

ALTA / NSPS LAND TITLE SURVEY

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

NOTES

- 1) The basis of bearing is the East line of the Southeast Quarter of section 31, using a bearing of North 00 degrees 04 minutes 34 seconds West, per Book 1201 of Maps, Page 7, Maricopa County Records, Arizona.
- 2) The Benchmark used for this survey is the City of Scottsdale Benchmark point 2363, being the West quarter corner of Section 31 marked by a 3" Maricopa County Brass Cap Flush located 1/2 mile North of Bell on Pima, having an elevation of 1597.90 feet, (NAVD88).
- 3) All title information and the description shown is based on a Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company, File Number 21000245-040-IH3-A98, dated February 4, 2021 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.
- 4) There are no striped parking spaces on the subject property.
- 5) There are no buildings on the subject property.

- 6) According to FEMA Flood Insurance Rate Map, Map Number 04013C1320L, dated October 16, 2013, the subject property is located in Zone AO. Zone AO is defined as "Special Flood Hazard Areas with flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined."
- 7) The underground utilities shown are based on information obtained from plans and markings, combined with observed evidence. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. If this site is to be improved, the utilities and their locations shown on this survey should be verified. Please contact a private underground utility locator for any further utility locations on site prior to any design and/or excavation.
- 8) 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.
- 9) The subject property has indirect access by way of easement, recorded in 2008-790368, records of Maricopa County, Arizona, to 91st Street, being an improved and open public right-of-way.
- 10) The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.
- 11) Use of the information contained in this instrument for other than the specific purpose for which it was intended is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. Superior Surveying Services, Inc. shall have no liability for any such unauthorized use of this information without their written consent.

REFERENCES

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

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

MAP OF DEDICATION FOR "DC RANCH 94TH STREET INFRASTRUCTURE" RECORDED IN BOOK 657 OF MAPS, PAGE 13, MARICOPA COUNTY RECORDS

MAP OF DEDICATION FOR "DC RANCH LOOP ROAD INFRASTRUCTURE" RECORDED IN BOOK 657 OF MAPS, PAGE 14, MARICOPA COUNTY RECORDS

FINAL PLAT OF "CORPORATE CENTER AT DC RANCH" RECORDED IN BOOK 959 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDS

MINOR LAND DIVISION PLAT OF "LOTS 8, 9 & 10 OF CORPORATE CENTER AT DC RANCH" RECORDED IN BOOK 1201 OF MAPS, PAGE 7, MARICOPA COUNTY RECORDS

MINOR LAND DIVISION PLAT OF "LOTS 9A & 10A & 11A OF CORPORATE CENTER AT DC RANCH" RECORDED IN BOOK 1400 OF MAPS, PAGE 37, MARICOPA COUNTY RECORDS

RE-PLAT OF "CORPORATE CENTER AT DC RANCH" RECORDED IN BOOK 1204 OF MAPS, PAGE 23, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2018-0875887, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1018 OF MAPS, PAGE 20, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1064 OF MAPS, PAGE 13, MARICOPA COUNTY RECORDS

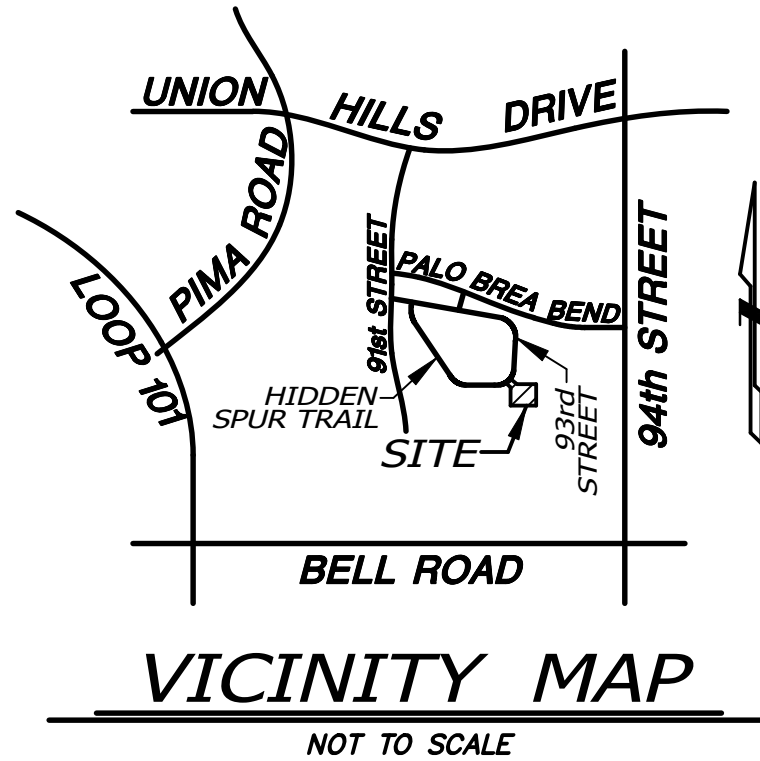
RECORD OF SURVEY IN BOOK 1406 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1514 OF MAPS, PAGE 25, MARICOPA COUNTY RECORDS

- 3) Reservations contained in the Patent From: The United States of America Recording Date: May 29, 1931 Recording No: Book 254 of Deeds, page 575 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 local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law. (PERTAINS TO LAND PATENT OVER SUBJECT PROPERTY – NOT PLOTTABLE)
- 4) Reservations contained in the Patent From: The United States of America Recording Date: November 26, 1948 Recording No: Docket 304, page 447 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. (PERTAINS TO LAND PATENT OVER SUBJECT PROPERTY – NOT PLOTTABLE)
- 7) Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 959 of Maps, Page 36. (PLOTTED HEREON)
- 8) Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 1024 of Maps, Page 23. (NO PLOTTABLE EASEMENTS REFERENCING SUBJECT PROPERTY ARE CREATED BY THIS DOCUMENT)
- 9) 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: 96-868789 Re-Recording No: 97-298843 Recording No: 99-673266 Recording No: 2005-1912301 Recording No: 2008-1055484 Recording No: 20140674845 (PERTAINS TO SURVEYED PROPERTY – NOT PLOTTABLE)
- 10) 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: 99-673267 Recording No: 2005-1912301 Recording No: 2009-1152130 Recording No: 2014-328186 Recording No: 2014-370992 Liens and charges as set forth in the above mentioned declaration, Payable to: DC Ranch Association (PERTAINS TO SURVEYED PROPERTY – NOT PLOTTABLE)
- 11) 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: 99-673268 Recording No: 2005-1912301 Recording No: 2008-1000566 Recording No: 2009-1152130 Recording No: 20160153495 (PERTAINS TO SURVEYED PROPERTY – NOT PLOTTABLE)

SCHEDULE "B" ITEMS

- 12) 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: 2008-790368 Recording No: 2011-254459 Recording No: 20170237634 (NON EXCLUSIVE EASEMENT OVER ROADWAYS FOR VEHICULAR AND PEDESTRIAN TRAFFIC, ACCESS, MAINTENANCE & UTILITIES – NOT PLOTTABLE)
- 13) The Terms, conditions and provisions contained in the document entitled "Dedication, Easement and Maintenance Agreement" recorded in Document No. 2003-1483629 (PERTAINS TO SURVEYED PROPERTY – NOT PLOTTABLE)
- 14) The Terms, conditions and provisions contained in the document entitled "City of Scottsdale Noise and Avigation Easement and Covenant Not to Sue" recorded in Document No. 2008-323115 and re-recorded in Document No. 2008-345582 (BLANKET EASEMENT OVER SUBJECT PROPERTY – BLANKET IN NATURE – NOT PLOTTABLE)
- 15) The Terms, conditions and provisions contained in the document entitled "City of Scottsdale Noise and Avigation, Easement and Covenant Not to Sue" recorded in Document No. 2008-499366. (REFERENCES LOT 6 – NOT PLOTTABLE)
- 16) The Effect of Resolution No. 4750 by the City of Scottsdale recorded in Document No. 97-284576. (PERTAINS TO SURVEYED PROPERTY – NOT PLOTTABLE)
- 17) All matters as set forth in District Development, Financing Participation and Intergovernmental Agreement No. 1 recorded in Document No. 97-284577. (PERTAINS TO SURVEYED PROPERTY – NOT PLOTTABLE)
- 18) All matters as set forth in Development Agreement recorded in Document No. 98-970077 and recorded in Document No. 2003-90008 (PERTAINS TO SURVEYED PROPERTY – NOT PLOTTABLE)
- 19) All matters as set forth in Declaration of Sewer Line Easement recorded in Document No. 2003-1701276. (PLOTTED HEREON)
- 20) All matters as set forth in Waiver of Right to Make a Claim Under Proposition 207 recorded in Document No. 2008-32316; recorded in Document No. 2008-80051; recorded in Document No. 2008-316288; recorded in Document No. 2008-345553 and recorded in Document No. 2009-924917. (PERTAINS TO SURVEYED PROPERTY – NOT PLOTTABLE)
- 21) Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 1201 of Maps, Page 7. (PLOTTED HEREON)
- 22) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: utilities Recording No: 20160874722 (PLOTTED HEREON)



DESCRIPTION

Lot 8B, MINOR LAND DIVISION PLAT Lots 8, 9 and 10 of CORPORATE CENTER AT DC RANCH, recorded in Book 1201 of Maps, page 7, records of Maricopa County, Arizona.

EXCEPT all coal and other minerals as reserved in Patent from United States of America.

AREA = 1.34 ACRES
58,450 SQ. FT.

SIGNIFICANT OBSERVATIONS

A EVIDENCE OF WALL OVER WEST BOUNDARY LINE BY A MAXIMUM OF 0.20 FEET.

CERTIFICATION

To: R.T. SHELL, INC., dba Shell Commercial; SCOTT HANISH, L.L.C., an Arizona limited liability company; and 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9 and 11(a) of Table A thereof. The field work was completed on March x, 2021.

Date of Plat or Map: March 24, 2021
David S. Klein
R.L.S. 42137

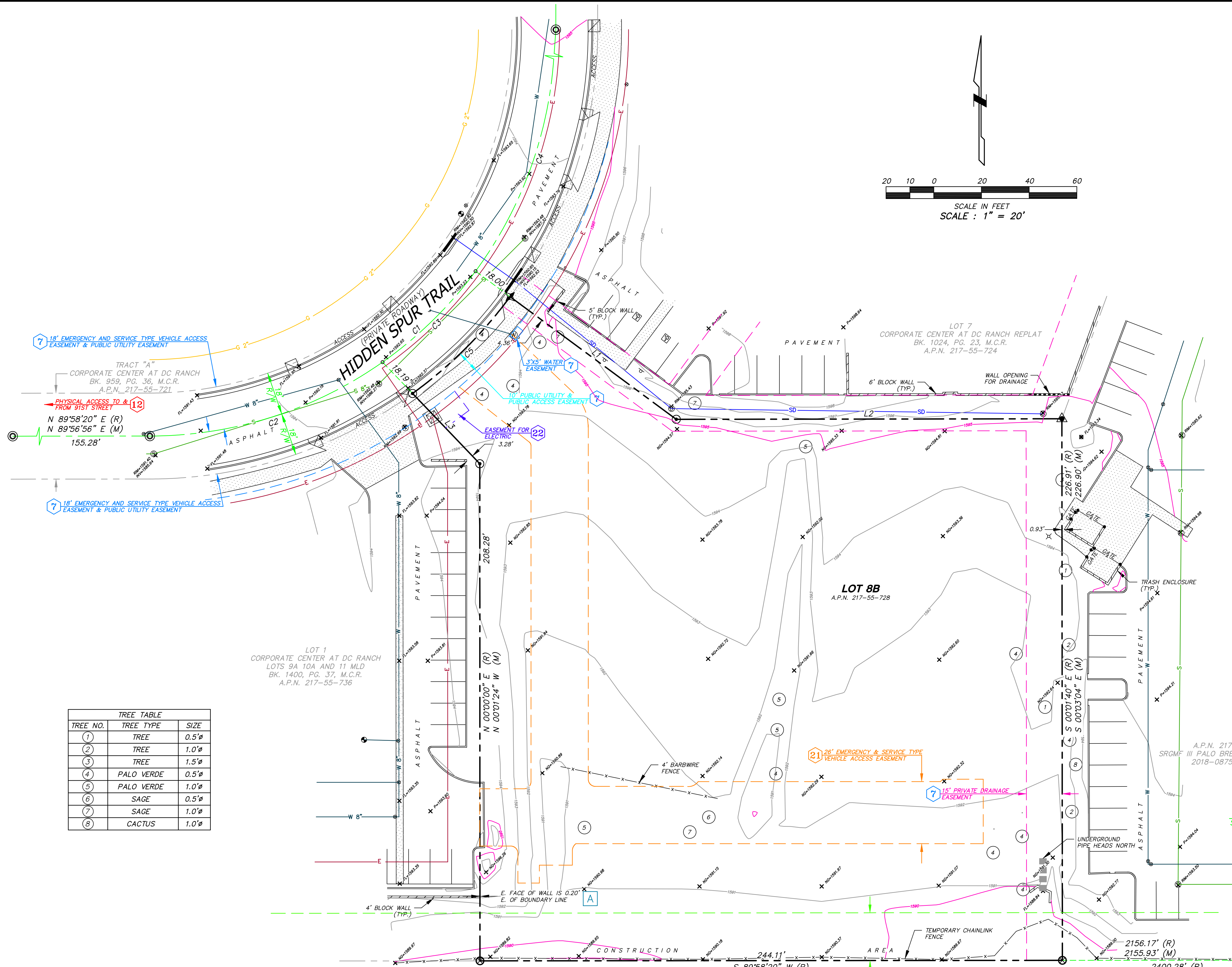


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SUPERIOR
SURVEYING SERVICES, INC.

DWN: CB CHK: JW
SHEET 1 OF 2
DATE: 3/24/2021
JOB: 202103010



TREE TABLE		
TREE NO.	TREE TYPE	SIZE
1	TREE	0.5'
2	TREE	1.0'
3	TREE	1.5'
4	PALO VERDE	0.5'
5	PALO VERDE	1.0'
6	SAGE	0.5'
7	SAGE	1.0'
8	CACTUS	1.0'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	170.00'	267.04'	240.42'	S 44°58'20\" W (R) S 44°54'33\" W (M)	90°00'00\" (R) 90°00'06\" (M)
C2	170.00'	103.97'	102.36'	N 72°23'21\" E N 72°23'21\" E	35°02'29\" 35°02'29\"
C3	170.00'	54.74'	54.50'	N 45°38'37\" E N 45°38'37\" E	18°26'57\" 18°26'57\"
C4	170.00'	108.33'	106.51'	N 18°09'49\" E N 18°09'49\" E	36°30'39\" 36°30'39\"
C5	188.00'	57.77' (R) 57.81' (M)	57.54' (R) 57.59' (M)	N 45°17'13\" E (R) S 45°13'41\" W (M)	17°36'108\" (R) 17°37'10\" (M)

STATE PLAT NO 16 CORE SOUTH
BK. 324, PG. 50, M.C.R.
A.P.N. 215-07-023D

LINE	BEARING	DISTANCE
L1	S 53°33'33\" E (R) S 53°35'17\" E (M)	86.59' (R) 86.55' (M)
L2	N 89°56'41\" E (R) N 89°55'17\" E (M)	161.63'
L3	N 43°43'32\" W (R) N 43°44'56\" W (M)	40.66' (R) 40.74' (M)

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 24 INCH ROLLED CURB
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- FENCE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND WATER LINE
- INDICATES BOUNDARY CORNER UNABLE TO ACCESS DUE TO HEAVY CONSTRUCTION
- SET 1/2\" REBAR W/ ALUMINUM CAP STAMPED \"KLEIN 42137\"
- FOUND NAIL IN WASHER STAMPED 45835
- FOUND 1/2\" CAPPED REBAR STAMPED 45835
- FOUND MARICOPA COUNTY BRASS CAP FLUSH STAMPED 33307
- FOUND 3\" CITY OF SCOTTSDALE BRASS CAP FLUSH STAMPED 28742
- FOUND 3\" CITY OF SCOTTSDALE BRASS CAP FLUSH STAMPED 33860
- CALCULATED POSITION NO MONUMENT FOUND OR SET
- SCHEDULE B ITEM
- FIRE HYDRANT
- GUARD POST OR GATE POST
- LIGHT POLE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- WATER VALVE
- FL FLOW LINE
- TC TOP OF CURB
- NG NATURAL GROUND
- P PAVEMENT
- C CONCRETE
- RIM TOP OF RIM
- INV INVERT ELEVATION
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD BK. 1201, PG. 7, M.C.R.
- (M) MEASURED



EAST 1/4 CORNER
SECTION 31, T-4N, R-5E
1320.05' (R)
1319.26' (M)
1322.49'
N 00°04'34\" W 2641.76'
(BASIS OF BEARINGS)
SOUTHEAST CORNER
SECTION 31, T-4N, R-5E
2156.17' (R)
2155.93' (M)
2400.28' (R)
2400.04' (M)
BELL ROAD

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