

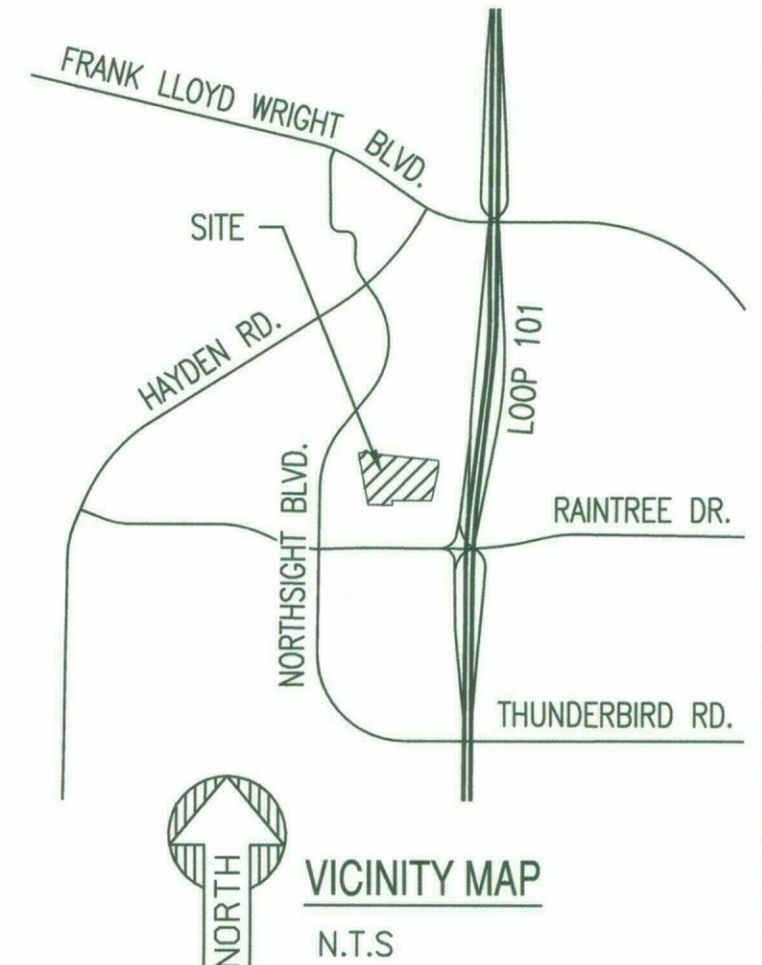
101 MEGA RAINTREE
PRELIMINARY GRADING PLAN
8698 E. RAINTREE DRIVE, SCOTTSDALE, AZ 85260

PRELIMINARY
NOT FOR
CONSTRUCTION

8280 E. GELDING DR. #101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL. 480.588.7226



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.



CIVIL ENGINEER:
SUSTAINABILITY ENGINEERING GROUP, LLC
8280 E. GELDING DR, SUITE #101
SCOTTSDALE, AZ 85260
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

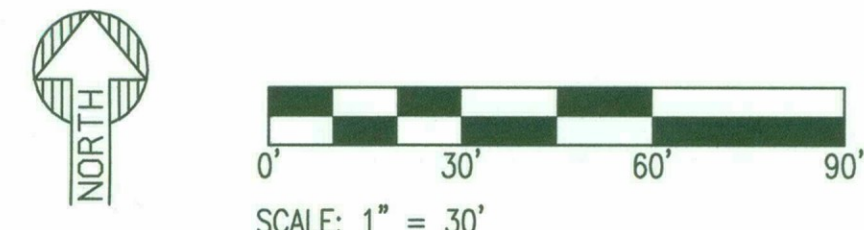
BENCHMARK:
BENCHMARK IS A CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE BEING THE SOUTH 1/4 CORNER OF SECTION 21, T3N, R4E.

ELEVATION = 1434.36' NAVD88
(CITY OF SCOTTSDALE DATUM)

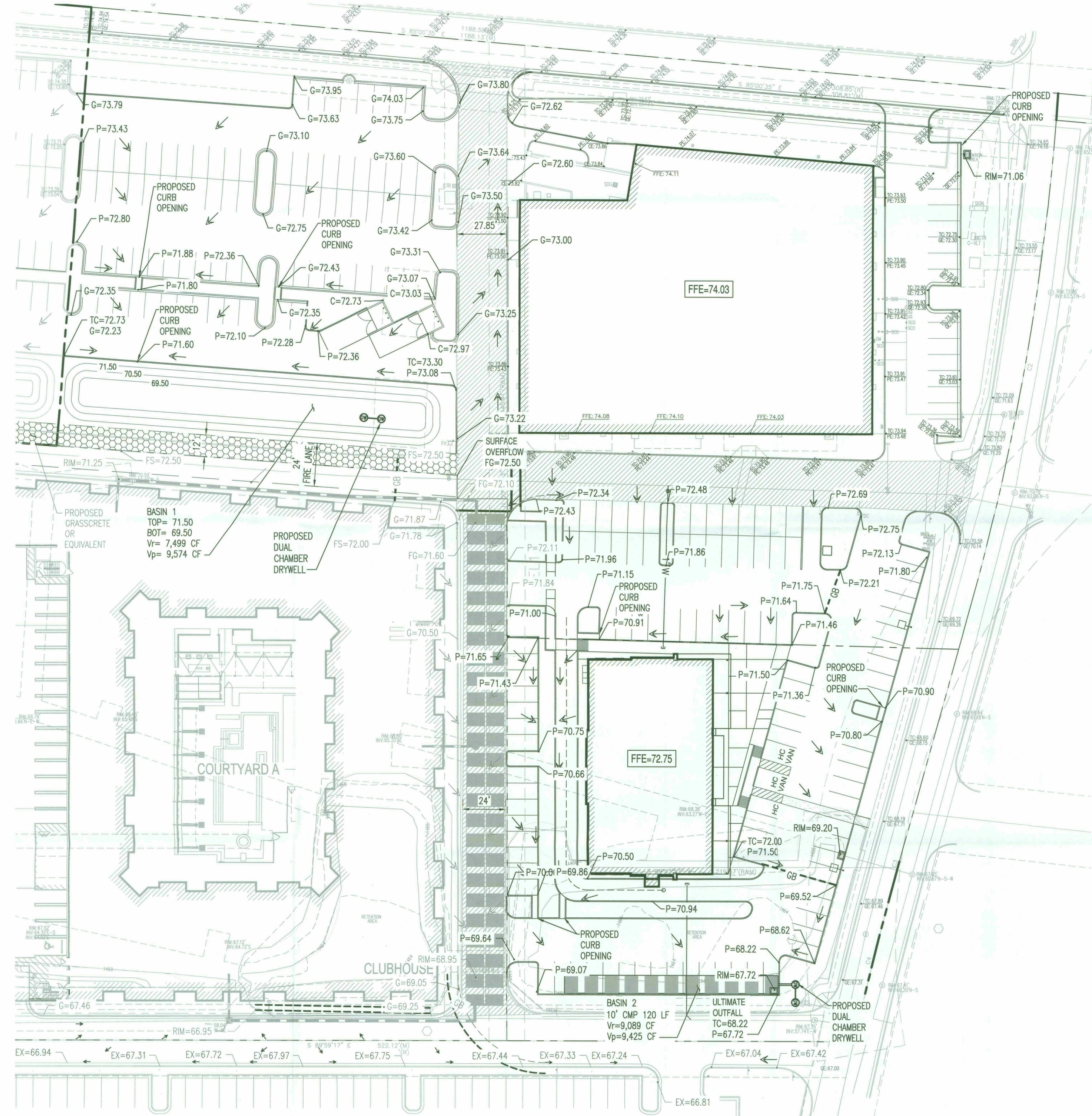
PROPOSED LEGEND

- P=XX.XX PAVEMENT ELEVATION
- G=XX.XX GUTTER ELEVATION
- 1470 CONTOUR
- FIRE LANE ACCESS
- STORM PIPE
- CATCH BASIN
- FLOW ARROW
- DRYWELL
- SAWCUT
- PROPERTY LINE
- ACCESS EASEMENT

LOT NUMBER	EXISTING VOLUME PROVIDED	LOT AREA (A)	PRECIPITATION (R)	"C" VALUE	VOL. REQUIRED (Vr)	VOL. PROVIDED (Vr)
LOT 2 RETAIL	0.00 CF	1.20 AC	2.27 IN	0.95	7,490 C.F.	8,498 C.F.
LOT 4 RETAIL	43,638 CF	1.34 AC	2.27 IN	0.95	9,089 C.F.	9,425 C.F.



PROJECT	101 MEGA RAINTREE LOT 2 & 4
LOCATION	PIMA ROAD & RAINTREE DRIVE SCOTTSDALE, AZ
DRAWN	AVINA
DESIGNED	AVINA
CHECKED	COUNSELL
PROJ. MGR.	GERSTER
DATE:	04-03-2019
ISSUED FOR:	PRELIMINARY DESIGN
REVISION NO.:	DATE:
JOB NO.:	180816
SHEET TITLE:	PRELIMINARY GRADING EXHIBIT LOT 2 & 4
SHEET NO.:	C3.10



SHEA COMMERCIAL 101 MEGA RAINTREE
EXISTING CONDITION DRAINAGE AREA MAP
NWC RAIN TREE DRIVE & LOOP 101, SCOTTSDALE, AZ 85255

PRELIMINARY
NOT FOR
CONSTRUCTION

SEG



8280 E GELDING DR #101, SCOTTSDALE, ARIZONA 85280
WWW.AZSEG.COM TEL. 480.588.7226

PROJECT
101 MEGA RAINTREE LOT 2 & 4

LOCATION
PIMA ROAD & RAIN TREE DRIVE
SCOTTSDALE, AZ

DRAWN: AVINA
DESIGNED: AVINA
CHECKED: COUNSELL
PROJ. MGR: GERSTER

DATE: 04-03-2019

ISSUED FOR:
PRELIMINARY DESIGN

REVISION NO.: DATE:

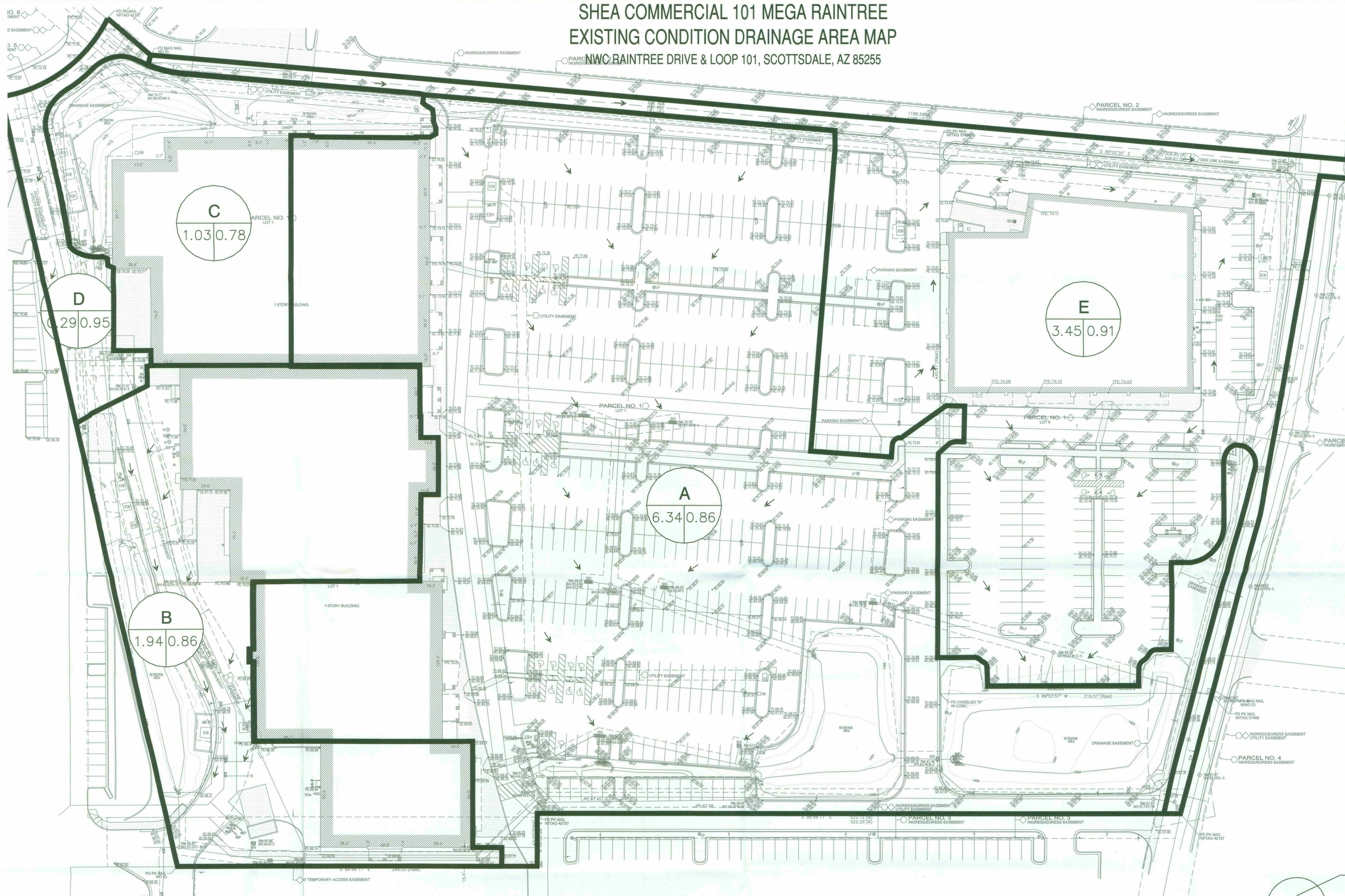
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JOB NO.: 180816

SHEET TITLE:

EXISTING DRAINAGE AREA
MAP

SHEET NO.:



AREA IN ACRES
DRAINAGE AREA ID
RUNOFF COEFFICIENT

DRAINAGE AREA KEY



SCALE: 1" = 50'



NOTE TO CONTRACTOR:
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NOTE:
EXISTING RETENTION VOLUMES WERE DETERMINED PER GRADING, DRAINAGE AND UTILITY PLAN FOR SCOTTSDALE SHOPS AS-BUILTS.

Existing Required Storage Volume Calculations						
						$Vr=1*(P/12)*Cw*A$ $P=100\text{-yr, } 2\text{-hr}=2.42$ in.
Drainage	Area	Cw	Intensity	Q	Volume Req.	Volume Req.
Area ID	(acres)	(-)	(in/hr)	(cfs)	(acre-ft)	(CF)
Existing Conditions						
A	6.34	0.86	7.72	41.91	1.027	44,733.13
B	1.94	0.86	7.72	12.89	0.316	13,753.85
C	1.03	0.78	7.72	6.19	0.152	6,603.29
D	0.29	0.95	7.72	2.12	0.052	2,267.28
E	3.45	0.91	7.72	24.25	0.594	25,886.77
Totals	13.05			87.36	2.14	93,244.33

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SHEA COMMERCIAL 101 MEGA RAINTREE
ULTIMATE PROPOSED CONDITION
DRAINAGE AREA MAP

NWC RAINTREE DRIVE & LOOP 101, SCOTTSDALE, AZ 85255

PRELIMINARY
NOT FOR
CONSTRUCTION

8280 E GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL 480.588.7226

SEG



PROJECT
101 MEGA RAINTREE LOT 2 & 4

LOCATION
PIMA ROAD & RAINTREE DRIVE
SCOTTSDALE, AZ

DRAWN: AVINA
DESIGNED: AVINA
CHECKED: AVINA
PROJ. MGR.: COUNSELL
GERSTER

DATE: 04-03-2019

ISSUED FOR: PRELIMINARY DESIGN

REVISION NO.: DATE:

JOB NO.: 180816

SHEET TITLE:

ULTIMATE PROPOSED CONDITION
DRAINAGE AREA MAP

SHEET NO.:

Q100 PRE=11.46 CFS
Q100 POST=10.52 CFS

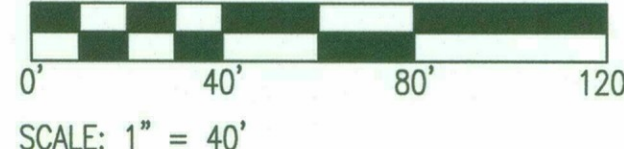
Q100 PRE=3.06 CFS
Q100 POST=3.25 CFS

BASIN 2
10' CMP 120 LF
Vr=9,089 CF
Vp=9,425 CF

DRAINAGE AREA ID

AREA IN ACRES RUNOFF COEFFICIENT

DRAINAGE AREA KEY



PROPOSED LEGEND

ONSITE DRAINAGE AREAS
OFFSITE DRAINAGE AREAS

Required Storage Volume Calculations						
						$Vr=1*(P/12)*Cw*A$ P=100-yr, 2-hr=2.27 in.
Drainage	Area	Cw	intensity	Q	Volume Req.	Volume Req.
Area ID	(acres)	(-)	(in/hr)	(cfs)	(acre-ft)	(CF)
RETENTION BASIN 1						
DA-1	1.20	0.76	7.72	7.03	0.172	7,498.49
Basin 1 Totals:	1.20	0.76		7.03	0.172	7,498.49
RETENTION BASIN 2						
DA-4	1.34	0.82	7.72	8.52	0.209	9,088.83
Basin 2 Totals:	1.34	0.82		8.52	0.209	9,088.83
DIRECT DISCHARGE						
DA-2	1.65	0.83	7.72	10.52	0.258	11,227.14
DA-3	0.44	0.85	8.72	3.25	0.071	3,073.56
Total:	13.77					

Lot 1 Proposed Required Storage Volume Calculations						
						$Vr=1*(P/12)*Cw*A$ P=100-yr, 2-hr=2.27 in.
Drainage	Area	Cw	intensity	Q	Volume Req.	Volume Req.
Area ID	(acres)	(-)	(in/hr)	(cfs)	(acre-ft)	(CF)
RETENTION BASIN 1						
C-1	1.07	0.76	7.72	6.26	0.153	6678.78
RETENTION BASIN 2						
C-2	1.38	0.92	7.72	9.77	0.239	10425.13
Totals:	2.45	0.85		16.02	0.393	17,103.90
OFFSITE DISCHARGE						
C-3	0.22	0.95	7.72	1.62	0.040	1728.40
C-4	0.16	0.95	7.72	1.16	0.028	1236.23
Totals:	0.38	0.95		2.78	0.068	2,964.62

Lot 3 Required Storage Volume Calculations						
						$Vr=1*(P/12)*Cw*A$ P=100-yr, 2-hr=2.42 in.
Drainage	Area	Cw	intensity	Q	Volume Req.	Volume Req.
Area ID	(acres)	(-)	(in/hr)	(cfs)	(acre-ft)	(CF)
RETENTION BASIN 1						
RD-4	0.93	0.78	7.72	5.60	0.137	5,977.37
Basin 1 Totals:	0.93	0.78		5.60	0.137	5,977.37
RETENTION BASIN 2						
RD-1	1.36	0.95	7.72	9.97	0.244	10,646.21
RD-2	0.72	0.95	7.72	5.28	0.129	5,636.23
RD-3	1.70	0.95	7.72	12.47	0.306	13,307.76
RD-5	0.38	0.95	7.72	2.79	0.068	2,974.68
RD-6	0.25	0.95	7.72	1.83	0.045	1,957.02
RD-7	0.20	0.95	7.72	1.47	0.036	1,565.62
Basin 2 Totals:	4.61	0.95		33.81	0.828	36,087.52
Totals	5.54			39.41	0.97	42,064.89



NOTA TO CONTRACTOR:
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SHEA COMMERCIAL 101 MEGA RAINTREE
INTERIM PROPOSED CONDITION DRAINAGE AREA MAP
NWC RAINTREE DRIVE & LOOP 101, SCOTTSDALE, AZ 85255

PRELIMINARY
NOT FOR
CONSTRUCTION

8280 E GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL: 480.588.7226



PROJECT
101 MEGA RAINTREE LOT 2 & 4
LOCATION
PIMA ROAD & RAINTREE DRIVE
SCOTTSDALE, AZ

DRAWN BY AVINA
DESIGNED BY AVINA
CHECKED BY COUNSELL
PROJ. MGR. GERSTER

DATE: 04-03-2019

ISSUED FOR:
PRELIMINARY DESIGN

REVISION NO.: DATE:

JOB NO.: 180816

SHEET TITLE:
INTERIM PROPOSED CONDITION
DRAINAGE AREA MAP

SHEET NO.:

Q100 PRE=11.46 CFS
Q100 POST=10.52 CFS

Q100 PRE=3.06 CFS
Q100 POST=3.25 CFS

BASIN 2
10' CMP 120 LF
Vr=9,089 CF
Vp=9,425 CF

POTENTIAL
ADDITIONAL
STORAGE
Vr= 16,752 CF
Vp= 16,752 CF

BASIN 1
TOP= 71.50
BOT= 69.00
Vr=7,499 CF
Vp=9,574 CF

EXISTING BASIN A2
Vp=24,856 CF
Vr(A1+A2)=35,751 CF
Vp(A1+A2)=25,448 CF

EXISTING BASIN A1
Vp=592 CF

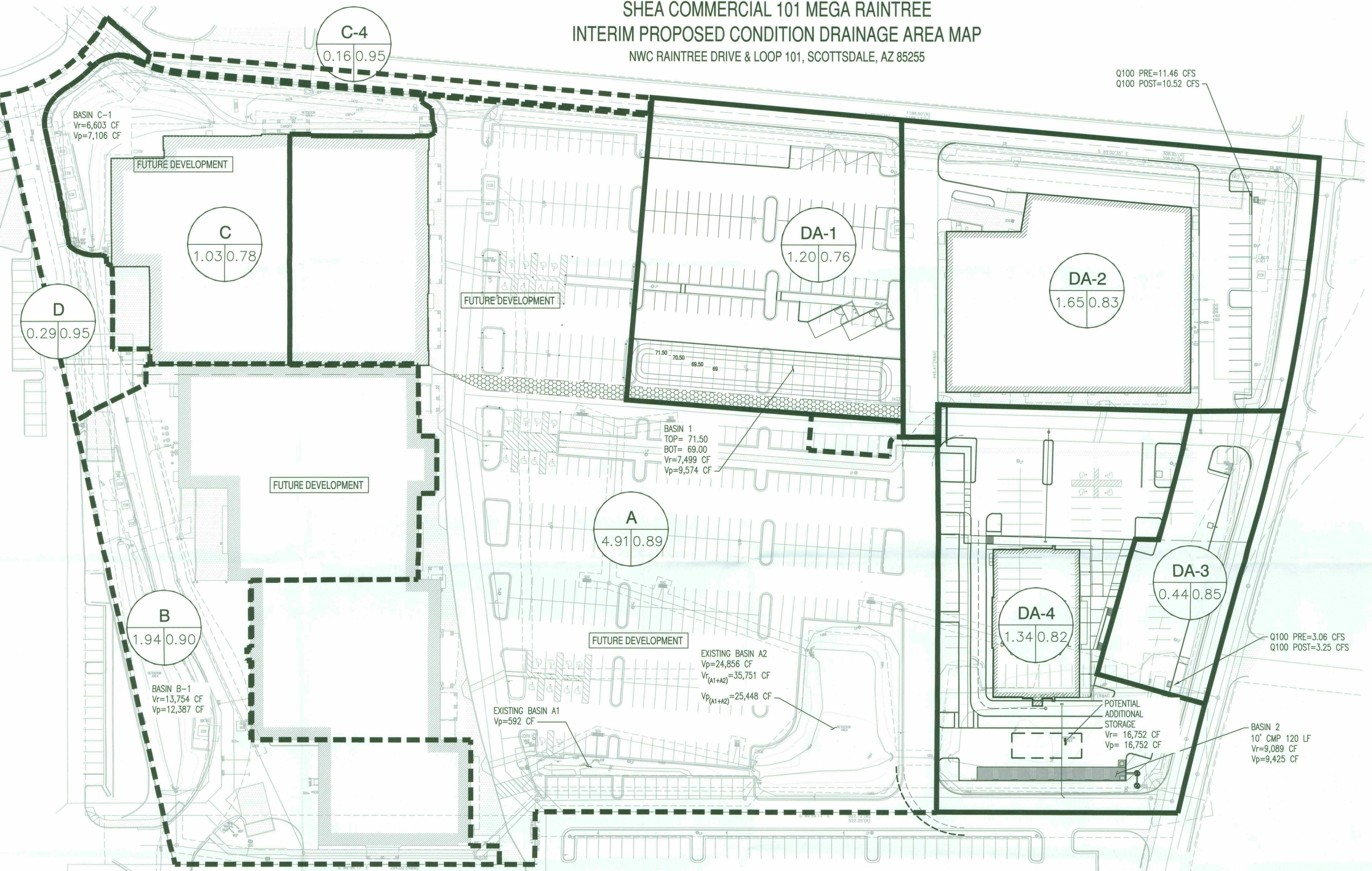
BASIN C-1
Vr=6,603 CF
Vp=7,106 CF

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT



Required Storage Volume Calculations

						$Vr=1*(P/12)*Cw*A$ $P=100\text{-yr, 2-hr}=2.27$ in.
Drainage	Area	Cw	intensity	Q	Volume Req.	Volume Req.
Area ID	(acres)	(-)	(in/hr)	(cfs)	(acre-ft)	(CF)
RETENTION BASIN 1						
DA-1	1.20	0.76	7.72	7.03	0.172	7,498.49
Basin 1 Totals:	1.20	0.76		7.03	0.172	7,498.49
RETENTION BASIN 2						
DA-4	1.34	0.82	7.72	8.52	0.209	9,088.83
Basin 2 Totals:	1.34	0.82		8.52	0.209	9,088.83
DIRECT DISCHARGE						
DA-2	1.65	0.83	7.72	10.52	0.258	11,227.14
DA-3	0.44	0.85	8.72	3.25	0.071	3,073.56
Total:	13.77					

Offsite Required Storage Volume Calculations

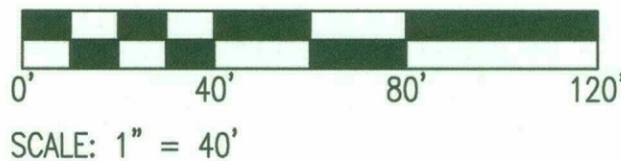
						$Vr=1*(P/12)*Cw*A$ $P=100\text{-yr, 2-hr}=2.27$ in.
Drainage	Area	Cw	intensity	Q	Volume Req.	Volume Req.
Area ID	(acres)	(-)	(in/hr)	(cfs)	(acre-ft)	(CF)
RETENTION BASIN C-1						
A	4.91	0.88	7.72	33.49	0.821	35,751.02
B	1.94	0.86	7.72	12.89	0.316	13,753.85
C	1.03	0.78	7.72	6.19	0.152	6,603.29
D	0.29	0.95	7.72	2.12	0.052	2,267.28
Totals	8.16			54.69	1.29	58,375.44

PROPOSED LEGEND

ON SITE DRAINAGE AREAS
OFF SITE DRAINAGE AREAS

AREA IN ACRES
DRAINAGE AREA ID
RUNOFF COEFFICIENT

DRAINAGE AREA KEY



NOTE TO CONTRACTOR:
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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 DECEMBER 12, 2018, AMENDMENT NO. 3 DATED DECEMBER 17, 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

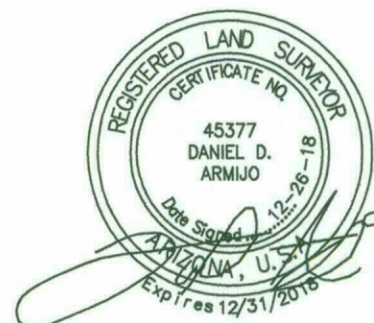
BENCHMARK IS A CITY OF PHOENIX BRASS CAP IN HANDHOLE BEING THE SOUTH 1/4 CORNER OF SECTION 12, T3N, R4E.

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: DDA CHECKED BY: DDA DATE: 12/26/18 JOB NO.: 18-073 SHEET NO. 1 OF 3

4-DR-2019
01/22/2019

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. Intentionally omitted.
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. 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. 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. 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. 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. 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. 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. 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. 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. Intentionally omitted.

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

23. 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. Intentionally omitted.

25. 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. 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. 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. 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. Intentionally omitted.

30. 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. 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)

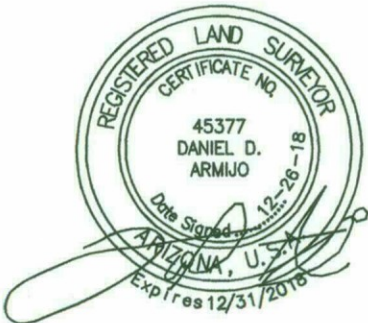
34. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

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. Matters contained in that certain document

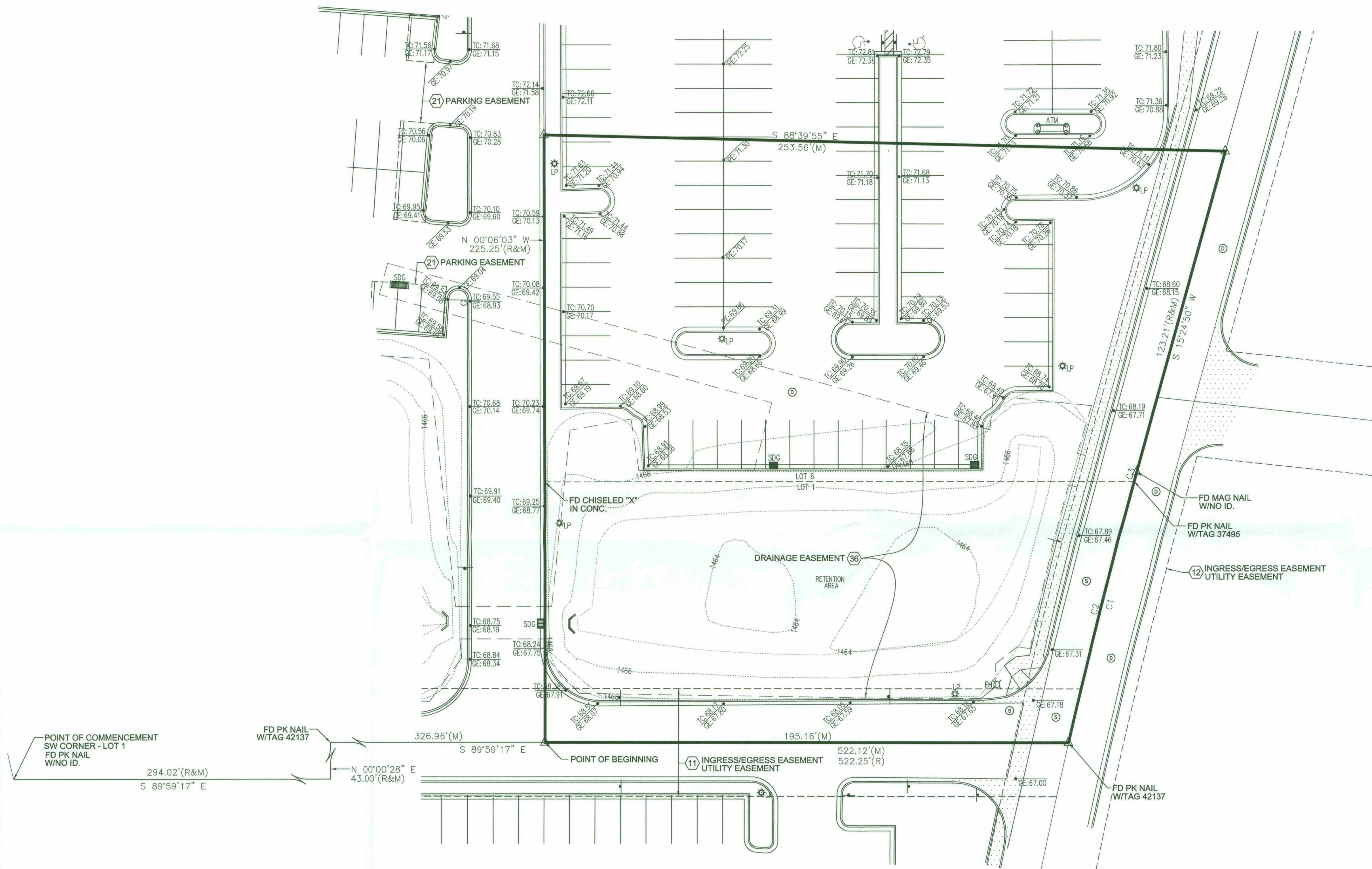
Entitled: Declaration Estoppel Certificate
Dated: August 31, 2018
Executed by: 101 Envy Raintree, LLC, a Delaware limited liability company and Cobiz Bank, a Colorado corporation doing business as Arizona Business Bank., its successors and assigns
Recording Date: August 31, 2018
Recording No: 20180662261,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

36. Easements, covenants, conditions and restrictions as set forth on the recorded plat recorded in Book 683 of Maps, Page 46.



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

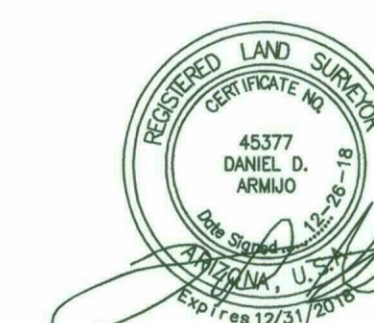


LEGEND

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

(D)	STORMDRAIN MANHOLE
(S)	SEWER MANHOLE
(O)	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
△	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

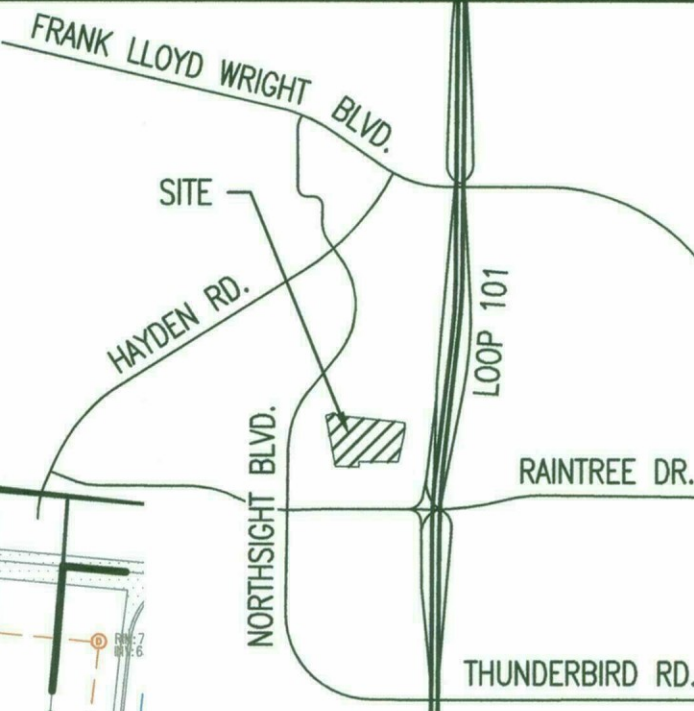
DRAWN BY: DDA CHECKED BY: DDA DATE: 12/26/18 JOB NO.: 18-073 SHEET NO. 3 OF 3

4-DR-2019
01/22/2019

101 MEGA RAINTREE
PRELIMINARY GRADING PLAN
8698 E. RAINTREE DRIVE, SCOTTSDALE, AZ 85260

CIVIL ENGINEER:
SUSTAINABILITY ENGINEERING GROUP, LLC
8280 E. GELDING DR, SUITE #101
SCOTTSDALE, AZ 85260
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

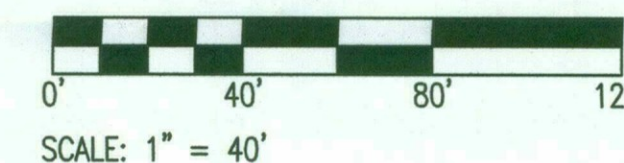
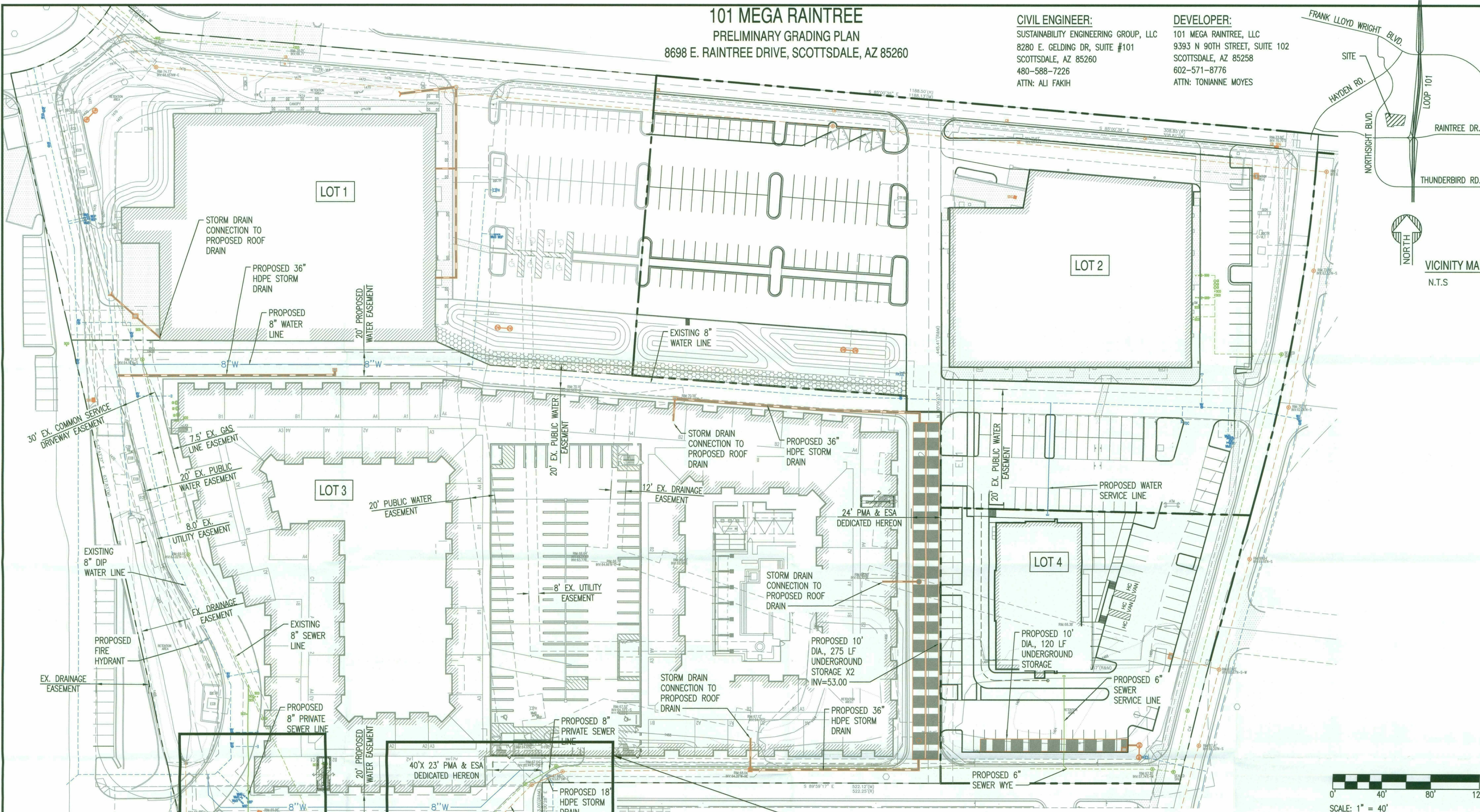


VICINITY MAP
N.T.S.

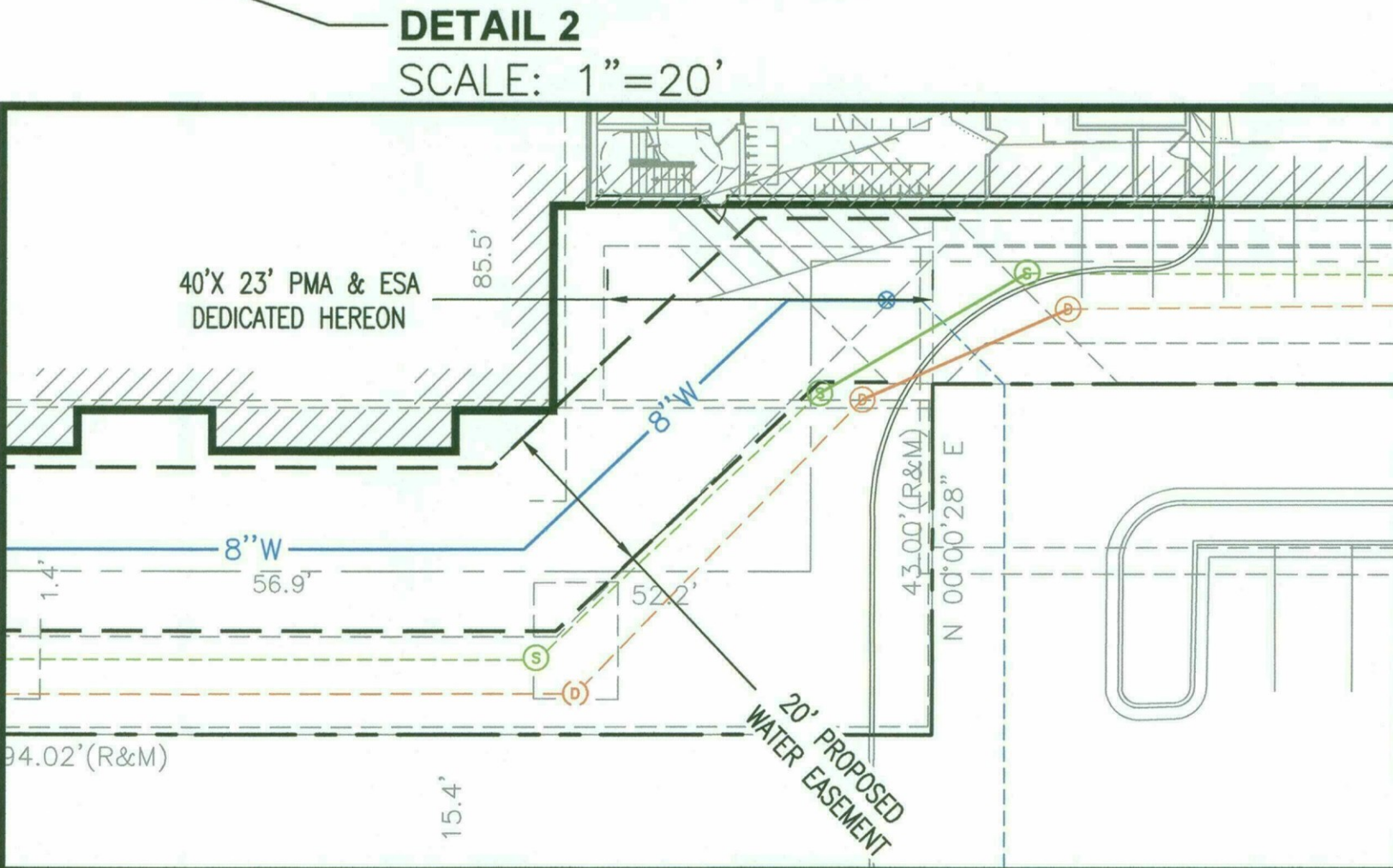
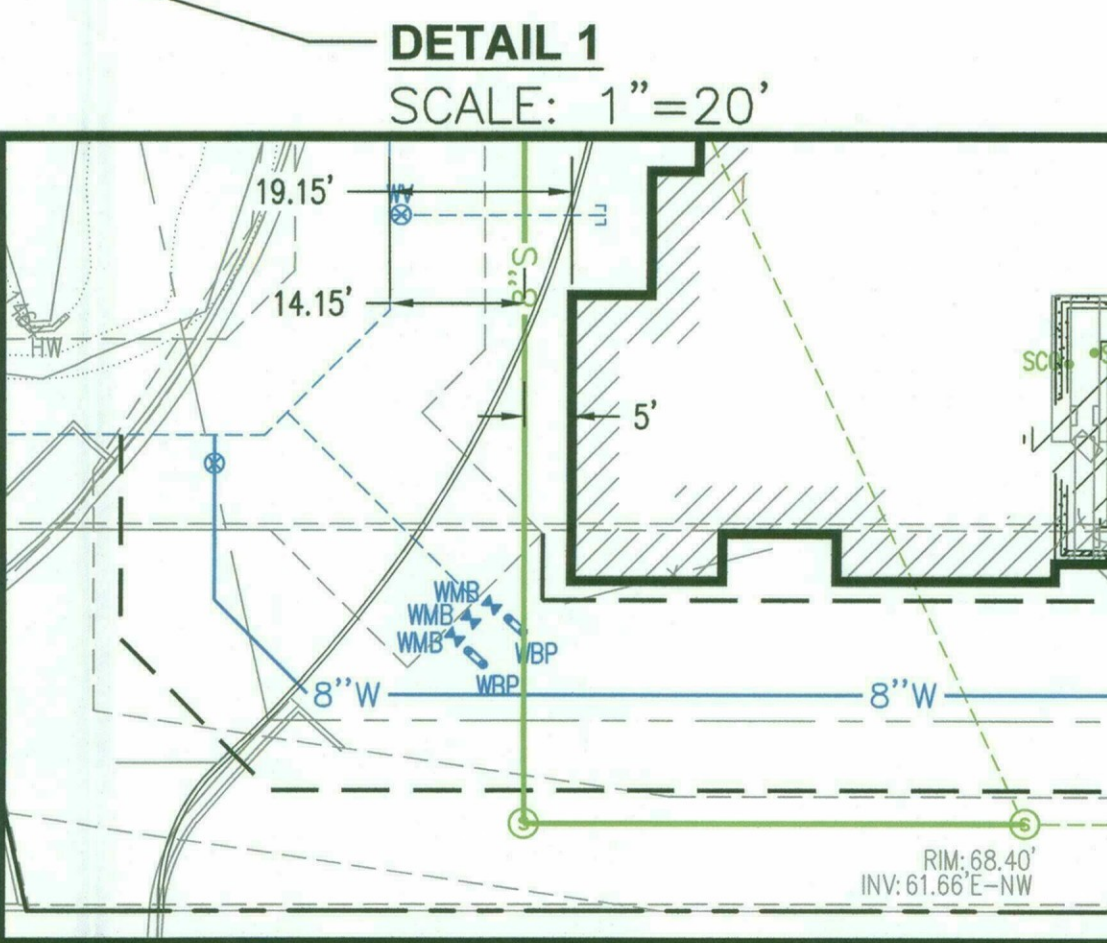
PRELIMINARY
NOT FOR
CONSTRUCTION

SEG

8280 E GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL: 480.588.7226



- LEGEND
- PROPERTY LINE
 - EXISTING WATER LINE
 - EXISTING SEWER DRAIN
 - EXISTING STORM LINE
 - EXISTING UTILITY EASEMENT
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - PROPOSED STORM LINE
 - PROPOSED UTILITY EASEMENT



BENCHMARK:
BENCHMARK IS A CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE BEING THE
SOUTH 1/4 CORNER OF SECTION 21, T3N, R4E.
ELEVATION = 1434.36' NAVD88
(CITY OF SCOTTSDALE DATUM)

Call at least two full working days
before you begin work.
ARIZONA 811
Arizona One Stop, Inc.
Dial 8-1-1 or 1-800-875-8289
In Maricopa County (602) 263-1100

NOTE TO CONTRACTOR:
THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES
FOR THE PROJECT AND ARE RETURNED TO BE USED IN CONJUNCTION WITH A SET
OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE
READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES
INCLUDING FEDERAL A.G.A. REQUIREMENTS. THIS SET ASSUMES THAT THERE
ARE NO UNUSUAL SOIL CONDITIONS OR UNUSUAL LOADS. THE VALUE OF THIS
CONSTRUCTION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS.
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COMPLY WITH ALL
APPLICABLE CODES AND WITH THE CONSTRUCTION SPECIFICATIONS TO ALL
OR CLARIFICATIONS WHICH ARE DESIRED. CONTRACTORS SHALL ALSO VISIT THE
SITE BEFORE BEGINNING. CONTRACTORS ARE REQUIRED TO KNOW ALL APPLICABLE
CONDITIONS AND APPLICABLE CODES.

PROJECT	101 MEGA RAINTREE LOT 2 & 4
LOCATION	PIMA ROAD & RAINTREE DRIVE SCOTTSDALE, AZ
DRAWN	AVINA
DESIGNED	AVINA
CHECKED	COUNSELL
PROJ. MGR.	GERSTER
DATE:	03-26-2019
ISSUED FOR:	PRELIMINARY DESIGN
REVISION NO.:	DATE:
JOB NO.:	180816
SHEET TITLE:	LOT 2 & 4 UTILITY EXHIBIT
SHEET NO.:	

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.