

A photograph of a modern, multi-story building with large glass windows and a curved roofline, illuminated from within at night. The building is situated on a rocky hillside with some desert vegetation. In the background, a city skyline is visible under a twilight sky with soft clouds. The text "CAMPBELL CLIFFS" is overlaid in a serif font, with a thin white line arching over it.

CAMPBELL CLIFFS

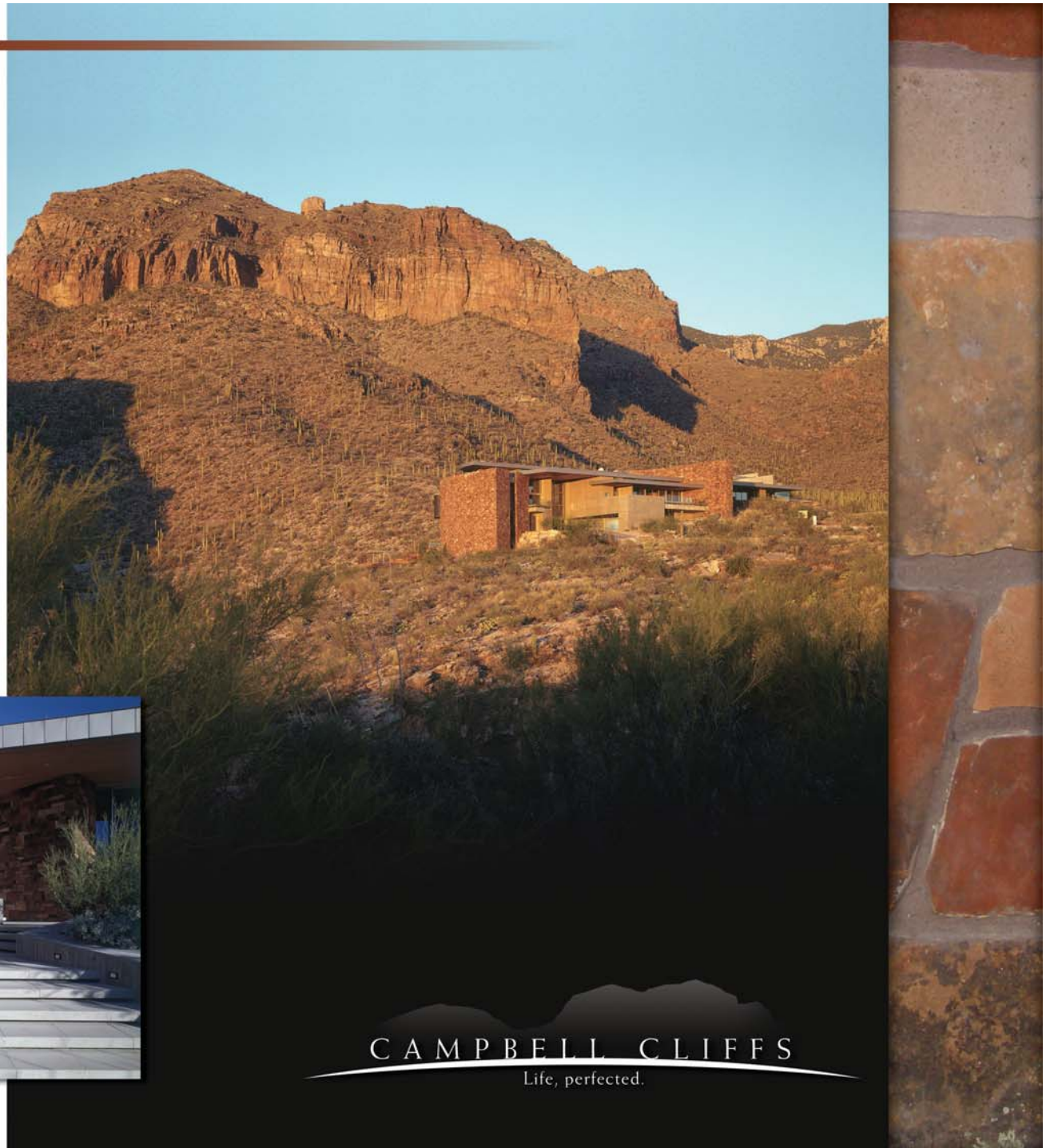
Life, perfected.

COBBLESTONE IN TUCSON, ARIZONA

On twenty spectacular acres, in the foothills of the Catalina Mountains, at the far end of Cobblestone, Tucson's most prestigious address, is Campbell Cliffs, a fabulous home that literally springs from the rock. The estate's backyard is the Coronado National Forest and the home sits dominant above the entire Tucson valley below. This magnificent structure is far more than a home - it is a work of art. A monument to human comfort, construction expertise, architectural artistry and high technology.

Two and a half years in design, seven years in development — all in an effort to select and locate the precise materials, to utilize the site with the utmost care, to protect the delicate desert environment, and to build the home without compromise.

Campbell Cliffs is truly one of the world's unique homes



CAMPBELL CLIFFS

Life, perfected.

- More than 31,000 square feet under roof
- 25,000 square feet air conditioned.
- 24 dramatic rooms
- 1,200 square foot commercial kitchen
- 2,000 square foot staff quarters
- 6-car garage
- room to seat 300 for a formal dinner
- 3,000 square foot entertainment center
- home theater
- gymnasium
- office wing
- wine cellar
- indoor gun/archery range
- multilevel pool area
- tennis court
- two elevators
- state-of-the-art security and communications systems
- incredible luxury and superb finishing details.

Beyond unique. Life, perfected.

DEVELOPER

Empire West Companies
Cary Marmis, President
520.297.9000

REALTOR

Martha Briggs
Long Realty Company
520.918.7425

ARCHITECT

Les Wallach, FAIA
Line & Space, LLC.
520.623.1313

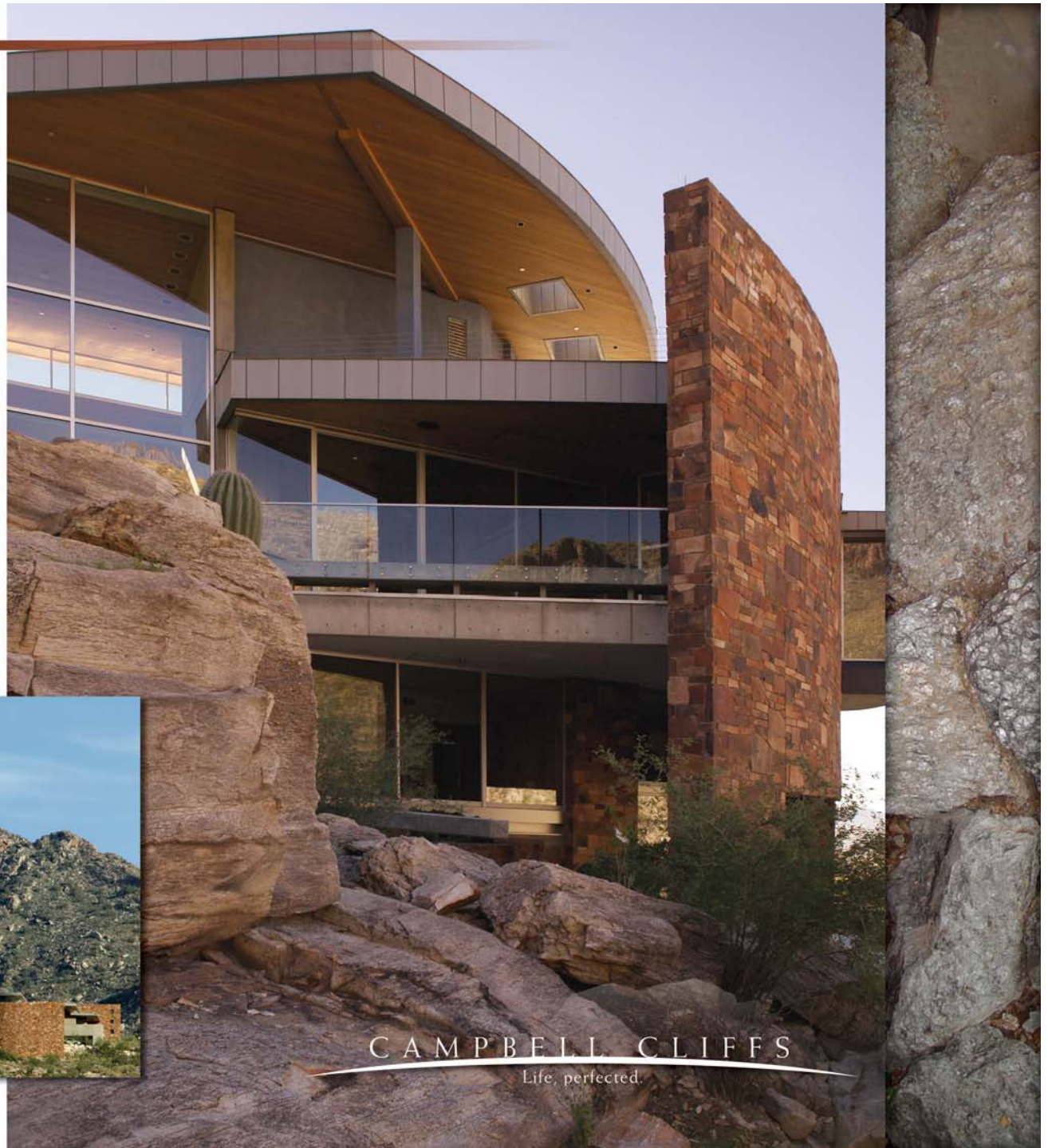


CAMPBELL CLIFFS
Life, perfected.

It is powerful. And bold.

It is incredibly dramatic.

And yet Campbell Cliffs blends elegantly and effortlessly with the landscape. The home seems to have been placed gently in and among the rocks, without disturbing the natural formations or vegetation, an integral part of the land. The very colors of the home's stone and concrete surfaces echo the colors of the cliffs behind. The massive roof planes float independently, hovering over the structure. The blue sky is a perfect backdrop to the sparks of sunlight dancing on the windows, the decks, and the most unique stainless steel roof. You cannot see Campbell Cliffs without wanting to be inside, and to experience its unique form and breathtaking space. Yet being inside is like being outside. The transition is seamless. Ceilings and floors flow through their vertical barriers without hesitation.



CAMPBELL CLIFFS

Life, perfected.

Campbell Cliffs is one spectacular surprise after another.

You can see forever from practically anywhere in the home.

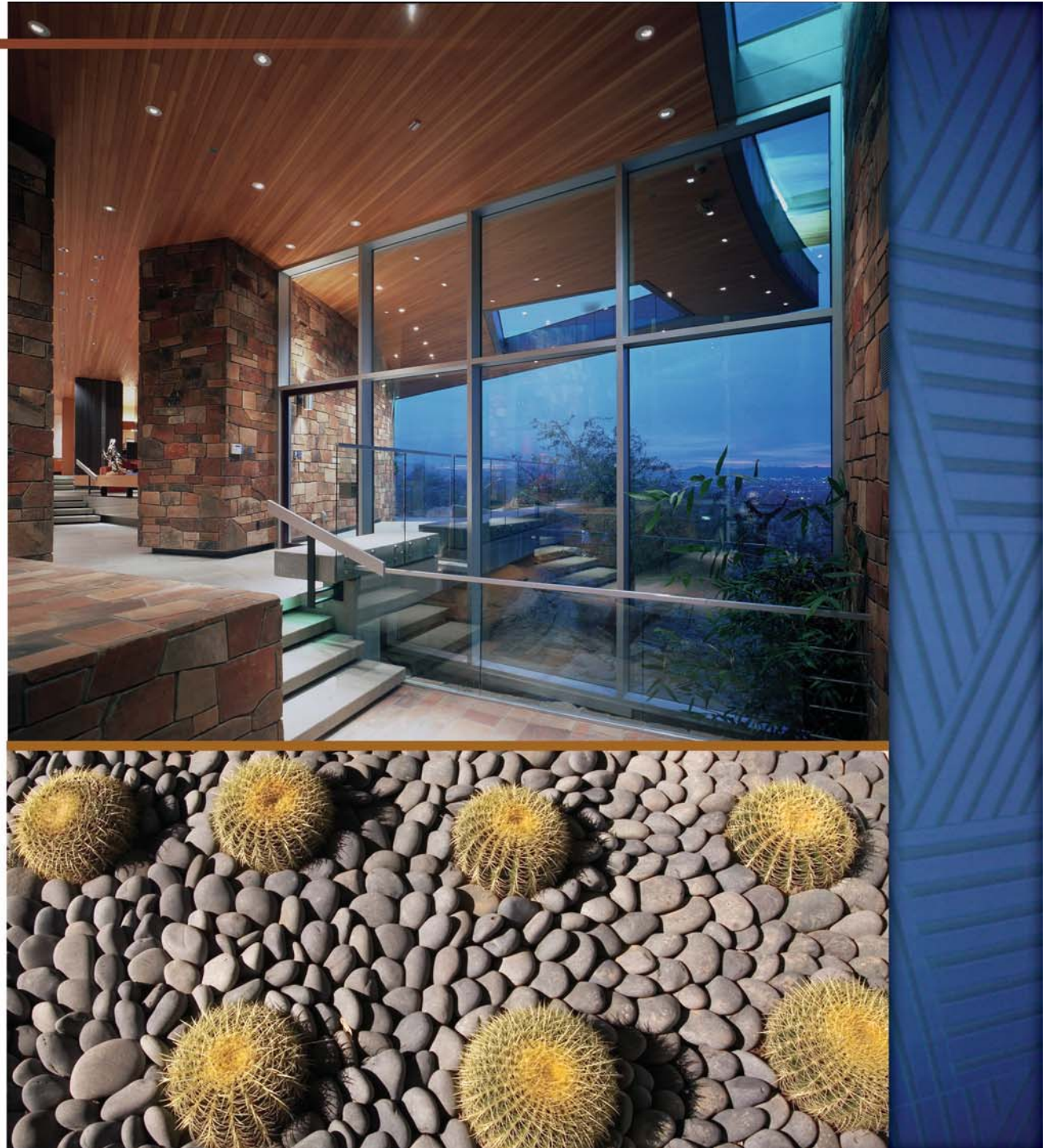
The exterior landscape of cliffs, canyons, city lights, dramatic rock formations and stately Sahauro cacti virtually become part of the interior scene. Form and textures blend until you lose track of where the inside stops and the outside begins. There are almost 6,000 square feet of exterior deck and patio space, further tying the home to its environment.

You are surprised by the kaleidoscope of textures:

Coconino Sand Stone from Northern Arizona, cut to specs in 80+ pound blocks and installed by a master Vietnamese mason, one of the best in the world; "Step-stone" tile from California; wood ceiling paneling of vertical grain Douglas Fir from the old growth coastal forests of Washington state, and then concrete like you've never seen it before: broken rib, smooth exposed, sand blasted.

The natural light flashes through the home from every direction, highlighting free-standing sculpture and bringing ever-changing images to the walls and floors. This is a home with wonderful opportunities to display art and trophies of all kind. Wall space is significant, room height can accommodate the largest of sculptures and open space is virtually limitless. Light filters through 13 skylights onto a 65 foot long art gallery that forms the north walls of the living and dining room areas.

Campbell Cliffs is intelligent, functional and refreshingly dramatic.





Within Campbell Cliffs...

A palatial master bedroom wing includes an impressive bedroom and three sitting areas. The views north through a floor to ceiling window look up the canyon to the beginning of time. To the south, the city lights twinkle like precious jewels. A luxurious master bath adjacent to the master suite includes his and her lavatories, two-person jetted tub, deluge shower with unlimited hot water and custom dual closets. There is endless storage, decks off both north and south sides, and a hidden stairwell up to the private, 600 square foot sundeck.

A family or guest level has three bedrooms and three full baths, with spectacular views up the canyon or over the city. The guest suite has a living room and fireplace, decks, patios, sitting room and private gardens.



A main living room has an adjoining exterior living room that overlooks the Tucson valley. Huge glass walls separate interior from exterior. The fireplace literally floats in the center of the room, dividing living from dining. Artwork has its own special place on one wall and the rich tones of the wood-paneled ceiling add a subdued, quiet pleasure.

The dining room can seat 20, all of whom can be served as well in the cooled adjacent exterior terrace. The serving counter for the dining area is 20 feet long. For a gala event, the house has room enough to seat 300 for a formal sit-down dinner.





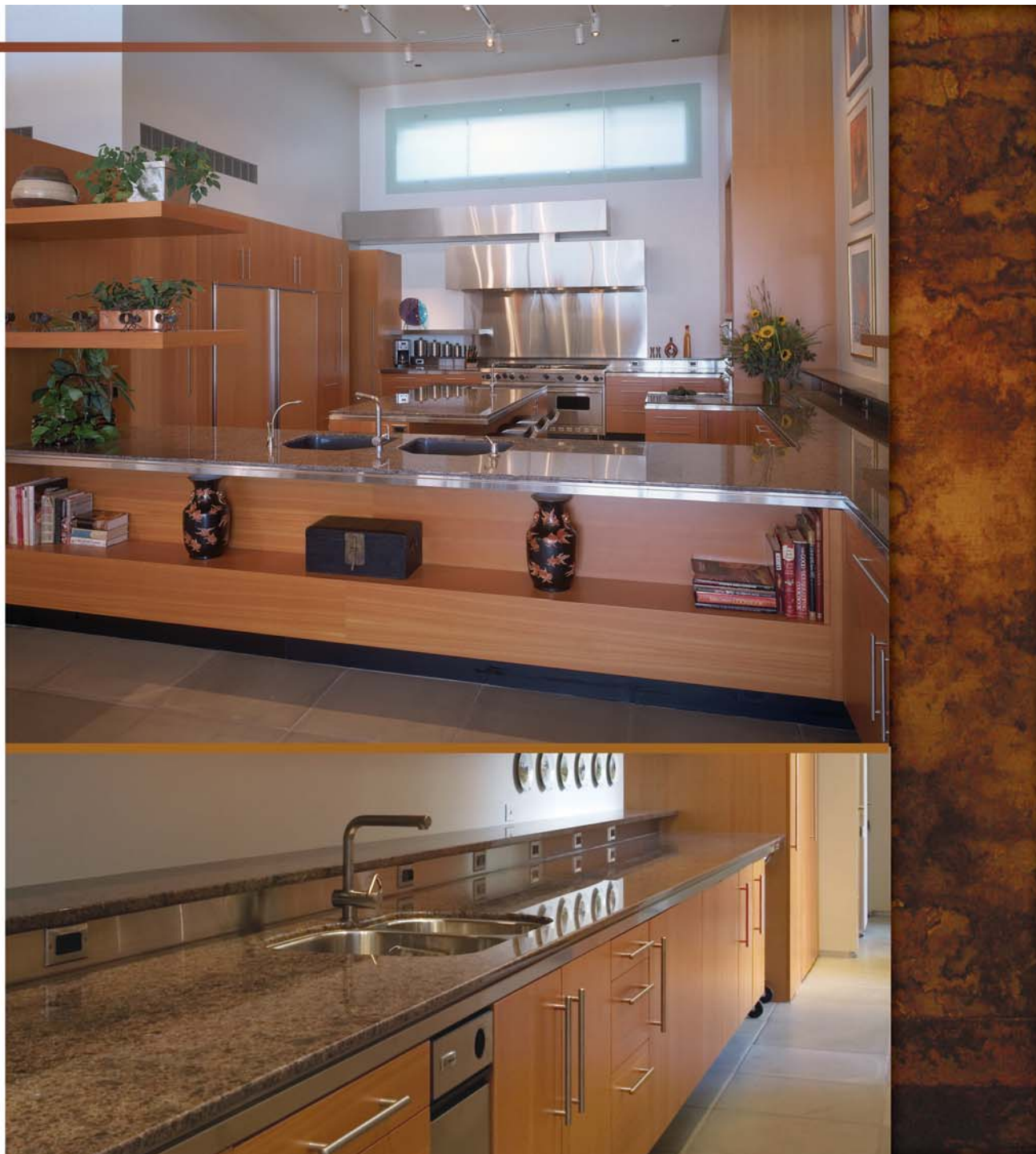
The **entertainment center** covers more than 3,000 square feet. It includes a pool table, sunken bar, full home theater and an audio-video equipment room and control center to serve the entire home. The speakers and television monitor are hidden from view and are revealed electronically upon demand. The fireplace is cantilevered and seems suspended in mid-air. There is floor space enough for a performance by the New York City Ballet, or certainly your own cotillion. The dramatic bar has wine storage for 200 bottles. The adjacent outside patio with its spectacular city views is also cooled.



The kitchen area is well over 1,000 square feet. It is a commercial-sized and outfitted facility for serious production, equipped with only the finest names — Gaggenau, Asko, Viking, Scotsman, Sub-Zero and Randall. The kitchen includes preparation areas for baking, cutting, seasoning and roasting. There are salad, dessert and meat preparation areas with infrared warmers, trash compactors, a commercial freezer with a 60 cubic-foot capacity, and a filtered ice-maker. The more than 40 feet of preparation countertops are easy-clean thick granite. The kitchen includes a cookbook library and ample storage for fine china, serving platters, linen, paper and dry goods and all forms of food and supplies.

There is a separate, dual dishwashing area and adjacent to the kitchen is a full laundry with a pet care facility.

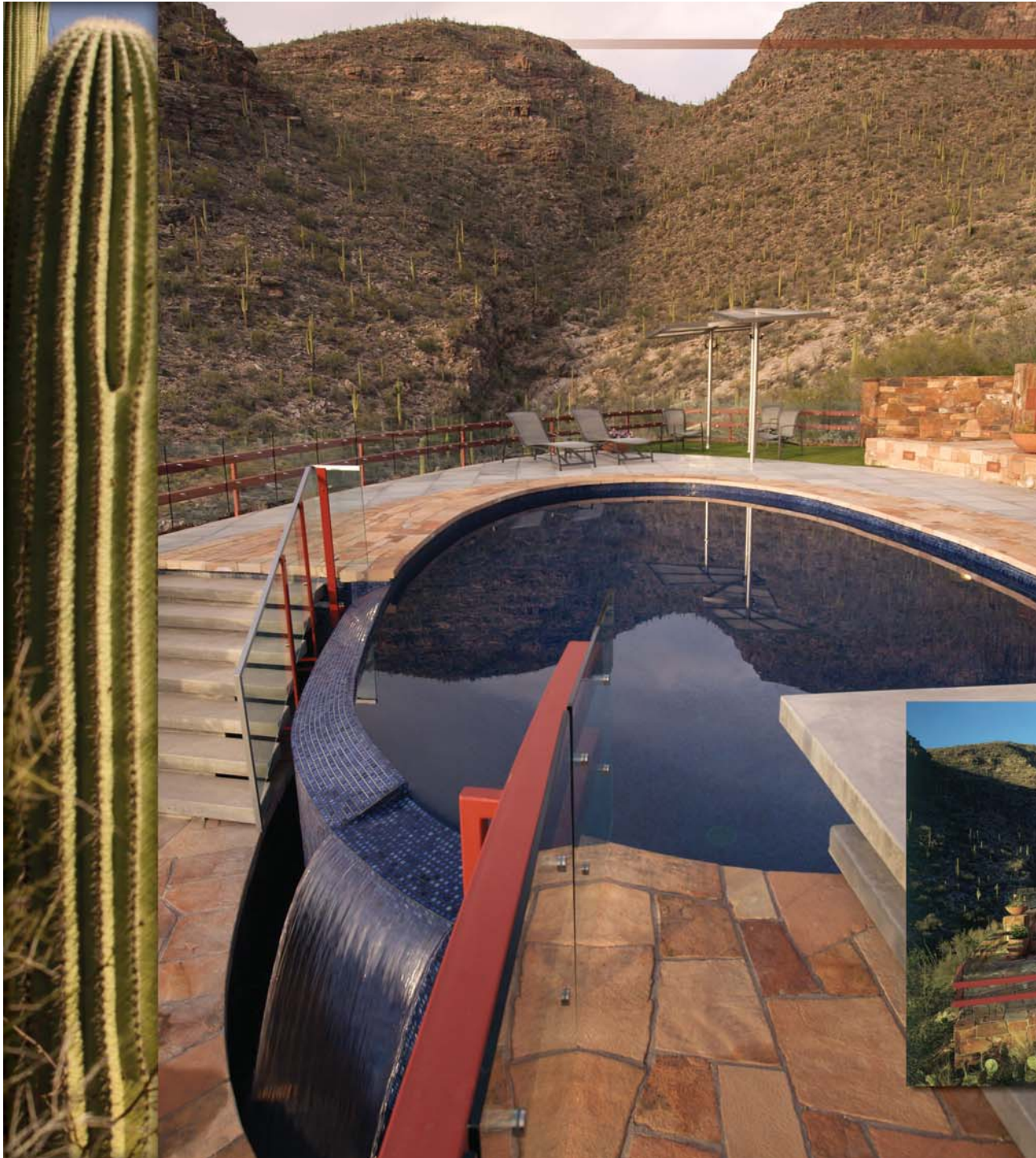
The breakfast room seats 12 inside or as many as you're likely to want in the exterior breakfast area, an outdoor patio with a Viking BBQ. It is also cooled for comfortable dining.





The office wing includes a master office suite, an adjoining office for support staff and another separate full office, all looking north toward the canyon. There is a fireplace and a complete communications network for both personal and business use. The natural rock formations outside the large window walls have been preserved and the soothing water feature is a delightful touch. You can expect quail, cactus wrens, javelina and perhaps the occasional bobcat to stop by and visit.

The gymnasium has a bathroom, shower, sauna, steam room and locker space. It is housed on two levels accessible from the master bedroom and the pool area and includes more than 750 square feet of space — room enough for every imaginable piece of equipment. There's even an adjoining patio so you can take your workout outside. While you exercise, you may see the bighorn sheep on the canyon slopes.



The pool area is a marvel of engineering with spectacular views north to the cliffs or south and west to the city. The tile in the pool is a soft cobalt blue, and there is an adjoining spa and outdoor fire pit. The pool deck is hand-set sand-blasted stone finished to reduce heat transfer. There is also an outdoor kitchen, with a Viking BBQ, sink and refrigerator, all perfect for picnics, casual refreshment or full dinners.

The staff quarters are on two levels. The upper or lower sections could easily be used as additional guest or family quarters. The 2,000+ square feet include two bedrooms, an outside sitting area, and a bath, laundry and storage area on the lower level. Another large bedroom and sitting area, a bath, a kitchen galley and dining area, and living room are on the upper level. The living room has a fireplace with wood storage and a stereo cabinet. There is also a private spa, viewing deck, patio, ample storage and a two-car garage.



A **state-of-the-art workshop** is fully equipped. The 400 square foot workshop is available for use by the staff to maintain the entire estate with all its associated systems or to tackle do-it-yourself projects.

A **350 square foot combination hobby/dark room** is fully air-conditioned with built-in cabinetry, hot and cold water, ample storage, and counter space for virtually any hobby or personal interest.

A **potting shed and garden workshop** are positioned to be sheltered from the sun and cooled by their own independent evaporative cooling system.

The **wine cellar** holds 2200 bottles.

There is an **Olympic-sized underground gun or archery range**, totally sound proofed, air conditioned and heated. This could be easily modified for additional wine storage of several thousand bottles.

The **six fireplaces** are located in the master bedroom, the main office, the dining room, the guest level, the staff quarters and the entertainment center. Three fireplaces are constructed of stone and three are sculptural metal. The structures have Thermafiber insulation and Selkirk fireplace flues and storm collars. They are all gas-fired.

In addition to a **fully shaded two-car detailing center**, there is also a parking and charging station for an electric car or golf cart.



The home is equipped with the added luxury of **two separate elevators**. This wonderfully convenient feature, in the west and east wings, brings family, staff and guests from the garage level to the guest and family rooms and to the entertainment levels.

Every drawer, shelf, closet, countertop and storage area in the home is **finished cabinetry**, created by specialists and expert craftsmen. Most cabinets in the home are either select vertical grain Douglas Fir or rare White Maple. The cabinetry in the activity room was constructed by master cabinet maker Elliot Price and is made from veneers cut from logs purchased in the Pacific Northwest and thin-sliced by hand. The media cabinet is long leaf yellow pine, cut from recycled timber found in the northeastern states. The billiard equipment cabinet is rare mahogany from the tropics.

Campbell Cliffs has **storage** for bicycles, luggage, sports and gym equipment, furs (humidity and temperature controlled), paint, arts and crafts supplies, as well as a separate file storage room for important documents.





A marvel of international high-technology.

- An elaborate **lightning safety system** protects the home from damage.
- The **roof is stainless steel** and the first of its kind in the United States. It uses only fully welded seams and was designed and installed by German engineers. The roof is so impervious to leaks that in Europe, where it is often used on commercial structures, gardens are planted and watered directly on the steel roof. Where the stainless steel appears on the fascia, glass beads shot from high-powered nozzles were used to soften the shine and approximate the color of the adjoining concrete.
- The **impressive lighting system** for the home was designed by Walter Spitz of Phoenix, one of the acknowledged experts in the field. It is a computer-controlled system that allows for adjustment of the light ambiance in virtually every room in the house. LiteTouch® controls the more than 1200 lights in the home from a central processing unit. The system also utilizes individual controls found in every room, as well as a great many adjustable, recessed lights which can be aimed to highlight a specific area or work of art. It's a lighting system that's not only versatile and flexible, but also very easy to use.
- The home has 3 separate and **distinct humidity zones** so that the occupants can dictate the exact level of moisture in the air
- **Fire sprinklers** are located in all rooms of the house as well as the outside deck areas. The sprinkler heads are concealed in the ceilings and aesthetically blend with that particular texture and color. The fire department is called automatically and immediately if any sprinkler goes into action at any time.



• The **HVAC system** for all 25,000 square feet under roof is controlled by a computer system designed by Johnson Controls. It is connected to two 25-ton air conditioning central chiller units and utilizes a "4 pipe" system which constantly circulates hot and cold water throughout the home. There are 22 different zones for heating and cooling and the system maintains the temperature at the desired level with no more than a half-degree difference. In order to maintain continuous service under even the most unusual conditions, the HVAC system was designed with built-in redundancy. It is a duplex, three-phase power, commercial grade system that delivers more power at greater efficiency than virtually any residential system. The massive chiller units for the air conditioning system have been placed on special isolation pads in a poured concrete vault. Rubber shocks provide additional sound insulation. It is surprisingly quiet and dramatically responsive..

• The **security system** is one of the finest available. Motion, smoke, heat, water leak and glass break detectors are placed strategically around the home. Closed-circuit television monitors the play and pool areas, the front gate, tennis court and the front door. Many more details are available upon request.

• The **high-tech communications system** allows for crystal-clear internal connections among major living, dining and kitchen areas in the home. In addition, high-capacity Internet access and telecommunications lines have been installed in key areas.

• Both garages have **carbon monoxide detection systems** to guard against accidental CO poisoning. If carbon monoxide is detected, exhaust fans automatically start and the garage doors open.

• All plumbing in the home uses **copper lines** as well as cast iron waste water removal lines, which are quieter and much longer lasting than conventional domestic piping.

• The **bearing wall system** is a combination of concrete and masonry. Steel wide-flange beams, reinforced at all joints by thick steel-plate stiffeners, and composite steel floor decks were specified by the team of engineers and used throughout the home. They are virtually sound proof.

• The entire home is **wired for audio and video** reception. There are three home theaters: one a separate and dedicated theater in the large entertainment complex, another in the activity room and one in the master bedroom.

• The home has 8,000 square feet of **dual pane, low-e safety glass**, some sections of which are 36 feet tall. Many walls of glass move silently on stainless steel rollers, others are stationary. There are more than 600 linear feet of these windows to the world, most floor to ceiling, and they're supplemented by more than 35 skylights and sky holes. They've been tested for weather penetration and wind load. All are breathtakingly impressive.

• The **tennis court** was blasted into more than 20 feet of solid rock which now provides a natural windbreak. The court area has an equipment room and a viewing deck.

This is a home that can do virtually anything and be anything you want it to be.



Campbell Cliffs at Cobblestone, in Tucson, Arizona.

An environment for every imaginable pursuit - impressively comfortable living, royal entertainment, elaborate dinner parties or uncomplicated après-theatre sojourns, recreation (indoor and out), the pursuit of physical fitness on your own terms, private moments and a very public statement of success.

This is a rainbow of pleasure, an exclamation of luxury punctuated by high technology convenience and enduring images. And yet, this is a home you can touch and feel, a down-to-earth, even part-of-the-earth structure that beckons and invites. In spite of everything it is, it is still a friendly home.

It says "come and enjoy living here, because I have it all."

This is beyond unique.

This is Campbell Cliffs.

Offered at \$22,000,000.

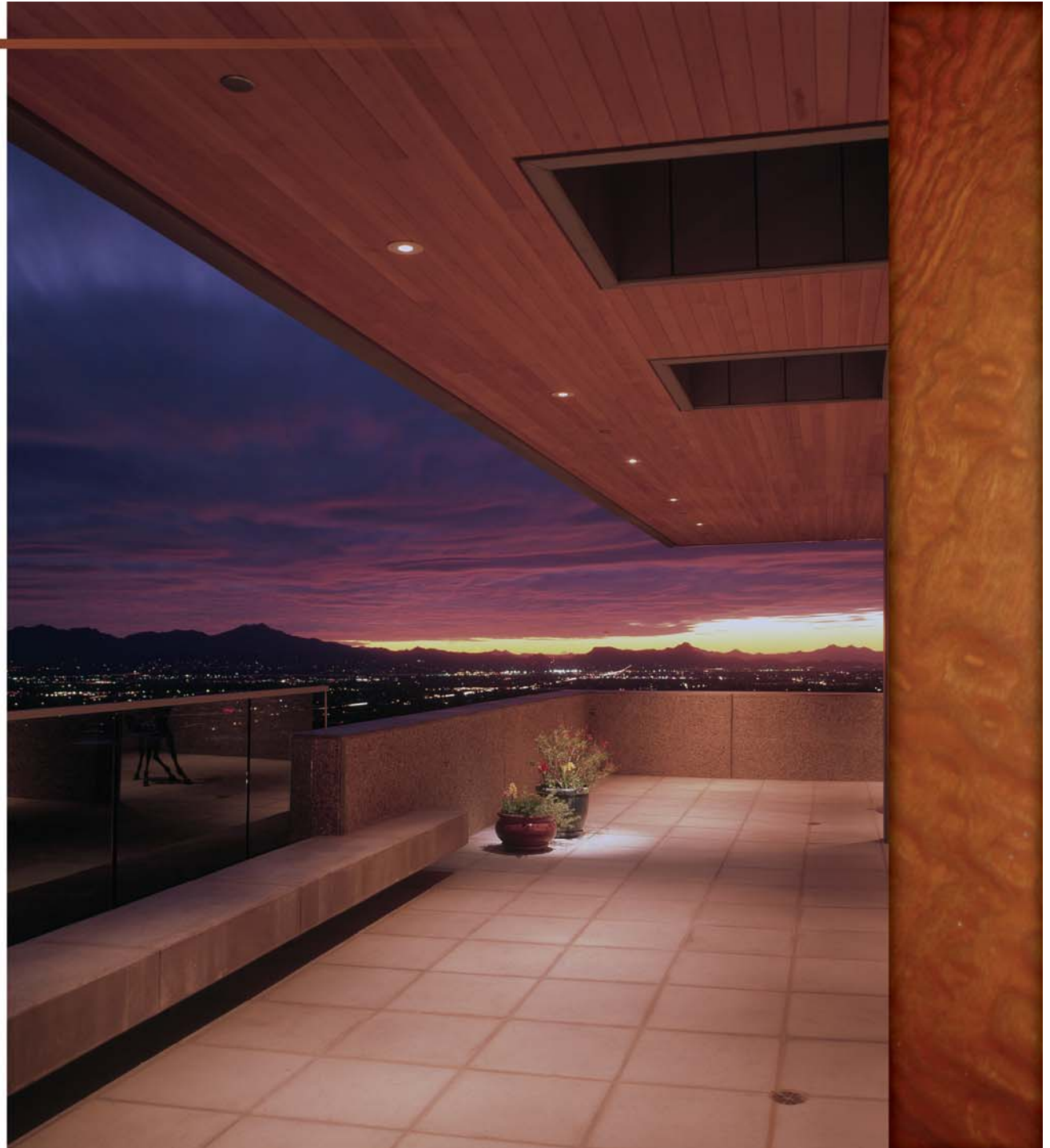
Fully furnished, including extensive art collection.

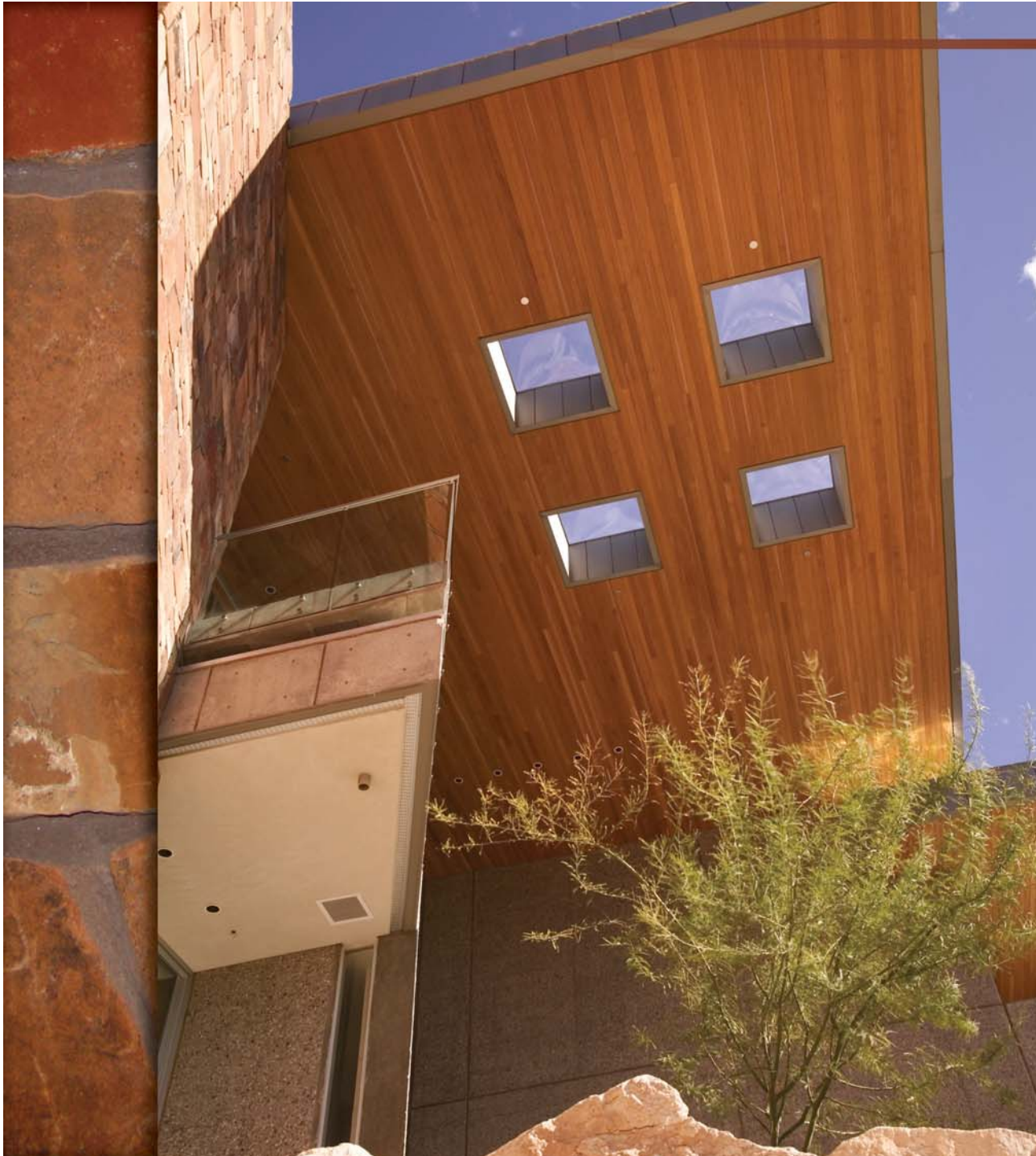
Martha Briggs - Long Realty Company

520.240.8006

martha@marthabriggs.com

www.campbellcliffs.com





About the Architects.

LINE AND SPACE, LLC.

Campbell Cliffs was designed by Les Wallach of Line and Space, LLC., in Tucson, Arizona. And no one was more qualified to do so.

For more than twenty five years, Line and Space has studied and perfected their understanding of the climate and the land. Extensive programming helps to define the true needs of both the client and the site. Their architecture shows reverence to the texture and form of the fragile environment. Their engineering recognizes the cooling effects of shade, shadow and the efficient use of water and wind. Their buildings take advantage of native materials. The power of stone, masonry and stucco, sensitively juxtaposed with the delicacy of wood, metal and color are a tribute to their mastery of their craft. Such indigenous materials play an important role in the organic relationship that welds structure to the earth. They understand that how buildings touch the sky contributes to their visual success. Above all, the work of Line and Space demonstrates that architecture is an art; one that should please the senses while uplifting the spirit.

Guided by a rare understanding and sympathy for the natural environment, Les Wallach and Line and Space create architecture of beauty, mystery and surprise, designs that develop a visual sequence to thrill the imagination, coaxing the observer along a determined path of temptation to a revealing final crescendo.

And there has been no greater symphony than Campbell Cliffs.



Some more words of praise.

"In Tucson, Arizona, Line and Space has built...jewels that are in harmony with the fragile ecosystem of the Sonoran Desert and glorify its richness, harshness and complexity."

— Antonio Di Mambro,
in the Italian architectural journal,
Spazio & Società

"Line and Space demonstrates how the architect can gain more control over the finished product, how design can remain open for further refinement, how better materials and finishes can be had without breaking the budget, and how design can be more responsive to the client and the site."

— Mike Crosbie,
Progressive Architecture



About the city.

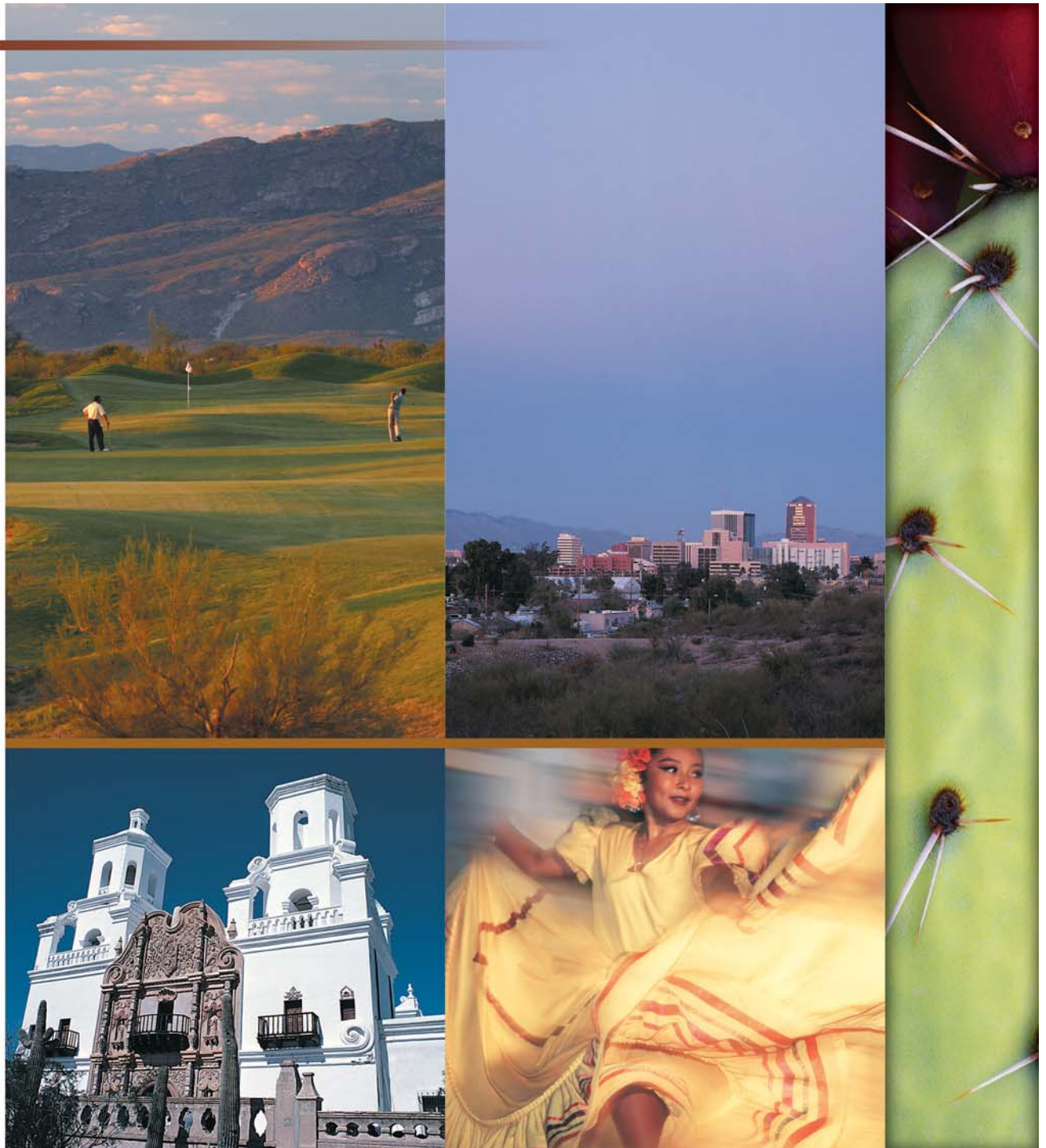
You'll like Tucson.

It's a city with a global flair, one that celebrates its diversity at events such as the International Mariachi Festival, Intertribal Pow Wows, the Fiesta de los Vaqueros (it's a rodeo), and numerous other arts and crafts fairs, concerts, and special events of all kinds. The city offers the best of a sophisticated, urban environment — wonderful ethnic and continental restaurants, upscale shops, fine art galleries and excellent museums, and more — all without the crowds, congestion or pollution of other major metropolitan areas.

Tucson, now approaching a population of 900,000, is home to The University of Arizona and also boasts a number of internationally acclaimed attractions — the Arizona Sonora Desert Museum, Columbia University's Biosphere 2 Center, Old Tucson Studios and San Xavier Mission. Tucson is, after all, one of only 14 U.S. cities with professional opera, symphony, ballet and theatre companies — not to mention an active jazz, blues and Latin music scene, lively visual arts and contemporary dance. No wonder the Wall Street Journal has called Tucson "a mini-Mecca for the arts." It is also, of course, just hours away from the beaches in Old Mexico, the city of Phoenix and the West Coast.

Tucson is best known, of course, for its brilliant sunshine. More than 350 days a year of endless blue skies. Our annual temperatures average a high of 82 degrees and a low of 54 degrees. The climate makes our city a natural for a wide variety of outdoor recreation — superb golf, tennis, hiking, bicycling, picnics in the park; practically anything you'd like to do, you can do here all year long. Tucsonans also enjoy professional baseball's spring training (we have the White Sox, Rockies and Diamondbacks), and of course all the excitement of PAC — 10 collegiate athletics, featuring the University of Arizona Wildcats.

The fact is, residents enjoy a relaxed, informal lifestyle that's full of activity, beautiful scenery, cultural diversity and best of all, friendly, intelligent and likeable people.



Design and Construction Consultants

<u>ROLE</u>	<u>COMPANY</u>	<u>PEOPLE</u>
Acoustical Engineering	Architectural Design Associates	Tom Spendiarian
Civil Engineering	Presidio Engineering, Inc.	John Wood
Electrical Engineering	Burnside Canney Engineering, Inc.	Mars Burnside David Lane
Interior Design	Elizabeth Rosensteel Design Studio, LLC	Elizabeth Rosensteel
Lighting Design	Creative Designs in Lighting	Walter Spitz Mark Mueller Brent Shelly
Materials Testing and Inspections	Western Technologies, Inc.	Mike Kelty Jon Schwindt Bruce MacIlroy Bart Hogan
Mechanical Engineering	Adams and Associates, Inc. Mechanical Engineers	Stan Adams Donovan Kelly Burt Wright
Plumbing Fixtures	Ferguson Enterprises	Martha Rodriguez
Special Metal Fabrications	T.A. Caid Industries, Inc.	Dennis Garrison Jurgen Zander Preston Godfrey
Structural Engineering	Holben, Martin, and White Structural Engineers, Inc.	Randy Holben Bryan Holben Rick Nowak
Surveying	Ashby Surveying and Drafting, Inc.	Wayne Ashby Bob Larson

