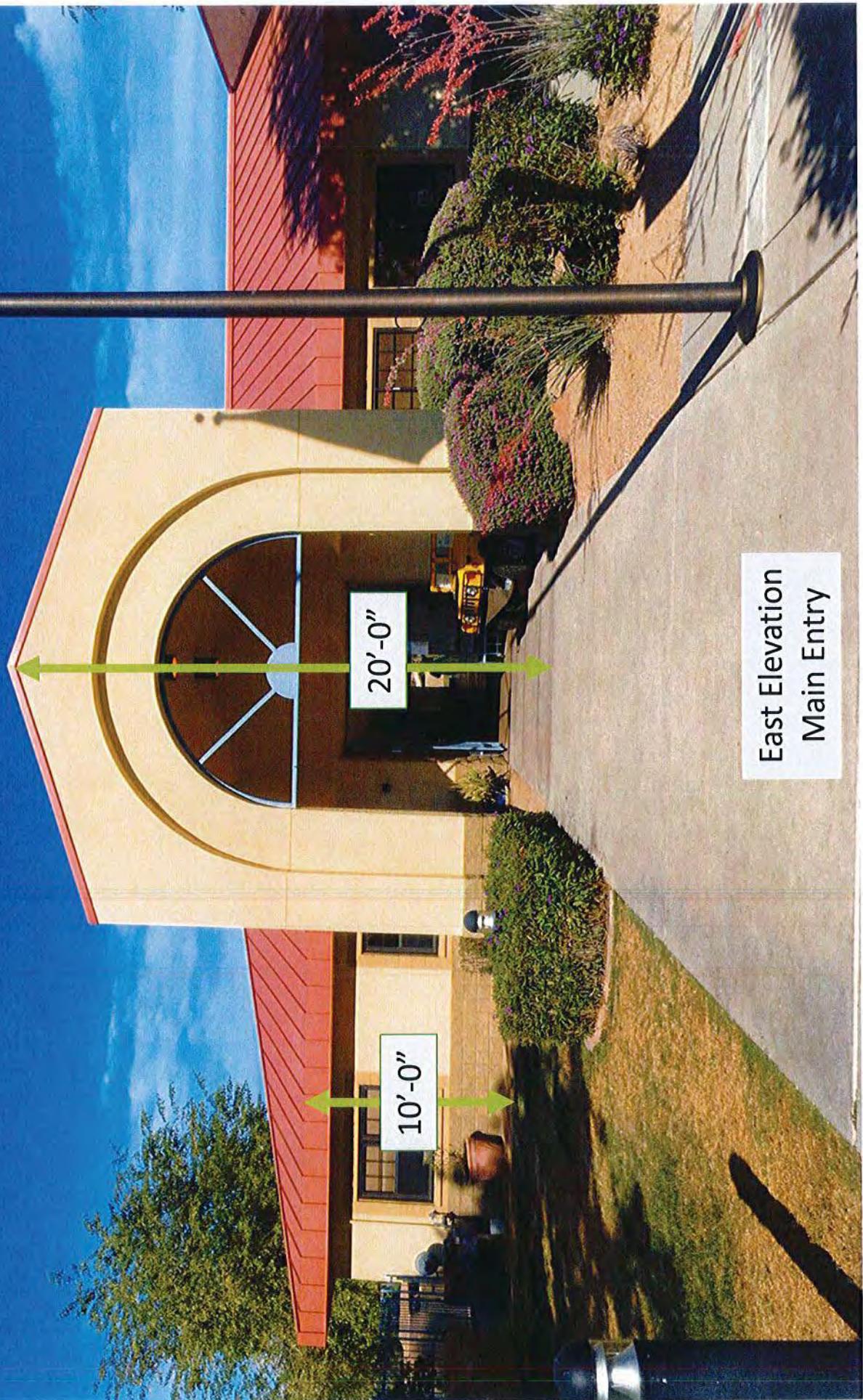
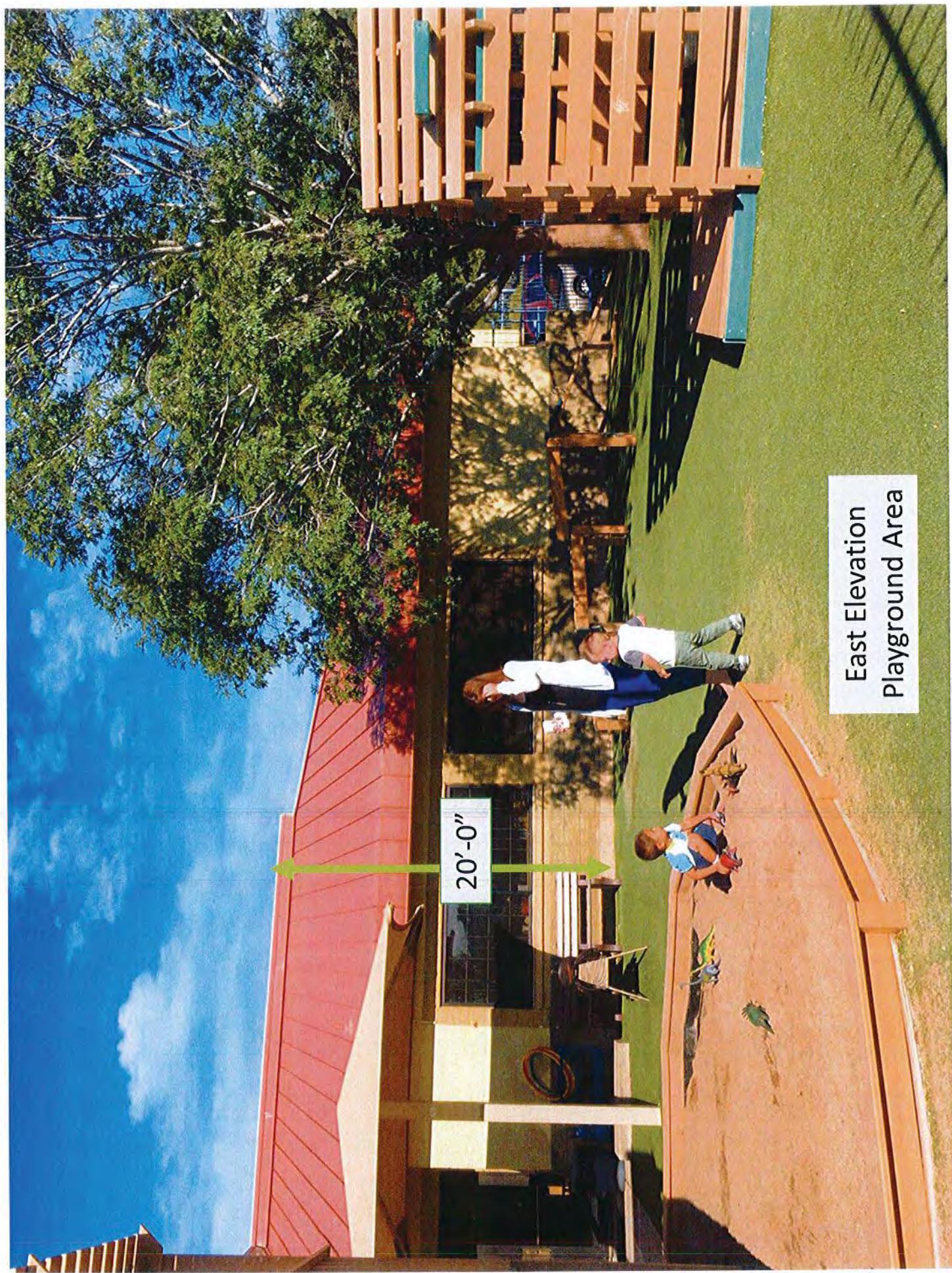
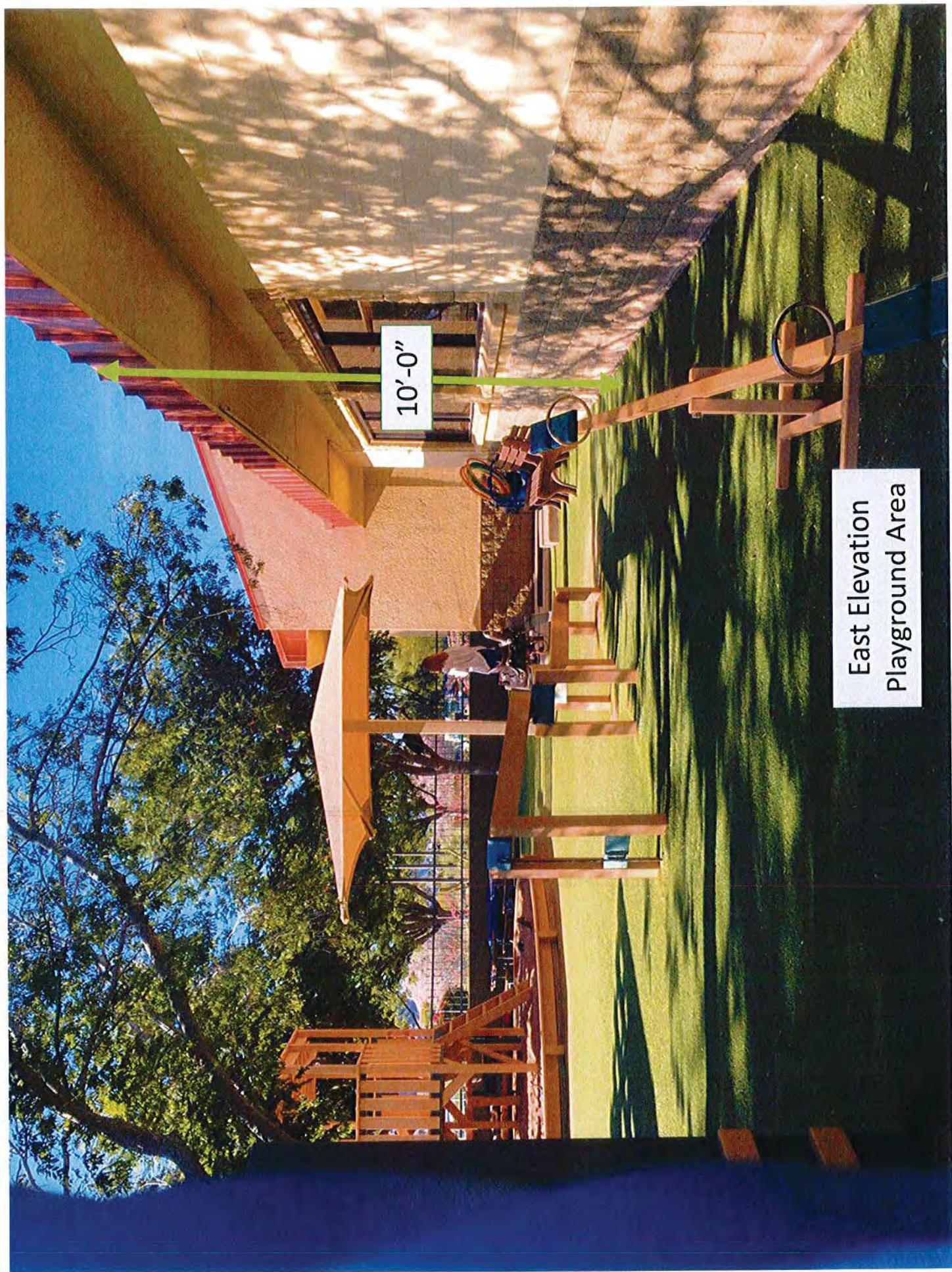
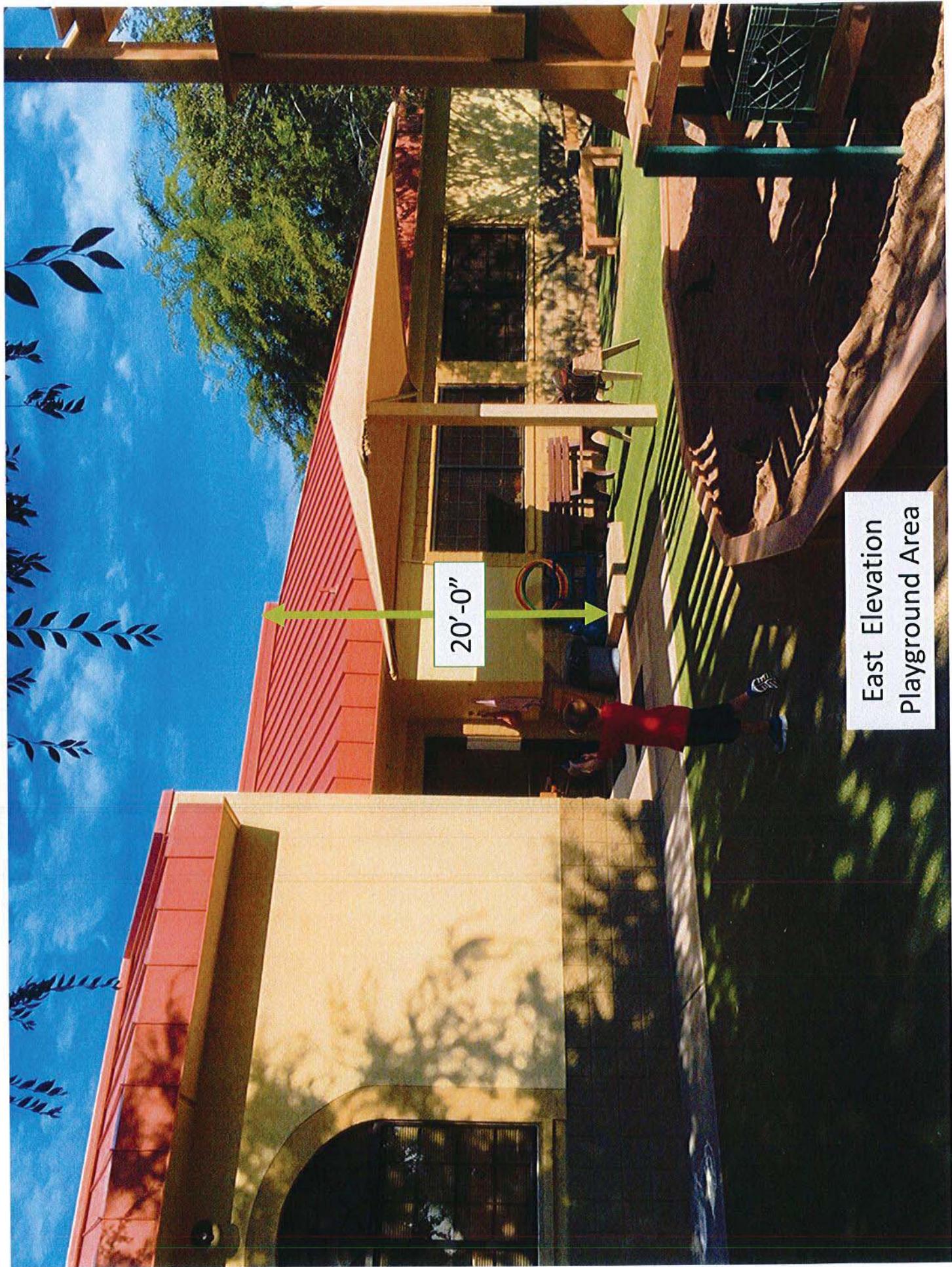


East Elevation  
Main Entry









South Elevation  
Sport Court





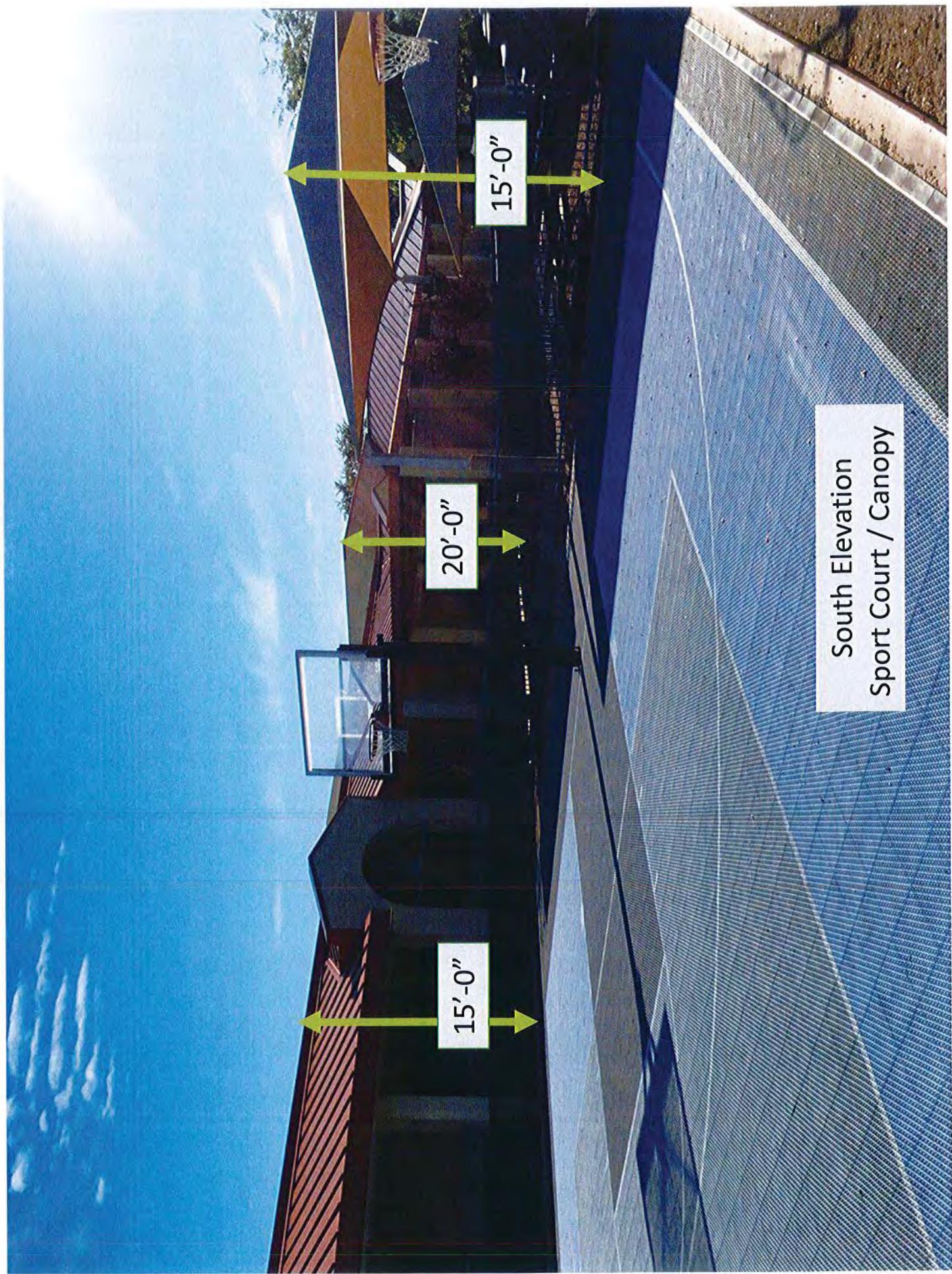
South Elevation  
Sport Court / Canopy

South Elevation

20'-0"

12'-0"







South Elevation  
Playground Area

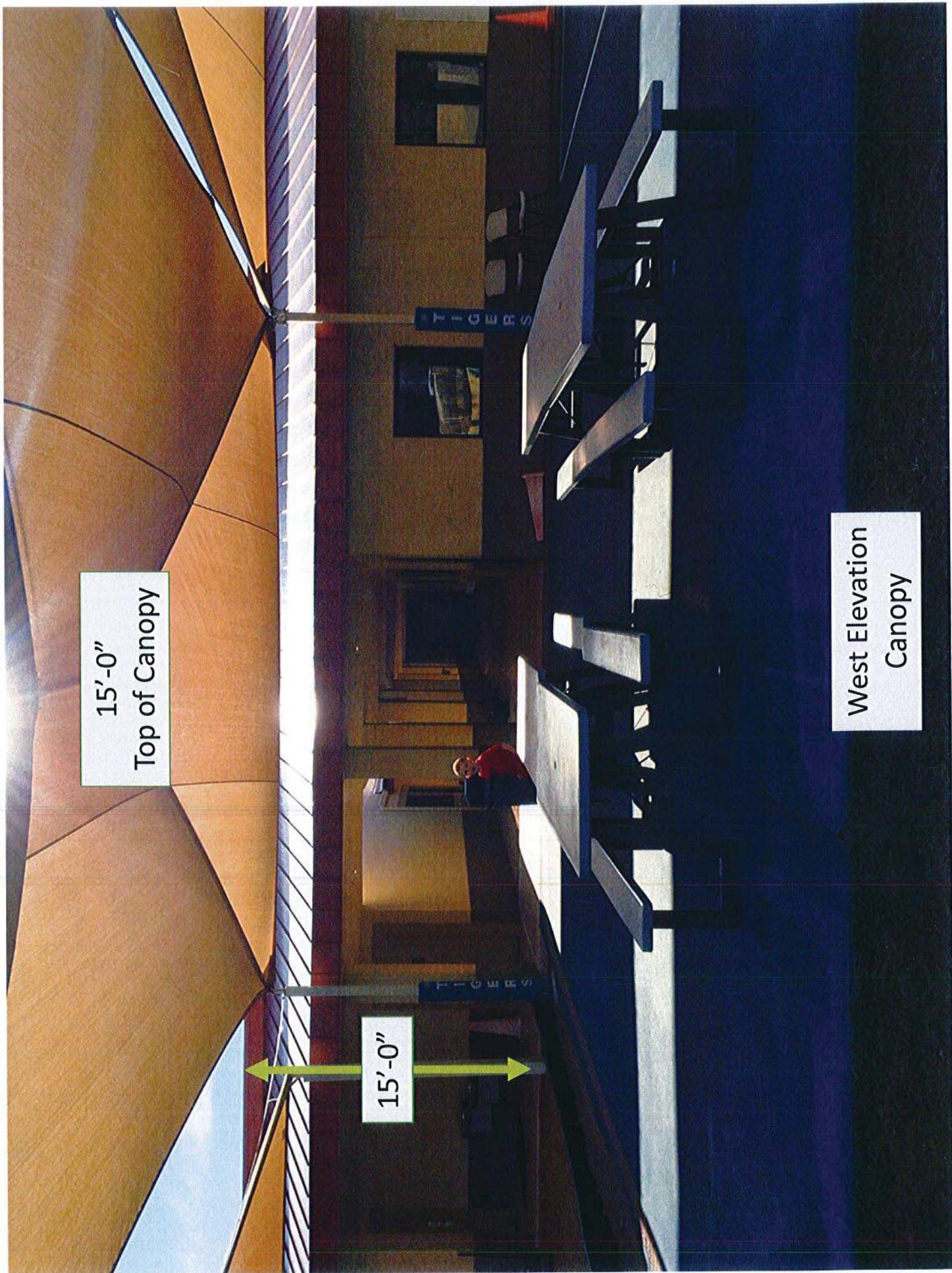


South Elevation



West Elevation

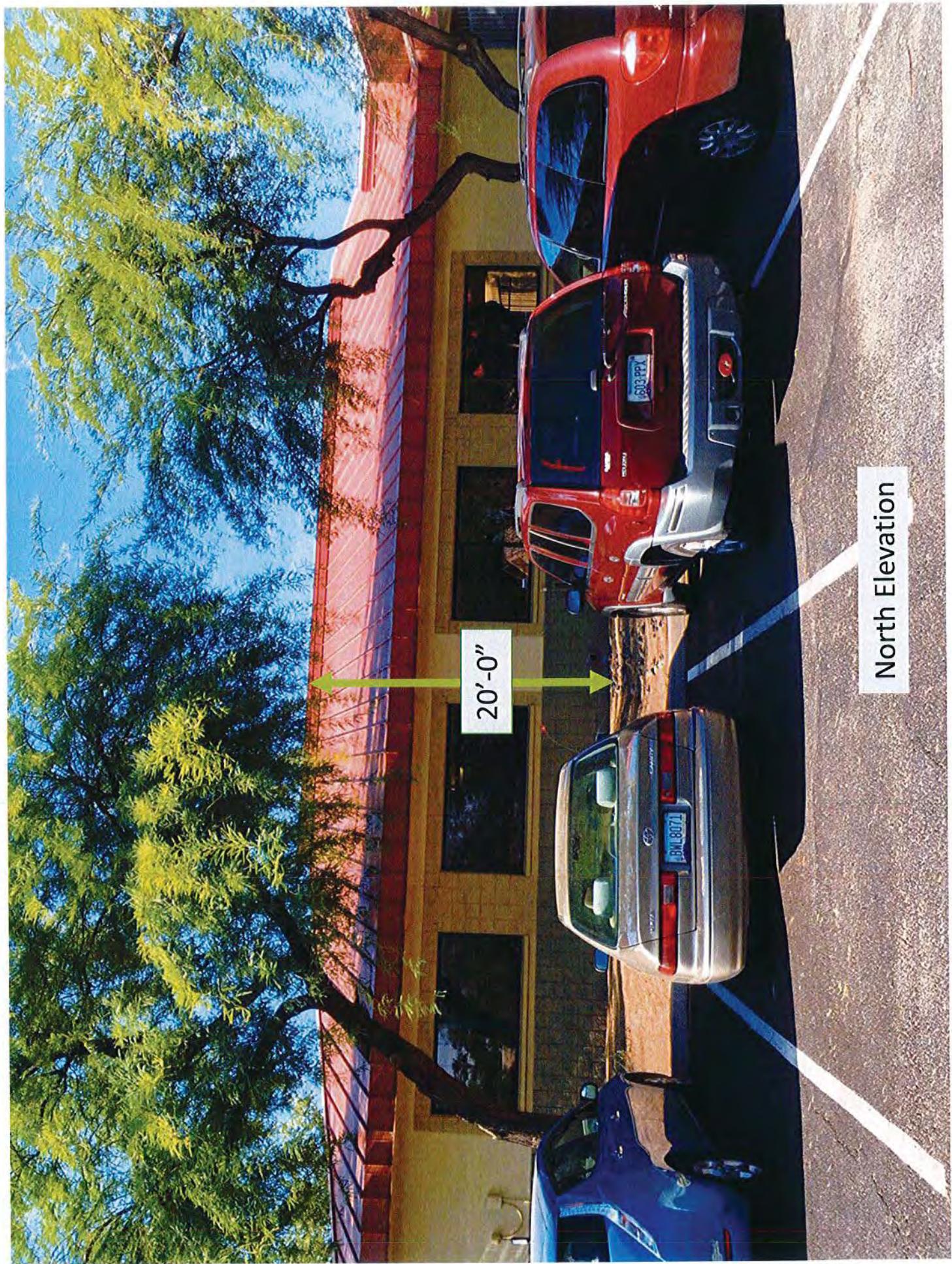
15'-0"





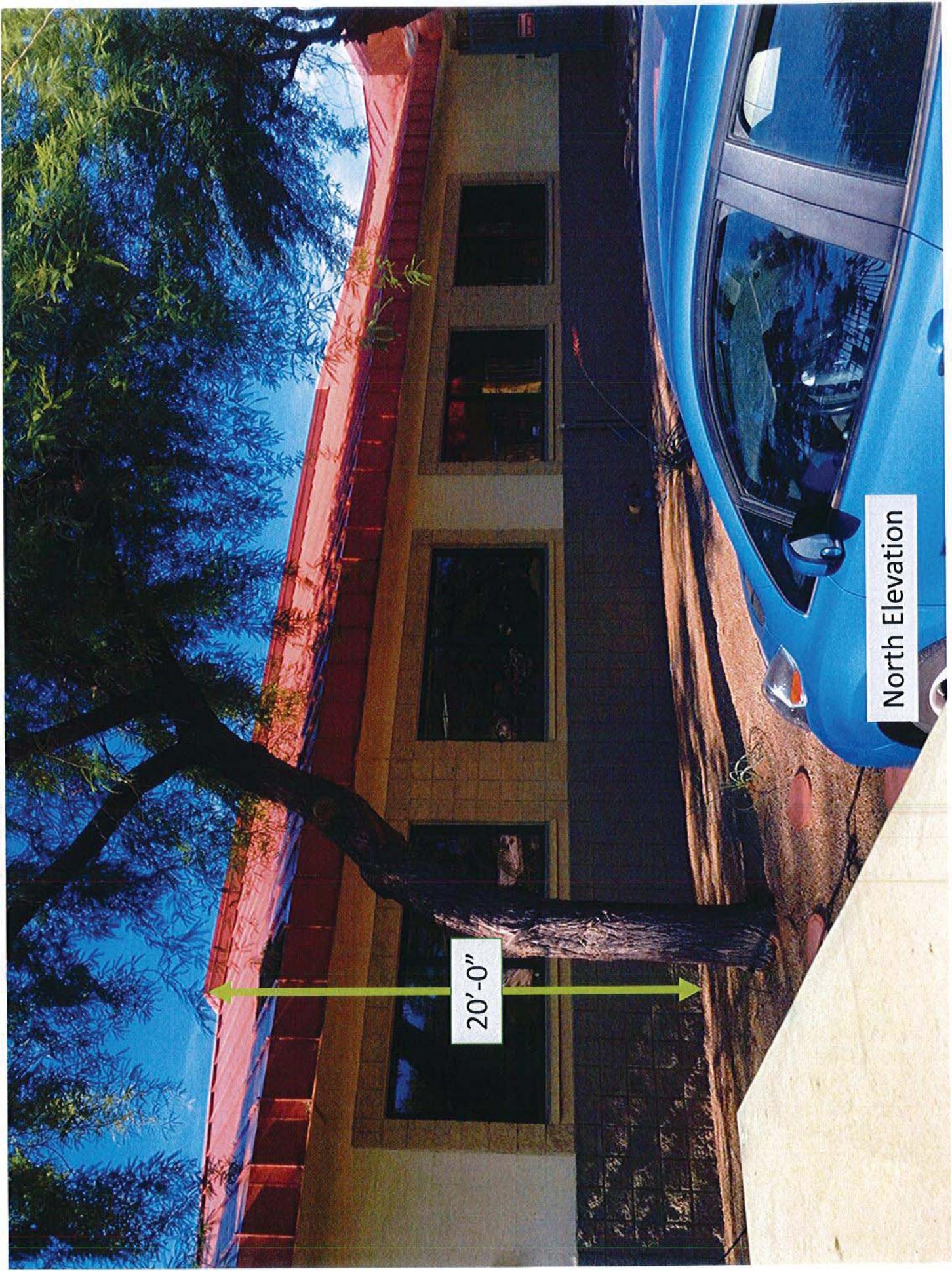
15'-0"  
Top of Canopy

West Elevation  
Covered Playset



North Elevation

20'-0"



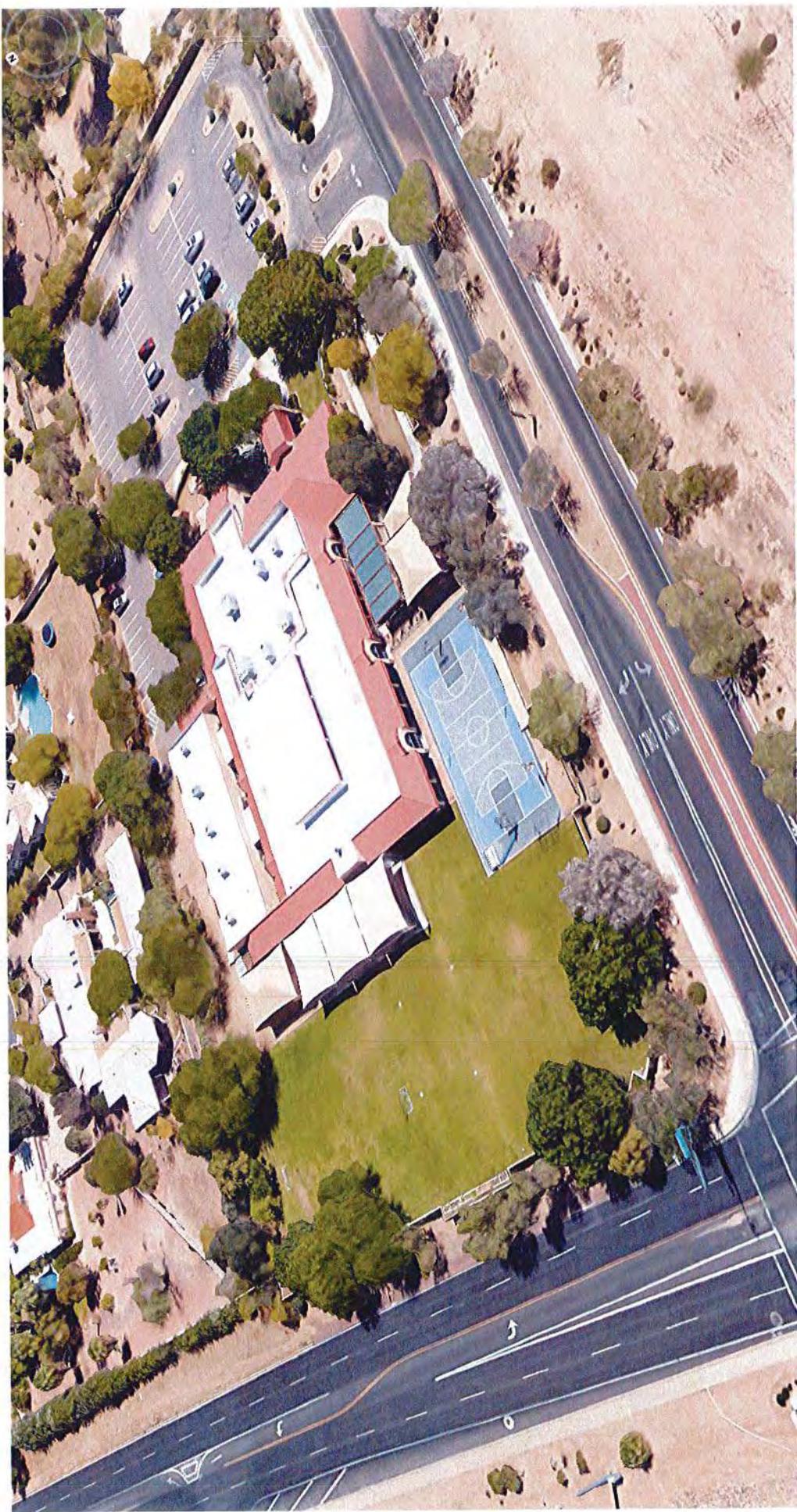


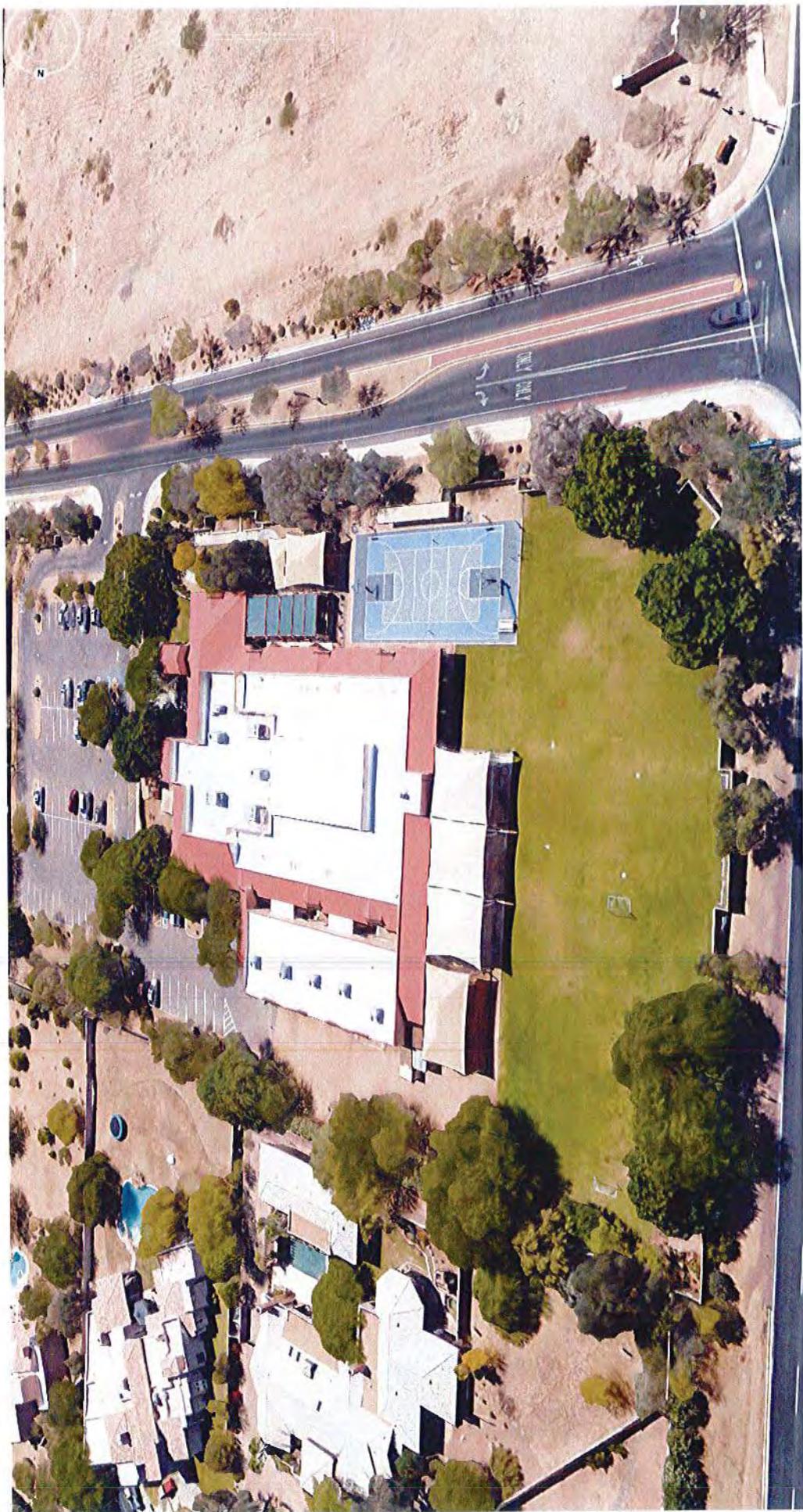


South View



Southwest View





West View



North View

East View



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

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Date: 5/10/2017

Scale: See Plan

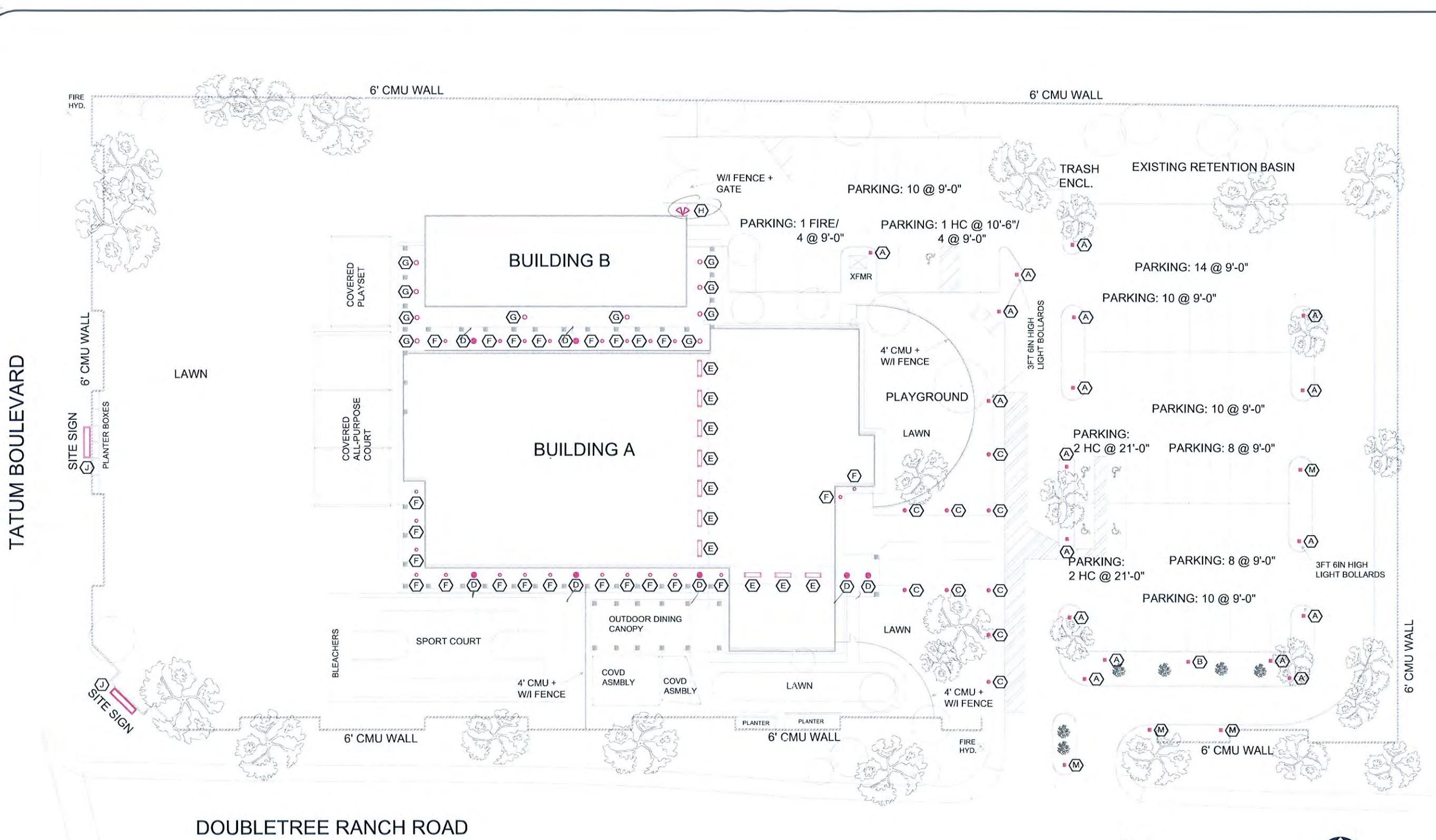
Sheet No.

SL1

## Scale



# Evaluation of Existing Outdoor Lighting



**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

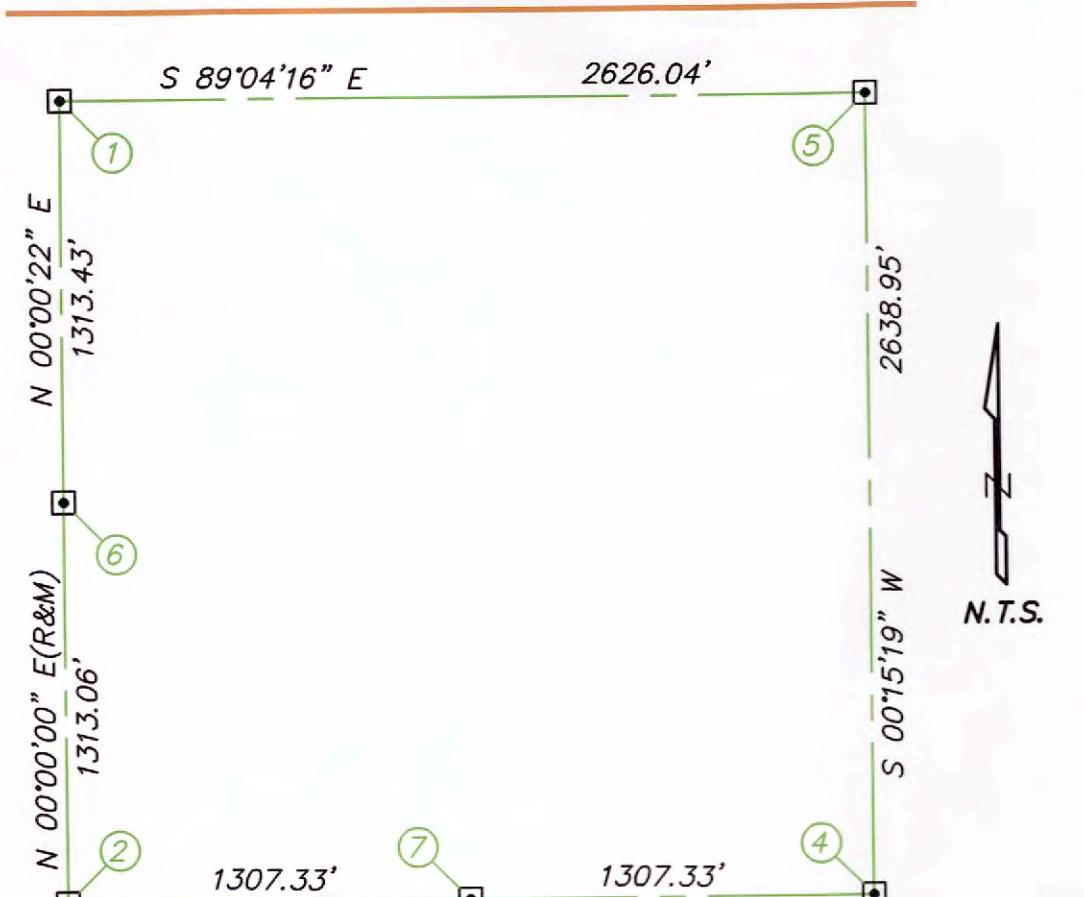
**Tesseract / Jones Gordon School**  
**Evaluation of Existing Outdoor Lighting**

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
<b>Totals</b>					<b>81</b>	<b>673,120</b>

## 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, Case C1703067-346-5B2, 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 FOOTILLS 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.

## 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/Plot: 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. 94-097112 and recorded May 25, 1995 in Recording No. 95-030330. (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: 99-114124 (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 10, 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: 2002-1203264 (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
- (R) See Reference Documents
- (M) Measured

## REFERENCE DOCUMENTS

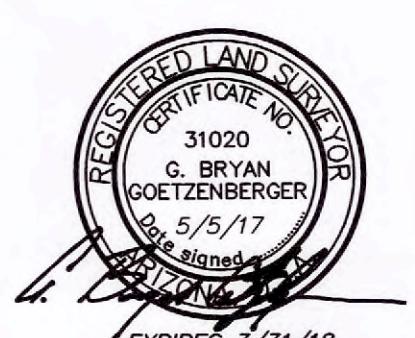
(R) DEED NO. 2003-1745343, M.C.R.  
(R1) PLAT PER BOOK 323, PAGE 19, M.C.R.  
(R2) PLAT PER BOOK 197, PAGE 34, M.C.R.  
(R3) PLAT PER BOOK 248, PAGE 26, M.C.R.  
(R4) R.O.S. PER BOOK 687, PAGE 28, M.C.R.  
(R5) R.O.S. PER BOOK 746, PAGE 37, M.C.R.  
(R6) R.O.S. PER BOOK 952, PAGE 16, M.C.R.  
(R7) R.O.S.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



## 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

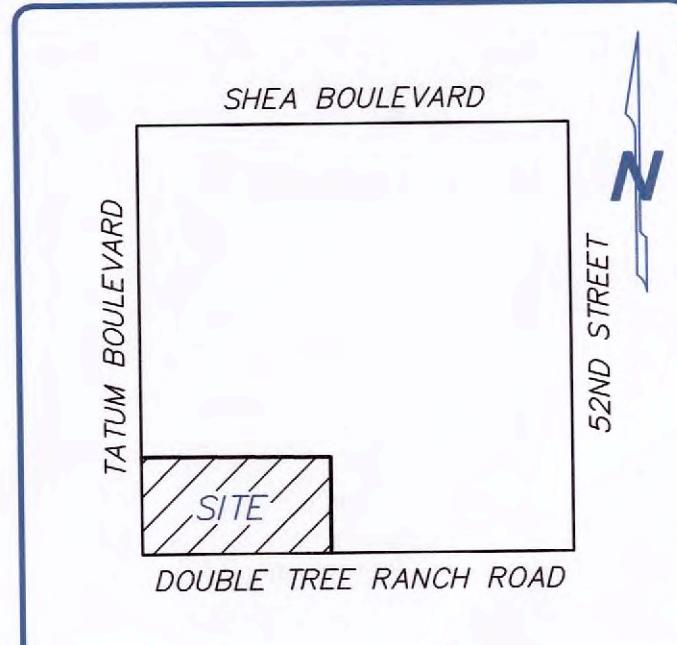
STRIPED PARKING SPACE TABULATION:  
Regular: 79  
Handicapped: 5  
Total: 84



## 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

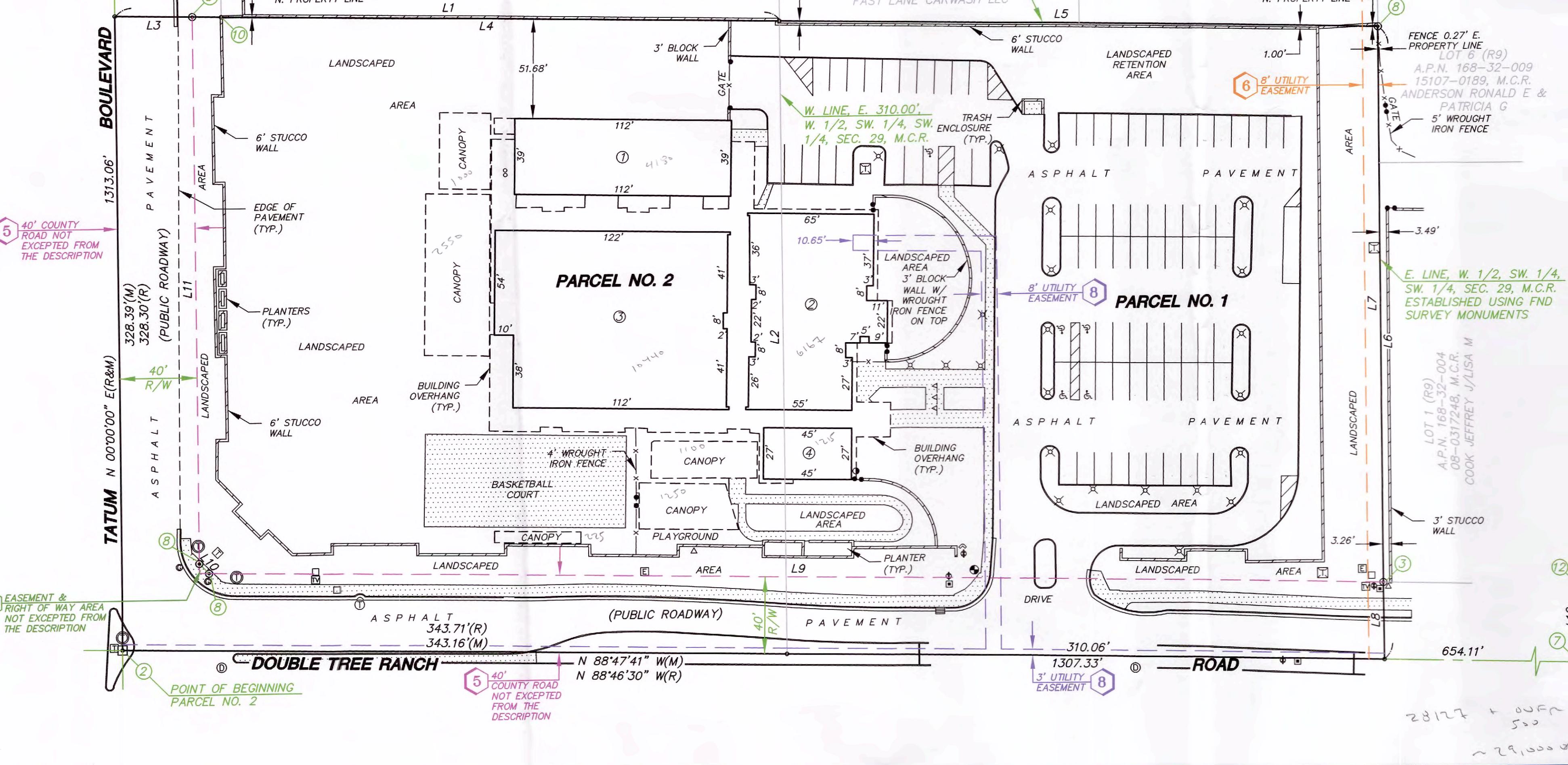


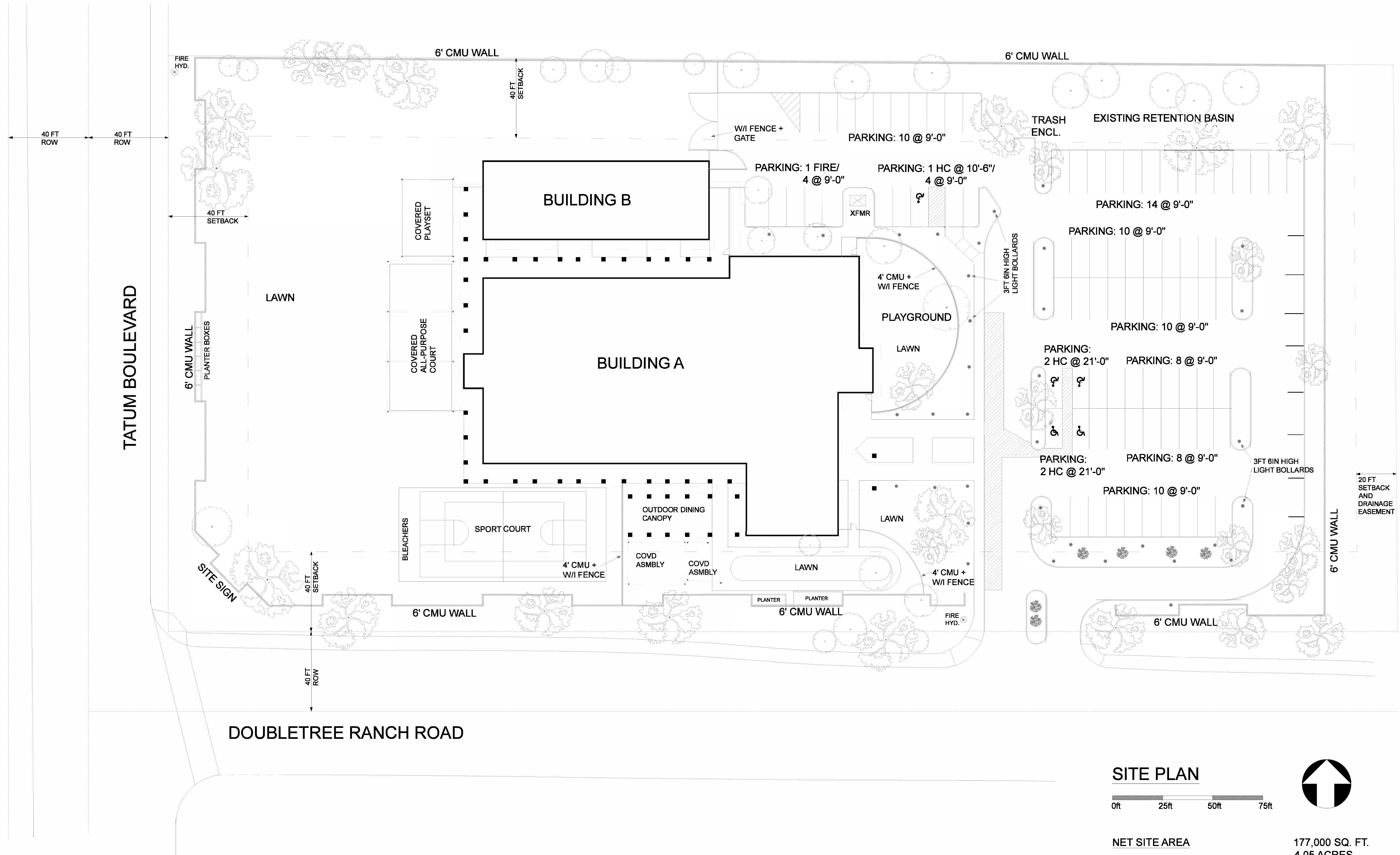
## PARCEL DESCRIPTION

PARCEL NO. 1: (Tax Parcel No. 168-32-002)  
The East 310.00 feet of the West half 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 FOOTILLS MANOR, a subdivision recorded in Book 323 of Maps, page 19, records of Maricopa County, Arizona.

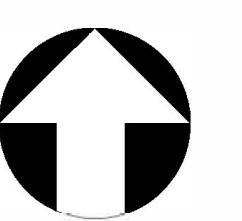
PARCEL NO. 2: (Tax Parcel No. 168-32-002)  
That portion of the West half of the Southwest quarter of Section 29, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as follows:  
BEGINNING at the Southwest corner of said Section 29; thence North along 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 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.

## LEGEND





## SITE PLAN



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



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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Suite 101  
Scottsdale, AZ 85260  
info@image360scottsdale.com

Order #:

78321

Client:

On Track Tutoring

Project:

Wall Signs

Date:

5/23/17

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



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