
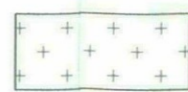




Full Size or Largest Size
(site plan, landscape, elevations)



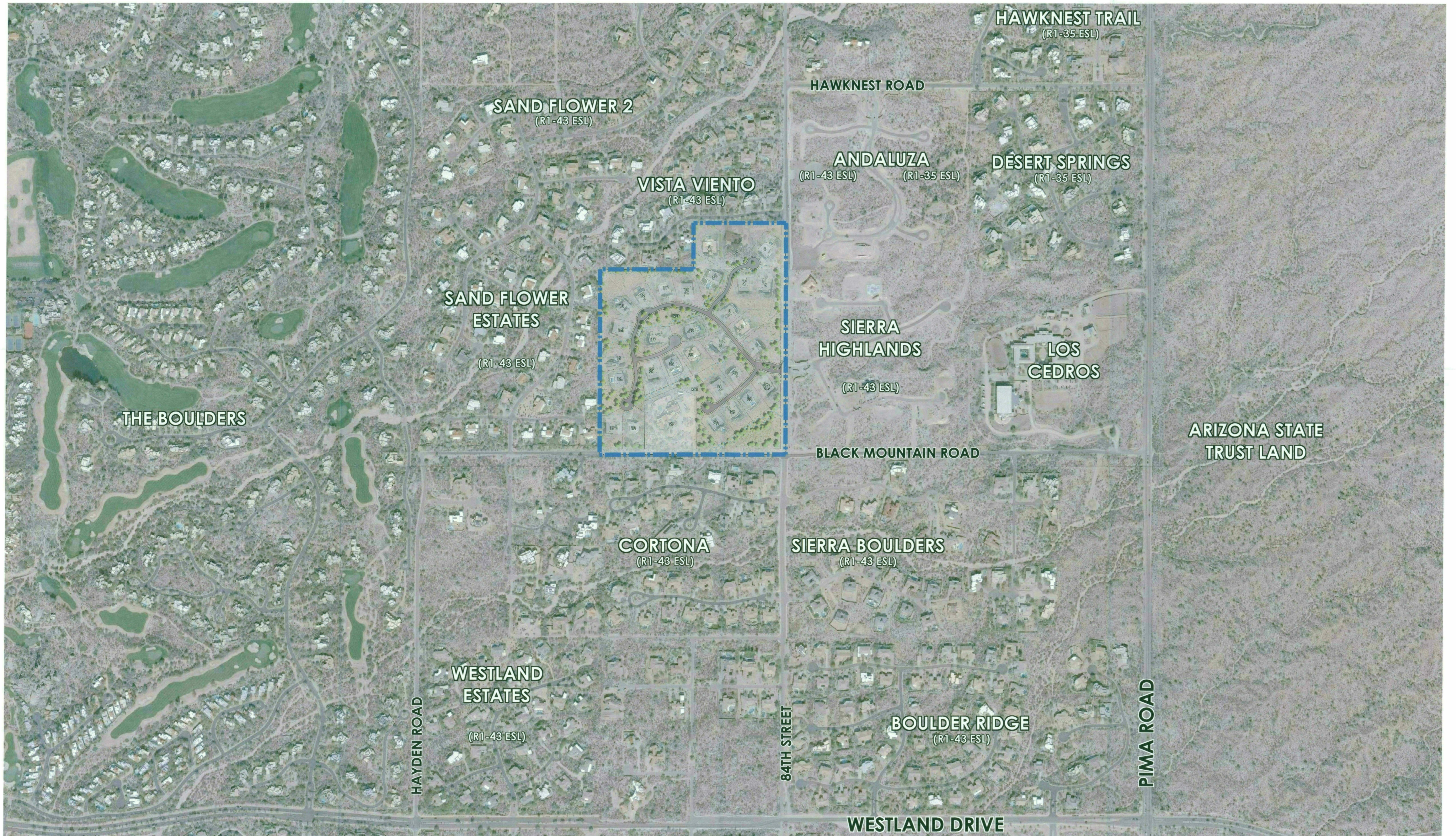
LEGEND:

- 
ZONE A: NATURAL VEGETATION
 The identified areas depict undisturbed portions of the site which will remain in the current state.
- 
ZONE B: ENHANCED PLANTING
 The identified areas will bring character and theming to the community by including concentrated salvaged or nursery grown vegetation maintained by the HOA.
- 
ZONE C: NATIVE PLANTING
 The identified areas are primarily revegetated areas to mitigate development disturbance. Plant selection and density will match surrounding vegetation and may include salvaged materials.
- 
ZONE D: MAINTAINED LANDSCAPING
 The identified areas are privately owned and maintained. These landscaped areas are located on lot adjacent to building envelopes.

LANDSCAPE NOTES:

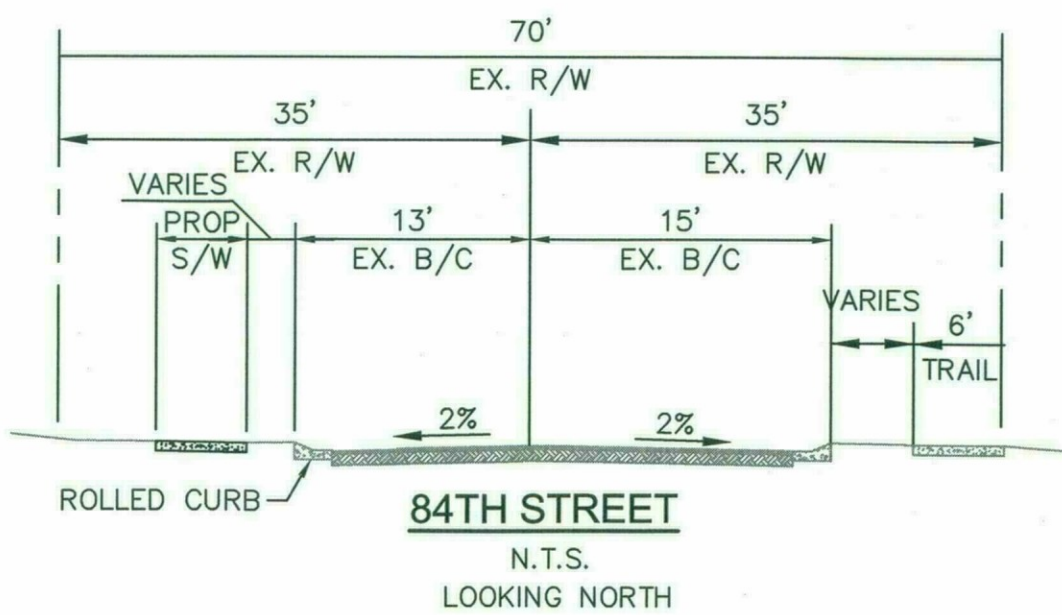
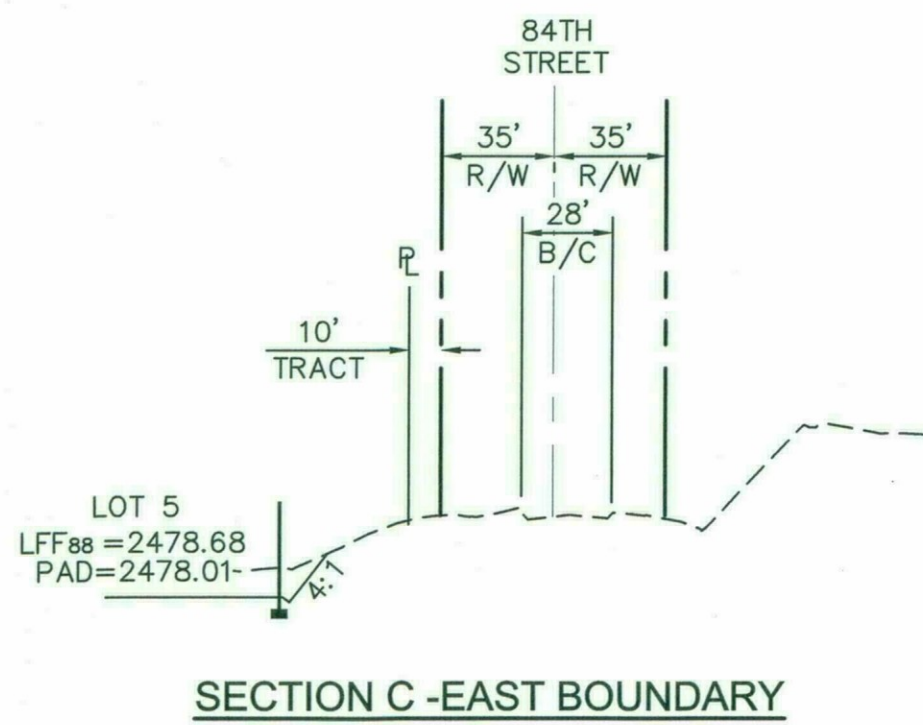
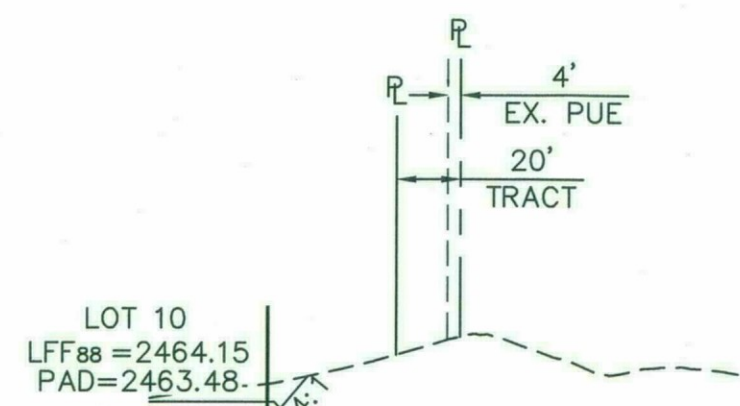
1. All plant material to comply with City of Scottsdale ESL plant list.
 2. All disturbed areas to be top dressed with 'desert floor' decomposed granite to match color and size of adjacent inert material.
 3. All berms to have maximum 4:1 side slopes.
 4. Boulders are to be surface select site boulders, 1/3 buried in soil, typ.
 5. 3 trees per dwelling unit shall be provided with a minimum of 234 tree per Section 10.502 of the Zoning Ordinance.
- *NOTE: LIMITS OF PLANTING AREAS AS DEPICTED ON THIS EXHIBIT ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE**

THE RESERVE at BLACK MOUNTAIN
LANDSCAPE CHARACTER PLAN



THE RESERVE at BLACK MOUNTAIN

CONTEXT AERIAL WITH SITE PLAN



PRELIMINARY GRADING NOTES

- ① PROPOSED DRAINAGE SWALE
- ② PROPOSED CULVERT/STORM DRAIN TO BE INSTALLED WITH SINGLE LOT
- ③ PROPOSED PRIVATE SEWER
- ④ PROPOSED RETAINING WALL
- ⑤ PROPOSED EROSION CUT-OFF WALL TO BE CONSTRUCTED JUST OUTSIDE OF 100-YEAR HIGHWATER LINE TO DECREASE EROSION SETBACK
- ⑥ AREA WITH GREATER THAN 8' OF CUT

LEGEND

- PROPERTY/LOT LINE
- PROPOSED EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED SWALE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- BUILDING SETBACK
- NAOS LIMITS
- NAOS REVEGETATED LIMITS
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED CUT-OFF WALL
- EROSION HAZARD SETBACK
- 100-YEAR INUNDATION LIMITS
- NAOS REVEGETATED EXTENTS
- NAOS UNDISTURBED EXTENTS
- AREA OF CUT IN EXCESS OF 8'
- FILL HEIGHT AT PAD CORNER
- CUT HEIGHT AT PAD CORNER
- CONCEPTUAL PRODUCT LIMITS

Stormwater Review By:
 Nerijus Baronas, P.E., CFM
 Phone: 480-312-7072
 Fax: 480-312-9187
 e-mail: nbaronas@scottsdaleaz.gov
 Review Cycle 1 Date 2/27/17

-SEE AND ADDRESS 26-2N-1016 STIPULATIONS.
 -SEE AND ADDRESS 26-2N-1016 1ST REVIEW COMMENTS.

Kimley-Horn
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 7740 North 16th Street, Suite 300
 Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=60'
 SCALE (V): NONE
 DESIGNED BY: KAC
 DRAWN BY: TCK
 CHECKED BY: AMJ
 DATE: 11/1/2016

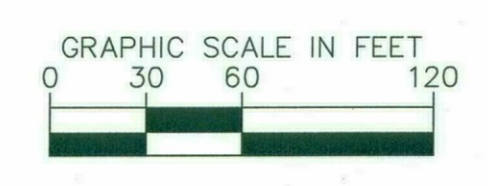
RESERVE AT BLACK MOUNTAIN
 PRELIMINARY GRADING PLAN
 SCOTTSDALE, ARIZONA

Professional Engineer
 ANDREW M. JUPP
 License No. 110118
 ARIZONA, U.S.A.

Exp. Date 03/31/18
 PROJECT NO. 291015001
 DRAWING NAME 5001GD-RZ.DWG

K:\pdx_civil\291015001 - black_mountain\5001GD-RZ.dwg Jan 03, 2017 tobh.kopp
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS WELL AS ANY AND ALL INFORMATION, IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.

PLEASE REVISE OUTFLOW TO MATCH EX. CONDITION DEPICT/CONSIDER EX. AND PROP. LIMITS OF INUNDATION.



SEE SHEET 2

NOTE: THE FIRE LANE SURFACE SHALL BE SUITABLE FOR ALL-WEATHER USE, WITH A MINIMUM LOADING DESIGN OF 83,000 LB. GROSS VEHICLE WEIGHT INCLUDING ANY BRIDGE OR CULVERT.

SEE SHEET 1

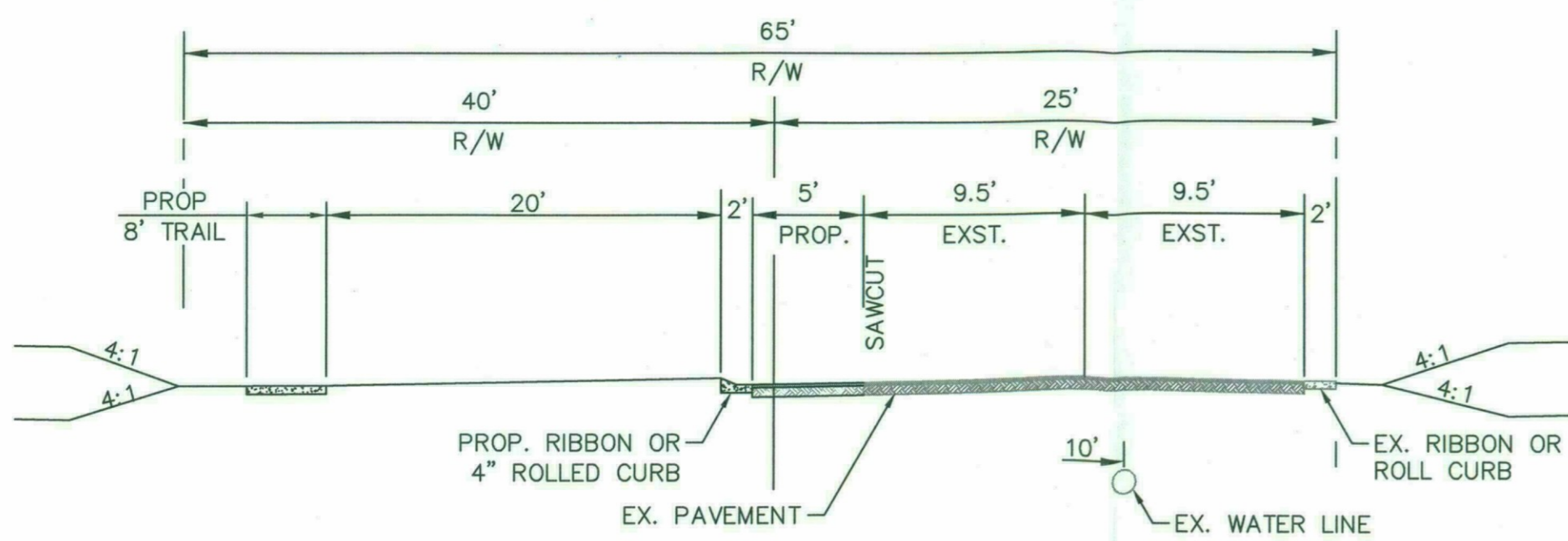
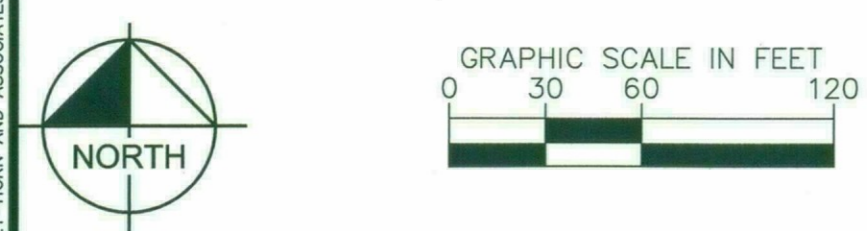
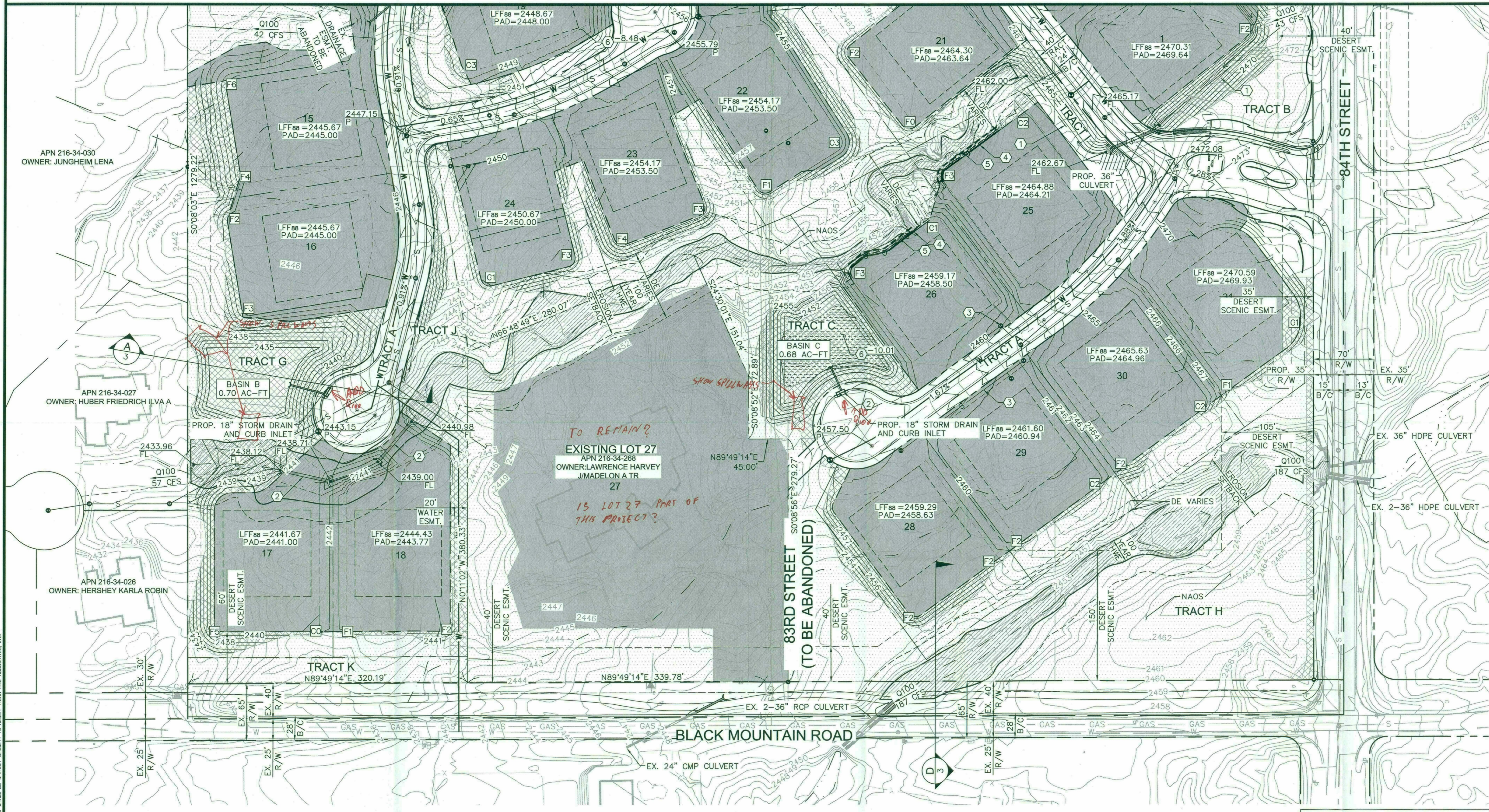
PRELIMINARY GRADING NOTES

- ① PROPOSED DRAINAGE SWALE
- ② PROPOSED CULVERT/STORM DRAIN TO BE INSTALLED WITH SINGLE LOT
- ③ PROPOSED PRIVATE SEWER
- ④ PROPOSED RETAINING WALL
- ⑤ PROPOSED EROSION CUT-OFF WALL TO BE CONSTRUCTED JUST OUTSIDE OF 100-YEAR HIGHWATER LINE TO DECREASE EROSION SETBACK
- ⑥ AREA WITH GREATER THAN 8' OF CUT

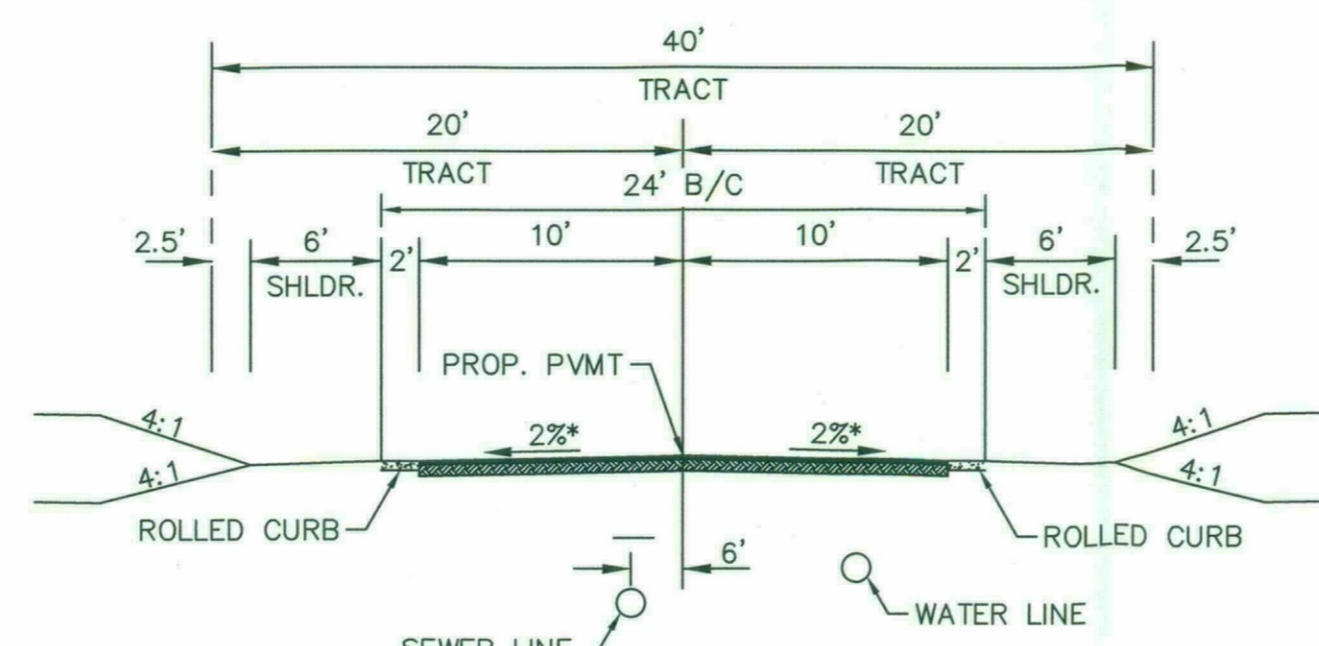
LEGEND

- PROPERTY/LOT LINE
- PROPOSED EASEMENT
- PROPOSED STORM DRAIN
- PROPOSED SWALE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- BUILDING SETBACK
- NAOS LIMITS
- NAOS REVEGETATED LIMITS
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED CUT-OFF WALL
- EROSION HAZARD SETBACK
- 100-YEAR INUNDATION LIMITS
- NAOS REVEGETATED EXTENTS
- NAOS UNDISTURBED EXTENTS
- AREA OF CUT IN EXCESS OF 8'
- FILL HEIGHT AT PAD CORNER
- CUT HEIGHT AT PAD CORNER
- CONCEPTUAL PRODUCT LIMITS

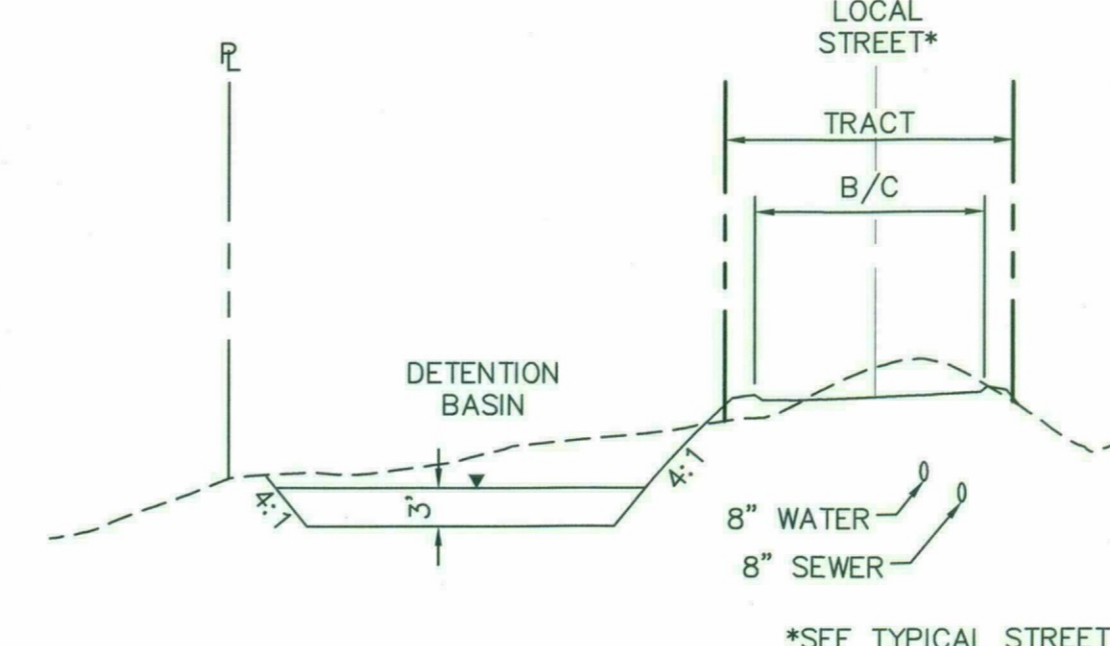
NOTE: THE FIRE LANE SURFACE SHALL BE SUITABLE FOR ALL-WEATHER USE, WITH A MINIMUM LOADING DESIGN OF 83,000 LB. GROSS VEHICLE WEIGHT INCLUDING ANY BRIDGE OR CULVERT.



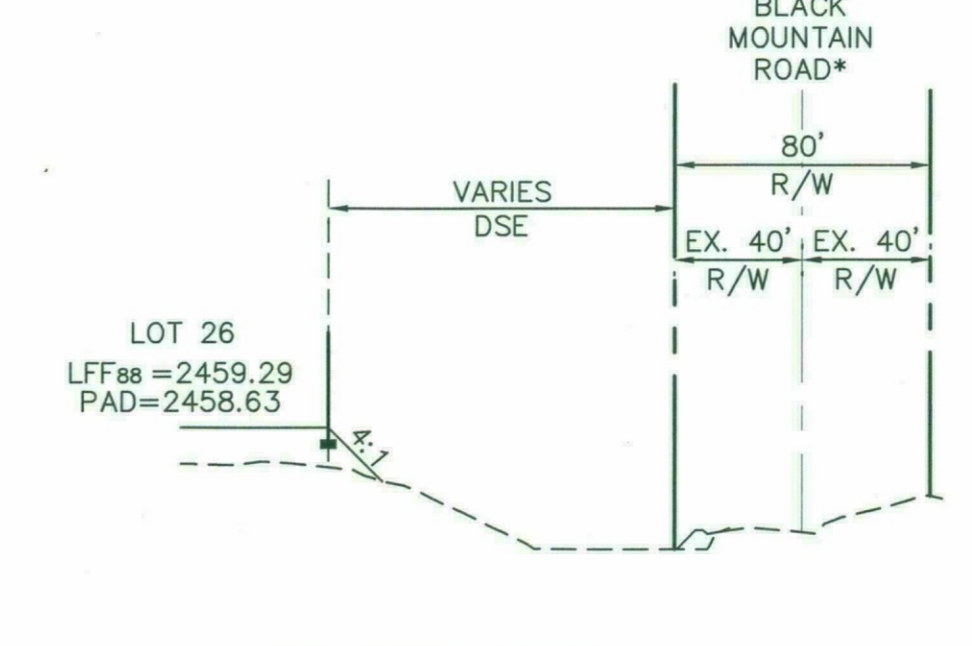
BLACK MOUNTAIN
N.T.S.
LOOKING EAST



LOCAL RESIDENTIAL STREET
N.T.S.
*NOTE: STREET MAY ALSO HAVE A ONE WAY CROWN.



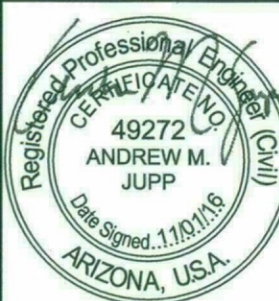
SECTION A - WEST BOUNDARY
H: 1"=60'



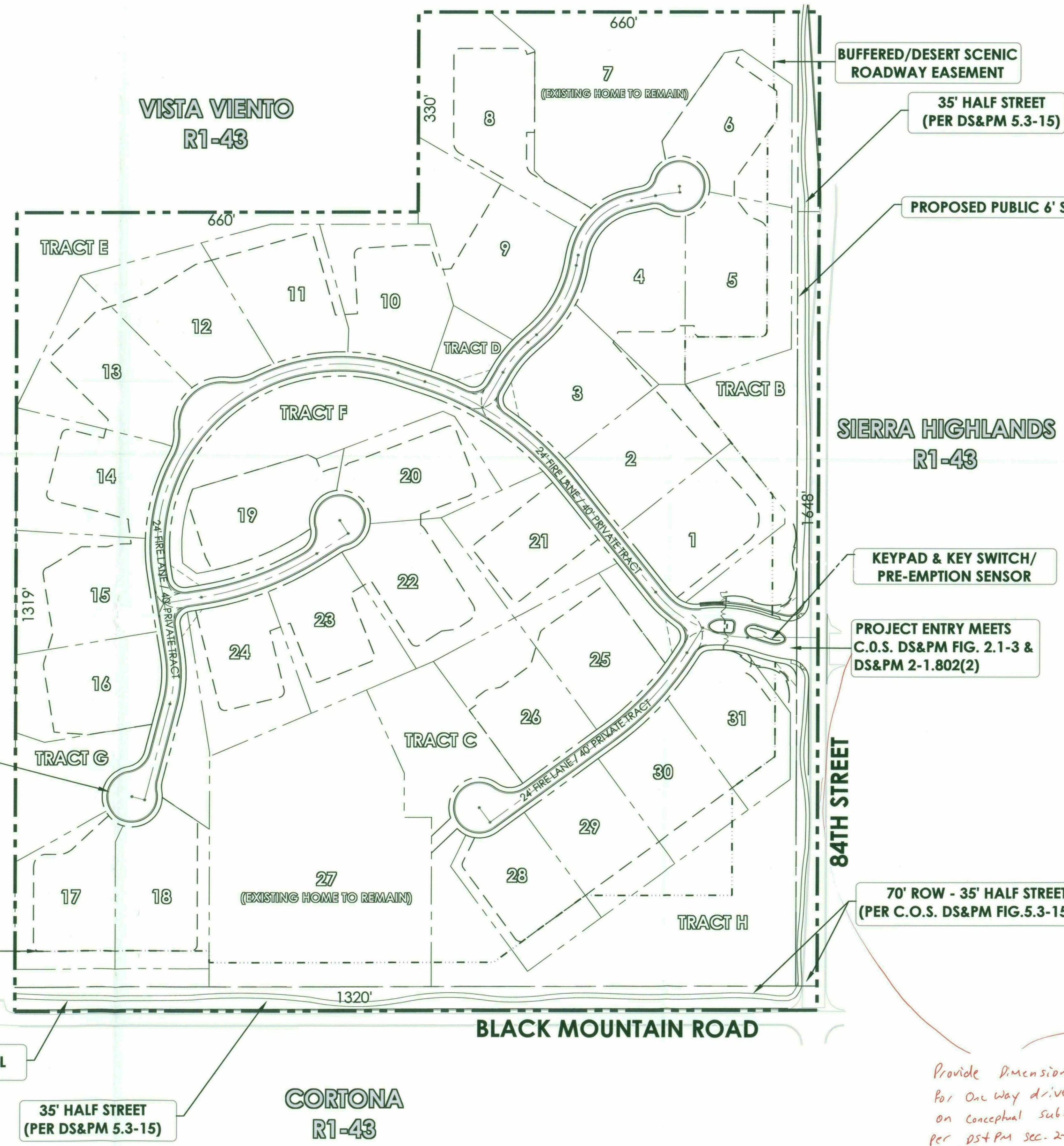
SECTION D - SOUTH BOUNDARY
H: 1"=60'

Kimley-Horn
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Phoenix, Arizona 85020 (602) 944-5500

RESERVE AT BLACK MOUNTAIN
PRELIMINARY GRADING PLAN
SCOTTSDALE, ARIZONA



PROJECT NO.
291015001
DRAWING NAME
5001GD-RZ.DWG



LEGEND

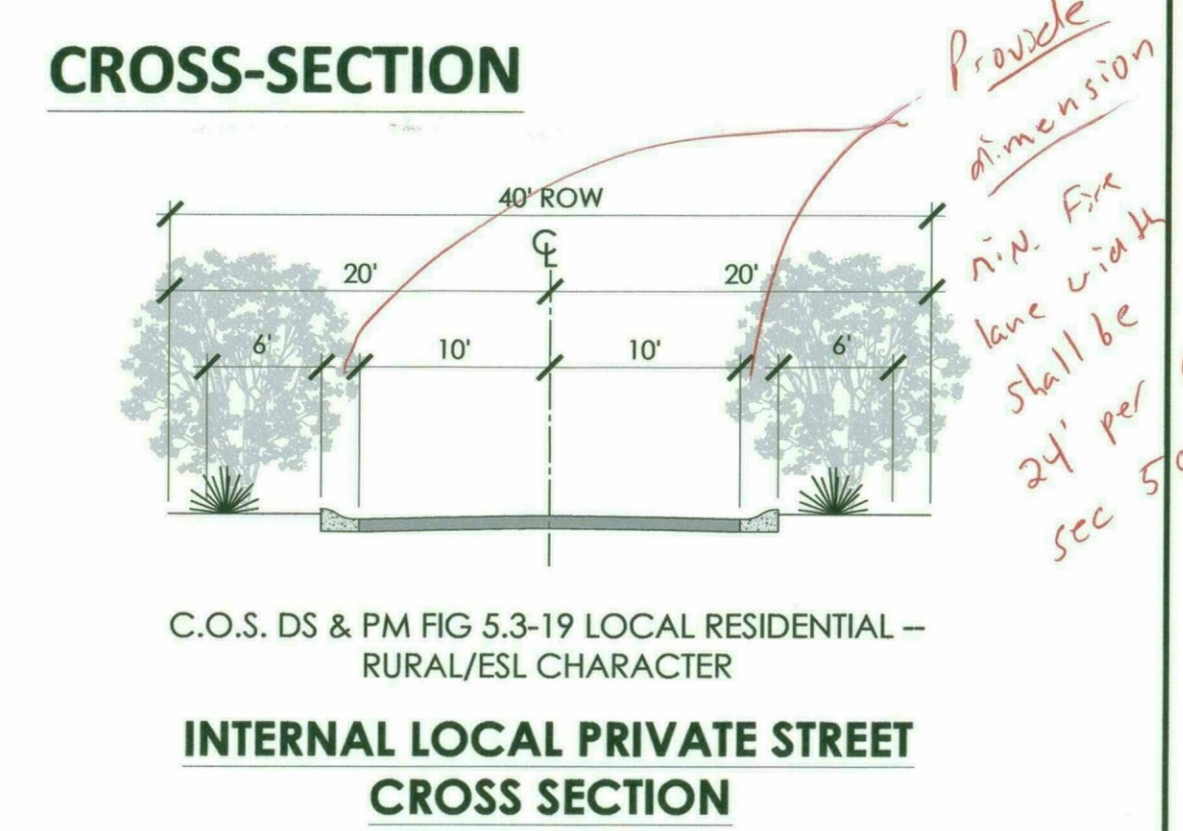
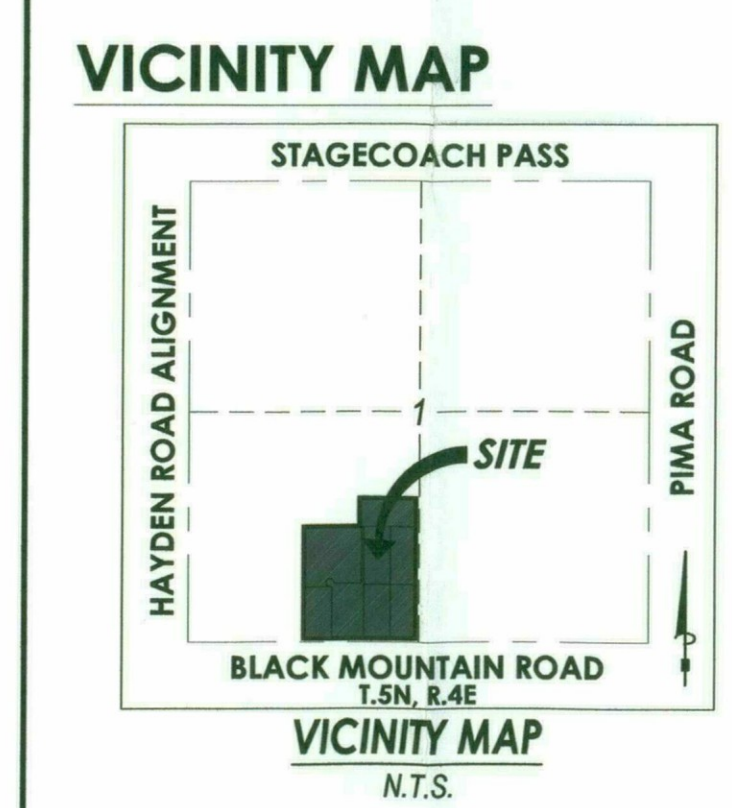
---	GROSS BOUNDARY	----	LOT LINES	----	DEVELOPMENT ENVELOPES
----	BUFFERED/DESERT SCENIC ROADWAY EASEMENT SETBACK				

SITE INFORMATION

LOCATION:	NWC 84TH ST. & BLACK MOUNTAIN RD.
SITE AREA (GROSS):	45.0 AC (1,957,785 SQ. FT.)
SITE AREA (NET):	42.4 AC (1,852,093 SQ. FT.)
EXISTING G.P. LAND USE:	RURAL NEIGHBORHOODS (0-1 DUA/C)
EXISTING ZONING:	R1-190 ESL
PROPOSED ZONING:	R1-43 ESL
NUMBER OF LOTS:	31
GROSS DENSITY:	0.69 DU/AC
REFUSE COLLECTION:	INDIVIDUAL RESIDENTIAL REFUSE CONTAINERS
PROVIDED PARKING:	2 SPACES/UNIT TO BE PROVIDED IN GARAGE
NAOS REQUIRED:	15.76 AC (PER SLOPE ANALYSIS ON GROSS)
NAOS PROVIDED:	16.22 AC
	REVEG.: 4.71 AC (30%)
	UNDISTURBED: 11.51 AC (73%)

PROPOSED R1-43 AMENDED DEVELOPMENT STANDARDS

MIN. LOT AREA:	32,250 SF (25% REDUCTION PER E.S.L.)
MIN. LOT WIDTH:	113' (25% REDUCTION PER E.S.L.)
MAX. BUILDING HEIGHT:	24' (0% REDUCTION PER E.S.L.)
MIN. FRONT YARD SETBACK:	30' (25% REDUCTION PER E.S.L.)
MIN. SIDE YARD SETBACK:	15' (25% REDUCTION PER E.S.L.)
MIN. REAR YARD SETBACK:	26' (25% REDUCTION PER E.S.L.)



- EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION**
- ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
 - FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
 - UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
 - KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
 - GATE DETAIL CONSISTENT WITH DS&PM
 - ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS
 - PROJECT ENTRY MEETS C.O.S. DS&PM FIG. 2.1-3 & 2.1-802(2)
 - CUL-DE-SAC MEETS C.O.S. DS&PM 2-1.802(5)

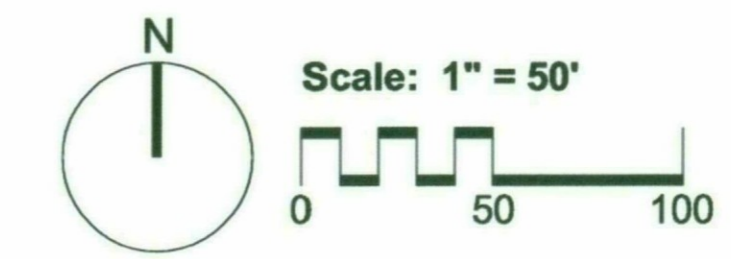
Show Proposed or Existing Hydrant spacing per Fire Ord. 4045 507.5.1.2

Matchline - See Sheet 2



Plant Legend

- | | | | |
|---|------------------------|---|-------------------------|
| ⊕ | Tree - Salvageable | ⊛ | Cacti - Salvageable |
| ⊕ | Tree - Non-Salvageable | ⊛ | Cacti - Non-Salvageable |
| ○ | Tree - Remain In Place | ⊛ | Cacti - Remain In Place |



Project Consultants

Salvage Contractor **Native Resources International**
 1540 West Happy Valley Road
 Phoenix, Arizona 85085
 623-869-6757 (p) • 623-869-6769 (f)
 Contact: Kevin Brenda - kevin@nativeresources.com



Native Resources Intl.
 1540 W Happy Valley Rd.
 Phoenix, AZ. 85085
 Phone (623) 869-6757
 Fax (623) 869-6769

Black Mountain & 84th

NWC of Black Mountain Road & 84th Street
 Scottsdale, Arizona

Native Plant Inventory

DATE: 9/26/2016

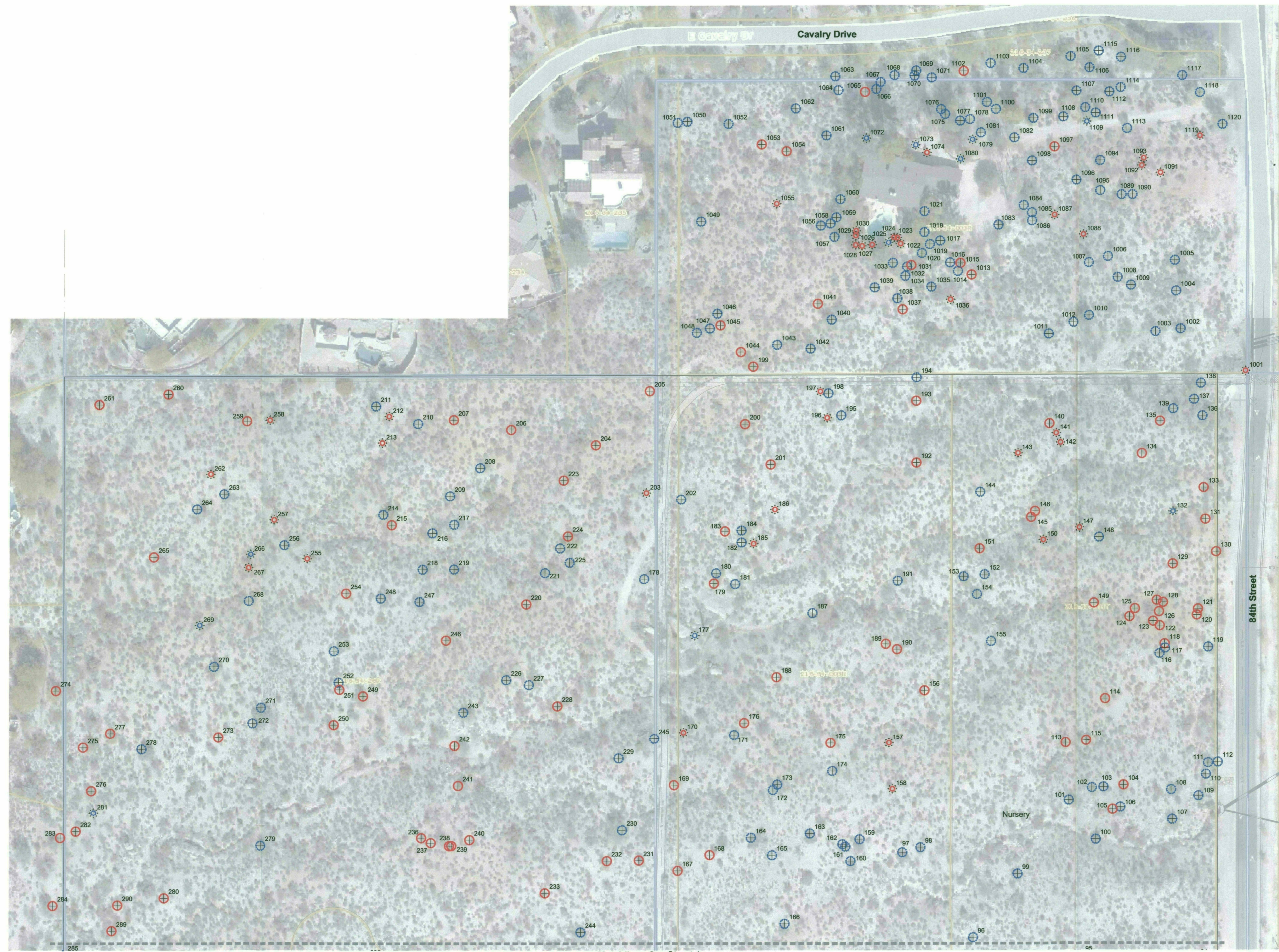
REVISION:

SCALE: 1" = 50'

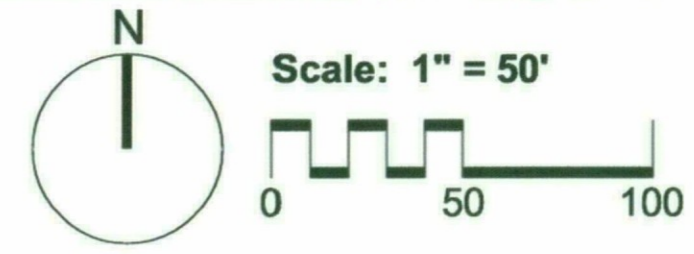
CHECKED:

DRAWN: KB

SHEET **1** OF 2



Matchline - See Sheet 1



Native Resources Intl.
 1540 W Happy Valley Rd.
 Phoenix, AZ, 85085
 Phone (623) 869-6757
 Fax (623) 869-6769

Black Mountain & 84th
 NWC of Black Mountain Road & 84th Street
 Scottsdale, Arizona
Native Plant Inventory

DATE:	9/26/2016
REVISION:	
SCALE:	1" = 50'
CHECKED:	
DRAWN:	KB
SHEET	2 OF 2



Native Plant Inventory

Black Mountain & 84th
 NWC of Black Mountain Road & 84th Street
 Scottsdale, AZ

9/26/2016

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
1	Foothills Palo Verde	6	S	
2	Graythorn	7	NS	Wide Base
3	Foothills Palo Verde	6	S	
4	Foothills Palo Verde	5	S	
5	Foothills Palo Verde	5	S	
6	Foothills Palo Verde	4	S	
7	Foothills Palo Verde	6	S	
8	Blue Palo Verde	6	S	
9	Foothills Palo Verde	18	NS	Branch Dieback
10	Foothills Palo Verde	4	S	
11	Blue Palo Verde	8	S	
12	Blue Palo Verde	5	S	
13	Mesquite	10	S	
14	Mesquite	4	S	
15	Yucca elata	12	NS	Declining
17	Blue Palo Verde	8	NS	In Rocks / In Wash
18	Mesquite	5	S	
19	Blue Palo Verde	7	S	
20	Blue Palo Verde	16	NS	Witches Broom
21	Blue Palo Verde	4	NS	Witches Broom
22	Blue Palo Verde	4	NS	Witches Broom
23	Mesquite	16	S	
24	Blue Palo Verde	20	NS	Witches Broom
25	Foothills Palo Verde	8	NS	Branch Dieback / Cambium Damage
26	Ocotillo	5	S	
27	Ocotillo	12	NS	Damaged
28	Foothills Palo Verde	6	NS	Branch Dieback / Cambium Damage
29	Foothills Palo Verde	4	NS	In Rocks / Cambium Damage
30	Foothills Palo Verde	4	NS	Rocks
31	Foothills Palo Verde	4	NS	Branch Dieback / Cambium Damage
32	Foothills Palo Verde	5	S	
33	Foothills Palo Verde	5	S	
34	Foothills Palo Verde	5	S	
35	Foothills Palo Verde	6	S	
36	Foothills Palo Verde	3	NS	Rocks
37	Foothills Palo Verde	5	S	
38	Foothills Palo Verde	6	S	

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
39	Foothills Palo Verde	8	S	
40	Graythorn	20	NS	Wide Base
41	Graythorn	5	NS	Trunk Form
42	Foothills Palo Verde	5	NS	Rocks
43	Foothills Palo Verde	4	NS	In Rocks / Caliche
44	Foothills Palo Verde	7	S	
45	Foothills Palo Verde	5	S	
46	Foothills Palo Verde	5	S	
47	Foothills Palo Verde	6	S	
48	Mesquite	4	S	
49	Foothills Palo Verde	5	S	
50	Blue Palo Verde	6	NS	Branch Dieback
51	Mesquite	5	S	
52	Blue Palo Verde	4	S	
53	Blue Palo Verde	14	NS	Branch Dieback / Cambium Damage
54	Blue Palo Verde	14	NS	In Rocks / In Wash
55	Blue Palo Verde	20	NS	In Rocks / In Wash
56	Graythorn	30	NS	Wide Base
57	Graythorn	16	NS	Wide Base
58	Graythorn	8	NS	Wide Base
59	Blue Palo Verde	5	NS	Declining
60	Graythorn	8	NS	Cluster
61	Blue Palo Verde	20	NS	Diseased / Trunk Damage
62	Blue Palo Verde	10	S	
63	Foothills Palo Verde	6	S	
64	Foothills Palo Verde	8	NS	Rocks
65	Foothills Palo Verde	7	S	
66	Graythorn	7	NS	Wide Base
67	Foothills Palo Verde	5	S	
68	Ocotillo	13	S	
69	Foothills Palo Verde	4	NS	In Rocks / Caliche
70	Foothills Palo Verde	5	NS	In Rocks / Caliche
71	Foothills Palo Verde	6	S	
72	Foothills Palo Verde	4	S	
73	Foothills Palo Verde	7	S	
74	Mesquite	4	S	
75	Foothills Palo Verde	4	NS	Rocks
76	Foothills Palo Verde	6	NS	Branch Dieback / Cambium Damage
77	Foothills Palo Verde	16	NS	Branch Dieback / Cambium Damage
78	Foothills Palo Verde	6	S	
79	Foothills Palo Verde	8	S	
80	Foothills Palo Verde	4	NS	Rocks
81	Foothills Palo Verde	8	NS	In Rocks / Cambium Damage
82	Foothills Palo Verde	8	NS	Branch Dieback / Cambium Damage
83	Foothills Palo Verde	6	NS	In Rocks / Cambium Damage
84	Saguaro	18	NS	Fire Damage
85	Foothills Palo Verde	5	NS	In Rocks / Cambium Damage
86	Foothills Palo Verde	7	NS	In Rocks / Cambium Damage
87	Foothills Palo Verde	5	S	

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
88	Foothills Palo Verde	5	NS	Branch Dieback / Cambium Damage
89	Graythorn	8	NS	In Rocks / Cambium Damage
90	Foothills Palo Verde	8	NS	Exposed Roots / Cambium Damage
91	Graythorn	10	NS	Wide Base
92	Foothills Palo Verde	4	NS	Rocks
93	Foothills Palo Verde	8	NS	In Rocks
94	Foothills Palo Verde	5	S	
95	Foothills Palo Verde	6	S	
96	Graythorn	7	NS	Wide Base
97	Graythorn	30	NS	Wide Base
98	Graythorn	10	NS	Wide Base
99	Graythorn	14	NS	Wide Base
100	Crucifixion Thorn	20	NS	Branch Dieback
101	Foothills Palo Verde	8	NS	Exposed Roots
102	Foothills Palo Verde	8	NS	Exposed Roots
103	Graythorn	10	NS	Wide Base
104	Foothills Palo Verde	6	S	
105	Foothills Palo Verde	5	S	
106	Graythorn	8	NS	Wide Base
107	Foothills Palo Verde	20	NS	Exposed Roots
108	Graythorn	18	NS	Wide Base
109	Foothills Palo Verde	6	NS	In Rocks / Caliche
110	Crucifixion Thorn	6	NS	In Rocks / Caliche
111	Foothills Palo Verde	4	NS	In Rocks / Caliche
112	Foothills Palo Verde	7	NS	In Rocks / Caliche
113	Foothills Palo Verde	6	S	
114	Foothills Palo Verde	7	S	
115	Foothills Palo Verde	6	S	
116	Foothills Palo Verde	5	NS	Branch Dieback / Cambium Damage
117	Foothills Palo Verde	5	NS	Branch Dieback / Cambium Damage
118	Foothills Palo Verde	4	S	
119	Graythorn	12	NS	Wide Base
120	Foothills Palo Verde	8	S	
121	Foothills Palo Verde	4	S	
122	Foothills Palo Verde	4	S	
123	Foothills Palo Verde	5	S	
124	Foothills Palo Verde	4	S	
125	Foothills Palo Verde	4	S	
126	Foothills Palo Verde	6	S	
127	Foothills Palo Verde	6	S	
128	Foothills Palo Verde	5	S	
129	Foothills Palo Verde	7	S	
130	Foothills Palo Verde	7	S	
131	Foothills Palo Verde	7	S	
132	Saguaro	12	NS	Fire Damage
133	Foothills Palo Verde	5	S	
134	Foothills Palo Verde	4	S	
135	Foothills Palo Verde	4	S	
136	Foothills Palo Verde	10	NS	Exposed Roots / In Wash

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
137	Foothills Palo Verde	12	NS	Trunk Form / Cambium Damage
138	Foothills Palo Verde	10	NS	Exposed Roots / Cambium Damage
139	Crucifixion Thorn	7	NS	Branch Dieback / Cambium Damage
140	Foothills Palo Verde	4	S	
141	Ocotillo	9	S	
142	Ocotillo	12	S	
143	Ocotillo	8	S	
144	Foothills Palo Verde	4	NS	Mistletoe
145	Foothills Palo Verde	5	S	
146	Foothills Palo Verde	4	S	
147	Saguaro	4	S	
148	Foothills Palo Verde	14	NS	Branch Dieback
149	Foothills Palo Verde	4	S	
150	Ocotillo	10	S	
151	Foothills Palo Verde	5	S	
152	Crucifixion Thorn	4	NS	Trunk Form / Cambium Damage
153	Foothills Palo Verde	8	NS	Exposed Roots
154	Foothills Palo Verde	8	NS	Exposed Roots
155	Foothills Palo Verde	5	NS	Rocks
156	Foothills Palo Verde	4	S	
157	Saguaro	3	S	
158	Barrel	4	S	
159	Graythorn	40	NS	Wide Base
160	Graythorn	20	NS	Wide Base
161	Foothills Palo Verde	6	NS	Form
162	Foothills Palo Verde	6	NS	Form
163	Graythorn	20	NS	Wide Base
164	Graythorn	20	NS	Wide Base
165	Graythorn	40	NS	Wide Base
166	Crucifixion Thorn	10	NS	Branch Dieback
166	Yucca elata	12	NS	6 arms / Declining
167	Crucifixion Thorn	6	S	
168	Crucifixion Thorn	6	S	
169	Blue Palo Verde	8	S	
170	Barrel	3	S	
171	Foothills Palo Verde	5	NS	Rocks
172	Graythorn	12	NS	Wide Base
173	Graythorn	30	NS	Wide Base
174	Foothills Palo Verde	7	NS	Exposed Roots / Caliche
175	Foothills Palo Verde	7	S	
176	Foothills Palo Verde	4	S	
177	Saguaro	33	NS	5 arms / In Roacks
178	Graythorn	12	NS	Wide Base
179	Foothills Palo Verde	7	S	
180	Foothills Palo Verde	7	NS	In Rocks
181	Foothills Palo Verde	6	NS	In Rocks
182	Foothills Palo Verde	5	NS	Exposed Roots / In Wash
183	Foothills Palo Verde	4	S	
184	Foothills Palo Verde	8	NS	Exposed Roots

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
185	Barrel	4	S	
186	Ocotillo	7	S	
187	Foothills Palo Verde	18	NS	Rocks
188	Foothills Palo Verde	5	S	
189	Foothills Palo Verde	5	S	
190	Foothills Palo Verde	5	S	
191	Foothills Palo Verde	5	NS	In Rocks
192	Foothills Palo Verde	7	S	
193	Foothills Palo Verde	5	S	
194	Blue Palo Verde	5	NS	Trunk Form / Poor Structure
195	Graythorn	8	NS	Branch Dieback
196	Ocotillo	13	S	
197	Ocotillo	14	S	
198	Foothills Palo Verde	8	NS	Mistletoe
199	Foothills Palo Verde	8	S	
200	Foothills Palo Verde	5	S	
201	Graythorn	5	S	
202	Foothills Palo Verde	7	NS	Exposed Roots / Caliche
203	Ocotillo	9	S	
204	Foothills Palo Verde	4	S	
205	Foothills Palo Verde	4	S	
206	Foothills Palo Verde	5	S	
207	Foothills Palo Verde	6	S	
208	Foothills Palo Verde	7	NS	Exposed Roots / Caliche
209	Graythorn	30	NS	Wide Base
210	Foothills Palo Verde	14	NS	Exposed Roots / Mistletoe
211	Foothills Palo Verde	14	NS	Exposed Roots / Mistletoe
212	Ocotillo	9	S	
213	Ocotillo	5	S	
214	Foothills Palo Verde	10	NS	Mistletoe
215	Foothills Palo Verde	4	S	
216	Foothills Palo Verde	7	NS	In Rocks / Caliche
217	Graythorn	16	NS	Wide Base / Caliche
218	Graythorn	16	NS	Wide Base / Caliche
219	Foothills Palo Verde	14	NS	Mistletoe
220	Foothills Palo Verde	7	S	
221	Foothills Palo Verde	7	NS	Exposed Roots
222	Foothills Palo Verde	7	NS	Exposed Roots
223	Foothills Palo Verde	7	S	
224	Foothills Palo Verde	9	S	
225	Graythorn	30	NS	Wide Base
226	Graythorn	8	NS	Wide Base
227	Foothills Palo Verde	20	NS	Exposed Roots / Cambium Damage
228	Foothills Palo Verde	4	S	
229	Blue Palo Verde	4	NS	Branch Dieback / Cambium Damage
230	Blue Palo Verde	30	NS	Wide Base / Cambium Damage
231	Foothills Palo Verde	7	S	
232	Blue Palo Verde	7	S	
233	Blue Palo Verde	4	S	

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
234	Crucifixion Thorn	4	S	
235	Foothills Palo Verde	5	S	
236	Foothills Palo Verde	5	S	
237	Foothills Palo Verde	8	S	
238	Foothills Palo Verde	4	S	
239	Foothills Palo Verde	5	S	
240	Foothills Palo Verde	5	S	
241	Blue Palo Verde	7	S	
242	Blue Palo Verde	8	S	
243	Foothills Palo Verde	10	NS	Exposed Roots
244	Graythorn	30	NS	Wide Base
245	Foothills Palo Verde	4	NS	In Rocks / Caliche
246	Foothills Palo Verde	6	S	
247	Graythorn	40	NS	Wide Base
248	Graythorn	14	NS	Wide Base
249	Foothills Palo Verde	10	S	
250	Foothills Palo Verde	7	S	
251	Crucifixion Thorn	5	S	
252	Crucifixion Thorn	4	NS	Exposed Roots / Declining
253	Crucifixion Thorn	7	NS	Branch Dieback / Declining
254	Foothills Palo Verde	6	S	
255	Ocotillo	12	S	
256	Foothills Palo Verde	6	NS	Exposed Roots
257	Saguaro	17	S	
258	Ocotillo	13	S	
259	Foothills Palo Verde	6	S	
260	Blue Palo Verde	6	S	
261	Foothills Palo Verde	7	S	
262	Ocotillo	13	S	
263	Graythorn	14	NS	Wide Base
264	Foothills Palo Verde	16	NS	Branch Dieback
265	Blue Palo Verde	4	S	
266	Saguaro	13	NS	Fire Damage
267	Ocotillo	16	S	
268	Foothills Palo Verde	6	NS	Exposed Roots / In Rocks
269	Barrel	4	NS	Damaged
270	Crucifixion Thorn	12	NS	Branch Dieback
271	Graythorn	99	NS	Cluster
272	Graythorn	36	NS	Cluster
273	Crucifixion Thorn	6	S	
274	Foothills Palo Verde	8	S	
275	Foothills Palo Verde	5	S	
276	Foothills Palo Verde	8	S	
277	Foothills Palo Verde	7	S	
278	Graythorn	24	NS	Wide Base
279	Foothills Palo Verde	7	NS	Exposed Roots
280	Foothills Palo Verde	4	S	
281	Saguaro	14	NS	3 arms / Fire Damage
282	Foothills Palo Verde	5	S	

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
283	Blue Palo Verde	7	S	
284	Ironwood	9	S	
285	Foothills Palo Verde	14	NS	Exposed Roots / In Wash
286	Ironwood	8	S	
287	Foothills Palo Verde	6	S	
288	Blue Palo Verde	4	NS	Mistletoe
289	Foothills Palo Verde	7	S	
290	Foothills Palo Verde	6	S	
291	Foothills Palo Verde	5	S	
292	Foothills Palo Verde	5	S	
293	Foothills Palo Verde	7	S	
294	Graythorn	4	S	
295	Foothills Palo Verde	6	S	
296	Foothills Palo Verde	7	S	
297	Foothills Palo Verde	7	S	
298	Foothills Palo Verde	6	S	
299	Foothills Palo Verde	4	S	
300	Foothills Palo Verde	7	S	
301	Foothills Palo Verde	5	S	
302	Graythorn	8	S	
303	Graythorn	18	NS	Wide Base
304	Graythorn	80	NS	Wide Base
305	Foothills Palo Verde	5	S	
306	Foothills Palo Verde	7	S	
307	Foothills Palo Verde	5	S	
308	Foothills Palo Verde	5	S	
309	Foothills Palo Verde	7	S	
310	Graythorn	8	NS	Wide Base
311	Foothills Palo Verde	7	NS	In Rocks / Caliche
312	Saguaro	17	NS	Fire Damage
313	Foothills Palo Verde	7	S	
314	Mesquite	16	S	
315	Graythorn	8	S	
316	Foothills Palo Verde	7	NS	Witches Broom
317	Graythorn	8	S	
318	Blue Palo Verde	4	S	
319	Foothills Palo Verde	7	S	
320	Foothills Palo Verde	4	NS	Trunk Form
321	Foothills Palo Verde	4	S	
322	Graythorn	40	NS	Wide Base
323	Foothills Palo Verde	8	S	
324	Blue Palo Verde	15	S	
325	Hackberry	10	NS	Wide Base
326	Blue Palo Verde	4	S	
327	Blue Palo Verde	7	S	
328	Graythorn	40	NS	Wide Base
329	Graythorn	16	NS	Wide Base
330	Graythorn	28	NS	Wide Base
331	Graythorn	40	NS	Wide Base

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
332	Foothills Palo Verde	5	S	
333	Foothills Palo Verde	14	S	
334	Graythorn	36	NS	Wide Base
335	Graythorn	22	NS	Wide Base
336	Foothills Palo Verde	7	S	
337	Foothills Palo Verde	7	S	
338	Foothills Palo Verde	7	S	
339	Foothills Palo Verde	5	S	
340	Foothills Palo Verde	6	S	
341	Blue Palo Verde	4	S	
342	Foothills Palo Verde	13	NS	Exposed Roots / Root Growth
343	Foothills Palo Verde	6	S	
344	Foothills Palo Verde	6	S	
345	Blue Palo Verde	8	NS	Witches Broom
346	Graythorn	10	NS	Wide Base
347	Foothills Palo Verde	6	NS	Proximity to #348
348	Foothills Palo Verde	8	S	
349	Foothills Palo Verde	6	S	
350	Foothills Palo Verde	4	S	
351	Foothills Palo Verde	8	S	
352	Foothills Palo Verde	6	S	
353	Foothills Palo Verde	4	S	
354	Foothills Palo Verde	5	S	
355	Foothills Palo Verde	5	S	
356	Foothills Palo Verde	4	S	
357	Saguaro	12	NS	Fire Damage
358	Foothills Palo Verde	8	S	
359	Foothills Palo Verde	5	S	
360	Foothills Palo Verde	7	S	
361	Foothills Palo Verde	5	S	
362	Foothills Palo Verde	7	S	
363	Foothills Palo Verde	7	S	
364	Foothills Palo Verde	9	S	
365	Blue Palo Verde	5	NS	Witches Broom
366	Foothills Palo Verde	5	S	
367	Foothills Palo Verde	5	S	
368	Blue Palo Verde	5	S	
369	Blue Palo Verde	6	NS	Witches Broom
370	Blue Palo Verde	7	S	
1001	Ocotillo	13	S	
1002	Foothills Palo Verde	20	NS	Exposed Roots
1003	Foothills Palo Verde	14	NS	Trunk Form / Branch Attachment
1004	Foothills Palo Verde	8	NS	Trunk Form / Branch Attachment
1005	Foothills Palo Verde	6	NS	Trunk Form / Leaning
1006	Crucifixion Thorn	8	NS	Branch Dieback
1007	Crucifixion Thorn	8	NS	Branch Dieback
1008	Foothills Palo Verde	8	NS	Branch Dieback
1009	Foothills Palo Verde	8	NS	Mistletoe / Cambium Damage
1010	Foothills Palo Verde	20	NS	Exposed Roots / Cambium Damage

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
1011	Foothills Palo Verde	8	NS	Shallow Roots
1012	Foothills Palo Verde	7	NS	Shallow Roots
1013	Whitethorn Acacia	6	S	
1014	Foothills Palo Verde	16	NS	Branch Dieback
1015	Foothills Palo Verde	6	S	
1016	Foothills Palo Verde	6	NS	Mistletoe
1017	Foothills Palo Verde	22	NS	Branch Dieback
1018	Foothills Palo Verde	24	NS	Branch Dieback
1019	Foothills Palo Verde	5	NS	Branch Dieback / Cambium Damage
1020	Foothills Palo Verde	7	NS	Branch Dieback / Cambium Damage
1021	Mesquite	18	NS	Trunk Form / Leaning
1022	Barrel	6	S	
1023	Yucca elata	7	S	
1024	Barrel	4	S	
1025	Yucca elata	15	NS	4 heads / Declinig
1026	Barrel	3	S	
1027	Saguaro	7	S	
1028	Saguaro	12	S	
1029	Saguaro	11	S	
1030	Saguaro	9	S	
1031	Foothills Palo Verde	5	S	
1032	Foothills Palo Verde	6	NS	Mistletoe
1033	Mesquite	6	NS	Branch Dieback / Cambium Damage
1034	Crucifixion Thorn	10	NS	Trunk Form / Leaning
1035	Crucifixion Thorn	10	NS	Shallow Roots
1036	Ocotillo	16	S	
1037	Foothills Palo Verde	4	S	
1038	Foothills Palo Verde	5	NS	Mistletoe
1039	Foothills Palo Verde	5	NS	Exposed Roots
1040	Foothills Palo Verde	12	NS	Exposed Roots
1041	Foothills Palo Verde	6	S	
1042	Foothills Palo Verde	7	NS	Mistletoe
1043	Foothills Palo Verde	6	NS	Trunk Form / Poor Structure
1044	Foothills Palo Verde	5	S	
1045	Foothills Palo Verde	5	S	
1046	Foothills Palo Verde	5	NS	Proximity to UG Utility
1047	Foothills Palo Verde	5	NS	Proximity to UG Utility
1048	Foothills Palo Verde	5	NS	Proximity to UG Utility
1049	Crucifixion Thorn	6	NS	Branch Dieback / Cambium Damage
1050	Blue Palo Verde	4	NS	Witches Broom
1051	Blue Palo Verde	4	NS	Witches Broom
1052	Graythorn	10	NS	Wide Base
1053	Foothills Palo Verde	6	S	
1054	Foothills Palo Verde	5	S	
1055	Saguaro	3	S	
1056	Crucifixion Thorn	8	NS	Trunk Form / Cambium Damage
1057	Mesquite	7	NS	Exposed Roots / Cambium Damage
1058	Foothills Palo Verde	7	NS	Exposed Roots / Cambium Damage
1059	Foothills Palo Verde	14	NS	Exposed Roots / Cambium Damage

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
1060	Foothills Palo Verde	15	NS	Exposed Roots / Cambium Damage
1061	Crucifixion Thorn	12	NS	Wide Base
1062	Graythorn	30	NS	Wide Base
1063	Blue Palo Verde	8	NS	Declining / Compacted Soil
1064	Crucifixion Thorn	8	NS	Branch Dieback / Cambium Damage
1065	Foothills Palo Verde	4	S	
1066	Graythorn	40	NS	Wide Base
1067	Foothills Palo Verde	4	NS	Branch Dieback / Cambium Damage
1068	Blue Palo Verde	10	NS	Branch Dieback / Cambium Damage
1069	Foothills Palo Verde	5	NS	Trunk Form / Leaning
1070	Crucifixion Thorn	6	NS	Shallow Roots
1071	Graythorn	40	NS	Wide Base
1072	Yucca elata	7	NS	Declining
1073	Yucca elata	9	NS	Cluster / Poor Form
1074	Yucca elata	4	S	
1075	Mesquite	8	NS	Branch Dieback / Cambium Damage
1076	Mesquite	4	NS	Trunk Form / Leaning
1077	Mesquite	8	NS	Branch Dieback / Cambium Damage
1078	Mesquite	4	NS	Branch Dieback / Cambium Damage
1079	Barrel	4	NS	Damaged
1080	Barrel	4	NS	Damaged
1081	Crucifixion Thorn	8	NS	Branch Dieback / Cambium Damage
1082	Mesquite	13	NS	Branch Dieback / Cambium Damage
1083	Crucifixion Thorn	10	NS	Trunk Form / Cambium Damage
1084	Foothills Palo Verde	20	NS	Branch Dieback / Cambium Damage
1085	Foothills Palo Verde	8	NS	Branch Dieback / Cambium Damage
1086	Foothills Palo Verde	6	NS	Branch Dieback / Cambium Damage
1087	Barrel	4	S	
1088	Barrel	4	S	
1089	Foothills Palo Verde	7	NS	Exposed Roots / Cambium Damage
1090	Foothills Palo Verde	7	NS	Exposed Roots / Cambium Damage
1091	Barrel	3	S	
1092	Saguaro	19	S	
1093	Saguaro	13	S	
1094	Foothills Palo Verde	7	NS	Branch Dieback / Cambium Damage
1095	Foothills Palo Verde	5	NS	Trunk Form / Leaning
1096	Foothills Palo Verde	7	NS	Exposed Roots
1097	Foothills Palo Verde	4	S	
1098	Crucifixion Thorn	6	NS	Exposed Roots / Cambium Damage
1099	Crucifixion Thorn	14	NS	Branch Dieback / Cambium Damage
1100	Mesquite	6	NS	Trunk Form / Leaning
1101	Foothills Palo Verde	8	NS	Exposed Roots / Mistletoe
1102	Foothills Palo Verde	7	S	
1103	Blue Palo Verde	7	NS	Branch Dieback / Cambium Damage
1104	Mesquite	6	NS	Shallow Roots
1105	Blue Palo Verde	14	NS	Branch Dieback / Cambium Damage
1106	Mesquite	4	NS	Branch Dieback / Cambium Damage
1107	Foothills Palo Verde	20	NS	Branch Dieback / Cambium Damage
1108	Foothills Palo Verde	6	NS	Exposed Roots / Cambium Damage

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
1109	Saguaro	13	NS	Fire Damage
1110	Foothills Palo Verde	8	NS	Exposed Roots / Cambium Damage
1111	Crucifixion Thorn	12	NS	Branch Dieback / Cambium Damage
1112	Foothills Palo Verde	20	NS	Branch Dieback / Cambium Damage
1113	Crucifixion Thorn	15	NS	Branch Dieback / Cambium Damage
1114	Graythorn	12	NS	Trunk Form / Leaning
1115	Foothills Palo Verde	6	NS	Trunk Form / Leaning
1116	Blue Palo Verde	8	NS	Branch Dieback / Cambium Damage
1117	Crucifixion Thorn	7	NS	Branch Dieback / Cambium Damage
1118	Foothills Palo Verde	22	NS	Branch Dieback / Cambium Damage
1119	Barrel	6	S	
1120	Foothills Palo Verde	18	NS	Exposed Roots / Cambium Damage

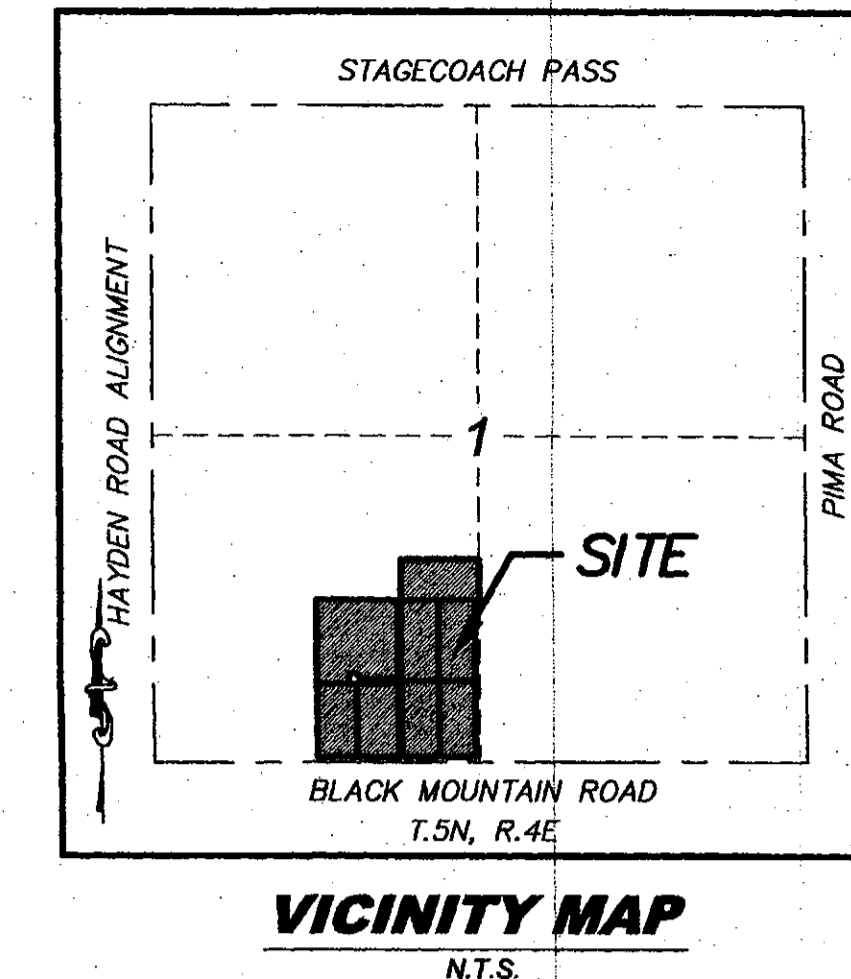
Summary

	Trees	Cacti
Salvageable	198	40
Non-Salvageable	235	17
Remain-In-Place	0	0
Total	433	57

Legend

S = Salvageable
NS = Non-Salvageable
RIP = Remain-In-Place

ALTA / NSPS LAND TITLE SURVEY
NWC 84TH STREET & BLACK MOUNTAIN ROAD
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

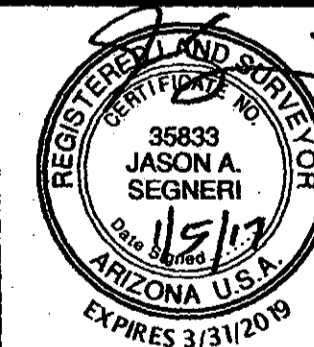


7301 EAST EVANS ROAD
 SCOTTSDALE, AZ 85260
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 FAX (480) 922-0781
 WWW.SIGSURVEYAZ.COM



SIG
 SURVEY INNOVATION
 GROUP, INC.
 Land Surveying Services

ALTA/NSPS LAND TITLE SURVEY
NWC 84TH ST. & BLACK MOUNTAIN RD.
SCOTTSDALE, ARIZONA



NOTES

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.

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.

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.

PURSUANT TO TABLE A, ITEM 11, UNDERGROUND UTILITY INFORMATION SHOWN IS FROM PLANS AND/OR FIELD MARKINGS OF UTILITIES. IN ADDITION, MAPS AND MARKINGS FROM JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATING COMPANIES MAY BE INCORRECT OR INCOMPLETE. HOWEVER, WITHOUT EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATING COMPANY MAY BE NECESSARY.

PURSUANT TO TABLE "A" ITEM 15, THIS SURVEY INCLUDES FOLLOWING METHOD TO LOCATE CERTAIN PHYSICAL FEATURES NOT RELATED TO THE BOUNDARY: PHOTOGRAMMETRIC MAPPING. THIS DATA WAS PROVIDED TO SURVEYOR FROM AEROTECH MAPPING INC., ON JUNE 29, 2016.

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.

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.

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

PURSUANT TO TABLE "A" ITEM 19, THE SURVEYOR HAS NOT BEEN MADE AWARE OF ANY PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES BENEFITING OR BURDENING THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 20, A PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE AMOUNT OF \$2,000,000.00 PER OCCURRENCE AND \$4,000,000.00 GENERAL AGGREGATE TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE CAN BE FURNISHED UPON REQUEST.

AREA

TOTAL AREA: 1,788,503 SQUARE FEET OR 41.059 ACRES

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE ON THE EAST EDGE OF PAVEMENT AT THE INTERSECTION OF HAWKNEST ROAD & PIMA ROAD. ELEVATION = 2542.489 (NAVD 88)

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS N89°49'14"E.

PARKING

NO DELINEATED PARKING ON SUBJECT PROPERTY

T.C. 06177945-128-V60

TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NUMBER 06177945-128-V60, DATED MARCH 14, 2016.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THEREFROM ALL MINERALS, URANIUM, THORIUM, OR OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL AS SET FORTH IN THE PATENT RECORDED IN DOCKET 1415, PAGE 212, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE EAST 35 FEET AS CONVEYED TO THE CITY OF SCOTTSDALE IN DEED RECORDED IN DOCUMENT NO. 2015-0085836, RECORDS OF MARICOPA COUNTY, ARIZONA.

SCHEDULE 'B' ITEMS

1. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
*NOT A SURVEY MATTER.
2. RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS IN SAID LAND AS RESERVED IN PATENT TO SAID LAND.
*NOT A SURVEY MATTER.
3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.
*NOT A SURVEY MATTER.
4. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR: 2016
*NOT A SURVEY MATTER.
5. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCKET 12162 PAGE 28
PURPOSE PUBLIC UTILITIES
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.
6. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCKET 12410 PAGE 406
PURPOSE INGRESS AND EGRESS
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.
7. RIGHT OF THE CITY OF SCOTTSDALE TO CUT BACK AND TRIM SUCH PORTIONS OF BRANCHES AND TOPS OF TREES NOW GROWING OR WHICH MAY HEREAFTER GROW OR EXTEND OVER THE RIGHT-OF-WAY, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2015-0085836.
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.
8. RIGHTS OF PARTIES IN POSSESSION.
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.
*NOT A SURVEY MATTER.
9. ADVERSE MATTERS THAT MAY BE REVEALED BY AN INSPECTION OF THE LAND.
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.
*NOT A SURVEY MATTER.
10. LOCATION OF IMPROVEMENTS, EASEMENTS, DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE.
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.
*NOT A SURVEY MATTER.

*SEE SHEET 2 FOR TITLE COMMITMENT REFERENCES FOR THE REMAINING PARCELS.

T.C. 06178469-128-V60

TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NUMBER 06178469-128-V60, DATED OCTOBER 3, 2016.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE FOLLOWING DESCRIBED PROPERTY; EXACT LEGAL DESCRIPTION TO BE FURNISHED PRIOR TO CLOSE OF ESCROW:

THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; AND

EXCEPT ALL COAL AND OTHER MINERALS RESERVED IN PATENT RECORDED IN BOOK 404 OF DEEDS, PAGE 150, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE WEST 25 FEET AS CONVEYED TO MARICOPA COUNTY IN DOCKET 2677, PAGE 418, RECORDS OF MARICOPA COUNTY, ARIZONA, FOR HIGHWAY PURPOSES.

SCHEDULE 'B' ITEMS

1. RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 404 OF DEEDS, PAGE 150, READING AS FOLLOWS: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA; AND
RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS IN SAID LAND AS RESERVED IN PATENT TO SAID LAND.
*AFFECTS PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.
2. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.
*NOT A SURVEY MATTER.
3. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN PAYABLE BUT NOT YET DUE FOR THE FOLLOWING YEAR: SECOND HALF OF 2016
*NOT A SURVEY MATTER.
4. MATTERS RELATING TO WATER RIGHTS AND FACILITIES IN CONNECTION THEREWITH, AS SET FORTH IN DEED: RECORDED IN DOCKET 1626 PAGE 246
*AFFECTS PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.
5. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCKET 12162 PAGE 27
PURPOSE PUBLIC UTILITIES AND APPURTENANT FACILITIES
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.
6. RIGHTS OF PARTIES IN POSSESSION.
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.
*NOT A SURVEY MATTER.
7. ADVERSE MATTERS THAT MAY BE REVEALED BY AN INSPECTION OF THE LAND.
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.
*NOT A SURVEY MATTER.
8. LOCATION OF IMPROVEMENTS, EASEMENTS, DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE.
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.
*NOT A SURVEY MATTER.

LEGEND

- FOUND "PK" NAIL
- FOUND IRON PIPE
- FOUND 1/2" REBAR
- ▶ AIR RELEASE VALVE
- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
- SET 1/2" REBAR, RLS#35833
- ⊕ ELECTRIC TRANSFORMER
- ⊕ FIRE HYDRANT
- ⊕ SEWER MANHOLE
- ⊕ WATER METER
- ⊕ WATER MANHOLE
- ⊕ WATER VALVE
- ⊕ GAS MARKER
- ⊕ PANEL POINT
- ⊕ TELEPHONE RISER
- (R) RECORD DATA PER TITLE COMMITMENTS REFERENCED HEREON
- (R1) RECORD DATA PER BOOK 679, PAGE 45
- (C) CALCULATED DATA PER THIS SURVEY
- (M) MEASURED DATA PER THIS SURVEY
- DKT. DOCKET NUMBER
- BK. BOOK NUMBER
- PG. PAGE NUMBER
- DOC. DOCUMENT NUMBER

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C0895L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN AN UNHATCHED AREA OF THE MAP. THE MAP LEGEND DEFINES UNHATCHED AREAS AS EITHER ZONE D OR ZONE X, HOWEVER THE MAP DOES NOT DETERMINE WHICH ZONE THE PROPERTY IS SITUATED WITHIN.

ZONING

SUBJECT PROPERTY ZONED R-190 (CITY OF SCOTTSDALE ZONING JURISDICTION) OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE.

*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.

CERTIFICATION

TO: PINNACLE LAND DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; PL BLACK MOUNTAIN RESERVE LLC, AN ARIZONA LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; JAYHAWK 100, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; TRAN VENTURES, LLC; GARY P. MINEO, AN UNMARRIED MAN; ASHWINIKUMAR PATIL, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY; MARCUS J. NIEMELA, TRUSTEE OF THE MARCUS J. NIEMELA TRUST DATED JULY 30, 2008; CRITERION LAND MANAGEMENT LLC

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 1, 2, 3, 4, 5, 6(A), 8, 11, 13, 15, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED JUNE 14, 2016

1/5/17
DATE

JASON SEGNERI
 7301 EAST EVANS ROAD
 SCOTTSDALE, ARIZONA, 85260
 PHONE: 480-922-0780
 JASONS@SIGSURVEYAZ.COM

REVISIONS:

▲	10/14/16	ADDED PARCEL
▲	1/5/17	ADDED PARCEL

DRAWING NAME:
2016-103 ALTA

JOB NO. 2016-103

DRAWN: RMH

CHECKED: JAS

DATE: 7/1/16

SCALE: N.T.S.

SHEET: 1 OF 5

T.C. 06177946-128-V60

TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NUMBER 06177946-128-V60, DATED APRIL 11, 2016, AMENDMENT DATE APRIL 14, 2016.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS, AND ALL URANIUM, THORIUM, OR OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE PURSUANT TO THE PROVISIONS OF THE ACT OF AUGUST 1, 1946 (60 STAT. 755), AS SET FORTH IN PATENT OF SAID LAND.

PARCEL NO. 2:
THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1;
THENCE NORTH 89° 52' 07" EAST ALONG THE NORTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1 A DISTANCE OF 659.79 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE SOUTH 00° 09' 51" EAST ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1 A DISTANCE OF 644.81 FEET;

THENCE SOUTH 89° 49' 14" WEST A DISTANCE OF 291.54 FEET TO A POINT OF CURVATURE TO THE RIGHT WHOSE CENTER BEARS NORTH 00° 10' 46" WEST, A RADIUS OF 25.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 32.50 FEET, A CENTRAL ANGLE OF 74° 28' 41", A TANGENT DISTANCE OF 19.00 FEET, A CHORD DISTANCE OF 30.26 FEET AND A CHORD BEARING OF NORTH 52° 56' 25" WEST TO A POINT OF REVERSE CURVATURE TO THE LEFT WHOSE CENTER BEARS SOUTH 74° 17' 55" WEST, A RADIUS OF 46.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 204.31 FEET, A CENTRAL ANGLE OF 254° 28' 41", A TANGENT DISTANCE OF 60.52 FEET, A CHORD DISTANCE OF 73.24 FEET AND A CHORD BEARING OF SOUTH 37.03' 35" WEST;

THENCE SOUTH 89° 49' 14" WEST A DISTANCE OF 299.94 FEET TO A POINT ON THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE NORTH 00° 09' 21" WEST ALONG SAID WEST LINE A DISTANCE OF 685.37 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL MINERALS, AND ALL URANIUM, THORIUM, OR OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE PURSUANT TO THE PROVISIONS OF THE ACT OF AUGUST 1, 1946 (60 STAT. 755), AS SET FORTH IN PATENT OF SAID LAND.
VALUE PURSUANT TO THE PROVISIONS OF THE ACT OF AUGUST 1, 1946 (60 STAT. 755), AS SET FORTH IN PATENT ON SAID LAND.

SCHEDULE 'B' ITEMS

- 1. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. *NOT A SURVEY MATTER.
- 2. RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS IN SAID LAND AS RESERVED IN PATENT TO SAID LAND. *NOT A SURVEY MATTER.
- 3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B. *NOT A SURVEY MATTER.
- 4. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR: 2016 *NOT A SURVEY MATTER.
- 5. DEED FOR RIGHT OF WAY AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCKET 2677 PAGE 418 PURPOSE HIGHWAY (PARCEL NO. 1) *AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.
- 6. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCKET 12162 PAGE 26 PURPOSE PUBLIC UTILITIES AND APPURTENANT FACILITIES (PARCEL NO. 2) *AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.
- 7. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCKET 12162 PAGE 28 PURPOSE PUBLIC UTILITIES AND APPURTENANT FACILITIES (PARCEL NO. 1) *AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.
- 8. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCKET 12410 PAGE 406 PURPOSE INGRESS AND EGRESS (PARCEL NO. 1) *AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.
- 9. EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING LIABILITIES, OBLIGATIONS OR PARTY WALLS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN SET FORTH ON MAP: RECORDED IN BOOK 679 OF MAPS PAGE 45 *AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.
- 10. RIGHTS OF PARTIES IN POSSESSION. NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I. *NOT A SURVEY MATTER.
- 11. ADVERSE MATTERS THAT MAY BE REVEALED BY AN INSPECTION OF THE LAND. NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I. *NOT A SURVEY MATTER.
- 12. LOCATION OF IMPROVEMENTS, EASEMENTS, DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCRoACHMENTS OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE. NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I. *NOT A SURVEY MATTER.

T.C. 06178113-128-V60

TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NUMBER 06178113-128-V60, DATED MAY 13, 2016.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPTING AND RESERVING TO THE UNITED STATES, PURSUANT TO THE PROVISIONS OF THE ACT OF AUGUST 1, 1946 (60 STA. 755), ALL URANIUM, THORIUM OR OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL WHETHER OR NOT OF COMMERCIAL VALUE, AS SET FORTH IN PATENT RECORDED IN DOCKET 1415, PAGE 212.

PARCEL NO. 2:
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPTING AND RESERVING TO THE UNITED STATES, PURSUANT TO THE PROVISIONS OF THE ACT OF AUGUST 1, 1946 (60 STA. 755), ALL URANIUM, THORIUM OR OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL WHETHER OR NOT OF COMMERCIAL VALUE, AS SET FORTH IN PATENT RECORDED IN DOCKET 1415, PAGE 212.

SCHEDULE 'B' ITEMS

- SECTION ONE:
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. *NOT A SURVEY MATTER.
- 2. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. *NOT A SURVEY MATTER.
- 3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. *NOT A SURVEY MATTER.
- 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. *NOT A SURVEY MATTER.
- 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. *NOT A SURVEY MATTER.
- SECTION TWO:
1. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR: 2016 *NOT A SURVEY MATTER.
- 2. THE LIABILITIES, OBLIGATIONS AND BURDENS IMPOSED UPON SAID LAND BY REASON OF INCLUSION WITHIN THE CAREFREE WATER DISTRICT RECORDED IN DOCKET 14056, PAGE 1604. *AFFECTS PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.
- 3. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN BOOK 71 OF MISCELLANEOUS PAGE 474 PURPOSE ELECTRIC LINE *AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.
- 4. THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS IN SAID LAND, AS RESERVED BY UNITED STATES OF AMERICA, AS DISCLOSED BY PATENT TO SAID LAND FROM STATE OF ARIZONA RECORDED IN DOCKET 1415, PAGE 212. *AFFECTS PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.
- 5. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCKET 2677 PAGE 418 PURPOSE RIGHT OF WAY *AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.
- 6. MATTER(S) DISCLOSED BY SURVEY: RECORDED IN BOOK 282 OF MAPS PAGE 16 *AFFECTS PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.
- 7. AGREEMENT, ACCORDING TO THE TERMS AND CONDITIONS, CONTAINED THEREIN: PURPOSE ROADWAY DATED JULY 21, 2014 RECORDED SEPTEMBER 22, 2014 DOCUMENT NO. 2014-0626040 THEREAFTER FIRST AMENDMENT RECORDED IN DOCUMENT NO. 2015-0008678. *AFFECTS PROPERTY, BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.
- 8. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 2015-0085835 PURPOSE RIGHT OF WAY *AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.
- 9. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 2015-0085837 PURPOSE RIGHT OF WAY *AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.
- IF EXTENDED COVERAGE IS REQUESTED, SECTION ONE ABOVE WILL BE DELETED, AND WILL BE REPLACED WITH THE FOLLOWING EXCEPTIONS:
10. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. *NOT A SURVEY MATTER.
- 11. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B. *NOT A SURVEY MATTER.
- 12. RIGHTS OF PARTIES IN POSSESSION. NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I. *NOT A SURVEY MATTER.
- 13. ADVERSE MATTERS THAT MAY BE REVEALED BY AN INSPECTION OF THE LAND. NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I. *NOT A SURVEY MATTER.
- 14. LOCATION OF IMPROVEMENTS, EASEMENTS, DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCRoACHMENTS OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE. NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I. *NOT A SURVEY MATTER.

T.C. 06178155-128-V60

TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NUMBER 06178155-128-V60, DATED MAY 31, 2016.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 49 MINUTES 14 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 1, A DISTANCE OF 1319.97 FEET;

THENCE NORTH 00 DEGREES 09 MINUTES 21 SECONDS WEST ALONG THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;

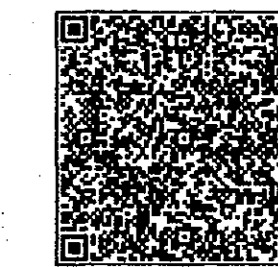
THENCE CONTINUING NORTH 00 DEGREES 09 MINUTES 21 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 593.97 FEET;
THENCE NORTH 89 DEGREES 49 MINUTES 14 SECONDS EAST, A DISTANCE OF 319.94 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 38 SECONDS EAST, A DISTANCE OF 593.97 FEET;
THENCE SOUTH 89 DEGREES 49 MINUTES 14 SECONDS WEST, A DISTANCE OF 319.98 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT ALL MINERALS IN SAID LAND AS RESERVED TO THE UNITED STATES IN PATENT; AND

EXCEPTING ALL URANIUM, THORIUM OR OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, PURSUANT TO THE PROVISIONS OF THE ACT OF AUGUST 3, 1946 (60 STAT. 755), AS SET FORTH IN PATENT TO SAID LAND.

SCHEDULE 'B' ITEMS

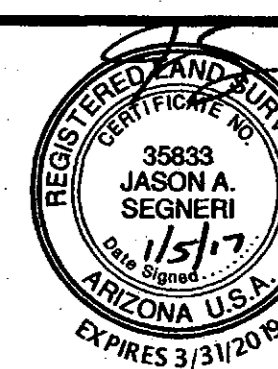
- SECTION ONE:
1. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. *NOT A SURVEY MATTER.
- 2. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. *NOT A SURVEY MATTER.
- 3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. *NOT A SURVEY MATTER.
- 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. *NOT A SURVEY MATTER.
- 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. *NOT A SURVEY MATTER.
- SECTION TWO:
1. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR: 2016 *NOT A SURVEY MATTER.
- 2. THE LIABILITIES, OBLIGATIONS AND BURDENS IMPOSED UPON SAID LAND BY REASON OF INCLUSION WITHIN THE CAREFREE WATER DISTRICT RECORDED IN DOCKET 14056, PAGE 1604.
- 3. EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS AS SET FORTH ON THE RECORDED ROSS PROPERTY DIVISION RECORDED IN BOOK 679 OF MAPS, PAGE 45.
- IF EXTENDED COVERAGE IS REQUESTED, SECTION ONE ABOVE WILL BE DELETED, AND WILL BE REPLACED WITH THE FOLLOWING EXCEPTIONS:
4. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. *NOT A SURVEY MATTER.
- 5. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B. *NOT A SURVEY MATTER.
- 6. RIGHTS OF PARTIES IN POSSESSION. NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I. *NOT A SURVEY MATTER.
- 7. ADVERSE MATTERS THAT MAY BE REVEALED BY AN INSPECTION OF THE LAND. NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I. *NOT A SURVEY MATTER.
- 8. LOCATION OF IMPROVEMENTS, EASEMENTS, DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCRoACHMENTS OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE. NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I. *NOT A SURVEY MATTER.

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Land Surveying Services

**ALTA/NSPS LAND TITLE SURVEY
NWC 84TH ST. & BLACK MOUNTAIN RD.
SCOTTSDALE, ARIZONA**



REVISIONS:

Δ	10/14/16
	ADDED PARCEL
Δ	1/5/17
	ADDED PARCEL
Δ	

DRAWING NAME: 2016-103 ALTA
JOB NO. 2016-103
DRAWN: RMH
CHECKED: JAS
DATE: 7/1/16
SCALE: N.T.S.
SHEET: 2 OF 5

T.C. 06178602-128-V60

TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NUMBER 06178602-128-V60, DATED NOVEMBER 23, 2016.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE FOLLOWING DESCRIBED PROPERTY, EXACT LEGAL DESCRIPTION TO BE PROVIDED PRIOR TO CLOSE OF ESCROW:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 49 MINUTES 14 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 1 A DISTANCE OF 1639.95 FEET;

THENCE NORTH 00 DEGREES 09 MINUTES 36 SECONDS WEST A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 09 MINUTES 36 SECONDS WEST A DISTANCE OF 593.97 FEET;

THENCE NORTH 89 DEGREES 49 MINUTES 14 SECONDS EAST A DISTANCE OF 319.94 FEET;

THENCE SOUTH 00 DEGREES 09 MINUTES 51 SECONDS EAST A DISTANCE OF 593.97 FEET;

THENCE SOUTH 89 DEGREES 49 MINUTES 14 SECONDS WEST A DISTANCE OF 319.98 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL MINERALS IN SAID LAND AS RESERVED TO THE UNITED STATES IN PATENT; AND

EXCEPTING ALL URANIUM, THORIUM, OR OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS WHETHER OR NOT OF COMMERCIAL VALUE PURSUANT TO THE PROVISIONS OF THE ACT OF AUGUST 3, 1946 (60 STAT. 755), AS SET FORTH IN PATENT ON SAID LAND.

SCHEDULE 'B' ITEMS

SECTION ONE:

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.
*NOT A SURVEY MATTER.

2. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
*NOT A SURVEY MATTER.

3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
*NOT A SURVEY MATTER.

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.
*NOT A SURVEY MATTER.

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.

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.
*NOT A SURVEY MATTER.

SECTION TWO:

1. RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS IN SAID LAND AS RESERVED IN PATENT TO SAID LAND.
*NOT A SURVEY MATTER.

2. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN PAYABLE BUT NOT YET DUE FOR THE FOLLOWING YEAR: SECOND HALF OF 2016
*NOT A SURVEY MATTER.

3. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK 41 OF MISCELLANEOUS PAGE 474
PURPOSE ELECTRIC LINES AND POLES
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

4. MATTERS SHOWN ON SURVEY:
RECORDED IN BOOK 679 OF MAPS PAGE 45
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

5. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCUMENT NO. 2004-1484824
PURPOSE NATURAL AREA OPEN SPACE
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

6. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCUMENT NO. 2006-0695916
PURPOSE ELECTRICAL AND TELECOMMUNICATION FACILITIES
NOTE: IF EXTENDED COVERAGE IS REQUESTED, SECTION ONE WILL BE DELETED, AND THE FOLLOWING MATTERS WILL BE ADDED:
*AFFECTS PROPERTY, GRAPHICALLY PLOTTED HEREON.

7. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
*NOT A SURVEY MATTER.

8. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.
*NOT A SURVEY MATTER.

9. RIGHTS OF PARTIES IN POSSESSION.
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.
*NOT A SURVEY MATTER.

10. ADVERSE MATTERS THAT MAY BE REVEALED BY AN INSPECTION OF THE LAND.
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.
*NOT A SURVEY MATTER.

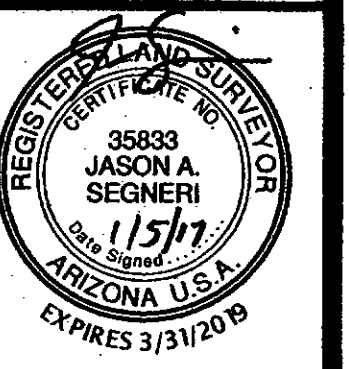
11. LOCATION OF IMPROVEMENTS, EASEMENTS, DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE.
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.
*NOT A SURVEY MATTER.

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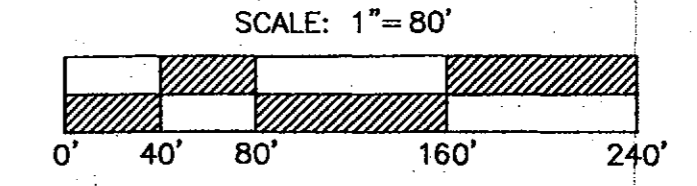
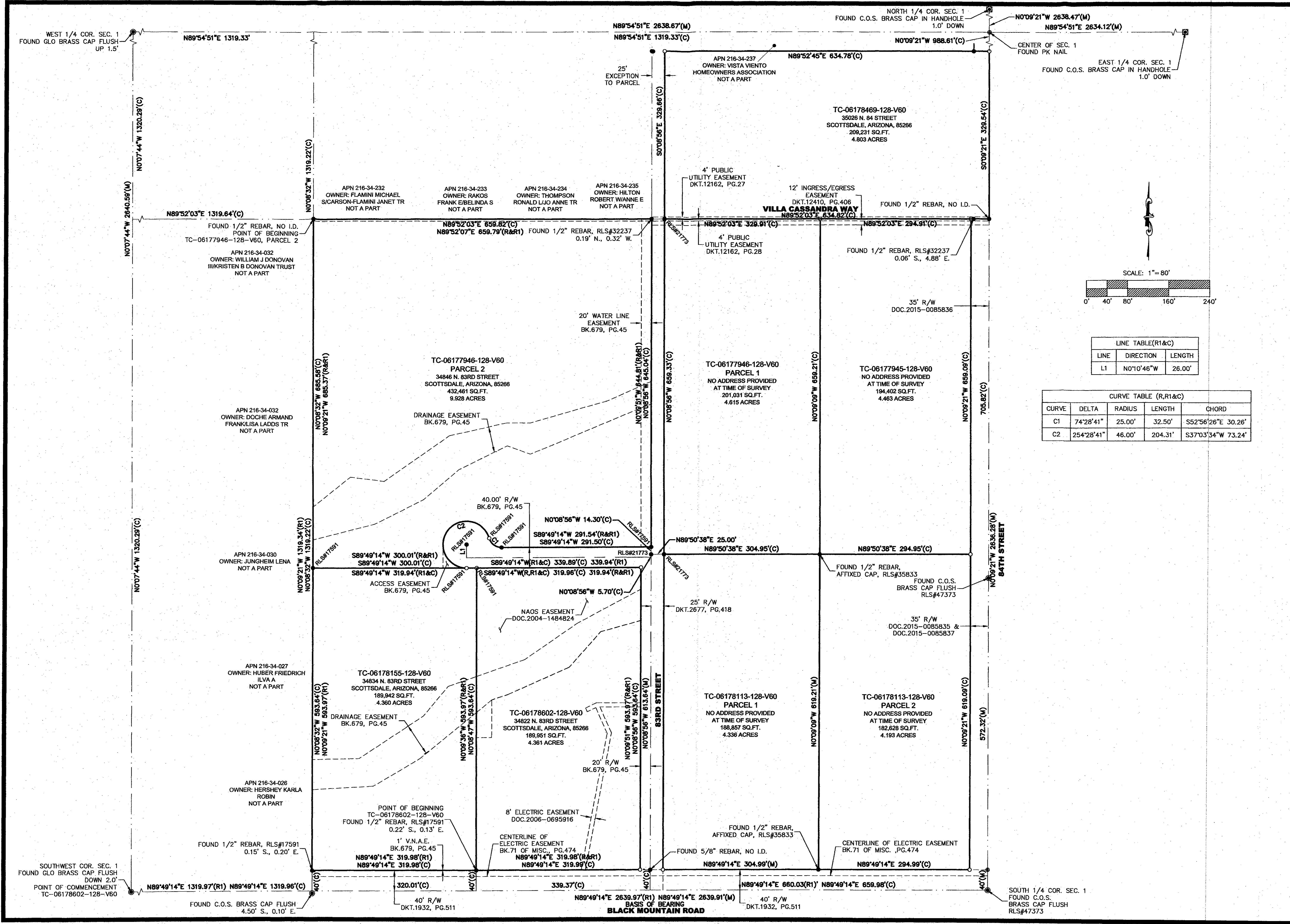
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**ALTANSPS LAND TITLE SURVEY
NWC 84TH ST. & BLACK MOUNTAIN RD.
SCOTTSDALE, ARIZONA**



REVISIONS:
▲ 10/14/16
ADDED PARCEL
▲ 1/5/17
ADDED PARCEL
▲

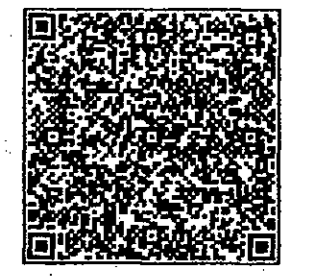
DRAWING NAME:
2016-103 ALTA
JOB NO. 2016-103
DRAWN: RMH
CHECKED: JAS
DATE: 7/1/16
SCALE: N.T.S.
SHEET: 3 OF 5



LINE TABLE(R1&C)		
LINE	DIRECTION	LENGTH
L1	N0°10'46\"W	26.00'

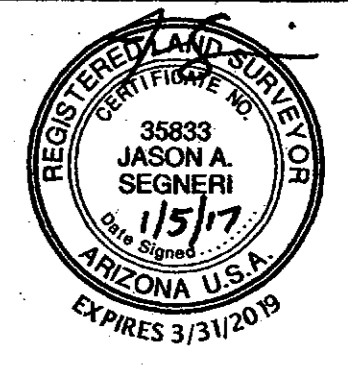
CURVE TABLE (R,R1&C)				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	74°28'41"	25.00'	32.50'	S52°56'26\"E 30.26'
C2	254°28'41"	46.00'	204.31'	S37°03'34\"W 73.24'

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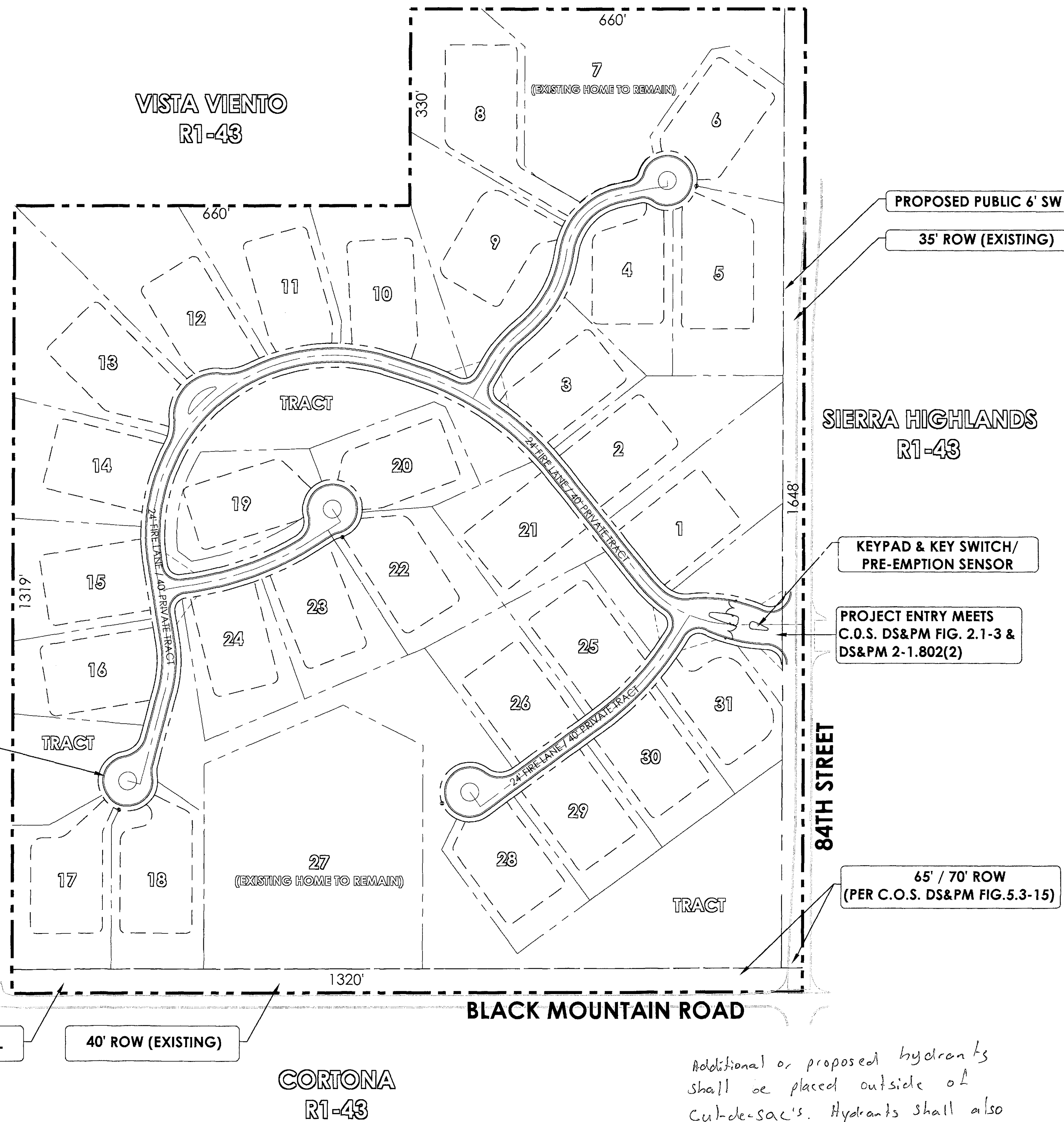
**ALTA/NSPS LAND TITLE SURVEY
NWC 84TH ST. & BLACK MOUNTAIN RD.
SCOTTSDALE, ARIZONA**



REVISIONS:

▲	10/14/16	ADDED PARCEL
▲	1/5/17	ADDED PARCEL

DRAWING NAME:
2016-103 ALTA
JOB NO. 2016-103
DRAWN: RMH
CHECKED: JAS
DATE: 7/1/16
SCALE: 1\"/>



SAND FLOWER
R1-43

42' RADII - MEETS 40.5' RADII
PER DSPM 2-1.802(5)
& 83,000 LB. FIRE LANE
SUPPORT PER DSPM 2-1.80(3)

PROPOSED 6' TRAIL

40' ROW (EXISTING)

CORTONA
R1-43

PROPOSED PUBLIC 6' SW

35' ROW (EXISTING)

SIERRA HIGHLANDS
R1-43

KEYPAD & KEY SWITCH/
PRE-EMPTION SENSOR

PROJECT ENTRY MEETS
C.O.S. DS&PM FIG. 2.1-3 &
DS&PM 2-1.802(2)

84TH STREET

65' / 70' ROW
(PER C.O.S. DS&PM FIG. 5.3-15)

BLACK MOUNTAIN ROAD

LEGEND

--- GROSS BOUNDARY - - - LOT LINES - - - DEVELOPMENT ENVELOPES

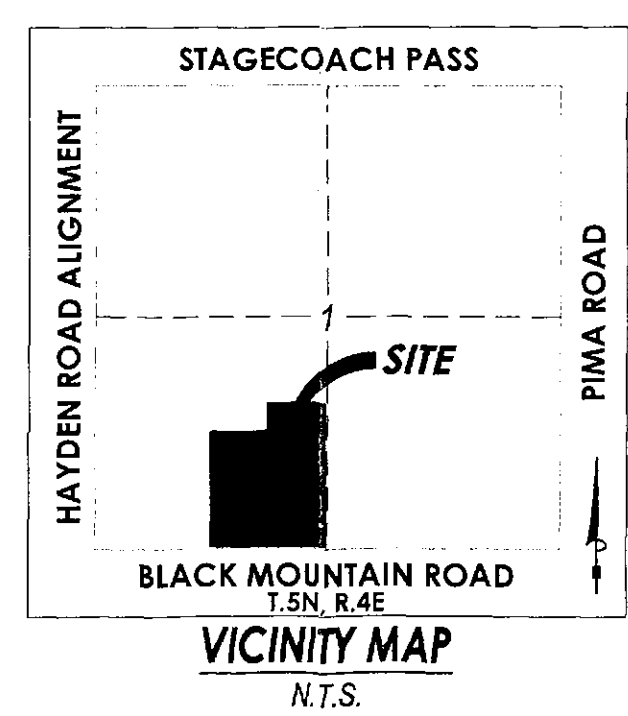
SITE INFORMATION

LOCATION:	NWC 84TH ST. & BLACK MOUNTAIN RD.
SITE AREA (GROSS):	45.0 AC (1,957,785 SQ. FT.)
SITE AREA (NET):	42.4 AC (1,852,093 SQ. FT.)
EXISTING G.P. LAND USE:	RURAL NEIGHBORHOODS (0-1 DUA/C)
EXISTING ZONING:	R1-190 ESL
PROPOSED ZONING:	R1-43 ESL
NUMBER OF LOTS:	31
GROSS DENSITY:	0.69 DU/AC
REFUSE COLLECTION:	INDIVIDUAL RESIDENTIAL REFUSE CONTAINERS
PROVIDED PARKING:	2 SPACES/UNIT TO BE PROVIDED IN GARAGE
NAOS REQUIRED:	14.89 AC (PER SLOPE ANALYSIS)
NAOS PROVIDED:	16.38 AC (+1.49 AC - 10% EXCESS)
	REVEG.: 4.91 AC (30%)
	UNDISTURBED: 11.47 AC (70%)

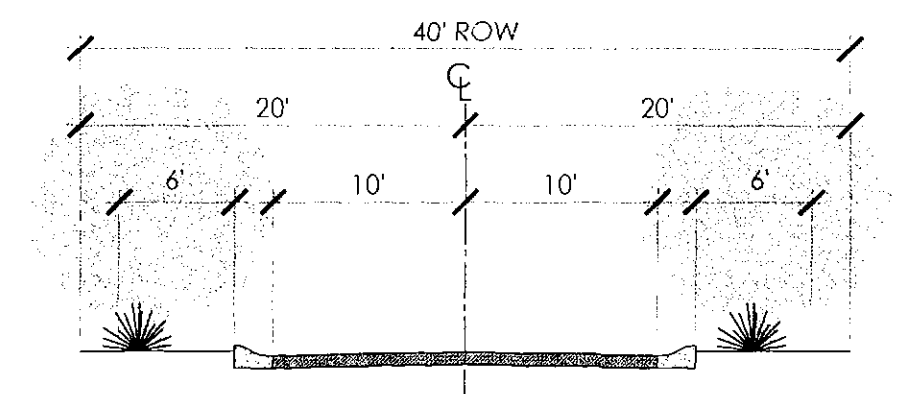
PROPOSED R1-43 AMENDED DEVELOPMENT STANDARDS

MIN. LOT AREA:	32,250 SF (25% REDUCTION PER E.S.L.)
MIN. LOT WIDTH:	113' (25% REDUCTION PER E.S.L.)
MAX. BUILDING HEIGHT:	24' (0% REDUCTION PER E.S.L.)
MIN. FRONT YARD SETBACK:	30' (25% REDUCTION PER E.S.L.)
MIN. SIDE YARD SETBACK:	15' (25% REDUCTION PER E.S.L.)
MIN. REAR YARD SETBACK:	26' (25% REDUCTION PER E.S.L.)

VICINITY MAP



CROSS-SECTION



INTERNAL LOCAL PRIVATE STREET CROSS SECTION

EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION

- ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
- FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
- GATE DETAIL CONSISTENT WITH DS&PM
- ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS
- PROJECT ENTRY MEETS C.O.S. DS&PM FIG. 2.1-3 & 2.1-802(2)
- CUL-DE-SAC MEETS C.O.S. DS&PM 2-1.802(5)

Additional or proposed hydrants shall be placed outside of cul-de-sacs. Hydrants shall also be located along the fire lane/road and spacing of hydrants shall be met per Ord. 4045 Sec. 507.5.1 Exp. 2 + 507.5.1.2 #2



LEGEND

- GROSS BOUNDARY
- LOT LINES
- DEVELOPMENT ENVELOPES
- BUFFERED/DESERT SCENIC ROADWAY EASEMENT SETBACK

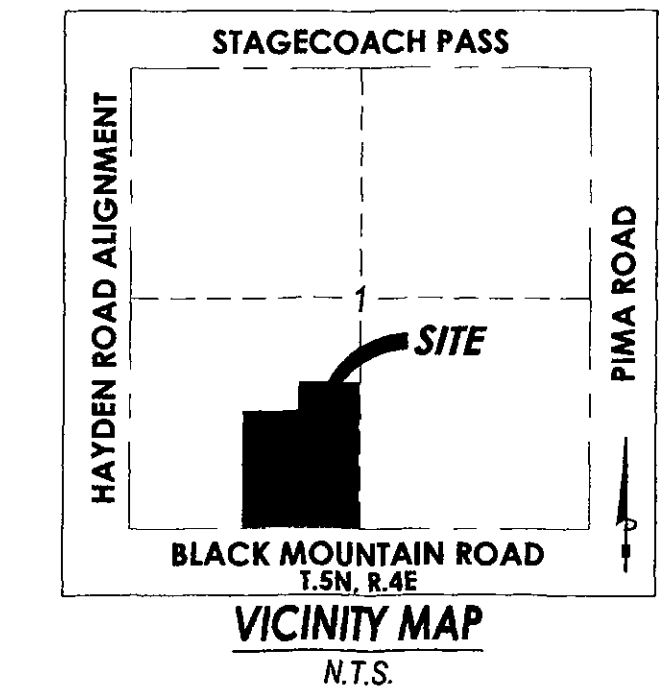
SITE INFORMATION

LOCATION:	NWC 84TH ST. & BLACK MOUNTAIN RD.
SITE AREA (GROSS):	45.0 AC (1,957,785 SQ. FT.)
SITE AREA (NET):	42.4 AC (1,852,093 SQ. FT.)
EXISTING G.P. LAND USE:	RURAL NEIGHBORHOODS (0-1 DUA/C)
EXISTING ZONING:	R1-190 ESL
PROPOSED ZONING:	R1-43 ESL
NUMBER OF LOTS:	31
GROSS DENSITY:	0.69 DU/AC
REFUSE COLLECTION:	INDIVIDUAL RESIDENTIAL REFUSE CONTAINERS
PROVIDED PARKING:	2 SPACES/UNIT TO BE PROVIDED IN GARAGE
NAOS REQUIRED:	15.76 AC (PER SLOPE ANALYSIS ON GROSS)
NAOS PROVIDED:	16.22 AC
	REVEG.: 4.71 AC (30%)
	UNDISTURBED: 11.51 AC (73%)

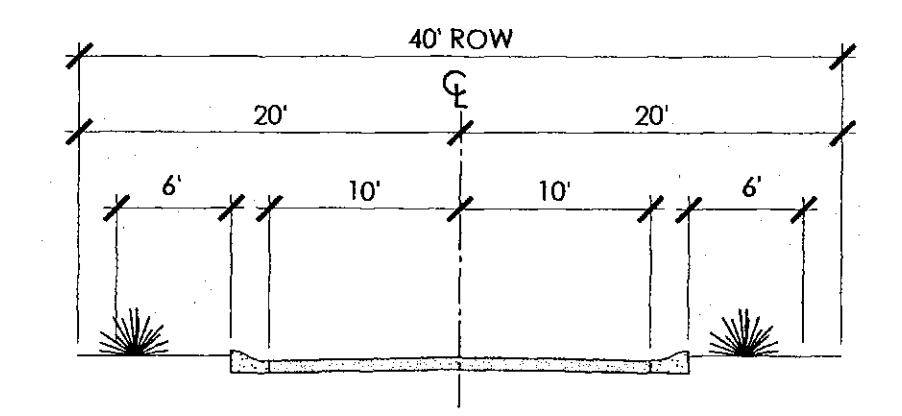
PROPOSED R1-43 AMENDED DEVELOPMENT STANDARDS

MIN. LOT AREA:	32,250 SF (25% REDUCTION PER E.S.L.)
MIN. LOT WIDTH:	113' (25% REDUCTION PER E.S.L.)
MAX. BUILDING HEIGHT:	24' (0% REDUCTION PER E.S.L.)
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MIN. SIDE YARD SETBACK:	15' (25% REDUCTION PER E.S.L.)
MIN. REAR YARD SETBACK:	26' (25% REDUCTION PER E.S.L.)

VICINITY MAP



CROSS-SECTION



C.O.S. DS & PM FIG 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL CHARACTER
INTERNAL LOCAL PRIVATE STREET CROSS SECTION
N.T.S.

EMERGENCY VEHICLE ACCESS CONFORMANCE INFORMATION

- ON-SITE STREET TRACTS ARE DESIGNATED 24' FIRE LANES.
- FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW
- UNOBSTRUCTED VERTICAL CLEARANCE MIN. 13'-6"
- KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR ALL GATES
- GATE DETAIL CONSISTENT WITH DS&PM
- ALL PRIVATE ACCESSWAYS TO MEET MINIMUM 40.5' OUTSIDE EDGE RADIUS
- PROJECT ENTRY MEETS C.O.S. DS&PM FIG. 2.1-3 & 2.1-802(2)
- CUL-DE-SAC MEETS C.O.S. DS&PM 2-1.802(5)

SAND FLOWER
R1-43

MEETS 40.5' RADII PER DSPM 2-1.602.B.5
& 83,000 LB. FIRE LANE SUPPORT
PER DSPM 2-1.602.B3

BUFFERED/DESERT SCENIC
ROADWAY EASEMENT

PROPOSED 8' TRAIL

35' HALF STREET
(PER DS&PM 5.3-15)

BUFFERED/DESERT SCENIC
ROADWAY EASEMENT

35' HALF STREET
(PER DS&PM 5.3-15)

PROPOSED PUBLIC 6' SW

SIERRA HIGHLANDS
R1-43

KEYPAD & KEY SWITCH/
PRE-EMPTION SENSOR

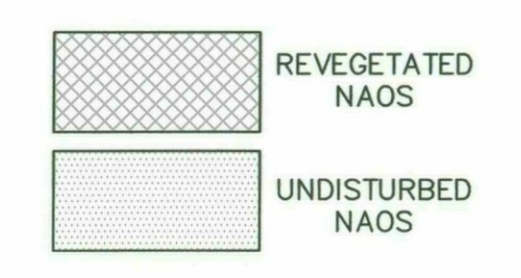
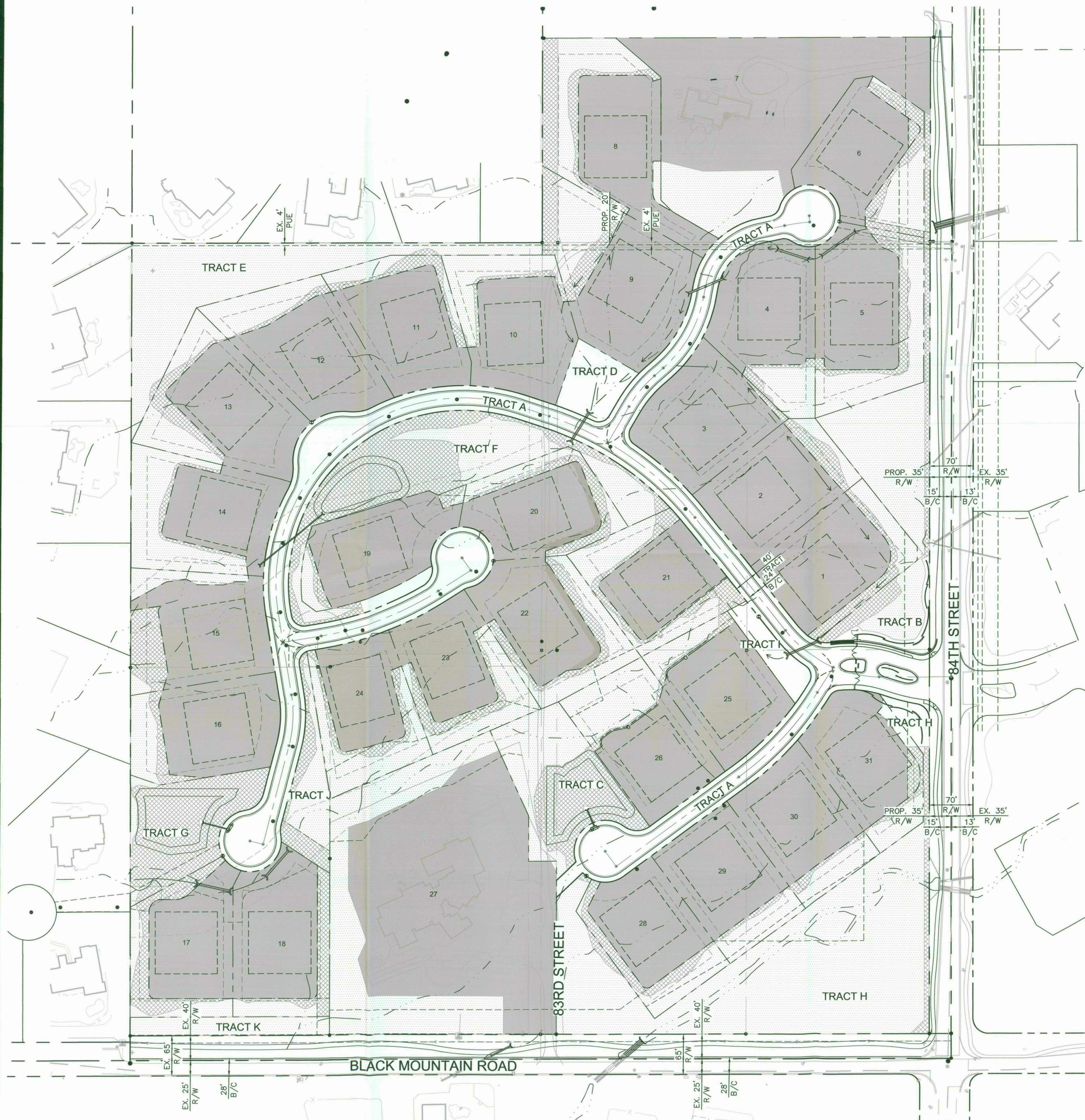
PROJECT ENTRY MEETS
C.O.S. DS&PM FIG. 2.1-3 &
DS&PM 2-1.802(2)

84TH STREET

70' ROW - 35' HALF STREET
(PER C.O.S. DS&PM FIG.5.3-15)

CORTONA
R1-43

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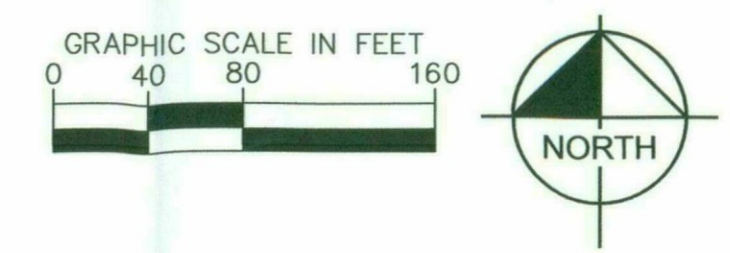


	Area (SF)	Area (AC)	Percent of Required
NAOS Revegetated	205,073	4.71	30%
NAOS Undisturbed	480,645	11.03	
NAOS Additional (Undisturbed)	20,950	0.48	73%
Provided Total NAOS	706,667	16.22	
Required Total NAOS	686,635	15.76	

LOT/TRACT	TOTAL AREA(SQFT)
1	36,790
NAOS Undisturbed	4,572
Non NAOS	28,071
NAOS Revegetated	4,147
2	34,133
NAOS Undisturbed	2,461
Non NAOS	28,434
NAOS Revegetated	3,238
3	33,049
NAOS Undisturbed	25
Non NAOS	32,346
NAOS Revegetated	679
4	37,799
NAOS Undisturbed	6,240
Non NAOS	30,108
NAOS Revegetated	1,451
5	49,870
NAOS Undisturbed	13,978
Non NAOS	28,639
NAOS Revegetated	7,253
6	39,449
NAOS Undisturbed	7,347
Non NAOS	24,641
NAOS Revegetated	7,461
7	88,894
NAOS Undisturbed	16,451
Non NAOS	72,444
8	45,961
NAOS Undisturbed	11,686
Non NAOS	30,638
NAOS Revegetated	3,637
9	45,705
NAOS Undisturbed	9,069
Non NAOS	32,811
NAOS Revegetated	3,825
10	38,656
NAOS Undisturbed	9,166
Non NAOS	27,824
NAOS Revegetated	1,666
11	36,239
NAOS Undisturbed	3,812
Non NAOS	28,912
NAOS Revegetated	3,514
12	39,175
NAOS Undisturbed	8,463
Non NAOS	29,494
NAOS Revegetated	1,218
13	42,354
NAOS Undisturbed	9,407
Non NAOS	28,970
NAOS Revegetated	3,978

14	41,764
NAOS Undisturbed	16,635
Non NAOS	23,114
NAOS Revegetated	2,015
15	40,018
NAOS Undisturbed	5,039
Non NAOS	28,550
NAOS Revegetated	6,428
16	35,311
NAOS Undisturbed	5,543
Non NAOS	27,257
NAOS Revegetated	2,512
17	37,766
NAOS Undisturbed	4,931
Non NAOS	24,545
NAOS Revegetated	8,290
18	38,305
NAOS Undisturbed	3,032
Non NAOS	29,642
NAOS Revegetated	5,631
19	32,175
NAOS Undisturbed	2,220
Non NAOS	28,252
NAOS Revegetated	1,704
20	32,439
NAOS Undisturbed	4,957
Non NAOS	22,840
NAOS Revegetated	4,642
21	36,906
NAOS Undisturbed	10,203
Non NAOS	20,615
NAOS Revegetated	6,088
22	39,900
NAOS Undisturbed	9,798
Non NAOS	25,040
NAOS Revegetated	5,063
23	35,434
NAOS Undisturbed	9,778
Non NAOS	21,476
NAOS Revegetated	4,180
24	35,421
NAOS Undisturbed	12,193
Non NAOS	19,761
NAOS Revegetated	3,467
26	35,886
NAOS Undisturbed	11,881
Non NAOS	23,099
NAOS Revegetated	907
27	152,265
NAOS Undisturbed	44,574
Non NAOS	107,690
28	33,265
NAOS Undisturbed	5,395

Non NAOS	23,203
NAOS Revegetated	4,668
29	32,250
NAOS Undisturbed	5,850
Non NAOS	25,500
NAOS Revegetated	900
30	32,700
NAOS Undisturbed	5,518
Non NAOS	25,950
NAOS Revegetated	1,232
31	32,999
NAOS Undisturbed	3,997
Non NAOS	26,513
NAOS Revegetated	2,489
A	160,486
Non NAOS	160,486
B	41,986
NAOS Undisturbed	31,991
Non NAOS	4,260
NAOS Revegetated	5,735
C	33,652
NAOS Undisturbed	15,923
Non NAOS	105
NAOS Revegetated	17,624
D	10,128
Non NAOS	10,128
E	55,192
NAOS Undisturbed	45,842
NAOS Revegetated	9,350
F	55,713
NAOS Undisturbed	21,214
Non NAOS	2,810
NAOS Revegetated	31,688
G	27,638
NAOS Undisturbed	1,284
Non NAOS	105
NAOS Revegetated	26,249
H	107,773
NAOS Undisturbed	99,472
Non NAOS	3,246
NAOS Revegetated	5,056
I	6,996
Non NAOS	6,996
25	32,765
NAOS Undisturbed	3,832
Non NAOS	27,619
NAOS Revegetated	1,314
K	9,599
NAOS Undisturbed	9,599
J	13,993
NAOS Undisturbed	8,219
NAOS Revegetated	5,774
Grand Total	1,848,802



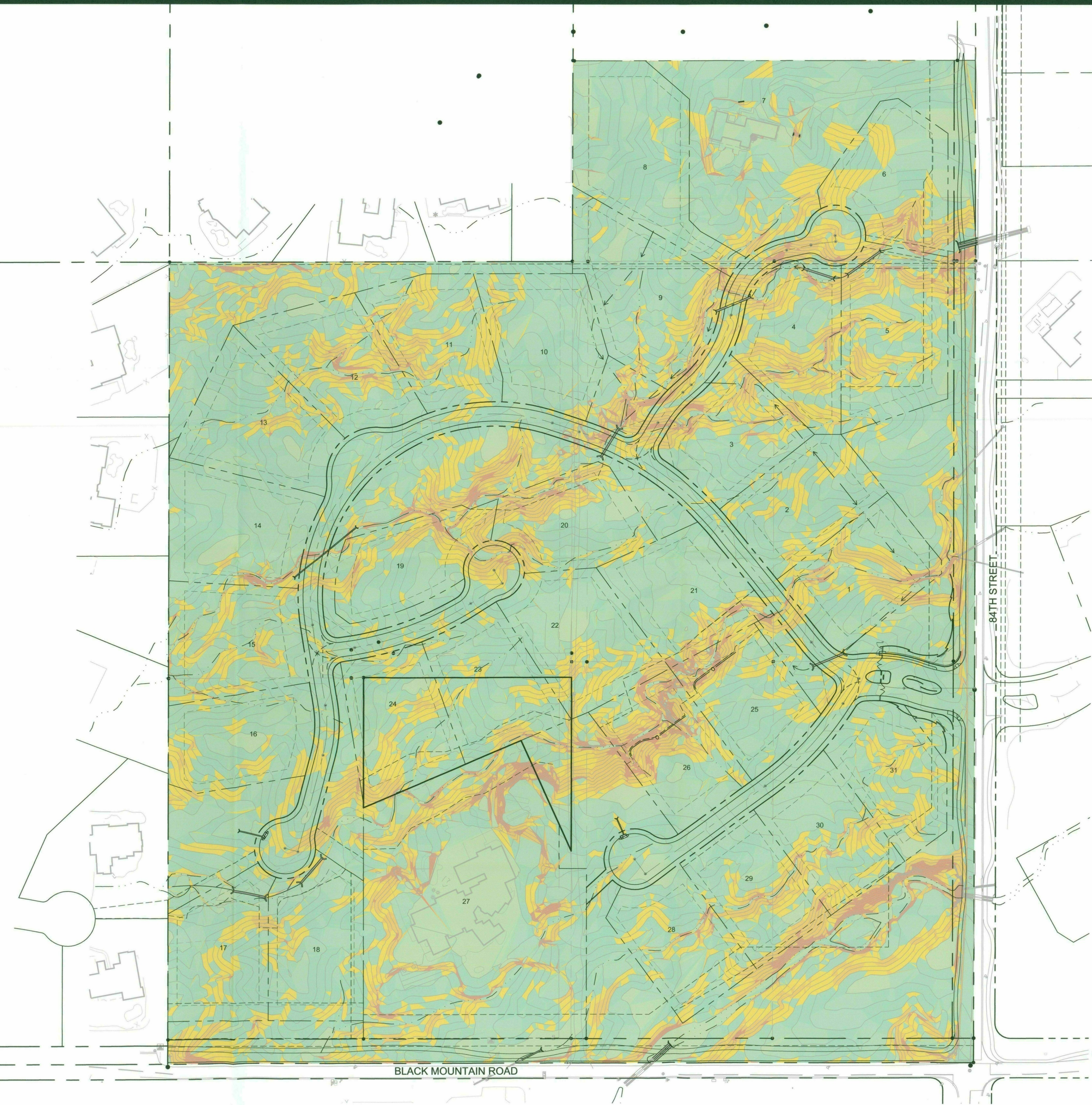
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NAOS ANALYSIS

Kimley»Horn

January 3, 2017

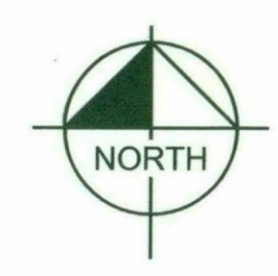
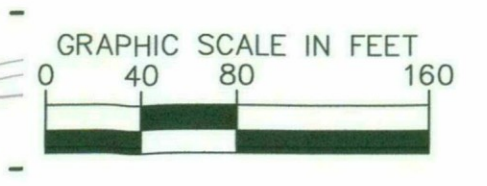
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NAOS Slope Analysis

Number	Minimum Slope	Maximum Slope	Area	PERCENTAGE	Area (AC)	Color	Required Area
1	0.00%	2.00%	128466 SF	25%	2.95 AC	Light Green	0.74 AC
2	2.00%	5.00%	435800 SF	25%	10.00 AC	Medium Green	2.50 AC
3	5.00%	10.00%	815001 SF	35%	18.71 AC	Dark Green	6.55 AC
4	10.00%	15.00%	353608 SF	45%	8.12 AC	Yellow	3.65 AC
5	15.00%	25.00%	174767 SF	45%	4.01 AC	Orange	1.81 AC
6	25.00%	5000.00%	50110 SF	45%	1.15 AC	Red	.52 AC
TOTAL REQUIRED:							15.76 AC

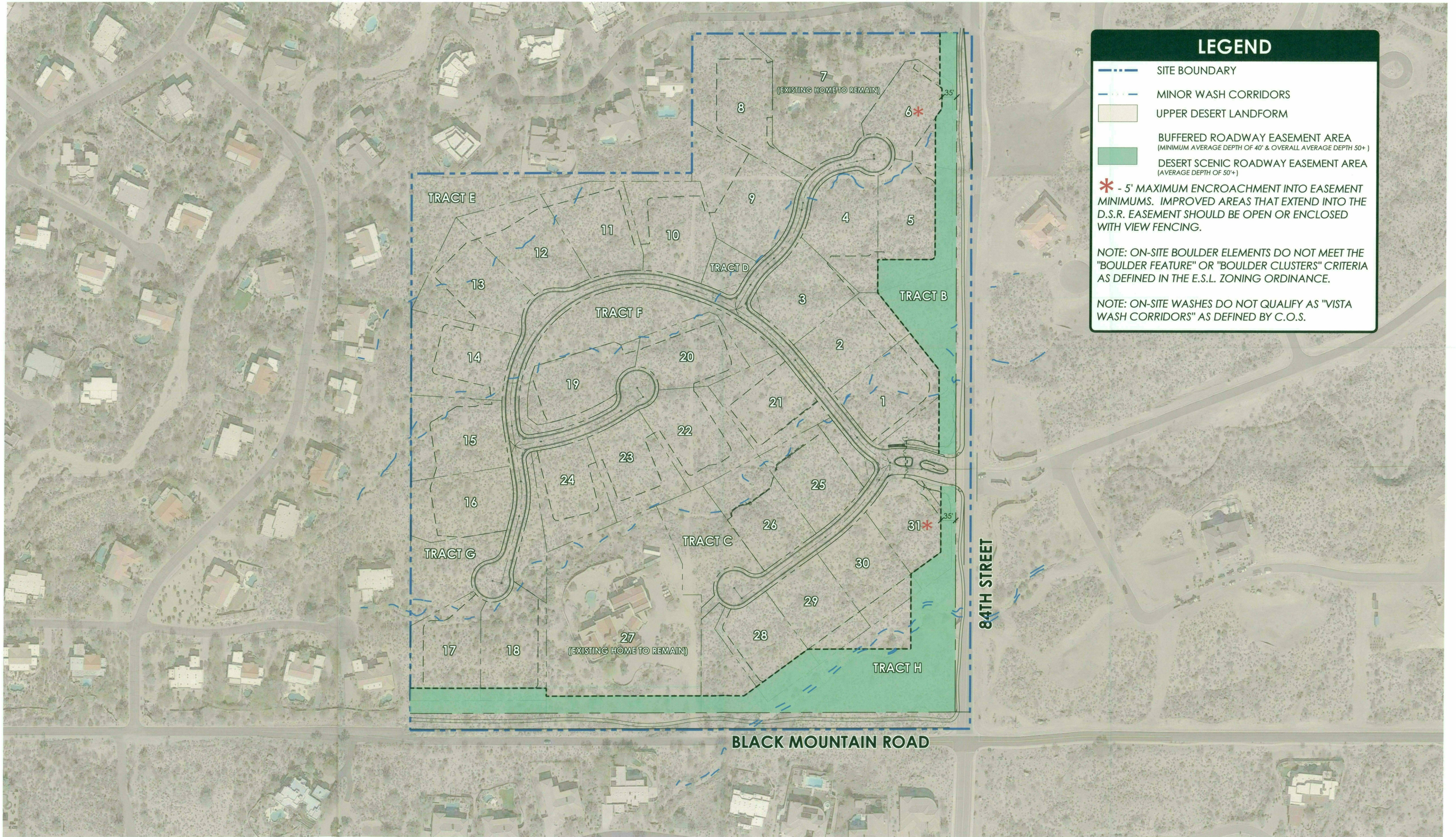
ENTIRE PROJECT: UPPER DESERT ESL LANDFORM AREA



NAOS SLOPE ANALYSIS



January 3, 2017



LEGEND

- SITE BOUNDARY
- MINOR WASH CORRIDORS
- UPPER DESERT LANDFORM
- BUFFERED ROADWAY EASEMENT AREA
(MINIMUM AVERAGE DEPTH OF 40' & OVERALL AVERAGE DEPTH 50'+)
- DESERT SCENIC ROADWAY EASEMENT AREA
(AVERAGE DEPTH OF 50'+)

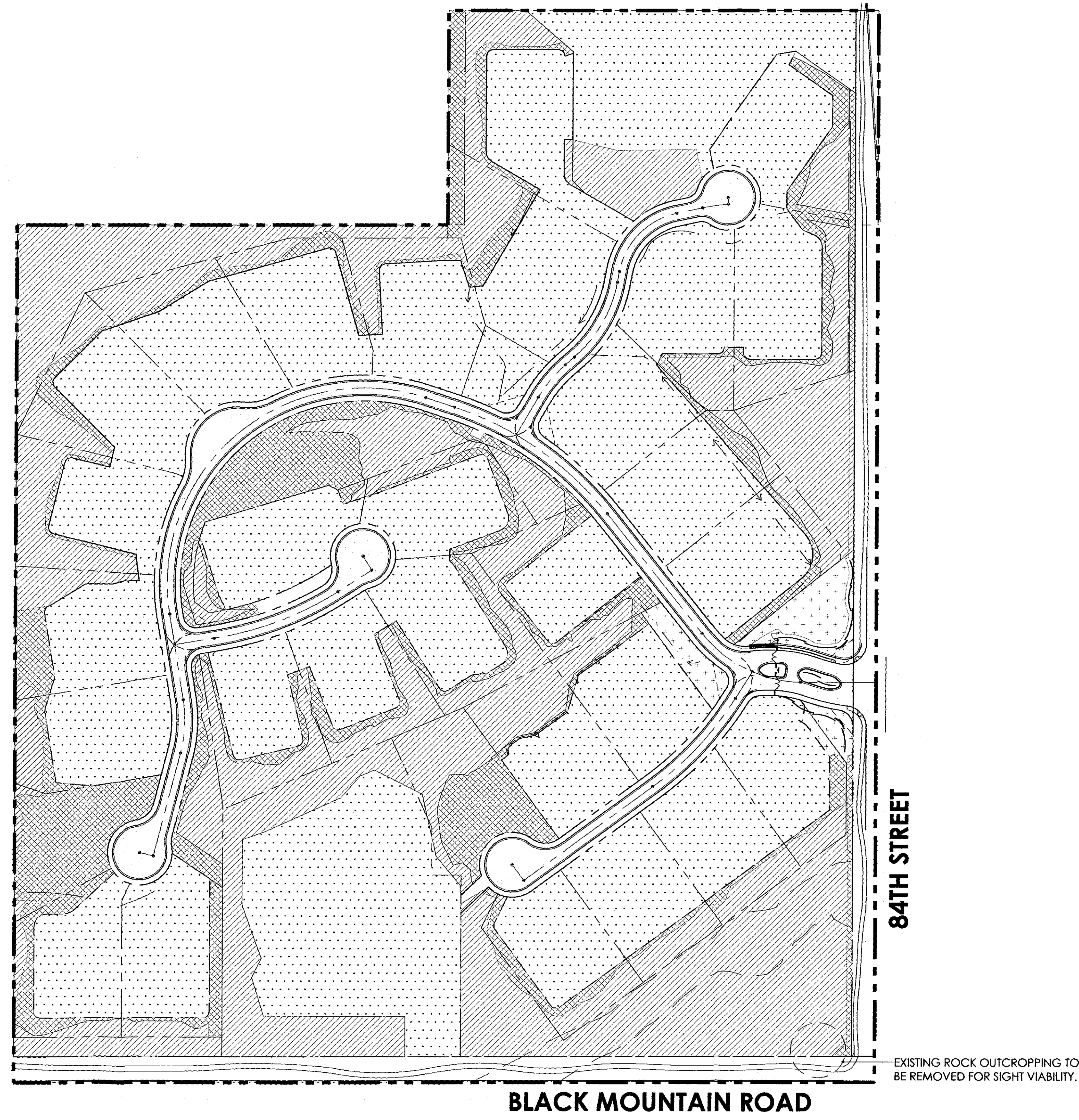
***** - 5' MAXIMUM ENCROACHMENT INTO EASEMENT MINIMUMS. IMPROVED AREAS THAT EXTEND INTO THE D.S.R. EASEMENT SHOULD BE OPEN OR ENCLOSED WITH VIEW FENCING.

NOTE: ON-SITE BOULDER ELEMENTS DO NOT MEET THE "BOULDER FEATURE" OR "BOULDER CLUSTERS" CRITERIA AS DEFINED IN THE E.S.L. ZONING ORDINANCE.

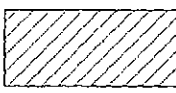
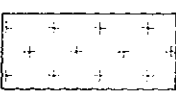

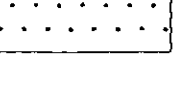
NOTE: ON-SITE WASHES DO NOT QUALIFY AS "VISTA WASH CORRIDORS" AS DEFINED BY C.O.S.

THE RESERVE at BLACK MOUNTAIN

ENVIRONMENTAL FEATURES MAP



LEGEND:

- 
ZONE A: NATURAL VEGETATION
 The identified areas depict undisturbed portions of the site which will remain in the current state. Areas to be designed as undisturbed N.A.O.S.
- 
ZONE B: ENHANCED PLANTING
 The identified areas will bring character and theming to the community by including concentrated salvaged or nursery grown vegetation maintained by the HOA.
- 
ZONE C: NATIVE PLANTING
 The identified areas are primarily N.A.O.S revegetated areas to mitigate development disturbance. Plant selection and density will match surrounding vegetation and may include salvaged materials.
- 
ZONE D: MAINTAINED LANDSCAPING
 The identified areas are privately owned and maintained. These landscaped areas are located on lot adjacent to building envelopes.

LANDSCAPE NOTES:

1. ALL DISTURBED AREAS ARE TO HAVE 'DESERT FLOOR' DECOMPOSED GRANITE. MATCH COLOR AND SIZE OF SURROUNDING AREAS.
2. ALL BERMS ARE TO HAVE MAXIMUM 4:1 SIDE SLOPES.
3. BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.
4. FIFTY PERCENT OF PROPOSED TREES SHALL BE MATURE, AS DEFINED IN ARTICLE III, DEFINITIONS, OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT CALIPER AND INDUSTRY STANDARDS BOX SIZE FOR THAT CALIPER IN THE PLANT PALETTE.
5. ALL SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPT. OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST.
6. NO SHRUB OR GROUND COVER WITHIN SIGHT VISIBILITY TRIANGLE SHALL EXCEED 2'-0" IN HEIGHT AT MATURITY, TYP.
7. PLANTS INSTALLED IN DETENTION BASINS AND DRAINAGE CHANNELS TO CONFORM TO CITY OF SCOTTSDALE DS&PM, SECTION 2-1.903
8. CUL-DE-SAC LANDSCAPE SHALL BE PLANTED PER ZONING ORDINANCE SECTION 1-303 REFER TO PLAN AND REPORTS REQUIREMENTS FOR DEVELOPMENT APPLICATIONS.

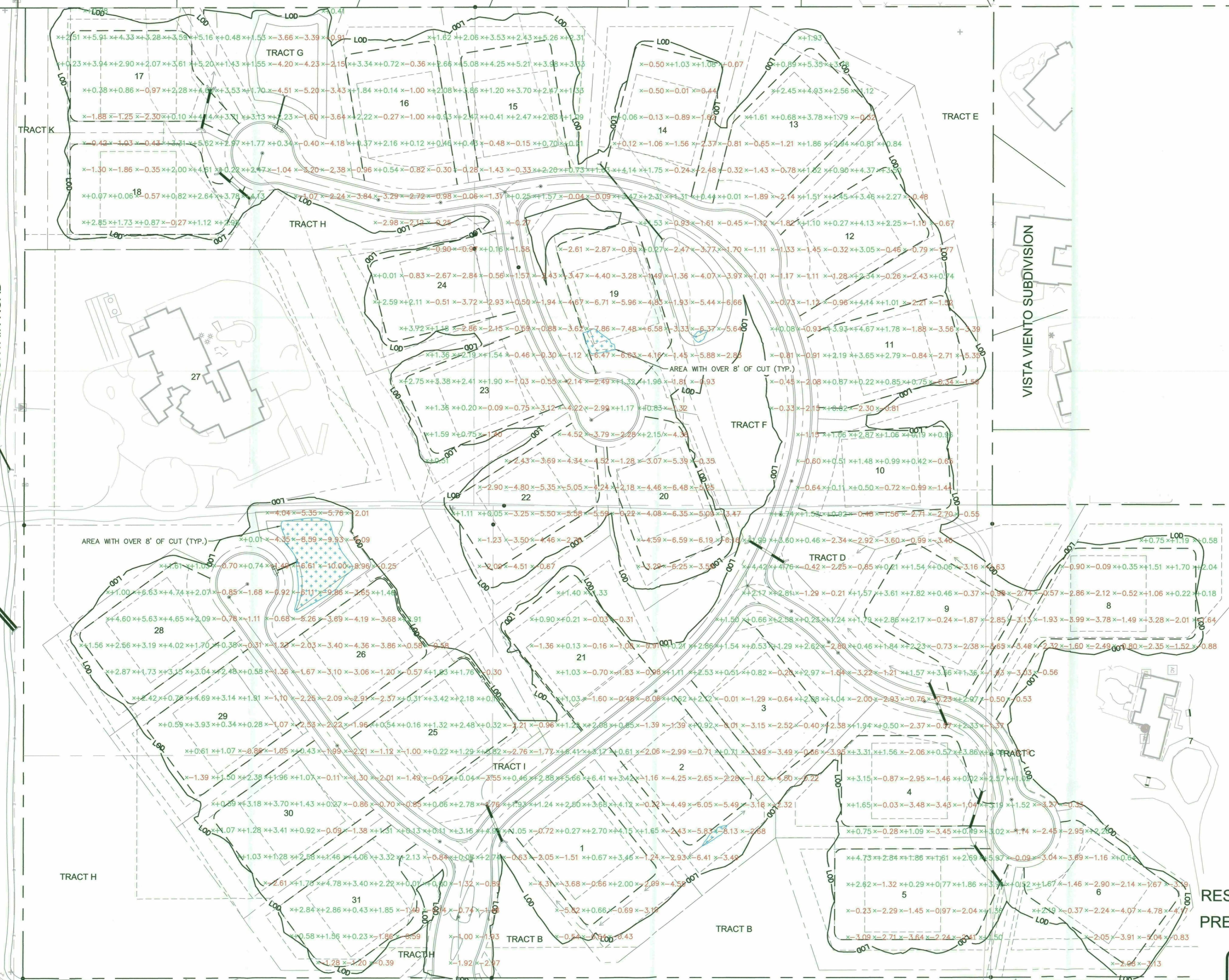
*NOTE: LIMITS OF PLANTING AREAS AS DEPICTED ON THIS EXHIBIT ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE

*PLANTS PROPOSED IN DRAINAGE BASINS SHALL BE IN CONFORMANCE WITH DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.903 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.

THE RESERVE at BLACK MOUNTAIN
LANDSCAPE CHARACTER PLAN

SANDFLOWER SUBDIVISION

DATE: 01/10/2016

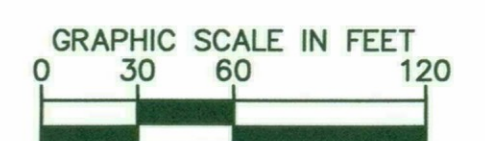


CORTANA SUBDIVISION

BLACK MOUNTAIN ROAD

VISTA VIENTO SUBDIVISION

84TH STREET



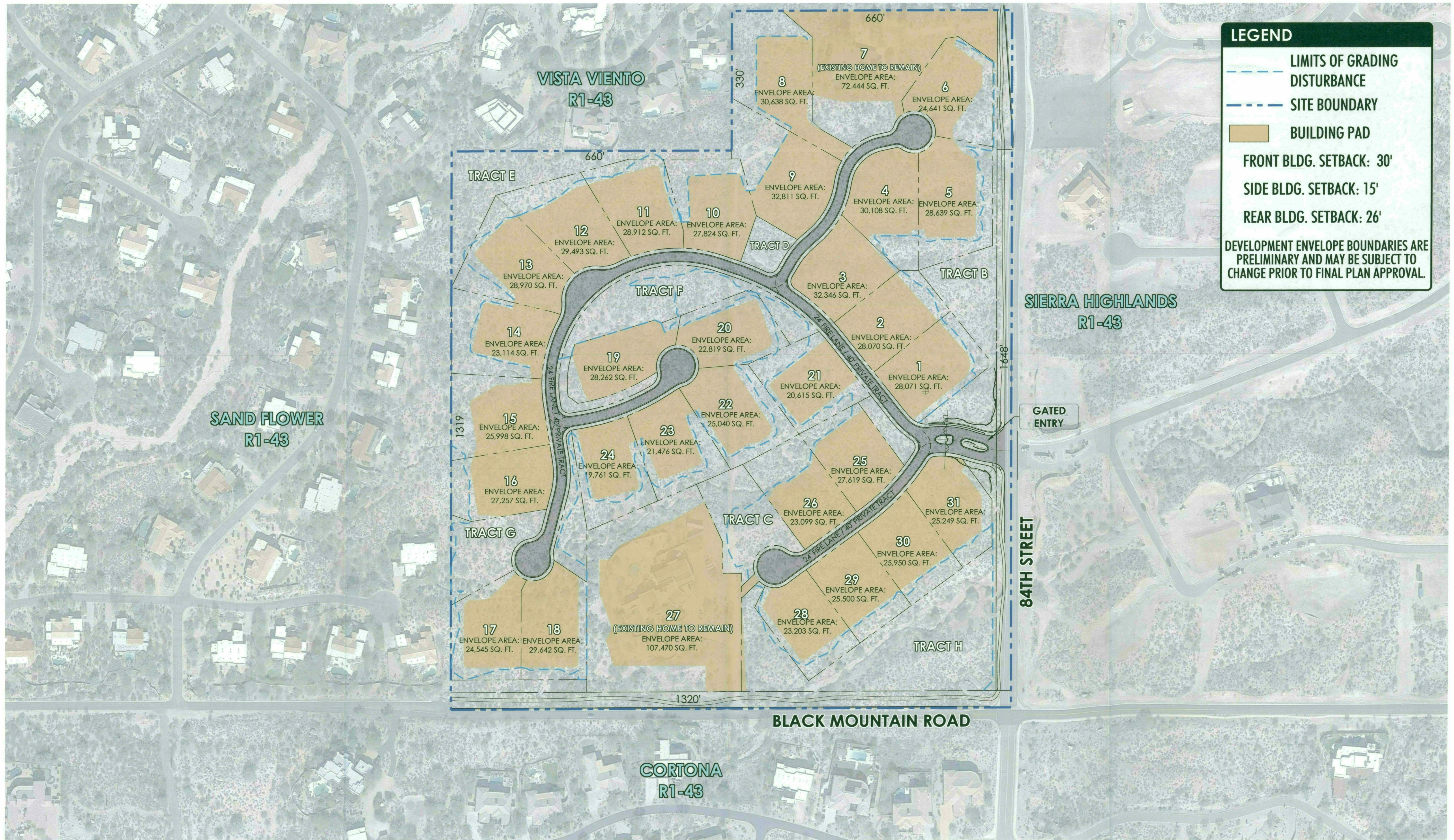
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RESERVE AT BLACK MOUNTAIN
PRELIMINARY CUT/FILL EXHIBIT

12/22/16



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LEGEND

- LIMITS OF GRADING DISTURBANCE
- SITE BOUNDARY
- BUILDING PAD
- FRONT BLDG. SETBACK: 30'
- SIDE BLDG. SETBACK: 15'
- REAR BLDG. SETBACK: 26'

DEVELOPMENT ENVELOPE BOUNDARIES ARE PRELIMINARY AND MAY BE SUBJECT TO CHANGE PRIOR TO FINAL PLAN APPROVAL.

THE RESERVE at BLACK MOUNTAIN
DEVELOPMENT ENVELOPE PLAN

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