

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

COTTONWOODS MIXED USE

SCOTTSDALE, ARIZONA

Date
December 16, 2013

Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without
written consent of the architect.
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Project No.
31375

A101.2
AERIAL SITE PLAN

01 CONTEXT AERIAL AND SITE PLAN
SCALE: 1"=30'

REF: NORTH



COTTONWOODS MIXED USE

SCOTTSDALE, ARIZONA

Date
December 16, 2013

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Project No.
31375

A101.5
CIRCULATION PLAN

21-ZN-2013
12/16/2013

PRELIMINARY

NOT FOR
CONSTRUCTION
OR
RECORDING

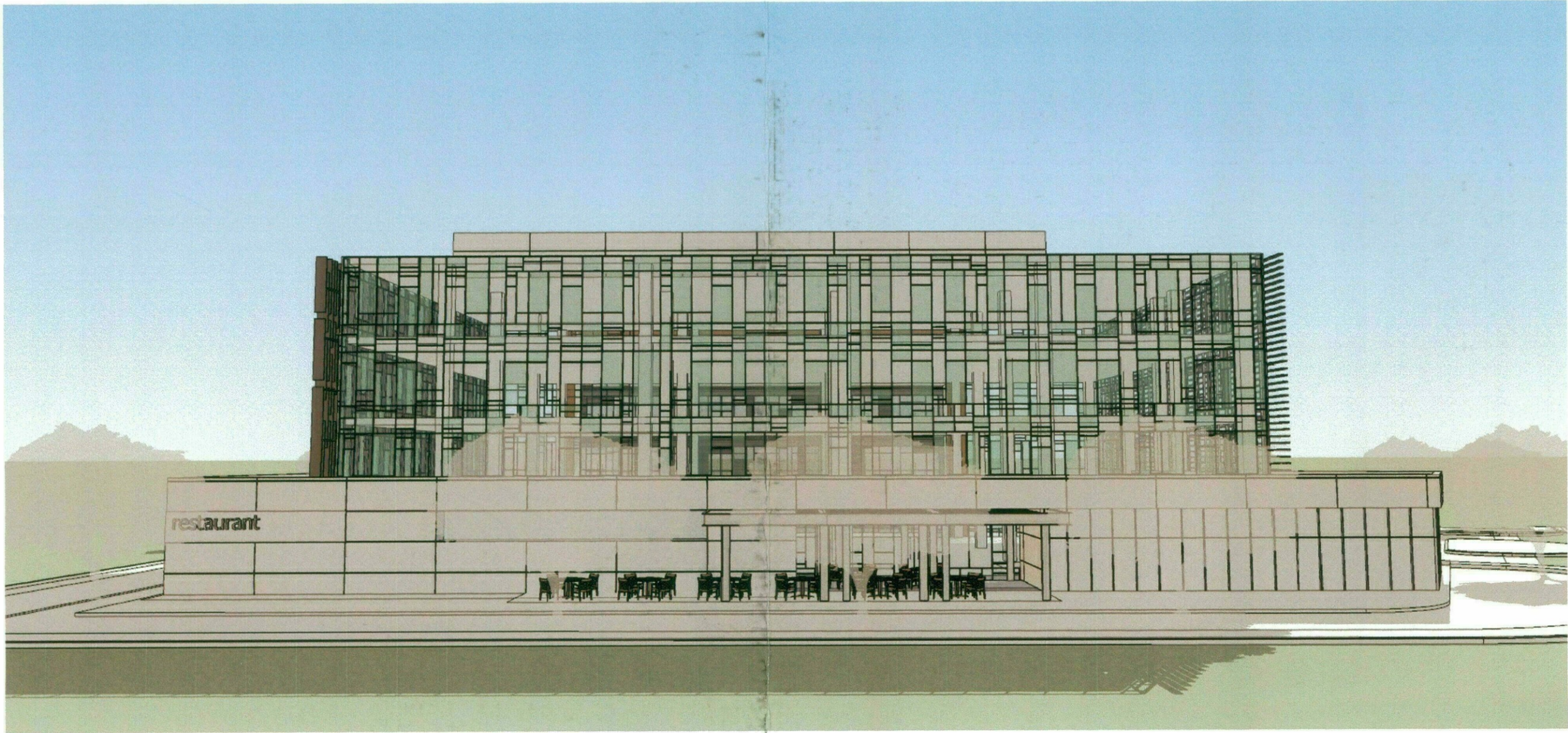
COTTONWOODS MIXED USE
SCOTTSDALE, ARIZONA

Date
December 16, 2013

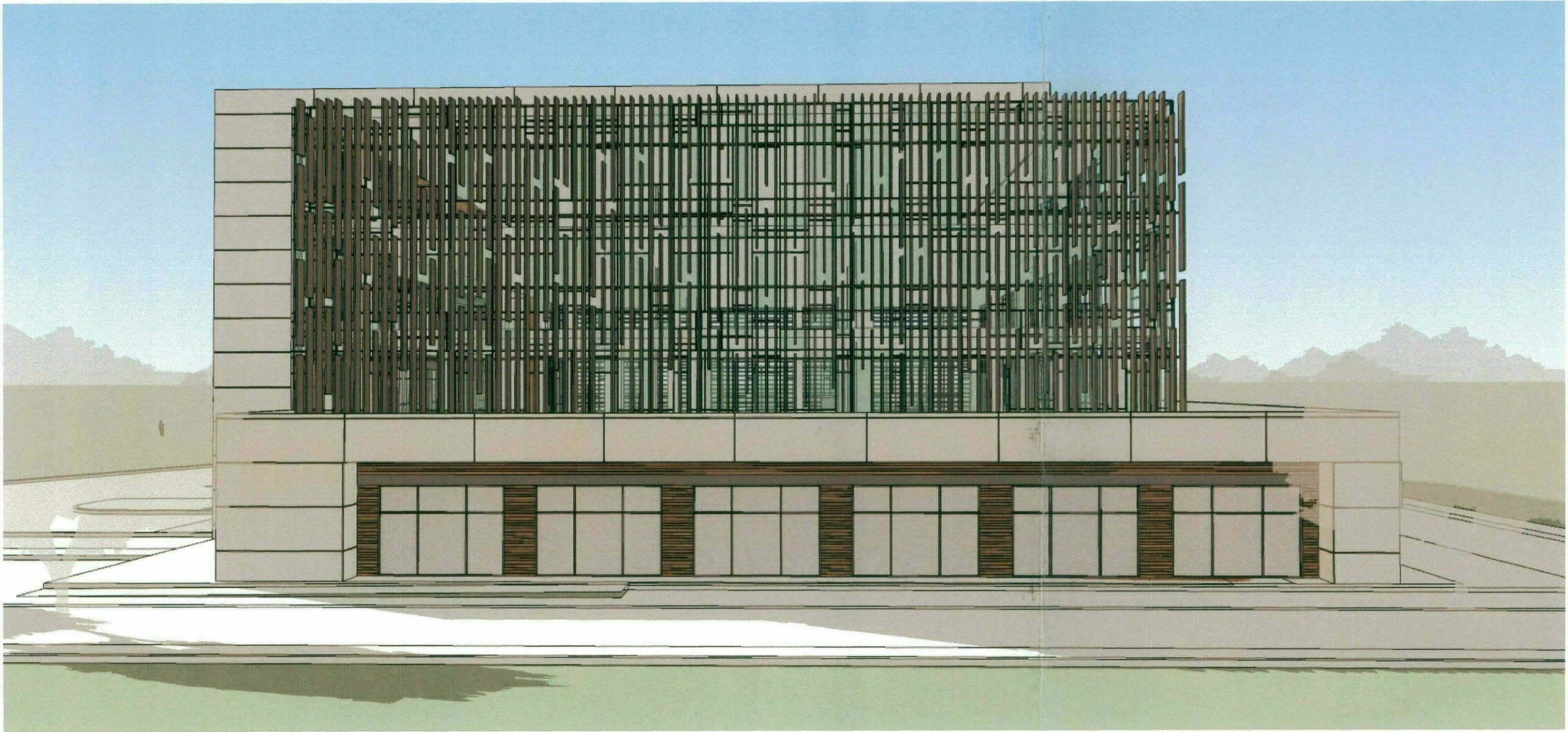
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Project No.
31375

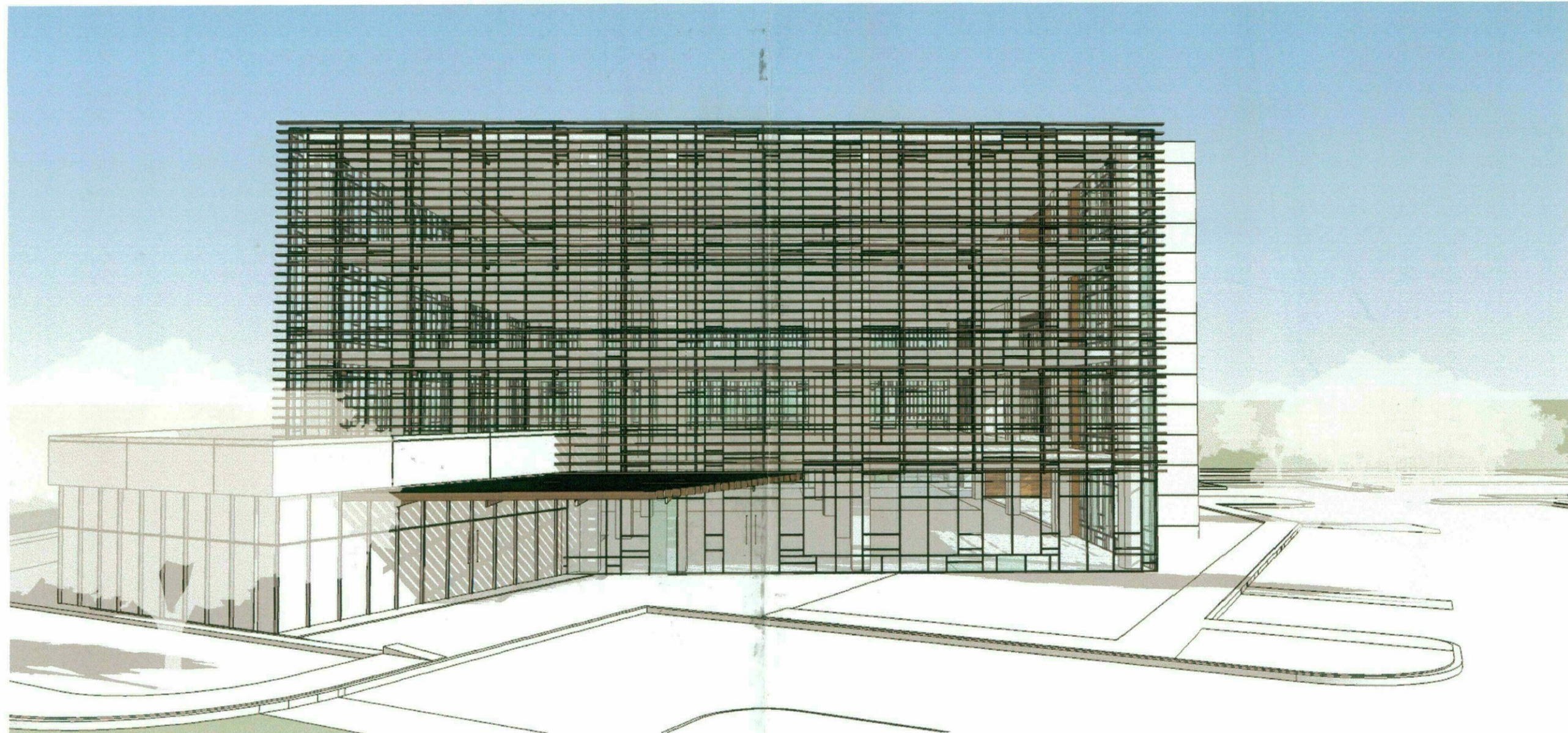
A301
BUILDING ELEVATIONS



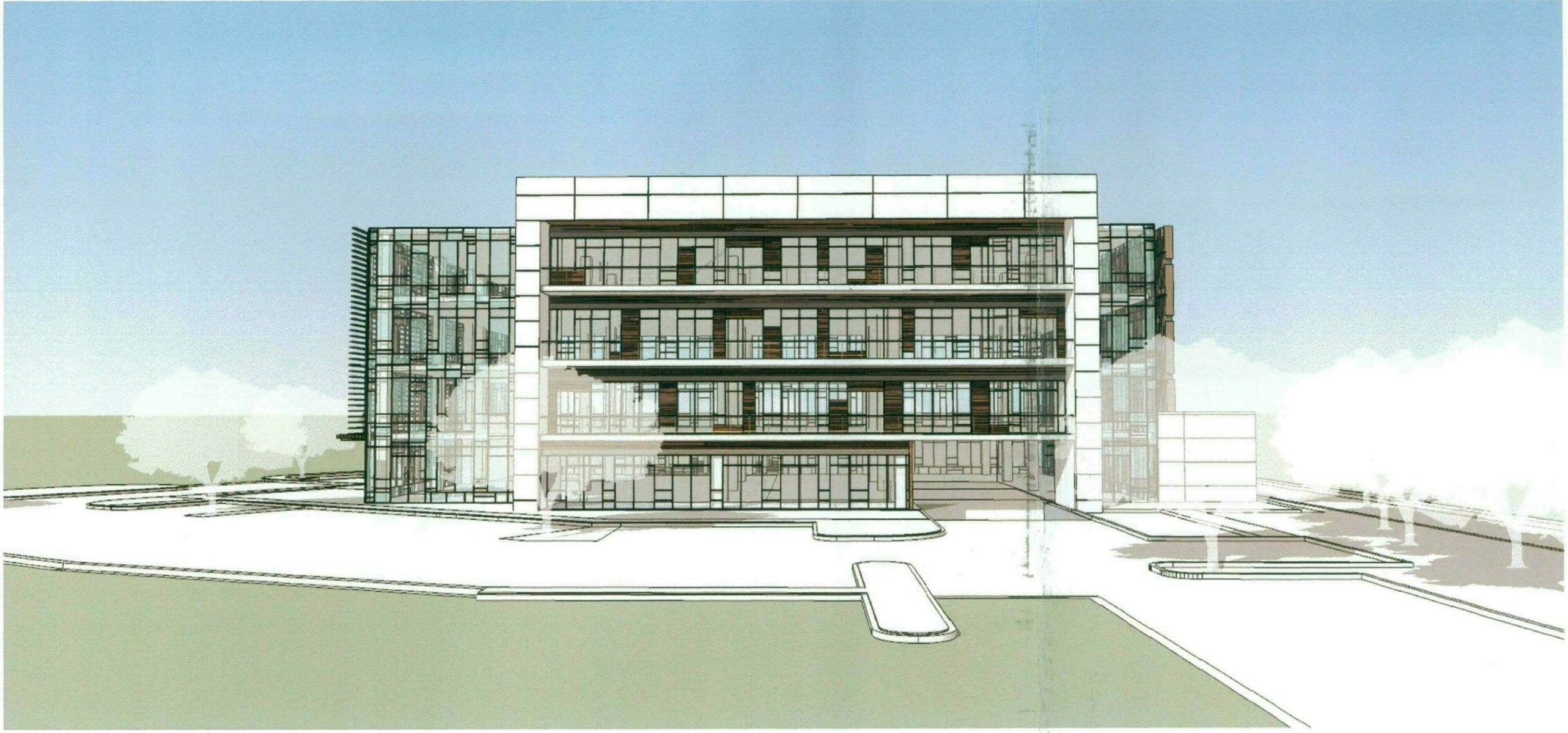
04 NORTH ELEVATION
SCALE: N.T.S. REF:



03 EAST ELEVATION
SCALE: N.T.S. REF:



02 WEST ELEVATION
SCALE: N.T.S. REF:



01 SOUTH ELEVATION
SCALE: N.T.S. REF:

ALTA / ACSM LAND TITLE SURVEY

PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION PER LIMITED INFORMATIONAL REPORT NO. 01795239-003-J70 (SEE NOTE 8)

PARCEL NO. 1:
THE WEST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
THE WEST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

AND BEING THE SAME PROPERTY DESCRIBED ON PLAT OF SURVEY PREPARED BY BOCK & CLARK'S NATIONAL SURVEYORS NETWORK DATED APRIL 25, 2005, LAST REVISED MAY 16, 2005, NETWORK PROJECT NO. 20050313/SITE 25, AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TEN (10), TOWNSHIP TWO (2) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;
THENCE NORTH 00 DEGREES 37 MINUTES 10 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 332.58 FEET TO THE POINT OF BEGINNING.
THENCE NORTH 00 DEGREES 37 MINUTES 10 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 663.88 FEET;
THENCE NORTH 87 DEGREES 05 MINUTES 15 SECONDS EAST A DISTANCE OF 331.01 FEET;
THENCE SOUTH 00 DEGREES 27 MINUTES 52 SECONDS EAST A DISTANCE OF 664.02 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE/4);
THENCE SOUTH 87 DEGREES 05 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 329.21 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3: (SEE NOTE 8)
A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST;
THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1000.43 FEET;
THENCE WEST A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING WEST, A DISTANCE OF 61.92 FEET;
THENCE NORTH, A DISTANCE OF 53.17 FEET;
THENCE WEST, A DISTANCE OF 51.26 FEET;
THENCE NORTH 70 DEGREES 16 MINUTES 56 SECONDS WEST, A DISTANCE OF 51.37 FEET;
THENCE NORTH 60 DEGREES 06 MINUTES 59 SECONDS WEST, A DISTANCE OF 134.43 FEET;
THENCE SOUTH 31 DEGREES 05 MINUTES 16 SECONDS WEST, A DISTANCE OF 148.58 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 116.00 FEET;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53 DEGREES 43 MINUTES 05 SECONDS, A DISTANCE OF 108.76 FEET;
THENCE NORTH 02 DEGREES 54 MINUTES 24 SECONDS WEST A DISTANCE OF 15.91 FEET;
THENCE NORTH 87 DEGREES 05 MINUTES 36 SECONDS EAST, A DISTANCE OF 48.55 FEET;
THENCE NORTH 29 DEGREES 53 MINUTES 01 SECONDS EAST, A DISTANCE OF 394.73 FEET;
THENCE NORTH 87 DEGREES 04 MINUTES 33 SECONDS EAST, A DISTANCE OF 200.00 FEET;
THENCE SOUTH A DISTANCE OF 325.66 FEET BACK TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4:
A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST;
THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 664.48 FEET;
THENCE SOUTH 87 DEGREES 05 MINUTES 36 SECONDS WEST, A DISTANCE OF 660.21 FEET;
THENCE NORTH 00 DEGREES 18 MINUTES 34 SECONDS WEST, A DISTANCE OF 170.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 18 MINUTES 34 SECONDS WEST, A DISTANCE OF 162.09 FEET;
THENCE NORTH 87 DEGREES 05 MINUTES 36 SECONDS EAST, A DISTANCE OF 151.45 FEET;
THENCE SOUTH 02 DEGREES 54 MINUTES 24 SECONDS EAST, A DISTANCE OF 79.44 FEET TO A POINT OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 165.00 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30 DEGREES 03 MINUTES 02 SECONDS, A DISTANCE OF 86.54 FEET;
THENCE SOUTH 87 DEGREES 05 MINUTES 36 SECONDS WEST, A DISTANCE OF 181.16 FEET BACK TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 5:
A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST;
THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 664.48 FEET;
THENCE SOUTH 87 DEGREES 05 MINUTES 36 SECONDS WEST, A DISTANCE OF 660.21 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 18 MINUTES 34 SECONDS EAST, A DISTANCE OF 332.09 FEET;
THENCE SOUTH 87 DEGREES 05 MINUTES 58 SECONDS WEST, A DISTANCE OF 329.21 FEET;
THENCE NORTH 00 DEGREES 27 MINUTES 52 SECONDS WEST, A DISTANCE OF 664.02 FEET;
THENCE SOUTH 87 DEGREES 05 MINUTES 15 SECONDS WEST, A DISTANCE OF 331.01 FEET;
THENCE NORTH 00 DEGREES 37 MINUTES 10 SECONDS WEST, A DISTANCE OF 1161.78 FEET;
THENCE NORTH 87 DEGREES 04 MINUTES 00 SECONDS EAST, A DISTANCE OF 668.32 FEET;
THENCE SOUTH 00 DEGREES 18 MINUTES 34 SECONDS EAST, A DISTANCE OF 1494.39 FEET BACK TO THE TRUE POINT OF BEGINNING.

NOTE: PARCELS 1, 2 AND 3 BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN:

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 1000.26 FEET;
THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 65.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 62.36 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 53.17 FEET;
THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 51.26 FEET;
THENCE NORTH 70 DEGREES 16 MINUTES 56 SECONDS WEST 51.37 FEET;
THENCE NORTH 60 DEGREES 06 MINUTES 59 SECONDS WEST 134.43 FEET;
THENCE SOUTH 31 DEGREES 05 MINUTES 16 SECONDS WEST 148.58 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 116.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53 DEGREES 43 MINUTES 05 SECONDS A DISTANCE OF 108.76 FEET;
THENCE SOUTH 02 DEGREES 54 MINUTES 24 SECONDS EAST 63.53 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 165.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29 DEGREES 59 MINUTES 36 SECONDS A DISTANCE OF 86.37 FEET;
THENCE SOUTH 87 DEGREES 05 MINUTES 36 SECONDS WEST 180.90 FEET;
THENCE SOUTH 00 DEGREES 18 MINUTES 34 SECONDS EAST 502.09 FEET;
THENCE SOUTH 87 DEGREES 05 MINUTES 58 SECONDS WEST 329.21 FEET;
THENCE NORTH 00 DEGREES 27 MINUTES 52 SECONDS WEST 664.02 FEET;
THENCE SOUTH 87 DEGREES 05 MINUTES 15 SECONDS WEST 331.01 FEET;

LEGAL DESCRIPTION PER LIMITED INFORMATIONAL REPORT NO. 01795239-003-J70 (CONT.)

THENCE NORTH 00 DEGREES 37 MINUTES 10 SECONDS WEST 1161.78 FEET;
THENCE NORTH 87 DEGREES 04 MINUTES 00 SECONDS EAST 668.32 FEET;
THENCE SOUTH 00 DEGREES 18 MINUTES 34 SECONDS EAST 1162.28 FEET;
THENCE NORTH 87 DEGREES 05 MINUTES 36 SECONDS EAST 200.00 FEET;
THENCE NORTH 29 DEGREES 53 MINUTES 01 SECONDS EAST 394.73 FEET;
THENCE NORTH 87 DEGREES 04 MINUTES 33 SECONDS EAST 200.00 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 325.41 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIPTION IS PROVIDED AS CONVENIENCE ONLY AND IS NOT INTENDED TO REPLACE OR SUPERSEDE THE DESCRIPTION OF RECORD.

PARCEL NO. 6:
THE RIGHTS IN AND TO THAT CERTAIN EASEMENT AND MAINTENANCE AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED AUGUST 18, 1978 IN DOCKET 13098, PAGE 1464.

PARCEL NO. 7:
NON-EXCLUSIVE EASEMENTS FOR EMERGENCY VEHICULAR AND PEDESTRIAN ACCESS, LANDSCAPE AND MAINTENANCE AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT RECORDED NOVEMBER 13, 1989 IN 89-522082, OF OFFICIAL RECORDS.

SCHEDULE "B" ITEMS PER LIMITED INFORMATIONAL REPORT NO. NCS-618434-PHX1

1. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

△ AN EASEMENT FOR UNDERGROUND WATER PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 70 OF MISCELLANEOUS, PAGE 205. (AFFECTS PARCEL NO. 1 AND 2)

△ AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 523 OF DEEDS AND PAGE 367. (AFFECTS PARCEL NO. 1 AND 2)

△ AN EASEMENT FOR WATER PIPELINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 1828 AND PAGE 521. (AFFECTS PARCEL NO. 1 AND 2)

△ AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 5672 AND PAGE 224 AND RECORDED AS DOCKET 6108, PAGE 212. (AFFECTS PARCEL NO. 1 AND 2)

△ AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 1421 AND PAGE 128. (AFFECTS PARCEL NO. 5)

△ AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 7135 AND PAGE 293. (AFFECTS PARCEL NO. 1 AND 2)

⑧ RIGHTS OF OTHERS IN AND TO THE USE OF THE PRIVATE DRIVES AS SHOWN ON MAP OF DEDICATION RECORDED AS RECORDED IN BOOK 199 OF MAPS, PAGE 5, AS SHOWN ON A SURVEY PREPARED BY BOCK & CLARK'S NATIONAL SURVEYOR'S NETWORK, PROJECT 200550813-16, DATED APRIL 14, 2005, LAST REVISED JUNE 03, 2005 (THE "SURVEY"). (AFFECTS PARCEL NO. 3 THROUGH 6)

△ AN EASEMENT FOR GAS MAIN AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 1912 AND PAGE 568. (AFFECTS PARCEL NO. 3 THROUGH 6)

△ AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 2653 AND PAGE 550 AND 551. (AFFECTS PARCEL NO. 3 THROUGH 6)

△ AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 2665 AND PAGE 119. (AFFECTS PARCEL NO. 3 THROUGH 6)

⑫ THE RIGHTS, CONDITIONS, OBLIGATIONS AND RESTRICTIONS AS MORE FULLY SET FORTH IN SPECIAL USE PERMIT ISSUED BY THE TOWN OF PARADISE VALLEY RECORDED FEBRUARY 27, 1976 AS DOCKET 11562, PAGE 1116;

AS MODIFIED BY AMENDED SPECIAL USE PERMIT RECORDED APRIL 6, 1978 AS DOCKET 12822, PAGE 134; RECORDED OCTOBER 10, 1979 AS DOCKET 13954, PAGE 558; AMENDED BY INSTRUMENT RECORDED JUNE 3, 1980 AS DOCKET 14457, PAGE 63, AND AMENDED BY INSTRUMENTS RECORDED AS 83-002289, 83-020003, 88-393435 AND 96-0340406 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 3 THROUGH 6)

⑬ THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AND MAINTENANCE AGREEMENT" RECORDED AUGUST 18, 1978 AS DOCKET 13098, PAGE 1464. (AFFECTS PARCEL NO. 3 THROUGH 6)

△ AN EASEMENT FOR BLOCK WALL AND LANDSCAPE PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 14777 AND PAGE 1288, AND AMENDMENT RECORDED AS 97-0521939 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 3 THROUGH 6)

⑮ INDEMNITY AGREEMENT BETWEEN CITY OF SCOTTSDALE AND STOUTER HOTEL CORPORATION, RECORDED FEBRUARY 1, 1983 AS 83-038131 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 3 THROUGH 6)
*NOTE: FALLS WITHIN RIGHT-OF-WAY BUT DOES NOT EFFECT PARCEL

△ TERMS AND PROVISIONS AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT RECORDED NOVEMBER 13, 1989 IN 89-522082, OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 3 THROUGH 6)

△ AN EASEMENT FOR UNDERGROUND ELECTRIC LINES AND APPURTENANT FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 93-297500 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 5)

⑱ ALL MATTERS AS SET FORTH IN MEMORANDUM OF MANAGEMENT AGREEMENT, RECORDED JUNE 29, 2005 AS 2005-892562 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 3 THROUGH 6)

⑲ SURVEY MATTERS DISCLOSED BY SPECIAL WARRANTY DEED RECORDED JUNE 29, 2005 AS 2005-0892559 OF OFFICIAL RECORDS.

△ AN EASEMENT FOR ELECTRICAL, TELECOMMUNICATION FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2005-1453826 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 1)

21. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

22. TAXES FOR THE FULL YEAR OF 2013.
(THE FIRST HALF IS DUE OCTOBER 1, 2013 AND IS DELINQUENT NOVEMBER 1, 2013. THE SECOND HALF IS DUE MARCH 1, 2014 AND IS DELINQUENT MAY 1, 2014 .)

⬡ = INDICATES SCHEDULE B ITEM SHOWN ON THIS SHEET.

○ = INDICATES SCHEDULE B ITEM "NOT PLOTTABLE" OR BLANKET EASEMENT.

△ = INDICATES SCHEDULE B ITEM THAT DOES NOT AFFECT SUBJECT PROPERTIES.

SHEET INDEX

1.....COVER SHEET
2.....ALTA

OWNER

PARCEL NO. 1 & 2
WSRH SCOTTSDALE LAND, L.L.C.
6160 N. SCOTTSDALE RD.
PARADISE VALLEY, AZ. 85253
PARCEL NO. 3-5
WSRH SCOTTSDALE COTTONWOODS, L.L.C.

SURVEYOR

HUBBARD ENGINEERING
1840 S. STAPLEY DR. SUITE #137
MESA, AZ 85204
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, PLS

REFERENCE DOCUMENTS

DOC. 2005-0892559, SPECIAL WARRANTY DEED

ZONING

C-2

PARCEL ACREAGE

69,929 SQ. FT. OR 1.6053 AC. +/-

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST, BEING S01°33'38"W AS SHOWN HEREON.

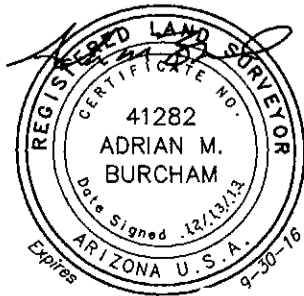
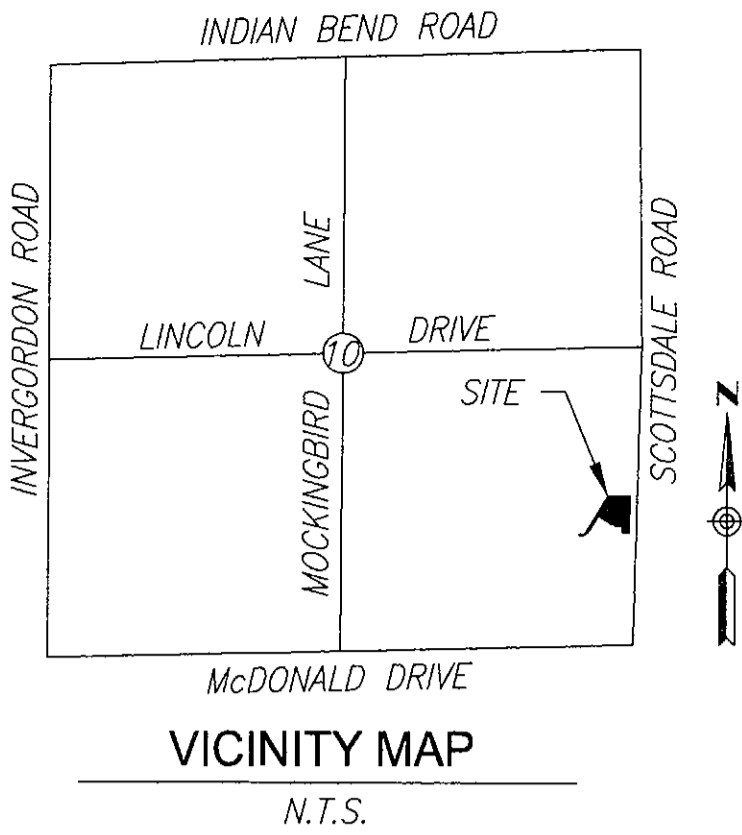
SURVEYOR'S NOTES

- THIS SURVEY IS BASED ON A LIMITED INFORMATIONAL REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-563804-DC72 DATED AUGUST 02, 2013 AT 7:30 A.M.
- IF A DISCREPANCY IS DISCOVERED IN THE TOPOGRAPHY OF THIS MAP, THE SURVEYOR MUST BE CONTACTED TO RESOLVE ANY ISSUES PRIOR TO ANY DESIGN OR CONSTRUCTION.
- THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.
- THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESSED, OR IMPLIED. THE WORD "ENCROACHMENT" IS ALSO AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESSED, OR IMPLIED. THE SURVEYOR DOES NOT HAVE PROPER AUTHORITY TO DETERMINE WHETHER OR NOT AN OBJECT IS OR IS NOT AN ENCROACHMENT AND CAN ONLY ATTEST TO THE LOCATION OF SAID OBJECT.
- THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. BASED ON VISIBLE OBSERVED EVIDENCE.
- TABLE "A" ITEM #21: HUBBARD CARRIES A \$2,000,000 PROFESSIONAL LIABILITY INSURANCE POLICY THROUGH BEAZLEY INSURANCE COMPANY, INC. POLICY# V15WHZ100401.
- WHILE THE LIMITED INFORMATIONAL REPORT PROVIDED REFERENCES 7 PARCELS, THE LIMITS OF THIS SURVEY IS PARCEL 3 OF SAID REPORT. PARCEL 3 OF THE REPORT IS THIS SAME AS PARCEL 1 OF SPECIAL WARRANTY DEED RECORDED AS 2005-0892559, MARICOPA COUNTY RECORDS.

SURVEYOR'S CERTIFICATION

TO:
WSRH SCOTTSDALE LAND, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AS TO PARCEL 1 AND 2;
WSRH SCOTTSDALE COTTONWOODS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AS TO PARCEL 3 THROUGH 5;
FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES;

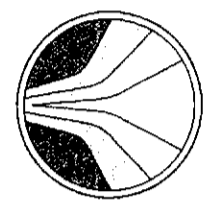
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 7(a), 8, 11(a), 13, 14, 16, 18 & 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 13, 2013.



21-ZN-2013
12/16/2013

1840 S. Stapley Dr.
Mesa, AZ 85204
Ph: 480.892.3313

HUBBARD
ENGINEERING
www.hubbardengineering.com



COTTONWOOD
ALTA/ACSM LAND TITLE SURVEY
City of Scottsdale, Maricopa County, Arizona

Date
12/13/13

Project Eng.

Project No.
13178

Project Manager
ADRIAN BURCHAM

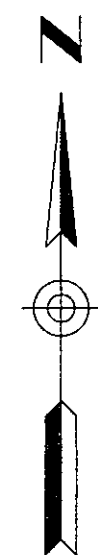
Sht: 1 of 2

P:\2013\13178\SURVEY\CA0\13178 SURVEY BASE 08-13-13.dwg Dec 13, 2013 - 12:22pm hubbard31

- LEGEND**
- = SECTION LINE
 - = PROPERTY LINE
 - - - = TIE LINE
 - = CONCRETE BLOCKWALL
 - OHE = OVERHEAD UTILITY LINE
 - UGE = UNDERGROUND UTILITY LINE
 - FO = FIBER OPTIC LINE
 - GAS = GAS LINE
 - W = EXISTING LOT LINES
 - = PAVEMENT STRIPING

- BCHH = BRASS CAP IN HANDHOLE
- FND = FOUND
- BCF = BRASS CAP FLUSH
- M.C.R. = MARICOPA COUNTY RECORDER
- DKT = DOCKET
- R/W = RIGHT-OF-WAY
- ⊙ = BRASS CAP HANDHOLE
- ⊙ = FOUND MONUMENT AS NOTED
- ⊙ = SET REBAR W/CAP LS 41282
- ⊙ = TELEPHONE PEDESTAL
- ⊙ = POWER POLE
- ⊙ = DOWN GUY
- = BLUESTAKE WATER
- = BLUESTAKE FIBER OPTIC
- = BLUESTAKE GAS
- = BLUESTAKE ELECTRIC
- ⊙ = FIRE HYDRANT
- ⊙ = WATER VALVE
- ⊙ = WATER METER
- ⊙ = SEWER MANHOLE
- ⊙ = SIGN
- ⊙ = COMMUNICATION PEDESTAL
- ⊙ = DRYWELL
- ⊙ = SEWER CLEANOUT
- ⊙ = FIRE DEPARTMENT CONNECTION
- ⊙ = STREET LIGHT WITH ARM
- ⊙ = LANDSCAPE LIGHT
- VLT = VAULT
- TSCB = TRAFFIC CONTROL BOX
- ⊙ = ELECTRIC CABINET
- ⊙ = TREE
- ⊙ = PALM TREE
- ⊙ = IRRIGATION CONTROL VALVE
- ⊙ = BACK FLOW PREVENTOR
- ⊙ = HOSE BIB
- ⊙ = CATUS
- ⊙ = TRAFFIC SIGNAL
- ⊙ = BOLLARD

SCALE
1"=20'
20 0 20 40
feet



CIVILA OF ARIZONA LLC
APN: 174-64-005B

BORGATA LLC
APN: 174-64-005C

E. 1/4 CORNER,
SEC. 10, T2N, R4E
FND. BCHH

E. LINCOLN DRIVE

E. ROSE LANE
N88°38'11"E 200.00'

PARCEL 3
APN: 174-65-012-G

PARCEL 3
APN: 174-65-012-G

ALAMOS AMD UNIT 1-52
BK. 205, PG. 18, M.C.R.

E. McDONALD DRIVE

SE CORNER,
SEC. 10, T2N, R4E
FND. BCHH

N. SCOTTSDALE ROAD

Date
12/13/13

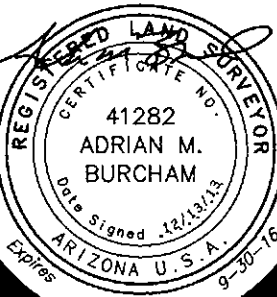
Project No.
13178

Project Manager
ADRIAN BURCHAM

Project Eng.
ADRIAN BURCHAM

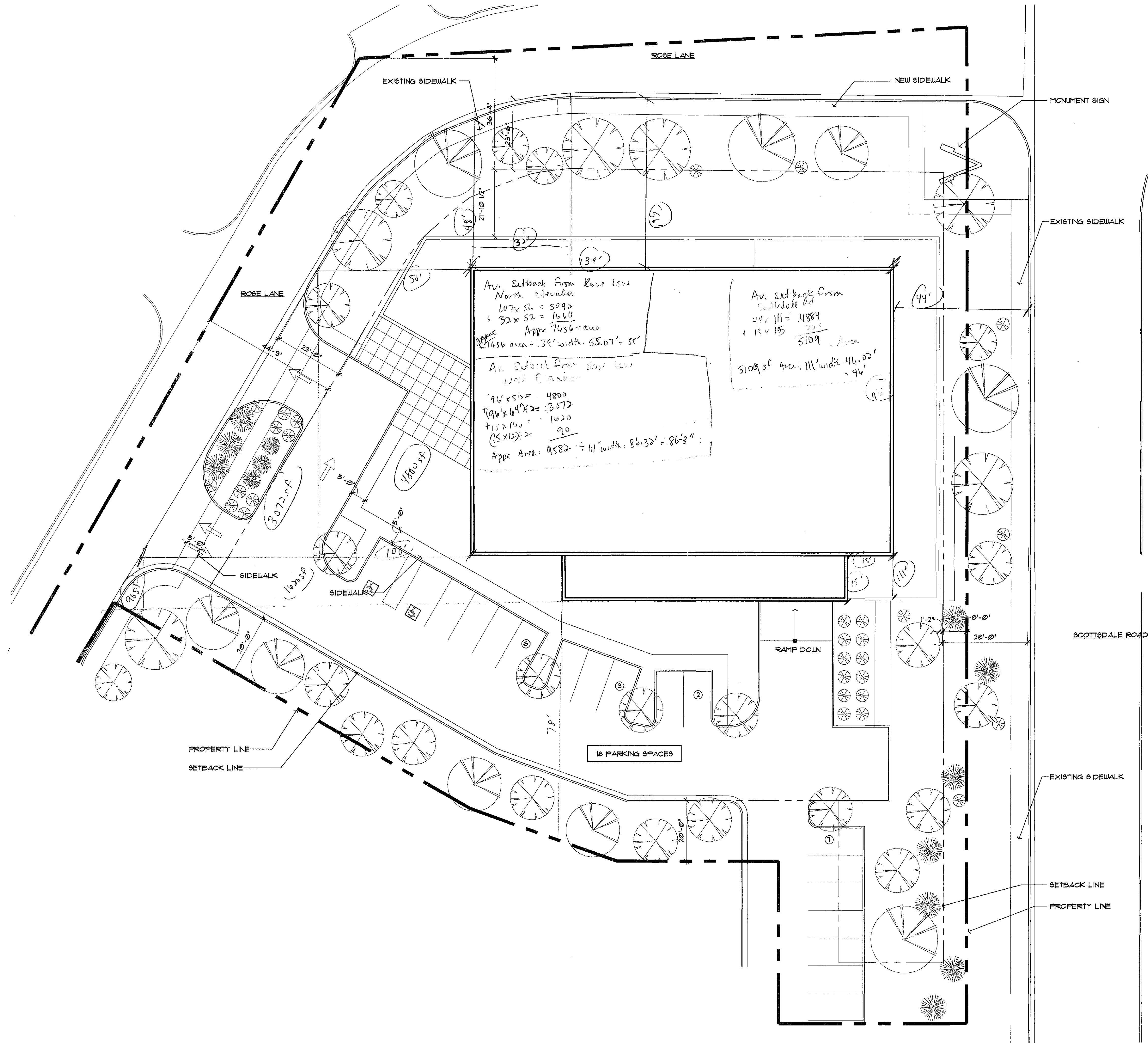
Sht: 2 of 2

COTTONWOOD
ALTA/ACSM LAND TITLE SURVEY
City of Scottsdale, Maricopa County, Arizona



HUBBARD
ENGINEERING
www.hubbardengineering.com

1840 S. Stapley Dr.
Suite 137
Mesa, AZ 85204
PH: 480.692.3313



SITE DATA

Zoning:	PUD
Parcel:	174-65-012G
Gross Site Area:	66,118 SF (1.52 acres)
Net Site Area:	41,874 SF (0.96 acres)
Maximum Building Height:	48' (48' allowed)

Open Space Requirements (See A101.4 for calculations)

Open space required (not including parking lot landscaping):	10,217 sf
Open space provided:	24,404 sf
Parking lot landscape required = 15% of total parking lot area:	2,213 sf
Parking lot landscape provided:	7,107 sf

PRELIMINARY

NOT FOR
CONSTRUCTION
OR
RECORDING

COTTONWOODS MIXED USE
SCOTTSDALE, ARIZONA

Date
December 16, 2013

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A101.3
SITE PLAN



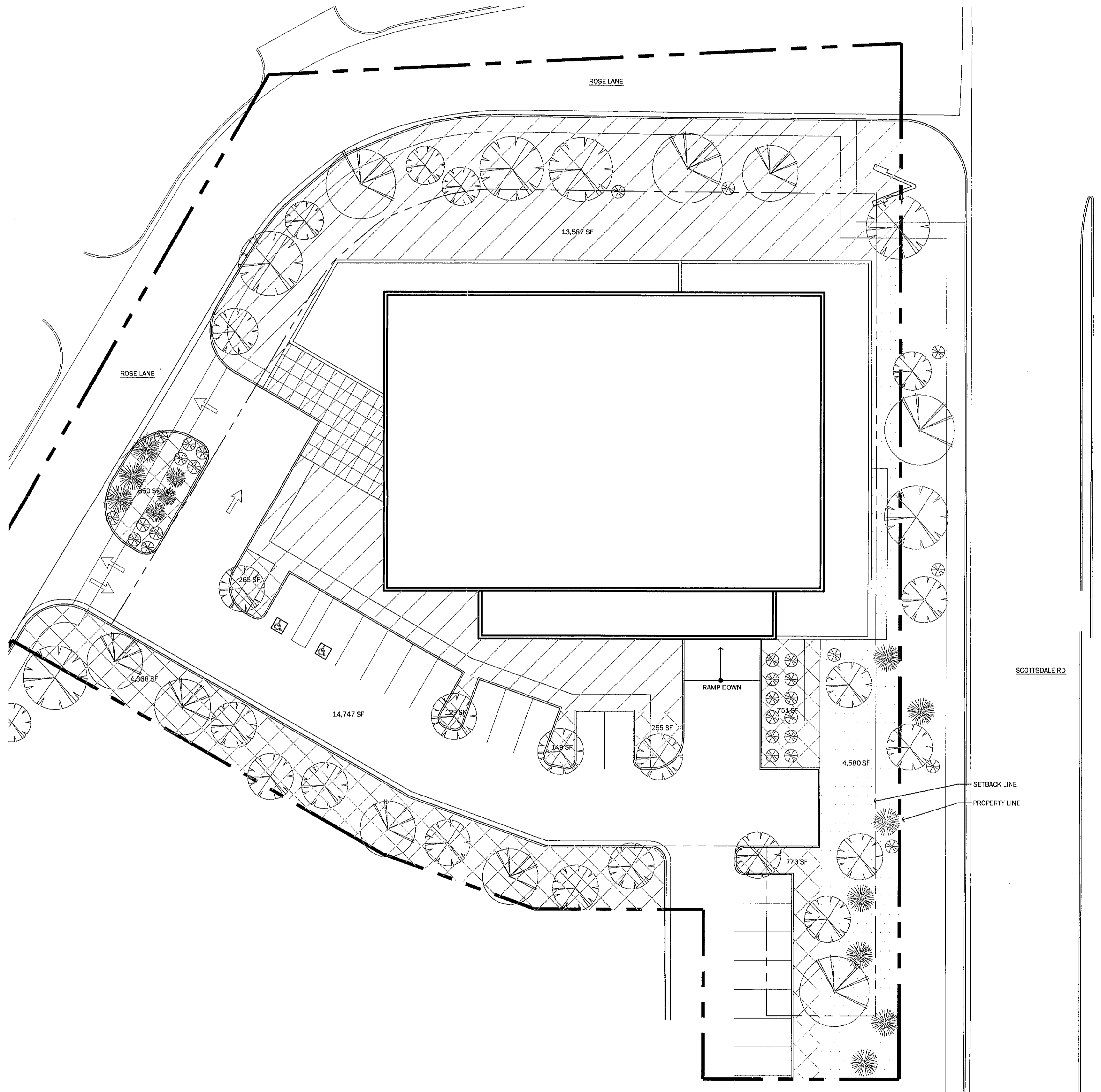
01

SITE PLAN

SCALE: 1/16"=1'-0"

REF:

21-ZN-2013
12/16/2013

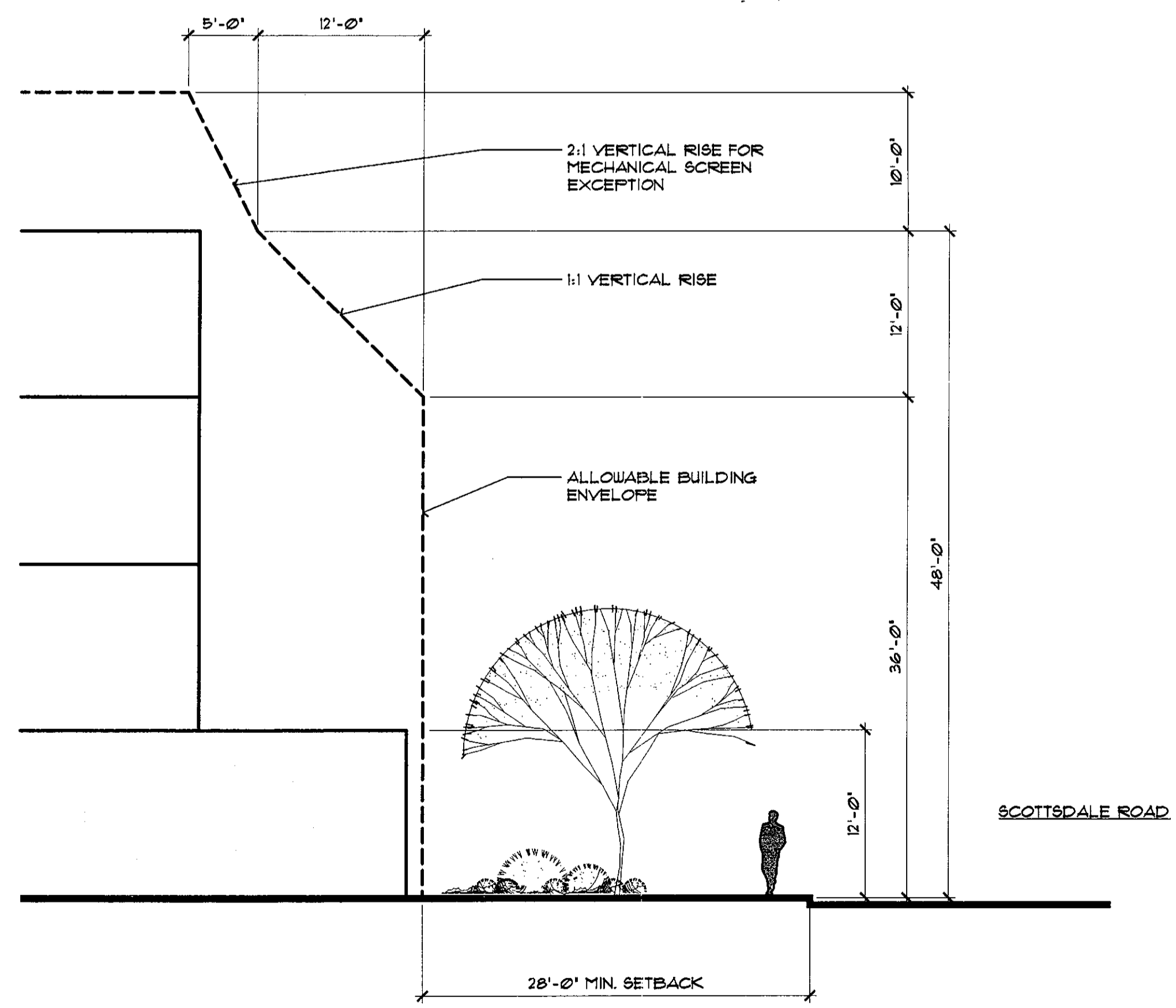


02 OPEN SPACE PLAN
 SCALE: 1/16"=1'-0"
 NORTH REF:

OPEN SPACE CALCULATIONS

Zoning:	PUD
Net Lot Area:	41,874 sf (0.96 ACRES)
CALCULATIONS:	
Maximum Building Height:	48' (48' Allowed)
First 12' of height:	= .10 x net lot area = .10 x 41,874 sf = 4,187 sf
Next 36' of height:	= 36' x .004 x 41,874 sf = 6,030 sf
Open Space Required (not including parking lot landscaping):	= 4,187 + 6,030 = 10,217 sf
Open Space Provided:	= 18,167 sf
Parking Lot Landscape Required = 15% of Total Parking Lot Area :	= .15 x 14,526 sf = 2,179 sf
Parking Lot Landscape Provided	= 7,550 sf

- FRONT OPEN SPACE: 4,580 sf
- OPEN SPACE OTHER THAN FRONT OPEN SPACE: 13,587 sf
- PARKING LOT LANDSCAPING: 7,550 sf



01 ELEVATION WORKSHEET
 SCALE: 1/8"=1'-0"
 REF:

PRELIMINARY
 NOT FOR
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 OR
 RECORDING

COTTONWOODS MIXED USE
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Project No.
 31375

A101.4
 OPEN SPACE AND ELEVATION
 WORK SHEETS