

EXPIRES 12-31-20

COMPLETED SURVEY FIELD

WORK ON

2/23/2020

CHECKED BY

BD/GSR

CAD TECHNICIAN

JKP

SCALE

N.T.S.

DATE

5/26/2020

JOB NUMBER

WP# 205104

SHEET

1

OF

6

2:2020026104US-Survey304-A1-0102.dwg

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NOTES

- ALL TITLE INFORMATION IS BASED ON A SPECIAL REPORT PREPARED AND ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, REPORT NO. NCS-1001603-PHX1, DATED FEBRUARY 10, 2020, RECEIVED ON FEBRUARY 14, 2020.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE NATIONAL GEODETIC SURVEY (NGS) WEBSITE "WWW.NGS.NOAA.GOV", ON FEBRUARY 18, 2020.

PROJECTION: ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 2010)
DATUM: GRS-80
UNITS: INTERNATIONAL FEET
GEOID MODEL: GEOID 18

CONTROL POINT: 1HH2
PID: AJ3694
LATITUDE: 33°41'03.5909"N
LONGITUDE: 111°56'34.1296"W
ELLIPSOID HEIGHT: 489.71 (METERS)
DESCRIPTION: STAINLESS STEEL ROD IN SLEEVE

MODIFIED TO GROUND AT (GRID) N: 963266.200, E: 702643.084, USING A SCALE FACTOR OF 1.0001706727.

HORIZONTAL ADJUSTMENT: NONE
HORIZONTAL ROTATION: NONE

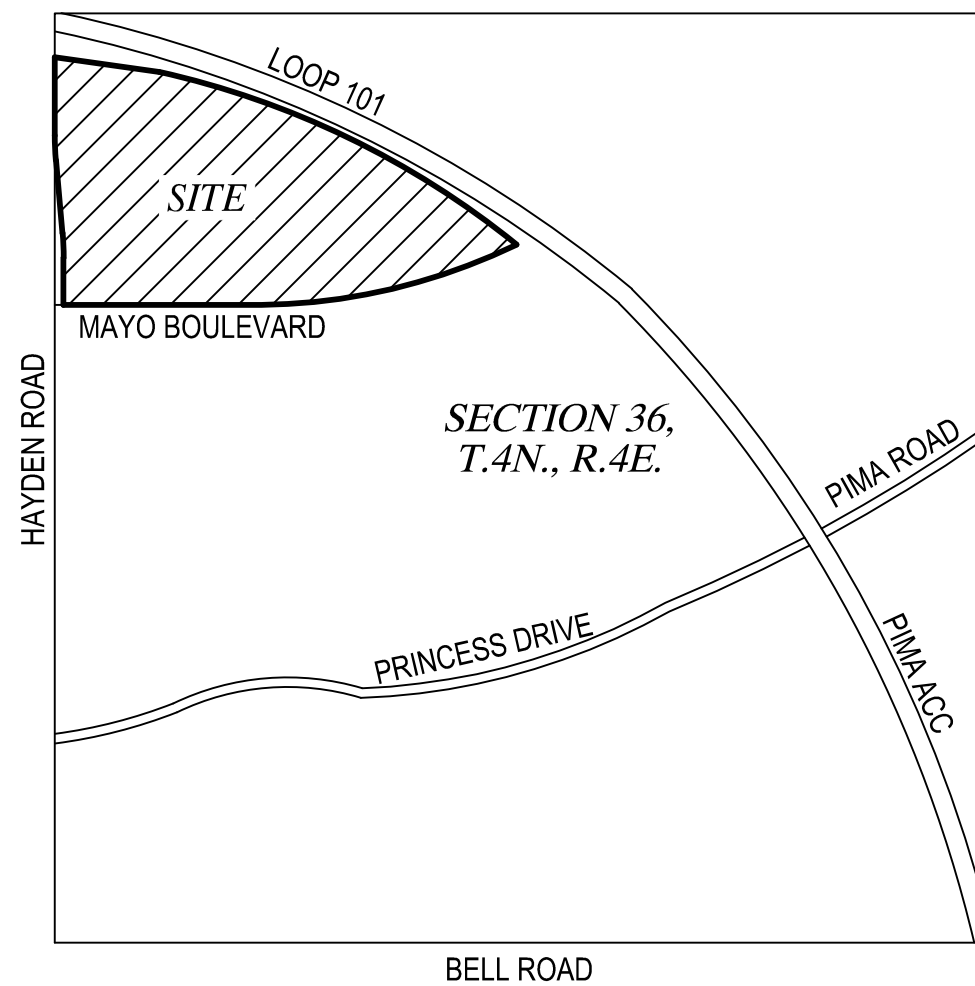
- THIS SURVEY WAS PERFORMED WITH GLOBAL POSITIONING SYSTEM EQUIPMENT UTILIZING REAL TIME KINEMATICS SURVEYING METHODS. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED IN THE ALTA/NSPS SURVEY REQUIREMENTS ADOPTED FOR USE IN 2016 BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS.
- AREA OF SUBJECT PROPERTY IS 3,204,801 SQUARE FEET OR 73.5721 ACRES, MORE OR LESS.
- ANY DISTANCES, BEARINGS, DESCRIPTIONS, ETC., WHICH MAY VARY FROM THE PROVISIONS OF THE RECORD INFORMATION NOTED ABOVE REFLECT ACTUAL MEASURED DATA, OR THE BEST INTERPRETATION OF THE UNDERSIGNED.
- THE ABBREVIATIONS THAT APPEAR WITH THE RECORD INFORMATION REPRESENT THE FOLLOWING:
(R) ABOVE NAMED TITLE COMMITMENT
(R1) GDACS RECORD OF SURVEY, PLSS BOOK 693, PAGE 03, M.C.R.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C1320L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREAS ZONE AO. ZONE AO IS DESCRIBED AS "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." THE SUBJECT PROPERTY INCLUDES DEPTH 1 FEET AND VELOCITY 3 FEET PER SECOND.
- ADJOINING OWNER INFORMATION IS PER THE MARICOPA COUNTY ASSESSOR'S OFFICE GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ON FEBRUARY 25, 2020.
- SCHEDULE B ITEMS 1, 16 AND 17 ARE NOT PLOTTABLE. HOWEVER, SAID SCHEDULE B ITEMS MAY OR MAY NOT AFFECT SUBJECT PROPERTY.
- SCHEDULE B ITEMS 2, 3, 4, 5, 10, 11 AND 13 ARE BLANKET IN NATURE AND APPEAR TO AFFECT SUBJECT PROPERTY.
- IN THE OPINION OF THE UNDERSIGNED, THERE ARE VARYING ALIGNMENTS OF HAYDEN ROAD DEPICTED ON STATE PLAT NO. 16B CORE SOUTH RECORDED IN BOOK 394, PAGE 42, M.C.R. AND CITY OF SCOTTSDALE PUBLIC IMPROVEMENTS PROJECT FOR HAYDEN ROAD, PROJECT NO. S9904 AND SCHEDULE B ITEMS 2, 3, 7 AND 8. FURTHERMORE, EXISTING STREET MONUMENTATION ALONG HAYDEN ROAD APPEARS TO BE CONSISTENT WITH THE CONSTRUCTION CENTERLINE SHOWN ON SAID CITY OF SCOTTSDALE PUBLIC IMPROVEMENTS PROJECT. HOWEVER, THE CENTERLINE OF HAYDEN ROAD SHOWN HEREON IS BASED ON SAID STATE PLAT.
- IN THE OPINION OF THE UNDERSIGNED, SCHEDULE B ITEM 12 MAY OR MAY NOT AFFECT SUBJECT PROPERTY. THE DOCUMENTS PROVIDED FOR SAID SCHEDULE B ITEM 12 REFER TO APPENDIX A WHICH DESCRIBES AN AREA ENCUMBERED BY AN UNDERGROUND ELECTRIC DISTRIBUTION LINE. HOWEVER, SAID APPENDIX A WAS NOT AVAILABLE AT THE TIME THIS SURVEY WAS PREPARED.
- UNDERGROUND UTILITIES SHOWN ARE FROM FURNISHED INFORMATION PROVIDED BY UTILITY COMPANY. NOT ALL UTILITY MAPS WERE AVAILABLE AT THE TIME THIS SURVEY WAS PREPARED. NO UNDERGROUND INVESTIGATION WAS PERFORMED.
- THERE WAS NO STREET ADDRESS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- NO EVIDENCE OF EXISTING BUILDINGS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- SUBJECT PROPERTY CONTAINS TRAILS, VEGETATION AND WASHES THAT ARE CONSISTENT WITH LOCAL DESERT TERRAIN. HOWEVER, PORTIONS OF THE SITE HAVE BEEN GRADED AND/OR PATHS HAVE BEEN CREATED. FURTHERMORE, AN AREA IN THE SOUTHERLY PORTION OF THE PROPERTY IS CURRENTLY UNDER CONSTRUCTION AND IT APPEARS THAT AN UNDERGROUND STORM PIPE SYSTEM IS BEING INSTALLED.

CERTIFICATION

TO: ARIZONA STATE LAND DEPARTMENT
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 1, 2, 3, 4, 8, AND 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 23, 2020.

GABRIEL S. RIOS, RLS 48932
WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE - SUITE 100
PHOENIX, ARIZONA 85021
(602) 335-8500
SURVEYOR@WOODPATEL.COM



VICINITY MAP

N.T.S.

DESCRIPTION

TRACT 14A OF STATE PLAT NO. 16B CORE SOUTH, ACCORDING TO BOOK 394 OF MAPS, PAGE 42
OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

LEGEND

#	PLOTTABLE SCHEDULE "B" ITEM	S.J.B. S.L.M. T.B. T.J.B. T.S. T.S.J.B. T.V.T. V.C.G. W.B.O. W.B.P. W.S.E. W.V. ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ⑪ ⑫ ⑬ ⑭ ⑮ ⑯ ⑰ ⑱ ⑲ ⑳ ㉑ ㉒ ㉓ ㉔ ㉕ ㉖ ㉗ ㉘ ㉙ ㉚ ㉛ ㉜ ㉝ ㉞ ㉟ ㊱ ㊲ ㊳ ㊴ ㊵ ㊶ ㊷ ㊸ ㊹ ㊺ ㊻ ㊼ ㊽ ㊾ ㊿	STREET LIGHT JUNCTION BOX STREET LIGHT MAST ARM TOP OF BANK TELEPHONE JUNCTION BOX TRAFFIC SIGNAL TRAFFIC SIGNAL JUNCTION BOX TELEPHONE VAULT VERTICAL CURB & GUTTER WATER BLOWOFF WATER BACKFLOW PREVENTOR WATER & SEWER EASEMENT WATER VALVE STORM DRAIN MANHOLE ELECTRIC MANHOLE IRRIGATION MANHOLE TELEPHONE MANHOLE WATER MANHOLE UNDERGROUND STORM DRAIN LINE UNDERGROUND ELECTRIC LINE UNDERGROUND GAS LINE UNDERGROUND SEWER LINE UNDERGROUND TELEPHONE LINE UNDERGROUND WATER LINE BOUNDARY LINE EASEMENT LINE RIGHT-OF-WAY LINE SECTION LINE FENCE LINE GATE CONCRETE RIPRAP CACTUS SIGN
●	SURVEY MONUMENT FOUND AS NOTED		
○	SURVEY MONUMENT WITH RLS TAG OR CAP		
A.C.F.	ALUMINUM CAP FLUSH		
A.D.O.T.	ARIZONA DEPARTMENT OF TRANSPORTATION		
A.P.N.	ASSESSOR PARCEL NUMBER		
A.R.V.	AIR RELEASE VALVE		
B.B.	BOTTOM OF BANK		
B/C	BACK OF CURB		
BK	BOOK		
B.P.	BARRIER POST		
B.W.F.	BARBED WIRE FENCE		
C.B.	CATCH BASIN		
C.L.F.	CHAIN LINK FENCE		
C.O.S.	CITY OF SCOTTSDALE		
DOC.	DOCUMENT		
E.C.B.	ELECTRIC CABINET		
E.J.B.	ELECTRIC JUNCTION BOX		
E.M.	ELECTRIC METER		
E.T.	ELECTRIC TRANSFORMER		
E.V.T.	ELECTRIC VAULT		
F/C	FACE OF CURB		
FD.	FOUND		
F.H.	FIRE HYDRANT		
G.L.M.	GAS LINE MARKER		
H.W.	HEADWALL		
ID.	IDENTIFICATION		
I.M.H.	IRRIGATION MANHOLE		
I.V.	IRRIGATION VALVE		
I.V.B.	IRRIGATION VALVE BOX		
(M)	MEASURED DATA		
M.C.	MARICOPA COUNTY		
M.C.R.	MARICOPA COUNTY RECORDS		
M.H.	MANHOLE		
NO.	NUMBER		
P	PROPERTY LINE		
P.I.E.E.	PUBLIC INGRESS & EGRESS EASEMENT		
P.U.E.	PUBLIC UTILITY EASEMENT		
(R)	RECORD DATA		
RB.	REBAR		
R/W	RIGHT-OF-WAY		
S.C.	SINGLE CURB		

SCHEDULE "B" ITEMS

- Taxes for the full year of 2020.
(The first half is due October 1, 2020 and is delinquent November 1, 2020. The second half is due March 1, 2021 and is delinquent May 1, 2021.)
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of State Plat No. 16 - Core South, as recorded in Plat Book 324, Page(s) 50, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of State Plat No. 16-B - Core South, as recorded in Plat Book 394, Page(s) 42, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- The effect of resolutions adopting State Route Plan for the S. R. 101 Loop and any Amendments thereto for the purpose of controlling access and acquiring lands in advance for rights-of-way, recorded as 98-626667 and as 2018-324357.
- The terms and provisions contained in the document entitled "Third Amended and Restated Development Agreement" recorded June 15, 2018 as 2018-456551 of Official Records.

And First Amendment recorded December 14, 2018 as 2018-917804.
- Right-of-Way No. 16-106715 granted by the Arizona State Land Department to The City of Scottsdale for underground utilities and having a term (not disclosed).

And thereafter said right of way recorded as 2002-527611.
- Right-of-Way No. 16-103534 granted by the Arizona State Land Department to The City of Scottsdale for public roadway's drainage and underground utilities and having a term (not disclosed).

And thereafter said right of way recorded as 2000-589276.

Said right of way was amended as 2004-932570.
- Right-of-Way No. 16-107564 granted by the Arizona State Land Department to The City of Scottsdale for public roadway and underground utilities recorded as 2005-441597; and having a term (not disclosed).

And thereafter said right of way recorded as 2005-441597.
- Right-of-Way No. 16-113739 granted by the Arizona State Land Department to The City of Scottsdale for public road and underground utilities and having a term (perpetual).

And thereafter said right of way recorded as 2010-839966.
- The terms and provisions contained in the document entitled "Crossroads East Planning Unit V Development Agreement" recorded June 15, 2018 as 2018-456552 of Official Records.
- The terms and provisions contained in the document entitled "Economic Development Agreement" recorded June 15, 2018 as 2018-456553 of Official Records.
- Right-of-Way No. 18-105219 granted by the Arizona State Land Department to Arizona Public Service Company for underground 12kv electric distribution line and having a term expiring July 12, 2020.
- Special Land Use Permit No. 23-113415-03 granted by the Arizona State Land Department to City of Scottsdale for temporary commercial events, automobile parking, traffic management and dust control, including preparation and cleanup and having a term expiring June 30, 2021.

and thereafter said Lease was amended August 28, 2015
- Temporary Right of Entry onto State Trust Lands under Lease No. 29-121006-00, granted to the City of Scottsdale for temporary construction easement, expiring December 17, 2020.
- Right-of-Way No. 16-119942 granted by the Arizona State Land Department to City of Scottsdale for roadway and having a term (indefinite).

(legal description attached-complete Lease document ordered from the State Land Department.
- Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
- Water rights, claims or title to water, whether or not shown by the public records.

ALTA/NSPS LAND TITLE SURVEY

STATE PLAT NO. 16-B CORE SOUTH - TRACT 14A

A PORTION ON LAND LYING WITHIN THE NORTH HALF OF SECTION 36, TOWNSHIP 4 NORTH,
RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



EXPIRES 12-31-20

COMPLETED SURVEY FIELD

WORK ON 2/23/2020

CHECKED BY

BD/GSR

CAD TECHNICIAN

JKP

SCALE

1" = 150'

DATE

5/26/2020

JOB NUMBER

WP# 205104

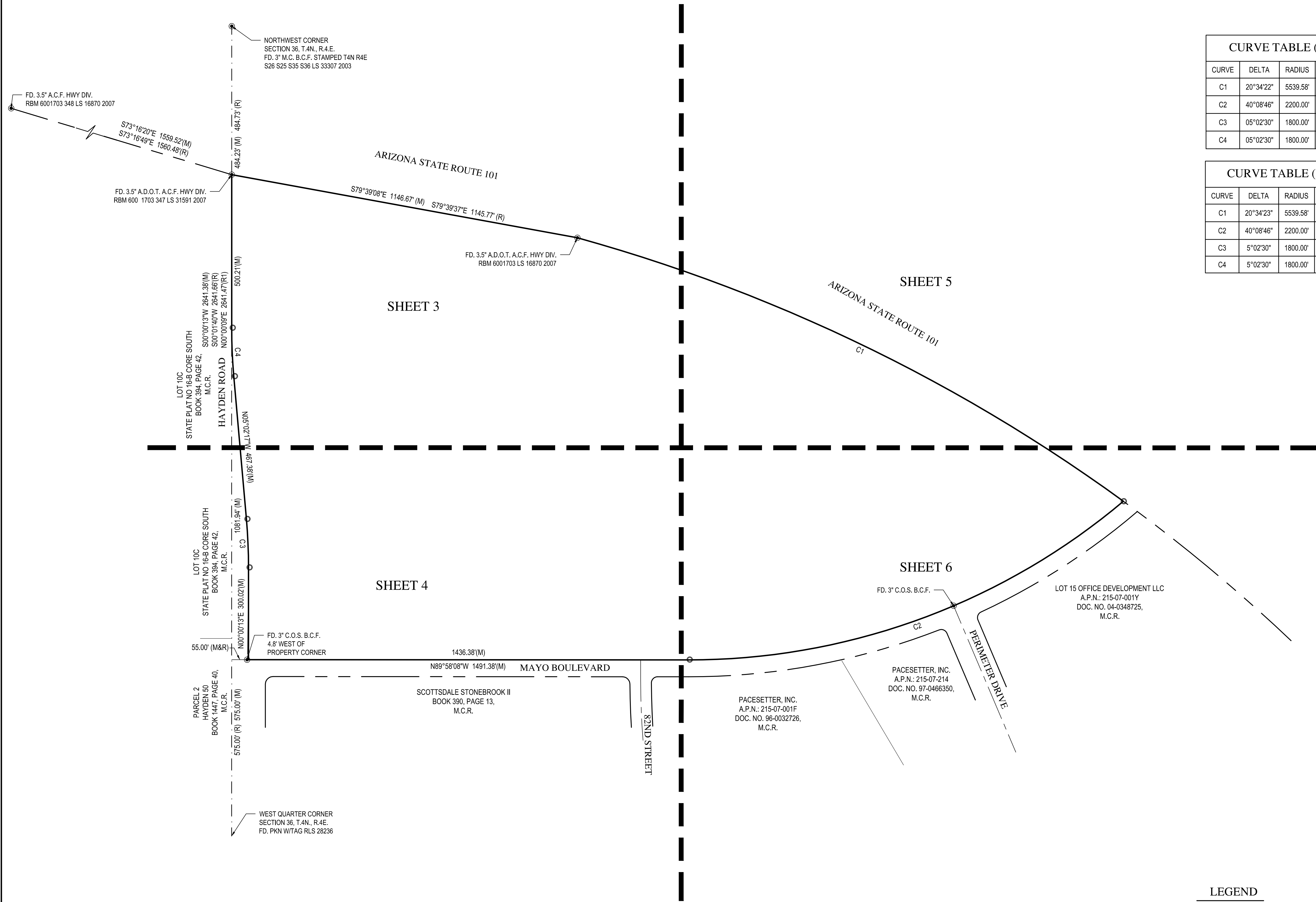
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2 OF 6

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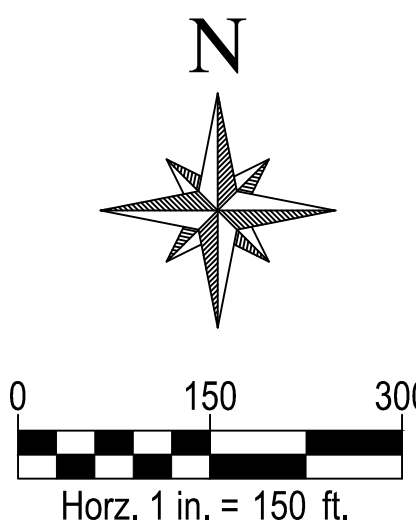
BOUNDARY SHEET

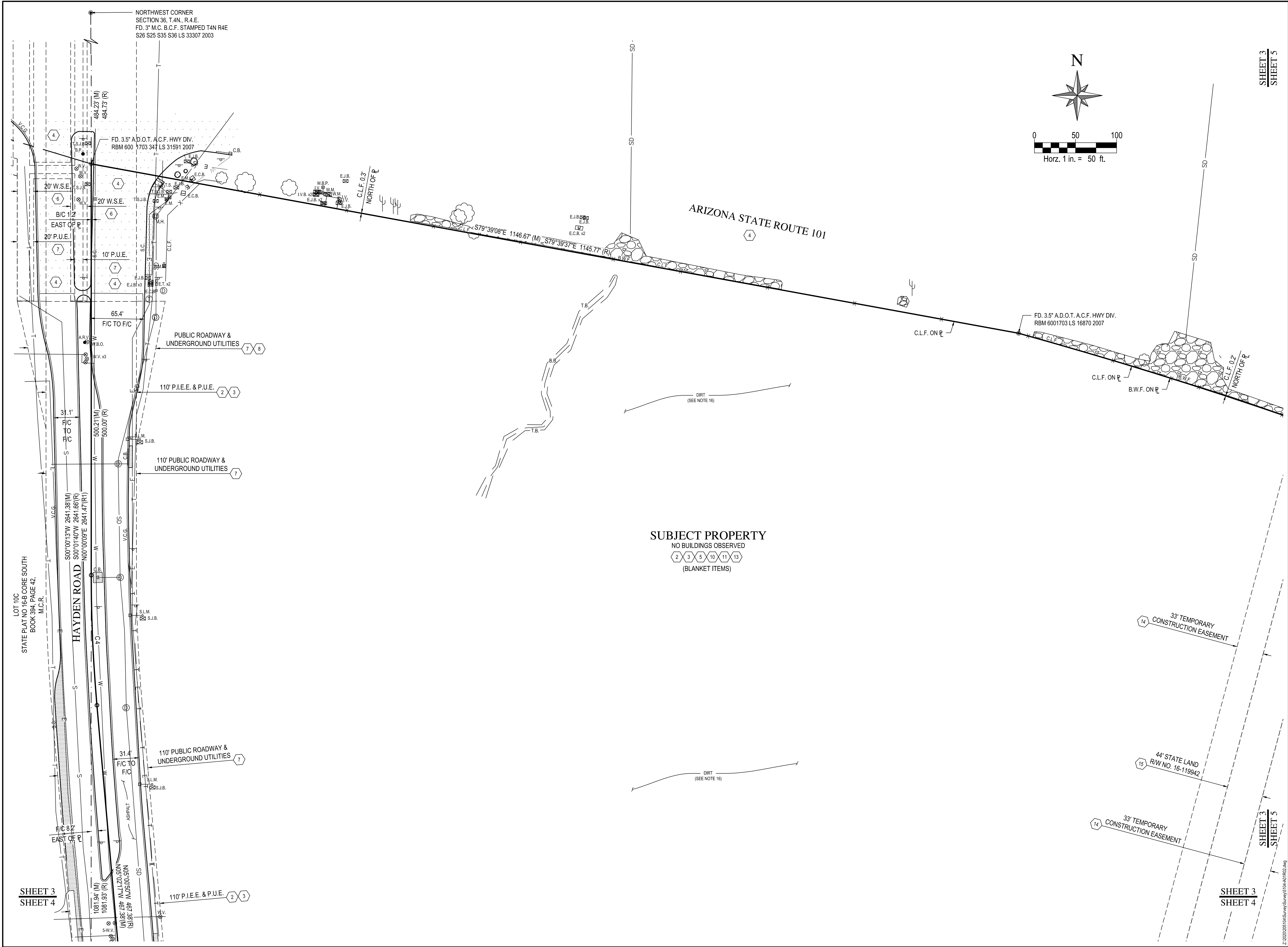


CURVE TABLE (R)			
CURVE	DELTA	RADIUS	ARC
C1	20°34'22"	5539.58'	1,989.06'
C2	40°08'46"	2200.00'	1,541.50'
C3	05°02'30"	1800.00'	158.39'
C4	05°02'30"	1800.00'	158.39'

CURVE TABLE (M)			
CURVE	DELTA	RADIUS	ARC
C1	20°34'23"	5539.58'	1,989.07'
C2	40°08'46"	2200.00'	1,541.50'
C3	5°02'30"	1800.00'	158.39'
C4	5°02'30"	1800.00'	158.39'

LEGEND
SEE SHEET 1



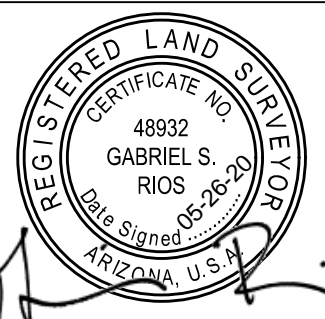


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SCALE	1" = 50'
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JOB NUMBER	WP# 205104
SHEET	3 OF 6

STATE PLAT NO. 16-B CORE SOUTH - TRACT 14A
PORTION ON LAND LYING WITHIN THE NORTH HALF OF SECTION 36, TOWNSHIP 4 NORTH,
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CAD TECHNICIAN

SCALE 1" = 50'

DATE _____

5/26/2020

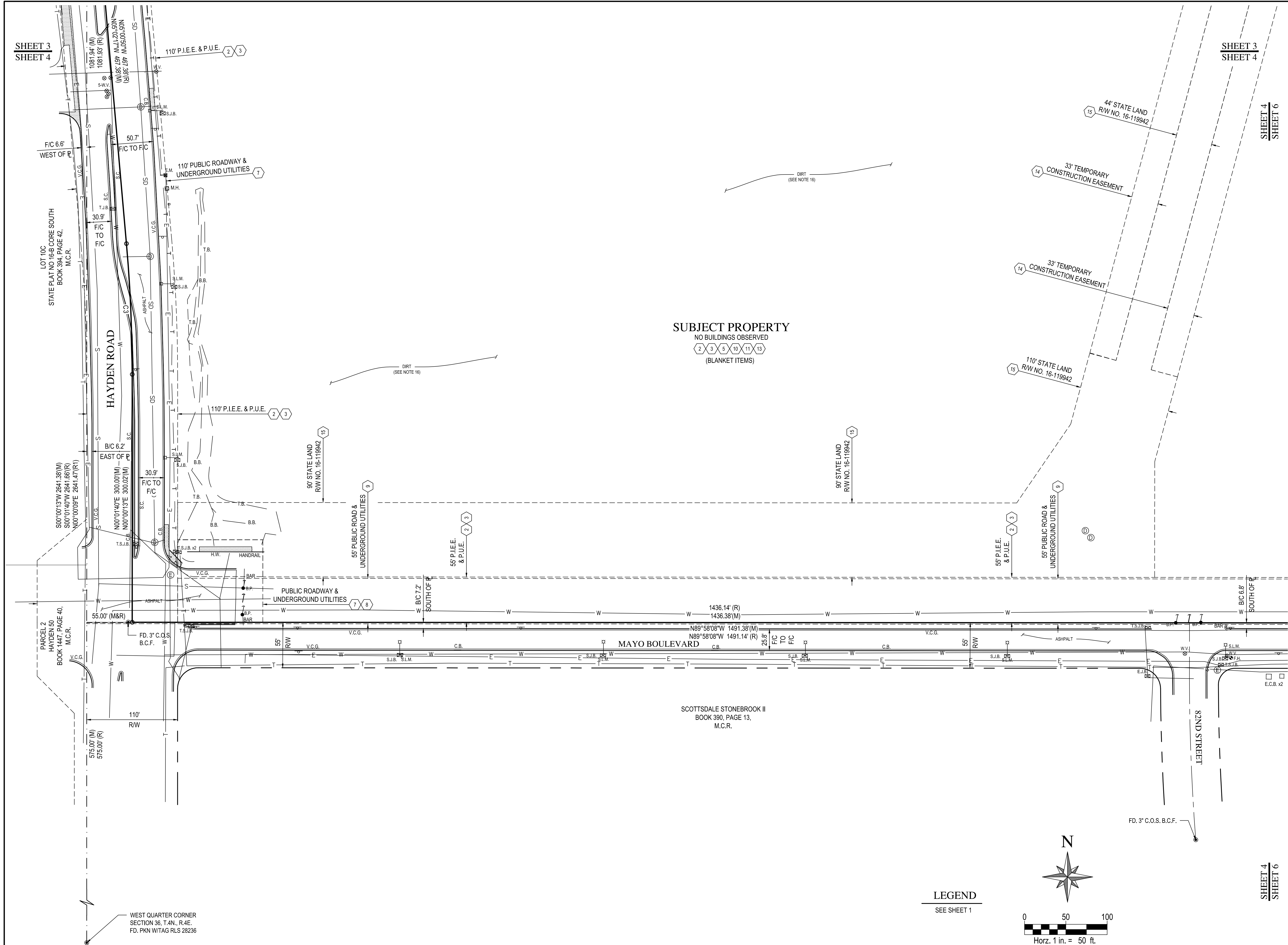
JOB NUMBER WP# 205104

SHEET

4 OF 6

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1. What is the purpose of the study?
 2. What are the research questions or hypotheses?
 3. What is the study design?
 4. What are the variables?
 5. What is the sample size and selection method?
 6. What are the data collection methods?
 7. What are the results?
 8. What are the conclusions?
 9. What are the limitations?
 10. What are the implications for practice?

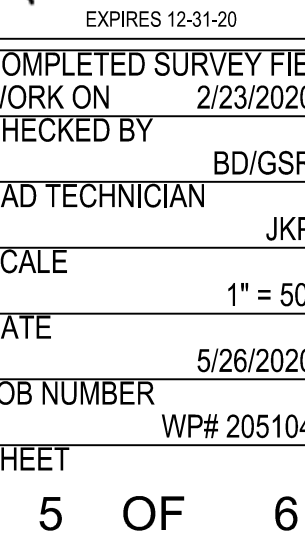


SHEET 3
SHEET 5

SHEET 5
SHEET 6

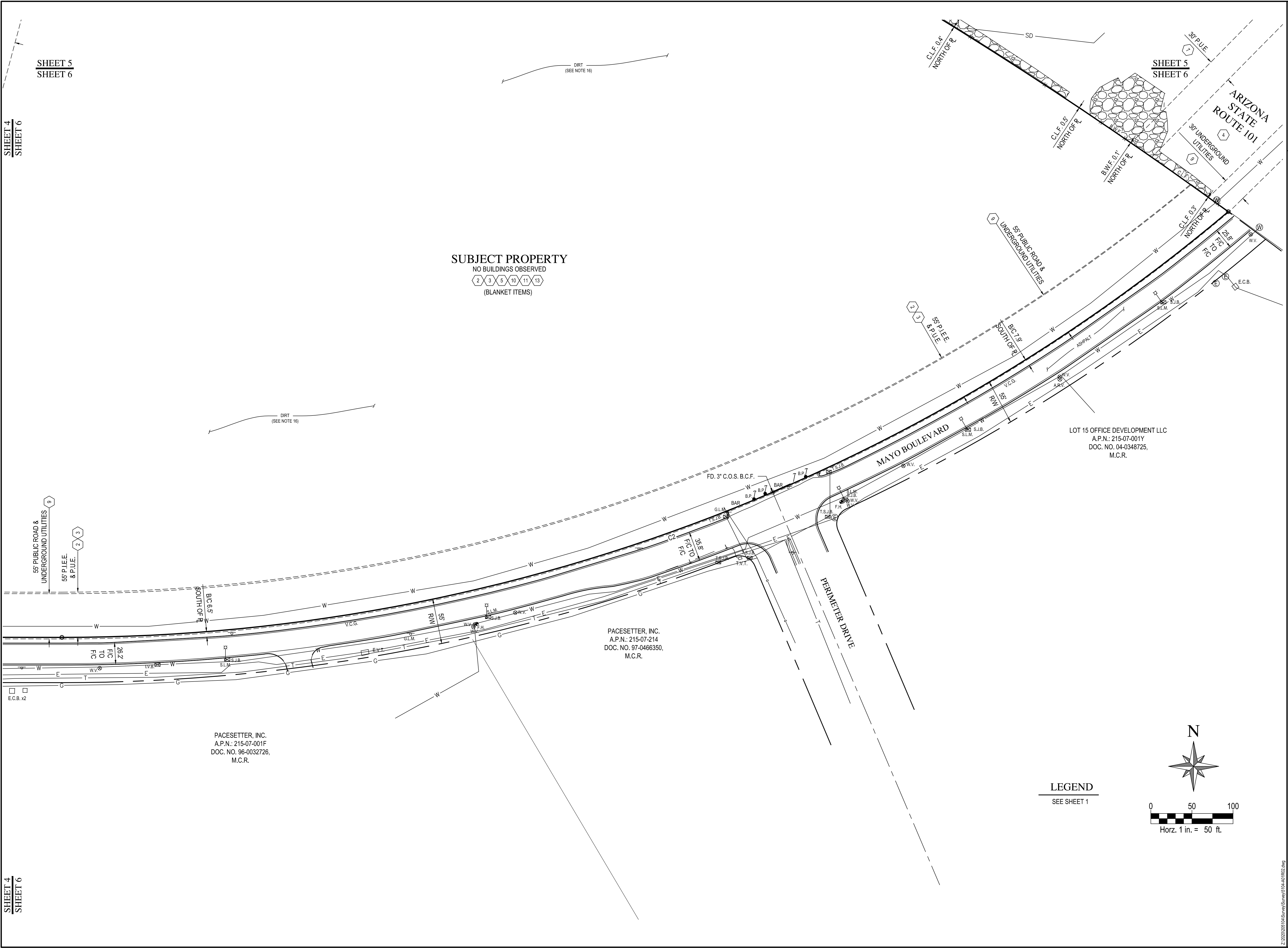


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PORTION ON LAND LYING WITHIN THE NORTH HALF OF SECTION 36, TOWNSHIP 4 NORTH,
RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

[illegible]

SHEET 4
SHEET 6

SHEET 5
SHEET 6



SHEET 4
SHEET 6

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