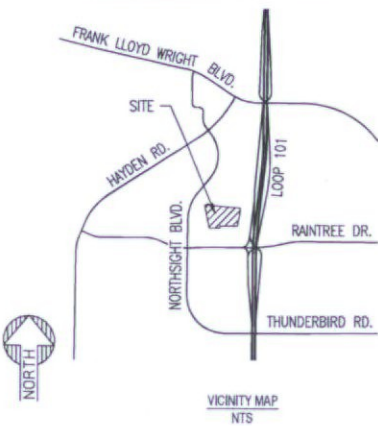


Simulations
Photos
All Graphics (no plans)

101 MEGA RAINTREE
DRAINAGE ASSESSMENT

CIVIL ENGINEER:
SUSTAINABILITY ENGINEERING GROUP, LLC
8280 E. GELDING DR., SUITE #101
SCOTTSDALE, AZ 85258
480-588-7226
ATTN: ALI FAKIH

DEVELOPER:
101 MEGA RAINTREE, LLC
9393 N 90TH STREET, SUITE 102
SCOTTSDALE, AZ 85258
602-571-8776
ATTN: TONIANNE MOYES



PRELIMINARY
NOT FOR
CONSTRUCTION

8280 E GELDING DR #101, SCOTTSDALE, ARIZONA 85258
WWW.AZSEG.COM TEL 480.588.7226



PROJECT
101 MEGA RAINTREE
LOCATION
PIMA ROAD & RAINTREE DRIVE
SCOTTSDALE, AZ

DRAWN: GERMANO
DESIGNED: GERSTER
CHECKED: COUNSELL
PROJ. MGR: FAKIH

DATE: 10-26-2018

ISSUED FOR: CLIENT

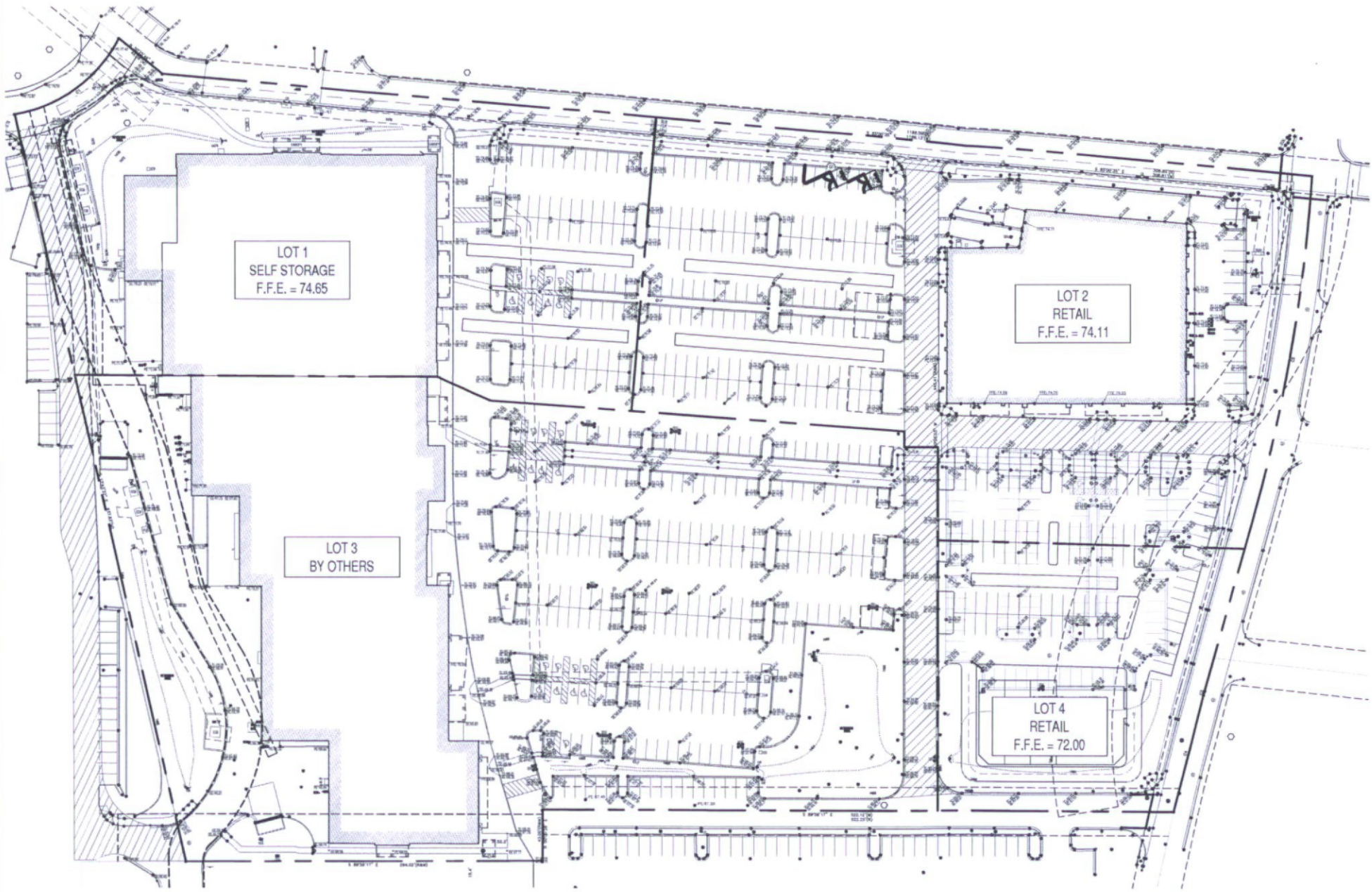
REVISION NO.: DATE:

JOB NO.: 180816

SHEET TITLE:

DRAINAGE ASSESSMENT

SHEET NO.: C3.10



DRAINAGE ASSESSMENT

THIS ASSESSMENT IS BASED OFF THE CITY OF SCOTTSDALE DESIGN STANDARDS & POLICIES MANUAL, DATED 2018, CHAPTER 4 GRADING AND DRAINAGE, STORMWATER STORAGE SECTION 4-1.201.C.1.a. EACH PARCEL WILL BE DESIGNED TO RETAIN ITS OWN STORM WATER RUNOFF.

THE VOLUME REQUIRED FOR STORMWATER STORAGE IS CALCULATED AS FOLLOWS:

$V_R = C(R/12)A$

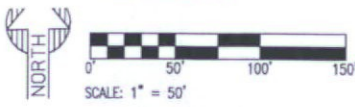
R = PRECIPITATION AMOUNT IN INCHES FOR THE 100-YEAR, 2-HOUR RAINFALL
= 2.24 INCHES (NOAA ATLAS 14 WEBSITE)
C = "C" VALUE COEFFICIENT (CITY OF SCOTTSDALE DS&PW FIGURE 4-1.5)
A = AREA IN S.F. OF TOTAL DISTURBED

LOT NUMBER	DISTURBED AREA (A)	PRECIPITATION (R)	"C" VALUE	VOLUME REQUIRED (V _r)
LOT 1 SELF STORAGE	121,098 S.F.	2.24 IN	0.95	21,475 C.F.
LOT 2 RETAIL	152,200 S.F.	2.24 IN	0.95	26,990 C.F.
LOT 3 BY OTHERS	241,724 S.F.	2.24 IN	0.95	42,866 C.F.
LOT 4 RETAIL	49,918 S.F.	2.24 IN	0.95	9,484 C.F.

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

12-14-2018 DATE INITIALS

12-MD-2018
12/6/2018



ARIZONA 811
Call or text at least two full working days before any digging or construction.
800-488-8111 or 1-800-878-8111 (TOLL FREE)
In Maricopa County: (602) 955-4158

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

MINOR LAND DIVISION PLAT
NORTHSIGHT CROSSING PROPERTY AMENDED

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
KNOW ALL MEN BY THESE PRESENTS:

101 MEGA RAIN TREE, LLC AND 101 ENVY RAIN TREE, LLC, OWNERS, HEREBY SUBDIVIDES LOTS 1 AND 6, NORTHSIGHT CROSSING PROPERTY, AS RECORDED IN BOOK 688, PAGE 12, MARICOPA COUNTY RECORDS LYING WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, UNDER THE NAME "NORTHSIGHT CROSSING PROPERTY AMENDED". AS SHOWN ON THIS FINAL PLAT, THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

101 MEGA RAIN TREE, LLC AND 101 ENVY RAIN TREE, LLC, OWNERS, GRANTOR, DEDICATES, IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE PUBLIC STREETS AS SHOWN HEREON. SEE SRC, CHAPTER 47, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATIONS. WITHOUT LIMITATION, GRANTEE MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH BRIDGES, CULVERTS, DRAINAGE WAYS, RAMPS, SIDEWALKS, CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

101 MEGA RAIN TREE, LLC AND 101 ENVY RAIN TREE, LLC, OWNERS, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

DRAINAGE AND FLOOD CONTROL (DFC):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:

1.) GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.

2.) GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.

3.) AT GRANTOR'S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.

4.) IF, IN GRANTEE'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).

5.) GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

WATER FACILITIES (WF) AND SEWER FACILITIES (SF):

A PERPETUAL, NON-EXCLUSIVE EASEMENT AS SHOWN HEREON, FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES AND OTHER RELATED FACILITIES.

PUBLIC MOTORIZED ACCESS (PMA):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ALL MANNER OF PEDESTRIAN AND MOTORIZED AND NON-MOTORIZED VEHICULAR ACCESS, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO.

EMERGENCY AND SERVICE ACCESS (ESA):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES AND FOR THE RIGHT TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR AND REPLACE IMPROVEMENTS RELATED TO ACCESS AS CITY DEEMS NECESSARY FOR ACCESS PURPOSES.

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY ITS DULY AUTHORIZED SIGNATORY.

GRANTOR: 101 MEGA RAIN TREE, LLC AND 101 ENVY RAIN TREE, LLC

BY: IB NEW VENTURES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

BEFORE ME THIS _____ DAY OF _____, 2018, _____ PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED

NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE _____ OF _____
ACKNOWLEDGED THAT _____, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND
FOR THE PURPOSES HEREIN CONTAINED, AS _____, EXECUTED THIS INSTRUMENT

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ EXPIRES _____

BEING A REPLAT OF LOT 1 AND LOT 6,
NORTHSIGHT CROSSING PROPERTY,
AS RECORDED IN BOOK 688, PAGE 12, MARICOPA COUNTY RECORDS,
BEING A PORTION OF THE NORTHEAST QUARTER OF
SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

OWNERS:

101 MEGA RAIN TREE, LLC AND
101 ENVY RAIN TREE, LLC
9393 N 90TH STREET, STE. 102-259
SCOTTSDALE, AZ 85258
CONTACT: JIM RIGGS

CITY OF SCOTTSDALE
STAFF PLAT APPROVAL

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATION.

BY: _____ DATE _____
CHIEF DEVELOPMENT OFFICER

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. _____, AND ALL CASE RELATED STIPULATIONS.


BY: _____ DATE _____
DEVELOPMENT ENGINEERING MANAGER

LOT AREA TABLE

LOT	SQUARE FEET	ACRES
1	121,111.4	2.780
2	152,378.9	3.498
3	242,067.0	5.557
4	49,765.8	1.142
5	4,487.6	0.103

STIPULATION SET
RETAIN FOR RECORDS

APPROVED

12-14-2018 
DATE INITIALS



NOTES

- THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION-TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CC&Rs.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ABUTTING PROPERTY OWNER.
- ALL EXISTING WATERLINE EASEMENTS MUST BE MAINTAINED.

PERTINENT DOCUMENTS

- NORTHSIGHT CROSSING PROPERTY BOOK 688, PAGE 12, MARICOPA COUNTY RECORDS
- RECORD OF SURVEY LOT 6 BOOK 1090, PAGE 20, MARICOPA COUNTY RECORDS
- RECORD OF SURVEY BOOK 1400, PAGE 39, MARICOPA COUNTY RECORDS
- RECORD OF SURVEY BOOK 1345, PAGE 14, MARICOPA COUNTY RECORDS
- MINOR LAND DIVISION PLAT BOOK 1401, PAGE 16, MARICOPA COUNTY RECORDS

BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE NORTH LINE OF LOT 1 OF NORTHSIGHT CROSSING PROPERTY USING A BEARING OF SOUTH 85 DEGREES 00 MINUTES 35 SECONDS EAST, AS SHOWN ON THE FINAL PLAT RECORDED IN BOOK 688, PAGE 12, MARICOPA COUNTY RECORDS.

LAND SURVEYOR'S CERTIFICATION

- This is to certify that
- I am a land surveyor registered to practice in Arizona
 - This plat was made under my direction
 - This plat meets the "Minimum Standards for Arizona Land Boundary Surveys"
 - The survey and division of the subject property described and platted hereon were made during the month of July 2018.
 - The survey is true and complete as shown
 - All monuments as shown exist and their positions are correctly shown. Said monuments are sufficient to enable the survey to be retraced.

DANIEL D. ARMILLO
RLS 45377
AW LAND SURVEYING, LLC
PO BOX 2170
CHANDLER, AZ 85244
(480) 244-7630



12-MD-2018
12/6/2018

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	LOTS AND EASEMENTS

COVERSHEET

DRAWN BY: DGA CHECKED BY: DGA DATE: 12/05/18

MINOR LAND DIVISION PLAT
NORTHSIGHT CROSSING PROPERTY
AMENDED
SECTION 12
TOWNSHIP 3 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

JOB NO.: 18-073 SHEET NO. 1 OF 2

NE CORNER
SECTION 12
T3N, R4E
FD MC ACF
T3N, R4E S1 S12
T3N R5E RLS 21782'
STAMPED T3N R4E S1 S12
T3N R5E RLS 21782'

APN: 215-52-037H
DOCUMENT NO. 1999-0132449, MCR

LINE	BEARING	DISTANCE
EL1	N 00°06'03" W	556.30'
EL2	N 00°06'03" W	558.08'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	110.87'	116.00'	54°45'38"	S 53°46'36" W	106.70'
C2	277.55'	1422.50'	11°10'47"	N 09°49'27" E	277.12'
C3	15.00'	1422.50'	0°36'15"	N 03°55'56" E	15.00'
C4	103.72'	2277.50'	2°36'34"	S 14°03'12" W	103.71'
C5	40.18'	116.00'	19°50'48"	S 88°55'11" E	39.98'

FD ADOT ACF
SECTION 12
T3N, R4E
FD MC ACF
(0.12N x 1.40'E)

FD PK NAIL
WITAG 31210
S 85°00'35" E
257.97'
N 06°06'51" E
42.00'
FD 1/2" REBAR
W/CAP 37495
N 85°00'35" W
34.77'

STATE ROUTE 101 (FRONTAGE ROAD)

E 1/4 CORNER
SECTION 12
T3N, R4E
CALCULATED POSITION
FD ADOT ACF
REFERENCE MONUMENT STAMPED
(55FT LS 22282)
(S 00°07'35" W-55.00')

© COPYRIGHT 2018
ALL RIGHTS RESERVED

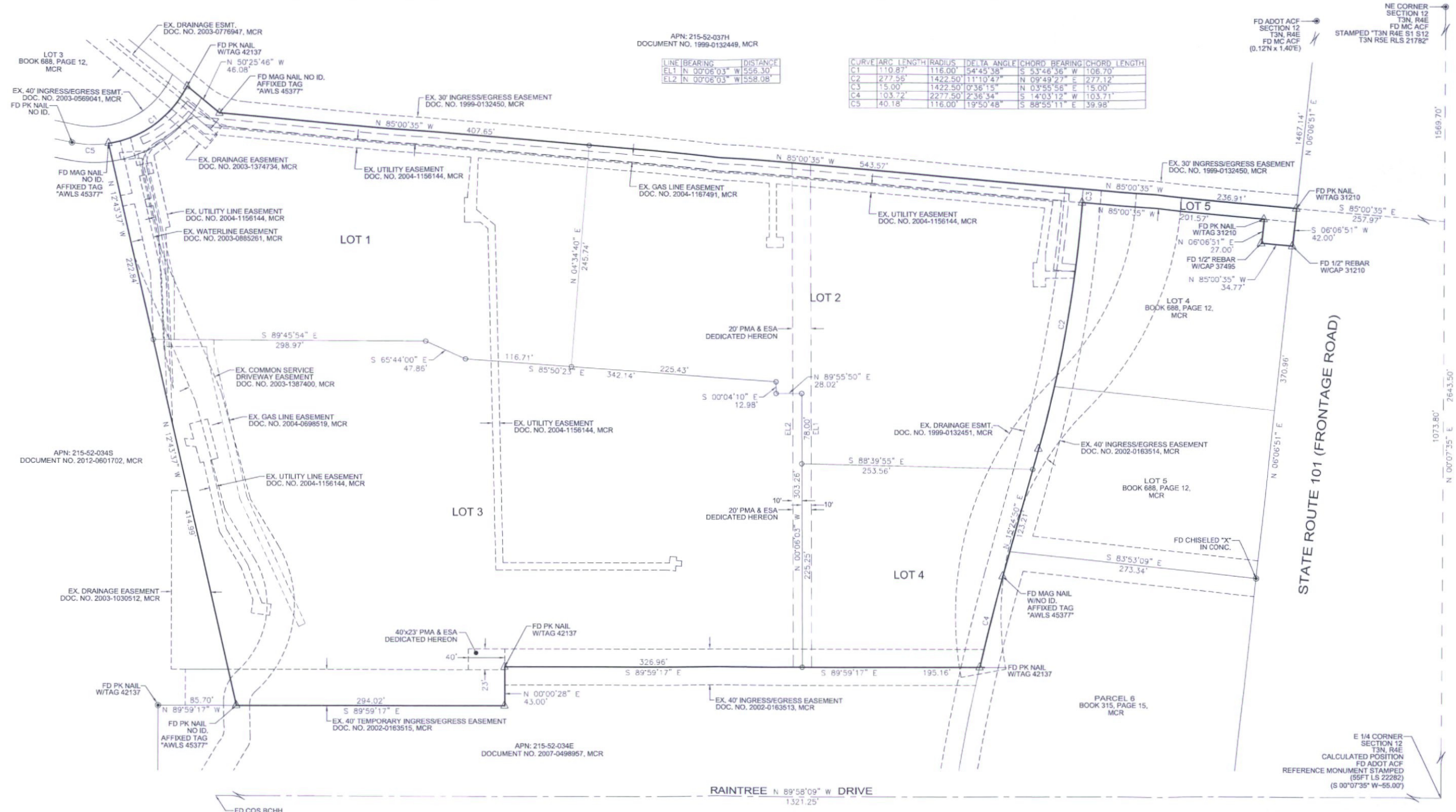
MINOR LAND DIVISION PLAT
NORTHSIGHT CROSSING PROPERTY
AMENDED
SECTION 12
TOWNSHIP 3 NORTH
RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

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

DRAWN BY: DDA CHECKED BY: DDA DATE: 12/05/18 JOB NO.: 18-073 SHEET NO. 2 OF 2

LEGEND

- | | | | | | |
|------|--------------------------------------|-----|------------------------|---|--|
| MCR | MARICOPA COUNTY RECORDS | — | PROPERTY LINE | △ | SUBDIVISION CORNER
SET 1/2" REBAR W/CAP
"AWLS 45377" UNLESS
OTHERWISE NOTED |
| APN | ASSESSOR PARCEL NUMBER | — | LOT LINE | ○ | LOT/TRACT CORNER
SET 1/2" REBAR W/CAP
"AWLS 45377" UNLESS
OTHERWISE NOTED |
| DOC. | DOCUMENT | --- | EASEMENT LINE AS NOTED | ● | FOUND MONUMENT AS NOTED |
| NO. | NUMBER | | | | |
| FD. | FOUND | | | | |
| ID. | IDENTIFICATION | | | | |
| COS | CITY OF SCOTTSDALE | | | | |
| BCHH | BRASS CAP IN HANDHOLE | | | | |
| ADOT | ARIZONA DEPARTMENT OF TRANSPORTATION | | | | |
| ACF | ALUMINUM CAP FLUSH | | | | |
| MC | MARICOPA COUNTY | | | | |
| PMA | PUBLIC MOTORIZED ACCESS EASEMENT | | | | |
| ESA | EMERGENCY SERVICE ACCESS EASEMENT | | | | |



APN: 215-52-034S
DOCUMENT NO. 2012-0601702, MCR

APN: 215-52-034E
DOCUMENT NO. 2007-0498957, MCR

PARCEL 6
BOOK 315, PAGE 15,
MCR

FD CHISELED "X"
IN CONC.

FD MAG NAIL
W/NO ID.
AFFIXED TAG
"AWLS 45377"

FD PK NAIL
WITAG 42137

LOT 4

LOT 2

LOT 1

LOT 3
BOOK 688, PAGE 12,
MCR

EX. 40' INGRESS/EGRESS ESMT.
DOC. NO. 2003-0569041, MCR
FD PK NAIL
NO ID.

EX. DRAINAGE EASEMENT
DOC. NO. 2003-1030512, MCR

FD PK NAIL
WITAG 42137

FD PK NAIL
NO ID.
AFFIXED TAG
"AWLS 45377"

EX. COMMON SERVICE
DRIVEWAY EASEMENT
DOC. NO. 2003-1387400, MCR

EX. UTILITY LINE EASEMENT
DOC. NO. 2004-1156144, MCR

EX. GAS LINE EASEMENT
DOC. NO. 2004-0698519, MCR

EX. WATERLINE EASEMENT
DOC. NO. 2003-0885261, MCR

EX. UTILITY LINE EASEMENT
DOC. NO. 2004-1156144, MCR

EX. DRAINAGE EASEMENT
DOC. NO. 2003-1374734, MCR

FD MAG NAIL NO ID.
AFFIXED TAG
"AWLS 45377"

EX. DRAINAGE ESMT.
DOC. NO. 2003-0776947, MCR

EX. 50'25'46" W
46.08'

EX. 30' INGRESS/EGRESS EASEMENT
DOC. NO. 1999-0132450, MCR

EX. UTILITY EASEMENT
DOC. NO. 2004-1156144, MCR

EX. GAS LINE EASEMENT
DOC. NO. 2004-1167491, MCR

EX. UTILITY EASEMENT
DOC. NO. 2004-1156144, MCR

EX. 30' INGRESS/EGRESS EASEMENT
DOC. NO. 1999-0132450, MCR

20' PMA & ESA
DEDICATED HEREON

20' PMA & ESA
DEDICATED HEREON

40'x23' PMA & ESA
DEDICATED HEREON

FD PK NAIL
WITAG 42137

RAINTREE N 89°58'09" W DRIVE
1321.25'

101 MEGA RAINTREE

PIMA ROAD & RAINTREE DRIVE
SCOTTSDALE, AZ

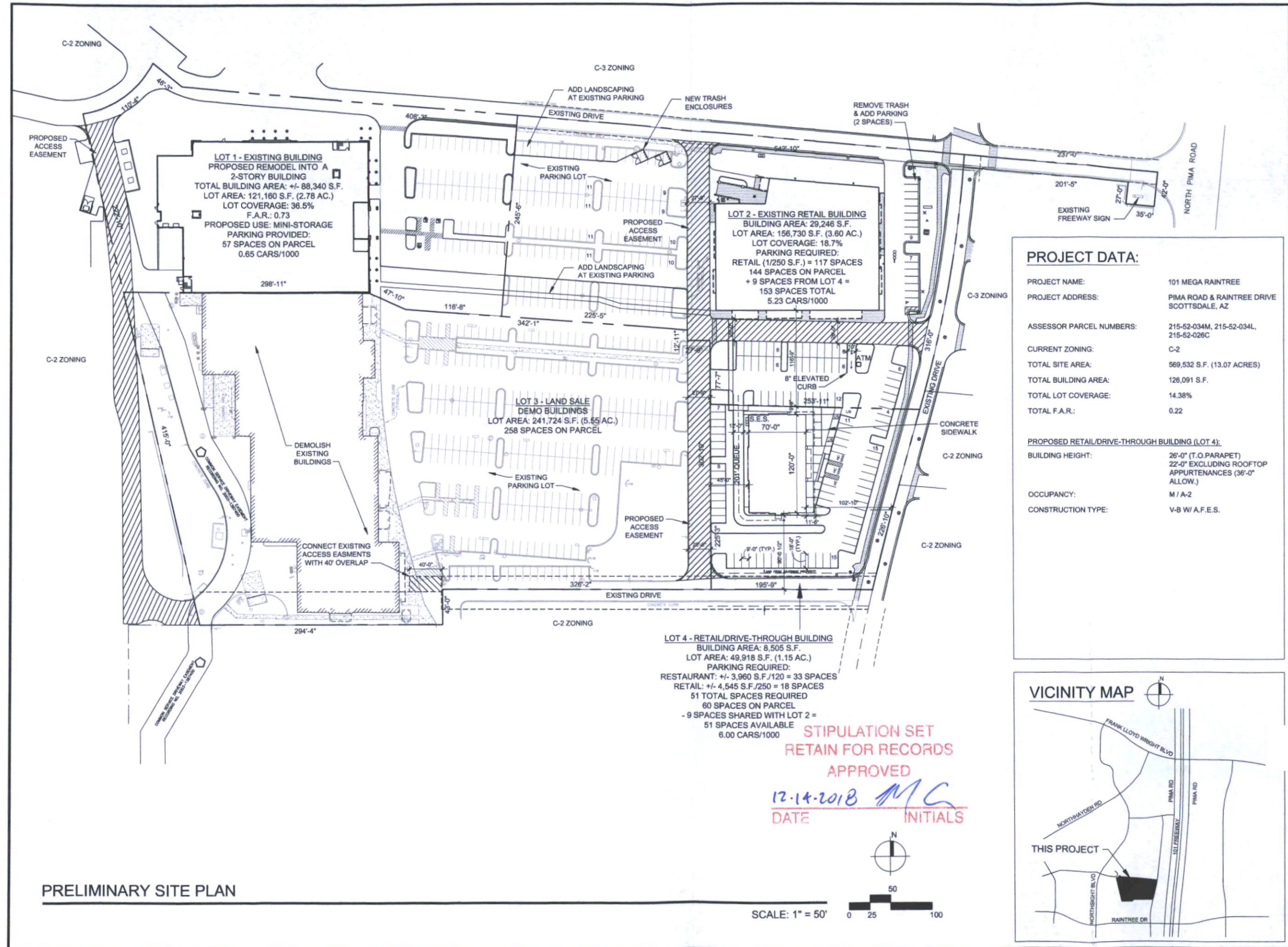
NUMBER REVISION DATE

SEAL

12-MD-2018
12/6/2018

SHEET TITLE
PRELIMINARY SITE PLAN
ISSUE DATE 12/01/18
DRAWN
CHECKED BY
PROJECT NUMBER
DRAWING NO.

A0.1



101 MEGA RAINTREE

PIMA ROAD & RAINTREE DRIVE
SCOTTSDALE, AZ

NUMBER REVISION DATE

SEAL

12-MD-2018
12/6/2018

SHEET TITLE
CONTEXT AERIAL

ISSUE DATE 12/01/18

DRAWN

CHECKED BY

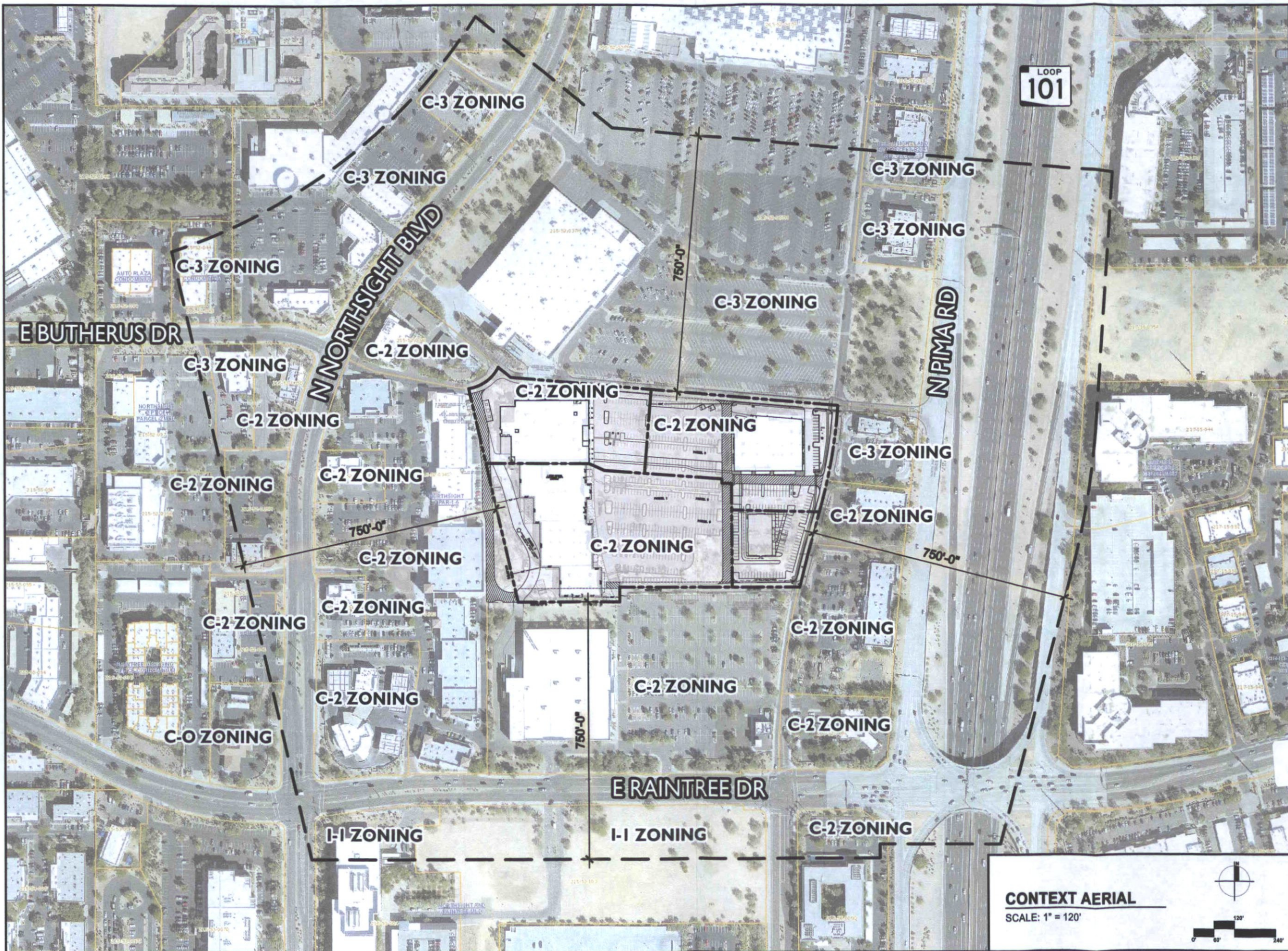
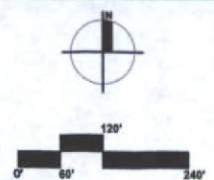
PROJECT NUMBER

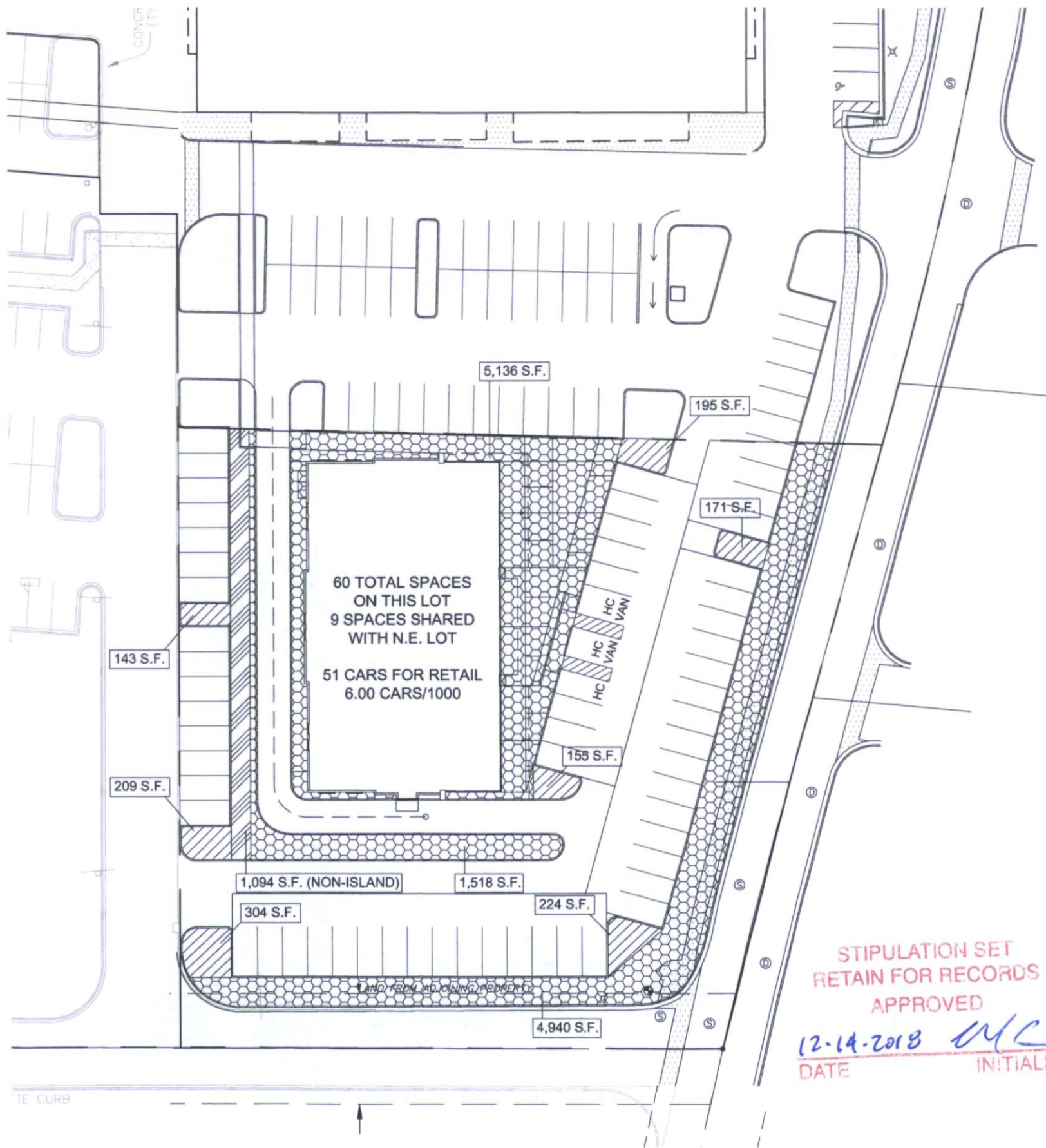
DRAWING NO.

A0.2

CONTEXT AERIAL

SCALE: 1" = 120'





PROJECT INFORMATION:

PROJECT NAME: 101 MEGA RAIN TREE
 PROJECT ADDRESS: PIMA ROAD & RAIN TREE DRIVE
 SCOTTSDALE, AZ
 CURRENT ZONING: C-2
 LOT AREA: 49,918 S.F. (1.15 ACRES)
 BUILDING AREA: 8,505 S.F.
 F.A.R.: 17.04%
 BUILDING HEIGHT: 26'-0" (TO PARAPET)

OPEN SPACE CALCULATIONS:

REQUIRED OPEN SPACE:
 BUILDING HEIGHT = 22'-0" EXCLUDING ROOFTOP APPURTENANCES (36'-0" ALLOW.)
 FIRST 12'-0" OF HEIGHT = $0.10 \times \text{NET LOT AREA}$
 = $0.10 \times 49,918 = 4,992 \text{ S.F.}$
 REMAINING 10'-0" OF HEIGHT = $10 \times 0.004 \times \text{NET LOT AREA}$
 = $10 \times 0.004 \times 49,918 = 1,997 \text{ S.F.}$

OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING) =
 4,992 S.F. + 1,997 S.F. = 6,989 S.F. (14.00%)

TOTAL OPEN SPACE PROVIDED = 14,089 S.F. (28.2% OF LOT AREA)
 NON-PARKING LOT OPEN SPACE PROVIDED = 11,594 S.F.

FRONTAGE OPEN SPACE MINIMUM:
 NOT REQUIRED

PARKING LOT LANDSCAPING REQUIRED:
 PARKING LOT AREA $\times 15\% = 14,897 \text{ S.F.} \times 0.15 = 2,235 \text{ S.F.}$
 TOTAL PARKING LOT LANDSCAPING PROVIDED = 2,495 S.F.

1/3 OF THE REQUIRED PARKING LOT LANDSCAPING TO BE IN ISLANDS:
 2,235 S.F. / 3 = 745 S.F.
 TOTAL PARKING LOT LANDSCAPING IN ISLANDS = 1,401 S.F.



DENOTES FRONT OPEN SPACE
 - NOT REQUIRED



DENOTES OPEN SPACE OTHER THAN FRONT OPEN SPACE
 11,594 S.F. TOTAL



DENOTES PARKING LOT LANDSCAPING IN ISLANDS
 1,401 S.F. TOTAL



DENOTES PARKING LOT LANDSCAPING (NON-ISLAND)
 1,094 S.F. TOTAL

STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 12-14-2018 MC
 DATE INITIALS



SCALE: 1" = 20'

12-MD-2018
 12/6/2018



2039 E RICE DR., TEMPE
 AZ, 85283
 480-589-3793
 VINCE@DALKEDESIGNGROUP.COM

101 MEGA RAIN TREE

PIMA ROAD & RAIN TREE DRIVE
 SCOTTSDALE, AZ

NUMBER REVISION DATE

SEAL

SHEET TITLE

OPEN SPACE PLAN

ISSUE DATE 12/01/18

DRAWN

CHECKED BY

PROJECT NUMBER

DRAWING NO.

A0.3

OPEN SPACE SITE PLAN WORKSHEET - RETAIL LOT

101 MEGA RAINTREE

PIMA ROAD & RAINTREE DRIVE
SCOTTSDALE, AZ

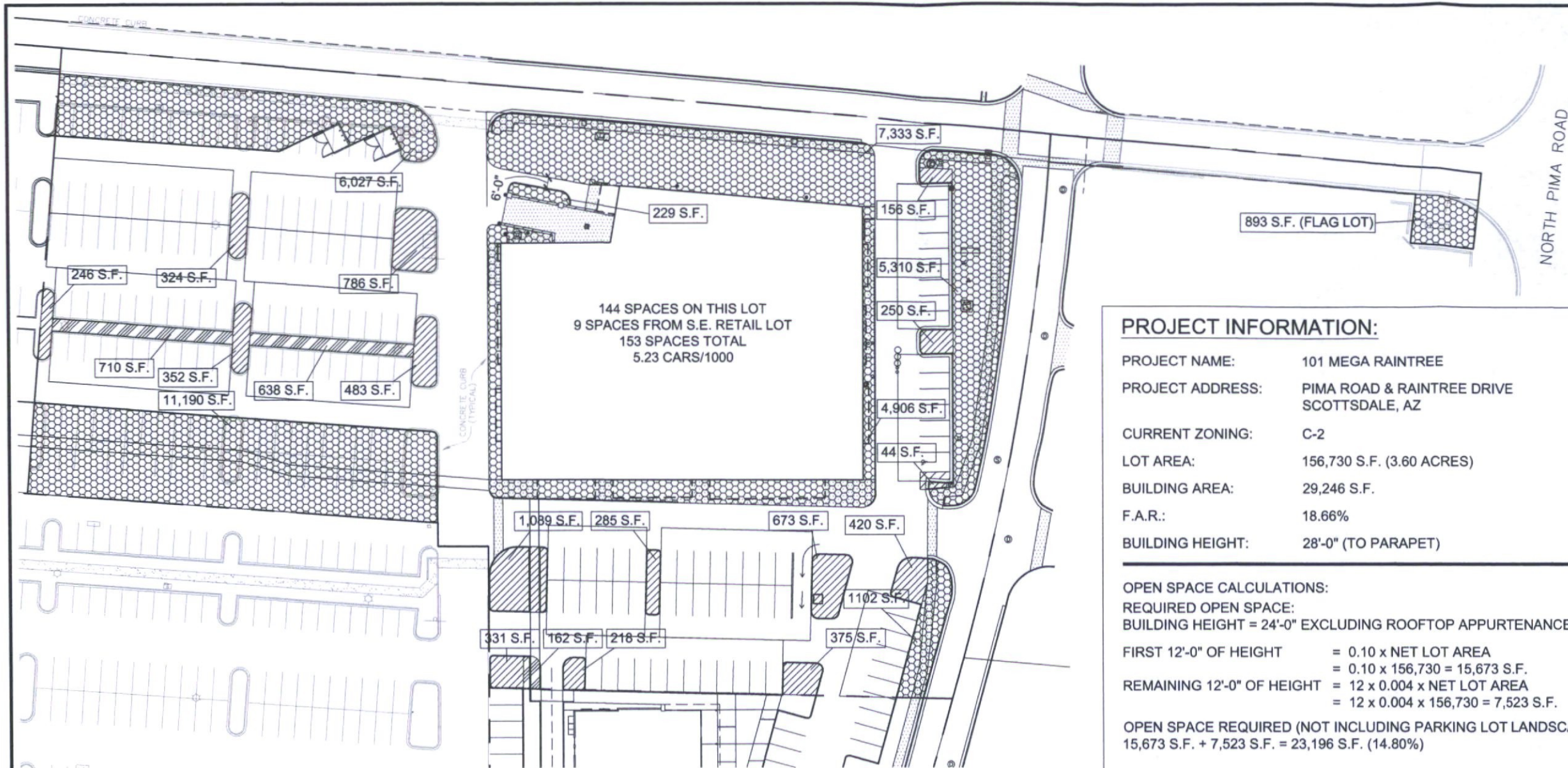
NUMBER REVISION DATE

SEAL

12-MD-2018
12/6/2018

SHEET TITLE
OPEN SPACE PLAN
ISSUE DATE 12/01/18
DRAWN
CHECKED BY
PROJECT NUMBER
DRAWING NO.

A0.4



STIPULATION SET
RETAIN FOR RECORDS
APPROVED

12-14-2018 *MJC*
DATE INITIALS



SCALE: 1" = 30'

PROJECT INFORMATION:

PROJECT NAME: 101 MEGA RAINTREE
PROJECT ADDRESS: PIMA ROAD & RAINTREE DRIVE
SCOTTSDALE, AZ
CURRENT ZONING: C-2
LOT AREA: 156,730 S.F. (3.60 ACRES)
BUILDING AREA: 29,246 S.F.
F.A.R.: 18.66%
BUILDING HEIGHT: 28'-0" (TO PARAPET)

OPEN SPACE CALCULATIONS:

REQUIRED OPEN SPACE:
BUILDING HEIGHT = 24'-0" EXCLUDING ROOFTOP APPURTENANCES (36'-0" ALLOW.)

FIRST 12'-0" OF HEIGHT = $0.10 \times \text{NET LOT AREA}$
= $0.10 \times 156,730 = 15,673 \text{ S.F.}$
REMAINING 12'-0" OF HEIGHT = $12 \times 0.004 \times \text{NET LOT AREA}$
= $12 \times 0.004 \times 156,730 = 7,523 \text{ S.F.}$

OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING) =
 $15,673 \text{ S.F.} + 7,523 \text{ S.F.} = 23,196 \text{ S.F. (14.80\%)}$

TOTAL OPEN SPACE PROVIDED = 44,532 S.F. (28.4% OF LOT AREA)
NON-PARKING LOT OPEN SPACE PROVIDED = 36,990 S.F.

FRONTAGE OPEN SPACE MINIMUM:
NOT REQUIRED

PARKING LOT LANDSCAPING REQUIRED:
PARKING LOT AREA $\times 15\% = 38,902 \text{ S.F.} \times 0.15 = 5,835 \text{ S.F.}$
TOTAL PARKING LOT LANDSCAPING PROVIDED = 7,542 S.F.

1/3 OF THE REQUIRED PARKING LOT LANDSCAPING TO BE IN ISLANDS:
 $5,835 \text{ S.F.} / 3 = 1,945 \text{ S.F.}$
TOTAL PARKING LOT LANDSCAPING IN ISLANDS = 6,032 S.F.



DENOTES FRONT OPEN SPACE
- NOT REQUIRED



DENOTES OPEN SPACE OTHER THAN FRONT OPEN SPACE
36,990 S.F. TOTAL

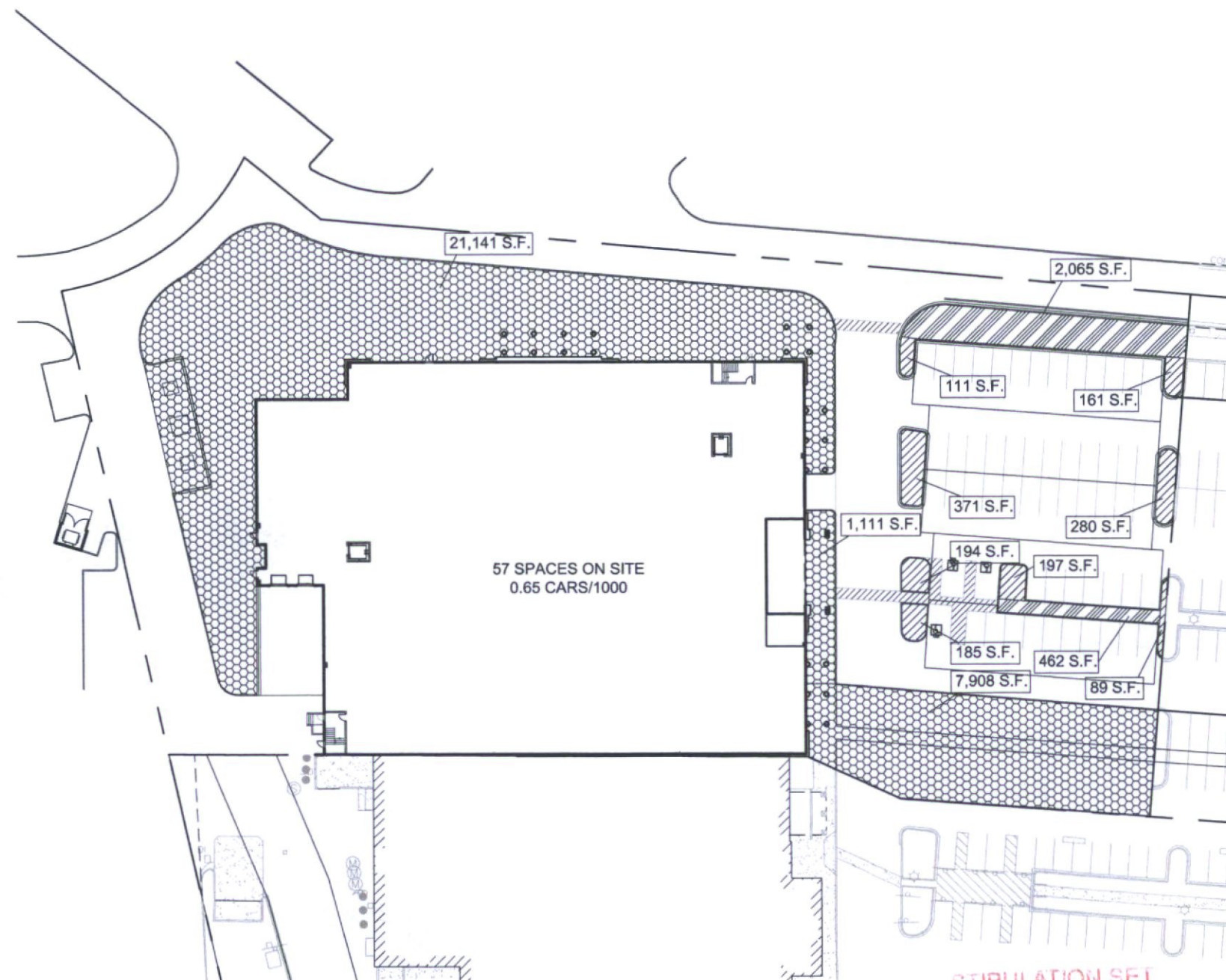


DENOTES PARKING LOT LANDSCAPING IN ISLANDS
6,032 S.F. TOTAL



DENOTES PARKING LOT LANDSCAPING (NON-ISLAND)
1,510 S.F. TOTAL

OPEN SPACE SITE PLAN WORKSHEET - NORTHEAST CORNER LOT



STIPULATION SET
RETAIN FOR RECORDS

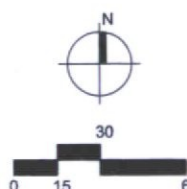
12-14-2018 *ML*
DATE INITIALS

PROJECT INFORMATION:

PROJECT NAME:	101 MEGA RAIN TREE
PROJECT ADDRESS:	PIMA ROAD & RAIN TREE DRIVE SCOTTSDALE, AZ
CURRENT ZONING:	C-2
LOT AREA:	121,160 S.F. (2.78 ACRES)
BUILDING AREA:	88,340 S.F.
LOT COVERAGE:	36.5%
F.A.R.:	72.9%
BUILDING HEIGHT:	32'-0" (TO PARAPET)

OPEN SPACE CALCULATIONS:

REQUIRED OPEN SPACE:
BUILDING HEIGHT = 28'-0" EXCLUDING ROOFTOP APPURTENANCES (36'-0" ALLOW.)
FIRST 12'-0" OF HEIGHT = 0.10 x NET LOT AREA
= 0.10 x 121,160 = 12,116 S.F.
REMAINING 16'-0" OF HEIGHT = 16 x 0.004 x NET LOT AREA
= 16 x 0.004 x 121,160 = 7,754 S.F.



OPEN SPACE SITE PLAN WORKSHEET - NORTHWEST CORNER LOT

SCALE: 1" = 30'

12-MD-2018
12/6/2018



2039 E RICE DR., TEMPE
AZ, 85283
480-589-3793
VINCE@DALKEDESIGNGROUP.COM

101 MEGA RAINTREE

NUMBER	REVISION	DATE
--------	----------	------

SEAL

SHEET TITLE
OPEN SPACE PLAN

ISSUE DATE 12/01/18

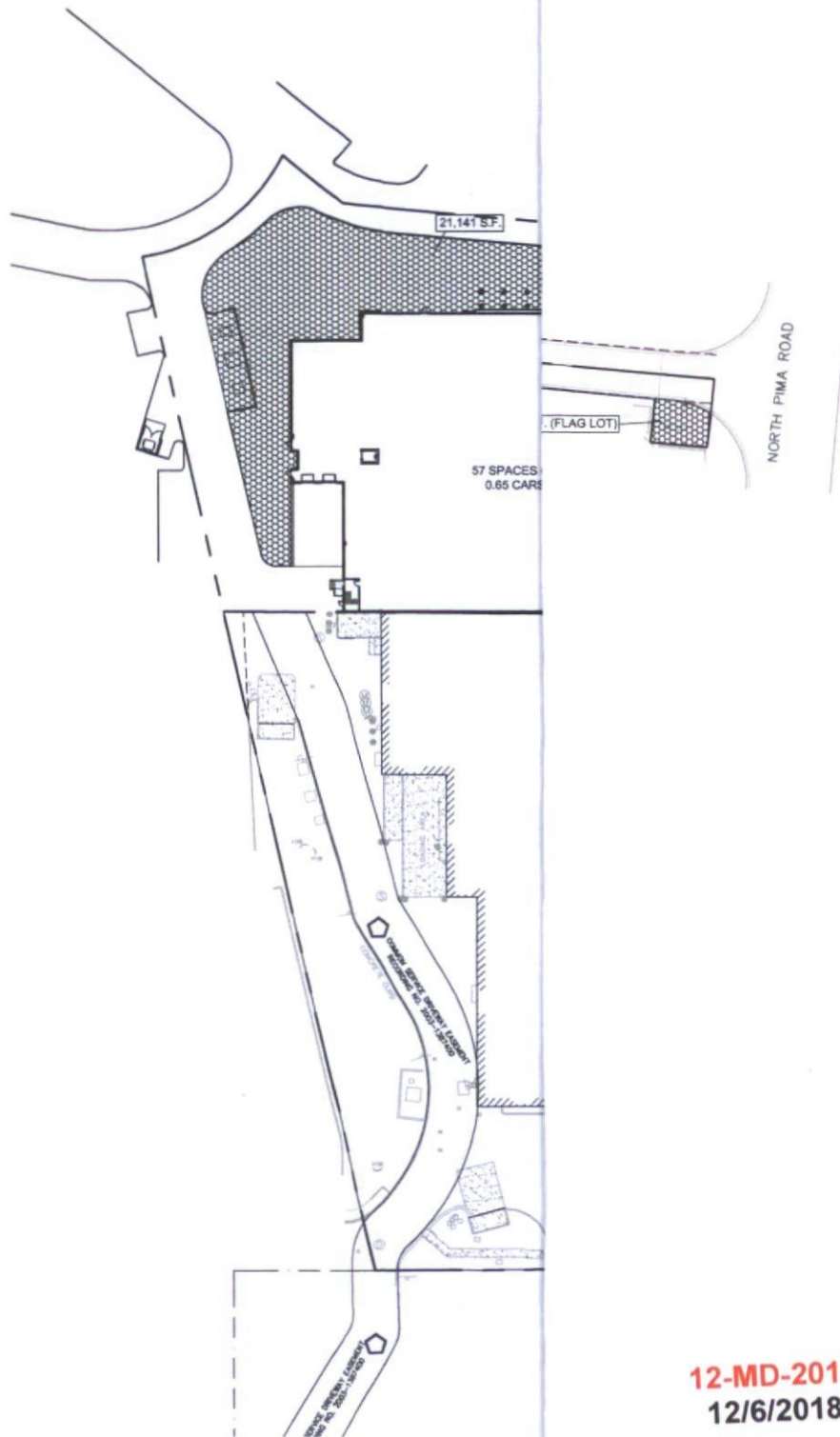
DRAWN

CHECKED BY _____

PROJECT NUMBER _____

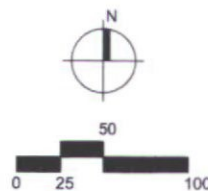
DRAWING NO.

A0.5



OPEN SPACE SITE PLAN - OVERALL

12-MD-2018
12/6/2018



101 MEGA RAINTREE
PIMA ROAD & RAINTREE DRIVE
SCOTTSDALE, AZ

NUMBER REVISION DATE

SEAL

SHEET TITLE

OPEN SPACE PLAN

ISSUE DATE 12/01/18

DRAWN

CHECKED BY

PROJECT NUMBER

DRAWING NO.

A0.7

ALTA/NSPS LAND TITLE SURVEY

OF
8688 E RAINTREE DRIVE
SCOTTSDALE, ARIZONA
(PROPOSED LOT 1)
BEING A PORTION OF
THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 3 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



PARCEL DESCRIPTION

A portion of Lot 1 of Northsight Crossing Property, recorded in Book 688, page 12, Maricopa County Records, lying within a portion of the northeast quarter of Section 12, Township 3 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 Lot 1;

THENCE along the west line of said Lot 1, North 12 degrees 43 minutes 37 seconds West, a distance of 414.99 feet, to the POINT OF BEGINNING;

THENCE continuing along said west line, North 12 degrees 43 minutes 37 seconds West, a distance of 222.84 feet, to the beginning of a non-tangent curve, having a radius of 116.00 feet, whose radius bears North 08 degrees 50 minutes 35 seconds West;

THENCE northwesterly along said curve, an arc length of 110.87 feet, through a central angle of 54 degrees 45 minutes 38 seconds;

THENCE along the northerly line of said Lot 1, South 50 degrees 25 minutes 46 seconds East, a distance of 46.08 feet;

THENCE South 85 degrees 00 minutes 35 seconds East, a distance of 407.65 feet;

THENCE leaving said northerly line, South 04 degrees 34 minutes 40 seconds West, a distance of 245.74 feet;

THENCE North 85 degrees 50 minutes 23 seconds West, a distance of 116.71 feet;

THENCE North 65 degrees 44 minutes 00 seconds West, a distance of 47.86 feet;

THENCE North 89 degrees 45 minutes 54 seconds West, a distance of 298.97 feet, to the POINT OF BEGINNING.

GENERAL NOTES

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. 18001900-040-BN1, DATED OCTOBER 11, 2018.
- 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 SEPTEMBER 10, 2018.
- 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.

LEGEND

MCR	MARICOPA COUNTY RECORDS
APN	ASSESSOR PARCEL NUMBER
CB	CATCH BASIN
SDG	STORM DRAIN GRATE
EM	ELECTRIC METER
LP	LIGHT POLE
EJB	ELECTRIC JUNCTION BOX
SCO	SEWER CLEANOUT
GM	GAS METER
GI	GREASE INTERCEPTOR
ECB	ELECTRIC CABINET
CTR	CABLE TV RISER
FH	FIRE HYDRANT
WV	WATER VALVE
WMB	WATER METER BOX
WBP	WATER BACKFLOW PREVENTOR
FDC	FIRE DEPARTMENT CONNECTION
ICB	IRRIGATION CONTROL BOX
HW	HEADWALL
E-VLT	ELECTRIC VAULT
EM	ELECTRIC METER
(D)	STORM DRAIN MANHOLE
(S)	SEWER MANHOLE
(O)	BARRIER POST
—	SIGN
■	CONCRETE
—	PROPERTY LINE
- - - - -	EASEMENT LINE AS NOTED
—	ADJOINER LINE
○	PLOTTABLE SCHEDULE "B" ITEM
● TC: XX.XX	TOP OF CURB ELEVATION
● GE: XX.XX	GUTTER ELEVATION
● PE: XX.XX	PAVEMENT ELEVATION
● CE: XX.XX	CONCRETE ELEVATION
● FFE: XX.XX	FINISH FLOOR ELEVATION
△	PROPERTY CORNER SET 1/2" REBAR OR PK NAIL W/TAG "AWLS 45377" UNLESS OTHERWISE NOTED

NOTES: (Table "A" Items")

- SET A 1/2" REBAR W/CAP "AWLS 45377" AT PROPERTY CORNERS AS SHOWN HEREON UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY:
AREA IS 121,111.4 SQUARE FEET OR 2.780 ACRES, MORE OR LESS.
- ADJOINER INFORMATION IS PER MARICOPA COUNTY ASSESSOR WEBSITE.

BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE NORTH LINE OF LOT 1 OF NORTHSIGHT CROSSING PROPERTY USING A BEARING OF SOUTH 85 DEGREES 00 MINUTES 35 SECONDS EAST, AS SHOWN ON THE FINAL PLAT RECORDED IN BOOK 688, PAGE 12, MARICOPA COUNTY RECORDS.

BENCHMARK

BENCHMARK IS A CITY OF PHOENIX BRASS CAP IN HANDHOLE BEING THE SOUTH 1/4 CORNER OF SECTION 12, T3N, R4E.

ELEVATION = 1434.36' NAVD 88

CERTIFICATION

TO: 101 MEGA RAINTREE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
CITY OF SCOTTSDALE
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, 4, 8, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 10, 2018.



ALTA/NSPS LAND TITLE SURVEY
8688 E RAINTREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 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

SCHEDULE "B" ITEMS

1. Property taxes, including any personal property taxes and any assessments collected with taxes, for the second installment of 2018 Taxes.

2. Reservations contained in the Patent

From: The United States of America
Recording Date: March 13, 1975
Recording No: Docket 11071, page 88

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 of a right of way thereon for ditches or canals constructed by the authority of the United States and a right of way not exceeding 33 feet in width, for roadway and for public utility purposes, located across said land or as near as practicable to the exterior boundaries of the Land.
Thereafter, the effect of City of Scottsdale, Release of Easement recorded March 11, 1994 in Recording No. 94-0202449.

(Affect G.L.O. Lot 39)

3. Reservations contained in the Patent

From: The United States of America
Recording Date: August 6, 1954
Recording No: Docket 1407, page 76

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 of a right of way thereon for ditches or canals constructed by the authority of the United States and a right of way not exceeding 33 feet in width, for roadway and for public utility purposes, located across said land or as near as practicable to the exterior boundaries of the Land.

Thereafter, the effect of City of Scottsdale, Release of Easement recorded March 11, 1994 in Recording No. 94-0202449.
(Affect G.L.O. Lot 40)

4. Reservations contained in the Patent

From: The United States of America
Recording Date: September 2, 1980
Recording No: Docket 14657, page 226

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 of a right of way thereon for ditches or canals constructed by the authority of the United States and a right of way not exceeding 33 feet in width, for roadway and for public utility purposes, located across said land or as near as practicable to the exterior boundaries of the Land.

Thereafter, the effect of City of Scottsdale, Release of Easement recorded March 11, 1994 in Recording No. 94-0202449.
(Affect G.L.O. Lot 41)

5. Water rights, claims or title to water, whether or not disclosed by the public records.
6. The right of entry to prospect for, mine and remove the minerals excepted from the description of said Land in Schedule A.

AFFECTS SUBJECT PROPERTY → (7) Matters contained in that certain document
(PLOTTED AND SHOWN ON SURVEY)

Entitled: Reciprocal Easement Agreement
Dated: December 17, 1998
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Wal-Mart Stores, Inc., a Delaware corporation
Recording Date: February 10, 1999
Recording No: 99-0132450
Reference is hereby made to said document for full particulars.

DOES NOT AFFECT SUBJECT PROPERTY → 8. (EASEMENT LOCATED AT THE SOUTHEAST PORTION OF LOT 1 - BK 688, PG 12)

Matters contained in that certain document
Entitled: Permanent Reciprocal Easement Agreement
Dated: February 13, 2002
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Continental 123 Fund L.L.C., a Wisconsin limited liability company
Recording Date: February 15, 2002
Recording No: 20020163513
Reference is hereby made to said document for full particulars.

DOES NOT AFFECT SUBJECT PROPERTY → 9. (EASEMENT LOCATED AT THE SOUTHEAST PORTION OF LOT 1 - BK 688, PG 12)

Matters contained in that certain document
Entitled: Permanent Reciprocal Easement Agreement
Dated: February 13, 2002
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Continental 123 Fund L.L.C., a Wisconsin limited liability company
Recording Date: February 15, 2002
Recording No: 20020163514
Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY → 10. (NOT PLOTTED; BLANKET IN NATURE)

Matters contained in that certain document
Entitled: City of Scottsdale Lot Split Approval
Dated: April 17, 2002
Recording Date: April 26, 2002
Recording No: 2002-0431053
Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY → 11. (NOT PLOTTED; BLANKET IN NATURE)

Matters contained in that certain document
Entitled: Agreement
Dated: December 13, 2002
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Continental 123 Fund L.L.C., a Wisconsin limited liability company
Recording Date: December 26, 2002
Recording No: 20021396457
Reference is hereby made to said document for full particulars.

SCHEDULE "B" ITEMS

AFFECTS SUBJECT PROPERTY → (12) Matters contained in that certain document
(PLOTTED AND SHOWN ON SURVEY)

Entitled: Reciprocal Easement Agreement - Buthrus Driveway
Dated: May 5, 2003
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Northsight Crossing, L.L.C., a Nevada limited liability company
Recording Date: May 5, 2003
Recording No: 20030589041
Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY → (13) Matters contained in that certain document
(PLOTTED AND SHOWN ON SURVEY)

Entitled: Reciprocal Easement Agreement - Common Service Driveway
Dated: May 5, 2003
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Northsight Crossing, L.L.C., a Nevada limited liability company
Recording Date: May 5, 2003
Recording No: 20030589042
Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY → (14) Matters contained in that certain document
(PLOTTED AND SHOWN ON SURVEY)

Entitled: Reciprocal Easement Agreement
Dated: June 16, 2003
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Darlar, LLC, an Arizona limited liability company
Recording Date: June 16, 2003
Recording No: 20030776947
Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY → (15) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document
(PLOTTED AND SHOWN ON SURVEY)

Granted to: City of Scottsdale
Purpose: water line
Recording Date: July 8, 2003
Recording No: 20030885261
Affects: said land more particularly described therein

AFFECTS SUBJECT PROPERTY → 16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document
(NOT PLOTTED; BLANKET IN NATURE)

Granted to: City of Scottsdale
Purpose: sight distance
Recording Date: August 1, 2003
Recording No: 20031030513
Affects: said land more particularly described therein
Thereafter, the effect of Release of Easement by the City of Scottsdale, recorded July 8, 2005 in Recording No. 20050945739.

AFFECTS SUBJECT PROPERTY → (17) Matters contained in that certain document
(PLOTTED AND SHOWN ON SURVEY)

Entitled: Declaration of Reciprocal Easement Agreement
Dated: September 29, 2003
Executed by: NSHE LISCO, LLC, an Arizona limited liability company
Recording Date: September 30, 2003
Recording No: 20031374731
Thereafter, First Amendment recorded January 3, 2005 in Recording No. 20050005680
Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY → (18) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document
(PLOTTED AND SHOWN ON SURVEY)

Granted to: City of Scottsdale
Purpose: drainage and flood control
Recording Date: September 30, 2003
Recording No: 20031374734
Affects: said land more particularly described therein

AFFECTS SUBJECT PROPERTY → 19. Matters contained in that certain document
(NOT PLOTTED; BLANKET IN NATURE)

Entitled: Memorandum of Design Approval Rights
Executed by: Mall At The Crossroads, Inc., a Washington corporation and NHSE LISCO, LLC, an Arizona limited liability company
Recording Date: September 30, 2003
Recording No: 20031374738
Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY → (20) Matters contained in that certain document
(PLOTTED AND SHOWN ON SURVEY)

Entitled: Easement Agreement - Common Service Driveway
Dated: September 30, 2003
Executed by: KS Scottsdale Funding Company, Inc., a Delaware corporation and NSHE LISCO, LLC, an Arizona limited liability company
Recording Date: October 2, 2003
Recording No: 20031387400
Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY → (21) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document
(PLOTTED AND SHOWN ON SURVEY)

Granted to: Southwest Gas Corporation
Purpose: pipelines and appurtenances
Recording Date: June 21, 2004
Recording No: 2004-0698519
Affects: said land more particularly described therein

AFFECTS SUBJECT PROPERTY → (22) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document
(PLOTTED AND SHOWN ON SURVEY)

Granted to: Arizona Public Service Company
Purpose: electric lines and appurtenant facilities and fixtures
Recording Date: October 1, 2004
Recording No: 2004-1156144
Affects: said land more particularly described therein

SCHEDULE "B" ITEMS

AFFECTS SUBJECT PROPERTY → (23) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document
(PLOTTED AND SHOWN ON SURVEY)

Granted to: Southwest Gas Corporation
Purpose: pipelines and appurtenances
Recording Date: October 5, 2004
Recording No: 2004-1167491
Affects: said land more particularly described therein

AFFECTS SUBJECT PROPERTY → 24. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document
(NOT PLOTTED; BLANKET IN NATURE)

Entitled: Memorandum of Lease
Lessor: NSHE LISCO LLC, an Arizona limited liability company
Lessee: Sport Chalet, Inc., a Delaware corporation
Recording Date: September 8, 2005
Recording No: 2005-1316965

25. 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.

26. Matters which may be disclosed by an inspection of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

- Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey.

Job No.: 18-073
Dated: September 18, 2018
Prepared by: AW Land Surveying, LLC
Matters shown:

A. Portion of 1-story building encroaches on gas line easement recorded in Document No. 2004-0698519.
B. Portion of 1-story building encroaches on 40' temporary access easement recorded in Document No.



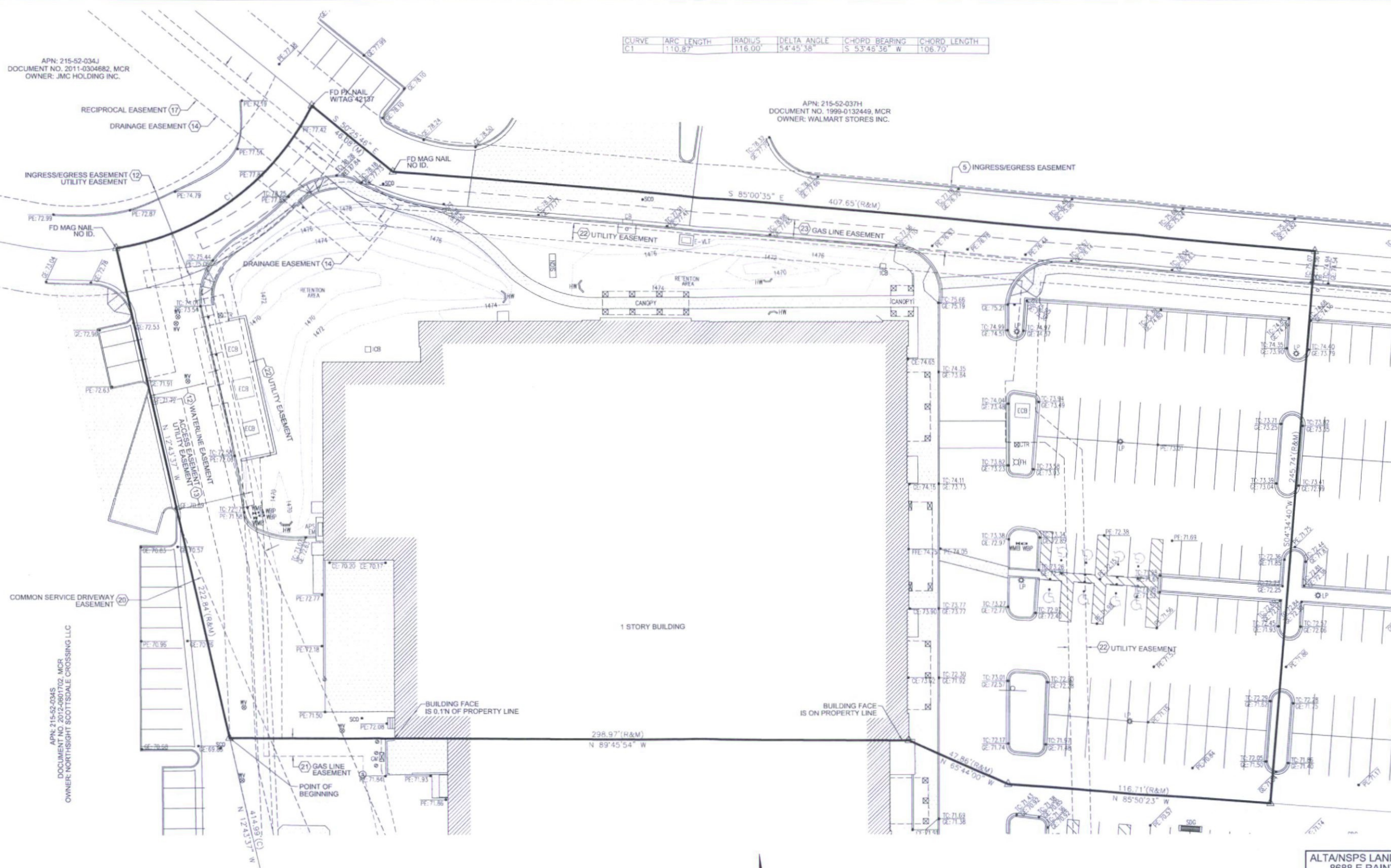
ALTANSPS LAND TITLE SURVEY
8688 E RAIN TREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

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

APN: 215-52-034J
DOCUMENT NO. 2011-0304682, MCR
OWNER: JMC HOLDING INC.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	110.87'	116.00'	54°45'38"	S 53°46'36" W	106.70'

APN: 215-52-037H
DOCUMENT NO. 1999-0132449, MCR
OWNER: WALMART STORES INC.



COMMON SERVICE DRIVEWAY
EASEMENT (20)

APN: 215-52-034S
DOCUMENT NO. 2012-0801702, MCR
OWNER: NORTHSHORE SCOTTSDALE CROSSING LLC

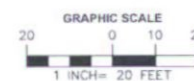
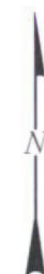
1 STORY BUILDING

BUILDING FACE
IS 0.1N OF PROPERTY LINE

BUILDING FACE
IS ON PROPERTY LINE

POINT OF COMMENCEMENT
SW CORNER - LOT 1
FD PK NAIL
W/NO ID.

LEGEND
SEE SHEET 1



ALTA/NSPS LAND TITLE SURVEY
8688 E RAINTREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 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: CHECKED BY: DATE: 10/24/18 JOB NO.: 18-073 SHEET NO. 3 OF 3

ALTA/NSPS LAND TITLE SURVEY

OF
PORTION OF
8688 & 8698 E RAINTREE DRIVE
SCOTTSDALE, ARIZONA
(PROPOSED LOT 2)

BEING A PORTION OF
THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 3 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



PARCEL DESCRIPTION

A portion of Lots 1 and 2 of Northsight Crossing Property, recorded in Book 688, page 12, Maricopa County Records, lying within a portion of the northeast quarter of Section 12, Township 3 North, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

THENCE at the southwest corner of said Lot 1;
THENCE along the southerly line of said Lot 1, South 89 degrees 59 minutes 17 seconds East, a distance of 294.02 feet;
THENCE North 00 degrees 00 minutes 28 seconds East, a distance of 43.00 feet;
THENCE South 89 degrees 59 minutes 17 seconds East, a distance of 326.96 feet;
THENCE leaving said southerly line, North 00 degrees 06 minutes 03 seconds West, a distance of 225.25 feet, to the POINT OF BEGINNING;
THENCE continuing, North 00 degrees 06 minutes 03 seconds West, a distance of 78.00 feet;
THENCE South 89 degrees 55 minutes 50 seconds West, a distance of 28.02 feet;
THENCE North 00 degrees 04 minutes 10 seconds West, a distance of 12.98 feet;
THENCE North 85 degrees 50 minutes 23 seconds West, a distance of 225.43 feet;
THENCE North 04 degrees 34 minutes 40 seconds East, a distance of 245.74 feet, to the northerly line of said Lot 1;
THENCE along said northerly line, South 85 degrees 00 minutes 35 East, a distance of 543.57 feet to the beginning of a non-tangent curve, having a radius of 1422.50 feet, whose radius bears North 86 degrees 22 minutes 12 seconds West;
THENCE southwesterly along said curve, an arc length of 292.56 feet, through a central of 11 degrees 47 minutes 02 seconds;
THENCE South 15 degrees 24 minutes 50 seconds West, a distance of 23.72 feet;
THENCE North 88 degrees 39 minutes 55 seconds West, a distance of 253.56 feet, to the POINT OF BEGINNING.

GENERAL NOTES

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. 18001901-040-BN1, DATED OCTOBER 11, 2018.
- 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 SEPTEMBER 10, 2018.
- 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.

LEGEND

MCR	MARICOPA COUNTY RECORDS
APN	ASSESSOR PARCEL NUMBER
CB	CATCH BASIN
SDG	STORM DRAIN GRATE
EM	ELECTRIC METER
LP	LIGHT POLE
EJB	ELECTRIC JUNCTION BOX
SCO	SEWER CLEANOUT
GM	GAS METER
GI	GREASE INTERCEPTOR
ECB	ELECTRIC CABINET
CTR	CABLE TV RISER
FH	FIRE HYDRANT
WV	WATER VALVE
WMB	WATER METER BOX
WBP	WATER BACKFLOW PREVENTOR
FDC	FIRE DEPARTMENT CONNECTION
ICB	IRRIGATION CONTROL BOX
HW	HEADWALL
E-VLT	ELECTRIC VAULT
EM	ELECTRIC METER
ATM	AUTOMATIC TELLER MACHINE

○ STORMDRAIN MANHOLE

○ SEWER MANHOLE

○ BARRIER POST

— SIGN

— CONCRETE

— PROPERTY LINE

--- EASEMENT LINE AS NOTED

— ADJOINER LINE

○ PLOTTABLE SCHEDULE "B" ITEM

● TC: XX.XX TOP OF CURB ELEVATION

● GE: XX.XX GUTTER ELEVATION

● PE: XX.XX PAVEMENT ELEVATION

● CE: XX.XX CONCRETE ELEVATION

● FFE: XX.XX FINISH FLOOR ELEVATION

△ PROPERTY CORNER
SET 1/2" REBAR OR PK NAIL
W/ TAG "AWLS 45377"
UNLESS OTHERWISE NOTED

NOTES: (Table "A" Items")

- SET A 1/2" REBAR W/CAP "AWLS 45377" AT PROPERTY CORNERS AS SHOWN HEREON UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY:
AREA IS 152,378.9 SQUARE FEET OR 3.498 ACRES, MORE OR LESS.
- ADJOINER INFORMATION IS PER MARICOPA COUNTY ASSESSOR WEBSITE.

BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE NORTH LINE OF LOT 1 OF NORTHSIGHT CROSSING PROPERTY USING A BEARING OF SOUTH 85 DEGREES 00 MINUTES 35 SECONDS EAST, AS SHOWN ON THE FINAL PLAT RECORDED IN BOOK 688, PAGE 12, MARICOPA COUNTY RECORDS.

BENCHMARK

BENCHMARK IS A CITY OF PHOENIX BRASS CAP IN HANDHOLE BEING THE SOUTH 1/4 CORNER OF SECTION 12, T3N, R4E.

ELEVATION = 1434.36' NAVD 88

CERTIFICATION

TO: 101 MEGA RAINTREE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
101 ENVY RAINTREE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
CITY OF SCOTTSDALE
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, 4, 8, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 10, 2018.



ALTA/NSPS LAND TITLE SURVEY
8688 & 8698 E RAINTREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 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: DGA CHECKED BY: DGA DATE: 10/24/18 JOB NO.: 18-073 SHEET NO. 1 OF 3

SCHEDULE "B" ITEMS

1. Property taxes, including any personal property taxes and any assessments collected with taxes, for the second installment of 2018 Taxes.
2. Reservations contained in the Patent
- From: The United States of America
Recording Date: March 13, 1975
Recording No: Docket 11071, page 88

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 of a right of way thereon for ditches or canals constructed by the authority of the United States and a right of way not exceeding 33 feet in width, for roadway and for public utility purposes, located across said land or as near as practicable to the exterior boundaries of the Land.
Thereafter, the effect of City of Scottsdale, Release of Easement recorded March 11, 1994 in Recording No. 94-0202449.
(Affect G.L.O. Lot 39)

3. Reservations contained in the Patent
- From: The United States of America
Recording Date: August 5, 1954
Recording No: Docket 1407, page 78
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 of a right of way thereon for ditches or canals constructed by the authority of the United States and a right of way not exceeding 33 feet in width, for roadway and for public utility purposes, located across said land or as near as practicable to the exterior boundaries of the Land.
Thereafter, the effect of City of Scottsdale, Release of Easement recorded March 11, 1994 in Recording No. 94-0202449.
(Affect G.L.O. Lot 40)

4. Reservations contained in the Patent
- From: The United States of America
Recording Date: September 2, 1980
Recording No: Docket 14657, page 226
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 of a right of way thereon for ditches or canals constructed by the authority of the United States and a right of way not exceeding 33 feet in width, for roadway and for public utility purposes, located across said land or as near as practicable to the exterior boundaries of the Land.
Thereafter, the effect of City of Scottsdale, Release of Easement recorded March 11, 1994 in Recording No. 94-0202449.
(Affect G.L.O. Lot 41)

5. Reservations contained in the Patent
- From: The United States of America
Recording Date: January 13, 1956
Recording No: Docket 1803, Page 286 and
Recording Date: March 13, 1975
Recording No: Docket 11071, Page 89
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.

6. Water rights, claims or title to water, whether or not disclosed by the public records.
7. Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 315 of Maps, Page 15.
8. The right of entry to prospect for, mine and remove the minerals excepted from the description of said Land in Schedule A.

AFFECTS SUBJECT PROPERTY—(9) (PLOTTED AND SHOWN ON SURVEY)

Matters contained in that certain document

Entitled: Reciprocal Easement Agreement
Dated: December 17, 1998
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Wal-Mart Stores, Inc., a Delaware corporation
Recording Date: February 10, 1999
Recording No: 99-0132450
Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY—(10) (PLOTTED AND SHOWN ON SURVEY)

Matters contained in that certain document

Entitled: Drainage Easement Agreement
Recording Date: February 10, 1999
Recording No: 99-0132451
Reference is hereby made to said document for full particulars.

DOES NOT AFFECT SUBJECT PROPERTY—11. (EASEMENT LOCATED AT THE SOUTHEAST PORTION OF LOT 1 - BK 688, PG 12)

Matters contained in that certain document

Entitled: Permanent Reciprocal Easement Agreement
Dated: February 13, 2002
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Continental 123 Fund L.L.C., a Wisconsin limited liability company
Recording Date: February 15, 2002
Recording No: 20020183513
Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY—(12) (PLOTTED AND SHOWN ON SURVEY)

Matters contained in that certain document

Entitled: Permanent Reciprocal Easement Agreement
Dated: February 13, 2002
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Continental 123 Fund L.L.C., a Wisconsin limited liability company
Recording Date: February 15, 2002
Recording No: 20020183514
Reference is hereby made to said document for full particulars.

SCHEDULE "B" ITEMS

- DOES NOT AFFECT SUBJECT PROPERTY—13. (EASEMENT LOCATED AT THE SOUTHWEST PORTION OF LOT 1 - BK 688, PG 12)
- Matters contained in that certain document
- Entitled: Temporary Easement Agreement
Recording Date: February 15, 2002
Recording No: 2002-0163515
Thereafter, Easement Agreement Common Service Driveway recorded October 2, 2003, in Recording No. 2003-1387400.
Reference is hereby made to said document for full particulars.

- AFFECTS SUBJECT PROPERTY—14. (NOT PLOTTED; BLANKET IN NATURE)
- Matters contained in that certain document
- Entitled: City of Scottsdale Lot Split Approval
Dated: April 17, 2002
Recording Date: April 26, 2002
Recording No: 2002-0431053
Reference is hereby made to said document for full particulars.

- AFFECTS SUBJECT PROPERTY—15. (NOT PLOTTED; BLANKET IN NATURE)
- Matters contained in that certain document
- Entitled: Agreement
Dated: December 13, 2002
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Continental 123 Fund L.L.C., a Wisconsin limited liability company
Recording Date: December 26, 2002
Recording No: 20021396457
Reference is hereby made to said document for full particulars.

- DOES NOT AFFECT SUBJECT PROPERTY—16. (EASEMENT LOCATED AT THE NORTHWEST PORTION OF LOT 1 - BK 688, PG 12)
- Matters contained in that certain document
- Entitled: Reciprocal Easement Agreement – Buthrus Driveway
Dated: May 5, 2003
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Northsight Crossing, L.L.C., a Nevada limited liability company
Recording Date: May 5, 2003
Recording No: 20030569041
Reference is hereby made to said document for full particulars.

- DOES NOT AFFECT SUBJECT PROPERTY—17. (EASEMENT LOCATED AT THE WESTERLY PORTION OF LOT 1 - BK 688, PG 12)
- Matters contained in that certain document
- Entitled: Reciprocal Easement Agreement – Common Service Driveway
Dated: May 5, 2003
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Northsight Crossing, L.L.C., a Nevada limited liability company
Recording Date: May 5, 2003
Recording No: 20030569042
Reference is hereby made to said document for full particulars.

- DOES NOT AFFECT SUBJECT PROPERTY—18. (EASEMENT LOCATED AT THE NORTHWEST PORTION OF LOT 1 - BK 688, PG 12)
- Matters contained in that certain document
- Entitled: Reciprocal Easement Agreement
Dated: June 16, 2003
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Darlar, LLC, an Arizona limited liability company
Recording Date: June 16, 2003
Recording No: 20030776947
Reference is hereby made to said document for full particulars.

- DOES NOT AFFECT SUBJECT PROPERTY—19. (EASEMENT LOCATED AT THE WESTERLY PORTION OF LOT 1 - BK 688, PG 12)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Scottsdale
Purpose: water line
Recording Date: July 8, 2003
Recording No: 20030885261
Affects: said land more particularly described therein

- AFFECTS SUBJECT PROPERTY—20. (NOT PLOTTED; BLANKET IN NATURE)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Scottsdale
Purpose: sight distance
Recording Date: August 1, 2003
Recording No: 20031030513
Affects: said land more particularly described therein
Thereafter, the effect of Release of Easement by the City of Scottsdale, recorded July 8, 2005 in Recording No. 20050945739.

- AFFECTS SUBJECT PROPERTY—(21) (PLOTTED AND SHOWN ON SURVEY)
- Matters contained in that certain document
- Entitled: Declaration of Reciprocal Easement Agreement
Dated: September 29, 2003
Executed by: NSHE LISCO, LLC, an Arizona limited liability company
Recording Date: September 30, 2003
Recording No: 20031374731
Thereafter, First Amendment recorded January 3, 2005 in Recording No. 20050005680.
Thereafter Assignment of Declarant's Rights recorded August 31, 2018 in Recording No. 20180662255.
Reference is hereby made to said document for full particulars.

- AFFECTS SUBJECT PROPERTY—22. (DEPICTS BOUNDARY; NO EASEMENTS CREATED)
- Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 688 of Maps, Page 12.

- DOES NOT AFFECT SUBJECT PROPERTY—23. (EASEMENT LOCATED AT THE NORTHWEST PORTION OF LOT 1 - BK 688, PG 12)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Scottsdale
Purpose: drainage and flood control
Recording Date: September 30, 2003
Recording No: 20031374734
Affects: said land more particularly described therein

SCHEDULE "B" ITEMS

- DOES NOT AFFECT SUBJECT PROPERTY—24. (EASEMENT LOCATED AT THE WESTERLY PORTION OF LOT 1 - BK 688, PG 12)
- Matters contained in that certain document
- Entitled: Memorandum of Design Approval Rights
Executed by: Mall At The Crossroads, Inc., a Washington corporation and NHSE LISCO, LLC, an Arizona limited liability company
Recording Date: September 30, 2003
Recording No: 20031374736
Reference is hereby made to said document for full particulars.

- DOES NOT AFFECT SUBJECT PROPERTY—25. (EASEMENT LOCATED AT THE WESTERLY PORTION OF LOT 1 - BK 688, PG 12)
- Matters contained in that certain document
- Entitled: Easement Agreement – Common Service Driveway
Dated: September 30, 2003
Executed by: KS Scottsdale Funding Company, Inc., a Delaware corporation and NSHE LISCO, LLC, an Arizona limited liability company
Recording Date: October 2, 2003
Recording No: 20031387400
Reference is hereby made to said document for full particulars.

- DOES NOT AFFECT SUBJECT PROPERTY—26. (EASEMENT LOCATED AT THE WESTERLY PORTION OF LOT 1 - BK 688, PG 12)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Southwest Gas Corporation
Purpose: pipelines and appurtenances
Recording Date: June 21, 2004
Recording No: 2004-0698519
Affects: said land more particularly described therein

- AFFECTS SUBJECT PROPERTY—(27) (PLOTTED AND SHOWN ON SURVEY)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Arizona Public Service Company
Purpose: electric lines and appurtenant facilities and fixtures
Recording Date: October 1, 2004
Recording No: 2004-1156144
Affects: said land more particularly described therein

- AFFECTS SUBJECT PROPERTY—(28) (PLOTTED AND SHOWN ON SURVEY)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Southwest Gas Corporation
Purpose: pipelines and appurtenances
Recording Date: October 5, 2004
Recording No: 2004-1167491
Affects: said land more particularly described therein

- AFFECTS SUBJECT PROPERTY—29. (NOT PLOTTED; BLANKET IN NATURE)
- An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document
- Entitled: Memorandum of Lease
Lessor: NSHE LISCO LLC, an Arizona limited liability company
Lessee: Sport Chalet, Inc., a Delaware corporation
Recording Date: September 8, 2005
Recording No: 2005-1316965

- AFFECTS SUBJECT PROPERTY—30. (NOT PLOTTED; BLANKET IN NATURE)
- Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition, or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording No: 2005-0005910

31. 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.

32. Matters which may be disclosed by an inspection of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

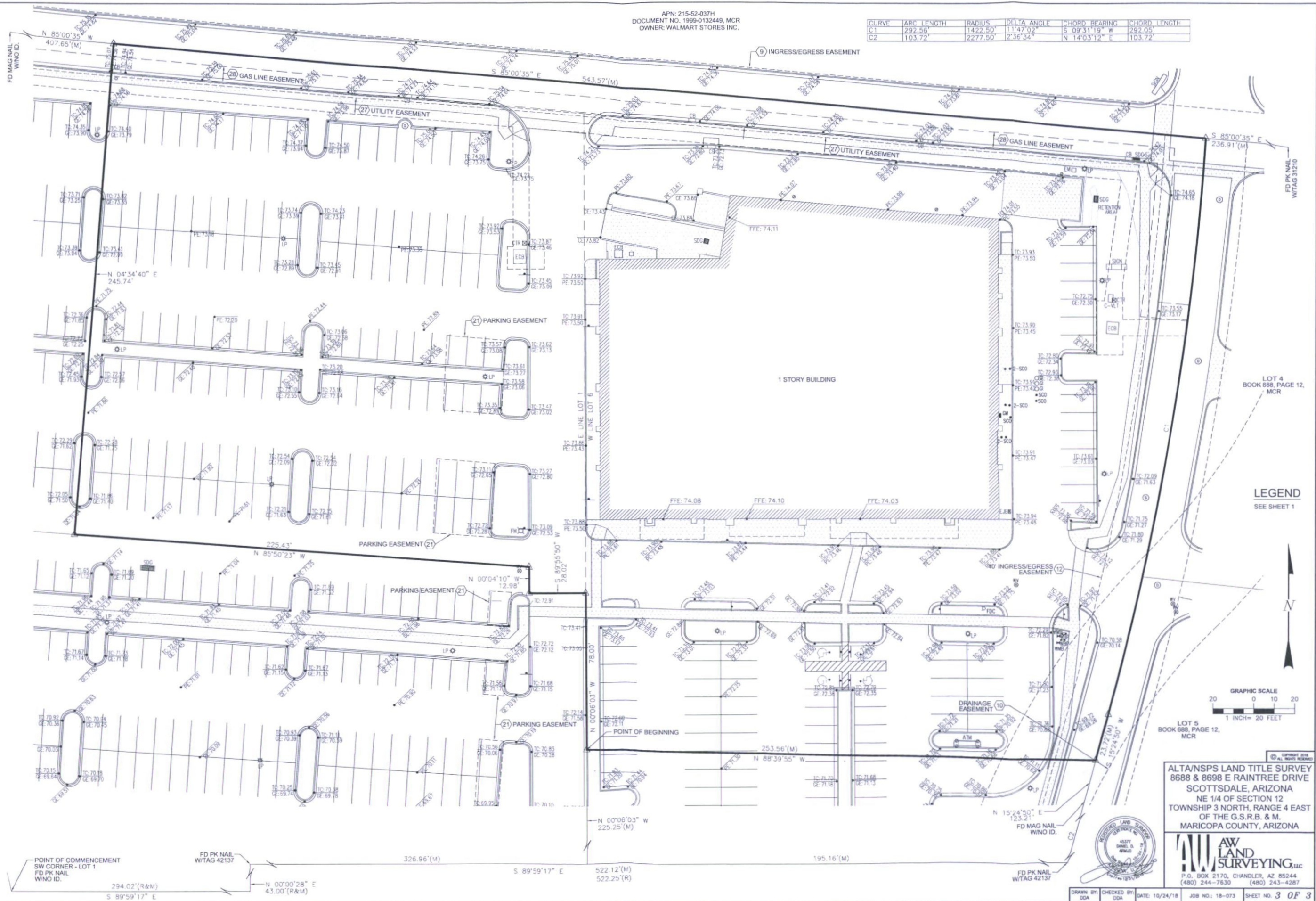
- DOES NOT AFFECT SUBJECT PROPERTY—33. (ITEM LOCATED AT SOUTHWEST CORNER OF BUILDING)
- Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey.
Job No.: 18-073
Dated: September 18, 2018
Prepared by: AW Land Surveying, LLC
Matters shown:
A. Portion of 1-story building encroaches on gas line easement recorded in Document No. 2004-0698519.
B. Portion of 1-story building encroaches on 40' temporary access easement recorded in Document No. 2002-0163515.
(Affects 215-52-034M)



ALTA/NSPS LAND TITLE SURVEY
8688 & 8698 E RAIN TREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 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

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	292.56'	1422.50'	114°02'	S 09°31'19" W	292.05'
C2	103.72'	2277.50'	2°36'34"	N 14°03'12" E	103.72'



LEGEND
SEE SHEET 1

ALTA/NSPS LAND TITLE SURVEY
8688 & 8698 E RAIN TREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 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

REGISTERED LAND SURVEYOR
DANIEL D. ARNAUD
NO. 45377
EXPIRATION DATE 12/31/2017

DRAWN BY: DDA CHECKED BY: DDA DATE: 10/24/18 JOB NO.: 18-073 SHEET NO. 3 OF 3

ALTA/NSPS LAND TITLE SURVEY

OF
8688 E RAINTREE DRIVE
SCOTTSDALE, ARIZONA
(PROPOSED LOT 3)
BEING A PORTION OF
THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 3 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



PARCEL DESCRIPTION

A portion of Lot 1 of Northsight Crossing Property, recorded in Book 688, page 12, Maricopa County Records, lying within a portion of the northeast quarter of Section 12, Township 3 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 Lot 1;

THENCE along the west line of said Lot 1, North 12 degrees 43 minutes 37 seconds West, a distance of 414.99 feet;

THENCE leaving said west line, South 89 degrees 45 minutes 54 seconds East, a distance of 298.97 feet;

THENCE South 85 degrees 44 minutes 00 seconds East, a distance of 47.86 feet;

THENCE South 85 degrees 50 minutes 23 seconds East, a distance of 342.14 feet;

THENCE South 00 degrees 04 minutes 10 seconds East, a distance of 12.98 feet;

THENCE North 89 degrees 55 minutes 50 seconds East, a distance of 28.02 feet;

THENCE South 00 degrees 06 minutes 03 seconds East, a distance of 303.26 feet, to the southerly line of said Lot 1;

THENCE North 89 degrees 59 minutes 17 seconds West, a distance of 326.96 feet;

THENCE South 00 degrees 00 minutes 28 seconds West, a distance of 43.00 feet;

THENCE North 89 degrees 59 minutes 17 seconds West, a distance of 294.02 feet, to the POINT OF BEGINNING.

GENERAL NOTES

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. 18001902-040-BN1, DATED OCTOBER 11, 2018.
- 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 SEPTEMBER 10, 2018.
- 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.

NOTES: (Table "A" Items")

- SET A 1/2" REBAR W/CAP "AWLS 45377" AT PROPERTY CORNERS AS SHOWN HEREON UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY:
AREA IS 242,067.0 SQUARE FEET OR 5.557 ACRES, MORE OR LESS.
- ADJOINER INFORMATION IS PER MARICOPA COUNTY ASSESSOR WEBSITE.

BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE NORTH LINE OF LOT 1 OF NORTHSIGHT CROSSING PROPERTY USING A BEARING OF SOUTH 85 DEGREES 00 MINUTES 35 SECONDS EAST, AS SHOWN ON THE FINAL PLAT RECORDED IN BOOK 688, PAGE 12, MARICOPA COUNTY RECORDS.

BENCHMARK

BENCHMARK IS A CITY OF PHOENIX BRASS CAP IN HANDHOLE BEING THE SOUTH 1/4 CORNER OF SECTION 12, T3N, R4E.

ELEVATION = 1434.36' NAVD 88

CERTIFICATION

TO: 101 MEGA RAINTREE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
CITY OF SCOTTSDALE
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, 4, 8, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 10, 2018.



ALTA/NSPS LAND TITLE SURVEY
8688 E RAINTREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 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: 10/24/18 JOB NO.: 18-073 SHEET NO. 1 OF 4

SCHEDULE "B" ITEMS

- Property taxes, including any personal property taxes and any assessments collected with taxes, for the second installment of 2018 Taxes.
 - Reservations contained in the Patent
- From: The United States of America
Recording Date: March 13, 1975
Recording No: Docket 11071, page 88

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 of a right of way thereon for ditches or canals constructed by the authority of the United States and a right of way not exceeding 33 feet in width, for roadway and for public utility purposes, located across said land or as near as practicable to the exterior boundaries of the Land.

Thereafter, the effect of City of Scottsdale, Release of Easement recorded March 11, 1994 in Recording No. 94-0202449.

(Affect G.L.O. Lot 39)

- Reservations contained in the Patent
- From: The United States of America
Recording Date: August 6, 1954
Recording No: Docket 1407, page 76

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 of a right of way thereon for ditches or canals constructed by the authority of the United States and a right of way not exceeding 33 feet in width, for roadway and for public utility purposes, located across said land or as near as practicable to the exterior boundaries of the Land.

Thereafter, the effect of City of Scottsdale, Release of Easement recorded March 11, 1994 in Recording No. 94-0202449.
(Affect G.L.O. Lot 40)

- Reservations contained in the Patent
- From: The United States of America
Recording Date: September 2, 1980
Recording No: Docket 14657, page 226

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 of a right of way thereon for ditches or canals constructed by the authority of the United States and a right of way not exceeding 33 feet in width, for roadway and for public utility purposes, located across said land or as near as practicable to the exterior boundaries of the Land.

Thereafter, the effect of City of Scottsdale, Release of Easement recorded March 11, 1994 in Recording No. 94-0202449.
(Affect G.L.O. Lot 41)

- Water rights, claims or title to water, whether or not disclosed by the public records.
- The right of entry to prospect for, mine and remove the minerals excepted from the description of said Land in Schedule A.

DOES NOT AFFECT SUBJECT PROPERTY — (EASEMENT LOCATED ON NORTHERLY PORTION OF LOT 1 - BK 688, PG 12)

- Matters contained in that certain document
- Entitled: Reciprocal Easement Agreement
Dated: December 17, 1998
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Wal-Mart Stores, Inc., a Delaware corporation
Recording Date: February 10, 1999
Recording No: 99-0132450
Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY — (PLOTTED AND SHOWN ON SURVEY)

- Matters contained in that certain document
- Entitled: Permanent Reciprocal Easement Agreement
Dated: February 13, 2002
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Continental 123 Fund L.L.C., a Wisconsin limited liability company
Recording Date: February 15, 2002
Recording No: 20020163513
Reference is hereby made to said document for full particulars.

DOES NOT AFFECT SUBJECT PROPERTY — (EASEMENT LOCATED AT THE EASTERLY PORTION OF LOT 1 - BK 688, PG 12)

- Matters contained in that certain document
- Entitled: Permanent Reciprocal Easement Agreement
Dated: February 13, 2002
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Continental 123 Fund L.L.C., a Wisconsin limited liability company
Recording Date: February 15, 2002
Recording No: 20020163514
Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY — (NOT PLOTTED; BLANKET IN NATURE)

- Matters contained in that certain document
- Entitled: City of Scottsdale Lot Split Approval
Dated: April 17, 2002
Recording Date: April 26, 2002
Recording No: 2002-0431053
Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY — (NOT PLOTTED; BLANKET IN NATURE)

- Matters contained in that certain document
- Entitled: Agreement
Dated: December 13, 2002
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Continental 123 Fund L.L.C., a Wisconsin limited liability company
Recording Date: December 26, 2002
Recording No: 20021396457
Reference is hereby made to said document for full particulars.

SCHEDULE "B" ITEMS

DOES NOT AFFECT SUBJECT PROPERTY — (EASEMENT LOCATED ON NORTHWESTERLY PORTION OF LOT 1 - BK 688, PG 12)

- Matters contained in that certain document
- Entitled: Reciprocal Easement Agreement — Buthrus Driveway
Dated: May 5, 2003
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Northsight Crossing, L.L.C., a Nevada limited liability company
Recording Date: May 5, 2003
Recording No: 20030569041
Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY — (PLOTTED AND SHOWN ON SURVEY)

- Matters contained in that certain document
- Entitled: Reciprocal Easement Agreement — Common Service Driveway
Dated: May 5, 2003
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Northsight Crossing, L.L.C., a Nevada limited liability company
Recording Date: May 5, 2003
Recording No: 20030569042
Reference is hereby made to said document for full particulars.

DOES NOT AFFECT SUBJECT PROPERTY — (EASEMENT LOCATED ON NORTHWESTERLY PORTION OF LOT 1 - BK 688, PG 12)

- Matters contained in that certain document
- Entitled: Reciprocal Easement Agreement
Dated: June 16, 2003
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Darlar, LLC, an Arizona limited liability company
Recording Date: June 16, 2003
Recording No: 20030776947
Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY — (PLOTTED AND SHOWN ON SURVEY)

- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Scottsdale
Purpose: water line
Recording Date: July 8, 2003
Recording No: 20030885261
Affects: said land more particularly described therein

DOES NOT AFFECT SUBJECT PROPERTY —

- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Scottsdale
Purpose: sight distance
Recording Date: August 1, 2003
Recording No: 20031030513
Affects: said land more particularly described therein
Thereafter, the effect of Release of Easement by the City of Scottsdale, recorded July 8, 2005 in Recording No. 20050945739.

AFFECTS SUBJECT PROPERTY — (PLOTTED AND SHOWN ON SURVEY)

- Matters contained in that certain document
- Entitled: Declaration of Reciprocal Easement Agreement
Dated: September 29, 2003
Executed by: NSHE LISCO, LLC, an Arizona limited liability company
Recording Date: September 30, 2003
Recording No: 20031374731
Thereafter, First Amendment recorded January 3, 2005 in Recording No. 20050005680
Reference is hereby made to said document for full particulars.

DOES NOT AFFECT SUBJECT PROPERTY — (EASEMENT LOCATED ON NORTHWESTERLY PORTION OF LOT 1 - BK 688, PG 12)

- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Scottsdale
Purpose: drainage and flood control
Recording Date: September 30, 2003
Recording No: 20031374734
Affects: said land more particularly described therein

AFFECTS SUBJECT PROPERTY — (NOT PLOTTED; BLANKET IN NATURE)

- Matters contained in that certain document
- Entitled: Memorandum of Design Approval Rights
Executed by: Mall At The Crossroads, Inc., a Washington corporation and NHSE LISCO, LLC, an Arizona limited liability company
Recording Date: September 30, 2003
Recording No: 20031374736
Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY — (PLOTTED AND SHOWN ON SURVEY)

- Matters contained in that certain document
- Entitled: Easement Agreement — Common Service Driveway
Dated: September 30, 2003
Executed by: KS Scottsdale Funding Company, Inc., a Delaware corporation and NSHE LISCO, LLC, an Arizona limited liability company
Recording Date: October 2, 2003
Recording No: 20031387400
Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY — (PLOTTED AND SHOWN ON SURVEY)

- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Southwest Gas Corporation
Purpose: pipelines and appurtenances
Recording Date: June 21, 2004
Recording No: 2004-0698519
Affects: said land more particularly described therein

AFFECTS SUBJECT PROPERTY — (PLOTTED AND SHOWN ON SURVEY)

- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Arizona Public Service Company
Purpose: electric lines and appurtenant facilities and fixtures
Recording Date: October 1, 2004
Recording No: 2004-1156144
Affects: said land more particularly described therein

SCHEDULE "B" ITEMS

DOES NOT AFFECT SUBJECT PROPERTY — (EASEMENT LOCATED ON NORTHERLY PORTION OF LOT 1 - BK 688, PG 12)

- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Southwest Gas Corporation
Purpose: pipelines and appurtenances
Recording Date: October 5, 2004
Recording No: 2004-1167491
Affects: said land more particularly described therein

AFFECTS SUBJECT PROPERTY — (NOT PLOTTED; BLANKET IN NATURE)

- An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document
- Entitled: Memorandum of Lease
Lessor: NSHE LISCO LLC, an Arizona limited liability company
Lessee: Sport Chalet, Inc., a Delaware corporation
Recording Date: September 8, 2005
Recording No: 2005-1316965

- 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.

- Matters which may be disclosed by an inspection of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

AFFECTS SUBJECT PROPERTY — (PLOTTED AND SHOWN ON SURVEY)

- Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey.
- Job No.: 18-073
Dated: September 18, 2018
Prepared by: AW Land Surveying, LLC
Matters shown:

TEMPORARY ACCESS EASEMENT — DOC. NO. 2002-0163515, MCR NOT REFERENCED ON TITLE COMMITMENT (NOT SHOWN HEREON)

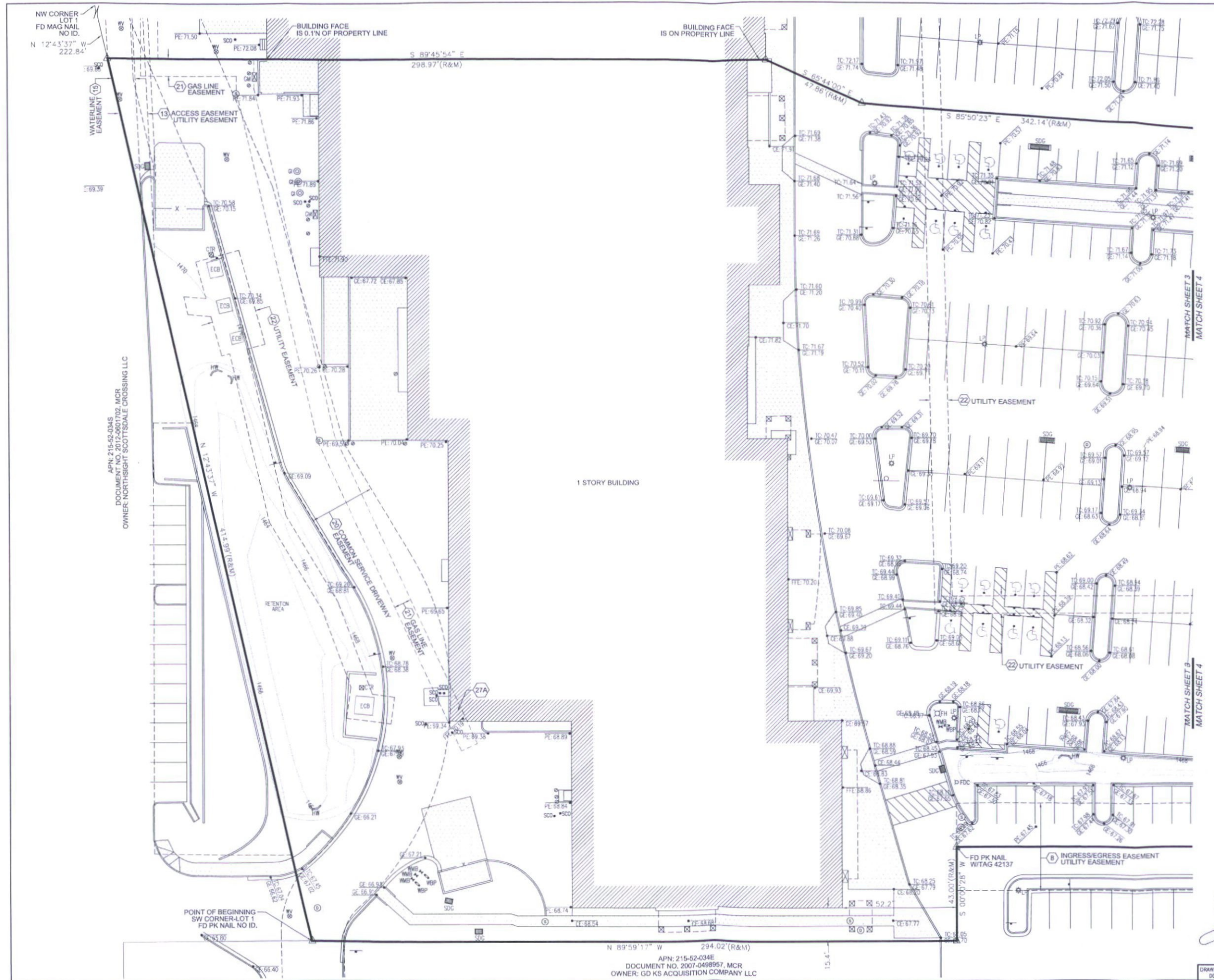
- Portion of 1-story building encroaches on 40' temporary access easement recorded in Document No. 2004-0698519.



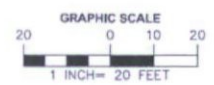
ALTA/NSPS LAND TITLE SURVEY
8688 E RAINTREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

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

DRAWN BY: DDA CHECKED BY: DDA DATE: 10/24/18 JOB NO.: 18-073 SHEET NO. 2 OF 4



- LEGEND**
- | | |
|--------------|--|
| MCR | MARICOPA COUNTY RECORDS |
| APN | ASSESSOR PARCEL NUMBER |
| CB | CATCH BASIN |
| SDG | STORM DRAIN GRATE |
| EM | ELECTRIC METER |
| LP | LIGHT POLE |
| EJB | ELECTRIC JUNCTION BOX |
| SCO | SEWER CLEANOUT |
| GM | GAS METER |
| GI | GREASE INTERCEPTOR |
| ECB | ELECTRIC CABINET |
| CTR | CABLE TV RISER |
| FH | FIRE HYDRANT |
| WV | WATER VALVE |
| WMB | WATER METER BOX |
| WBP | WATER BACKFLOW PREVENTOR |
| FDC | FIRE DEPARTMENT CONNECTION |
| ICB | IRRIGATION CONTROL BOX |
| HW | HEADWALL |
| E-VLT | ELECTRIC VAULT |
| EM | ELECTRIC METER |
| ○ | STORMDRAIN MANHOLE |
| ⊙ | SEWER MANHOLE |
| ⊗ | BARRIER POST |
| — | SIGN |
| ▭ | CONCRETE |
| — | PROPERTY LINE |
| - - - | EASEMENT LINE AS NOTED |
| - - - | ADJOINER LINE |
| ⬢ | PLOTTABLE SCHEDULE "B" ITEM |
| • TC: XX.XX | TOP OF CURB ELEVATION |
| • GE: XX.XX | GUTTER ELEVATION |
| • PE: XX.XX | PAVEMENT ELEVATION |
| • CE: XX.XX | CONCRETE ELEVATION |
| • FFE: XX.XX | FINISH FLOOR ELEVATION |
| △ | PROPERTY CORNER
SET 1/2" REBAR OR PK NAIL
W/TAG "AWLS 45377"
UNLESS OTHERWISE NOTED |



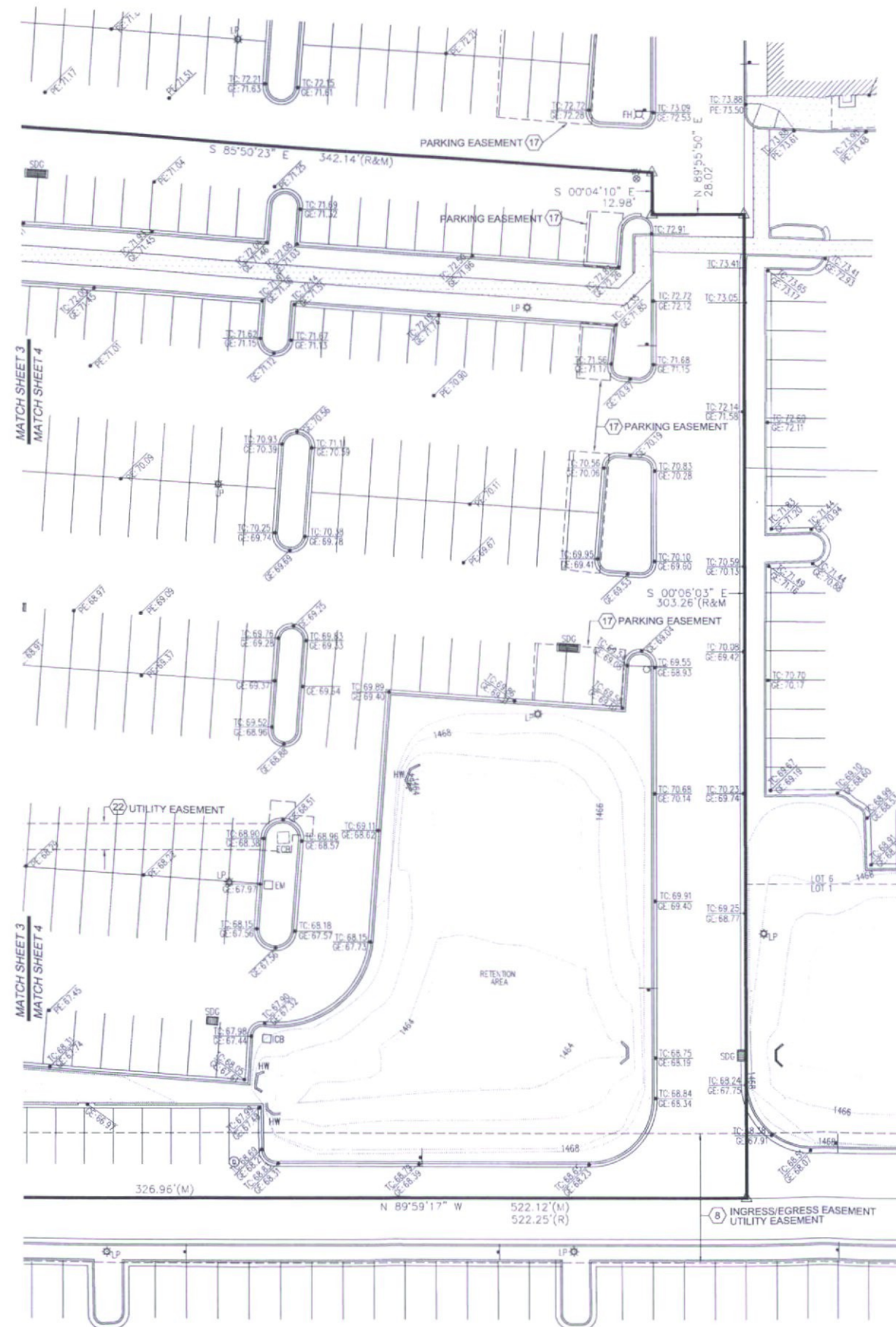
ALTA/NSPS LAND TITLE SURVEY
8688 E RAIN TREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

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

DRAWN BY: DDA CHECKED BY: DDA DATE: 10/24/18 JOB NO.: 18-073 SHEET NO. 3 OF 4

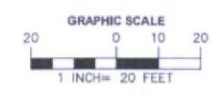
APN: 215-52-034S
DOCUMENT NO. 2012-0601702 MCR
OWNER: NORTHSIGHT SCOTTSDALE CROSSING LLC

APN: 215-52-034E
DOCUMENT NO. 2007-0498957, MCR
OWNER: GD KS ACQUISITION COMPANY LLC



LEGEND

MCR	MARICOPA COUNTY RECORDS
APN	ASSESSOR PARCEL NUMBER
CB	CATCH BASIN
SDG	STORM DRAIN GRATE
EM	ELECTRIC METER
LP	LIGHT POLE
EJB	ELECTRIC JUNCTION BOX
SCD	SEWER CLEANOUT
GM	GAS METER
GI	GREASE INTERCEPTOR
ECB	ELECTRIC CABINET
CTR	CABLE TV RISER
FH	FIRE HYDRANT
WV	WATER VALVE
WMB	WATER METER BOX
WBP	WATER BACKFLOW PREVENTOR
FDC	FIRE DEPARTMENT CONNECTION
ICB	IRRIGATION CONTROL BOX
HW	HEADWALL
E-VLT	ELECTRIC VAULT
EM	ELECTRIC METER
(D)	STORMDRAIN MANHOLE
(S)	SEWER MANHOLE
(Z)	BARRIER POST
—	SIGN
[Hatched Box]	CONCRETE
—	PROPERTY LINE
- - -	EASEMENT LINE AS NOTED
- - -	ADJOINER LINE
(Hexagon)	PLOTTABLE SCHEDULE "B" ITEM
● TC:XX.XX	TOP OF CURB ELEVATION
● GE:XX.XX	GUTTER ELEVATION
● PE:XX.XX	PAVEMENT ELEVATION
● CE:XX.XX	CONCRETE ELEVATION
● FFE:XX.XX	FINISH FLOOR ELEVATION
(Triangle)	PROPERTY CORNER SET 1/2" REBAR OR PK NAIL W/TAG "AWLS 45377" UNLESS OTHERWISE NOTED



APN: 215-52-034E
DOCUMENT NO. 2007-0498957, MCR
OWNER: GD KS ACQUISITION COMPANY LLC



ALTA/NSPS LAND TITLE SURVEY
8688 E RAINTREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 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

ALTA/NSPS LAND TITLE SURVEY

OF
PORTION OF
8688 & 8698 E RAINTREE DRIVE
SCOTTSDALE, ARIZONA
(PROPOSED LOT 4)

BEING A PORTION OF
THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 3 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



PARCEL DESCRIPTION

A portion of Lots 1 and 2 of Northsight Crossing Property, recorded in Book 688, page 12, Maricopa County Records, lying within a portion of the northeast quarter of Section 12, Township 3 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 Lot 1;

THENCE along the southerly line of said Lot 1, South 89 degrees 59 minutes 17 seconds East, a distance of 294.02 feet;

THENCE North 00 degrees 00 minutes 28 seconds East, a distance of 43.00 feet;

THENCE South 89 degrees 59 minutes 17 seconds East, a distance of 326.96 feet, to the POINT OF BEGINNING;

THENCE leaving said southerly line, North 00 degrees 06 minutes 03 seconds West, a distance of 225.25 feet;

THENCE South 88 degrees 39 minutes 55 seconds East, a distance of 253.56 feet, to the easterly line of said Lot 2;

THENCE along said easterly line, South 15 degrees 24 minutes 50 seconds West, a distance of 123.21 feet, to the beginning of a curve, concave southeasterly, having a radius of 2277.50 feet;

THENCE southwesterly along said curve, an arc length of 103.72 feet, through a central angle of 2 degrees 36 minutes 34 seconds, to the southerly line of said Lot 1;

THENCE along said southerly line, North 89 degrees 59 minutes 17 seconds West, a distance of 196.16 feet, to the POINT OF BEGINNING.

GENERAL NOTES

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. 18001903-040-BN1, DATED OCTOBER 11, 2018.
- 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 SEPTEMBER 10, 2018.
- 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.

NOTES: (Table "A" Items")

- SET A 1/2" REBAR W/CAP "AWLS 45377" AT PROPERTY CORNERS AS SHOWN HEREON UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY:
AREA IS 49,765.8 SQUARE FEET OR 1.142 ACRES, MORE OR LESS.
- ADJOINER INFORMATION IS PER MARICOPA COUNTY ASSESSOR WEBSITE.

BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE NORTH LINE OF LOT 1 OF NORTHSIGHT CROSSING PROPERTY USING A BEARING OF SOUTH 85 DEGREES 00 MINUTES 35 SECONDS EAST, AS SHOWN ON THE FINAL PLAT RECORDED IN BOOK 688, PAGE 12, MARICOPA COUNTY RECORDS.

BENCHMARK

BENCHMARK IS A CITY OF PHOENIX BRASS CAP IN HANDHOLE BEING THE SOUTH 1/4 CORNER OF SECTION 12, T3N, R4E.

ELEVATION = 1434.36' NAVD 88

CERTIFICATION

TO: 101 MEGA RAINTREE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
101 ENVY RAINTREE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
CITY OF SCOTTSDALE
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, 4, 8, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 10, 2018.



ALTA/NSPS LAND TITLE SURVEY
8688 & 8698 E RAINTREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 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: DGA CHECKED BY: DGA DATE: 10/24/18 JOB NO.: 18-073 SHEET NO. 1 OF 3

SCHEDULE "B" ITEMS

1.

Property taxes, including any personal property taxes and any assessments collected with taxes, for the second installment of 2018 Taxes.
2.

Reservations contained in the Patent

From: The United States of America
Recording Date: March 13, 1975
Recording No: Docket 11071, page 88

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 of a right of way thereon for ditches or canals constructed by the authority of the United States and a right of way not exceeding 33 feet in width, for roadway and for public utility purposes, located across said land or as near as practicable to the exterior boundaries of the Land.
Thereafter, the effect of City of Scottsdale, Release of Easement recorded March 11, 1994 in Recording No. 94-0202449.
(Affect G.L.O. Lot 39)
3.

Reservations contained in the Patent

From: The United States of America
Recording Date: August 6, 1954
Recording No: Docket 1407, page 76
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 of a right of way thereon for ditches or canals constructed by the authority of the United States and a right of way not exceeding 33 feet in width, for roadway and for public utility purposes, located across said land or as near as practicable to the exterior boundaries of the Land.
Thereafter, the effect of City of Scottsdale, Release of Easement recorded March 11, 1994 in Recording No. 94-0202449.
(Affect G.L.O. Lot 40)
4.

Reservations contained in the Patent

From: The United States of America
Recording Date: September 2, 1980
Recording No: Docket 14657, page 226
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 of a right of way thereon for ditches or canals constructed by the authority of the United States and a right of way not exceeding 33 feet in width, for roadway and for public utility purposes, located across said land or as near as practicable to the exterior boundaries of the Land.
Thereafter, the effect of City of Scottsdale, Release of Easement recorded March 11, 1994 in Recording No. 94-0202449.
(Affect G.L.O. Lot 41)
5.

Reservations contained in the Patent

From: The United States of America
Recording Date: January 13, 1956
Recording No: Docket 1803, Page 286 and
Recording Date: March 13, 1975
Recording No: Docket 11071, Page 89
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.
6.

Water rights, claims or title to water, whether or not disclosed by the public records.
7.

Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 315 of Maps, Page 15.
8.

The right of entry to prospect for, mine and remove the minerals excepted from the description of said Land in Schedule A.
9.

Matters contained in that certain document

Entitled: Reciprocal Easement Agreement
Dated: December 17, 1998
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Wal-Mar Stores, Inc., a Delaware corporation
Recording Date: February 10, 1999
Recording No: 99-0132450
Reference is hereby made to said document for full particulars.
10.

Matters contained in that certain document

Entitled: Drainage Easement Agreement
Recording Date: February 10, 1999
Recording No: 99-0132451
Reference is hereby made to said document for full particulars.
11.

Matters contained in that certain document

Entitled: Permanent Reciprocal Easement Agreement
Dated: February 13, 2002
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Continental 123 Fund L.L.C., a Wisconsin limited liability company
Recording Date: February 15, 2002
Recording No: 20020163513
Reference is hereby made to said document for full particulars.
12.

Matters contained in that certain document

Entitled: Permanent Reciprocal Easement Agreement
Dated: February 13, 2002
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Continental 123 Fund L.L.C., a Wisconsin limited liability company
Recording Date: February 15, 2002
Recording No: 20020163514
Reference is hereby made to said document for full particulars.

SCHEDULE "B" ITEMS

13.

DOES NOT AFFECT SUBJECT PROPERTY — (EASEMENT LOCATED AT THE SOUTHWEST PORTION OF LOT 1 - BK 688, PG 12)

Matters contained in that certain document

Entitled: Temporary Easement Agreement
Recording Date: February 15, 2002
Recording No: 2002-0163515
Thereafter, Easement Agreement Common Service Driveway recorded October 2, 2003, in Recording No. 2003-1387400.
Reference is hereby made to said document for full particulars.
14.

AFFECTS SUBJECT PROPERTY — (NOT PLOTTED; BLANKET IN NATURE)

Matters contained in that certain document

Entitled: City of Scottsdale Lot Split Approval
Dated: April 17, 2002
Recording Date: April 26, 2002
Recording No: 2002-0431053
Reference is hereby made to said document for full particulars.
15.

AFFECTS SUBJECT PROPERTY — (NOT PLOTTED; BLANKET IN NATURE)

Matters contained in that certain document

Entitled: Agreement
Dated: December 13, 2002
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Continental 123 Fund L.L.C., a Wisconsin limited liability company
Recording Date: December 26, 2002
Recording No: 20021396457
Reference is hereby made to said document for full particulars.
16.

DOES NOT AFFECT SUBJECT PROPERTY — (EASEMENT LOCATED AT THE NORTHWEST PORTION OF LOT 1 - BK 688, PG 12)

Matters contained in that certain document

Entitled: Reciprocal Easement Agreement – Buthrus Driveway
Dated: May 5, 2003
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Northsight Crossing, L.L.C., a Nevada limited liability company
Recording Date: May 5, 2003
Recording No: 20030569041
Reference is hereby made to said document for full particulars.
17.

DOES NOT AFFECT SUBJECT PROPERTY — (EASEMENT LOCATED AT THE WESTERLY PORTION OF LOT 1 - BK 688, PG 12)

Matters contained in that certain document

Entitled: Reciprocal Easement Agreement – Common Service Driveway
Dated: May 5, 2003
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Northsight Crossing, L.L.C., a Nevada limited liability company
Recording Date: May 5, 2003
Recording No: 20030569042
Reference is hereby made to said document for full particulars.
18.

DOES NOT AFFECT SUBJECT PROPERTY — (EASEMENT LOCATED AT THE NORTHWEST PORTION OF LOT 1 - BK 688, PG 12)

Matters contained in that certain document

Entitled: Reciprocal Easement Agreement
Dated: June 16, 2003
Executed by: Mall At The Crossroads, Inc., a Washington corporation and Darlar, LLC, an Arizona limited liability company
Recording Date: June 16, 2003
Recording No: 20030776947
Reference is hereby made to said document for full particulars.
19.

DOES NOT AFFECT SUBJECT PROPERTY — (EASEMENT LOCATED AT THE WESTERLY PORTION OF LOT 1 - BK 688, PG 12)

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Scottsdale
Purpose: water line
Recording Date: July 8, 2003
Recording No: 20030885261
Affects: said land more particularly described therein
20.

DOES NOT AFFECT — SUBJECT PROPERTY

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Scottsdale
Purpose: sight distance
Recording Date: August 1, 2003
Recording No: 20031030513
Affects: said land more particularly described therein
Thereafter, the effect of Release of Easement by the City of Scottsdale, recorded July 8, 2005 in Recording No. 20050945739.
21.

AFFECTS SUBJECT PROPERTY — (PLOTTED AND SHOWN ON SURVEY)

Matters contained in that certain document

Entitled: Declaration of Reciprocal Easement Agreement
Dated: September 29, 2003
Executed by: NSHE LISCO, LLC, an Arizona limited liability company
Recording Date: September 30, 2003
Recording No: 20031374731
Thereafter, First Amendment recorded January 3, 2005 in Recording No. 20050005680. Thereafter Assignment of Declarant's Rights recorded August 31, 2018 in Recording No. 20180662255.
Reference is hereby made to said document for full particulars.
22.

AFFECTS SUBJECT PROPERTY — (DEPKTS BOUNDARY: NO EASEMENTS CREATED)

Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 688 of Maps, Page 12.
23.

DOES NOT AFFECT SUBJECT PROPERTY — (EASEMENT LOCATED AT THE NORTHWEST PORTION OF LOT 1 - BK 688, PG 12)

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Scottsdale
Purpose: drainage and flood control
Recording Date: September 30, 2003
Recording No: 20031374734
Affects: said land more particularly described therein
24.

AFFECTS SUBJECT PROPERTY — (NOT PLOTTED; BLANKET IN NATURE)

Matters contained in that certain document

Entitled: Memorandum of Design Approval Rights
Executed by: Mall At The Crossroads, Inc., a Washington corporation and NHSE LISCO, LLC, an Arizona limited liability company
Recording Date: September 30, 2003
Recording No: 20031374736
Reference is hereby made to said document for full particulars.

SCHEDULE "B" ITEMS

25.

DOES NOT AFFECT SUBJECT PROPERTY — (EASEMENT LOCATED AT THE WESTERLY PORTION OF LOT 1 - BK 688, PG 12)

Matters contained in that certain document

Entitled: Easement Agreement – Common Service Driveway
Dated: September 30, 2003
Executed by: KS Scottsdale Funding Company, Inc., a Delaware corporation and NSHE LISCO, LLC, an Arizona limited liability company
Recording Date: October 2, 2003
Recording No: 20031387400
Reference is hereby made to said document for full particulars.
26.

DOES NOT AFFECT SUBJECT PROPERTY — (EASEMENT LOCATED AT THE WESTERLY PORTION OF LOT 1 - BK 688, PG 12)

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Southwest Gas Corporation
Purpose: pipelines and appurtenances
Recording Date: June 21, 2004
Recording No: 2004-0698519
Affects: said land more particularly described therein
27.

DOES NOT AFFECT SUBJECT PROPERTY — (EASEMENT LOCATED AT THE NORTHERLY PORTION OF LOT 1 & 6 - BK 688, PG 12)

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Arizona Public Service Company
Purpose: electric lines and appurtenant facilities and fixtures
Recording Date: October 1, 2004
Recording No: 2004-1156144
Affects: said land more particularly described therein
28.

DOES NOT AFFECT SUBJECT PROPERTY — (EASEMENT LOCATED AT THE NORTHERLY PORTION OF LOT 1 & 6 - BK 688, PG 12)

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Southwest Gas Corporation
Purpose: pipelines and appurtenances
Recording Date: October 5, 2004
Recording No: 2004-1167491
Affects: said land more particularly described therein
29.

AFFECTS SUBJECT PROPERTY — (NOT PLOTTED; BLANKET IN NATURE)

An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease
Lessor: NSHE LISCO LLC, an Arizona limited liability company
Lessee: Sport Chalet, Inc., a Delaware corporation
Recording Date: September 8, 2005
Recording No: 2005-1316965
30.

AFFECTS SUBJECT PROPERTY — (NOT PLOTTED; BLANKET IN NATURE)

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition, or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording No: 2005-0005910
31.

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.
32.

Matters which may be disclosed by an inspection of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
33.

DOES NOT AFFECT SUBJECT PROPERTY — (ITEM LOCATED AT SOUTHWEST CORNER OF BUILDING)

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Job No.: 18-073
Dated: September 18, 2018
Prepared by: AW Land Surveying, LLC
Matters shown:
A. Portion of 1-story building encroaches on gas line easement recorded in Document No. 2004-0698519.
B. Portion of 1-story building encroaches on 40' temporary access easement recorded in Document No. 2002-0163515.
(Affects 215-52-034M)
34.

DOCUMENT NOT PROVIDED —

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Job No.: 180717
Dated: July 23, 2018
Prepared by: Alliance Land Surveying LLC
Matters shown:
A. Storm drain, water line and sewer line crossing through the Land with no apparent easement as delineated on the survey.
(Affects 215-52-034L)
35.

AFFECTS SUBJECT PROPERTY — (NOT PLOTTED; BLANKET IN NATURE)

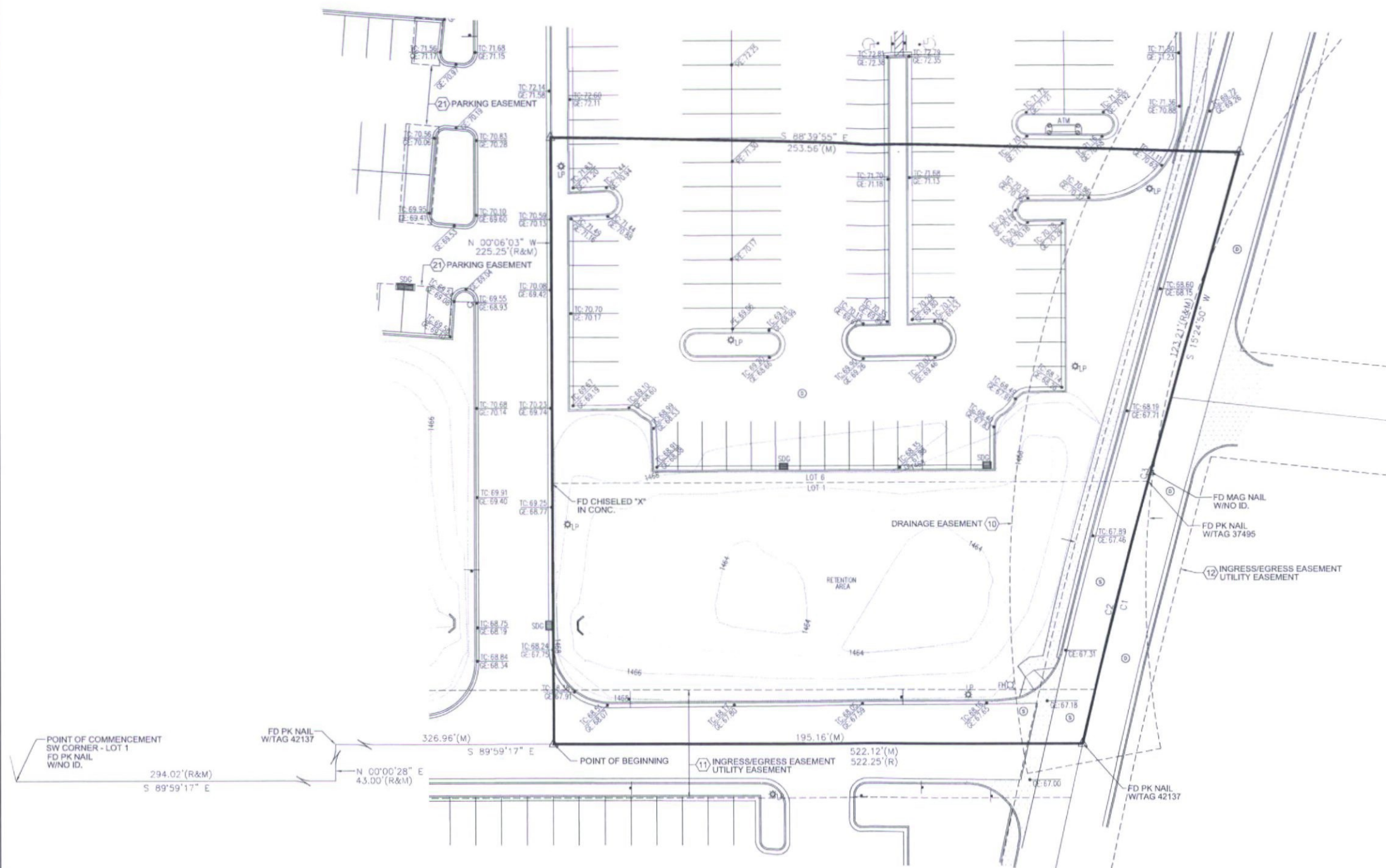
Matters contained in that certain document

Entitled: Declaration Estoppel Certificate
Dated: August 31, 2018
Executed by: 101 Envy Raintree, LLC, a Delaware limited liability company and Cobtz Bank, a Colorado corporation doing business as Arizona Business Bank., its successors and assigns
Recording Date: August 31, 2018
Recording No: 20180662261, of Official Records
Reference is hereby made to said document for full particulars.



ALTA/NSPS LAND TITLE SURVEY
8688 & 8698 E RAINTREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 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



LEGEND

- MCR MARICOPA COUNTY RECORDS
- APN ASSESSOR PARCEL NUMBER
- CB CATCH BASIN
- SDG STORM DRAIN GRATE
- EM ELECTRIC METER
- LP LIGHT POLE
- EJB ELECTRIC JUNCTION BOX
- SCO SEWER CLEANOUT
- GM GAS METER
- GI GREASE INTERCEPTOR
- ECB ELECTRIC CABINET
- CTR CABLE TV RISER
- FH FIRE HYDRANT
- WV WATER VALVE
- WMB WATER METER BOX
- WBP WATER BACKFLOW PREVENTOR
- FDC FIRE DEPARTMENT CONNECTION
- ICB IRRIGATION CONTROL BOX
- HW HEADWALL
- E-VLT ELECTRIC VAULT
- EM ELECTRIC METER
- ATM AUTOMATIC TELLER MACHINE
- STORMDRAIN MANHOLE
- SEWER MANHOLE
- BARRIER POST
- SIGN
- CONCRETE
- PROPERTY LINE
- EASEMENT LINE AS NOTED
- ADJOINER LINE
- PLOTTABLE SCHEDULE "B" ITEM
- TC: XX.XX TOP OF CURB ELEVATION
- GC: XX.XX GUTTER ELEVATION
- PE: XX.XX PAVEMENT ELEVATION
- CE: XX.XX CONCRETE ELEVATION
- FTE: XX.XX FINISH FLOOR ELEVATION
- PROPERTY CORNER SET 1/2" REBAR OR PK NAIL W/TAG "AWLS 45377" UNLESS OTHERWISE NOTED

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	103.72'	2277.50'	2°36'34"	S 14°03'12" W	103.72'
C2	100.13'	2277.50'	2°31'09"	N 14°00'30" E	100.13'
C3	3.59'	2277.50'	0°05'25"	S 15°18'47" W	3.59'



ALTA/NSPS LAND TITLE SURVEY
8688 & 8698 E RAINTREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 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

ALTA/NSPS LAND TITLE SURVEY

OF
PORTION OF
8688 E RAINTREE DRIVE
SCOTTSDALE, ARIZONA
(PROPOSED LOT 5)
BEING A PORTION OF
THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 3 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



PARCEL DESCRIPTION

A portion of Lot 1 of Northsight Crossing Property, recorded in Book 688, page 12, Maricopa County Records, lying within a portion of the northeast quarter of Section 12, Township 3 North, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

- BEGINNING at the northeast corner of said Lot 1;
- THENCE along the east line of said Lot 1, South 06 degrees 06 minutes 51 seconds West, a distance of 42.00 feet;
- THENCE along a southerly line of said Lot 1, North 85 degrees 00 minutes 35 seconds West, a distance of 34.77 feet;
- THENCE North 06 degrees 06 minutes 51 seconds East, a distance of 27.00 feet;
- THENCE North 85 degrees 00 minutes 35 seconds West, a distance of 201.57 feet, to the beginning of a nontangent curve, having a radius of 1422.50 feet, whose radius bears North 85 degrees 45 minutes 57 seconds West;
- THENCE leaving said southerly line, northeasterly along said curve, an arc length of 15.00 feet, through a central angle of 00 degrees 36 minutes 15 seconds, to the northerly line of said Lot 1;
- THENCE along said northerly line, South 85 degrees 00 minutes 35 seconds East, a distance of 236.91 feet, to the POINT OF BEGINNING.

SCHEDULE "B" ITEMS

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the second half 2018.
2. Reservations contained in the Patent
- From: The United States of America
Recording Date: January 13, 1956
Recording No: Docket 1803, Page 286 and
Recording Date: March 13, 1975
Recording No: Docket 11071, Page 89
- 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.
3. Water rights, claims or title to water, whether or not disclosed by the public records.
4. Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 315 of Maps, Page 15.

AFFECTS SUBJECT PROPERTY — (5) Matters contained in that certain document

Entitled: Reciprocal Easement Agreement
Recording Date: February 10, 1999
Recording No: 99-0132450
Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY — (6) Matters contained in that certain document

Entitled: Drainage Easement Agreement
Recording Date: February 10, 1999
Recording No: 99-0132451
Reference is hereby made to said document for full particulars.

DOES NOT AFFECT SUBJECT PROPERTY — 7. (EASEMENT LOCATED AT THE SOUTHERLY PORTION OF LOT 1 - BK 688, PG 12) Matters contained in that certain document

Entitled: Permanent Reciprocal Easement Agreement
Recording Date: February 15, 2002
Recording No: 2002-0163513
Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY — (8) Matters contained in that certain document

Entitled: Permanent Reciprocal Easement Agreement
Recording Date: February 15, 2002
Recording No: 2002-0163514
Reference is hereby made to said document for full particulars.

DOES NOT AFFECT SUBJECT PROPERTY — 9. (EASEMENT LOCATED AT THE SOUTHWEST PORTION OF LOT 1 - BK 688, PG 12) Matters contained in that certain document

Entitled: Temporary Easement Agreement
Recording Date: February 15, 2002
Recording No: 2002-0163515
Thereafter, Easement Agreement Common Service Driveway recorded October 2, 2003, in Recording No. 2003-1387400.
Reference is hereby made to said document for full particulars.

AFFECTS SUBJECT PROPERTY — 10. (NOT PLOTTED; BLANKET IN NATURE) Matters contained in that certain document

Entitled: City of Scottsdale Lot Split Approval
Recording Date: April 26, 2002
Recording No: 2002-0431053
Reference is hereby made to said document for full particulars.

DOES NOT AFFECT SUBJECT PROPERTY — 11. (EASEMENT LOCATED AT THE NORTHWEST PORTION OF LOT 1 - BK 688, PG 12) Matters contained in that certain document

Entitled: Reciprocal Easement Agreement
Recording Date: May 05, 2003
Recording No: 2003-0569041
Reference is hereby made to said document for full particulars.

DOES NOT AFFECT SUBJECT PROPERTY — 12. (EASEMENT LOCATED AT THE NORTHWEST PORTION OF LOT 1 - BK 688, PG 12) Matters contained in that certain document

Entitled: Reciprocal Easement Agreement
Recording Date: June 16, 2003
Recording No: 2003-0776947
Reference is hereby made to said document for full particulars.

SCHEDULE "B" ITEMS

- AFFECTS SUBJECT PROPERTY — 13. (NOT PLOTTED; BLANKET IN NATURE) Matters contained in that certain document
- Entitled: Declaration of Reciprocal Easement Agreement
Recording Date: September 30, 2003
Recording No: 2003-1374731
First Amendment recorded January 3, 2005 in Recording No. 2005-0005680
Thereafter Assignment of Declarant's Rights recorded August 31, 2018 in Recording No. 20180662255
Reference is hereby made to said document for full particulars.
- AFFECTS SUBJECT PROPERTY — 14. (DEPICTS BOUNDARY; NO EASEMENTS CREATED) Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 688 of Maps, Page 12.
- DOES NOT AFFECT SUBJECT PROPERTY — (15) (PLOTTED AND SHOWN ON SURVEY) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Utility
Recording Date: October 01, 2004
Recording No: 2004-1156144
- AFFECTS SUBJECT PROPERTY — 16. (NOT PLOTTED; BLANKET IN NATURE) Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording No: 2005-0005910
- DOCUMENT NOT PROVIDED — 17. FOR REVIEW Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey.
Job No.: 180717
Dated: July 23, 2018
Prepared by: Alliance Land Surveying LLC
Matters shown:
A. Storm drain, water line and sewer line crossing through the Land with no apparent easement as delineated on the survey.
- AFFECTS SUBJECT PROPERTY — 18. (NOT PLOTTED; BLANKET IN NATURE) Matters contained in that certain document
- Entitled: Declaration Estoppel Certificate
Dated: August 31, 2018
Executed by: 101 Envy Raintree, LLC, a Delaware limited liability company and Cobiz Bank, a Colorado corporation doing business as Arizona Business Bank., its successors and assigns
Recording Date: August 31, 2018
Recording No: 20180662261, of Official Records
Reference is hereby made to said document for full particulars.
19. Matters which may be disclosed by an inspection of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
20. 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.

GENERAL NOTES

1. ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. 18001904-040-BN1, DATED OCTOBER 11, 2018.
2. 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.
3. SURVEY FIELD WORK WAS COMPLETED ON SEPTEMBER 10, 2018.
4. 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.

NOTES: (Table "A" Items")

1. SET A 1/2" REBAR W/CAP "AWLS 45377" AT PROPERTY CORNERS AS SHOWN HEREON UNLESS OTHERWISE NOTED.
2. SUBJECT PROPERTY:
AREA IS 4,487.6 SQUARE FEET OR 0.103 ACRES, MORE OR LESS.
3. ADJOINER INFORMATION IS PER MARICOPA COUNTY ASSESSOR WEBSITE.

BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE NORTH LINE OF LOT 1 OF NORTHSIGHT CROSSING PROPERTY USING A BEARING OF SOUTH 85 DEGREES 00 MINUTES 35 SECONDS EAST, AS SHOWN ON THE FINAL PLAT RECORDED IN BOOK 688, PAGE 12, MARICOPA COUNTY RECORDS.

BENCHMARK

BENCHMARK IS A CITY OF PHOENIX BRASS CAP IN HANDHOLE BEING THE SOUTH 1/4 CORNER OF SECTION 12, T3N, R4E.

ELEVATION = 1434.36' NAVD 88

CERTIFICATION

TO: 101 ENVY RAINTREE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
CITY OF SCOTTSDALE
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 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 8, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 10, 2018.



DRAWN BY: DDA CHECKED BY: DDA DATE: 10/24/18 JOB NO.: 18-073 SHEET NO. 1 OF 2

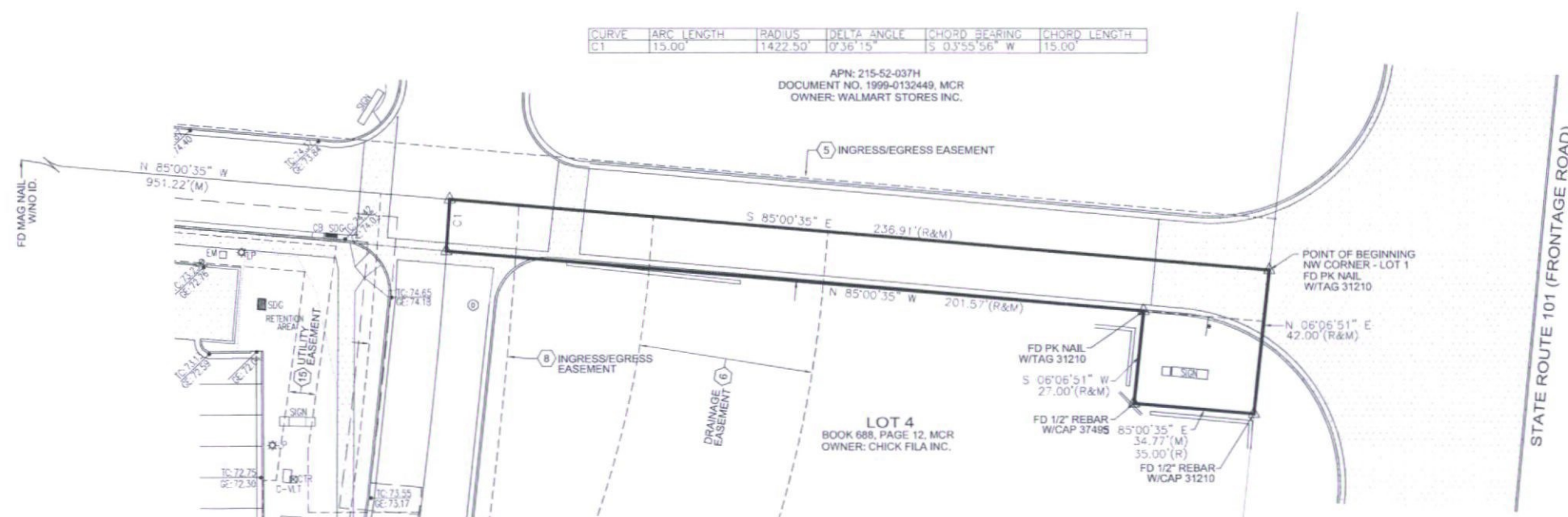
ALTA/NSPS LAND TITLE SURVEY
8688 E RAINTREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

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



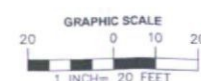
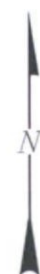
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.00'	1422.50'	0°36'15"	S 0°55'56" W	15.00'

APN: 215-52-037H
DOCUMENT NO. 1999-0132449, MCR
OWNER: WALMART STORES INC.



LEGEND

MCR	MARICOPA COUNTY RECORDS
APN	ASSESSOR PARCEL NUMBER
ID.	IDENTIFICATION
EM	ELECTRIC METER
LP	LIGHT POLE
CB	CATCH BASIN
SDG	STORMDRAIN GRATE
CTR	CABLE TV RISER
C-VLT	CABLE VAULT
○	STORMDRAIN MANHOLE
—	SIGN
■	CONCRETE
—	PROPERTY LINE
- - -	EASEMENT LINE AS NOTED
- - -	ADJOINER LINE
○	PLOTTABLE SCHEDULE "B" ITEM
TC-XX.XX	TOP OF CURB ELEVATION
GE-XX.XX	GUTTER ELEVATION
PE-XX.XX	PAVEMENT ELEVATION
CE-XX.XX	CONCRETE ELEVATION
FTE-XX.XX	FINISH FLOOR ELEVATION
△	PROPERTY CORNER SET 1/2" REBAR OR PK NAIL WITAG "AWLS 45377" UNLESS OTHERWISE NOTED



ALTA/NSPS LAND TITLE SURVEY
8688 E RAIN TREE DRIVE
SCOTTSDALE, ARIZONA
NE 1/4 OF SECTION 12
TOWNSHIP 3 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: DGA	CHECKED BY: DGA	DATE: 10/24/18	JOB NO.: 18-073	SHEET NO. 2 OF 2
---------------	-----------------	----------------	-----------------	------------------

101 Mega Raintree
Pima Road & Raintree Drive
Minor Land Division

Context Aerial

