



STAFF APPROVAL LETTER

119-SA-2014

94 Hundred Shea Scenic Corridor Mid-Size Monument Signs

STEP 1

STAFF APPROVAL NOTIFICATION

This letter is notification that your request has been conceptually approved by Current Planning Services staff.

Additional review and permits may be required. Refer to Final Plan Review Submittal Requirements below.

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

PROJECT INFORMATION

LOCATION: 9375 E Shea Blvd
PARCEL: 217-36-001M
Q.S.: 28-50
ZONING: C-3 PCD

APPLICANT: Alyssa Lerner
COMPANY: Wilson Property Services
ADDRESS: 8120 E Cactus Rd Ste 300 Scottsdale, AZ 85260
PHONE: 480-874-2600

Request: Request to approve two non-ESLO scenic corridor mid-size monument signs along E. Shea Blv, and dedicate a scenic corridor easement and a public non-motorized access easement per Case No. 11-ZN-2002#2.

STIPULATIONS

1. All scenic corridor mid-size monument signs shall substantially conform to the site plan and elevations produced by Total Signs & Graphics, submitted by Wilson Property Services, and approved by City Staff on April 8, 2014.
2. The landlord shall select which tenant shall be allowed to utilize a tenant panel on the mid-size monument signs.
3. On any mid-size monument sign, no tenant name shall be displayed more than one (1) tenant panel per side.
4. Tenant panels may incorporate the tenant's corporate colors, letter styles, fonts and logos. Panels to be routed & backed up with acrylic, and all tenant panels shall utilize one background color: Dunn Edwards "DE6221 Flintstone."
5. Any modifications to the scenic corridor mid-size monument signs shall require Development Review Board or Staff Approval.
6. All signs shall require separate submittals, reviews and permits.
7. The existing 94 Hundred Shea Scenic Corridor Monument Sign along E. Shea Blvd. (approved under Plan Number 6513-07) shall be completely removed before the sign permit for the new mid-size monument signs is finalized.

Related Cases: 119-SA-2014, 11-ZN-2002#2, 8-DR-2004

SIGNATURE: _____

Andrew Chi
Associate Planner

DATE APPROVED: April 8, 2014

STEP 2

FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit a copy of this approval letter along with a completed Sign Permit Application to the One Stop Shop for plan review.

Sign Permit Application: <http://www.scottsdaleaz.gov/codes/signs>

This plan set shall be reviewed by the following departments:

Department	Staff Reviewer
PLANNING:	Andrew Chi
BUILDING:	Building Group (TBD)



Staff Approval Application Submittal Requirements

119-SA-2014

Project Name: 94 HUNDRED SHEA City Staff Contact: ANDREW CHI / BRYAN CLIFF
 Project Address: 9375 E. SHEA BLVD
 Zoning: C-3 PCP A.P.N.: 217-36-001M Quarter Section: 28-50
 Associated References: Project Number: 630-PA-242 Plan Check Number: _____ Case(s): _____
 Request: To dedicate a Scenic Corridor + Public Non-Motorized Access Easement + to approve two (2) Scenic Corridor Mid-Size Monument Signs.
 Is there an outstanding Code Enforcement citation or Notice of Compliance? ☐ Yes ☒ No If yes, provide a copy.
 Owner: JRMCC 2007 CIBC19 Shea Blvd. Applicant: Michelle Collins
 Company: LNR Partners, LLC. Company: Wilson Property Services, Inc.
 Phone: _____ Fax: _____ Phone: (480) 874-2600 Fax: (480) 874-2601
 E-mail: _____ E-mail: mcollins@wilsonps.net
 Address: _____ Address: 8120 E. Cactus Road, #300, Scottsdale, AZ 85260

Submittal Requirements: Please submit 1 copy of materials requested below. All plans must be folded.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Completed Application (this form) and Application Fee-- \$ <u>87.00</u> (fee subject to change every July)
<input checked="" type="checkbox"/> Context Aerial with site highlighted
<input type="checkbox"/> Site Location Map
<input type="checkbox"/> Maricopa County Assessor's Parcel Map with site location highlighted
<input checked="" type="checkbox"/> Narrative describing nature of request
<input checked="" type="checkbox"/> Property Owner's Authorization, or signature below
<input type="checkbox"/> Homeowners/Property Owners Association Approval (if applicable).
<input checked="" type="checkbox"/> Color Photographs of site- including all areas of change.
<input checked="" type="checkbox"/> Site plan indicating extent and location of additions, buildings and other structures, <u>indicate dimensions of existing and proposed structures, sidewalks, or driveways as well as any required setbacks.</u>
<input type="checkbox"/> Lighting- provide cut sheets, details, photometric for any proposed lighting.
<input checked="" type="checkbox"/> <u>Request for Site Inspections</u> <u>Use Land Surveyor</u> | <input type="checkbox"/> Cross Sections- for all cuts and fills
<input type="checkbox"/> Floor Plan(s) of additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.
<input type="checkbox"/> Landscape Plan indicating location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations.
<input checked="" type="checkbox"/> <u>SIGN DETAILS/ELEVATIONS</u>
<input checked="" type="checkbox"/> Elevation Drawings or Color Photosimulations of new additions, buildings, or other changes with materials and colors noted and keyed to material samples.
<input type="checkbox"/> Material Samples- color chips, awning fabric, glazing, etc.
<input type="checkbox"/> Conceptual Grading & Drainage Plan showing existing & proposed drainage flows, channels and retention.
<input type="checkbox"/> Copy of Liquor License Application (For all bars/restaurants/patios)
<input type="checkbox"/> Airport Vicinity Development Checklist- provided
<input checked="" type="checkbox"/> Current Title Report <u>(See Title Submittal Requirements)</u>
<input checked="" type="checkbox"/> Other: <u>Legal + Graphic of: Scenic Corridor Easement +</u> |
|---|---|

Please Note: After staff review, it may be determined that this request requires approval by the Development Review Board through the public hearing process. If approved at staff level, this approval expires twelve (12) months from date of approval if a permit is required but has not been issued.

Michelle Collins, as Agent
 * Signature Circle One: Applicant Owner for owner

10/10/12
 * Date

Official Use Only:

Submittal Date: 10/10/12 ok to submit City Staff Signature: Andrew Chi

Planning & Development Services Department

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7800



Request for Site Visits and/or Inspections Development Application

This request concerns all property identified in the development application.

Pre-application No: _____ - PA - _____

Project Name: 94 Hundred Shea

Project Address: 9375 E. SHEA BLVD.

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent:

Michelle Collins, agent for owner
Print Name JPMCC 2007C18C198ha
Michelle Boulevard, LLC.
Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

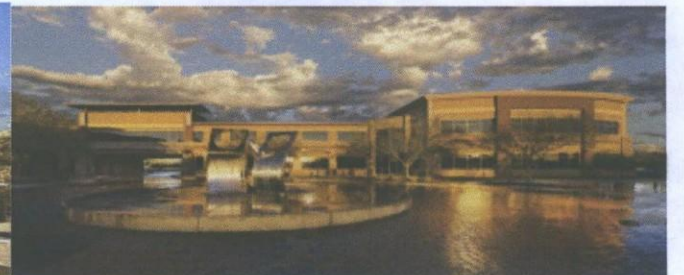
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

WILSON PROPERTY SERVICES, INC.



PROJECT NARRATIVE

At the 94 Hundred Center that consists of 3 single story retail buildings and a mixed use two story office/retail building located on the south side of E. Shea Boulevard between 92nd Street and 94th Street. The property consists of 74,079 square feet and we are proposing to have two (2) monument signs installed within the Scenic Corridor. Please see all attachments that show where these will be located along E. Shea Boulevard. We are proposing to have the Scenic Corridor Easement and the Public Non-Motorized Access Easement dedicated at this time.



27782-9-1-1--
ramirezp

WHEN RECORDED, RETURN TO:

City of Scottsdale
One Stop Shop/Records
(Andrew Chi)
7447 E. Indian School Road, Suite 100
Scottsdale, AZ 85251

Exempt from Affidavit of Value
under A.R.S. § 11-1134(A)(2, 3)



**CITY OF SCOTTSDALE
SCENIC CORRIDOR EASEMENT**

Project No. 630-PA-2012
217-36-001M

Q.S. 28-50

FOR ONE DOLLAR (\$1.00) and other good and valuable consideration received
94 Hundred Shea, LLLP (collectively "Grantor") does hereby
grant and convey to the City of Scottsdale, an Arizona municipal corporation ("Grantee"), a
perpetual, non-exclusive easement upon, over, under and across the parcel of land (the
"Property") described on the legal description and the sketch attached hereto as Exhibits "A"
and "B". The purpose of the easement is to preclude Grantor from installing any improvements
on the Property. Notwithstanding the preceding sentence, Grantee may elect to allow Grantor to
install vegetation, driveways, signage and underground private utilities upon the Property in
compliance with applicable land use laws and regulations. Grantor shall maintain the Property,
including any such improvements, in a neat, safe and clean condition.

Grantee shall have the right to enjoin in a court of law any violation of the requirements of this
document. Grantee shall have the right to enter upon the Property to enforce any provisions of
this document; provided however, that this instrument does not create public access to any
portion of the Property. The mention of any remedies in this document does not limit Grantee's
right to any other remedies.

Grantor hereby warrants and covenants to Grantee and its successors and assigns that Grantor
is lawfully seized and possessed of the Property; that Grantor has a good and lawful right to
make the conveyance described herein; and that Grantee shall have title and quiet possession
against the claims of all persons.

The person executing this document on behalf of a corporation, trust or other organization
warrants his or her authority to do so and that all persons necessary to bind Grantor have joined
in this document. This document runs with the land in favor of Grantee's successors and
assigns.

DATED this 2 day of February, 2014.

Grantor: 94 Hundred Shea, LLLP,
a Delaware limited liability limited partnership

By: TJP Shea, Inc., its General Partner

By: [Signature]
Jeet Sidhu, President

State of Arizona)
) ss.
 County of Maricopa)

This document was acknowledged before me this 21 day of February, 2014, by
Test Subv for and on behalf of TSP Shea Inc.

My commission expires:

Not Expiring.



 NOTARY PUBLIC

MURRAY A. BRAATEN
 P.O. BOX 11140 PHONE 682-6821
 2010 - 1055 WEST GEORGIA STREET
 VANCOUVER, B.C. V6E 3P3
 SOLICITOR

State of Arizona)
) ss.
 County of Maricopa)

This document was acknowledged before me this _____ day of _____, 20____, by
 _____ for and on behalf of _____.

 NOTARY PUBLIC

My commission expires:

Consent of Lien Holder

Wells Fargo Bank, National Association as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2013-C13 Commercial Mortgage Pass-Through Certificates Series 2013-C13 ("Lien Holder"), is the current holder of a Deed of Trust dated May 29, 2013 as recorded in Instrument No. 2013-0489802, hereby consents to the grant of the foregoing Easement by 94 Hundred Shea LLLP to City of Scottsdale and joins in the execution hereof solely as Lien Holder and hereby does agree that in the event of the foreclosure of said mortgage, or other sale of said property described in said mortgage under judicial or non-judicial proceedings, the same shall be sold subject to said Easement.

SIGNED AND EXECUTED this 13th Day of February 2014.

Wells Fargo Bank, National Association
as Trustee for the registered holders of
J.P. Morgan Chase Commercial
Mortgage Securities Trust 2013-C13
Commercial Mortgage Pass-Through
Certificates Series 2013-C13

By: Midland Loan Services, a division of
PNC Bank, National Association, its
Master Servicer and attorney-in-fact

By: Gregory L. McFarland
Name: Gregory L. McFarland
Title: Senior Vice President

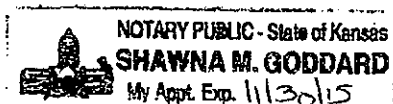
STATE of Kansas

COUNTY of Johnson

BEFORE ME, the undersigned authority, on this day personally appeared Gregory L. McFarland, of Midland Loan Services, a division of PNC Bank, National Association the Master Servicer and Attorney in Fact for Wells Fargo Bank, National Association as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2013-C13 Commercial Mortgage Pass-Through Certificates Series 2013-C13 known to me to be the person and Officer whose name is subscribed to the foregoing instrument and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, as the act and deed of said Bank.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

13th Day of February 2014.



Shawna M. Goddard
Notary Public State of Kansas

My commission expires: 11/30/15

EXHIBIT "A"
LEGAL DESCRIPTION
SCENIC CORRIDOR EASEMENT DEDICATION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOW;

COMMENCING AT A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE, LOCATING THE NORTHEAST CORNER OF SAID SECTION 30 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 30 BEARS SOUTH 89°59'24" WEST, 2642.28 FEET, BEING A BRASS CAP IN HANDHOLE;

THENCE SOUTH 89°59'24" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1321.14 FEET;

THENCE SOUTH 00°05'25" EAST, FOR A DISTANCE OF 131.79 FEET, TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°05'25" EAST, FOR A DISTANCE OF 44.70 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, WHOSE CENTER BEARS NORTH 63°34'43" WEST, FOR A RADIAL DISTANCE OF 115.50 FEET;

THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 21°03'59", FOR AN ARC LENGTH OF 42.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, WHOSE CENTER BEARS SOUTH 38°09'11" WEST, FOR A RADIAL DISTANCE OF 405.28 FEET;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 50°52'43", FOR AN ARC LENGTH OF 359.89 FEET, TO A NON-TANGENT POINT;

THENCE SOUTH 00°12'09" EAST, FOR A DISTANCE OF 8.01 FEET;

THENCE SOUTH 89°55'56" WEST, FOR A DISTANCE OF 17.73 FEET;

THENCE NORTH 00°00'36" WEST, FOR A DISTANCE OF 17.53 FEET;

THENCE SOUTH 89°59'24" WEST, FOR A DISTANCE OF 89.44 FEET;

THENCE SOUTH 00°00'36" EAST, FOR A DISTANCE OF 27.52 FEET;

THENCE SOUTH 89°59'24" WEST, FOR A DISTANCE OF 27.87 FEET;

THENCE NORTH 00°05'25" WEST, FOR A DISTANCE OF 86.56 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID SHEA BOULEVARD;

THENCE NORTH 89°59'24" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 283.90 FEET;

THENCE SOUTH 84°30'46" EAST, FOR A DISTANCE OF 22.29 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE CENTER BEARS NORTH 05°20'32" EAST, FOR A RADIAL DISTANCE OF 313.00 FEET;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 5°20'32", FOR AN ARC LENGTH OF 29.18 FEET, TO A NON-TANGENT POINT;

THENCE NORTH 89°59'24" EAST, FOR A DISTANCE OF 85.11 FEET;

THENCE SOUTH 51°48'24" EAST, FOR A DISTANCE OF 9.58 FEET;

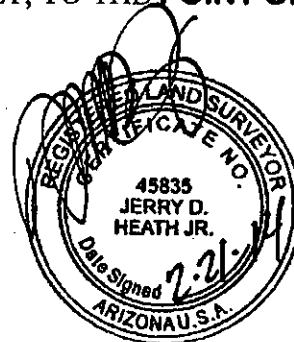
THENCE SOUTH 59°22'04" EAST, FOR A DISTANCE OF 16.27 FEET;

THENCE SOUTH 83°03'57" EAST, FOR A DISTANCE OF 10.91 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, WHOSE CENTER BEARS SOUTH 35°20'26" WEST, FOR A RADIAL DISTANCE OF 245.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 11°40'43", FOR AN ARC LENGTH OF 49.94 FEET, TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 54.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°54'21", FOR AN ARC LENGTH OF 17.98 FEET, TO THE **POINT OF BEGINNING.**

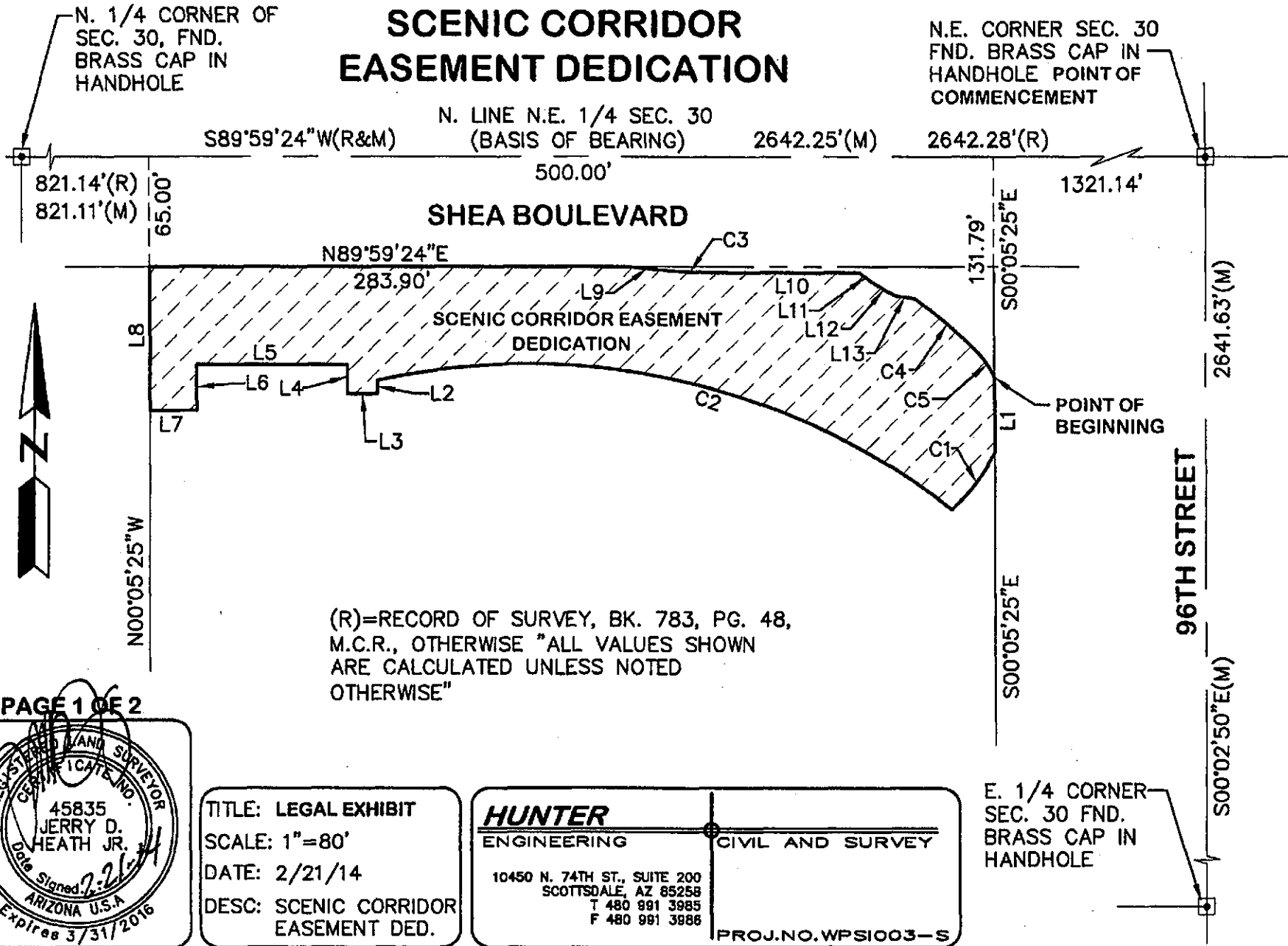
SAID SCENIC CORRIDOR EASEMENT CONTAINS
0.843 ACRES (36,738 S.F.) MORE OR LESS.



EXPIRES 3/31/2016

EXHIBIT "B"

SCENIC CORRIDOR EASEMENT DEDICATION



20140122997

EXHIBIT "B"

SCENIC CORRIDOR EASEMENT DEDICATION

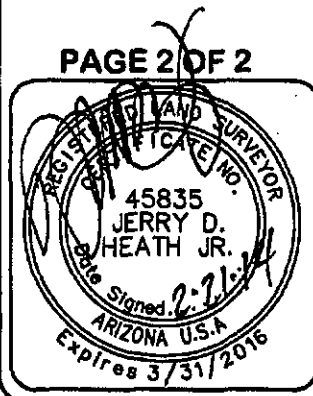
LINE TABLE:

LINE	BEARING	LENGTH
L1	S00°05'25"E	44.70'
L2	S00°12'09"E	8.01'
L3	S89°55'56"W	17.73'
L4	N00°00'36"W	17.53'
L5	S89°59'24"W	89.44'
L6	S00°00'36"E	27.52'
L7	S89°59'24"W	27.87'
L8	N00°05'25"W	86.56'
L9	S84°30'46"E	22.29'
L10	N89°59'24"E	85.11'
L11	S51°48'24"E	9.58'
L12	S59°22'04"E	16.27'
L13	S83°03'57"E	10.91'

CURVE TABLE:

CURVE	RADIUS	LENGTH	DELTA
C1	115.50'	42.47'	21°03'59"
C2	405.28'	359.89'	50°52'43"
C3	313.00'	29.18'	5°20'32"
C4	245.00'	49.94'	11°40'43"
C5	54.50'	17.98'	18°54'21"

PAGE 2 OF 2



TITLE: LEGAL EXHIBIT

SCALE: 1"=80'

DATE: 2/21/14

DESC: SCENIC CORRIDOR
EASEMENT DED.

HUNTER

ENGINEERING

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY

PROJ. NO. WPS1003-S

20140122997

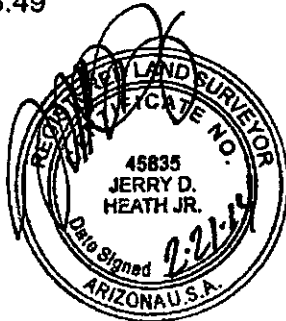
CLOSURE: SCENIC CORRIDOR EASEMENT

North: 4998.0882 East: 4999.7040
 Course: S 89-59-24 W Distance: 1321.14
 North: 4997.8599 East: 3678.5640
 Course: S 00-05-25 E Distance: 131.79
 North: 4866.0720 East: 3678.7720
 Course: S 00-05-25 E Distance: 44.70
 North: 4821.3689 East: 3678.8425
 Arc Length: 42.47 Radius: 115.50 Delta: 21-03-59
 Tangent: 21.48 Chord: 42.23 Ch Course: S 36-57-16 W
 Course In: N 63-34-43 W Out: S 42-30-45 E
 Ctr North: 4872.7627 East: 3575.4068
 End North: 4787.6241 East: 3653.4560
 Arc Length: 359.89 Radius: 405.28 Delta: -50-52-43
 Tangent: 192.78 Chord: 348.18 Ch Course: N 77-17-10 W
 Course In: S 38-09-11 W Out: N 12-43-31 W
 Ctr North: 4468.9277 East: 3403.0883
 End North: 4864.2524 East: 3313.8144
 Course: S 00-12-09 E Distance: 8.01
 North: 4856.2386 East: 3313.8427
 Course: S 89-55-56 W Distance: 17.73
 North: 4856.2176 East: 3296.1123
 Course: N 00-00-36 W Distance: 17.53
 North: 4873.7516 East: 3296.1092
 Course: S 89-59-24 W Distance: 89.44
 North: 4873.7361 East: 3206.6697
 Course: S 00-00-36 E Distance: 27.52
 North: 4846.2201 East: 3206.6745
 Course: S 89-59-24 W Distance: 27.87
 North: 4846.2153 East: 3178.8027
 Course: N 00-05-25 W Distance: 86.56
 North: 4932.7735 East: 3178.6661
 Course: N 89-59-24 E Distance: 283.90
 North: 4932.8225 East: 3462.5636
 Course: S 84-30-46 E Distance: 22.29
 North: 4930.6910 East: 3484.7531
 Arc Length: 29.18 Radius: 313.00 Delta: -5-20-32
 Tangent: 14.60 Chord: 29.17 Ch Course: S 87-19-44 E
 Course In: N 05-20-32 E Out: S 00-00-00 E
 Ctr North: 5242.3314 East: 3513.8947
 End North: 4929.3314 East: 3513.8947
 Course: N 89-59-24 E Distance: 85.11
 North: 4929.3461 East: 3599.0057
 Course: S 51-48-24 E Distance: 9.58
 North: 4923.4254 East: 3606.5313

Course: S 59-22-04 E Distance: 16.27
 North: 4915.1366 East: 3620.5290
 Course: S 83-03-57 E Distance: 10.91
 North: 4913.8189 East: 3631.3633
 Arc Length: 49.94 Radius: 245.00 Delta: 11-40-43
 Tangent: 25.06 Chord: 49.85 Ch Course: S 48-49-12 E
 Course In: S 35-20-26 W Out: N 47-01-09 E
 Ctr North: 4713.9656 East: 3489.6465
 End North: 4880.9954 East: 3668.8839
 Arc Length: 17.98 Radius: 54.50 Delta: 18-54-21
 Tangent: 9.07 Chord: 17.90 Ch Course: S 33-31-40 E
 Course In: S 47-01-09 W Out: N 65-55-30 E
 Ctr North: 4843.8398 East: 3629.0128
 End North: 4866.0720 East: 3678.7720
 Course: N 84-17-34 E Distance: 1327.51
 North: 4998.0882 East: 4999.7040

Perimeter: 4027.32

Area: 50316.67 1.16 acres
 Mathematical Closure - (Uses Survey Units)
 Error of Closure: 0.000 Course: S 90-00-00 E
 Precision 1: 4027324003.49



EXPIRES 3-31-2016

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20140122973 02/26/2014 11:16
ELECTRONIC RECORDING

27781-10-1-1--
ramirezp

WHEN RECORDED, RETURN TO:

City of Scottsdale
One Stop Shop/Records
(Andrew Chi)
7447 E. Indian School Road, Suite 100
Scottsdale, AZ 85251

Exempt from Affidavit of Value
under A.R.S. § 11-1134(A)(2, 3)



CITY OF SCOTTSDALE
PUBLIC NON-MOTORIZED ACCESS EASEMENT

630-PA-2012
Project No. 217-36-001M
q.s. 28-50

FOR ONE DOLLAR (\$1.00) and other good and valuable consideration received
94 Hundred Shea, LLLP (collectively "Grantor") does hereby grant to
the City of Scottsdale, an Arizona municipal corporation ("Grantee"), a perpetual, non-exclusive
easement upon, over, under and across the parcel of land (the "Property") described on the
legal description and the sketch attached hereto as Exhibits "A" and "B". The purpose of the
easement is for all forms of non-motorized transportation together with motorized emergency,
law enforcement, and service vehicles, and for construction, operation, use, maintenance,
repair, modification and replacement from time to time of improvements related thereto.

Grantor hereby warrants and covenants to Grantee and its successors and assigns that Grantor
is lawfully seized and possessed of the Property; that Grantor has a good and lawful right to
make the conveyance described herein; and that Grantee shall have title and quiet possession
against the claims of all persons.

The person executing this document on behalf of a corporation, trust or other organization
warrants his or her authority to do so and that all persons necessary to bind Grantor have joined
in this document. This document runs with the land in favor of Grantee's successors and
assigns.

DATED this 21 day of February, 2014.

Grantor: 94 Hundred Shea, LLLP,
a Delaware limited liability limited partnership

By: TJP Shea, Inc., its General Partner

By: [Signature]
Jeet Sidhu, President

State of Arizona)
) ss.
County of Maricopa)

This document was acknowledged before me this 21 day of February, 2014, by
Jeet Sidhu for and on behalf of TIP Shree Inc.



NOTARY PUBLIC

My commission expires:

non-expiring

MURRAY A. BRAATEN
P.O. BOX 11140 • PHONE 682-6821
2010 - 1055 WEST GEORGIA STREET
VANCOUVER, B.C. V6E 3P3
SOLICITOR

State of Arizona)
) ss.
County of Maricopa)

This document was acknowledged before me this ____ day of _____, 20____, by
_____ for and on behalf of _____

NOTARY PUBLIC

My commission expires:

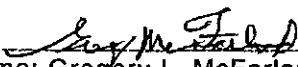
Consent of Lien Holder

Wells Fargo Bank, National Association as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2013-C13 Commercial Mortgage Pass-Through Certificates Series 2013-C13 ("Lien Holder"), is the current holder of a Deed of Trust dated May 29, 2013 as recorded in Instrument No. 2013-0489802, hereby consents to the grant of the foregoing Easement by 94 Hundred Shea LLLP to City of Scottsdale and joins in the execution hereof solely as Lien Holder and hereby does agree that in the event of the foreclosure of said mortgage, or other sale of said property described in said mortgage under judicial or non-judicial proceedings, the same shall be sold subject to said Easement.

SIGNED AND EXECUTED this 13th Day of February 2014.

Wells Fargo Bank, National Association
as Trustee for the registered holders of
J.P. Morgan Chase Commercial
Mortgage Securities Trust 2013-C13
Commercial Mortgage Pass-Through
Certificates Series 2013-C13

By: Midland Loan Services, a division of
PNC Bank, National Association, its
Master Servicer and attorney-in-fact

By: 
Name: Gregory L. McFarland
Title: Senior Vice President

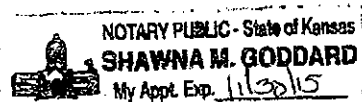
STATE of Kansas

COUNTY of Johnson

BEFORE ME, the undersigned authority, on this day personally appeared Gregory L. McFarland, of Midland Loan Services, a division of PNC Bank, National Association the Master Servicer and Attorney in Fact for Wells Fargo Bank, National Association as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2013-C13 Commercial Mortgage Pass-Through Certificates Series 2013-C13 known to me to be the person and Officer whose name is subscribed to the foregoing instrument and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, as the act and deed of said Bank.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

13th Day of February 2014.




Notary Public State of Kansas

My commission expires: 11/30/15

EXHIBIT "A"
LEGAL DESCRIPTION
PUBLIC NON-MOTORIZED ACCESS EASEMENT DEDICATION
PART "A"

A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOW;

COMMENCING AT A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE, LOCATING THE NORTHEAST CORNER OF SAID SECTION 30 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 30 BEARS SOUTH 89°59'24" WEST, 2642.28 FEET, BEING A BRASS CAP IN HANDHOLE;

THENCE SOUTH 89°59'24" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1821.14 FEET;

THENCE SOUTH 00°05'25" EAST, FOR A DISTANCE OF 65.00 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SHEA BOULEVARD AND THE **POINT OF BEGINNING**;

THENCE NORTH 89°59'24" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 141.43 FEET, TO A POINT HEREINAFTER REFERRED TO AS **POINT "A"**;

THENCE SOUTH 77°29'32" WEST, FOR A DISTANCE OF 6.84 FEET;

THENCE SOUTH 76°41'54" WEST, FOR A DISTANCE OF 10.52 FEET;

THENCE SOUTH 76°04'16" WEST, FOR A DISTANCE OF 8.82 FEET;

THENCE SOUTH 75°37'27" WEST, FOR A DISTANCE OF 10.84 FEET;

THENCE SOUTH 75°09'29" WEST, FOR A DISTANCE OF 12.94 FEET;

THENCE SOUTH 74°45'35" WEST, FOR A DISTANCE OF 12.06 FEET;

THENCE SOUTH 74°25'24" WEST, FOR A DISTANCE OF 16.95 FEET;

THENCE SOUTH 74°27'14" WEST, FOR A DISTANCE OF 19.15 FEET;

THENCE SOUTH 75°45'03" WEST, FOR A DISTANCE OF 17.00 FEET;

THENCE SOUTH 78°00'33" WEST, FOR A DISTANCE OF 13.91 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, WHOSE CENTER BEARS NORTH 11°00'28" WEST, FOR A RADIAL DISTANCE OF 87.60 FEET;

THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 8°49'05", FOR AN ARC LENGTH OF 13.48 FEET, TO A NON-TANGENT POINT;

THENCE SOUTH 89°28'06" WEST, FOR A DISTANCE OF 3.01 FEET;

THENCE NORTH 00°05'25" WEST, FOR A DISTANCE OF 33.51 FEET, TO THE POINT OF BEGINNING.

**PUBLIC NON-MOTORIZED ACCESS EASEMENT DEDICATION
PART "B"**

COMMENCING AT THE AFOREMENTIONED POINT "A";

THENCE NORTH 89°59'24" EAST, ALONG THE SOUTH LINE OF SAID SHEA BOULEVARD, FOR A DISTANCE OF 132.02 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°59'24" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 159.02 FEET;

THENCE SOUTH 58°00'51" EAST, FOR A DISTANCE OF 28.55 FEET;

THENCE SOUTH 35°20'26" WEST, FOR A DISTANCE OF 6.09 FEET;

THENCE NORTH 83°03'57" WEST, FOR A DISTANCE OF 11.72 FEET;

THENCE NORTH 59°22'04" WEST, FOR A DISTANCE OF 16.54 FEET;

THENCE NORTH 51°48'24" WEST, FOR A DISTANCE OF 9.30 FEET;

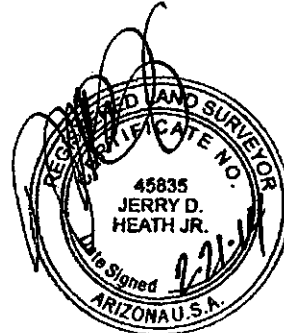
THENCE SOUTH 89°59'24" WEST, FOR A DISTANCE OF 84.76 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, WHOSE CENTER BEARS NORTH 00°00'00" EAST, FOR A RADIAL DISTANCE OF 314.00 FEET;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 5°20'33", FOR AN ARC LENGTH OF 29.28 FEET, TO A NON-TANGENT POINT;

20140122973

THENCE NORTH 84°30'46" WEST, FOR A DISTANCE OF 32.68 FEET, TO THE
POINT OF BEGINNING;

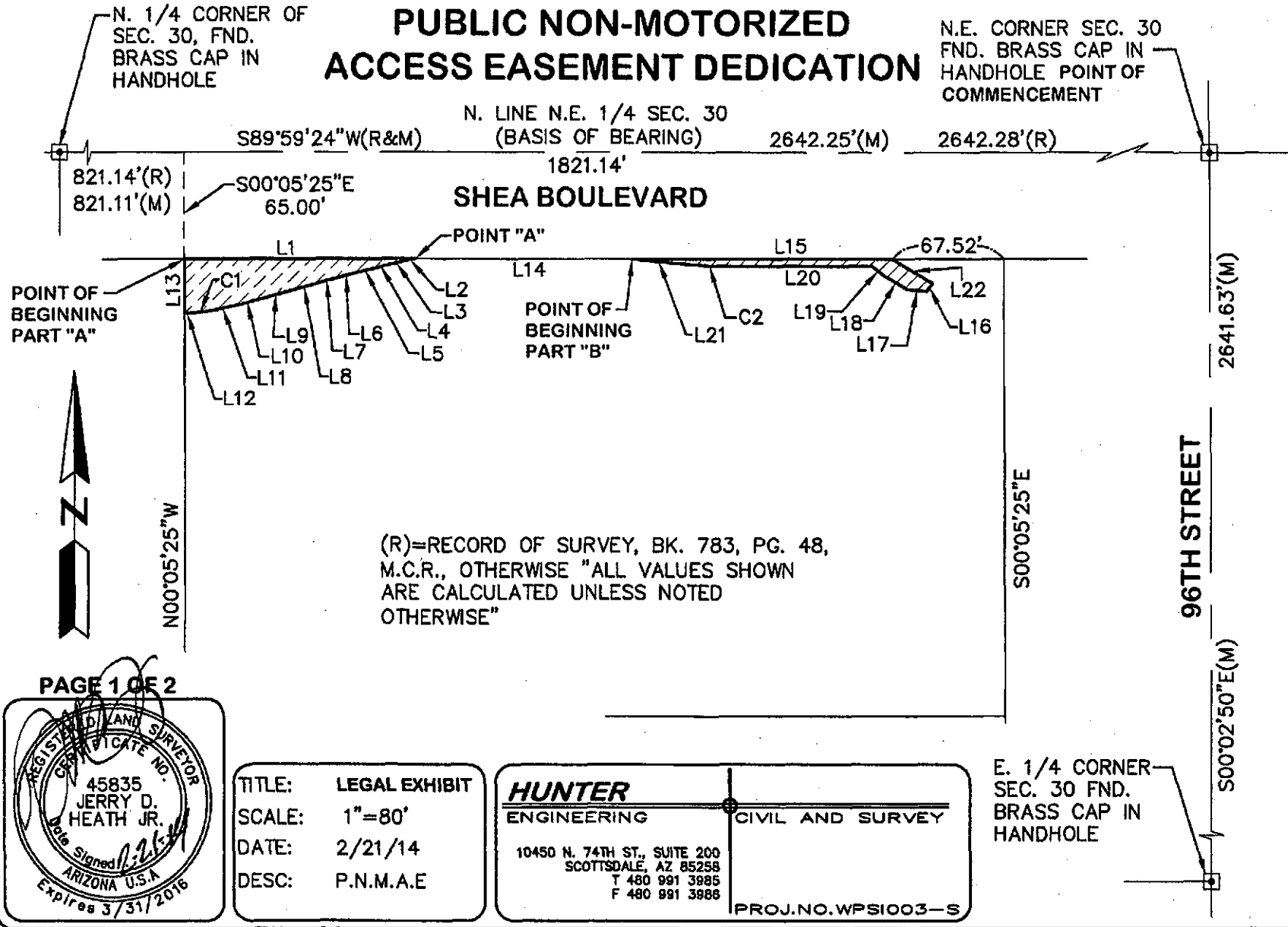
SAID SIDEWALK EASEMENTS CONTAINS A TOTAL OF 0.079 ACRES (3,453
S.F.), MORE OR LESS.



EXPIRES 3/31/2016

EXHIBIT "B"

PUBLIC NON-MOTORIZED ACCESS EASEMENT DEDICATION



20140122973

EXHIBIT "B"

PUBLIC NON-MOTORIZED ACCESS EASEMENT DEDICATION

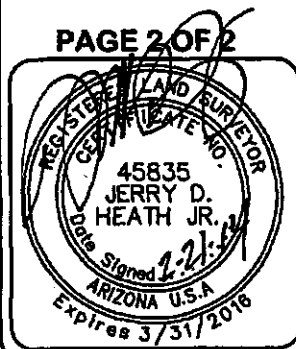
LINE TABLE:

LINE	BEARING	DISTANCE
L1	N89°59'24"E	141.43'
L2	S77°29'32"W	6.84'
L3	S76°41'54"W	10.52'
L4	S76°04'16"W	8.82'
L5	S75°37'27"W	10.84'
L6	S75°09'29"W	12.94'
L7	S74°45'35"W	12.06'
L8	S74°25'24"W	16.95'
L9	S74°27'14"W	19.15'
L10	S75°45'03"W	17.00'
L11	S78°00'33"W	13.91'
L12	S89°28'06"W	3.01'
L13	N00°05'25"W	33.51'
L14	N89°59'24"E	132.02'
L15	N89°59'24"E	159.02'
L16	S35°20'26"W	6.09'
L17	N83°03'57"W	11.72'
L18	N59°22'04"W	16.54'
L19	N51°48'24"W	9.30'
L20	S89°59'24"W	84.76'
L21	N84°30'46"W	32.68'
L22	S58°00'51"E	28.55'

CURVE TABLE:

CURVE	RADIUS	LENGTH	DELTA
C1	87.60'	13.48'	8°49'05"
C2	314.00'	29.28'	5°20'33"

PAGE 2 OF 2



TITLE: LEGAL EXHIBIT
SCALE: 1"=80'
DATE: 2/21/14
DESC: P.N.M.A.E.

HUNTER
ENGINEERING

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3988

CIVIL AND SURVEY

PROJ. NO. WPS1003-S

20140122973

PUBLIC NON-MOTORIZED ACCESS EASEMENT CLOSURE REPORT

PART "A"

North: 939414.8723 East : 711171.3710
 Line Course: N 89-59-24 E Length: 141.43
 North: 939414.8970 East : 711312.8010
 Line Course: S 77-29-32 W Length: 6.84
 North: 939413.4156 East : 711306.1233
 Line Course: S 76-41-54 W Length: 10.52
 North: 939410.9952 East : 711295.8856
 Line Course: S 76-04-16 W Length: 8.82
 North: 939408.8721 East : 711287.3249
 Line Course: S 75-37-27 W Length: 10.84
 North: 939406.1807 East : 711276.8243
 Line Course: S 75-09-29 W Length: 12.94
 North: 939402.8661 East : 711264.3161
 Line Course: S 74-45-35 W Length: 12.06
 North: 939399.6959 East : 711252.6802
 Line Course: S 74-25-24 W Length: 16.95
 North: 939395.1444 East : 711236.3527
 Line Course: S 74-27-14 W Length: 19.15
 North: 939390.0119 East : 711217.9033
 Line Course: S 75-45-03 W Length: 17.00
 North: 939385.8275 East : 711201.4263
 Line Course: S 78-00-33 W Length: 13.91
 North: 939382.9377 East : 711187.8199
 Curve Length: 13.48 Radius: 87.60
 Delta: 8-49-05 Tangent: 6.75
 Chord: 13.47 Course: S 83-24-05 W
 Course In: N 11-00-28 W Course Out: S 02-11-23 E
 RP North: 939468.9259 East : 711171.0933
 End North: 939381.3899 East : 711174.4404
 Line Course: S 89-28-06 W Length: 3.01
 North: 939381.3620 East : 711171.4305
 Line Course: N 00-05-25 W Length: 33.51
 North: 939414.8719 East : 711171.3777

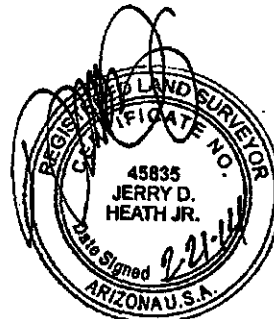
Perimeter: 320.48 Area: 2,538 sq. ft. 0.058 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0067 Course: S 86-46-52 E

Error North: -0.00038 East : 0.00671

Precision 1: 47,829.85



EXPIRES 3/31/2016

20140122973

PUBLIC NON-MOTORIZED ACCESS EASEMENT CLOSURE REPORT

Parcel name: **PART "B"**

North: 939414.9196 East : 711444.8294
Line Course: N 89-59-24 E Length: 159.02
North: 939414.9473 East : 711603.8494
Line Course: S 58-00-51 E Length: 28.55
North: 939399.8241 East : 711628.0649
Line Course: S 35-20-26 W Length: 6.09
North: 939394.8563 East : 711624.5422
Line Course: N 83-03-57 W Length: 11.72
North: 939396.2713 East : 711612.9079
Line Course: N 59-22-04 W Length: 16.54
North: 939404.6988 East : 711598.6760
Line Course: N 51-48-24 W Length: 9.30
North: 939410.4492 East : 711591.3669
Line Course: S 89-59-24 W Length: 84.76
North: 939410.4344 East : 711506.6069
Curve Length: 29.28 Radius: 314.00
Delta: 5-20-33 Tangent: 14.65
Chord: 29.27 Course: N 87-19-44 W
Course In: N 00-00-00 E Course Out: S 05-20-33 W
RP North: 939724.4344 East : 711506.6069
End North: 939411.7984 East : 711477.3706
Line Course: N 84-30-46 W Length: 32.68
North: 939414.9234 East : 711444.8403

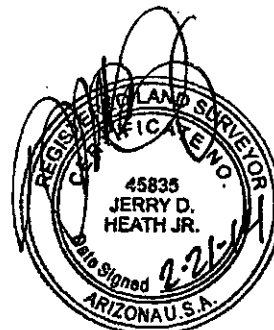
Perimeter: 377.95 Area: 915 sq. ft. 0.021 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0116 Course: N 70-43-46 E

Error North: 0.00384 East : 0.01097

Precision 1: 32,581.03



EXPIRES 3/31/2016

INFORMATION

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT.

**COMMITMENT FOR TITLE INSURANCE****ISSUED BY**

First American Title Insurance Company
through its Division

First American Title Insurance Company**TABLE OF CONTENTS**

AGREEMENT TO ISSUE POLICY	on the following page
COMMITMENT DATE	Schedule A (Page 1)
POLICIES TO BE ISSUED, AMOUNTS AND PROPOSED INSURED	Schedule A (Page 1)
INTEREST IN THE LAND	Schedule A (Exhibit A)
DESCRIPTION OF THE LAND	on the following page
EXCEPTIONS - PART ONE	Schedule B (inside)
EXCEPTIONS - PART TWO	Schedule B (inside)
REQUIREMENTS (Standard)	on the third page
REQUIREMENTS (Continued)	Requirements (inside)
CONDITIONS	on the third page

YOU SHOULD READ THE COMMITMENT VERY CAREFULLY

If you have any questions about the Commitment, contact:

First American Title Insurance Company National Commercial Services
2425 E. Camelback Road, Suite 300, Phoenix, AZ 85016

AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under the Commitment is limited by the following:

**The Provisions in Schedule A
The Requirements
The Exceptions in Schedule B - Parts 1 and 2
The Conditions**

This Commitment is not valid without SCHEDULE A and Parts 1 and 2 of SCHEDULE B.

SCHEDULE B - EXCEPTIONS

Any Policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

Part One: (for use with 2006 ALTA policies)

1. (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.
2. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (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.

Part One: (for use with 1992 and prior ALTA policies)

1. Taxes or assessments which 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.

Proceedings by a public agency which 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.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. 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.
5. (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 aforementioned matters excepted are shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Part One of Schedule B will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Plain Language Policy and policies with EAGLE Protection added. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.

REQUIREMENTS (Standard)

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (d) You must tell us in writing the name of anyone not referred to in this commitment who will get interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

(Continued on Requirements Page)

CONDITIONS

1. DEFINITIONS

- (a) "Mortgage" means mortgage, deed of trust or other security instrument.
- (b) "Public Records" means title records that give constructive notice of matters affecting
the title according to the state law where the land is located.

2. LATER DEFECTS

The Exceptions in Schedule B may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements

or

eliminate with our written consent any Exceptions shown in Schedule B

We shall not be liable for more than the Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claims, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms

**First American Title
Insurance Company
National Commercial
Services**



**The First American
Corporation**

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from public records or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our web site at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial services providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products and services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**First American Title Insurance Company
National Commercial Services**

SCHEDULE A

ESCROW/CLOSING INQUIRIES should be directed to your Escrow Officer: **Cathy Criner at (602)567-8100**

Effective Date: **September 24, 2013** at 7:30 a.m.

1. Policy or (Policies) to be issued:

ALTA 2006 Standard Owner's Policy for \$12,240,000.000

Proposed Insured:
City of Scottsdale

2. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple as to Parcel Nos. 1 and 2 and easement as to Parcel Nos. 3 and 4 and title thereto is at the effective date hereof vested in:

94 Hundred Shea, LLLP, a Delaware limited liability limited partnership

3. Title to the estate or interest in the land upon issuance of the policy shall be vested in:

City of Scottsdale

4. The land referred to in this Commitment is located in Maricopa County, AZ and is described as:

SEE EXHIBIT "A " ATTACHED HEREIN

Title officer: Cyndi Allison @ (602)567-8100/callison@firstam.com.

Pages 1 through 5 of this document consist of the Title Insurance Commitment contract and our Privacy Policy.

EXHIBIT "A"**PARCEL NO. 1:**

A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF 96TH STREET AND SHEA BOULEVARD MARKING THE NORTHEAST CORNER OF SAID SECTION 30, FROM WHICH A BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF 92ND STREET AND SHEA BOULEVARD MARKING THE NORTH QUARTER OF SAID SECTION 30 BEARS SOUTH 89 DEGREES 59 MINUTES 24 SECONDS WEST 2642.28 FEET SAID LINE BEING NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, AND THE BASIS FOR THE BEARINGS IN THE DESCRIPTION:

THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS WEST, ALONG SAID NORTH LINE 1321.14 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS EAST 65.00 FEET TO A LINE 65.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE, AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 05 MINUTES 25 SECONDS EAST 490.84 FEET;

THENCE SOUTH 59 DEGREES 59 MINUTES 23 SECONDS WEST 346.13 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 33 SECONDS WEST 200.00 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 25 SECONDS WEST 664.19 FEET TO A LINE 65.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 89 DEGREES 59 MINUTES 24 SECONDS EAST, ALONG SAID PARALLEL LINE 500.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN A HAND HOLE AT THE NORTHEAST CORNER OF SAID SECTION 30, FROM WHICH A FOUND BRASS CAP IN A HAND HOLE AT THE NORTH QUARTER CORNER OF SAID SECTION BEARS SOUTH 89 DEGREES 59 MINUTES 24 SECONDS WEST, 2642.27 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 1321.14 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS EAST, 555.84 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 05 MINUTES 25 SECONDS EAST, 608.24 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 33 SECONDS WEST, 300.00 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, 435.60 FEET;

THENCE NORTH 59 DEGREES 59 MINUTES 23 SECONDS EAST, 346.13 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS SET FORTH IN EASEMENT AGREEMENT RECORDED APRIL 04, 2013 AS 2013-0306840 OF OFFICIAL RECORDS.

PARCEL NO. 4

PUBLIC ACCESS EASEMENT AS SET FORTH ON MAP OF DEDICATION FOR MOUNTAIN VIEW PARK RECORDED IN BOOK 630 OF MAPS, PAGE 20, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.

**First American Title Insurance Company
National Commercial Services**

SCHEDULE B

PART TWO:

1. Second installment of 2013 taxes, a lien, payable on or before March 1, 2014, and delinquent May 1, 2014.
2. Any charge upon said land by reason of its inclusion in McCormick Ranch Property Owners Association.
3. Covenants, Conditions and Restrictions as set forth in document recorded in Docket 9148, Page 706, recorded as Docket 12749, Page 676 and recorded as Docket 14056, Pages 1401 and 1404, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Covenants, Conditions and Restrictions as set forth in document recorded in Docket 13819, Page 85, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
5. The terms and provisions contained in the document entitled "Easement Agreement" recorded April 04, 2013 as 2013-306840 of Official Records.
6. All matters as set forth in City of Scottsdale Lot Split Approval, recorded May 22, 2003 as 2003-0652111 of Official Records.
7. All matters as set forth in Survey Map, recorded as Book 783 of Maps, Page 48, as shown on Survey dated April 25, 2013 by Hunter Engineering, last revised on May 23, 2013 (the "Survey").
8. All matters as set forth in Survey Map, recorded as Book 783 of Maps, Page 49, as shown on Survey dated April 25, 2013 by Hunter Engineering, last revised on May 23, 2013 (the "Survey").
9. All matters as set forth in Waiver of Right to Make a Claim Under Proposition 207, recorded December 06, 2012 as 2012-1107894 of Official Records.
10. An easement for public utility and incidental purposes in the document recorded as Docket 14132 and Page 343 and recorded as Docket 14132, Page 345, as shown on Survey dated April 25, 2013 by Hunter Engineering, last revised on May 23, 2013 (the "Survey").
11. An easement for transmission, distribution of electricity and incidental purposes in the document recorded as 2006-1216729 of Official Records, as shown on Survey dated April 25, 2013 by Hunter Engineering, last revised on May 23, 2013 (the "Survey").

12. An easement for gas pipeline or pipelines and incidental purposes in the document recorded as 2007-0050921 of Official Records, as shown on Survey dated April 25, 2013 by Hunter Engineering, last revised on May 23, 2013 (the "Survey").
13. Easements set forth on Map of Dedication recorded in Book 630 of Maps, Page 20.

End of Schedule B

**First American Title Insurance Company
National Commercial Services**

REQUIREMENTS:

1. Compliance with A.R.S. 11-480 relative to all documents to be recorded in connection herewith. See note at end of this section for details.
2. Pay first half of 2013 taxes.

NOTE: Taxes are assessed in the total amount of \$198,827.74 for the year 2013 under Assessor's Parcel No. 217-36-001M 4.

(Affects a portion of Parcel No. 1)

NOTE: Taxes are assessed in the total amount of \$884.82 for the year 2013 under Assessor's Parcel No. 217-36-001N 3.

(Affects a portion of Parcel No. 1)

NOTE: Taxes are assessed in the total amount of \$35,079.34 for the year 2013 under Assessor's Parcel No. 217-36-001P 1.

(Affects Parcel No. 2)

3. Proper evidence showing that all assessments due and payable, levied by McCormick Ranch Property Owners Association, have been paid to and including the closing date of this transaction.
4. Record full release and reconveyance of a Deed of Trust securing an original indebtedness in the amount of \$12,240,000.00, recorded May 29, 2013 as 2013-0489802 of Official Records.
Dated: May 29, 2013
Trustor: 94 Hundred Shea, LLLP, a Delaware limited liability limited partnership
Trustee: First American Title Insurance Company, a California corporation
Beneficiary: Redwood Commercial Mortgage Corporation, a Delaware corporation

The beneficial interest in the Deed of Trust was assigned to Wells Fargo Bank, National Association, as trustee for the Registered Holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2013-C13, Commercial Mortgage Pass-Through Certificates, Series 2013-C13 by Assignment recorded August 01, 2013 as 2013-0704386 of Official Records.

An Assignment of Leases and Rents recorded May 29, 2013 as 2013-0489803 of Official Records, as additional security for the payment of the indebtedness secured by the Deed of Trust recorded May 29, 2013 as 2013-0489802 of Official Records.

NOTE: Assignment of Assignment of Leases and Rents recorded August 01, 2013 as 2013-0704387 of Official Records.

5. Record full Release of a financing statement recorded June 05, 2013 as 2013-0514107 of Official Records.

Debtor: 94 Hundred Shea, LLLP, a Delaware limited liability limited partnership
 Secured Party: Redwood Commercial Mortgage Corporation

Commercial code financing statement recorded August 01, 2013 as 2013-0704388 of Official Records, assigning interest of the secured party to Wells Fargo Bank, National Association, as trustee for the Registered Holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2013-C13, Commercial Mortgage Pass-Through Certificates, Series 2013-C13.

6. Furnish a copy of the Partnership Agreement of 94 Hundred Shea, LLLP, a limited liability limited partnership, together with any amendments thereto.
7. Record Warranty Deed from 94 Hundred Shea, LLLP, a Delaware limited liability limited partnership to Buyer(s).

NOTE: If this will be other than a Cash Transaction, notify the title department prior to close and additional requirements will be made.

NOTE: In connection with Arizona Revised Statutes 11-480, as of January 1, 1991, the County Recorder may not accept documents for recording that do not comply with the following:

- a. Print must be ten-point type or larger.
- b. A margin of two inches at the top of the first page for recording and return address information and margins of one-half inch along other borders of every page.
- c. Each instrument shall be no larger than 8-1/2 inches in width and 14 inches in length.

8. Return to title department for final recheck before recording.

DISCLOSURE NOTE: In the event any Affidavit required pursuant to A.R.S. §33-422 has been, or will be, recorded pertaining to the land, such Affidavit is not reflected in this Commitment nor will it be shown in any policy to be issued in connection with this Commitment. The statute applies only to unsubdivided land in an unincorporated area of a county.

NOTE: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

End of Requirements









Chi, Andrew

From: Chi, Andrew
Sent: Wednesday, February 19, 2014 5:34 PM
To: 'HOWARD WEISS'; Glen Harris; Jeet Sidhu
Cc: Chi, Andrew
Subject: 94 Hundred Shea Scenic Corridor & Public Non-Motorized Access Easements Final Steps
Attachments: 94 Hundred SCE Dedication.pdf; 94 Hundred PNMAE Dedication.pdf; COPY 630-PA-2012_PNMAEasement_FINAL (12.11.12).pdf; COPY 630-PA-2012_ScenicCorridorEasement_FINAL (12.11.12).pdf; FW: Word Version of Consent Re: 94 Hundred Shea, LLLP - Easements with City of Scottsdale, Arizona

Good Afternoon Howard, Glen and Jeet,

A courier dropped-off the Consent of Lien Holder forms (2) for the Scenic Corridor and Public Non-Motorized Access easements this afternoon. I read through both documents and the language for both forms are sufficient for recordation, and I thank you for taking care of that. Here are the next steps:

Next Steps (Please Follow Directions):

- ✓ 1. Owner (94 Hundred Shea LLLP) signs and notarizes the following forms (if the ownership already signed the forms, I need the original copies – no faxes or low quality originals – dropped-off here at the City of Scottsdale One Stop Shop addressed to my attention):
 - a. Scenic Corridor Dedication (also attached as a PDF):
<http://www.scottsdaleaz.gov/Assets/Public+Website/bldgresources/dedication+forms/scencorr.pdf>
 - b. Public Non-Motorized Access Dedication (also attached as a PDF):
http://www.scottsdaleaz.gov/Assets/Public+Website/bldgresources/dedication+forms/Public_Non_Motorized_Access.pdf
 - c. Do not fill-out the "Project No." or "Q.S." – I will fill those in myself once the originals are dropped-off to my attention.
 - d. Important: Please make sure the owner dedication forms are free of marker highlights, pen/pencil underlines, ink smears, and be sure the margins are clear – the Maricopa County Recorder's Office will reject the documents if they find any discrepancies.
- ✓ 2. Please provide the following ORIGINAL dockets (PDF copies are attached for reference), signed and dated by Jerry D. Heath Jr., Registered Land Surveyor:
 - a. Scenic Corridor Easement Dedication Legal, Graphic and Closure Calculations (Sealed, Signed, and Dated 12/11/12).
 - b. Public Non-Motorized Access Easement Dedication Legal, Graphic & Closure Calculations (Sealed, Signed, and Dated 12/11/12).
- ✓ 3. Print THIS e-mail out and provide all requested documents addressed to me. It can either be dropped-off or mailed to me (address below).
- * 4. I will drop the forms off at our Records Department, and Records will record both easement exhibits (SCE and PNMAE) + both owner dedication forms + and both consent of lien holder forms.
5. Once all easement have been recorded and approved by the county, I can issue a STAFF APPROVAL LETTER within a week of recordation and approve the two mid-size monument signs for 94 Hundred Shea.
6. The sign contractor can then submit the sign permit application for final review and permits (7 day review).

Randy Nussbaum
Gregory P. Gillis
Dean M. Dinner
Howard J. Weiss
Scott J. Richardson
David A. McCarville
David W. Lunn
John E. Parzych
Suzanne L. Diaz
Scott R. Weiner

Of Counsel
Robert S. Baran
Geoffrey M. Khotim
Steven A. Cohen



NUSSBAUM GILLIS & DINNER, P.C.

ATTORNEYS AT LAW

14850 N. Scottsdale Road, Suite 450
Scottsdale, AZ 85254

T 480.609.0011
F 480.609.0016
www.ngdlaw.com

February 19, 2014

HAND DELIVERY

Andrew Chi, Associate Planner
City of Scottsdale
Planning, Neighborhood & Transportation Division
7447 E. Indian School Road, #105
Scottsdale, AZ 85251

Re: 94 Hundred Shea, LLLP-Easements with City of Scottsdale, Arizona
Consents of Lien Holder

Dear Andrew:

Enclosed please find two (2) originally executed Consents of Lien Holder on behalf of Wells Fargo Bank regarding the matter referenced above.

Please email me to confirm that you received these documents and that they are acceptable to the City of Scottsdale.




Sincerely,

NUSSBAUM GILLIS & DINNER, P.C.

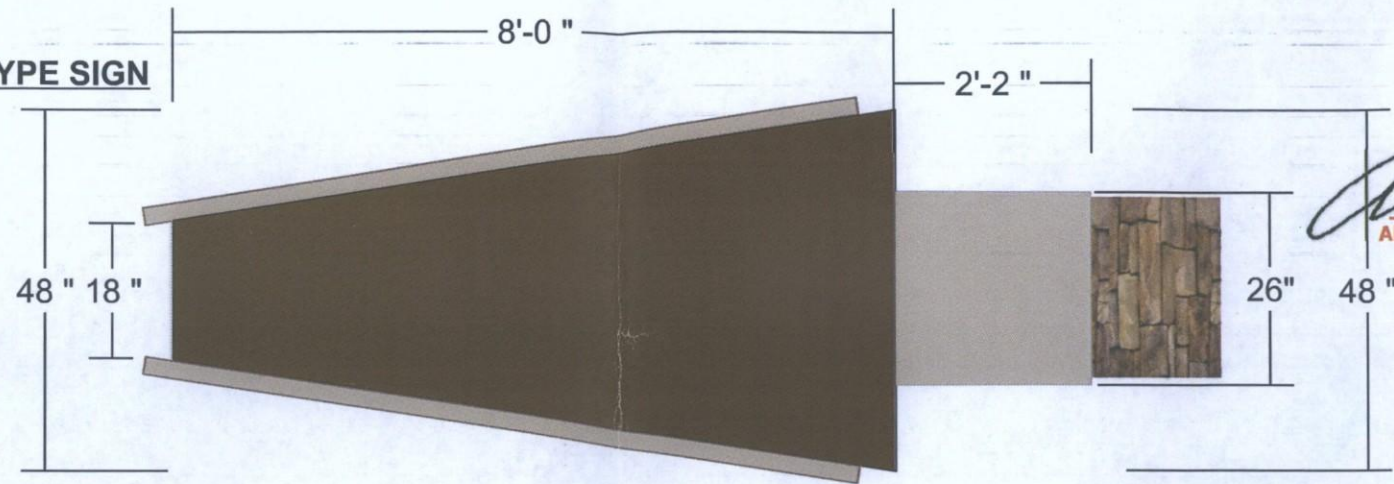
Howard J. Weiss, Esq.

bp

Enclosure

-  DE 6084 ROXY BROWN
-  DE 6221 FLINTSTONE
-  CULTURED STONE VENEER

MONUMENT TYPE SIGN
TOP VIEW

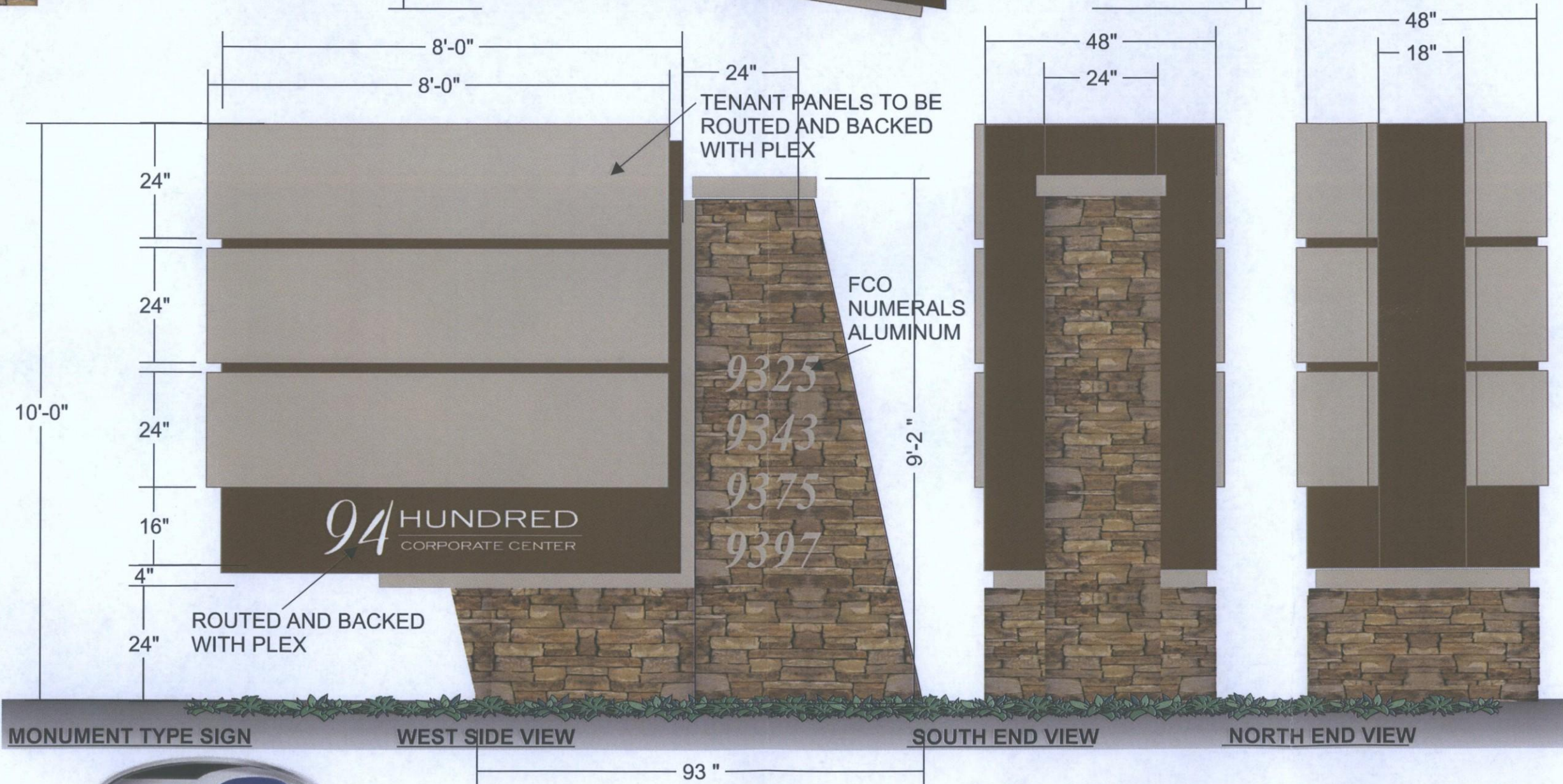


APPROVED
CITY OF SCOTTSDALE

STIPULATION SET
RETAIN FOR RECORDS

Andrew Ch... 04/09/14
APPROVED BY DATE

119-SA-2014

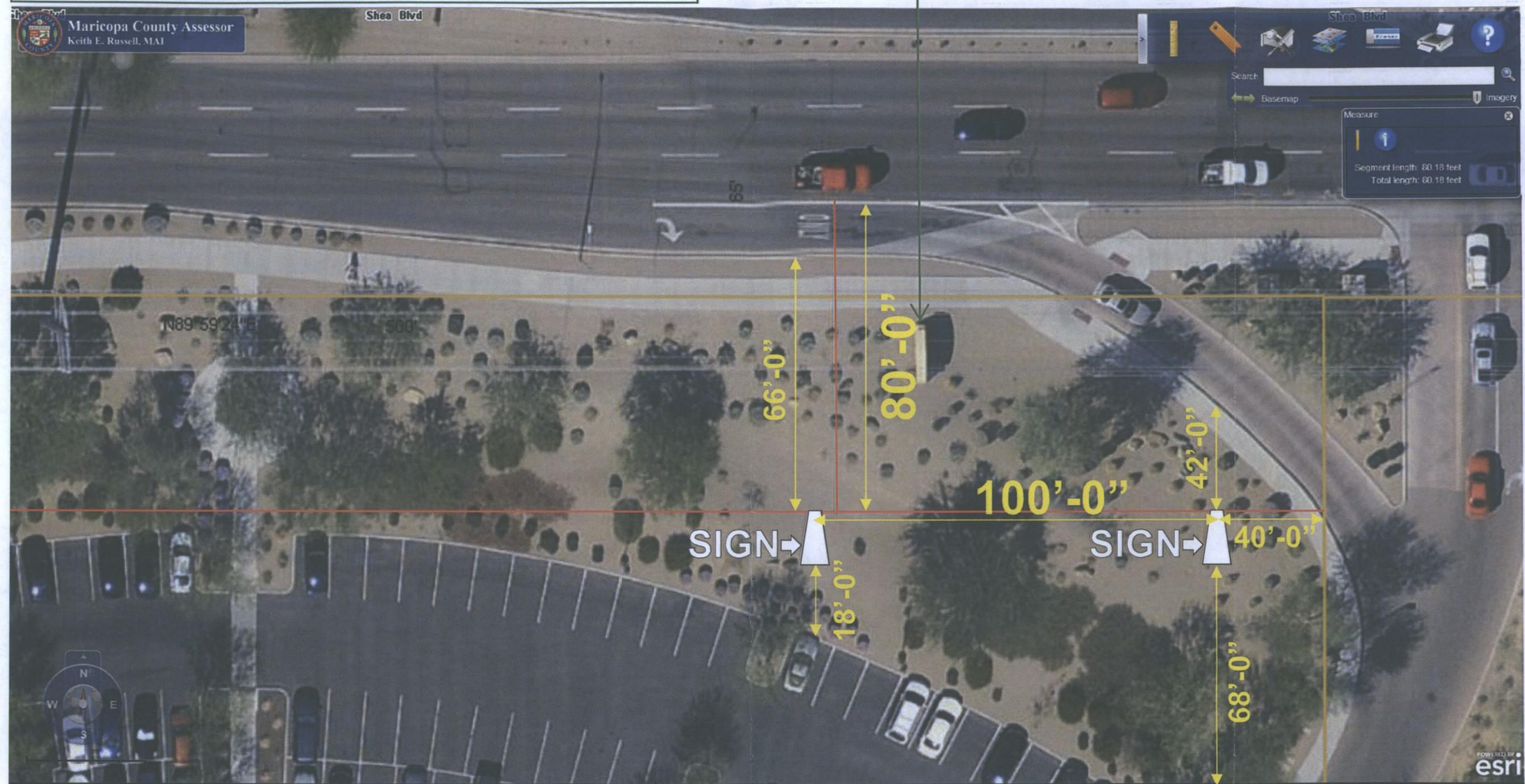


TOTAL SIGNS & GRAPHICS
602.861.6762 fax:602.861.5815
dan@totalsigns.net

Design _____ Account _____ Scale _____
Location _____
Date _____ Sales Rep _____ Designer _____
Client Contact _____ Phone _____
Sales _____ Art Dept _____ Estimating _____ Client _____ Landlord _____

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Sitpulation #7: The existing 94 Hundred Shea Scenic Corridor Monument Sign along E. Shea Blvd. (approved under Plan Number 6513-07) shall be completely removed before the sign permit for the new mid-size monument signs is finalized.



CORPORATE CENTER at 94 HUNDRED

APPROVED
CITY OF SCOTTSDALE

STIPULATION SET
RETAIN FOR RECORDS

Andrew Ch... 04/09/14
APPROVED BY DATE

119-SA-2014

SCHEDULE "B" ITEMS:

- 1 TAXES FOR THE FULL YEAR OF 2011. (THE FIRST HALF IS DUE OCTOBER 1, 2011 AND IS DELINQUENT NOVEMBER 1, 2011. THE SECOND HALF IS DUE MARCH 1, 2012 AND IS DELINQUENT MAY 1, 2012.) (FIRST HALF NOW DELINQUENT AND INTEREST MUST BE ADDED.) (AFFECTS THE PARCEL BUT NOT THE SURVEY)
 - 2 TAXES FOR THE FULL YEAR OF 2012. (THE FIRST HALF IS DUE OCTOBER 1, 2012 AND IS DELINQUENT NOVEMBER 1, 2012. THE SECOND HALF IS DUE MARCH 1, 2013 AND IS DELINQUENT MAY 1, 2013.) (AFFECTS THE PARCEL BUT NOT THE SURVEY)
 - 3 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN DOCKET 9148, PAGE 708, RECORDED AS DOCKET 12749, PAGE 678 AND RECORDED AS DOCKET 14058, PAGES 1401 AND 1404, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS THE PARCEL BUT NOT THE SURVEY)
 - 4 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN DOCKET 13819, PAGE 85, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS THE PARCEL BUT NOT THE SURVEY)
 - 5 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED JULY 14, 2000 AS 2000-0838398 OF OFFICIAL RECORDS. (AS SHOWN ON THE SURVEY)
 - 6 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "FINANCIAL OBLIGATION AGREEMENT" RECORDED JULY 05, 2005 AS 2005-0923668 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
 - 7 ALL MATTERS AS SET FORTH IN CITY OF SCOTTSDALE LOT SPLIT APPROVAL, RECORDED MAY 22, 2003 AS 2003-0852111 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
 - 8 ALL MATTERS AS SET FORTH IN SURVEY MAP, RECORDED AS BOOK 783 OF MAPS, PAGE 48. (AS SHOWN ON THE SURVEY AS (R) DATA)
 - 9 ALL MATTERS AS SET FORTH IN SURVEY MAP, RECORDED AS BOOK 783 OF MAPS, PAGE 48. (AS SHOWN ON THE SURVEY AS (R) DATA)
 - 10 AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 14132, PAGE 343 AND RECORDED AS DOCKET 14132, PAGE 345. (AS SHOWN ON THE SURVEY)
 - 11 AN EASEMENT FOR PUBLIC TRAILS AND SCENIC CORRIDORS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 95-0259605 OF OFFICIAL RECORDS. (AS SHOWN ON THE SURVEY)
 - 12 AN EASEMENT FOR TRANSMISSION, DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2008-1216729 OF OFFICIAL RECORDS. (AS SHOWN ON THE SURVEY)
 - 13 AN EASEMENT FOR A GAS PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2007-0050921 OF OFFICIAL RECORDS. (NO CENTERLINE DEFINED, BLANKET ESMT. OVER PARCELS 1 & 2)
 - 14 A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$21,000,000.00, AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED MAY 18, 2007 AS INSTRUMENT NO. 2007-0582893 OF OFFICIAL RECORDS AND RE-RECORDED SEPTEMBER 07, 2007 AS 2007-0999251 OF OFFICIAL RECORDS.
- DATED: MAY 17, 2007
- TRUSTOR: 94TH AND SHEA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
- TRUSTEE: AMERICAN HERITAGE TITLE AGENCY, INC., A COLORADO CORPORATION
- BENEFICIARY: CANADIAN IMPERIAL BANK OF COMMERCE, NEW YORK AGENCY
- ACCORDING TO THE PUBLIC RECORDS, THE BENEFICIAL INTEREST UNDER THE DEED OF TRUST WAS ASSIGNED TO CIBC INC., A DELAWARE CORPORATION BY ASSIGNMENT RECORDED MAY 06, 2010 AS 2010-0385171 OF OFFICIAL RECORDS AND RE-RECORDED JULY 28, 2010 AS 2010-0642238 OF OFFICIAL RECORDS.
- ACCORDING TO THE PUBLIC RECORDS, THE BENEFICIAL INTEREST UNDER THE DEED OF TRUST WAS ASSIGNED TO BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF JPMORGAN CHASE COMMERCIAL MORTGAGE SECURITIES TRUST 2007-CIBC19, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-CIBC19, BY ASSIGNMENT RECORDED MAY 06, 2010 AS 2010-0385172 OF OFFICIAL RECORDS AND RE-RECORDED JULY 28, 2010 AS 2010-0642239 OF OFFICIAL RECORDS.
- ACCORDING TO THE PUBLIC RECORDS, THE BENEFICIAL INTEREST UNDER THE DEED OF TRUST WAS ASSIGNED TO JPMCC 2007-CIBC19 SHEA BOULEVARD, LLC, AN ARIZONA LIMITED LIABILITY COMPANY BY ASSIGNMENT RECORDED SEPTEMBER 27, 2010 AS 2010-0833582 OF OFFICIAL RECORDS.
- A DOCUMENT RECORDED OCTOBER 06, 2010 AS 2010-0871645 OF OFFICIAL RECORDS PROVIDES THAT CRAIG K. WILLIAMS, ESQ. WAS SUBSTITUTED AS TRUSTEE UNDER THE DEED OF TRUST.
- A NOTICE OF TRUSTEE'S SALE RECORDED OCTOBER 06, 2010 AS 2010-0871646 OF OFFICIAL RECORDS.
- CANCELLATION OF NOTICE OF SALE RECORDED DECEMBER 10, 2010 AS 2010-1078277 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 15 A DOCUMENT ENTITLED "ASSIGNMENT OF LEASES AND RENTS" RECORDED MAY 18, 2007 AS 2007-0582894 OF OFFICIAL RECORDS AND RE-RECORDED SEPTEMBER 07, 2007 AS 2007-0999252 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST RECORDED MAY 18, 2007 AS 2007-0582893 OF OFFICIAL RECORDS AND RE-RECORDED SEPTEMBER 07, 2007 AS 2007-0999251 OF OFFICIAL RECORDS.
- THEREAFTER, ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS RECORDED SEPTEMBER 27, 2010 AS 2010-0833583 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 16 A FINANCING STATEMENT RECORDED MAY 18, 2007 AS 2007-0582895 OF OFFICIAL RECORDS AND RE-RECORDED SEPTEMBER 07, 2007 AS 2007-0999253 OF OFFICIAL RECORDS.
- DEBTOR: 94TH AND SHEA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY SECURED PARTY: CANADIAN IMPERIAL BANK OF COMMERCE, NEW YORK AGENCY
- ACCORDING TO THE PUBLIC RECORDS, THE SECURITY INTEREST OF THE SECURED PARTY WAS ASSIGNED TO CIBC INC., A DELAWARE CORPORATION BY DOCUMENT RECORDED SEPTEMBER 27, 2010 AS 2010-0833580 OF OFFICIAL RECORDS.
- ACCORDING TO THE PUBLIC RECORDS, THE SECURITY INTEREST OF THE SECURED PARTY WAS ASSIGNED TO BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF JPMORGAN CHASE COMMERCIAL MORTGAGE SECURITIES TRUST 2007-CIBC19, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-CIBC19 BY DOCUMENT RECORDED SEPTEMBER 27, 2010 AS 2010-0833581 OF OFFICIAL RECORDS.
- ACCORDING TO THE PUBLIC RECORDS, THE SECURITY INTEREST OF THE SECURED PARTY WAS ASSIGNED TO JPMCC 2007-CIBC19 SHEA BOULEVARD, LLC BY DOCUMENT RECORDED SEPTEMBER 27, 2010 AS 2010-0833584 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 17 MECHANIC'S LIEN RECORDED APRIL 07, 2008 AS 2008-305803 OF OFFICIAL RECORDS AND THEREAFTER AMENDMENT RECORDED APRIL 22, 2008 AS 2008-355701 OF OFFICIAL RECORDS, HERNANDEZ COMPANIES, INC., (CLAIMANT) -VS- 94TH & SHEA LLC, (DEFENDANTS), IN THE AMOUNT OF \$25,399.00. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 18 CONSEQUENCES OF PROCEEDINGS PENDING IN THE COURT OF MARICOPA COUNTY, ARIZONA, UNDER CASE NO. CV2008-024258, IN THE MATTER OF 94TH AND SHEA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ET AL V. HERNANDEZ COMPANIES, INC., AN ARIZONA CORPORATION, AS DISCLOSED BY NOTICE OF US PENDENS FILED THE SUPERIOR COURT OF THE STATE OF ARIZONA, COUNTY OF MARICOPA, AND RECORDED IN 2008-0869158 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 19 MECHANIC'S LIEN RECORDED NOVEMBER 21, 2008 AS 2008-1002186 OF OFFICIAL RECORDS, S & H STEEL CO. INC. (CLAIMANT) -VS- 94TH AND SHEA, L.L.C. (DEFENDANTS), IN THE AMOUNT OF \$85,411.90. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 20 CONSEQUENCES OF PROCEEDINGS PENDING IN THE COURT OF MARICOPA COUNTY, ARIZONA, UNDER CASE NO. CV2008-030831, IN THE MATTER OF 94TH AND SHEA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ET AL V. CJS ENTERPRISES, LLC, AS DISCLOSED BY NOTICE OF US PENDENS FILED THE SUPERIOR COURT OF THE STATE OF ARIZONA, COUNTY OF MARICOPA, AND RECORDED IN 2008-1045851 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 21 MECHANIC'S LIEN RECORDED JANUARY 9, 2009 AS 2009-020997 OF OFFICIAL RECORDS, FREEDOM GLASS, LLC, (CLAIMANT) -VS- 94TH & SHEA, L.L.C. (DEFENDANTS), IN THE AMOUNT OF \$32,934.10. (AFFECTS THE PARCEL BUT NOT THE SURVEY)

SCHEDULE "B" ITEMS:

- 22 MECHANIC'S LIEN RECORDED MARCH 03, 2009 AS 2009-183740 OF OFFICIAL RECORDS, TK INTERIOR CONSTRUCTION COMPANY (CLAIMANT) -VS- 94TH AND SHEA LLC (DEFENDANTS), IN THE AMOUNT OF \$139,518.64. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 23 MECHANIC'S LIEN RECORDED APRIL 03, 2009 AS 2009-295419 OF OFFICIAL RECORDS, PROTECTION SYSTEMS FIRE SPECIALISTS (CLAIMANT) -VS- 94TH AND SHEA, L.L.C. (DEFENDANTS), IN THE AMOUNT OF \$7,289.00. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 24 MECHANIC'S LIEN RECORDED APRIL 08, 2009 AS 2009-310309 OF OFFICIAL RECORDS, QED SUPPLY INC. (CLAIMANT) -VS- 94TH AND SHEA, L.L.C. (DEFENDANTS), IN THE AMOUNT OF \$15,948.94. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 25 MECHANIC'S LIEN RECORDED APRIL 23, 2009 AS 2009-361160 OF OFFICIAL RECORDS, PROTECTION SYSTEMS (CLAIMANT) -VS- 94TH AND SHEA, L.L.C. (DEFENDANTS), IN THE AMOUNT OF \$3,143.88. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 26 MECHANIC'S LIEN RECORDED MAY 08, 2009 AS 2009-413822 OF OFFICIAL RECORDS, GIANT ELECTRIC CORPORATION (CLAIMANT) -VS- 94TH AND SHEA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY (DEFENDANTS), IN THE AMOUNT OF \$26,712.82. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 27 MECHANIC'S LIEN RECORDED MAY 13, 2009 AS 2009-429372 OF OFFICIAL RECORDS, FOOTHILLS FIRE PROTECTION, INC (CLAIMANT) -VS- 94TH AND SHEA LLC, AN ARIZONA LIMITED LIABILITY COMPANY (DEFENDANTS), IN THE AMOUNT OF \$18,008.50. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 28 MECHANIC'S LIEN RECORDED MAY 14, 2009 AS 2009-431078 OF OFFICIAL RECORDS, CAVINESS CONSTRUCTION INC., (CLAIMANT) -VS- 94TH AND SHEA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY (DEFENDANTS), IN THE AMOUNT OF \$614,820.04. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 29 MECHANIC'S LIEN RECORDED MAY 14, 2009 AS 2009-431079 OF OFFICIAL RECORDS, CAVINESS CONSTRUCTION INC., (CLAIMANT) -VS- 94TH AND SHEA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY (DEFENDANTS), IN THE AMOUNT OF \$164,293.00. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 30 CONSEQUENCES OF PROCEEDINGS PENDING IN THE COURT OF MARICOPA COUNTY, ARIZONA, UNDER CASE NO. CV2008-016231, IN THE MATTER OF S & H STEEL CO., INC., AN ARIZONA CORPORATION V. 94TH AND SHEA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ET AL, AS DISCLOSED BY NOTICE OF US PENDENS FILED THE SUPERIOR COURT OF THE STATE OF ARIZONA, COUNTY OF MARICOPA, AND RECORDED IN 2009-458529 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 31 CONSEQUENCES OF PROCEEDINGS PENDING IN THE COURT OF MARICOPA COUNTY, ARIZONA, UNDER CASE NO. CV2008-016423, IN THE MATTER OF TK INTERIOR CONSTRUCTION COMPANY, AN ARIZONA CORPORATION V. 94TH AND SHEA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ET AL, AS DISCLOSED BY NOTICE OF US PENDENS FILED THE SUPERIOR COURT OF THE STATE OF ARIZONA, COUNTY OF MARICOPA, AND RECORDED IN 2009-478149 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 32 MECHANIC'S LIEN RECORDED JUNE 02, 2009 AS 2009-495929 OF OFFICIAL RECORDS, NORTHWEST FLOOR AND WALL (CLAIMANT) -VS- 94TH AND SHEA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY (DEFENDANTS), IN THE AMOUNT OF \$7,050.50. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 33 CONSEQUENCES OF PROCEEDINGS PENDING IN THE COURT OF MARICOPA COUNTY, ARIZONA, UNDER CASE NO. CV2008-092005, IN THE MATTER OF FREEDOM GLASS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY V. 94TH AND SHEA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS DISCLOSED BY NOTICE OF US PENDENS FILED THE SUPERIOR COURT OF THE STATE OF ARIZONA, COUNTY OF MARICOPA, AND RECORDED IN 2009-632722 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 34 MECHANIC'S LIEN RECORDED JULY 20, 2009 AS 2009-664984 OF OFFICIAL RECORDS, QUAIL PLUMBING, INC. (CLAIMANT) -VS- 94TH AND SHEA LLC (DEFENDANTS), IN THE AMOUNT OF \$18,063.00. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 35 CONSEQUENCES OF PROCEEDINGS PENDING IN THE COURT OF MARICOPA COUNTY, ARIZONA, UNDER CASE NO. CV2008-016423, IN THE MATTER OF TK INTERIOR CONSTRUCTION COMPANY, AN ARIZONA CORPORATION V. 94TH AND SHEA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ET AL, AS DISCLOSED BY NOTICE OF US PENDENS FILED THE SUPERIOR COURT OF THE STATE OF ARIZONA, COUNTY OF MARICOPA, AND RECORDED IN 2009-0801493 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 36 CONSEQUENCES OF PROCEEDINGS PENDING IN THE COURT OF MARICOPA COUNTY, ARIZONA, UNDER CASE NO. CV2008-016423, IN THE MATTER OF QED, INC., A NEVADA CORPORATION, DBA QED SUPPLY, INC., V. 94TH AND SHEA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS DISCLOSED BY NOTICE OF US PENDENS FILED THE SUPERIOR COURT OF THE STATE OF ARIZONA, COUNTY OF MARICOPA, AND RECORDED IN 2009-0937113 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 37 CONSEQUENCES OF PROCEEDINGS PENDING IN THE COURT OF MARICOPA COUNTY, ARIZONA, UNDER CASE NO. CV2008-033525, IN THE MATTER OF GIANT ELECTRIC CORPORATION, A CORPORATION V. 94TH AND SHEA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; TK INTERIOR CONSTRUCTION COMPANY, AN ARIZONA CORPORATION; VOS RESTAURANT GROUP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY THAT DOES BUSINESS AS REGIONS BISTRO AND CAR AND 7TH HEAVEN CAFE, CANADIAN IMPERIAL BANK OF COMMERCE, A FINANCIAL INSTITUTION, JOHN DOES I-X AND JANE DOES I-X, AND BLACK CORPORATION I-X, AS DISCLOSED BY NOTICE OF US PENDENS FILED THE SUPERIOR COURT OF THE STATE OF ARIZONA, COUNTY OF MARICOPA, AND RECORDED IN 2009-1033605 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 38 CONSEQUENCES OF PROCEEDINGS PENDING IN THE COURT OF MARICOPA COUNTY, ARIZONA, UNDER CASE NO. CV2008-034370, IN THE MATTER OF CAVINESS CONSTRUCTION COMPANY, INC., AN ARIZONA CORPORATION V. 94TH & SHEA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; HER-ANDEZ COMPANIES INC., AN ARIZONA CORPORATION; CJS ENTERPRISES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; S & H STEEL CO., INC., AN ARIZONA CORPORATION; FREEDOM GLASS LLC, AN ARIZONA LIMITED LIABILITY COMPANY; TK INTERIOR CONSTRUCTION COMPANY, AN ARIZONA CORPORATION; INTERIOR LOGIC, INC., AN ARIZONA CORPORATION; PROTECTION SYSTEMS FIRE SPECIALISTS DBA PFS, AN ARIZONA CORPORATION; QED SUPPLY, INC., A NEVADA CORPORATION; PROTECTION SYSTEMS, AN ARIZONA CORPORATION; PARTITIONS & ACCESSORIES COMPANY, AN ARIZONA CORPORATION; GIANT ELECTRIC CORPORATION, AN ARIZONA CORPORATION; CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC. DBA CED, A DELAWARE CORPORATION; FOOTHILLS FIRE PROTECTION, INC.; AN ARIZONA CORPORATION, NORTHWEST FLOOR AND WALL, AN ARIZONA CORPORATION, AS DISCLOSED BY NOTICE OF US PENDENS FILED THE SUPERIOR COURT OF THE STATE OF ARIZONA, COUNTY OF MARICOPA, AND RECORDED IN 2009-1056027 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 39 CONSEQUENCES OF PROCEEDINGS PENDING IN THE COURT OF MARICOPA COUNTY, ARIZONA, UNDER CASE NO. CV2008-16231, IN THE MATTER OF S & H STEEL CO., INC., AN ARIZONA CORPORATION V. 94TH AND SHEA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; ET AL, AS DISCLOSED BY NOTICE OF US PENDENS FILED THE SUPERIOR COURT OF THE STATE OF ARIZONA, COUNTY OF MARICOPA, AND RECORDED IN 2009-1091761 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 40 CONSEQUENCES OF PROCEEDINGS PENDING IN THE COURT OF MARICOPA COUNTY, ARIZONA, UNDER CASE NO. CV2008-035919, IN THE MATTER OF NORTHWEST FLOOR & WALL COMPANY, AN ARIZONA CORPORATION V. 94TH AND SHEA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; TK INTERIOR CONSTRUCTION COMPANY, AN ARIZONA CORPORATION; VOS 94TH AND SHEA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; CANADIAN IMPERIAL BANK OF COMMERCE, A FINANCIAL INSTITUTION; BERNIE'S BRASS, INC., AN ARIZONA CORPORATION; CAVINESS CONSTRUCTION COMPANY, INC., AN ARIZONA CORPORATION; CJS ENTERPRISES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC. DBA CED, A DELAWARE CORPORATION; EXTREME CONCRETE & DESIGN INC., AN ARIZONA CORPORATION; FOOTHILLS FIRE PROTECTION, INC., AN ARIZONA CORPORATION; FREEDOM GLASS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; GIANT ELECTRIC CORPORATION, AN ARIZONA CORPORATION; INTERIOR LOGIC, INC., AN ARIZONA CORPORATION, AS DISCLOSED BY NOTICE OF US PENDENS FILED THE SUPERIOR COURT OF THE STATE OF ARIZONA, COUNTY OF MARICOPA, AND RECORDED IN 2009-1105337 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 41 CONSEQUENCES OF PROCEEDINGS PENDING IN THE COURT OF MARICOPA COUNTY, ARIZONA, UNDER CASE NO. CV2008-024258, IN THE MATTER OF QUAIL PLUMBING, INC., AN ARIZONA CORPORATION V. VOS 94TH AND SHEA, L.L.C. ET AL., AS DISCLOSED BY NOTICE OF US PENDENS FILED JANUARY 26, 2010, AND RECORDED IN 2010-068076 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 42 MECHANIC'S LIEN RECORDED MARCH 24, 2010 AS 2010-024636 OF OFFICIAL RECORDS, ARIZONA INTEGRITY BUILDERS, LLC (CLAIMANT) -VS- 94TH AND SHEA LLC ET AL (DEFENDANTS), IN THE AMOUNT OF \$10,716.42. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 43 NOTICE AND CLAIM OF LIEN RECORDED DECEMBER 07, 2012 AS 2010-1082871 OF OFFICIAL RECORDS, MCCORMICK RANCH PROPERTY OWNERS' ASSOCIATION, INC., AN ARIZONA CORPORATION (CLAIMANT) -VS- 94TH AND SHEA LLC (DEFENDANTS), IN THE AMOUNT OF \$26,481.07. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 44 PENDING PROCEEDINGS IN THE BANKRUPTCY COURT OF THE U.S. DISTRICT COURT, ARIZONA, ENTITLED IN RE 94TH AND SHEA, L.L.C., DEBTOR, CASE NO. 2:10-BK-37387-SGC. (AFFECTS THE PARCEL BUT NOT THE SURVEY)

ALTA/ACSM LAND TITLE SURVEY

THOSE PORTIONS OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LOT AREAS:

PARCEL NO. 1: 308,021 SQ.FT., OR 7.025 AC., MORE OR LESS
PARCEL NO. 2: 184,879 SQ.FT., OR 3.584 AC., MORE OR LESS

PARKING SPACES:

STANDARD (OPEN) PARKING SPACES = 315 SPACES
STANDARD (COVERED) PARKING SPACES = 128 SPACES
TOTAL STANDARD PARKING SPACES = 441 SPACES
HANDICAPPED PARKING SPACES = 13 SPACES
HANDICAPPED PARKING SPACES = 13 SPACES
VAN ACCESSIBLE PARKING SPACES = 3 SPACES

LEGAL DESCRIPTION:

PARCEL NO. 1:
A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF 96TH STREET AND SHEA BOULEVARD MARKING THE NORTHEAST CORNER OF SAID SECTION 30, FROM WHICH A BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF 92ND STREET AND SHEA BOULEVARD MARKING THE NORTH QUARTER OF SAID SECTION 30 BEARS SOUTH 89 DEGREES 59 MINUTES 24 SECONDS WEST 2842.28 FEET SAID LINE BEING NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, AND THE BASIS FOR THE BEARINGS IN THE DESCRIPTION:
THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS WEST, ALONG SAID NORTH LINE 1321.14 FEET;
THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS EAST 65.00 FEET TO A LINE 65.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE, AND THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00 DEGREES 05 MINUTES 25 SECONDS EAST 490.84 FEET;
THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS WEST 346.13 FEET;
THENCE SOUTH 89 DEGREES 54 MINUTES 33 SECONDS WEST 200.00 FEET;
THENCE NORTH 00 DEGREES 05 MINUTES 25 SECONDS WEST 664.19 FEET TO A LINE 65.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER;
THENCE NORTH 89 DEGREES 59 MINUTES 24 SECONDS EAST, ALONG SAID PARALLEL LINE 500.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:
A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND BRASS CAP IN A HAND HOLE AT THE NORTHEAST CORNER OF SAID SECTION 30, FROM WHICH A FOUND BRASS CAP IN A HAND HOLE AT THE NORTH QUARTER CORNER OF SAID SECTION BEARS SOUTH 89 DEGREES 59 MINUTES 24 SECONDS WEST, 2842.27 FEET;
THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 1321.14 FEET;
THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS EAST, 555.84 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 54 MINUTES 33 SECONDS WEST, 300.00 FEET;
THENCE NORTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, 435.60 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 24 SECONDS EAST, 346.13 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION:

TO: 94TH AND SHEA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY;
LNR PARTNER, INC.;
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2011, AND INCLUDES ITEMS 1,2,3,4,5,10, 11A,14,15,16 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 1885F (EFFECTIVE REVISED DATE SEPTEMBER 30, 2005), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X.

ZONE X IS DEFINED AS AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE SHEET FLOW FLOODING WHERE THE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES, NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THESE ZONES.

NOTES:

1. ALL TITLE INFORMATION IS BASED ON A SPECIAL REPORT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-524753-SHANT, EFFECTIVE DATE: JANUARY 18, 2012.
2. THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON RECORDS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES WITHOUT VERIFICATION BY THE SURVEYOR; THEREFORE, NO GUARANTEE CAN BE MADE AS TO THE EXTENT OF THE UTILITIES AVAILABLE, EITHER IN SERVICE, ABANDONED, NOR GUARANTEE TO THEIR EXACT LOCATION. PLEASE CALL "BLUE-STAKE" AT 602-283-1100, PRIOR TO ANY EXCAVATION OR TO DETERMINE WHAT UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES, EITHER FROM CONTIGUOUS PROPERTY OR ADJOINING STREETS.
3. BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 89°59'24" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE RECORD OF SURVEY, RECORDED IN BOOK 783, PAGE 48, AND RECORD OF SURVEY, RECORDED IN BOOK 783, PAGE 48, MARICOPA COUNTY RECORDS, ARIZONA.
4. THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT-OF-WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
5. USE OF THE INFORMATION, CONTAINED IN THIS ALTA/ACSM LAND TITLE SURVEY, FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED ("TITLE INSURANCE MATTERS"), IS FORBIDDEN, UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY HUNTER ENGINEERING, INC. AND THEREFORE SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE.
6. THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND LEVEL BASED ON FIELD MEASUREMENTS. THIS INFORMATION IS INTENDED TO DEPICT THE GENERAL CONFIGURATION OF THE BUILDING AT GROUND LEVEL AND MAY OR MAY NOT BE THE EXACT DIMENSIONS OF THE BUILDING FOUNDATION. THE BUILDING SQUARE FOOTAGE SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASEABLE AREA OF ANY BUILDING. THE BUILDING OFFSET DISTANCES SHOWN ARE TO ACTUAL BUILDING CORNERS.
7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
8. THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES.
10. THERE IS A LACK OF RIGHT OF ACCESS TO AND FROM THE PARCELS.

VICINITY MAP:

SECTION 30
T.3N., R.5E.

THIS SITE



BY	
REVISION	
NO. DATE	
PURPOSE	ALTA/ACSM SURVEY

DRAWN BY: PJE
CHECKED BY: JQH

CIVIL AND SURVEY

HUNTER
ENGINEERING



ALTA/ACSM LAND TITLE SURVEY

THOSE PORTIONS OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION: 30
TOWNSHIP: 3N.
RANGE: 5E.

JOB NO.:
WPS1003-SA

SCALE
1"=20'

SHEET
1 OF 4

N. 1/4 COR. SEC. 30,
T.3N., R.5E., FD. BRASS
CAP IN A HANDHOLE

N.E. COR. SEC. 30,
T.3N., R.5E., FD. BRASS
CAP IN A HANDHOLE

NO.	DATE	REVISION	BY

PURPOSE: ALTA SURVEY

DRAWN BY: P.J.E.
CHECKED BY: J.W.H.

HUNTER
ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



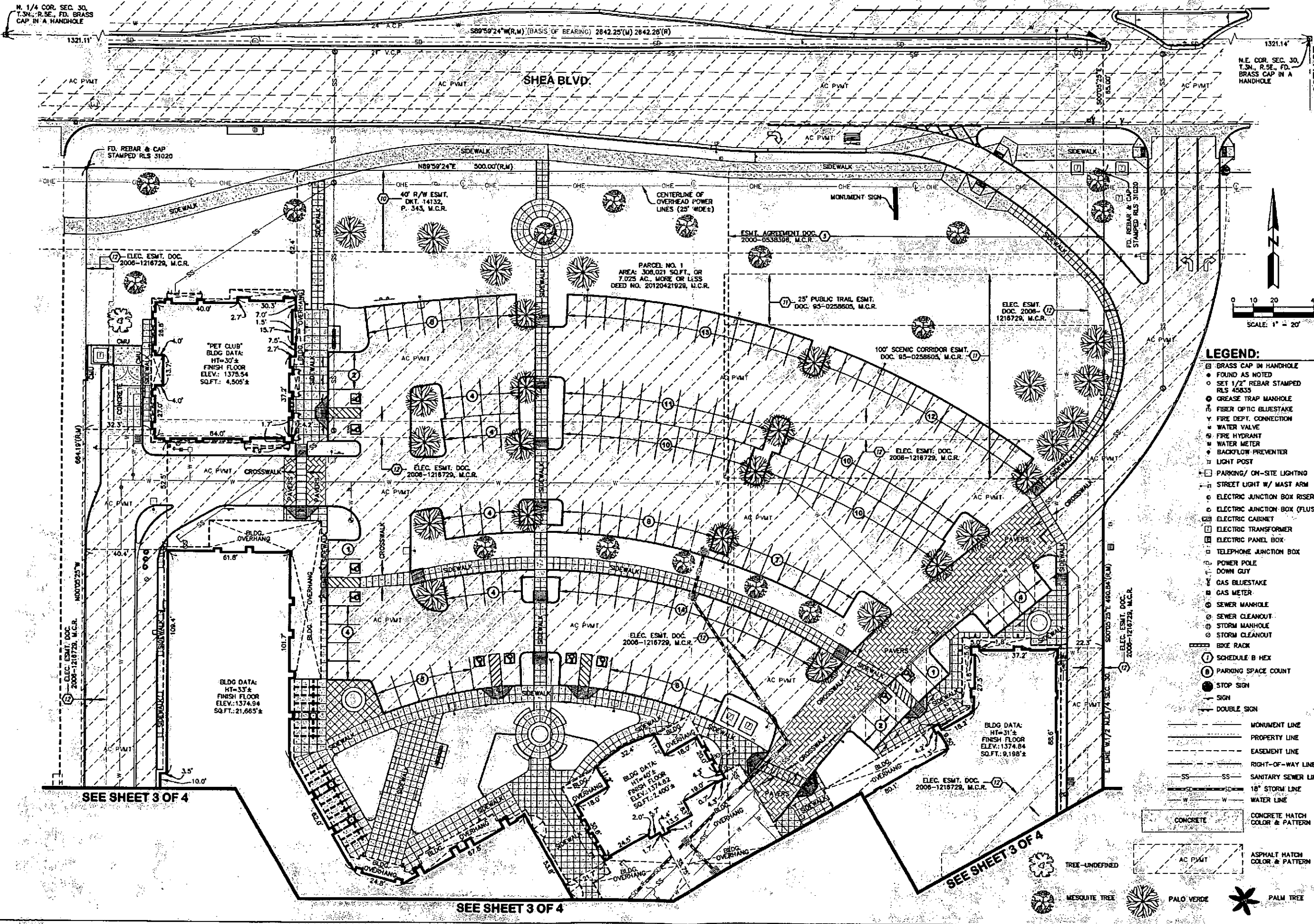
ALTA/ACSM LAND TITLE SURVEY
THOSE PORTIONS OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3N., RANGE 5E, EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION: 30
TOWNSHIP: 3N.
RANGE: 5E

JOB NO.:
WPS1003-SA

SCALE:
1"=20'

SHEET
2 OF 4



LEGEND:

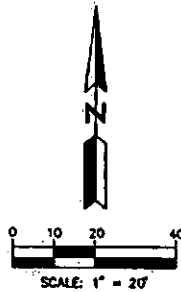
- BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- SET 1/2" REBAR STAMPED RLS 45835
- GREASE TRAP MANHOLE
- FIBER OPTIC BLUESTAKE
- FIRE DEPT. CONNECTION
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTER
- LIGHT POST
- PARKING/ ON-SITE LIGHTING
- STREET LIGHT W/ MAST ARM
- ELECTRIC JUNCTION BOX RISER
- ELECTRIC JUNCTION BOX (FLUSH)
- ELECTRIC CABINET
- ELECTRIC TRANSFORMER
- ELECTRIC PANEL BOX
- TELEPHONE JUNCTION BOX
- POWER POLE
- DOWN GUY
- GAS BLUESTAKE
- GAS METER
- SEWER MANHOLE
- SEWER CLEANOUT
- STORM MANHOLE
- STORM CLEANOUT
- BIKE RACK
- SCHEDULE B HEX
- PARKING SPACE COUNT
- STOP SIGN
- SIGN
- DOUBLE SIGN
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SS SS SANITARY SEWER LINE
- 18" STORM LINE
- W W WATER LINE

- CONCRETE
- CONCRETE HATCH COLOR & PATTERN
- AC PAVT
- ASPHALT HATCH COLOR & PATTERN
- TREE-UNDEFINED
- MESQUITE TREE
- PALO VERDE
- PALM TREE

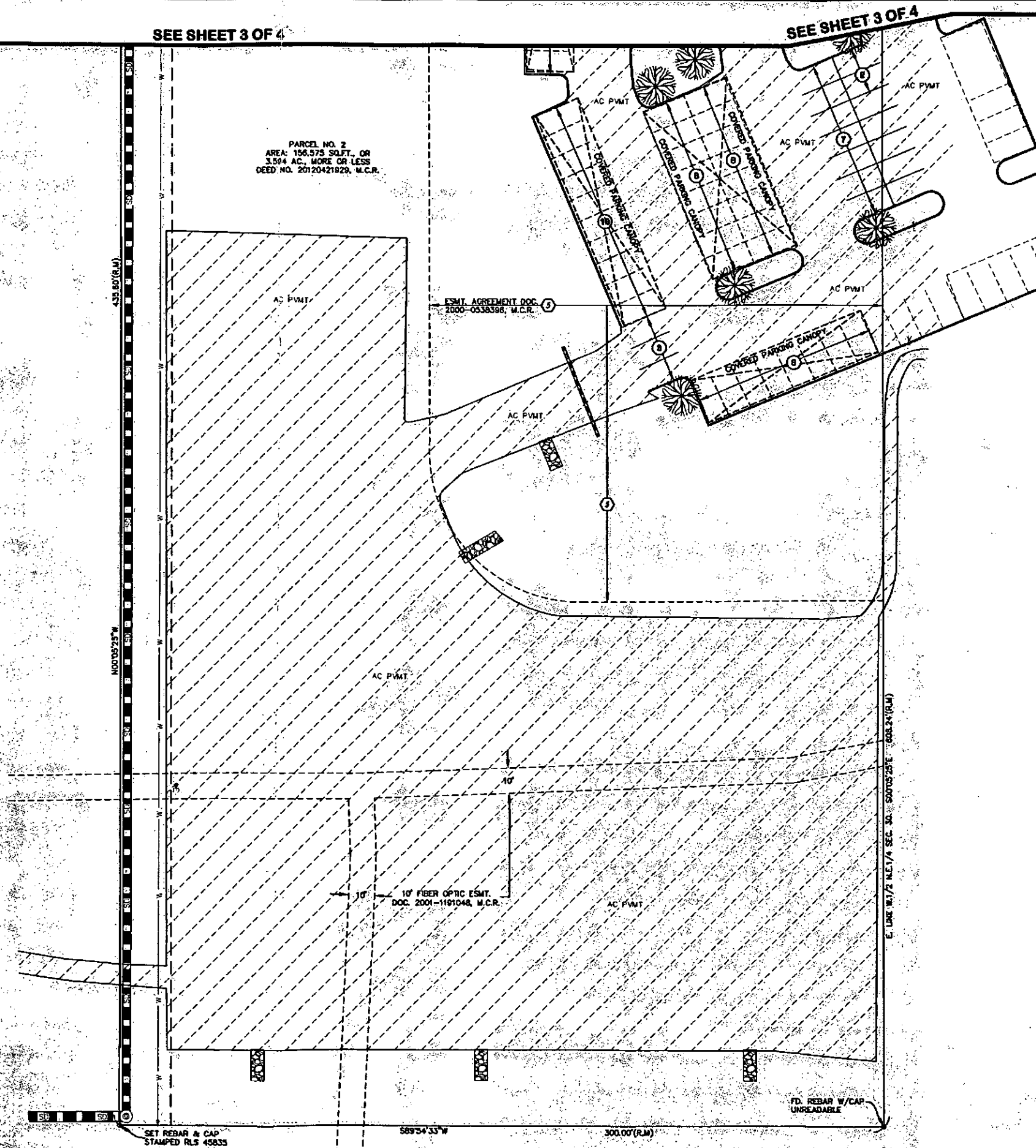
SEE SHEET 3 OF 4

SEE SHEET 3 OF 4

SEE SHEET 3 OF 4

**LEGEND:**

- | | |
|---|--|
| <ul style="list-style-type: none"> □ BRASS CAP IN HANDHOLE ● FOUND AS NOTED ○ SET 1/2" REBAR STAMPED RLS 45835 ○ GREASE TRAP MANHOLE ○ FIBER OPTIC BLUESTAKE Y FIRE DEPT. CONNECTION ○ WATER VALVE ○ FIRE HYDRANT ○ WATER METER ○ BACKFLOW PREVENTER □ LIGHT POST □ PARKING/ ON-SITE LIGHTING □ STREET LIGHT W/ MAST ARM □ ELECTRIC JUNCTION BOX RISER ○ ELECTRIC JUNCTION BOX (FLUSH) □ ELECTRIC CABINET □ ELECTRIC TRANSFORMER □ ELECTRIC PANEL BOX □ TELEPHONE JUNCTION BOX ○ POWER POLE ○ DOWN GUY ○ GAS BLUESTAKE ○ GAS METER ○ SEWER MANHOLE ○ SEWER CLEANOUT ○ STORM MANHOLE ○ STORM CLEANOUT □ BIKE RACK ① SCHEDULE B HEX ② PARKING SPACE COUNT ● STOP SIGN — SIGN — DOUBLE SIGN | <ul style="list-style-type: none"> ✻ PALO VERDE ✻ PALM TREE ✻ MESQUITE TREE ✻ TREE-UNDEFINED — MONUMENT LINE — PROPERTY LINE — EASEMENT LINE — RIGHT-OF-WAY LINE — SANITARY SEWER LINE — 18" STORM LINE — WATER LINE CONCRETE ASPHALT AC PAVT CONCRETE MATCH-COLOR & PATTERN ASPHALT MATCH-COLOR & PATTERN |
|---|--|



NO.	DATE	REVISION	BY

DRAWN BY: P.E.
CHECKED BY: J.H.

CIVIL AND SURVEY

HUNTER
ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85226
TEL: 480.991.3855
FAX: 480.991.3860

**ALTA/ACSM LAND TITLE SURVEY**

THOSE PORTIONS OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 30N, RANGE 3E, EAST OF THE GILA AND SALT RIVER BASE AND 3' NORTH, MARICOPA COUNTY, ARIZONA

SECTION: 30
TOWNSHIP: 30N
RANGE: 3E

JOB NO.
WPSI003-SA

SCALE
1"=20'

SHEET
4 OF 4

SIGHT DISTANCE TRAVELS SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS, COMMERCIAL SITES AND ALL INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISUAL OBSTRUCTIONS WITH A HEIGHT GREATER THAN 3 FEET. TREE HEIGHTS SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.

PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.

ALL POLE-MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.

NO CHAIN LINK FENCING SHALL BE ALLOWED.

NO TURT AREAS SHALL BE PROVIDED.

ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.

NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.

FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.

NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.

ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING.

GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT.

ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.

NO EXTERIOR WISOLE LADDERS SHALL BE ALLOWED.

A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MICHIGAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30 FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 30 BEARS SOUTH 60 DEGREES 02 MINUTES 50 SECONDS EAST 284.13 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 1321.14 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE 85.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 05 MINUTES 25 SECONDS EAST ALONG SAID WEST LINE 490.84 FEET;

THENCE SOUTH 59 DEGREES 59 MINUTES 24 SECONDS WEST, 346.13 FEET TO THE WEST LINE OF THE EAST 300.00 FEET OF THE WEST HALF OF SAID NORTHEAST QUARTER;

THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS WEST, 220.00 FEET TO THE EAST 500 FEET OF THE WEST HALF OF SAID NORTHEAST QUARTER;

THENCE NORTH 00 DEGREES 05 MINUTES 25 SECONDS WEST ALONG SAID WEST LINE 664.19 FEET TO THE SOUTH LINE OF THE NORTH 65.00 FEET OF SAID NORTHEAST QUARTER;

THENCE NORTH 89 DEGREES 59 MINUTES 24 SECONDS EAST ALONG SAID SOUTH LINE 500.00 FEET TO THE POINT OF BEGINNING.

[illegible]

1. BULK PADS PER C.O.S. REQUIREMENTS. SEE DETAIL - 4/A/3.
2. ELECTRICAL S.E.S. LOCATION. SEE ELECTRICAL.
3. ELECTRICAL TRANSFORMER LOCATION. SEE ELECTRICAL.
4. CONCRETE CONDUIT. SEE ELECTRICAL.
5. WATER FEATURE LOCATION. WATER TO DROP FROM 8' HIGH MAXIMUM PER C.O.S. REQUIREMENTS. WATER FEATURE TO BE PERMANENT AND APPROVED UNDER SEPARATE PERMIT PROCESS. WATER FEATURE IS N.I.C. SEE 10/A/3.3 AND STRUCTURAL FOR MOUNTAIN BASIN.
6. PARKING CANOPY. SEE DETAILS 2/3/A/1.3. COVERED PARKING CANOPIES TO BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT PROCESS.
7. SHARED TRASH ENCLOSURE PER C.O.S. REQUIREMENTS. SEE DETAIL 20/A/1.2.
8. EXISTING MASONRY WALL TO REMAIN.
9. EXISTING FENCE FOR EXISTING W.D.O. PUBLIC TRAIL N.I.C.
10. LANDSCAPE AREA. SEE LANDSCAPE.
11. FIRE HYDRANT. SEE CIVIL.
12. P.D. SEE CIVIL.
13. FIRE APPARATUS TURNING RADIUS (TYP.) PER C.O.S. REQUIREMENTS.
14. FEATURE WALL. SEE DETAIL 11/A/1.3.
15. POLE MOUNTED PARKING LOT LIGHT FIXTURE (TYP.) SEE ELECTRICAL AND DETAIL 11/A/1.3.
16. JOHN BOLLARD. SEE ELECTRICAL.
17. EXISTING ASPHALT TO REMAIN. SEE CIVIL.
18. CONCRETE DRIVE. SEE 10/A/1.2.
19. DECORATIVE PAVING: PAVESTONE (OR EQUAL), COBBLE-STONE, LARGE SQUARE STONES, MASTER-K "P" PATTERN, OR SAND BED - DESIGN TO MEET FIRETRUCK LOADING. SEE DETAIL - 12/A/1.2.
20. NEW PEDESTRIAN CONNECTION.
21. EXISTING TRAIL. SEE C.O.S. REQUIREMENTS.
22. 6" CONCRETE CURB SEE DETAIL - 8/B/1.1/2 AND CIVIL.
23. ASPHALT PAVING. SEE CIVIL.
24. SIGN. SEE DETAIL 11/A/1.3. SEE DETAIL 11/A/1.3. SEE DETAIL 11/A/1.3.
25. MONUMENT SIGN LOCATION. ALL SIGNAGE TO BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT PROCESS.
26. CONCRETE TRAIL STOP SIGN. SEE 10/A/1.2.
27. SIDEWALK FLUSH WITH PAVING.
28. NEW DECK. LANE WITH PAVING.
29. EXISTING TRASH ENCLOSURE PER C.O.S. REQUIREMENTS. SEE DETAIL - 16/A/1.2.
30. SHADING INDICATOR LOCATION OF NEW SODDING CORRIDOR DOCUMENT.
31. EXISTING EASEMENT FOR INGRESS AND EGRESS, TO BE RELEASED.
32. EXISTING MEDIAN TO BE DEMOLISHED. SEE CIVIL.
33. EXISTING CONCRETE TO REMAIN. SEE CIVIL.
34. SITE FURNITURE BENCH. SEE LANDSCAPE.
35. EXISTING TRAIL STOP SIGN. SEE 10/A/1.2.

- A) ALL SIGNAGE TO BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT PROCESS.
- B) ALL ROOF MOUNTED MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPET.
- C) ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW AND PAINTED TO MATCH THE BUILDINGS.

1. PREMISES INDICATING THAT TO BE ELIGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MAINTAINED IN COMPLIANCE WITH CITY, ORDINANCE & IFC.
3. MOUNT A KNOX BOX 4" - 8" AFF. BY MAIN ENTRANCE & RISER RM.
4. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM MANIFEST. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEY TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
5. SUBMIT PLANS FOR A CLASS B FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES. THIS REQ'T APPLIES TO BLDGS. 8 & 9.
6. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF SITE MONITORING IS REQUIRED. THIS REQ'T APPLIES TO BLDGS. 8 & 9.
7. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC RWAY DURING CONSTRUCTION.
8. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED @ TIME OF T.
9. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC.
10. SEE APPROVED CIVILS FOR THE REQUIRED NUMBER OF FIRE HYDRANTS. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & AVAILABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SIGNIFIED BY A MINIMUM OF 100' AT 1500 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CHART WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
11. DESIGN PER NFPA 13 (2002 EDITION) COMMERCIAL SYSTEM - "MERCANTILE" - 2010002.
12. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH A MINIMUM NFPA CRITERIA (2002 EDITION) & CITY ORDINANCE. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, THE SPRINKLER CONTRACTOR SHALL SUBMIT (3) COMPLETE SETS OF DRILLING & HYD-CALCULATIONS REVIEWED BY A MINIMUM NICET II DESIGN TECHNICIAN.
13. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER. CLASS 15 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODES.
14. PRELINE SPRINKLER A STANPOPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
15. FOC SAME-USE CONNECTIONS FOR SPRINKLERS AND FIRE STANPOPE WILL BE LOCATED PER ORDINANCE AND/OR AT THE BEST LOCATION. MINIMUM SIZE 2-1/2" x 2-1/2" x 4' (NHT) 2" x 10' 8" BACK OF CURB - NET LINE.
16. THE FIRE LINE SHALL BE EXTENDED A MINIMUM OF 2' INTO THE BUILDING WITH A MINIMUM OF 18" CURB RANCE ABOVE THE RISER. EXTERIOR ACCESS SHALL BE REQUIRED.

Project Name:	F4 Hundred Street		
Project address:	Jalving A	9355 East Street Boulevard	Jalving B
	A	9345 East Street Boulevard	
	Jalving C	9375 East Street Boulevard	
	Jalving D	9397 East Street Boulevard	
	Scotchdale, Arizona		
Client/Owner:	AFC/THRE		
Client Contact:	AFC/THRE 4245 APC+THRE		
Bldg. N. Number:	1584H N. 71st Street, Suite 200		
Scotchdale, AZ 85238	Scotchdale, AZ 85238		
Phone:	480.556.9000		
Fax:	480.556.9000		
Cell:	480.556.9490		
John Rizzo	John Rizzo A, 106 Avenue C Chandler, AZ		
Cost	Construction		
WALTER ENGINEERING	THE PERKINS+WILL COMPANIES		
2555 E. McDowell Rd., Suite 202	4636 East Avenue, 2nd Floor, Suite 205		
Scotchdale, AZ 85233	Phoenix, Arizona 85034		
Phone:	Phone: 480.971.3885		
Fax:	Fax: 480.971.3885		
John Murray / Canyon Parkway	Phone: 480.971.2071		
	2000 Urban		
Quantity Section:	26-50		
1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729			

APPROVED

Pre-App.	103-PA-2003
D.R.	8-DR-2004
	348-SA-2004
Native Plant	6-NP-2004
Building	#303-05
Engineering	#305-05

PROJECT NO.: 03-071
SHEET SCALE: 1"=40'
DRAWING NO.: 03071
DRAWN BY: BF
DATE: 11.09.2
SHEET TITLE: SITE PLAN
SHEET NO.: A

A1.1