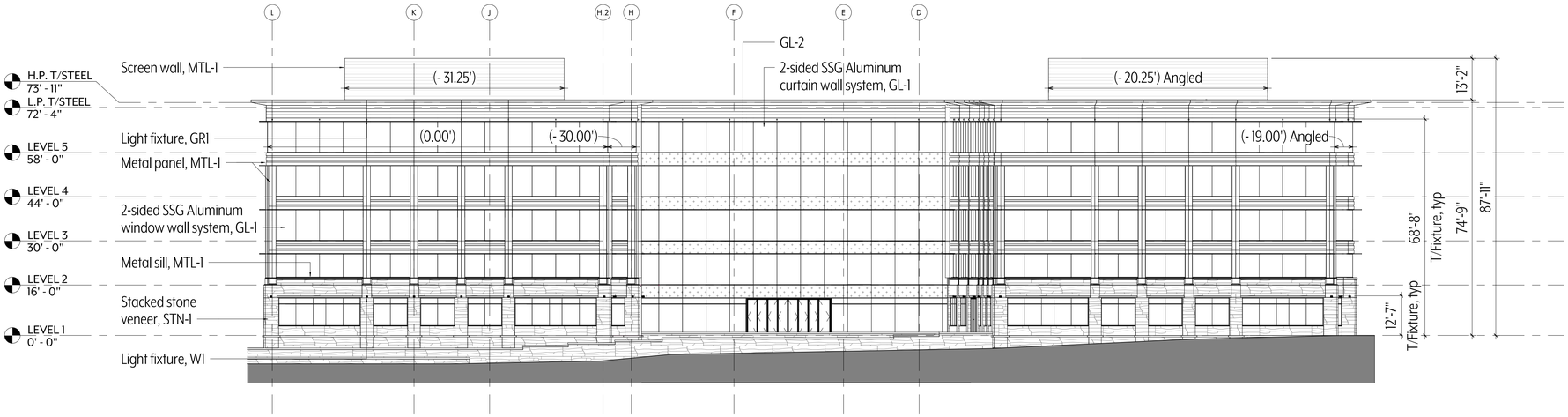
Full Size or Largest Size Plans

Site Plan

Landscape Plan

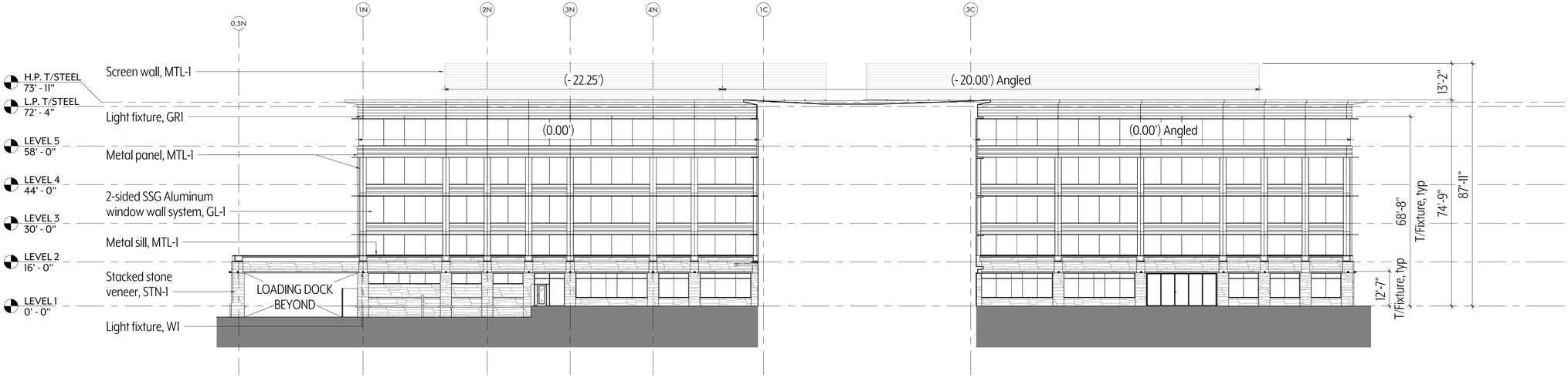
Elevations



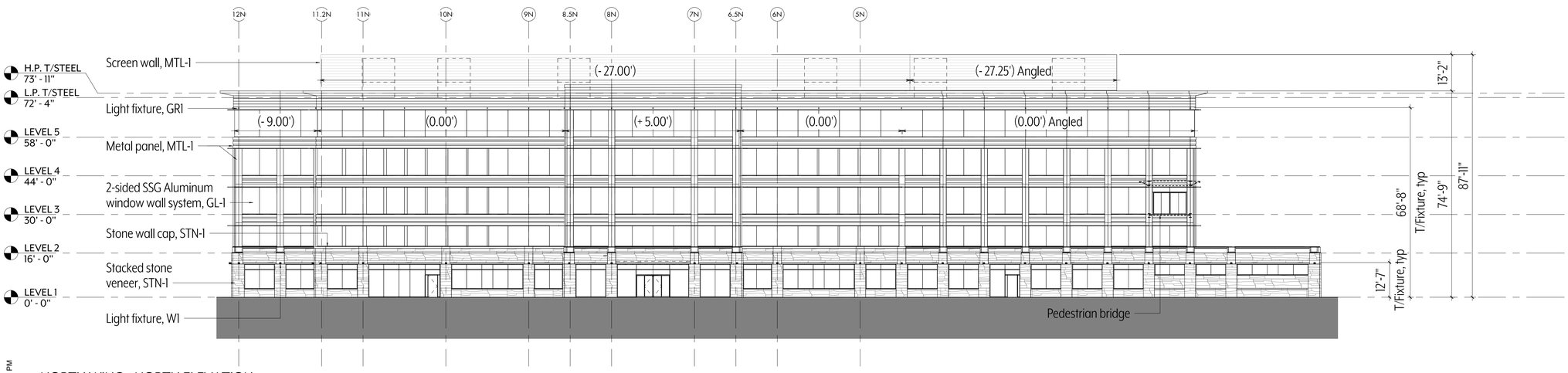
3 EAST ELEVATION
1" = 20'-0"
0' 5' 10' 20' 40'

MATERIAL LEGEND

STN-1	ARIZONA BROWN SCHIST
MTL-1	DRI-DESIGN ANODIZED DARK BRONZE
GL-1	VIRACON VNE1-53 | 19% EXT. REFLECT.
GL-2	SPANDREL BLACK



2 NORTH WING - SOUTH ELEVATION
1" = 20'-0"
0' 5' 10' 20' 40'



1 NORTH WING - NORTH ELEVATION
1" = 20'-0"
0' 5' 10' 20' 40'

3/27/2019 7:04:16 PM

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No.	Description	Date
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Project No: 17-005

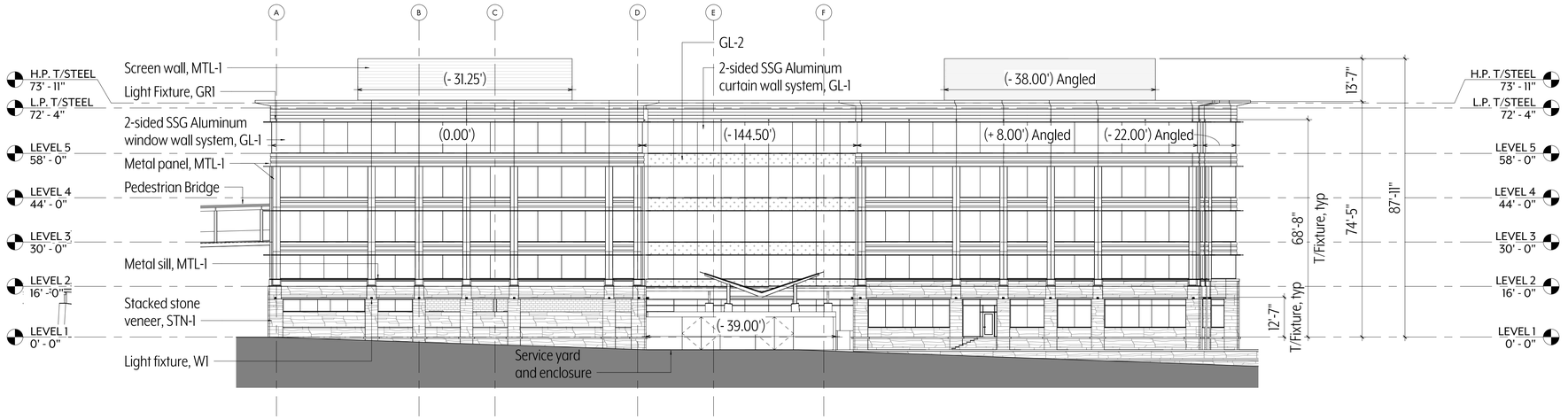
Sheet Title

BUILDING ELEVATIONS - OFFICE

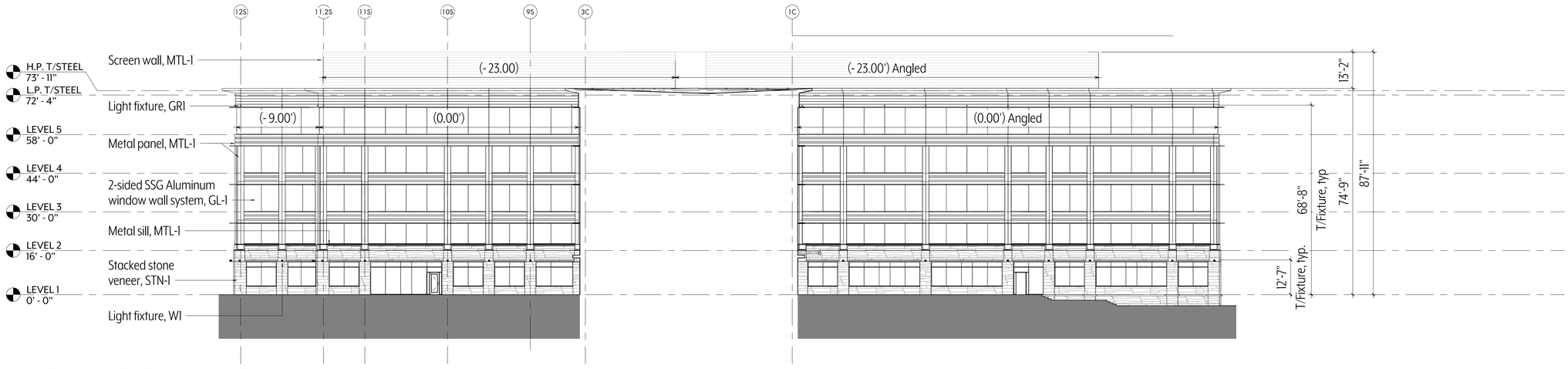
Original drawing is 44 x 34. Do not scale contents of this drawing.

Sheet Number

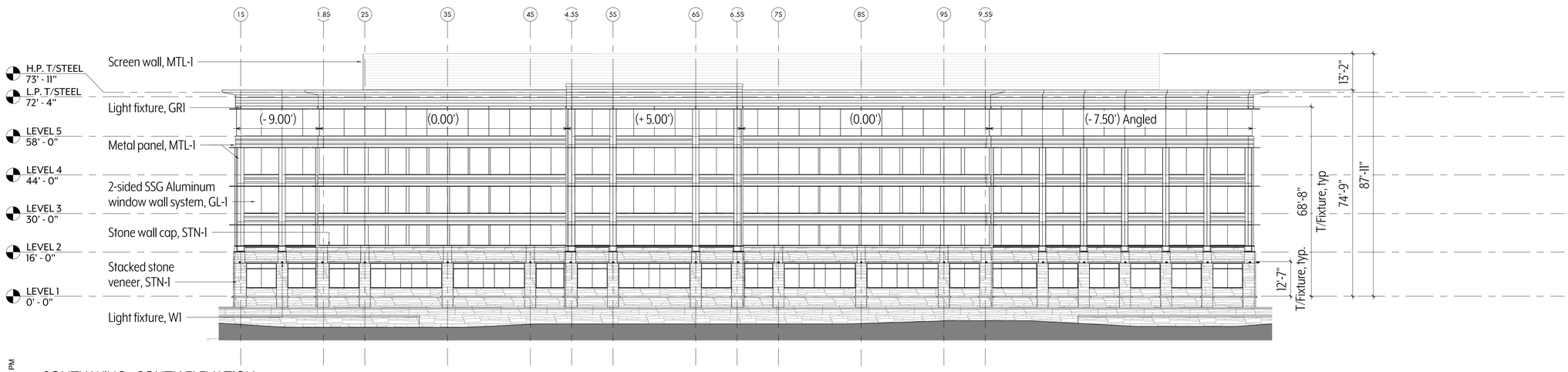
37-1



3 WEST ELEVATION
1" = 20'-0"



2 SOUTH WING - NORTH ELEVATION
1" = 20'-0"



1 SOUTH WING - SOUTH ELEVATION
1" = 20'-0"

3/27/2019 7:04:40 PM

MATERIAL LEGEND

STN-1	ARIZONA BROWN SCHIST
MTL-1	DRI-DESIGN ANODIZED DARK BRONZE
GL-1	VIRACON VNE1-53 | 19% EXT. REFLECT.
GL-2	SPANDREL BLACK

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No.	Description	Date
	SCOTTSDALE DRB SUBMITTAL 1ST REVIEW	03.25.2019

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Date of First Issue:

Project No: 17-005

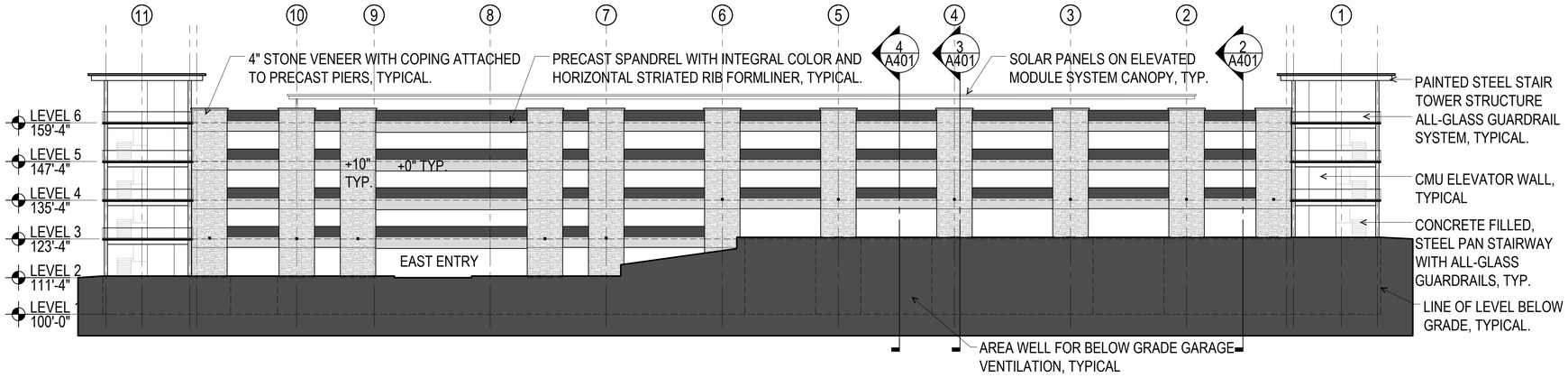
Sheet Title

BUILDING ELEVATIONS - OFFICE

Original drawing is 44 x 34. Do not scale contents of this drawing.

Sheet Number

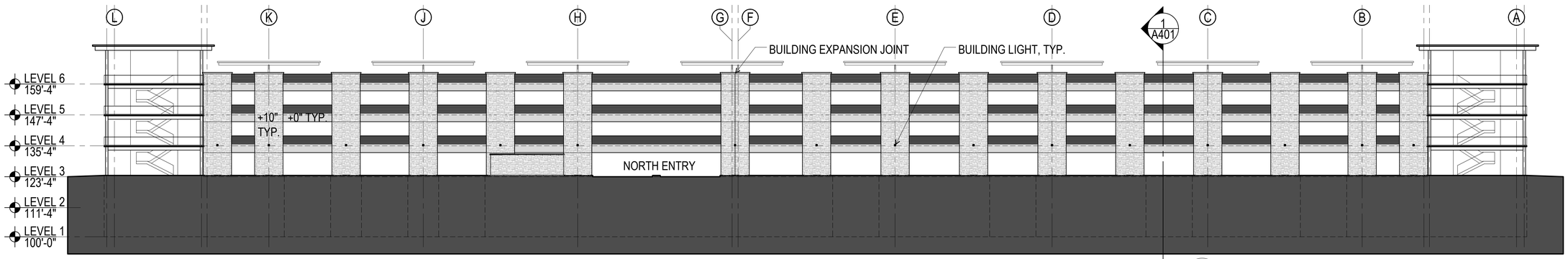
37-2



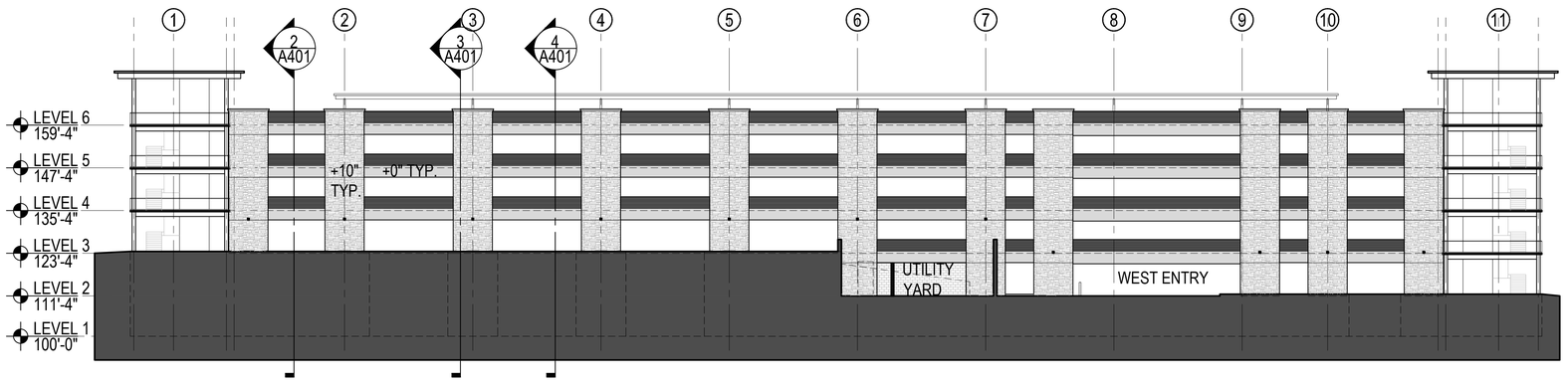
1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

ELEVATION GENERAL NOTES

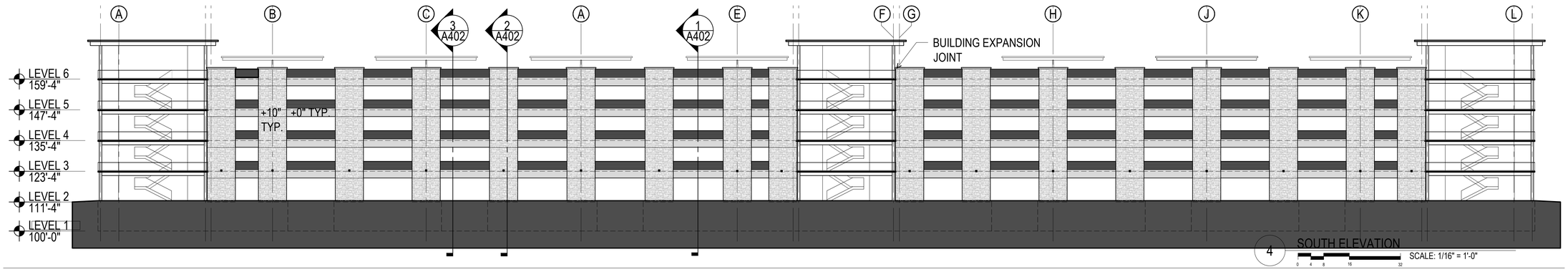
1. ALL MEP ELEMENTS SHALL BE CENTERED BETWEEN ARCHITECTURAL ELEMENTS AND/OR ALIGNED WITH THE CLOSEST MASONRY OR PRECAST COURSING, UNO. REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL EXPOSED STEEL SHALL BE GALVANIZED. PAINT PT-XX, TYPICAL UNO.



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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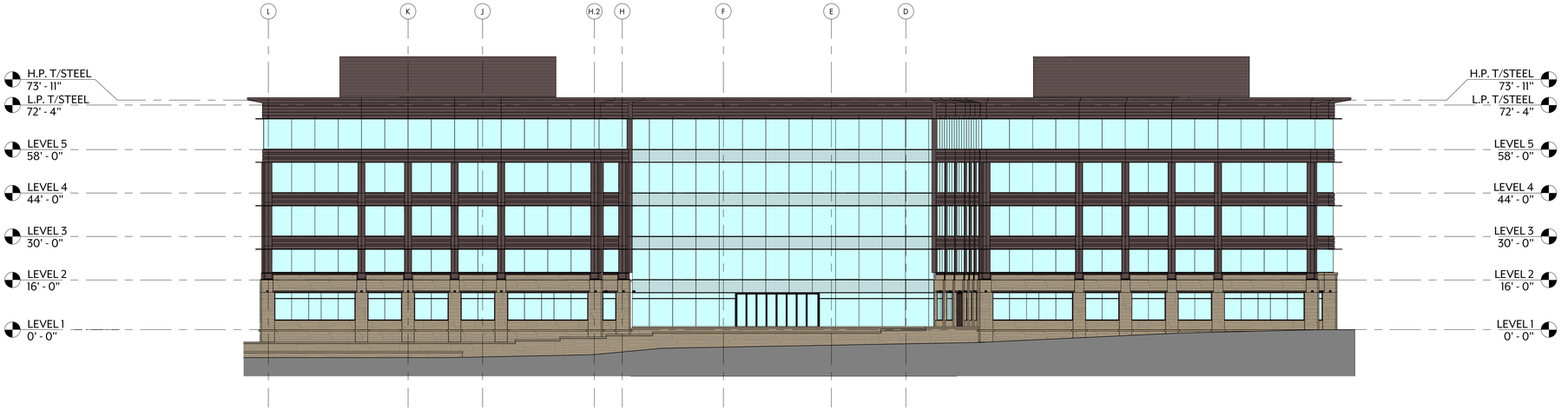
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Project No: 17-005

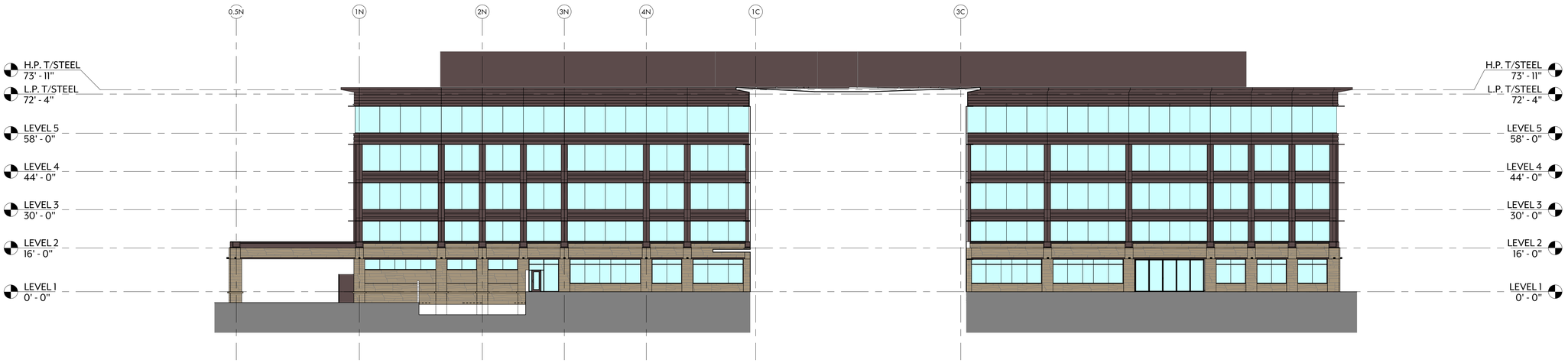
Sheet Title
BUILDING ELEVATIONS - GARAGE

Original drawing is 42 x 30. Do not scale contents of this drawing.

Sheet Number
37-3



3 EAST ELEVATION
1" = 20'-0"
0' 5' 10' 20' 40'



2 NORTH WING - SOUTH ELEVATION
1" = 20'-0"
0' 5' 10' 20' 40'



1 NORTH WING - NORTH ELEVATION
1" = 20'-0"
0' 5' 10' 20' 40'

3/27/2019 7:04:58 PM

MATERIAL LEGEND

STN-1	ARIZONA BROWN SCHIST
MTL-1	DRI-DESIGN ANODIZED DARK BRONZE
GL-1	VIRACON VNE1-53 | 19% EXT. REFLECT.
GL-2	SPANDREL BLACK

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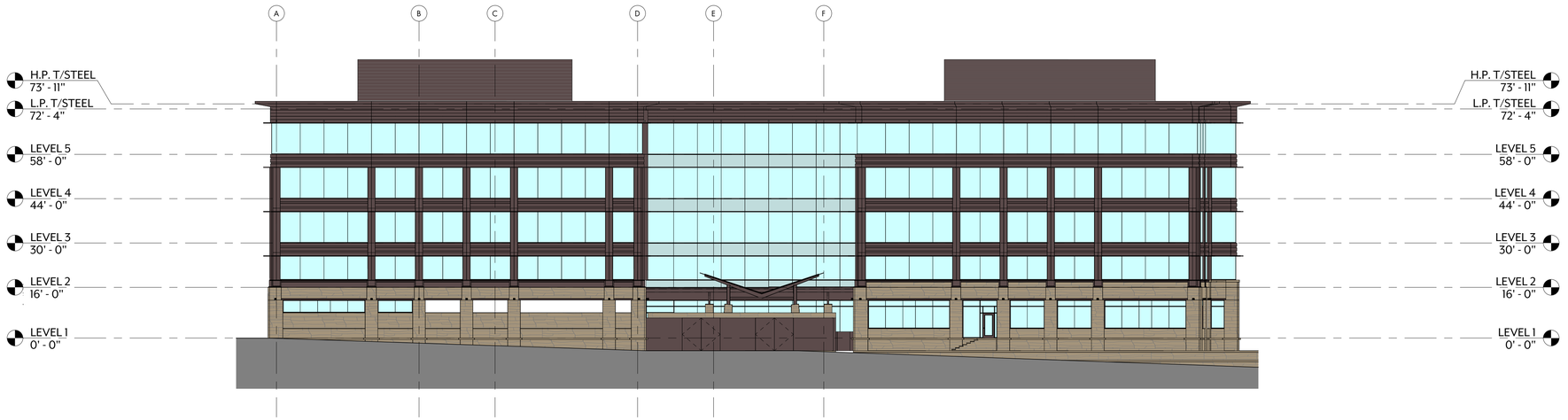
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BUILDING ELEVATIONS - OFFICE

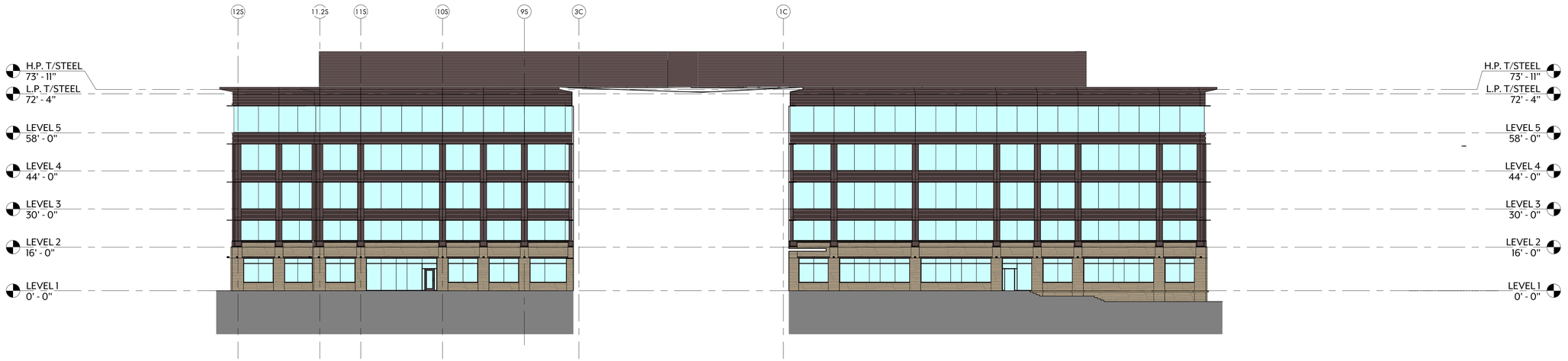
Original drawing is 44 x 34. Do not scale contents of this drawing.

Sheet Number

37-4



3 WEST ELEVATION
1" = 20'-0"



2 SOUTH WING - NORTH ELEVATION
1" = 20'-0"



1 SOUTH WING - SOUTH ELEVATION
1" = 20'-0"

3/27/2019 7:05:19 PM

MATERIAL LEGEND

STN-1	ARIZONA BROWN SCHIST
MTL-1	DRI-DESIGN ANODIZED DARK BRONZE
GL-1	VIRACON VNE1-53 | 19% EXT. REFLECT.
GL-2	SPANDREL BLACK

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No.	Description	Date
	SCOTTSDALE DRB SUBMITTAL 1ST REVIEW	03.25.2019

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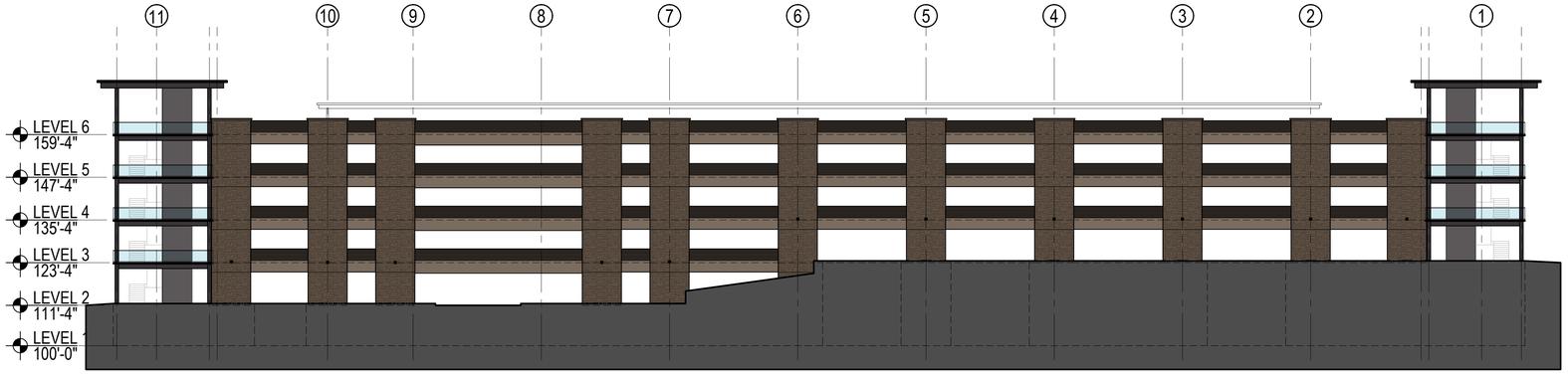
Date of First Issue:

Project No: 17-005

Sheet Title
BUILDING ELEVATIONS - OFFICE

Original drawing is 44 x 34. Do not scale contents of this drawing.

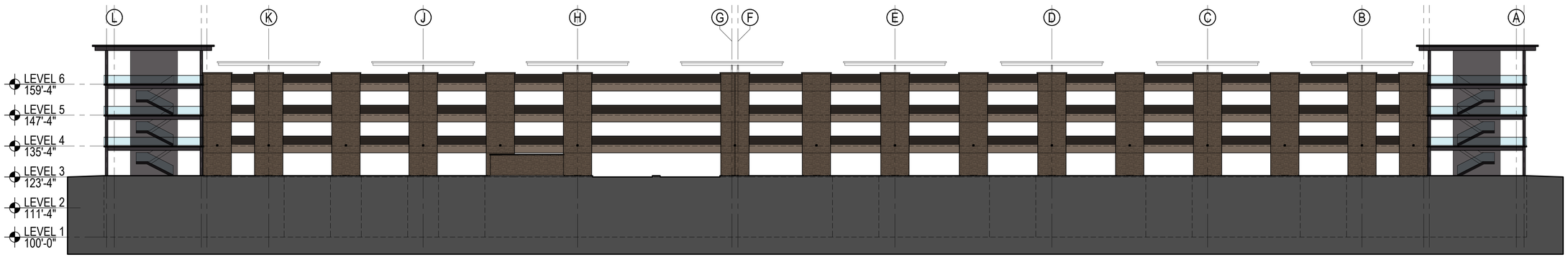
Sheet Number
37-5



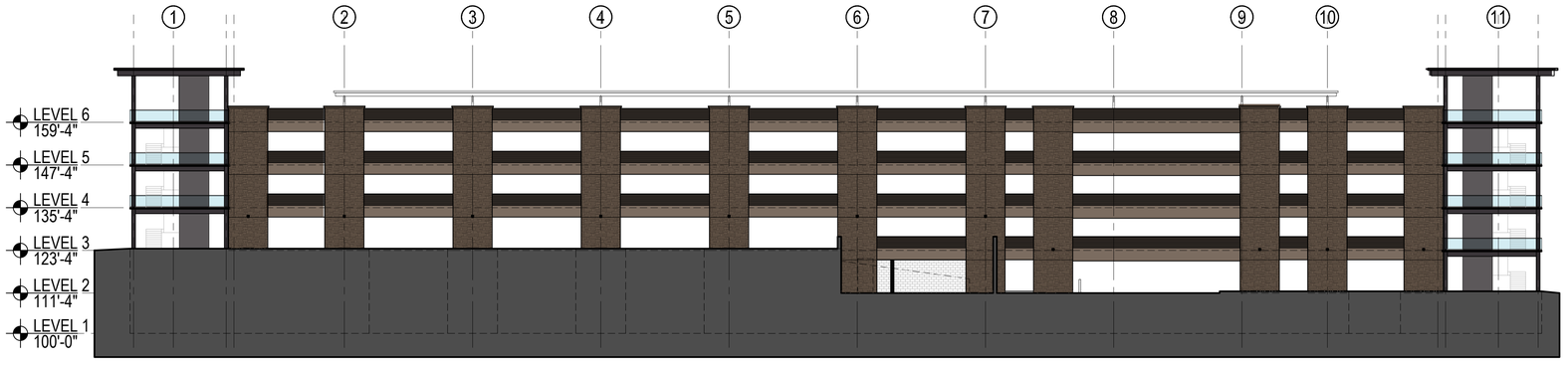
1 EAST ELEVATION
SCALE: 1/16" = 1'-0"
0 4 8 16 32

MATERIAL LEGEND

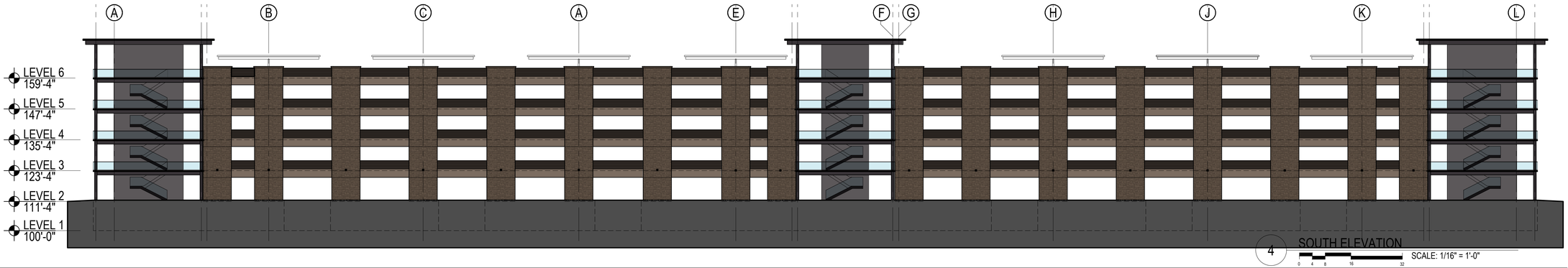
STN-2	IRONWOOD
MTL-2	PAINTED DARK BRONZE
GFMU-1	TRENDSTONE BLACK MOUNTAIN
PC-1	MODIFIED MALIBU SUNSET
WD-1	ALUMABOARD COLONY MAPLE



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"
0 4 8 16 32



3 WEST ELEVATION
SCALE: 1/16" = 1'-0"
0 4 8 16 32



4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"
0 4 8 16 32

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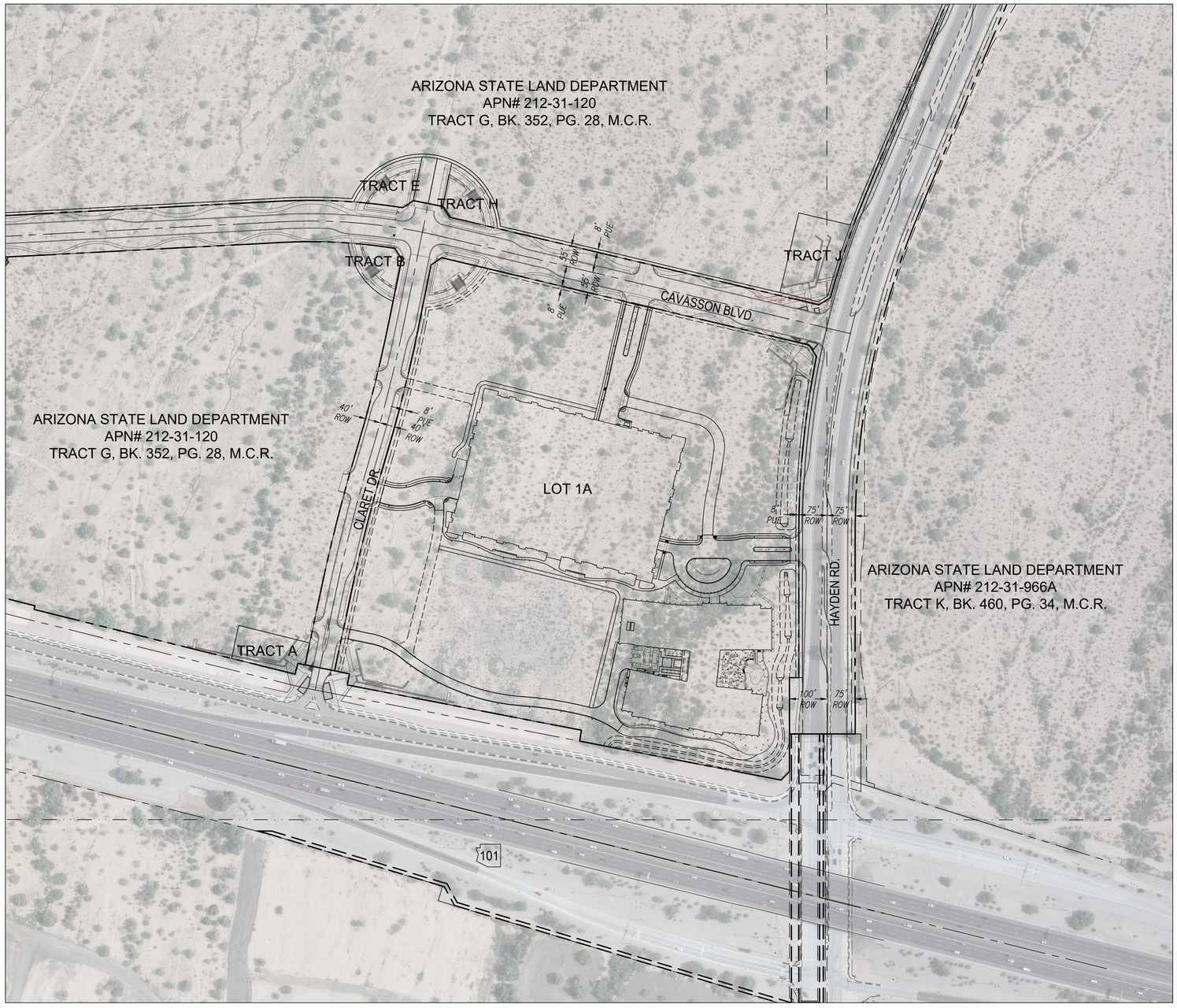
Sheet Title
BUILDING ELEVATIONS - GARAGE

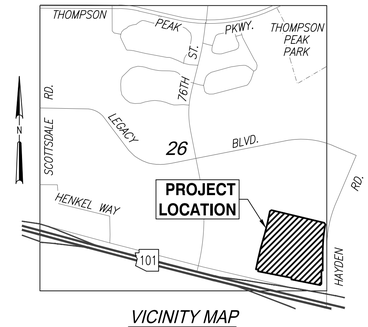
Original drawing is 42 x 30. Do not scale contents of this drawing.

Sheet Number
37-6

CONTEXT AERIAL
FOR
SCOTTSDALE NATIONWIDE OFFICE BUILDING-PHASE 1
SCOTTSDALE, AZ.

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





VICINITY MAP
NTS

150 0 150 300
scale feet
1" = 150'

811
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Project No: 17-005

Sheet Title
CONTEXT AERIAL

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Sheet Number
EX#22

P:\2018\18114\Dwg\18114-203_DRB\Exhibits\18114-203-22-Context Aerial.dwg Mar 27, 2019 - 10:29am Fewell



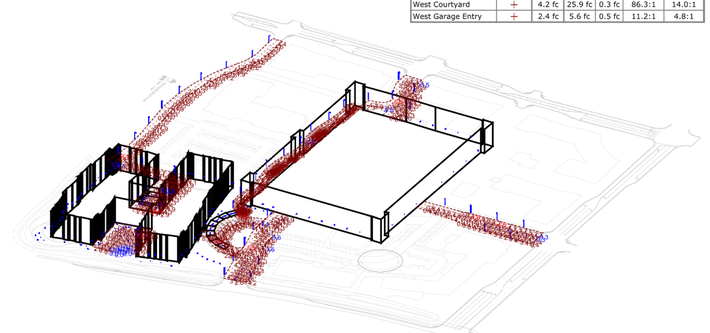
Plan View
Scale - 1" = 70ft

Schedule

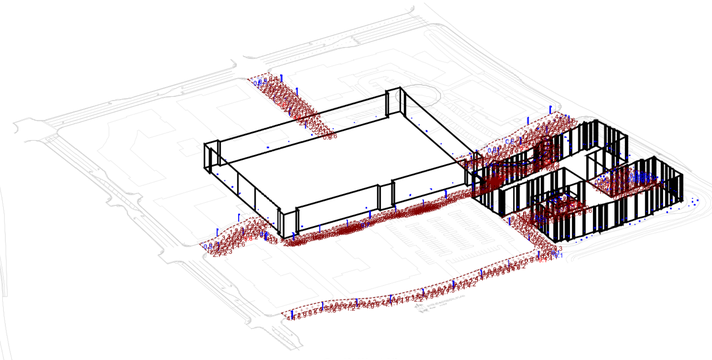
Symbol	Label	Quantity	Manufacturer	Description	Lamp	Wattage	Lumens Per Lamp	Light Loss Factor
	PL1	29	HESS AMERICA	LN600/800-4LVC-WW_2200K-T4	2200K Color Temperature	145	9277	0.95
	BL1	5	HESS AMERICA - LED BOLLARD Copyright LUMCat	WHITE INTERIOR / CLEAR FLAT PLASTIC LENS	568 lm, 16 W	16	568	0.95
	S1	36	Winona Lighting	48" WALL MOUNT ASYMMETRIC UPLIGHT (8) 4SUP LED ,BOARDS. CLEAR LENS	LED	147.5	12673	0.95
	W2	135	FC/SSL Lighting	Die-Cast Aluminum Interior / Exterior Up Light and Up / Down Wall Light	LED	10.5	752	0.95
	PL2	9	HESS AMERICA	LN450-2LVC-WW_2200K-T2	2200K Color Temperature	72.06	5067	0.95
	LL1	98	Hydrel	ASPEN LED 30K 25? (4th GEN LED)	LED16 - 6W/25?NFL/3K WW - 3X Nichia 219 w/Khatod Optic	5.8	Absolute	0.95
	LL2	11	Hydrel	MILLERTON LED 30K 25? (4th GEN LED)	LED16 - 6W/25?NFL/3K WW - 3X Nichia 219 w/Khatod Optic	5.8	Absolute	0.95

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Courtyard	+	0.6 fc	7.6 fc	0.0 fc	N/A	N/A
East Garage Entry	+	2.5 fc	5.5 fc	0.6 fc	9.2:1	4.2:1
North Garage Entry	+	2.1 fc	4.6 fc	0.3 fc	15.3:1	7.0:1
North Office Entry	+	14.9 fc	34.7 fc	1.4 fc	24.8:1	10.6:1
Service Entrance	+	2.4 fc	9.1 fc	0.1 fc	91.0:1	24.0:1
South Garage Walkway	+	2.9 fc	7.8 fc	0.7 fc	11.1:1	4.1:1
West Courtyard	+	4.2 fc	25.9 fc	0.3 fc	86.3:1	14.0:1
West Garage Entry	+	2.4 fc	5.6 fc	0.5 fc	11.2:1	4.8:1



North East View



South West View

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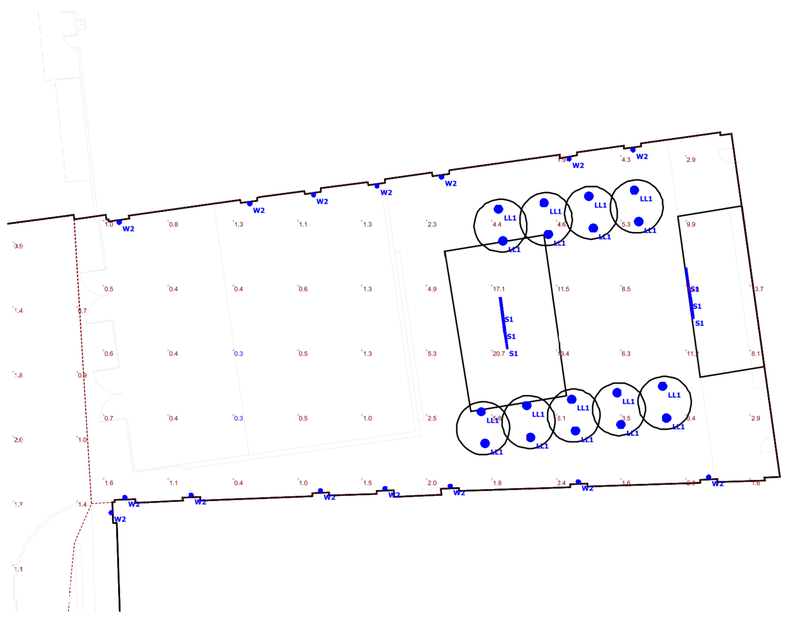
Sheet Title
EXTERIOR LIGHTING PHOTOMETRIC ANALYSIS

Original drawing is 42 x 30. Do not scale contents of this drawing.

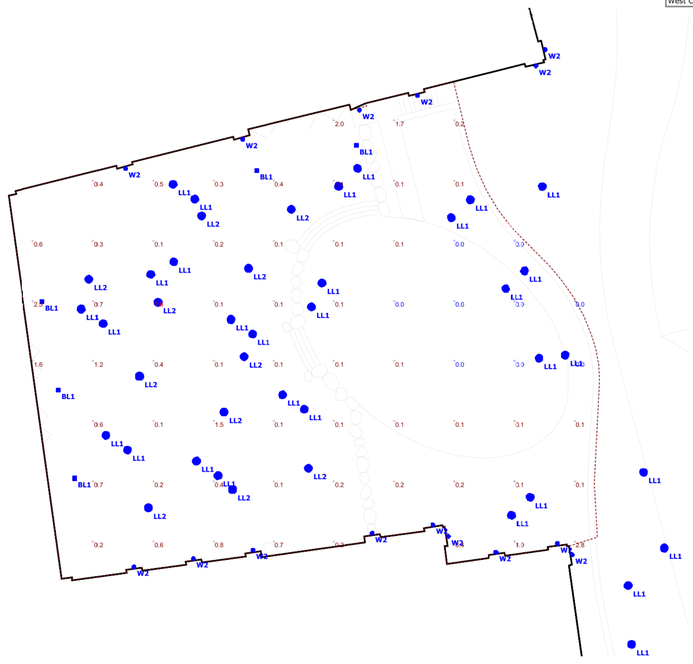
Sheet Number
47-1

Schedule								
Symbol	Label	Quantity	Manufacturer	Description	Lamp	Wattage	Lumens Per Lamp	Light Loss Factor
	PL1	29	HESS AMERICA	LN600/800-4LVC-WW_2200K-T4	2200K Color Temperature	145	9277	0.95
	BL1	5	HESS AMERICA - LED BOLLARD Copyright LUMCat	WHITE INTERIOR / CLEAR FLAT PLASTIC LENS	568 lm, 16 W	16	568	0.95
	S1	36	Winona Lighting	48" WALL MOUNT ASYMMETRIC UPLIGHT (8) 4SUP LED ,BOARDS. CLEAR LENS	LED	147.5	12673	0.95
	W2	135	FC/SSL Lighting	Die-Cast Aluminum Interior / Exterior Up Light and Up / Down Wall Light	LED	10.5	752	0.95
	PL2	9	HESS AMERICA	LN450-2LVC-WW_2200K-T2	2200K Color Temperature	72.06	5067	0.95
	LL1	98	Hydrel	ASPEN LED 30K 25? (4th GEN LED)	LED16 - 6W/25?NFL/3K WW - 3X Nichia 219 w/Khatod Optic	5.8	Absolute	0.95
	LL2	11	Hydrel	MILLERTON LED 30K 25? (4th GEN LED)	LED16 - 6W/25?NFL/3K WW - 3X Nichia 219 w/Khatod Optic	5.8	Absolute	0.95

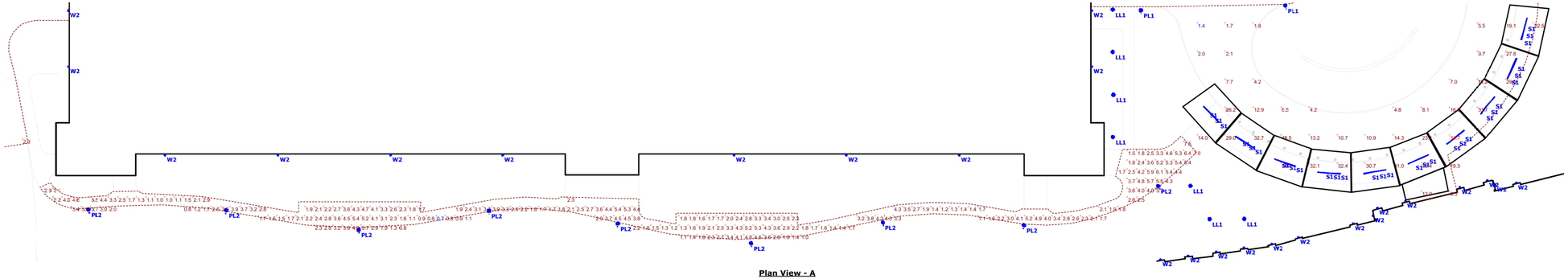
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Courtyard	+	0.6 fc	7.6 fc	0.0 fc	N/A	N/A
North Office Entry	+	14.9 fc	34.7 fc	1.4 fc	24.8:1	10.6:1
South Garage Walkway	+	2.9 fc	7.8 fc	0.7 fc	11.1:1	4.1:1
West Courtyard	+	4.2 fc	25.9 fc	0.3 fc	86.3:1	14.0:1



Plan View - A



Plan View



Plan View - A

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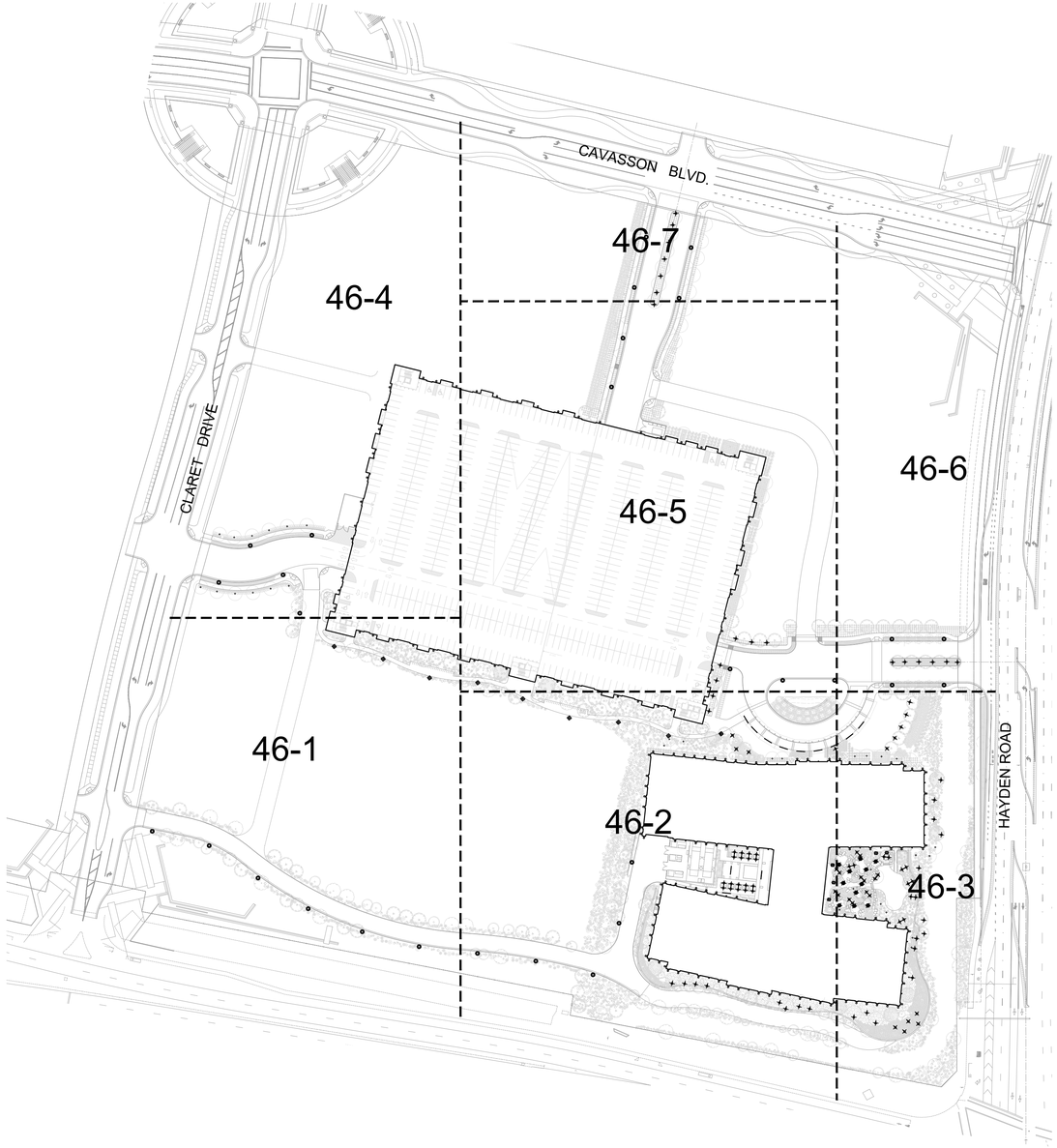
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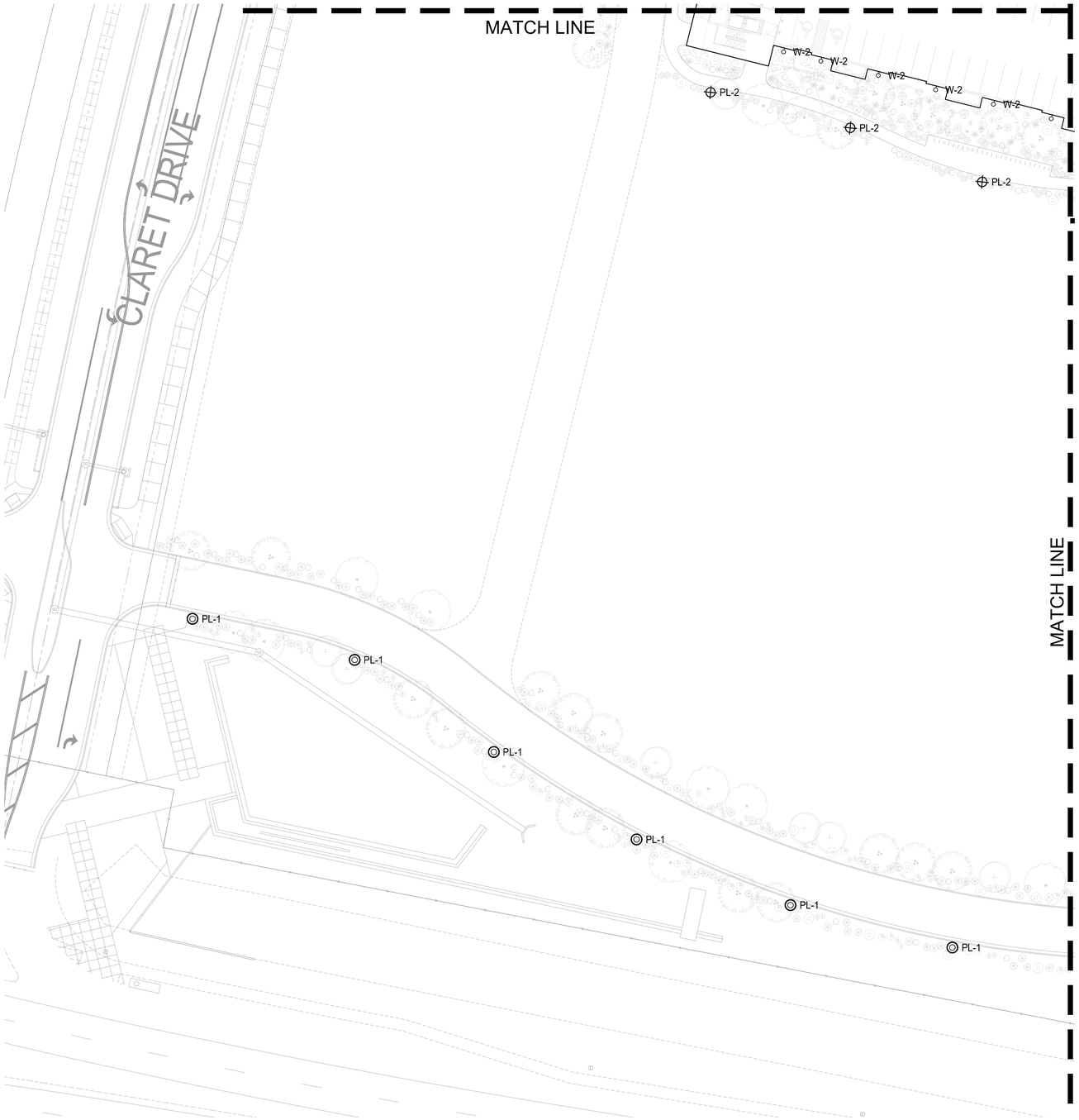
OVERALL LIGHTING PLAN

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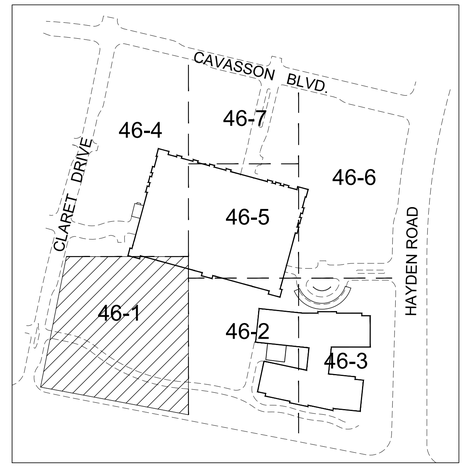
46-0

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LIGHTING SCHEDULE

- PL-1: STREET LIGHT
  HESS-LED LN800
- PL-2: PEDESTRIAN LIGHT
  HESS-LED LN450
- LL-1: LANDSCAPE UPLIGHT
  HYDREL ASPEN LED
- LL-2: LANDSCAPE MOON LIGHT
  HYDREL MILLERTON LED
- BL-1: PEDESTRIAN BOLLARD
  HESS-LED BOLLARD
- S-1: ARCHITECTURAL WALL LIGHT
  WINONA LIGHTING 48" LED
- W-1: ARCHITECTURAL WALL LIGHT
  DOWN / SOFFIT LIGHTING
- W-2: ARCHITECTURAL WALL LIGHT
  UP LIGHTING
- W-3: ARCHITECTURAL WALL LIGHT
  DOWN / SOFFIT LIGHTING



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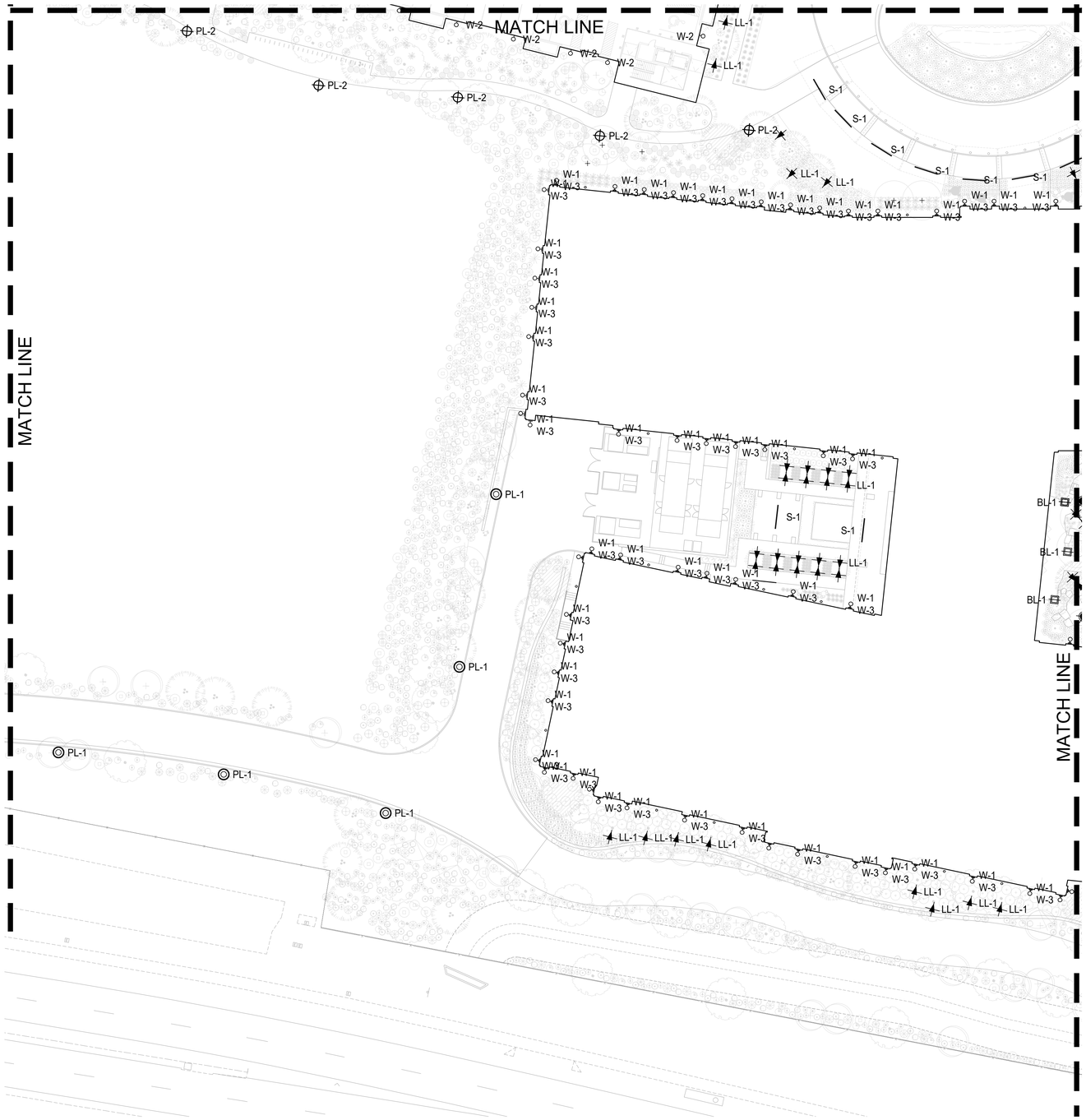
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LIGHTING PLAN

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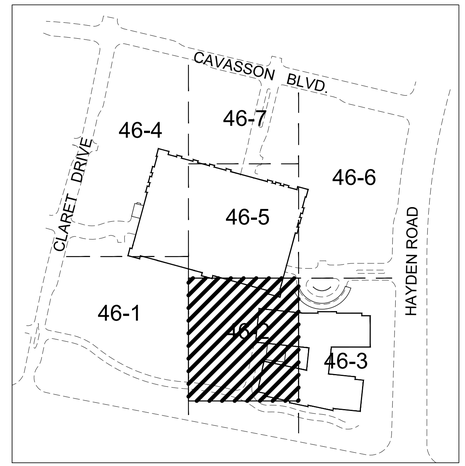
Sheet Number

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LIGHTING SCHEDULE

- PL-1: STREET LIGHT
  HESS-LED LN800
- PL-2: PEDESTRIAN LIGHT
  HESS-LED LN450
- LL-1: LANDSCAPE UPLIGHT
  HYDREL ASPEN LED
- LL-2: LANDSCAPE MOON LIGHT
  HYDREL MILLERTON LED
- BL-1: PEDESTRIAN BOLLARD
  HESS-LED BOLLARD
- S-1: ARCHITECTURAL WALL LIGHT
  WINONA LIGHTING 48" LED
- W-1: ARCHITECTURAL WALL LIGHT
  DOWN / SOFFIT LIGHTING
- W-2: ARCHITECTURAL WALL LIGHT
  UP LIGHTING
- W-3: ARCHITECTURAL WALL LIGHT
  DOWN / SOFFIT LIGHTING



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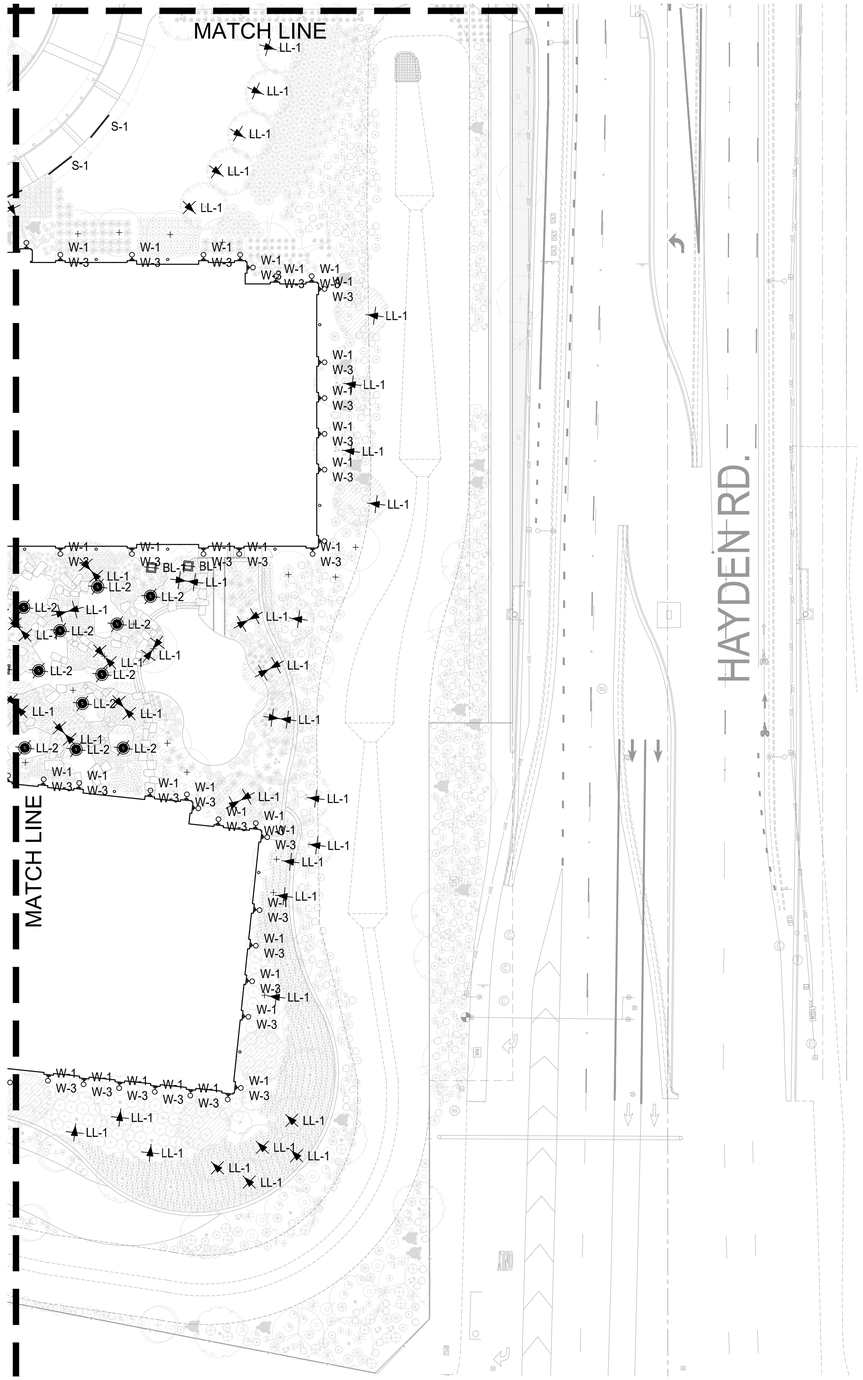
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LIGHTING PLAN

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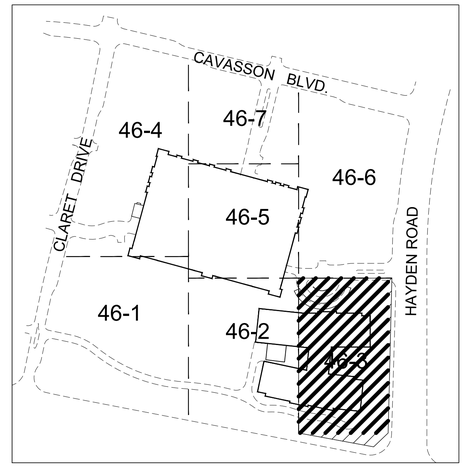
Sheet Number

46-2



LIGHTING SCHEDULE

- PL-1: STREET LIGHT
  HESS-LED LN800
- PL-2: PEDESTRIAN LIGHT
  HESS-LED LN450
- LL-1: LANDSCAPE UPLIGHT
  HYDREL ASPEN LED
- LL-2: LANDSCAPE MOON LIGHT
  HYDREL MILLERTON LED
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  HESS-LED BOLLARD
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  UP LIGHTING
- W-3: ARCHITECTURAL WALL LIGHT
  DOWN / SOFFIT LIGHTING



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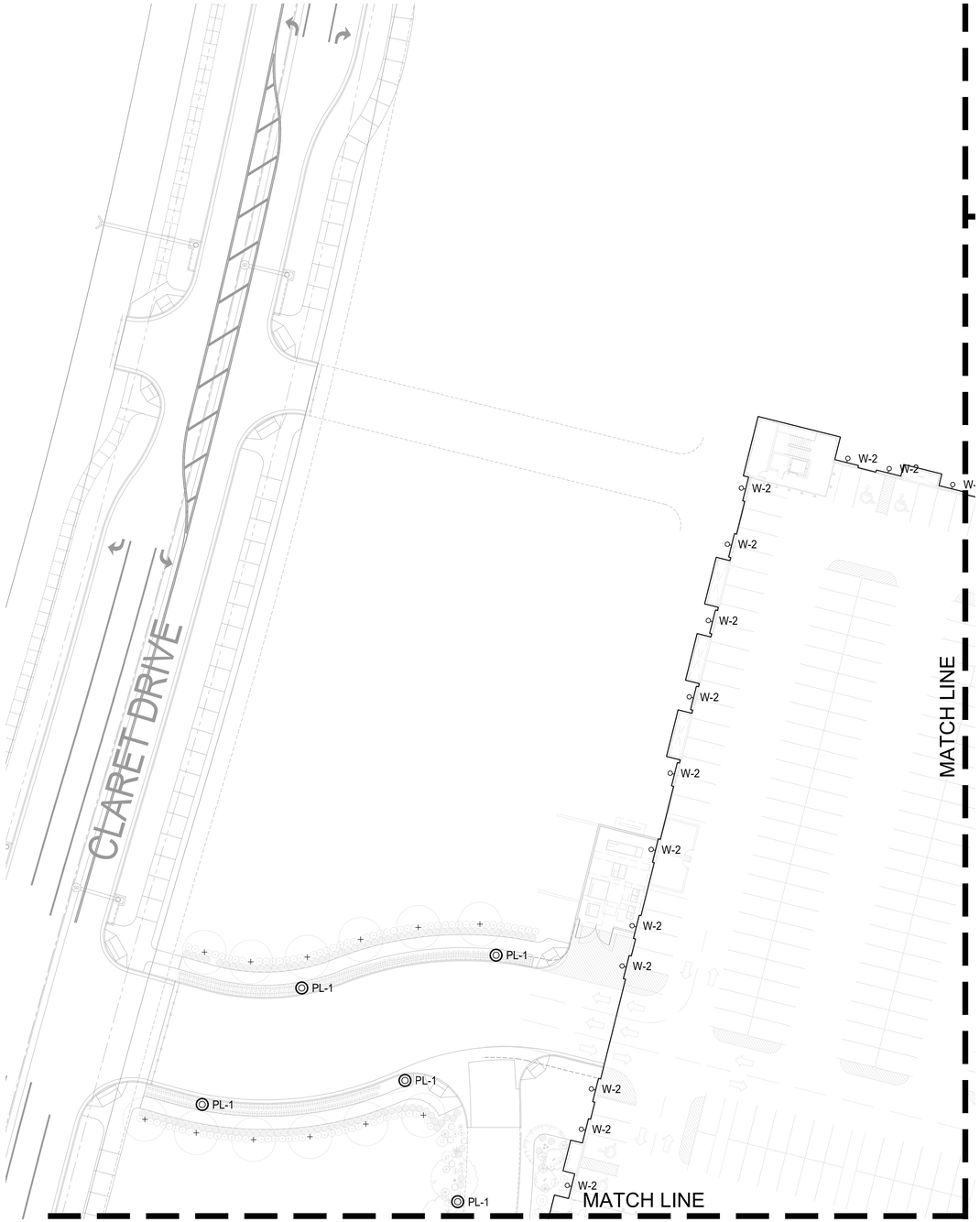
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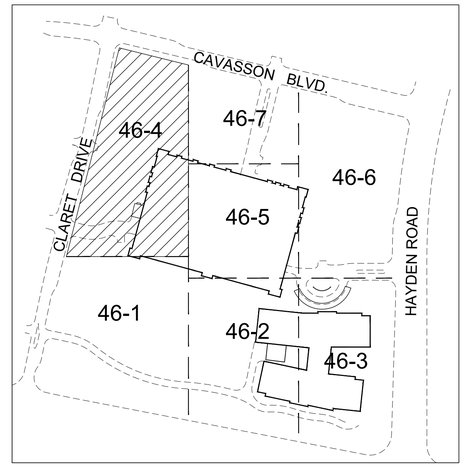
Sheet Number

46-3



LIGHTING SCHEDULE

- PL-1: STREET LIGHT
  HESS-LED LN800
- PL-2: PEDESTRIAN LIGHT
  HESS-LED LN450
- LL-1: LANDSCAPE UPLIGHT
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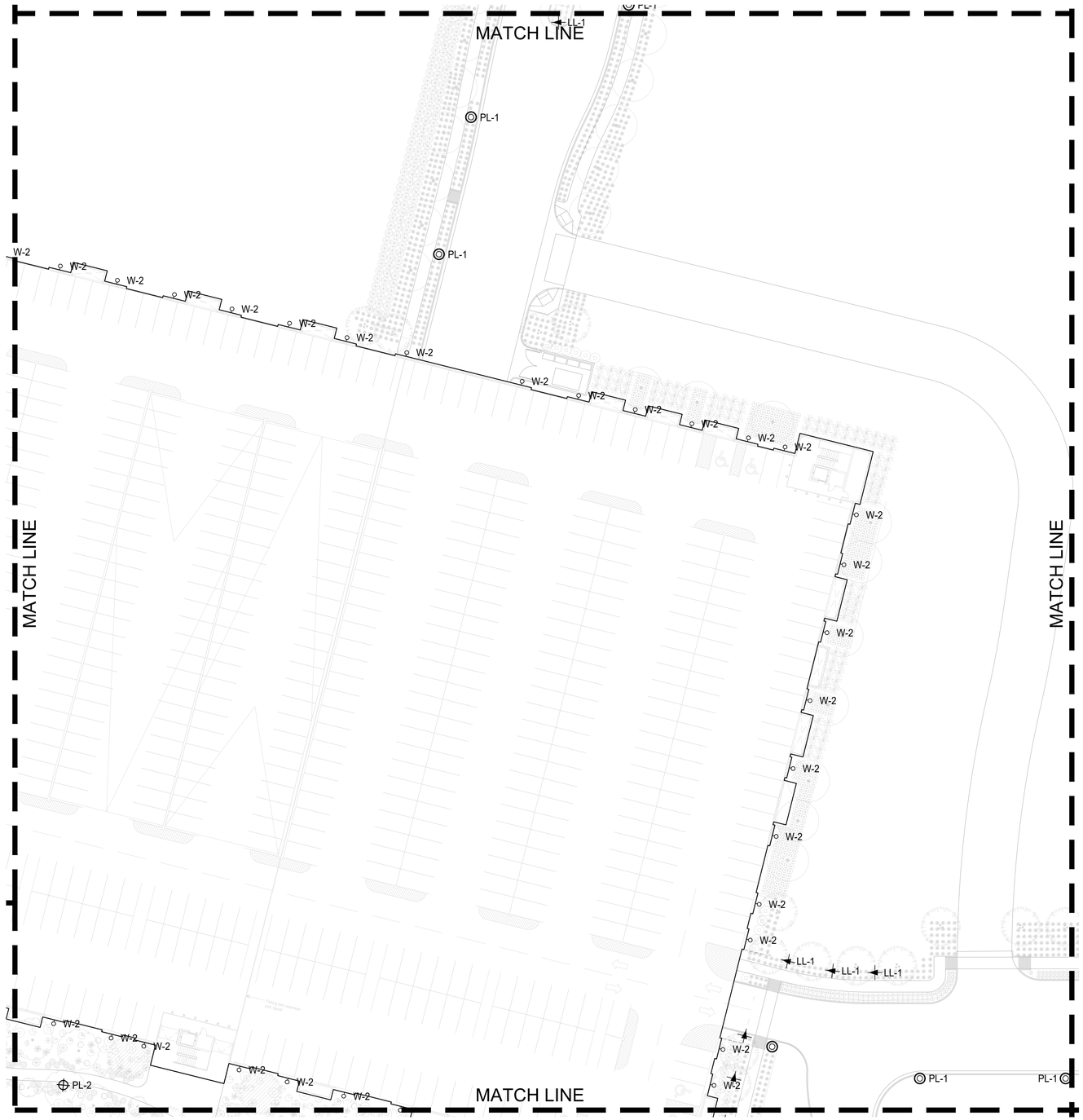
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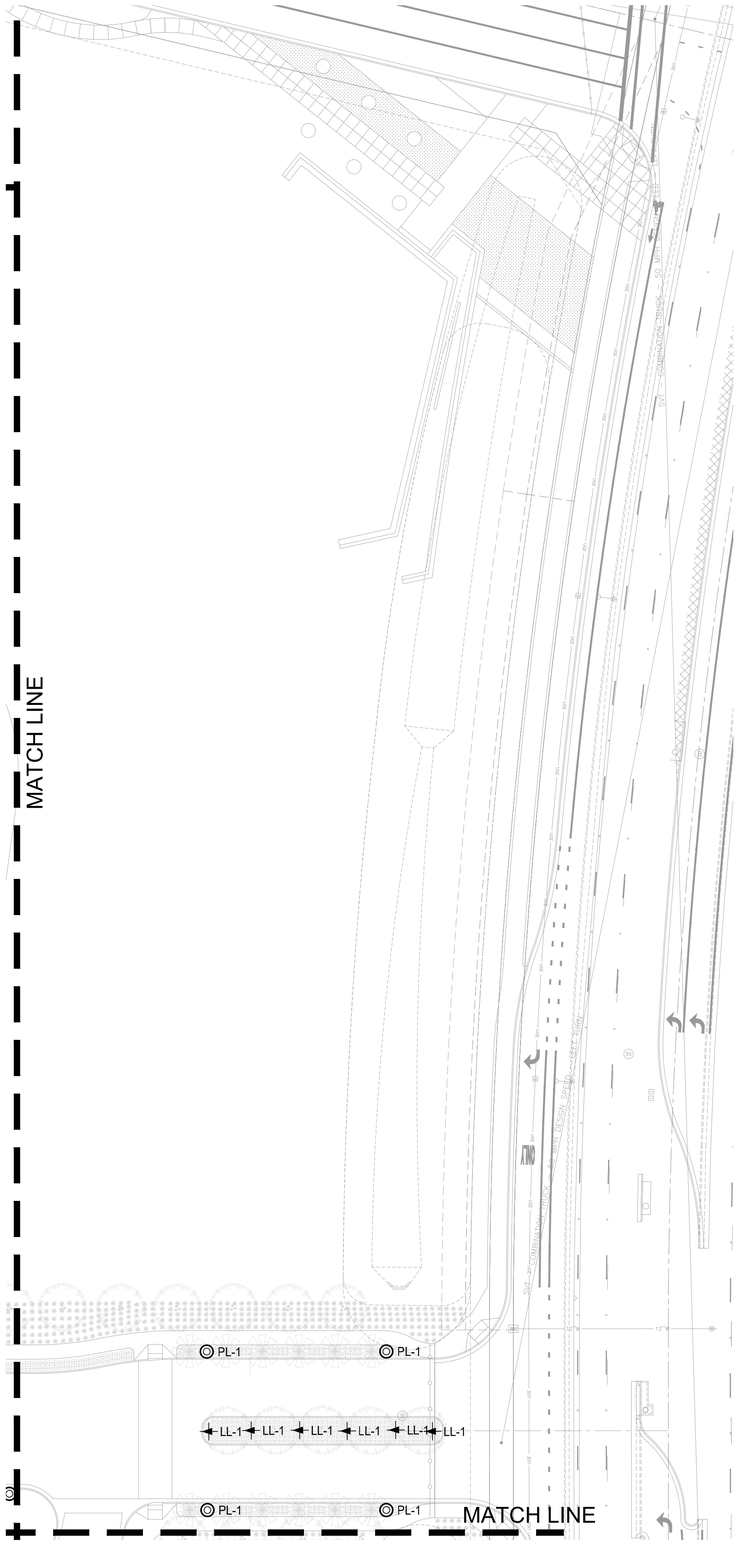
LIGHTING PLAN

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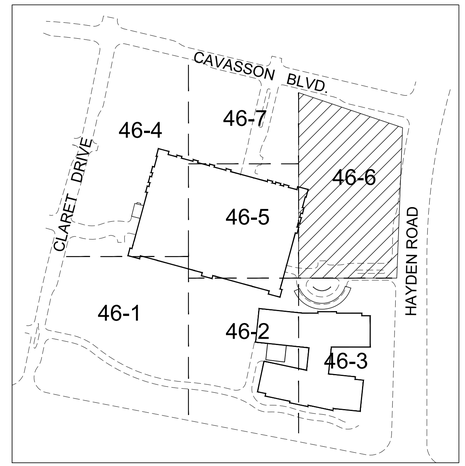
46-4


MATCH LINE
LL-1
PL-1
PL-1
W-2
W-2
W-2



LIGHTING SCHEDULE

- PL-1: STREET LIGHT
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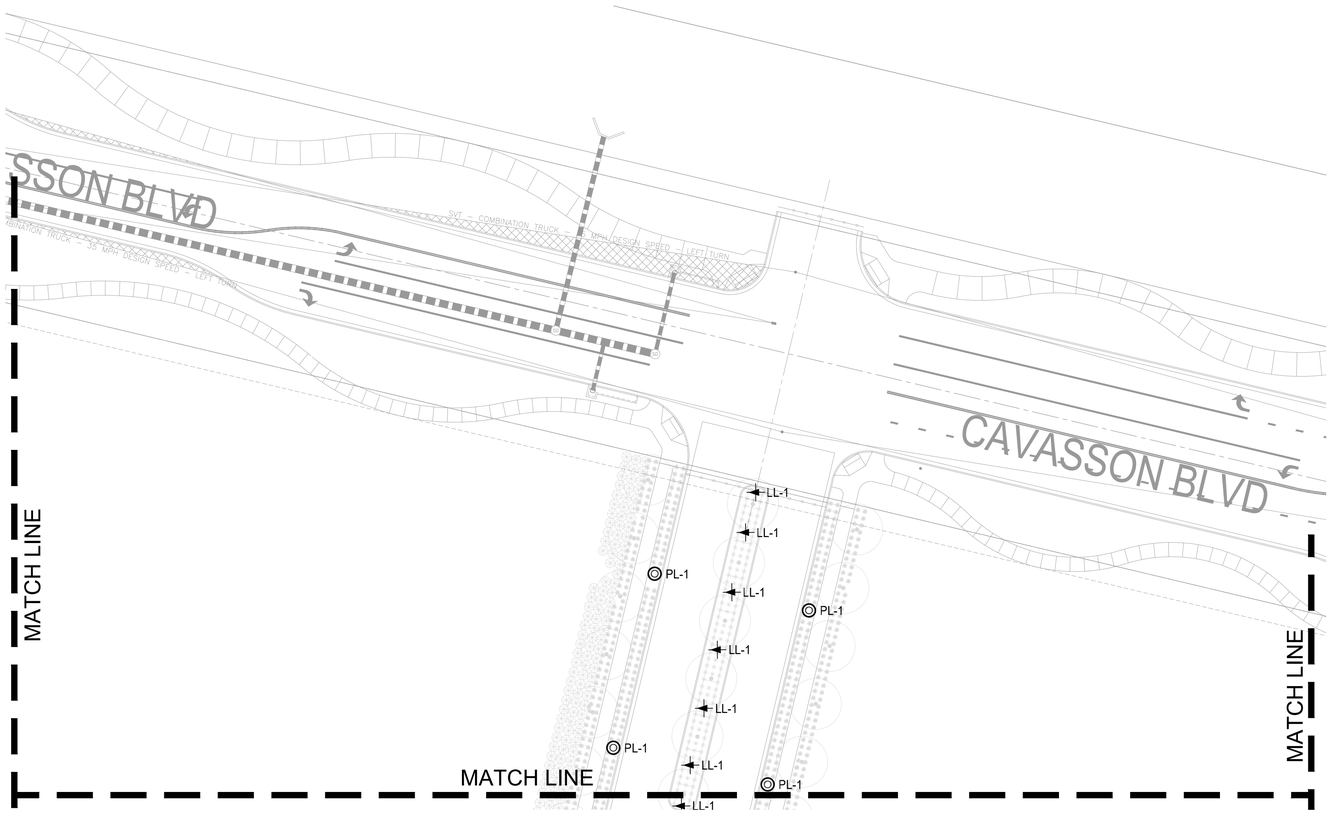
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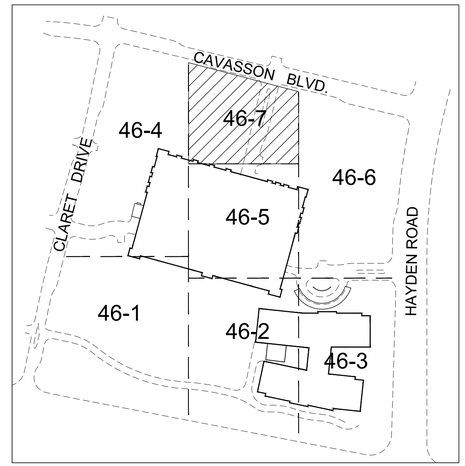
Sheet Number

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LIGHTING SCHEDULE

- PL-1: STREET LIGHT
  HESS-LED LN800
- PL-2: PEDESTRIAN LIGHT
  HESS-LED LN450
- LL-1: LANDSCAPE UPLIGHT
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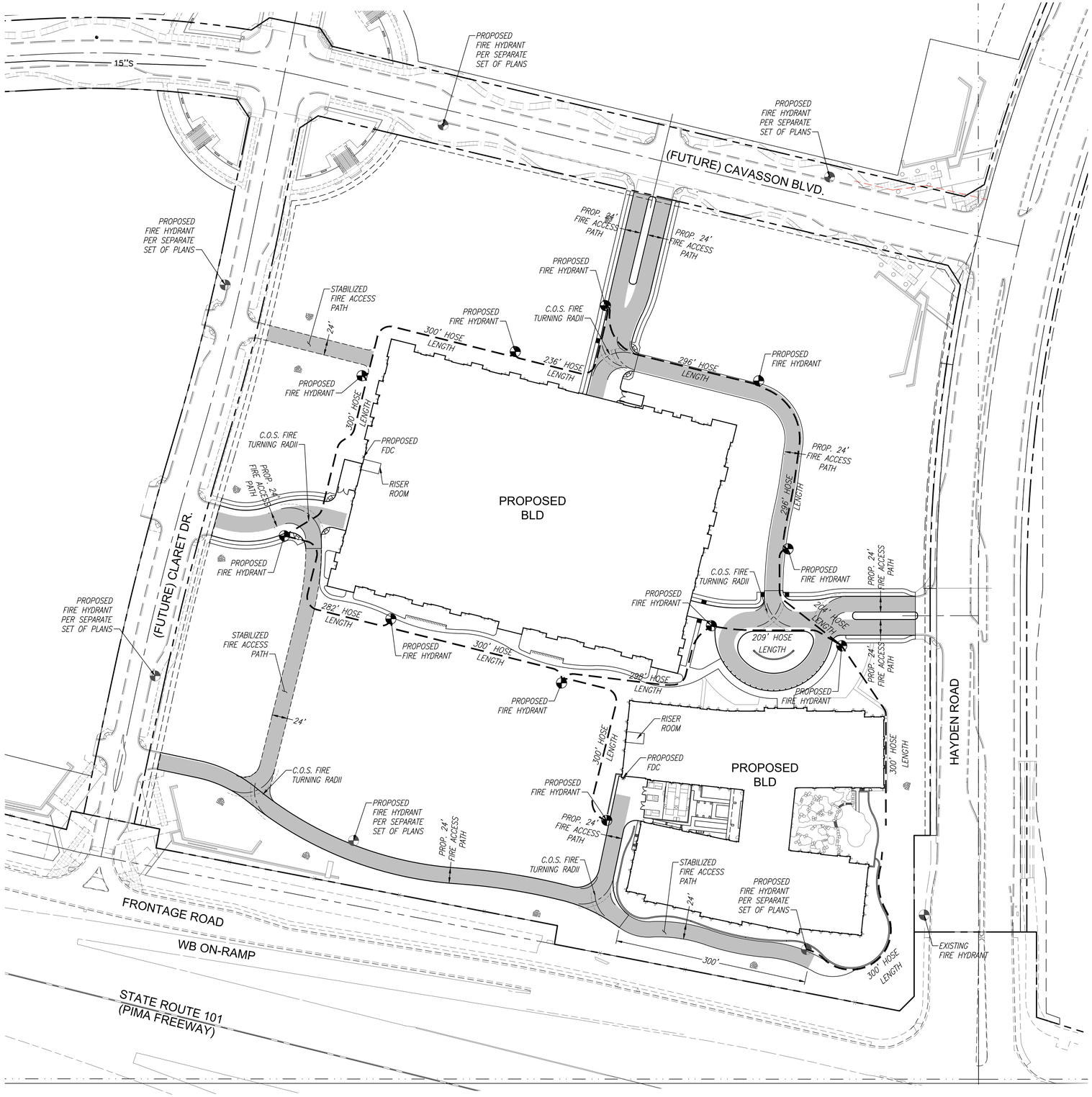
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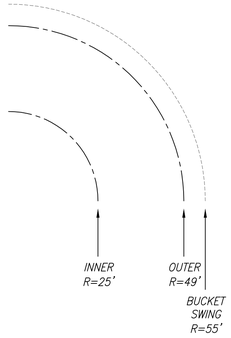
LIGHTING PLAN

Original drawing is 24 x 36. Do not scale contents of this drawing.

Sheet Number

46-7





C.O.S. FIRE TURNING RADII:

INNER = 25'
OUTER = 49'
BUCKET SWING = 55'

NOTE:

FIRELANE SURFACE MUST SUPPORT 83,000 GROSS VECHILE WEIGHT

N

80 0 80 160
scale feet

MARCH 26, 2019

PHASE 1 FIRE PLAN

HUBBARD ENGINEERING
www.hubbardengineering.com
1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313

P:\2018\18114\Dwg\18114-203_DRB\Exhibits\18114-203-Fire Access.dwg Mar 27, 2019 - 10:35am Fewell



1 LEVEL 1 OVERALL PLAN
1" = 20'-0"

0' 5' 10' 20' 40'

3/27/2019 6:01:21 PM

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17-005

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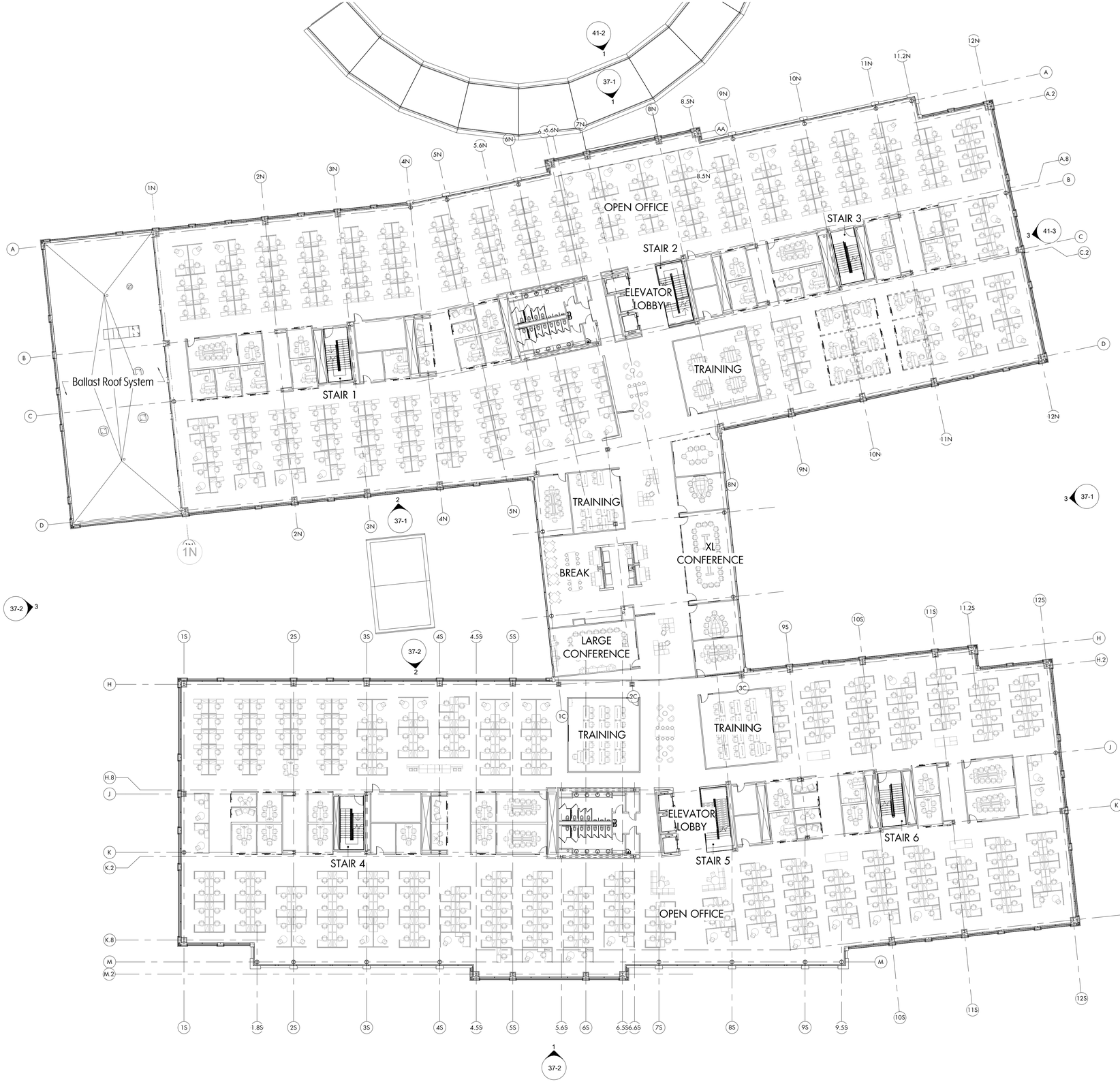
Date of First Issue:

Project No: 17-005

Sheet Title
FLOOR PLANS - LEVEL 1

Original drawing is 44 x 34. Do not scale contents of this drawing.

Sheet Number
42-1



1 LEVEL 2 OVERALL PLAN
1" = 20'-0"
0' 5' 10' 20' 40'

3/27/2019 6:01:30 PM

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Date of First Issue:

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Sheet Title
FLOOR PLANS - LEVEL 2

Original drawing is 44 x 34. Do not scale contents of this drawing.

Sheet Number
42-2



1 LEVEL 3 OVERALL PLAN
1" = 20'-0"
0' 5' 10' 20' 40'

3/27/2019 6:01:38 PM

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	SCOTTSDALE DRB SUBMITTAL 1ST REVIEW	03.25.2019

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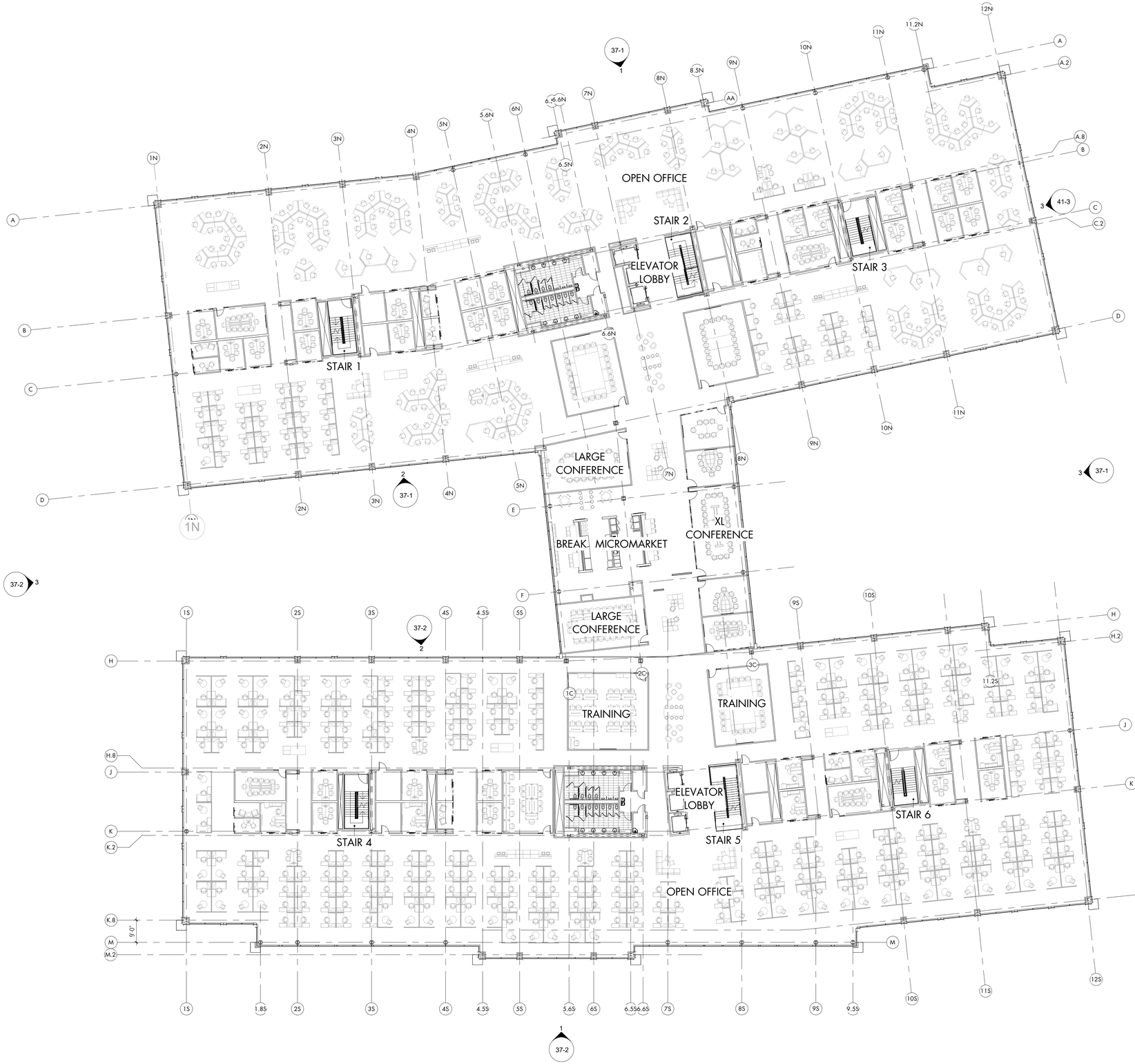
Date of First Issue:

Project No: 17-005

Sheet Title
FLOOR PLANS - LEVEL 3

Original drawing is 44 x 34. Do not scale contents of this drawing.

Sheet Number
42-3



1 LEVEL 4 OVERALL PLAN
1" = 20'-0"
0' 5' 10' 20' 40'

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Date of First Issue:

Project No: 17-005

Sheet Title
FLOOR PLANS - LEVEL 4

Original drawing is 44 x 34. Do not scale contents of this drawing.

Sheet Number
42-4



1 LEVEL 5 OVERALL PLAN
1" = 20'-0"
0' 5' 10' 20' 40'

3/27/2019 6:01:54 PM

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	SCOTTSDALE DRB SUBMITTAL 1ST REVIEW	03.25.2019

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Date of First Issue:

Project No: 17-005

Sheet Title

FLOOR PLANS - LEVEL 5

Original drawing is 44 x 34. Do not scale contents of this drawing.

Sheet Number

42-5

LANDSCAPE LEGEND

ALL TREES SHALL COMPLY WITH THE LATEST EDITION OF ARIZONA NURSERY ASSOCIATIONS - RECOMMENDED SPECIFICATIONS □SEE SECTION 1□03□6 □□□ZONING CODE.

U.O.N □□□□□□□ □□□□r□ □□□ □□□□d□ RB R□□□B□rr□r

TREES

	SIZE	□TY
P□□□□□□d C□□□□□□□r□ D□□□ P□□□	20□T.F S□r□□□□□Tr□□□□ D□□□ □□d C□□, M□□□□□□□□	12
S□□□□□□d Tr□□ Fr□□ S□□□	□8" B□□ M□□. □U.O.N□	□TY
C□□□□□□□□□□ □ □□□□□□□□ M□□□□□□ B□rd □□P□r□d□□□	36" B□□ U.O.N M□□□Tr□□□, M□□□□□□□□	31
P□r□□□□□□□□ □r□□□□□□ P□□□ Br□□	□8" B□□ U.O.N S□□□d□rd, M□□□□□□□□	105
A□□□□□ □□□□r□ M□□□□ Tr□□	□8" B□□ U.O.N S□□□d□rd, M□□□□□□□□	□0
O□□□□□ □□□□□□ Ir□□□ □□d Tr□□	60" B□□ U.O.N M□□□Tr□□□	20
P□r□□□□□□□□ □□rd□□ B□□□ P□□□ V□rd□	36" B□□ M□□□Tr□□□, L□□ Br□□□□□□	□2
P□r□□□□□□□□ H□□rd D□□□r□M□□□□□	□8" B□□- M□□□□□□ L□□ Br□□□□□□ M□□□Tr□□□	□6
C□□□□□□□□ □□□□r□□ "B□□□□□" S□□d□□□□ D□□□r□W□□□□	36" B□□ M□□□Tr□□□, L□□ Br□□□□□□	□3
Pr□□□□□□ □□□rd "C□□□□r□" C□□□□r M□□□□□□□	□8" B□□ M□□□Tr□□□, L□□ Br□□□□□□	10□
F□□□□□□r□□ □□□□□d□□□ O□□□□□□	10 Ar□ M□. 10□T□□□	2□□
C□r□□□□□□ □□□□□□□□ S□□□□□r□	6□T□□U.O.N N□ S□□r□ □r H□□□□	21

SHRUBS

	SIZE	□TY
L□rr□□ r□d □□□□□□ Cr□□□□□□ B□□□	5 G□□□	18□
D□d□□□□□ □□□□□□ H□□□□□d B□□□	5 G□□□	3□
A□□□ □□ □r□□□□ "V□r□□□□" V□r□□□d C□□□r□P□□□	5 G□□□	220
Er□ □□□□ □□□r□ "M□□□□□ G□d" O□□□□□ S□r□□ E□ □	5 G□□□	36□
H□□□r□□□ □□□□r□ G□□□H□□□r□□□	5 G□□□	386
A□□ □□r□d "B□□ E□ B□□ E□A□□	5 G□□□	33□
R□□□□□ □□□□□□□□r□ □□ C□r□F□□□□□□	5 G□□□	□□5
Er□ □□□□ □□□r□□□□□ B□□ E□ □B□□□	5 G□□□	60
D□d□□□□ □□□□□ □Pr□r□□ P□r□□ H□□□□d B□□□	5 G□□□	653
M□□□□□r□□ □□□□r□ P□r□□ M□□□ Gr□□□	5 G□□□	221
A□□□□□□ □□□□□□ D□□r□M□□□ □□d	5 G□□□	180
H□□□r□□□ □□r□□□r□ Br□□□□□□ Br□□□ L□□□Y□□□□	5 G□□□	1□2□
O□□□□□ □□□□□ □□□□ E□□□□ □□□□Pr□□□ P□□r	3 P□d M□.	□5
A□ □r□□□ d□□□d□ Tr□□□□□□□□B□r□□□	5 G□□□	110
A□□□ □□□ □□□r□ T□□- F□□□r A□□□	5 G□□□	332
S□□□ □□□□□□d□ C□□□r□□S□□□	5 G□□□	558
L□□□□□□□□□ □□d□d□ S□□r C□□d S□□□	5 G□□□	□0
B□□□□□□□□ "T□r□ G□□□" T□r□ G□□ B□□□□□□□	5 G□□□	□3
L□□□□□□□□ □□□□□□□ C□□□□ E□□□ □r□□□ Br□□ B□□□	5 G□□□	16□
A□□□ SP A□□□ S□□□□	5 G□□□	601
C□□□dr□ □r□□□□□ F□r□ D□□r	5 G□□□	65
		3□5

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SHRUBS

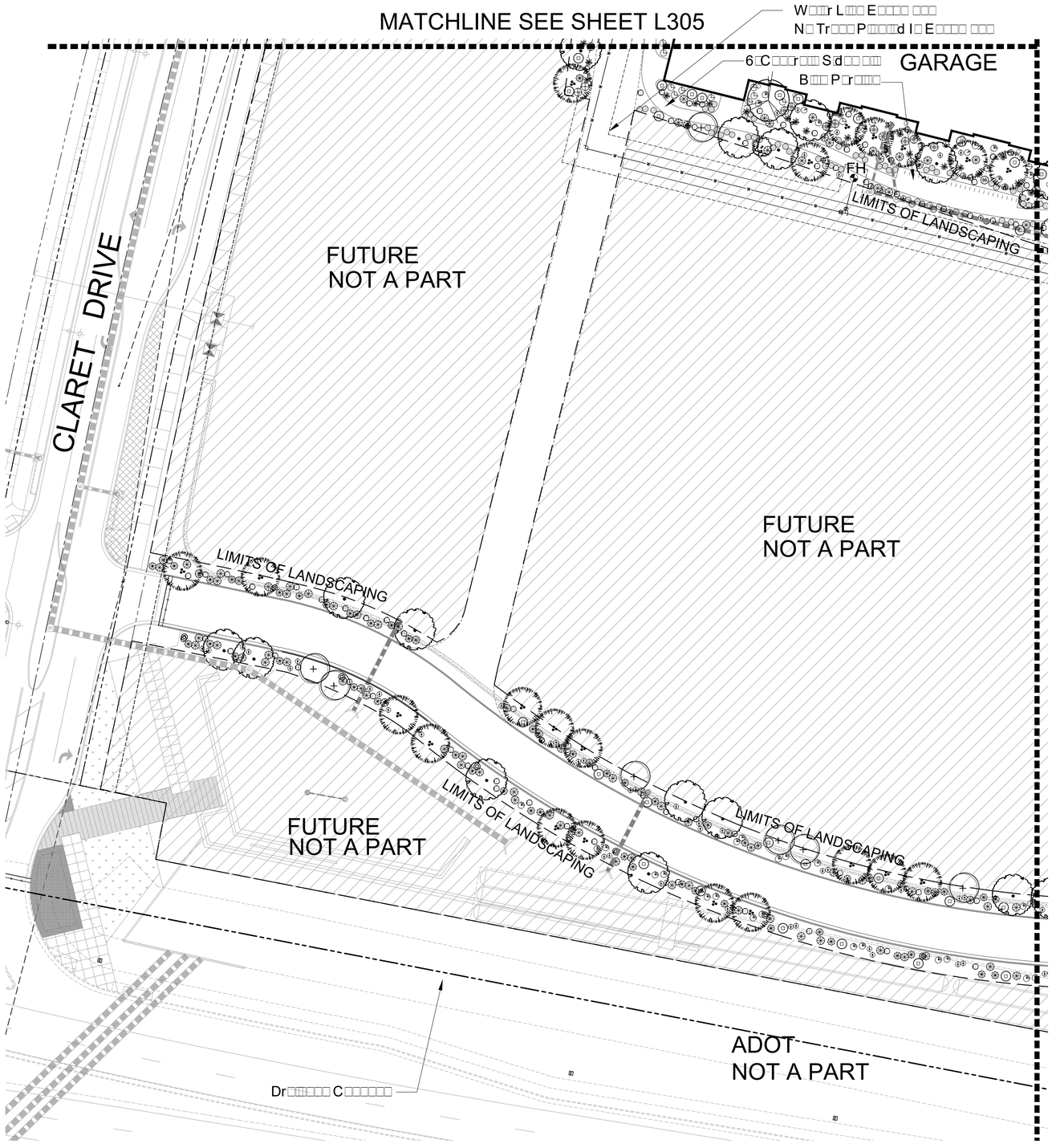
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Y□□□ r□□□□□ T□ d L□□□□□□	5 G□□□	653
D□□r□ □ □□□r□ D□□r□S□□□	5 G□□□	851
C□□□□□ □□ □r□□□ "L□□ J□□□" D□r□B□□ Br□□	5 G□□□	100
A□□ □r□ M□d□□□A□□	5 G□□□	220
D□□r□ T□□□□□D□r□S□□□	5 G□□□	□16
C□r□□ □r□□□□□ N□□B□□ □□ C□r□□ C□□□	2□" B□□ 3 r□□, 3 □ 5 □M□.	30
E□□□□□□□□ □r□□□ G□d□ B□rr□C□□□	12" DIA. M□□□□	26
A□□□□- □" P□ 12" O.C		□0□ SF

INERT MATERIALS

D□□□ □□□d Gr□□□ - 5□8" □ 3" S□r□□□d E□r□□G□d M□□ □□ 3" □□□□□□□ □ □□□d□□□ □r□□		
R□-R□ - D□r□T□ 3"- 6" M□□ □□ 2" □□□□□□, P□□ □□ □r r□r□		
D□□ □□□d Gr□□□ - C□r□rd□ - 1□2" S□r□□d - E□r□□R□ M□□ □□ 2" □□□□□□ □ □□□d□□□ □r□□		
S□□d Gr□□ P□□ - 1□" M□□ T□□ M□□ Br□□ 3" □□□□□□ □d 100□ C□ □□d □ □ S□□□r		11,1□3 SF
T□r□ M□lr□ H□rd B□r□ d□ 1□" □6" S□□ H□d□r S□□r□ E□r□ □□		
Ar T□r□ P□r - "D□r□" □ S□r F P□ I□		2,□11 SF
S□r S□ Gr B□d□r□ D□r□T□ 6000 M□ □ B□r□1□3 d□r		

SCOTTSDALE CITY NOTES

1. R□ □r□ d□ d r r□, □ □r □ □r□ □□ □□ r□□□□□□□□□□



N

PRELIMINARY LANDSCAPE PLAN

SCALE□1" - 30□00"

0 15' 30' 60'

SCALE: 1" = 30'

LANDSCAPE LEGEND

U.O.N □□□□□□ □□□r□ □□□ □□□d□

RB R□□□B□rr□r

TREES

	SIZE
P□□□□□□ d□□□□□□r□ D□□□ P□□□	20□T.F S□r□□□□Tr□□□□ D□□□ □□d C□□, M□□□□□□□
S□□□□□d Tr□□ Fr□□ S□□□	□8" B□□ M□□. □U.O.N□
C□□□□□□□□□ □ □□□□□□□ M□□□□□ B□d P□r□d□□	36" B□□ U.O.N M□□Tr□□□, M□□□□□□
P□r□□□□□□ □r□□□□□ P□□ Br□□	□8" B□□ U.O.N S□□d□rd, M□□□□□□
A□□□□ □□□□r□ M□□□ Tr□□	□8" B□□ U.O.N S□□d□rd, M□□□□□□
O□□□□ □□□□ Ir□□ □d Tr□□	60" B□□ U.O.N M□□-Tr□□
P□r□□□□□□ □rd□ B□□ P□□ V□rd□	36" B□□ M□□-Tr□□□, L□□ Br□□□□□
P□r□□□□□□ H□r□d D□□r□M□□□□	□8" B□□ - M□□□□□ L□□ Br□□□□□ M□□-Tr□□□
C□□□□□ □□□r□ "B□□□" S□d□□□ D□□r□W□□□	36" B□□ M□□-Tr□□□, L□□ Br□□□□□
Pr□□□□ □□r□d "C□□□r□" C□□r M□□□□□	□8" B□□ M□□-Tr□□□, L□□ Br□□□□□
F□□□□r□ □□□d□□ O□□□	10 Ar□ M□. 10□T□□
C□r□□□□ □□□□□ S□□□r□	6□T□□U.O.N N□ S□r□ □r H□□□

SHRUBS

	SIZE
L□rr□ r□d□□□□ Cr□□□□ B□□□	5 G□□□
D□d□□□□ □□□□ H□□□□d B□□□	5 G□□□
A□□□ □□ r□□□ "V□r□□□" V□r□□d C□□r□P□□	5 G□□□
Er□ □□□ □□r□ "M□□□□□ G□d" O□□□ S□r□□ E□	5 G□□□
H□□r□□ □□□r□ G□□H□□r□□	5 G□□□
A□□ □r□d "B□□ E□" B□□ E□A□□	5 G□□□
R□□□□ □□□□r□ C□r□F□□□□	5 G□□□
Er□ □□□ □r□ B□□ E□ B□□	5 G□□□
D□d□□□ □□□ P□r□r□ P□r□□ H□□d B□□	5 G□□□
M□□□r□ □□ P□r□ M□ Gr□	5 G□□□
A□□□□ D□r□M□□ □d	5 G□□□
H□r□ □□ □r□ Br□ Br L□Y□	5 G□□□
O□□□ □□□ E□ Pr P□r	3 P□d M□ 5 G□□□
A□ r□ d□d□ Tr□ B□r	5 G□□□
A□□ □□ □r T□- F□ r A□ S□□ C□rr□S□	5 G□□□
S□ d□□□ L□□□ Y	5 G□□□
L□ S□r C□d S□ B□ "Tr□ G□" T□r□ G□ B	5 G□□□
L□ C□ E□ Br B□ A□ SP A□ S	5 G□□□
C□ dr□ r F□ D□r	5 G□□□

T□ □□ d □ □ □□ □□ □□FOUR r□ □d□ □ d□r□ □r, □ r□d □□ □d□ □ r□

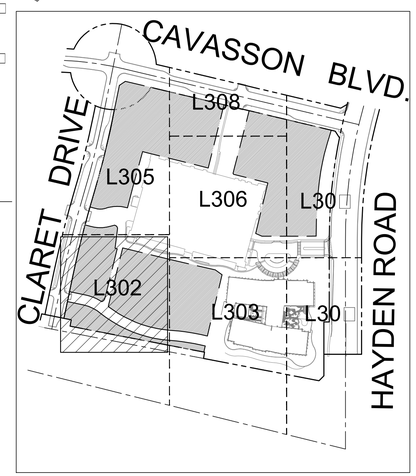
SHRUBS

	SIZE
Y□ r□ T□ L	5 G□□□
D r□ S	5 G□□□
C "L J" D r□B Br	5 G□□□
A r□ M□d A	5 G□□□
D T D r□S	5 G□□□
C r N B C r C C	2□" B□□ 3 r□□□
E G□d□ B r□C	12" DIA. M□

INERT MATERIALS

DG 5/8" □ 3" S□r d E□r G□d 3"
R□-R□□ - D r T□□ 3"- 6"
DG C□r rd□ 1/2" S E r R□□□ 2" d □ r
S d DG P□□ 1□" M T M□□ Br□□□ 3" d 100□ C□□ d S r
T□r□ M□dlr□□ H rd B r□ d□ 1□" □6" S H d r S r E r□ □□

S r S Gr B d r D r T□□ 6000 M□ □□ B r□ 1□3 d r



N

PROJECT KEY PLAN

N.T.S

GENERAL BUILDING FOUNDATION IRRIGATION NOTES□

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS E□TERIOR WALLS FOR A MINIMUM OF 10□. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3□NE□T TO THE BUILDING FOUNDATION. WITHIN 3□5□OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS RE□UIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5□FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5□ OF THE BUILDING FOUNDATION.

Pr□□□□ □□r□ D□□□□□

Contact Arizona 811 at least two full working days before you begin excavation. ARIZONA811 Call 811 or click Arizona811.com

Nationwide®

Project
SCOTTSDALE NATIONWIDE OFFICE & PARKING
NWC Hayden Road & Loop 101
Scottsdale, AZ 85255

Prepared For
Nationwide Realty Investors

Contract No: 17-005

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Professional Seals

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 20088 HARDY A. LASKIN Date Signed 03/25/19 ARIZONA, U.S.A.

No.	Description	Date
	SCOTTSDALE DRB SUBMITTAL	03/25/2019

NOT FOR CONSTRUCTION

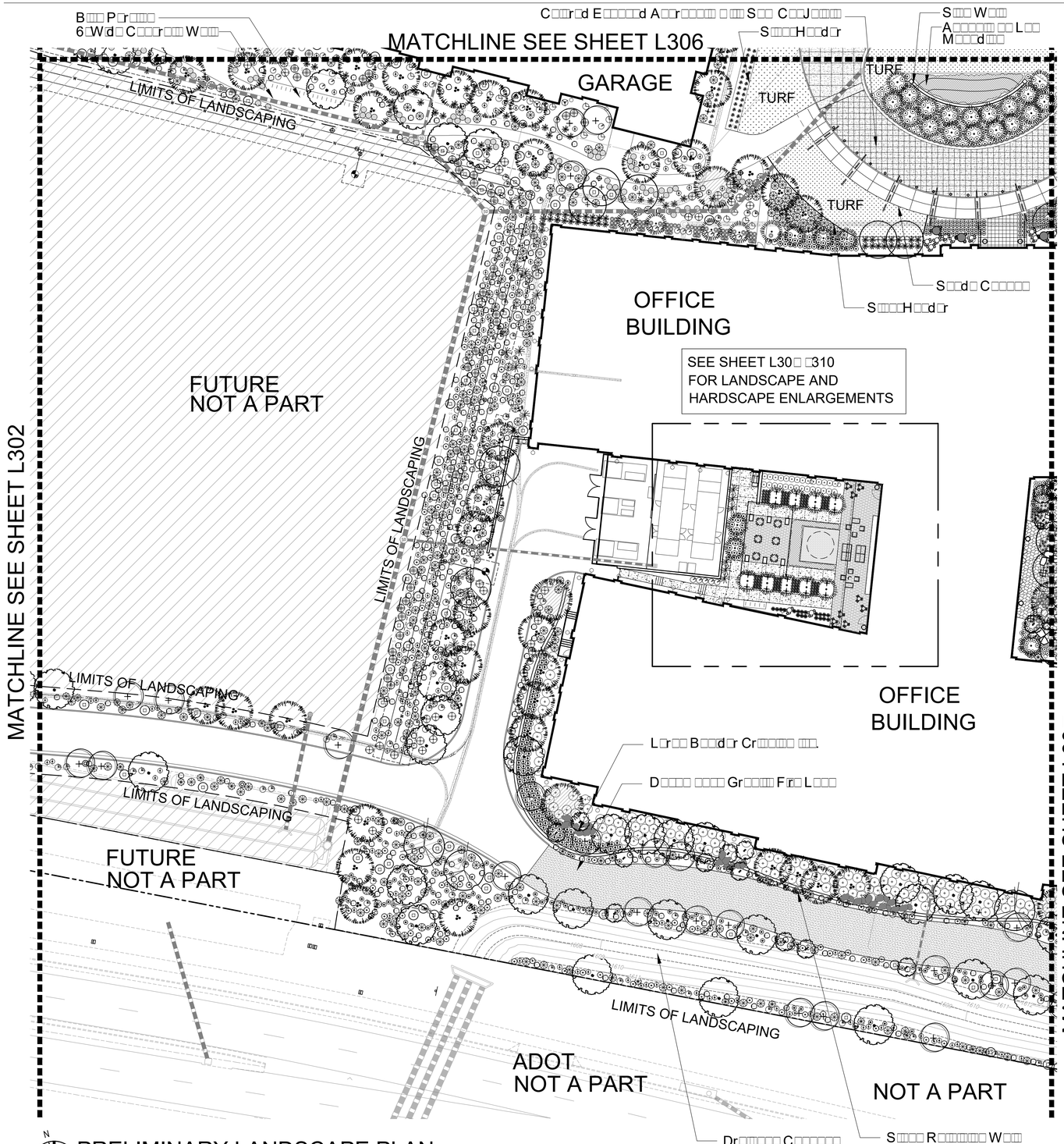
Date of First Issue: 03.25.2019

Project No: 17-005

Sheet Title
LANDSCAPE PLAN

Original drawing is 24 x 36. Do not scale contents of this drawing.

Sheet Number
L302



LANDSCAPE LEGEND

U.O.N □□□□□□□ □□□□r□ □□□ □□□□d□

RB R□□□B□rr□r

TREES

	SIZE
P□□□□□□□ d□□□□□□□□r□ D□□□ P□□□	20□T.F S□r□□□□□Tr□□□□ D□□□ □□d C□□, M□□□□□□□□
S□□□□□□d Tr□□ Fr□□ S□□□	□8" B□□ M□□. □U.O.N□
C□□□□□□□□□□□ □ □□□□□□□□ M□□□□□□ B□rd □□P□r□d□□□	36" B□□ U.O.N M□□□Tr□□□□, M□□□□□□□□
P□r□□□□□□□□ □r□□□□□□ P□□□ Br□□	□8" B□□ U.O.N S□□□d□rd, M□□□□□□□
A□□□□□□ □□□□□r□ M□□□□ Tr□□	□8" B□□ U.O.N S□□□d□rd, M□□□□□□□
O□□□□□□ □□□□□□□ Ir□□□ □□d Tr□□	60" B□□ U.O.N M□□□Tr□□□
P□r□□□□□□□□ □□rd□□ B□□□ P□□□ V□rd□	36" B□□ M□□□-Tr□□□, L□□ Br□□□□□□
P□r□□□□□□□□ H□□r□d D□□□r□M□□□□□□	□8" B□□ - M□□□□□□□ L□□ Br□□□□□□ M□□□-Tr□□□
C□□□□□□□□ □□□□□r□□"B□□□□□" S□□d□□□□ D□□□r□W□□□□	36" B□□ M□□□-Tr□□□, L□□ Br□□□□□□
Pr□□□□□□ □□□rd "C□□□□r□" C□□□□r M□□□□□□□	□8" B□□ M□□□-Tr□□□, L□□ Br□□□□□□
F□□□□□□r□□ □□□□□d□□□ O□□□□□□	10 Ar□ M□□. 10□T□□□
C□r□□□□□□ □□□□□□□□ S□□□□□r□	6□T□□U.O.N N□ S□□r□ □r H□□□□

SHRUBS

	SIZE
L□rr□□ r□d □□□□□□□ Cr□□□□□□ B□□□	5 G□□□□
D□d□□□□□ □□□□□□□ H□□□□□d B□□□	5 G□□□□
A□□□□ □□ r□□□□□ "V□r□□□□" V□r□□□□d C□□□r□P□□□	5 G□□□□
Er□□ □□□□□ □□□r□ "M□□□□□□□ G□d" O□□□□□ S□□r□□□ E□ □	5 G□□□□
H□□□r□□□ □□□□□r□ G□□□H□□□r□□□	5 G□□□□
A□□□ □□□rd "B□□□ E□□ B□□□ E□A□□□	5 G□□□□
R□□□□□□ □□□□□□□□r□ □□ C□r□□F□□□□□□	5 G□□□□
Er□□ □□□□□ □□□r□□□□□ B□□□ E□ □B□□□	5 G□□□□
D□d□□□□□ □□□□□□ □P□r□□r□□□ P□r□□□ H□□□□d B□□□	5 G□□□□
M□□□□□r□□ □□□□□r□ P□r□□□ M□□□ Gr□□□	5 G□□□□
A□□□□□□ □□□□□□ D□□□r□M□□□ □□d	5 G□□□□
H□□□r□□□ □□r□□□r□ Br□□□□□□ Br□□□ L□□□Y□□□	5 G□□□□
O□□□□□ □□□□□ □□□□ E□□□□ P□□□ Pr□□□ P□□r	3 P□d M□□. 5 G□□□□
A□ □r□□□ d□□□d□□ Tr□□□□□□□B□r□□□□	5 G□□□□
A□□□□ □□□ □□□r□ T□ □- F□□□ r A□□□□	5 G□□□□
S□□□□ □□□□□□d□ C□□□□rr□S□□□	5 G□□□□
L□□□□□□□□□ □□d□d□□ S□□r C□□d S□□□	5 G□□□□
B□□□□□□□□□ "T□r□□ G□□□" T□r□□ G□□□ B□□□□□□□□	5 G□□□□
L□□□□□□□□□ □□□□□□□□ C□□□□□□□□	5 G□□□□
E□□□□□ □r□□□□ Br□□□ B□□□	5 G□□□□
A□□□□ SP A□□□□ S□□□□□	5 G□□□□
C□□□□dr□ □r□□□□□□ F□r□ D□□□r	5 G□□□□

T□ □□ □□□□□d □ □ □□□ □□ □□FOUR □□□□r□□ □d□□ □□□ □□□ □□□□ □□d □r □□d□□r□□ □r□□□, □ □□□□r□d □□ □□□ □d□□ □□□ □□r□ □□□□□

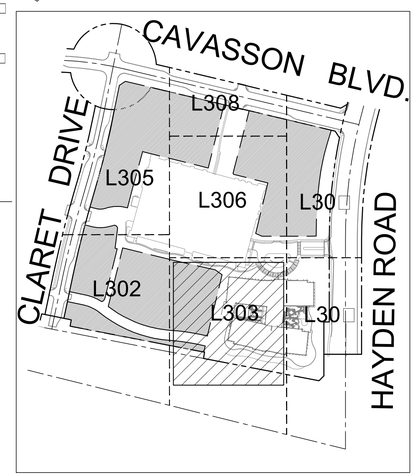
SHRUBS

	SIZE
Y□□□□ r□□□□□□ T□ □□d L□□□□□□□	5 G□□□□
D□□□r□□□ □ □□□□r□ D□□r□S□□□□	5 G□□□□
C□□□□□ □□ □r□□□ "L□□ J□□□" D□ r□B□□□ Br□□	5 G□□□□
A□□ □r□ M□d□□□□A□□	5 G□□□□
D□□□r□□ □□□□□□ □□ T□□□□□□ D□r□S□□□	5 G□□□□
C r□□ □r□□□□□ N□□ B□□□ □□ C r□□ C□□□□ E□□□□□□□□ r□□□□ G□d□□ B□r□C□□□□	2□" B□□ 3 r□□□ 12" DIA. M□□□□□

INERT MATERIALS

DG 5/8" □ 3" S□r□□□d E□r□□□G□d
3" □□□□□□□□ □□ □□□□d□□□□ □r□□□
R□-R□□ - D□□r□T□□ 3"- 6"
DG C□r□□rd□1/2" S□□□E□r□□ R□□
2" □□□□□□□□ □□ □□□□d□□□□ □r□□□
S□□□□d DG P□□ 1□" M□□□ T□□□ M□□ Br□□
3" □□□□□□□ □d 100□ C□□ □□□d □ □□ S□□□□r
T□r□
M□lr□□ H□rd B□r□ □d□
1□" □6" S□□□H□d□r
S□r□ E□r□ □□

S□r□□ S□□□Gr□□ B□□d□r□ D□r□T□□ 6000 □□M□ □□□ □□B□r□ 1□3 □□□d□r



N

PROJECT KEY PLAN

N.T.S

GENERAL BUILDING FOUNDATION IRRIGATION NOTES□

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS E□TERIOR WALLS FOR A MINIMUM OF 10□. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3□NE□T TO THE BUILDING FOUNDATION. WITHIN 3□5□OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS RE□UIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5□FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5□ OF THE BUILDING FOUNDATION.

N

PRELIMINARY LANDSCAPE PLAN

SCALE□1" - 30□00"

0 15' 30' 60'

SCALE: 1" = 30'

Pr□□□□ □□□r□ D□□□□□

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Project
SCOTTSDALE NATIONWIDE OFFICE & PARKING
NWC Hayden Road & Loop 101
Scottsdale, AZ 85255

Prepared For
Nationwide Realty Investors

Contract No: 17-005

THE Columbus ARCHITECTURAL STUDIO

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Professional Seals

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 20088 HARDY A. LASKIN Date Signed 03/25/19 ARIZONA, U.S.A.

No.	Description	Date
	SCOTTSDALE DRB SUBMITTAL	03/25/2019

NOT FOR CONSTRUCTION

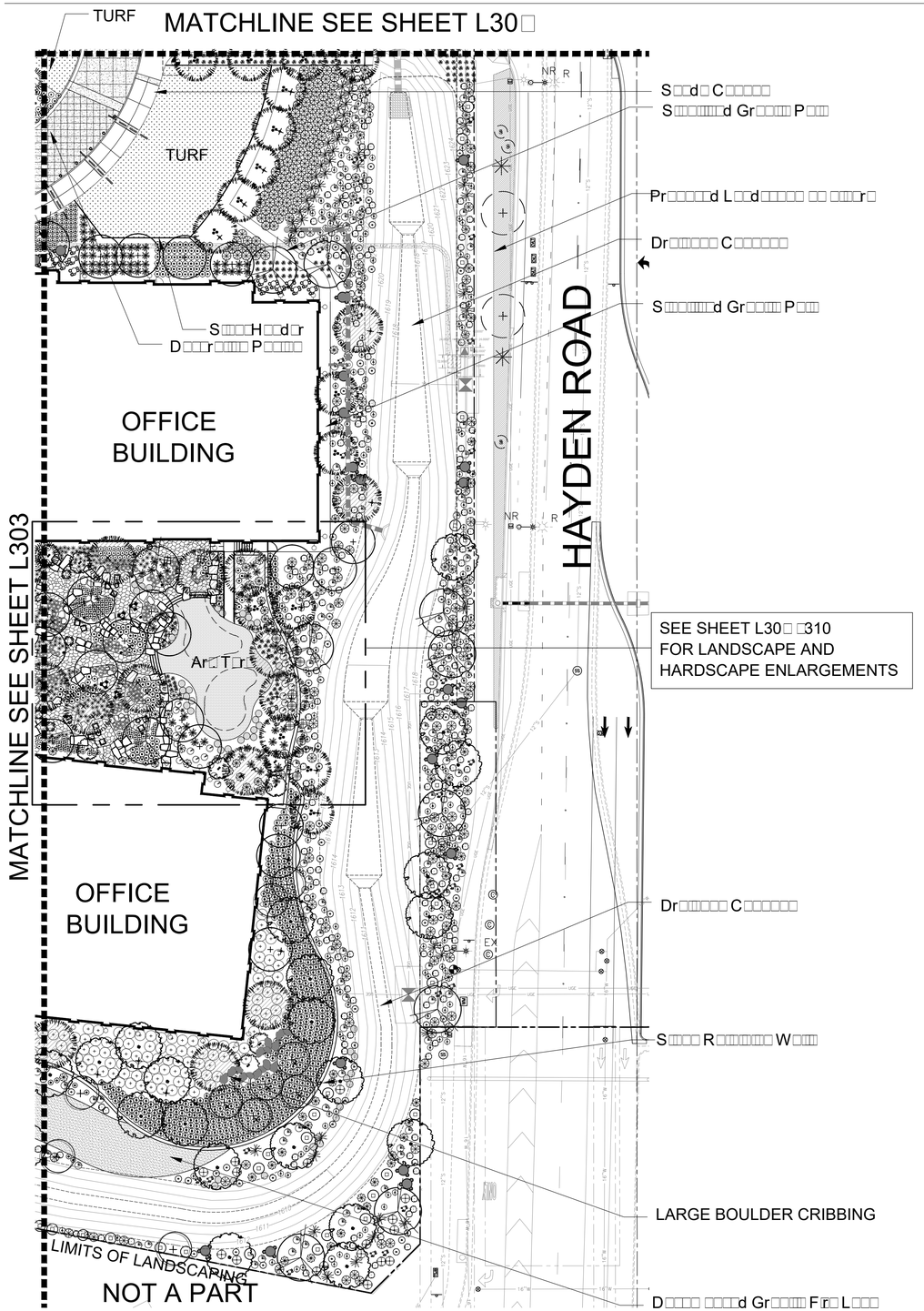
Date of First Issue: 03.25.2019

Project No: 17-005

Sheet Title
LANDSCAPE PLAN

Original drawing is 24 x 36. Do not scale contents of this drawing.

Sheet Number
L303



N

PRELIMINARY LANDSCAPE PLAN

SCALE□1" - 30□00"

0 15' 30' 60'

SCALE: 1" = 30'

RETAINING PLANTERS
C□□r□□□□□d B□d M□□□□□□□
□□A□□□□□P□□□□□ □□d Gr□□□□□

LANDSCAPE LEGEND

U.O.N □□□□□□ □□□r□ □□□ □□□d□

RB R□□□B□rr□r

TREES

	SIZE
P□□□□□□ d□□□□□□r□ D□□□ P□□□	20□T.F S□r□□□□Tr□□□□ D□□□ □□d C□□, M□□□□□□□
S□□□□□d Tr□□ Fr□□ S□□□	□8" B□□ M□□. □U.O.N□
C□□□□□□□□□□ □ □□□□□□□ M□□□□□ B□rd □□P□r□d□□□	36" B□□ U.O.N M□□Tr□□□, M□□□□□□□
P□r□□□□□□□ □r□□□□□ P□□□ Br□□	□8" B□□ U.O.N S□□□d□rd, M□□□□□□
A□□□□□ □□□□r□ M□□□□ Tr□□	□8" B□□ U.O.N S□□□d□rd, M□□□□□□
O□□□□□ □□□□□ Ir□□□ □□d Tr□□	60" B□□ U.O.N M□□□Tr□□□
P□r□□□□□□□ □□rd□□ B□□□ P□□□ V□rd□	36" B□□ M□□□Tr□□□, L□□ Br□□□□□
P□r□□□□□□□ H□□rd D□□□r□M□□□□□	□8" B□□ - M□□□□□ L□□ Br□□□□□ M□□Tr□□□
C□□□□□□ □□□□r□ "B□□□□" S□□d□□□□ D□□□r□W□□□	36" B□□ M□□Tr□□□, L□□ Br□□□□□
Pr□□□□□ □□□rd "C□□□□r□" C□□□□r M□□□□□□	□8" B□□ M□□Tr□□□, L□□ Br□□□□□
F□□□□□r□ □□□□d□□□ O□□□□□	10 Ar□ M□. 10□T□□
C□r□□□□□ □□□□□□ S□□□□r□	6□T□□U.O.N N□ S□□r□ □r H□□□

SHRUBS

	SIZE
L□rr□□ r□d □□□□□ Cr□□□□□ B□□□	5 G□□□
D□d□□□□□ □□□□□□ H□□□□d B□□□	5 G□□□
A□□□ □□ r□□□□□ "V□r□□□□" V□r□□□d C□□□r□P□□□	5 G□□□
Er□□ □□□□ □□□r□ "M□□□□□ G□□" O□□□□□ S□□r□□ E□ □	5 G□□□
H□□□r□□□ □□□r□ G□□□H□□□r□□□	5 G□□□
A□□ □□r□d "B□□ E□" B□□ E□A□□	5 G□□□
R□□□□□ □□□□□□r□ C□r□□F□□□□□	5 G□□□
Er□□ □□□□ □□r□ B□□ E□ □B□□	5 G□□□
D□d□□□□ □□□□□ P□r□r□□ P□r□□ H□□□d B□□	5 G□□□
M□□□□r□□ □□□r□ P□r□□ M□□ Gr□□	5 G□□□
A□□□□□ □□□□ D□□r□M□□ □□d	5 G□□□
H□□□r□□ □□r□r□ Br□□□□ Br□□ L□□Y□□	5 G□□□
O□□□□ □□□□ □□□ E□□□ Pr□□ P□r	3 P□d M□. 5 G□□□
A□ r□□ d□□d□ Tr□□□□□B□r□□□	5 G□□□
A□□□ □□□ □□r□ T□□- F□□r A□□□	5 G□□□
S□□□ □□□□□d□ C□□□rr□S□□	5 G□□□
L□□□□□□□□ □□d□ S□□r C□d S□□	5 G□□□
B□□□□□□ "T□r□ G□□□" T□r□ G□□ B□□□□□	5 G□□□
L□□□□□□□ □□□□□ C□ E□□□ □r□□ Br□□□ B□□	5 G□□□
A□□□ SP A□□□ S□□□	5 G□□□
C□□□dr□ □r A□□□ F□r□ D□□r	5 G□□□

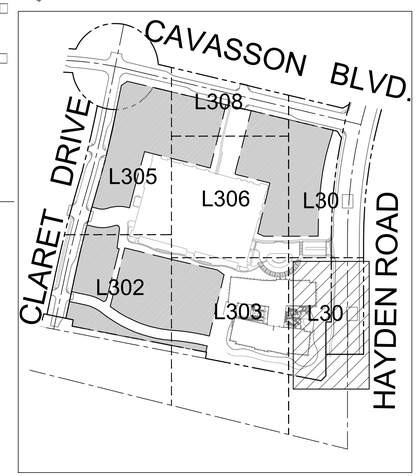
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SHRUBS

	SIZE
Y□□□ r□□□□ T□ d L□□□□□□	5 G□□□
D□□□r□□ □ □□r□ D□r□S□□□	5 G□□□
C□□□□□ □□ □r□□□ "L□□ J□□□" D□r□B□□□ Br□□	5 G□□□
A□□ □r□ M□d□□□A□□	5 G□□□
D□□r□□ □□□□□ T□ D□r□S□□□	5 G□□□
C r□□ □r	2□" B□□
N B□ C r□ C	3 r
E G d B r C	12" DIA. M

INERT MATERIALS

DG 5/8" □ 3" S□r□□□d E□r□ G□d 3" □□□□□□□□ □□ □□□□d□□□□ □r□□
R□-R□ - D□r□T□ 3"- 6"
DG C□r□rd□1/2" S□□□E□r□ R□ 2" □□□□□□□□ □□ □□□□d□□□□ □r□□
S□□□d DG P□ 1□" M□□ T□□ M□□ Br□□ 3" □□□□□□□□ □d 100□ C□□ □□□d □ □ S□□□r
T□r□ M□lr□□ H□rd B□r□ □d□ 1□" □6" S□□H□□d□r
S□r□ E□r□ □□
S□r□ S□□Gr□ B□d□r□ D□r□T□□ 6000 □M□ □□ □B□r□ 1/3 □d□r



N

PROJECT KEY PLAN

N.T.S

GENERAL BUILDING FOUNDATION IRRIGATION NOTES□

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS E□TERIOR WALLS FOR A MINIMUM OF 10□. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3□NE□T TO THE BUILDING FOUNDATION. WITHIN 3□5□OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS RE□UIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5□FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5□ OF THE BUILDING FOUNDATION.

Pr□□□□ □□r□ D□□□□□

Contact Arizona 811 at least two full working days before you begin excavation. Call AZ811 ARIZONA811 Call 811 or click Arizona811.com

Nationwide®

Project
SCOTTSDALE NATIONWIDE OFFICE & PARKING
NWC Hayden Road & Loop 101
Scottsdale, AZ 85255

Prepared For
Nationwide Realty Investors

Contract No: 17-005

THE Columbus ARCHITECTURAL STUDIO

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Professional Seals

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 20088 HARDY A. LASKIN Date Signed 03/25/19 ARIZONA, U.S.A.

No.	Description	Date
	SCOTTSDALE DRB SUBMITTAL	03/25/2019

NOT FOR CONSTRUCTION

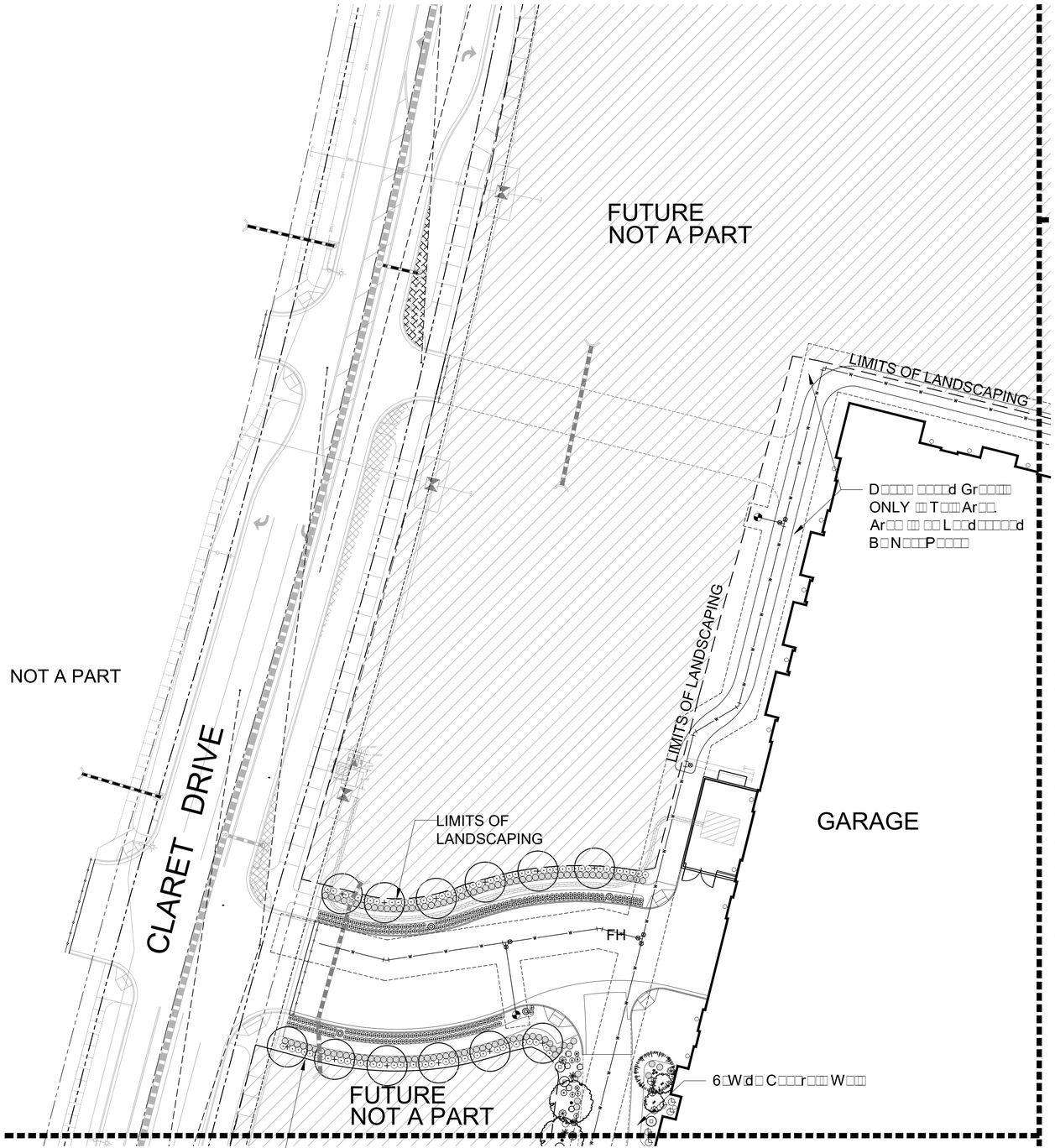
Date of First Issue: 03.25.2019

Project No: 17-005

Sheet Title
LANDSCAPE PLAN

Original drawing is 24 x 36. Do not scale contents of this drawing.

Sheet Number
L30□



N

PRELIMINARY LANDSCAPE PLAN

0 15' 30' 60'

SCALE: 1" = 30'

SCALE□1" - 30□00"

LANDSCAPE LEGEND

U.O.N □□□□□□ □□□r□ □□□ □□□d□

RB R□□□B□rr□r

TREES — SIZE

	P□□□□□□d □□□□□□r□ D□□□ P□□□	20□T.F S□□□□□Tr□□□ D□□□ □□d C□□, M□□□□□□
	S□□□□d Tr□□ Fr□□ S□□	□8" B□□ M□□. □U.O.N□
	C□□□□□□□□ □ □□□□□□ M□□□□□ B□d □□P□r□d□□	36" B□□ U.O.N M□□Tr□□□, M□□□□□□
	P□r□□□□□□ □r□□□□ P□□ Br□□	□8" B□□ U.O.N S□□d□rd, M□□□□□
	A□□□□ □□□r□ M□□□ Tr□□	□8" B□□ U.O.N S□□d□rd, M□□□□□
	O□□□□ □□□□ Ir□□ □d Tr□□	60" B□□ U.O.N M□□-Tr□□
	P□r□□□□□□ □rd□ B□□ P□□ V□rd□	36" B□□ M□□-Tr□□□, L□□ Br□□□□
	P□r□□□□□□ H□□rd D□□□r□M□□□□	□8" B□□ - M□□□□□ L□□ Br□□□□ M□□-Tr□□
	C□□□□□ □□□r□ "B□□□" S□d□□□ D□□r□W□□	36" B□□ M□□-Tr□□□, L□□ Br□□□□
	Pr□□□□ □□r□d "C□□□r□" C□□r M□□□□	□8" B□□ M□□-Tr□□□, L□□ Br□□□□
	F□□□□r□ □□□d□□ O□□	10 Ar□ M□. 10□T□□
	C□r□□□□ □□□□□ S□□□r□	6□T□□U.O.N N□ S□r□ □r H□□□

SHRUBS — SIZE

	L□r□□ r□d □□□□ Cr□□□□ B□□	5 G□□
	D□d□□□□ □□□□ H□□□d B□□	5 G□□
	A□□□ □□ r□□□ "V□r□□□" V□r□□d C□□r□P□□	5 G□□
	Er□□ □□□□ □r□□ "M□□□□□ G□d" O□□□ S□r□□ E□	5 G□□
	H□□r□□ □□ r□ G□□H□r□	5 G□□
	A□□ □r□d "B□□ E□ B□ E□A□	5 G□□
	R□□□ □□ r□ C□r□F□□□	5 G□□
	Er□□ □□□□ □r□ B□ E□ B□	5 G□□
	D□d□□□□ □□□ P□r□r□ P□r□ H□□d B	5 G□□
	M□□□r□ □□ r□ P□r□ M□ Gr	5 G□□
	A□□□□ □□ M□□d	5 G□□
	H□r□ Br□ L Y	5 G□□
	O□□□ □□ P□r E□	3 P□d M□ 5 G□□
	A□ □r□ d□d Tr B□r	5 G□□
	A□ T□- F□ r A	5 G□□
	S□ C□rr□S	5 G□□
	L□ S□r C□d S	5 G□□
	B□ "T□r□ G□" T□r□ G□ B	5 G□□
	L□ C□ E□ Br B	5 G□□
	A SP A S	5 G□□
	C□dr□ □r F□r□ D	5 G□□

T□ □□ □d □ □ □ □□ □□ □□FOUR □r□ □d□ □□□ □□□ □d □r □d□r□ □r□, □ □r□d □□ □□□ □d□ □□□ □□r□ □□

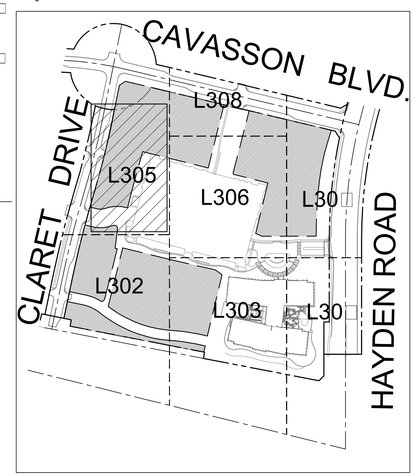
SHRUBS — SIZE

	Y□□ r□ T□ d L	5 G□□
	D□r□ S□ D□r□ S□	5 G□□
	C□□□□□ □□ □r□ "L J□ D□r□B□ Br□	5 G□□
	A□□ □r□ M□d A□	5 G□□
	D□r□ □□ T□ D□r□S□	5 G□□
	C□r□ □r□ N□ B□ C□r□ C□ E G□d□ B□r□C□	2□" B□ 3 r□ 12" DIA. M□

INERT MATERIALS

	DG 5/8" □ 3" S□r d E□r G□d 3" □ □ d □ □r□
	R□-R□ - D□r□T□ 3"- 6"
	DG C□r□rd□ 1/2" S□ E□r R□ 2" □ □ d □ □r□
	S□d DG P□ 1□" M□ T□ M□ Br□ □ 3" □ □d 100□ C□ □ d □ S□r
	T□r□ M□lr□ H□rd B□r□ □d□ 1□" □6" S□ H□d□r S□r□ E□r□ □

S□r□ S□ Gr□ B□d□r□ D□r□T□ 6000 □M□ □ □B□r□ 1□3 □d□r



N

PROJECT KEY PLAN

N.T.S

GENERAL BUILDING FOUNDATION IRRIGATION NOTES□

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS E□TERIOR WALLS FOR A MINIMUM OF 10□. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3□NE□T TO THE BUILDING FOUNDATION. WITHIN 3□5□OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS RE□UIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5□FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5□ OF THE BUILDING FOUNDATION.

Pr□□□ □□r□ D□□□□

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Nationwide®

Project
SCOTTSDALE NATIONWIDE OFFICE & PARKING
NWC Hayden Road & Loop 101
Scottsdale, AZ 85255

Prepared For
Nationwide Realty Investors

Contract No: 17-005

THE Columbus ARCHITECTURAL STUDIO

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p (602) 840-7771
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Professional Seals

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 20088 HARDY A. LASKIN Date Signed 03/25/2019 ARIZONA, U.S.A.

No.	Description	Date
	SCOTTSDALE DRB SUBMITTAL	03/25/2019

NOT FOR CONSTRUCTION

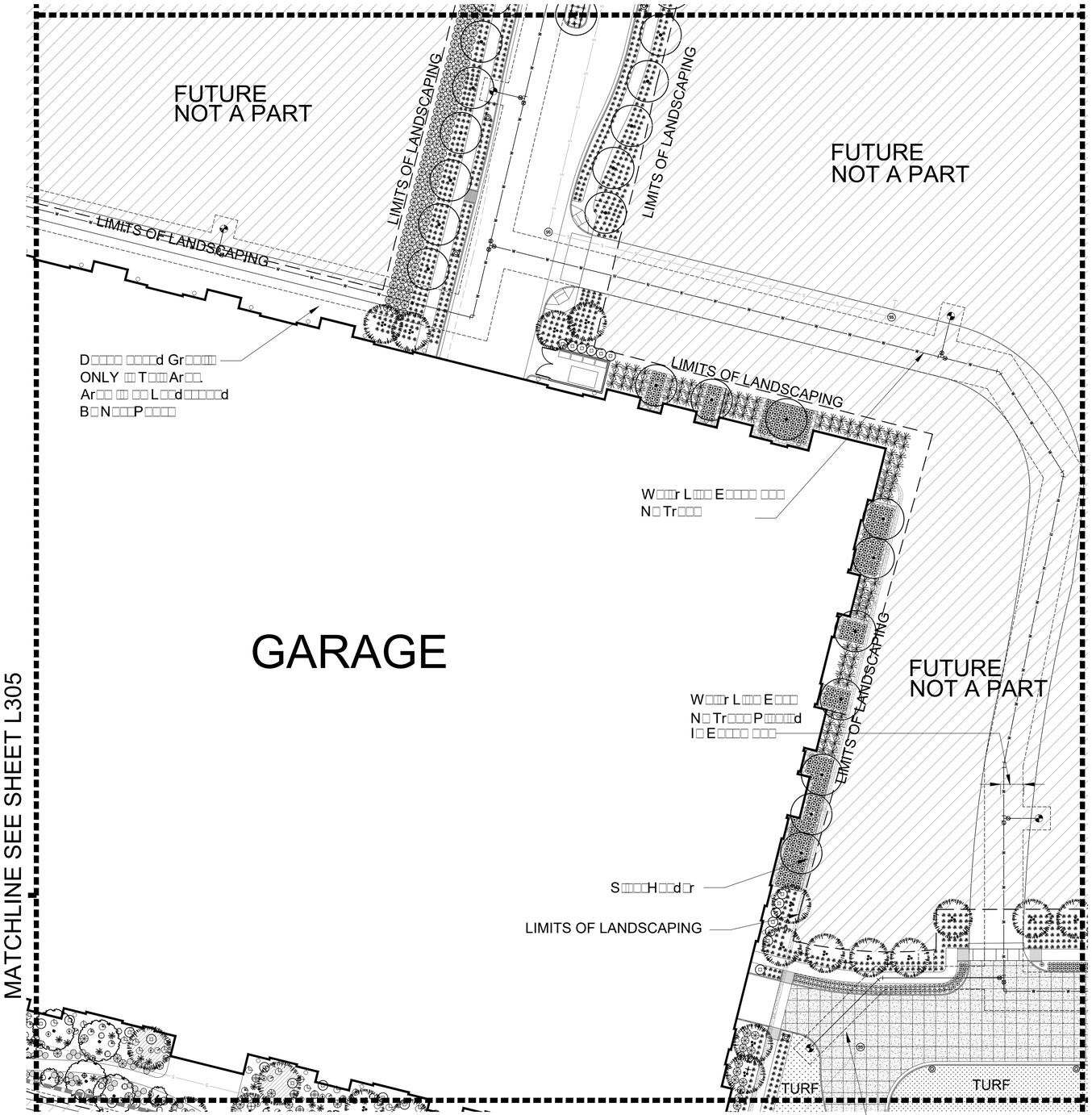
Date of First Issue: 03.25.2019

Project No: 17-005

Sheet Title
LANDSCAPE PLAN

Original drawing is 24 x 36. Do not scale contents of this drawing.

Sheet Number
L305



N

PRELIMINARY LANDSCAPE PLAN

0 15' 30' 60'

SCALE: 1" = 30'

SCALE□1" - 30□00"

LANDSCAPE LEGEND

U.O.N □□□□□□□ □□□□r□ □□□ □□□□d□

RB R□□□B□rr□r

TREES

	SIZE
P□□□□□□d □□□□□□□□r□ D□□□ P□□□	20□T.F S□r□□□□□Tr□□□□ D□□□ □□d C□□, M□□□□□□□
S□□□□□□d Tr□□ Fr□□ S□□□	□8" B□□ M□□. □U.O.N□
C□□□□□□□□□□ □ □□□□□□□□ M□□□□□□ B□rd □□P□r□d□□□	36" B□□ U.O.N M□□□Tr□□□, M□□□□□□□
P□r□□□□□□□ □r□□□□□ P□□□ Br□□	□8" B□□ U.O.N S□□□d□rd, M□□□□□□
A□□□□□ □□□□r□ M□□□□ Tr□□	□8" B□□ U.O.N S□□□d□rd, M□□□□□□
O□□□□□ □□□□□ Ir□□□ □□d Tr□□	60" B□□ U.O.N M□□□Tr□□□
P□r□□□□□□□ □□rd□□ B□□□ P□□□ V□rd□	36" B□□ M□□□-Tr□□□, L□□ Br□□□□□□
P□r□□□□□□□ H□□r□d D□□□r□M□□□□□	□8" B□□ - M□□□□□□ L□□ Br□□□□□□ M□□□-Tr□□□
C□□□□□□□ □□□□r□□"B□□□□" S□□d□□□□ D□□□r□W□□□□	36" B□□ M□□□-Tr□□□, L□□ Br□□□□□□
Pr□□□□□□ □□□rd "C□□□□r□" C□□□□r M□□□□□□	□8" B□□ M□□□-Tr□□□, L□□ Br□□□□□□
F□□□□□□r□□ □□□□d□□□ O□□□□□	10 Ar□ M□. 10□T□□□
C□r□□□□□□ □□□□□□□ S□□□□r□	6□T□□U.O.N N□ S□□r□ □r H□□□

SHRUBS

	SIZE
L□rr□□ r□d □□□□□□ Cr□□□□□□ B□□□	5 G□□□
D□d□□□□□ □□□□□□ H□□□□□d B□□□	5 G□□□
A□□□□ □□ r□□□□ "V□r□□□" V□r□□□d C□□□r□P□□□	5 G□□□
Er□□ □□□□ □□□r□ "M□□□□□ G□d" O□□□□ S□□r□□ E□ □	5 G□□□
H□□□r□□□ □□□r□ G□□□H□□□r□□□	5 G□□□
A□□ □□r□d "B□□ E□" B□□ E□A□□	5 G□□□
R□□□□□ □□□□□□r□ □ C□r□F□□□□□	5 G□□□
Er□□ □□□□ □□r□□□□ B□□ E□ □B□□	5 G□□□
D□d□□□□ □□□□□ P□r□r□□ P□r□□H□□□d B□□	5 G□□□
M□□□□□r□□ □□□□r□ P□r□□M□□□ Gr□□	5 G□□□
A□□□□□ □□□□□ D□r□M□□ □d H□□r□ Br□□ L□□Y□□	5 G□□□
O□□□□ □□□□ □□□ E□□□□ Pr□□ P□r	3 P□d M□. 5 G□□□
A□ □r□□ d□□d□ Tr□□□□□B□r□□□	5 G□□□
A□□□ □□ □r T□□- F□□r A□□ S□□□ □□□□d□ C□□r□rr□S□□	5 G□□□
L□□□□□□□□ □d□ S□□r C□d S□□	5 G□□□
B□□□□□□□□ "T□r□ G□□□ T□r□ G□□ B□□□□□□ L□□□□□□□ C□□□□□□ E□□□ □r	5 G□□□
Br□□ B□□ A□□ SP A□□ S□□ C□□dr□ □r F□r□D□□r	5 G□□□ 5 G□□□

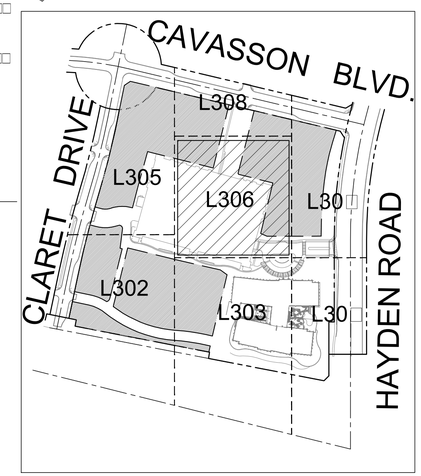
T□ □□ □□□□d □ □ □□□ □□ □□FOUR □□r□ □d□ □□ □□d □r □□d□r□□ □r□□, □ □□□r□d □□ □□ □d□□ □□ □□r□ □□

SHRUBS

	SIZE
Y□□□ r□□□□ T□ d L□□□□□□	5 G□□□
D□□□r□□ □ □□□r□ D□r□S□□□	5 G□□□
C□□□□□□ □□ □r□□□ "L□□ J□□□" D□ r□B□□□ Br□□	5 G□□□
A□□ □r□ M□d□□□A□□	5 G□□□
D□□r□□ □□□□□ □□ T□□□ D□r□S□□□	5 G□□□
C r□□ □r□□□□ N□ B□□ □□ C r□□ C	2□" B□□ 3 r□□ 12" DIA. M□□□□
E□□□□□□□□ r□□□□ G d□□ B r□C□□□	

INERT MATERIALS

DG 5/8" □ 3" S r□□□d E□r□□G□d 3" □□□□□□□□ □□ □□□□d□□□□ □r□□	
R□-R□ - D□r□T□ 3"- 6"	
DG C□r□rd□ 1/2" S□□□E□r□ R□ 2" □□□□□□□□ □□ □□□□d□□□□ □r□□	
S□□□d DG P□ 1□" M□□ T□□ M□□ Br□□ 3" □□□□□□□ □d 100□ C□ □□□d □ □ S□□□r	
T□r□ M dlr□ H□r d B□r□ d□ 1□" □6" S□□H□d r S□r E□r□	
S r S□□r□Gr B□d□r□ D□r T□ 6000 □M□ □□ B□r□ 1 3 □□d r	



N

PROJECT KEY PLAN

N.T.S

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No.	Description	Date
	SCOTTSDALE DRB SUBMITTAL	03/25/2019

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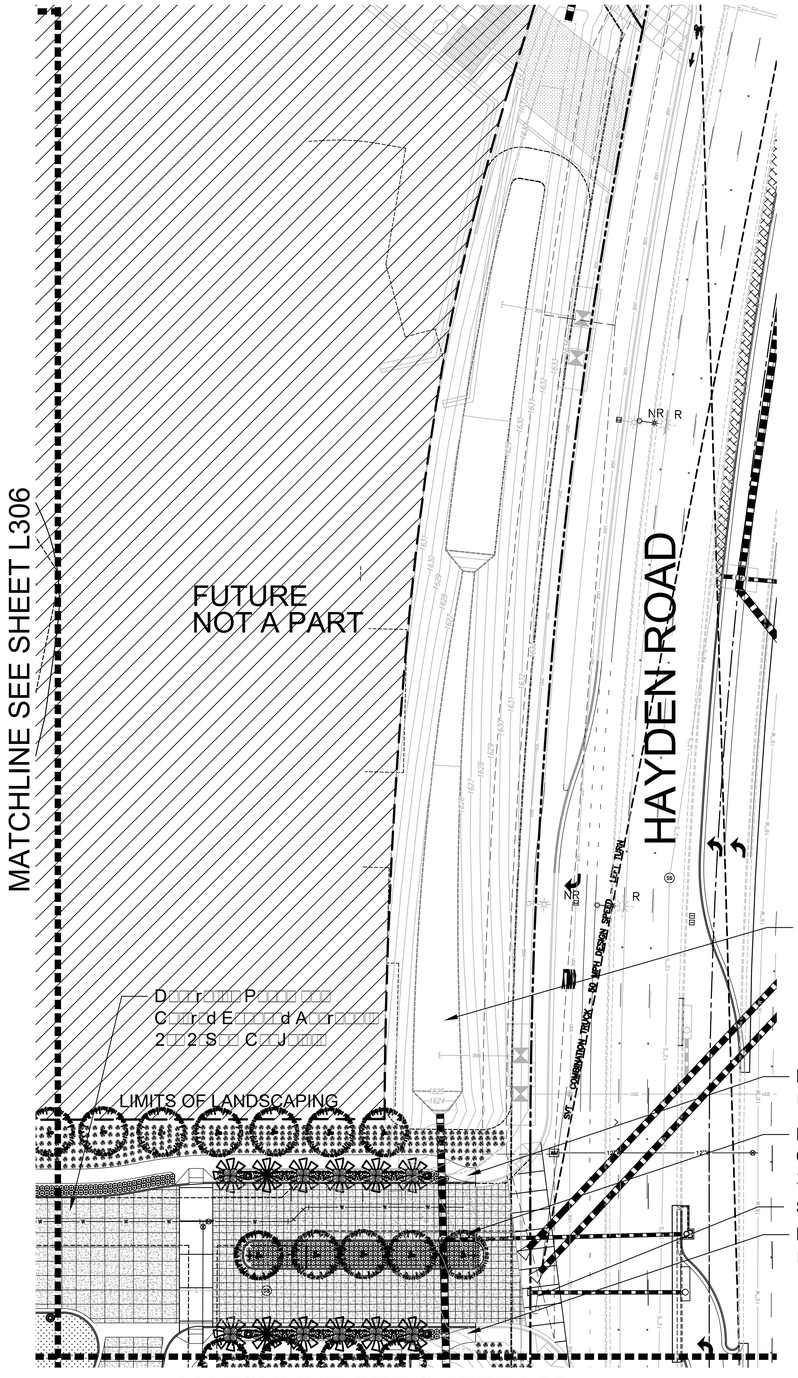
Date of First Issue: 03.25.2019

Project No: 17-005

Sheet Title
LANDSCAPE PLAN

Original drawing is 24 x 36. Do not scale contents of this drawing.

Sheet Number
L306



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 30'

LANDSCAPE LEGEND

U.O.N

RB

TREES

	SIZE
P d	20 T.F S Tr
D P	D d C , M
S d Tr Fr S	8" B M
	U.O.N
C	36" B U.O.N
M B d P r d	M Tr , M
P r	8" B U.O.N
P Br	S d rd, M
A	8" B U.O.N
M Tr	S d rd, M
O	60" B U.O.N
Ir d Tr	M Tr
P r d	36" B
B P V rd	M Tr , L Br
P r H r d	8" B - M
D r M	L Br M Tr
C "B "	36" B
S d D r W	M Tr , L Br
Pr r d "C r"	8" B
C r M	M Tr , L Br
F r d	10 Ar M
O	10 T
C r	6 T U.O.N
S r	N S r r H

SHRUBS

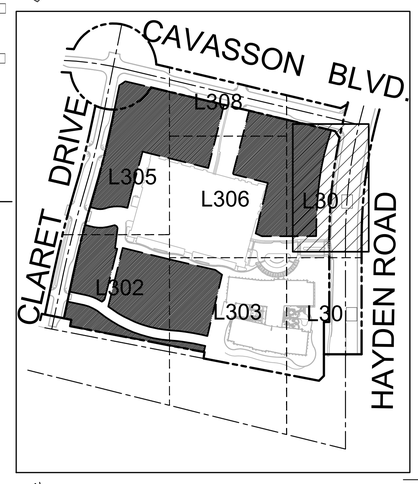
	SIZE
L rr rd	5 G
Cr B	
D d H d B	5 G
A "V r"	5 G
V r d C r P	
Er "M G d"	5 G
O S r E	
H r r	5 G
G H r	
A rd "B E"	5 G
B E A	
R C r F	5 G
Er B E B	5 G
D d P r H B	5 G
M r r	5 G
P r M Gr	
A	5 G
D r M d	
H r r Br	5 G
Br L Y	
O E Pr P r	3 P d M
A r d d	5 G
Tr B r	
A r	5 G
T - F r A	
S d	5 G
C r r S	
L d d	5 G
S r C d S	
B "T r G "	5 G
T r G B	
L	5 G
C	
E r	5 G
Br B	
A SP	5 G
A S	
C dr r	5 G
F r D r	

SHRUBS

	SIZE
Y r T d L	5 G
D r r S	5 G
C "L J " D r B Br	5 G
A r M d A	5 G
D r	5 G
T D r S	
C r r	2 " B
N B C r C	3 r
E r	12" DIA.
G d B r C	M

INERT MATERIALS

	DG 5 8" 3" S r d E r G d
	3"
	R - R - D r T 3"- 6"
	DG C r rd 1 2" S E r R
	2" d
	S d DG P 1" M T M Br
	3" d 100 C d S r
	T r
	M dlr H r d B r d
	1" 6" S H d r
	S r E r
	S r S Gr B d r D r T
	6000 M r r B r 1 3 d r



PROJECT KEY PLAN

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Pr r D

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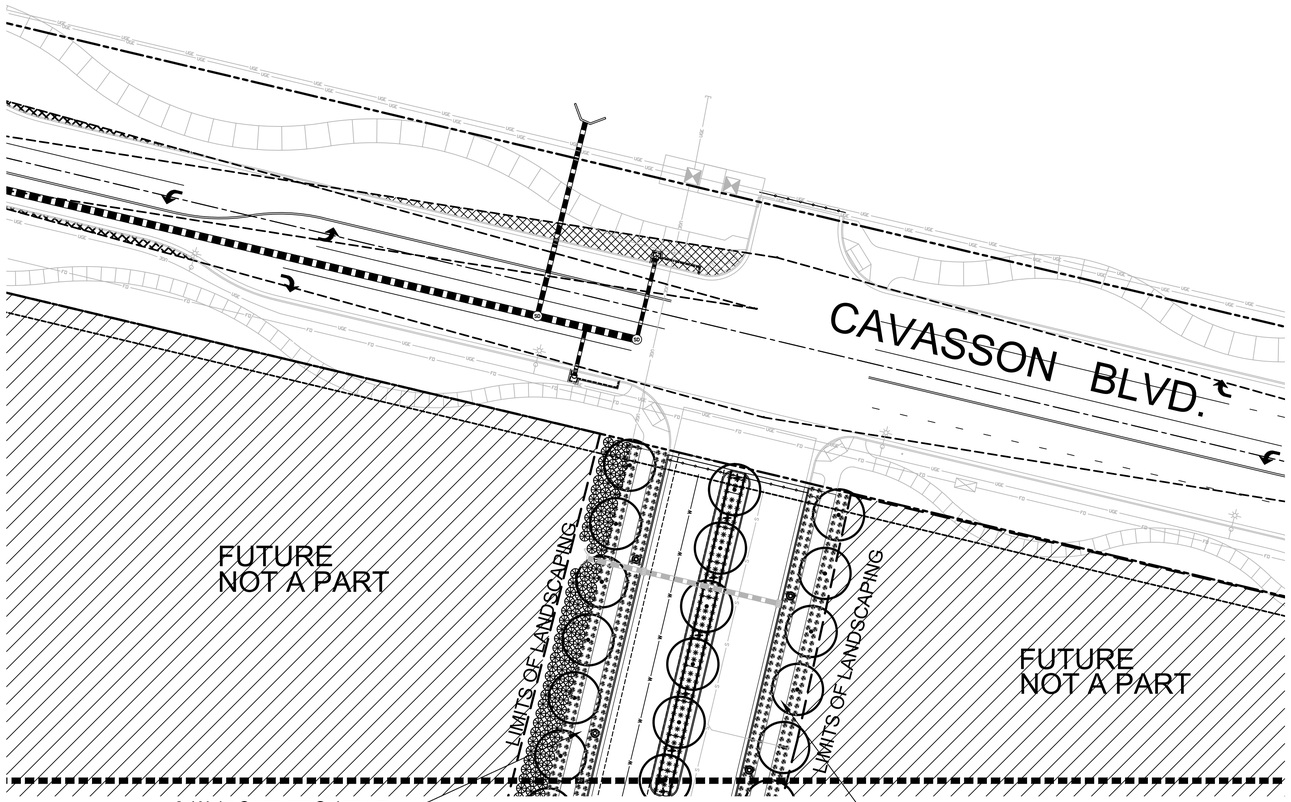
Project No: 17-005

Sheet Title
LANDSCAPE PLAN

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Sheet Number
L30

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N

PRELIMINARY LANDSCAPE PLAN

SCALE 1" - 30 00"

0 15' 30' 60'

SCALE: 1" = 30'

LANDSCAPE LEGEND

U.O.N

RB R B r

TREES — SIZE

	P d D P	20 T.F S Tr D d C , M
	S d Tr Fr S	8" B M U.O.N
	C M B d P d	36" B U.O.N M Tr , M
	P r P Br	8" B U.O.N S d rd, M
	A M Tr	8" B U.O.N S d rd, M
	O Ir d Tr	60" B U.O.N M Tr
	P r B P V rd	36" B M Tr , L Br
	P r H rd D r M	8" B - M L Br M Tr
	C S d D r W	36" B M Tr , L Br
	Pr C r M	8" B M Tr , L Br
	F r d O	10 Ar M 10 T
	C r S d H d S	6 T U.O.N N S r r H

SHRUBS — SIZE

	L rr rd Cr B	5 G
	D d H d B	5 G
	A V r d C r P	5 G
	Er O S r E	5 G
	H r r G H r	5 G
	A rd "B E	5 G
	B E A	5 G
	R C r F	5 G
	Er B E B	5 G
	D d P r r P r H d B	5 G
	M r r P r M Gr	5 G
	A D r M d	5 G
	H r r r Br Br L Y	5 G
	O E Pr P r	3 P d M
	A r d d Tr B r	5 G
	A T - F r A	5 G
	S C r r S	5 G
	L d d S r C d S	5 G
	B "T r G " T r G B	5 G
	L C	5 G
	E r Br B	5 G
	A SP A S	5 G
	C dr r F D r	5 G

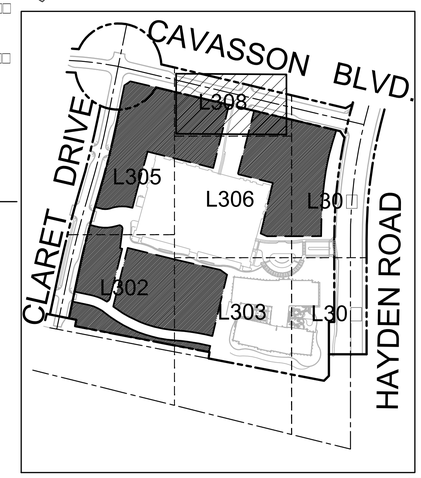
T FOUR d r d r , r d

SHRUBS — SIZE

	Y r T d L	5 G
	D r r D r S	5 G
	C "L J " D r B Br	5 G
	A r M d A	5 G
	D r T D r S	5 G
	C r r N B C r C	2 " B 3 r
	E r G d B r r C	12" DIA. M

INERT MATERIALS

	DG 5 8" 3" S r d E r G d 3" d
	R -R - D r T 3"- 6"
	DG C r rd 1 2" S E r R 2" d S d DG P 1" M T M Br 3" d 100 C d S r T r M dlr H rd B r d 1" 6" S H d r S r r E r
	S r S Gr B d r D r T 6000 M B r 1 3 d r



N

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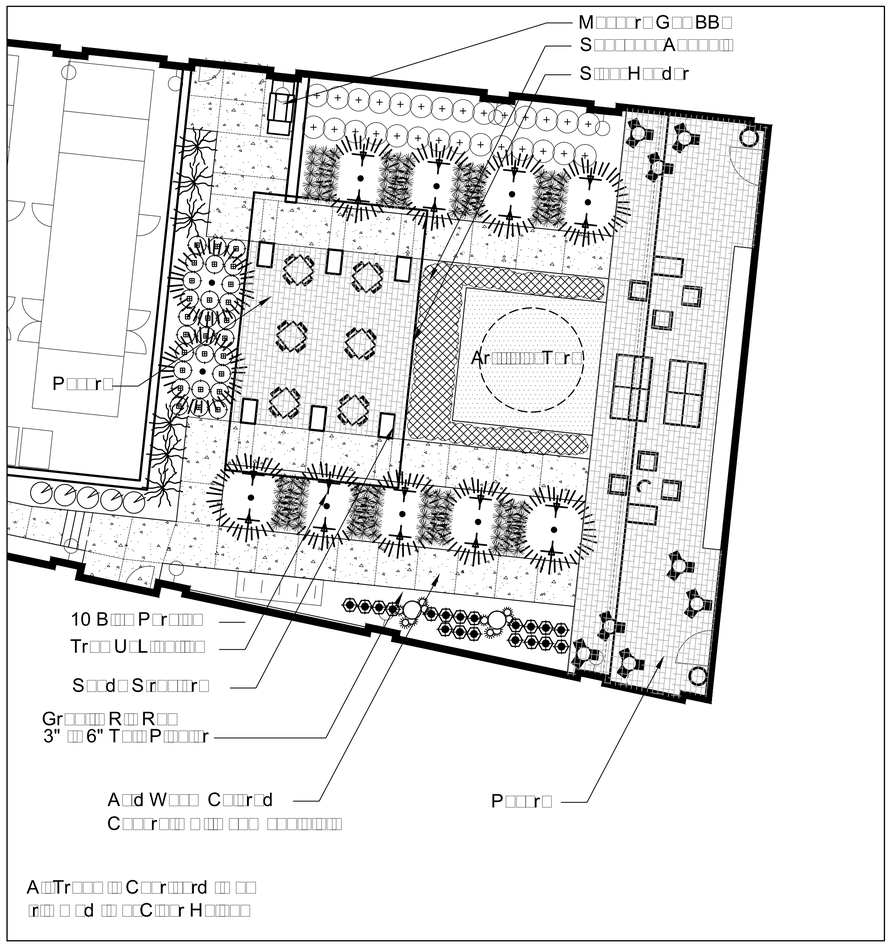
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Project No: 17-005

Sheet Title
LANDSCAPE PLAN

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Sheet Number
L308



A□□Tr□□□ □□ C□□r□□□rd □□ □□
r□□ □ □d □□ □□C□□□r H□□□□□

WEST COURTYARD ENLARGEMENT

FORMAL COURTYARD
E□□r□r□□□ D□□□r□Tr□□□, W□□□
F□r□ □□S□□□□□ □□□P□□□□□□

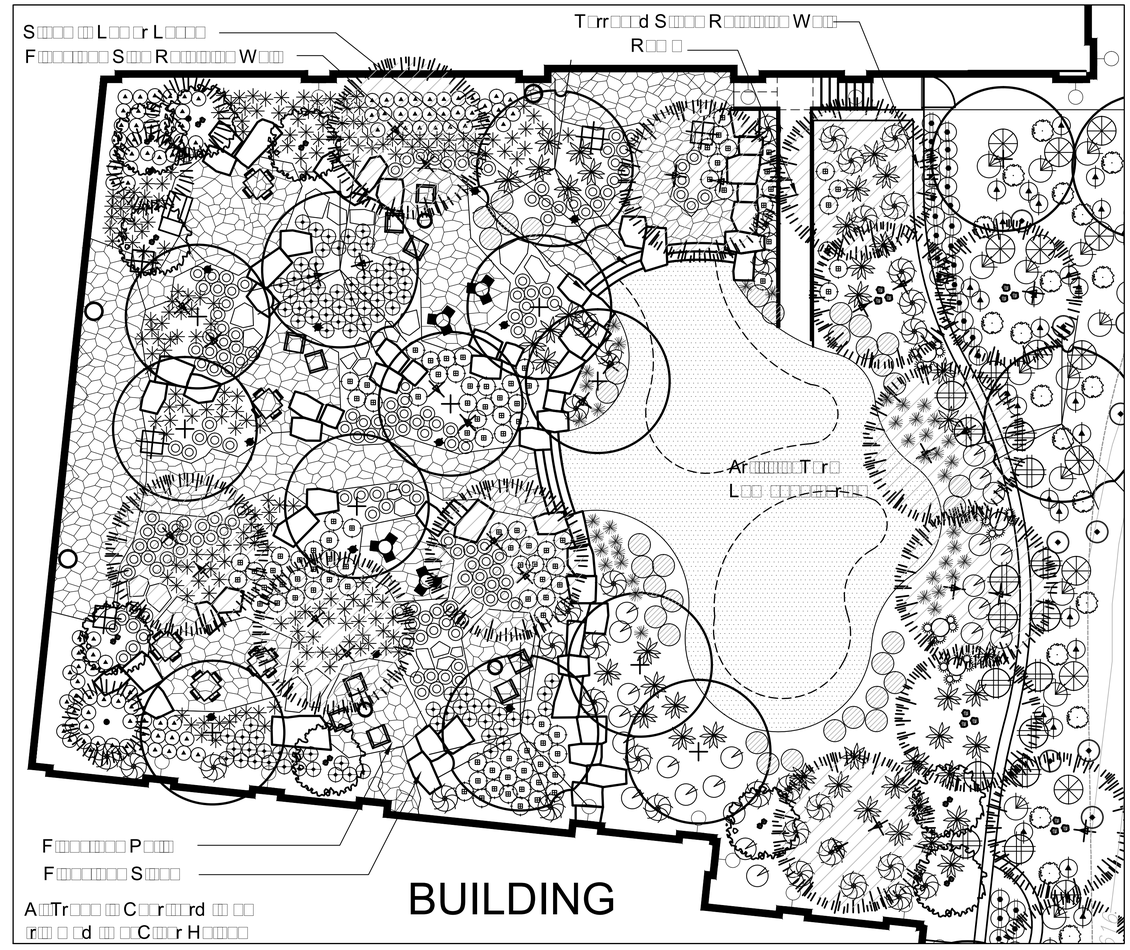
WEST COURTYARD LANDSCAPE ENLARGEMENT

N

0 5' 10' 20'

SCALE: 1" = 10'

SCALE□1" - 10□00"



EAST COURTYARD ENLARGEMENT

SOUTHWEST DESERT LANDSCAPE
L□r□□ D□□□r□C□□□□□Tr□□□, M□□□□□□□ □□
S□□□□□□□□□□d A□□□□□P□□□M□□□r□□□, F□□□□□□□□
F□□□□□□□□ P□□□ S□□□□□ Ar□□□ □□ □□□ L□□d□□□□□ Ar□□□
D□□□□d □□L□□ U□d□r S□□r□M□□□□□□□

EAST COURTYARD LANDSCAPE ENLARGEMENT

N

0 5' 10' 20'

SCALE: 1" = 10'

SCALE□1" - 10□00"

Pr□□□□ □□□r□ D□□□□□

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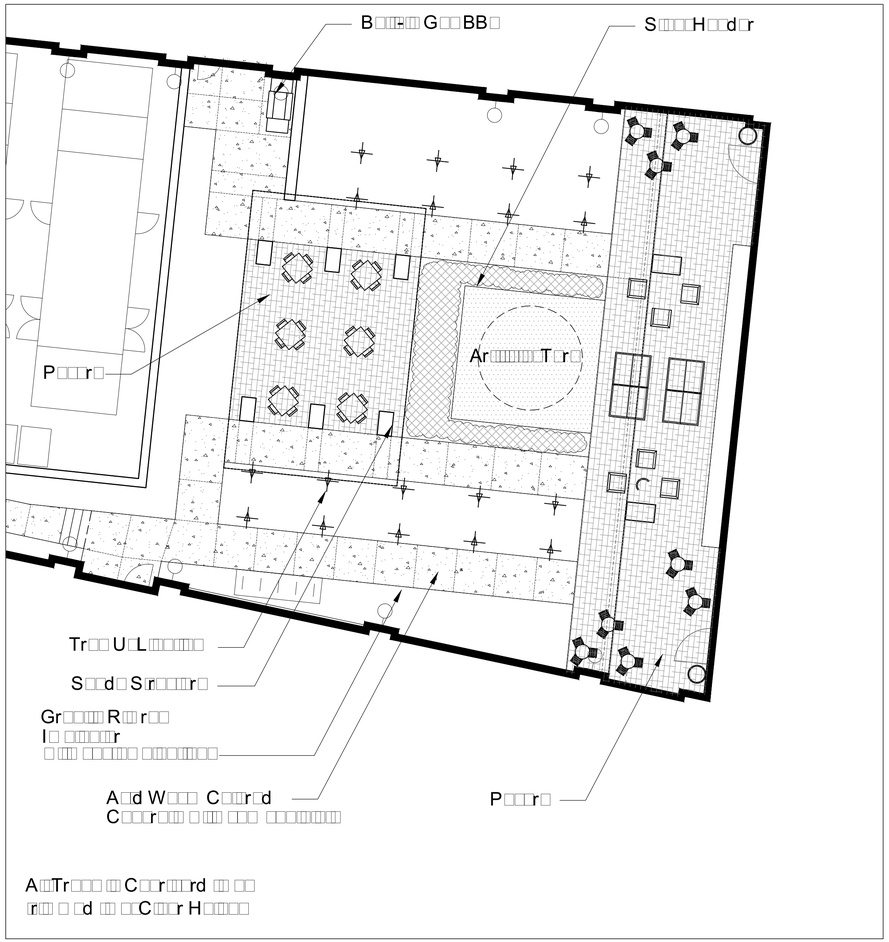
Date of First Issue: 03.25.2019

Project No: 17-005

Sheet Title
LANDSCAPE ENLARGEMENTS

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Sheet Number
L30□



WEST COURTYARD HARDSCAPE ENLARGEMENT

N

0 5' 10' 20'

SCALE: 1" = 10'

SCALE□1" - 10□00"



EAST COURTYARD HARDSCAPE ENLARGEMENT

N

0 5' 10' 20'

SCALE: 1" = 10'

SCALE□1" - 10□00"

Pr□□□□ □□□r□ D□□□□□

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No.	Description	Date
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Date of First Issue: 03.25.2019

Project No: 17-005

Sheet Title
HARDSCAPE ENLARGEMENTS

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Sheet Number
L310

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LINEA 300 LVC Specification

The LINEA series features distinctly linear design qualities and exceptional versatility. Perceptively capturing today's minimal design philosophy, the reduced form is sure to retain its validity far into the future. It is available in three mounting heights in single or twin mounting configurations. The pedestrian-scale model is 15 feet, with intermediate and larger sizes at 20 and 26 feet, respectively, giving proper scale for a variety of applications. Units for bi-level mounting are available, where the street-side luminaire is mounted high and a second fixture is mounted on the sidewalk side at a lower height for pedestrian illumination. An LED illuminating bollard for low-level pathway illumination complements the family of products. CSA Listed for Wet Locations



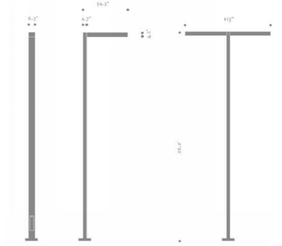
Model	LEE Module	Color Temperature	Distribution	Volt	Mounting	Pole	Finish	Option
LN300	4LVL - 4 modules	WW -3000K	T2 - Type II	UNV - 120-277V	A - Single Mount	26SR - 26' Straight Rectangular	SG - Silver Grey	DIM - 0-10vDC Dimming
		NW - 4000K	T3 - Type III		B - Twin Mount	X - Other (specify)	DG - Dark Grey	N - None
			T_4 - Type IV				GG - Graphite Grey	
							BLB - Matte Black	
							BRZ - Dark Bronze	
							CC - Custom Color	

Ordering Information

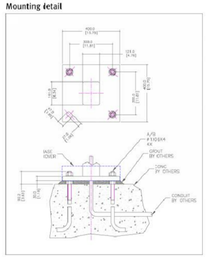
.hess

Additional information

Dimensions



Mounting detail



.hess

LINEA 450 LVC Specification

The LINEA series features distinctly linear design qualities and exceptional versatility. Perceptively capturing today's minimal design philosophy, the reduced form is sure to retain its validity far into the future. It is available in three mounting heights in single or twin mounting configurations. The pedestrian-scale model is 15 feet, with intermediate and larger sizes at 20 and 26 feet, respectively, giving proper scale for a variety of applications. Units for bi-level mounting are available, where the street-side luminaire is mounted high and a second fixture is mounted on the sidewalk side at a lower height for pedestrian illumination. An LED illuminating bollard for low-level pathway illumination complements the family of products. CSA Listed for Wet Locations



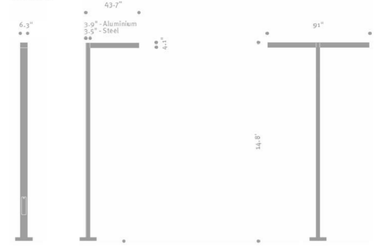
Model	LEE Module	Color Temperature	Distribution	Volt	Mounting	Pole	Pole Mat	Finish	Option
LN450	2LVL - 2 modules	WW -3000K	T2 - Type II	UNV - 120-277V	A - Single Mount	15SR - 15' Straight Rectangular	A - Aluminum	SG - Silver Grey	DIM - 0-10vDC Dimming
		NW - 4000K	T3 - Type III		B - Twin Mount	X - Other (specify)	S - Steel	DG - Dark Grey	N - None
			T_4 - Type IV					SG - Graphite Grey	
								BLK - Matte Black	
								BRZ - Dark Bronze	
								CC - Custom Color	

Ordering Information

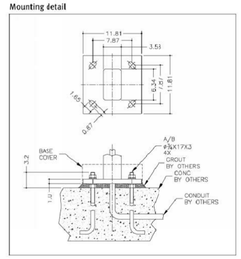
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Additional information

Dimensions



Mounting detail



.hess

LINEA 300 LVC Specification

HOUSING
Rectangular luminaire housing with integral fitter is fabricated aluminum with no visible welds. Frameless tempered glass lens is hinged and secured in place with a single stainless steel quarter-turn fastener for tool-less access to the optical compartment. Lens seals to the housing with one-piece silicone gasketing when closed. Housing is fitted with stainless steel weather-tight strain relief bushing for the power cable exiting the rear of the housing. Luminaire mounts to tenon on pole with matching profile and secured with four socket head cap screws on top of the housing. Luminaire is available in single or twin back-to-back mounting configurations All hardware is stainless steel.

OPTICS
Optics include four individual LED modules. Each module consists of a field replaceable aluminum core PCB with four high-power LEDs and a single piece lens molded from optical quality acrylic. Light distributions include a choice of Type II, III, or IV optics. Luminaire emits zero uplight at 90 degrees horizontal and above and is suitable for use in all LEED lighting zones. CRI is 80+.

LED DELIVERED LUMEN OUTPUT / BUG RATING
4 Modules: 144 watts
Type II - 3000K: 10136 lumens / B2-U0-G1
Type III - 3000K: 10252 lumens / B2-U0-G1
Type IV - 3000K: 9278 lumens / B2-U0-G2

Type II - 4000K: 10795 lumens / B2-U0-G2
Type III - 4000K: 10918 lumens / B3-U0-G1
Type IV - 4000K: 9882 lumens / B2-U0-G2

NOTE: Dueto rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discreton of HessAmerica. Consult factory for current technical data.

ELECTRICA.
Electronic .ED driver supplies 700mA drive current to LED modules with input voltage range from 120v through 277v at 50/60Hz. Power consumption is 144 watts. Optional 0-10v DC dimming is available on request.

LUMINAIRE WEIGHT: 26 lbs
LUMINAIRE EPA: 1.6 sq. ft

POLE
Straight rectangular pole is 6.3" x 4.7" nominal and manufactured from cold drawn over mandrel, electric-weld, mechanical rectangular steel tubing with nominal wall thickness of 0.197". Sides of shaft are flat with 1/2" radius corners. Pole shall show no seam along shaft. Flush mounted hand hole cover is plasma cutwith kerf not to exceed 1/8" and includes triangular tamper-resistant locking device. Pole is hot-dip galvanized with coating inside and out, then lightly sanded prior to painting. Nominal pole height is 26'.

FINISH
Standard finishes are finely textured matte silver grey metallic, dark grey, graphite grey, matte black, or dark bronze. Special colors available on request.

CERTIFICATION: CSA Certified for Wet Locations
INGRESS PROTECTION: IP65

WARRANTY

PL1 POLE LIGHT @ ROADWAY
NOT TO SCALE

.hess

LINEA 450 LVC Specification

HOUSING
Rectangular luminaire housing with integral fitter is extruded aluminum with no visible welds. Frameless tempered glass lens with decorative masking is hinged and secured in place with a single stainless steel quarter-turn fastenrr for tool-less access to the optical compartment. Lens seals tothe housing with one-piece silicone gasketing when closed. Housing is fitted with stainless steel weather-tight strain relief bushing for the power cable exiting the rear of the housing. Luminaire mounts to tenon on pole and secured with four socket head cap screws on top of ths housing. Luminaire is available in single or twin back-to-back mounting configurations. All hardware is stainless steel.

OPTICS
Optics include 2 individual LED modules. Each module consists of a fieldreplaceable aluminum core PC3 with four high-power LEDs and a single piece lens molded fromoptical quality acrylic. Light distributions include a choice of Type II, III, or IV optics. Luminaire emits zero uplight at 90 degrees horizontal and above and is suitable for use in all LEED lighting zones.

LED DELIVERED LUMEN OUTPUT / BUG RATING
2 Modules: 72 watts
Type II - 3000K: 5068 lumens / B1-U0-G1
Type III - 3000K: 5126 lumens / B1-U0-G1
Type IV - 3000K: 4639 lumens / B1-U0-G1

Type II - 4000K: 5398 lumens / B1-U0-G1
Type III - 4000K: 5459 lumens / B2-U0-G1
Type IV - 4000K: 4941 lumens / B1-U0-G1

NOTE : Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of HessAmerica. Consult factory for current technical data.

ELECTRICAL
Electronic LED driver supplies 700mA drive current to LED modules with input voltage range from 120v through 277v at 50/60Hz. Power consumption is 72 watts. Optional 0-10v DC dimming is available on request.

LUMINAIRE WEIGHT: 22 lbs
LUMINAIRE EPA: 1.3 sq. ft

POLE

Aluminum:
Straight rectangular pole is 6.3" x 3.9" nominal and manufactured from seamless 6061 aluminum tubing and heat treated to produce a T6 temper. Nominal wall thickness is 0.236". Sides of the shaft are flat with 1/8" radiussed corners. Flush mounted hand hole cover is plasma cut with kerf not to exceed 1/8" and includes triangular tamper-resistant locking device. Two piece base cover is fabricated aluminum. Nomiral pole height is 15'.

Steel:
Straight rectangular pole is 6.3" x 3.5" nominal and manufactured from cold drawn over mandrel, electric weld, mechanical steel tubing with nominal wall thickness of 0.197". Sides of shaft are flatwith 1/2" radiussed corners. Pole shall show no seam along the shaft. Flush mounted hand hole cover is plasma cut withkerf not to exceed 1/8" and includes triangular tamper-resistant locking device. Pole is hot-dip galvanized with coating inside and out, then lightly sanded prior to painting. Two piece base cover is fabricated aluminum. Nominal pole height is 15'.

FINISH

PL2 POLE LIGHT @ PEDESTRIAN
NOT TO SCALE

Nationwide®

Project
SCOTTSDALE NATIONWIDE OFFICE & PARKING
NWC Hayden Road & Loop 101
Scottsdale, AZ 85255

Prepared For
Nationwide Realty Investors

Contract No: 17-005

THE Columbus ARCHITECTURAL STUDIO
405 N Front Street
Columbus, OH 43215 | (614) 541 2801
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N

Professional Seals

No.	Description	Date
	SCOTTSDALE DRB SUBMITTAL	03/27/2019

NOT FOR CONSTRUCTION

Date of First Issue:

Project No: 17-005

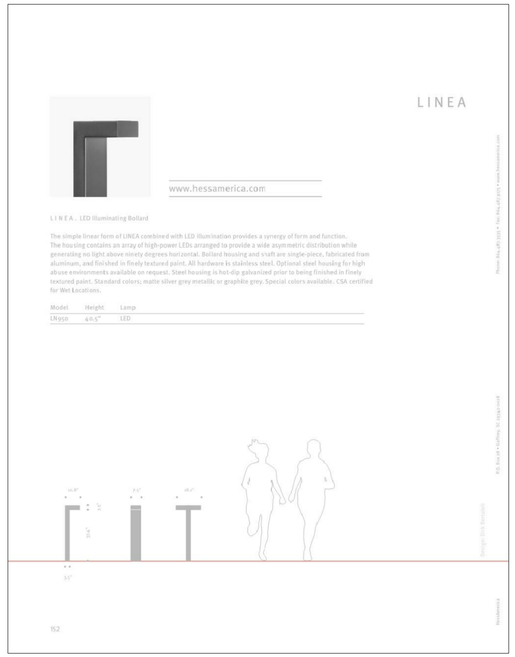
Sheet Title
SITE AND BUILDING LIGHTING CUT SHEETS

Original drawing is 42 x 30. Do not scale contents of this drawing.

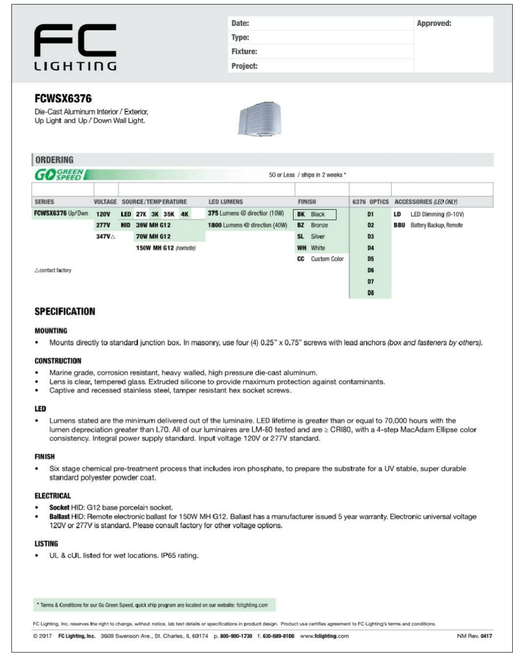
Sheet Number
48-2

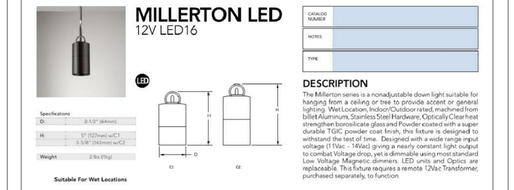


BL1 BOLLARD FIXTURE
NOT TO SCALE

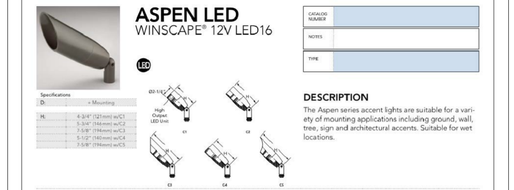




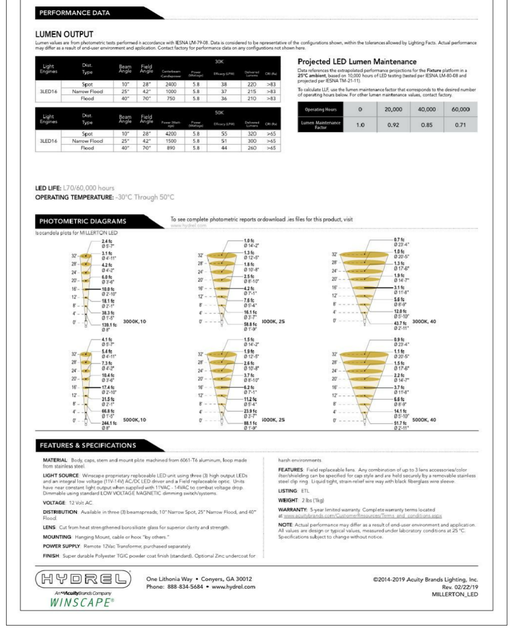


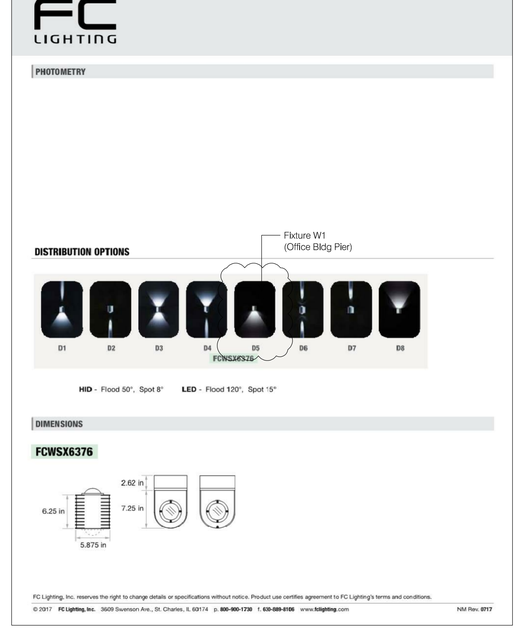


LL1 LANDSCAPE LIGHT
NOT TO SCALE



LL2 LANDSCAPE LIGHT
NOT TO SCALE





W1 WALL LIGHT @ OFFICE
NOT TO SCALE

Nationwide®

Project
SCOTTSDALE NATIONWIDE OFFICE & PARKING
NWC Hayden Road & Loop 101
Scottsdale, AZ 85255

Prepared For
Nationwide Realty Investors

Contract No: 17-005

THE Columbus ARCHITECTURAL STUDIO
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N

Professional Seals

No.	Description	Date
	SCOTTSDALE DRB SUBMITTAL	03/27/2019

NOT FOR CONSTRUCTION

Date of First Issue:

Project No: 17-005

Sheet Title
SITE AND BUILDING LIGHTING CUT SHEETS

Original drawing is 42 x 30. Do not scale contents of this drawing.

Sheet Number
48-2

FC LIGHTING

Date:	Approved:
Type:	
Fixture:	
Project:	

FCWSX6376

Die-Cast Aluminum Interior / Exterior,
Up Light and Up / Down Wall Light.



ORDERING

GO GREEN SPEED — 50 or Less / ships in 2 weeks *

SERIES	VOLTAGE	SOURCE/TEMPERATURE	LED LUMENS	FINISH	6376 OPTICS	ACCESSORIES (LED ONLY)
FCWSX6376 Up/Down	**120V**	**LED 27K 3K 35K 4K**	**375** Lumens @ direction (10W)	**BK** Black	**01**	**LD** LED Dimming (0-10V)
	277V	**MID 39W MH G12**	**1800** Lumens @ direction (40W)	**BZ** Bronze	**02**	**BBU** Battery Backup, Remote
	347V △	**70W MH G12**		**SL** Silver	**03**	
		150W MH G12 *(remote)*		**WH** White	**04**	
				CC Custom Color	**05**	
					06	
					07	
					08	

△contact factory

SPECIFICATION

MOUNTING

- Mounts directly to standard junction box. In masonry, use four (4) 0.25" x 0.75" screws with lead anchors *(box and fasteners by others)*.

CONSTRUCTION

- Marine grade, corrosion resistant, heavy walled, high pressure die-cast aluminum.
- Lens is clear, tempered glass. Extruded silicone to provide maximum protection against contaminants.
- Captive and recessed stainless steel, tamper resistant hex socket screws.

LED

- Lumens stated are the minimum delivered out of the luminaire. LED lifetime is greater than or equal to 70,000 hours with the lumen depreciation greater than L70. All of our luminaires are LM-80 tested and are ≥ CRI80, with a 4-step MacAdam Ellipse color consistency. Integral power supply standard. Input voltage 120V or 277V standard.

FINISH

- Six stage chemical pre-treatment process that includes iron phosphate, to prepare the substrate for a UV stable, super durable standard polyester powder coat.

ELECTRICAL

- **Socket** HID: G12 base porcelain socket.
- **Ballast** HID: Remote electronic ballast for 150W MH G12. Ballast has a manufacturer issued 5 year warranty. Electronic universal voltage 120V or 277V is standard. Please consult factory for other voltage options.

LISTING

- UL & cUL listed for wet locations. IP65 rating.

* Terms & Conditions for our Go Green Speed, quick ship program are located on our website: fclighting.com

FC Lighting, Inc. reserves the right to change, without notice, lab test details or specifications in product design. Product use certifies agreement to FC Lighting's terms and conditions.

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FC LIGHTING

Date:	Approved:
Type:	
Fixture:	
Project:	

FCSL400

Round exterior die-cast aluminum
steplight with die-cast faceplate for
masonry applications.



FCSL400

ORDERING

EXAMPLE: FCSL400-120V-4K-430-WH-PL

SERIES	VOLTAGE	SOURCE/TEMPERATURE	LED LUMENS	FINISH	ACCESSORIES
FCSL400	**120V**	**LED 27K 3K**	**430** Lumens (14W)	**BK** Black	**DWR** Drywall wings *(for remodeling applications)*
	277V	**35K 4K**		**BZ** Bronze	**BBU** Battery Backup, Remote
		PL 13T		**CC** Custom Color	
				SL Silver	
				WH White	

SPECIFICATION

MOUNTING

- Concrete pour. Use **DWR** accessory for drywall applications.
- **Installation:** http://tinyurl.com/z3vazfm

CONSTRUCTION

- Marine grade, corrosion resistant, heavy walled, high pressure die-cast aluminum.
- Lens is 1/8" thick tempered, sandblasted.
- Precision formed semi-specular aluminum for maximum reflectance.
- Neoprene continuous closed cell urethane "O" ring gasket to seal cut contaminants. Captive and recessed stainless steel, tamper resistant hex socket screws.

LED

- Lumens stated are the minimum delivered out of the luminaire. LED lifetime is greater than or equal to 70,000 hours with the lumen depreciation greater than L70. All of our luminaires are LM-80 tested and are ≥ CRI80, with a 4-step MacAdam Ellipse color consistency. Integral power supply standard. Input voltage 120V or 277V standard.

FINISH

- Six stage chemical pre-treatment process that includes iron phosphate, to prepare the substrate for a UV stable, super durable standard polyester powder coat. Optional e-coat process is added to the standard finish including zinc phosphate for a 5 year limited warranty.

ELECTRICAL

- **Socket** PL: Four pin plug-in type compact fluorescent lamp holder *(lamp by others)*. INC *(120V only)*: Mini can base for incandescent quartz.
- **Ballast** PL: Fluorescent electronic, UL listed ballast standard. Ballast has a manufacturer issued warranty up to 5 years. Electronic voltage 120V or 277V is standard. Please consult factory for other voltage options.

LISTING

- UL & cUL/ETL, U.S. and CA listed for interior and exterior wet locations. IP65 Rating.

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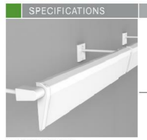
WINONA
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SPECIFICATIONS — LINEAR CANTILEVER MOUNT

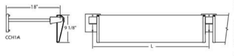
802L *windirect*®

Asymmetric LED

Type:
Project:
Qty:



CCH1A Continuous Cantilever Mount Hub



CCH1A Linear Cantilever Mount					
Nominal Length	Actual Length	Source	Lumens	Watts	Weight
2FT	22.50"	AL1A2	6558	67.6W	18 lbs.
3FT	38.94"	AL1A2	9959	89W	22 lbs.
4FT	50.31"	AL1A2	13302	112W	29 lbs.

Construction
Extruded aluminum housing, optional clear acrylic lens, die-cast end caps with stainless steel hardware.

Source
LED lumen packages provide high performance asymmetric distribution in 3000K, 3500K or 4000K color temperature options. Components are designed to be serviceable and replaceable.
L80 >60,000 hours at 25C ambient temperature.

Optics
Advanced asymmetric optical system optimized for LED source and arranged for specific lumen output are distributors.

Finish
A sage pre-treated polyester powder coat painted finish. All hardware is stainless steel.

Electrical
LED light engine consists of modular LED boards and 0-10V dimming driver rated for 50,000 hours at 25°C ambient temperature, wattage is dependent on luminaire output. 480LED interbrive power supply integrally mounted. Boards and drivers are modular for replacement or service.

Controls
Optional intelligence allows for constant lumen management and facilitates simple networking and control via CAT-5e cable. nLight components are provided as accessories for remote field installation.

Environment

UL and cUL listed for interior dry or wet location use; optional malaboriam construction (MT). Ambient operating temperature -20°C to 35°C.

A+ Capable Luminaire
This term is an A+ capable luminaire, which has been designed and tested to
provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.
*See ordering tree for details

Warranty
5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25°C.

A+ Capable options indicated by this color background.

CATALOG NUMBER

Example: WLAC8303, LCB 23F MSL4 CCH1A INT AL1A2 35K MVOLT SGM

WLAC8303,																
Series	**Linear Plan**			**Total Run Length**	**Max Section Length**		**CCH1A**		**Environment**		**AL1A2**		**MVOLT**	
WLAC8303, Winona Aggregates LED Linear Cantilever Mount	**LSL** Longest Same Length **LCB** Longest Center Balanced **LLP** Longest Length Possible See page 2 for descriptions			FT	**MSL2** 2FT Length **MSL3** 3FT Length **MSL4** 4FT Length		**CCH1A** Continuous Mount Cantilever Hub Assembly		**INT** Interior Location **WL1** Wet Location Malaboriam Construction **WL2**		**AL1A2** Asymmetric LED 0		**MVOLT** Multi-Volt 120V thru 277V	
Electrical Option	**Lens**		**Finish**		**Special**											
N340 nLight Enabled Module **(blank)** None	**CA** Clear Acrylic **(blank)** None (For use with INT option only)		**SGMF** Semi-Gloss White **SGB** Semi-Gloss Black **ALP** Aluminum Matte Powder Paint Finish **CPP** Custom		**WSD** Modification (consult factory)											

Describe Modification:

Notes
1. For custom finish specify MOD.
2. Top gasketed runs assembly automatically included with WL or MT selection.

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SPECIFICATIONS — LINEAR CANTILEVER MOUNT

802L *windirect*®

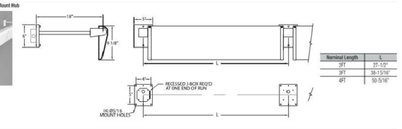
Asymmetric LED

Type:
Project:
Qty:

MOUNTING / ACCESSORIES

CCH1A Continuous Cantilever Mount Hub





Nominal Length	L
2FT	22.50"
3FT	39-13/16"
4FT	50-5/16"

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FC LIGHTING

PHOTOMETRY

DISTRIBUTION OPTIONS

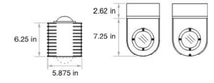
Fixture W2
(Garage Pier)



HID - Flood 50°, Spot 8° **LED** - Flood 120°, Spot 15°

DIMENSIONS

FCWSX6376



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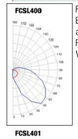
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W2 WALL LIGHT @ GARAGE
NOT TO SCALE

FC LIGHTING

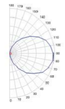
PHOTOMETRY

FCSL400



Fixture to be wall mounted, beneath the Office Building, roof level eyebrow and oriented up to accent light the eyebrow.
Fixture to be mounted at each pier, allgned with W1 fixture at L2

FCSL401



FCSL402



DIMENSIONS

FCSL400



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W3 WALL LIGHT
NOT TO SCALE

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solutions | forms | light

SPECIFICATIONS — LINEAR CANTILEVER MOUNT

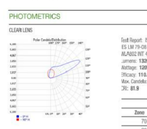
802L *windirect*®

Asymmetric LED

Type:
Project:
Qty:

PHOTOMETRICS

CLEAN LENS

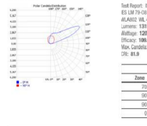


Soft Report: ISF35338 (PERFORATED)
ES 1.5R 79-2R
ALA5S2.INT 4SLONG 30K (clear lens)
Lumens: **13282**
AbsWatts: **122W**
Efficacy: **111LO**
Max. Candela: **1230@**
CRI: **81.9**

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
79-100	88.0	0.6%
90-120	4042.2	30.5%
90-180	13303.2	99.6%
0-180	13362	100.0%

Candlepower Distribution Plane					
Angle	0	45	90	135	180
0	55	55	55	55	55
30	33	766	262	121	0
60	0	1188	1230	256	0
80	0	169	526	256	0
90	0	29	245	123	0
100	30	464	1065	218	0
110	1026	2496	1265	179	121
120	4514	5760	1445	289	253
130	7260	6600	1265	542	385
140	8961	6909	1265	1012	1012
150	9126	7139	1445	1192	1192
160	8620	6964	1445	1192	1192
170	8461	6909	1265	1192	1192
180	8461	6909	1265	1192	1192

WET LOCATION



Soft Report: ISF35337 (PERFORATED)
ES 1.5R 79-2R
ALA5S2.WL.4SLONG 30K (wet location)
Lumens: **13194**
AbsWatts: **120W**
Efficacy: **109LO**
Max. Candela: **1221@**
CRI: **81.9**

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
79-100	79.3	0.6%
90-120	3942.6	30.0%
90-180	13097.3	99.6%
0-180	13154	100%

Candlepower Distribution Plane					
Angle	0	45	90	135	180
0	54	54	54	54	54
30	32	751	257	119	0
60	0	1164	1205	251	0
80	0	166	515	251	0
90	0	29	241	121	0
100	29	455	1044	214	119
110	1005	2445	1240	176	119
120	4423	5645	1416	283	248
130	7113	6467	1240	531	377
140	8778	6770	1240	991	991
150	8939	6995	1416	1168	1168
160	8447	6825	1416	1168	1168
170	8290	6770	1240	1168	1168
180	8290	6770	1240	1168	1168

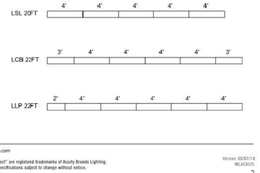
IES data is available at www.winonalighting.com. Always refer to our website for the latest IES files updates.

Linear Plan
Winona offers the ability to provide a continuous run plan to suit your requirements by optionally offering three methods of configuration.

LSL Longest Same Length:
In this configuration each segment is the same length is standardized based on the longest length available and is the only option provided. Because it is dependent on one segment length there are mathematical limitations on what overall row lengths can be achieved. Example: 22 FT row would be achieved with (5) 4FT long segments equaling 20 FT (nominal).

LCB Longest Center Balanced:
This configuration incorporates the longest center segments along with any additional lengths required to fill located at each end. Example: 23FT row would have (2) 3FT segments (one at each end) and (4) 4FT intermediate segments located in between.

LLP Longest Length Possible:
In this plan the longest length available is optimized resulting in the fewest segments and mounting locations. Caution should be used where balanced appearance is a concern. Example: 22FT row would have (5) 4 FT segments and (1) 2 FT segment located at onend.



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S1 SUSPENDED LIGHT
NOT TO SCALE

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Scottsdale, AZ 85255

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Contract No: 17-005

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No.	Description	Date
	SCOTTSDALE DRB SUBMITTAL	03/27/2019

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Date of First Issue:

Project No: 17-005

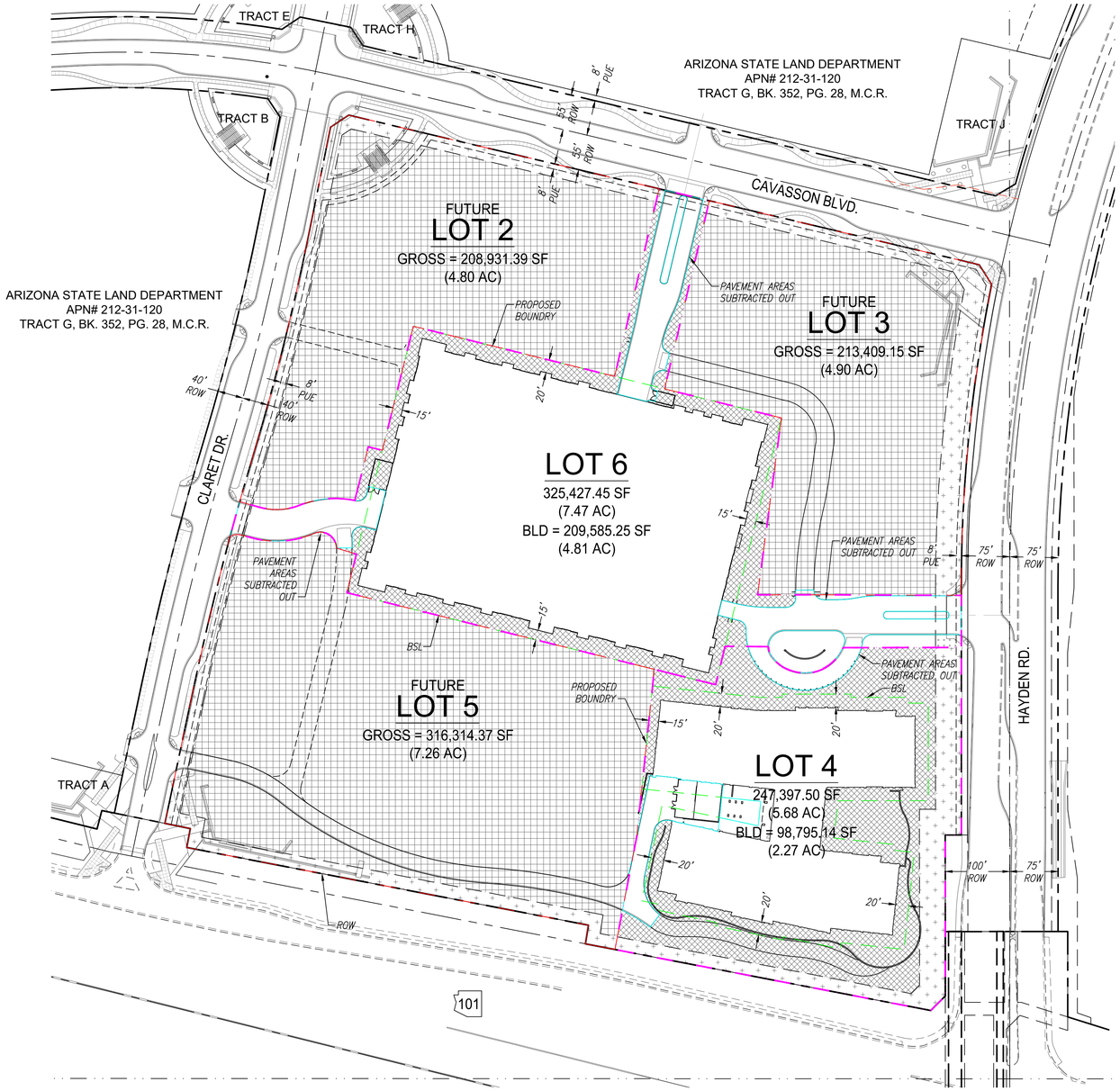
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SITE AND BUILDING LIGHTING CUT SHEETS

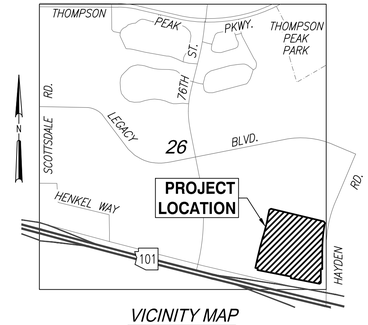
Original drawing is 42 x 30. Do not scale contents of this drawing.

Sheet Number
48-3

OPEN SPACE PLAN
FOR
SCOTTSDALE NATIONWIDE OFFICE BUILDING-PHASE 1
SCOTTSDALE, AZ.

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





VICINITY MAP
NTS

OWNER
NWGH, LLC
7377 E. DOUBLETREE RANCH ROAD #100
SCOTTSDALE, AZ. 85258
PHONE: (614) 857-2332
FAX: (614) 857-2346
CONTACT: DONALD MONTGOMERY

ARCHITECT
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PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, PLS

CAVASSON PHASE 1 AS SHOWN ACTUAL :

Lot#/Building ID	Gross Lot Size [sq.ft.]	Gross Lot Size [Acres]	Building Foot Print [sq.ft.]	Building Foot Print [Acres]	Minus Frontage Space [sq.ft.]	Minus Frontage Space [Acres]	Minus Pavement [sq.ft.]	Minus Pavement [Acres]	Open Space [sq.ft.]	Open Space [Acres]		Open Space [%]
Lot 4 NW Corp	247,397.50	5.68	98,795.14	2.27	32,953.0	0.76	20,356.4	0.47	95,292.9	2.19	=	**38.52%**
Lot 6 Garage	325,427.45	7.47	209,585.25	4.81	1,186.1	0.03	48,934.0	1.12	65,722.1	1.51	=	**20.20%**
Furure Lot 2	208,931.39	4.80	0.00	0.00	22,234.9	0.51	0.0	0.00	186,696.5	4.29	=	**89.36%**
Future Lot 3	213,409.15	4.90	0.00	0.00	28,893.8	0.66	0.0	0.00	184,515.3	4.24	=	**86.46%**
Future Lot 5	316,314.37	7.26	0.00	0.00	24,436.4	0.56	0.0	0.00	291,878.0	6.70	=	**92.27%**
Lots 2, 3 &5 Totals:	738,654.91	16.96	0.00	0.00	75,565.1	1.73	0.0	0.00	663,089.8	15.22	=	**89.77%**

NOTE: OPEN SPACE = GROSS LOT SIZE-ROW-BUILDING-PAVED AREAS

LOT 4:
FRONTAGE OPEN SPACE = 32,953.0 SF TOTAL
OPEN SPACE = 103,260.4 SF TOTAL

LOT 6:
FRONTAGE OPEN SPACE = 1,186.1 SF TOTAL
OPEN SPACE = 91,388.3 SF TOTAL

LOT 2, 3 & 5:
FRONTAGE OPEN SPACE = 75,565.1 SF TOTAL
OPEN SPACE = 663,089.8 SF TOTAL

LEGEND
- LOTS 2, 3 AND 5
- GARAGE BOUNDARY (LOT 6)
- NW OFFICE BOUNDARY (LOT 4)
- BUILDING SETBACK [AS NOTED]
- PAVEMENT AREAS SUBTRACTED

100 0 100 200 scale feet
1" = 100'

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No.	Description	Date
	SCOTTSDALE DRB SUBMITTAL	03/25/2019

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Date of First Issue:

Project No: 17-005

Sheet Title
OPEN SPACE PLAN

Sheet Number
EX#25

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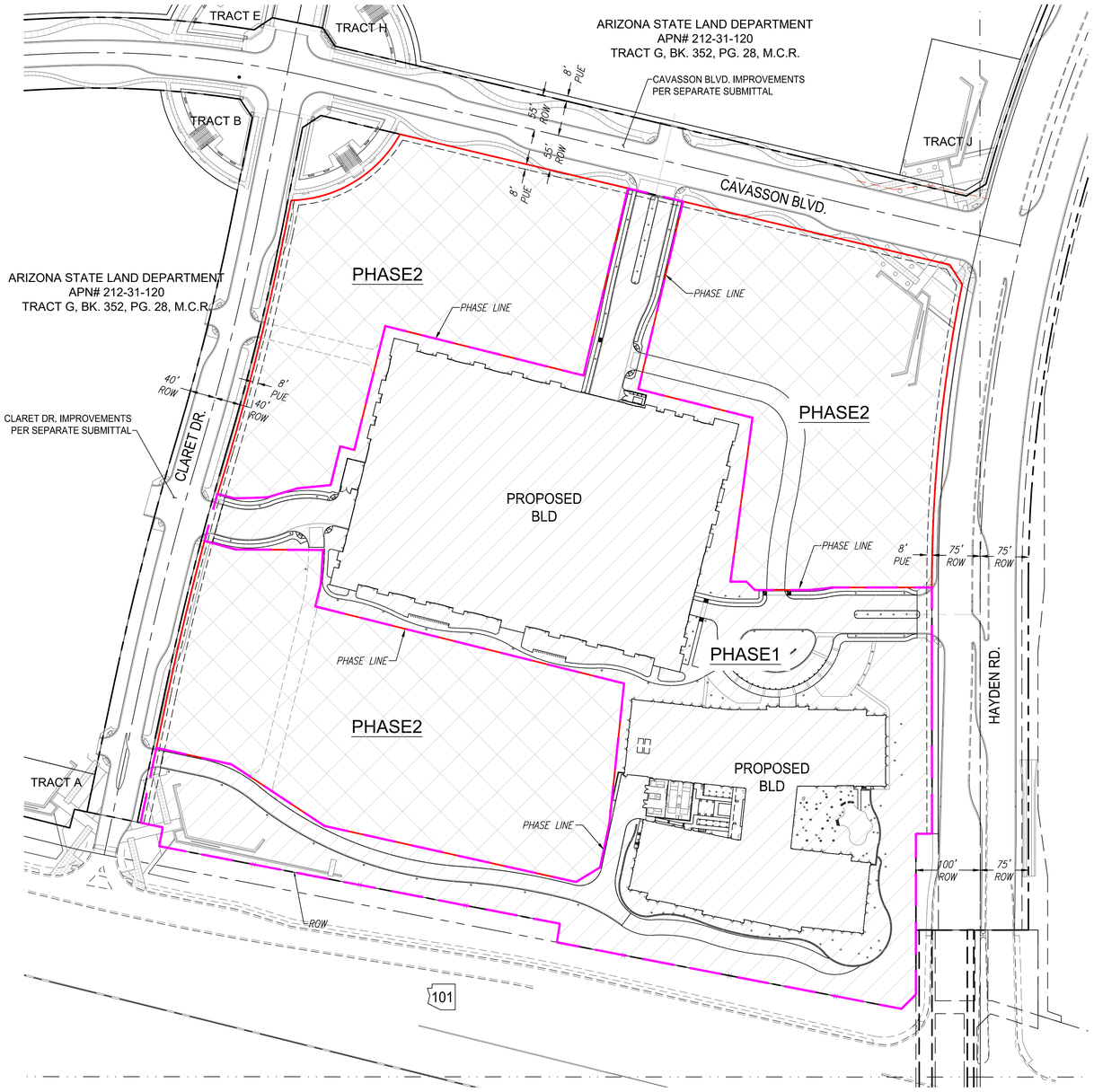
2 OFFICE - SOUTH
NTS

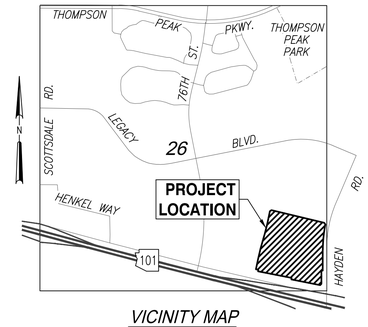




PHASING PLAN
FOR
SCOTTSDALE NATIONWIDE OFFICE BUILDING-PHASE 1
SCOTTSDALE, AZ.

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





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LEGEND

PHASE 1

PHASE 2

100 0 100 200 scale feet

1" = 100'

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Date of First Issue:

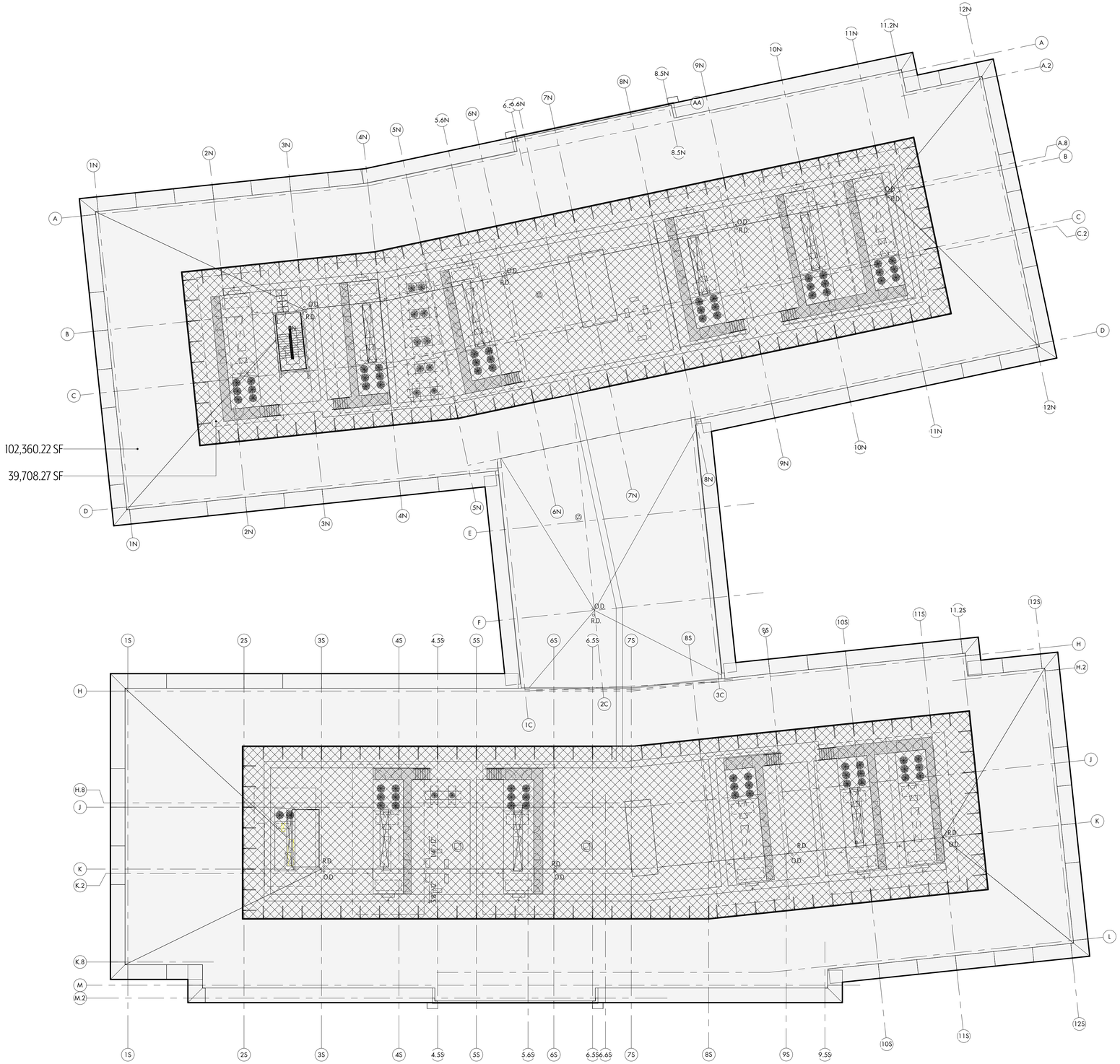
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Sheet Title
PHASING PLAN

Original drawing is 42 x 30. Do not scale contents of this drawing.

Sheet Number
EX#29

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ROOF PLAN DATA

ROOF AREA	115,767.22 SF
- LEVEL 5	102,360.22 SF
- LEVEL 2	5,534.97 SF
- ENTRANCE CANOPY	5,749.33 SF
- WEST PAVILION	2,121.70 SF
AREA OF ROOFTOP APPURTENANCES (INCLUDING SCREEN WALL)	39,708.27 SF
% ROOFTOP APPURTENANCES (INCLUDING SCREEN WALL)	34.30%

1 OVERALL ROOF PLAN
1" = 20'-0"

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Date of First Issue:

Project No: 17-005

Sheet Title
ROOF PLAN WORKSHEET

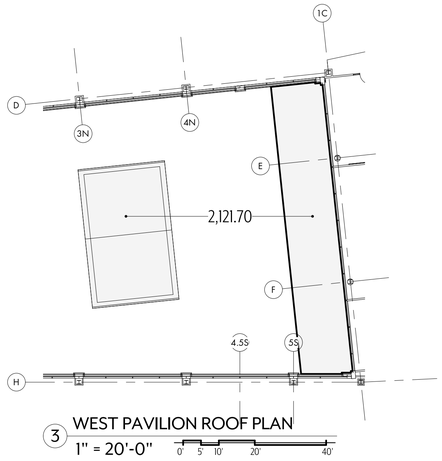
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Sheet Number
44-1

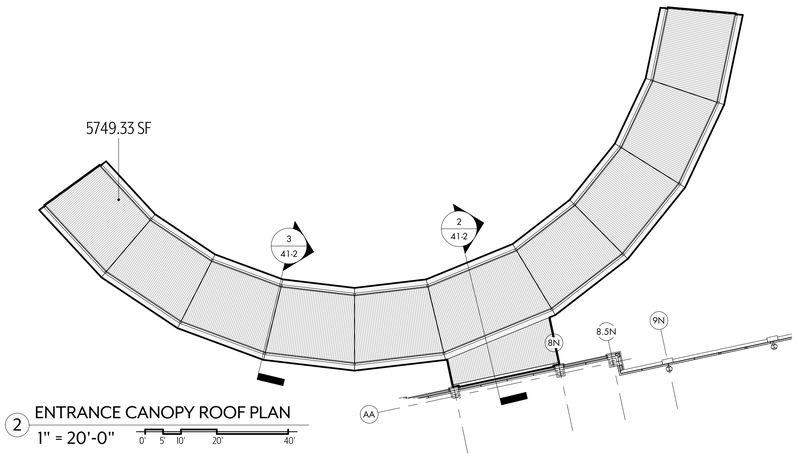
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ROOF PLAN DATA

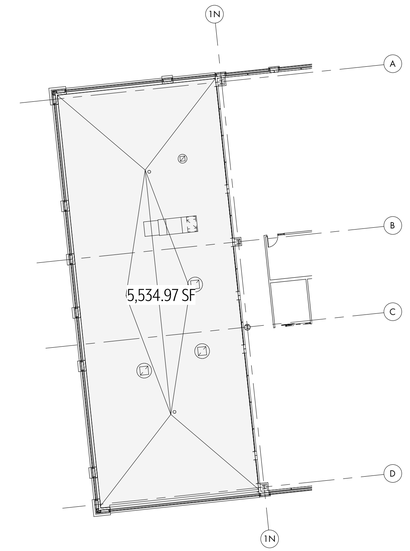
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AREA OF ROOFTOP APPURTENANCES (INCLUDING SCREEN WALL)	39,708.27 SF
% ROOFTOP APPURTENANCES (INCLUDING SCREEN WALL)	34.30%



3 WEST PAVILION ROOF PLAN
1" = 20'-0"
0' 5' 10' 20' 40'



2 ENTRANCE CANOPY ROOF PLAN
1" = 20'-0"
0' 5' 10' 20' 40'



1 DOCK ROOF PLAN
1" = 20'-0"
0' 5' 10' 20' 40'

3/27/2019 6:02:12 PM

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	SCOTTSDALE DRB SUBMITTAL 1ST REVIEW	03.25.2019

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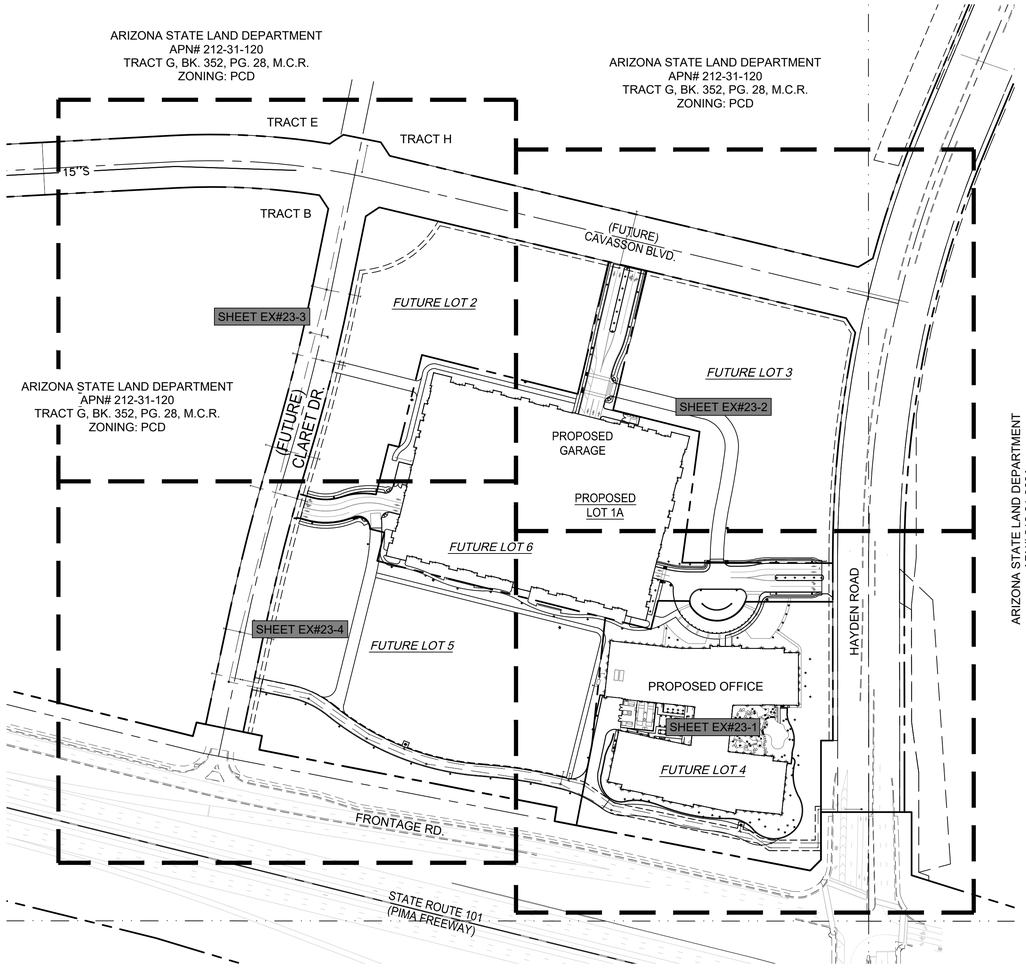
Sheet Title

ROOF PLAN WORKSHEET

Original drawing is 44 x 34. Do not scale contents of this drawing.

Sheet Number

44-2



PROJECT NAME AND ADDRESS:

SCOTTSDALE NATIONWIDE OFFICE BUILDING
18700 N. HAYDEN ROAD (OFFICE)
18710 N. HAYDEN ROAD (GARAGE)
SCOTTSDALE, ARIZONA 85255

ZONING:

EXISTING	PCD
PROPOSED	PCD

SITE AREA:

PROPOSED LOT 1A (NET)	±29.69 acres (1,292,341 sq.ft.)
FUTURE LOT 2 (NET)	±4.42 acres (192,590 sq.ft.)
FUTURE LOT 3 (NET)	±4.90 acres (213,409 sq.ft.)
FUTURE LOT 4 (NET)	±5.68 acres (247,318 sq.ft.)
FUTURE LOT 5 (NET)	±7.21 acres (313,922 sq.ft.)
FUTURE LOT 6 (NET)	±7.46 acres (324,932 sq.ft.)

OPEN SPACE CALCULATIONS:

FUTURE LOT 4 (OFFICE):

NET LOT AREA	5.68 acres (247,318 sq.ft.)
REQUIRED (25% OF LOT AREA)	1.42 acres (61,830 sq.ft.)
PROVIDED (52.77% OF LOT AREA)	±3.00 acres (130,512 sq.ft.)

FUTURE LOT 6 (GARAGE):

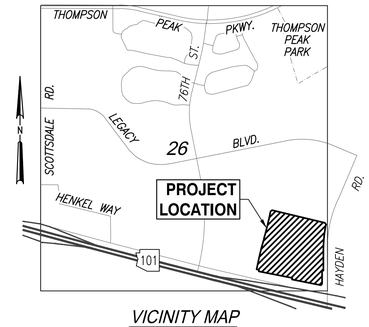
NET LOT AREA	7.46 acres (324,932 sq.ft.)
REQUIRED (20% OF LOT AREA)	1.49 acres (64,986 sq.ft.)
PROVIDED (20.21% OF LOT AREA)	±1.51 acres (65,656 sq.ft.)

PARKING CALCULATIONS:

REQUIRED:	
OFFICE (465,435 sq.ft. x 1 per 300 sq.ft.)	1,551 P.S.
TOTAL REQUIRED	1,551 P.S.
PROVIDED:	
PARKING GARAGE	3,750 P.S.
SURFACE PARKING	0 P.S.
TOTAL PROVIDED	3,750 P.S.
ACCESSIBLE PARKING REQUIRED:	
C.O.S. ZONING (4%)	62 P.S.
C.O.S. ZONING (2%)	31 P.S.
A.D.A. (20 plus 1 for each 100 over 1000)	48 P.S.
ACCESSIBLE PARKING PROVIDED:	
PARKING GARAGE	56 P.S.
SURFACE PARKING	0 P.S.
TOTAL ACCESSIBLE PARKING PROVIDED	56 P.S.
BICYCLE PARKING REQUIRED:	
(1 per 10 vehicle spaces, Max. 100)	100 P.S.
BICYCLE PARKING PROVIDED:	
ON-SITE	100 P.S.

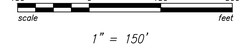
BUILDING AREAS:

OFFICE:	
LEVEL 1	97,715 g.s.f.
LEVEL 2	91,930 g.s.f.
LEVEL 3	91,930 g.s.f.
LEVEL 4	91,930 g.s.f.
LEVEL 5	91,930 g.s.f.
TOTAL OFFICE	465,435 g.s.f.
PARKING GARAGE:	
LEVEL 1 (LL)	187,989 g.s.f.
LEVEL 2	208,665 g.s.f.
LEVEL 3	207,125 g.s.f.
LEVEL 4	207,125 g.s.f.
LEVEL 5	207,125 g.s.f.
LEVEL 6	188,251 g.s.f.
TOTAL PARKING GARAGE	1,206,280 g.s.f.



VICINITY MAP
NTS





1" = 150'

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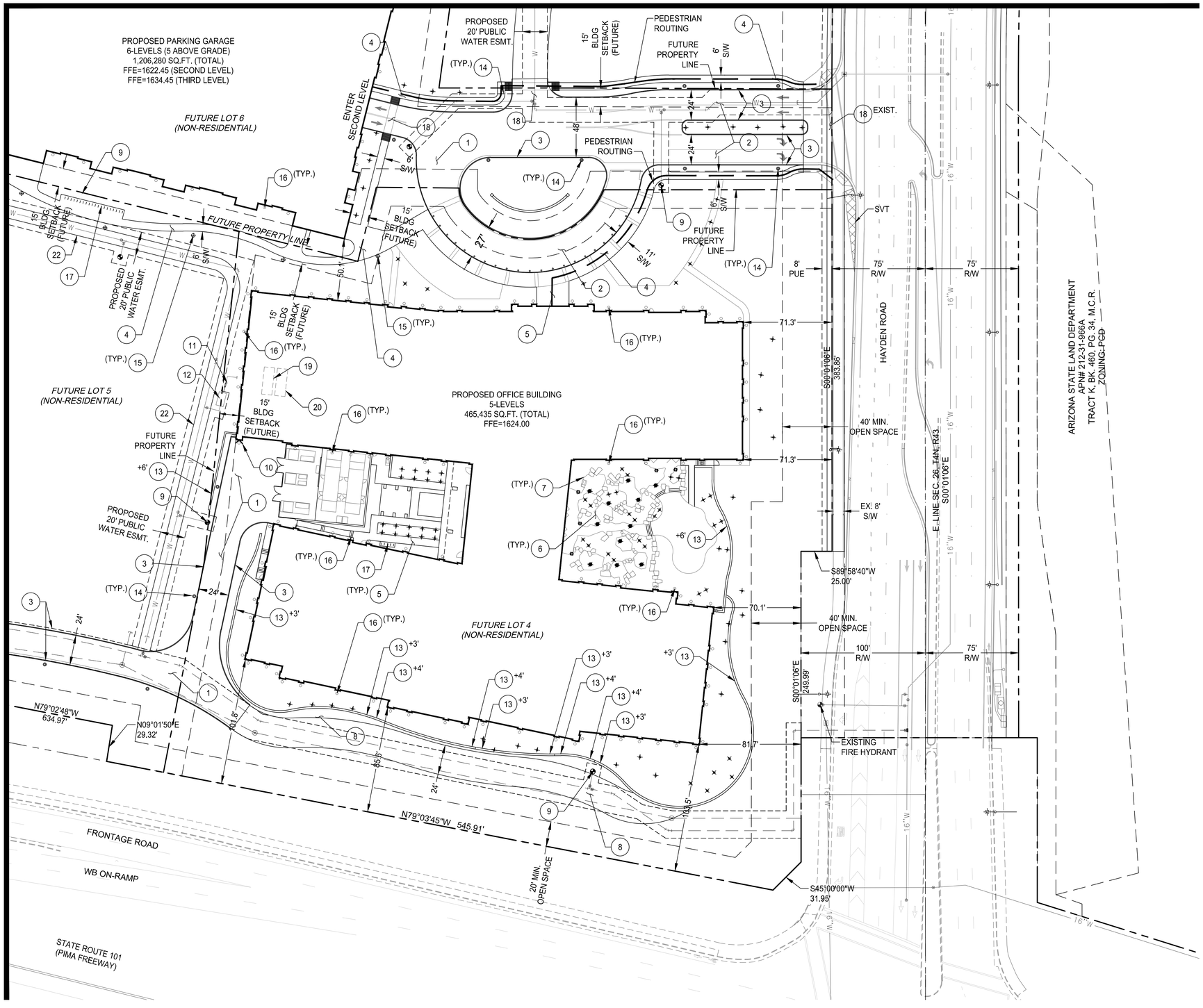
Sheet Title
MASTER SITE PLAN

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Sheet Number
EX#23-0

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MATCH SHEET EX#23-2



MATCH SHEET EX#23-4

SITE PLAN KEYNOTES:

1. PROPOSED ASPHALT PAVING.
2. PROPOSED DECORATIVE PAVING.
3. PROPOSED CONCRETE CURB.
4. PROPOSED CONCRETE SIDEWALK.
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21. PROPOSED RECYCLING CONTAINER
22. PROPOSED 10' PUBLIC WATERMAIN HARDENED SURFACE MAINTENANCE PATH

scale 40 0 40 80 feet

1" = 40'

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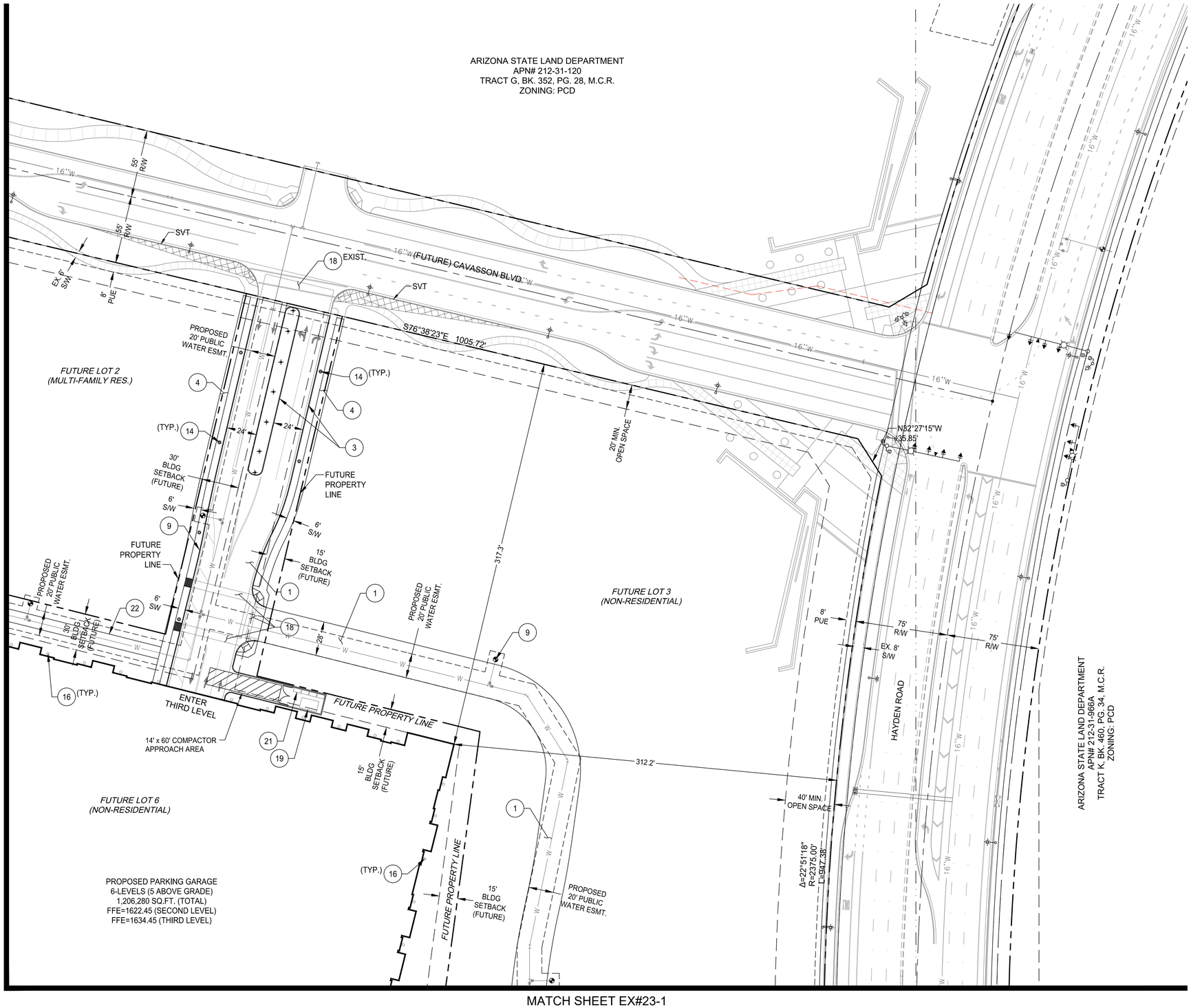
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Sheet Title
SITE PLAN

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Sheet Number
EX#23-1

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scale feet
1" = 40'

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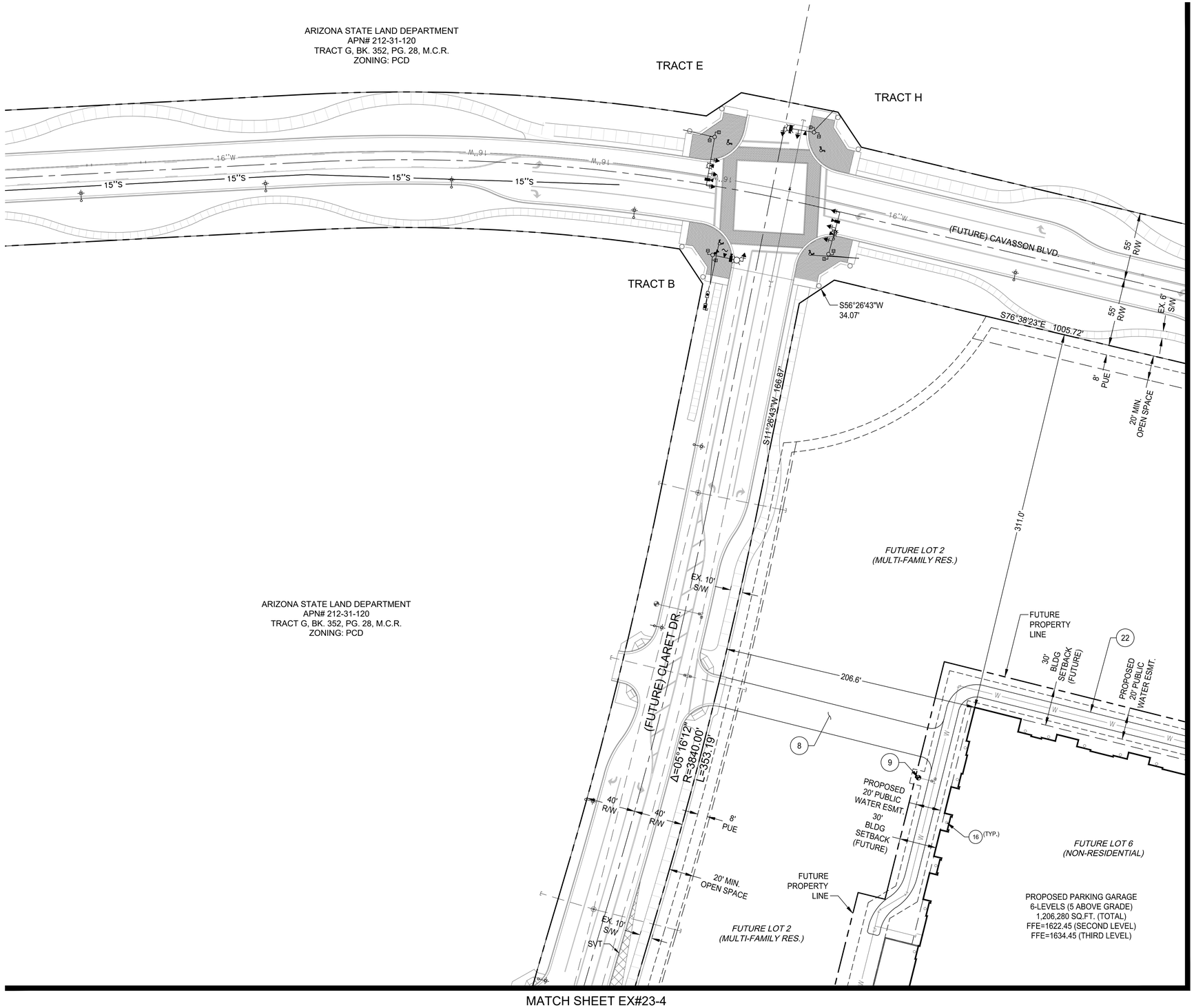
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Sheet Title
SITE PLAN

Original drawing is 24 x 36. Do not scale contents of this drawing.

Sheet Number
EX#23-2

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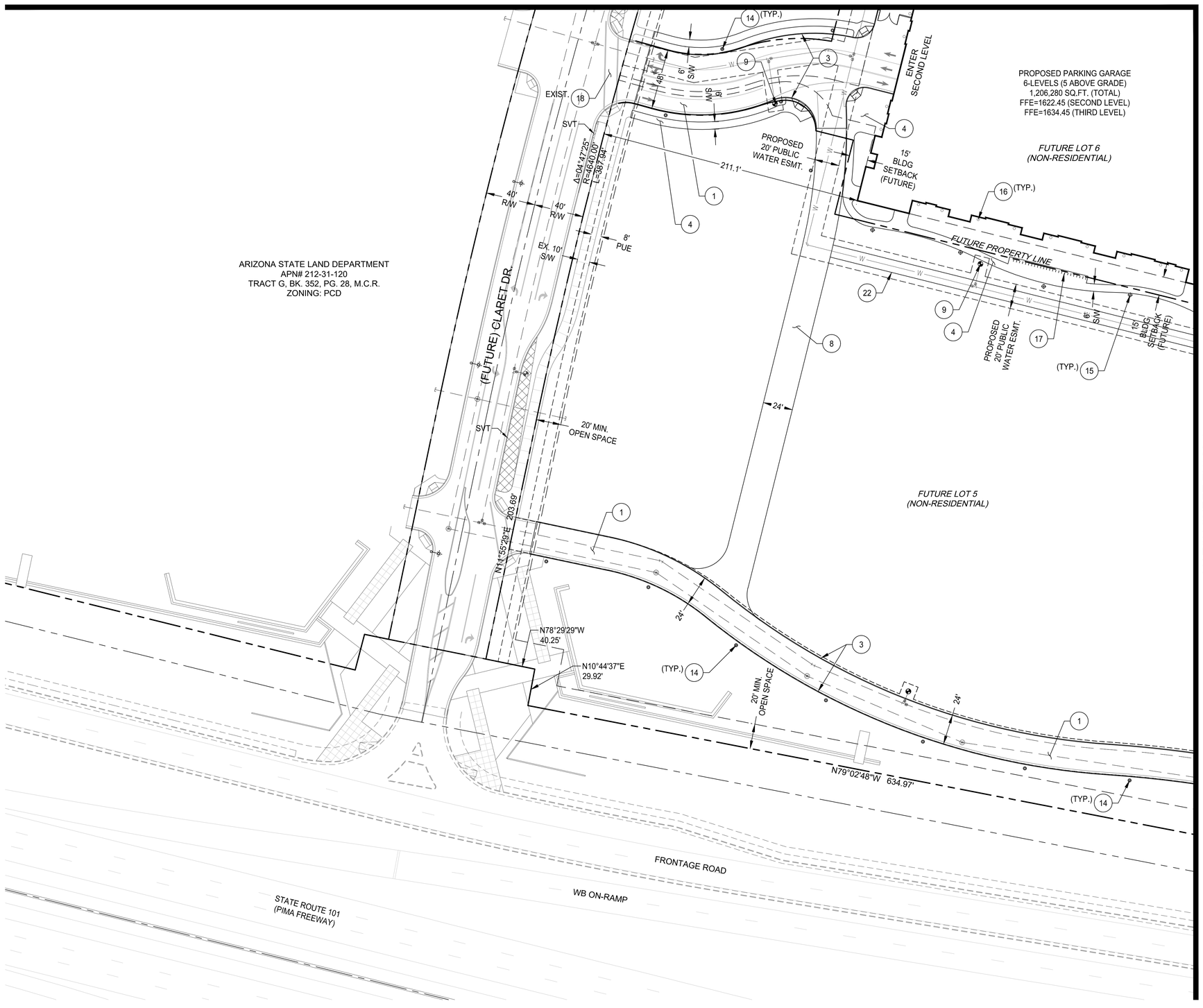
Sheet Title
SITE PLAN

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Sheet Number
EX#23-3

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MATCH SHEET EX#23-3



MATCH SHEET EX#23-1

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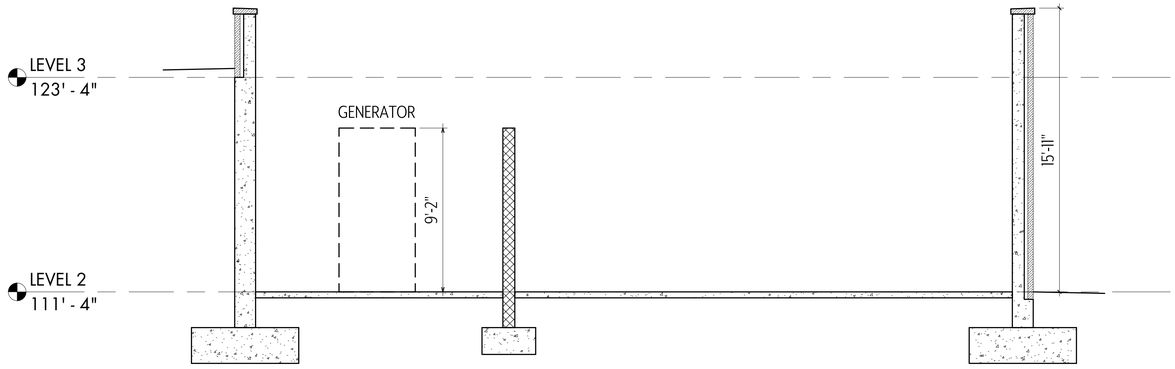
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Sheet Title
SITE PLAN

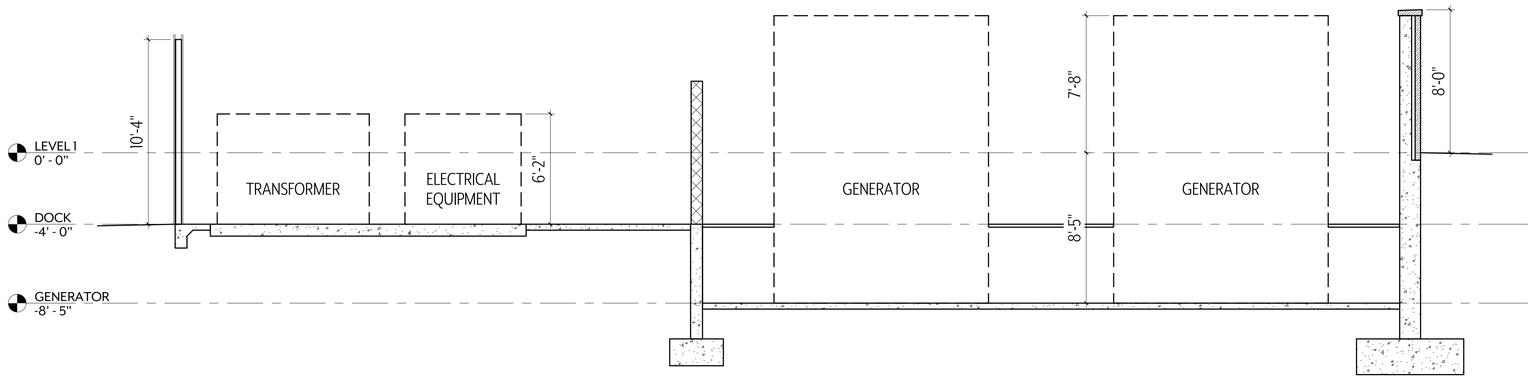
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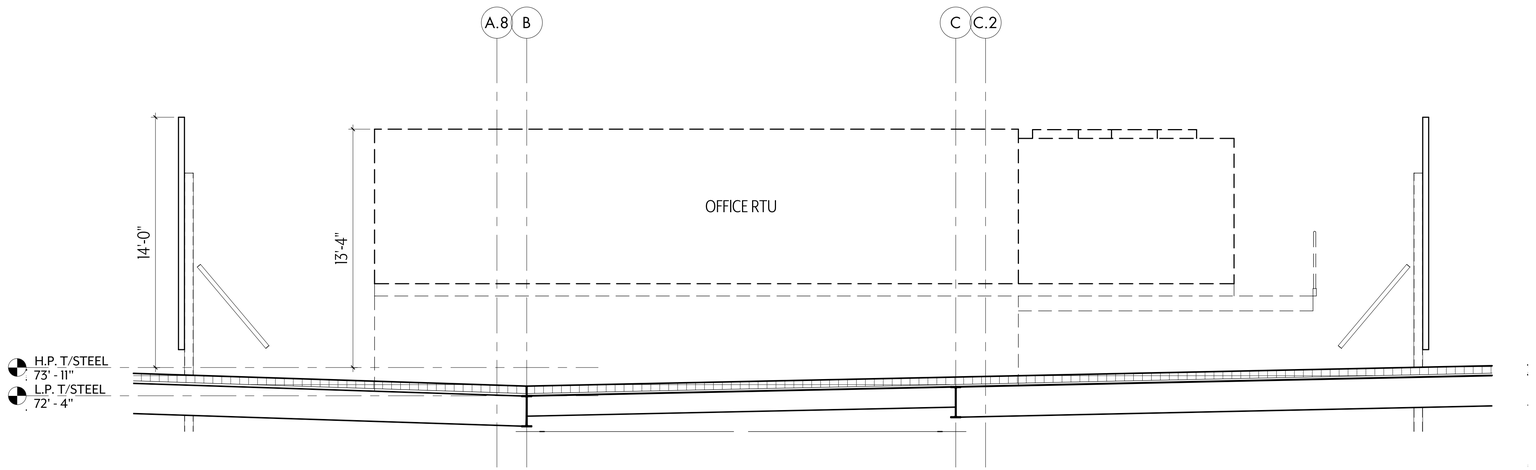
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3 ENLARGED ELEVATION - GARAGE
1/4" = 1'-0"



2 OFFICE SERVICE YARD SECTION_41
1/4" = 1'-0"



1 OFFICE SCREEN WALL SECTION_41
1/4" = 1'-0"

3/27/2019 6:00:18 PM

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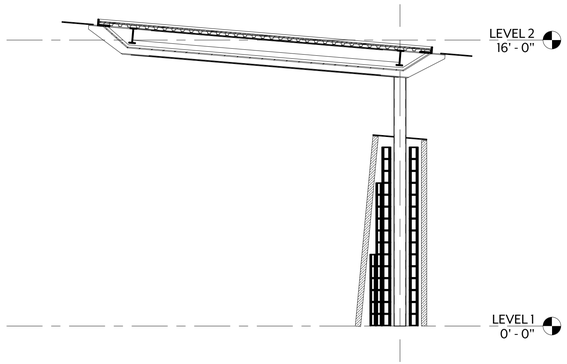
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SCREEN WALL DETAILS

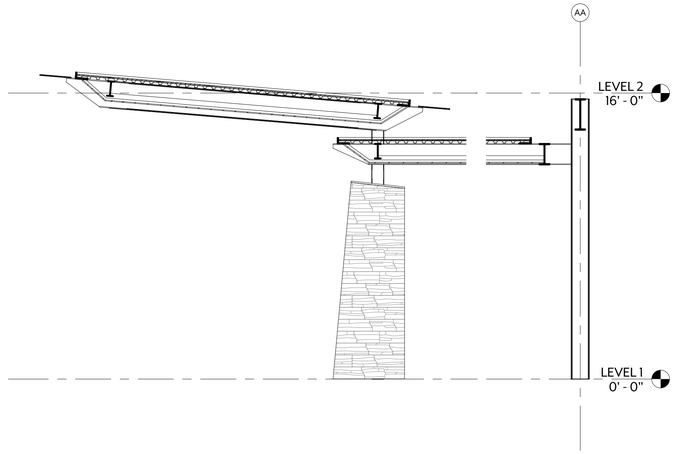
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Sheet Number

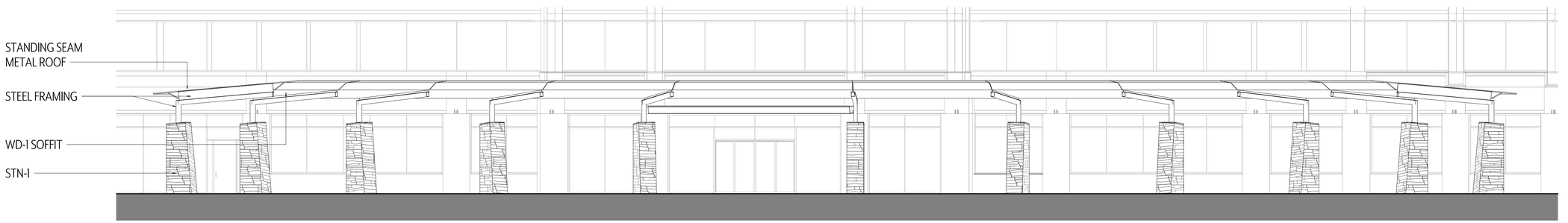
41-1



3 CANOPY SECTION - PIER_41
1/4" = 1'-0"
0' 1' 2' 4' 8'



2 CANOPY SECTION - ENTRANCE_41
1/4" = 1'-0"
0' 1' 2' 4' 8'



1 ENTRANCE CANOPY ELEVATION
1/8" = 1'-0"
0' 2' 4' 8' 16'

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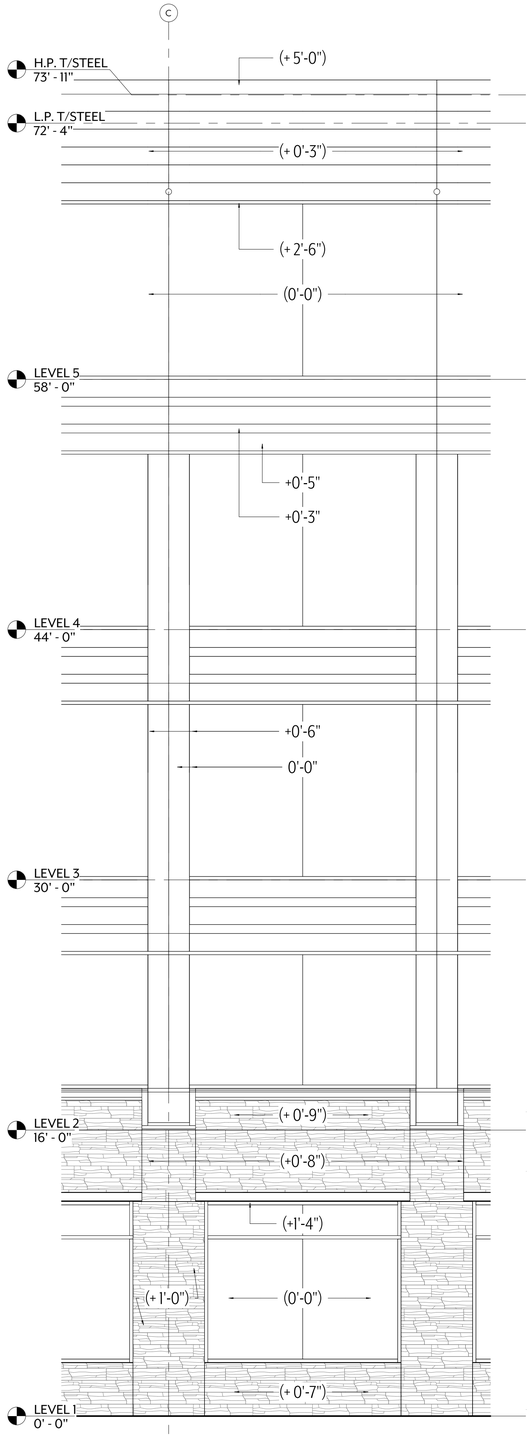
Sheet Title

ENTRY FEATURE ELEVATIONS AND DETAILS

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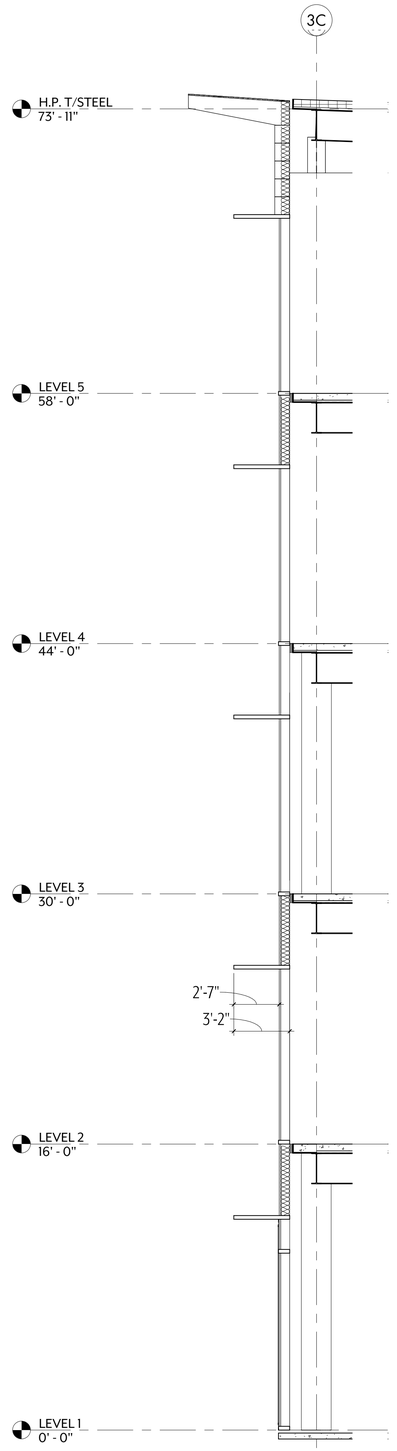
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41-2



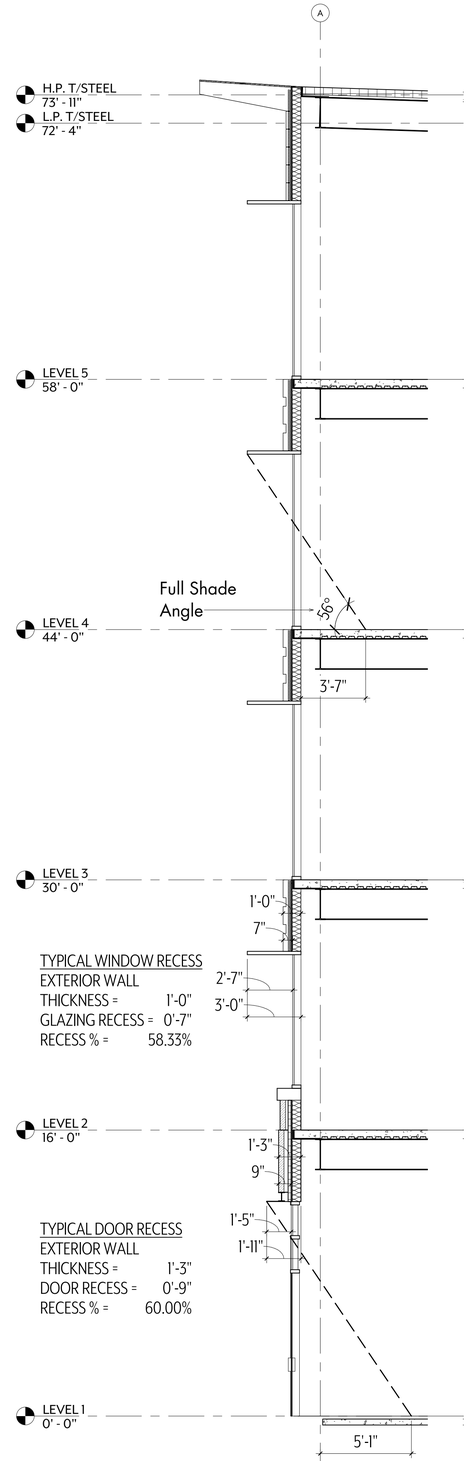
3 NORTH WING - EAST ELEVATION D_41

1/4" = 1'-0"



2 WALL SECTION 3C/E_41

1/4" = 1'-0"



1 WALL SECTION 11N/A_41

1/4" = 1'-0"

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t +1 905 338 3222

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No.	Description	Date
	SCOTTSDALE DRB SUBMITTAL IST REVIEW	03.25.2019

NOT FOR CONSTRUCTION

Date of First Issue:

Project No: 17-005

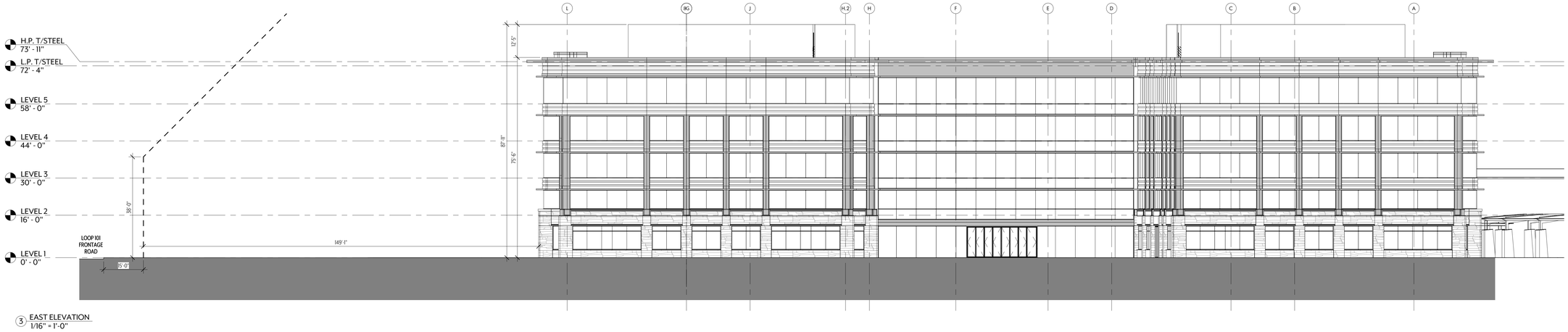
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WALL OPENING DETAILS

Original drawing is 44 x 34. Do not scale contents of this drawing.

Sheet Number

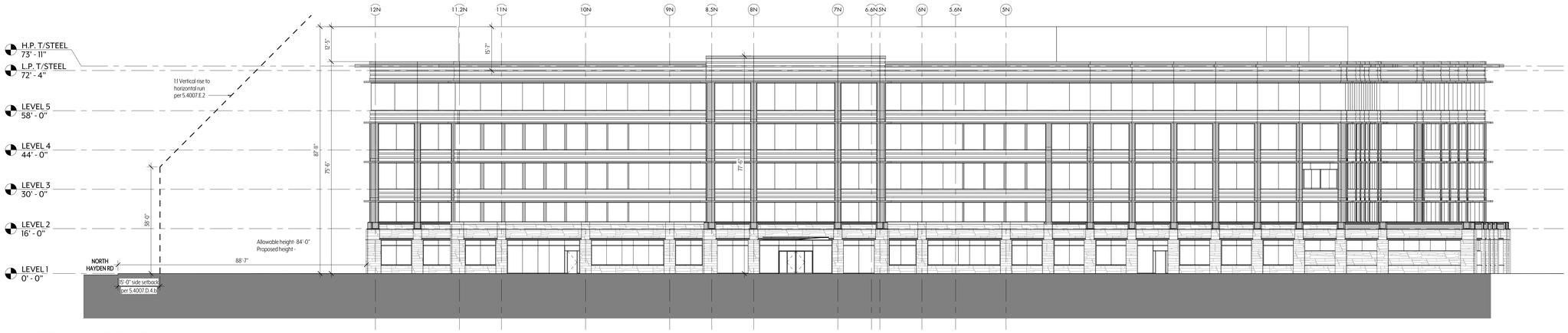
41-3



3 EAST ELEVATION
1/16" = 1'-0"



2 NORTH WING - SOUTH ELEVATION
1/16" = 1'-0"



1 NORTH WING - NORTH ELEVATION
1/16" = 1'-0"

2/4/2019 2:07:22 PM

Nationwide®

Project
SCOTTSDALE NATIONWIDE
OFFICE BUILDING

NWC Hayden Road & Loop 101
Scottsdale, AZ 85255
Prepared For
Nationwide Realty Investors

Contract No: 17-005

THE Columbus ARCHITECTURAL STUDIO

405 N Front Street
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No.	Description	Date
	SCOTTSDALE DRB SUBMITTAL	02.04.2019

NOT FOR CONSTRUCTION

Date of First Issue:

Project No: 17-005

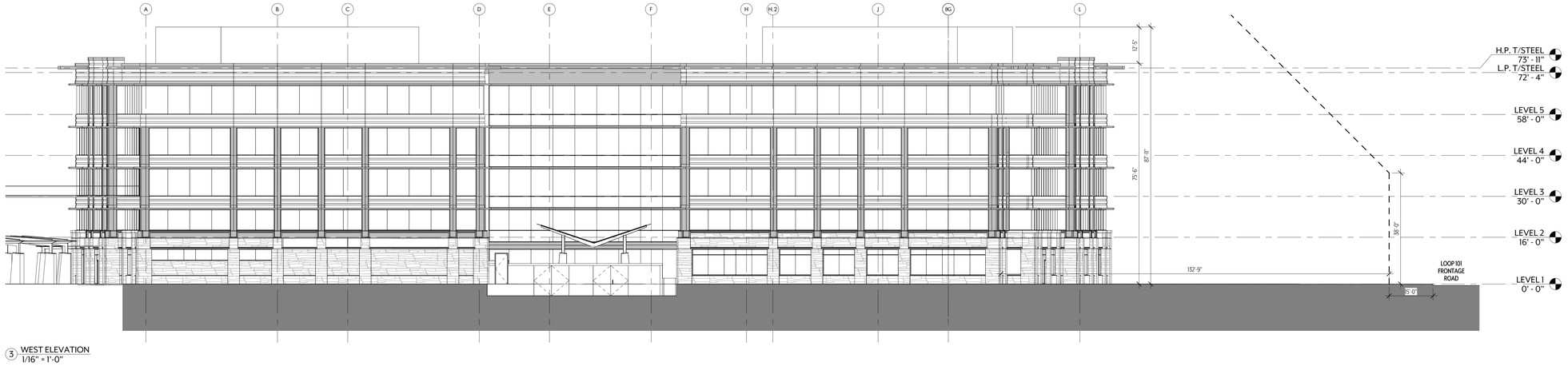
Sheet Title

BUILDING ELEVATIONS
WORKSHEET

Original drawing is 44 x 34. Do not scale contents of this drawing.

Sheet Number

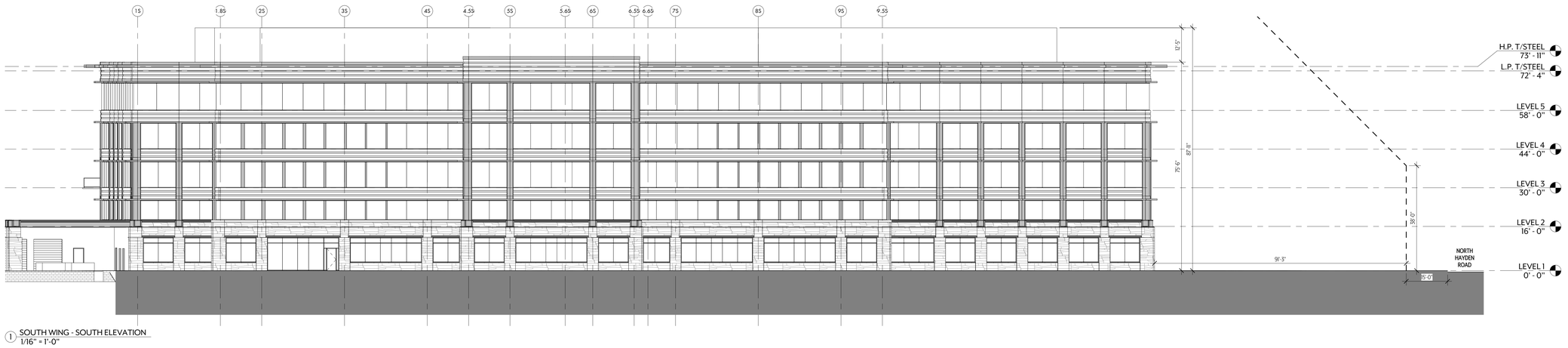
38-1



3 WEST ELEVATION
1/16" = 1'-0"



2 SOUTH WING - NORTH ELEVATION
1/16" = 1'-0"



1 SOUTH WING - SOUTH ELEVATION
1/16" = 1'-0"

2/4/2019 2:07:33 PM

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Project
SCOTTSDALE NATIONWIDE
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NWC Hayden Road & Loop 101
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No.	Description	Date
	SCOTTSDALE DRB SUBMITTAL	02.04.2019

NOT FOR CONSTRUCTION

Date of First Issue:

Project No: 17-005

Sheet Title

BUILDING ELEVATIONS
WORKSHEET

Original drawing is 44 x 34. Do not scale contents of this drawing.

Sheet Number

38-2

Drive-over surface-mounted luminaires to illuminate ground surfaces

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Outer Housing: Constructed of high tensile strength, copper free die-cast aluminum alloy with four (4) light openings. Slotted, stainless steel base plate allows top casting to rotate to any orientation. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: One piece heavy duty die cast aluminum body with clear borosilicate lens. Reflector of pure anodized aluminum. All aluminum used in the construction is marine grade and copper free. All fasteners are stainless steel. Two (2) molded, one piece, high temperature silicone gaskets on top and bottom of the lens.

Electrical: 11.8W LED luminaire, 16 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming available – specify. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Mounting: Luminaire mounts directly to ground-mounted weathertight wiring box, by BEGA. Slotted holes in stainless steel luminaire base plate allow for up to 50° of base plate rotation. BEGA wiring box suitable for 1/2" side or bottom conduit entry.

Note: The luminaires must not be installed in traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction. A foundation must be supplied by the contractor designed to bear the static pressure loads from vehicles with pneumatic tires. The luminaires are designed to withstand a static load of 2,200 lbs.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in standard BEGA Black (BLK). Custom colors not available.

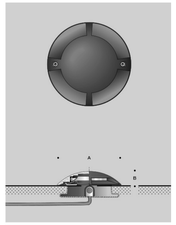
CSA certified to U.S. and Canadian standards for wet locations. Protection class IP67

Weight: 6.4 lbs.

Luminaire Lumens: 265



The ground-mounted luminaires mount directly to BEGA in-ground wiring box.



360° port

	Lamps	A	B
77090	11.8W LED	10½"	2¼"

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FC LIGHTING

Date:	**Approved:**
Type:	
Fixture:	
Project:	

FCWSX6376

Die-Cast Aluminum Interior / Exterior,
Up Light and Up / Down Wall Light.



ORDERING

GO GREEN SPEED — 50 or Less / ships in 2 weeks *

SERIES	VOLTAGE	SOURCE/TEMPERATURE	LED LUMENS	FINISH	6376 OPTICS	ACCESSORIES (LED ONLY)
FCWSX6376 Up/Dwn	**120V**	**LED 27K 3K 35K 4K**	**375** Lumens @ direction (10W)	**BK** Black	**D1**	**LD** LED Dimming (0-10V)
	277V	**HID 39W MH G12**	**1800** Lumens @ direction (40W)	**BZ** Bronze	**D2**	**BBU** Battery Backup, Remote
	347V△	**70W MH G12**		**SL** Silver	**D3**	
		150W MH G12 (remote)		**WH** White	**D4**	
				CC Custom Color	**D5**	
△contact factory					**D6**	
					D7	
					D8	

SPECIFICATION

MOUNTING

- Mounts directly to standard junction box. In masonry, use four (4) 0.25" x 0.75" screws with lead anchors *(box and fasteners by others)*.

CONSTRUCTION

- Marine grade, corrosion resistant, heavy walled, high pressure die-cast aluminum.
- Lens is clear, tempered glass. Extruded silicone to provide maximum protection against contaminants.
- Captive and recessed stainless steel, tamper resistant hex socket screws.

LED

- Lumens stated are the minimum delivered out of the luminaire. LED lifetime is greater than or equal to 70,000 hours with the lumen depreciation greater than L70. All of our luminaires are LM-80 tested and are ≥ CRI80, with a 4-step MacAdam Ellipse color consistency. Integral power supply standard. Input voltage 120V or 277V standard.

FINISH

- Six stage chemical pre-treatment process that includes iron phosphate, to prepare the substrate for a UV stable, super durable standard polyester powder coat.

ELECTRICAL

- **Socket** HID: G12 base porcelain socket.
- **Ballast** HID: Remote electronic ballast for 150W MH G12. Ballast has a manufacturer issued 5 year warranty. Electronic universal voltage 120V or 277V is standard. Please consult factory for other voltage options.

LISTING

- UL & cUL listed for wet locations. IP65 rating.

* Terms & Conditions for our Go Green Speed, quick ship program are located on our website: fclighting.com

FC Lighting, Inc. reserves the right to change, without notice, lab test details or specifications in product design. Product use certifies agreement to FC Lighting's terms and conditions.

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LED pole-top luminaires - Asymmetrical light distribution

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
LED pole-top luminaire with asymmetrical light distribution designed for the illumination of parking areas and roadways. Tool-less entry with hinged door for ease of maintenance. Provided with slip fitter to fit 3" O.D. poles.

Materials
Luminaire housing and pole fitter constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Clear safety glass with anti-reflective coating for increased transmission
Reflector made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP66
Effective projection area: 0.32 sq. ft.
Weight: 9.7 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	33.6 W
System wattage	41.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	3,559 lumens (3000K)
Lifetime at Ta = 15° C	> 500,000 h (L70)
Lifetime at Ta = 55° C	181,000 h (L70)

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ OLB:



Pole-top luminaire - Asymmetrical light distribution

	LED	A	B	C
99515	33.6W	10	2⅛"	17⅞"

Recommended for use with 20' to 30' poles



Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Pole top luminaires with symmetrical light distribution

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Housing/fitter: Die-cast aluminum construction with a spun aluminum cap. The fixture slip fits a 3" O.D. pole top or tenon and is secured by four (4) socket head stainless steel set screws threaded into stainless steel inserts. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Molded 'U' high impact acrylic diffuser with light diffusing matte white surface.

Electrical: 23.4W LED luminaire, 27 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations. Protection class: IP65.

Weight: 23.1 lbs.

Effective Projection Area (EPA): 1.3 ft²

Luminaire Lumens: 2654



	Lamp	A	B
77120	23.4W LED Recommended for use with 14' to 16' poles	29⅝"	23⅜"

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LED compact floodlight with earth spike

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Housing: Two-piece die-cast aluminum housing. Die-castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy

Lamp Enclosure: Clear safety glass with pure annodized aluminum reflector. Fully gasketed using one piece molded silicone gasket for weather tight operation.

Electrical: 3.0W LED luminaire, 4.0 total system watts, -30°C start temperature. Integral 12V AC driver provided must be operated using remote magnetic transformer. Standard LED color temperature is 3000K with a >90 CRI.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Mounting: Provided with a reinforced polyamide earth spike.

Finish: Available in standard BEGA Black.
Custom colors not available.

Please note: BEGA's approach to product design is to innovate, not follow. With a steadfast commitment to quality, each product is conceived to satisfy a general or specific lighting task as defined by its architectural or exterior surroundings. The Home and Garden Collection is designed specifically for use in Residential and Light Commercial applications. Please reference our standard BEGA portfolio when mounting provisions for the rigorous demands of high-use commercial and/or vandal prone settings are required.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

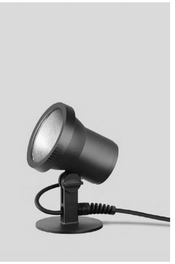
Weight: 2.6 lbs.

Luminaire lumens: 332



Floodlight with earth spike

	Lamp	β	A	B	C
84067	3.0W LED	32°	4⅛"	14½"	4¼"



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BEGA LED system bollard - luminaire head
with shielded light - 360°

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Enclosure: Housing constructed of die-cast aluminum. Die-castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy. Glass diffuser, inside white. Fully gasketed for weather tight operation using molded silicone gasket.

Installation: BEGA LED system bollards are designed for easy attachment to system bollard tubes using an interlocking stainless steel mechanism and stainless steel set screw threaded into stainless steel insert. An accompanying bollard tube must be selected for proper installation, see below chart for compatible tube options.

Electrical: 29.4W LED luminaire, 34 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.c

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 24.5 lbs.

Luminaire Lumens: 768



Bollard heads - shielded - 360°

	Lamp	A	B
99 865	29.4W LED	10⅝"	7⅝"

Bollard tubes for luminaire heights 19½" - 22½"

		A	B	Anch. unit
99 619		10⅝"	14½"	**79 818**

Bollard tubes for luminaire heights 37½" - 42½"

	Integrated components	Door	A	B	Anch. unit
99 624	—	✔	10⅝"	34½"	**79 818**
99 627	GFCI outlet	✔	10⅝"	34½"	**79 818**
99 659	Passive infrared motion sensor	✔	10⅝"	34½"	**79 818**
99 636	Emergency lighting battery 10W	✔	10⅝"	34½"	**79 818**
84 625	Impact bollard tube	—	10⅝"	34½"	
98 010	240V NEMA 14-50R receptacle	—	10⅝"	34½"	**79 818**



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BEGA LED system bollard - luminaire head
with unshielded light with saftey guard - 360°

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Enclosure: Housing constructed of die-cast aluminum. Die-castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy. Glass diffuser, inside white. Fully gasketed for weather tight operation using molded silicone gasket.

Installation: BEGA LED system bollards are designed for easy attachment to system bollard tubes using an interlocking stainless steel mechanism and stainless steel set screw threaded into stainless steel insert. An accompanying bollard tube must be selected for proper installation, see below chart for compatible tube options.

Electrical: 29.4W LED luminaire, 34 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 24.5 lbs.

Luminaire Lumens: 768



Bollard heads - unshielded with saftey guard - 360°

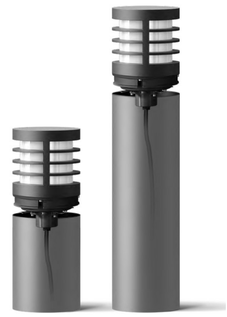
	Lamp	A	B
99777	29.4W LED	10⅝"	8½"

Bollard tubes for luminaire heights 19½" - 21½", 23½"

		A	B	Anch. unit
99 619		10⅝"	14½"	**79 818**

Bollard tubes for luminaire heights 31½" - 39½", 43½"

	Integrated components	Door	A	B	Anch. unit
99 624	—	✔	10⅝"	34½"	**79 818**
99 627	GFCI outlet	✔	10⅝"	34½"	**79 818**
99 659	Passive infrared motion sensor	✔	10⅝"	34½"	**79 818**
99 636	Emergency lighting battery 10W	✔	10⅝"	34½"	**79 818**
84 625	Impact bollard tube	—	10⅝"	34½"	
98 010	240V NEMA 14-50R receptacle	—	10⅝"	34½"	**79 818**



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FC LIGHTING

Date:	**Approved:**
Type:	
Fixture:	
Project:	

FCSL400

Round exterior die-cast aluminum steplight with die-cast faceplate for masonry applications.



FCSL400

ORDERING

EXAMPLE: FCSL400-120V-4K-430-WH-PL

SERIES	VOLTAGE	SOURCE/TEMPERATURE	LED LUMENS	FINISH	ACCESSORIES
FCSL400	**120V**	**LED 27K 3K**	**430** Lumens (14W)	**BK** Black	**DWR** Drywall wings *(for remodeling applications)*
	277V	**35K 4K**		**BZ** Bronze	**BBU** Battery Backup, Remote
		PL 12T		**CC** Custom Color	
				SL Silver	
				WH White	

SPECIFICATION

MOUNTING

- Concrete pour. Use **DWR** accessory for drywall applications.
- **Installation:** http://tinyurl.com/z3va2fs

CONSTRUCTION

- Marine grade, corrosion resistant, heavy walled, high pressure die-cast aluminum.
- Lens is 1/8" thick tempered, sandblasted.
- Precision formed semi-specular aluminum for maximum reflectance.
- Neoprene continuous closed cell urethane 'O' ring gasket to seal out contaminants. Captive and recessed stainless steel, tamper resistant hex socket screws.

LED

- Lumens stated are the minimum delivered out of the luminaire. LED lifetime is greater than or equal to 70,000 hours with the lumen depreciation greater than L70. All of our luminaires are LM-80 tested and are ≥ CRI80, with a 4-step MacAdam Ellipse color consistency. Integral power supply standard. Input voltage 120V or 277V standard.

FINISH

- Six stage chemical pre-treatment process that includes iron phosphate, to prepare the substrate for a UV stable, super durable standard polyester powder coat. Optional e-coat process is added to the standard finish including zinc phosphate for a 5 year limited warranty.

ELECTRICAL

- **Socket** PL: Four pin plug-in type compact fluorescent lamp holder *(lamp by others)*. INC *(120V only)*: Mini can base for incandescent quartz.
- **Ballast** PL: Fluorescent electronic, UL listed ballast standard. Ballast has a manufacturer issued warranty up to 5 years. Electronic voltage 120V or 277V is standard. Please consult factory for other voltage options.

LISTING

- UL & cUL/ETL, U.S. and CA listed for interior and exterior wet locations. IP65 Rating.

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Nationwide®

Project
SCOTTSDALE NATIONWIDE OFFICE BUILDING

NWC Hayden Road & Loop 101
Scottsdale, AZ 85255
Prepared For
Nationwide Realty Investors

Contract No: 17-005

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N

Professional Seals

No.	Description	Date
	SCOTTSDALE DRB SUBMITTAL	02.04.2019

NOT FOR CONSTRUCTION

Date of First Issue:

Project No: 17-005

Sheet Title

LIGHTING CUT SHEETS

Original drawing is 44 x 34. Do not scale contents of this drawing.

Sheet Number

48-1

2/4/2019 12:55:35 PM

Specification Sheet

lumenline™ 2

PENDANT
INDIRECT LIGHTING
SINGLE UNITS
CONTINUOUS RUNS
SHAPES

Client _____ **Project name** _____

Order# _____ **Type** _____ **Qty** _____

FEATURES AND BENEFITS

Physical :

- Aluminum extruded housing, 2" wide
- Available in 1' to 8' sections
- Continuous runs available in 1' increments
- Durable polyester powder coat finish
- Batwing wide or wide flood indirect lighting optics
- Wide flood optic provided with clear extruded acrylic lens
- Tool-less system for reflector assembly and control gear access
- Suitable for use with drywall, grid and metal pan ceilings (millwork ceilings)
- Aircraft cable adjustable suspension system
- I/I and unlit joiners available for custom configurations
- Compatible with motion sensors
- Dry location only
- IK05 rated

cULus CE RoHS **IK05**

Performance :

- Available in 2700K, 3000K, 3500K, 4000K or RGB color mixing
- CRI value: 80+
- Binning within a 2 step MacAdam ellipse (white light only)
- Lumen maintenance: 100,000 hrs [L70 @ 25° C]
- Resolution per foot or per fixture (configured with lumenID V3 software & DMX/RDM)
- Operating temperatures: 0° C to 40° C [32F to 104F]

Electrical :

- Line voltage luminaire for 100 to 347V
- Standard white cable and canopy, consult factory for other options
- 6W/ft Regular Output version
- 12W/ft High Output version
- 6W/ft optional RGB source
- Dimming options for white light: lumentalk, 0-10 volt, DALI, Lutron® EcoSystem® or DMX/RDM enabled
- Control options for RGB: lumentalk or DMX/RDM enabled
- Quick connectors for continuous runs

lumentalk EcoSystem Enabled

Performance summary

Based on RCo, all color temperatures

Optic	Delivered output [lm/ft]	Lumens/ Watt [lm/W]
Wide flood*	506	93
Batwing wide	479	88

Photometric performance is measured in compliance with IESNA LM79-08.
*Estimated. Consult website for latest IES files.

Wide flood (1.00) Indirect

Batwing wide (1.70)

TOP VIEW, WIDE FLOOD OPTIC SHOWN

FRONT VIEW

SIDE VIEW

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1220 Marie-Victorin Blvd.
Longueuil (Quebec) Canada
J4G 2H9

T. 877.937.3003
T. 514.937.3003
F. 514.937.6289
info@lumenpulse.com
www.lumenpulse.com

5-year limited warranty.

Consult www.lumenpulse.com for our complete Standard Terms and Conditions of Sales.

lumenpulse™

Lumenpulse reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.

2019-01-30
EM - R28

WINONA
solutions | forms | light

SPECIFICATIONS — LINEAR PENDANT MOUNT

CPH1A Continuous Pendant Mount Hub

802L *windirect*®

Asymmetric LED

Type:

Project:

Qty:

Construction
Extruded aluminum housing, optional clear acrylic lens, die-cast end caps with stainless steel hardware.

Source
LED lumen packages provide high performance asymmetric distribution in 3000K, 3500K or 4000K color temperature options. Components are designed to be serviceable and replaceable.
L80 >60,000 hours at 25C ambient temperature.

Optics
Advanced asymmetric optical system optimized for LED source and arrayed for specific lumen output and distribution.

Finish
6 stage pre-treated polyester powder coat painted finish. All hardware is stainless steel.

Electrical
LED light engine consists of modular LED boards and 0-10V dimming driver rated for 50,000 hours at 25°C ambient temperature, wattage is dependent on luminaire output. 4AWG20 solderless power supply integrally mounted. Boards and drivers are modular for replacement or service.

Controls
Optional intelligence allows for constant lumen management and facilitates simple networking and control via CAT-5e cable. eLight components are provided as accessories for remote field installation.

Environment
UL and cUL listed for interior dry or wet location use; optional rubberlinum construction (RT) Ambient operating temperature -20°C to 50°C.

A+ Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is part of an A+ Certified solution for eLight® control networks when ordered with drivers marked by a shaded background*.
- This luminaire is part of an A+ Certified solution for eLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*.

To learn more about A+, visit www.acuitybrands.com/aplus.
*See ordering tree for details

Warranty
5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25°C.

CPH1A Linear Pendant Mount					
Nominal Length	Actual Length	Source	Lumens	Watts	Weight
3FT	37.50"	AL1A2	6556	61w	16 lbs.
3FT	36.94"	AL1A2	9959	89w	22 lbs.
4FT	50.31"	AL1A2	13262	120w	28 lbs.

A+ Capable options indicated by this color background.

CATALOG NUMBER

Example: WLAPR03L LCB 225T MDL4 CPH1A INT AL1A2 30K MVOLT R100 CA 50W

WLAPR03L											
Series	**Linear Plus**		**Total Run Length**	**Max Section Length**		**Mount Accessory**		**Environment**		**Source**		**Color Temperature**		**Voltage**
WLAPR03L	Winona Asymmetric LED Pendant Mount	**L3L** Longest Same Length **LCB** Longest Center Balanced **LLP** Longest Length Possible (see page 2 for descriptions)	FT	**MDL3** 3FT Length (default) **MDL3** 3FT Length **MDL4** 4FT Length		**CPH1A** Continuous Mount Pendant Hub Assembly		**INT** Interior Location **WLT** Wet Location **RFT** Rubberlinum Construction		**AL1A2** Asymmetric LED 2		**30K** 3000K CCT **35K** 3500K CCT **40K** 4000K CCT		**MVOLT** Multi Volt 120V thru 277V

Electrical Option		Lens		Finish		Special		Denseline Modifications
R100	eLight Enabled Module	**CA**	Clear Acrylic	**DBW**	Semi Gloss White	**MOD**	Modification (consult factory)	
(blank)	None	**(blank)**	None (For use with INT option only)	**SSB**	Semi Gloss Black			
				ALP	Aluminum (Matte)			
				CPF*	Custom Paint Finish			

Notes
1. For custom finish specify MOD.
2. Top gasketed lens assembly automatically included with WL or WT selection.

*AcuityBrands. © 2014-2018 Acuity Brands Lighting, Inc. All Rights Reserved. *Winona* and *Windirect* are registered trademarks of Acuity Brands Lighting. Products herein may be covered by one or more U.S. Patents and Patents Pending. Specifications subject to change without notice.

Version 05/07/18
WLAPR03L

2/4/2019 12:55:35 PM

N

Professional Seals

No.	Description	Date
	SCOTTSDALE DRB SUBMITTAL	02.04.2019

NOT FOR CONSTRUCTION

Date of First Issue:

Project No: 17-005

Sheet Title

LIGHTING CUT SHEETS

Original drawing is 44 x 34. Do not scale contents of this drawing.

Sheet Number

48-2

Native Plant Permit
Application & Narrative

CITY OF SCOTTSDALE

Native Plant Permit approval is dependent upon an approved case number.
Do not attempt to move any plant materials prior to being issued your Native Plant Permit.

Submit to Planning and Development Services One Stop Shop for review and approval.
Only complete submittals will be accepted over the counter.
(This form is not for Native Plant permits associated with Single-Family Residential building permits.)

Project Name: Nationwide Corporate Office and Garage Associated Cases (DR, PP, SA): _____

Project Address: Corner of Hayden & AZ Loop 101, tentatively 18700 & 18710 N Hayden Road

Parcel Number (APN)*: See attached Quarter Section*: See attached

*For parcel info call 480-312-2356

Owner: Nationwide Realty Investors Email: montgod6@nationwide.com

Phone: 614-857-2333 Fax: 614-857-2346

Address: 375 N Front Street, Suite 200 Columbus OH Zip Code: 43215

Proposed Salvage/Cacti Salvage Contractor:
Native Resources International

Tax License No.: 0131603

Number of protected plants to be relocated: 185

Number of protected plants to be destroyed: 84

Total number of protected plants affected: 269

Please give a brief description below of your project, including estimated timing of relocation, plant nursery location, and any other relevant information:

Clearing of site in preparation for earthmoving activities associated with the construction of Nationwide Corporate Office building and parking garage. Relocation would start in February and complete in March. All relocated plants will be moved to a nursery that will be established north of the project site by Legacy Blvd.

Application Submittal Requirements:

- ☐ Application Fee: $_____
- ☐ 3 Copies of Plant Inventory
- ☐ 3 Copies of Site Plan indicating proposed improvements
- ☐ NAOS Protection Plan
- ☐ Letter of Authorization identifying a city-approved salvage contractor
- ☐ Copy of AZ Dept of Agriculture's Notice of Intent to Clear Land form for a complete native plant submittal

Review time will be approximately 35 days.

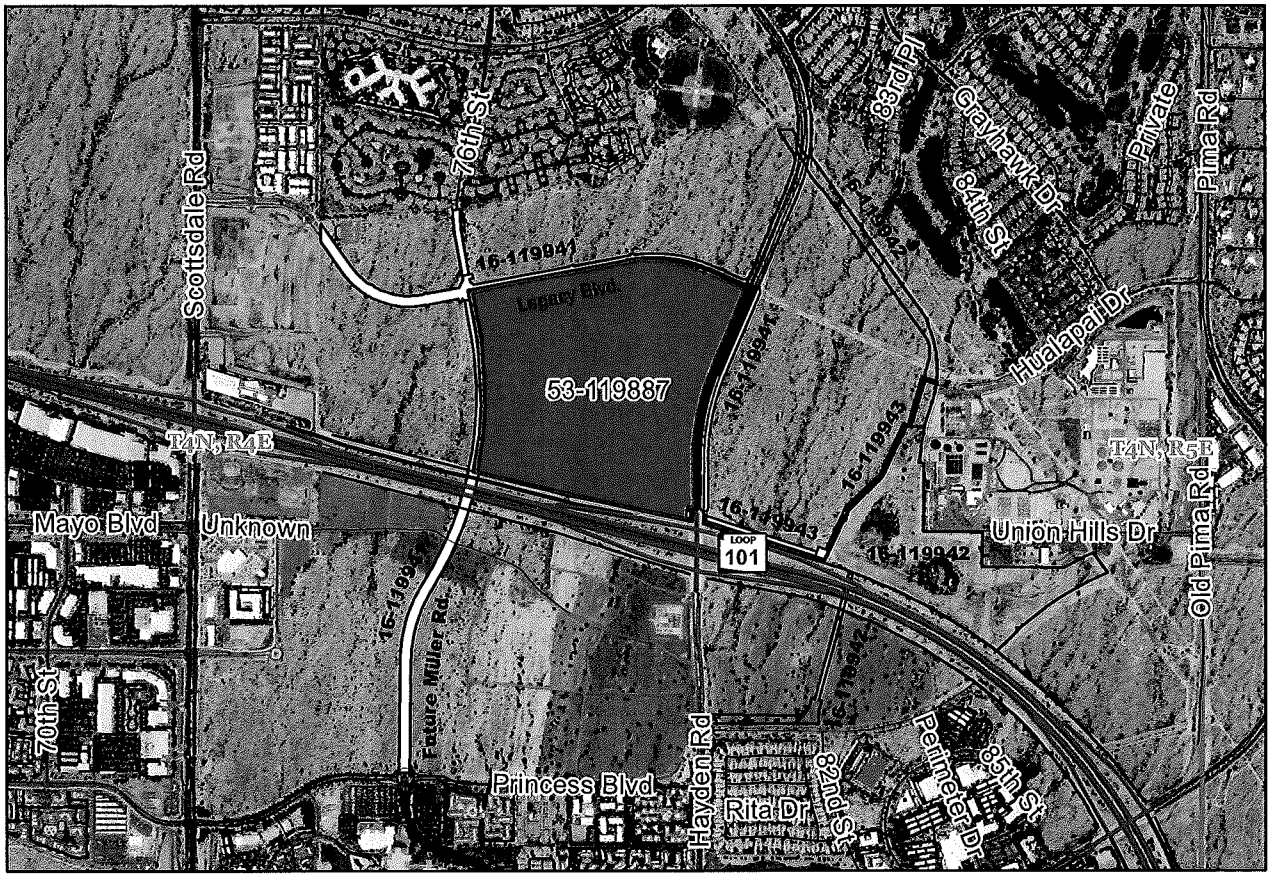
Find more information online at www.ScottsdaleAZ.gov, search: native plant

Official Use Only: Submittal Date: _____ _____ - NP - _____ Plan Check No.: _____

Planning & Development Services Department
7447 E Indian School Road Ste 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

ARIZONA STATE LAND DEPARTMENT

AVAILABLE FOR SALE
NWC of Hayden Rd. & Loop 101



ALTA SURVEY PHASE I ESA AUCTION NOTICE

Application No.: 53-119887
Auction Location: Arizona State Land Department
1616 West Adams Street
Lower Level Auditorium
Phoenix, Arizona 85007
Auction Date: September 4, 2018
Minimum Bid: $83,000,000.00
Acreage: 133.949 (more or less)

FOR ADDITIONAL INFORMATION CONTACT:
Greg Novak, Administrator (602) 542-3000

DISCLAIMER: This information is designed for general overview purposes only. Unless otherwise stated, all figures and depictions are approximate. Prospective bidders should review all information in the State Land Department's records relating to the property and seek technical or legal advice as needed, to assure the understanding of all legal descriptions, plat maps, surveys, and other documents relevant to the property. After an application has been approved by the Board of Appeals and an auction date has been scheduled, informational marketing CDs may be available upon request. For more information, please contact ASLD Sales and Commercial Leasing Section at (602) 542-3000 or visit us online at www.AzLand.gov.

Updated: 6/25/2018

ARIZONA STATE LAND DEPARTMENT
1616 WEST ADAMS STREET
PHOENIX, ARIZONA 85007

PUBLIC AUCTION SALE NO. 53-119887 AND
PERPETUAL RIGHTS OF WAY NOS. 16-119941, 16-119942, AND 16-119943
AMENDED - to correct legal description typographical error in Right of Way No. 16-119942

Pursuant to A.R.S. Title 37, notice is hereby given that the State of Arizona through its Arizona State Land Department ("ASLD"), will sell at Public Auction to the highest and best bidder at 2:00 p.m. on Tuesday, September 4, 2018 at the Arizona State Land Department, 1616 West Adams Street, Lower Level Auditorium, Phoenix, Arizona, trust lands situated in Maricopa County to wit:

LAND SALE NO. 53-119887
TOWNSHIP 4 NORTH, RANGE 4 EAST, G&SRM, MARICOPA COUNTY, ARIZONA

PARCEL: PART OF TRACT d AND TRACT g IN FIRST AMENDMENT TO STATE PLAT 27 AMENDED, BOOK 395 PAGE 21, SECTION 25, CONTAINING 39.170 ACRES, MORE OR LESS; AND

PARCEL: TRACT i AND PART OF TRACT h IN STATE PLAT 27 AMENDED, BOOK 352 PAGE 28; TRACT e AND PART OF TRACTS f AND 1o IN STATE PLAT 39, BOOK 416 PAGE 13, SECTION 26, CONTAINING 94.779 ACRES, MORE OR LESS.

TOTAL ACRES CONTAINING 133.949 ACRES, MORE OR LESS.

LOCATION: NWC OF HAYDEN ROAD AND LOOP 101, SCOTTSDALE, ARIZONA

RIGHT OF WAY NO. 16-119941 (PUBLIC ROAD AND UNDERGROUND UTILITIES)
TOWNSHIP 4 NORTH, RANGE 4 EAST G&SRM, MARICOPA COUNTY, ARIZONA

PARCEL: M&B THRU S2SWNW; N2NWSW, SECTION 25, CONTAINING 1.43 ACRES, MORE OR LESS;

PARCEL: M&B THRU S2S2N2; N2N2S2, SECTION 26, CONTAINING 10.52 ACRES, MORE OR LESS;

PARCEL: M&B THRU W2W2E2, SECTION 26, CONTAINING 6.05 ACRES, MORE OR LESS;

PARCEL: M&B THRU NWNWNE; E2E2NW, SECTION 35, CONTAINING 6.78 ACRES, MORE OR LESS;

PARCEL: M&B THRU W2SW, SECTION 25, CONTAINING 0.84 ACRES, MORE OR LESS; AND

PARCEL: M&B THRU E2E2SE, SECTION 26, CONTAINING 0.24 ACRES, MORE OR LESS.

Said perpetual easement contains a total of 25.86 acres, more or less.

RIGHT OF WAY NO. 16-119942 (DRAINAGE)
TOWNSHIP 4 NORTH, RANGE 4 EAST G&SRM, MARICOPA COUNTY, ARIZONA

PARCEL: M&B THRU TRACT D IN STATE PLAT 27 AMENDED, BOOK 352 PAGE 28, SECTION 25, CONTAINING 0.72 ACRES, MORE OR LESS;

PARCEL: M&B THRU TRACT J IN STATE PLAT 46, BOOK 460 PAGE 34, SECTION 25, CONTAINING 6.44 ACRES, MORE OR LESS;

PARCEL: M&B THRU TRACT K IN STATE PLAT 46, BOOK 460 PAGE 34, SECTION 25, CONTAINING 3.76 ACRES, MORE OR LESS;

PARCEL: M&B THRU TRACT K IN STATE PLAT 46, BOOK 460 PAGE 34, SECTION 36, CONTAINING 1.60 ACRES, MORE OR LESS;

PARCEL: M&B THRU TRACT I IN STATE PLAT 27 AMENDED, BOOK 352 PAGE 28, SECTION 25, CONTAINING 10.96 ACRES, MORE OR LESS;

PARCEL: M&B THRU TRACT I IN STATE PLAT 27 AMENDED, BOOK 352 PAGE 28, SECTION 36, CONTAINING 13.14 ACRES, MORE OR LESS;

PARCEL: M&B THRU TRACT N IN STATE PLAT 27 AMENDED, BOOK 352 PAGE 28, SECTION 36, CONTAINING 25.03 ACRES, MORE OR LESS;

PARCEL: M&B THRU OUTER LOOP S.R. 101 IN STATE PLAT 16-B, BOOK 394 PAGE 42, SECTION 36, CONTAINING 0.41 ACRES, MORE OR LESS; AND

PARCEL: M&B THRU TRACT 14-A IN STATE PLAT 16-B, BOOK 394 PAGE 42, SECTION 36, CONTAINING 3.81 ACRES, MORE OR LESS.

Said perpetual easement contains a total of 65.87 acres, more or less.

RIGHT OF WAY NO. 16-119943 (SEWER LINE AND LIFT STATION)
TOWNSHIP 4 NORTH, RANGE 4 EAST, G&SRM, MARICOPA COUNTY, ARIZONA

PARCEL: M&B THRU TRACT K IN STATE PLAT 27 AMENDED, BOOK 352 PAGE 28, SECTION 25, CONTAINING 0.469 ACRES, MORE OR LESS;

PARCEL: M&B THRU TRACT K IN STATE PLAT 27 AMENDED, BOOK 352 PAGE 28, SECTION 36, CONTAINING 0.925 ACRES, MORE OR LESS;

PARCEL: M&B THRU TRACT K IN STATE PLAT 27 AMENDED, BOOK 352 PAGE 28, SECTION 36, CONTAINING 0.244 ACRES, MORE OR LESS;

PARCEL: M&B THRU TRACT K IN STATE PLAT 27 AMENDED, BOOK 352 PAGE 28, SECTION 25, CONTAINING 1.177 ACRES, MORE OR LESS; AND

PARCEL: M&B THRU TRACT K IN STATE PLAT 27 AMENDED, BOOK 352 PAGE 28, SECTION 36, CONTAINING 0.126 ACRES, MORE OR LESS.

Said perpetual easement contains a total of 2.941 acres, more or less

BENEFICIARIES: PERMANENT COMMON SCHOOLS
PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)

PROPERTY INFORMATION:
(A) Complete legal descriptions of Land Sale No. 53-119887 (the "Sale Parcel"), Right of Way No. 16-119941 (the "Public Road and Underground Utilities Easement"), Right of Way No. 16-119942 (the "Drainage Easement"), and Right of Way No. 16-119943 (the "Sewer Line and Lift Station Easement") (hereinafter, collectively, the "Subject Property") are available in their respective files.

(B) A map of the Subject Property is depicted on Exhibit A hereto.

(C) The Subject Property has been appraised at $83,000,000.00 ("Appraised Value").

(D) There are no reimbursable improvements on the Subject Property.

(E) The Subject Property, except for portions of Tracts L and N of the Drainage Easement, is subject to: (i) the Third Amended and Restated Development Agreement (the "Development Agreement") between the City of Scottsdale ("City") and the Arizona State Land Department ("ASLD"); and (ii) the Planning Unit V Development Agreement (the "PU V Development Agreement") between the City and ASLD, copies of which may both be found in the Sale Parcel file in the records of ASLD, and which were both approved by the Scottsdale City Council on June 12, 2018 and are pending recordation in the records of the Maricopa County Recorder.

(F) The complete files associated with the described Subject Property are open to public inspection at the ASLD, 1616 West Adams Street, Phoenix, Arizona, from 8:00 a.m. to 4:30 p.m., exclusive of holidays and weekends. Please direct any questions regarding this Public Auction to the Real Estate Division of ASLD at (602) 542-3000. This auction notice is available on the ASLD's web site at ***www.azland.gov.***

BIDDING INFORMATION:
(A) Prior to the date of auction, a prospective bidder shall perform his/her own due diligence including without limitation researching the records of local jurisdictions, all ASLD files pertinent to the auction and Subject Property including without limitation ASLD File Nos. 53-119887, 16-119941, 16-119942, and 16-119943, and files of all other public agencies regarding the Subject Property, including without limitation, the City's files for the zoning case for the Subject Property (the "Zoning Case"), the Development Agreement and the PU V Development Agreement.

(B) On the date of auction, a prospective bidder or a representative of a prospective bidder, other than the registered broker/salesperson if any, shall attend and bid on behalf of a prospective bidder.

(C) Prior to the start of bidding, a prospective bidder shall sign an affidavit agreeing that: they have undertaken due diligence in preparation for the auction; they are purchasing the Subject

Property solely upon the basis of their own due diligence and investigation of the Subject Property and not on the basis or any representation, express or implied, written or oral, made by ASLD or its agents or employees, except as set forth in writing herein; their representative is authorized to bid and bind the bidder; and they are purchasing the Subject Property AS IS and subject to the Zoning Case, Development Agreement and PU V Development Agreement.

(D) Prior to the start of bidding, a prospective bidder must show ASLD's representative one or more **Cashier's Check(s)** made payable to "Arizona State Land Department" in the amount specified under Terms of Sale Paragraph (F) below. If the prospective bidder is not the applicant, the amount of Cashier's Check shall be $23,301,000.00. If the prospective bidder is the applicant, the amount of Cashier's Check shall be $23,251,000.00.

(E) A prospective bidder who has complied with Paragraphs (A) through (D) above shall be deemed a "Registered Bidder" and may bid at the auction. ASLD shall only consider bids by Registered Bidders.

(F) The bidding will begin at the Appraised Value of $83,000,000.00. A bid for less than the Appraised Value of the Subject Property will not be considered. Additional bidding must be made in minimum increments of $100,000.00. Bidding will be conducted orally.

(G) The time of sale shall be deemed to be the time of declaration of the highest and best bid (the "Time of Sale"). A Registered Bidder whose bid is declared the highest and best bid shall be deemed the "Successful Bidder". The amount of the highest and best bid shall be deemed the "Sale Price".

(H) To comply with A.R.S. § 37-240(B), ASLD shall require that the Successful Bidder must be authorized to transact business in the State of Arizona no later than ten (10) business days after the date of the auction.

(I) Pursuant to A.R.S. § 37-241(C), in the event of forfeiture by the Successful Bidder, the ASLD Commissioner may declare that the bid placed before the final bid accepted is the highest bid, and that bidder has five (5) days after notification by ASLD to pay by cashier's check all amounts due under Terms of Sale Paragraph (F) below.

(J) Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the ADA Coordinator at (602) 542-2629. Requests should be made as early as possible to allow time to arrange the accommodation.

TERMS OF SALE:

(A) The Subject Property shall be purchased in an "AS-IS" condition "WITH ALL FAULTS", with no representation or warranty being made by ASLD of any type or nature. ASLD makes no warranty as to the following: (a) the physical condition or any other aspect of the Subject Property, including, but not limited to, the uses to which the Subject Property may be put, the ability to construct additional improvements or modify existing improvements on any portion of the Subject Property or the ability to obtain building permits for any portion of the Subject Property, the conformity of the Subject Property to past, current or future applicable landscaping, parking, zoning or building code requirements, the existence of soil instability, past soil repairs, soil additions or conditions of soil fill, susceptibility to landslides, sufficiency of undershoring, water retention characteristics of the Subject Property, drainage onto or off of the Subject Property, the

location of the Subject Property either wholly or partially in a flood plain or a flood hazard boundary or similar area, or any other matter affecting the stability or integrity of the Subject Property or any improvements constituting the Subject Property; or (b) the sufficiency of the Subject Property for Successful Bidder's purposes or as to its continued operating conditions or usefulness. All implied warranties, including, without limitation, **WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE,** are hereby expressly disclaimed.

(B) The Subject Property is sold subject to existing reservations, easements and rights of way.

(C) ASLD does not represent or warrant that access exists over lands which may intervene respectively between the Subject Property and the nearest public roadway.

(D) Pursuant to A.R.S. § 37-231, the State of Arizona or its predecessor in title reserve and retain all rights and all forms of access to all oil, gas, minerals, hydrocarbon substances and gaseous substances or any other material which is essential to the production of fissionable materials as provided by the rules and regulations of ASLD and the laws of Arizona.

(E) Immediately following the Time of Sale, the Successful Bidder must sign an affidavit which states without limitation that he/she is the Successful Bidder and the amount of the Sale Price, and that the Successful Bidder agrees to assume and perform all obligations of the owner of the Subject Property pursuant to the Development Agreement and the PU V Development Agreement.

(F) Immediately following the Time of Sale, the Successful Bidder shall pay the following to ASLD by a cashier's check:

1) 25% of the Appraised Value of the Subject Property, which is $20,750,000.00;
2) A Selling and Administrative Fee of 3% of the Appraised Value of the Subject Property, which is $2,490,000.00;
3) Estimated Reimbursable Legal Advertising Costs to ASLD, which are $5,000.00;
4) Reimbursable Appraisal Fee to ASLD, which is $3,000.00;
5) Estimated Reimbursable Costs and Expenses of $50,000.00, a portion of which amount may be refunded to the Successful Bidder if the Successful Bidder is not the applicant and the Actual Reimbursable Costs and Expenses are lower; and
6) Three (3) Right of Way Assignment Application Fees of $1,000.00 each, totaling $3,000.00.

The total amount due at the Time of Sale is $23,301,000.00 (less $50,000.00 if the Successful Bidder is the applicant, for a total amount due of $23,251,000.00).

(G) Immediately following the Time of Sale, the Successful Bidder shall notify ASLD which of the following financial terms the Successful Bidder elects:

1) "The Patent Option", which requires within thirty (30) days after the date of auction payment of the following:
  a) The full balance of the Sale Price;
  b) A Selling and Administrative Fees of 3% of the Sale Price, less the amount paid under Terms of Sale Paragraph (F)(2) above;
  c) The actual Legal Advertising Costs, less the amount paid under Terms of Sale Paragraph (F)(3) above; and
  d) A Patent Fee of $200.00; OR
2) "The Certificate of Purchase Option", which requires:

a) Within thirty (30) days after the date of auction payment of: (i) a Certificate of Purchase Fee of $1,000.00; (ii) payment of an additional amount which, when added to the amount paid under Paragraph (F)(1) above, equals 25% of the Sale Price to be allocated to the principal; (iii) payment of a Selling and Administrative Fees of 3% of the Sale Price less the amount paid under Terms of Sale Paragraph (F)(2) above; and (iv) the actual Legal Advertising Costs, less the amount paid under Terms of Sale Paragraph (F)(3) above;

b) Within sixty (60) days after the date of auction payment of an additional 40% of the Sale Price plus simple interest thereon at the Initial Interest Rate as defined below, which begins to accrue on the date of auction;

c) Interest shall accrue on any outstanding principal during the first forty-two (42) months of the Certificate of Purchase term at a fixed rate equal to the United States Prime Rate as published in the *Wall Street Journal* on the day of auction (the "Prime Rate"), plus 0.375% [By way of example, if the foregoing rate were calculated as of June 12, 2018, the rate would equal the Prime Rate of 4.75%, plus 0.375% (5.125%) (hereinafter, the "Initial Interest Rate"), and interest shall accrue on any outstanding principal during months forty-three (43) through eighty-four (84) of the term at a fixed rate equal to the Prime Rate, plus 1.75% [By way of example, if the foregoing rate were calculated as of June 12, 2018, the rate would equal the Prime Rate of 4.75%, plus 1.75% (6.50%) (hereinafter, the "Second Interest Rate"); and

d) The remaining balance of the Sale Price may be prepaid at any time in whole or in part without premium or penalty. If not sooner paid, the balance of the Sale Price shall be due and payable in seven equal annual amortized installments of principal and interest at the Initial Interest Rate or Second Interest Rate, as applicable. Each such annual installment shall be due on the anniversary of the auction date. The principal portion of any prepayments or annual installments paid hereunder shall be available at the election of Successful Bidder as a credit against the release price for partial patents pursuant to Terms of Sale Paragraph (P) below. The principal portion of any prepayment hereunder or of any release price paid for a partial patent pursuant to Terms of Sale Paragraph (P) below shall be applied dollar for dollar to the next annual installments coming due hereunder in order of maturity until applied in full. If not sooner paid, the entire remaining balance of the Sale Price, with interest thereon, shall be due and payable on the seventh anniversary of the auction date.

(H) If the Successful Bidder fails to complete all payments as stated in this auction notice, the Successful Bidder shall forfeit all amounts paid, which amounts shall be deemed rent for the Subject Property pursuant to A.R.S. § 37-241(C)(1).

(I) Immediately following the Time of Sale, the Successful Bidder shall complete the ASLD Assignment Applications to assign Rights of Way Nos. 16-119941, 16-119942, and 16-119943, to the City.

(J) No later than sixty (60) days after the auction, the Successful Bidder shall complete the assignments to the City for Rights of Way Nos. 16-119941, 16-119942, and 16-119943. No partial patents shall be issued until the Successful Bidder has completed the assignment to the City of Right of Way No. 16-119941, Right-of-Way No. 16-119942, and Right-of-Way No. 16-119943.

(K) The Successful Bidder shall be responsible for $9,731,961.40, in paybacks and costs associated with the Development Agreement. The Successful Bidder is required within 30 days of

the date of auction to discharge or otherwise satisfy the amount due to the City for the Reimbursement Amount for the Subject Property's share of the cost of Improvements for Legacy Blvd., in the amount of $5,900,000.00, as determined by ASLD pursuant to Section 11.2.1 of the PU V Development Agreement. The Successful Bidder shall also be responsible to reimburse the City for the Subject Property's share of the cost for the Miller Road/Loop 202 underpass, in the amount of $1,151,961.40 pursuant to Section 11.2.2 of the PU V Development Agreement; and the Successful Bidder shall be responsible to reimburse the City for the auction parcel's share of the cost for the regional drainage solution, in the amount of $2,680,000.00 pursuant to Section 11.2.3 of the PU V Development Agreement. The Successful Bidder shall discharge its responsibility for the regional drainage solution by constructing the Powerline Drainage Channel in compliance with the City's requirements.

(L) No later than eighteen (18) months after the auction (subject to force majeure, including delay in approval of plans by City), the Successful Bidder shall commence construction of the drainage facilities within the powerline corridor for the Drainage Easement. Within twelve (12) months of commencement of the construction (subject to force majeure, including delay in approval of plans by City), the Successful Bidder must complete said construction. No partial patents shall be issued until the Successful Bidder has provided a cash escrow, letter of credit, guaranty, or other credit enhancement in an amount satisfactory to the City and ASLD (the "Security") to assure timely completion of this work. If the Successful Bidder fails to timely commence and complete construction of the drainage facilities, the City may exercise upon the Security, and contract to have the work performed and recover its costs. In the event the Security is insufficient, the City may also recover from the Successful Bidder the cost of construction, as well as the City's cost for personnel and overhead associated with the construction.

(M) Any surficial materials excavated outside the Sale Parcel, and specifically including those for the construction of the drainage facilities within the powerline corridor for the Drainage Easement as required by Terms of Sale Paragraph (L) above, are natural products of the land and shall be made available to the Successful Bidder at $2.00 per ton or $3.00 per cubic yard after the Successful Bidder has submitted a KE-24 Incidental Sale Application and ASLD has processed the application.

(N) The Successful Bidder who elects the Certificate of Purchase Option under Terms of Sale Paragraph (G)(2) above shall not, without prior written approval of ASLD in its sole discretion:

1) Construct any improvements (as that term is defined in A.R.S. § 37-101),

2) Disturb any soil, or

3) Deposit any fill material,

on any portion of the Sale Parcel that has not been subject to a partial patent or Right of Way.

(O) The Successful Bidder will be required by the City to construct street-widening improvements to widen Hayden Road from four lanes to six lanes between the north side of the Loop 101 Freeway and Legacy Boulevard, as detailed in Stipulation 17(b) to the Zoning Case.

(P) If the Successful Bidder chooses the Certificate of Purchase Option outlined in Terms of Sale Paragraph (G)(2) above, the Successful Bidder shall be entitled to no more than thirteen (13) Partial Patents, excluding any partial patents for Rights of Way, subject to the limitation outlined in Terms of Sale Paragraph (L) above requiring the posting of Security for the drainage channel construction prior to the issuance of any partial patent. In consideration for the 25% due at auction and the additional 40% due within 60 days of auction, the Successful Bidder may obtain partial patents for

up to 50 acres within the first 12 months after the auction for public road dedication; public infrastructure construction; or private development. The per acre release price for partial patents for any additional property shall be $450,000.00 per acre, until the entire remaining balance on the Certificate of Purchase is paid, at which time the Successful Bidder shall be entitled to a patent for the remainder of the Subject Property.

(Q) Residential Development shall be limited to one residential unit per 1,000 square feet of office space for which the Successful Bidder has obtained building permits, up to 450,000 square feet of office space. Thereafter, the Successful Bidder may construct additional residential units in accordance with applicable zoning restrictions and requirements. If the Successful Bidder fails to complete at least 450,000 square feet of office space within five (5) years of obtaining the applicable building permits, the Successful Bidder shall pay to ASLD $10,000.00 for each residential unit constructed in excess of one residential unit per 1,000 square feet of office space constructed.

(R) Covenants Conditions & Restrictions will be recorded precluding residential and multifamily development in the freeway frontage area (corresponding to the 115' height area as described in the Zoning Case) until the Successful Bidder has obtained building permits and commenced construction on at least 900,000 total square feet of office space on the Sale Parcel.

ADDITIONAL CONDITION(S):

(A) The Patent for the Sale Parcel shall include the following conditions and restrictions:

(1) There may be Register Eligible Site or Sites located within the Subject Property, which could include information significant in this state's history, architecture, archaeology, or culture and may meet eligibility criteria, which the Arizona State Parks Board has established for listing on the Arizona Register of Historic Places, or which meet eligibility criteria for listing on the National Register of Historic Places. If ground-disturbing activities will or may impact one or more Register Eligible Site or Sites, patentee shall consult with the State Historic Preservation Office and otherwise take such actions as are necessary to avoid, preserve, protect, or mitigate impacts on the Register Eligible Site or Sites. In the event that avoidance, preservation and protection of the Register Eligible Site or Sites cannot be accomplished, patentee shall ensure a Data Recovery Plan is developed in consultation with and acceptable to, the Arizona State Museum and the State Historic Preservation Office, or their successor agencies, and that the Data Recovery is implemented and completed prior to the Register Eligible Site or Sites being affected. The artifacts and records recovered from the property shall be curated according to the Arizona State Museum (ASM) Conservation and Curation Standards as established in rules implementing the Arizona Antiquities Act. These conditions shall run with the land, and be binding on the patentee's heirs, successors, and assigns.

(2) Multi-family entitlements for the Subject Property are capped at 1600 units, applicable until such time that ASLD has issued patents on all land within Crossroads East, as outlined in the Third Amended and Restated Development Agreement.

BROKER INFORMATION:

In the event the Successful Bidder has retained the services of a real estate broker, the Successful Bidder shall be solely responsible for compensating that broker.

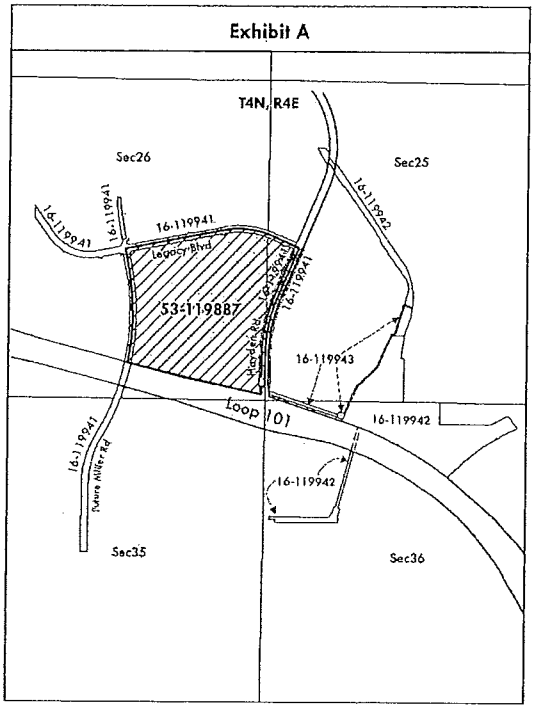
GENERAL INFORMATION:
ASLD may cancel or postpone this auction in whole or in part at any time prior to the acceptance of a final bid.

A protest to this sale must be filed within 30 days after the first day of publication of this announcement and in accordance with A.R.S. § 37-301.

THE TERMS AND CONDITIONS CONTAINED WITHIN THIS AUCTION NOTICE SHALL SURVIVE THE DELIVERY OF THE CERTIFICATE OF PURCHASE AND PATENT FOR THE SUBJECT PROPERTY.

Max D. Masel
(for) Lisa A. Atkins
State Land Commissioner

6/25/18
Date



Disclaimer: The Exhibit A map is designed for general overview purposes only. Unless otherwise stated all depictions are approximate. Prospective bidders should review all information in ASLD's records relating to the Subject Property and seek technical or legal advice as needed to assure the understanding of all legal descriptions, plat maps, surveys, and other documents relevant to the Subject Property. Contact ASLD, Real Estate Division at (602) 542-3000 for additional information.

ENTERED 11/29/2018

N.O.I. # 979

S. SCHADE # 272

CONFIRMED Phone Form NOV 29 2018 ARIZONA DEPARTMENT OF AGRICULTURE

Arizona Department of Agriculture (ADA)
Licensing and Registration Section
1688 West Adams, Phoenix, Arizona 85007
Phone: (602) 542-6408
Fax: (602) 542-0466

Notice of Intent to Clear Land

ARS § 3-904

Pursuant to A.R.S. § 3-904 the undersigned, as Owner of the Property described herein, gives this Notice of Intent to Clear Land of protected native plants.

1. **Owner/landowner's agent.** The owner or landowner's agent of the Property upon which protected native plants will be affected:

   Owner's Name: Nationwide Realty Investors Phone: 614-857-2330

   Address: 375 North Front St. Suite 200, Columbus, Ohio 43215

   Agent's Name: NWGH, LLC c/o Donald Montgomery Phone: 614-857-2330

   Address: 7377 E Doubletree Ranch Rd. #100, Scottsdale, AZ 85258

2. **Property.** The description and location of the Property upon which protected native plants will be affected:

   County: Maricopa County

   Name of Property/Project: Cavasson

   Address: 133 acres on the NWC of AZ Loop 101 and Hayden Rd

   Physical Location (attach map): see attached

   (Note: Map must also show surrounding land for 1/2 mile in each direction)

   Tax Parcel ID Nos.: 212-31-120;121;122

   Legal Description (or attach copy): see attached

   Number of Acres to be Cleared: 60

3. **Owner's Intent.** Landowner's intentions when clearing private land of protected native plants.

   ☐ Owner intends to allow salvage of the plants, and agrees to be contacted by native plant salvagers.

   ☐ Owner intends to transplant the plants onto the same property, or to another property he also owns.

   ☑ Owner has already arranged for salvage of the plants.

   ☐ Owner does not intend to allow salvage of the plants.

   ☑ Other: Scottsdale Native Plant process plus. Owner does not consent to salvage by outside parties.

4. **Approximate starting date.** Start 60 day count 12/1/18 and Start Salvage/Clearing 2/1/19
   (See notice period listed on reverse side)

The information contained in this application is true and accurate to the best of my knowledge. I understand that providing false information is a felony in Arizona

Signature: [signature] Date: 11/28/18

Notice to salvagers: Consent of the landowner is required before entering any lands described in this notice.

Nationwide®
is on your side

January 30, 2019

Planning and Development Services
City of Scottsdale, AZ
7447 E. Indian School Rd Suite 105, Scottsdale. AZ 85251

Dear Planning and Development Services,

On behalf of Nationwide Realty Investors, please let this letter serve as notice that all the plant materials for the Nationwide office building and parking garage (and adjacent disturbance areas) have been tagged in the field and are ready for city staff review.

White Tape- to remain in place
Red Tape- to be moved to another location
Blue Tape- destroyed

Please note that the tag numbers correspond to the site plan and plant inventory. Tag numbers will be transferred to the side of the box when side boxing is complete.

Donald Montgomery
A.V.P. Construction

Nationwide Realty Investors
375 N. Front Street, Suite 200
Columbus, OH 43215

Tel 614-857-2333
Fax 614-857-2346
Montgod6@nationwide.com
www.nationwiderealtyinvestors.com

Nationwide®
is on your side

January 30, 2019

Planning and Development Services
City of Scottsdale, AZ
7447 E. Indian School Rd Suite 105, Scottsdale. AZ 85251

Dear Planning and Development Services,

On behalf of Nationwide Realty Investors, please let this letter serve as authorization from the property owner identifying Native Resources International as the Salvage Contractor for the Nationwide office building and parking garage (and adjacent disturbance areas) All plant material salvaged as part of the Native Plant permit will be re-planted on Cavasson site.

Sincerely,

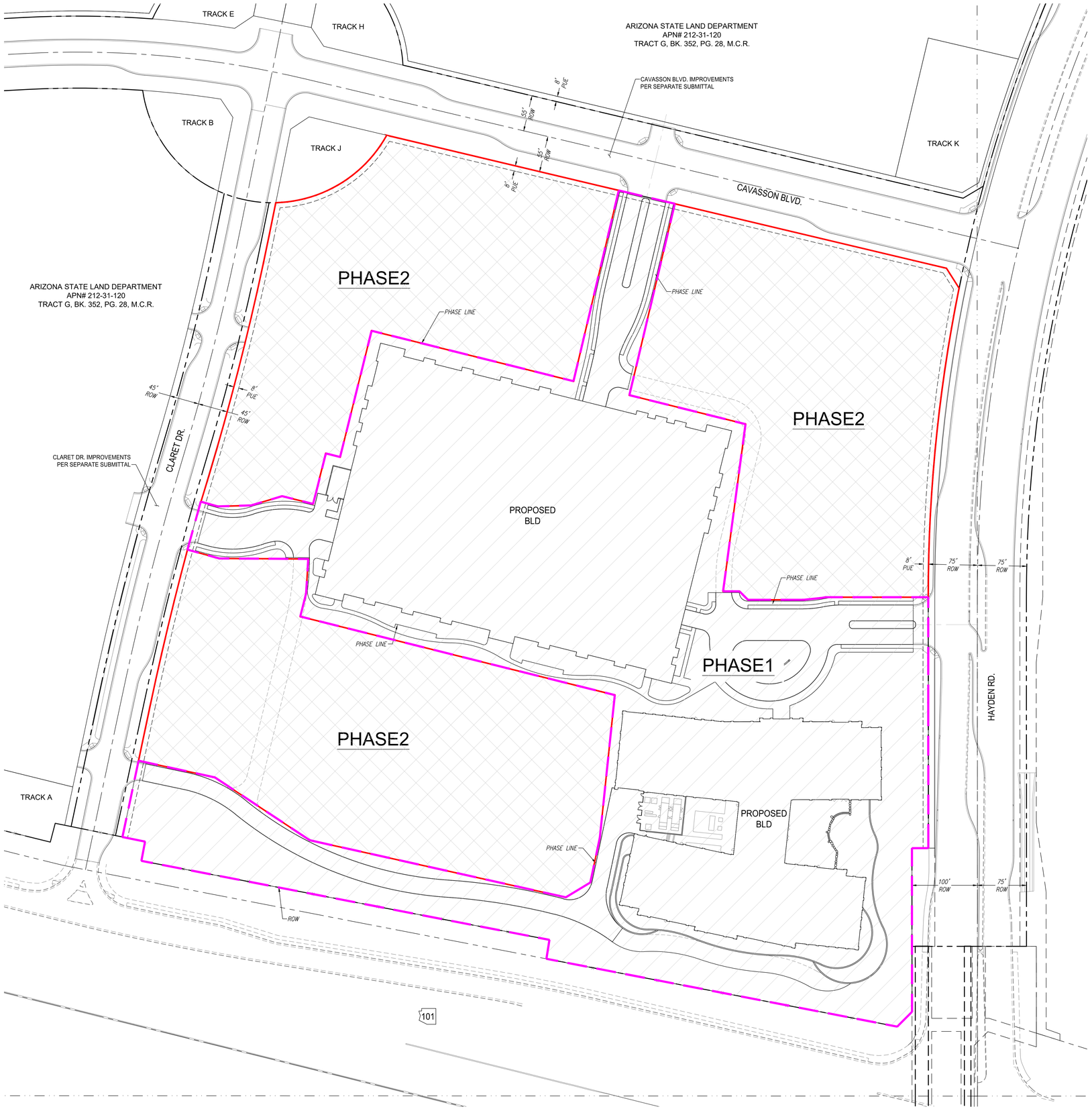
Donald Montgomery
A.V.P. Construction

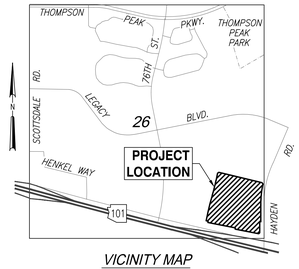
Nationwide Realty Investors
375 N. Front Street, Suite 200
Columbus, OH 43215

Tel 614-857-2333
Fax 614-857-2346
Montgod6@nationwide.com
www.nationwiderealtyinvestors.com

PHASING PLAN
FOR
SCOTTSDALE NATIONWIDE OFFICE BUILDING-PHASE 1
SCOTTSDALE, AZ.

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





VICINITY MAP
NTS

OWNER
NWGH, LLC
7377 E. DOUBLETREE RANCH ROAD #100
SCOTTSDALE, AZ. 85258
(614) PHONE: 857-2332
(614) FAX: 857-2346
CONTACT: DONALD MONTGOMERY
EMAIL: MONTGOD6@NATIONWIDE.COM

ARCHITECT
THE COLUMBUS ARCHITECTURAL STUDIO
405 N. FRONT STREET
COLUMBUS, OH. 43215
PHONE: (614) 541-2801
CONTACT:
EMAIL:

CIVIL ENGINEER
HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ 85210
PHONE: (480) 892-3313
CONTACT:

SURVEY
HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ 85210
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, PLS

LEGEND
- PHASE 1
- PHASE 2

60 0 60 120
scale feet

Call before you dig.
1.800.STAKE.IT
602.263.1100

HUBBARD ENGINEERING
www.hubbardengineering.com
1201 S. Alma School Rd.,Ste. 12000 - Mesa, AZ 85210
Ph: 480.892.3313

Nationwide®

Project
SCOTTSDALE NATIONWIDE OFFICE BUILDING
NWC Hayden Road & Loop 101
Scottsdale, AZ 85255

Prepared For
Nationwide Realty Investors

Contract No: 17-005

THE Columbus ARCHITECTURAL STUDIO

405 N Front Street
Columbus, OH 43215 | (614) 541 2801
CBUSARCH.com

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In Association with

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Civil Engineering
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MKSK
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462 S Ludlow St, Columbus, OH 43215
t +1 614 621 2796

Laskin & Associates
Landscape Architecture
67 East Weldon Avenue Suite 230, Phoenix, AZ 85012
t +1 602 840 7771

Caruso Turley Scott Structural Engineers
Structural Engineer
1215 W Rio Salado Pkwy Suite 200, Tempe, AZ 85281
t +1 480 774 1700

Prater Engineering Associates
MEP Engineer
6130 Wilcox Rd, Dublin, OH 43016
t +1 614 766 4896 f +1 614 766 2354

Bluestone Engineering
Technology Engineer
9119 Northpark Dr, Johnston, IA 50131
t +1 515 727 0700 f +1 515 727 0777

Professional Seals

No.	Description	Date
	SCOTTSDALE DRB SUBMITTAL	02/04/2019

NOT FOR CONSTRUCTION

Date of First Issue:
Project No: 17-005
Sheet Title
PHASING PLAN

Original drawing is 44 x 34. Do not scale contents of this drawing.
Sheet Number
EX#29

P:\2018\18141\dwg\18114-203_DRB\Exhibits\18114-203-29-Phasing Plan.dwg Feb 01, 2019 - 11:08am fewell

ALTA / NSPS LAND TITLE SURVEY

LOCATED IN SECTION 26 AND THE WEST HALF OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SCHEDULE "B" ITEMS PER TITLE COMMITMENT NO. 2119ATAZ

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I–REQUIREMENTS ARE MET.
2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS
3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.
4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS.
8. ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR(S) 2018.
9. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS EXCEPTION IS NOT LIMITED BY REASON OF DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.
10. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET–BACK LINES AS SET FORTH ON THE STATE PLAT NO. 16 CORE SOUTH RECORDED AS BOOK 324 OF MAPS, PAGE 50.
11. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET–BACK LINES AS SET FORTH ON THE STATE PLAT NO. 27, CORE NORTH RECORDED AS BOOK 344 OF MAPS, PAGE 29.
12. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET–BACK LINES AS SET FORTH ON THE STATE PLAT NO. 27 AMENDED CORE NORTH RECORDED AS BOOK 352 OF MAPS, PAGE 28 AND FIRST AMENDMENT RECORDED AS BOOK 395 OF MAPS, PAGE 21,
13. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DEVELOPMENT AGREEMENT RECORDED NOVEMBER 22, 2002 AS 2002–1240137 AND FIRST AMENDMENT RECORDED NOVEMBER 7, 2011 AS 2011–0923510 AND SECOND AMENDMENT RECORDED AS 2017–0123362, THIRD AMENDMENT RECORDED AS 2018–0456551 OF OFFICIAL RECORDS.
14. ALL MATTERS AS SET FORTH IN ARIZONA STATE LAND SEARCH AS DISCLOSED BY THE FOLLOWING INSTRUMENTS:
    R/W NO. 16–91515 MADE BY AND BETWEEN THE STATE OF ARIZONA AND THE ARIZONA DEPARTMENT OF TRANSPORTATION TO AMEND RIGHTS OF WAY.
    R/W NO. 16–119941 FOR THE STATE OF ARIZONA PENDING FOR LEGACY BOULEVARD AND MILLER ROAD.
    R/W NO. 16–107671 MADE BY AND BETWEEN THE STATE OF ARIZONA, GRANTOR AND THE CITY OF SCOTTSDALE, GRANTEE FOR PUBLIC ROADWAY AND UNDERGROUND UTILITIES, DRAINAGE EASEMENTS AND SLOPE EASEMENTS AND RECORDED AS 2005–0170020 AND RE–RECORDED AS 2006–0245905 OF OFFICIAL RECORDS.
    RIGHT OF ENTRY AGREEMENT NO. 30–110159 (EXTENSION OF TERM) BY AND BETWEEN THE STATE OF ARIZONA, GRANTOR AND THE CITY OF SCOTTSDALE, GRANTEE FOR DRAINAGE EASEMENTS.
15. AN EASEMENT FOR RIGHT–OF–WAY AND INCIDENTAL PURPOSES RECORDED AS 2000–0589276, OF OFFICIAL RECORDS.
16. AN EASEMENT FOR UNDERGROUND UTILITIES AND INCIDENTAL PURPOSES RECORDED AS 2002–0527611, OF OFFICIAL RECORDS.
17. ALL MATTERS AS SET FORTH IN CROSSROADS EAST PLANNING UNIT DEVELOPMENT AGREEMENT, RECORDED JUNE 15, 2018, AS 2018–0456552, OF OFFICIAL RECORDS.
18. ALL MATTERS AS SET FORTH IN ECONOMIC DEVELOPMENT AGREEMENT, RECORDED JUNE 15, 2018, AS 2018–0456553, OF OFFICIAL RECORDS.
19. ALL MATTERS AS SET FORTH IN CERTIFICATE OF PURCHASE NO. 53–119887, RECORDED DECEMBER 4, 2018, AS 2018–0889915, OF OFFICIAL RECORDS.
20. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
21. ANY RIGHTS, INTEREST OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT.

⬡ = INDICATES SCHEDULE B ITEMS SHOWN ON SHEET 3–6.
◯ = INDICATES SCHEDULE B ITEM "NOT PLOTTABLE" OR BLANKET EASEMENT – BUT AFFECTS THE PROPERTY

LEGAL DESCRIPTION PER TITLE COMMITMENT NO. 2119ATAZ

A PORTION OF TRACT F, TRACT G, TRACT H AND TRACT I AS SHOWN ON "STATE PLAT NO. 27 AMENDED CORE NORTH," AN AMENDED PLAT RECORDED AT BOOK 352, PAGE 28 OF MARICOPA COUNTY RECORDS (M.C.R.), AND LOCATED IN SECTION 26 AND THE WEST HALF OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26, BEING MARKED BY A MARICOPA COUNTY BRASS CAP FLUSH, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 26, BEING MARKED BY A BUREAU OF LAND MANAGEMENT BRASS CAP FLUSH, BEARS NORTH 89 DEGREES 58 MINUTES 34 SECONDS WEST, 2640.96 FEET;
THENCE NORTH 00 DEGREES 01 MINUTES 06 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, 228.75 FEET TO THE NORTH LINE OF THE ADOT RIGHT–OF–WAY AS SHOWN ON RIGHT–OF–WAY PROJECT NO. RBM–600–1–703;
THENCE DEPARTING SAID EAST LINE, SOUTH 89 DEGREES 58 MINUTES 40 SECONDS WEST, ALONG SAID ADOT RIGHT–OF–WAY LINE, 100.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 00 DEGREES 01 MINUTES 06 SECONDS EAST, 99.99 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, 31.95 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, NORTH 79 DEGREES 03 MINUTES 45 SECONDS WEST, 545.91 FEET;
THENCE DEPARTING SAID ADOT RIGHT–OF–WAY LINE, NORTH 09 DEGREES 01 MINUTES 50 SECONDS EAST, 29.32 FEET;
THENCE NORTH 79 DEGREES 02 MINUTES 48 SECONDS WEST, 634.97 FEET;
THENCE NORTH 10 DEGREES 44 MINUTES 37 SECONDS EAST, 29.92 FEET;
THENCE NORTH 78 DEGREES 29 MINUTES 29 SECONDS WEST, 140.07 FEET;
THENCE SOUTH 14 DEGREES 40 MINUTES 18 SECONDS WEST, 29.70 FEET;
THENCE NORTH 76 DEGREES 04 MINUTES 01 SECONDS WEST, 173.67 FEET;
THENCE NORTH 11 DEGREES 55 MINUTES 29 SECONDS EAST, 90.06 FEET;
THENCE SOUTH 76 DEGREES 04 MINUTES 01 SECONDS EAST, 170.10 FEET;
THENCE NORTH 11 DEGREES 55 MINUTES 29 SECONDS EAST, 143.90 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 4745.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04 DEGREES 47 MINUTES 25 SECONDS, AN ARC LENGTH OF 396.72 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3735.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05 DEGREES 16 MINUTES 12 SECONDS, AN ARC LENGTH OF 343.53 FEET;
THENCE NORTH 11 DEGREES 26 MINUTES 43 SECONDS EAST, 57.95 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE NORTHEASTERLY, FROM WHICH THE CENTER BEARS NORTH 30 DEGREES 25 MINUTES 26 SECONDS EAST, 200.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 51 DEGREES 24 MINUTES 49 SECONDS, AN ARC LENGTH OF 179.47 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 03 DEGREES 57 MINUTES 19 SECONDS WEST, 1445.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 58 MINUTES 43 SECONDS, AN ARC LENGTH OF 176.00 FEET;
THENCE SOUTH 86 DEGREES 58 MINUTES 36 SECONDS WEST, 738.80 FEET;
THENCE SOUTH 42 DEGREES 29 MINUTES 15 SECONDS WEST, 35.67 FEET TO THE EAST RIGHT–OF–WAY LINE OF MILLER ROAD AND THE BEGINNING OF NON–TANGENT CURVE, CONCAVE WESTERLY, FROM WHICH THE CENTER BEARS SOUTH 88 DEGREES 11 MINUTES 15 SECONDS WEST, 3785.00 FEET;
THENCE ALONG SAID RIGHT–OF–WAY LINE AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09 DEGREES 16 MINUTES 02 SECONDS, AN ARC LENGTH OF 612.20 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, NORTH 11 DEGREES 04 MINUTES 47 SECONDS 316.01 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF LEGACY BOULEVARD;
THENCE NORTH 37 DEGREES 43 MINUTES 09 SECONDS EAST, ALONG SAID RIGHT–OF–WAY LINE, 33.23 FEET;
THENCE DEPARTING SAID RIGHT–OF–WAY LINE, SOUTH 11 DEGREES 04 MINUTES 47 SECONDS EAST, 337.90 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3810.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 10 MINUTES 34 SECONDS, AN ARC LENGTH OF 410.69 FEET;
THENCE NORTH 86 DEGREES 58 MINUTES 36 SECONDS EAST, 740.45 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1625.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08 DEGREES 44 MINUTES 39 SECONDS, AN ARC LENGTH OF 248.00 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 42 DEGREES 42 MINUTES 46 SECONDS EAST, 200.00;
THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 107 DEGREES 00 MINUTES 16 SECONDS, AN ARC LENGTH OF 373.52 FEET;
THENCE SOUTH 76 DEGREES 38 MINUTES 23 SECONDS EAST, 808.11 FEET;
THENCE NORTH 13 DEGREES 21 MINUTES 37 SECONDS EAST, 155.70 FEET;
THENCE SOUTH 76 DEGREES 52 MINUTES 50 SECONDS EAST, 88.46 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE SOUTHEASTERLY, FROM WHICH THE CENTER BEARS SOUTH 69 DEGREES 56 MINUTES 26 SECONDS EAST, 2259.50 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03 DEGREES 04 MINUTES 43 SECONDS, AN ARC LENGTH OF 121.41 FEET;
THENCE NORTH 22 DEGREES 50 MINUTES 13 SECONDS EAST, 819.78 FEET;
THENCE NORTH 67 DEGREES 09 MINUTES 59 SECONDS WEST, 149.25 FEET;
THENCE NORTH 22 DEGREES 50 MINUTES 10 SECONDS EAST, 60.00 FEET TO SAID SOUTH RIGHT–OF–WAY LINE OF LEGACY BOULEVARD;
THENCE SOUTH 67 DEGREES 10 MINUTES 00 SECONDS EAST, ALONG SAID RIGHT–OF–WAY LINE, 10.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 22 DEGREES 50 MINUTES 00 SECONDS WEST, 25.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 67 DEGREES 10 MINUTES 00 SECONDS EAST, 35.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, NORTH 22 DEGREES 50 MINUTES 00 SECONDS EAST, 25.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 67 DEGREES 10 MINUTES 00 SECONDS EAST, 139.34 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 22 DEGREES 26 MINUTES 08 SECONDS EAST, 49.13 FEET TO THE WEST RIGHT–OF–WAY LINE OF HAYDEN ROAD;
THENCE DEPARTING SAID LEGACY BOULEVARD RIGHT–OF–WAY LINE, SOUTH 22 DEGREES 50 MINUTES 12 SECONDS WEST, ALONG SAID HAYDEN ROAD RIGHT–OF–WAY LINE, 845.52 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2365.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22 DEGREES 51 MINUTES 18 SECONDS, AN ARC LENGTH OF 943.39 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 00 DEGREES 01 MINUTES 06 SECONDS EAST, 383.86 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 89 DEGREES 58 MINUTES 40 SECONDS WEST, 35.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 00 DEGREES 01 MINUTES 06 SECONDS EAST, 150.00 FEET TO SAID ADOT RIGHT–OF–WAY LINE AND TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 2119ATAZ EFFECTIVE DATE DECEMBER 04, 2018, AT 5:00 PM.
2. IF A DISCREPANCY IS DISCOVERED IN THE TOPOGRAPHY OF THIS MAP, THE SURVEYOR MUST BE CONTACTED TO RESOLVE ANY ISSUES PRIOR TO ANY DESIGN OR CONSTRUCTION.
3. THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.
4. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESSED, OR IMPLIED. THE WORD "ENCROACHMENT" IS ALSO AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESSED, OR IMPLIED. THE SURVEYOR DOES NOT HAVE PROPER AUTHORITY TO DETERMINE WHETHER OR NOT AN OBJECT IS OR IS NOT AN ENCROACHMENT AND CAN ONLY ATTEST TO THE LOCATION OF SAID OBJECT.
5. TABLE A ITEM #11. THIS IS AN ABOVE GROUND SURVEY. FIELD LOCATED VISIBLE SURFACE FEATURES OF EXISTING UTILITIES ARE SHOWN. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.
6. TABLE A ITEM #16. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
7. TABLE A ITEM #17. NO FUTURE/PROPOSED CHANGES IN STREET RIGHT–OF–WAY LINES WERE FOUND DURING THE RESEARCH OF THIS SURVEY. THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. TABLE "A" ITEM #20: HUBBARD CARRIES A $2,000,000 PROFESSIONAL LIABILITY INSURANCE POLICY THROUGH WESTCO INSURANCE COMPANY, INC. POLICY# ARA1119202–00, EXPIRES 10/21/19.

SHEET INDEX

1.....COVER SHEET
2.....ALTA (BOUNDARY)
3–6.....SCHEDULE B ITEMS (DETAILS)

OWNERS

NATIONWIDE REALTY INVESTORS, LTD.
AN OHIO LIMITED LIABILITY COMPANY
375 N. FRONT STREET COLUMBUS, OH. 43215
TEL: (614)221–2012
CONTACT: DEAN AQUINO

SURVEYOR

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ 85210
PHONE: (480) 892–3313
FAX: (480) 892–7051
CONTACT: ADRIAN BURCHAM, PLS

ZONING

PCD PER MARICOPA COUNTY ASSESSOR'S MAP

PARCEL AREA

1,981,325 SQ. FT. OR 45.4850 AC. ±

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
MEASURED BEARING=S89°58'34"E

FEMA CERTIFICATION

THIS SITE IS LOCATED WITHIN FLOOD ZONE 'X' & 'AO' FEMA FLOOD MAP 04013C1320L DATED OCTOBER 16, 2013.

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.

ZONE 'AO' IS DEFINED AS FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR ARES OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.

REFERENCE DOCUMENTS

ADOT PROJECT NO. RBM–600–1–703
STATE PLAT AMENDED NO. 27 CORE NORTH, BK. 352, PG. 28, M.C.R.
MAP OF DEDICATION LEGACY BOULEVARD, BK. 1034, PG. 5, M.C.R.
FINAL PLAT FOR ONE SCOTTSDALE, BK. 971, PG. 6, M.C.R.
FINAL PLAT, "VENU AT GRAYHAWK CONDOMINIUM" BK 672, PG. 43, M.C.R.
FINAL PLAT, "VILLAGE AT GRAYHAWK CONDOMINIUM PHASE I" BK. 517, PG. 28, M.C.R.
FINAL PLAT, EDGE AT GRAYHAWK CONDOMINIUM" BK. 722, PG. 30, M.C.R.

SURVEYOR'S CERTIFICATION

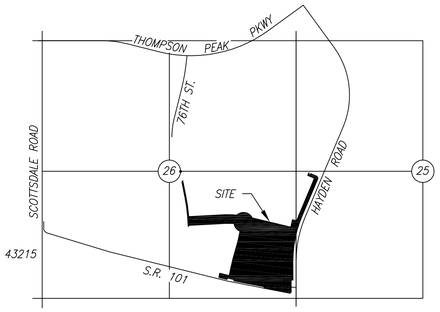
THE UNDERSIGNED HEREBY CERTIFIES TO STATE OF ARIZONA AS TO THE FEE SIMPLE ESTATE; NATIONWIDE REALTY INVESTORS, LTD., L.L.C., AN OHIO LIMITED LIABILITY COMPANY AN OPTION PURSUANT TO CERTIFICATE OF PURCHASE NO. 53–119887 RECORDED DECEMBER 4, 2018 AS 2018–0088915; CITY OF SCOTTSDALE; AND FIRST AMERICAN TITLE INSURANCE COMPANY, 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, 3, 4, 8, 11, 13, 16, 17, & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/24/18.

REGISTERED LAND SURVEYOR — CERTIFICATE NO. 41282 — ADRIAN M. BURCHAM — Not Signed Original — ARIZONA U.S.A. — EXPIRES

SIGNATURE

ADRIAN M. BURCHAM
PRINTED NAME
REGISTRATION/LICENSE NO. 41282

DATE: 01/07/19



VICINITY MAP
T4N, R4E, SEC 26

HUBBARD ENGINEERING
1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313
www.hubbardengineering.com

LOT 1A
ALTA/NSPS LAND TITLE SURVEY
City of Scottsdale, County, Arizona

Date 01/07/19	Project Eng.
Project No. 18114	Project Manager ADRIAN BURCHAM

Sht: 1 of 6

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LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°58'40"W	100.00'
L2	N78°29'29"W	140.07'
L3	S14°40'18"W	29.70'
L4	N37°43'09"E	33.23'
L5	S76°52'50"E	88.46'
L6	S67°10'00"E	10.00'
L7	S22°50'00"W	25.00'
L8	S67°10'00"E	35.00'
L9	N22°50'00"E	25.00'
L10	S22°26'08"E	49.13'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	3°04'43"	2259.50'	121.41'
C2	22°51'18"	2365.00'	943.39'

LEGEND

- = SECTION LINE
- = PROPERTY LINE
- = CENTERLINE
- = EXISTING RIGHT-OF-WAY
- BCHH = BRASS CAP IN HANDHOLE
- BK. PG. = BOOK PAGE
- M.C.R. = MARICOPA COUNTY RECORDER
- FND = FOUND
- RBR = REBAR
- = SURVEY MONUMENT
- = ALUMINUM CAP
- = BRASS CAP

N. 1/4 CORNER, SEC. 26, T4N, R4E, FND. MARICOPA COUNTY BCF RLS# 33307

N. LINE, NE 1/4, SEC. 26, T4N, R4E S89°58'51"E 2641.87'

NE CORNER, SEC. 26, T4N, R4E, FND. GLO BC (DISTURBED)

ARIZONA STATE LAND DEPARTMENT APN# 212-36-010 TRACT 2D, BK. 416, PG. 13, M.C.R.

ARIZONA STATE LAND DEPARTMENT APN# 212-36-008 TRACT 1O, BK. 416, PG. 13, M.C.R.

ARIZONA STATE LAND DEPARTMENT APN# 212-31-117 TRACT D, BK. 352, PG. 28, M.C.R.

CENTER OF SECTION, SEC. 26, T4N, R4E, FND. ADOT AC

E-W MID-SECTION LINE, SEC. 26, T4N, R3E S89°57'50"E 2641.99'

LEGACY BLVD N78°54'18"E 1921.36'

FND. BCF RLS #40809

Δ=33°55'42", R=1500.00', L=888.24' L=766.10'

E. LINE, NE 1/4 SEC. 26, T4N, R4E

E. 1/4 CORNER, SEC. 26, T4N, R4E, FND. GLO BC

SEE DETAIL 'A' THIS SHEET

ARIZONA STATE LAND DEPARTMENT APN# 212-36-014 TRACT E, BK. 416, PG. 13, M.C.R.

ZONE X

ARIZONA STATE LAND DEPARTMENT APN# 212-31-120 TRACT G, BK. 352, PG. 28, M.C.R.

ARIZONA STATE LAND DEPARTMENT APN# 212-31-966A TRACT K, BK. 460, PG. 34, M.C.R.

ARIZONA STATE LAND DEPARTMENT APN# 212-36-015 TRACT F, BK. 416, PG. 13, M.C.R.

SHEET 3

SHEET 4

SHEET 5

SHEET 6

Δ=8°44'39", R=1625.00', L=248.00'

Δ=107°00'16", R=200.00', L=373.52'

N86°58'36"E 740.45'

S76°38'23"E 808.11'

S42°47'46"E (RADIAL BEARING)

S86°58'36"W 738.80'

S42°29'15"W 35.67'

Δ=6°58'43", R=1445.00', L=176.00'

Δ=51°24'49", R=200.00', L=179.47'

N35°25'26"E 200.00' (RADIAL BEARING)

N11°26'43"E 57.95'

S69°56'26"E 2259.50' (RADIAL BEARING)

S88°11'15"W 3785.00' (RADIAL BEARING)

MILLER ROAD ALIGNMENT

HAYDEN ROAD

Δ=22°51'18", R=2300.00', L=917.46'

Δ=32°19'15", R=37.50.00', L=966.55'

Δ=5°16'12", R=37.35.00', L=343.53'

S37°57'19"W 1445.00' (RADIAL BEARING)

Δ=4°47'25", R=4745.00', L=396.72'

N11°55'29"E 143.90'

S76°04'01"E 170.10'

N11°55'29"E 90.06'

N76°04'01"W 173.87'

N10°44'37"E 29.92'

N79°02'48"W 634.97'

N79°03'45"W 1298.13'

N9°01'50"E 29.32'

S89°58'40"W 35.00'

S0°01'06"E 249.99'

FND. ADOT ACF RLS #31591

S45°00'00"W 31.95'

N76°02'29"W 1282.10'

922.12'

S.R. 101 1590.00'

N76°02'24"W 1844.52'

833.07'

N76°02'14"W 1031.80'

879.93'

788.59'

N89°58'34"W 2640.96'

S. LINE, SE 1/4, SEC. 26, T4N, R4E

S. 1/4 CORNER, SEC. 26, T4N, R4E, FND. BLM BC

SE CORNER, SEC. 26, T4N, R4E, FND. MARICOPA COUNTY BCF RLS# 33307

ZONE AO

ZONE X

ZONE AO

N-S MID-SECTION LINE, SEC. 26, T4N, R4E N0°02'27"W 2641.61' N0°02'27"W 2641.64'

N0°00'42"W 2640.72'

E. LINE, SE 1/4, SEC. 26, T4N, R4E S0°01'06"E 2641.05' S0°01'06"E 2641.49'

S67°10'00"E 400.97' 465.97'

N22°50'13"E 819.78'

S22°50'12"W 845.52'

N22°50'12"E 935.10' 935.10'

N22°50'10"E 60.00'

S67°10'00"E 139.34'

N67°09'59"W 149.25'

N22°50'13"E 819.78'

DETAIL 'A' NTS

SCALE 1"=140'

140 0 140 280 scale feet

HUBBARD ENGINEERING
1201 S. Alma School Rd. Suite 12000 Mesa, AZ 85210 Ph: 480.898.3313
www.hubbardengineering.com

LOT 1A
ALTA/NSPS LAND TITLE SURVEY
City of Scottsdale, County, Arizona

REGISTERED LAND SURVEYOR 41282 ADRIAN M. BURCHAM Date Signed 01/07/19 ARIZONA U.S.A.

Date	Project Eng.
01/07/19	
Project No.	Project Manager
18114	ADRIAN BURCHAM

Sht: 2 of 6

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N. 1/4 CORNER, SEC. 26, T4N, R4E, FND. MARICOPA COUNTY BCF RLS# 33307

N. LINE, NE 1/4, SEC. 26, T4N, R4E S89°58'51"E 2641.87'

N0°00'42"W 2640.72'

CENTER OF SECTION, SEC. 26, T4N, R4E, FND. ADOT AC

ARIZONA STATE LAND DEPARTMENT
APN# 212-36-010
TRACT 2D, BK. 416, PG. 13, M.C.R.

ARIZONA STATE LAND DEPARTMENT
APN# 212-36-008
TRACT 1O, BK. 416, PG. 13, M.C.R.

ARIZONA STATE LAND DEPARTMENT
APN# 212-36-014
TRACT E, BK. 416, PG. 13, M.C.R.

ARIZONA STATE LAND DEPARTMENT
APN# 212-36-015
TRACT F, BK. 416, PG. 13, M.C.R.

ARIZONA STATE LAND DEPARTMENT
APN# 212-31-120
TRACT G, BK. 352, PG. 28, M.C.R.

ARIZONA STATE LAND DEPARTMENT
APN# 212-36-015
TRACT F, BK. 416, PG. 13 M.C.R

WASH (TYP.)

ZONE AO

ZONE X

LEGACY BLVD.

HUALAPAI DRIVE

76TH STREET

MILLER ROAD ALIGNMENT

DIRT ROAD

DESERT LANDSCAPE

DRAINAGE CULVERT & RIP RAP

IRRIGATION STRUCTURE

FND. BCF RLS #40809

(14) 50.00' DRAINAGE ESMT. PER RIGHT OF ENTRY AGREEMENT NO. 30-110159, M.C.R.

(14) 50.00' R/W PER RIGHT OF ENTRY AGREEMENT NO. 30-110159, M.C.R.

(12) 50.00' R/W PER BK. 395, PG. 21, M.C.R.

(11)(12) 45.00' R/W PER BK. 344, PG. 29, M.C.R. & BK. 352, PG. 28, M.C.R.

(10) 45.00' R/W PER BK. 324, PG. 50, M.C.R.

N78°54'18"E 1921.36'

S89°57'50"E 2641.99'

N0°02'27"W 2641.61'

N11°04'43"W 584.26'

N11°04'47"W 316.01'

S11°04'47"E 337.90'

N86°58'36"E 740.45'

S86°58'36"W 738.80'

S42°29'15"W 35.67'

Δ=9°16'02", R=3785.00', L=612.20'

Δ=6°10'34", R=3810.00', L=410.69'

Δ=8°44'39", R=1625.00', L=248.00'

Δ=107°00'16", R=200.00', L=373.52'

Δ=6°58'43", R=1445.00', L=176.00'

Δ=51°24'49", R=200.00', L=179.47'

L=524.47'

180.00'

SEE SHEET 4

SEE SHEET 5

LEGEND

- = SECTION LINE
- = PROPERTY LINE
- = EXISTING PARCEL LINES
- = EASEMENT AS NOTED
- = EXISTING BLOCKWALL
- = EXISTING CHAIN LINK FENCE
- = SEWER LINE
- = WATER LINE
- = FIBER OPTIC LINE
- = IRRIGATION LINE
- = UNDERGROUND ELECTRIC LINE
- = TREE LINE
- = HEDGE LINE
- = MATCH LINE

ACF = ALUMINUM CAP FLUSH
BCF = BRASS CAP FLUSH
BCHH = BRASS CAP IN HANDHOLE
DKT. PG. = DOCKET PAGE
BK. PG. = BOOK PAGE
DOC. = DOCUMENT
M.C.R. = MARICOPA COUNTY RECORDER
FND = FOUND
APN = ASSESSORS PARCEL NUMBER
R/W = RIGHT-OF-WAY
ESMT. = EASEMENT

- = ALUMINUM CAP FLUSH AS NOTED
- = BRASS CAP IN HANDHOLE AS NOTED
- = BRASS CAP FLUSH AS NOTED
- = SET REBAR WITH CAP RLS# 41282
- = SEWER MANHOLE
- = STORM DRAIN MANHOLE
- = MANHOLE UNIDENTIFIED
- = COMMUNICATION MANHOLE
- = WATER VALVE
- = LIGHT POLE WITH ARM
- = LIGHT POLE NO ARM
- = ELECTRIC CABINET
- = POWER POLE
- = SIGN
- = TRAFFIC CONTROL SIGNAL
- = IRRIGATION CONTROL VALVE
- = CACTUS

N

SCALE 1"=70'

70 0 70 140
scale feet

HUBBARD ENGINEERING
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LOT 1A
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REGISTERED LAND SURVEYOR
41282
ADRIAN M. BURCHAM
Date signed 01/07/19
ARIZONA U.S.A.

Date	Project Eng.
01/07/19	
Project No. 18114	Project Manager ADRIAN BURCHAM

Sht: 3 of 6

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N. LINE, NE 1/4, SEC. 26, T4N, R4E

NE CORNER, SEC. 26, T4N, R4E, FND. GLO BC (DISTURBED)

55.00' R/W

FND. BCF RLS #40809

N78°54'18"E 1921.36'

759.31'

Δ=33°55'42", R=1500.00', L=766.10'

L=888.24'

S0°00'51"E 2483.39'

57.78'

S0°00'51"E 2641.49'

E. LINE, NE 1/4, SEC. 26, T4N, R4E

58.01'

42.31'

L=122.14'

FND. BCF RLS #40809

55.00' R/W

DRAINAGE CULVERT & RIP RAP

E-W MID-SECTION LINE, SEC. 26, T4N, R3E

S89°57'50"E 2641.99'

1216.60'

E. 1/4 CORNER, SEC. 26, T4N, R4E, FND. GLO BC

HUALAPAI DRIVE

(14) 50.00' R/W PER RIGHT OF ENTRY AGREEMENT NO. 30-110159, M.C.R.

(11)(12) 45.00' R/W PER BK. 344, PG. 29, M.C.R. & BK. 352, PG. 28, M.C.R.

(12) 50.00' R/W PER BK. 395, PG. 21, M.C.R.

ARIZONA STATE LAND DEPARTMENT
APN# 212-31-117
TRACT D, BK. 352, PG. 28, M.C.R.

(14) 10.00' DRAINAGE ESMT. PER R/W NO. 16-107671, M.C.R.

(14) 10.00' T.C.E. PER R/W NO. 16-107671, M.C.R.

(14) 65.00' R/W ESMT. PER R/W NO. 16-107671, M.C.R.

(14) 50.00' R/W PER RIGHT OF ENTRY AGREEMENT NO. 30-110159, M.C.R.

LEGACY BLVD.

S67°10'00"E 400.97'

465.97'

L6

S67°10'00"E 139.34'

DRAINAGE CULVERT & RIP RAP

N22°50'10"E 60.00'

(14) 50.00' DRAINAGE ESMT. PER RIGHT OF ENTRY AGREEMENT NO. 30-110159, M.C.R.

N67°09'59"W 149.25'

S22°50'12"W 65.00'

S22°50'12"W 89.58'

S22°50'12"W 9.55.10'

N22°50'12"E 9.55.10'

(14) DRAINAGE ESMT. PER R/W NO. 16-107671, M.C.R.

(14) 10.00' T.C.E. PER R/W NO. 16-107671, M.C.R.

75.00' REQUIRED R/W

65.00' I.R/W

SEE SHEET 3

ARIZONA STATE LAND DEPARTMENT
APN# 212-31-120
TRACT G, BK. 352, PG. 28, M.C.R.

ZONE X

WASH (TYP.)

DESERT LANDSCAPE

E. LINE, SE 1/4, SEC. 26, T4N, R4E

S0°01'06"E 2641.05'

1042.56'

N22°50'11"E 819.28'

S22°50'12"W 865.52'

(11)(12) 65.00' R/W PER BK. 344, PG. 29, M.C.R. & BK. 352, PG. 28, M.C.R.

(14) DRAINAGE ESMT. PER R/W NO. 16-107671, M.C.R.

(14) 10.00' T.C.E. PER R/W NO. 16-107671, M.C.R.

(10) 55.00' R/W PER BK. 324, PG. 50, M.C.R.

ARIZONA STATE LAND DEPARTMENT
APN# 212-31-966A
TRACT K, BK. 460, PG. 34, M.C.R.

HAYDEN ROAD

Δ=107°00'16"
R=200.00'
L=373.52'

S76°38'23"E 808.11'

ZONE AO

C1

11.88'
76.58'
L5

N43°21'37"E 155.70'

L=387.61'

Δ=22°51'18", R=2300.00', L=917.46'

DIRT ROAD

SEE SHEET 6

LEGEND

- = SECTION LINE
- = PROPERTY LINE
- = EXISTING PARCEL LINES
- = EASEMENT AS NOTED
- = EXISTING BLOCKWALL
- = EXISTING CHAIN LINK FENCE
- = SEWER LINE
- = WATER LINE
- = FIBER OPTIC LINE
- = IRRIGATION LINE
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FND = FOUND
APN = ASSESSORS PARCEL NUMBER
R/W = RIGHT-OF-WAY
ESMT. = EASEMENT
= ALUMINUM CAP FLUSH AS NOTED
= BRASS CAP IN HANDHOLE AS NOTED
= BRASS CAP FLUSH AS NOTED
= SET REBAR WITH CAP RLS# 41282
= SEWER MANHOLE
= STORM DRAIN MANHOLE
= MANHOLE UNIDENTIFIED
= COMMUNICATION MANHOLE
= WATER VALVE
= LIGHT POLE WITH ARM
= LIGHT POLE NO ARM
= ELECTRIC CABINET
= POWER POLE
= SIGN
= TRAFFIC CONTROL SIGNAL
= IRRIGATION CONTROL VALVE
= CACTUS

N

SCALE
1"=70'

70 0 70 140
scale feet

HUBBARD ENGINEERING
1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.882.3313
www.hubbardengineering.com

LOT 1A
ALTA/NSPS LAND TITLE SURVEY
City of Scottsdale, County, Arizona

REGISTERED LAND SURVEYOR
41282
ADRIAN M. BURCHAM
Date Signed 01/07/19
ARIZONA U.S.A.

Date	Project Eng.
01/07/19	
Project No. 18114	Project Manager ADRIAN BURCHAM

Sht: 4 of 6

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LEGEND

- = SECTION LINE
- = PROPERTY LINE
- = EXISTING PARCEL LINES
- = EASEMENT AS NOTED
- = EXISTING BLOCKWALL
- x = EXISTING CHAIN LINK FENCE
- S = SEWER LINE
- W = WATER LINE
- FO = FIBER OPTIC LINE
- IRR = IRRIGATION LINE
- UGE = UNDERGROUND ELECTRIC LINE
- = TREE LINE
- = HEDGE LINE
- = MATCH LINE

ACF = ALUMINUM CAP FLUSH
BCF = BRASS CAP FLUSH
BCHH = BRASS CAP IN HANDHOLE
DKT. PG. = DOCKET PAGE
BK. PG. = BOOK PAGE
DOC. = DOCUMENT
M.C.R. = MARICOPA COUNTY RECORDER
FND = FOUND
APN = ASSESSORS PARCEL NUMBER
R/W = RIGHT-OF-WAY
ESMT. = EASEMENT

- = ALUMINUM CAP FLUSH AS NOTED
- = BRASS CAP IN HANDHOLE AS NOTED
- = BRASS CAP FLUSH AS NOTED
- = SET REBAR WITH CAP RLS# 41282
- = SEWER MANHOLE
- = STORM DRAIN MANHOLE
- = MANHOLE UNIDENTIFIED
- = COMMUNICATION MANHOLE
- = WATER VALVE
- = LIGHT POLE WITH ARM
- = LIGHT POLE NO ARM
- = ELECTRIC CABINET
- = POWER POLE
- = SIGN
- = TRAFFIC CONTROL SIGNAL
- = IRRIGATION CONTROL VALVE
- = CACTUS

SEE SHEET 3

ZONE AO

55.00' R/W

WASH (TYP.)

MILLER ROAD ALIGNMENT

HUALAPAI DRIVE

55.00' R/W

(10) 45.00' R/W PER BK. 324, PG. 50, M.C.R.

(10) 45.00' R/W PER BK. 324, PG. 50, M.C.R.

(12) 50.00' R/W PER BK. 393, PG. 21, M.C.R.

DIRT ROAD

(12) 50.00' R/W PER BK. 395, PG. 21, M.C.R.

DESERT LANDSCAPE

ARIZONA STATE LAND DEPARTMENT
APN# 212-36-015
TRACT F, BK. 416, PG. 13, M.C.R.

ARIZONA STATE LAND DEPARTMENT
APN# 212-31-120
TRACT G, BK. 352, PG. 28, M.C.R.

WASH (TYP.)

DIRT ROAD

WASH (TYP.)

Δ=51°24'49", R=200.00', L=179.47'

N11°26'43"E 57.95'

Δ=5°16'12", R=3715.00', L=343.53'

N-S MID-SECTION LINE, SEC. 26, T4N, R4E
N0°02'27"W 2641.61'
1700.64'

(11)(12) 45.00' R/W PER BK. 344, PG. 29, M.C.R. & BK. 352, PG. 28, M.C.R.

L=1210°19'15", R=3739.00', L=2104.12', L=966.55'

(11)(12) 45.00' R/W PER BK. 344, PG. 29, M.C.R. & BK. 352, PG. 28, M.C.R.

WASH (TYP.)

ZONE X

ARIZONA STATE LAND DEPARTMENT
APN# 212-31-121
TRACT H, BK. 352, PG. 28, M.C.R.

Δ=4°47'25", R=4745.00', L=396.72'

N17°55'29"E 143.80'

S76°04'01"E 170.10'

N17°55'29"E 90.06'

N76°04'01"W 173.87'

L2

N10°44'37"E 29.92'

WASH (TYP.)

N79°02'48"W 634.97'

752.22'

N79°03'45"W 1298.13'

249.91'

55.04'

55.04'

216.37'

L=209.98'

CHAIN LINK FENCE

N76°02'29"W 1282.10'

922.12'

254.52'

195.69'

L=190.09'

198.72'

ZONE AO

1590.00'

N76°02'24"W 1844.52'

S.R. 101

248.55'

L=213.02'

833.07'

N76°02'14"W 1031.80'

121.21'

879.93'

N89°58'34"W 2640.96'

788.59'

S. 1/4 CORNER, SEC. 26, T4N, R4E, FND. BLM BC

S. LINE, SE 1/4, SEC. 26, T4N, R4E

SEE SHEET 6

N

SCALE
1"=70'

70 0 70 140
scale feet

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Project No. 18114	Project Manager ADRIAN BURCHAM

Sht: 5 of 6

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SEE SHEET 4

SEE SHEET 5

ARIZONA STATE LAND DEPARTMENT
APN# 212-31-120
TRACT G, BK. 352, PG. 28, M.C.R.

ZONE AO

WASH (TYP.)

DESERT LANDSCAPE

ARIZONA STATE LAND DEPARTMENT
APN# 212-31-122
TRACT I, BK. 352, PG. 28, M.C.R.

ARIZONA STATE LAND DEPARTMENT
APN# 212-31-966A
TRACT K, BK. 460, PG. 34, M.C.R.

ARIZONA STATE LAND DEPARTMENT
APN# 212-31-121
TRACT H, BK. 352, PG. 28, M.C.R.

(10) 55.00' R/W PER BK. 324, PG. 50, M.C.R.

(11)(12) 65.00' R/W PER BK. 344, PG. 29, M.C.R. & BK. 352, PG. 28, M.C.R.

(14) 65.00' R/W ESMT. PER R/W NO. 16-107671, M.C.R.

(14) SLOPE ESMT. PER R/W NO. 16-107671, M.C.R.

(14) 10.00' T.C.E. PER R/W NO. 16-107671, M.C.R.

(14) 50.00' DRAINAGE ESMT. PER R/W NO. 16-107671, M.C.R.

(14) 35.00' R/W ESMT. PER R/W NO. 16-107671, M.C.R.

(15) 20' R/W FOR DRAINAGE & UNDERGROUND FACILITIES PER DOC. NO. 2009-0589276, M.C.R.

(16) 30' WATER & SEWER ESMT. PER DOC. NO. 2002-0527611, M.C.R.

HAYDEN ROAD

E. LINE, SE 1/4, SEC. 26, T4N, R4E

S0°01'06"E 2641.05'

L=387.63'

288.86'

Δ=22°51'18", R=2,500.00', L=997.46'

65.00' R/W

L=556.04'

547.03'

383.86'

S0°01'06"E

533.85'

150.00'

99.99'

228.75'

545.91'

S89°58'40"W 35.00'

S0°01'06"E 249.99'

FND. ADOT ACF RLS #31591

N79°02'48"W 634.97'

752.22'

N79°03'45"W 1298.13'

N9°01'50"E 29.32'

CHAIN LINK FENCE

S45°00'00"W 31.95'

851.23'

N89°58'34"W 2640.96'

S. LINE, SE 1/4, SEC. 26, T4N, R4E

788.59'

S.R. 101

SE CORNER, SEC. 26, T4N, R4E, FND. MARICOPA COUNTY BCF RLS# 33307

LEGEND

	= SECTION LINE
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	= SIGN
	= TRAFFIC CONTROL SIGNAL
	= IRRIGATION CONTROL VALVE
	= CACTUS

N

SCALE
1"=70'

70 0 70 140
scale feet

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Date 01/07/19	Project Eng.
Project No. 18114	Project Manager ADRIAN BURCHAM

Sht: 6 of 6

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ALTA / NSPS LAND TITLE SURVEY

LOCATED IN SECTION 26 AND THE WEST HALF OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SCHEDULE "B" ITEMS PER TITLE COMMITMENT NO. 2119ATAZ

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I–REQUIREMENTS ARE MET.
2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS
3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.
4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS.
8. ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR(S) 2018.
9. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS EXCEPTION IS NOT LIMITED BY REASON OF DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.
10. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET–BACK LINES AS SET FORTH ON THE STATE PLAT NO. 16 CORE SOUTH RECORDED AS BOOK 324 OF MAPS, PAGE 50.
11. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET–BACK LINES AS SET FORTH ON THE STATE PLAT NO. 27, CORE NORTH RECORDED AS BOOK 344 OF MAPS, PAGE 29.
12. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET–BACK LINES AS SET FORTH ON THE STATE PLAT NO. 27 AMENDED CORE NORTH RECORDED AS BOOK 352 OF MAPS, PAGE 28 AND FIRST AMENDMENT RECORDED AS BOOK 395 OF MAPS, PAGE 21,
13. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DEVELOPMENT AGREEMENT RECORDED NOVEMBER 22, 2002 AS 2002–1240137 AND FIRST AMENDMENT RECORDED NOVEMBER 7, 2011 AS 2011–0923510 AND SECOND AMENDMENT RECORDED AS 2017–0123362, THIRD AMENDMENT RECORDED AS 2018–0456551 OF OFFICIAL RECORDS.
14. ALL MATTERS AS SET FORTH IN ARIZONA STATE LAND SEARCH AS DISCLOSED BY THE FOLLOWING INSTRUMENTS:
    R/W NO. 16–91515 MADE BY AND BETWEEN THE STATE OF ARIZONA AND THE ARIZONA DEPARTMENT OF TRANSPORTATION TO AMEND RIGHTS OF WAY.
    R/W NO. 16–119941 FOR THE STATE OF ARIZONA PENDING FOR LEGACY BOULEVARD AND MILLER ROAD.
    R/W NO. 16–107671 MADE BY AND BETWEEN THE STATE OF ARIZONA, GRANTOR AND THE CITY OF SCOTTSDALE, GRANTEE FOR PUBLIC ROADWAY AND UNDERGROUND UTILITIES, DRAINAGE EASEMENTS AND SLOPE EASEMENTS AND RECORDED AS 2005–0170020 AND RE–RECORDED AS 2006–0245905 OF OFFICIAL RECORDS.
    RIGHT OF ENTRY AGREEMENT NO. 30–110159 (EXTENSION OF TERM) BY AND BETWEEN THE STATE OF ARIZONA, GRANTOR AND THE CITY OF SCOTTSDALE, GRANTEE FOR DRAINAGE EASEMENTS.
15. AN EASEMENT FOR RIGHT–OF–WAY AND INCIDENTAL PURPOSES RECORDED AS 2000–0589276, OF OFFICIAL RECORDS.
16. AN EASEMENT FOR UNDERGROUND UTILITIES AND INCIDENTAL PURPOSES RECORDED AS 2002–0527611, OF OFFICIAL RECORDS.
17. ALL MATTERS AS SET FORTH IN CROSSROADS EAST PLANNING UNIT DEVELOPMENT AGREEMENT, RECORDED JUNE 15, 2018, AS 2018–0456552, OF OFFICIAL RECORDS.
18. ALL MATTERS AS SET FORTH IN ECONOMIC DEVELOPMENT AGREEMENT, RECORDED JUNE 15, 2018, AS 2018–0456553, OF OFFICIAL RECORDS.
19. ALL MATTERS AS SET FORTH IN CERTIFICATE OF PURCHASE NO. 53–119887, RECORDED DECEMBER 4, 2018, AS 2018–0889915, OF OFFICIAL RECORDS.
20. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
21. ANY RIGHTS, INTEREST OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT.

⬡ = INDICATES SCHEDULE B ITEMS SHOWN ON SHEET 3–6.

◯ = INDICATES SCHEDULE B ITEM "NOT PLOTTABLE" OR BLANKET EASEMENT – BUT AFFECTS THE PROPERTY

LEGAL DESCRIPTION PER TITLE COMMITMENT NO. 2119ATAZ

A PORTION OF TRACT F, TRACT G, TRACT H AND TRACT I AS SHOWN ON "STATE PLAT NO. 27 AMENDED CORE NORTH," AN AMENDED PLAT RECORDED AT BOOK 352, PAGE 28 OF MARICOPA COUNTY RECORDS (M.C.R.), AND LOCATED IN SECTION 26 AND THE WEST HALF OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26, BEING MARKED BY A MARICOPA COUNTY BRASS CAP FLUSH, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 26, BEING MARKED BY A BUREAU OF LAND MANAGEMENT BRASS CAP FLUSH, BEARS NORTH 89 DEGREES 58 MINUTES 34 SECONDS WEST, 2640.96 FEET;
THENCE NORTH 00 DEGREES 01 MINUTES 06 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, 228.75 FEET TO THE NORTH LINE OF THE ADOT RIGHT–OF–WAY AS SHOWN ON RIGHT–OF–WAY PROJECT NO. RBM–600–1–703;
THENCE DEPARTING SAID EAST LINE, SOUTH 89 DEGREES 58 MINUTES 40 SECONDS WEST, ALONG SAID ADOT RIGHT–OF–WAY LINE, 100.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 00 DEGREES 01 MINUTES 06 SECONDS EAST, 99.99 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, 31.95 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, NORTH 79 DEGREES 03 MINUTES 45 SECONDS WEST, 545.91 FEET;
THENCE DEPARTING SAID ADOT RIGHT–OF–WAY LINE, NORTH 09 DEGREES 01 MINUTES 50 SECONDS EAST, 29.32 FEET;
THENCE NORTH 79 DEGREES 02 MINUTES 48 SECONDS WEST, 634.97 FEET;
THENCE NORTH 10 DEGREES 44 MINUTES 37 SECONDS EAST, 29.92 FEET;
THENCE NORTH 78 DEGREES 29 MINUTES 29 SECONDS WEST, 140.07 FEET;
THENCE SOUTH 14 DEGREES 40 MINUTES 18 SECONDS WEST, 29.70 FEET;
THENCE NORTH 76 DEGREES 04 MINUTES 01 SECONDS WEST, 173.67 FEET;
THENCE NORTH 11 DEGREES 55 MINUTES 29 SECONDS EAST, 90.06 FEET;
THENCE SOUTH 76 DEGREES 04 MINUTES 01 SECONDS EAST, 170.10 FEET;
THENCE NORTH 11 DEGREES 55 MINUTES 29 SECONDS EAST, 143.90 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 4745.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04 DEGREES 47 MINUTES 25 SECONDS, AN ARC LENGTH OF 396.72 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3735.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05 DEGREES 16 MINUTES 12 SECONDS, AN ARC LENGTH OF 343.53 FEET;
THENCE NORTH 11 DEGREES 26 MINUTES 43 SECONDS EAST, 57.95 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE NORTHEASTERLY, FROM WHICH THE CENTER BEARS NORTH 30 DEGREES 25 MINUTES 26 SECONDS EAST, 200.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 51 DEGREES 24 MINUTES 49 SECONDS, AN ARC LENGTH OF 179.47 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 03 DEGREES 57 MINUTES 19 SECONDS WEST, 1445.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 58 MINUTES 43 SECONDS, AN ARC LENGTH OF 176.00 FEET;
THENCE SOUTH 86 DEGREES 58 MINUTES 36 SECONDS WEST, 738.80 FEET;
THENCE SOUTH 42 DEGREES 29 MINUTES 15 SECONDS WEST, 35.67 FEET TO THE EAST RIGHT–OF–WAY LINE OF MILLER ROAD AND THE BEGINNING OF NON–TANGENT CURVE, CONCAVE WESTERLY, FROM WHICH THE CENTER BEARS SOUTH 88 DEGREES 11 MINUTES 15 SECONDS WEST, 3785.00 FEET;
THENCE ALONG SAID RIGHT–OF–WAY LINE AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09 DEGREES 16 MINUTES 02 SECONDS, AN ARC LENGTH OF 612.20 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, NORTH 11 DEGREES 04 MINUTES 47 SECONDS 316.01 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF LEGACY BOULEVARD;
THENCE NORTH 37 DEGREES 43 MINUTES 09 SECONDS EAST, ALONG SAID RIGHT–OF–WAY LINE, 33.23 FEET;
THENCE DEPARTING SAID RIGHT–OF–WAY LINE, SOUTH 11 DEGREES 04 MINUTES 47 SECONDS EAST, 337.90 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3810.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 10 MINUTES 34 SECONDS, AN ARC LENGTH OF 410.69 FEET;
THENCE NORTH 86 DEGREES 58 MINUTES 36 SECONDS EAST, 740.45 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1625.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08 DEGREES 44 MINUTES 39 SECONDS, AN ARC LENGTH OF 248.00 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE SOUTHWESTERLY, FROM WHICH THE CENTER BEARS SOUTH 42 DEGREES 42 MINUTES 46 SECONDS EAST, 200.00;
THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 107 DEGREES 00 MINUTES 16 SECONDS, AN ARC LENGTH OF 373.52 FEET;
THENCE SOUTH 76 DEGREES 38 MINUTES 23 SECONDS EAST, 808.11 FEET;
THENCE NORTH 13 DEGREES 21 MINUTES 37 SECONDS EAST, 155.70 FEET;
THENCE SOUTH 76 DEGREES 52 MINUTES 50 SECONDS EAST, 88.46 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE SOUTHEASTERLY, FROM WHICH THE CENTER BEARS SOUTH 69 DEGREES 56 MINUTES 26 SECONDS EAST, 2259.50 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03 DEGREES 04 MINUTES 43 SECONDS, AN ARC LENGTH OF 121.41 FEET;
THENCE NORTH 22 DEGREES 50 MINUTES 13 SECONDS EAST, 819.78 FEET;
THENCE NORTH 67 DEGREES 09 MINUTES 59 SECONDS WEST, 149.25 FEET;
THENCE NORTH 22 DEGREES 50 MINUTES 10 SECONDS EAST, 60.00 FEET TO SAID SOUTH RIGHT–OF–WAY LINE OF LEGACY BOULEVARD;
THENCE SOUTH 67 DEGREES 10 MINUTES 00 SECONDS EAST, ALONG SAID RIGHT–OF–WAY LINE, 10.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 22 DEGREES 50 MINUTES 00 SECONDS WEST, 25.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 67 DEGREES 10 MINUTES 00 SECONDS EAST, 35.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, NORTH 22 DEGREES 50 MINUTES 00 SECONDS EAST, 25.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 67 DEGREES 10 MINUTES 00 SECONDS EAST, 139.34 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 22 DEGREES 26 MINUTES 08 SECONDS EAST, 49.13 FEET TO THE WEST RIGHT–OF–WAY LINE OF HAYDEN ROAD;
THENCE DEPARTING SAID LEGACY BOULEVARD RIGHT–OF–WAY LINE, SOUTH 22 DEGREES 50 MINUTES 12 SECONDS WEST, ALONG SAID HAYDEN ROAD RIGHT–OF–WAY LINE, 845.52 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2365.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22 DEGREES 51 MINUTES 18 SECONDS, AN ARC LENGTH OF 943.39 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 00 DEGREES 01 MINUTES 06 SECONDS EAST, 383.86 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 89 DEGREES 58 MINUTES 40 SECONDS WEST, 35.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT–OF–WAY LINE, SOUTH 00 DEGREES 01 MINUTES 06 SECONDS EAST, 150.00 FEET TO SAID ADOT RIGHT–OF–WAY LINE AND TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 2119ATAZ EFFECTIVE DATE DECEMBER 04, 2018, AT 5:00 PM.
2. IF A DISCREPANCY IS DISCOVERED IN THE TOPOGRAPHY OF THIS MAP, THE SURVEYOR MUST BE CONTACTED TO RESOLVE ANY ISSUES PRIOR TO ANY DESIGN OR CONSTRUCTION.
3. THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.
4. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESSED, OR IMPLIED. THE WORD "ENCROACHMENT" IS ALSO AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESSED, OR IMPLIED. THE SURVEYOR DOES NOT HAVE PROPER AUTHORITY TO DETERMINE WHETHER OR NOT AN OBJECT IS OR IS NOT AN ENCROACHMENT AND CAN ONLY ATTEST TO THE LOCATION OF SAID OBJECT.
5. TABLE A ITEM #11. THIS IS AN ABOVE GROUND SURVEY. FIELD LOCATED VISIBLE SURFACE FEATURES OF EXISTING UTILITIES ARE SHOWN. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.
6. TABLE A ITEM #16. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
7. TABLE A ITEM #17. NO FUTURE/PROPOSED CHANGES IN STREET RIGHT–OF–WAY LINES WERE FOUND DURING THE RESEARCH OF THIS SURVEY. THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. TABLE "A" ITEM #20: HUBBARD CARRIES A $2,000,000 PROFESSIONAL LIABILITY INSURANCE POLICY THROUGH WESTCO INSURANCE COMPANY, INC. POLICY# ARA1119202–00, EXPIRES 10/21/19.

SHEET INDEX

1.....COVER SHEET
2.....ALTA (BOUNDARY)
3–6.....SCHEDULE B ITEMS (DETAILS)

OWNERS

NATIONWIDE REALTY INVESTORS, LTD.
AN OHIO LIMITED LIABILITY COMPANY
375 N. FRONT STREET COLUMBUS, OH. 43215
TEL: (614)221–2012
CONTACT: DEAN AQUINO

SURVEYOR

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ 85210
PHONE: (480) 892–3313
FAX: (480) 892–7051
CONTACT: ADRIAN BURCHAM, PLS

ZONING

PCD PER MARICOPA COUNTY ASSESSOR'S MAP

PARCEL AREA

1,981,325 SQ. FT. OR 45.4850 AC. ±

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
MEASURED BEARING=S89°58'34"E

FEMA CERTIFICATION

THIS SITE IS LOCATED WITHIN FLOOD ZONE 'X' & 'AO' FEMA FLOOD MAP 04013C1320L DATED OCTOBER 16, 2013.

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.

ZONE 'AO' IS DEFINED AS FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR ARES OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.

REFERENCE DOCUMENTS

ADOT PROJECT NO. RBM–600–1–703
STATE PLAT AMENDED NO. 27 CORE NORTH, BK. 352, PG. 28, M.C.R.
MAP OF DEDICATION LEGACY BOULEVARD, BK. 1034, PG. 5, M.C.R.
FINAL PLAT FOR ONE SCOTTSDALE, BK. 971, PG. 6, M.C.R.
FINAL PLAT, "VENU AT GRAYHAWK CONDOMINIUM" BK 672, PG. 43, M.C.R.
FINAL PLAT, "VILLAGE AT GRAYHAWK CONDOMINIUM PHASE I" BK. 517, PG. 28, M.C.R.
FINAL PLAT, EDGE AT GRAYHAWK CONDOMINIUM" BK. 722, PG. 30, M.C.R.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO STATE OF ARIZONA AS TO THE FEE SIMPLE ESTATE; NATIONWIDE REALTY INVESTORS, LTD., L.L.C., AN OHIO LIMITED LIABILITY COMPANY AN OPTION PURSUANT TO CERTIFICATE OF PURCHASE NO. 53–119887 RECORDED DECEMBER 4, 2018 AS 2018–0088915; CITY OF SCOTTSDALE; AND FIRST AMERICAN TITLE INSURANCE COMPANY, 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, 3, 4, 8, 11, 13, 16, 17, & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/24/18.

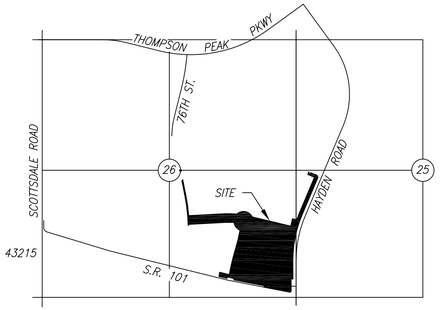
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
41282
ADRIAN M. BURCHAM
ARIZONA U.S.A.
Expires 09/30/19

SIGNATURE

ADRIAN M. BURCHAM
PRINTED NAME
REGISTRATION/LICENSE NO. 41282

DATE: 01/07/19

VICINITY MAP



HUBBARD ENGINEERING
1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313
www.hubbardengineering.com

LOT 1A
ALTA/NSPS LAND TITLE SURVEY
City of Scottsdale, County, Arizona

Date 01/07/19	Project Eng.
Project No. 18114	Project Manager ADRIAN BURCHAM

Sht: 1 of 6

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LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°58'40"W	100.00'
L2	N78°29'29"W	140.07'
L3	S14°40'18"W	29.70'
L4	N37°43'09"E	33.23'
L5	S76°52'50"E	88.46'
L6	S67°10'00"E	10.00'
L7	S22°50'00"W	25.00'
L8	S67°10'00"E	35.00'
L9	N22°50'00"E	25.00'
L10	S22°26'08"E	49.13'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	3°04'43"	2259.50'	121.41'
C2	22°51'18"	2365.00'	943.39'

LEGEND

- = SECTION LINE
- = PROPERTY LINE
- = CENTERLINE
- = EXISTING RIGHT-OF-WAY
- BCHH = BRASS CAP IN HANDHOLE
- BK. PG. = BOOK PAGE
- M.C.R. = MARICOPA COUNTY RECORDER
- FND = FOUND
- RBR = REBAR
- = SURVEY MONUMENT
- = ALUMINUM CAP
- = BRASS CAP

N. 1/4 CORNER, SEC. 26, T4N, R4E, FND. MARICOPA COUNTY BCF RLS# 33307

N. LINE, NE 1/4, SEC. 26, T4N, R4E S89°58'51"E 2641.87'

NE CORNER, SEC. 26, T4N, R4E, FND. GLO BC (DISTURBED)

ARIZONA STATE LAND DEPARTMENT APN# 212-36-010 TRACT 2D, BK. 416, PG. 13, M.C.R.

ARIZONA STATE LAND DEPARTMENT APN# 212-36-008 TRACT 1O, BK. 416, PG. 13, M.C.R.

ARIZONA STATE LAND DEPARTMENT APN# 212-31-117 TRACT D, BK. 352, PG. 28, M.C.R.

CENTER OF SECTION, SEC. 26, T4N, R4E, FND. ADOT AC

E-W MID-SECTION LINE, SEC. 26, T4N, R3E S89°57'50"E 2641.99'

LEGACY BLVD

FND. BCF RLS #40809

E. 1/4 CORNER, SEC. 26, T4N, R4E, FND. GLO BC

SEE DETAIL 'A' THIS SHEET

ARIZONA STATE LAND DEPARTMENT APN# 212-36-014 TRACT E, BK. 416, PG. 13, M.C.R.

ZONE X

ARIZONA STATE LAND DEPARTMENT APN# 212-31-120 TRACT G, BK. 352, PG. 28, M.C.R.

ARIZONA STATE LAND DEPARTMENT APN# 212-31-966A TRACT K, BK. 460, PG. 34, M.C.R.

ARIZONA STATE LAND DEPARTMENT APN# 212-36-015 TRACT F, BK. 416, PG. 13, M.C.R.

SHEET 3

SHEET 4

SHEET 5

SHEET 6

MILLER ROAD ALIGNMENT

HAYDEN ROAD

S.R. 101

ZONE AO

ZONE X

ARIZONA STATE LAND DEPARTMENT APN# 212-31-122 TRACT I, BK. 352, PG. 28, M.C.R.

ARIZONA STATE LAND DEPARTMENT APN# 212-31-121 TRACT H, BK. 352, PG. 28, M.C.R.

DETAIL 'A'

NTS

FND. ADOT ACF RLS #31591

S. 1/4 CORNER, SEC. 26, T4N, R4E, FND. BLM BC

S. LINE, SE 1/4, SEC. 26, T4N, R4E

SE CORNER, SEC. 26, T4N, R4E, FND. MARICOPA COUNTY BCF RLS# 33307

SCALE 1"=140'

140 0 140 280 scale feet

HUBBARD ENGINEERING
1201 S. Alma School Rd. Suite 12000 Mesa, AZ 85210 Ph: 480.898.3313
www.hubbardengineering.com

LOT 1A
ALTA/NSPS LAND TITLE SURVEY
City of Scottsdale, County, Arizona

REGISTERED LAND SURVEYOR 41282 ADRIAN M. BURCHAM Date Signed 01/08/19 ARIZONA U.S.A.

Date	Project Eng.
01/07/19	
Project No.	Project Manager
18114	ADRIAN BURCHAM

Sht: 2 of 6

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N. 1/4 CORNER, SEC. 26, T4N, R4E
FND. MARICOPA COUNTY BCF
RLS# 33307

N. LINE, NE 1/4, SEC. 26, T4N, R4E
S89°58'51"E 2641.87'

N0°00'42"W 2640.72'

CENTER OF SECTION, SEC. 26, T4N, R4E, FND. ADOT AC

ARIZONA STATE LAND DEPARTMENT
APN# 212-36-010
TRACT 2D, BK. 416, PG. 13, M.C.R.

ARIZONA STATE LAND DEPARTMENT
APN# 212-36-008
TRACT 1O, BK. 416, PG. 13, M.C.R.

WASH (TYP.)

159.03'
35.67'
12.59'
35.67'

S89°57'50"E 2641.99'
625.22'

N-S MID-SECTION LINE, SEC. 26, T4N, R3E

55.00' R/W

LEGACY BLVD.

N78°54'18"E 1921.36'
928.06'

284.90'
284.90'
759.31'

ZONE AO

FND. BCF
RLS #40809

168.30'
56.04'
56.04'
233.99'

DRAINAGE CULVERT & RIP RAP

IRRIGATION STRUCTURE

(14) 50.00' DRAINAGE ESMT. PER RIGHT OF ENTRY AGREEMENT NO. 30-110159, M.C.R.

(14) 50.00' R/W PER RIGHT OF ENTRY AGREEMENT NO. 30-110159, M.C.R.

(12) 50.00' R/W PER BK. 395, PG. 21, M.C.R.

(11)(12) 45.00' R/W PER BK. 344, PG. 29, M.C.R. & BK. 352, PG. 28, M.C.R.

(10) 45.00' R/W PER BK. 324, PG. 50, M.C.R.

DIRT ROAD

76TH STREET

55.00' R/W

25.00'

N1°04'43"W 311.62'
N1°04'47"W 316.01'
S1°04'47"E 337.90'

ARIZONA STATE LAND DEPARTMENT
APN# 212-36-014
TRACT E, BK. 416, PG. 13, M.C.R.

ARIZONA STATE LAND DEPARTMENT
APN# 212-36-015
TRACT F, BK. 416, PG. 13
M.C.R

N-S MID-SECTION LINE, SEC. 26, T4N, R4E
N0°02'27"W 2641.61'
1700.64'

(14) 50.00' DRAINAGE ESMT. PER RIGHT OF ENTRY AGREEMENT NO. 30-110159, M.C.R.

ARIZONA STATE LAND DEPARTMENT
APN# 212-36-015
TRACT F, BK. 416, PG. 13, M.C.R.

MILLER ROAD ALIGNMENT

L=524.47'

Δ=9°16'02", R=3785.00', L=612.20'

Δ=6°10'34", R=3810.00', L=410.69'

HUALAPAI DRIVE

DESERT LANDSCAPE

ZONE X

ARIZONA STATE LAND DEPARTMENT
APN# 212-31-120
TRACT G, BK. 352, PG. 28, M.C.R.

Δ=8°44'39", R=1625.00', L=248.00'

N86°58'36"E 740.45'

Δ=107°00'16", R=200.00', L=373.52'

180.00'

S86°58'36"W 738.80'

Δ=6°58'43", R=1445.00', L=176.00'

(Δ=51°24'49", R=200.00', L=179.47')

S42°29'15"W 35.67'

SEE SHEET 4

SEE SHEET 5

LEGEND

- = SECTION LINE
- = PROPERTY LINE
- = EXISTING PARCEL LINES
- = EASEMENT AS NOTED
- = EXISTING BLOCKWALL
- X = EXISTING CHAIN LINK FENCE
- S = SEWER LINE
- W = WATER LINE
- FO = FIBER OPTIC LINE
- IRR = IRRIGATION LINE
- UGE = UNDERGROUND ELECTRIC LINE
- = TREE LINE
- = HEDGE LINE
- = MATCH LINE

ACF = ALUMINUM CAP FLUSH
BCF = BRASS CAP FLUSH
BCHH = BRASS CAP IN HANDHOLE
DKT. PG. = DOCKET PAGE
BK. PG. = BOOK PAGE
DOC. = DOCUMENT
M.C.R. = MARICOPA COUNTY RECORDER
FND = FOUND
APN = ASSESSORS PARCEL NUMBER
R/W = RIGHT-OF-WAY
ESMT. = EASEMENT

- (A) = ALUMINUM CAP FLUSH AS NOTED
- = BRASS CAP IN HANDHOLE AS NOTED
- = BRASS CAP FLUSH AS NOTED
- = SET REBAR WITH CAP RLS# 41282
- (S) = SEWER MANHOLE
- (D) = STORM DRAIN MANHOLE
- (M) = MANHOLE UNIDENTIFIED
- (C) = COMMUNICATION MANHOLE
- = WATER VALVE
- = LIGHT POLE WITH ARM
- = LIGHT POLE NO ARM
- = ELECTRIC CABINET
- = POWER POLE
- = SIGN
- = TRAFFIC CONTROL SIGNAL
- = IRRIGATION CONTROL VALVE
- = CACTUS

N

SCALE
1"=70'

70 0 70 140
scale feet

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HUBBARD ENGINEERING
1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.882.3313
www.hubbardengineering.com

LOT 1A
ALTA/NSPS LAND TITLE SURVEY
City of Scottsdale, Arizona

REGISTERED LAND SURVEYOR
41282
ADRIAN M. BURCHAM
Date signed 01/07/19
ARIZONA U.S.A.

Date	Project Eng.
01/07/19	
Project No. 18114	Project Manager ADRIAN BURCHAM

Sht: 3 of 6

N. LINE, NE 1/4, SEC. 26, T4N, R4E

NE CORNER, SEC. 26, T4N, R4E, FND. GLO BC (DISTURBED)

FND. BCF RLS #40809

N78°54'18"E 1921.36'

759.31'

55.00' R/W

DRAINAGE CULVERT & RIP RAP

E-W MID-SECTION LINE, SEC. 26, T4N, R3E
S89°57'50"E 2641.99'
1216.60'

HUALAPAI DRIVE

(12) 50.00' R/W PER BK. 395, PG. 21, M.C.R.

(11)(12) 45.00' R/W PER BK. 344, PG. 29, M.C.R. & BK. 352, PG. 28, M.C.R.

(14) 50.00' R/W PER RIGHT OF ENTRY AGREEMENT NO. 30-110159, M.C.R.

Δ=33°55'42", R=1500.00', L=766.10'

L=888.24'

S0°00'51"E 2483.33'
57.78'
158.01'
S0°01'06"E 2641.49'
E. LINE, NE 1/4, SEC. 26, T4N, R4E

L=372.14'

E. 1/4 CORNER, SEC. 26, T4N, R4E, FND. GLO BC

(14) 50.00' R/W PER RIGHT OF ENTRY AGREEMENT NO. 30-110159, M.C.R.

ARIZONA STATE LAND DEPARTMENT
APN# 212-31-117
TRACT D, BK. 352, PG. 28, M.C.R.

LEGACY BLVD.

FND. BCF RLS #40809

S67°10'00"E 465.97'

400.97'

S67°10'00"E 139.34'

DRAINAGE CULVERT & RIP RAP
N22°50'10"E 60.00'

(14) 50.00' DRAINAGE ESMT. PER RIGHT OF ENTRY AGREEMENT NO. 30-110159, M.C.R.

N67°09'59"W 149.25'

S22°50'12"W 69.58'

N22°50'12"E 9.55'10"

(14) DRAINAGE ESMT. PER R/W NO. 16-107671, M.C.R.

(14) 10.00' T.C.E. PER R/W NO. 16-107671, M.C.R.

(14) 10.00' DRAINAGE ESMT. PER R/W NO. 16-107671, M.C.R.

(14) 10.00' T.C.E. PER R/W NO. 16-107671, M.C.R.

(14) 65.00' R/W ESMT. PER R/W NO. 16-107671, M.C.R.

75.00' REQUIRED R/W
65.00' R/W

SEE SHEET 3

ZONE X

WASH (TYP.)

ARIZONA STATE LAND DEPARTMENT
APN# 212-31-120
TRACT G, BK. 352, PG. 28, M.C.R.

DESERT LANDSCAPE

(10) 55.00' R/W PER BK. 324, PG. 50, M.C.R.

(14) 10.00' T.C.E. PER R/W NO. 16-107671, M.C.R.

(11)(12) 65.00' R/W PER BK. 344, PG. 29, M.C.R. & BK. 352, PG. 28, M.C.R.

(14) DRAINAGE ESMT. PER R/W NO. 16-107671, M.C.R.

N22°50'13"E 819.28'

S22°50'12"W 865.52'

N22°50'12"E 9.55'10"

HAYDEN ROAD

ARIZONA STATE LAND DEPARTMENT
APN# 212-31-966A
TRACT K, BK. 460, PG. 34, M.C.R.

ZONE AO

Δ=107°00'16"
R=200.00'
L=373.52'

S76°38'23"E 808.11'

Δ1=3°21'37"E
155.70'

11.88'
76.58'
L5

L=367.61'

DIRT ROAD

SEE SHEET 6

LEGEND

- = SECTION LINE
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- = EXISTING PARCEL LINES
- = EASEMENT AS NOTED
- = EXISTING BLOCKWALL
- X = EXISTING CHAIN LINK FENCE
- S = SEWER LINE
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- IRR = IRRIGATION LINE
- UGE = UNDERGROUND ELECTRIC LINE
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- = HEDGE LINE
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N

SCALE
1"=70'

70 0 70 140
scale feet

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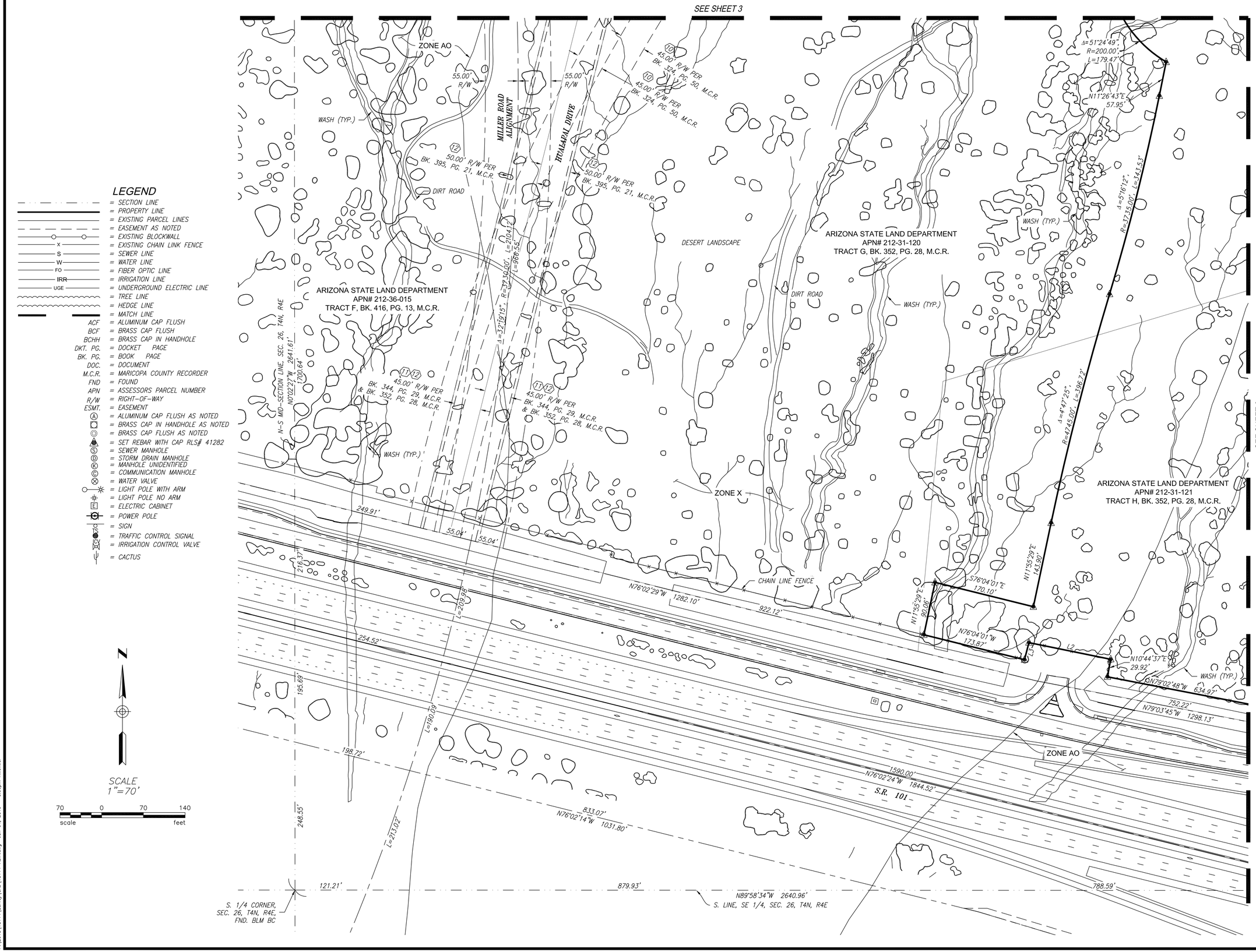
LOT 1A
ALTA/NSPS LAND TITLE SURVEY
City of Scottsdale, County, Arizona

REGISTERED LAND SURVEYOR
41282
ADRIAN M. BURCHAM
Date Signed 01/07/19
ARIZONA U.S.A.

Date	Project Eng.
01/07/19	
Project No.	Project Manager
18114	ADRIAN BURCHAM

Sht: 4 of 6

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N

SCALE 1"=70'

70 0 70 140
scale feet

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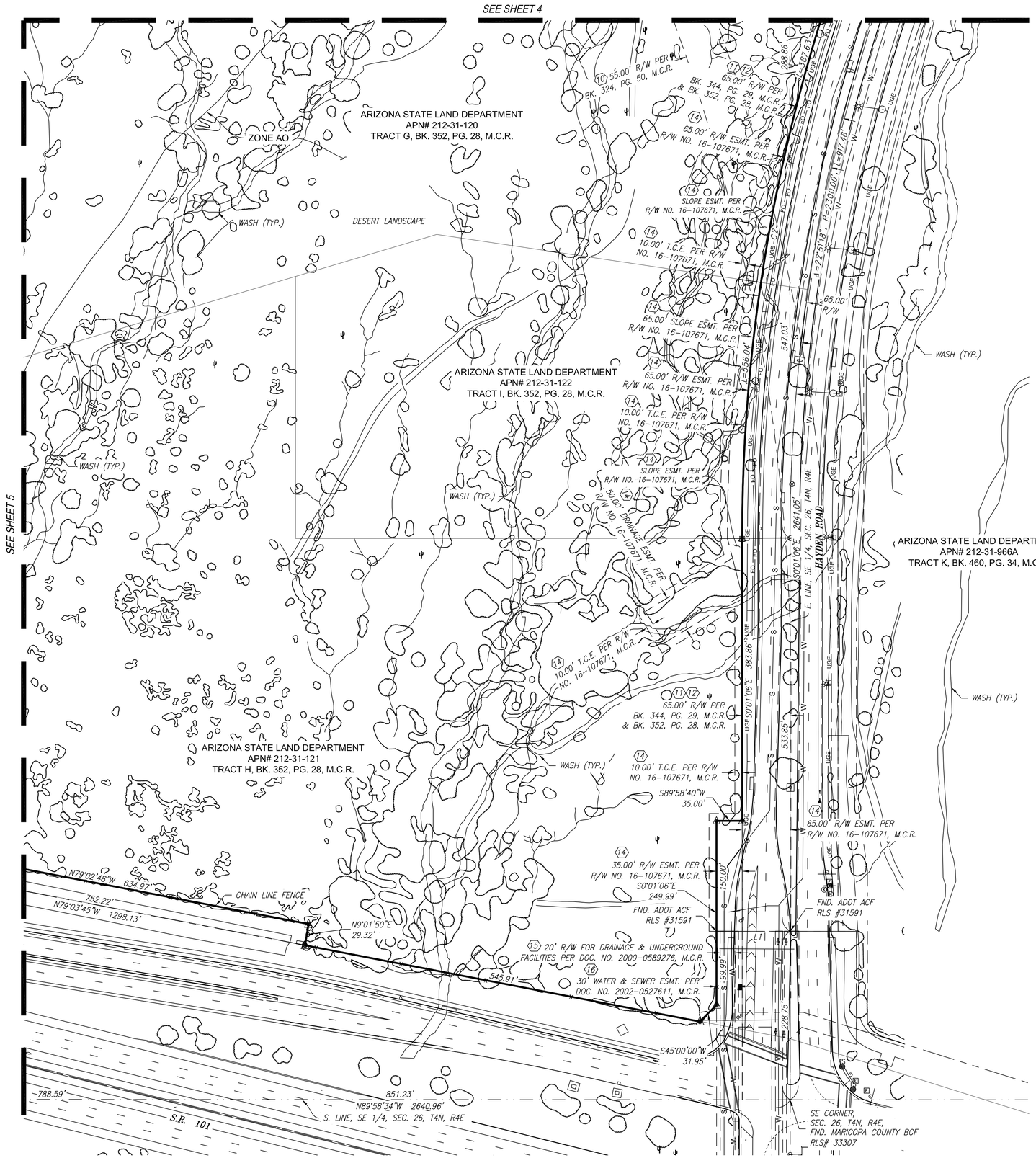
LOT 1A
ALTA/NSPS LAND TITLE SURVEY
City of Scottsdale, County, Arizona

REGISTERED LAND SURVEYOR
41282
ADRIAN M. BURCHAM
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ARIZONA U.S.A.

Date	Project Eng.
01/07/19	
Project No. 18114	Project Manager ADRIAN BURCHAM

Sht: 5 of 6

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- BCF = BRASS CAP FLUSH
- BCHH = BRASS CAP IN HANDHOLE
- DKT. PG. = DOCKET PAGE
- BK. PG. = BOOK PAGE
- DOC. = DOCUMENT
- M.C.R. = MARICOPA COUNTY RECORDER
- FND = FOUND
- APN = ASSESSORS PARCEL NUMBER
- R/W = RIGHT-OF-WAY
- ESMT. = EASEMENT
- Ⓐ = ALUMINUM CAP FLUSH AS NOTED
- ▢ = BRASS CAP IN HANDHOLE AS NOTED
- ◎ = BRASS CAP FLUSH AS NOTED
- ▲ = SET REBAR WITH CAP RLS# 41282
- Ⓢ = SEWER MANHOLE
- Ⓓ = STORM DRAIN MANHOLE
- Ⓜ = MANHOLE UNIDENTIFIED
- Ⓒ = COMMUNICATION MANHOLE
- ⊗ = WATER VALVE
- = LIGHT POLE WITH ARM
- = LIGHT POLE NO ARM
- E = ELECTRIC CABINET
- = POWER POLE
- = SIGN
- = TRAFFIC CONTROL SIGNAL
- IRR = IRRIGATION CONTROL VALVE
- = CACTUS

N

SCALE
1"=70'

70 0 70 140
scale feet

HUBBARD ENGINEERING
1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.982.3313
www.hubbardengineering.com

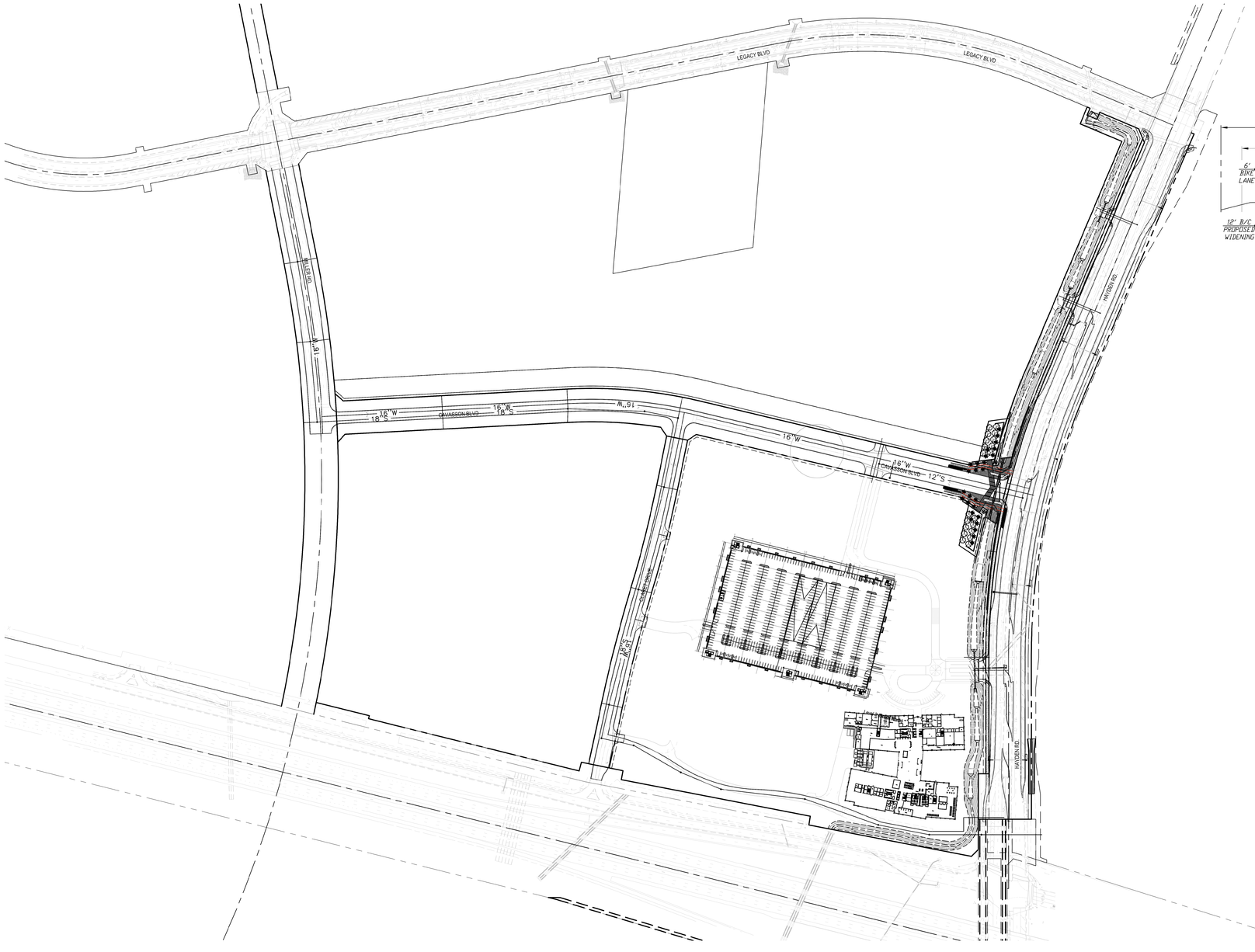
LOT 1A
ALTA/NSPS LAND TITLE SURVEY
City of Scottsdale, County, Arizona

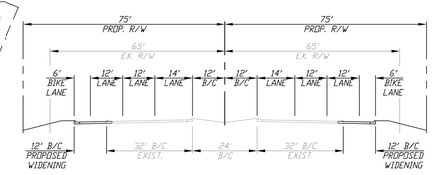
REGISTERED LAND SURVEYOR
41282
ADRIAN M. BURCHAM
Date signed 01/07/19
ARIZONA U.S.A.

Date	Project Eng.
01/07/19	
Project No. 18114	Project Manager ADRIAN BURCHAM

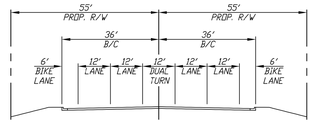
Sht: 6 of 6

P:\2018\18114\Survey\CAD\18114-ALTA.dwg Jan 04, 2019 - 5:07pm RMontiel

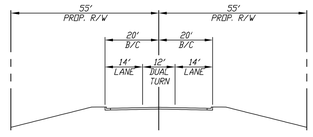




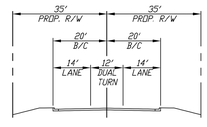
PROPOSED ROADWAY SECTION
HAYDEN ROAD
SCALE: 1"=20'



PROPOSED ROADWAY SECTION
MILLER ROAD
SCALE: 1"=20'



PROPOSED ROADWAY SECTION
CAVASSON BLVD
SCALE: 1"=20'



PROPOSED ROADWAY SECTION
CLARET DRIVE
SCALE: 1"=20'

P:\2018\18114\CAD\dwg\SWPPP\Design Meeting Exhibit\20181127_Meeting.dwg Nov 27, 2018 - 7:27pm MMolf

Nationwide®

Project
SCOTTSDALE NATIONWIDE OFFICE BUILDING
NWC Hayden Road & Loop 101
Scottsdale, AZ 85255

Prepared For
Nationwide Realty Investors

Contract No: 17-005

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Professional Seals

No.	Description	Date
	SCOTTSDALE DRB SUBMITTAL	02/04/2019

NOT FOR CONSTRUCTION

Date of First Issue:

Project No: 17-005

Sheet Title

STREETSCAPE ELEVATIONS

Original drawing is 44 x 34. Do not scale contents of this drawing.

Sheet Number

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