

NOTES

- 1) The basis of bearing is the monument line of Pima Road, also being the East line of the Northeast quarter of Section 12, using a bearing of North 00 degrees 07 minutes 35 seconds West per Map of Dedication of NORTHSIGHT II, Book 315 of Maps, Page 31, records of Maricopa County, Arizona..
- 2) The Benchmark used for this survey is the City of Scottsdale Benchmark No.: 3022 being a Iron pipe in Handhole in the grass West of the intersection of Bell Road and Hayden Road, having an elevation of 1542.87 feet, (NAVD88)
- 3) All title information and the description shown is based on a Commitment for Title Insurance issued by First American Title Insurance Company, Commitment Number NCS-990431-PHX1, dated November 21, 2019 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) The number of striped parking spaces on the subject property are as follows:
Regular: 80
Handicapped: 3
Total: 83
- 5) The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leasable area of any building. The building offset distances shown are to actual building corners. Building heights shown are the measurement between the adjacent natural ground to the highest point on the building visible from the ground.
- 6) According to FEMA Flood Insurance Rate Map, Map Number 04013C1320L, dated October 16, 2013, the subject property is located in Zone X (shaded). Zone X (shaded) is defined as "Areas of 0.2% annual chance 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."
- 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 call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area 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 to Arriba Drive 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 "FRANK LLOYD WRIGHT & PIMA PLAZA" RECORDED IN BOOK 315 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS

CITY OF SCOTTSDALE LOT SPLIT APPROVAL IN 1999-0394395, MARICOPA COUNTY RECORDS

CORPORATION WARRANTY DEED IN 2001-0118211, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 583 OF MAPS, PAGE 23, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1125 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1078 OF MAPS, PAGE 30, MARICOPA COUNTY RECORDS

ALTA / NSPS
LAND TITLE SURVEY

IN 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

DESCRIPTION

PARCEL NO. 1:
THAT PORTION OF PARCEL "B", AS DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NO. 99-394395, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 1 AND THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "B";

THENCE NORTH 79° 08' 16" EAST ALONG THE NORTH LINE OF SAID PARCEL "B" A DISTANCE OF 32.49 FEET;
THENCE SOUTH 89° 51' 44" EAST ALONG SAID NORTH LINE A DISTANCE OF 195.84 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "B" ALSO BEING THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 101 AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 98-626667, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT ALSO LYING ON A CURVE THE RADIUS OF WHICH BEARS NORTH 87° 34' 56" WEST A DISTANCE OF 11258.53 FEET;
THENCE SOUTHERLY ALONG SAID EAST LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 01' 16" A DISTANCE OF 200.64 FEET TO A POINT OF NON-TANGENCY;
THENCE SOUTH 06° 06' 51" WEST ALONG SAID EAST LINE A DISTANCE OF 92.30 FEET;
THENCE NORTH 83° 53' 08" WEST LEAVING SAID EAST LINE A DISTANCE OF 237.01 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "B";
THENCE NORTH 06° 06' 51" EAST ALONG SAID WEST LINE A DISTANCE OF 262.75 FEET TO THE POINT OF BEGINNING;

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN PATENT; 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.

PARCEL NO. 2:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, UTILITIES, DRIVEWAYS, LANES, CURBS, GUTTERS AND TRAFFIC CONTROL SIGNS AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 95-525630, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:
A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS CREATED BY INSTRUMENT RECORDED CONCURRENTLY HERewith, OVER THAT PORTION OF PARCEL "B", AS DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NO. 99-394395, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 1 AND THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "B";

THENCE SOUTH 06° 06' 51" WEST, ALONG THE WEST LINE OF SAID PARCEL, 262.75 FEET;

THENCE SOUTH 83° 53' 08" EAST, 14.00 FEET TO A POINT ON THE EASTERLY LINE OF A 28 FOOT CROSS ACCESS & UTILITY EASEMENT AS CREATED IN MAP OF DEDICATION OF EASEMENTS THE NORTHSIGHT RETAIL PROJECT STORE # 2766 & 6241, ACCORDING TO BOOK 501 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE CONTINUING SOUTH 83° 53' 08" EAST, 7.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE CENTER OF WHICH BEARS SOUTH 39° 26' 40" EAST, 25.00 FEET;

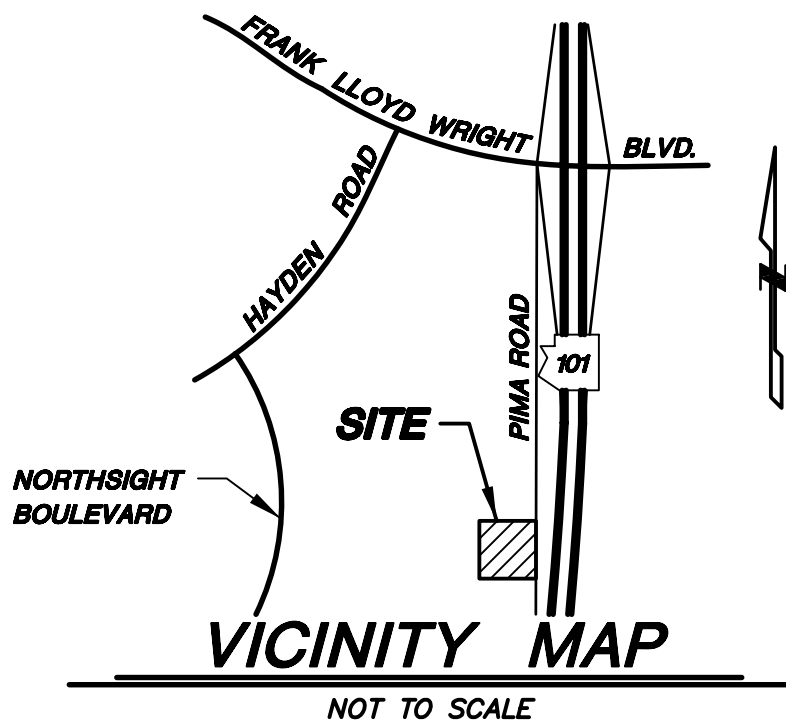
THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 44° 26' 28", AN ARC DISTANCE OF 19.39 FEET;

THENCE NORTH 83° 53' 08" WEST, 0.50 FEET TO THE AFOREMENTIONED EASTERLY LINE OF SAID CROSS ACCESS & UTILITY EASEMENT;

THENCE NORTH 06° 06' 51" EAST, ALONG SAID EASTERLY LINE, 17.50 FEET TO THE POINT OF BEGINNING.

SCHEDULE "B" ITEMS

- 5 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Northsight II, as recorded in Plat Book 315 of Maps, Page(s) 15, 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).
(NO PLOTTABLE EASEMENTS REFERENCING SUBJECT PROPERTY ARE CREATED BY THIS DOCUMENT)
- 6 The terms, provisions and easement(s) contained in the document entitled "Reciprocal Easement Agreement" recorded August 30, 1995 as 95-525630 of Official Records.
(THIS IS ALSO PARCEL NO. 2 - PLOTTED HEREON)
- 7 All matters as set forth in Memorandum of Repurchase Right, recorded February 10, 1999 as 99-0132454 of Official Records.
(PERTAINS TO SAM'S CLUB PARCEL WEST OF SUBJECT PROPERTY - NOT PLOTTABLE)
- 8 All matters as set forth in Memorandum of Design Approval Rights and Use Restrictions, recorded February 17, 1999 as 99-0147498 of Official Records.
Amendment to Memorandum of Design Approval Rights and Use Restrictions recorded May 10, 2001 as 2001-0391664 of Official Records.
(REFERENCES SUBJECT PROPERTY - NOT PLOTTABLE)
- 9 All matters as set forth in Map of Dedication, recorded as Book 501 of Maps, Page 14.
(PLOTTED HEREON)
- 10 All matters as set forth in City of Scottsdale Lot Split Approval, recorded April 26, 1999 as 99-0394395 of Official Records.
(NO PLOTTABLE EASEMENTS REFERENCING SUBJECT PROPERTY ARE CREATED BY THIS DOCUMENT)
- 11 The terms and provisions contained in the document entitled "Partial Settlement Agreement" recorded November 03, 1999 as 99-1013126 of Official Records.
First Amendment to Partial Settlement Agreement recorded November 03, 1999 as 99-1013128 of Official Records.
(PERTAINS TO SUBJECT PROPERTY - ALLOWS ACCESS TO FREEWAY ACCESS ROAD AT EXISTING DRIVEWAY LOCATIONS - NOT PLOTTABLE)
- 12 Covenants, Conditions and Restrictions as set forth in Corporation Warranty Deed recorded in 2001-0118211 of Official Records, 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).
(REFERENCES SUBJECT PROPERTY - NOT PLOTTABLE)
- 13 All matters as set forth in Results of Survey, recorded as Book 583 of Maps, Page 23 and Amended as Book 618 of Maps, Page 32.
(NO PLOTTABLE EASEMENTS REFERENCING SUBJECT PROPERTY ARE CREATED BY THIS DOCUMENT)
- 14 An easement for access and incidental purposes in the document recorded as 2001-0118212 of Official Records.
(NO PLOTTABLE EASEMENTS REFERENCING SUBJECT PROPERTY ARE CREATED BY THIS DOCUMENT)
- 15 An easement for water line and incidental purposes in the document recorded as 2001-0328110 of Official Records.
(PLOTTED HEREON)
- 16 An easement for ingress and egress and incidental purposes in the document recorded as 2001-0328111 of Official Records.
(PLOTTED HEREON)
- 17 An easement for utility and incidental purposes in the document recorded as 2001-0539439 of Official Records.
(PLOTTED HEREON)
- 18 An easement for utility and incidental purposes in the document recorded as 2001-0572836 of Official Records.
(PLOTTED HEREON)



AREA = 1.50 ACRES

65,261 SQ. FT.

SIGNIFICANT OBSERVATIONS

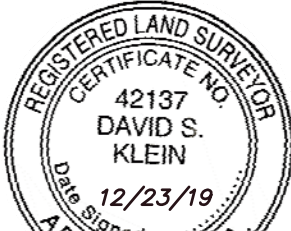
AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF POTENTIAL ENCROACHMENTS OBSERVED ON SUBJECT PROPERTY

CERTIFICATION

To: AVALON DEVELOPMENT, LLC, an Arizona limited liability company; PIMA ROAD, L.L.C., an Arizona limited liability company; and 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, 5, 7(a), 7(b)(1), 7(c), 8, 9, and 11 of Table A thereof. The field work was completed on December 16, 2019.

Date of Plat or Map: December 18, 2019
Date of Last Revision: December 23, 2019
David S. Klein
R.L.S. 42137



Signature of David S. Klein

REVISIONS	
DATE	DESCRIPTION
12/23/19	revised per comments

ALTA/NSPS LAND TITLE SURVEY
15236 NORTH PIMA STREET
SCOTTSDALE, AZ, 85260

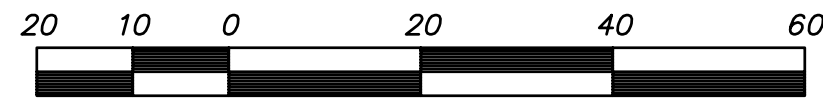
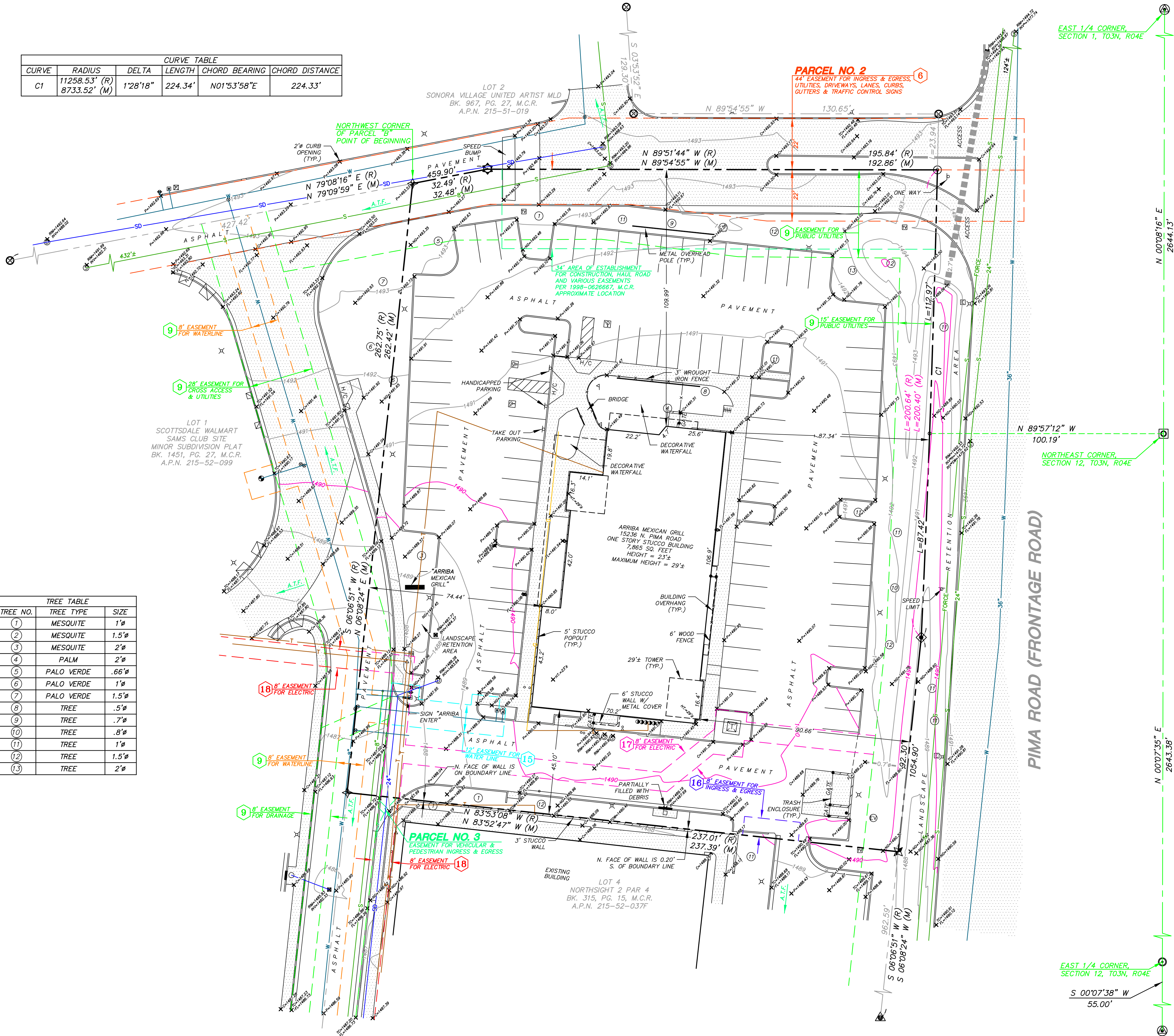
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info@superiorsurveying.com



DWN:ELR CHK: DB
SHEET 1 OF 2
DATE: 12/18/19
JOB NO.: 191168

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	11258.53' (R) 8733.52' (M)	1°28'18"	224.34'	N01°53'58"E
				CHORD DISTANCE
				224.33'

TREE TABLE		
TREE NO.	TREE TYPE	SIZE
1	MESQUITE	1'Ø
2	MESQUITE	1.5'Ø
3	MESQUITE	2'Ø
4	PALM	2'Ø
5	PALO VERDE	.66'Ø
6	PALO VERDE	1'Ø
7	PALO VERDE	1.5'Ø
8	TREE	.5'Ø
9	TREE	.7'Ø
10	TREE	.8'Ø
11	TREE	1'Ø
12	TREE	1.5'Ø
13	TREE	2'Ø



LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- CATCH BASIN
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- FENCE
- UNDERGROUND GAS LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND TELECOMMUNICATIONS LINE
- UNDERGROUND WATER LINE
- FOUND NAIL IN WASHER STAMPED 42137 SET PER BK. 1125, PG. 47, M.C.R.
- FOUND 1/2" CAPPED REBAR STAMPED 42137 SET PER BK. 1125, PG. 47, M.C.R.
- FOUND NAIL IN WASHER STAMPED 42137 SET PER BK. 1125, PG. 47, M.C.R. ALSO FOUND NAIL W/ NO IDENTIFICATION (S 40°52'31" W 0.29')
- SET NAIL IN WASHER STAMPED 42137
- FOUND 1/2" REBAR NO IDENTIFICATION SET CAP STAMPED 42137
- FOUND 1/2" CAPPED REBAR STAMP ILLEGIBLE
- SET 1/2" CAPPED REBAR STAMPED 42137
- FOUND 2" MARICOPA COUNTY ALUMINUM CAP FLUSH STAMPED 21782 2005
- FOUND 3" ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP FLUSH STAMPED 21782
- CALCULATED POSITION NO MONUMENT FOUND OR SET
- SCHEDULE B ITEM
- SPRINKLER HOOK-UP (FIRE DEPARTMENT)
- BACK FLOW PREVENTER
- BIKE RACK
- ELECTRIC BOX
- ELECTRIC PANEL
- ELECTRIC TRANSFORMER
- ELECTRIC VAULT
- FIRE HYDRANT
- FLAG POLE
- GAS METER
- GUARD POST OR GATE POST
- HANDICAPPED SPACE
- METAL GRATE (RECTANGULAR)
- LIGHT POLE
- METAL COVER (RECTANGULAR)
- METAL COVER (CIRCULAR)
- MANHOLE
- PEDESTRIAN ACCESS RAMP
- SEWER CLEAN OUT
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- STREET SIGN
- TELECOMMUNICATIONS RISER
- CABLE TELEVISION RISER
- CABLE TELEVISION BOX
- WATER METER
- WATER VALVE
- A.T.F. PHYSICAL ACCESS TO & FROM ADJOINING PROPERTY
- FL FLOW LINE
- FC FINISHED FLOOR
- TC TOP OF CURB
- NG NATURAL GROUND
- P PAVEMENT
- C CONCRETE
- RIM TOP OF RIM
- INV INVERT ELEVATION
- INV* UNABLE TO MEASURE INVERT
- INV* INVERT MEASUREMENTS PER CITY OF SCOTTSDALE QUARTER SECTION MAP 35-48
- 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 PER DESCRIPTION
- (M) MEASURED

ALTA/NSPS LAND TITLE SURVEY

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SCOTTSDALE, AZ, 85260

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SUPERIOR
SURVEYING SERVICES, INC.

DWN:ELR CHK:DB
SHEET 2 OF 2
DATE: 12/16/19
JOB NO.: 191168

