

NOTES

- 1) The basis of bearing is the monument line of Scottsdale Road, also being the West line of the Southeast corner, Section 34, using a bearing of North 00 degrees 00 minutes 00 seconds East, as per the RECORD OF SURVEY in Book 1250 of Maps, Page 15, records of Maricopa County, Arizona.
- 2) The Benchmark used for this survey is the Maricopa County Department of Transportation Unique ID: 12052, being a 3" City of Scottsdale brass cap in handhole, located at the intersection of Scottsdale Road & McDowell Road, having an elevation of 1230.474, (NAVD88).
- 3) All title information and the description shown is based on a 1st Amended Commitment for Title Insurance issued by First American Title Insurance Company, File Number NCS--992923--PHX1, dated January 23, 2020 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: 167
Truck: 31
Handicapped: 2
Total: 200
- 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 or 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 04013C2235L, dated October 16, 2013, the subject property is located in Zone X. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."
- 7) The surveyor was not provided with zoning information by the client pursuant to Table A item 6(a) and 6(b).
- 8) 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.
- 9) The spot elevations and contours shown on this survey are based on aerial topography provided by Bugzey Drone Mapping & Photography, LLC. Road cross sections shown are based on actual field measurements.
- 10) At the time the field work was performed, there was no observable evidence of recent earth moving work, building construction or building additions.
- 11) The Surveyor has not obtained any information relating to, and has no knowledge of any proposed changes to street right of way lines. Except as shown hereon no evidence of recent street or sidewalk construction or repairs was observed at the time of this survey.
- 12) There was no evidence of wetland delineation markers within the limits of the subject property.
- 13) No plottable offsite easements or servitudes benefiting the surveyed property were identified by the client at time of this survey.
- 14) 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.
- 15) The subject property has direct physical access to 70th Street and McDowell Road, being improved and open public rights-of-way.
- 16) The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.
- 17) 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 "WONDERLAND" RECORDED IN BOOK 100 OF MAPS, PAGE 19, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 734 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1040 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1046 OF MAPS, PAGE 28, MARICOPA COUNTY RECORDS

MAP OF DEDICATION IN BOOK 1455 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS

ALTA / NSPS
LAND TITLE SURVEY

OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

SCHEDULE "B" ITEMS

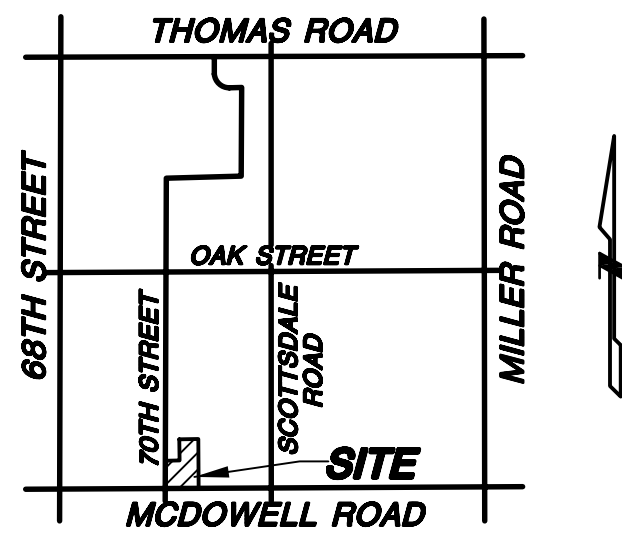
- 4 All matters as set forth in Resolution No. 8356, recorded June 29, 2010 as 2010-0549775 of Official Records.
(PERTAINS TO REZONING OF SUBJECT PROPERTY AND ADJOINING PROPERTIES TO THE NORTH - NOT PLOTTABLE)
- 5 An easement for overhead and underground power and incidental purposes in the document recorded as 2000-0291367 of Official Records.
(PLOTTED HEREON)
- 6 An easement for construction and installation of landscaping and accompanying facilities and incidental purposes in the document recorded as 2005-1284839 of Official Records.
(BLANKET EASEMENT OVER SUBJECT PROPERTY FOR THE RIGHT-OF-ENTRY IN CONNECTION WITH CONSTRUCTION AND INSTALLATION OF LANDSCAPING AND ACCOMPANYING FACILITIES - BLANKET IN NATURE - NOT PLOTTABLE)

SIGNIFICANT OBSERVATIONS

- A EVIDENCE OF WALL OVER WEST BOUNDARY LINE BY A MAXIMUM OF 0.15 FEET.

LEGEND

---	BOUNDARY LINE	⊠	ELECTRIC CABINET
---	CENTER LINE OR MONUMENT LINE	⊞	ELECTRIC METER
▨	CONCRETE SURFACE	⊡	ELECTRIC TRANSFORMER
▬	24 INCH VERTICAL CURB & GUTTER	⊙	FIRE HYDRANT
▬	24 INCH ROLLED CURB	⊙	POST INDICATOR VALVE
▬	6 INCH CONCRETE CURB	⊙	FLAG POLE
▬	INDICATES DRIVEWAY (MEANS OF ACCESS)	⊙	GAS METER
▬	WALL	⊙	GUARD POST OR GATE POST
X	FENCE	⊙	GAS VALVE
—O—E—	OVERHEAD ELECTRIC LINE	⊙	HANDICAPPED SPACE
—E—	UNDERGROUND ELECTRIC LINE	⊙	METAL GRATE (RECTANGULAR)
—G—	UNDERGROUND GAS LINE	⊙	LIGHT POLE
—I—	UNDERGROUND IRRIGATION LINE	⊙	METAL COVER (RECTANGULAR)
—S—	UNDERGROUND SANITARY SEWER LINE	⊙	MANHOLE
—SD—	UNDERGROUND STORM SEWER LINE	⊙	POWER POLE
—T—	UNDERGROUND TELECOMMUNICATIONS LINE	⊙	POWER POLE W/ UNDERGROUND ELECTRIC
—W—	UNDERGROUND WATER LINE	⊙	SEWER CLEAN OUT
⊗	FOUND 1/2" CAPPED REBAR	⊙	SEWER MANHOLE
⊙	CAP STAMP ILLEGIBLE	⊙	STREET SIGN
⊙	SET CAP STAMPED 42137	⊙	STUB OUT
⊙	FOUND 1/2" REBAR W/ NO IDENTIFICATION	⊙	TELECOMMUNICATIONS RISER
⊙	SET CAP STAMPED 42137	⊙	TRAFFIC SIGNAL
⊙	FOUND 1/2" CAPPED REBAR	⊙	TRAFFIC SIGNAL BOX
⊙	STAMPED 21081	⊙	CABLE TELEVISION RISER
⊙	FOUND 1/2" CAPPED REBAR	⊙	CABLE TELEVISION BOX
⊙	STAMPED 22768	⊙	WATER METER
⊙	SET NAIL IN WASHER	⊙	WATER VALVE
⊙	STAMPED 42137	⊙	FLOW LINE
⊙	FOUND 1/2" REBAR W/ NO IDENTIFICATION	⊙	FINISHED FLOOR
⊙	FOUND 3" CITY OF SCOTTSDALE	⊙	TOP OF CURB
⊙	BRASS CAP IN HANDHOLE	⊙	NATURAL GROUND
⊙	(DEPTH AS NOTED)	⊙	PAVEMENT
⊙	FOUND 3/4" IRON PIPE	⊙	CONCRETE
⊙	IN POTHOLE	⊙	TOP OF RIM
⊙	FOUND 3" CITY OF SCOTTSDALE	⊙	INVERT ELEVATION
⊙	BRASS CAP FLUSH	⊙	ASSESSORS PARCEL NUMBER
⊙	CALCULATED POSITION	⊙	M.C.R. MARICOPA COUNTY RECORDS
⊙	PER FOUND MONUMENTS	⊙	R/W RIGHT OF WAY
⊙	FOUND 1/2" REBAR IN POTHOLE	⊙	BK. BOOK
⊙	W/ NO IDENTIFICATION (0.40' DOWN)	⊙	PAGE
⊙	SCHEDULE B ITEM	⊙	TYP. TYPICAL
⊙	SPRINKLER HOOK-UP (FIRE DEPARTMENT)	⊙	(R) RECORD
⊙	BACK FLOW PREVENTER	⊙	(M) MEASURED
⊙	DOWN GUY		
⊙	ELECTRIC BOX		



VICINITY MAP

NOT TO SCALE

DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 380.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE WEST ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF A NORTH-SOUTH ALLEY AS SHOWN ON THE PLAT OF WONDERLAND, ACCORDING TO BOOK 100 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH ALONG THE EAST LINE OF AFORESAID ALLEY TO AN ANGLE POINT THEREON;

THENCE WEST ALONG THE SOUTH LINE OF AN EAST-WEST ALLEY AS SHOWN ON AFORESAID PLAT OF WONDERLAND, TO A POINT ON THE EAST LINE OF 70TH STREET AS SHOWN ON AFORESAID PLAT;

THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 253.88 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 91 DEGREES 14 MINUTES 49 SECONDS AND A TANGENT OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 31.17 FEET;

THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS WEST, A DISTANCE OF 52.42 FEET;
THENCE EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, TO A POINT 380.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE NORTH ALONG A LINE PARALLEL TO AND 380.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 65.00 FEET THEREOF.

AREA = 3.93 ACRES

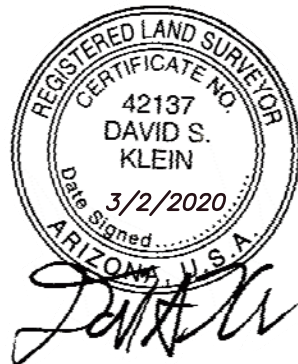
171,289 SQ. FT.

CERTIFICATION

To: HAWKINS COMPANIES LLC, an Idaho limited liability company; CERCIDIUM HOLDINGS LLC, 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, 11, 13, 14, 15, 16, 17, 18, 19, 20 and 21 of Table A thereof.
The field work was completed on February 26, 2020.

Date of Plat or Map: March 2, 2020
David S. Klein
R.L.S. 42137



ALTA / NSPS LAND TITLE SURVEY

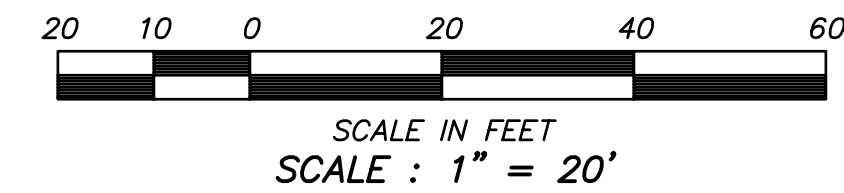
7000 E. MCDOWELL ROAD
SCOTTSDALE, AZ 85257

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: MD CHK: DB
SHEET 1 OF 3
DATE: 3/2/2020
JOB: 202002021

TREE TABLE		
TREE NO.	TREE TYPE	SIZE
1	PALO VERDE	0.5'
2	PALO VERDE	0.7'
3	PALO VERDE	1.0'
4	TREE	0.5'
5	TREE	0.6'
6	TREE	0.7'
7	TREE	1.0'
8	PALM	1.5'



A.P.N. 129-33-020A
CHAPMAN MCDOWELL, LLC
2011-0226253 M.C.R.

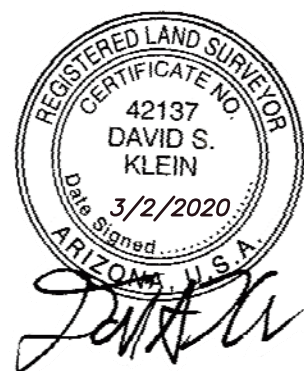
CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	19.56'	91°15'38" (R) 91°14'49" (M)	31.17'

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 89°59'28" W	120.00' (R) 119.98' (M)

SOUTHEAST CORNER,
SECTION 34, T02N, R04E
(BENCHMARK = 1230.47')
(0.30' DOWN)

MCDOWELL ROAD
(PUBLIC ROADWAY)

NOTE: FOR LEGEND INFORMATION SEE SHEET NO. 1



REVISIONS

DATE

ALTA / NSPS LAND TITLE SURVEY

7000 E. MCDOWELL ROAD
SCOTTSDALE, AZ 85257

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

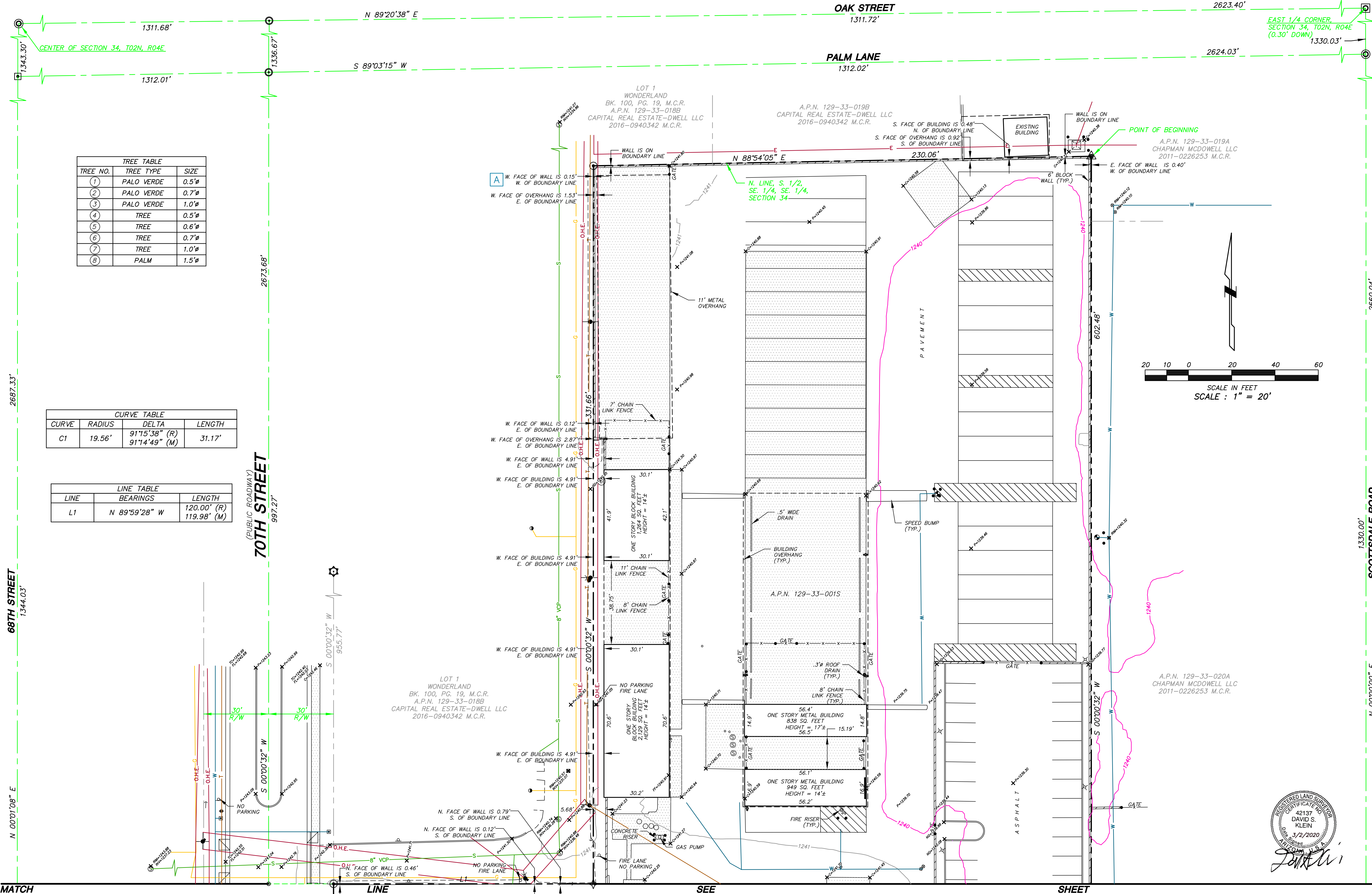
SUPERIOR
SURVEYING SERVICES, INC.

DWN: MD CHK: DB

SHEET 2 OF 3

DATE: 3/2/2020

JOB: 202002021



TREE TABLE		
TREE NO.	TREE TYPE	SIZE
1	PALO VERDE	0.5'
2	PALO VERDE	0.7'
3	PALO VERDE	1.0'
4	TREE	0.5'
5	TREE	0.6'
6	TREE	0.7'
7	TREE	1.0'
8	PALM	1.5'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	19.56'	91°15'38" (R) 91°14'49" (M)	31.17'

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 89°59'28" W	120.00' (R) 119.98' (M)



NOTE: FOR LEGEND INFORMATION SEE SHEET NO. 1

REVISIONS	
DATE	DESCRIPTION

ALTA / NSPS LAND TITLE SURVEY
7000 E. MCDOWELL ROAD
SCOTTSDALE, AZ 85257

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com



DWN: MD	CHK: DB
SHEET 3 OF 3	
DATE: 3/2/2020	
JOB: 202002021	