

ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30
AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4
NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

NOTES

- The basis of bearing is the South line of the Southwest quarter of Section 30, using a bearing of South 89 degrees 56 minutes 55 seconds West, per the Land Assemblage for "IRONWOOD FESTIVAL" Book 991 of Maps, Page 1, Records of Maricopa County, Arizona.
- All title information and the description shown is based on a Seventh Amended Commitment for Title Insurance issued by Clear Title Agency of Arizona, LLC, Issuing agent for First American Title Insurance Company, Commitment Number 10-524533, dated February 8, 2018 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- There are no striped parking spaces on the subject property.
- There are no buildings on the subject property.
- This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.
- The subject property has direct physical access to Legacy Boulevard, being an improved and open public right-of-way.
- The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.
- This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

SUBDIVISION OF "IRONWOOD VILLAGE - PARCEL 3" RECORDED IN BOOK 344 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDS

SUBDIVISION OF "IRONWOOD VILLAGE - PARCEL 4" RECORDED IN BOOK 355 OF MAPS, PAGE 46, MARICOPA COUNTY RECORDS

LAND ASSEMBLY OF "IRONWOOD FESTIVAL" RECORDED IN BOOK 991 OF MAPS, PAGE 1, MARICOPA COUNTY RECORDS

STATE PLAT NO. 16 OF "CORE SOUTH" RECORDED IN BOOK 324 OF MAPS, PAGE 50, MARICOPA COUNTY RECORDS

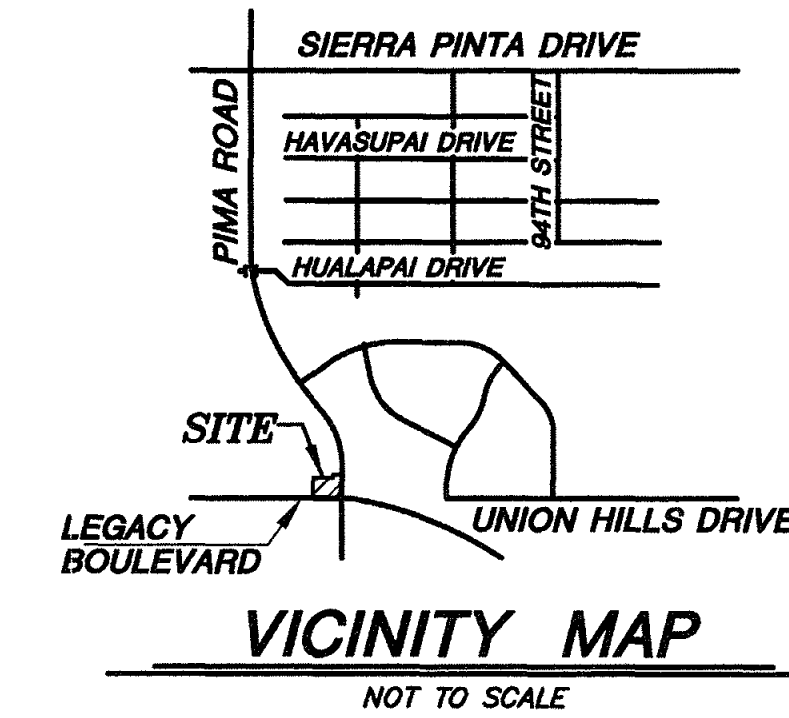
STATE PLAT NO. 27 OF "CORE NORTH" RECORDED IN BOOK 344 OF MAPS, PAGE 29, MARICOPA COUNTY RECORDS

CONDOMINIUM PLAT OF "LA CURVATA" RECORDED IN BOOK 1025 OF MAPS, PAGE 1, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 700 OF MAPS, PAGE 12, MARICOPA COUNTY RECORDS

SIGNIFICANT OBSERVATIONS

AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF POTENTIAL ENCROACHMENTS OBSERVED ON SUBJECT PROPERTY



DESCRIPTION

A PORTION OF LOT 1, IRONWOOD FESTIVAL, RECORDED IN BOOK 991, PAGE 1, MARICOPA COUNTY RECORDS, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30, A PK NAIL, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 30, A CITY OF SCOTTSDALE BRASS CAP FLUSH, BEARS SOUTH 89 DEGREES 56 MINUTES 55 SECONDS WEST, A DISTANCE OF 2390.01 FEET;
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, SOUTH 89 DEGREES 56 MINUTES 55 SECONDS WEST, A DISTANCE OF 1468.12 FEET, TO THE EASTERLY LINE OF SAID LOT 1 AND THE POINT OF BEGINNING;
THENCE LEAVING SAID SOUTH LINE, ALONG SAID EASTERLY LINE, SOUTH 00 DEGREES 03 MINUTES 27 SECONDS EAST, A DISTANCE OF 13.88 FEET;
THENCE SOUTH 47 DEGREES 17 MINUTES 40 SECONDS WEST, A DISTANCE OF 49.88 FEET, TO THE SOUTHERLY LINE OF SAID LOT 1;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 81 DEGREES 47 MINUTES 47 SECONDS WEST, A DISTANCE OF 103.01 FEET;
THENCE NORTH 88 DEGREES 03 MINUTES 00 SECONDS WEST, A DISTANCE OF 171.90 FEET;
THENCE LEAVING SAID SOUTHERLY LINE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 212.99 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 224.96 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 30.55 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 82.13 FEET;
THENCE NORTH 41 DEGREES 10 MINUTES 11 SECONDS EAST, A DISTANCE OF 27.56 FEET, TO THE EASTERLY LINE OF SAID LOT 1;
THENCE SOUTH 00 DEGREES 03 MINUTES 27 SECONDS EAST, A DISTANCE OF 56.55 FEET, TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 302.00 FEET, WHOSE RADIUS BEARS SOUTH 79 DEGREES 37 MINUTES 01 SECONDS EAST;
THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 55.03 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 26 MINUTES 26 SECONDS;
THENCE SOUTH 00 DEGREES 03 MINUTES 27 SECONDS EAST, A DISTANCE OF 119.07 FEET, TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 20.00 FEET, WHOSE RADIUS BEARS NORTH 48 DEGREES 37 MINUTES 59 SECONDS WEST;
THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 16.96 FEET, THROUGH A CENTRAL ANGLE OF 48 DEGREES 34 MINUTES 54 SECONDS, TO THE SOUTH LINE OF SAID SECTION;
THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 56 MINUTES 55 SECONDS EAST, A DISTANCE OF 4.92 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND RECORDED IN BOOK 339 OF DEEDS, PAGE 318A IN 2006-1121262, OFFICIAL RECORDS.

AREA = 1.683 ACRES

73,290 SQ. FT.

CERTIFICATION

To: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a national banking association; TORINO HOLDINGS, LLC, a Delaware limited liability company; and CLEAR TITLE AGENCY OF ARIZONA, LLC, as issuing agent for FIRST AMERICAN TITLE INSURANCE COMPANY;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 4, 7(c), 7(b)(1), 7(c), 8 and 9 of Table A thereof. The field work was completed on February 20, 2018.

Date of Plat or Map: March 1, 2018
David S. Klein
R.L.S. 42137



EXPIRES 3/31/20

REVISIONS	DESCRIPTION	DATE

ALTA / NSPS LAND TITLE SURVEY
8890 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255

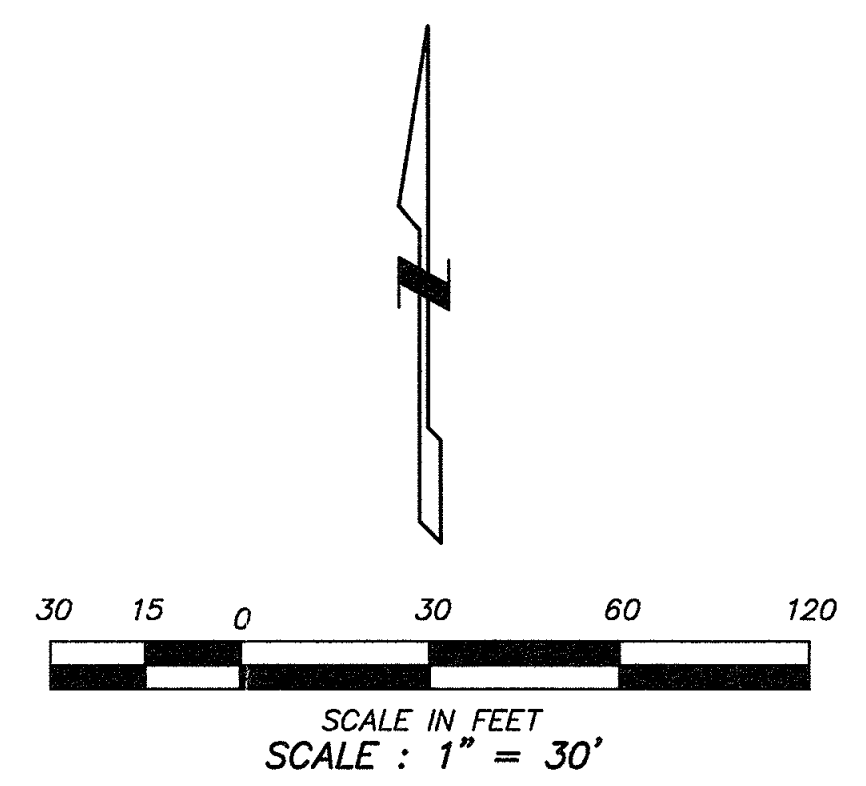
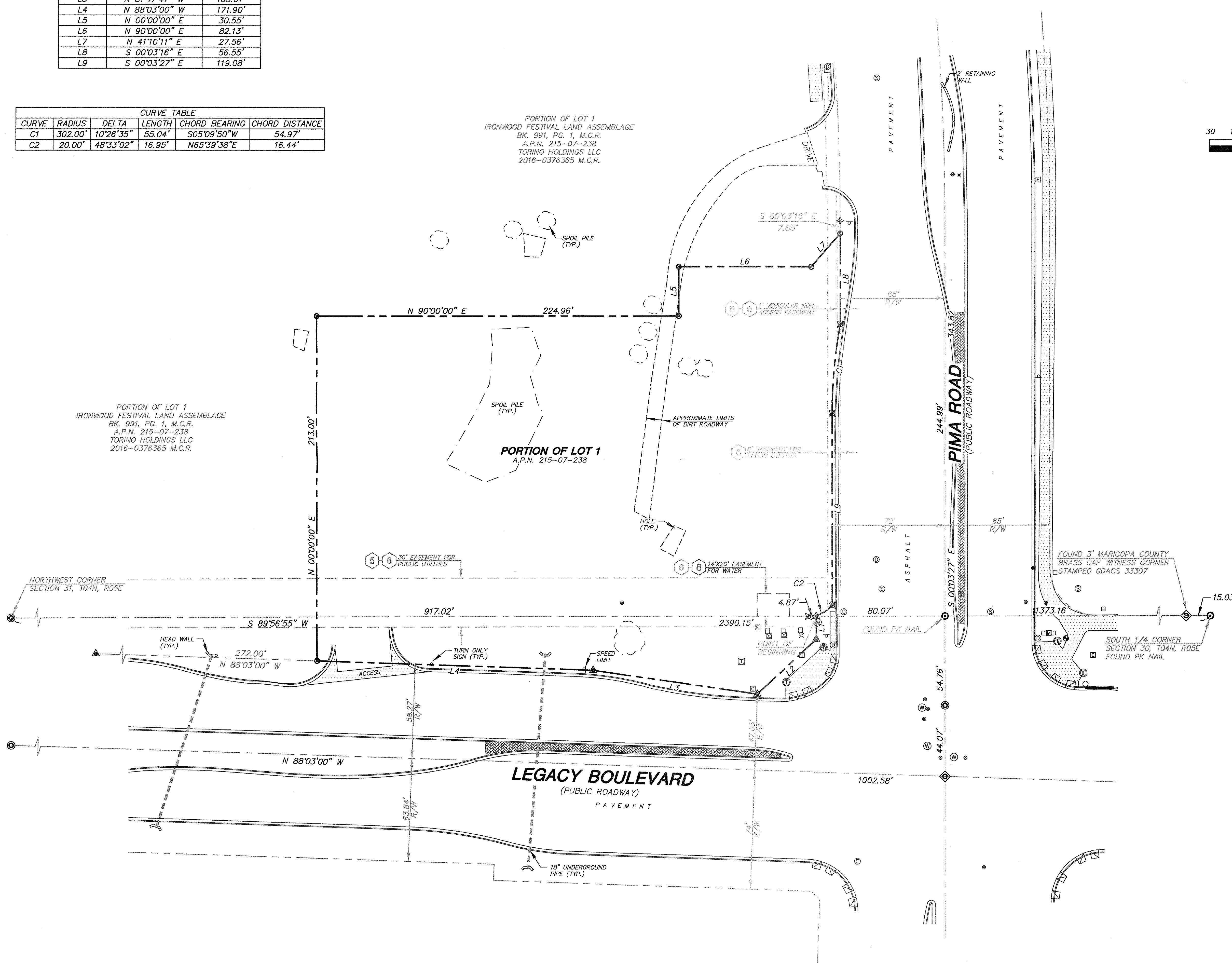
2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85021
602-869-0223 (office) 602-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: JW	CHK: DK
SHEET 1 OF 2	
DATE: 3/1/18	
JOB NO.: 180219	

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	S 00°03'27" E	13.88'
L2	S 47°17'40" W	49.88'
L3	N 81°47'47" W	103.01'
L4	N 88°03'00" W	171.90'
L5	N 00°00'00" E	30.55'
L6	N 90°00'00" E	82.13'
L7	N 41°10'11" E	27.56'
L8	S 00°03'16" E	56.55'
L9	S 00°03'27" E	119.08'

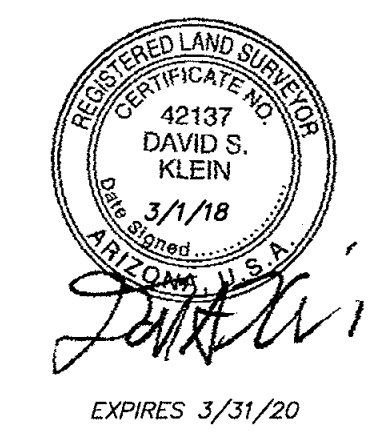
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	302.00'	10°26'35"	55.04'	S05°09'50"W	54.97'
C2	20.00'	48°33'02"	16.95'	N65°39'38"E	16.44'



- LEGEND**
- BOUNDARY LINE
 - CENTER LINE OR MONUMENT LINE
 - CONCRETE SURFACE
 - 24 INCH VERTICAL CURB & GUTTER
 - CATCH BASIN
 - 24 INCH ROLLED CURB
 - 6 INCH CONCRETE CURB
 - INDICATES DRIVEWAY (MEANS OF ACCESS)
 - WALL
 - ⊙ SET 1/2" CAPPED REBAR STAMPED 42137
 - ⊙ FOUND 1/2" CAPPED REBAR STAMPED 27239
 - ⊙ FOUND BENT 1/2" CAPPED REBAR STAMPED 19844
 - ⊙ FOUND 1/2" CAPPED REBAR STAMPED 46118
 - ⊙ FOUND CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE
 - ⊙ FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH
 - ⊙ SCHEDULE B ITEM
 - ⊙ BACK FLOW PREVENTER
 - ⊙ COMMUNICATION JUNCTION BOX
 - ⊙ ELECTRIC BOX
 - ⊙ ELECTRIC CABINET
 - ⊙ ELECTRIC MANHOLE
 - ⊙ ELECTRIC TRANSFORMER
 - ⊙ FIRE HYDRANT
 - ⊙ MAIL BOX
 - ⊙ METAL COVER (RECTANGULAR)
 - ⊙ MANHOLE
 - ⊙ STORM DRAIN MANHOLE
 - ⊙ SEWER MANHOLE
 - ⊙ STREET SIGN
 - ⊙ TRAFFIC SIGNAL
 - ⊙ TRAFFIC SIGNAL BOX
 - ⊙ WATER METER
 - ⊙ WATER MANHOLE
 - ⊙ WATER VALVE
 - ⊙ ASSESSORS PARCEL NUMBER
 - ⊙ M.C.R. MARICOPA COUNTY RECORDS
 - ⊙ R/W RIGHT OF WAY
 - ⊙ BK. BOOK
 - ⊙ PG. PAGE
 - ⊙ (TYP.) TYPICAL

ALTA / NSPS LAND TITLE SURVEY
 8890 E. LEGACY BOULEVARD
 SCOTTSDALE, AZ 85255

2122 W. Lone Cactus Drive, Suite 11
 Phoenix, AZ 85027
 623-869-0223 (office) 623-869-0726 (fax)
 www.superiorsurveying.com
 info@superiorsurveying.com



DWN:JW CHK:DK
 SHEET 2 OF 2
 DATE: 3/1/18
 JOB NO.: 180219

DEDICATION

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

TORNINO HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, HEREBY SUBDIVIDES LOT 1 OF THE IRONWOOD FESTIVAL LAND ASSEMBLAGE RECORDED IN BOOK 991, PAGE 1, MARICOPA COUNTY RECORDS (MCR) LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, UNDER THE NAME "ASSISTED LIVING PIMA - LEGACY" 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.

TORNINO HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, 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.

TORNINO HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, 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.

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.

PUBLIC NON-MOTORIZED ACCESS (PNMA):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ALL FORMS OF NON-MOTORIZED TRANSPORTATION TOGETHER WITH MOTORIZED EMERGENCY, LAW ENFORCEMENT, AND SERVICE VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO. SEE SRC, CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.

SCENIC COORIDOR:

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE PERMANENT DESERT OPEN SPACE. HOWEVER, GRANTOR MAY INSTALL VEGETATION, DRIVEWAYS, SIGNAGE, UNDERGROUND PRIVATE UTILITIES AND OTHER IMPROVEMENTS IN THE EASEMENT IN ACCORDANCE WITH PLANS APPROVED BY GRANTEE. GRANTOR SHALL MAINTAIN THE PROPERTY, INCLUDING ANY IMPROVEMENTS, FREE OF DEBRIS, IN A SAFE AND NATURAL CONDITION. GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

SIGHT DISTANCE (SD):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 96 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES, IN WRITING, DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

VEHICULAR NON-ACCESS (VNA):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PROHIBIT ALL USE OF MOTOR VEHICLES UPON THE EASEMENT. GRANTOR SHALL NOT INSTALL DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS UPON THE EASEMENT. GRANTOR SHALL MAINTAIN THE EASEMENT, INCLUDING ANY IMPROVEMENTS, IN A NEAT, SAFE AND CLEAN CONDITION. GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

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.

DATED THIS DAY OF 2018.

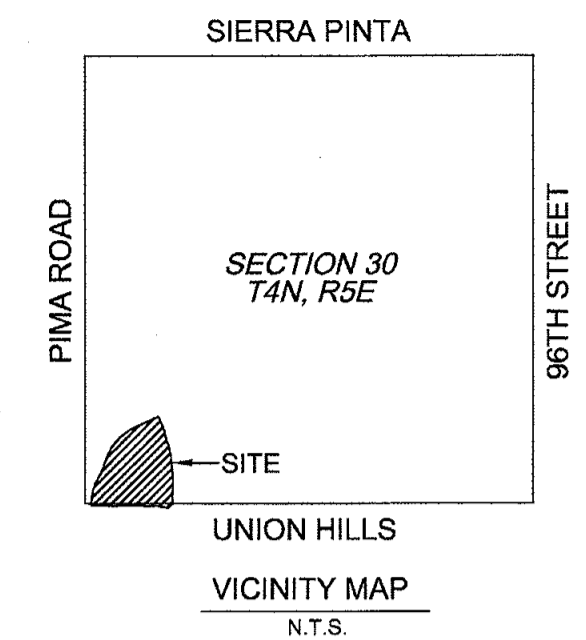
GRANTOR:

FOR:

FINAL PLAT OF ASSISTED LIVING PIMA - LEGACY

BEING A REPLAT OF LOT 1 OF THE IRONWOOD FESTIVAL LAND ASSEMBLAGE RECORDED IN BOOK 991, PAGE 1, MARICOPA COUNTY RECORDS (MCR) LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA.

OWNER: TORINO HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 11811 N TATUM BLVD. SUITE 1051 PHOENIX, AZ 85028



NOTES

- 1. THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. ALL NEW OR RELOCATED UTILITIES WILL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
3. 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.
4. AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT COORDINATORS APPROVAL.
5. ALL LOT AND TRACT CORNERS TO BE SET AFTER MASS GRADING.
6. 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.
7. ZONING: LOT 1: CURRENT ZONING: C-2 ESL AND I-1 ESL. ZONING CASE 23-ZN-2017 SEEKING REZONING TO C-0 ESL. LOT 2: CURRENT ZONING: C-2 ESL. ZONING CASE 47-ZN-1987#2 SEEKING CITY COUNCIL FINAL ORDINANCE ADOPTION.
8. THIS PROPERTY LIES WITHIN CLOSE PROXIMITY TO THE SCOTTSDALE AIRPORT ("THE AIRPORT"), WHICH IS LOCATED BETWEEN FRANK LLOYD WRIGHT BOULEVARD ON THE NORTH, PIMA ROAD ON THE EAST, THUNDERBIRD ROAD ON THE SOUTH AND SCOTTSDALE ROAD ON THE WEST. THE AIRPORT IS A GENERAL AVIATION RELIEVER/COMMERCIAL SERVICE AIRPORT FOR SCOTTSDALE/PHOENIX AREA.

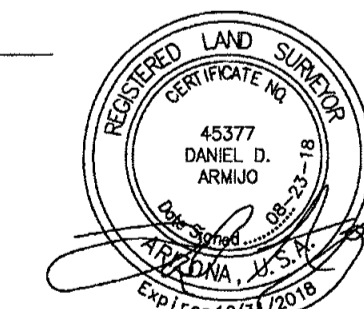
BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, T4N, R5E, PER THE LAND ASSEMBLAGE OF IRONWOOD FESTIVAL RECORDED IN BOOK 991, PAGE 1, MCR, USING A BEARING OF NORTH 89°56'55" EAST.

LAND SURVEYOR'S CERTIFICATION

This is to certify that 1. I am a land surveyor registered to practice in Arizona 2. This plat was made under my direction 3. This plat meets the "Minimum Standards for Arizona Land Boundary Surveys" 4. The survey and division of the subject property described and platted hereon were made during the month of March 2018. 5. The survey is true and complete as shown 6. All monuments as shown exist and their positions are correctly shown. Said monuments are sufficient to enable the survey to be retraced.

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



STIPULATION SET RETAIN FOR RECORDS APPROVED DATE INITIALS

2-MID-2018 08/23/18

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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: CHIEF DEVELOPMENT OFFICER DATE

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 1-PP-2016 #2, AND ALL CASE RELATED STIPULATIONS.

BY: DEVELOPMENT ENGINEERING MANAGER DATE

ACKNOWLEDGEMENT

STATE OF)) SS COUNTY OF)

BEFORE ME THIS DAY OF 2017, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED

NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE OF OF THE LEGAL OWNER OF THE

PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT AS EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC EXPIRES

AREA TABLE

Table with 5 columns: Lot, Square Feet, Acres, Square Feet, Acres. Rows include Lot 1, Lot 2, R/W DEDICATED (LEGACY), and R/W DEDICATED (PIMA).

SHEET INDEX

Table with 2 columns: Sheet, Description. Rows include 1 COVER SHEET, 2 LOTS & STREETS, 3 EASEMENT DETAILS, 4 EASEMENT DETAILS.

COVERSHEET

DRAWN BY: DDA CHECKED BY: DDA DATE: 08/23/18

JOB NO.: 16-117 SHEET NO. 1 OF 4

FINAL PLAT ASSISTED LIVING PIMA - LEGACY SECTIONS 30 AND 31 TOWNSHIP 4 NORTH RANGE 5 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

2-MD-2018 13-DR-2018 47-ZN-1987#2 23-ZN-2017

W 1/4 CORNER SECTION 30 T4N, R5E FD COS BCF

DETAILS SEE SHEET 3
EASEMENT CURVE & LINE TABLE SEE SHEET 3

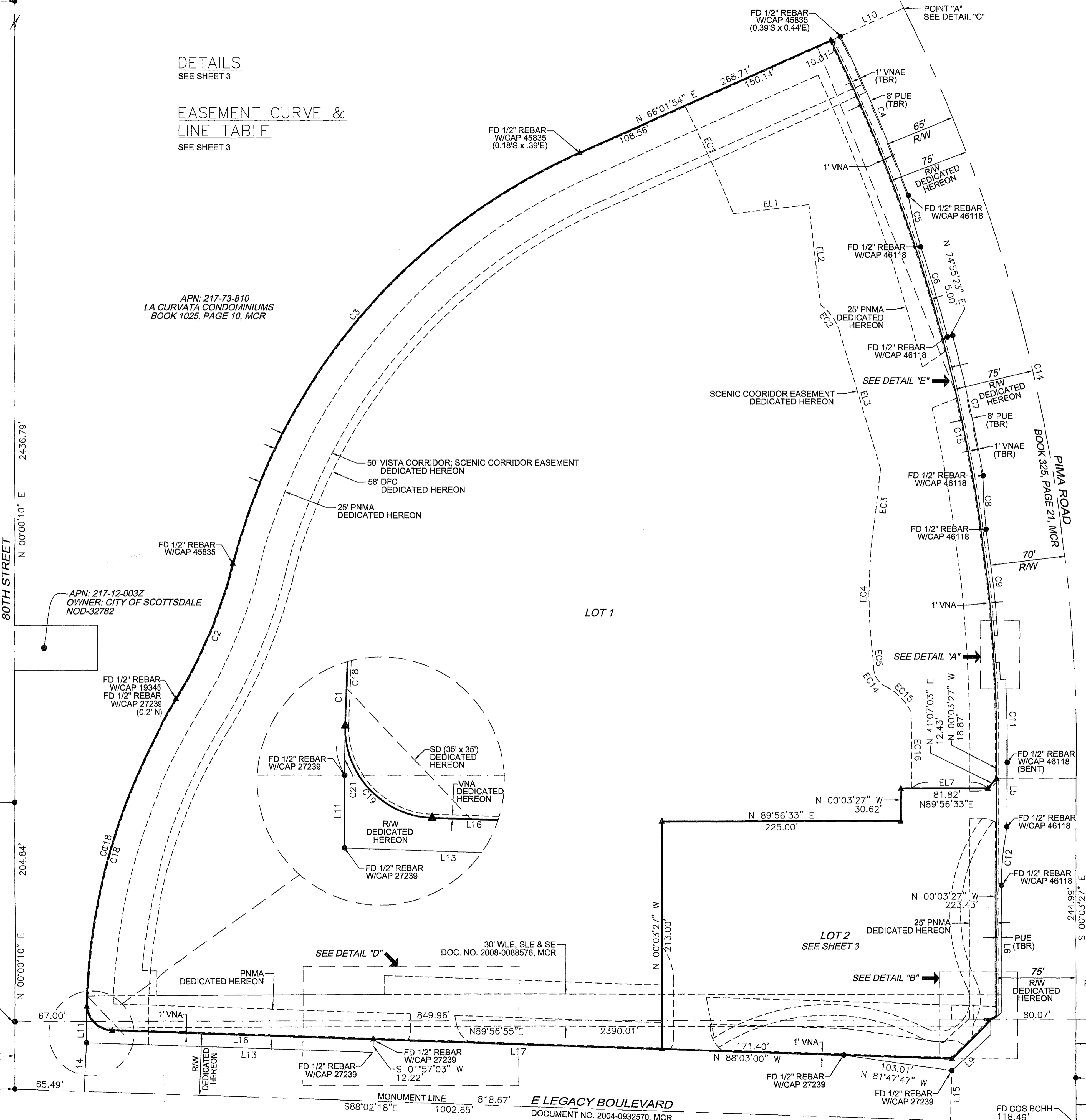
APN: 217-73-810 LA CURVATA CONDOMINIUMS BOOK 1025, PAGE 10, MCR

80TH STREET N 00°00'10" E 2436.79'

SE CORNER SECTION 25 T4N, R4E FD COS BCF 204.84'

SW CORNER SECTION 30 NW CORNER SECTION 31 T4N, R5E FD COS BCF N 00°00'10" E 63.66'

FD COS BCF 65.49'

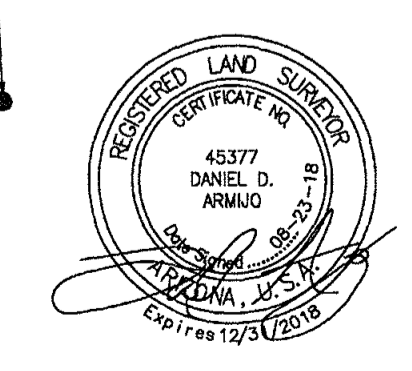
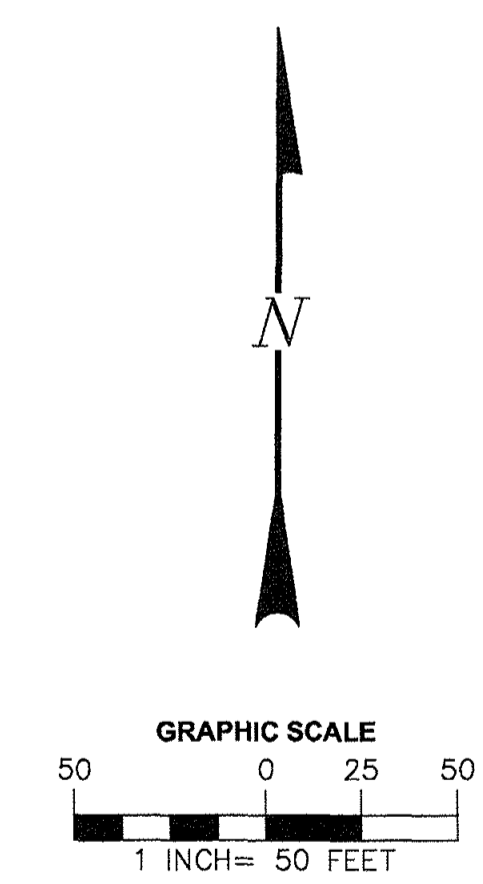


LINE	BEARING	DISTANCE
L1	S 85°42'15" W	3.61'
L2	S 03°54'10" E	24.97'
L3	N 86°05'46" E	3.61'
L4	N 87°10'59" E	5.00'
L5	S 00°03'27" E	64.42'
L6	S 00°03'27" E	119.07'
L7	N 89°56'55" E	4.92'
L8	S 00°03'27" E	13.88'
L9	S 47°17'40" W	49.88'
L10	N 66°01'54" E	65.05'
L11	N 00°03'05" W	20.09'
L12	N 37°12'38" W	280.00'
L13	S 88°03'00" E	272.37'
L14	N 01°57'42" E	45.90'
L15	N 01°57'42" E	47.06'
L16	S 88°03'00" E	248.41'
L17	S 88°03'00" E	272.50'
L19	N 44°48'45" E	51.45'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	317.76'	573.00'	31°46'25"	S 15°50'10" W	313.70'
C2	138.56'	452.00'	17°33'50"	S 22°56'28" W	138.02'
C3	523.29'	578.00'	51°52'21"	S 40°05'43" W	505.60'
C4	162.52'	1535.00'	6°03'58"	S 23°17'15" E	162.44'
C5	50.22'	304.49'	9°27'03"	N 13°36'07" W	50.17'
C6	88.44'	1530.00'	3°18'43"	N 16°43'55" W	88.43'
C7	135.24'	1535.00'	5°02'53"	N 12°33'07" W	135.20'
C8	50.60'	309.14'	9°22'43"	N 03°24'41" W	50.55'
C9	100.77'	1530.00'	3°46'25"	S 06°15'38" E	100.75'
C10	16.52'	1530.00'	0°37'07"	S 03°07'43" E	16.52'
C11	73.99'	1535.00'	2°45'42"	N 01°26'18" W	73.98'
C12	55.03'	302.00'	10°26'26"	S 05°09'46" W	54.95'
C13	16.96'	20.00'	48°34'54"	N 65°39'28" E	16.45'
C14	730.73'	1600.00'	26°16'42"	N 13°08'28" W	724.40'
C15	699.43'	1525.00'	26°16'42"	N 13°11'48" W	693.32'
C16	6.49'	20.00'	18°35'13"	N 50°39'37" E	6.46'
C17	10.47'	20.00'	29°59'41"	N 74°57'04" E	10.35'
C18	300.74'	573.00'	30°04'20"	N 16°41'13" E	297.30'
C19	39.14'	25.00'	89°42'03"	S 43°11'58" E	35.26'
C20	306.78'	1600.00'	10°59'09"	N 31°43'04" W	306.31'
C21	17.02'	573.00'	1°42'05"	S 00°48'01" W	17.02'

LEGEND

- MCR MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- APN ASSESSOR PARCEL NUMBER
- BCFH BRASS CAP IN HANDHOLE
- BCF BRASS CAP FLUSH
- WLE WATERLINE EASEMENT
- SLE SEWER LINE EASEMENT
- SE STORM EASEMENT
- VNAE EXISTING VEHICULAR NON-ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PNMA PUBLIC NON-MOTORIZED ACCESS EASEMENT
- SD SIGHT DISTANCE EASEMENT
- VNA VEHICULAR NON-ACCESS EASEMENT (DEDICATED HEREON)
- DFC DRAINAGE AND FLOOD CONTROL EASEMENT
- FD FOUND
- TBR EASEMENT TO BE RELEASED
- PROPERTY LINE
- EASEMENT LINE AS NOTED
- CENTER LINE
- LOT LINE
- SUBDIVISION CORNER
- SET 1/2" REBAR W/CAP "AWLS 4537" UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED

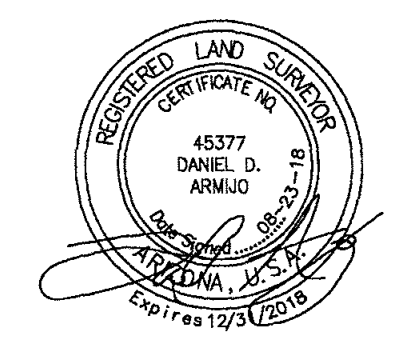
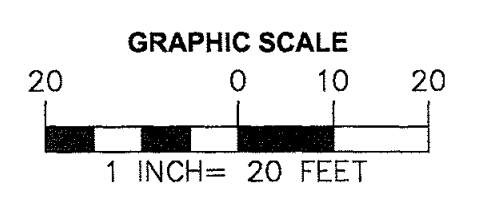
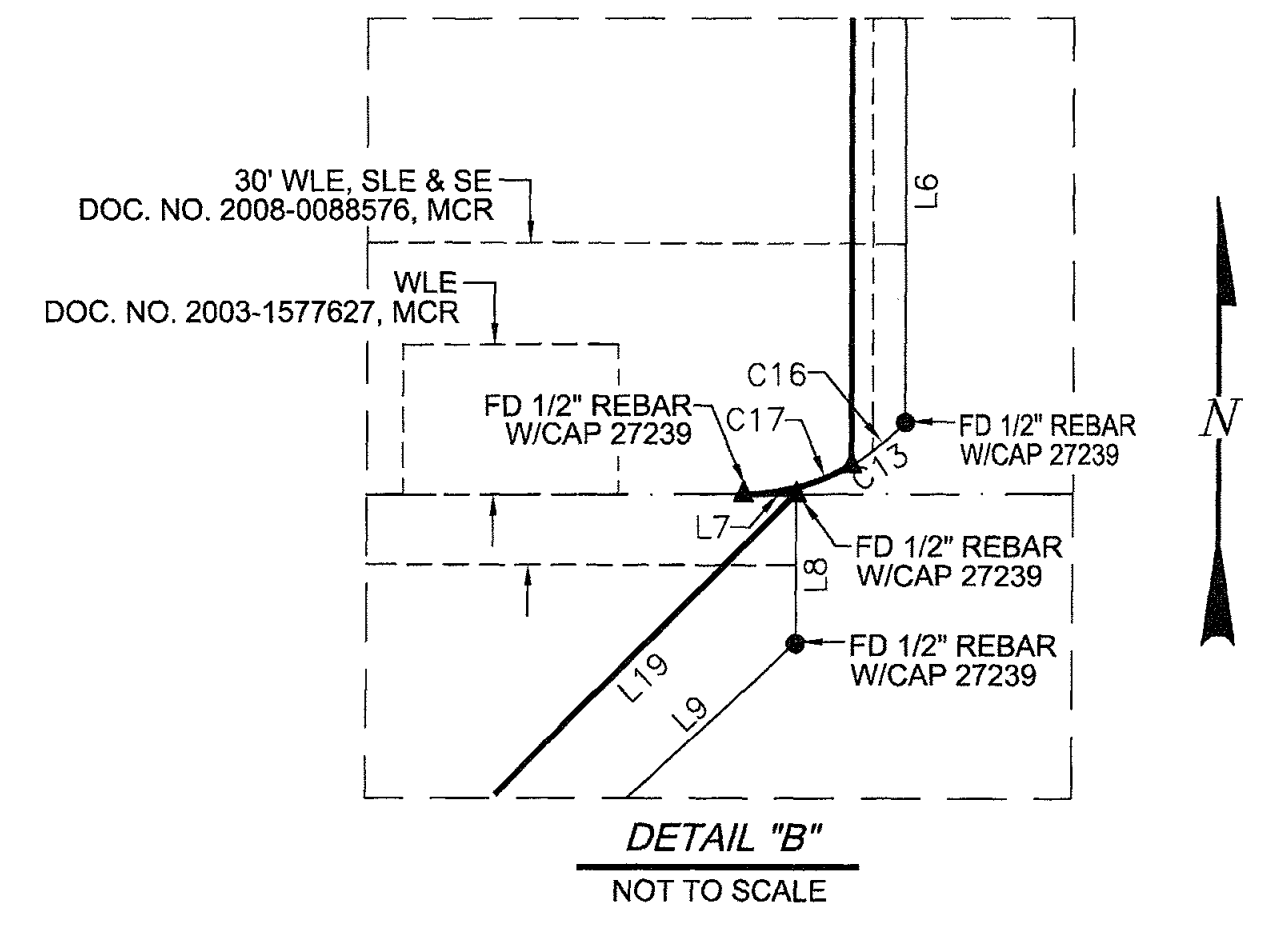
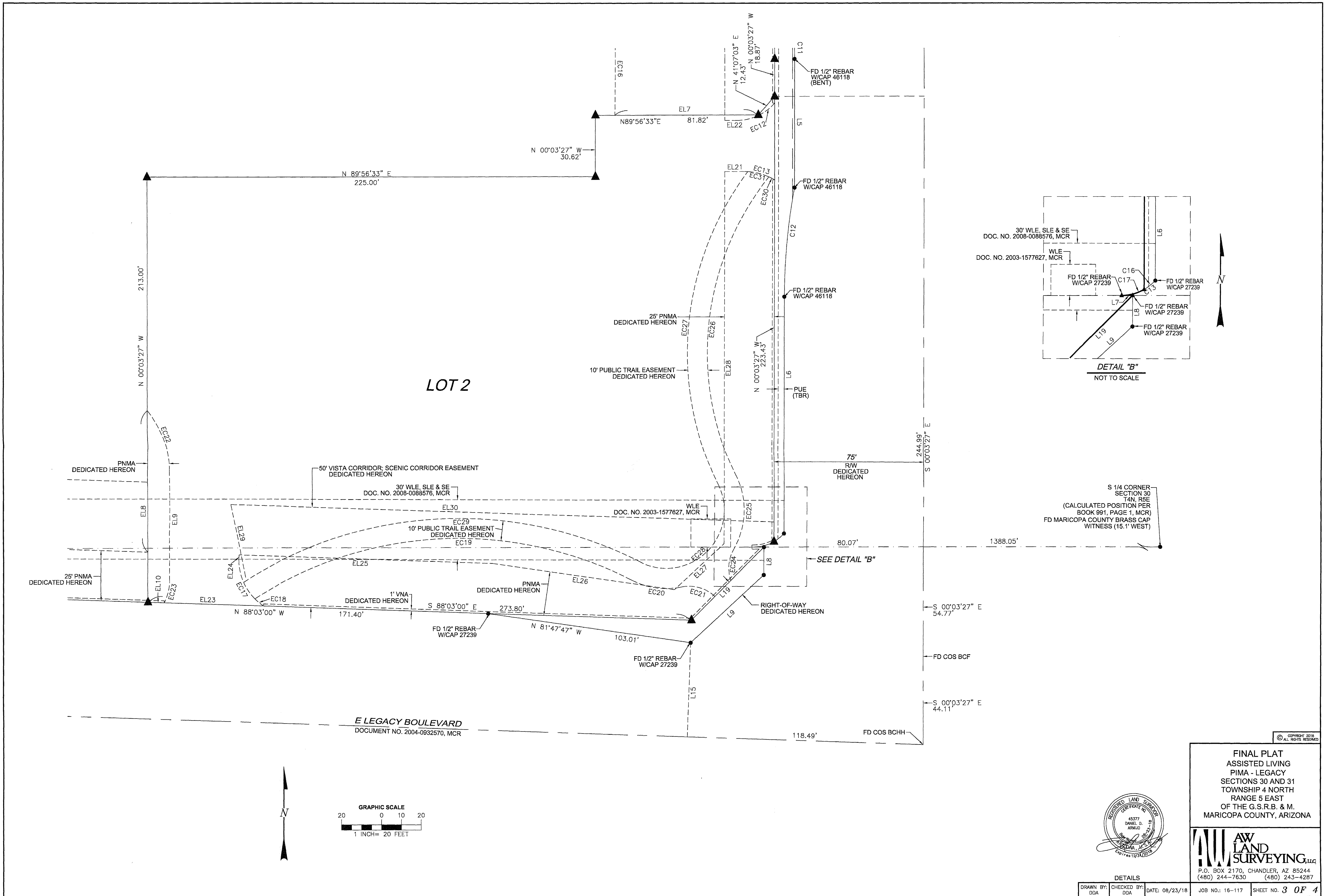


FINAL PLAT
ASSISTED LIVING
PIMA - LEGACY
SECTIONS 30 AND 31
TOWNSHIP 4 NORTH
RANGE 5 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

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

LOTS & STREETS
DRAWN BY: DDA CHECKED BY: DDA DATE: 08/23/18 JOB NO.: 16-117 SHEET NO. 2 OF 4

2-MD-2018 13-DR-2018 47-ZN-1987#2 23-ZN-2017

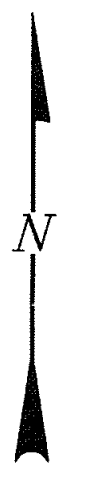
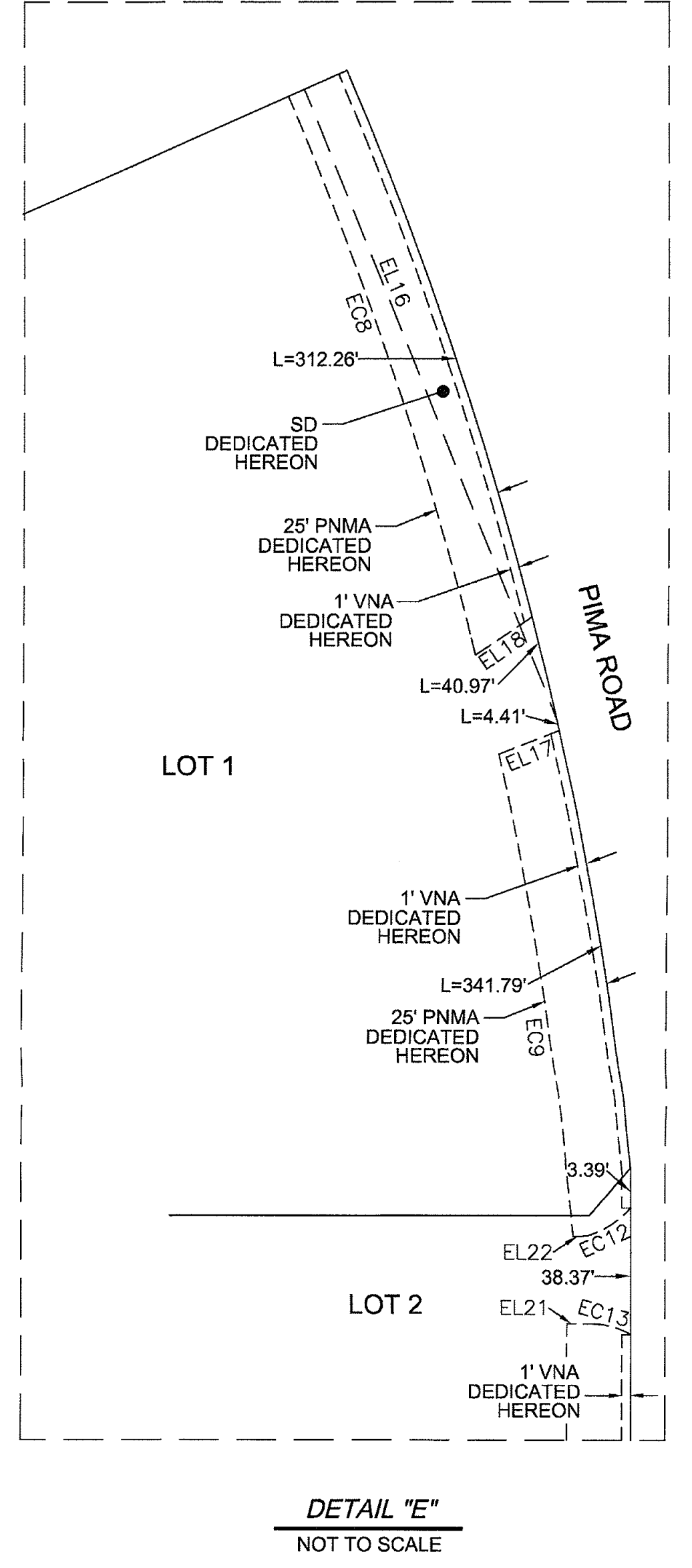
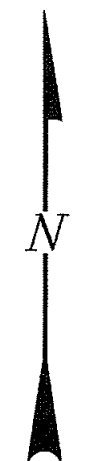
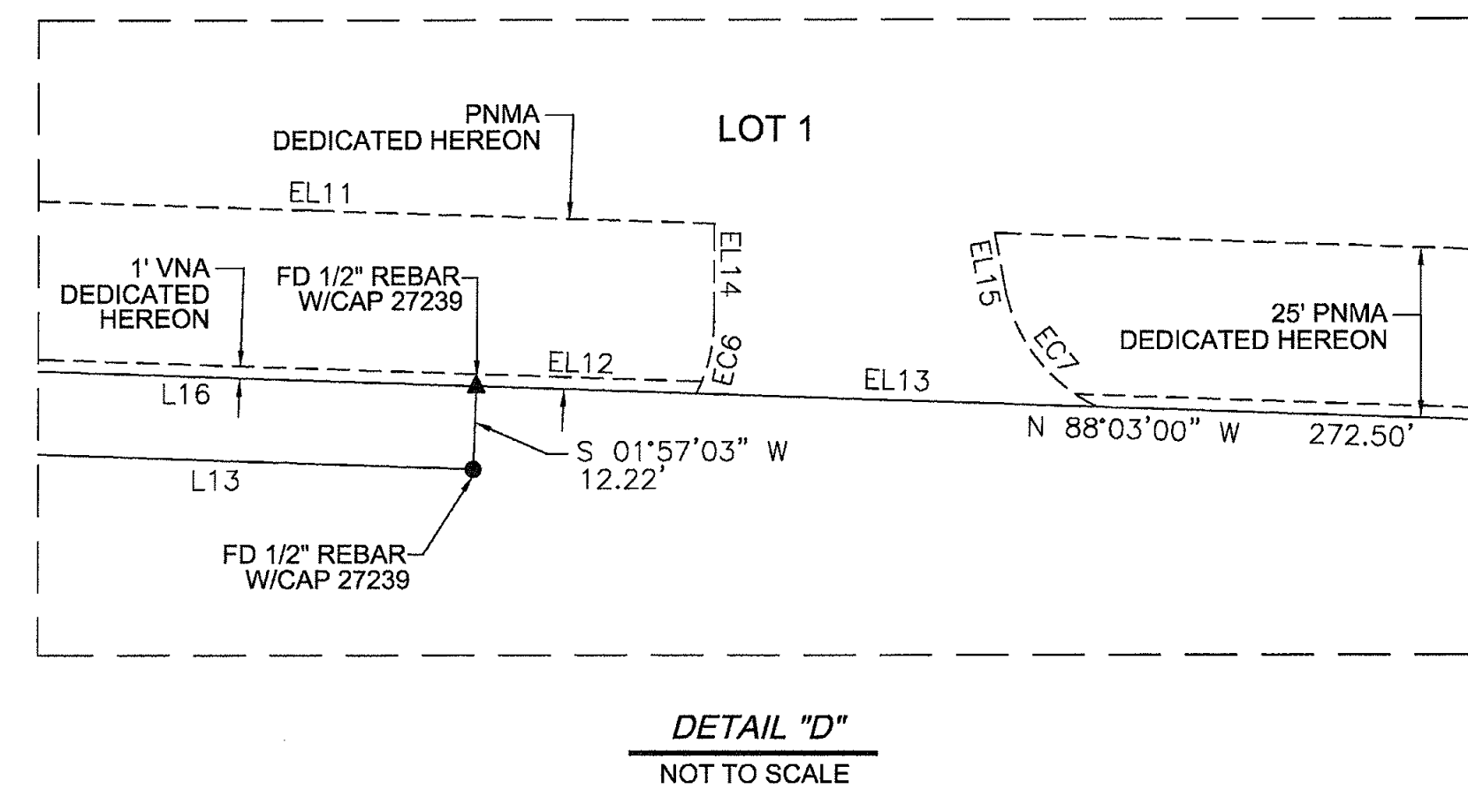
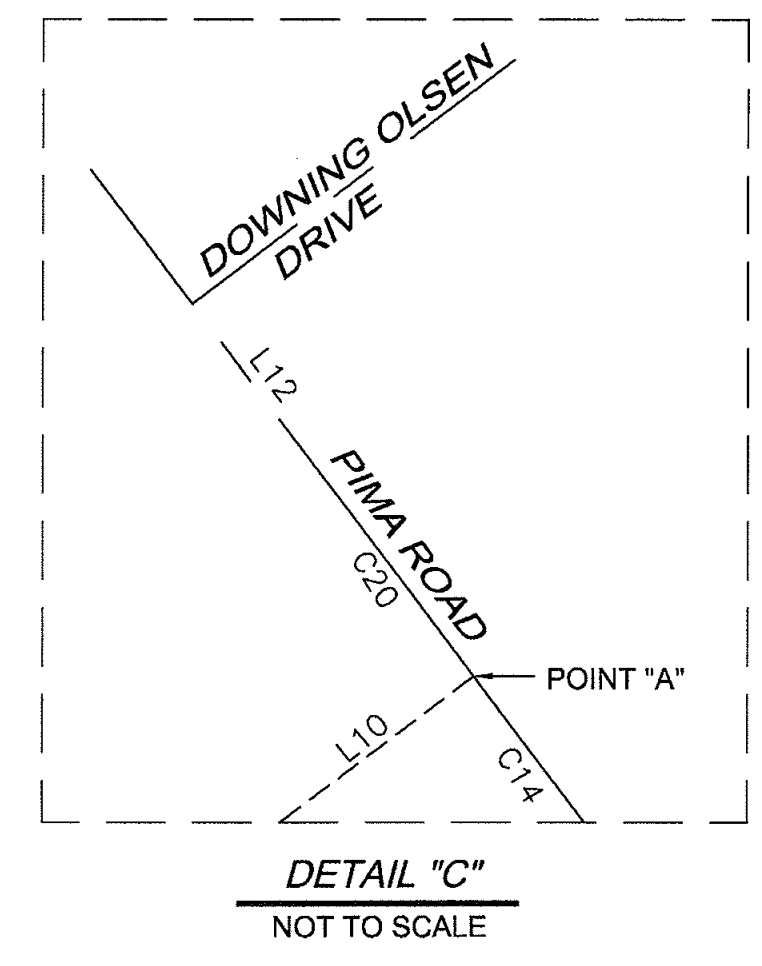
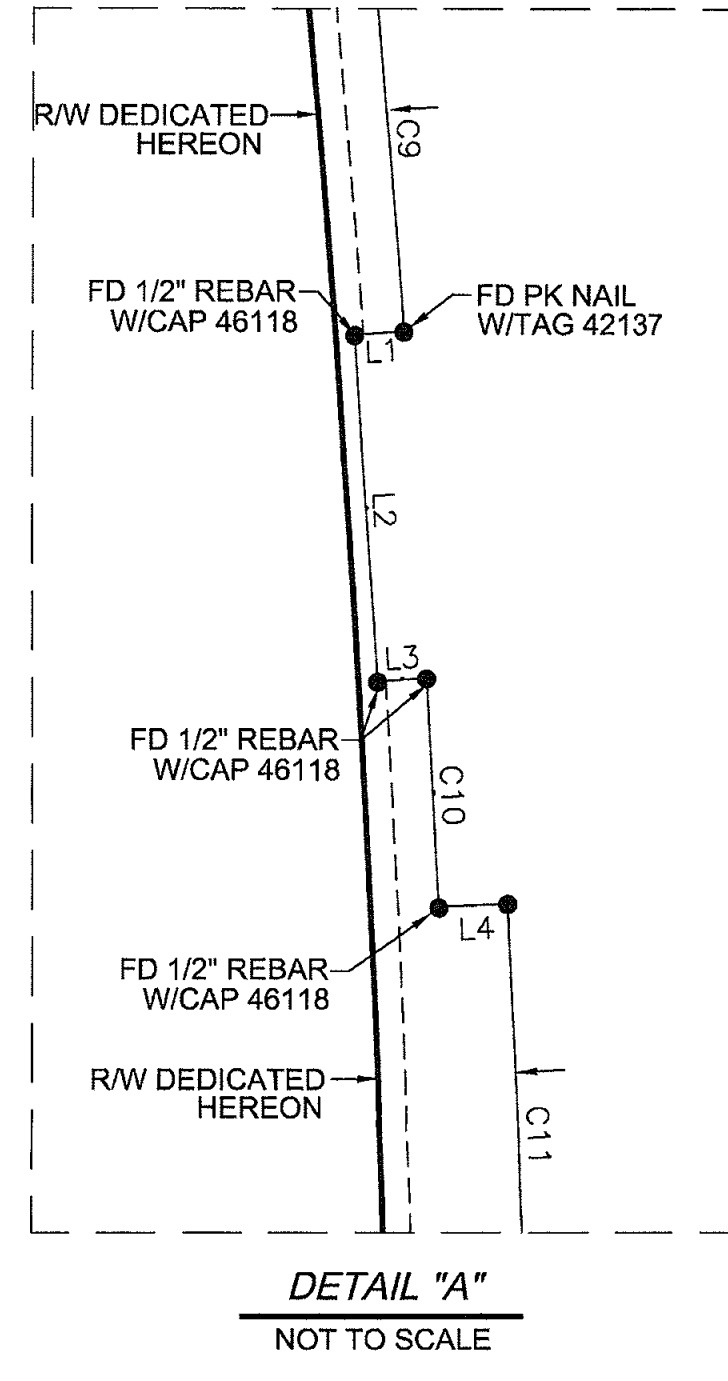


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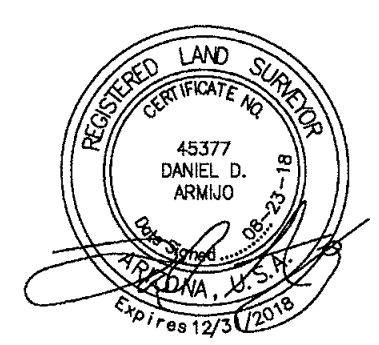
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SHEET NO. 3 OF 4			

2-MD-2018 13-DR-2018 47-ZN-1987#2 23-ZN-2017



LINE	BEARING	DISTANCE
EL1	N 83°18'44\"	E 71.64'
EL2	S 06°41'16\"	E 95.20'
EL3	S 16°53'17\"	E 135.50'
EL7	S 89°56'33\"	W 72.09'
EL8	N 00°03'27\"	W 71.05'
EL9	N 00°04'17\"	W 53.90'
EL10	S 88°03'00\"	E 8.18'
EL11	S 01°57'03\"	W 9.87'
EL12	S 88°03'00\"	E 32.47'
EL13	S 88°03'00\"	E 59.20'
EL14	N 00°00'00\"	W 13.90'
EL15	N 10°38'16\"	W 8.01'
EL16	S 21°58'11\"	E 351.68'
EL17	N 68°17'58\"	E 25.30'
EL18	S 55°59'22\"	E 26.60'
EL19	N 00°00'00\"	W 13.44'
EL20	N 00°00'00\"	W 2.33'
EL21	N 90°00'00\"	W 9.88'
EL22	N 90°00'00\"	W 6.10'
EL23	S 88°03'00\"	E 49.67'
EL24	N 01°57'00\"	E 2.33'
EL25	S 88°03'00\"	E 127.88'
EL26	S 81°47'47\"	E 92.48'
EL27	N 47°17'40\"	E 33.92'
EL28	N 00°03'27\"	W 186.82'
EL29	N 11°28'15\"	W 36.96'
EL30	S 88°07'00\"	E 273.45'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
EC1	111.43'	1375.00'	4°38'35\"	N 24°16'22\" W	111.39'
EC2	30.87'	45.50'	38°52'01\"	N 36°19'18\" W	30.28'
EC3	67.24'	35333.32'	0°06'33\"	N 06°35'21\" E	67.24'
EC4	102.46'	441.80'	13°17'14\"	N 00°00'00\" W	102.23'
EC5	19.34'	384.69'	2°52'52\"	N 05°12'11\" W	19.34'
EC6	11.44'	24.50'	26°44'46\"	S 13°22'23\" W	11.33'
EC7	23.18'	24.50'	54°12'39\"	S 37°44'35\" E	22.33'
EC8	291.98'	1500.00'	11°09'10\"	S 19°50'36\" E	291.52'
EC9	332.31'	1500.00'	12°41'36\"	S 06°24'15\" E	331.63'
EC10	11.97'	23.91'	28°40'49\"	S 14°21'48\" W	11.84'
EC11	27.19'	27.72'	56°11'45\"	S 27°47'54\" E	26.11'
EC12	21.44'	24.96'	49°11'52\"	N 65°21'46\" E	20.78'
EC13	15.87'	31.41'	28°56'47\"	S 74°26'54\" E	15.70'
EC14	20.51'	19.50'	60°15'37\"	S 33°53'34\" E	19.58'
EC15	34.77'	54.50'	36°33'08\"	S 45°44'49\" E	34.18'
EC16	72.14'	1445.00'	2°51'38\"	S 00°22'06\" E	72.13'
EC17	27.19'	27.72'	56°11'45\"	S 27°47'54\" E	26.11'
EC18	5.52'	27.72'	11°25'07\"	N 50°11'13\" W	5.52'
EC19	198.70'	191.03'	59°35'50\"	S 87°13'23\" W	189.87'
EC20	26.15'	39.01'	38°24'59\"	S 82°11'12\" E	25.67'
EC21	18.09'	19.00'	54°32'06\"	S 74°07'38\" E	17.41'
EC22	33.44'	51.01'	37°33'25\"	S 19°36'56\" E	32.84'
EC23	11.97'	24.91'	27°31'36\"	S 13°47'12\" W	11.85'
EC24	16.19'	19.00'	48°49'42\"	S 05°18'16\" W	15.71'
EC25	38.15'	39.00'	56°02'05\"	N 01°42'02\" E	36.64'
EC26	159.42'	141.02'	64°46'12\"	S 06°04'05\" W	151.07'
EC27	166.22'	151.02'	63°03'33\"	N 05°12'46\" E	157.95'
EC28	72.56'	29.00'	143°20'18\"	N 45°21'08\" E	55.07'
EC29	209.37'	201.03'	59°40'19\"	N 87°11'08\" E	200.03'
EC30	3.28'	31.41'	5°59'16\"	S 62°58'09\" E	3.28'
EC31	10.96'	31.41'	19°59'52\"	S 75°57'43\" E	10.91'



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