

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ASSESSORS PARCEL NUMBER

173-50-108A & 173-50-034

ADDRESS

7120 E. INDIAN SCHOOL ROAD
AND
7117 E. 3RD AVENUE
SCOTTSDALE, AZ 85251

LOT AREA

AREA = 84,982 SQ. FT. OR 1.951 ACRES MORE OR LESS
PER LEGAL DESCRIPTION

EXISTING PARKING

UNCOVERED SPACES: 108
ACCESSIBLE SPACES: 3
TOTAL SPACES: 111

REFERENCES

BK. 62, PG. 23,
BK. 62, PG. 35,
BK. 718, PG. 35,
BK. 1429, PG. 37,
BK. 1436, PG. 32,
BK. 1462, PG. 11,
AND BK. 1462, PG. 28 M.C.R.

NOTES

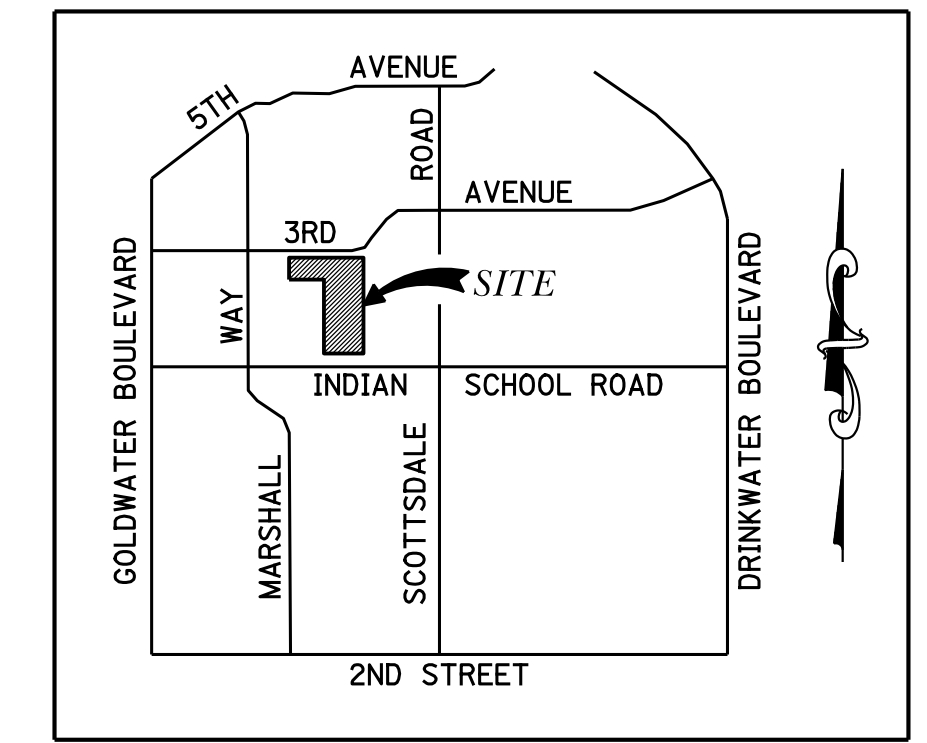
- THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY CLEAR TITLE AGENCY OF ARIZONA FILE NO.: 10190428A, COMMITMENT DATE: MAY 10, 2021 AT 12:00 A.M. (APN 173-50-108A)
AND A COMMITMENT FOR TITLE INSURANCE ISSUED BY CLEAR TITLE AGENCY OF ARIZONA FILE NO.: 10190403A, COMMITMENT DATE: MAY 10, 2021 AT 12:00 A.M. (APN 173-50-034)
- THE BASIS OF BEARING IS THE SOUTH LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST BEARING EAST PER BOOK 62 OF MAPS, PAGE 23 M.C.R.
- THIS SITE IS LOCATED IN ZONE "X" PER "F.E.M.A." FLOOD MAP NO. 04013C2235M, DATED: SEPTEMBER 18, 2020. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON AVAILABLE PUBLIC RECORDS. THESE UNDERGROUND UTILITIES HAVE NOT BEEN FIELD VERIFIED.
- NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY.
- NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

SCHEDULE "B"-SECTION II ITEMS: (FILE NO.: 10190403) APN 173-50-034

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession thereof.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- Any lien or right to a lien for services, labor or material not shown by the Public Records.
- Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
- DELETED INTENTIONALLY
- DELETED INTENTIONALLY
- A plot recorded as Book 5, Page 32 of Road Maps, purporting to show a county roadway.
- A plot recorded as Book 9, Page 85 of Road Maps, purporting to show a county roadway.
- An easement for electric lines and incidental purposes, recorded as Docket 1600, Page 319.
- An easement for telephone and telegraph lines and incidental purposes, recorded as Docket 1799, Page 417.
- An easement for electric lines and incidental purposes, recorded as Docket 2032, Page 373.
- An easement for sewer and water and incidental purposes, recorded as Docket 2870, Page 139.
- An easement for sewer and water and incidental purposes, recorded as Docket 3477, Page 589.
- An easement for landscape and incidental purposes, recorded as 98-0627813 of Official Records.
- The following matters disclosed by an ALTA/NSPS survey made by 3 Engineering, LLC on June 19, 2020, designated Job No. 1861A:
 - Parcel overlap and Parcel gap along the southwesterly property line.
 - Rights of way along the southerly property line varies from 33.01 feet near the westerly property line to 45.76 feet near the southeaterly property line.
 - East face of curb runs from 1.9 feet to 2.9 feet east of westerly property line.
 - Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.

(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.)

- Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as Book 62 of Maps, Page 23, and Affidavit of Correction recorded as 2007-1193965, 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).
- An easement for electric lines and incidental purposes, recorded as Docket 1652, page 75 of Official Records.
- An easement for sewer and water lines and incidental purposes, recorded as Docket 2870, page 134 of Official Records.
- The terms, conditions and provisions contained in the document entitled "Development Agreement" recorded January 19, 1996 as 96-0040152 of Official Records.
- DELETED INTENTIONALLY
- DELETED INTENTIONALLY
- An easement for electric lines and incidental purposes, recorded as 97-0202386 of Official Records.
- DELETED INTENTIONALLY
- The terms, conditions and provisions contained in the document entitled "Parking License Agreement" recorded March 21, 2012 as 2012-0234571 of Official Records.
- The terms, conditions and provisions contained in the document entitled "Binding Memorandum of Understanding" recorded March 26, 2012 as 2012-0245309 of Official Records.
- The rights of parties in possession by reason of any unrecorded lease or lease or month to month tenancies affecting any portion of the within described property herein.
- The following matters disclosed by an ALTA/ACSM survey made by 3 Engineering, LLC on June 19, 2020, designated Job No. 1861A:
 - Any unrecorded easements for underground utilities which are not in evidence on the surface of the land, but could be ascertained from the records of the utility companies serving the area.
 - Face of building runs 0.4 feet to 0.9 feet North of the Northerly property line.
- The terms, conditions and provisions contained in the document entitled "The Kimsey Development Agreement" recorded April 9, 2021 as 2021-0402402 of Official Records.
- All matters set forth in Agreement for the Waiver of Claims for Diminution in Value of Property, recorded May 3, 2021 as 2021-0495834 of official records.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION (FILE NO.: 10190428) APN 173-50-108A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 22, DISTANT 495 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 22;

THENCE NORTH ALONG LINE OF PREMISES CONVEYED BY WILLIAM E. KIMSEY ET UXOR, TO CLYDE T. SHARP BY DEED RECORDED APRIL 28, 1920 IN BOOK 148 OF DEEDS, PAGE 571, A DISTANCE OF 264.60 FEET TO A POINT;

THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 165 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 0 DEGREES, 57 {56 MEASURED} MINUTES, 34 {12 MEASURED} SECONDS WEST ALONG SAID LAST MENTIONED EAST LINE, A DISTANCE OF 264.60 FEET TO A POINT AND CORNER OF THE SOUTH LINE OF SAID SECTION 22;

THENCE WEST (ASSUMED) ALONG LAST SAID MENTIONED SOUTH LINE TO THE POINT AND PLACE OF BEGINNING;

EXCEPT SOUTH 33 FEET FOR ROAD PURPOSES AS DEDICATED TO THE CITY OF SCOTTSDALE RECORDED SEPTEMBER 3, 1954 IN BOOK 9 OF ROAD MAPS, PAGE 85, MARICOPA COUNTY, OFFICIAL RECORDS; AND

EXCEPT THAT PORTION DEEDED TO THE CITY OF SCOTTSDALE RECORDED IN RECORDING NO. 98-0627812, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 22;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89 DEGREES 08 MINUTES 22 SECONDS WEST 327.75 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 56 SECONDS EAST 33.00 FEET TO A POINT ON A LINE 33 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89 DEGREES 08 MINUTES 22 SECONDS WEST 163.87 FEET; THENCE NORTH 00 DEGREES 06 {54 MEASURED} MINUTES 03 {45 MEASURED} SECONDS EAST 13.97 FEET;

THENCE NORTH 87 {88 MEASURED} DEGREES 27 {19 MEASURED} MINUTES 55 {33 MEASURED} SECONDS EAST 24.18 FEET;

THENCE SOUTH 02 {01 MEASURED} DEGREES 32 {40 MEASURED} MINUTES 05 {27 MEASURED} SECONDS EAST 6.00 FEET;

THENCE NORTH 87 {88 MEASURED} DEGREES 27{19 MEASURED} MINUTES 55 {27 MEASURED} SECONDS EAST 139.57 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 56 SECONDS WEST 12.76 FEET TO THE TRUE POINT BEGINNING.

LEGAL DESCRIPTION (FILE NO.: 10190403) APN 173-50-034

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

TRACT A, CRAFTSMANS COURT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 82 OF MAPS, PAGE 23; AND THEREAFTER AN AFFIDAVIT OF CORRECTION WAS RECORDED TO AMEND THE NAME OF THE PLAT TO CRAFTSMAN COURT BY INSTRUMENT RECORDED AS 2007-1193965 OF OFFICIAL RECORDS.

SURVEYORS CERTIFICATION

Certified to: PEG PHX Indian School, LLC, an Arizona Limited Liability Company its successors and/or assign, Kimsey Properties LLLP, an Arizona limited liability limited partnership (FILE NO.: 10190428) Valley of the Sun Entertainment, L.L.C., an Arizona Limited Liability Company (FILE NO.: 10190403), Clear Title Agency of Arizona, 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7(a), 8, 9, 11, 13, 16, 17, 19, and 20 of Table A thereof. The field work was completed on January 30, 2020.

Date: June 4, 2021

JAMES A. LOFTIS, R.L.S.
R.L.S. # 26404



PEG SCOTTSDALE HOJO ALTA
7120 E. INDIAN SCHOOL ROAD, SCOTTSDALE, AZ 85251

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

3eengineering
surveying
civil engineering
planning

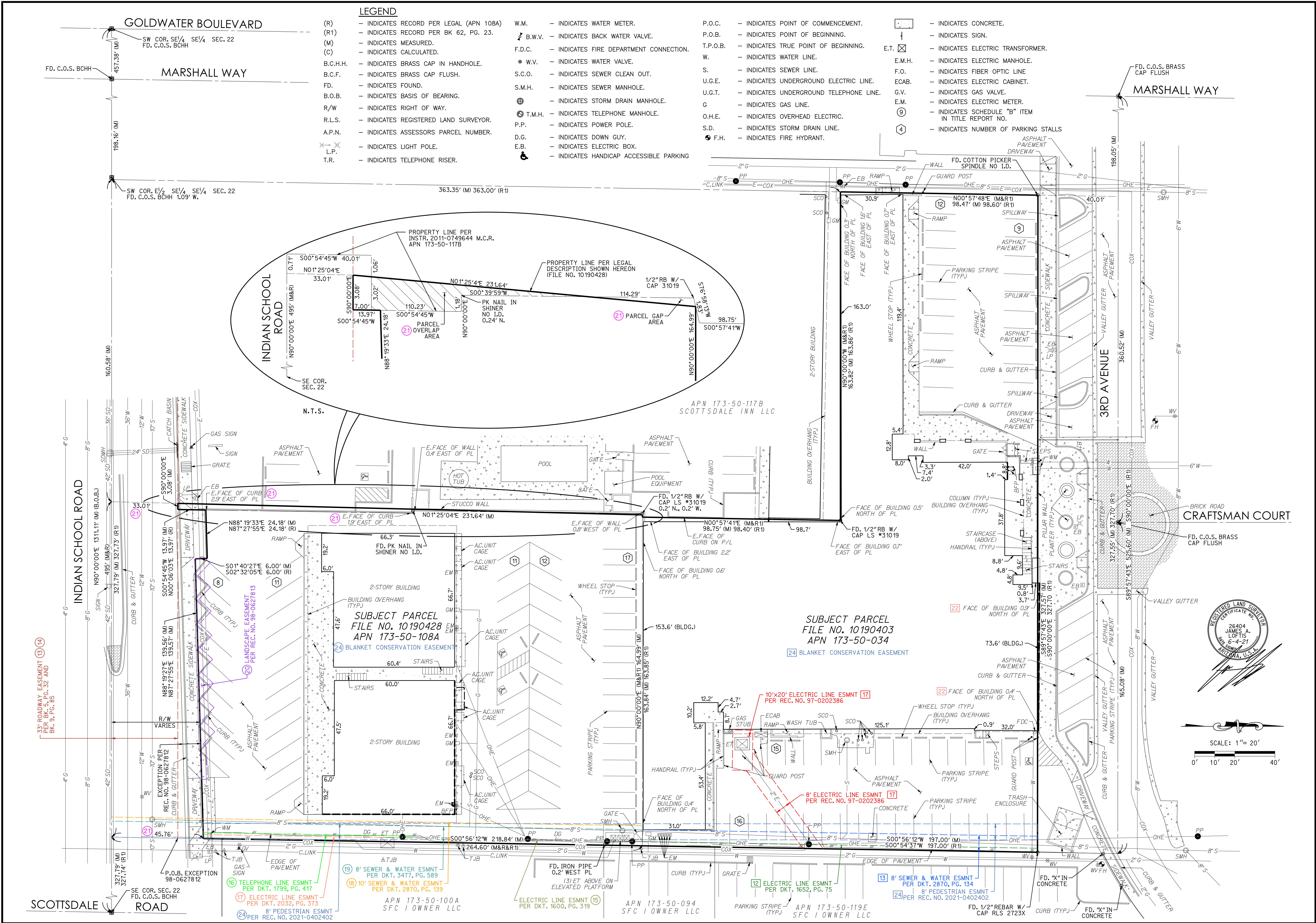
3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 495-3230
WWW.3ENGINEERING.COM

DATE: 06/04/21

PROJECT NO.
1861A

SURVEYOR: J. LOFTIS
CAD TECH: R. HANNEN

SHEET NO.
1 of 2



LEGEND

(R)	- INDICATES RECORD PER LEGAL (APN 108A)	W.M.	- INDICATES WATER METER.	P.O.C.	- INDICATES POINT OF COMMENCEMENT.	□	- INDICATES CONCRETE.
(R1)	- INDICATES RECORD PER BK 62, PG. 23.	B.W.V.	- INDICATES BACK WATER VALVE.	P.O.B.	- INDICATES POINT OF BEGINNING.	+	- INDICATES SIGN.
(M)	- INDICATES MEASURED.	F.D.C.	- INDICATES FIRE DEPARTMENT CONNECTION.	T.P.O.B.	- INDICATES TRUE POINT OF BEGINNING.	⊗	- INDICATES ELECTRIC TRANSFORMER.
(C)	- INDICATES CALCULATED.	W.V.	- INDICATES WATER VALVE.	W.	- INDICATES WATER LINE.	E.M.H.	- INDICATES ELECTRIC MANHOLE.
B.C.H.H.	- INDICATES BRASS CAP IN HANDHOLE.	S.C.O.	- INDICATES SEWER CLEAN OUT.	S.	- INDICATES SEWER LINE.	F.O.	- INDICATES FIBER OPTIC LINE.
B.C.F.	- INDICATES BRASS CAP FLUSH.	S.M.H.	- INDICATES SEWER MANHOLE.	U.G.E.	- INDICATES UNDERGROUND ELECTRIC LINE.	ECAB.	- INDICATES ELECTRIC CABINET.
FD.	- INDICATES FOUND.	+	- INDICATES STORM DRAIN MANHOLE.	U.G.T.	- INDICATES UNDERGROUND TELEPHONE LINE.	G.V.	- INDICATES GAS VALVE.
B.O.B.	- INDICATES BASIS OF BEARING.	⊕	- INDICATES TELEPHONE MANHOLE.	G	- INDICATES GAS LINE.	E.M.	- INDICATES ELECTRIC METER.
R/W	- INDICATES RIGHT OF WAY.	P.P.	- INDICATES POWER POLE.	O.H.E.	- INDICATES OVERHEAD ELECTRIC.	ⓑ	- INDICATES SCHEDULE "B" ITEM IN TITLE REPORT NO.
R.L.S.	- INDICATES REGISTERED LAND SURVEYOR.	D.G.	- INDICATES DOWN GUY.	S.D.	- INDICATES STORM DRAIN LINE.	④	- INDICATES NUMBER OF PARKING STALLS
A.P.N.	- INDICATES ASSESSORS PARCEL NUMBER.	E.B.	- INDICATES ELECTRIC BOX.	⦿	- INDICATES FIRE HYDRANT.		
L.P.	- INDICATES LIGHT POLE.	♿	- INDICATES HANDICAP ACCESSIBLE PARKING				
T.R.	- INDICATES TELEPHONE RISER.						

PEG SCOTTSDALE HOJO ALTA
 7120 E. INDIAN SCHOOL ROAD, SCOTTSDALE, AZ 85251

3eengineering
 planning
 civil engineering
 surveying

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SHEET NO:
2 of 2

