

Core Spaces Developer · Antunovich Associates Architecture, Planning, Interior Design [©]





Core Spaces Developer · Antunovich Associates Architecture, Planning, Interior Design [©]



Tucson, Arizona | FEBRUARY 01, 2019

OVERALL SITE



SPEEDWAY BOULEVARD AND PARK AVENUE LOOKING SOUTH



SPEEDWAY BOULEVARD AND TYNDALL AVENUE LOOKING NORTHEAST



PARK AVENUE LOOKING NORTH



SPEEDWAY BOULEVARD LOOKING AT EXISTING SITE

Core Spaces Developer · Antunovich Associates Architecture, Planning, Interior Design [©]



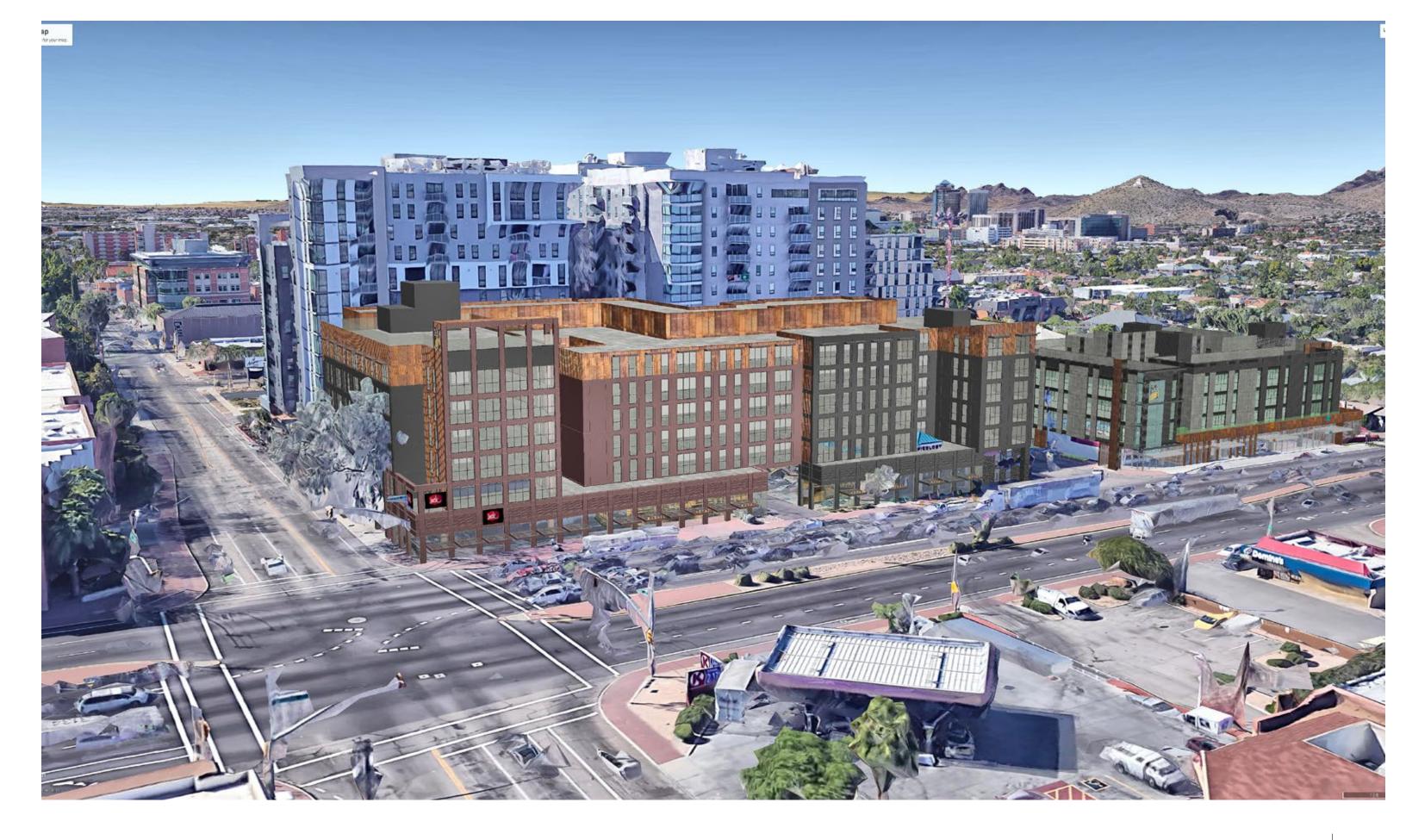
3



Core Spaces Developer \cdot Antunovich Associates Architecture, Planning, Interior Design $^\circ$



Tucson, Arizona | FEBRUARY 01, 2019



AT PARK & SPEEDWAY DRC CONCEPT PACKAGE THE HU

Core Spaces Developer \cdot Antunovich Associates Architecture, Planning, Interior Design $^\circ$

JAN 19TH MASSING

Tucson, Arizona | FEBRUARY 01, 2019



Core Spaces Developer \cdot Antunovich Associates Architecture, Planning, Interior Design $^\circ$

PROPOSED MASSING

Tucson, Arizona | FEBRUARY 01, 2019



AT PARK & SPEEDWAY DRC CONCEPT PACKAGE THE HU JB

Core Spaces Developer \cdot Antunovich Associates Architecture, Planning, Interior Design $^\circ$

JAN 19TH MASSING

Tucson, Arizona | FEBRUARY 01, 2019



Core Spaces Developer \cdot Antunovich Associates Architecture, Planning, Interior Design $^\circ$



Tucson, Arizona | FEBRUARY 01, 2019



IV AT PARK & SPEEDWAY DRC CONCEPT PACKAGE **THE HUB**

Core Spaces Developer \cdot Antunovich Associates Architecture, Planning, Interior Design $^\circ$

JAN 19TH MASSING

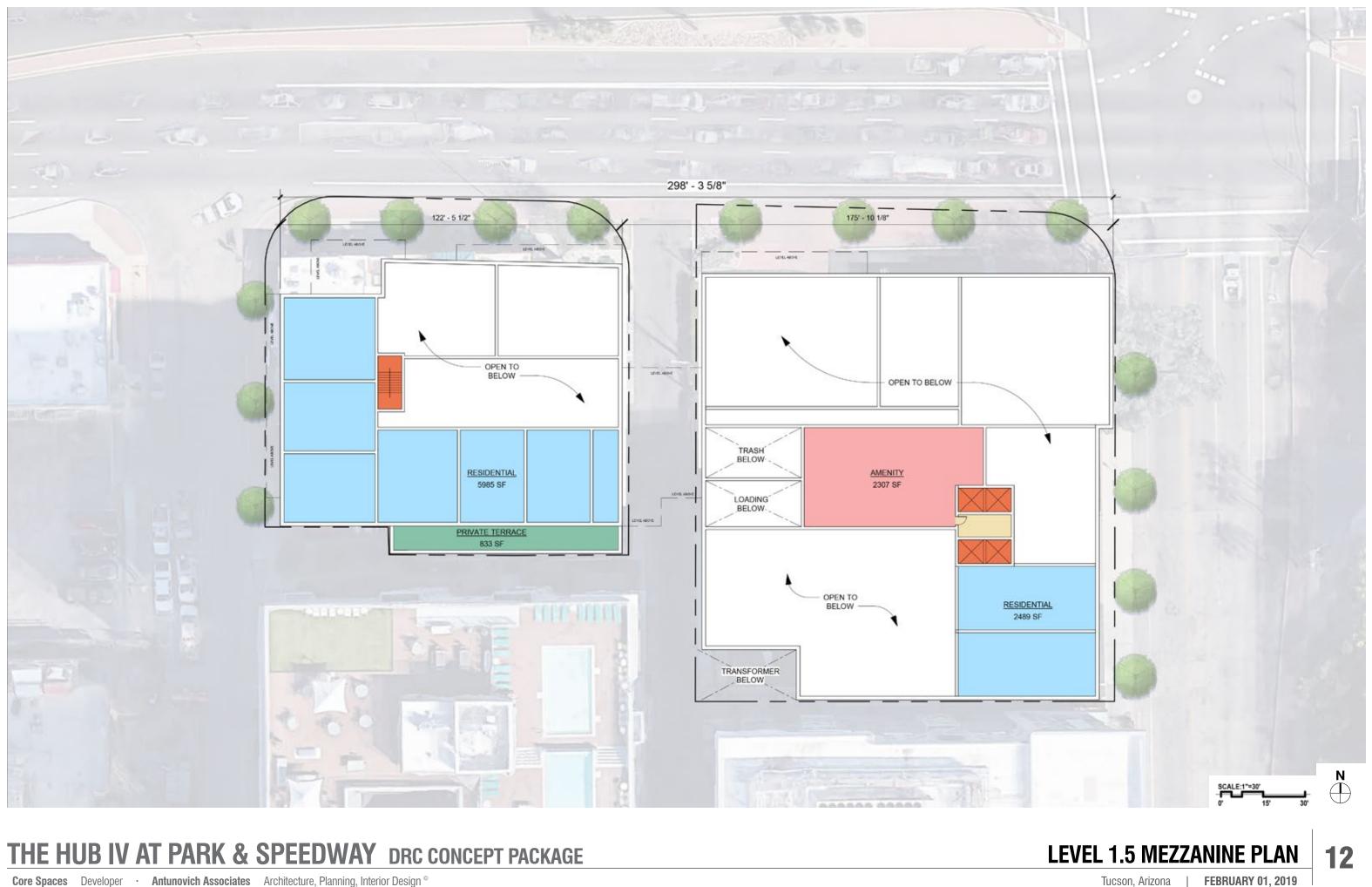
Tucson, Arizona | FEBRUARY 01, 2019





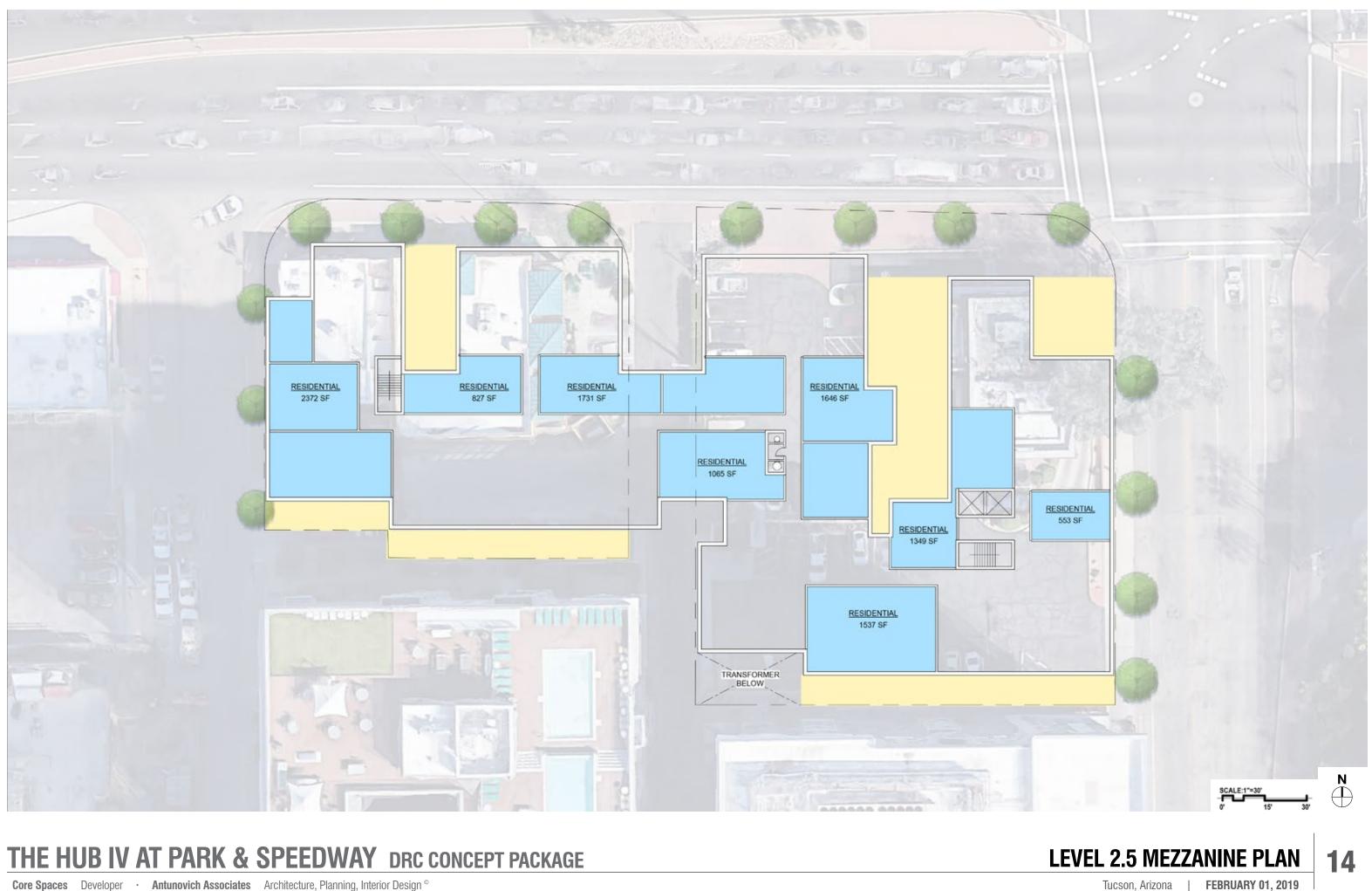








Core Spaces Developer · Antunovich Associates Architecture, Planning, Interior Design [©]





Tucson, Arizona | **FEBRUARY 01, 2019**

THE HUB IV AT PARK & SPEEDWAY DRC CONCEPT PACKAGE

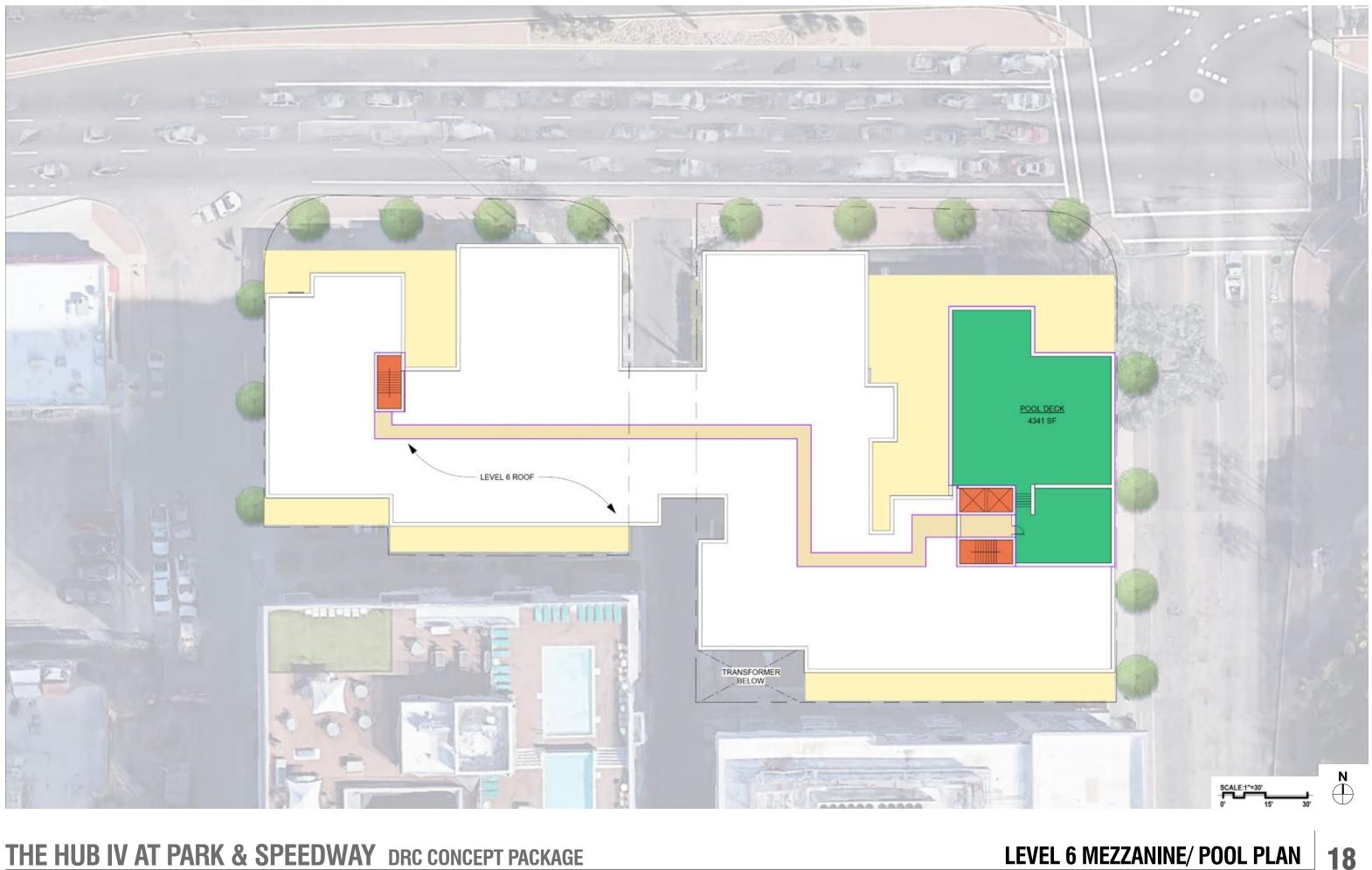


Core Spaces Developer · Antunovich Associates Architecture, Planning, Interior Design [©]

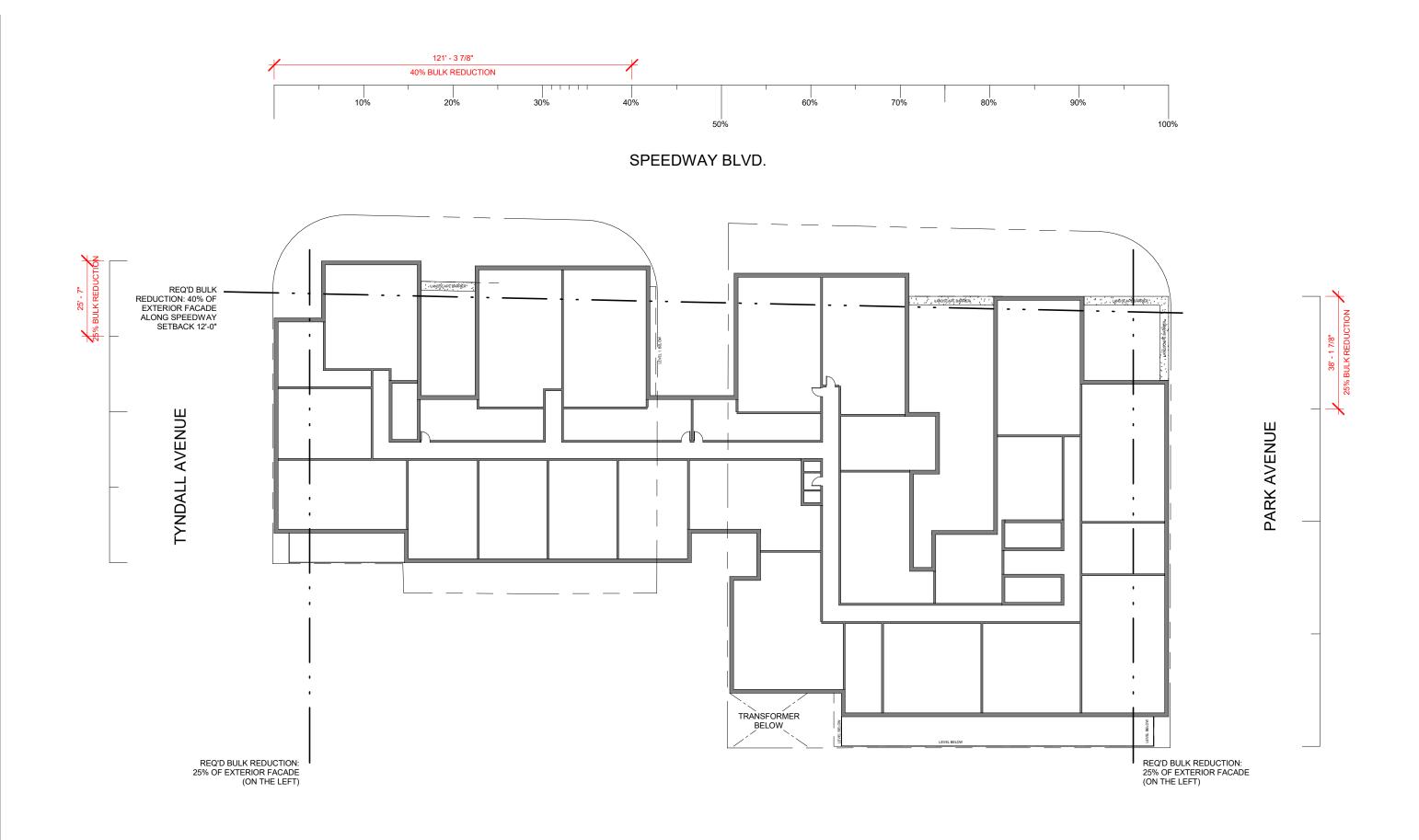
Tucson, Arizona FEBRUARY 01, 2019



Core Spaces Developer · Antunovich Associates Architecture, Planning, Interior Design [©]



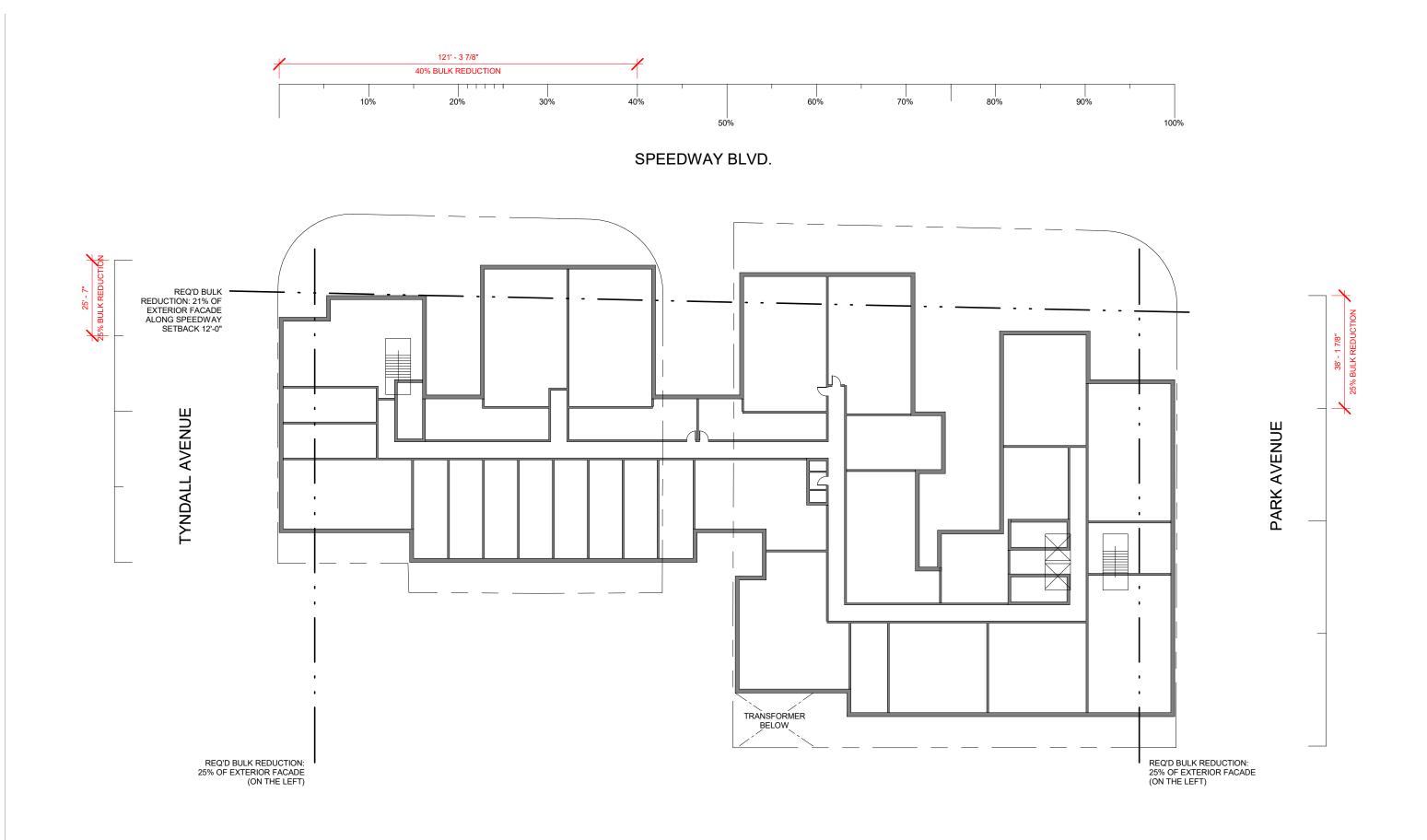




Core Spaces Developer · Antunovich Associates Architecture, Planning, Interior Design [©]

SET BACK DIAGRAM LEVEL 2

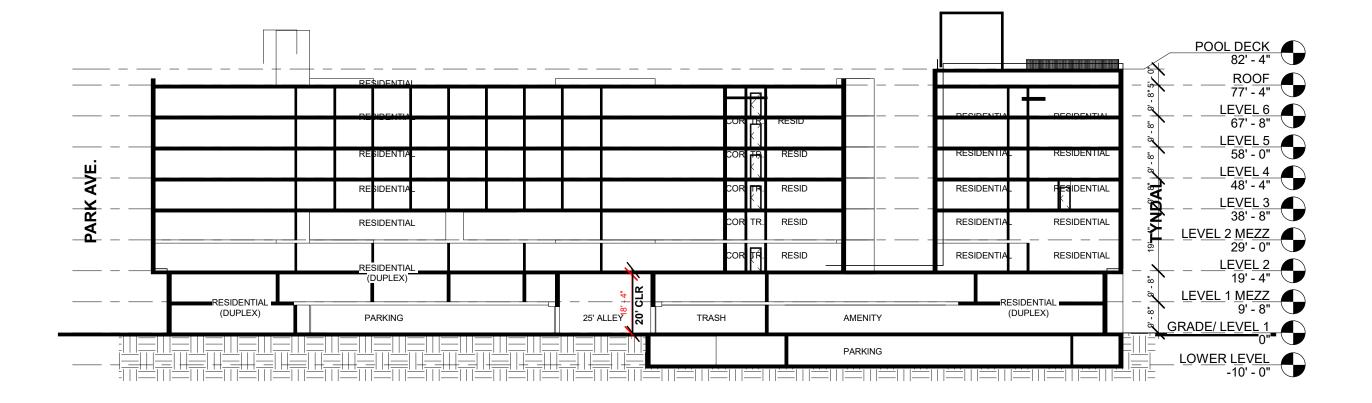
Tucson, Arizona | **FEBRUARY 01, 2019**



Core Spaces Developer · Antunovich Associates Architecture, Planning, Interior Design [©]

SET BACK DIAGRAM LEVEL 5

Tucson, Arizona | FEBRUARY 01, 2019



Core Spaces Developer · Antunovich Associates Architecture, Planning, Interior Design [©]

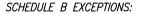


Tucson, Arizona | **FEBRUARY 01, 2019**



- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE COMMITMENTS FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, ORDER NO. 1.1004408, AMEND. No. 1, EFFECTIVE DATE NOVEMBER 8, 2011, and ORDER NO. 1100/177, AMEND. No. 1, EFFECTIVE DATE NOVEMBER 8, 2011, and ORDER NO. 12130029, AMEND. No. 1, EFFECTIVE DATE JANUARY 20, 2012. EASEMENTS AND ITEMS OF RECORD ARE LIMITED TO THOSE SHOWN ON THE NOTED TITLE REPORT. ANYONE HAVING AN INTEREST IN THE SUBJECT PROPERTY SHOULD OBTAIN A COPY OF THE NOTED TITLE REPORT AND REVIEW THE SCHEDULE B TIEMS.
- 2 THIS IS AN ABOVE GROUND SURVEY ONLY ANY UNDERGROUND UTUITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, ETHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, ETHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES
- 3. BASIS OF ELEVATIONS: THE BASIS OF ELEVATIONS FOR THIS PROJECT IS THE CITY OF TUCSON (COT) BENCHMARK No. 128, BEING A CHISELED "X" ON THE SOUTHEAST CORNER OF THE CONCRETE SIGNAL LIGHT BASE AT THE NORTHEAST CORNER OF SPEEDWAY BOULEVARD AND DENIZA AVENUE. SAID ELEVATION BEING 2430.34 (NAVD-88) PER COT FIELD BOOK 1989-X. PAGE 9.
- BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF TYNDALL AVENUE, FROM SPEEDWAY BOULEVARD TO FIRST STREET. SAID BEARING BEING NORTH 00°22'50" WEST, AS SHOWN HEREON
- REFERENCES USED FOR THIS SURVEY INCLUDE, BUT MAY NOT BE LIMITED TO, THE FOLLOWING; BOOK 1, PAGE 21, MAPS & PLATS. BOOK 2, PAGE 35, MAPS & PLATS.

- SEQUENCE No. 2011-3480148, RECORDS OF SURVEY.
- 6. ASSESSORS PARCEL NUMBERS (APN's), ZONING INFORMATION, STREET NAMES, OWNERS NAMES AND ADDRESSES SHOWN HEREON ARE FROM THE PIMA COUNTY MAPGUIDE WEBSITE, NOVEMBER 17. 2011.
- 7. FLOODPLAIN: THIS PROJECT IS LYING WITHIN F.E.M.A. FLOODPLAIN ZONE "X" (UNSHADED). SAID ZONE "X" (UNSHADED) BEING REFERRED TO AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOODPLAIN MAP 04019C2277L, MAP REVISION DATE JUNE 16, 2011.
- 8. THE WORD "CERTIFY" OR "CERTIFICATION" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.



THE FOLLOWING SURVEY RELATED ITEMS ARE REFERENCED AS SCHEDULE B EXCEPTIONS IN THE AFOREMENTIONED TITLE REPORTS

ITEM No. 4 TR-11004408 & TR-11007177

RESERVATIONS OR EXCEPTIONS CONTAINED IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (NOT GRAPHICALLY PLOTTABLE)

ITEM NO. 5 TR-12130029

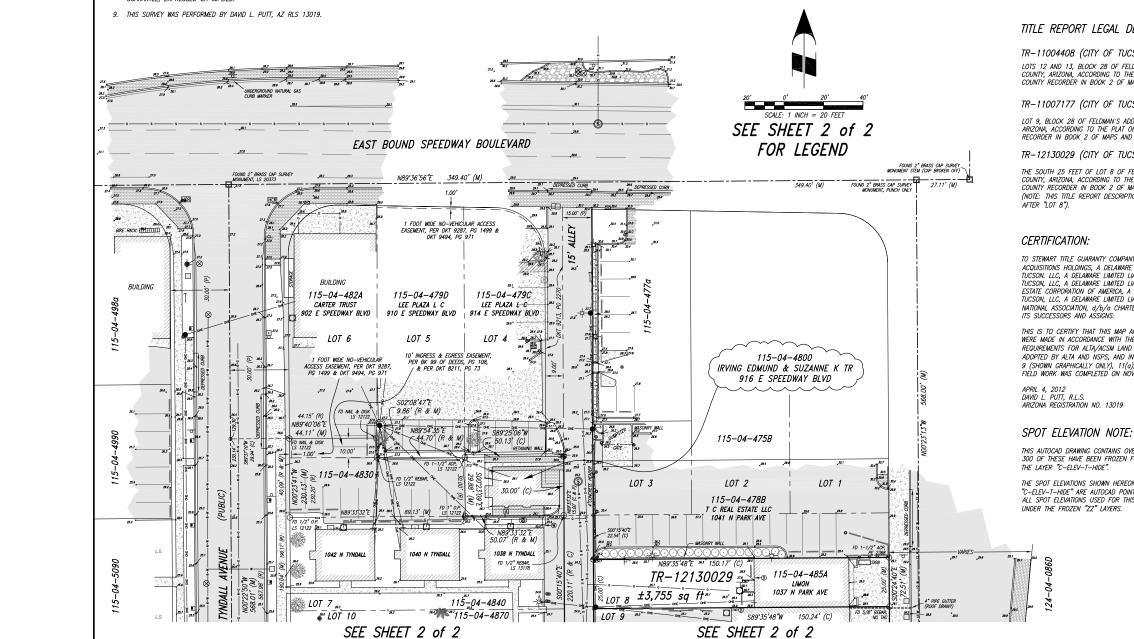
RESERVATIONS OR EXCEPTIONS CONTAINED IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF (NOT GRAPHICALLY PLOTTABLE)

ITEM NO. 5 TR-11004408 & TR-11007177 EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS AS SET FORTH ON THE RECORDED PLAT OF SAID SUBDIVISION. (STREETS AND ALLEYS AS SHOWN HEREON)

ITEM NO. 6 TR-12130029 easements, restrictions, reservations and conditions as set forth on the recorded plat of said subdivision. (STREETS AND ALLEYS AS SHOWN HEREON)

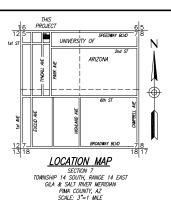
ITEM NO. 6 TR-11004408

ESSMENT FOR COMMUNICATION FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 2716, PAGE 159. (AS SHOWN HEREON,



THE HUB IV AT PARK & SPEEDWAY DRC CONCEPT PACKAGE

0



TITLE REPORT LEGAL DESCRIPTIONS:

TR-11004408 (CITY OF TUCSON ZONING "C-1"): LOTS 12 AND 13, BLOCK 28 OF FELDMAN'S ADDITION, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 2 OF MAPS AND PLATS, PAGE 35.

TR-11007177 (CITY OF TUCSON ZONING "C-1"):

LOT 9, BLOCK 28 OF FELDMAN'S ADDITION, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 2 OF MAPS AND PLATS, PAGE 35

TR-12130029 (CITY OF TUCSON ZONING "C-1"):

THE SOUTH 25 FEET OF LOT 8 OF FELDMAN'S ADDITION, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 2 OF MAPS AND PLATS, PAGE 35. (NOTE: THIS TITLE REPORT DESCRIPTION APPEARS TO LEAVE OUT "BLOCK 28" AFTER "LOT 8").

TO STEWART TITLE GUARANTY COMPANY, A TEXAS CORPORATION; TO CAMPUS ACQUISITIONS HOLDINGS, A DELAWARE LIMITED LIABILITY COMPANY; TO DRI/CA TUCSON. LLC, A DELAWARE LIMITED LIABILITY COMPANY; TO CAMPUS INVESTORS TUCSON, LLC, A DELAMARE LIMITED LABOLITY COMPANY, TO MATSUSHITA REAL ESTATE CORPORATION OF AMERICA, A NEW YORK CORPORATION; TO DIAMOND TUCSON, LLC, A DELAMARE LIMITED LIABILITY COMPANY; AND TO RBS CITIZENS, NATIONAL ASSOCIATION, d/b/a CHARTER ONE, A NATIONAL BANKING ASSOCIATION, ITS SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9 (SHOWN GRAPHICALLY ONLY), 11(a), 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 18,, 2011.

THIS AUTOCAD DRAWING CONTAINS OVER 1500 SPOT ELEVATIONS. APPROXIMATELY 300 OF THESE HAVE BEEN FROZEN FOR THE PURPOSE OF DRAWING CLARITY ON

THE SPOT ELEVATIONS SHOWN HEREON AND CONTAINED IN THE FROZEN LAYER "C-ELEY-T-HIDE" ARE AUTOCAD POINT AND TEXT ENTITIES (NO CIVIL POINTS). ALL SPOT ELEVATIONS USED FOR THIS SURVEY ARE IN CIVIL POINTS FORMAT



SITE SURVEY

22

Plant Material Options

Trees are required to be Single Trunk Specimens Shrubs within the sight visibility triangles must be under 30" tall.

TREE

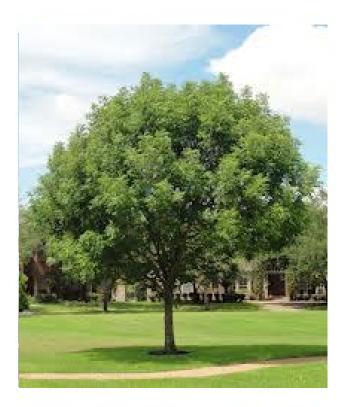
Pistacia Chinensis Single Trunk

SHRUBS AND GROUNDCOVER

Candillila Euphorbia antisyphiliica 5 Gal. Planters inside Sight Visibility Triangles

Damianita Chrysactinia mexicana 5 Gal.

Red yucca Hesperaloe parviflora 5 Gal. Planters outside Sight Visibility Triangles







PARK & SPEEDWAY DRC CONCEPT PACKAGE інь н

Core Spaces Developer · Antunovich Associates Architecture, Planning, Interior Design [©]



Terrace Gardens Trees

Desert Museum Palo Verde Parkinsonia 'Desert Museum'

Little Leaf Ash Fraxinus greggii

Mexican Bird of Paradise Tree Caesalpinia mexicana

Palo Blanco Acacia williardiana

Texas Mountain Laurel Sophoro Secundiflora



THE HUB **AT PARK & SPEEDWAY** DRC CONCEPT PACKAGE



Terrace Gardens Shrubs and Groundcover

Autumn Sage Salvia greggii

Bougainvillea 'Barbara Karst' Bougainvillea glabra

Bulbine 'Tiny Tangerine Bulbine frutescens (dwarf) 5 Gal.

Dallas Red lantana Lantana 'Dallas Red'

Damianita Chrysactinia mexicana 5 Gal.

Compact Myrtle Myrtus communis 'Compacta'

Firecracker Bush Hamelia patens 'Sierra Red'

Mexican Honeysuckle Justicia spicegera

THE H

Muhlenbergia 'Autumn Glow Muhlenbergia Lindheimeri 'Autumn Glow' Trailing Rosemary

Muhlenbergia 'Regal Mist' Muhlenbergia cappilaris 'Regal Mist'



Yellow Bells

AT PARK & SPEEDWAY DRC CONCEPT PACKAGE

Core Spaces Developer · Antunovich Associates Architecture, Planning, Interior Design [©]



25

Terrace Gardens

Accent Plants

Artichoke Agave Agave Parryi parryi

Century Plamt Agave americana

Century Plant Variegarted Agave americana marginata

Desert Spoon Dasylirion wheeleri, texanum

Cereus/Pachycereus species

Giant Yucca Hesperaloe funifera

Lady's Slipper Pedilanthus macrocarpus

Red Yucca Hesperaloe parviflora perpa 'Brakelights'



AT PARK & SPEEDWAY DRC CONCEPT PACKAGE THE HUB

PROPOSED TERRACE GARDEN ACCENT PLANTS

Core Spaces Developer · Antunovich Associates Architecture, Planning, Interior Design [©]

26