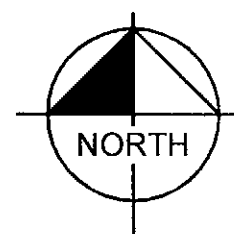
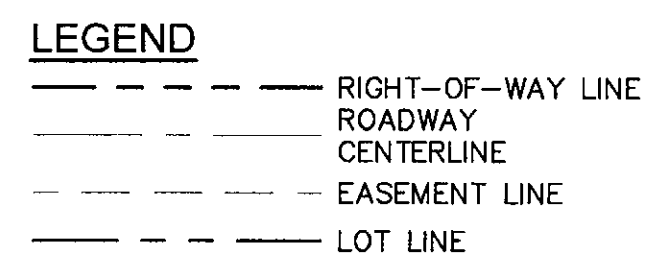


Full Size or Largest Size
(site plan, landscape, elevations)

X:\PHX_Civil\191235064_Crossroads Rezone\CA00\Exhibits\2016-06-09-Pre-Plan-No Site Plan.dwg, Layout\Layout1 Oct 26, 2016 - 9:53am brower.jones



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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

DIVERSIFIED
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Nationwide Real Estate Services

NEC SCOTTSDALE ROAD AND CHAUNCEY LANE

MINOR SUBDIVISION PLAT

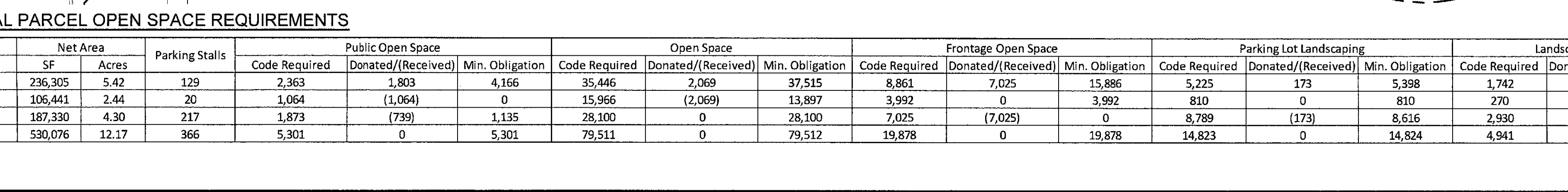
SCOTTSDALE, ARIZONA

7

Professional Engineer (Civil)
 CERTIFICATE NO.
 52738
 TRAVER
 JONES
 Date Signed: 10/25/16
 ARIZONA, U.S.A.
 Expires 09/30/17

PP1
1 OF 1 SHEETS

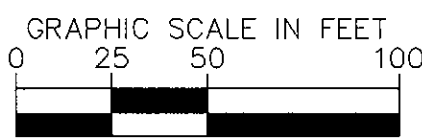
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DENSITY CALCULATIONS:

	Gross Area		Multi-Family Units		
	SF	Acres	Code Allowed	Donated/(Received)	Units Allowed
Berge Parcel	312,742	7.18	156	156	0
Hotel Parcel	138,527	3.18	69		0
PB Bell Parcel	199,127	4.57	100	(225)	325
	650,396	14.93	325	0	325

	Net Area		Parking Stalls	Public Open Space			Open Space			Frontage Open Space			Parking Lot Landscaping			Landscape Island Planting		
	SF	Acres		Code Required	Donated/(Received)	Min. Obligation	Code Required	Donated/(Received)	Min. Obligation	Code Required	Donated/(Received)	Min. Obligation	Code Required	Donated/(Received)	Min. Obligation	Code Required	Donated/(Received)	Min. Obligation
Berge Parcel	236,305	5.42	129	2,363	1,803	4,166	35,446	2,069	37,515	8,861	7,025	15,886	5,225	173	5,398	1,742	2,134	3,876
Hotel Parcel	106,441	2.44	20	1,064	(1,064)	0	15,966	(2,069)	13,897	3,992	0	3,992	810	0	810	270	(270)	0
PB Bell Parcel	187,330	4.30	217	1,873	(739)	1,135	28,100	0	28,100	7,025	(7,025)	0	8,789	(173)	8,616	2,930	(1,864)	1,066
	530,076	12.17	366	5,301	0	5,301	79,511	0	79,512	19,878	0	19,878	14,823	0	14,824	4,941	0	4,942



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Phoenix, Arizona 85020 (602) 944-5500

Nationwide Real Estate Services

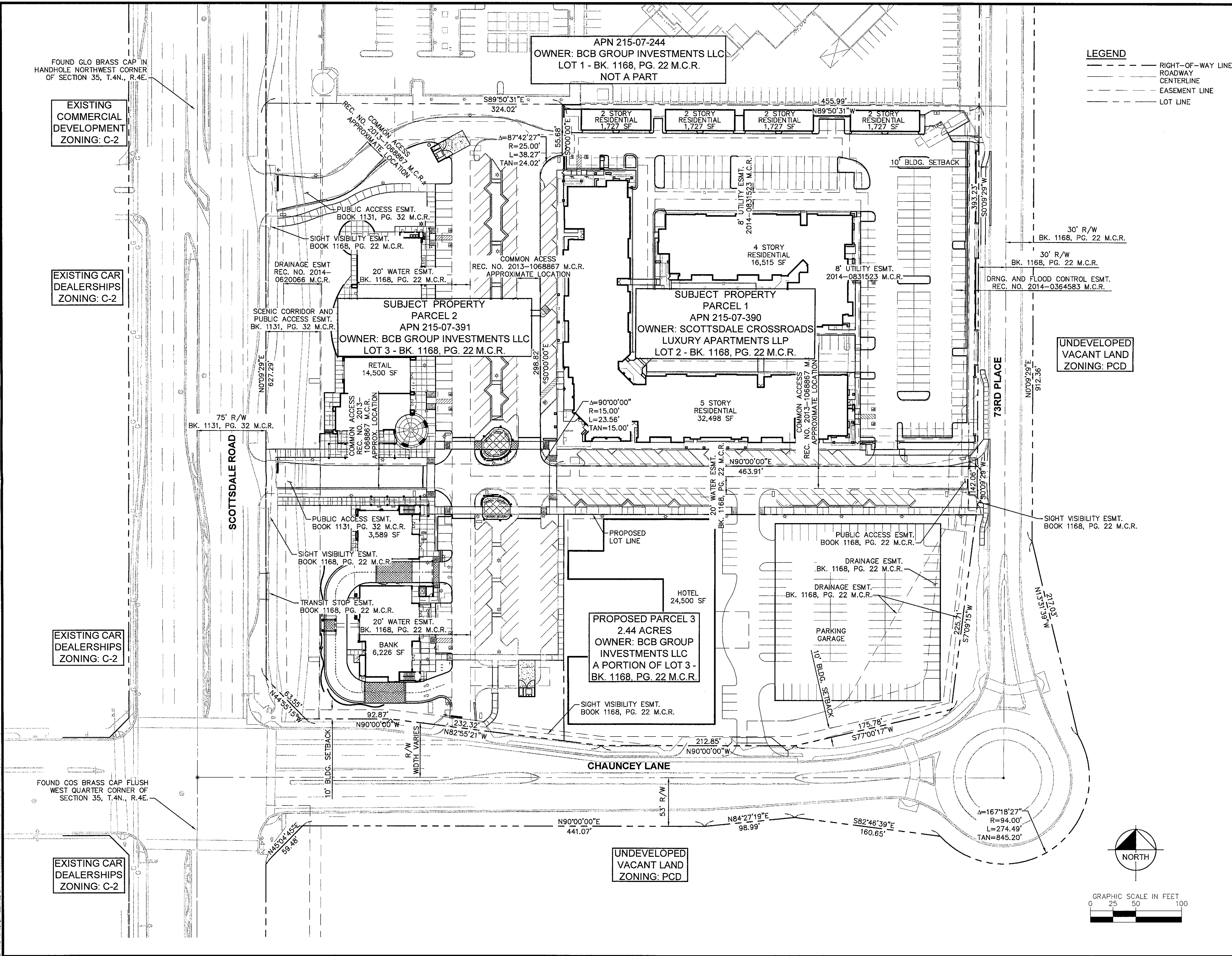
DENSITY EXHIBIT
SCOTTSDALE, ARIZONA

PROJECT No.
191235057
SCALE (H): 1"=50'
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: TMJ
DATE: 10/18/2016

1 OF 1

25-DR-2014, 25-SA-2014, 19-ZN-2002, #2, #3

X:\PHX_Civil\191235064_Crossroads Rezone\CAOD Exhibits 2016-10-13 Rezone Site Plan.dwg, Layout:Layout1 Oct 24, 2016 -- 3:23pm trowe,jones



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NEC SCOTTSDALE ROAD AND CHAUNCEY LANE

REZONE SITE PLAN

SCOTTSDALE, ARIZONA

PROJECT No.
191235057

SCALE (H): 1"=50'

SCALE (V): NONE

DRAWN BY: CGF

DESIGN BY: TMJ

CHECK BY: TMJ

DATE: 10/14/2016

DATE: 10/11/2011

1. *Journal of the American Medical Association*, 277:1025-1026, 1997

1. *Journal of the American Medical Association*, 277: 1025-1026, 1997.

1. *Journal of the American Medical Association*, 277:1025-1026, 1997

2016-10-13 Rezone Site Pl

SP

1 OF 1 SHE

225-DR-2014, 25-SA-2014, 19-ZN-2002, #2, #3
PC# 482-15-1

ALTA / NSPS LAND TITLE SURVEY LOTS 2 AND 3 OF CROSSROADS

A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES

1. THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

2. THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

3. THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NUMBER 16000490-040-BN1, DATED APRIL 4, 2016 AT 7:30 A.M.

4. PURSUANT TO TABLE "A" ITEM 6, THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS NOTED ON THIS SURVEY.

5. PURSUANT TO TABLE "A" ITEM 7, THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND OR NEAR 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 BUILDING FOUNDATION. THE BUILDING AREA SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASE AREA.

6. PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR DID NOT OBSERVE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELDWORK.

8. PURSUANT TO TABLE "A" ITEM 18, THE SURVEYOR HAS NOT OBSERVED MARKERS DELINEATING WETLAND AREAS ON THE SUBJECT PROPERTY.

LEGAL DESCRIPTION

A PORTION OF THE FOLLOWING DESCRIBED PARCELS:

PARCEL NO. 1: (TAX PARCEL NO. 215-07-390)

LOT 2 OF MINOR SUBDIVISION PLAT THE CROSSROADS, ACCORDING TO BOOK 1168 OF MAPS, PAGE 22 OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, GEOTHERMAL RESOURCES, COAL, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION, AND ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS, OR MAY BE, DETERMINED BY THE LAWS OF THE UNITED STATES OF AMERICA, OR HE STATE OF ARIZONA, OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT RECORDED JULY 5, 2012 IN RECORDING NO. 20120585295.

PARCEL NO. 2: (TAX PARCEL NO. 215-07-391)

LOT 3 OF MINOR SUBDIVISION PLAT THE CROSSROADS, ACCORDING TO BOOK 1168 OF MAPS, PAGE 22 OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, GEOTHERMAL RESOURCES, COAL, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION, AND ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS, OR MAY BE, DETERMINED BY THE LAWS OF THE UNITED STATES OF AMERICA, OR HE STATE OF ARIZONA, OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT RECORDED JULY 5, 2012 IN RECORDING NO. 20120585295.

SCHEDULE 'B' ITEMS

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2016. *NOT A SURVEY MATTER, NOT GRAPHICALLY PLOTTED HEREON.

2. RESERVATIONS CONTAINED IN THE PATENT

FROM: THE STATE OF ARIZONA
RECORDING DATE: JULY 5, 2012
RECORDING NO: 20120585295

WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:

SUBJECT TO EXISTING RESERVATIONS, EASEMENTS, OR RIGHTS-OF-WAY HERETOFORE LEGALLY OBTAINED AND NOW IN FULL FORCE AND EFFECT, AND SUBJECT TO THE FOLLOWING ADDITIONAL CONDITIONS:
(1) THE PURCHASER OF THE SUBJECT PROPERTY SHALL SIGN THE CLEAN WATER ACT SECTION 404 NATIONWIDE PERMIT #39 -U.S. ARMY CORPS OF ENGINEERS FILE NUMBER SPL-2011-375-AP (PERMIT) TRANSFEREE FORM AND COMPLY WITH ALL TERMS AND CONDITIONS OF SAID PERMIT FOR DEVELOPMENT OF THE PROPERTY; (2) THE PURCHASER OF THE SUBJECT PROPERTY SHALL EXECUTE THE JOINDER UNDER THE CONSTRUCTION ESCROW AGREEMENT
*AFFECTS PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.

3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
*NOT A SURVEY MATTER, NOT GRAPHICALLY PLOTTED HEREON.

4. THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS EXCEPTED FROM THE DESCRIPTION OF SAID LAND IN SCHEDULE A.
*NOT A SURVEY MATTER, NOT GRAPHICALLY PLOTTED HEREON.

5. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLAT OF STATE PLAT NO. 16 CORE SOUTH, RECORDED AUGUST 31, 1988 IN BOOK 324 OF MAPS, PAGE 50.
*AFFECTS PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.

6. RIGHT OF WAY 18-105262 FOR ELECTRIC LINES EXPIRING DECEMBER 8, 2019 TO ARIZONA PUBLIC SERVICE
*DOCUMENT NOT PROVIDED, NO RECORDING INFORMATION, NOT GRAPHICALLY PLOTTED HEREON.

7. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT MORE FULLY SET FORTH IN URBAN PLANNING FILES NO. 44-95674; 47-91271; 47-89860; AND 48-89762 AND THEREAFTER ORDER RECORDED FEBRUARY 7, 1991 IN RECORDING NO. 91-054266
*DOES NOT AFFECT PROPERTY, NOT GRAPHICALLY PLOTTED HEREON.

8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DEVELOPMENT AGREEMENT DATED: NOVEMBER 19, 2002 EXECUTED BY: ARIZONA STATE LAND DEPARTMENT AND THE CITY OF SCOTTSDALE, ARIZONA, A MUNICIPAL CORPORATION RECORDING DATE: NOVEMBER 22, 2002 RECORDING NO: 2002-1240137 THEREAFTER, FIRST AMENDMENT RECORDED NOVEMBER 7, 2011 IN RECORDING NO. 20110923510 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*AFFECTS PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT ENCROACHMENT PERMIT AND INDEMNIFICATION AGREEMENT DATED: OCTOBER 29, 2003 EXECUTED BY: DC RANCH L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND ARIZONA PUBLIC SERVICE COMPANY, AN ARIZONA CORPORATION RECORDING DATE: NOVEMBER 17, 2003 RECORDING NO: 2003-1579609 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*DOES NOT AFFECT PROPERTY, NOT GRAPHICALLY PLOTTED HEREON.

10. RIGHT OF WAY 16-109215 FOR PUBLIC ROADWAY AND UNDERGROUND UTILITIES, RECORDED FEBRUARY 14, 2005 IN RECORDING NO. 2005-0182711 AND THE EFFECT OF RELEASE OF EASEMENT RECORDED SEPTEMBER 18, 2014 IN RECORDING NO. 20140620060.
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

11. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE MINOR SUBDIVISION PLAT SEC SCOTTSDALE ROAD & UNION HILLS DRIVE, RECORDED DECEMBER 5, 2012 IN BOOK 1131 OF MAPS, PAGE 32 AND THE EFFECT OF RELEASE OF EASEMENT RECORDED APRIL 9, 2015 IN RECORDING NO. 20150244576.
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SCOTTSDALE
PURPOSE: AVIGATION
RECORDING DATE: JULY 29, 2013
RECORDING NO: 20130687747
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
*AFFECT PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.

13. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE MINOR SUBDIVISION PLAT THE CROSSROADS, RECORDED NOVEMBER 27, 2013 IN BOOK 1168 OF MAPS, PAGE 22 AND THE EFFECT OF RELEASE OF EASEMENT RECORDED JUNE 4, 2014 IN RECORDING NO. 20140365565.
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

SCHEDULE 'B' ITEMS

14. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED: DECEMBER 18, 2013 IN RECORDING NO. 20131068867 LIENS AND CHARGES AS SET FORTH IN THE ABOVE MENTIONED DECLARATION, PAYABLE TO: CROSSROADS EAST PROPERTY OWNERS ASSOCIATION
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

15. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: TEMPORARY CONSTRUCTION EASEMENT AGREEMENT EXECUTED BY: SCOTTSDALE CROSSROADS LUXURY APARTMENTS, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP AND BCB GROUP INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY RECORDING DATE: DECEMBER 18, 2013 RECORDING NO: 20131068869 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*AFFECTS PROPERTY, AGREEMENT HAS EXPIRED.

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHWEST GAS CORPORATION
PURPOSE: PIPELINES
RECORDING DATE: FEBRUARY 27, 2014
RECORDING NO: 20140125575
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (PARCEL NO. 2)
*CENTERLINE OF NATURAL GAS PIPELINES ARE UNKNOWN, NOT GRAPHICALLY PLOTTED HEREON.

17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SCOTTSDALE
PURPOSE: DRAINAGE AND FLOOD CONTROL WITH PROVISION FOR MAINTENANCE
RECORDING DATE: JUNE 4, 2014
RECORDING NO: 20140364583
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (PARCEL NO. 1)
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SCOTTSDALE
PURPOSE: WATER LINE
RECORDING DATE: JUNE 4, 2014
RECORDING NO: 20140364597
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (PARCEL NO. 2)
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

19. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: GRANT OF EASEMENT AND MEMORANDUM OF AGREEMENT DATED: JUNE 27, 2014 BETWEEN: SCOTTSDALE CROSSROADS LUXURY APARTMENTS, LLP AND COX COMMUNICATIONS ARIZONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, D/B/A COX COMMUNICATIONS RECORDING DATE: JULY 11, 2014 RECORDING NO: 20140454776 AFFECTS: PARCEL NO. 1 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*AFFECTS PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.

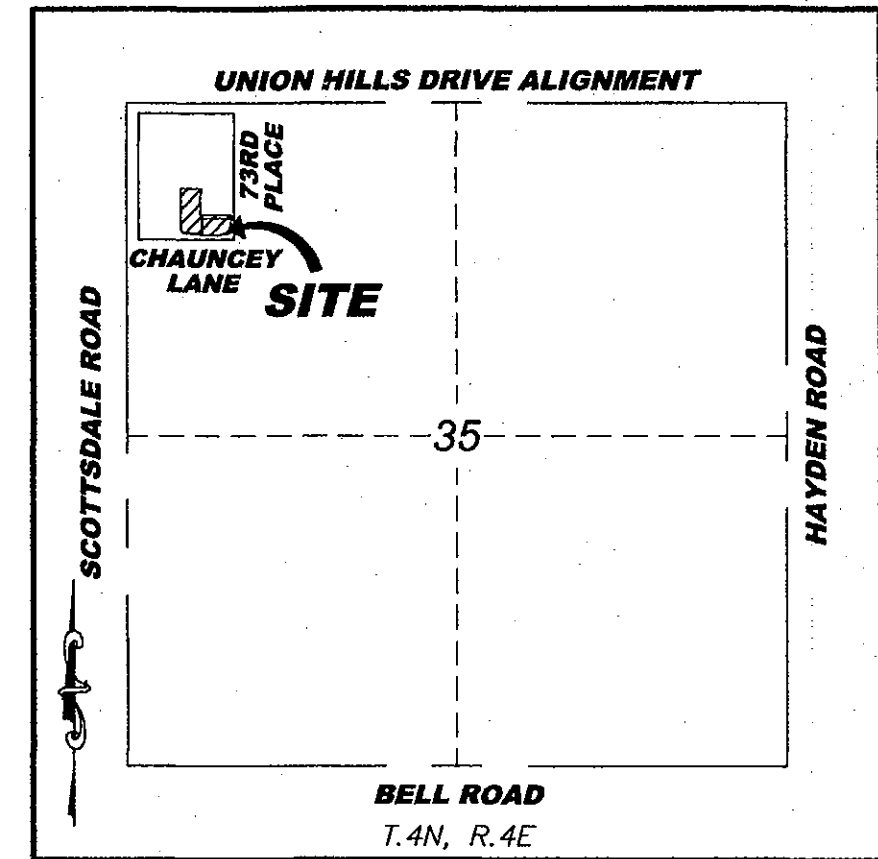
20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SCOTTSDALE
PURPOSE: DRAINAGE AND FLOOD CONTROL WITH PROVISION FOR MAINTENANCE
RECORDING DATE: SEPTEMBER 18, 2014
RECORDING NO: 20140620066
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (PARCEL NO. 2)
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

21. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: ARIZONA PUBLIC SERVICE COMPANY
PURPOSE: ELECTRICAL LINES AND APPURTENANT FACILITIES AND FIXTURES
RECORDING DATE: DECEMBER 18, 2014
RECORDING NO: 20140830973
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (PARCEL NO. 1)
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: ARIZONA PUBLIC SERVICE COMPANY
PURPOSE: ELECTRICAL LINES AND APPURTENANT FACILITIES AND FIXTURES
RECORDING DATE: DECEMBER 18, 2014
RECORDING NO: 20140830974
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (PARCEL NO. 2)
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

23. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: ARIZONA PUBLIC SERVICE COMPANY
PURPOSE: ELECTRICAL LINES AND APPURTENANT FACILITIES AND FIXTURES
RECORDING DATE: DECEMBER 18, 2014
RECORDING NO: 20140831526
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (PARCEL NO. 1)
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

24. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SCOTTSDALE
PURPOSE: AVIGATION
RECORDING DATE: MARCH 31, 2015
RECORDING NO: 20150220232
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (PARCEL NO. 2)
*AFFECTS PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.



VICINITY MAP
N.T.S.

SCHEDULE 'B' ITEMS

25. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: MEMORANDUM OF LEASE LESSOR: BCB GROUP INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY LESSEE: STARBUCKS CORPORATION, A WASHINGTON CORPORATION RECORDING DATE: AUGUST 10, 2015 RECORDING NO: 20150578219
*NOT A SURVEY MATTER, NOT GRAPHICALLY PLOTTED HEREON.

26. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
*NOT A SURVEY MATTER, NOT GRAPHICALLY PLOTTED HEREON.

27. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
*NOT A SURVEY MATTER, NOT GRAPHICALLY PLOTTED HEREON.

ZONING

CITY OF SCOTTSDALE: PRC

*PER 2016 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

AREA

LOT 2 = 106,442 SQUARE FEET OR 2.444 ACRES (NET)
LOT 3 = 236,304 SQUARE FEET OR 5.425 ACRES (NET)

ADDRESS

LOT 2 APN 215-07-391 18515 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85255
LOT 3 APN 215-07-390 18525 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85255

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS S00°09'29"W.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1320 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AO".

CERTIFICATION

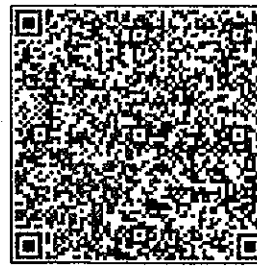
TO: SCOTTSDALE CROSSROADS LUXURY APARTMENTS, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP, AS TO PARCEL NO. 1; AND BCB GROUP INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO PARCEL NO. 2; COMMONWEALTH LAND TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 7(A)(B1)(C), 8, 9, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED APRIL 28, 2016.

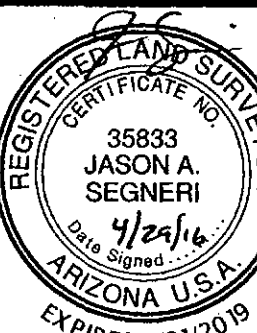
JS 4/29/16
JASON SEGNERI DATE
7301 EAST EVANS ROAD
SCOTTSDALE, ARIZONA, 85260
PHONE: 480-922-0780
JASONS@SIGSURVEYAZ.COM

7301 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM



SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

ALTANSPPS LAND TITLE SURVEY
LOTS 2 AND 3 OF CROSSROADS
SCOTTSDALE, ARIZONA



REVISIONS:

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DRAWING NAME:

2013-083 ALTA L2-3

JOB NO. 2013-083

DRAWN: RNT

CHECKED: JAS

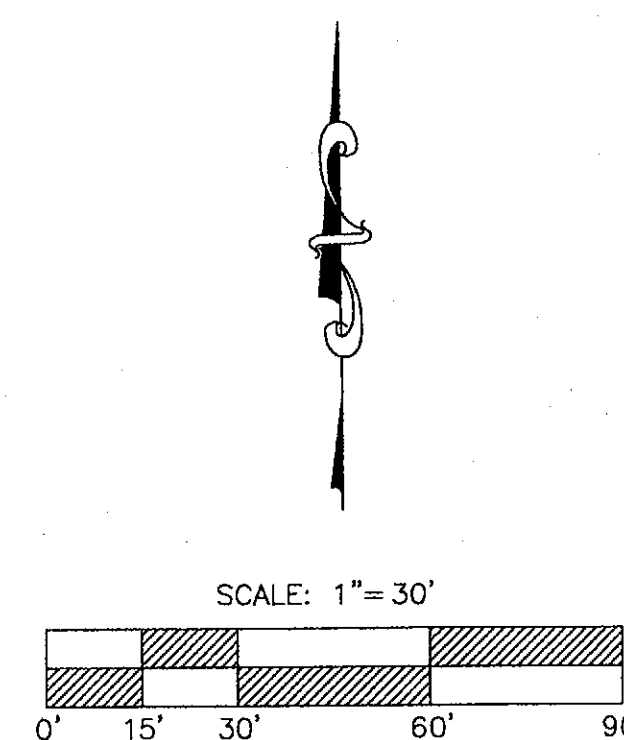
DATE: 4-29-2016

SCALE: NTS

SHEET: 1 OF 5

19-ZN-2002#5

6/3/16



75' RIGHT OF WAY
16-109215 FOR
PUBLIC ROADWAY AND
UNDERGROUND UTILITIES,
REC. NO. 2005-0182711 M.C.R.

SCOTTSDALE ROAD
BASIS OF BEARING
S00°09'29"W 2640.37'(R&M)
1320.32'(M)

FOUND GLO BRASS CAP IN HANDHOLE
NORTHWEST CORNER OF SECTION 35, T.4N., R.4E.

14
COMMON ACCESS
REC. NO. 2013-1068867 M.C.R.
APPROXIMATE LOCATION

APN 215-07-244
OWNER: BCB GROUP INVESTMENTS LLC
LOT 1 - BK. 1168, PG. 22 M.C.R.
NOT A PART

11
PUBLIC ACCESS EASEMENT
BK. 1131, PG. 32 M.C.R.

14
COMMON ACCESS
REC. NO. 2013-1068867 M.C.R.
APPROXIMATE LOCATION

13
SIGHT VISIBILITY EASEMENT
BK. 1168, PG. 22 M.C.R.

SUBJECT PROPERTY
PARCEL 2
APN 215-07-391
OWNER: BCB GROUP INVESTMENTS LLC
LOT 3 - BK. 1168, PG. 22 M.C.R.

11
SCENIC CORRIDOR & PUBLIC
ACCESS EASEMENT
BK. 1131, PG. 32 M.C.R.

20
DRAINAGE EASEMENT
REC. NO. 2014-0620066 M.C.R.

13
20' WATER LINE EASEMENT
BK. 1168, PG. 22 M.C.R.

14
COMMON ACCESS
REC. NO. 2013-1068867 M.C.R.
APPROXIMATE LOCATION

11
PUBLIC ACCESS EASEMENT
BK. 1131, PG. 32 M.C.R.

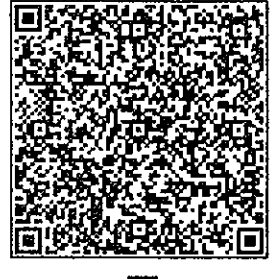
13
SIGHT VISIBILITY EASEMENT
BK. 1168, PG. 22 M.C.R.

MATCHLINE - SHEET 4

- LEGEND**
- FOUND BRASS CAP IN HAND HOLE
 - FOUND BRASS CAP FLUSH
 - FOUND PK. NAIL
 - SCHEDULE "B" ITEM
 - AIR RELEASE VALVE
 - BOLLARD
 - SEWER CLEANOUT
 - ELECTRIC JUNCTION BOX
 - ELECTRIC METER
 - FIRE HYDRANT
 - SEWER MANHOLE
 - WATER METER
 - WATER MANHOLE
 - WATER VALVE
 - IRRIGATION VALVE
 - PVC PIPE
 - LIGHT POLE
 - LIGHT POLE W/MAST
 - GAS MARKER
 - PALM TREE
 - PALO VERDE TREE
 - SAGUARO
 - SIGN
 - TREE
 - CABLE TV JUNCTION BOX
 - WATER CHECK VALVE
 - ELECTRIC JUNCTION BOX
 - ELECTRIC METER
 - ELECTRIC MANHOLE
 - STORM DRAIN MANHOLE
 - FIRE DEPARTMENT CONNECTION
 - FLOOD LIGHT
 - GAS METER
 - GAS VALVE
 - IRONWOOD TREE
 - MESQUITE TREE
 - SEWER SERVICE POINT
 - TELEPHONE RISER
 - TRAFFIC SIGNAL
 - TRAFFIC SIGNAL W/MAST
 - TRAFFIC SIGNAL JUNCTION BOX
 - BOUNDARY LINE
 - CHAIN LINK FENCE LINE
 - EASEMENT LINE
 - ADJACENT BOUNDARY LINE
 - IRON FENCE LINE
 - GRADE BREAK LINE
 - M.C.R. MARICOPA COUNTY RECORDS
 - BK./PG. BOOK & PAGE
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 - E.C. ELECTRIC CABINET
 - H.W. HEADWALL
 - S.P.P. SOLAR POWER POST
 - I.S. IRRIGATION CONTROL
 - REC. NO. RECORDING NUMBER
 - S.D. SLOTTED DRAIN
 - I.C. IRRIGATION CONTROL
 - E.V. ELECTRIC VAULT
 - T.S.C. TRAFFIC SIGNAL CABINET
 - SP. ELECTRIC VAULT
 - H.C. TRAFFIC SIGNAL CABINET
 - T.E. TRASH ENCLOSURE
 - (TYP.) TYPICAL
 - H= BUILDING HEIGHT
 - CONCRETE AREA
 - RIPRAP AREA
 - COVERED PARKING AREA
 - BUILDING AREA
 - BUILDING OVERHANG
 - DECORATIVE BRICK

MATCHLINE - SHEET 3

7301 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM



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SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

ALTANSPS LAND TITLE SURVEY
LOTS 2 AND 3 OF CROSSROADS
SCOTTSDALE, ARIZONA



REVISIONS:

1	
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2013-083 ALTA L2-3
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DATE: 4-29-2016
SCALE: 1"=30'
SHEET: 2 OF 5

LEGEND

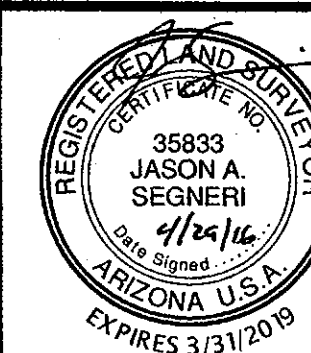
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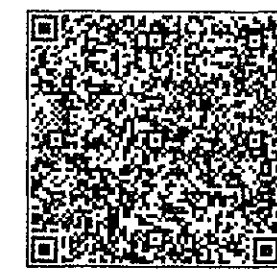
SIG
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Land Surveying Services

**ALTANSPS LAND TITLE SURVEY
LOTS 2 AND 3 OF CROSSROADS
SCOTTSDALE, ARIZONA**



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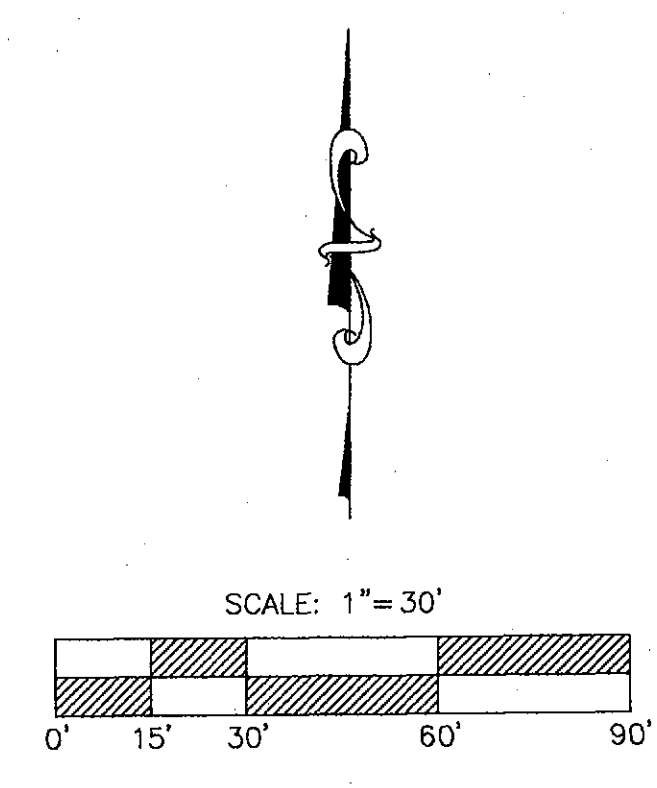
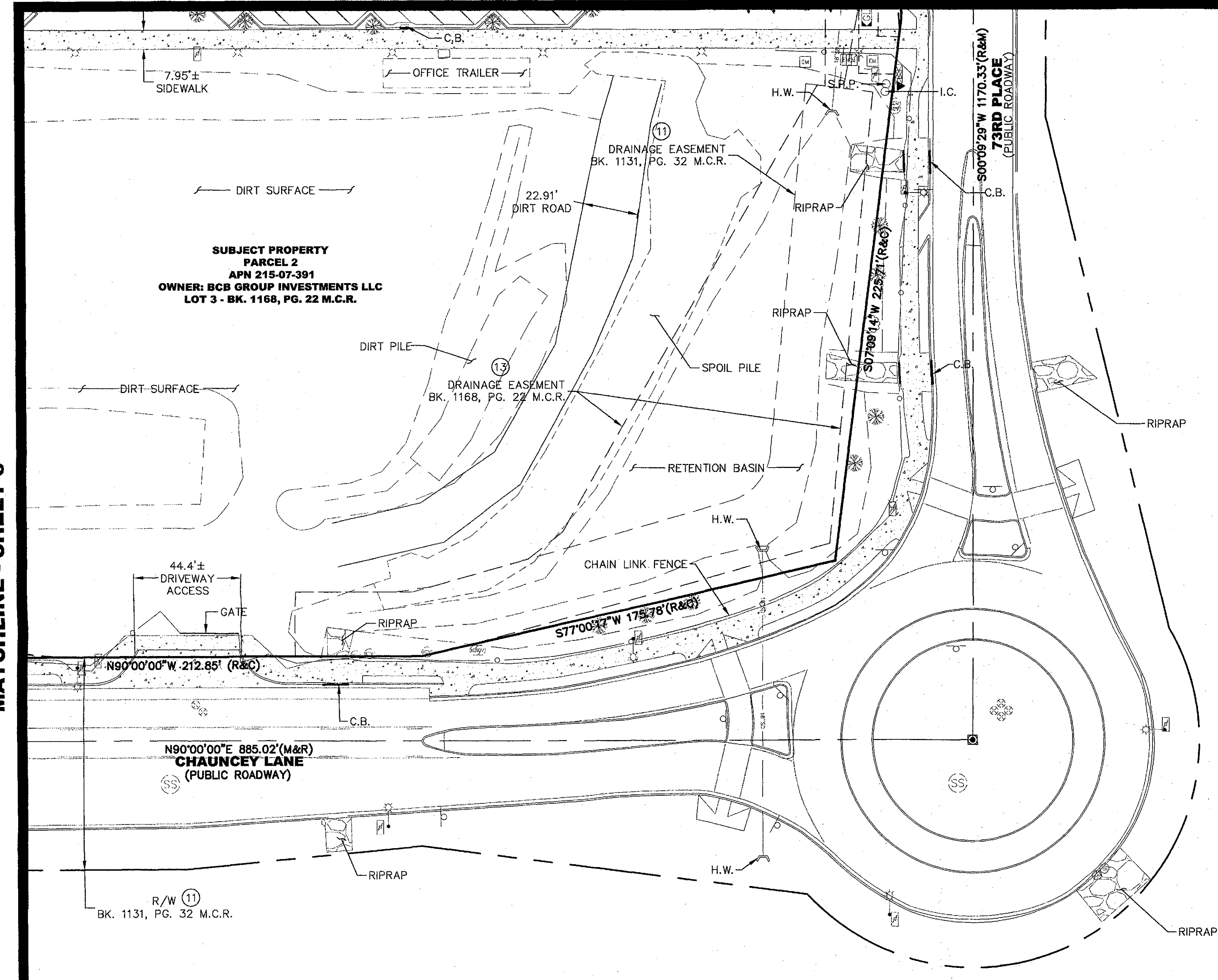
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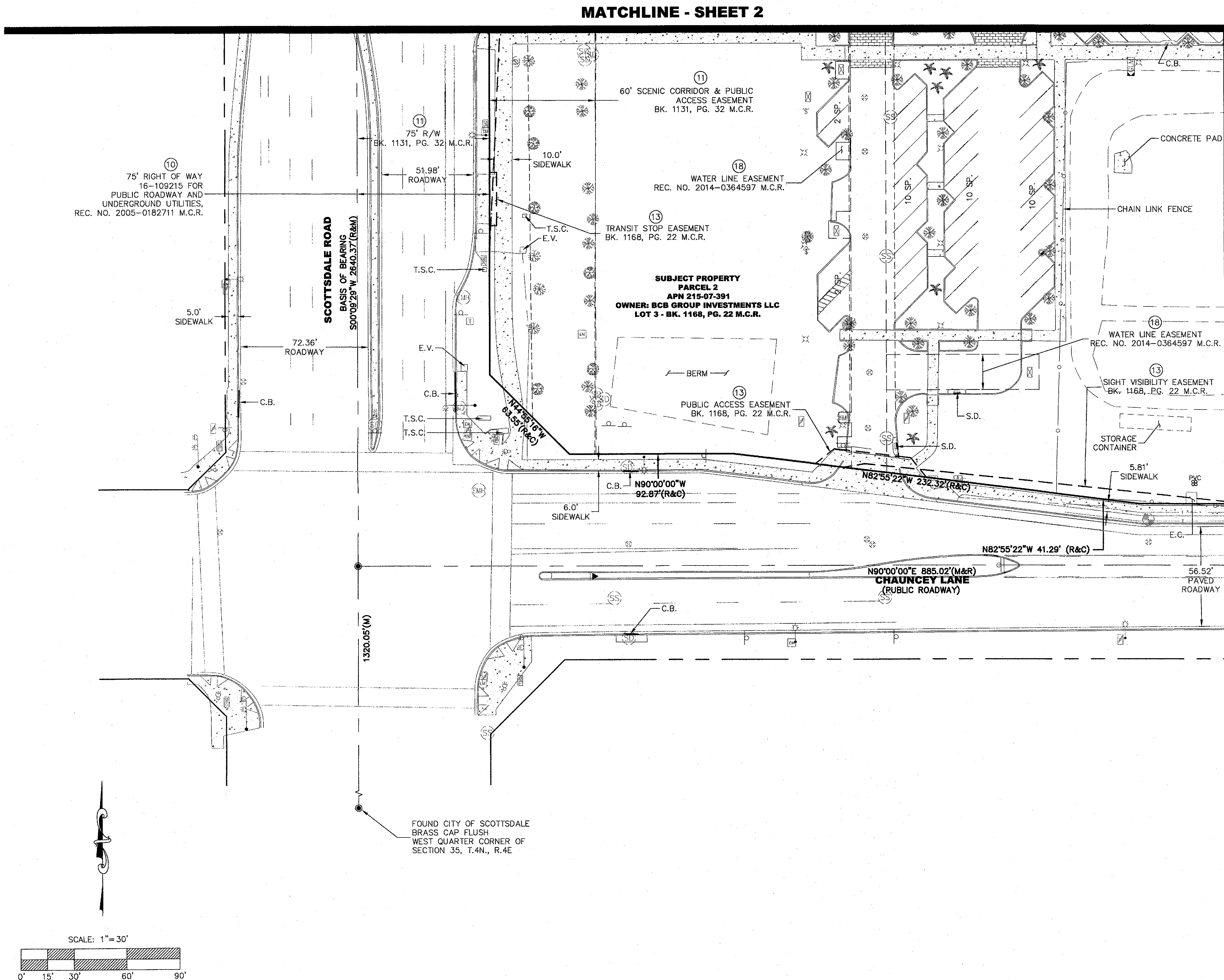
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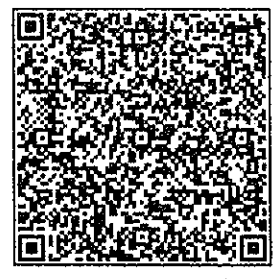
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