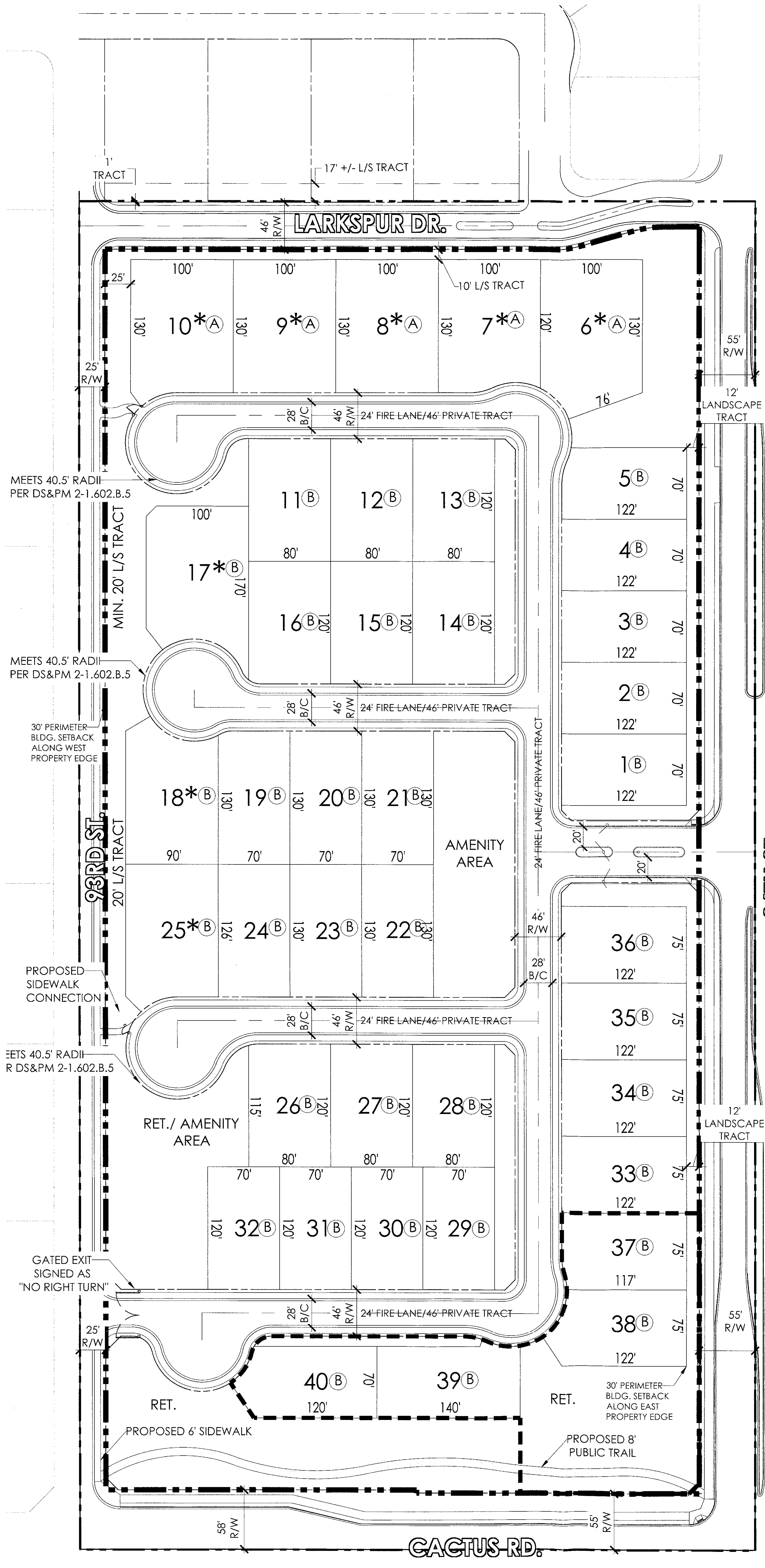


Full Size

8.5 x 11

11 x 17

(site plan, landscape, elevations)



LEGEND

- GROSS SITE BOUNDARY
- NET SITE BOUNDARY
- - - PHASE LINE
- * RESTRICTED TO 1-STORY

SITE DATA

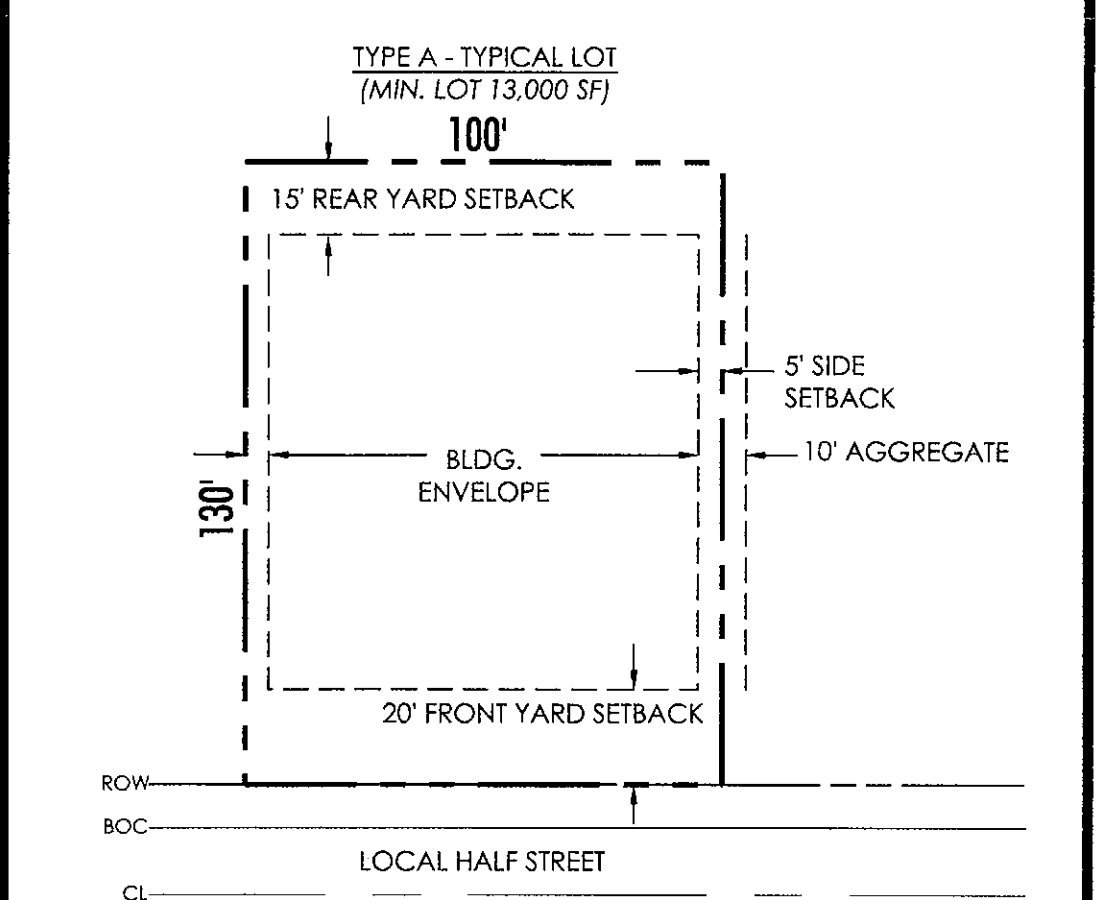
SITE AREA (GROSS): 20.0 AC (+/-)
 SITE AREA (NET): 16.3 AC (+/-)
 EXISTING ZONING: R1-35
 PROPOSED ZONING: R1-18 PRD
 TOTAL LOTS: 40
 GROSS DENSITY: 2.0 DU/AC

R1-18 PRD DEVELOPMENT STANDARDS

TYPE A - (A)

MIN. LOT AREA: 13,000 SF
 MIN. LOT WIDTH: 100'
 FRONT YARD: 20'
 SIDE YARD: 10' (AGGREGATE)
 REAR YARD: 15'

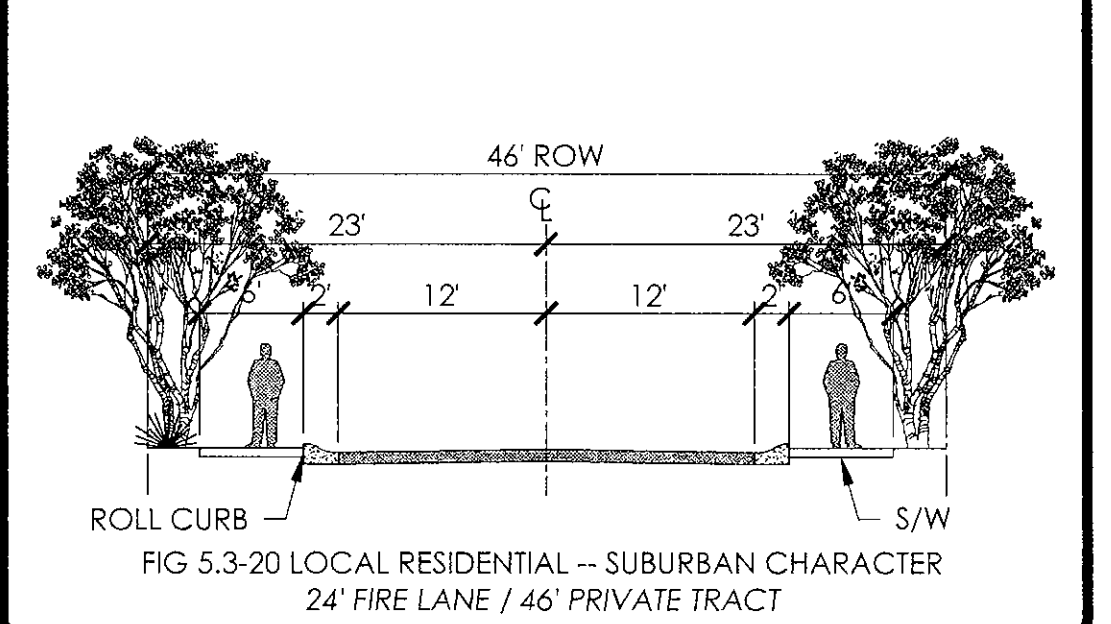
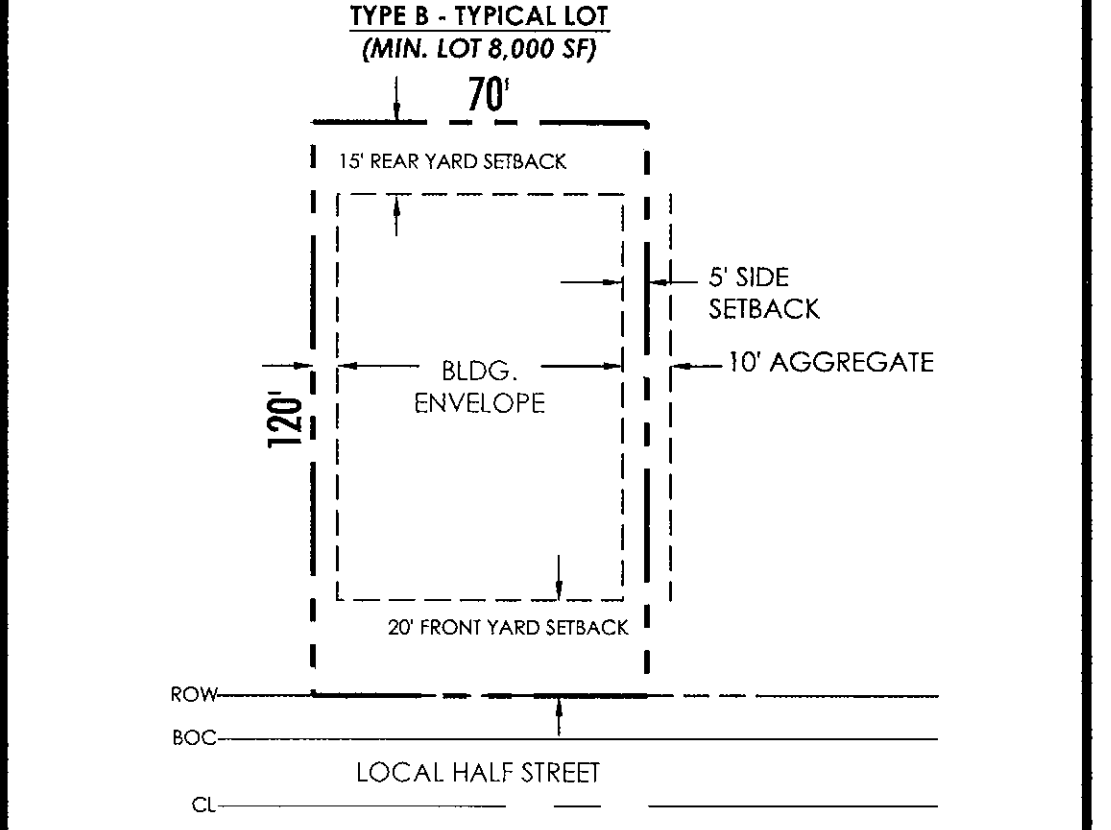
*PERIMETER BUILDING SETBACK REQUIREMENTS MAY INCREASE TYPICAL SETBACKS WHERE APPLICABLE.



TYPE B - (B)

MIN. LOT AREA: 8,000 SF
 MIN. LOT WIDTH: 70'
 FRONT YARD: 20'
 SIDE YARD: 10' (AGGREGATE)
 REAR YARD: 15'

*PERIMETER BUILDING SETBACK REQUIREMENTS MAY INCREASE TYPICAL SETBACKS WHERE APPLICABLE.



- FIRE NOTES:**
- GATED ENTRY COMPLES WITH SEC. 2-1.806 FIG. 2.1-3 & SEC. 2-1.802(2) OF THE DS&PM
 - KEYPAD & KEY SWITCH / PRE-EMPTION SENSOR PER SEC. 4045 & 503.6.1
 - FIRE LANE SURFACES ABLE TO SUPPORT 83,000 LB. VEHICLE WEIGHT PER SEC. 2-1.802(3)
 - MIN. UNOBSTRUCTED VERTICAL CLEARANCE OF 13'6" PER ORD. 4045 & 503.2.1
 - HYDRANT SPACING TO COMPLY WITH ORD. 4050 & 507.5.1.2
 - ALL INTERNAL ACCESSWAYS TO BE DESIGNATED AS FIRE LANES PER ORD. 4050 & 503.3

NOTE: THE SOUTHEAST CORNER PARCEL IS CURRENTLY UNDER SEPARATE OWNERSHIP. THE PARCEL IS SUBJECT TO THE PROPOSED PLAN AND STIPULATIONS, WHEN APPROVED BY THE CITY COUNCIL. IF E.R.C. II DOES NOT OWN THIS PARCEL AT THE TIME OF FINAL PLAT, LOTS 37-40 WILL BE CONSTRUCTED AS A SECOND PHASE OF THE PROJECT.

SITE PLAN IS PRELIMINARY AND SUBJECT TO C.O.S. REVIEW AND APPROVAL.

LEGEND

- GROSS SITE BOUNDARY
- PHASE BOUNDARY
- * LOTS RESTRICTED TO 1-STORY

SITE AREA (GROSS):	20.0 AC (+/-)
SITE AREA (NET):	16.8 AC (+/-)
EXISTING ZONING:	R1-35
PROPOSED ZONING:	R1-18 PRD
TOTAL LOTS:	40
GROSS DENSITY:	2.0 DU/AC



Existing Median

Larkspur Manor (R1-10)

Proposed Median Break

El Paseo Estates (R1-18 PRD)

Gated Entrance with Equestrian Theme

(R1-35)

NOTE: THE SOUTHEAST CORNER PARCEL IS CURRENTLY UNDER SEPARATE OWNERSHIP. THE PARCEL IS SUBJECT TO THE PROPOSED PLAN AND STIPULATIONS, WHEN APPROVED BY THE CITY COUNCIL. IF E.R.C. II DOES NOT OWN THIS PARCEL AT THE TIME OF FINAL PLAT, LOTS 37-40 WILL BE CONSTRUCTED AS A SECOND PHASE OF THE PROJECT.

SITE PLAN IS PRELIMINARY AND SUBJECT TO C.O.S. REVIEW AND APPROVAL.

New Landscape
1' Tract

Larkspur Drive Extension

Proposed Traffic Control

Sandspur Ranch (R1-35 PRD)

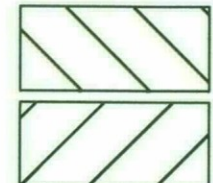

Public Trails

Gated Exit Signed as "No Right Turn"

Equestrian Figures

* STIPULATION SET RETAIN FOR RECORDS APPROVED BY CC on 9-19-17
DATE INITIALS KVL

LEGEND

- PHASE BOUNDARY
-  PHASE 1
-  PHASE 2

PHASE 1

GROSS AREA:	17.9 AC
NET AREA:	14.8 AC
ZONING:	R1-18 PRD
# OF LOTS:	36

PHASE 2

GROSS AREA:	2.1 AC
NET AREA:	1.5 AC
ZONING:	R1-18 PRD
# OF LOTS:	4



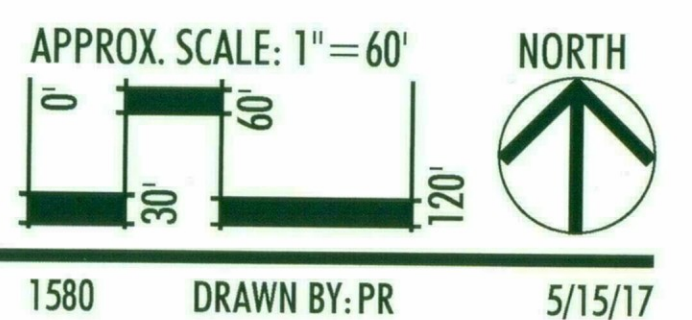
Phasing plan

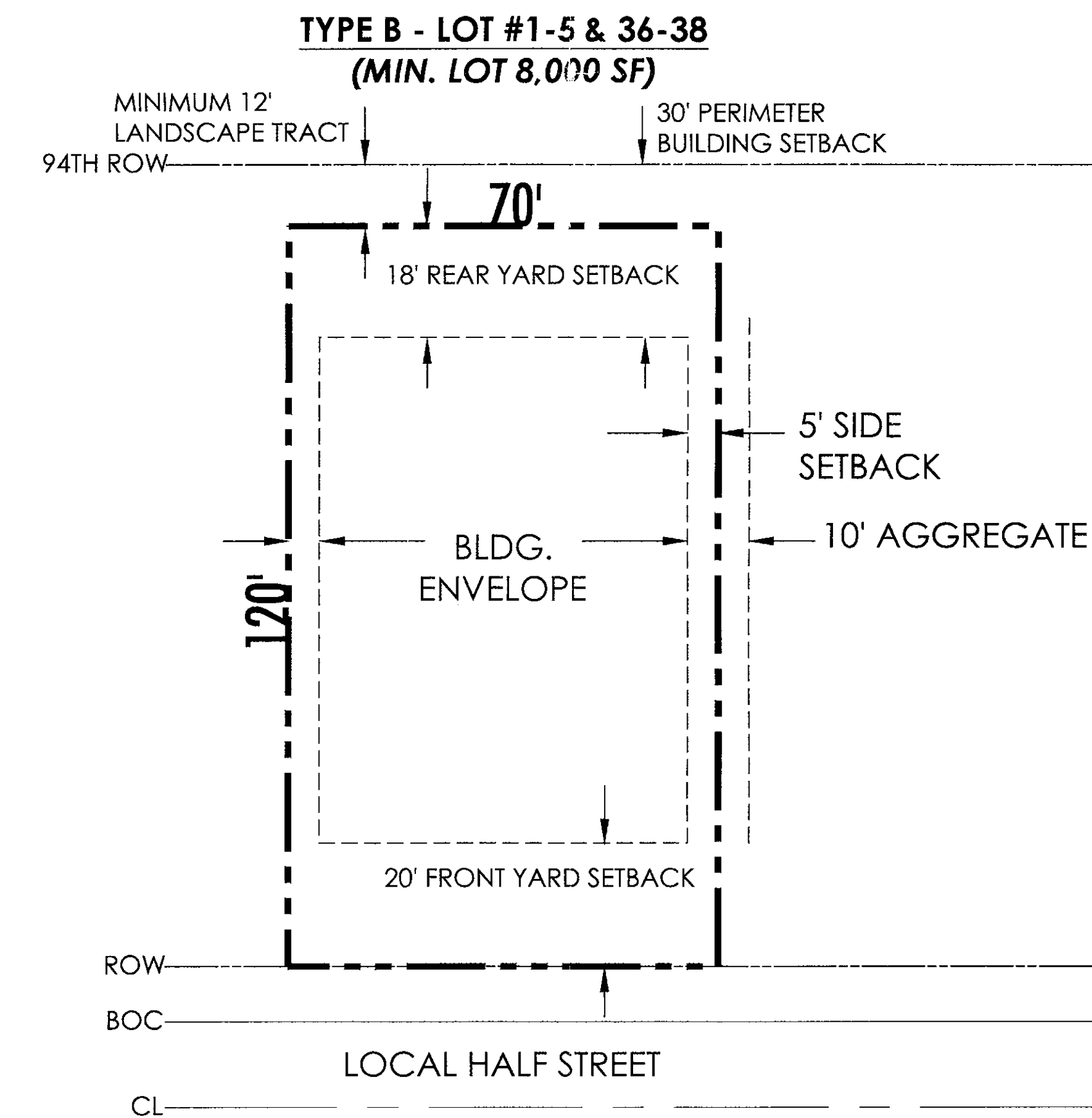
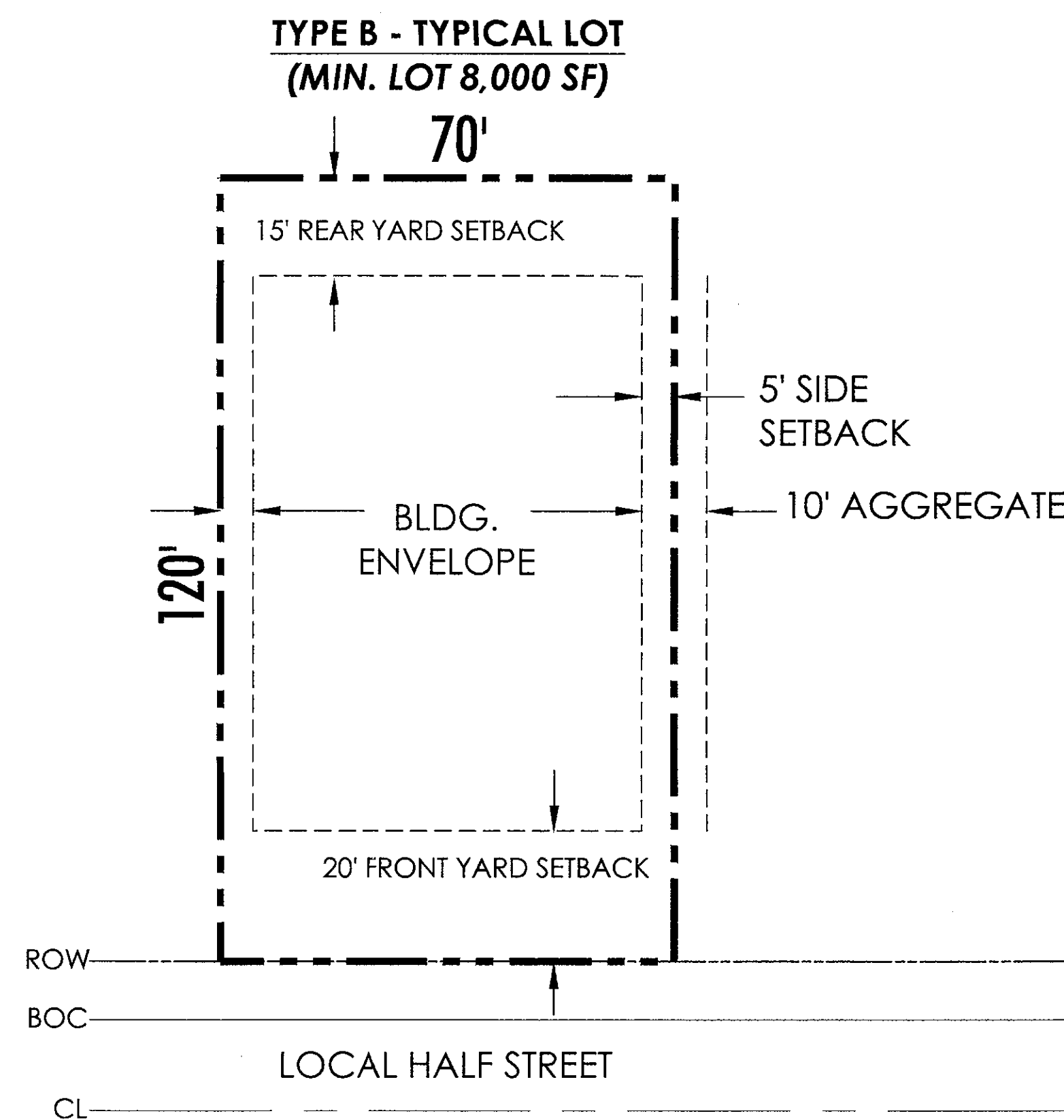
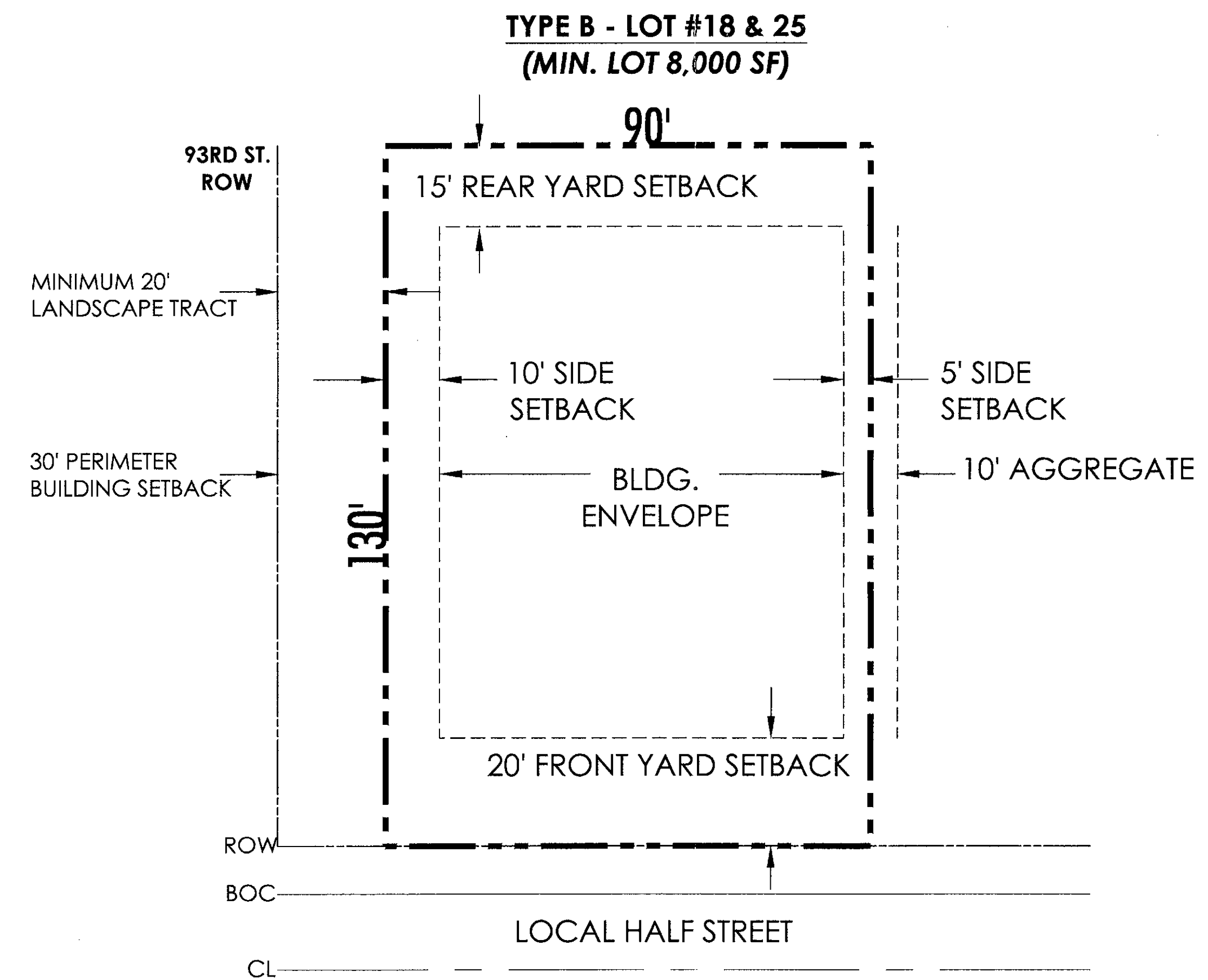
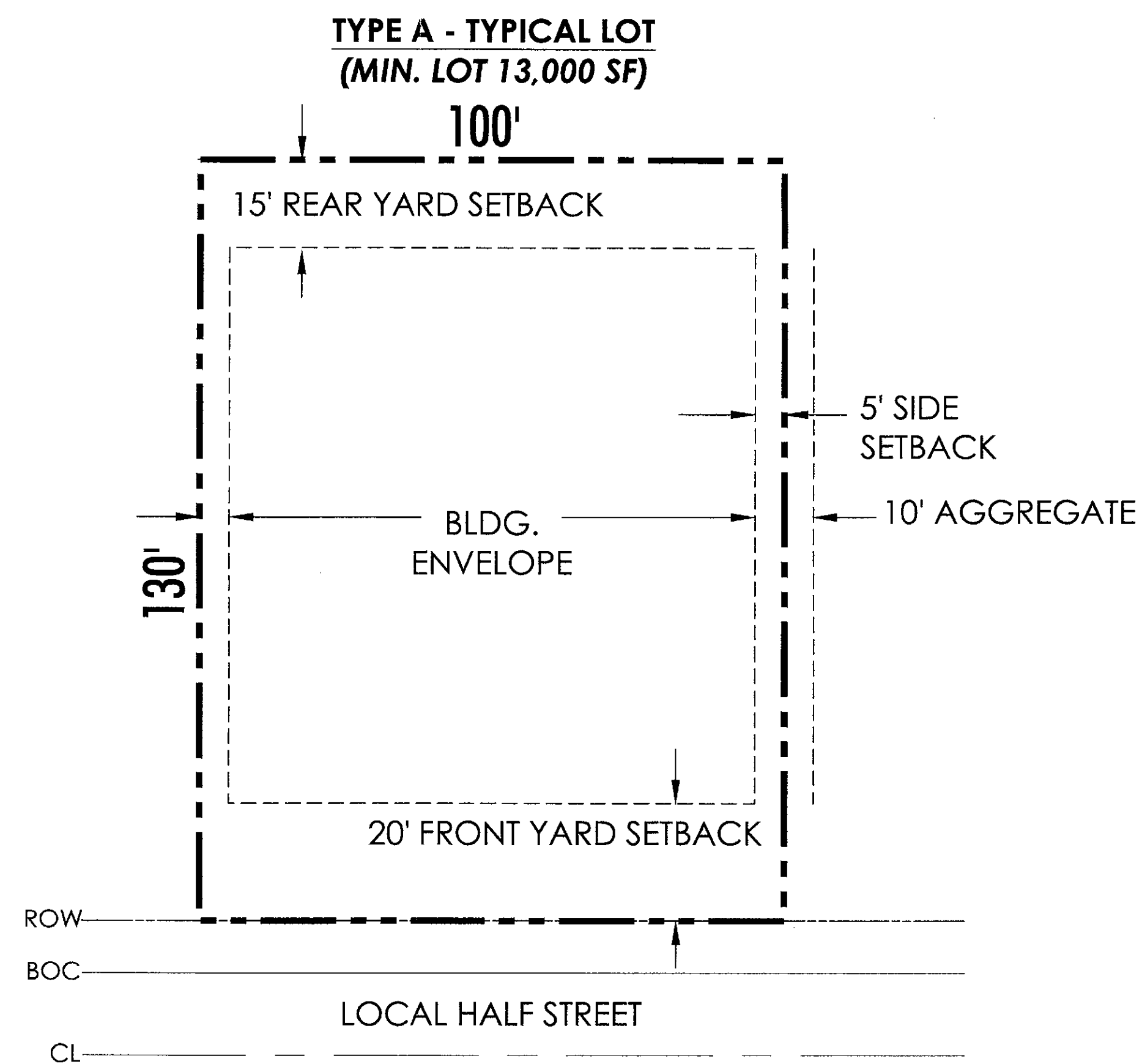
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE 9-19-17
INITIALS *KW*

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WOLF SPRINGS RANCH

PHASE PLAN





STIPULATION SET
RETAIN FOR RECORDS
APPROVED

9-19-17 KN
DATE INITIALS

LEGEND

- — — — — GROSS SITE BOUNDARY
- - - - - PHASE BOUNDARY
- * LOTS RESTRICTED TO 1-STORY

SITE AREA (GROSS):	20.0 AC (+/-)
SITE AREA (NET):	16.8 AC (+/-)
EXISTING ZONING:	R1-35
PROPOSED ZONING:	R1-18 PRD
TOTAL LOTS:	40
GROSS DENSITY:	2.0 DU/AC

- (A) OUTDOOR ENTERTAINMENT & KITCHEN AREA
- (B) HORSESHOE PITS
- (C) FIREPIT & LOUNGE AREA
- (D) RAMADA W/ PICNIC BENCH & BBQ
- (E) SHADED PLAYGROUND AREA
- (F) PICKLEBALL COURT

Larkspur Manor
(R1-10)

Proposed Median Break

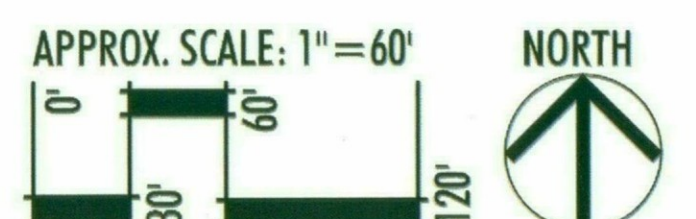
El Paseo Estates
(R1-18 PRD)

Gated Entrance with Equestrian Theme

(R1-35)

NOTE: THE SOUTHEAST CORNER PARCEL IS CURRENTLY UNDER SEPARATE OWNERSHIP. THE PARCEL IS SUBJECT TO THE PROPOSED PLAN AND STIPULATIONS, WHEN APPROVED BY THE CITY COUNCIL. IF E.R.C. II DOES NOT OWN THIS PARCEL, AT THE TIME OF FINAL PLAT, LOTS 37-40 WILL BE CONSTRUCTED AS A SECOND PHASE OF THE PROJECT.

SITE PLAN IS PRELIMINARY AND SUBJECT TO C.O.S. REVIEW AND APPROVAL.



APPROX. SCALE: 1"=60' NORTH

1580 DRAWN BY: PR 5/15/17



New Landscape
1' Tract

Proposed Traffic Control

Larkspur Drive Extension

Sandspur Ranch
(R1-35 PRD)

Public Trails

Gated Exit Signed as "No Right Turn"

Equestrian Figures

Scottsdale Vista
(R1-18 PCD)

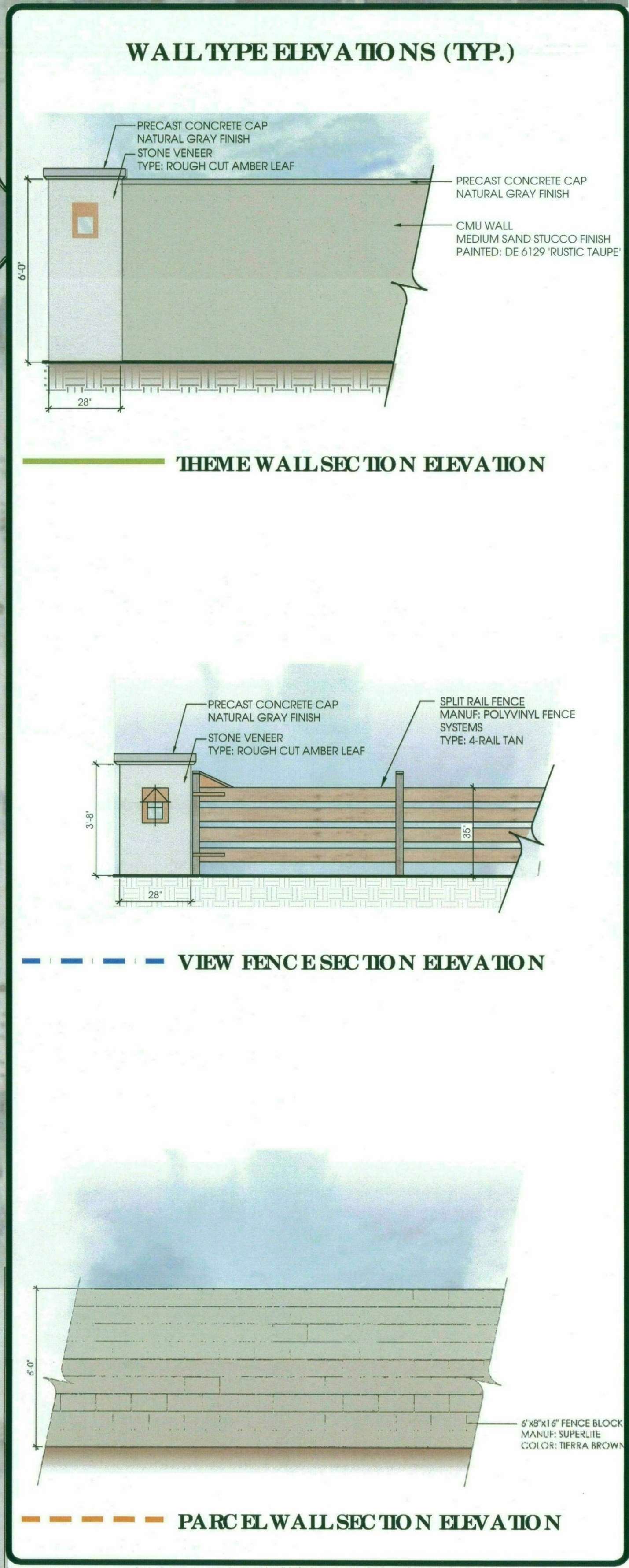
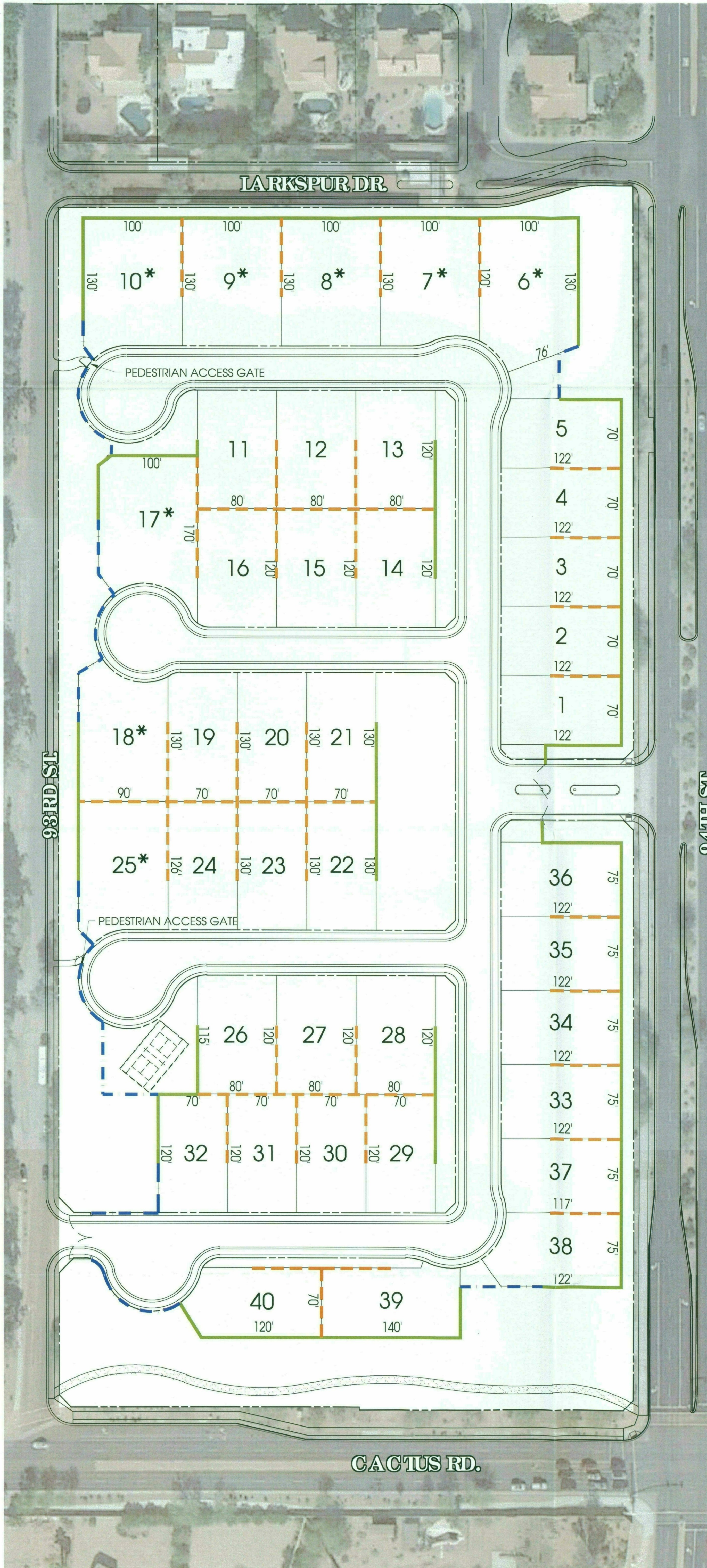
DATE: 4-19-17
INITIALS: [Signature]
STIPULATION SET RETAIN FOR RECORDS APPROVED

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WOLF SPRINGS RANCH
CONCEPTUAL LANDSCAPE PLAN

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NOTE:

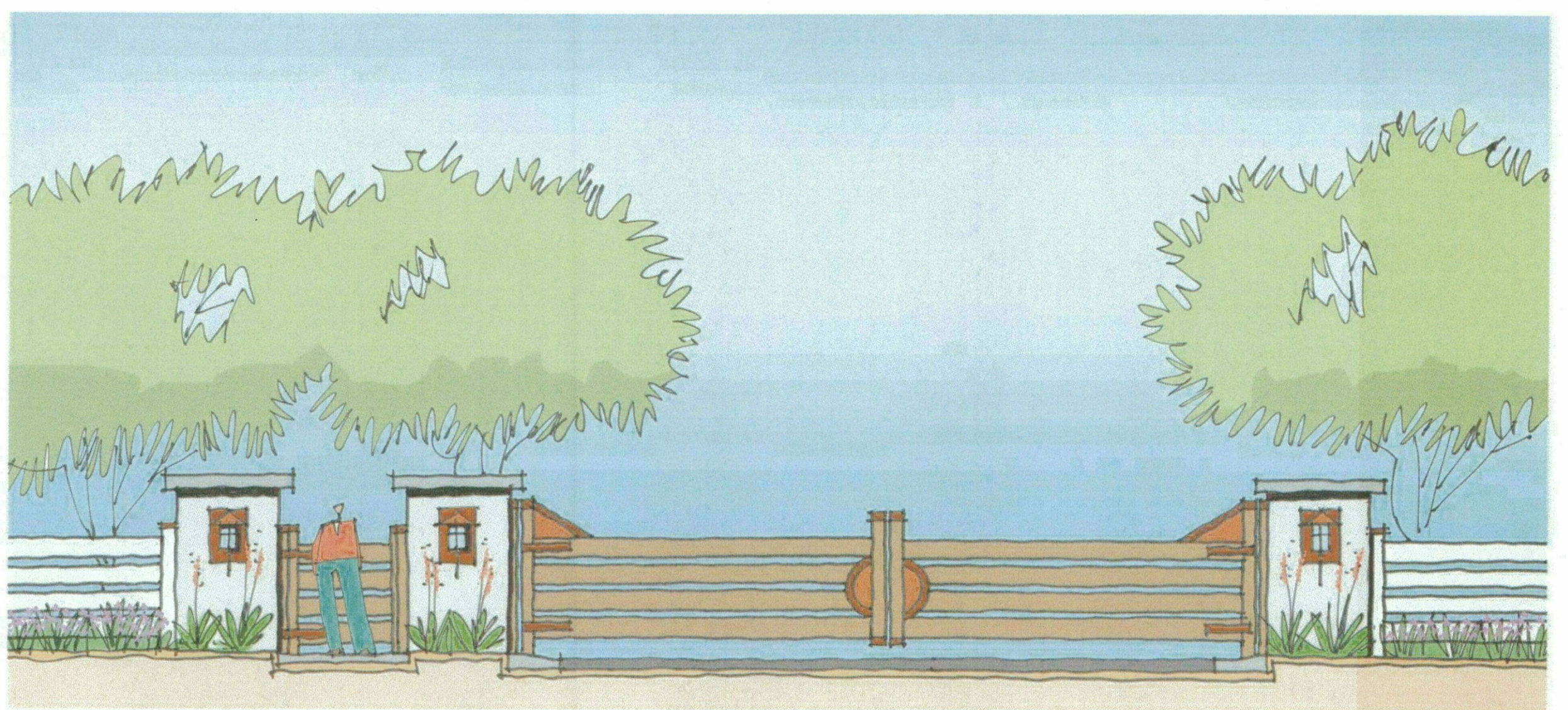
- WALL TYPES & LOCATIONS ARE PRELIMINARY & MAY BE SUBJECT TO CHANGE.
- ALL PROPOSED WALLS CONFORM WITH HEIGHT LIMITATIONS SET FORTH IN THIS P.R.D APPLICATION
- ALL PROPOSED WALLS ARE SUBJECT TO APPROVED GRADING & DRAINAGE PLANS

Wall Plan



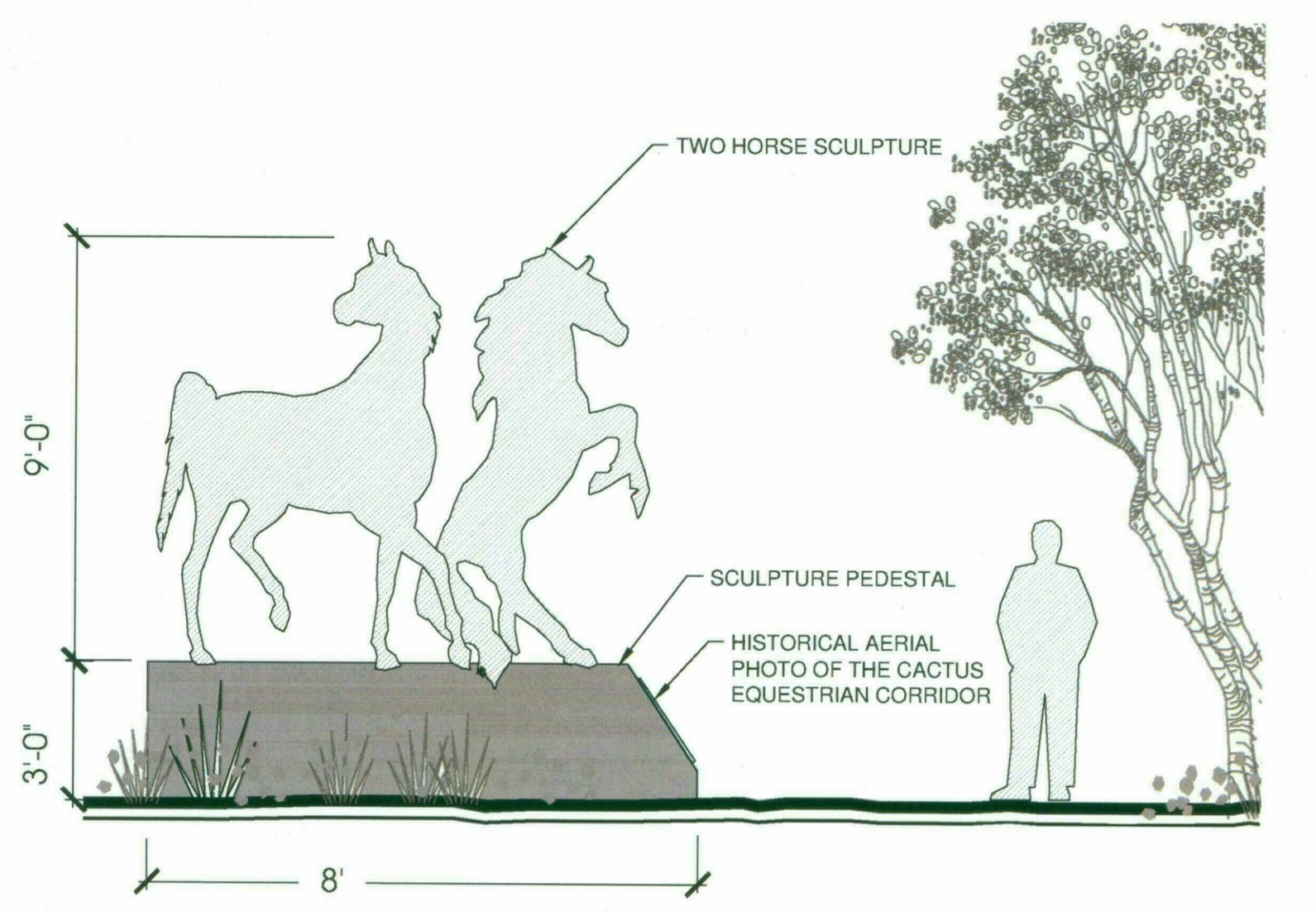
COMMUNITY TRAIL PLAN

SCALE: 1" = 200'



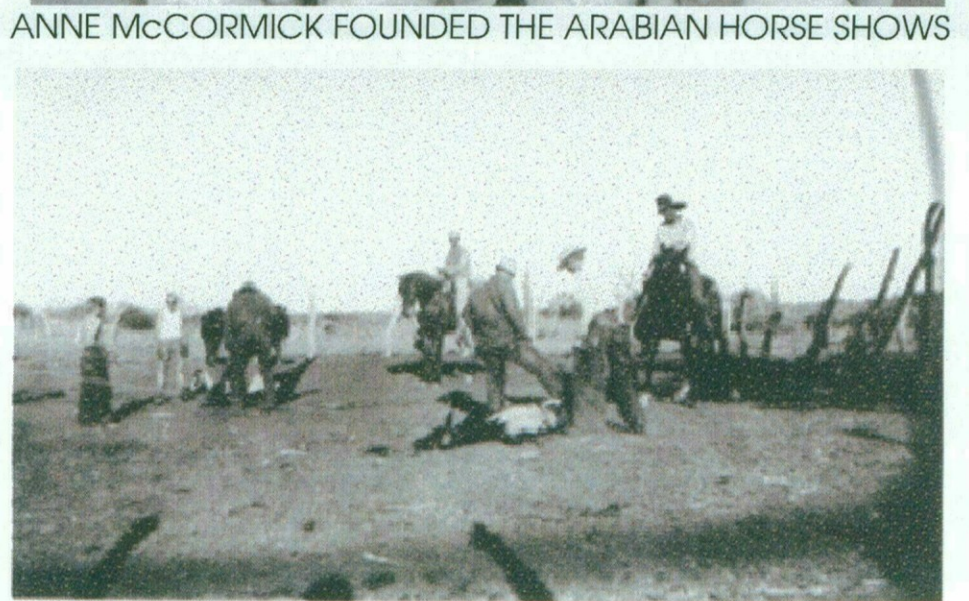
COMMUNITY ENTRY GATES - CONCEPT

SCALE: NTS



TRAIL SIGNAGE/SCULPTURE

SCALE: 1" = 20'



TIMELINE

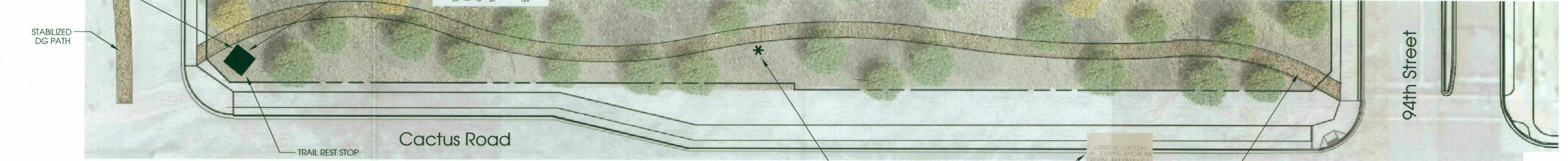
- BROWNS RANCH/DC RANCH - 1885
- WINFIELD SCOTT FORMS THE SCOTTSDALE SCHOOL DISTRICT - 1896
- SCOTTSDALE BECOMES A CITY - 1951
- ANNE McCORMICK FOUNDS THE 1ST ARABIAN HORSE SHOW - 1954
- FIRST PARADA DEL SOL RODEO - 1954
- HORSE RANCHES TAKE HOLD ALONG CACTUS RD. - 1950'S & 1960'S
- NOTABLE SCOTTSDALE HORSE RANCHES
 - BUFFALO RANCH
 - CACTUS ACRES
 - Pretty Pony Ranch
 - LADY HAWK RANCH
 - Pretty Penny Ranch
 - SANDSPUR RANCH
 - CHAUNCEY ARABIANS
- RAWHIDE WESTERN TOWN BUILT - 1971
- WESTWORLD (HORSE FAC.) BUILT - 1985



HISTORICAL AERIAL PHOTO - 1938

SCALE: NTS

SIGNIFICANT EQUESTRIAN HISTORY IN SCOTTSDALE



CACTUS ROAD EQUESTRIAN HERITAGE INTERPRETIVE TRAIL - CONCEPT

SCALE: 1" = 20'

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WOLF SPRINGS RANCH

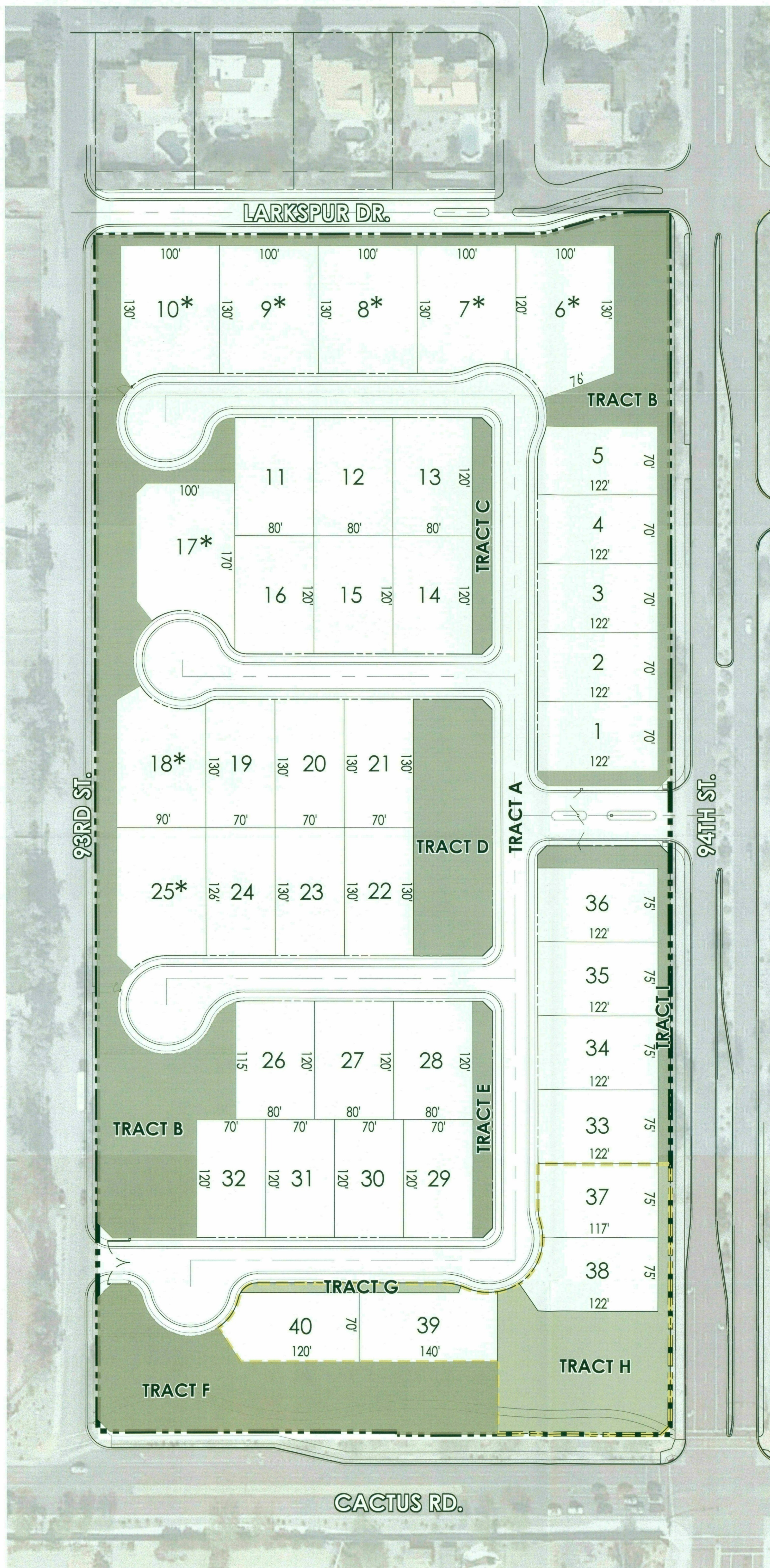
CONCEPTUAL INTERPRETIVE TRAIL AMENITY

STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 9-19-17 DATE KN INITIALS
 APPROX SCALE: 1" = 20'
 NORTH
 1580.1 DRAWN BY: TEAM 5/3/17

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 P:\2015\1580 - Wolf Springs\CAD\LS EXHIBITS\LVA-1580-HIST_ART_TRAIL.dwg May 3, 2017



WOLF SPRINGS RANCH
CONTEXT AERIAL



LEGEND

- SITE BOUNDARY
- PHASE 1
OPEN SPACE : 145,000 SQ. FT. (3.3 AC)
- PHASE 2
OPEN SPACE : 26,000 SQ. FT. (0.6 AC)
- (*) SINGLE-STORY HOMES

SITE DATA

SITE AREA (GROSS): 20.0 AC (+/-)
 SITE AREA (NET): 16.8 AC (+/-)
 EXISTING ZONING: R1-35
 PROPOSED ZONING: R1-18 PRD
 TOTAL LOTS: 40
 GROSS DENSITY: 2.0 DU/AC

OPEN SPACE

OPEN SPACE TRACT TABLE

TRACT	APPROX. AREA (SF)	USE	MAINTENANCE	PHASE
A	-	STREET TRACT	HOA	PH 1
B	76,000	COMMUNITY O/S	HOA	PH 1
C	4,000	COMMUNITY O/S	HOA	PH 1
D	20,000	COMMUNITY O/S	HOA	PH 1
E	4,000	COMMUNITY O/S	HOA	PH 1
F	35,000	COMMUNITY O/S	HOA	PH 1
G	2,000	COMMUNITY O/S	HOA	PH 2
H	24,000	COMMUNITY O/S	HOA	PH 2
I	6,000	COMMUNITY O/S	HOA	PH 1

REQUIRED OPEN SPACE: N/A
 PROVIDED OPEN SPACE: 3.9 AC (171,000 SQ. FT.)
 % OF OPEN SPACE: 23% OF NET

Open Space

WOLF SPRINGS
(R1-18 PRD)

SWEETWATER
RANCH
ESTATES
(R1-18 PRD)

REAR YARD

REAR YARD

EXISTING PROPERTY
LINE & FENCE

PROPOSED
SUBDIVISION
WALL

EXISTING
SUBDIVISION
WALL

6' S/W OR
NATURAL
SURFACE
PATH

1' L/S
TRACT

10' L/S
TRACT

17' L/S
ESMT +/-

9'

9'

28'

46' ROW

LARKSPUR DRIVE - LOOKING WEST

Fig 5.3-20 LOCAL RESIDENTIAL --SUBURBAN CHARACTER

KEYMAP



WOLF SPRINGS RANCH

PERIMETER STREET CROSS-SECTIONS

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P:\2015\1580 -Wolf Springs\CAD\PLANNING\LVA-1580-CROSS SECTIONS.dwg Feb 16, 2017

SANDSPUR RANCH (R1-35 PRD)

EXISTING WALL/FENCE (TO BE REMOVED)

WOLF SPRINGS (R1-18 PRD)

SIDE YARD

EXISTING SPLIT RAIL

9' L/S

6' DG TRAIL

RIBBON CURB 10'

12' VARIES

12'

1.5'-2' 6' MIN

6' S/W

PROPOSED SUBDIVISION WALL / FENCE (LOCATION VARIES)

46' ROW

20' ADDITIONAL LANDSCAPE TRACT

KEYMAP

Larkspur Drive

93rd Street

94th Street

Cactus Road

93RD STREET - LOOKING NORTH

Fig 5.3-20 LOCAL RESIDENTIAL - SUBURBAN CHARACTER

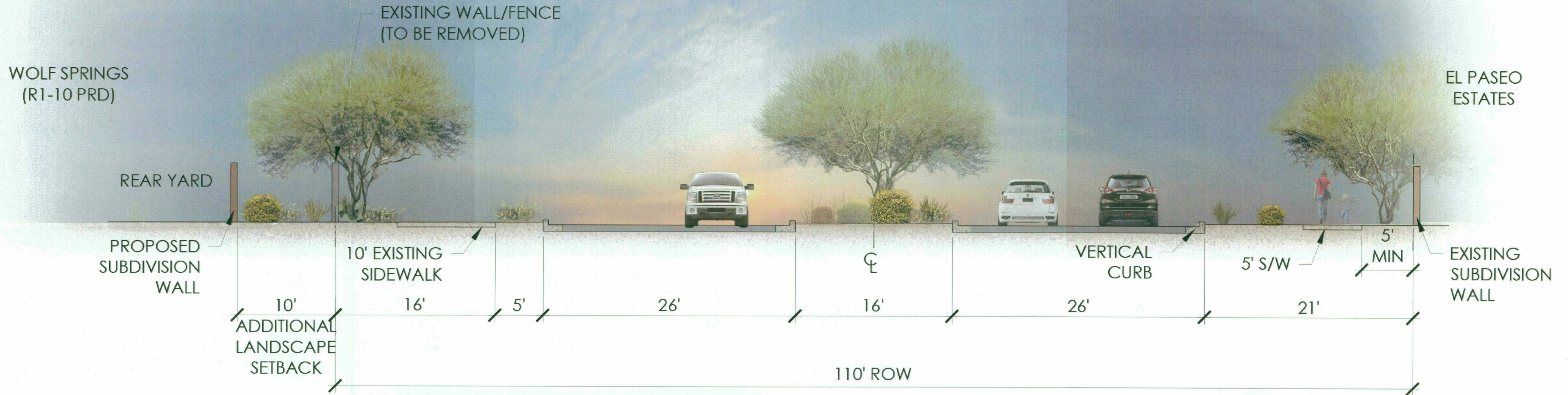
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WOLF SPRINGS RANCH PERIMETER STREET CROSS-SECTIONS

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P:\2015\1580 -Wolf Springs\CAD\PLANNING\LVA-1580-CROSS SECTIONS.dwg Feb 23, 2017



94TH STREET - LOOKING NORTH
 MODIFIED FIG 5.3-5 MINOR ARTERIALS -- SUBURBAN CHARACTER

KEYMAP

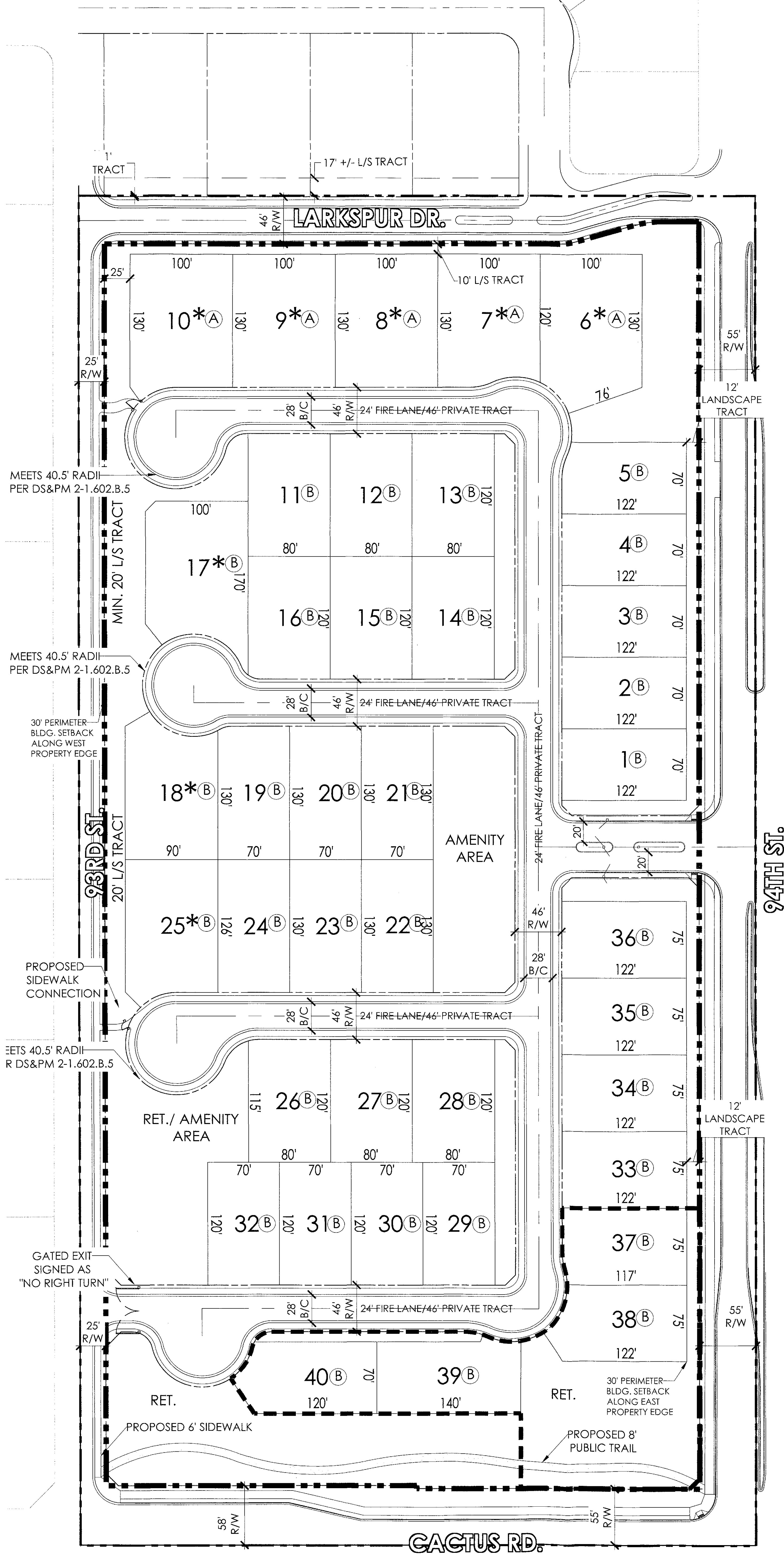


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WOLF SPRINGS RANCH
 PERIMETER STREET CROSS-SECTIONS

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 S:\1580 -Wolf Springs\CAD\PLANNING\LVA-1580-CROSS SECTIONS.dwg Nov 15, 2016



LEGEND

- GROSS SITE BOUNDARY
- NET SITE BOUNDARY
- - - PHASE LINE
- * RESTRICTED TO 1-STORY

SITE DATA

SITE AREA (GROSS): 20.0 AC (+/-)
 SITE AREA (NET): 16.3 AC (+/-)
 EXISTING ZONING: R1-35
 PROPOSED ZONING: R1-18 PRD
 TOTAL LOTS: 40
 GROSS DENSITY: 2.0 DU/AC

R1-18 PRD DEVELOPMENT STANDARDS

TYPE A - (A)

MIN. LOT AREA: 13,000 SF
 MIN. LOT WIDTH: 100'
 FRONT YARD: 20'
 SIDE YARD: 10' (AGGREGATE)
 REAR YARD: 15'

*PERIMETER BUILDING SETBACK REQUIREMENTS MAY INCREASE TYPICAL SETBACKS WHERE APPLICABLE.

TYPE A - TYPICAL LOT (MIN. LOT 13,000 SF)

TYPE B - (B)

MIN. LOT AREA: 8,000 SF
 MIN. LOT WIDTH: 70'
 FRONT YARD: 20'
 SIDE YARD: 10' (AGGREGATE)
 REAR YARD: 15'

*PERIMETER BUILDING SETBACK REQUIREMENTS MAY INCREASE TYPICAL SETBACKS WHERE APPLICABLE.

TYPE B - TYPICAL LOT (MIN. LOT 8,000 SF)

FIG 5.3-20 LOCAL RESIDENTIAL -- SUBURBAN CHARACTER
 24' FIRE LANE / 46' PRIVATE TRACT




FIRE NOTES:

- GATED ENTRY COMPIES WITH SEC. 2-1.806 FIG. 2.1-3 & SEC. 2-1.802(2) OF THE DS&PM
- KEYPAD & KEY SWITCH / PRE-EMPTION SENSOR PER SEC. 4045 & 503.6.1
- FIRE LANE SURFACES ABLE TO SUPPORT 83,000 LB. VEHICLE WEIGHT PER SEC. 2-1.802(3)
- MIN. UNOBSTRUCTED VERTICAL CLEARANCE OF 13'6" PER ORD. 4045 & 503.2.1
- HYDRANT SPACING TO COMPLY WITH ORD. 4050 & 507.5.1.2
- ALL INTERNAL ACCESSWAYS TO BE DESIGNATED AS FIRE LANES PER ORD. 4050 & 503.3

NOTE: THE SOUTHEAST CORNER PARCEL IS CURRENTLY UNDER SEPARATE OWNERSHIP. THE PARCEL IS SUBJECT TO THE PROPOSED PLAN AND STIPULATIONS, WHEN APPROVED BY THE CITY COUNCIL. IF E.R.C. II DOES NOT OWN THIS PARCEL AT THE TIME OF FINAL PLAT, LOTS 37-40 WILL BE CONSTRUCTED AS A SECOND PHASE OF THE PROJECT.

SITE PLAN IS PRELIMINARY AND SUBJECT TO C.O.S. REVIEW AND APPROVAL.

LEGEND

-  GROSS SITE BOUNDARY
-  PHASE BOUNDARY
-  LOTS RESTRICTED TO 1-STORY

SITE AREA (GROSS):	20.0 AC (+/-)
SITE AREA (NET):	16.8 AC (+/-)
EXISTING ZONING:	R1-35
PROPOSED ZONING:	R1-18 PRD
TOTAL LOTS:	40
GROSS DENSITY:	2.0 DU/AC



Existing Median

Larkspur Manor (R1-10)

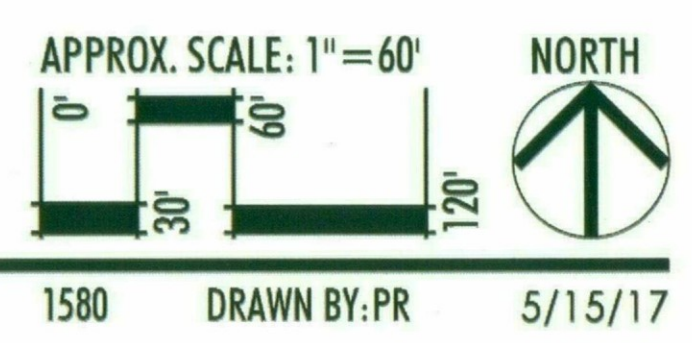
Proposed Median Break

El Paseo Estates (R1-18 PRD)

Gated Entrance with Equestrian Theme

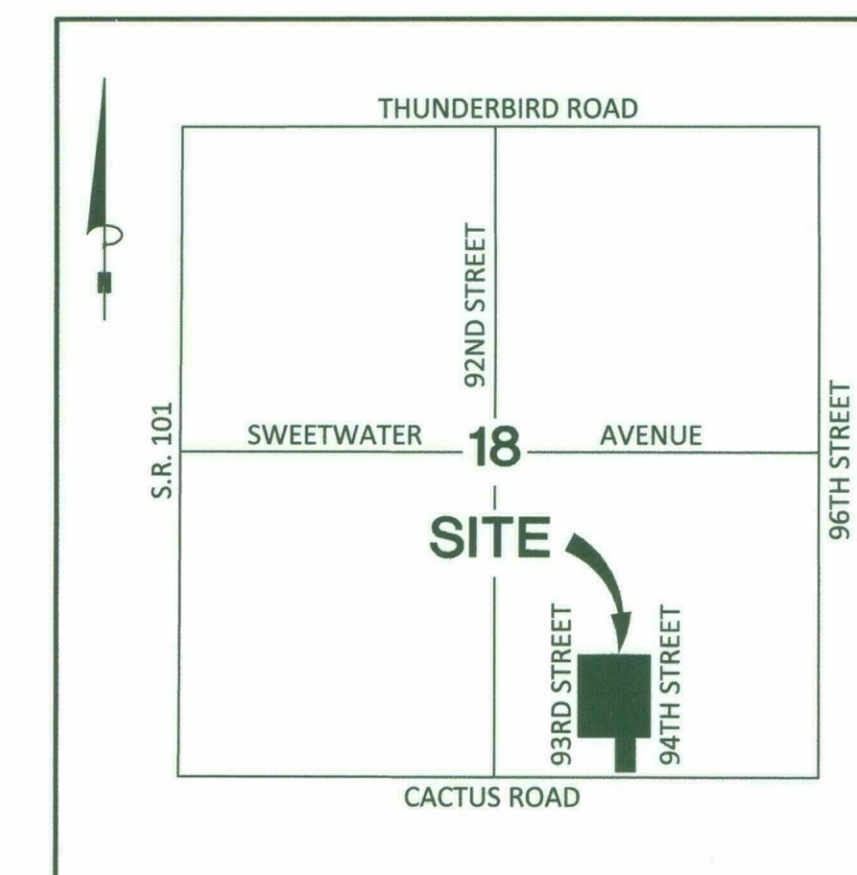
NOTE: THE SOUTHEAST CORNER PARCEL IS CURRENTLY UNDER SEPARATE OWNERSHIP. THE PARCEL IS SUBJECT TO THE PROPOSED PLAN AND STIPULATIONS, WHEN APPROVED BY THE CITY COUNCIL. IF E.R.C. II DOES NOT OWN THIS PARCEL, IT DOES NOT OWN THIS PARCEL. AT THE TIME OF FINAL PLAT, LOTS 37-40 WILL BE CONSTRUCTED AS A SECOND PHASE OF THE PROJECT.

SITE PLAN IS PRELIMINARY AND SUBJECT TO C.O.S. REVIEW AND APPROVAL.



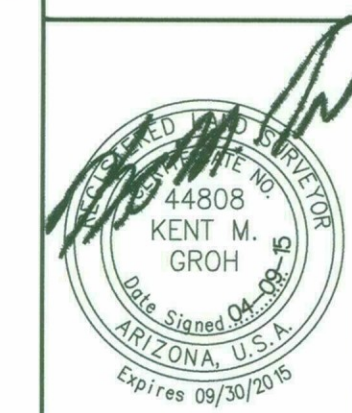
ALTA/ACSM LAND TITLE SURVEY CACTUS VIEWS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

Bowman CONSULTING
Bowman Consulting Group, Ltd.
1285 W Washington Street, #108
Tempe, AZ 85281
Phone: (480) 829-8830
Fax: (480) 829-8841
www.bowmanconsulting.com



NOTES

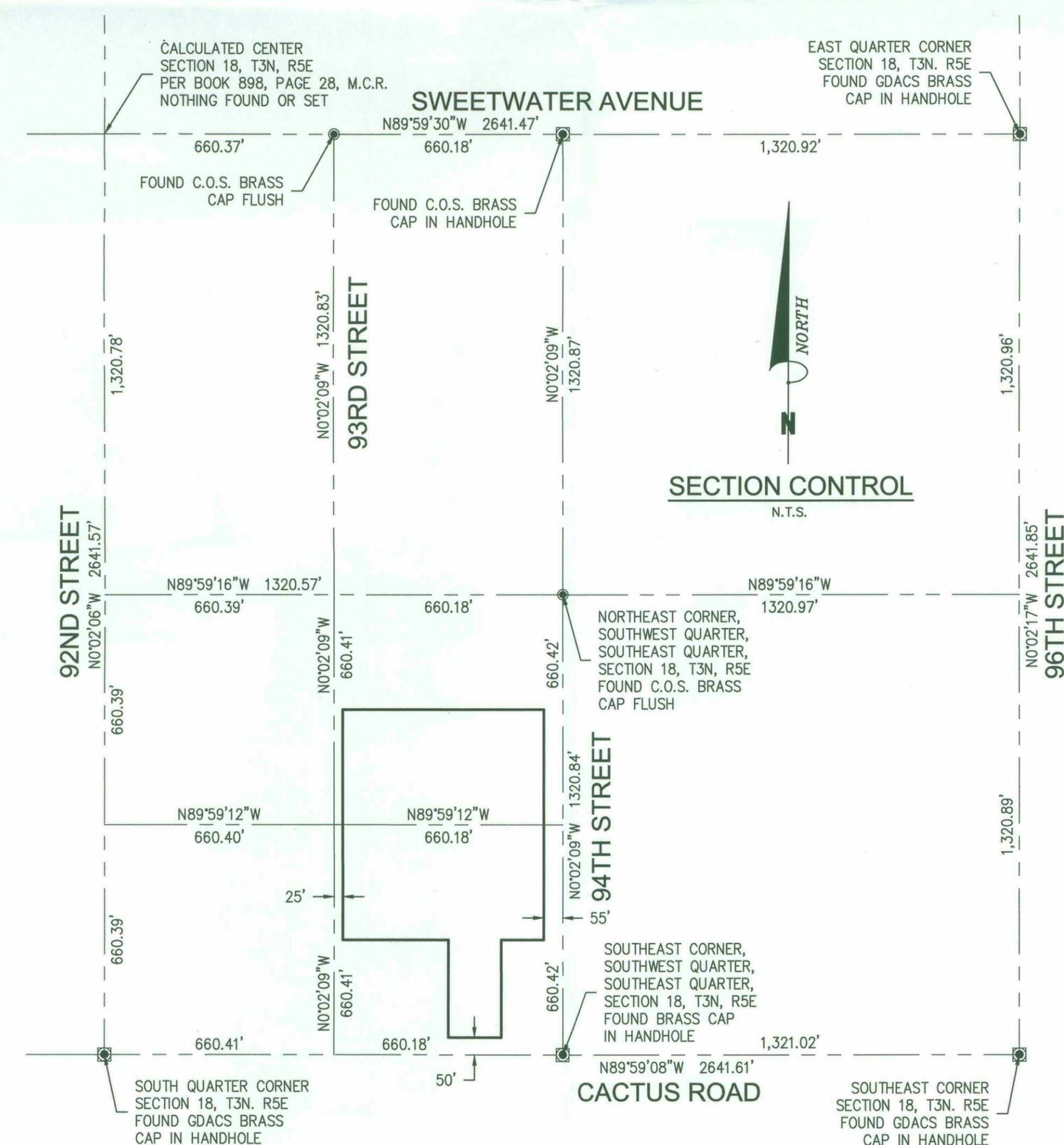
1. PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
2. PURSUANT TO TABLE "A", ITEM NUMBER 1, MONUMENTS WILL BE PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES.
3. PURSUANT TO TABLE "A", ITEM NUMBER 2, THE PROPERTY ADDRESS IS:

PARCEL NO. 1 12435 N 93RD ST SCOTTSDALE 85260	PARCEL NO. 2 12435 N 93RD ST SCOTTSDALE 85260	PARCEL NO. 3 9370 E CACTUS RD SCOTTSDALE 85260
---	---	--
4. PURSUANT TO TABLE "A", ITEM NUMBER 3, ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1760L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
5. PURSUANT TO TABLE "A", ITEM NUMBER 4, THE NET AREA OF THE SUBJECT PARCEL IS AS DESCRIBED IN THE LEGAL DESCRIPTION, THE LAND AREA OF THE SUBJECT PROPERTY CONTAINS.

PARCEL NO. 1	191,579 S.F.	4.3980 AC.
PARCEL NO. 2	191,579 S.F.	4.3980 AC.
PARCEL NO. 3	42,731 S.F.	0.9810 AC.
TOTAL AREA	425,889 S.F.	9.7770 AC.
6. PURSUANT TO TABLE "A", ITEM 6(A) THE CURRENT ZONING CLASSIFICATION IS (R1-35).
7. PURSUANT TO TABLE "A", ITEM NUMBER 7(A), EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN ON SHEET 2.
8. PURSUANT TO TABLE "A", ITEM NUMBER 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC ARE SHOWN HEREON.
9. PURSUANT TO TABLE "A", ITEM NUMBER 9, THERE ARE NO STRIPED PARKING SPACES EXISTING ON THE SURVEYED PROPERTY.
10. PURSUANT TO TABLE "A", ITEM NUMBER 10(A) NO PARTY WALLS HAVE BEEN DESIGNATED BY THE CLIENT.
11. PURSUANT TO TABLE "A", ITEM NUMBER 11(A), VISIBLE SURFACE UTILITIES WITHIN SUBJECT PARCEL ARE SHOWN HEREON. NO RECORD MAPS FROM UTILITY OPERATING AGENCIES WERE REVIEWED. LOCATION OF UNDERGROUND UTILITIES ARE UNKNOWN.
12. PURSUANT TO TABLE "A", ITEM NUMBER 13, NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS ARE SHOWN HEREON.
13. PURSUANT TO TABLE "A", ITEM 16, AND TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF EARTH MOVING WORK OR SITE CONSTRUCTION UNDERWAY OR RECENTLY COMPLETED (EXCEPT AS SHOWN HEREON). THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.
14. PURSUANT TO TABLE "A", ITEM 18, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. HOWEVER THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED TO IDENTIFY EVIDENCE WHICH WOULD INDICATE ADVERSE ENVIRONMENTAL CONDITIONS OF SITE. INTERESTED OR AFFECTED PARTIES SHOULD SEEK CONSULTATION BY AN ENVIRONMENTAL ENGINEERING CONSULTANT OR OTHER QUALIFIED PROFESSIONAL.
15. ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.

TITLE COMMITMENT SCHEDULE B - SECTION II REVIEW

- THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 601-5674993, SECOND AMENDED, EFFECTIVE DATE: JANUARY 29, 2015 AT 7:30 A.M. AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B - SECTION II OF THE TITLE INSURANCE COMMITMENT WITH RESPECT TO THE SURVEYED PROPERTY.
- (a) THE FOLLOWING ITEMS LISTED AS EXCEPTIONS PERTAIN TO THE SURVEYED PROPERTY HOWEVER, ARE NOT SURVEY RELATED MATTERS: ITEMS 1 AND 8-11.
 - (b) THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY 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. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.
 - (c) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY OR UNLESS OTHERWISE EXPLAINED AS HOW THEY AFFECT THE SURVEYED PROPERTY:
 - (xx) (d) DENOTES SCHEDULE B ITEMS SHOWN HEREON.
- ITEM 2 PROPERTY IS SUBJECT TO RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. **(ITEM HAS NOT BEEN SUPPLIED BY TITLE)**
- ITEM 3 PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT BY THE CITY OF SCOTTSDALE" RECORDED JUNE 29, 1977 AS DOCKET 12293, PAGE 1022. (AFFECTS PARCEL NO. 3) **(ITEM IS BLANKET IN NATURE OVER PARCEL NO. 3 AND IS NOT SHOWN)**
- ITEM 4 PROPERTY IS SUBJECT TO ALL MATTERS AS SET FORTH IN CITY OF SCOTTSDALE COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL, RECORDED JUNE 13, 2001 AS 2001-0515720 OF OFFICIAL RECORDS. (AFFECTS PARCEL NOS. 1 AND 2) **(ITEM IS BLANKET IN NATURE OVER PARCEL NO. 1 AND 2 AND IS NOT SHOWN)**
- ITEM 5 PROPERTY IS SUBJECT TO AN EASEMENT FOR ELECTRIC LINES, RIGHTS AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 15788, PAGE 1184. (AFFECTS PARCEL NO. 1) **(ITEM IS SHOWN HEREON)**
- ITEM 6 PROPERTY IS SUBJECT TO AN EASEMENT FOR ELECTRIC LINE AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 1207, PAGE 222 AND RECORDED IN DOCKET 1350, PAGE 491. (AFFECTS PARCEL NO. 3) **(ITEM IS SHOWN HEREON)**
- ITEM 7 PROPERTY IS SUBJECT TO AN EASEMENT FOR TEMPORARY CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED AS 92-0718590 OF OFFICIAL RECORDS. (AFFECTS PARCEL NOS. 1 AND 2) **(ITEM IS SHOWN HEREON)**



CURRENT RECORD DESCRIPTION OF THE SURVEYED PROPERTY

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 NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 55 FEET; AND

EXCEPT THE WEST 25 FEET;

PARCEL NO. 2:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 55 FEET; AND

EXCEPT THE WEST 25 FEET;

PARCEL NO. 3:

THE WEST 152.50 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 40 FEET THEREOF; AND

EXCEPT THE NORTH 10 FEET OF THE SOUTH 50 FEET THEREOF, AS DEEDED TO THE CITY OF SCOTTSDALE IN DOCUMENT NO. 2006-0676706; AND

EXCEPT ANY PORTION LYING WITHIN THE WEST 330 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

NORTH 89 DEGREES 59 MINUTES 08 SECONDS WEST, ACCORDING TO THE RECORD OF SURVEY RECORDED IN BOOK 898 OF MAPS, PAGE 28, M.C.R.

SHEET INDEX

- 1 COVER, NOTES, SCHEDULE "B" ITEMS
- 2 SITE DETAIL & EASEMENTS

* SURVEYOR'S CERTIFICATION IS SUBJECT TO A LIMITATION OF LIABILITY. THE ENTITIES LISTED BELOW AND THE GENERAL PUBLIC ARE ON NOTICE THAT THIS ALTA/ACSM LAND TITLE SURVEY IS SUBJECT TO A LIMITATION OF LIABILITY NOT TO EXCEED THE PRICE OF THE ORIGINAL PROPOSAL DATED MARCH 10, 2015 BETWEEN BOWMAN CONSULTING GROUP, LTD., A VIRGINIA CORPORATION AND EMPIRE RESIDENTIAL COMMUNITIES FUND II LLC. BY RELIANCE THE ACCEPTANCE OF THESE TERMS IS EFFECTUATED. COPIES OF THE TERMS AND CONDITIONS ARE AVAILABLE UPON REQUEST.

SURVEYOR'S CERTIFICATE

TO: EMPIRE RESIDENTIAL COMMUNITIES FUND II, LLC, A DELAWARE LIMITED LIABILITY COMPANY
REDMOND ARIZONA PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 8, 9, 10(A), 11(A), 13, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/26/15.

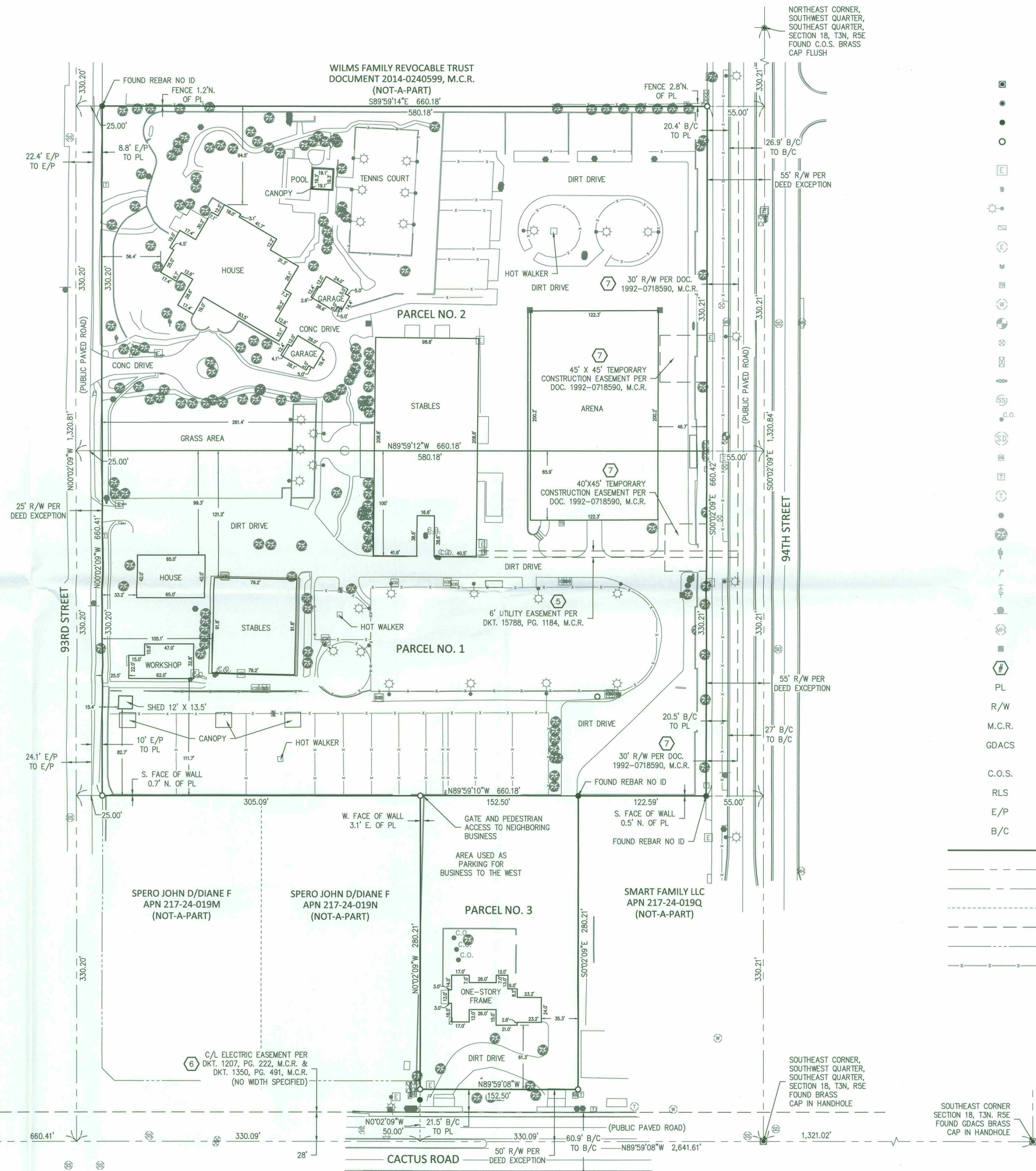
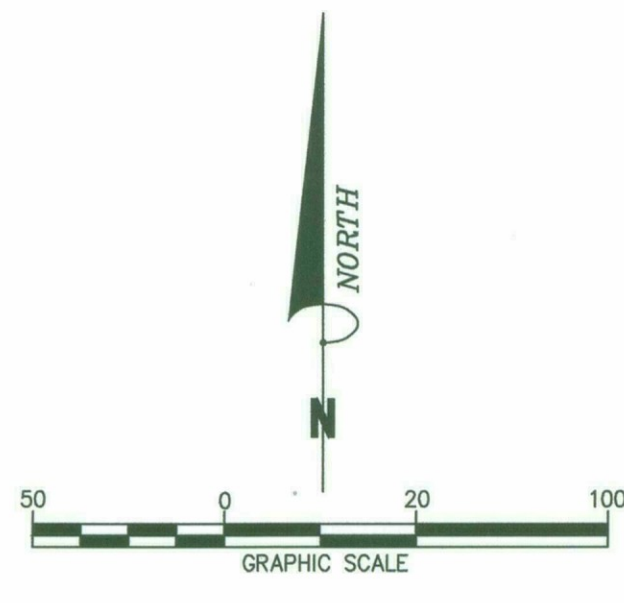
Kent M. Groh
KENT M. GROH R.L.S. #44808 DATE 04/09/15
kgroh@bowmancg.com

28-ZN-2016
12/19/16

**ALTA/ACSM LAND TITLE SURVEY
CACTUS VIEWS
SCOTTSDALE, ARIZONA**

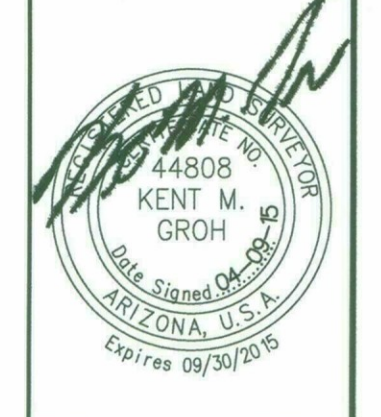
REVISION	
DATE	04-09-15
PROJ NO:	050148-01
TASK NUM:	001
DRAWN BY:	AG
CHECKED BY:	DT
QUALITY:	KG
CLIENT NO:	
SCALE	N.T.S.
1 of 2	

ALTA - Central property



- LEGEND**
- FOUND BRASS CAP IN HANDHOLE AS NOTED
 - FOUND BRASS CAP FLUSH AS NOTED
 - FOUND 1/2" REBAR AS NOTED
 - SET 1/2" REBAR W/ CAP & TAG RLS# 44808 OR AS NOTED
 - ELECTRIC JUNCTION BOX
 - ELECTRIC OUTLET
 - ☼ STREET LIGHT
 - ELECTRIC METER
 - ELECTRIC MANHOLE
 - HOSE BIB
 - TRANSFORMER
 - WATER MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - CHECK VALVE
 - SEWER MANHOLE
 - SEWER CLEANOUT
 - STORM DRAIN MANHOLE
 - IRRIGATION CONTROL BOX
 - TELEPHONE RISER
 - TELEPHONE MANHOLE
 - IRRIGATION VALVE
 - TREE
 - SAGUARO
 - MAIL BOX
 - GATE
 - SIGN
 - UNKNOWN UTILITY MANHOLE
 - SLOTTED DRAIN
 - SCHEDULE "B" ITEM #
 - PL PROPERTY LINE
 - R/W RIGHT OF WAY
 - M.C.R. MARICOPA COUNTY RECORDS
 - GDACS GEODETIC DENSIFICATION AND CADASTRAL SURVEY
 - C.O.S. CITY OF SCOTTSDALE
 - RLS REGISTERED LAND SURVEYOR
 - E/P EDGE OF PAVEMENT
 - B/C BACK OF CURB
 - SUBJECT PROPERTY
 - SECTION LINE
 - CENTER LINE
 - PARCEL LINE
 - EASEMENT LINE
 - RIGHT OF WAY LINE
 - FENCE

Bowman CONSULTING
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 Fax: (480) 829-8841
 www.bowmanconsulting.com



ALTA/ACSM LAND TITLE SURVEY
CACTUS VIEWS
SCOTTSDALE, ARIZONA

DATE	REVISION
04-09-15	

DATE: 04-09-15
 PROJ NO: 050148-01
 TASK NUM: 001
 DRAWN BY: AG
 CHECKED: DT
 QUALITY: KG
 CLIENT NO:
 SCALE: 1" = 50'
 2 OF 2

File: P:\050147 - Cactus Views\050147-01.dwg (3/27/15)\Survey_Dwg\050147 ALTA.dwg Plotted: Apr 09, 2015

ALTA/NSPS LAND TITLE SURVEY

PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PROPERTY DESCRIPTION (TITLE COMM. 15160230-015-JBA)

PARCEL NO. 1A:
THE EAST 152.50 FEET OF THE WEST 330.00 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE SOUTH 40.00 FEET; AND
EXCEPT THE NORTH 10.00 FEET OF THE SOUTH 50.00 FEET AS GRANTED TO THE CITY OF SCOTTSDALE IN RECORDING NO. 94-0658212; AND
EXCEPT THE NORTH 8.00 FEET OF THE SOUTH 58.00 FEET AS CONVEYED TO THE CITY OF SCOTTSDALE IN RECORDING NO. 2006-0482968.

PARCEL NO. 1B:
AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER THE EAST 25.00 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND OVER THE WEST 25.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS CREATED INSTRUMENT RECORDED IN DOCKET 2450, PAGE 358, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2A:
THE EAST 152.50 FEET OF THE WEST 177.50 FEET OF THE NORTH 290.13 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE SOUTH 40 FEET; AND
EXCEPT THE NORTH 10.00 FEET OF THE SOUTH 50.00 FEET AS GRANTED TO THE CITY OF SCOTTSDALE IN RECORDING NO. 94-0658212; AND
EXCEPT THE NORTH 8.00 FEET OF THE SOUTH 58.00 THEREOF AND THAT PORTION AS DESCRIBED IN DEDICATION TO THE CITY OF SCOTTSDALE IN RECORDING NO. 2006-0482968.

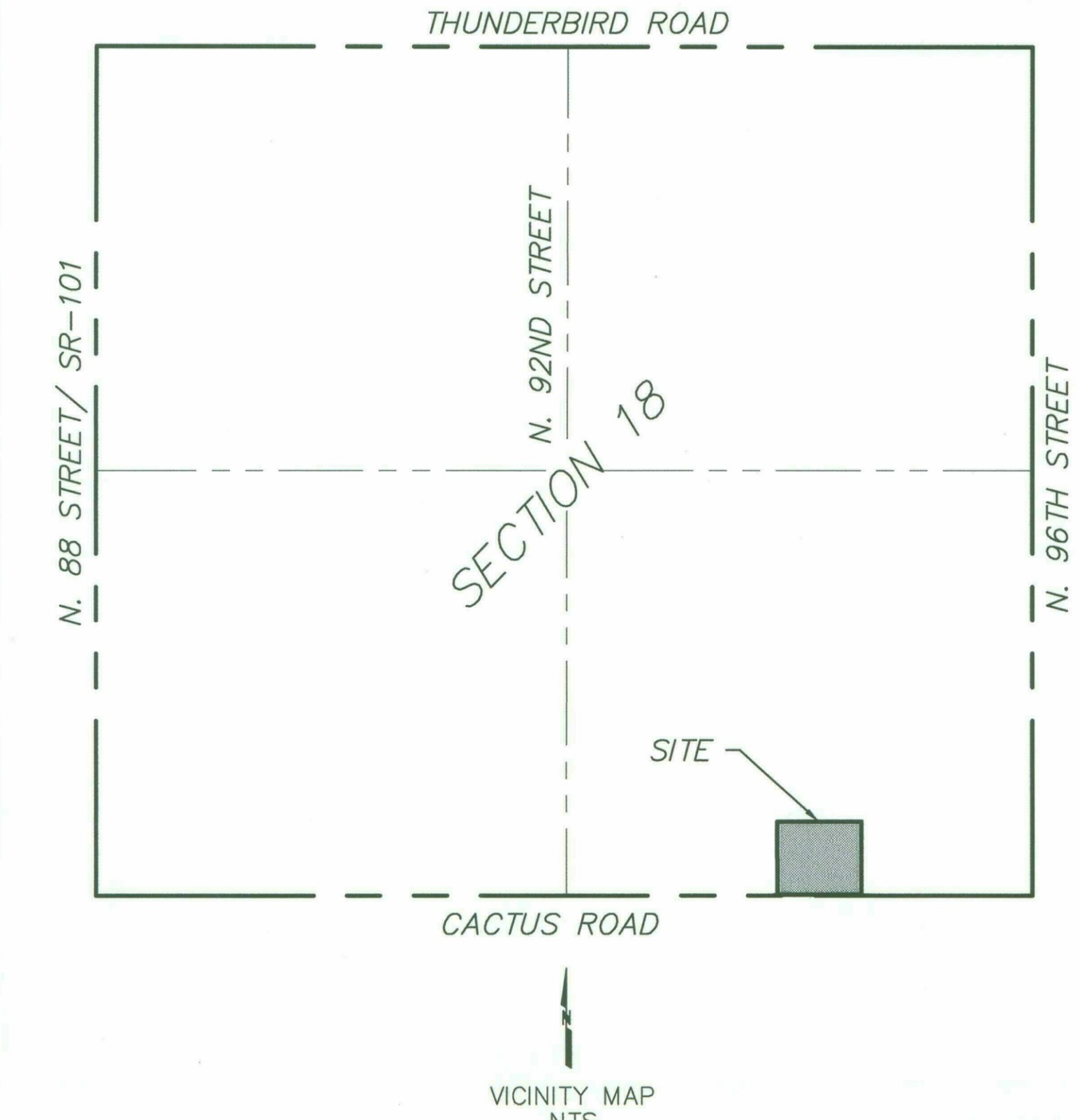
PARCEL NO. 2B:
AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER THE EAST 25.00 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND OVER THE WEST 25.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS CREATED INSTRUMENT RECORDED IN DOCKET 2450, PAGE 358, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN: 217-24-019M AND 217-24-019N

PROPERTY DESCRIPTION (TITLE COMM. 15160436-015-JBA)

PARCEL NO. 3:
THE EAST 177.5 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE SOUTH 40 FEET; AND ALSO
EXCEPT THE EAST 25 FEET; AND ALSO
EXCEPT AN PORTION LYING WITH THE WEST 152.50 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; AND ALSO

EXCEPT THAT PORTION DEEDED TO THE CITY OF SCOTTSDALE IN DOCUMENT RECORDED IN RECORDING NO. 1992-518904, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18;
THENCE NORTH (ASSUMED BEARING) ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 40.00 FEET;
THENCE NORTH 89 DEGREES 56 MINUTES 53 SECONDS WEST, 55.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89 DEGREES 56 MINUTES 53 SECONDS WEST, 10.00 FEET;
THENCE NORTH 5.00 FEET;
THENCE NORTH 45 DEGREES 01 MINUTES 34 SECONDS EAST, 14.14 FEET TO THE WEST LINE OF THE EAST 55.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;
THENCE SOUTH 15.00 FEET TO THE POINT OF BEGINNING; AND ALSO
EXCEPT THAT PORTION DEEDED TO THE CITY OF SCOTTSDALE IN DOCUMENT RECORDED IN RECORDING NO. 2007-1132285, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING DESCRIBED AS FOLLOWS:
THE PORTION OF THE EAST 177.50 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18;
THENCE ALONG THE EAST LINE AND SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER NORTH 00 DEGREES 02 MINUTES 25 SECONDS WEST 40.00 FEET;
THENCE DEPARTING SAID EAST LINE PARALLEL WITH AND 40.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER NORTH 89 DEGREES 59 MINUTES 13 SECONDS WEST 65.00 FEET TO THE SOUTHWEST CORNER OF THE AT REAL PROPERTY AS DESCRIBED IN RECORDING NO. 1992-518904 MARICOPA COUNTY RECORDS AND THE POINT OF BEGINNING;
THENCE PARALLEL WITH THE 40.00 FEET NORTH OF SAID SOUTH LINE NORTH 89 DEGREES 59 MINUTES 13 SECONDS WEST 112.76 FEET TO THE WEST LINE OF SAID EAST 177.50 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;
THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 00 MINUTES 11 SECONDS EAST 8.94 FEET;
THENCE DEPARTING SAID WEST LINE PARALLEL WITH AN 48.94 FEET NORTH OF SAID SOUTH LINE, SOUTH 89 DEGREES 59 MINUTES 13 SECONDS EAST 10.00 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 11 SECONDS WEST 4.17 FEET TO A POINT 44.77 FEET NORTH OF SAID SOUTH LINE;
THENCE PARALLEL WITH SAID SOUTH LINE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS EAST 98.64 FEET;
THENCE NORTH 44 DEGREES 59 MINUTES 11 SECONDS EAST 19.95 FEET TO A POINT 55.00 FEET WEST OF SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18;
THENCE SOUTH 03 DEGREES 03 MINUTES 27 SECONDS EAST 3.89 FEET TO THE NORTHEAST CORNER OF SAID REAL PROPERTY AS DESCRIBED IN RECORDING NO. 1992-518904 MARICOPA COUNTY RECORDS;
THENCE SOUTH 44 DEGREES 59 MINUTES 11 SECONDS WEST 14.14 FEET TO THE NORTHWEST CORNER OF SAID REAL PROPERTY AND THE POINT OF BEGINNING.



GENERAL NOTES

- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF SECURITY TITLE AGENCY, INC., TITLE COMMITMENT NO. 15160230-015-JBA, HAVING AN EFFECTIVE DATE OF AUGUST 25, 2016 AT 7:30 A.M., AMENDMENT NO. 4, AMENDMENT DATE: SEPTEMBER 8, 2016 AND COMMITMENT NO. 15160436-015-JBA, HAVING AN EFFECTIVE DATE OF AUGUST 31, 2016 AT 7:30 A.M.
- ADDRESS OF SUBJECT PROPERTY IS: 9320, 9350 AND 9390 EAST CACTUS ROAD, SCOTTSDALE, AZ 85260 (TABLE A, ITEM 2)
- SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS OF 0.2% ANNUAL CHANGE FLOOD; AREAS OF 1% ANNUAL CHANGE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANGE FLOOD.) WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 0403C1760L DATED 10/16/2013. (TABLE A, ITEM 3)
- SUBJECT PROPERTY CONTAINS: (TABLE A, ITEM 4)
PARCEL 1A; 41,443 SQ.FT.
PARCEL 2A; 41,515 SQ.FT.
PARCEL 3; 34,828 SQ.FT.
- ZONING IS R1-35, PER MARICOPA COUNTY - NO ZONING WAS PROVIDED BY CLIENT
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (ARIZONA BLUE STAKE: (602) 263-1100) (TABLE A, ITEM 11)
- THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR OUTSIDE BUILDING CONSTRUCTION AT THE TIME OF THIS SURVEY. (TABLE A, ITEM 16)

BASIS OF BEARING

ASSUMED BEARING: N 89°59' 18" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

REFERENCE DOCUMENTS

- RECORD OF SURVEY, NWC 93RD STREET AND CACTUS ROAD, BOOK 898, PAGE 28, MCR.
- FINAL PLAT EL PASEO ESTATES, BOOK 427, PAGE 03, MCR.
- FINAL PLAT WINDROSE ESTATES, BOOK 928, PAGE 12, MCR.
- GDAC, BOOK 752, PAGE 33, MCR.

EXCEPTIONS COMMITMENT NO. 151604326-015-JBA

- THE FOLLOWING MATTERS WILL BE EXCEPTED IN SCHEDULE B OF THE POLICY TO BE ISSUED:
- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2016. (AFFECTS NOT SHOWN)
 - ANY OUTSTANDING LIABILITIES AND OBLIGATIONS, INCLUDING UNPAID ASSESSMENTS, IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHTS APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSE OF OBTAINING WATER RIGHT FOR SAID LAND. (AFFECTS NOT PLOTTABLE)
 - RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA
RECORDING DATE: 12-16-1944
RECORDING NO: BOOK 423 OF DEEDS, PAGE 419
WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHED AND RESERVOIRS USED IN CONNECTION WITH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS AND THERE IS RESERVED A RIGHT OF WAY THEREON FOR DITCHED OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA. (AFFECTS NOT PLOTTABLE)
 - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (AFFECTS NOT PLOTTABLE)
 - COVENANTS, CONDITIONS AND EASEMENTS BUT OMITTING AND 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.
RECORDING NO: DOCKET 13508, PAGE 1505 (AFFECTS NOT PLOTTABLE)
 - EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITY LINES
RECORDING DATE: 04-05-1979
RECORDING NO: DOCKET 13549, PAGE 436 (AFFECTS NOT PLOTTABLE, LIES WITHIN CURRENT STREET ROW)
 - ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 499A ET. SEQ., THE PACKERS AND STOCKYARD ACT OF 1921, AS AMENDED, 7 USC 181 ET SEQ., OR ANY SIMILAR STATE LAWS, (AFFECTS NOT PLOTTABLE)
 - 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. (AFFECTS NOT PLOTTABLE) THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FOR COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
 - MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

LEGEND

●	FOUND C.O.S. BRASS CAP	---	BOUNDARY LINE
○	FOUND MONUMENT AS NOTED	---	SECTION LINE
○	SET REBAR W/ CAP, LS#47373	---	CENTER LINE
⊕	STORM MANHOLE	---	RIGHT-OF-WAY LINE
⊕	CATCH BASIN	---	PARCEL LINE
⊕	ELECTRIC METER	---	EASEMENT LINE
⊕	POST/BOLLARD	---	FENCE LINE
⊕	TELEPHONE MANHOLE	---	WATER LINE
⊕	SIGN-TRAFFIC/OTHER	---	SEWER LINE
⊕	WATER MANHOLE	---	UNDERGROUND POWER LINE
⊕	FIRE DEPARTMENT CONNECTION	---	UNDERGROUND CABLE TV LINE
⊕	TRAFFIC SIGNAL	---	GAS LINE
⊕	STREET LITE	---	CURB & GUTTER
⊕	ELECTRIC BOX	---	WALL
⊕	CABLE PEDESTAL	---	RAILROAD TIES
⊕	SANITARY MANHOLE	---	BITUMINOUS SURFACE
⊕	SEWER CLEANOUT	---	CONCRETE SURFACE
⊕	HYDRANT	---	BUILDING
⊕	WATER METER	---	OVERHANG
⊕	WATER VALVE	---	RECORDED & MEASURED
⊕	TRAFFIC CONTROL BOX	---	BRASS CAP IN HAND HOLE
⊕	FLAG POLE	---	
⊕	MAIL BOX	---	
⊕	IRRIGATION CONTROL VALVE	---	

EXCEPTIONS COMMITMENT NO. 15160230-015-JBA

- THE FOLLOWING MATTERS WILL BE EXCEPTED IN SCHEDULE B OF THE POLICY TO BE ISSUED:
- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2016. (AFFECTS NOT PLOTTABLE)
 - RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA
TO: ADELBERT N. BYERS
RECORDING DATE: DECEMBER 15, 1944
RECORDING NO: BOOK 423 OF DEEDS, PAGE 419 (AFFECTS NOT PLOTTABLE)
WHICH AMONG OTHER THINGS RECITES 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 THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
 - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (AFFECTS NOT PLOTTABLE)
 - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: CITY OF SCOTTSDALE AGREEMENT
RECORDING DATE: JUNE 26, 1979
RECORDING NO: DOCKET 13791, PAGE 1062
AFFECTS PARCEL NO. 1A (AFFECTS NOT PLOTTABLE)
 - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL
RECORDING DATE: JUNE 10, 1988
RECORDING NO: 88-283993
AFFECTS PARCEL NOS. 1A AND 2A (AFFECTS PLOTTABLE)
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: COMMUNICATION FACILITIES
RECORDING DATE: OCTOBER 25, 1989
RECORDING NO: 89-494067 AND
RE-RECORDING DATE: NOVEMBER 14, 1990
RE-RECORDING NO: 90-509467
AFFECTS PARCEL NO. 2A (AFFECTS PLOTTABLE)
 - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL
RECORDING DATE: AUGUST 05, 1994
RECORDING NO: 94-05922444
RE-RECORDING DATE: AUGUST 09, 1994
RE-RECORDING NO: 94-0599670
AFFECTS PARCEL NOS. 1A AND 2A (AFFECTS PLOTTABLE)
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC TRAIL
RECORDING DATE: SEPTEMBER 02, 1994
RECORDING NO: 94-0658210
AFFECTS PARCEL NOS. 1A AND 2A (AFFECTS PLOTTABLE)
 - ALL MATTERS AS SET FORTH ON THE SURVEY RECORDED SEPTEMBER 02, 1994 IN RECORDING NO. 94-0658210, RECORDED IN RECORDING NO. 94-0658211, AND RECORDED IN RECORDING NO. 94-0658212. (AFFECTS PLOTTABLE)
 - AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
LESSOR: JOHN D. SPERO AND DIANE F. SPERO
LESSEES: THE MONEY STORE INVESTMENT CORPORATION
RECORDING DATE: JULY 28, 1997
RECORDING NO: 97-0507390
AFFECTS PARCEL NOS. 1A AND 2A (AFFECTS PLOTTABLE)
 - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY
RECORDING DATE: JULY 28, 1997
RECORDING NO: 97-0507391
AFFECTS PARCEL NOS. 1A AND 2A
 - 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.
 - 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.

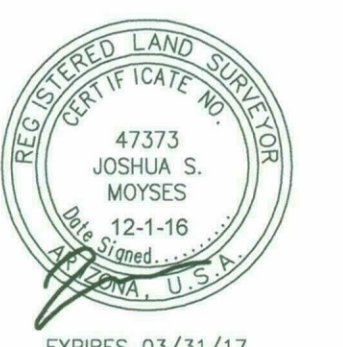
CERTIFICATION

TO:
EMPIRE RESIDENTIAL COMMUNITIES FUND III, LLC, A DELAWARE LIMITED LIABILITY COMPANY
EMPIRE GROUP OF COMPANIES
SECURITY TITLE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, 8, 11, 13, AND 16 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 23, 2016
DATE OF PLAT OR MAP DECEMBER 1, 2016

JOSHUA S. MOYSES
ARIZONA REGISTRATION NO. 47373
JOSH.MOYSES@WESTWOODPS.COM



Westwood
Phone (480) 747-8558 6909 East Greenway Parkway, Suite 250
Fax (480) 376-8025 Scottsdale, AZ 85254
westwoodps.com
Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LAND SURVEYOR under the laws of the State of Arizona.
Joshua S. Moyses
Date: 12-1-16 License No. 47373

Revisions:	
Drawn:	AIY
Checked:	JSM
Drawn:	SBM
Project:	9794

Prepared for:
EMPIRE RESIDENTIAL COMMUNITIES FUND III, LLC
6617 N. SCOTTSDALE ROAD, SUITE 101
SCOTTSDALE, AZ 85250

PARCELS
217-24-019M, 217-24-019N
& 217-24-019Q
SCOTTSDALE, ARIZONA

ALTA/NSPS LAND TITLE SURVEY

Date: 12-1-16 Sheet: 1 OF 2
SURV 11-30-16.dwg

ALTA - School parcels

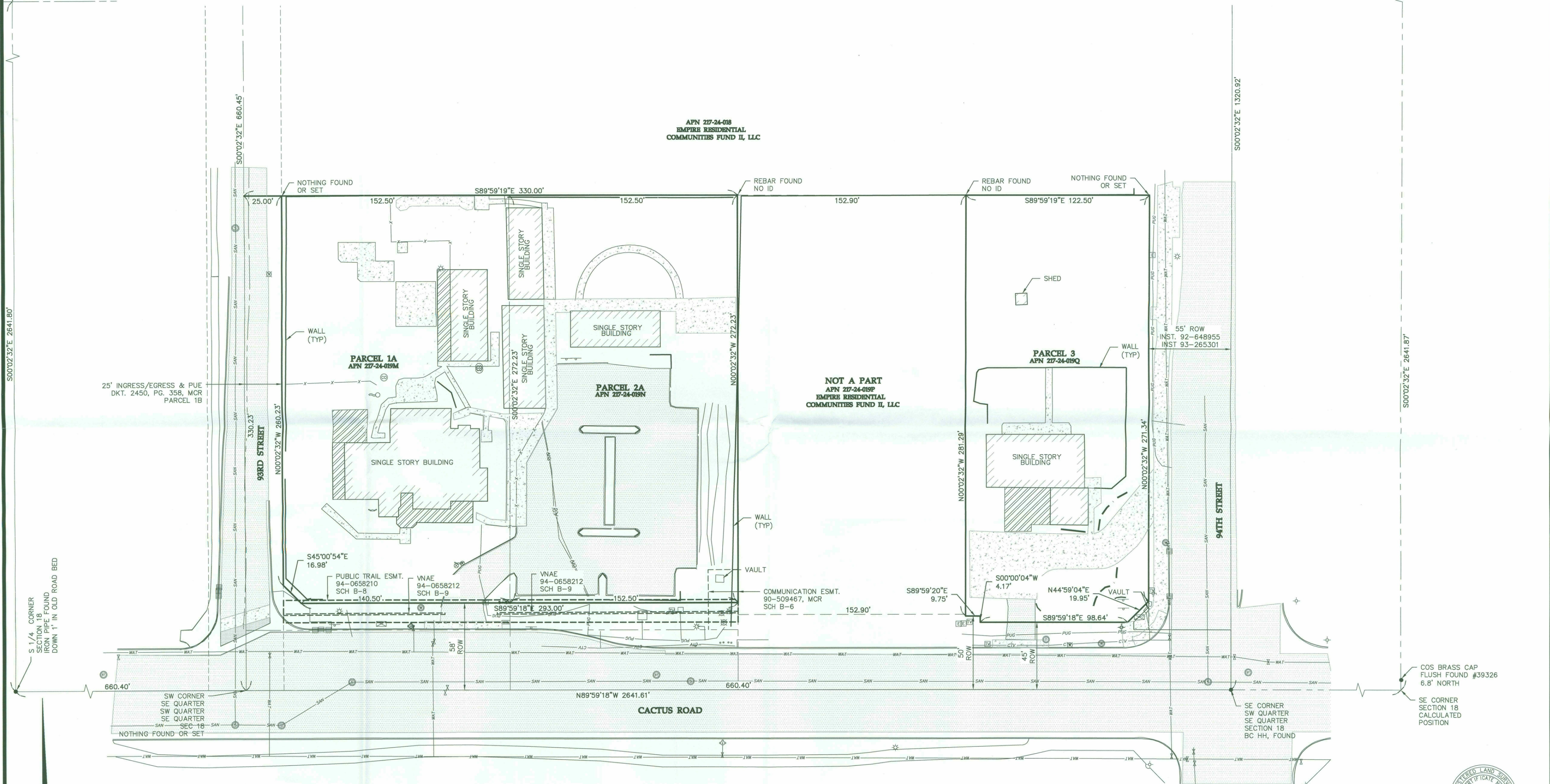
28-ZN-2016
12/19/16

ALTA/NSPS LAND TITLE SURVEY

PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

E 1/4 CORNER SECTION 18 NOTHING FOUND OR SET, BASED ON REFERENCE DOCS.

CENTER SECTION 18 NOTHING FOUND OR SET, BASED ON REFERENCE DOCS.



S00°02'32"E 2641.80'

S00°02'32"E 1320.92'

S00°02'32"E 2641.87'

S 1/4 CORNER SECTION 18 IRON PIPE FOUND DOWN 1" IN OLD ROAD BED

25' INGRESS/EGRESS & PUE DKT. 2450, PG. 358, MCR PARCEL 1B

93RD STREET

94TH STREET

CACTUS ROAD

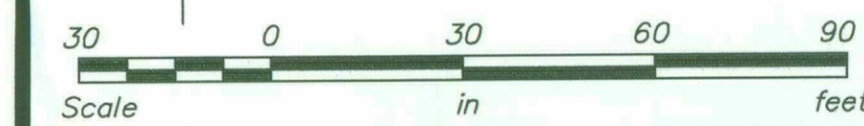
APN 217-24-018 EMPIRE RESIDENTIAL COMMUNITIES FUND II, LLC

NOT A PART APN 217-24-019F EMPIRE RESIDENTIAL COMMUNITIES FUND II, LLC

PARCEL 1A APN 217-24-019M

PARCEL 2A APN 217-24-019N

PARCEL 3 APN 217-24-019Q



Westwood
 Phone (480) 747-6558 6800 East Greenway Parkway, Suite 250
 Fax (480) 378-6025 Scottsdale, AZ 85254
 westwoodps.com
 Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LAND SURVEYOR under the laws of the State of Arizona.
 Joshua S. Moyses
 Date: 12-1-16 License No. 47373

Revisions	Crew
	DAA
	Checked: JSM
	Drawn: JSM
	Project: 9294

Prepared for: **EMPIRE RESIDENTIAL COMMUNITIES FUND III, LLC**
 6617 N. SCOTTSDALE ROAD, SUITE 101
 SCOTTSDALE, AZ 85250

PARCELS 217-24-019M & 217-24-019N
 LAND TITLE SURVEY
 SCOTTSDALE, ARIZONA

Date: 12-1-16 Sheet: 2 OF 2
 SURV 11-30-16.dwg

ALTA/NSPS LAND TITLE SURVEY

