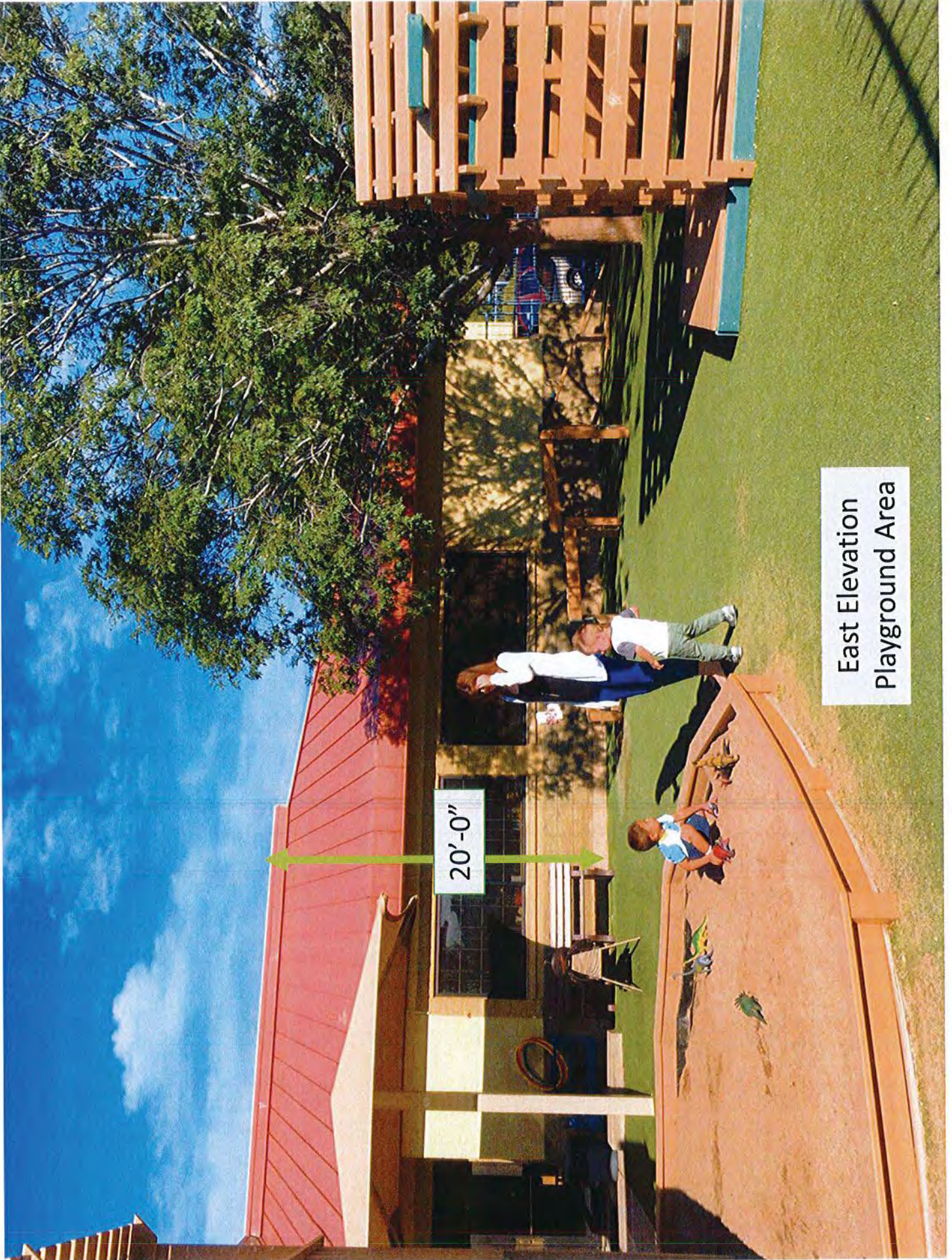
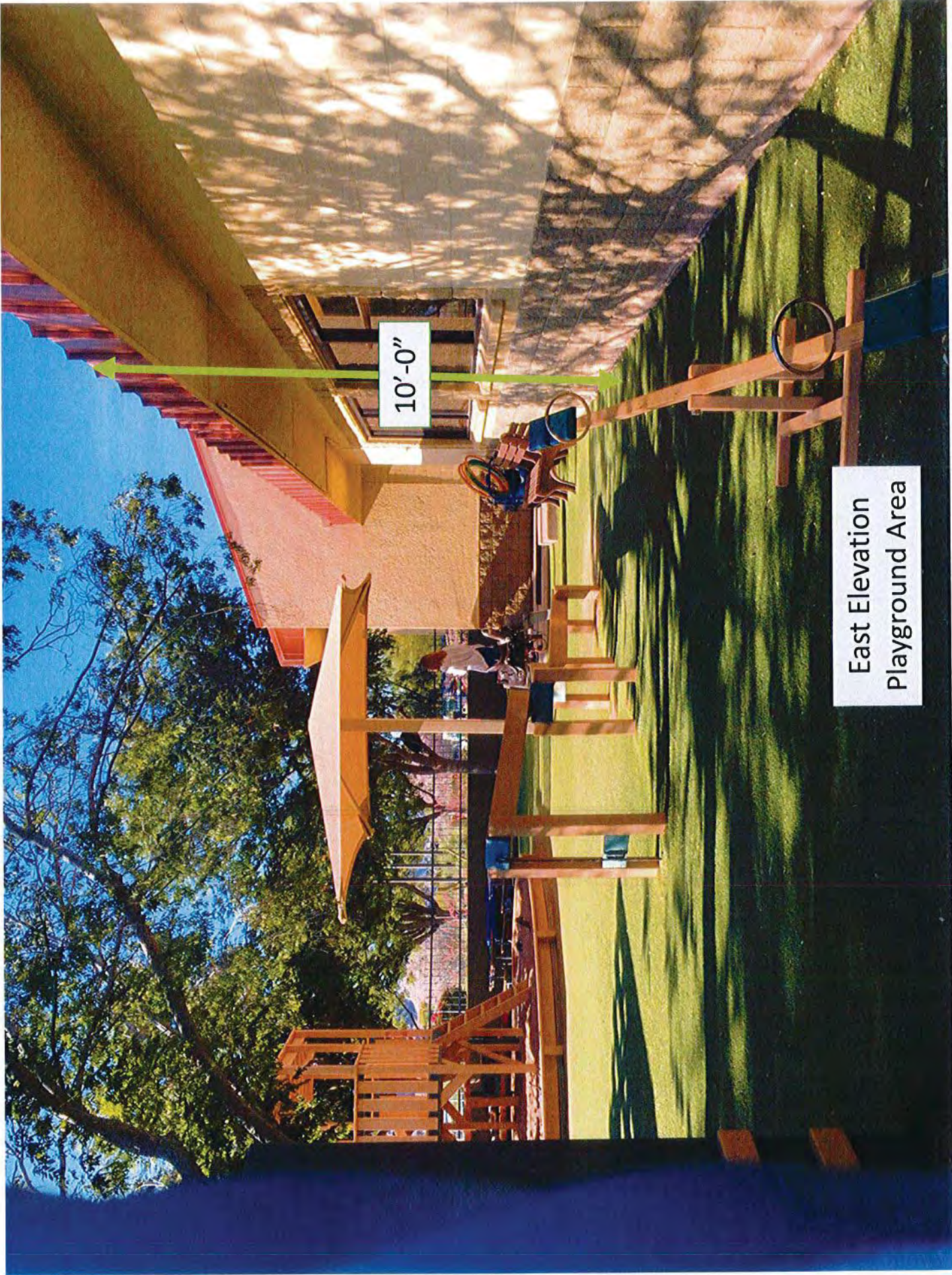


East Elevation
Main Entry

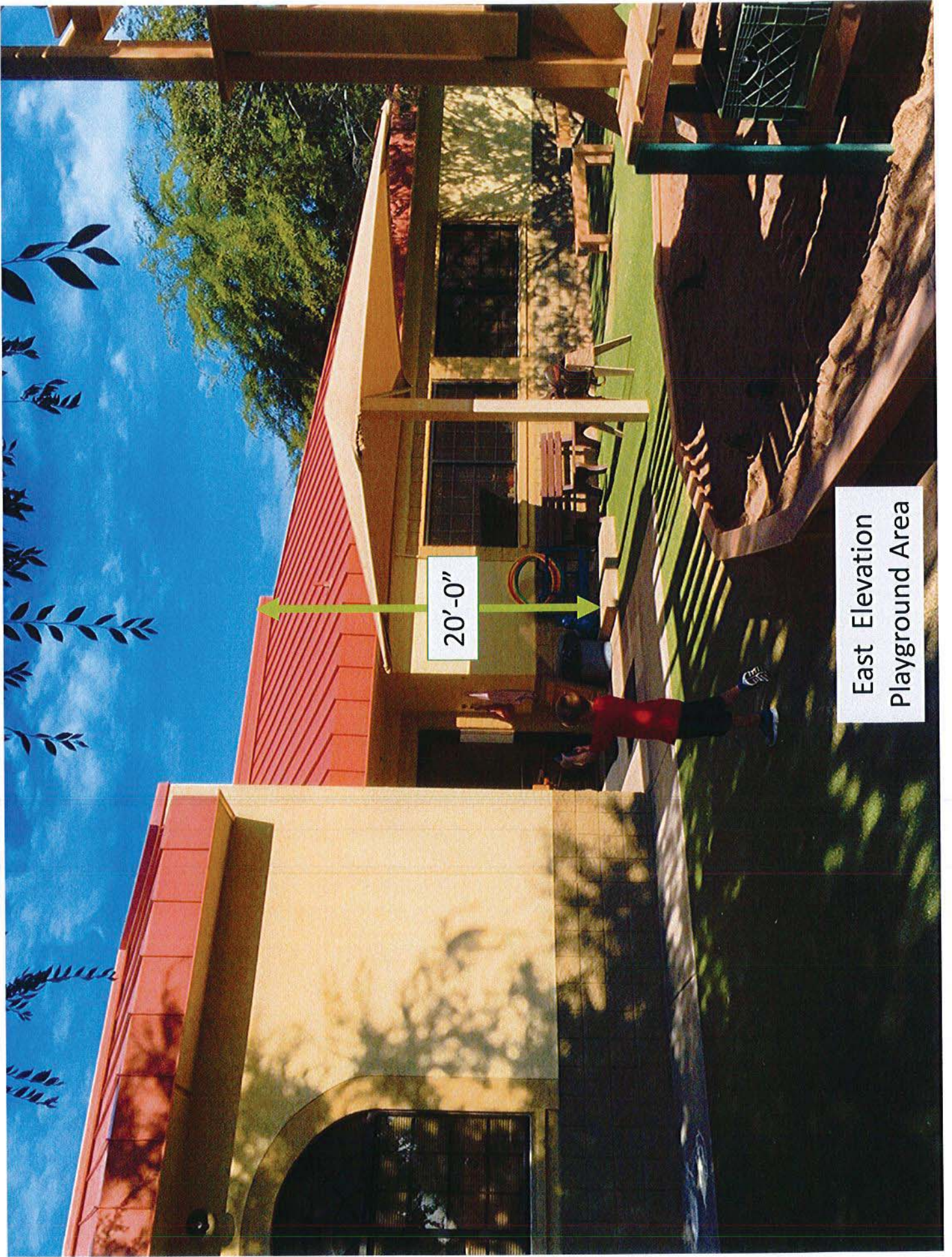


East Elevation
Playground Area



10'-0"

East Elevation
Playground Area



East Elevation
Playground Area



South Elevation
Sport Court



South Elevation
Sport Court / Canopy

15'-0"



12'-0"

20'-0"

South Elevation



South Elevation
Sport Court / Canopy



South Elevation
Playground Area

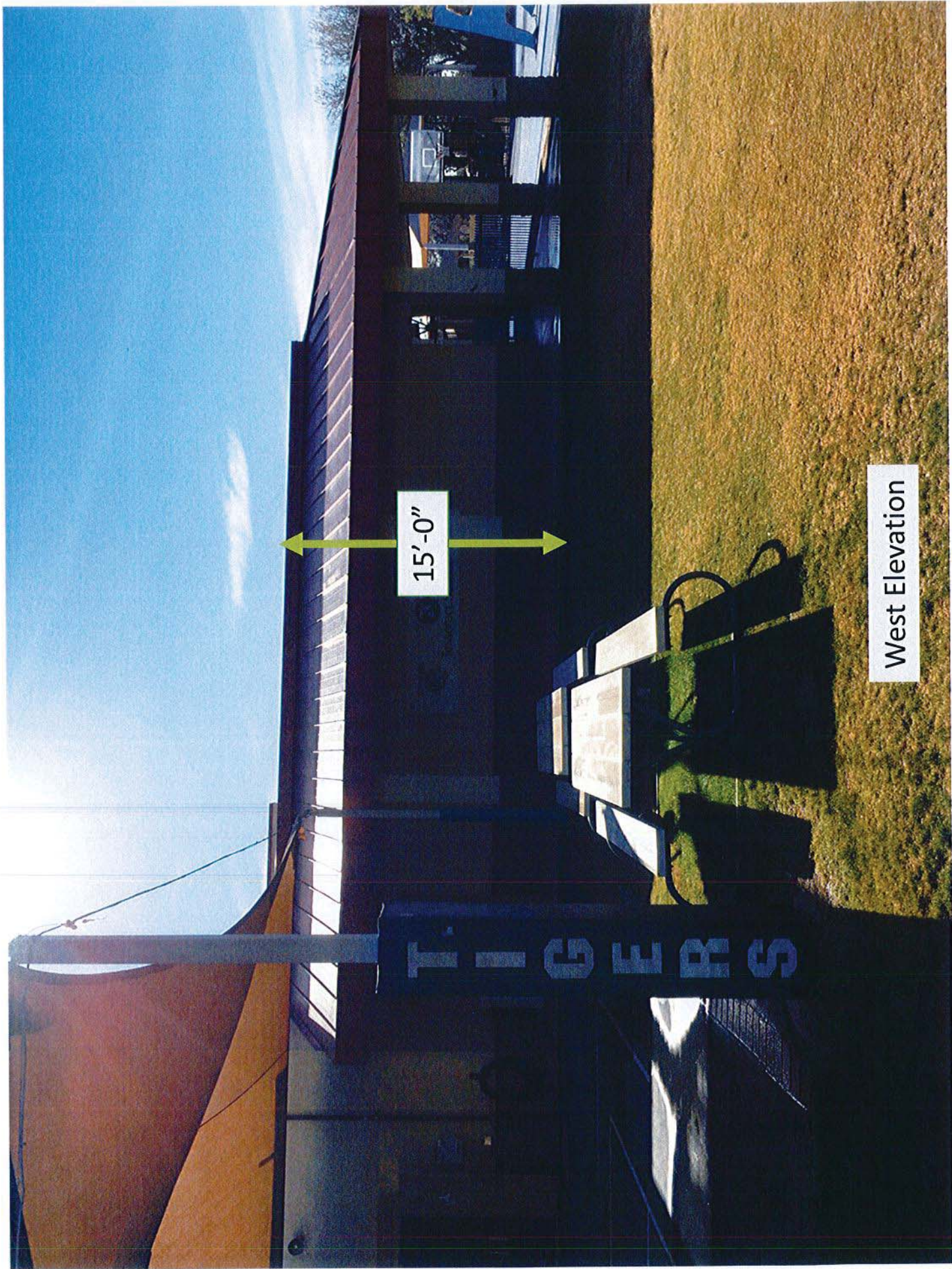
20'-0"



South Elevation



West Elevation
Canopy / Lawn

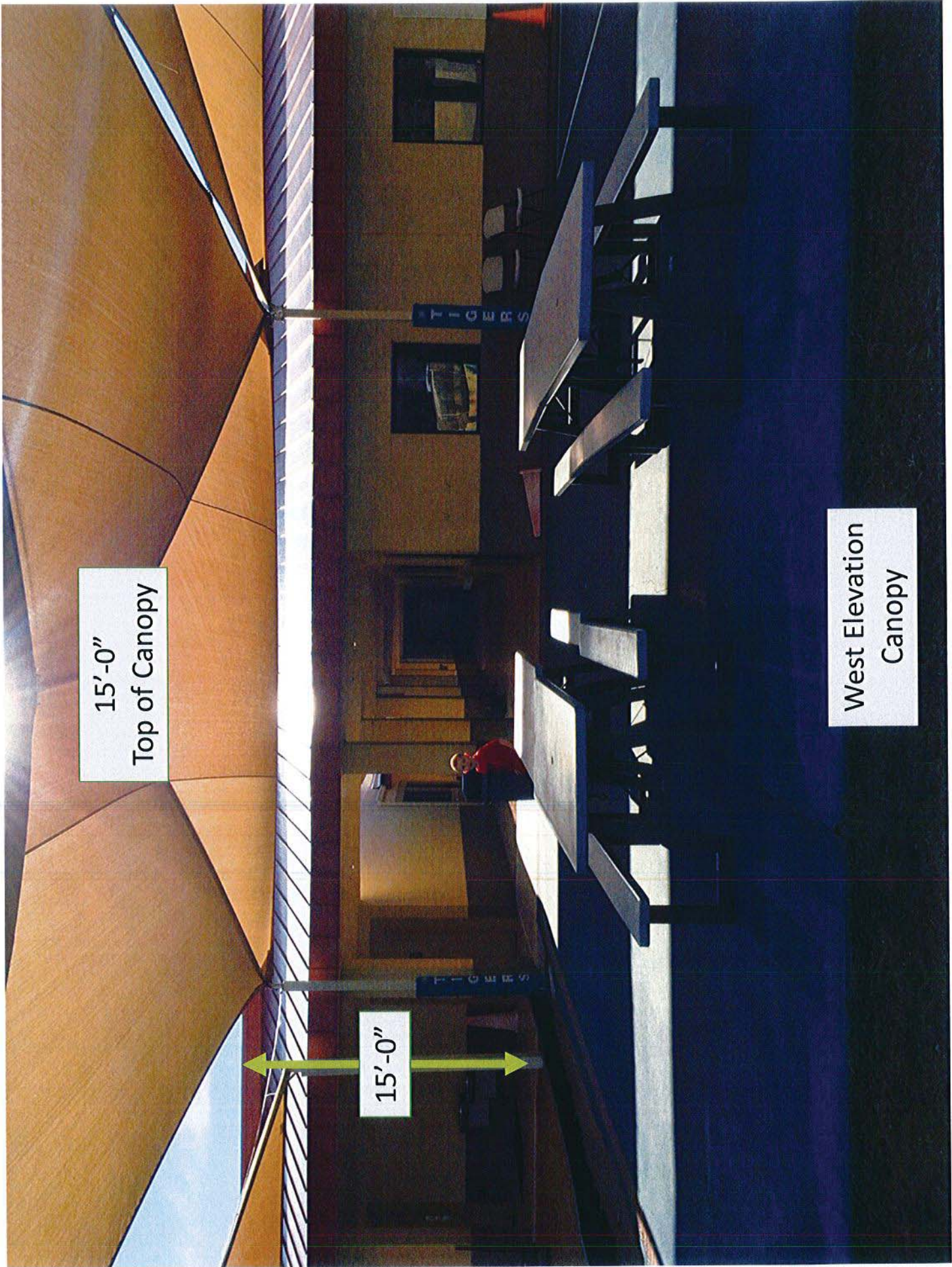



West Elevation

15'-0"
Top of Canopy

15'-0"

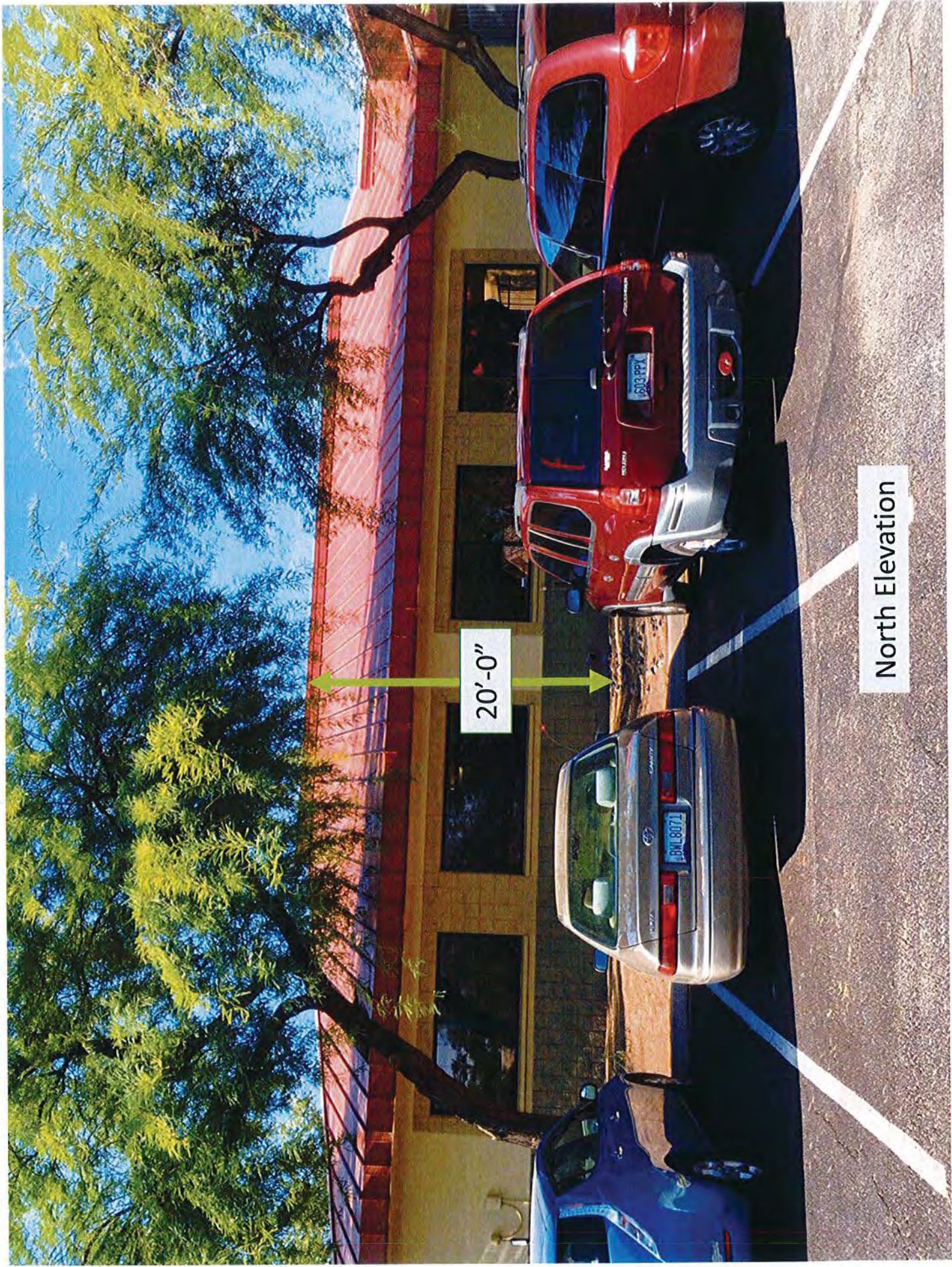
West Elevation
Canopy



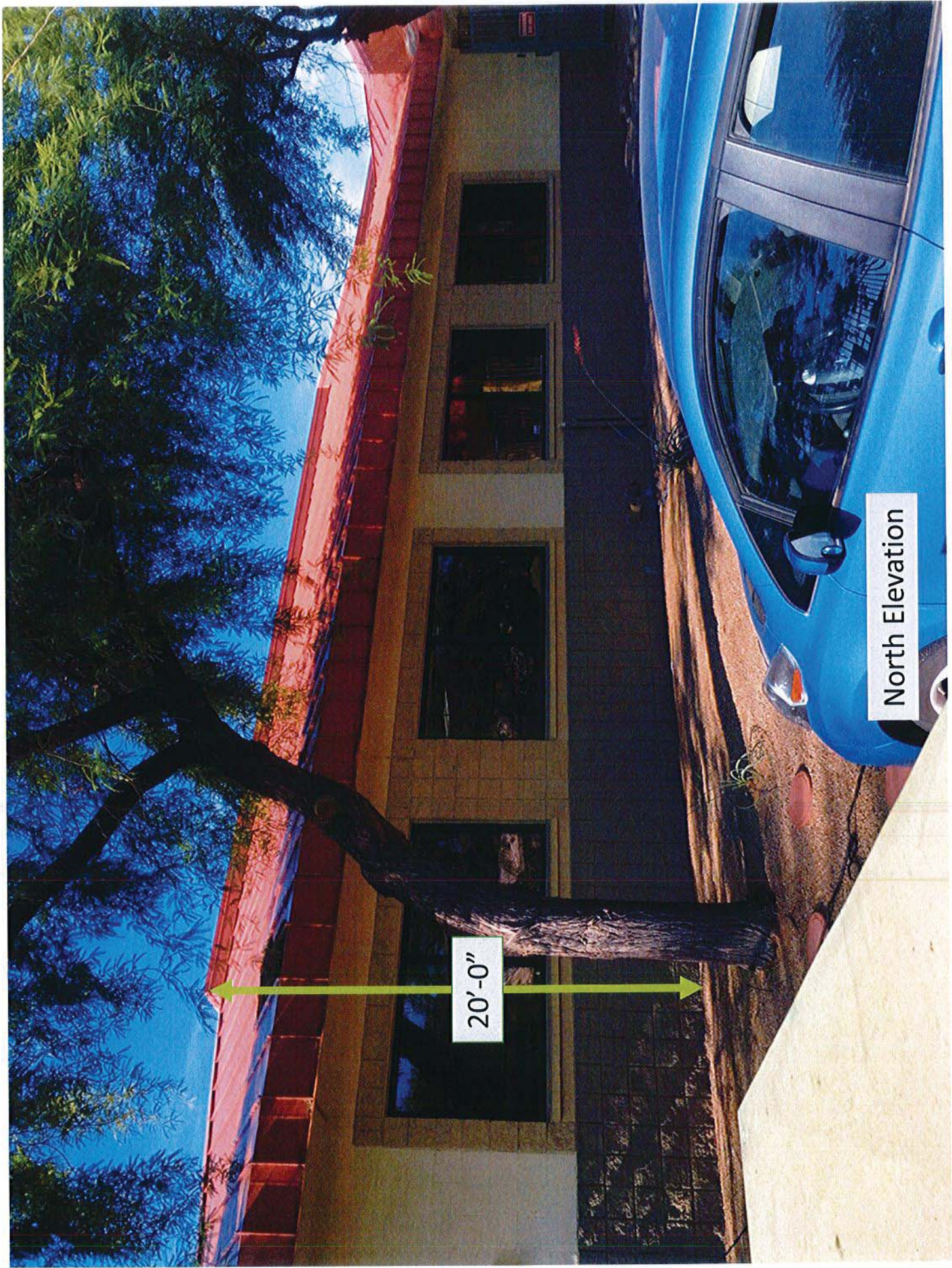


15'-0"
Top of Canopy

West Elevation
Covered Playset



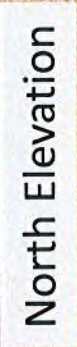
North Elevation



North Elevation

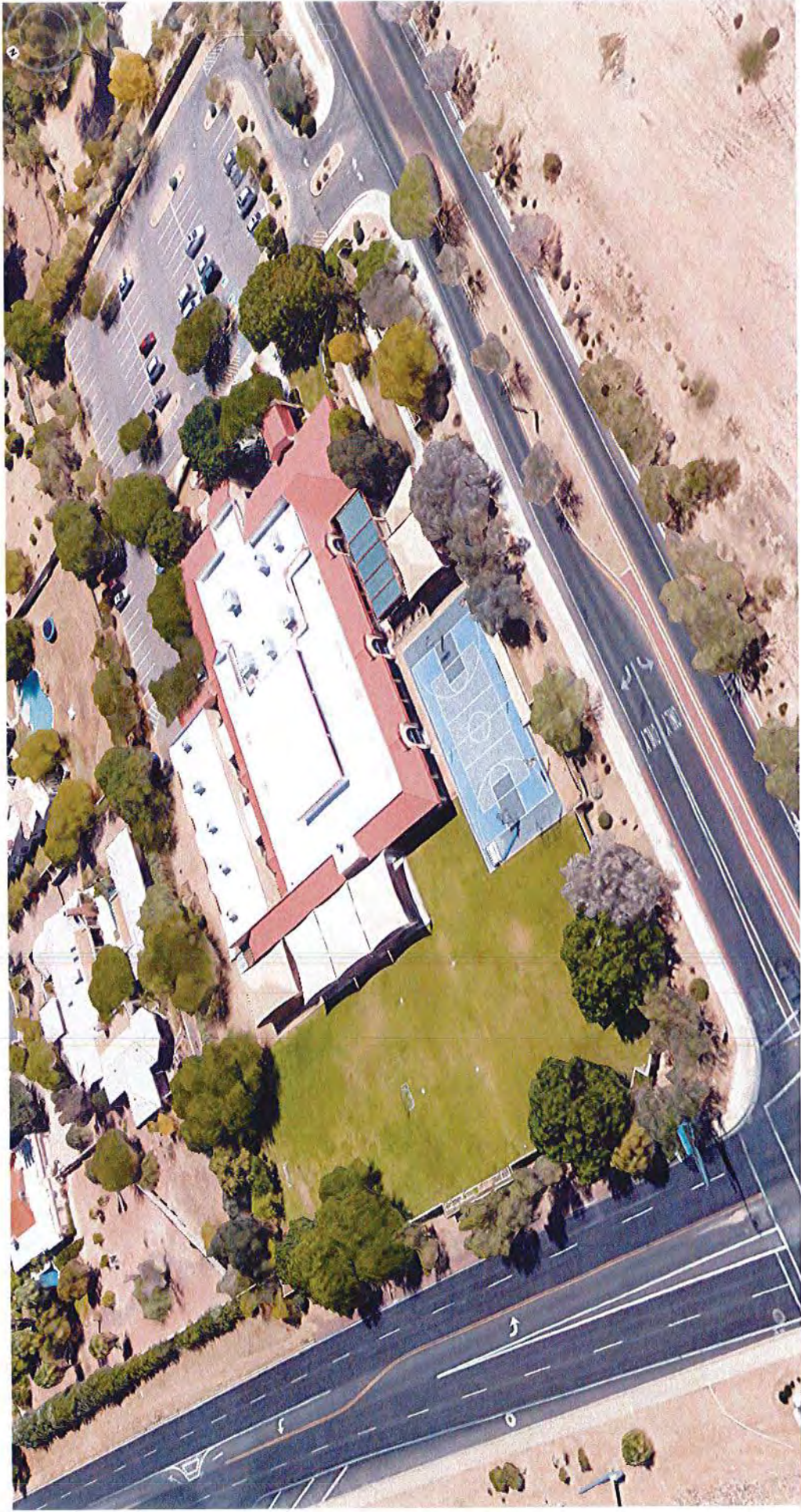
20'-0"



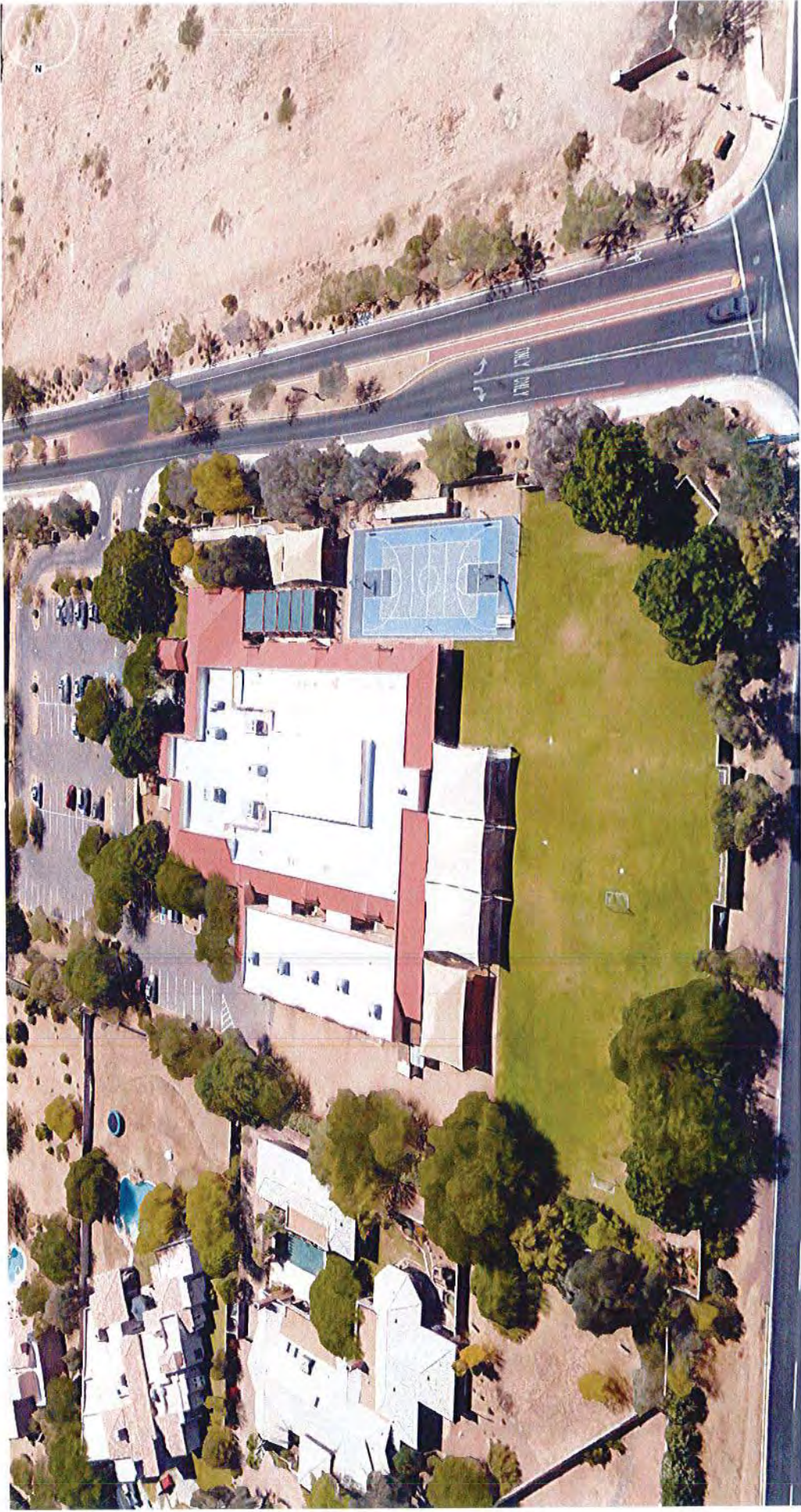




South View



Southwest View



West View

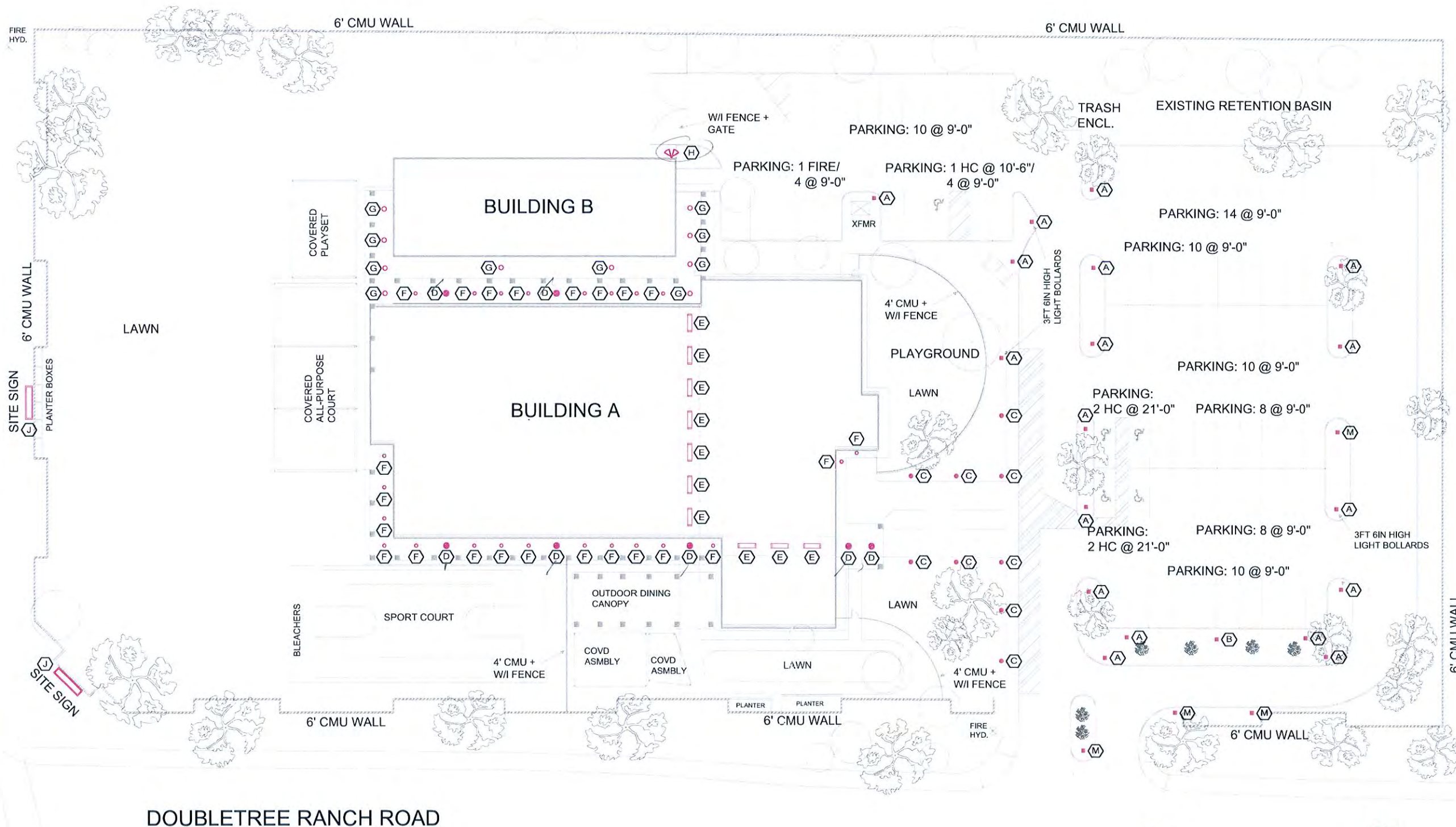


North View

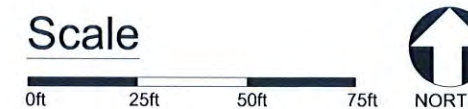


East View

TATUM BOULEVARD



DOUBLETREE RANCH ROAD



Evaluation of Existing Outdoor Lighting



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Jones Gordon School
Existing Outdoor Lighting Evaluation
4800 E. Doubletree Ranch Rd. Phoenix, AZ 85253




Date: 5/10/2017

Scale: See Plan




Sheet No.

SL1


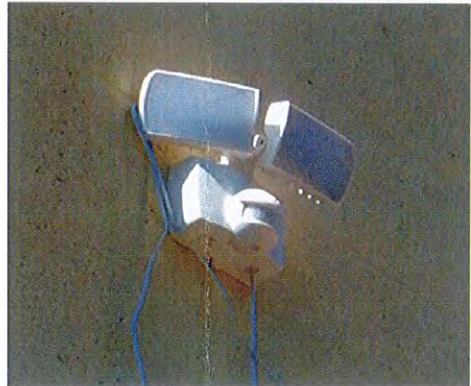

Tesseract / Jones Gordon School
Evaluation of Existing Outdoor Lighting

Type/Symbol	Luminaire Description	Luminaire Locations	Luminaire Photo	Lumens per Luminaire	Quantity of Luminaires	Total Lumens
A	100-watt HPS lamp in an ~36" bollard	Main Parking Lot and North Parking Lot		9,200	18	165,600
B	150-watt HPS lamp in an ~36" bollard with an internal house-side shield. <i>(this is likely a relamping error)</i>	Main Parking Lot		16,500	1	16,500
C	27-watt LED module in an ~40" bollard	Main Entrance walkway and Drop-off Zone		990	9	8,910


Tesseract / Jones Gordon School
Evaluation of Existing Outdoor Lighting

Type/Symbol	Luminaire Description	Luminaire Locations	Luminaire Photo	Lumens per Luminaire	Quantity of Luminaires	Total Lumens
D	~250-watt HPS lamp in an ~12" diameter surface-mounted cylinder	Main Entrance, and North & South covered walkways		28,500	7	199,500
E	(2) 32-watt T8 fluorescent lamps in a surface-mounted 1'x4' wraparound luminaire	Breezeways by Administration Office and student lockers		2,925 lamp lumens x 0.88 B.F. x 2 lamps = 5,148 actual lumens	10	51,480
F	100-watt HPS lamp in an ~6" diameter open downlight	Buildings A & B covered walkways		9,200	23	211,600

Tesseract / Jones Gordon School
Evaluation of Existing Outdoor Lighting

Type/Symbol	Luminaire Description	Luminaire Locations	Luminaire Photo	Lumens per Luminaire	Quantity of Luminaires	Total Lumens
G	(2) 13-watt CFL lamps in an ~8" diameter open downlight	Building B covered walkways		780 lamp lumens x 1.00 B.F. x 2 lamps = 1,560 actual lumens	10	15,600
H	(2) LED panels in a wall-mounted motion-controlled security luminaire	NE corner of Building B, near gate to the parking lot		500 module lumens x 2 modules = 1,000 actual lumens	1	1,000
J	Low-voltage LED modules in continuous runs in wall-mounted signs that are a combination of a back-lit panel and halo-lit channel letters.	Wall-mounted signs on Tatum Blvd.		1,465 actual lumens (based upon the known lumens-per-foot of the installed LED modules times the estimated total length of the run)	2	2,930

Tesseract / Jones Gordon School
Evaluation of Existing Outdoor Lighting

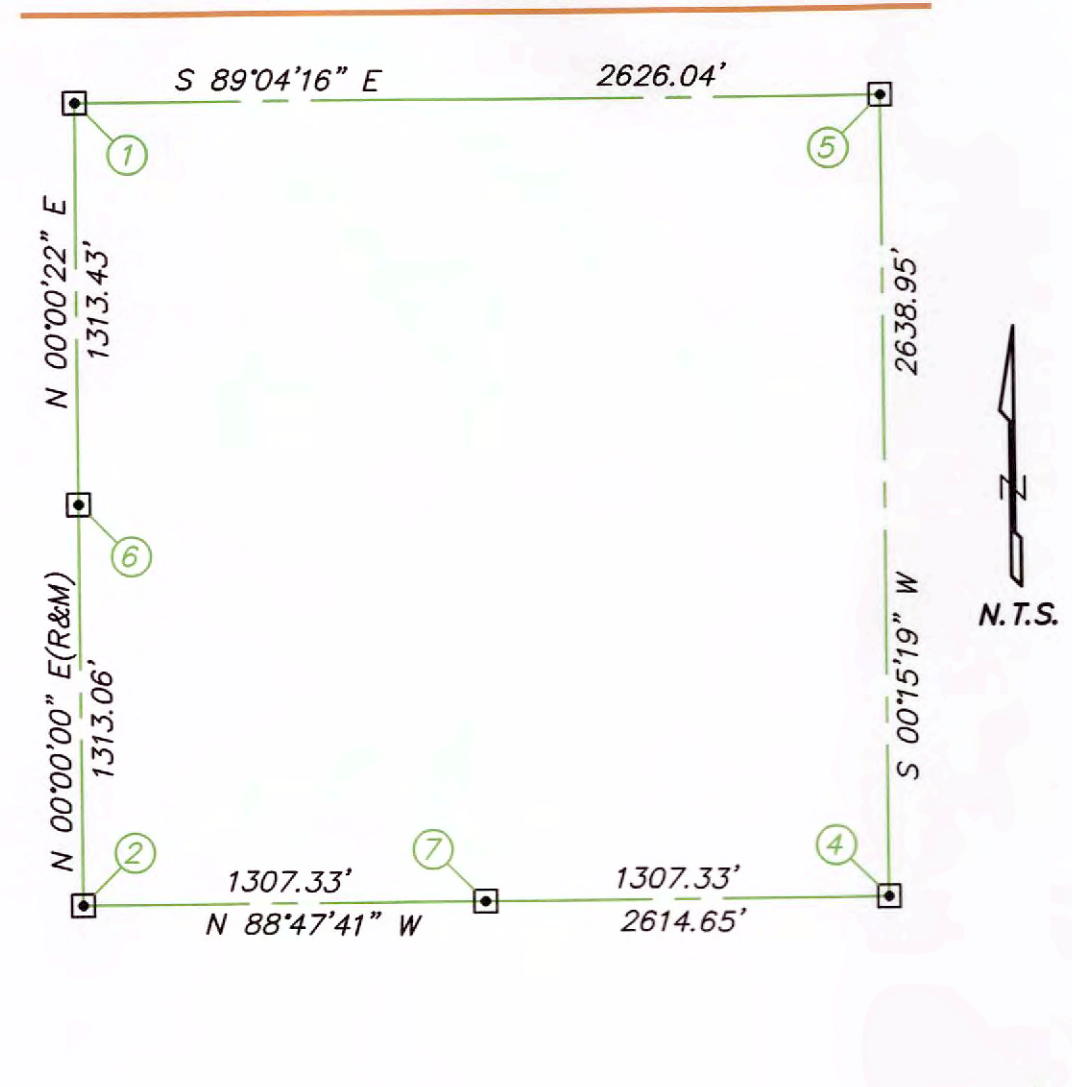
Type/Symbol	Luminaire Description	Luminaire Locations	Luminaire Photo	Lumens per Luminaire	Quantity of Luminaires	Total Lumens
M	Missing or broken bollard	Main Parking Lot and North Parking Lot		9,200 (not included in Totals)	4 (not included in Totals)	0
Totals					81	673,120

SURVEY NOTES

- This survey and the description used are based on a Commitment for Title Insurance issued by Chicago Title Agency, Inc., Issuing agent for Chicago Title Insurance Company, Order Number C1703067-346-SB2, dated April 13, 2017.
- BASIS OF BEARING: The monument line of Tatum Boulevard, also being the West line of the Southwest quarter of Section 29, using a bearing of North 00 degrees 00 minutes 00 seconds East, per the Deed No. 2003-1745343, M.C.R.
- The Boundary information shown on this survey is based on a prior survey prepared by Alliance Land Surveying, LLC, dated November 16, 2015, recorded in Book 1253, Page, 36, M.C.R. The centerline and section monuments were not re-measured and are shown based on the prior survey. The Property corners for the subject property have been verified and exist in the ground as shown on this survey.
- The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
- The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)263-1100 for the precise location and extent of all utilities in the area.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).
- The description for Parcel No. 1 includes areas within FOOTHILLS ESTATES UNIT II, Bk. 197, Pg. 34, M.C.R. The North line of the subject property was established using the South lines of Plat Bk. 197, Pg. 34, M.C.R. & Bk. 323, Pg. 19, M.C.R.

LINE	BEARING	DISTANCE
L1(R)	S 88°48'40" E	344.13'
L1(M)	S 88°49'35" E	343.61'
L2(R)	S 00°04'30" W	328.51'
L2(M)	S 00°04'44" W	328.57'
L3	S 88°49'35" E	40.01'
L4	S 88°49'35" E	303.60'
L5	S 88°49'35" E	310.06'
L6	S 00°04'44" W	328.74'
L7	S 00°04'44" W	288.73'
L8	S 00°04'44" W	40.01'
L9	N 88°47'41" W	608.27'
L10	N 44°23'50" W	7.15'
L11	N 00°00'00" E	283.40'
L12	N 00°07'46" E	40.01'
L13	S 89°52'24" E	20.00'
L14	N 00°07'36" E	439.98'

SW. 1/4, SEC. 29, T3N, R4E



MONUMENT TABLE	
①	W. 1/4, COR. SEC. 29 - FND BRASS CAP IN HANDHOLE
②	SW. COR. SEC. 29 - FND HOLE IN CONCRETE
③	FND 1/2" REBAR W/CAP L.S. 16576
④	S. 1/4, COR. SEC. 29 - FND BRASS CAP FLUSH
⑤	CEN. OF SEC. 29 - FND COTTON PICKER SPINDLE 0.40' BELOW SURFACE AS SHOWN ON (R8)
⑥	NW. COR., SW. 1/4, SW. 1/4, SEC. 28 - FND BRASS CAP IN HANDHOLE
⑦	SE. COR., SW. 1/4, SW. 1/4, SEC. 28 - FND HOLE IN CONCRETE AS SHOWN ON (R8)
⑧	FND PK NAIL & WASHER L.S. 31020 PER (R8)
⑨	CALC'D POSITION PER BK. 121, PG. 42, M.C.R. & BK. 197, PG. 34, M.C.R.
⑩	SW. COR. LOT 7, BK. 197, PG. 34, M.C.R. - FND NAIL NO I.D., S. 38°52'17" W., 0.38' AS SHOWN ON (R8)
⑪	FND 1/2" REBAR W/CAP L.S. 15865 PER BK. 687, PG. 28, M.C.R.
⑫	SE. COR. LOT 3, BK. 121, PG. 42, M.C.R. - FND 1/2" REBAR W/CAP L.S. 35694 AS SHOWN ON (R8)
⑬	FND BRASS CAP FLUSH

SCHEDULE "B" ITEMS

- Reservations contained in the Patent From: The United States of America Recording Date: June 12, 1922 Recording No: Book 167 of Deeds, page 314 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- A resolution in favor of the Board of Supervisors of Maricopa County For: Road Opened Recording Date: August 23, 1950 Recording No: Docket 601, page 289 (DOES NOT AFFECT SUBJECT PROPERTY)
- Rights of the public in and to that portion of the herein described Land as shown on the Map/Plat: Road Map Recording Date: January 15, 1951 Recording No: Book 8, page 9 (PLOTTABLE MATTERS SHOWN HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Arizona Public Service Company Purpose: underground electric lines and appurtenant facilities Recording Date: February 2, 1968 Recording No: Docket 6951, page 622 (PLOTTABLE MATTERS SHOWN HEREON)
- Matters contained in that certain document Entitled: Special Use Permit Recording Date: April 14, 1988 Recording No: 88-332292 Thereafter, Amended Special Use Permit Number 89-3 recorded July 10, 1989 in Recording No. 89-313533. This Amended Special Use Permit was Amended August 8, 1994 in Recording No. 94-0597112 and recorded May 25, 1995 in Recording No. 95-0300330. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Arizona Public Service Company Purpose: electric lines and appurtenant facilities Recording Date: August 11, 1988 Recording No: 88-396724 (PLOTTABLE MATTERS SHOWN HEREON)
- A Resolution FCD 96-03A, Amendment A in favor of the Flood Control District of Maricopa County For: Doubletree Ranch Road Regional Drainage Project Recording Date: December 22, 1999 Recording No: 99-1141214 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- A Resolution Number 1000 in favor of the Town of Paradise Valley For: approving agreement for the Doubletree Ranch Road Regional Drainage Improvement Project Recording Date: July 19, 2000 Recording No: 2000-0547920 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Town of Paradise Valley Purpose: as set forth therein Recording Date: November 14, 2002 Recording No: 2002-12033864 (PLOTTABLE MATTERS SHOWN HEREON)
- Matters shown on Record of Survey: Recorded: December 17, 2015 in Book 1253 of Maps, page 36 (DOCUMENT IS A RECORD OF SURVEY AND DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)

LEGEND

Property Corner (See Monument Table)	Property Line
Fnd Survey Monument (See Monument Table)	Schedule "B" Item
24 inch Vertical Curb & Gutter	6 inch Concrete Curb
Indicates Driveway (means of access)	Concrete Surface
Fence Wall	Back Flow Preventer
Electric Box	Electric Transformer
Fire Hydrant	Flag Pole
Gas Meter	Gas Valve
Guard Post or Gate Post	Handicapped Space
Light Pole	Metal Cover
Sprinkler Hook-Up (fire department)	Storm Drain Manhole
Telephone Manhole	Telephone Riser
Traffic Signal Pole	Traffic Signal Box
TV Junction Box	Water Meter
See Reference Documents	Measured

SITE INFORMATION

ADDRESS: 4800 E. DOUBLE TREE ROAD, PARADISE VALLEY, ARIZONA
A.P.N.: 168-32-002-C, 168-32-002-E

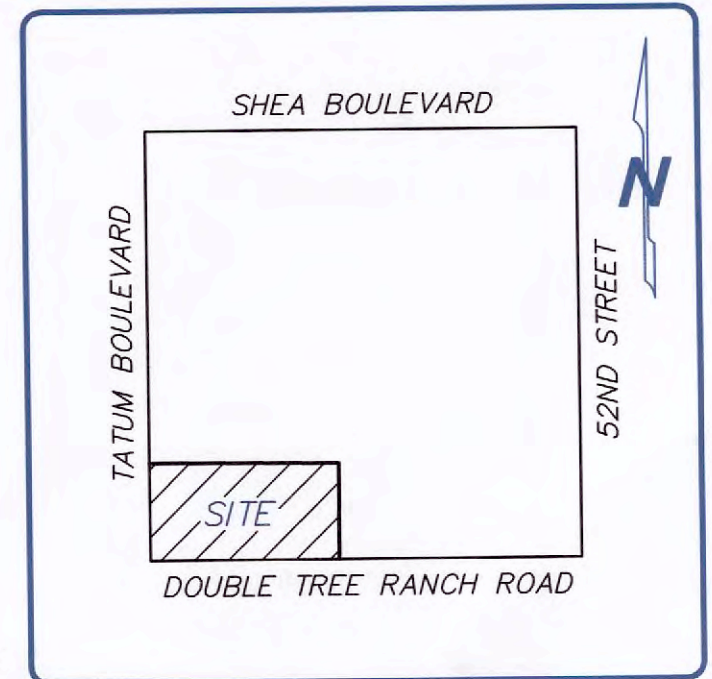
LAND AREA:
GROSS AREA = 4.928 ACRES - 214,654 SQ. FT.
NET AREA = 4.063 ACRES - 176,976 SQ. FT.
NET AREA IS THE GROSS AREA LESS EASEMENT (5) FOR COUNTY ROAD

STRIPED PARKING SPACE TABULATION:
Regular: 79
Handicapped: 5
Total: 84

ALTA / N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BUILDING TABLE			
BUILDING	HEIGHT	SQ. FEET	TYPE
①	15'	4,404	ONE STORY BLOCK
②	19'	6,168	ONE STORY BLOCK
③	19'	10,726	ONE STORY BLOCK
④	19'	1,211	ONE STORY BLOCK



SCALE IN FEET
0 40 80
SCALE: 1" = 40'

PARCEL DESCRIPTION

PARCEL NO. 1: (Tax Parcel No. 168-32-002E)
The East 310.00 feet of the South 660.00 feet of the West half of the Southwest quarter of the Southwest quarter of Section 29, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; EXCEPT that portion thereof which lies within FOOTHILLS MANOR, a subdivision recorded in Book 323 of Maps, page 19, records of Maricopa County, Arizona.

PARCEL NO. 2: (Tax Parcel No. 168-32-002C)
That portion of the West half of the Southwest quarter of the Southwest quarter of Section 29, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
BEGINNING at the Southwest corner of said Section 29; thence North along the West line of said Section 29, 328.30 feet; thence South 88 degrees 48 minutes 40 seconds East, 344.13 feet to a point on the West line of the East 310.00 feet of the South 660.00 feet of said West half; thence along said West line South 00 degrees 04 minutes 30 seconds West, 328.51 feet to a point on the South line of said Section 29; thence along said South line North 88 degrees 46 minutes 30 seconds West, 343.71 feet to the POINT OF BEGINNING.

REFERENCE DOCUMENTS

- (R) DEED NO. 2003-1745343, M.C.R.
- (R1) PLAT PER BOOK 323, PAGE 19, M.C.R.
- (R2) PLAT PER BOOK 197, PAGE 34, M.C.R.
- (R3) PLAT PER BOOK 248, PAGE 26, M.C.R.
- (R4) R.O.S. PER BOOK 687, PAGE 28, M.C.R.
- (R5) R.O.S. PER BOOK 746, PAGE 37, M.C.R.
- (R6) R.O.S. PER BOOK 952, PAGE 16, M.C.R.
- (R7) R.O.S. PER BOOK 1223, PAGE 31, M.C.R.
- (R8) R.O.S. PER BOOK 1253, PAGE 36, M.C.R.
- (R9) PLAT PER BOOK 121, PAGE 42, M.C.R.

CERTIFICATION

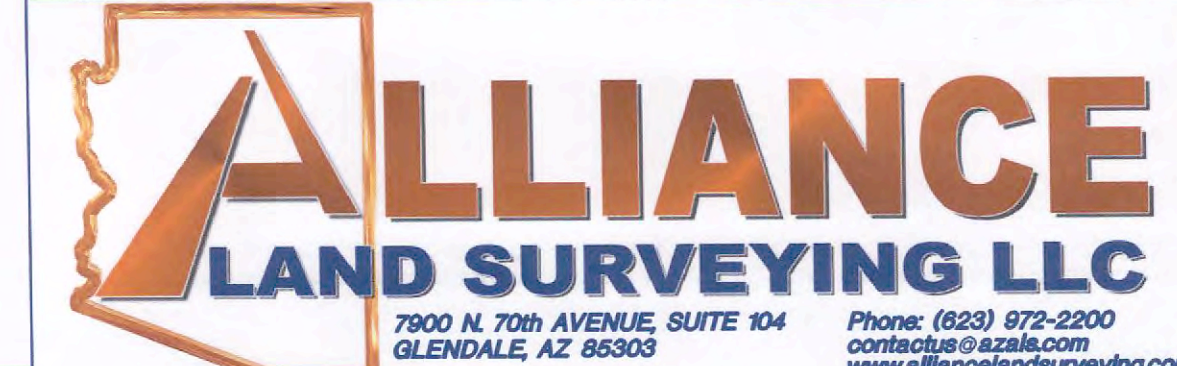
TO:
DOUBLETREE SCHOOL, LLC, an Arizona limited liability company; SION HOLDINGS - DOUBLETREE LLC, a Hawaii limited liability company; Chicago Title Agency, Inc.; and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13 and 14 of Table A thereof. The fieldwork was completed on May 5, 2017.

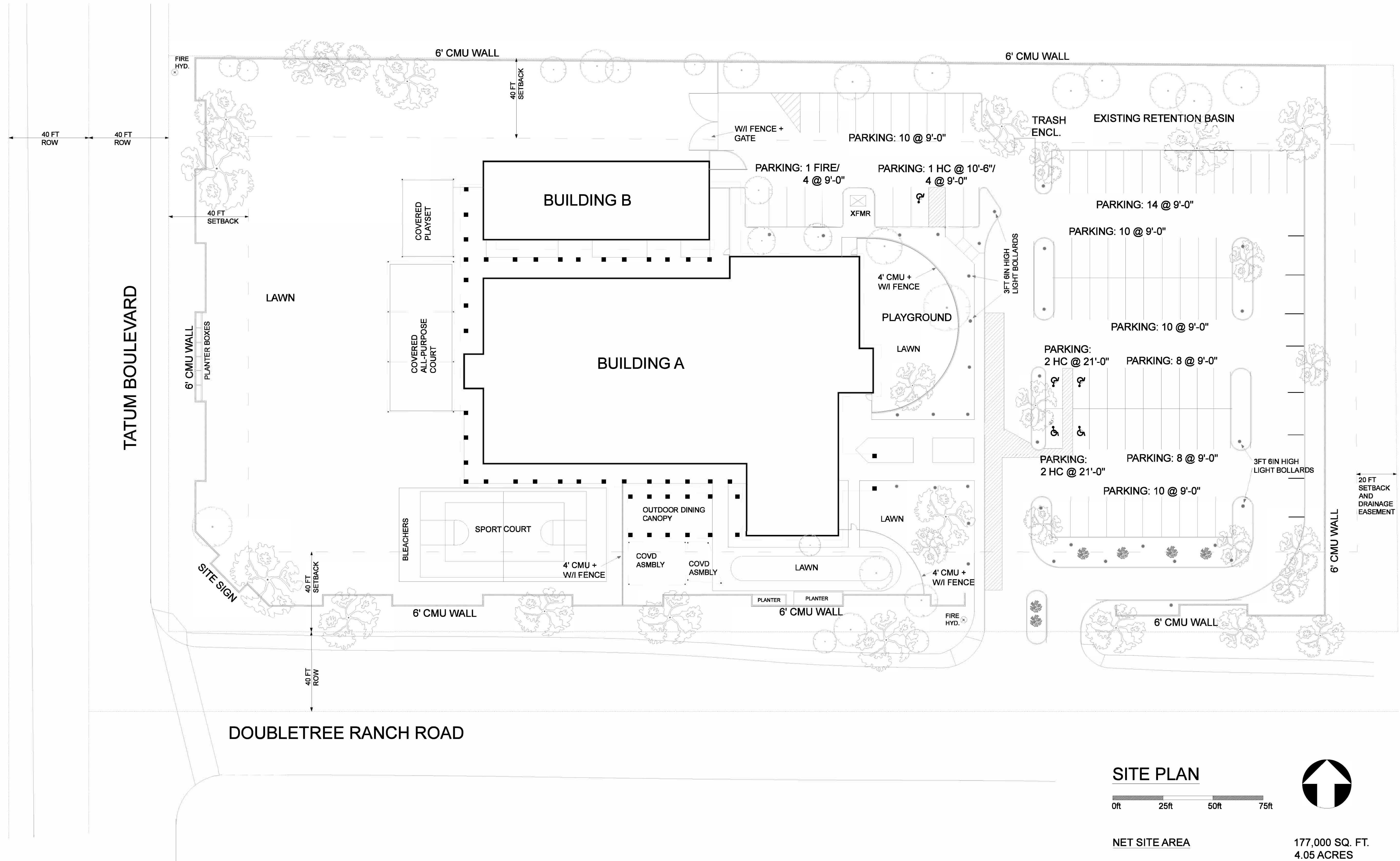
May 5, 2017
G. Bryan Goetzenberger
R.L.S. 31020



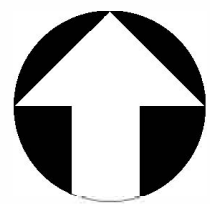
ALTA / N.S.P.S. LAND TITLE SURVEY
4800 E. DOUBLETREE RANCH RD, PARADISE VALLEY, AZ



SHEET: 1 of 1 DATE: 5-5-17 JOB NO: 170504



SITE PLAN



NET SITE AREA	177,000 SQ. FT. 4.05 ACRES
BUILDING AREA (ENCLOSED) % of SITE COVERAGE	22,400 SQ. FT. 12.7%
EXT COVERED CANOPIES %of SITE COVERAGE	7080 SQ. FT. 3.9%
PARKING AREA %of SITE COVERAGE	40,000 SQ. FT. 22.6%
SIDEWALK AREA %of SITE COVERAGE	3,700 SQ. FT. 2.1%
LANDSCAPE AREA %of SITE COVERAGE	103,820 SQ. FT. 56.7%
PARKING PROVIDED	91 SPACES
LIGHTING	3 FT 6IN HIGH BOLLARDS NO CHANGES

T-5.4"
15"
J-8.6"

The Jones-Gordon School

117"

1/2" thick black acrylic letters
Stud mounted into wall
Non-illuminated



CLIENT RESPONSIBILITY: Electrical must be within 5' of sign. Each sign requires a 120 V 20 amp dedicated circuit unless otherwise noted. Image360 is NOT responsible for condition of electrical. Image360 must be given access to the back of the sign. Additional charges may apply.



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info@image360scottsdale.com

Order #:

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Client:

On Track Tutoring

Project:

Wall Signs

Date:

5/23/17

Proof #:

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1/2" thick black acrylic letters
Stud mounted into wall
Non-illuminated



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