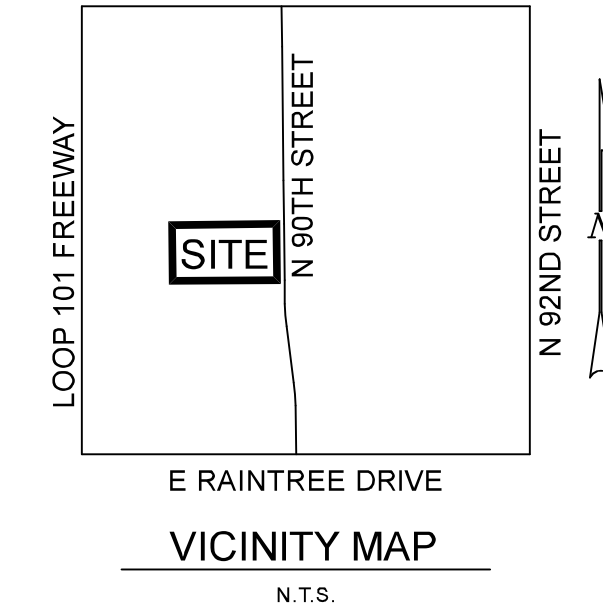


# ALTA/NSPS LAND TITLE SURVEY

OF  
 APN: 217-15-033  
 90TH STREET & RAINTREE DRIVE,  
 SCOTTSDALE, ARIZONA  
 BEING A PORTION OF  
 THE NORTHWEST QUARTER OF SECTION 7,  
 TOWNSHIP 3 NORTH, RANGE 5 EAST,  
 OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
 MARICOPA COUNTY, ARIZONA.



## PARCEL DESCRIPTION

Lot 7 (or the North half of the Northeast quarter of the Southwest quarter of the Northwest quarter) in Section 7, Township 3 North, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the East 45 feet thereof, and

EXCEPT all coal, oil, gas and other mineral deposits and except all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Patent from United States of America.

## SCHEDULE "B" ITEMS

- Second installment of 2020 taxes, a lien, payable on or before March 1, 2021, and delinquent May 1, 2021.  
 Taxes for the full year of 2021.  
 (The first half is due October 1, 2021 and is delinquent November 1, 2021. The second half is due March 1, 2022 and is delinquent May 1, 2022.)

- Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.

- The right to enter upon said land and prospect for and remove all coal, oil, gas, minerals or other substances, as reserved in the Patent to said land.

- All matters as set forth in Record of Survey, recorded as Book 896 of Maps, Page 1.

- An easement for roadway and utilities and incidental purposes in the document recorded as Docket 1311, Page 342.

Thereafter, Partial Release of Easement by Southwest Gas Corporation recorded June 12, 2008 as 2008-0521180 of Official Records.

Thereafter, Partial Release of Easement by Southwest Gas Corporation recorded September 04, 2020 as 2020-0826119 of Official Records.

- Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by \_\_\_\_\_ on \_\_\_\_\_, designated Job Number \_\_\_\_\_:
- The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property.

NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.

- Water rights, claims or title to water, whether or not shown by the public records.

NO EASEMENTS CREATED  
 BY THIS DOCUMENT  
 AFFECTS SUBJECT PROPERTY  
 PLOTTED AND SHOWN ON MAP

## BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE MONUMENT LINE OF 90TH STREET, USING A BEARING OF SOUTH 00 DEGREES 03 MINUTES 34 SECONDS EAST, AS SHOWN ON RECORD OF SURVEY, RECORDED IN BOOK 896, PAGE 1, MARICOPA COUNTY RECORDS.

## BENCHMARK

BENCHMARK IS A BRASS FLUSH, BEING THE SOUTH QUARTER CORNER OF SECTION 7, T3N, R5E.

ELEVATION = 1447.207' NAVD 88'

## GENERAL NOTES

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1021727-CH12, SECOND AMENDED DATE: JANUARY 25, 2021.
- 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 AUGUST 3, 2020.
- 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 PK NAIL WITH TAG "AWLS 45377" AT PROPERTY CORNERS AS SHOWN HEREON UNLESS OTHERWISE NOTED.
- PROPERTY ADDRESS NOT AVAILABLE AT TIME OF THIS SURVEY
- AREA IS 203,311 SQUARE FEET OR 4.67 ACRES, MORE OR LESS.
- THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ADDITIONALLY, AS PER THE 2011 ALTA STANDARDS, WITH REGARD TO TABLE A, ITEM 11(B), SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- ADJOINER INFORMATION IS PER MARICOPA COUNTY ASSESSOR WEBSITE.

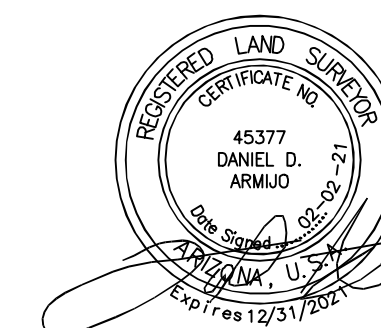
## FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

AT THE TIME OF THIS SURVEY, SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (DOTTED) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 04013C1760L, DATED OCTOBER 16, 2013. ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

## CERTIFICATION

To: SFI RAINTREE-SCOTTSDALE LLC, A DELAWARE LIMITED LIABILITY COMPANY  
 GREYSTAR DEVELOPMENT WEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
 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, 11 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 3, 2020.



ALTA/NSPS LAND TITLE SURVEY  
 APN: 217-15-033  
 SCOTTSDALE, ARIZONA  
 NW 1/4 OF SECTION 7  
 TOWNSHIP 3 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

DRAWN BY: DDA CHECKED BY: DDA DATE: 02/02/21 JOB NO.: 20-055 SHEET NO. 1 OF 2

**MONUMENT TABLE**

1	FOUND PK NAIL W/TAG 31020	5	FOUND 1/2" REBAR W/CAP 31020
2	FOUND 1/2" REBAR W/CAP 42137 (0.47' N)	6	FOUND ADOT ALUMINUM CAP FLUSH
3	FOUND 1/2" REBAR W/CAP 31020	7	FOUND 1/2" REBAR W/CAP 42137
4	FOUND 1/2" REBAR W/CAP 31020 (ACCEPTED)		
	FOUND 1/2" REBAR W/CAP 13562 0.45'N x 0.12'E		
	FOUND 1/2" REBAR W/NO ID. 0.10'S x 0.18'E		

LOOP 101 FREEWAY

CARRIBEAN LANE

BLANCHE DRIVE

90TH STREET

APN: 217-15-036J  
OWNER: TEA-LAND SCOTTSDALE LLC  
DOC. NO. 16-0616038, MCR

APN: 217-15-036E  
OWNER: 15100 LLC  
DOC. NO. 06-1405756, MCR

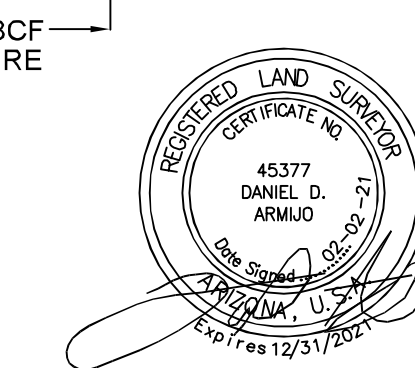
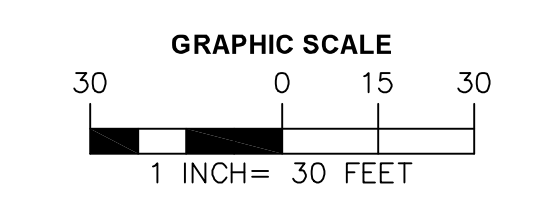
APN: 217-15-035A  
OWNER: RAIN TREE & PIMA SELF STORAGE PARTNERS LLC  
DOC. NO. 19-0835986, MCR

APN: 217-15-944  
OWNER: RAIN TREE III/IV PROPERTY OWNER LLC  
DOC. NO. 18-0894059, MCR

SUBJECT PROPERTY  
"NO BUILDINGS"

**LEGEND**

- MCR MARICOPA COUNTY RECORDS
- APN ASSESSOR PARCEL NUMBER
- R/W RIGHT-OF-WAY
- DOC. DOCUMENT
- NO. NUMBER
- BCF BRASS CAP FLUSH
- COS CITY OF SCOTTSDALE
- FD FOUND
- WV WATER VALVE
- WMB WATER METER BOX
- FH FIRE HYDRANT
- ECB ELECTRIC CABINET
- LP LIGHT POLE
- SLM STREET LIGHT MAST
- PP POWER POLE
- CTR CABLE RISER
- HW HEADWALL
- U-VLT UTILITY VAULT
- C-VLT COMMUNICATION VAULT
- CB CATCH BASIN
- SDG STORMDRAIN GRATE
- ⊙ SEWER MANHOLE
- ▲ SIGN
- ▨ CONCRETE
- 🌳 TREE OR BUSH
- PROPERTY LINE
- - - ADJOINER LINE
- · - · - CENTER LINE
- ▲ PROPERTY CORNER  
SET PK NAIL W/TAG  
"AWLS 45377"  
UNLESS OTHERWISE NOTED
- # PLOTTABLE SCHEDULE "B" ITEM



ALTA/NSPS LAND TITLE SURVEY  
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