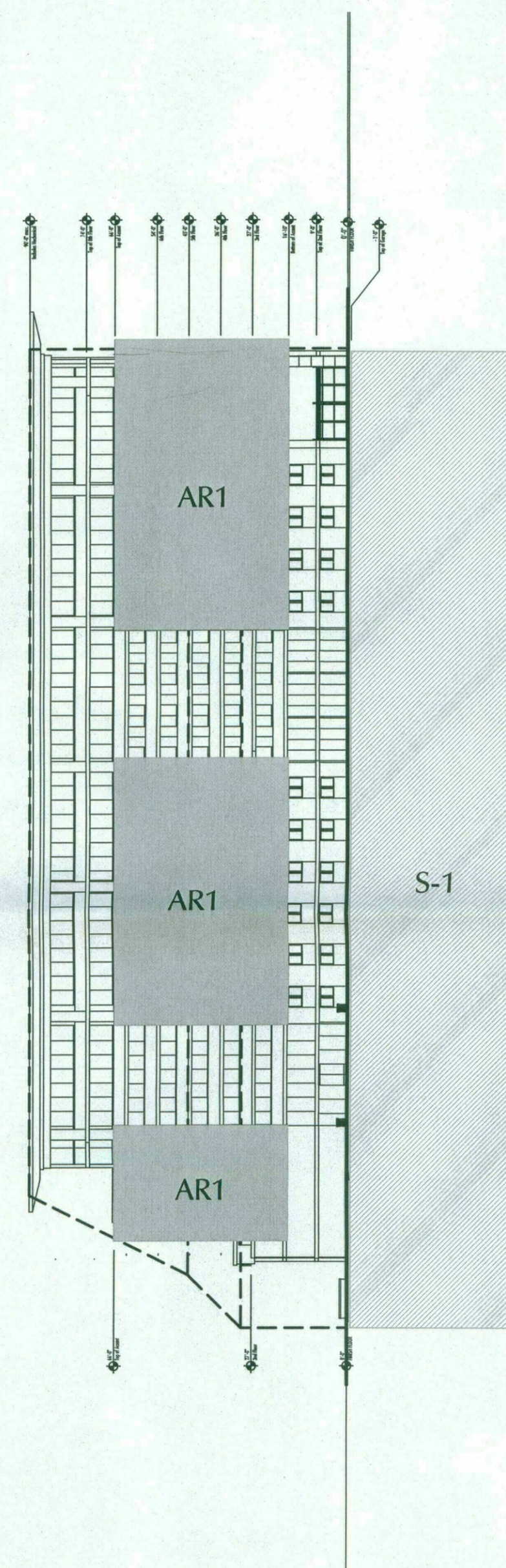
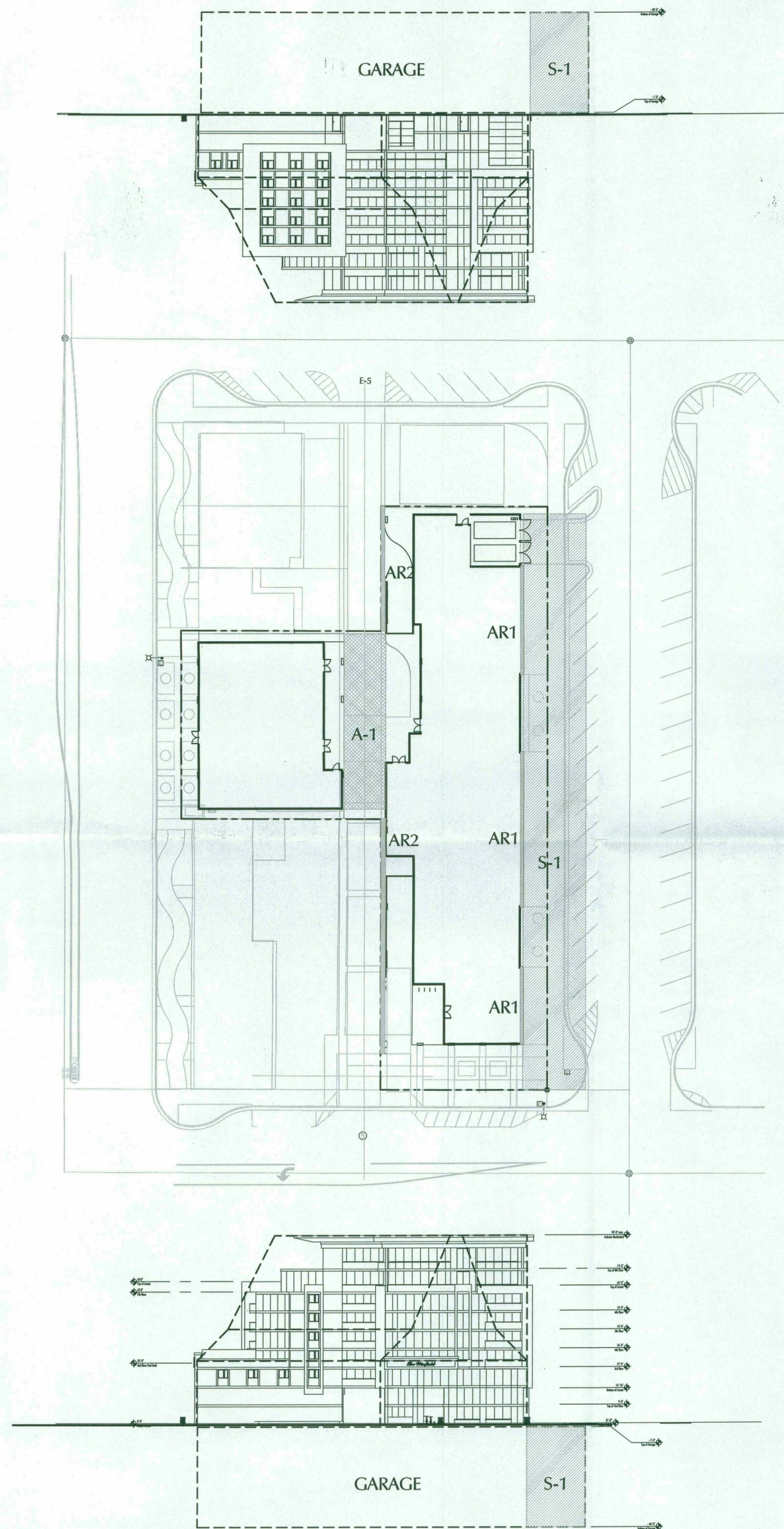
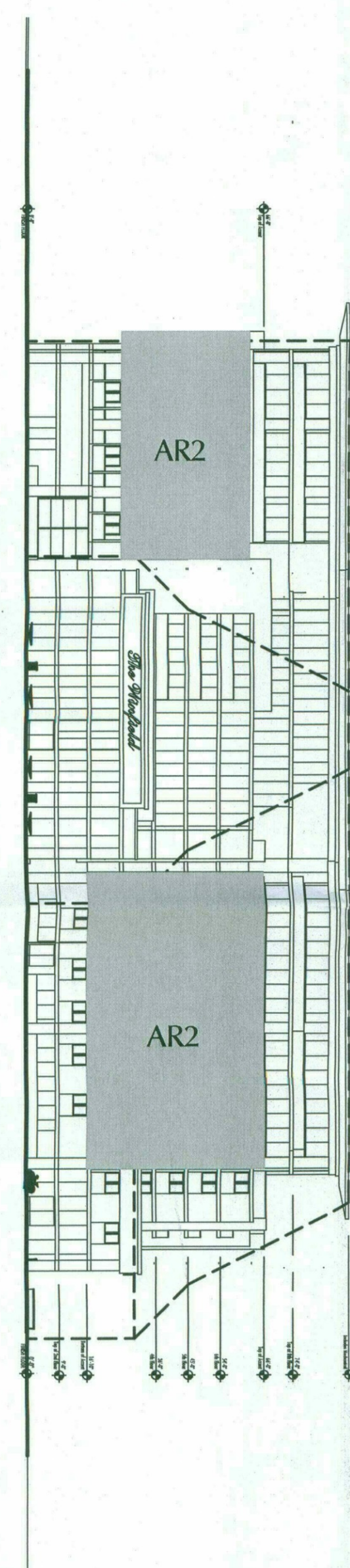


Full Size or Largest Size
(site plan, landscape, elevations)



ENCROACHMENT LEGEND

AR1 AIR RIGHT ENCROACHMENT AREA 10'X130' AIR RIGHT EASEMENT, BEGINNING 16'-0" ABOVE GRADE UP TO 74'-0"

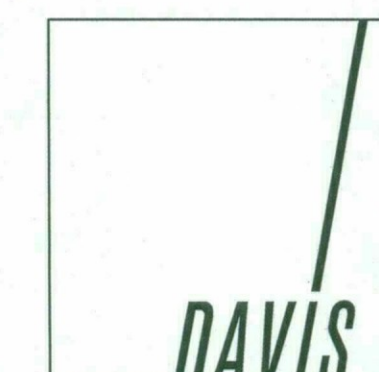
AR2 AIR RIGHT ENCROACHMENT AREA 8'X60' AIR RIGHT EASEMENT, BEGINNING 16'-0" ABOVE GRADE UP TO 74'-0"

S-1 19'X280' SUBTERRANEAN EASEMENT, BEGINNING 1'-0" BELOW GRADE DOWN TO -48'-0"

A-1 18'X90' ALLEY ABANDONMENT AREA



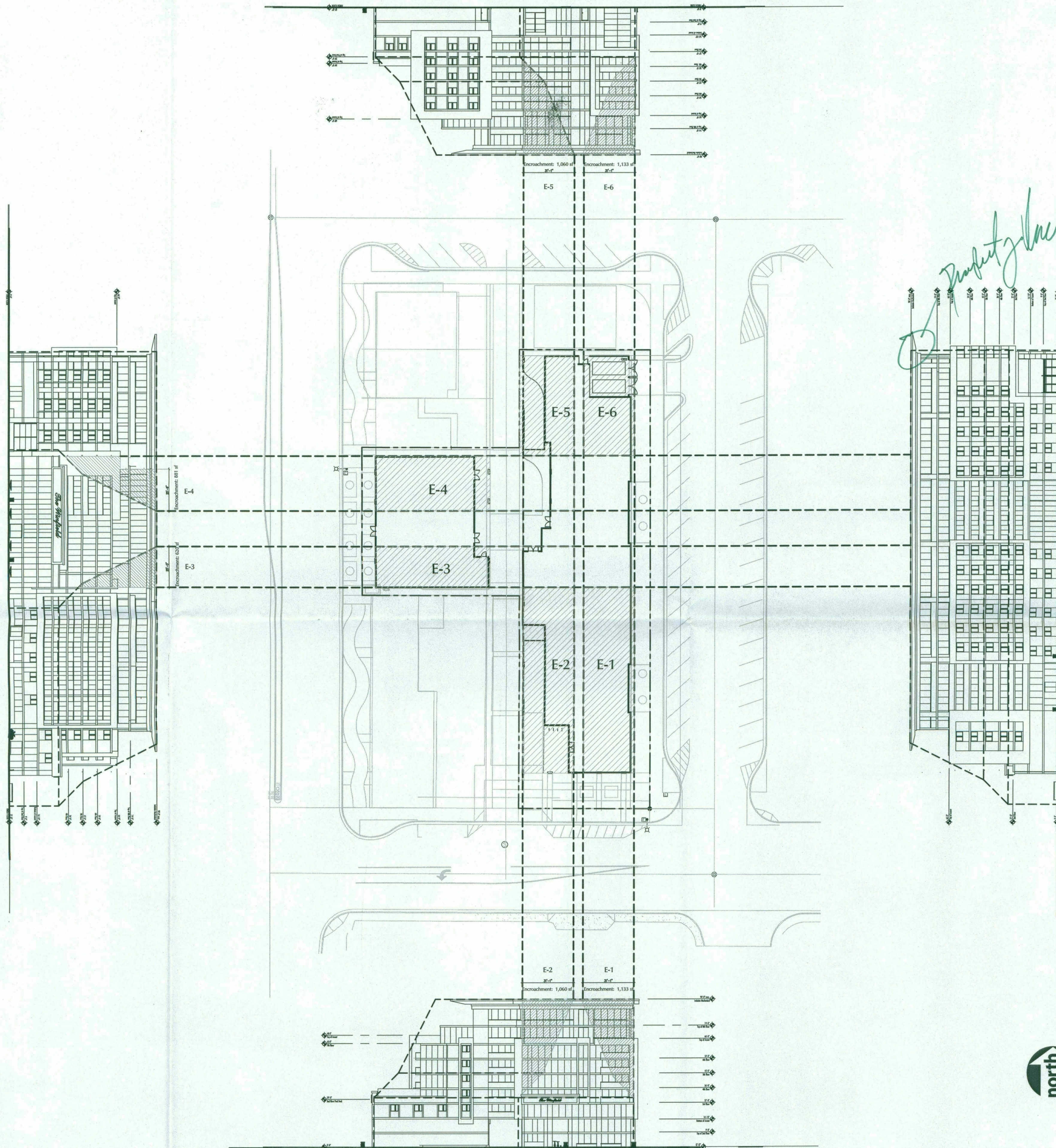
AIR RIGHT / EASEMENT WORKSHEET
Scale: NTS
17116.00 - 08/16/2017



7-ZN-2017
08/21/17

Winfield Hotel and Residences - Scottsdale, Arizona

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STEPBACK ENCROACHMENT LEGEND

- E-1 STEPBACK ENCROACHMENT AREA 1,133 SF
- E-2 STEPBACK ENCROACHMENT AREA 1,060 SF
- E-3 STEPBACK ENCROACHMENT AREA 620 SF
- E-4 STEPBACK ENCROACHMENT AREA 881 SF
- E-5 STEPBACK ENCROACHMENT AREA 1,060 SF
- E-6 STEPBACK ENCROACHMENT AREA 1,133 SF

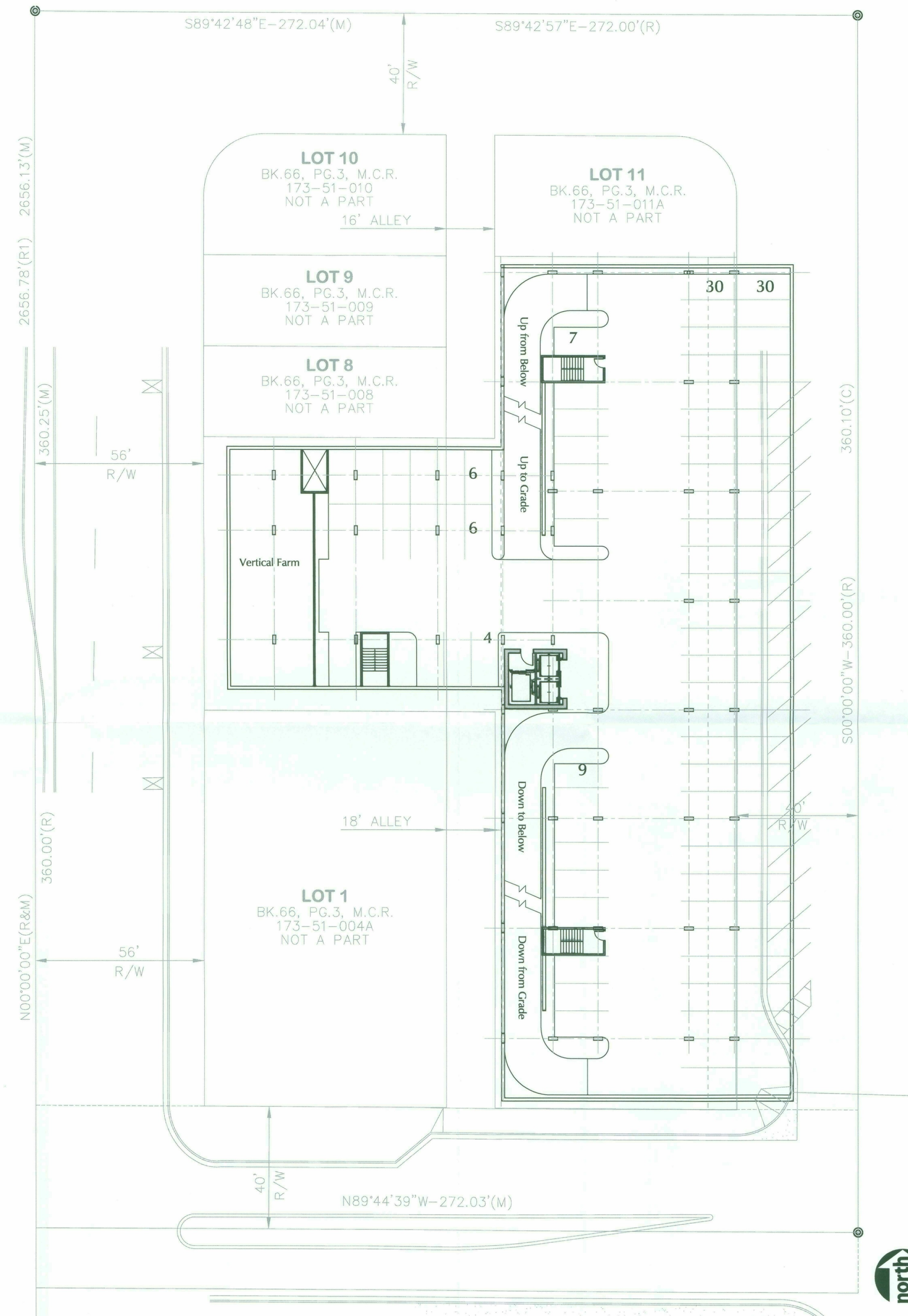
Winfield Hotel and Residences - Scottsdale, Arizona

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STEPBACK ENCROACHMENT WORKSHEET
Scale: NTS
17116.00 - 08/16/2017



7-ZN-2017
08/21/17



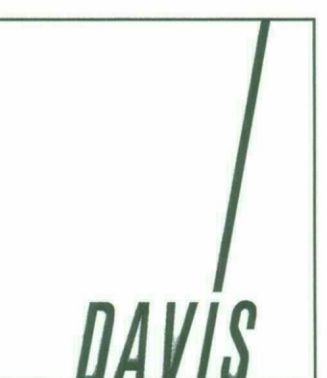
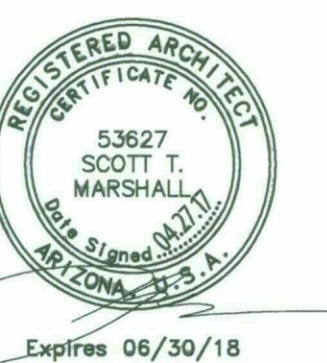
Garage 1st Level Data

- 92 Parking Spaces

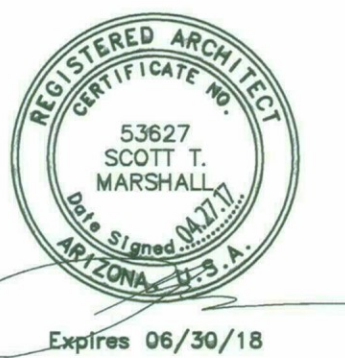
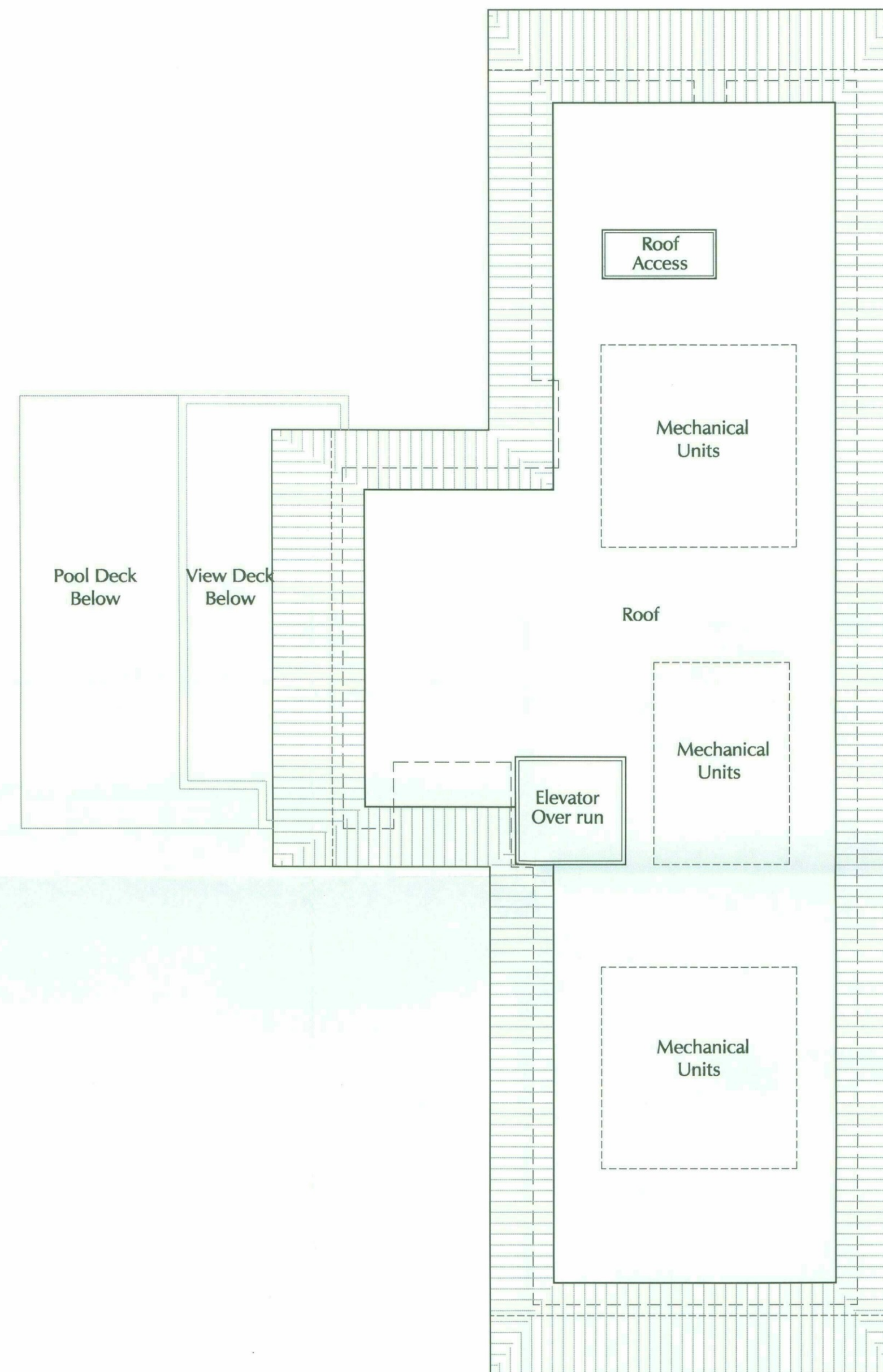
Winfield Hotel and Residences - Scottsdale, Arizona

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1-II-2017
5/05/17



Garage Sub-Level One
Scale: 1" = 20'
17116.00 - 04/27/2017



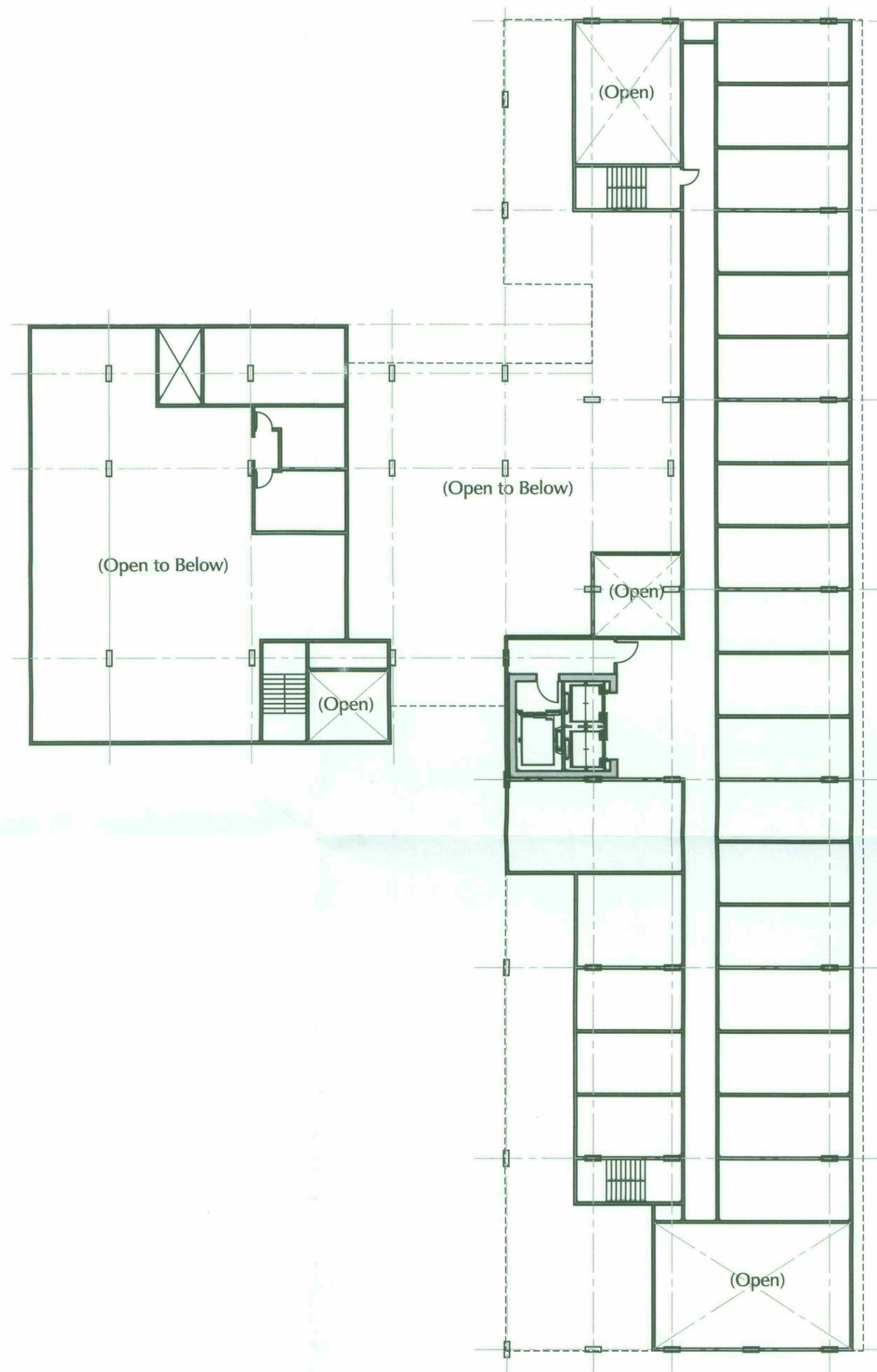
Roof Plan
Scale: 1" = 20'
17116.00 - 04/27/2017



1-11-2017
5/05/17

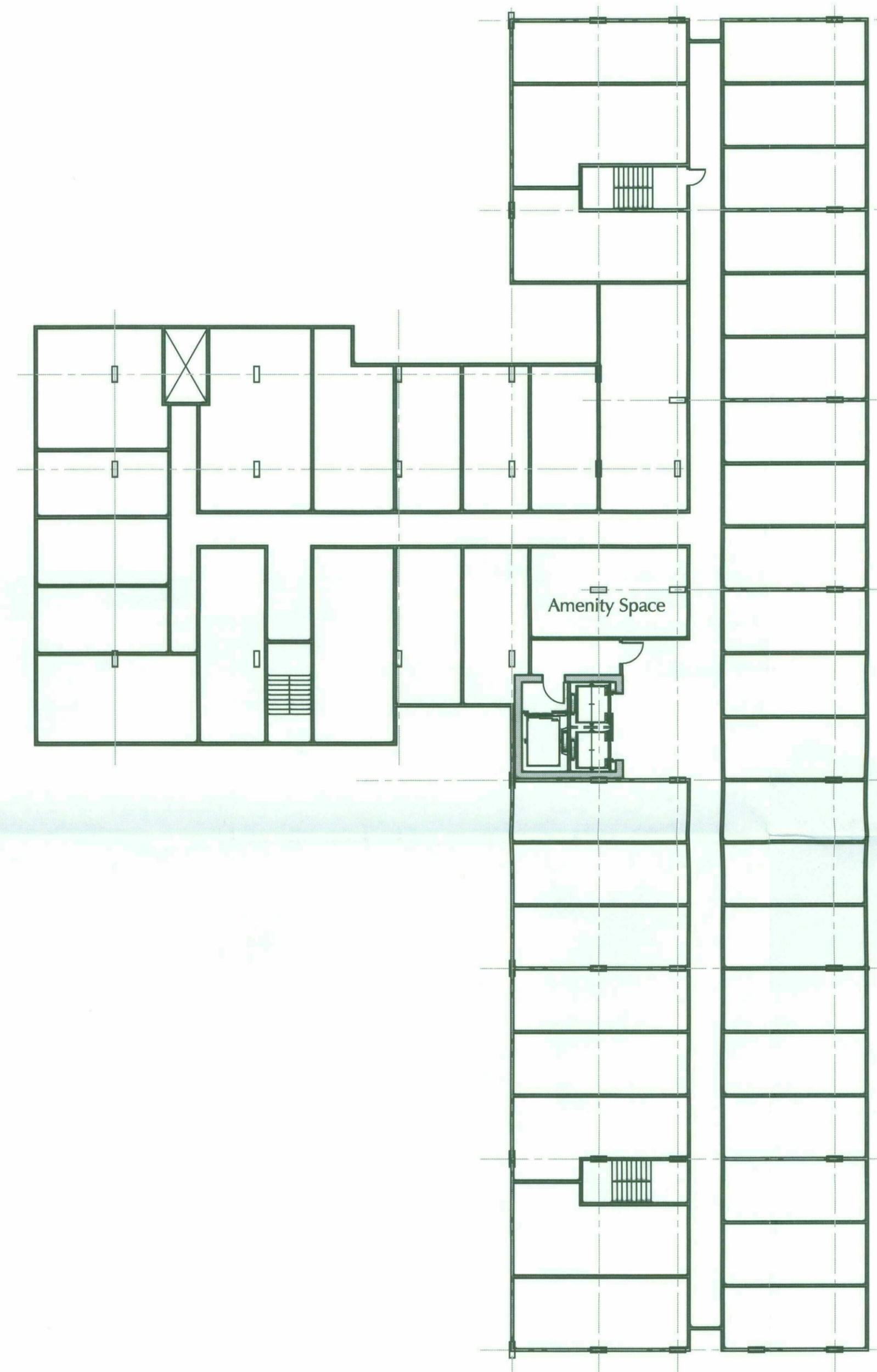
Winfield Hotel and Residences - Scottsdale, Arizona

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2nd Floor Data

- 24 Rooms
- 12,190 sf. Bldg

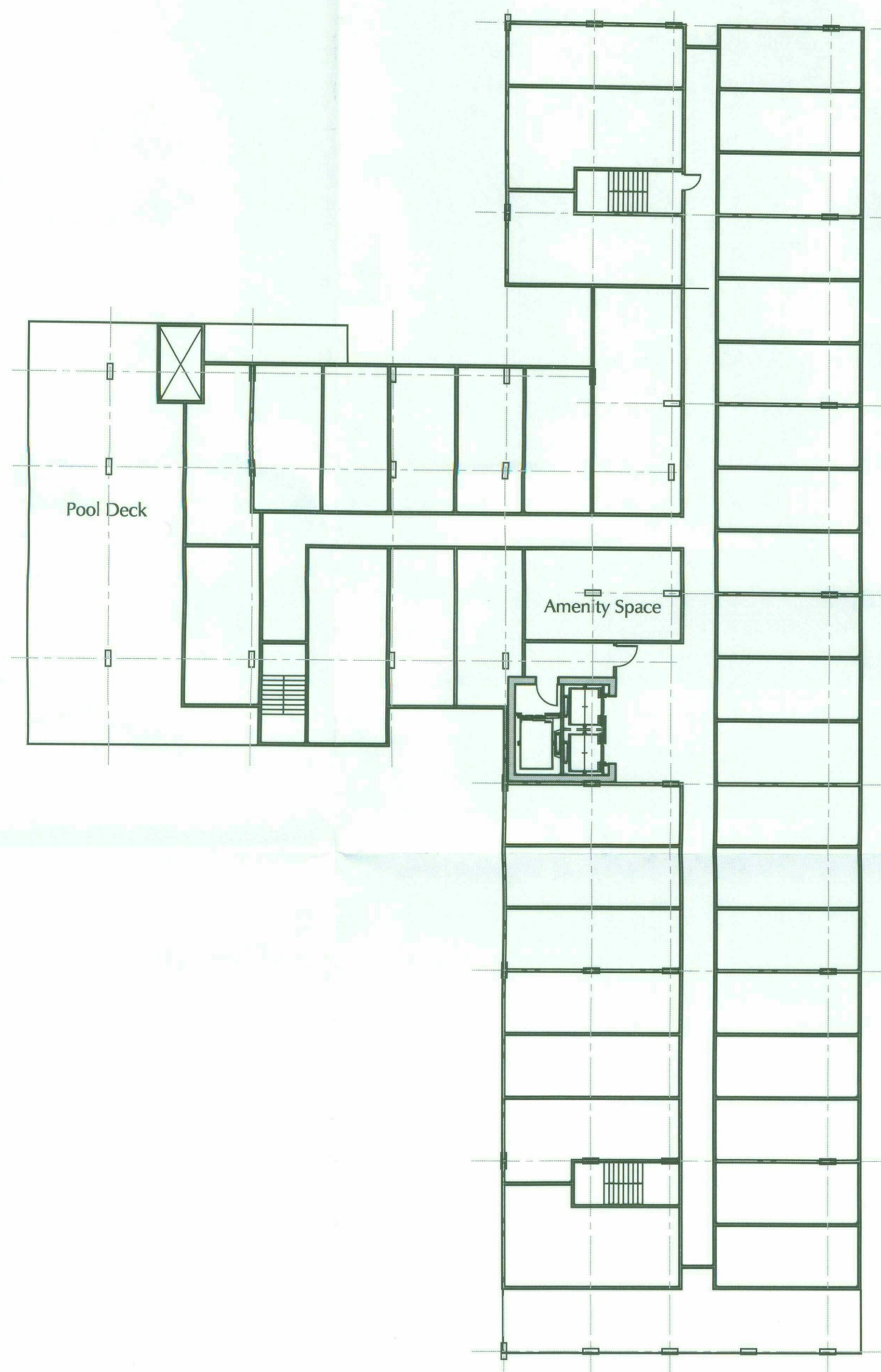


3rd Floor Data

- 47 Rooms
- 23,727 sf. Bldg

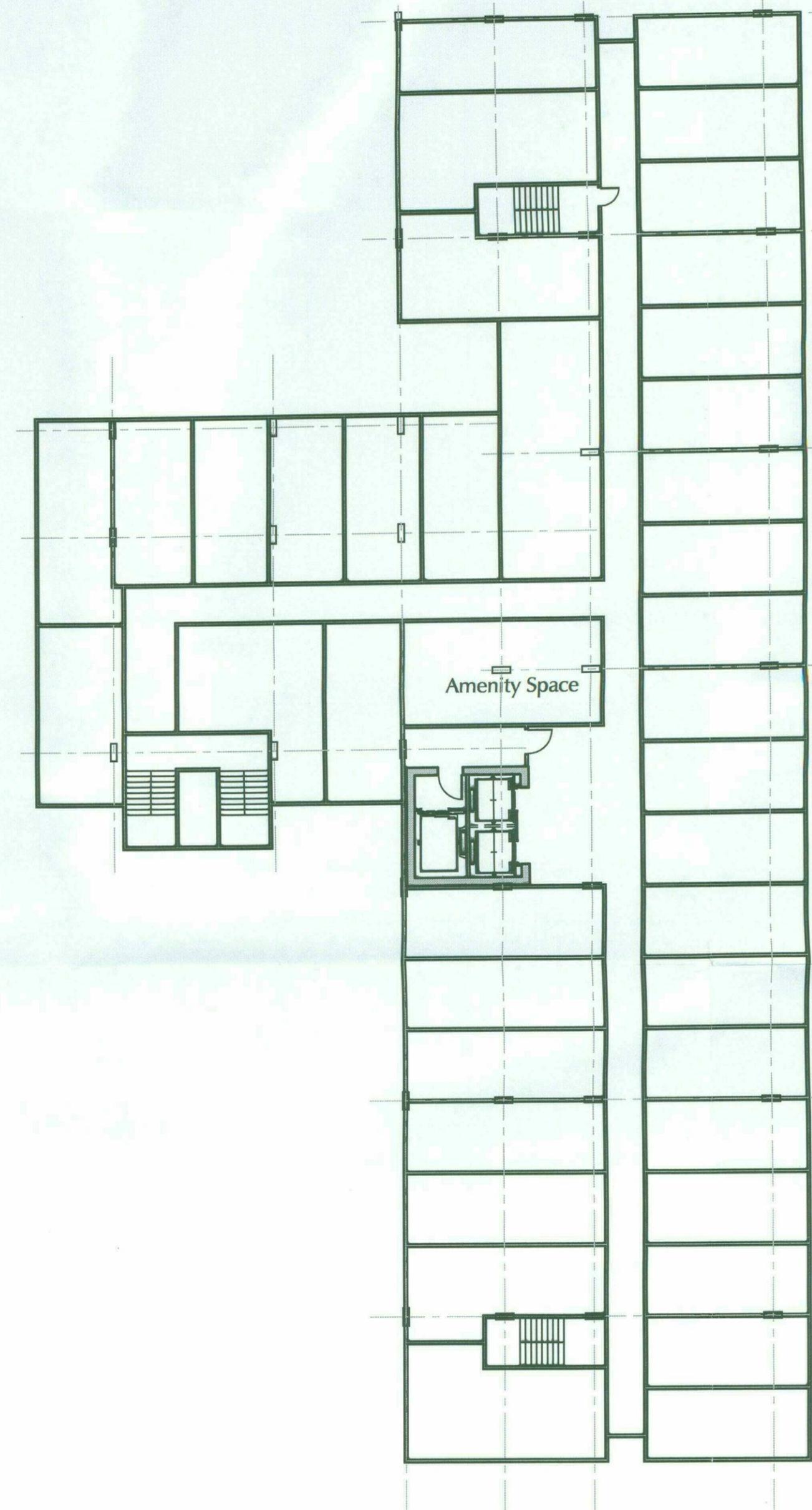
Second and
Third Floor Plan
Scale: 1" = 20'
17116.00 - 04/27/2017





4th Floor Data

- 41 Rooms
- 20,355 sf. Bldg



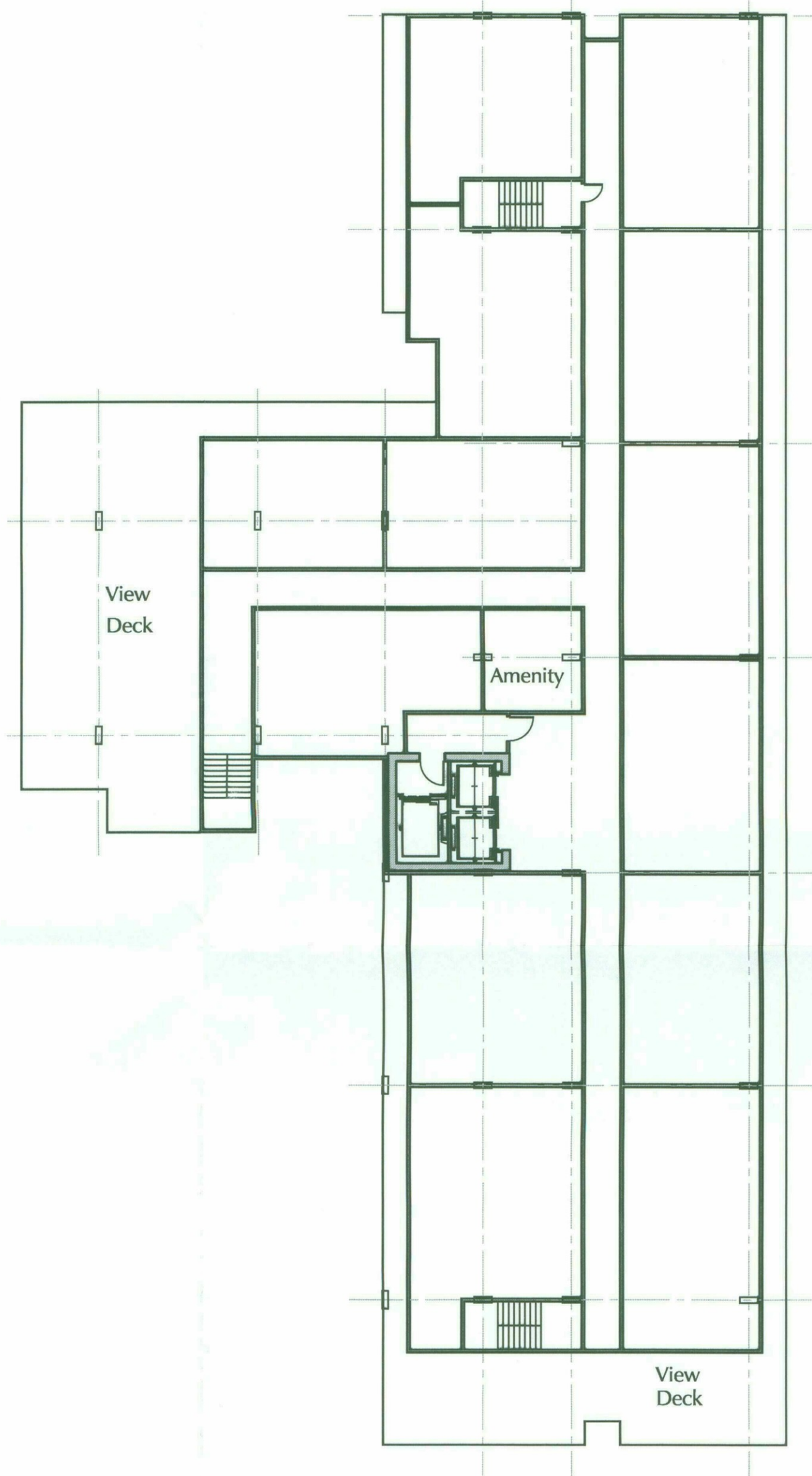
5th - 7th Floor Data

- 120 Rooms (40 / floor)
- 60,750 sf. Bldg (20,250 sf. / floor)

Fourth and Fifth -
Seventh Floor Plan
Scale: 1" = 20'
17116.00 - 04/27/2017

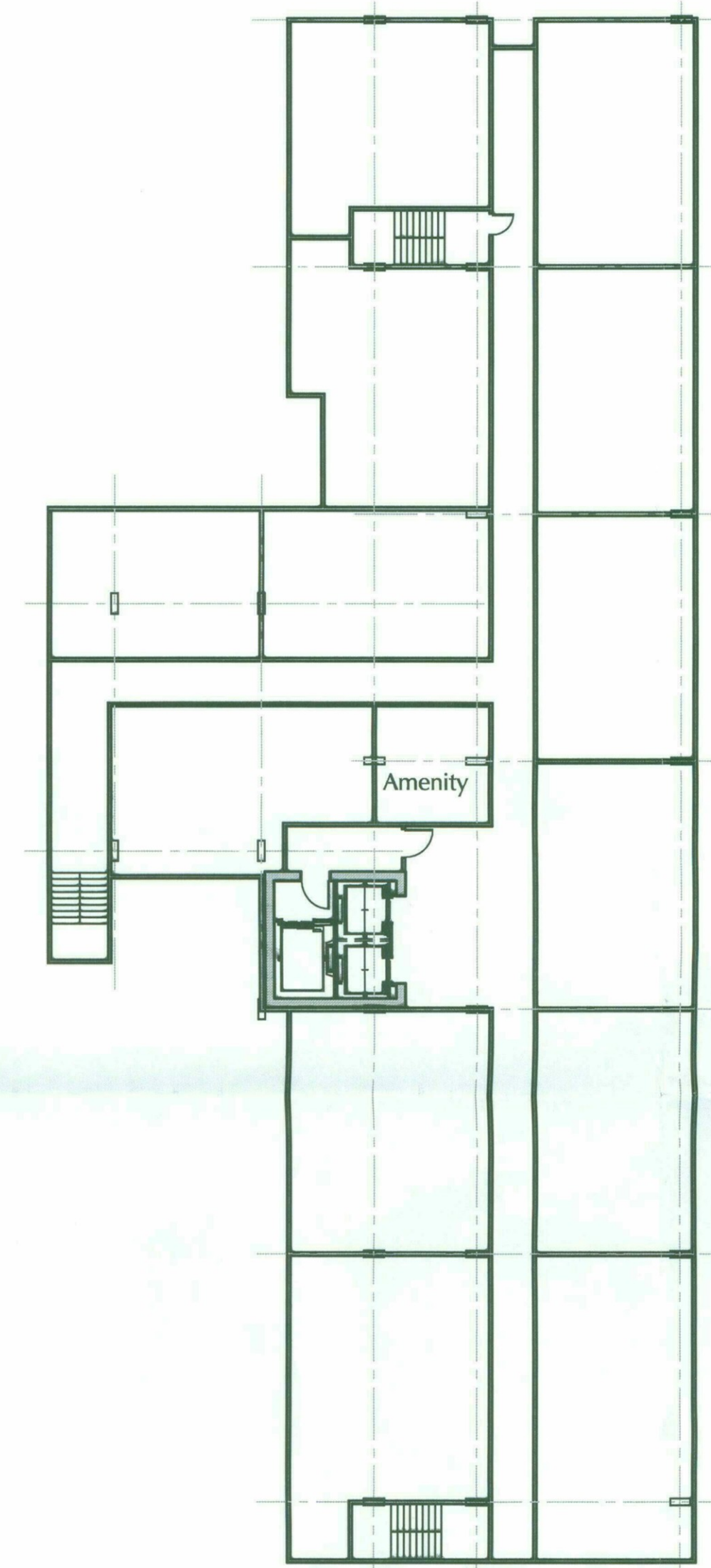


Winfield Hotel and Residences - Scottsdale, Arizona



8th Floor Data

- 13 Rooms
- 15,501 sf. Bldg



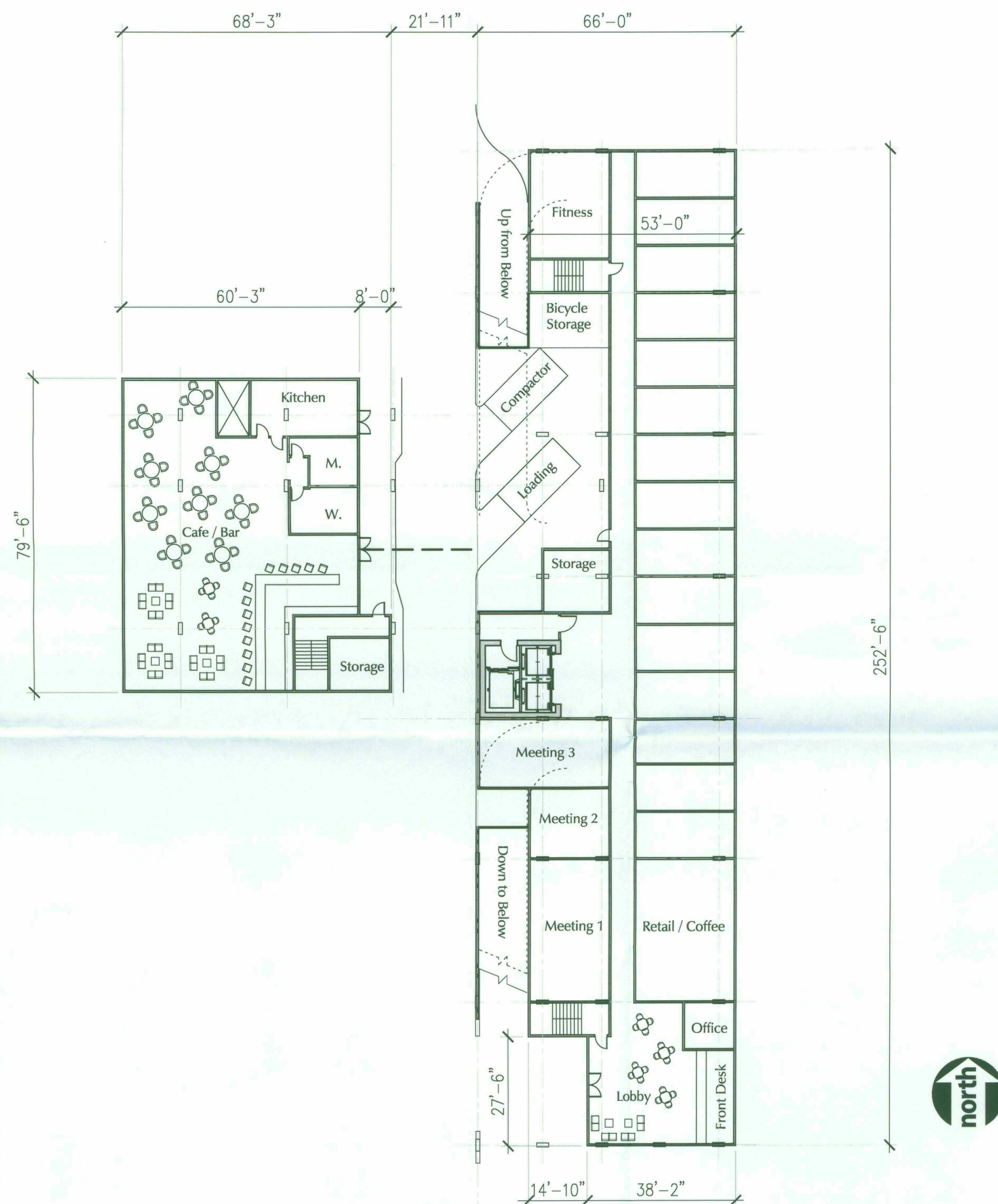
9th Floor Data

- 13 Rooms
- 15,501 sf. Bldg.

Eighth and
Ninth Floor Plan
Scale: 1" = 20'
17116.00 - 04/27/2017



Winfield Hotel and Residences - Scottsdale, Arizona

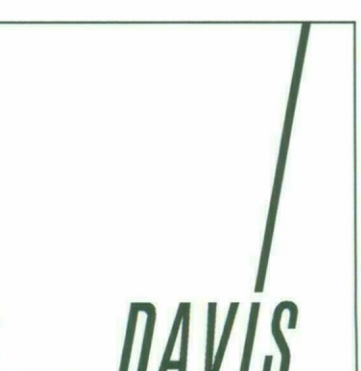


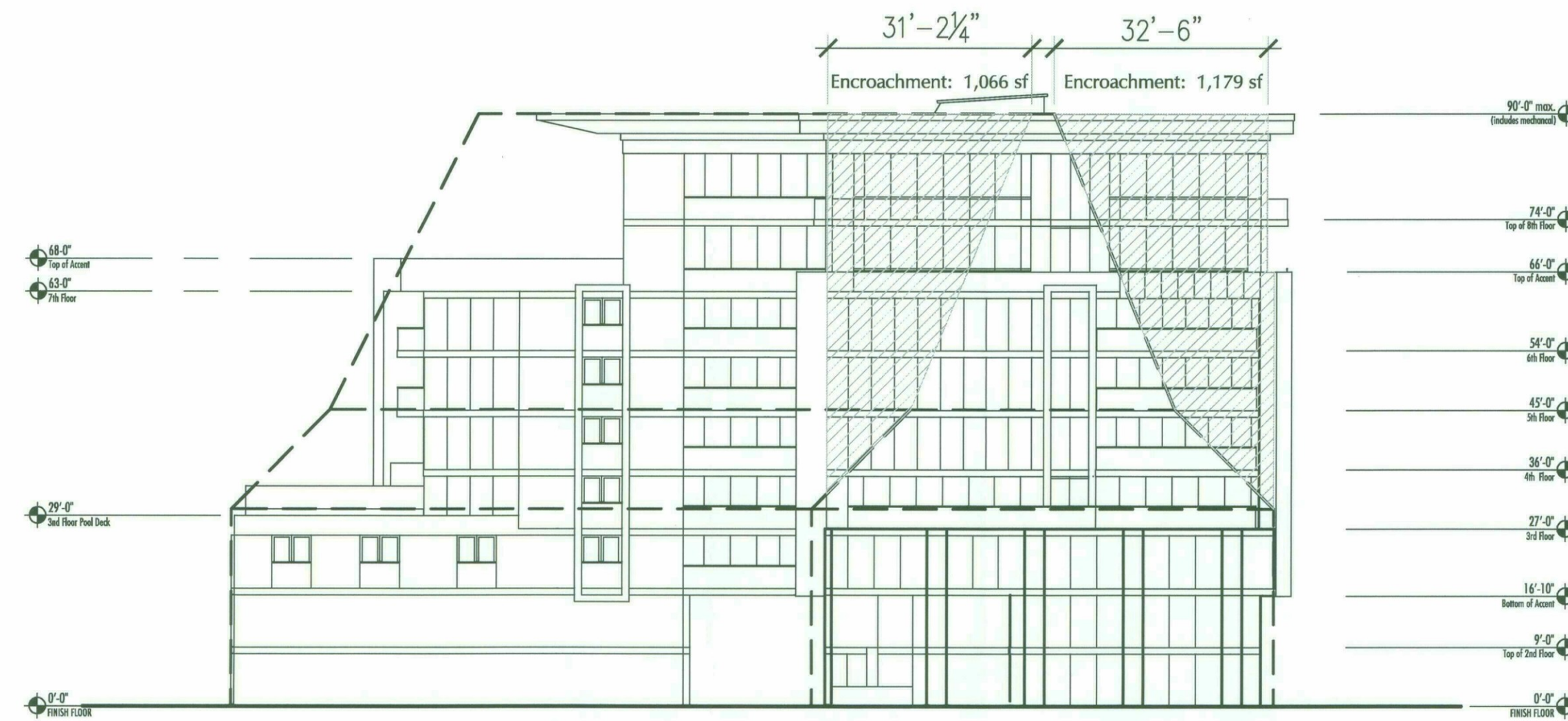
1st Floor Data

- 14 Rooms
- 4,987 sf. Restaurant
- 12,190 sf. Bldg

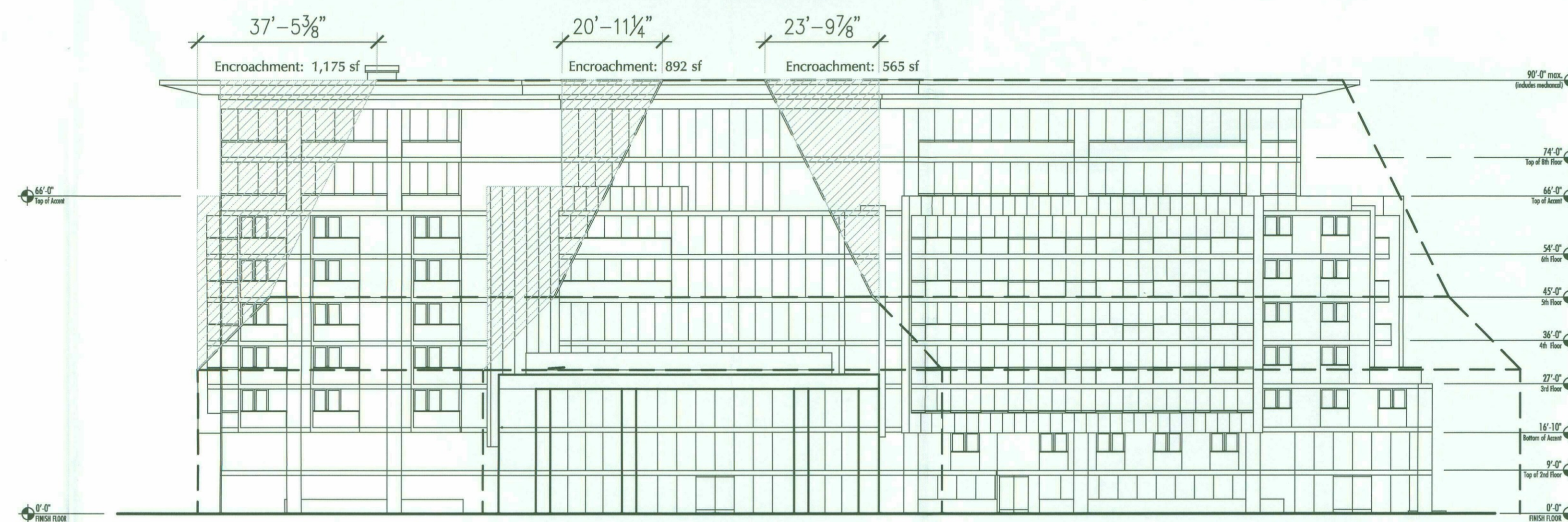
Winfield Hotel and Residences - Scottsdale, Arizona

First Floor
Plan
Scale: 1" = 20'
17116.00 - 04/27/2017





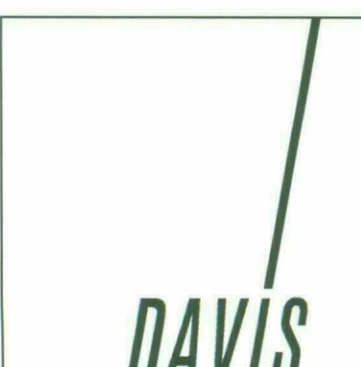
South Elevation

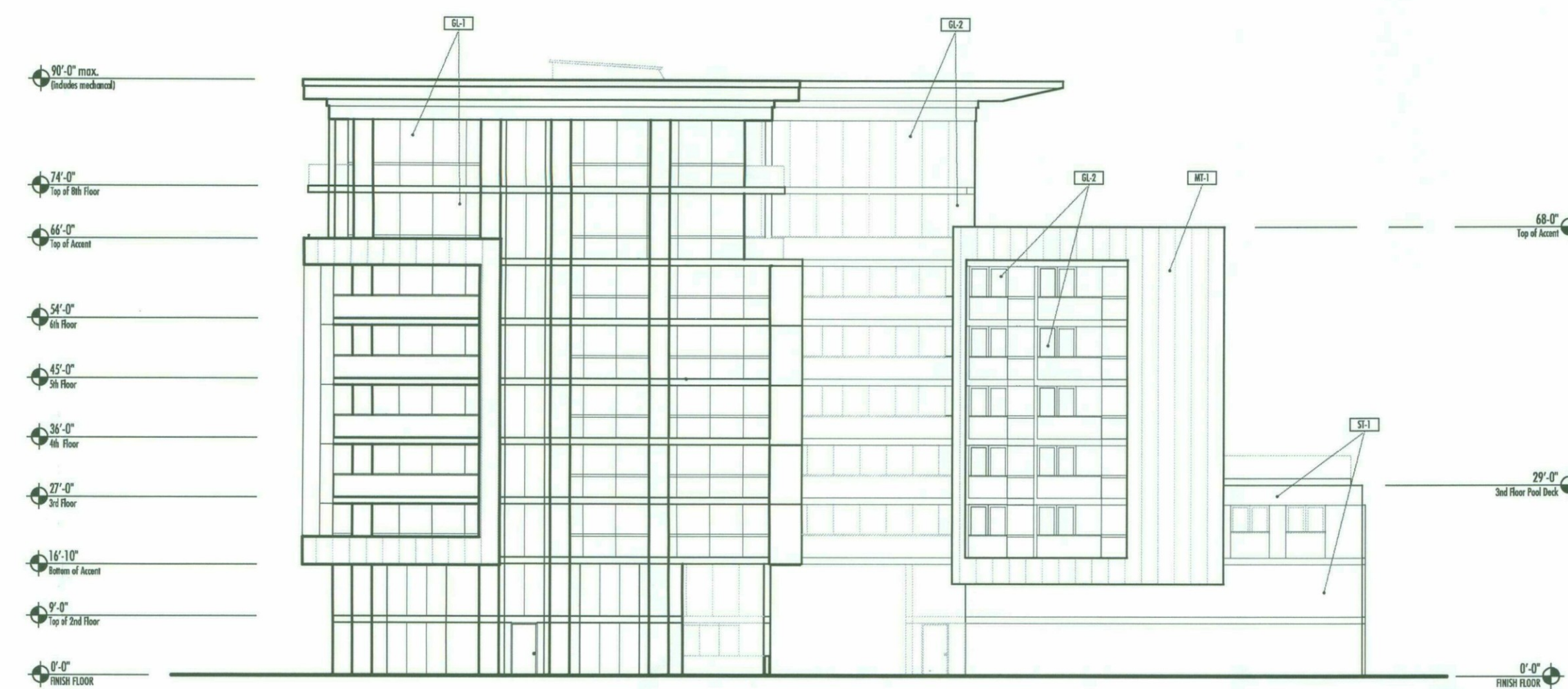


West Elevation

Winfield Hotel and Residences - Scottsdale, Arizona

Elevations Work Sheet
Scale: 1" = 20'
17116.00 - 14.1/2/17

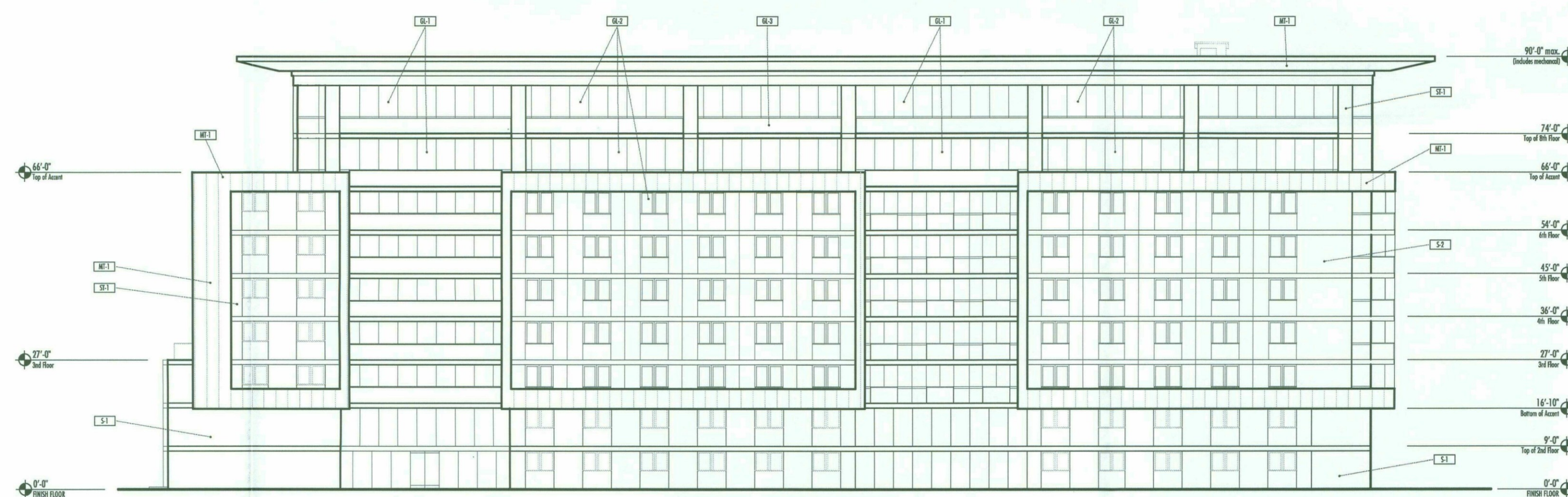




North Elevation

CONCEPTUAL COLOR AND MATERIAL LEGEND

C-1	Cast-in-place Concrete
GL-1	Glazing - PPG Solarblue with Solarban R100 (U-value .29, SHGC .20)
GL-2	Glazing - PPG Solarblue with Solarban 70XL (U-value .28, SHGC .24)
GL-3	Clear 3/4" Glazing - Tempered
MT-1	Charcoal Colored Metal Accent
WS-1	Window System, Charcoal Gray
S-1	Natural Colored E.I.F.S. Finish System
S-2	Green Accent Colored E.I.F.S. Finish System
ST-1	Stone Accent

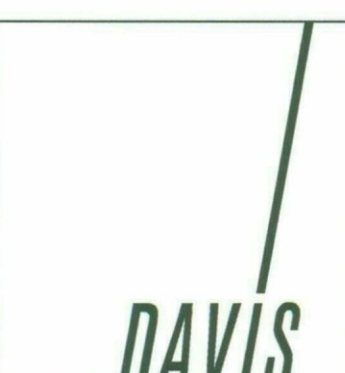


East Elevation



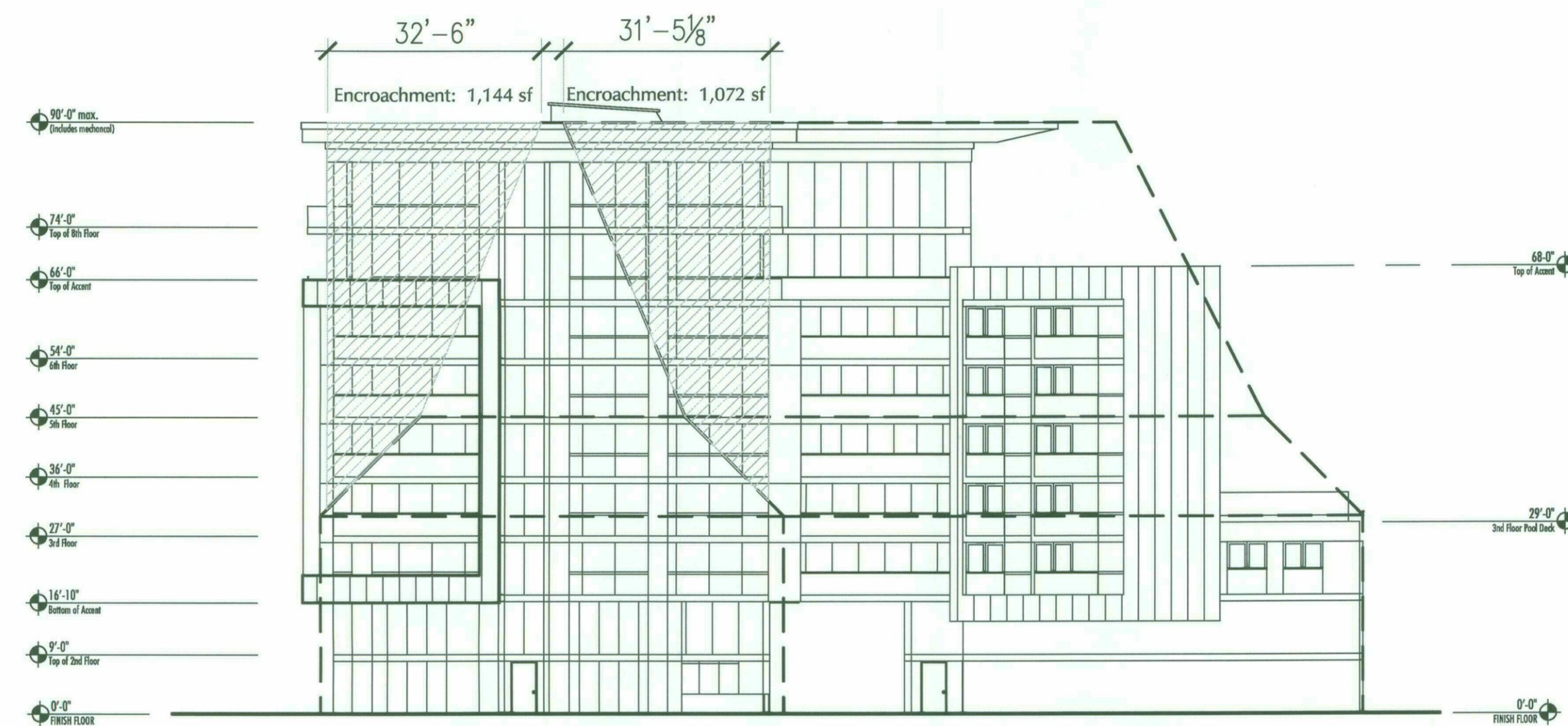
Expires 06/30/18

Exterior Elevations
Scale: 1" = 20'
17116.00 - 14-272-017



Winfield Hotel and Residences - Scottsdale, Arizona

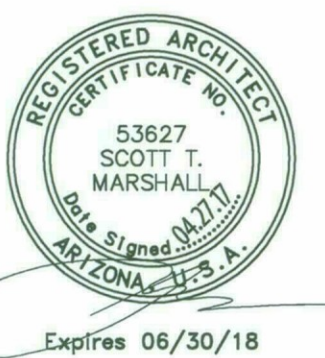
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North Elevation



East Elevation



Elevations Work Sheet
Scale: 1" = 20'
17116.00 - 04/27/2017



1-II-2017
5/05/17

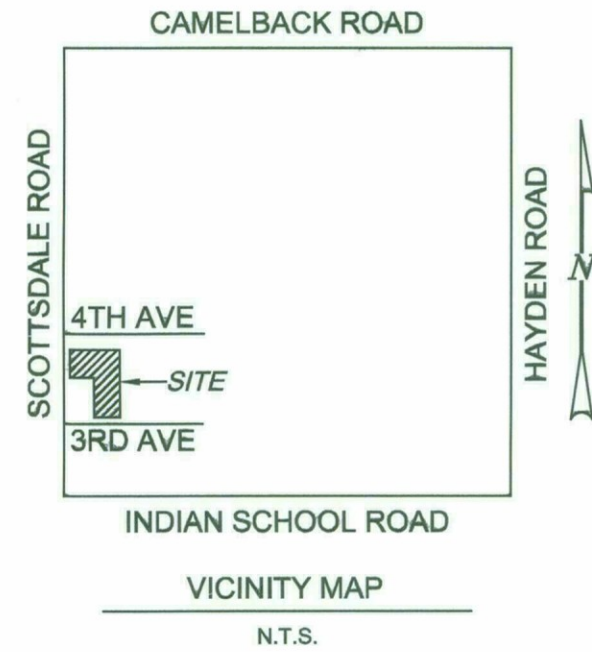
Winfield Hotel and Residences - Scottsdale, Arizona

14 5 16 P.P. Rights: 2017 DAVIS THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.

ALTA/NSPS LAND TITLE SURVEY

OF
LOTS 5 THROUGH 7,
LOTS 12 THROUGH 20
WINFIELD SCOTT PLAZA
BOOK 66, PAGE 03,
MARICOPA COUNTY RECORDS

BEING
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



PARCEL DESCRIPTION

PARCEL NO. 1:

Lots 5 through 7, inclusive and Lots 14 through 20, inclusive, WINFIELD SCOTT PLAZA, according to Book 66 of Maps, page 3, records of Maricopa County, Arizona.

Together with a portion of that certain 16 foot alley as shown on the final plat of WINFIELD SCOTT PLAZA, according to Book 66 of Maps, page 3, records of Maricopa County, Arizona, lying within the Southwest quarter of Section 23, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the west quarter corner of said Section 23, a Maricopa County Brass Cap in Handhole, from which the southwest corner of said Section 23, a City of Scottsdale Brass Cap in Handhole, bears South 00 degrees 00 minutes East (Basis of Bearing) a distance of 2656.21 feet;

Thence along the west line of the Southwest quarter of said Section 23, South 00 degrees 00 minutes 00 seconds East a distance of 1572.17 feet to the centerline of 4th avenue a City of Scottsdale brass cap flush;

Thence leaving said west line along the center line South 89 degrees 42 minutes 48 seconds East a distance of 136.02 feet;

Thence leaving said center line South 00 degrees 00 minutes 01 seconds West a distance of 40.00 feet to the northeast corner of Lot 10 as shown of said final plat;

Thence along the easterly lines of Lots 8, 9 and 10 of said final plat, South 00 degrees 00 minutes 01 seconds West a distance of 100.06 feet to the northeast corner of Lot 7 as shown on said final plat and the Point of Beginning;

Thence leaving said northeast corner of Lot 7, South 89 degrees 44 minutes 57 seconds East a distance of 16.00 feet to the northwest corner of Lot 14 as shown on said final plat;

Thence along the westerly lines of Lots 14, 15 and 16 a shown on said final plat, South 00 degrees 00 minutes 01 seconds West a distance of 90.04 feet, to the southwest corner of Lot 16;

Thence leaving said southwest corner of said Lot 19, North 89 degrees 46 minutes 48 seconds West a distance of 16.00 feet to the southeast corner of Lot 5 as shown on said final plat;

Thence along the easterly lines of Lots 5, 6, and 7, North 00 degrees 00 minutes 01 seconds East a distance of 90.05 feet to the Point of Beginning

PARCEL NO. 2:

Lots 12 and 13, WINFIELD SCOTT PLAZA, according to Book 66 of Maps, page 3, records of Maricopa County, Arizona.

SCHEDULE "B" ITEMS

- Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2017.
- INTENTIONALLY OMITTED
- 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 Right Application made under the reclamation laws of the United States for the purposes of obtaining water rights for said Land.
- Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 66 of Maps, page 3.
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Road or Highway and Public utility lines
Recording No: Docket 13358, page 864
(as to Lots 14 through 20, inclusive)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Communication facilities
Recording No: 88-022256
(as to Lot 20)

- ☐ PLOTTABLE SCHEDULE "B" ITEM, SHOWN ON THIS SURVEY (PAGE 2)
- ☐ SCHEDULE "B" ITEM CANNOT BE PLOTTED BUT DOES AFFECT SUBJECT PROPERTIES.

GENERAL NOTES

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY LAWYERS TITLE OF ARIZONA, INC., REPRESENTING COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. 01864517-003-B64, WITH AN EFFECTIVE DATE OF APRIL 6, 2017 AND AN AMENDMENT DATE OF APRIL 12, 2017.
- A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT TO THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE.
- SURVEY FIELD WORK WAS COMPLETED ON FEBRUARY 7, 2017.
- THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, USING A BEARING OF NORTH 00°00'00" EAST AS SHOWN ON THE FINAL PLAT OF WINFIELD SCOTT PLAZA, RECORDED IN BOOK 66, PAGE 3, MCR.

BENCHMARK

BENCHMARK IS A MARICOPA CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD AND INDIAN SCHOOL ROAD.

ELEVATION = 1260.37' NAVD 88

CERTIFICATION

TO: 4221 - Associates, AZ, LLC, an Arizona limited liability company, as to Parcel 1 and Heidi H. Ream, a widow as to an undivided 50% interest and R. Gregory Hougham and Ann Hougham, husband and wife as to an undivided 50% interest as joint tenants with right of survivorship

LAWYERS TITLE OF ARIZONA, INC. REPRESENTING COMMONWEALTH LAND 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 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, 8, 9, 11, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 08, 2017.

AREA TABLE

LOT	Sq. Ft.	Acres
5	2401.7	0.055
6	2401.7	0.055
7	2401.5	0.055
12	2402.0	0.055
13	2406.4	0.055
14	2401.6	0.055
15	2402.1	0.055
16	2402.1	0.055
17	2402.1	0.055
18	2402.1	0.055
19	2402.1	0.055
20	3202.7	0.074
ALLEY	1440.7	0.033

PARKING SPACES

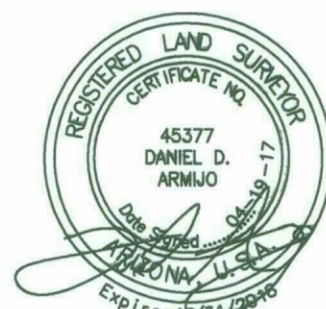
31 REGULAR PARKING SPACES (COVERED)
2 HANDICAP PARKING SPACES (COVERED)

NOTES: (Table "A" Items)

- SET A 1/2" REBAR W/CAP "AWLS 45377" AT PROPERTY CORNERS AS SHOWN HEREON UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY ADDRESS:
LOTS 5 & 6: 4221 N SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA
LOT 7: 4223 N SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA
LOTS 12-13: 4234 N WINFIELD SCOTT PLAZA, SCOTTSDALE, ARIZONA
LOTS 14-20: 4216 N WINFIELD SCOTT PLAZA, SCOTTSDALE, ARIZONA
PER MARICOPA COUNTY ASSESSOR WEBSITE.
- THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR 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. ADDITIONALLY, AS PER THE 2016 ALTA/NSPS STANDARDS: WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- ADJOINER INFORMATION IS PER MARICOPA COUNTY ASSESSOR WEBSITE.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

AT THE TIME OF THIS SURVEY, SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (DOTTED) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 04013C2235L, DATED OCTOBER 16, 2013. ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL 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.



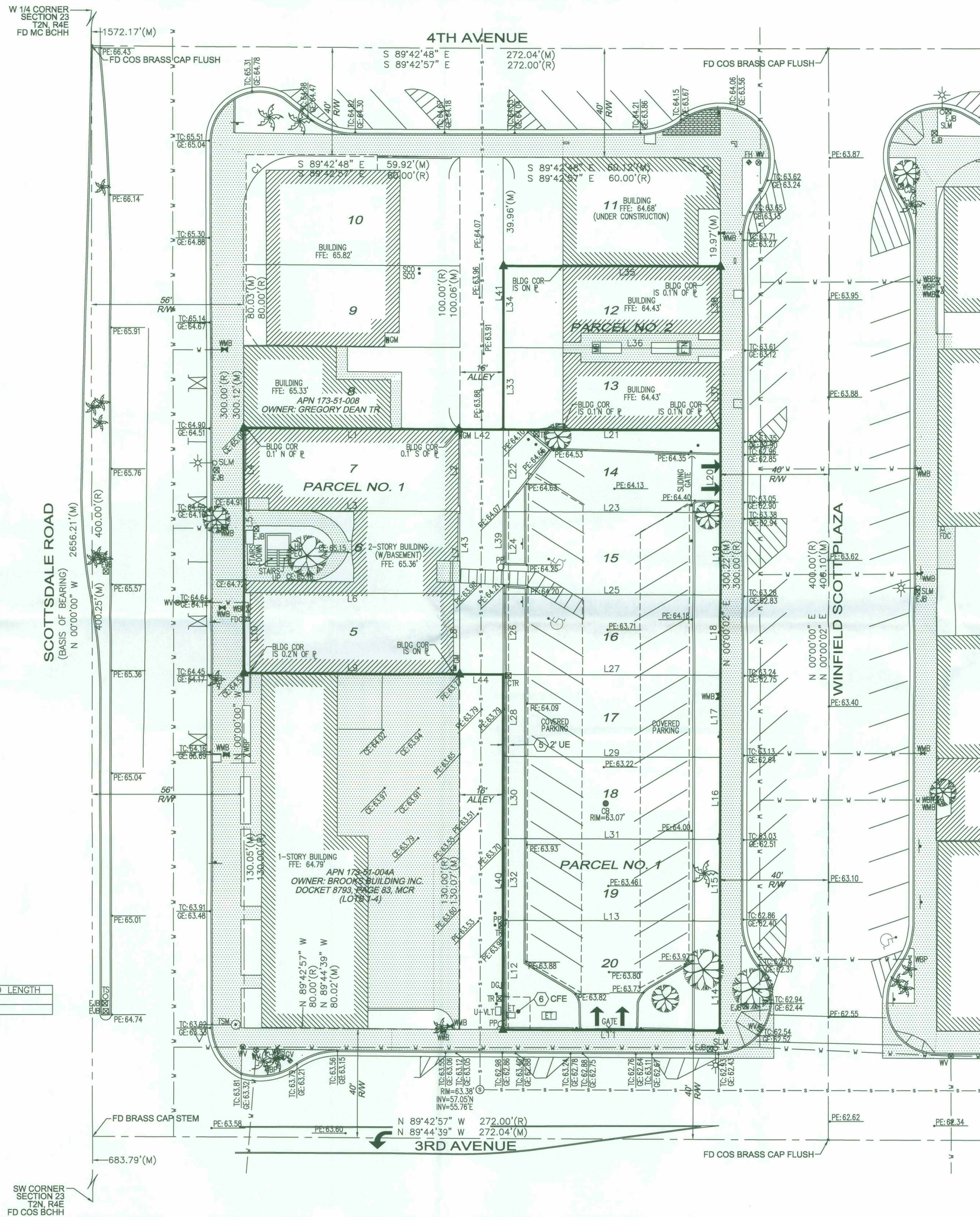
ALTA/NSPS LAND TITLE SURVEY
SECTION 23
TOWNSHIP 2 NORTH
RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

AW
LAND
SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287

DRAWN BY: DDA CHECKED BY: DDA DATE: 04/19/17 JOB NO.: 17-014 SHEET NO. 1 OF 2

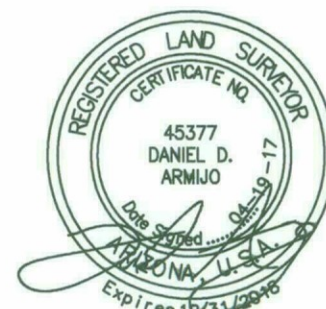
LINE	BEARING	DISTANCE
L1	S 89°45'49" E	80.02'
L2	N 00°00'01" E	30.01'
L3	S 89°46'22" E	80.02'
L4	N 00°00'00" E	30.02'
L5	N 00°00'00" W	30.01'
L6	S 89°45'56" E	80.02'
L7	S 00°00'01" W	30.02'
L8	S 00°00'01" W	30.02'
L9	S 89°45'31" E	80.02'
L10	N 00°00'00" W	30.01'
L11	S 89°44'39" E	80.02'
L12	S 00°00'01" W	40.02'
L13	N 89°45'05" W	80.02'
L14	N 00°00'02" E	40.03'
L15	N 00°00'02" E	30.02'
L16	N 00°00'02" E	30.02'
L17	N 00°00'02" E	30.02'
L18	N 00°00'02" E	30.02'
L19	N 00°00'02" E	30.02'
L20	N 00°00'02" E	30.03'
L21	N 89°46'29" W	80.02'
L22	S 00°00'01" W	30.00'
L23	N 89°45'05" W	80.02'
L24	S 00°00'01" W	30.02'
L25	N 89°45'05" W	80.02'
L26	S 00°00'01" W	30.02'
L27	N 89°45'05" W	80.02'
L28	S 00°00'01" W	30.02'
L29	N 89°45'05" W	80.02'
L30	S 00°00'01" W	30.02'
L31	N 89°45'05" W	80.02'
L32	S 00°00'01" W	30.02'
L33	N 00°00'01" E	30.07'
L34	S 00°00'01" W	30.02'
L35	N 89°46'35" W	80.02'
L36	N 89°46'24" W	80.02'
L37	S 00°00'02" W	30.07'
L38	S 00°00'02" W	30.02'
L39	N 00°00'01" E	90.04'
L40	N 00°00'01" E	130.08'
L41	N 00°00'01" E	100.05'
L42	S 89°44'57" E	16.00'
L43	N 00°00'01" E	90.05'
L44	S 89°46'48" E	16.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.52'	20.00'	90°17'12"	N 45°08'36" E	28.35'
C2	31.32'	20.00'	89°42'50"	N 44°51'23" W	28.21'



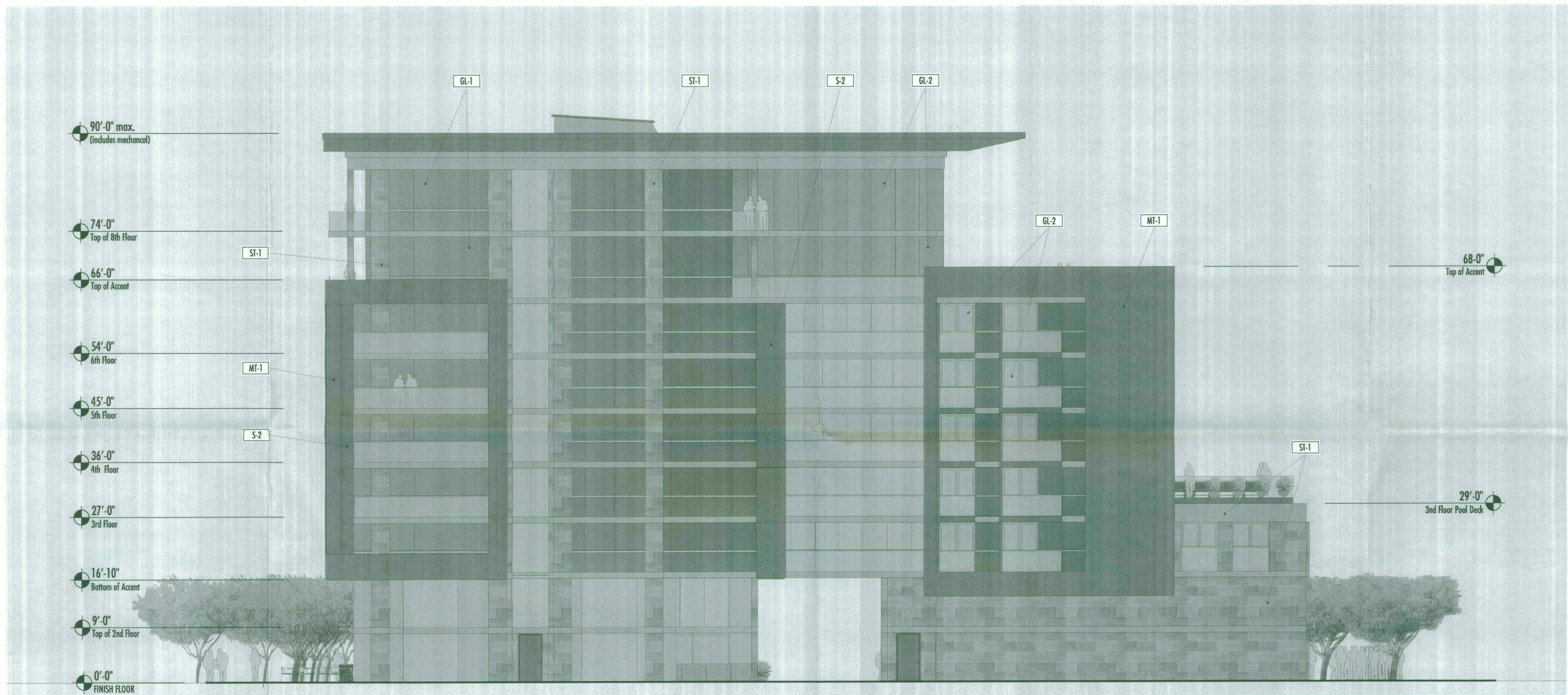
LEGEND

- MCR MARICOPA COUNTY RECORDS
- APN ASSESSOR PARCEL NUMBER
- R/W RIGHT-OF-WAY
- CFE COMMUNICATION FACILITIES EASEMENT
- UE UTILITY EASEMENT
- MC MARICOPA COUNTY
- COS CITY OF SCOTTSDALE
- BCHH BRASS CAP IN HANDHOLE
- BLDG COR BUILDING CORNER
- (M) MEASURED DATA
- (R) RECORD DATA (BOOK 66, PAGE 3)
- WMB WATER METER BOX
- SLM STREET LIGHT MAST
- EJB ELECTRIC JUNCTION BOX
- HB HOSE BIB
- EO ELECTRIC OUTLET
- WV WATER VALVE
- WBP WATER BACKFLOW PREVENTOR
- FDC FIRE DEPARTMENT CONNECTION
- GM GAS METER
- U-VLT UTILITY VAULT
- TR TELEPHONE RISER
- DG DOWN GUY
- ET ELECTRIC TRANSFORMER
- CTR CABLE TV RISER
- CB CATCH BASIN
- MB MAILBOX
- FTN FOUNTAIN
- TC xx.xx TOP OF CURB ELEVATION
- GE xx.xx GUTTER ELEVATION
- NG xx.xx NATURAL GROUND ELEVATION
- CE xx.xx CONCRETE ELEVATION
- PE xx.xx PAVEMENT ELEVATION
- CONCRETE CONCRETE
- TREE TREE
- PALM TREE PALM TREE
- PROPERTY LINE PROPERTY LINE
- ADJOINER LINE ADJOINER LINE
- CENTER LINE CENTER LINE
- EASEMENT LINE (AS NOTED) EASEMENT LINE (AS NOTED)
- STORM DRAIN MANHOLE STORM DRAIN MANHOLE
- BOLLARD BOLLARD
- SIGN SIGN
- SET PKN WITH TAG "AWLS 45377" UNLESS OTHERWISE NOTED



ALTA/NSPS LAND TITLE SURVEY
SECTION 23
TOWNSHIP 2 NORTH
RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

AW LAND SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287



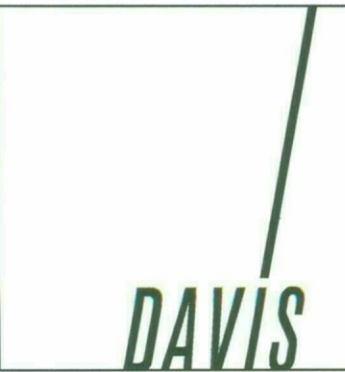
North Elevation

CONCEPTUAL COLOR AND MATERIAL LEGEND

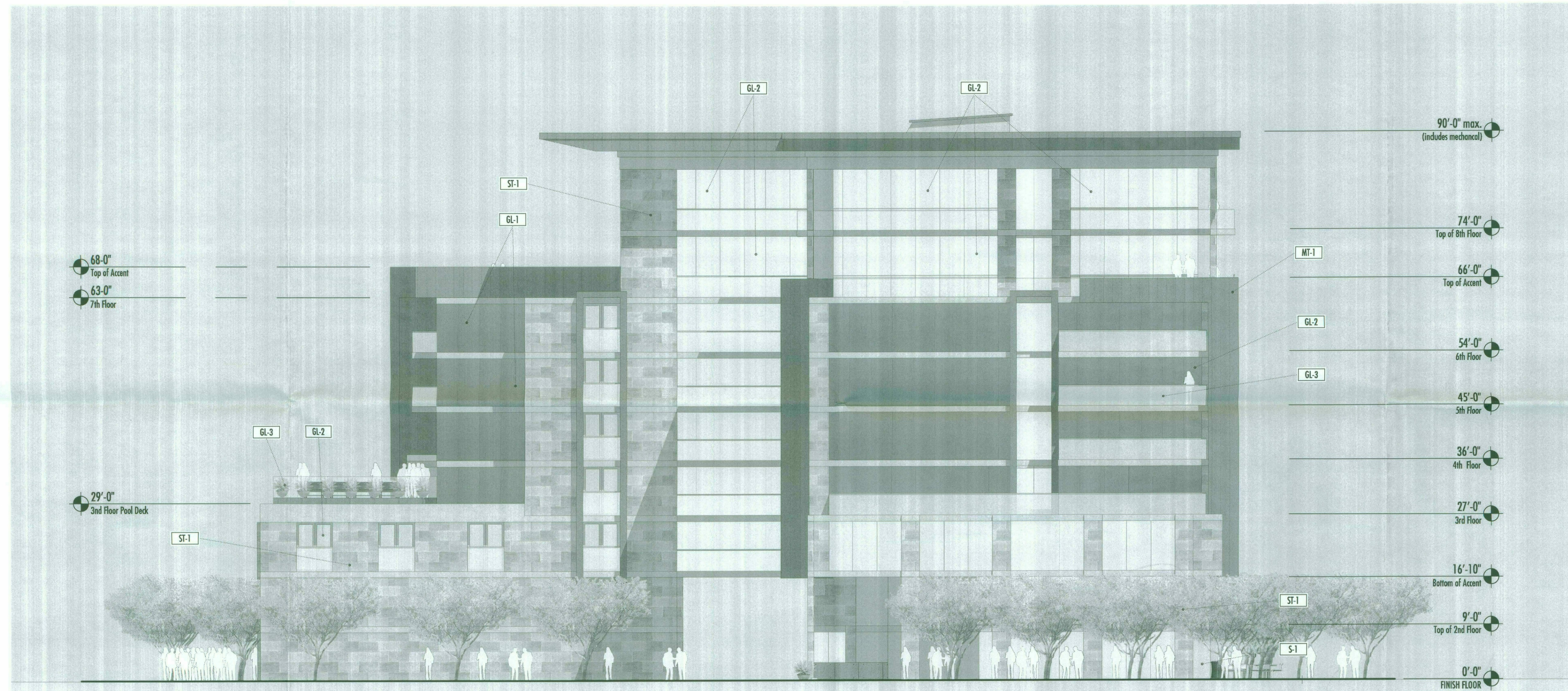
C-1	Cast-in-place Concrete
GL-1	Glazing - PPG Solarblue with Solarban R100 (U-value .29, SHGC .20)
GL-2	Glazing - PPG Solarblue with Solarban 70XL (U-value .28, SHGC .24)
GL-3	Clear 3/4" Glazing - Tempered
MT-1	Charcoal Colored Metal Accent
WS-1	Window System, Charcoal Gray
S-1	Natural Colored E.I.F.S. Finish System
S-2	Green Accent Colored E.I.F.S. Finish System
ST-1	Stone Accent



Rendered North Elevation
Scale: 1" = 20'
17116.00 - 04/27/2017



Winfield Hotel and Residences - Scottsdale, Arizona

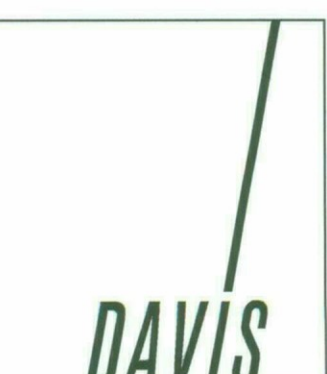
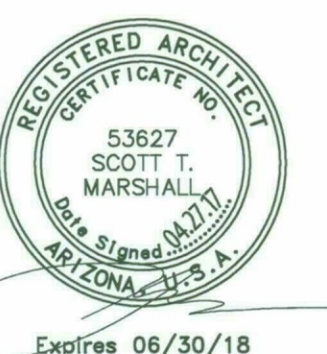


South Elevation

CONCEPTUAL COLOR AND MATERIAL LEGEND

C-1	Cast-in-place Concrete
GL-1	Glazing - PPG Solarblue with Solarban R100 (U-value .29, SHGC .20)
GL-2	Glazing - PPG Solarblue with Solarban 70XL (U-value .28, SHGC .24)
GL-3	Clear $\frac{3}{4}$ Glazing - Tempered
MT-1	Charcoal Colored Metal Accent
WS-1	Window System, Charcoal Gray
S-1	Natural Colored E.I.F.S. Finish System
S-2	Green Accent Colored E.I.F.S. Finish System
ST-1	Stone Accent

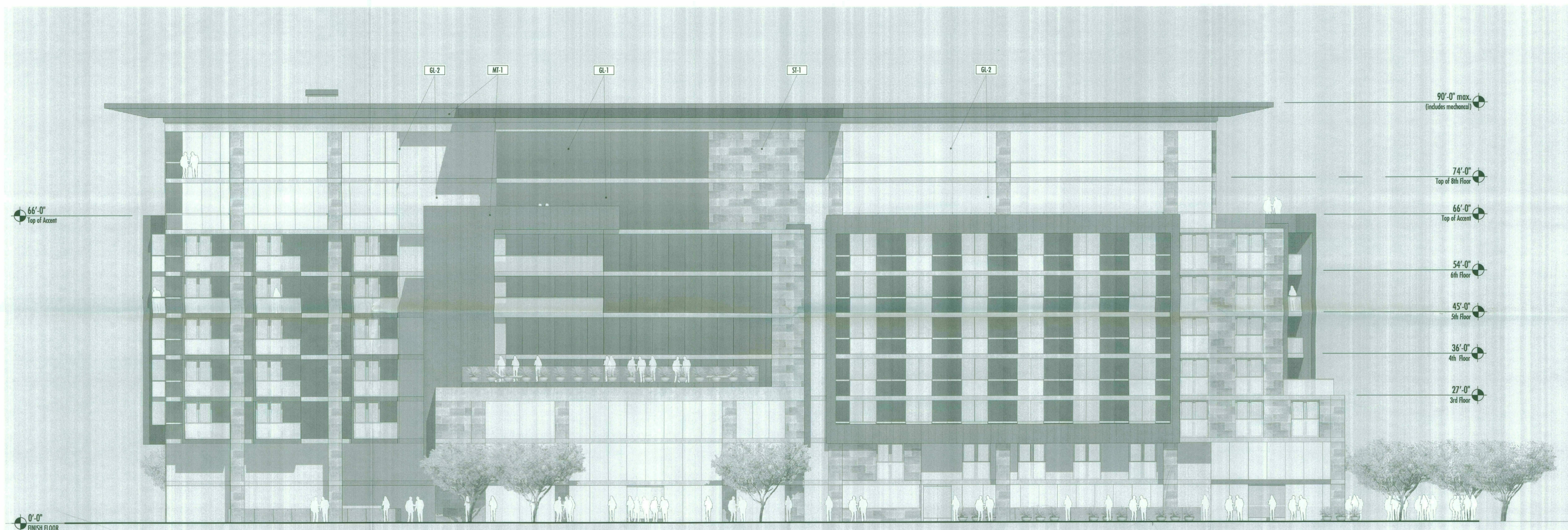
Rendered South Elevation
Scale: 1" = 20'
17116.00 - 04/17/2017



1-II-2017
5/05/17

Winfield Hotel and Residences - Scottsdale, Arizona

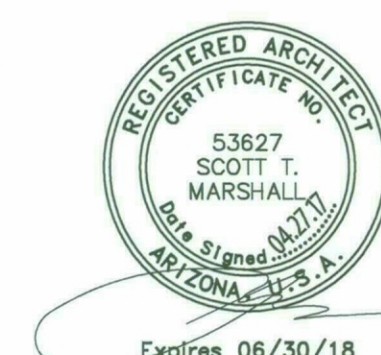
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West Elevation

CONCEPTUAL COLOR AND MATERIAL LEGEND

C-1	Cast-in-place Concrete
CL-1	Glazing - PPG Solarblue with Solarban R100 (U-value .29, SHGC .20)
CL-2	Glazing - PPG Solarblue with Solarban 70XL (U-value .28, SHGC .24)
CL-3	Clear 3" Glazing - Tempered
MT-1	Charcoal Colored Metal Accent
WS-1	Window System, Charcoal Gray
S-1	Natural Colored E.I.F.S. Finish System
S-2	Green Accent Colored E.I.F.S. Finish System
ST-1	Stone Accent



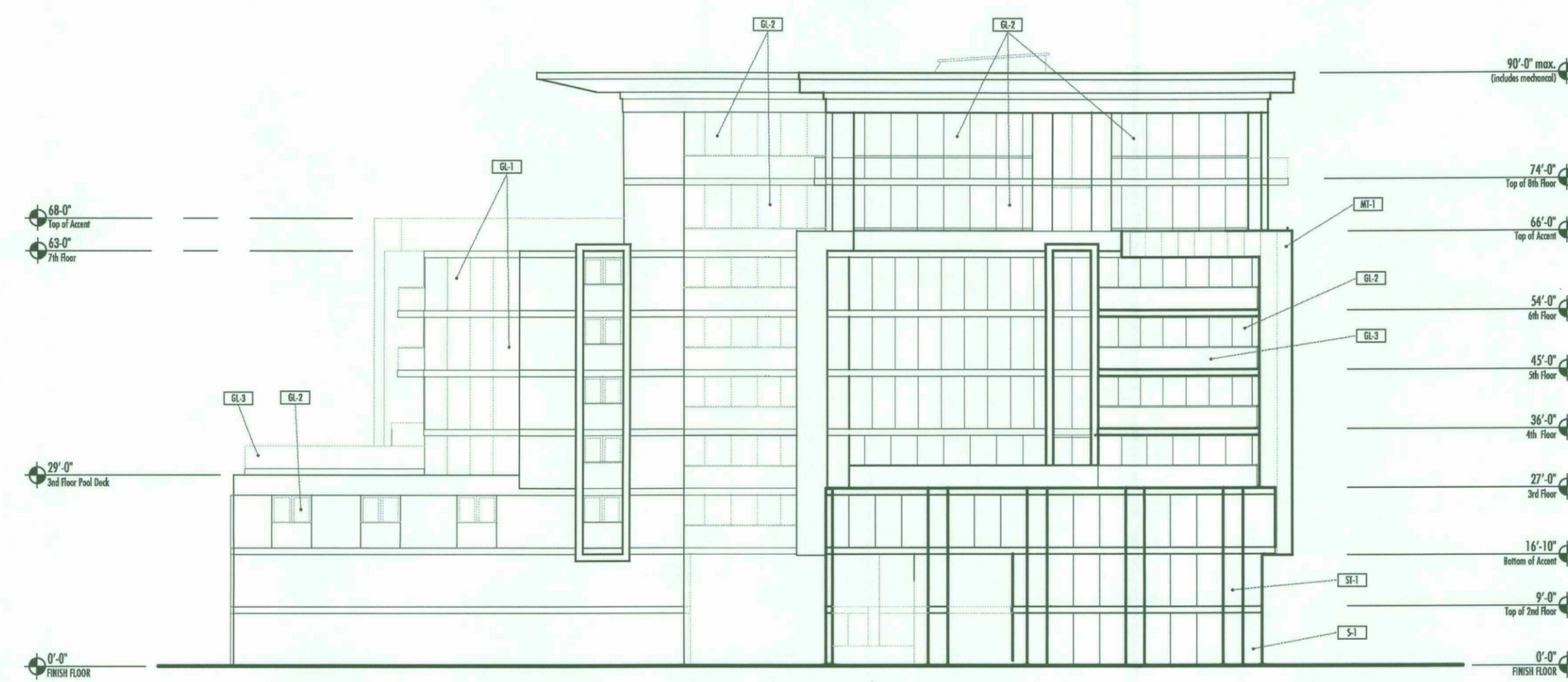
Rendered West Elevation
Scale: 1" = 20'
17116.00 - 04. 6/7/2017



Winfield Hotel and Residences - Scottsdale, Arizona

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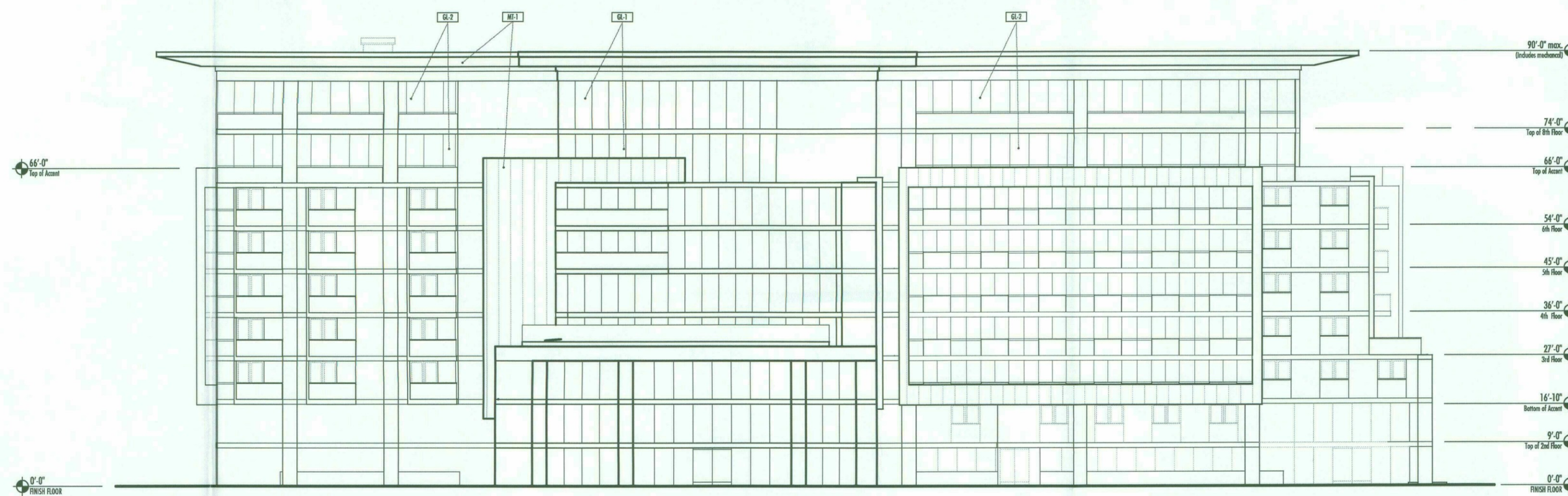
1-II-2017
5/05/17



South Elevation

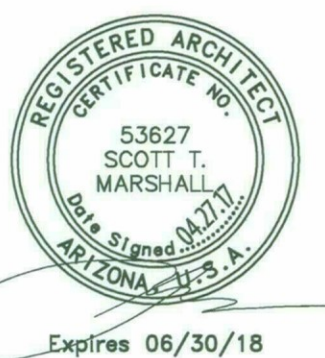
CONCEPTUAL COLOR AND MATERIAL LEGEND

C-1	Cast-in-place Concrete
GL-1	Glazing - PPG Solarblue with Solarban R100 (U-value .29, SHGC .20)
GL-2	Glazing - PPG Solarblue with Solarban 70XL (U-value .28, SHGC .24)
GL-3	Clear 3/8" Glazing - Tempered
MT-1	Charcoal Colored Metal Accent
WS-1	Window System, Charcoal Gray
S-1	Natural Colored E.I.F.S. Finish System
S-2	Green Accent Colored E.I.F.S. Finish System
ST-1	Stone Accent



West Elevation

Exterior Elevations
Scale: 1" = 20'
17116.00 - 04/17/2017



Expires 06/30/18



Winfield Hotel and Residences - Scottsdale, Arizona

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5/05/17



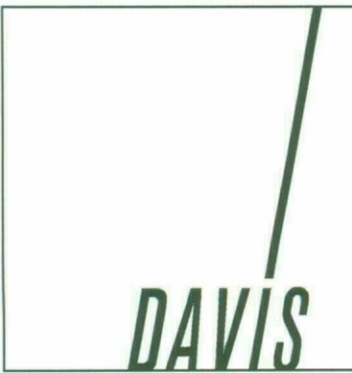
East Elevation

CONCEPTUAL COLOR AND MATERIAL LEGEND

C-1	Cast-in-place Concrete
GL-1	Glazing - PPG Solarblue with Solarban R100 (U-value .29, SHGC .20)
GL-2	Glazing - PPG Solarblue with Solarban 70XL (U-value .28, SHGC .24)
GL-3	Clear 3/4" Glazing - Tempered
MT-1	Charcoal Colored Metal Accent
WS-1	Window System, Charcoal Gray
S-1	Natural Colored E.I.F.S. Finish System
S-2	Green Accent Colored E.I.F.S. Finish System
ST-1	Stone Accent



Rendered East Elevation
 Scale: 1" = 20'
 17116.00 - 14 17/2017

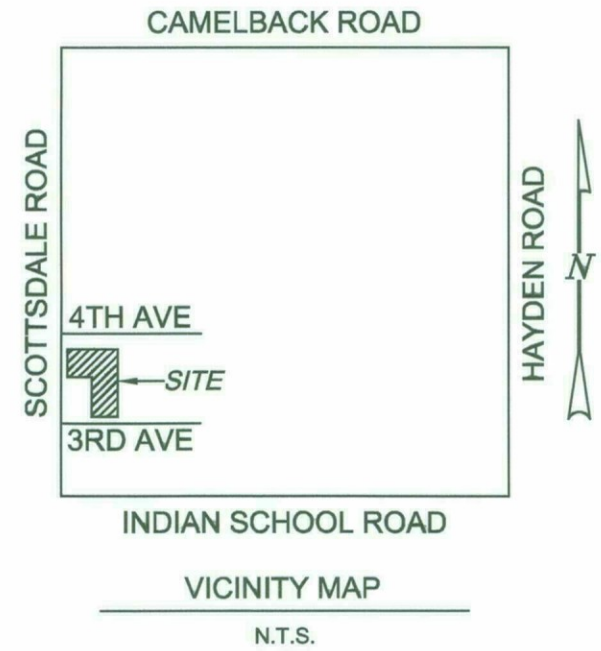


Winfield Hotel and Residences - Scottsdale, Arizona

ALTA/NSPS LAND TITLE SURVEY

OF
LOTS 5 THROUGH 7,
LOTS 12 THROUGH 20
WINFIELD SCOTT PLAZA
BOOK 66, PAGE 03,
MARICOPA COUNTY RECORDS

BEING
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



PARCEL DESCRIPTION

PARCEL NO. 1:

Lots 5 through 7, inclusive and Lots 14 through 20, inclusive, WINFIELD SCOTT PLAZA, according to Book 66 of Maps, page 3, records of Maricopa County, Arizona.

Together with a portion of that certain 16 foot alley as shown on the final plat of WINFIELD SCOTT PLAZA, according to Book 66 of Maps, page 3, records of Maricopa County, Arizona, lying within the Southwest quarter of Section 23, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the west quarter corner of said Section 23, a Maricopa County Brass Cap in Handhole, from which the southwest corner of said Section 23, a City of Scottsdale Brass Cap in Handhole, bears South 00 degrees 00 minutes East (Basis of Bearing) a distance of 2656.21 feet;

Thence along the west line of the Southwest quarter of said Section 23, South 00 degrees 00 minutes 00 seconds East a distance of 1572.17 feet to the centerline of 4th avenue a City of Scottsdale brass cap flush;

Thence leaving said west line along the center line South 89 degrees 42 minutes 48 seconds East a distance of 136.02 feet;

Thence leaving said center line South 00 degrees 00 minutes 01 seconds West a distance of 40.00 feet to the northeast corner of Lot 10 as shown of said final plat;

Thence along the easterly lines of Lots 8, 9 and 10 of said final plat, South 00 degrees 00 minutes 01 seconds West a distance of 100.06 feet to the northeast corner of Lot 7 as shown on said final plat and the Point of Beginning;

Thence leaving said northeast corner of Lot 7, South 89 degrees 44 minutes 57 seconds East a distance of 16.00 feet to the northwest corner of Lot 14 as shown on said final plat;

Thence along the westerly lines of Lots 14, 15 and 16 a shown on said final plat, South 00 degrees 00 minutes 01 seconds West a distance of 90.04 feet, to the southwest corner of Lot 16;

Thence leaving said southwest corner of said Lot 19, North 89 degrees 46 minutes 48 seconds West a distance of 16.00 feet to the southeast corner of Lot 5 as shown on said final plat;

Thence along the easterly lines of Lots 5, 6, and 7, North 00 degrees 00 minutes 01 seconds East a distance of 90.05 feet to the Point of Beginning

PARCEL NO. 2:

Lots 12 and 13, WINFIELD SCOTT PLAZA, according to Book 66 of Maps, page 3, records of Maricopa County, Arizona.

SCHEDULE "B" ITEMS

- Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2017.
- INTENTIONALLY OMITTED
- 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 Right Application made under the reclamation laws of the United States for the purposes of obtaining water rights for said Land.
- Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 66 of Maps, page 3.
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Road or Highway and Public utility lines
Recording No: Docket 13358, page 864
(as to Lots 14 through 20, inclusive)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Communication facilities
Recording No: 88-022256
(as to Lot 20)

- ☐ PLOTTABLE SCHEDULE "B" ITEM, SHOWN ON THIS SURVEY (PAGE 2)
- ☐ SCHEDULE "B" ITEM CANNOT BE PLOTTED BUT DOES AFFECT SUBJECT PROPERTIES.

GENERAL NOTES

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY LAWYERS TITLE OF ARIZONA, INC., REPRESENTING COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. 01864517-003-B64, WITH AN EFFECTIVE DATE OF APRIL 6, 2017 AND AN AMENDMENT DATE OF APRIL 12, 2017.
- A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT TO THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE.
- SURVEY FIELD WORK WAS COMPLETED ON FEBRUARY 7, 2017.
- THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, USING A BEARING OF NORTH 00°00'00" EAST AS SHOWN ON THE FINAL PLAT OF WINFIELD SCOTT PLAZA, RECORDED IN BOOK 66, PAGE 3, MCR.

BENCHMARK

BENCHMARK IS A MARICOPA CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD AND INDIAN SCHOOL ROAD.

ELEVATION = 1260.37' NAVD 88

CERTIFICATION

TO: 4221 - Associates, AZ, LLC, an Arizona limited liability company, as to Parcel 1 and Heidi H. Ream, a widow as to an undivided 50% interest and R. Gregory Hougham and Ann Hougham, husband and wife as to an undivided 50% interest as joint tenants with right of survivorship

LAWYERS TITLE OF ARIZONA, INC. REPRESENTING COMMONWEALTH LAND 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 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, 8, 9, 11, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 08, 2017.

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ALTA/NSPS LAND TITLE SURVEY
SECTION 23
TOWNSHIP 2 NORTH
RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

AW LAND SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287

DRAWN BY: DDA CHECKED BY: DDA DATE: 04/19/17 JOB NO.: 17-014 SHEET NO. 1 OF 2

AREA TABLE

LOT	Sq. Ft.	Acres
5	2401.7	0.055
6	2401.7	0.055
7	2401.5	0.055
12	2402.0	0.055
13	2406.4	0.055
14	2401.6	0.055
15	2402.1	0.055
16	2402.1	0.055
17	2402.1	0.055
18	2402.1	0.055
19	2402.1	0.055
20	3202.7	0.074
ALLEY	1440.7	0.033

PARKING SPACES

31 REGULAR PARKING SPACES (COVERED)
2 HANDICAP PARKING SPACES (COVERED)

NOTES: (Table "A" Items)

- SET A 1/2" REBAR W/CAP "AWLS 45377" AT PROPERTY CORNERS AS SHOWN HEREON UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY ADDRESS:
LOTS 5 & 6: 4221 N SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA
LOT 7: 4223 N SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA
LOTS 12-13: 4234 N WINFIELD SCOTT PLAZA, SCOTTSDALE, ARIZONA
LOTS 14-20: 4216 N WINFIELD SCOTT PLAZA, SCOTTSDALE, ARIZONA
PER MARICOPA COUNTY ASSESSOR WEBSITE.
- THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR 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. ADDITIONALLY, AS PER THE 2016 ALTA/NSPS STANDARDS: WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- ADJOINER INFORMATION IS PER MARICOPA COUNTY ASSESSOR WEBSITE.

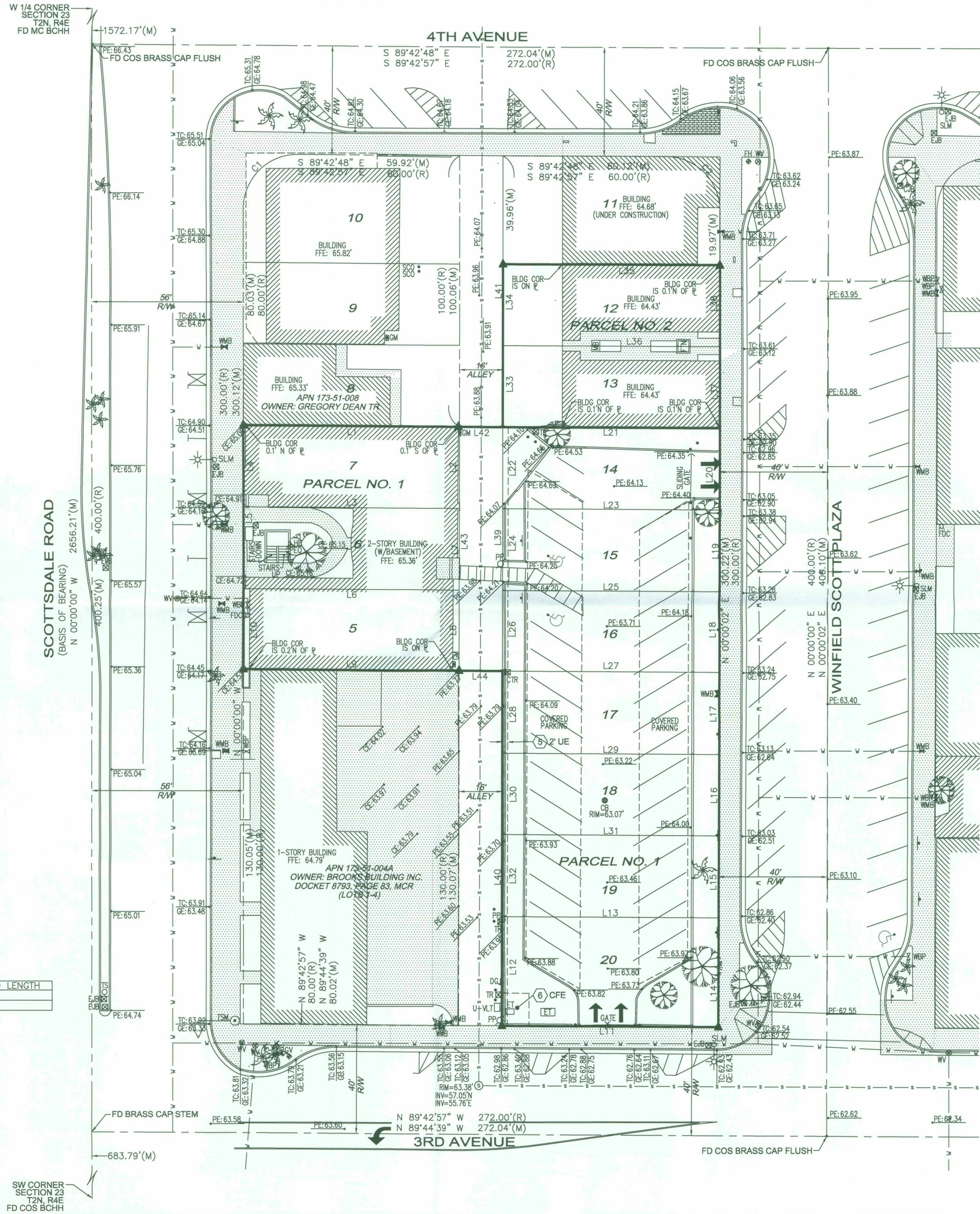
FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

AT THE TIME OF THIS SURVEY, SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (DOTTED) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 04013C2235L, DATED OCTOBER 16, 2013. ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL 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.



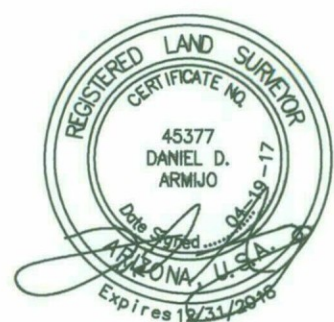
LINE	BEARING	DISTANCE
L1	S 89°45'49" E	80.02'
L2	N 00°00'01" E	30.01'
L3	S 89°46'22" E	80.02'
L4	S 00°00'00" E	30.02'
L5	N 00°00'00" W	30.01'
L6	S 89°45'56" E	80.02'
L7	S 00°00'01" W	30.02'
L8	S 00°00'01" W	30.02'
L9	S 89°45'31" E	80.02'
L10	N 00°00'00" W	30.01'
L11	S 89°44'39" E	80.02'
L12	S 00°00'01" W	40.02'
L13	N 89°45'05" W	80.02'
L14	N 00°00'02" E	40.03'
L15	N 00°00'02" E	30.02'
L16	N 00°00'02" E	30.02'
L17	N 00°00'02" E	30.02'
L18	N 00°00'02" E	30.02'
L19	N 00°00'02" E	30.02'
L20	N 00°00'02" E	30.03'
L21	N 89°46'29" W	80.00'
L22	S 00°00'01" W	30.02'
L23	N 89°45'05" W	80.02'
L24	S 00°00'01" W	30.02'
L25	N 89°45'05" W	80.02'
L26	S 00°00'01" W	30.02'
L27	N 89°45'05" W	80.02'
L28	S 00°00'01" W	30.02'
L29	N 89°45'05" W	80.02'
L30	S 00°00'01" W	30.02'
L31	N 89°45'05" W	80.02'
L32	S 00°00'01" W	30.02'
L33	N 00°00'01" E	30.07'
L34	S 00°00'01" W	30.02'
L35	N 89°46'35" W	80.02'
L36	N 89°46'24" W	80.02'
L37	S 00°00'02" W	30.07'
L38	S 00°00'02" W	30.02'
L39	N 00°00'01" E	90.04'
L40	N 00°00'01" E	130.08'
L41	N 00°00'01" E	100.05'
L42	S 89°44'57" E	16.00'
L43	N 00°00'01" E	90.05'
L44	S 89°46'48" E	16.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.52'	20.00'	90°17'12"	N 45°08'36" E	28.35'
C2	31.32'	20.00'	89°42'50"	N 44°51'23" W	28.21'



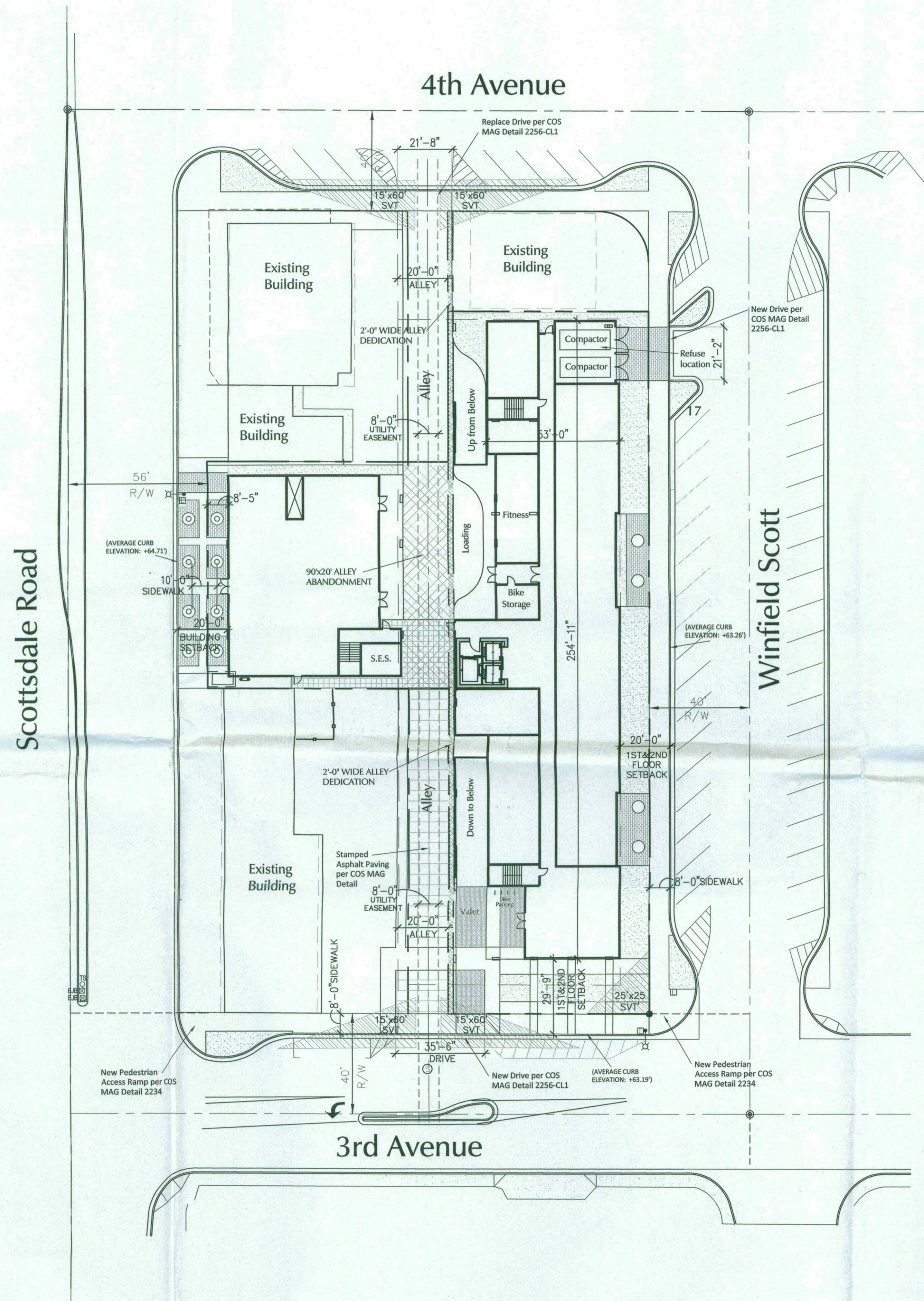
LEGEND

MCR	MARICOPA COUNTY RECORDS
APN	ASSESSOR PARCEL NUMBER
R/W	RIGHT-OF-WAY
CFE	COMMUNICATION FACILITIES EASEMENT
UE	UTILITY EASEMENT
MC	MARICOPA COUNTY
COS	CITY OF SCOTTSDALE
BCHH	BRASS CAP IN HANDHOLE
BLDG COR	BUILDING CORNER
(M)	MEASURED DATA
(R)	RECORD DATA (BOOK 66, PAGE 3)
WMB	WATER METER BOX
SLM	STREET LIGHT MAST
EJB	ELECTRIC JUNCTION BOX
HB	HOSE BIB
EO	ELECTRIC OUTLET
WV	WATER VALVE
WBP	WATER BACKFLOW PREVENTOR
FDC	FIRE DEPARTMENT CONNECTION
GM	GAS METER
U-VLT	UTILITY VAULT
TR	TELEPHONE RISER
DG	DOWN GUY
ET	ELECTRIC TRANSFORMER
CTR	CABLE TV RISER
CB	CATCH BASIN
MB	MAILBOX
FTN	FOUNTAIN
TC xx.xx	TOP OF CURB ELEVATION
GE xx.xx	GUTTER ELEVATION
NG xx.xx	NATURAL GROUND ELEVATION
CE xx.xx	CONCRETE ELEVATION
PE xx.xx	PAVEMENT ELEVATION
[Pattern]	CONCRETE
[Tree Symbol]	TREE
[Palm Symbol]	PALM TREE
[Solid Line]	PROPERTY LINE
[Dashed Line]	ADJOINER LINE
[Dotted Line]	CENTER LINE
[Dash-dot Line]	EASEMENT LINE (AS NOTED)
[Circle with X]	STORM DRAIN MANHOLE
[Circle]	BOLLARD
[Triangle]	SIGN
[Star]	SET PKN WITH TAG "AWLS 45377" UNLESS OTHERWISE NOTED




ALTA/NSPS LAND TITLE SURVEY
SECTION 23
TOWNSHIP 2 NORTH
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MARICOPA COUNTY, ARIZONA

AW LAND SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287



Site Plan

Project Data

Site Area:	0.712 acres net (31,069sf) 1.196 acres gross (52,122sf)
Building Height Allowed:	66'-0"
Building Height Proposed:	90'-0" max. (With PBD & IID includes mech.)
GFAR Allowed:	1.40
GFAR Proposed:	2.49
Non-Residential Area:	129,873 sf
Total Building Area:	166,800 sf
Density Allowed:	50 du/ac
Density Proposed:	21.47 du/ac (26 units/1.196 acres = 21.74)
Hotel Rooms:	244 rooms
Condominium Units:	26 units (8th and 9th Floors)
Private Outdoor Space Required:	1,560sf (60sf x 26 units)
Private Outdoor Space Provided:	3,400sf
Parking Required:	Hotel Required: 305 spaces (244 rooms x 1.25) Condo Required: 44 spaces (22 two-bedroom units) 8 spaces (4 three-bedroom units) Total Required: 357 spaces
Parking Provided:	296 tandem spaces 66 standard spaces 16 accessible spaces (4% of provided) 378 spaces
Bicycle Parking:	38 spaces
90'x20' ALLEY ABANDONMENT	
2'-0" WIDE ALLEY DEDICATION	



15151- 10/6/17

DAVIS

7-ZN-2017
10/06/17

WINFIELD HOTEL AND RESIDENCES- Scottsdale, Arizona

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Fire Plan Review By:
Scott Stanek (602) 312-7051
email: sstanek@scottsdaleaz.gov