CATCH BASIN
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- FENCE
- GATE
- O.H.E. OVERHEAD ELECTRIC LINE
- FOUND 1/2" REBAR WITH CAP STAMPED 42137 PER BK. 1313, PG. 27, M.C.R.
- FOUND 1/2" REBAR TAGGED 19335
- FOUND 1/2" REBAR WITH CAP STAMPED 42137 PER BK. 1313, PG. 27, M.C.R.
- FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH
- SCHEDULE B ITEM
- SPRINKLER HOOD-UP (FIRE DEPARTMENT)
- AIR CONDITIONER
- BACK FLOW PREVENTER
- DRYWELL OR CATCH BASIN
- ELECTRIC BOX
- ELECTRIC CABINET
- ELECTRIC JUNCTION BOX
- FIRE HYDRANT
- FLAG POLE
- GAS METER
- GUARD POST OR GATE POST
- HANDICAPPED SPACE
- METAL GRATE (CIRCULAR)
- LIGHT POLE
- MANHOLE
- PEDESTRIAN ACCESS RAMP
- SEWER CLEAN OUT
- SEWER MANHOLE
- STREET SIGN
- TELECOMMUNICATIONS MANHOLE
- TRAFFIC SIGNAL
- CABLE TELEVISION RISER
- UNDERGROUND VAULT
- WATER METER
- WATER VALVE
- A.P.N.
- M.C.R.
- R/W
- (TYP.)
- (R)
- (M)

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	S 89°40'21" E (R)	100.00'
	S 89°39'54" E (M)	
L2	N 89°38'01" W (R)	100.00'
	N 89°38'27" W (M)	



REVISIONS
DATE
DESCRIPTION

ALTA / NSPS LAND TITLE SURVEY
16001 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85254

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: ELR CHK: JW
SHEET 3 OF 3
DATE: 10/16/17
JOB NO.: 170955



E Paradise Ln.

N Dial Blvd.

SUBDIVISION PLAN



LEGEND:

- Office + Mixed Use
- Hotel + Mixed Use
- Residential + Mixed Use

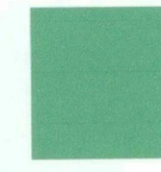
E Paradise Ln.

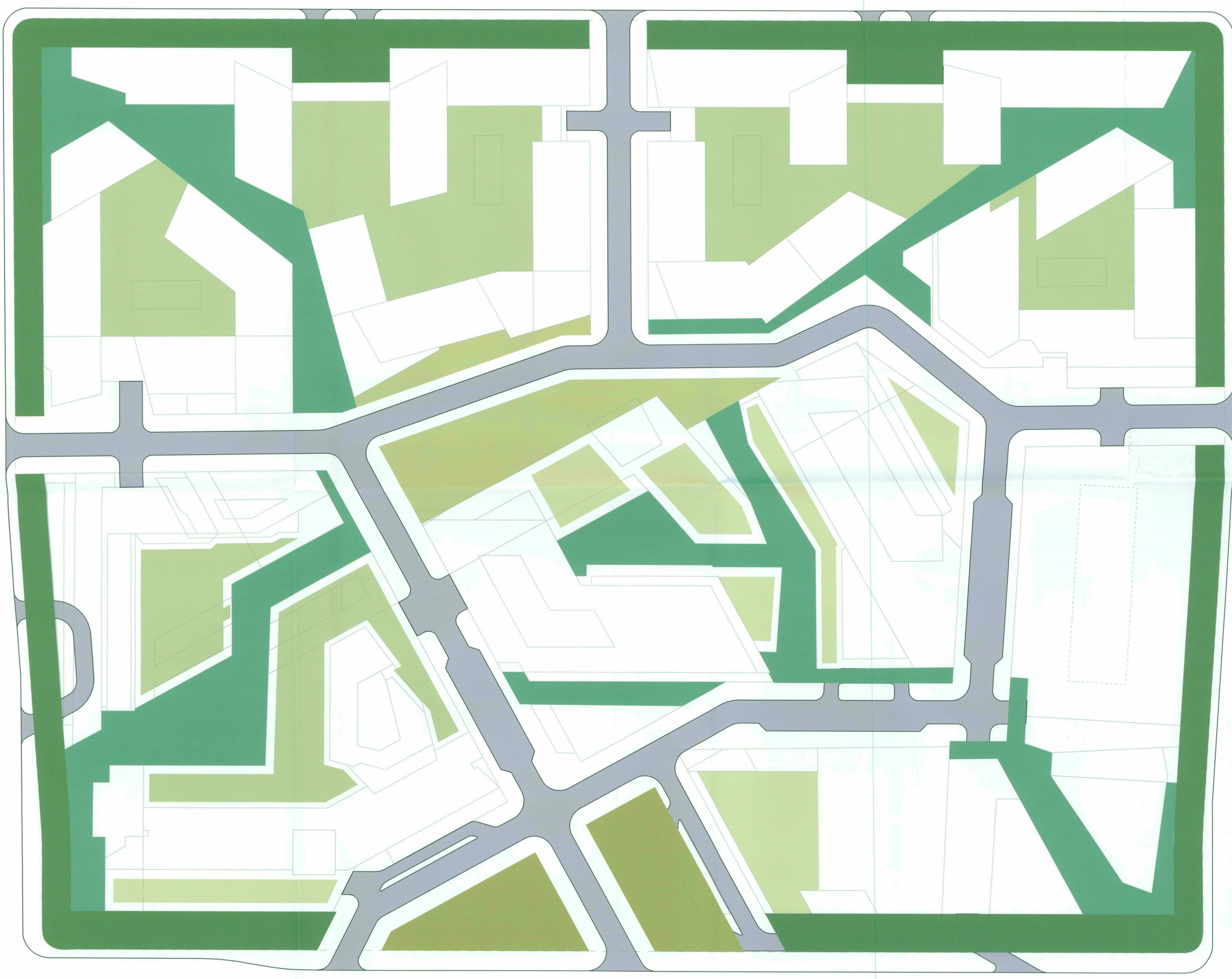
N Scottsdale Rd.

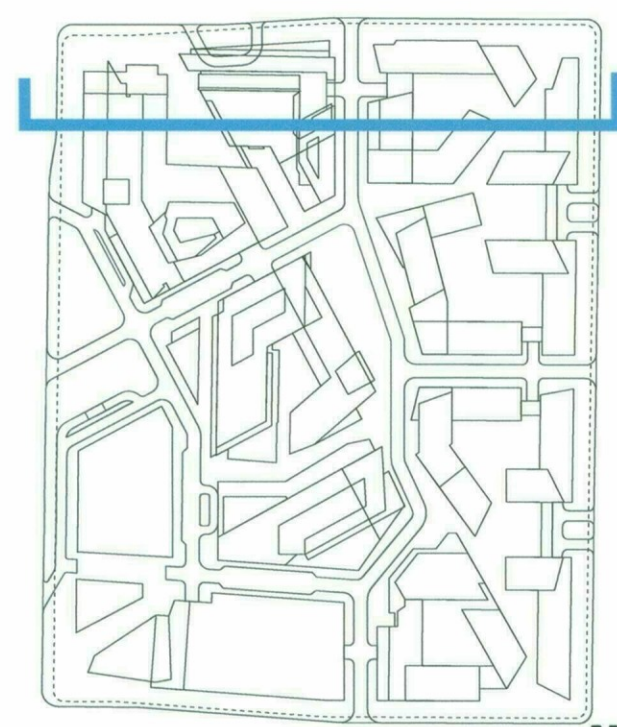
E Tierra Buena Ln.

OPEN SPACE PLAN

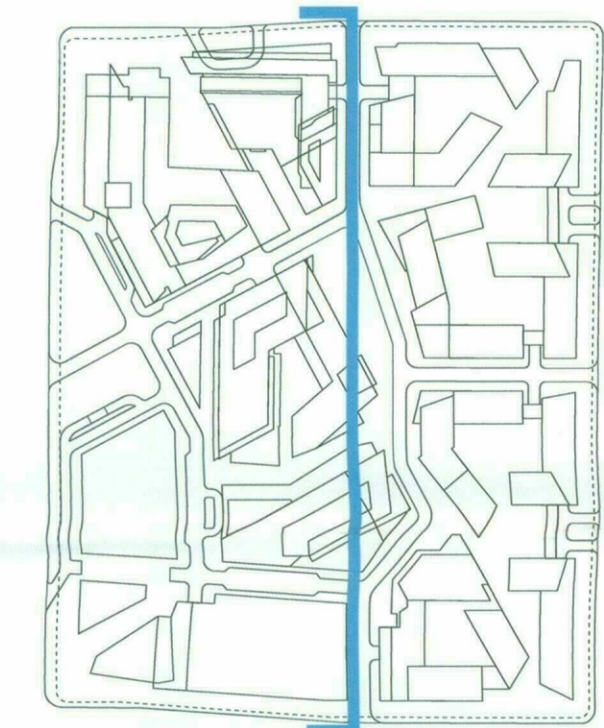
LEGEND:

- | | | | | | |
|---|----------------|---|--------------------|---|--------------------------------|
|  | Sculpture Park |  | Art Walk Corridors |  | Res. Courtyards/
Roof Decks |
|  | Central Plaza |  | La Via Gardens |  | Green Roofs |

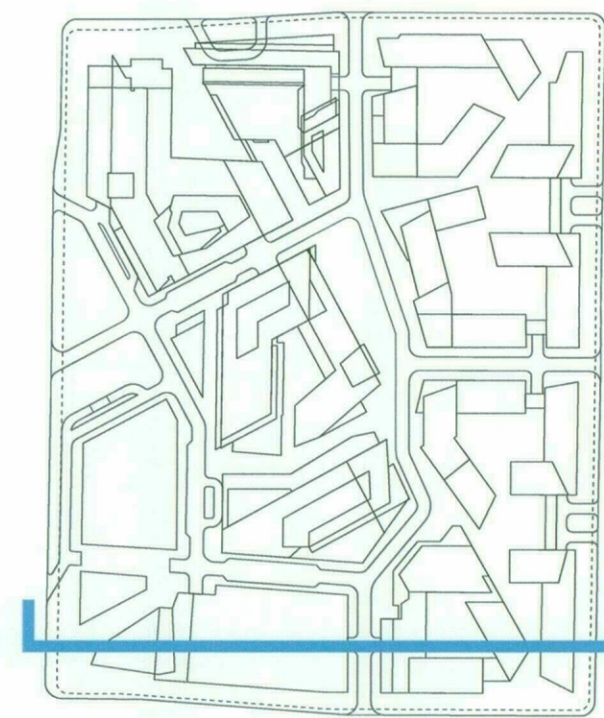
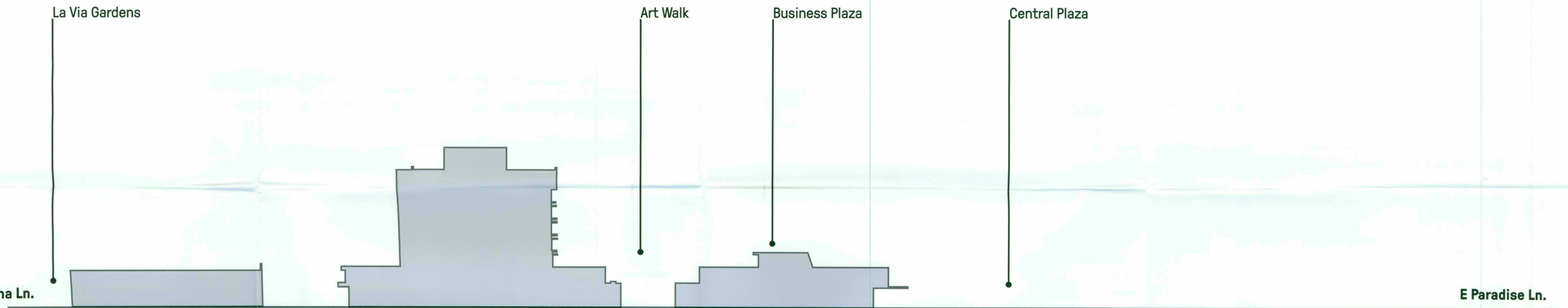




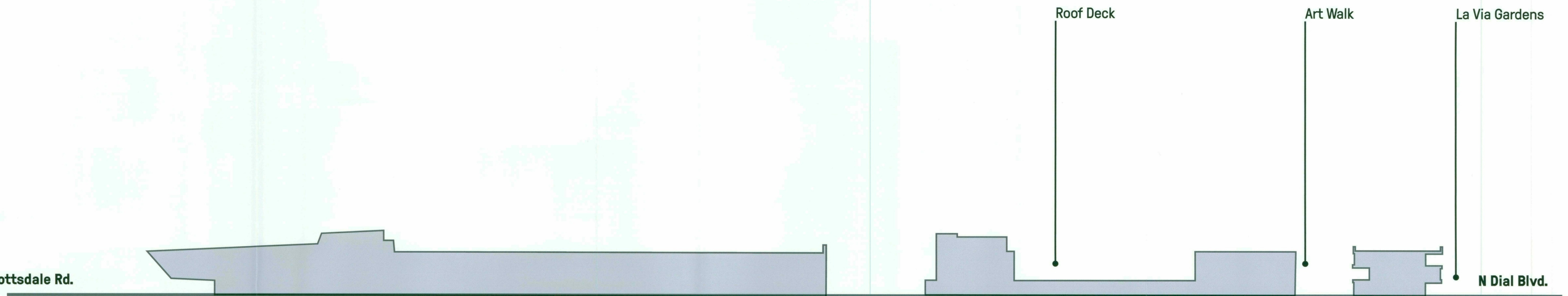
N Scottsdale Rd.



E Tierra Buena Ln.



N Scottsdale Rd.



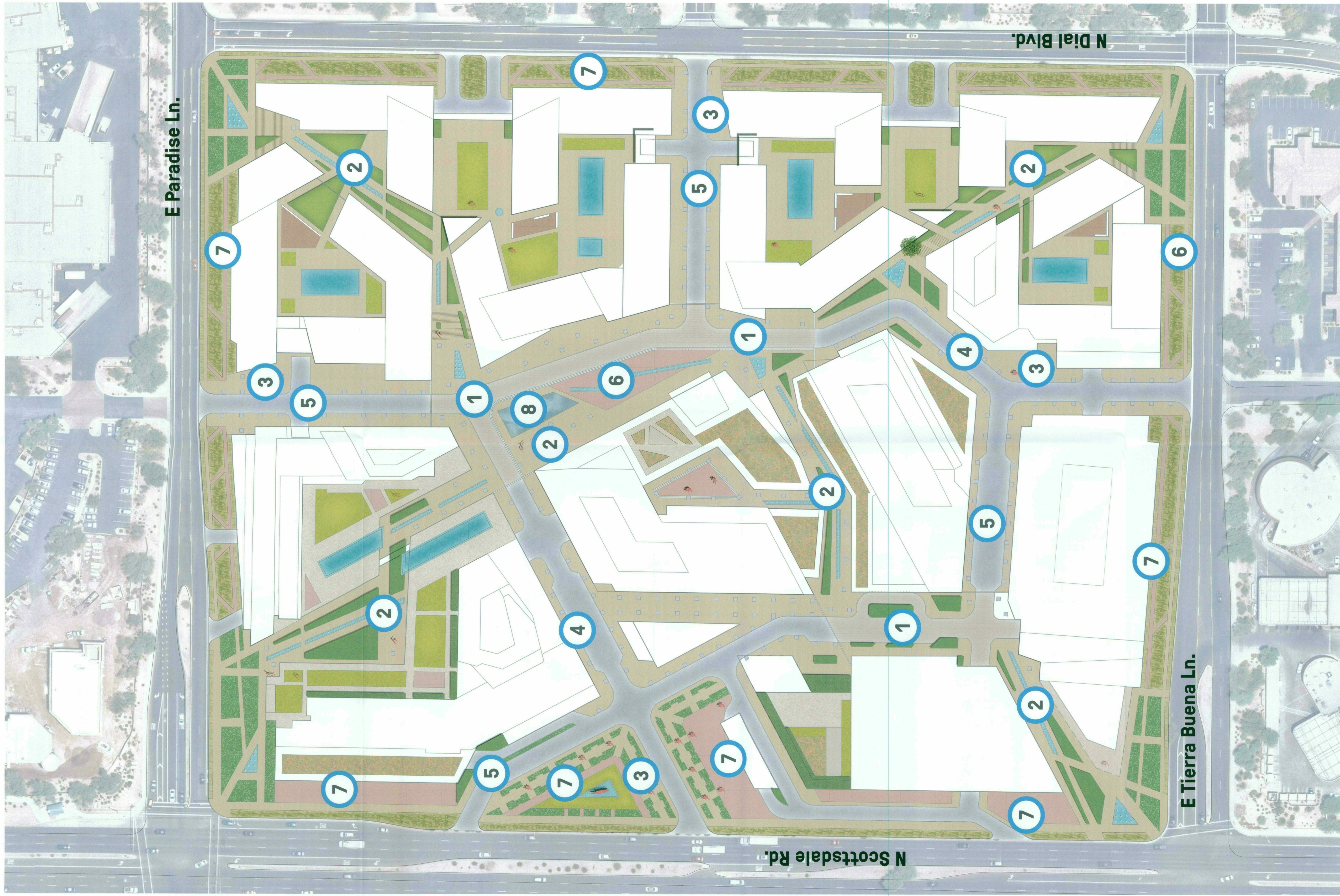
SITE CROSS
SECTIONS

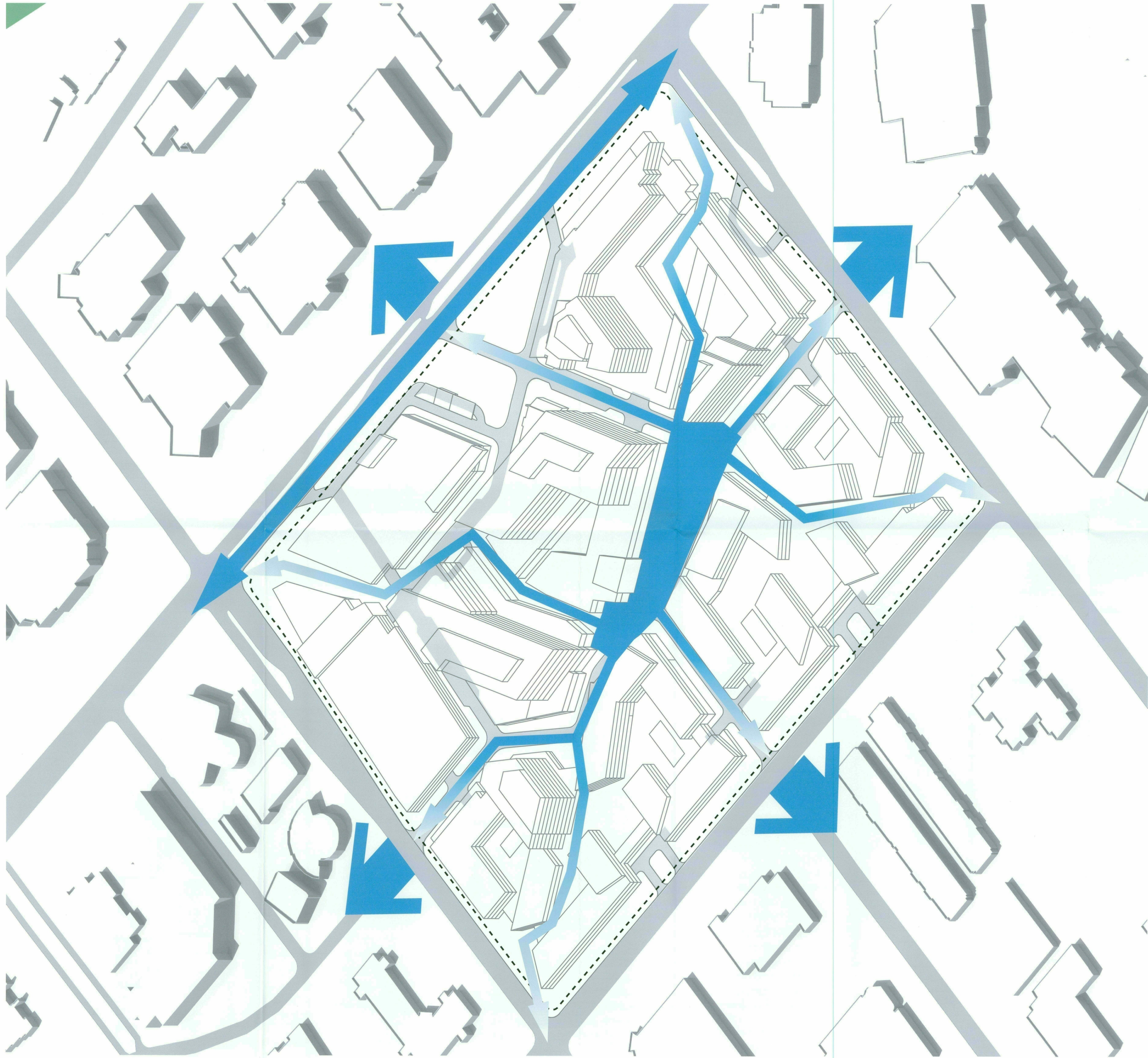


LANDSCAPE PLAN

TREE LEGEND:

- | | | | | | | | |
|---|------------------|---|-----------------|---|-------------------------------|---|------------------|
| 1 | Arizona Sycamore | 3 | Hybrid Mesquite | 5 | Evergreen Elm | 7 | Chinese Pistache |
| 2 | Arizona Ash | 4 | Date Palm | 6 | Palo Verde
"Desert Museum" | | |

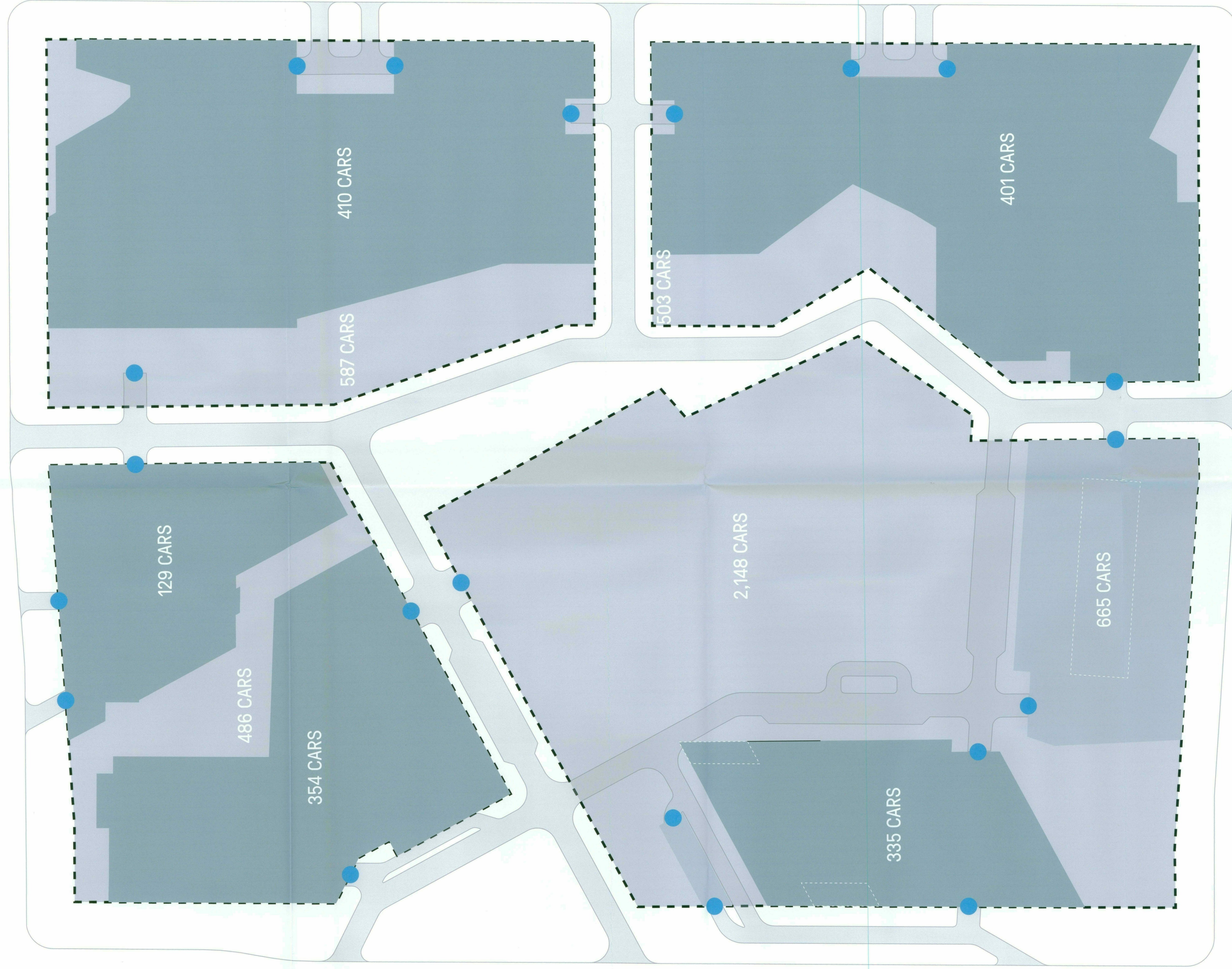




Transitions Plan:

La Via retains a relationship of architecture and land use to its surrounding urban form. Iconic architecture is placed along Scottsdale Rd, the main arterial adjacent to the site, where existing buildings have begun to establish higher density uses. Proposed parking and condominiums to the south transition into an existing hotel and future residential developments. Proposed low-density residential units to the east transition into a lower density fabric across the road, with views opening up to the McDowell Mountains. Lastly, condominiums and a new hotel with retail spaces compliments the existing commercial and retail spaces directly north of La Via.

E Paradise Ln.



N Dial Blvd.

E Tierra Buena Ln.

PARKING PLAN

LEGEND:

- Garage Parking
- Podium Parking
- Underground Parking
- Parking Entrance

E Paradise Ln.

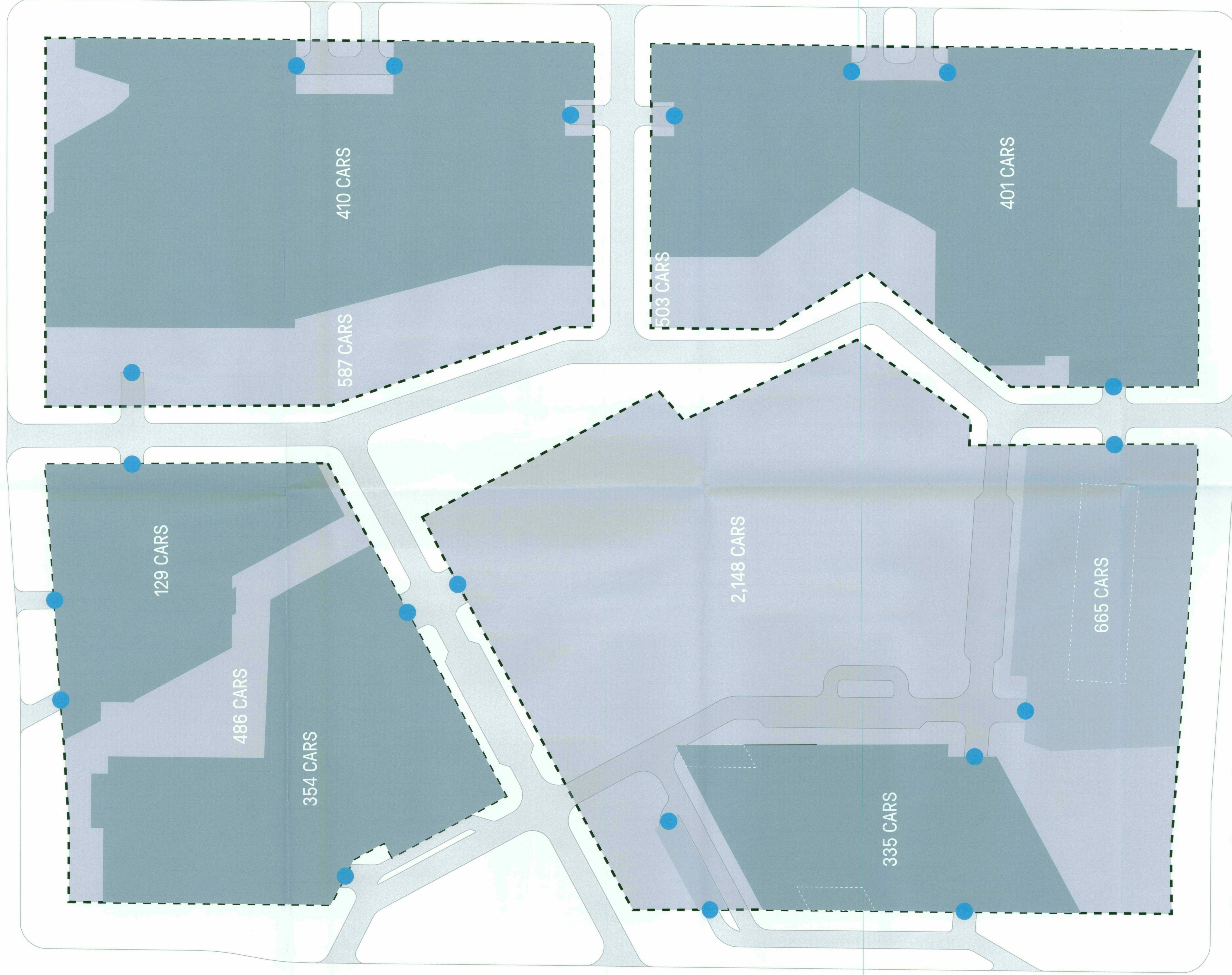
N Dial Blvd.

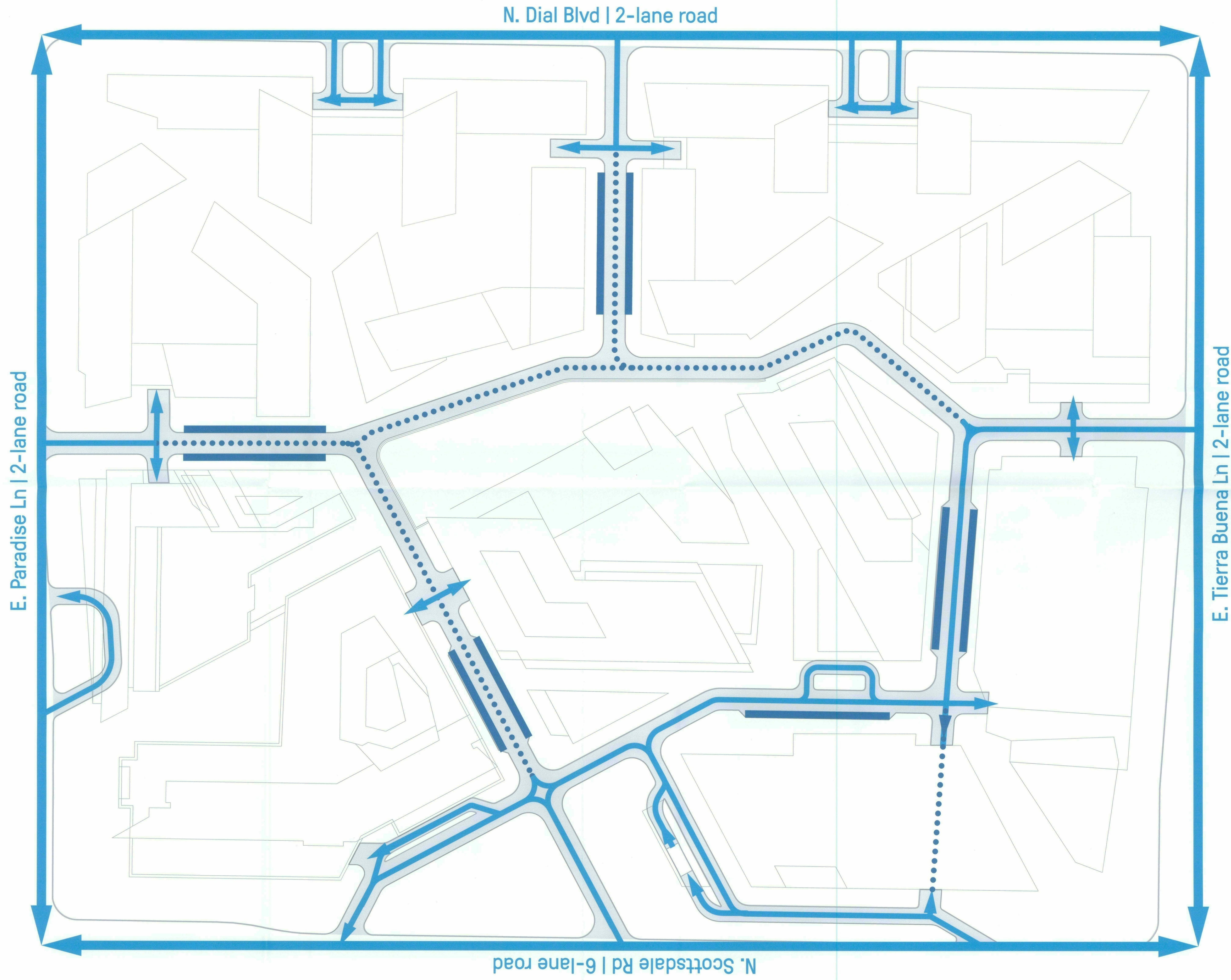
E Tierra Buena Ln.

PARKING PLAN

LEGEND:

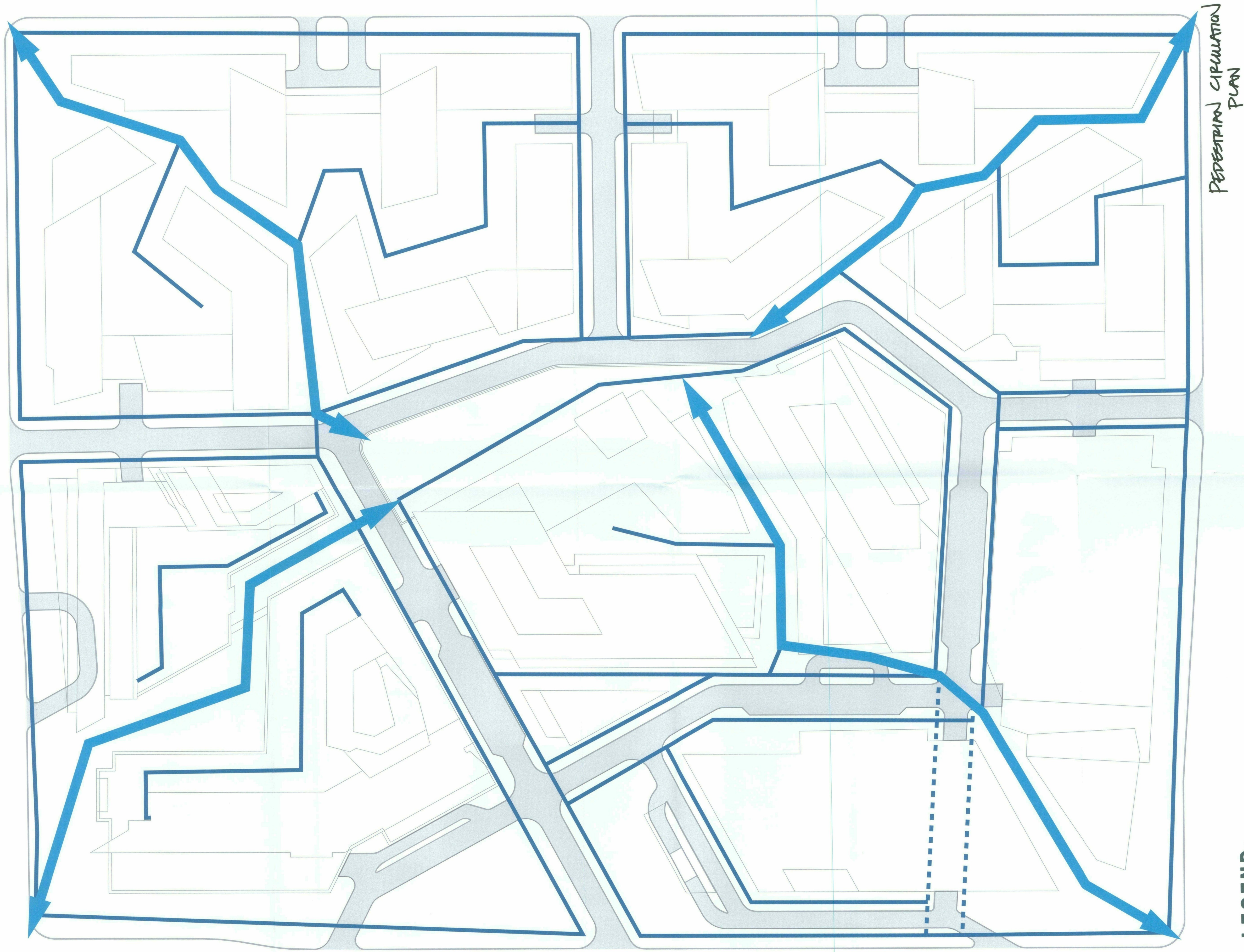
- Garage Parking
- Podium Parking
- Underground Parking
- Parking Entrance





VEHICULAR CIRCULATION PLAN

- LEGEND:**
- ▶ Heavy Traffic Route
 - ...▶ Light Traffic Route
 - ▬ Street Parking



PEDESTRIAN CIRCULATION
PLAN

LEGEND:

➡ Primary Route

➡ Secondary Route