

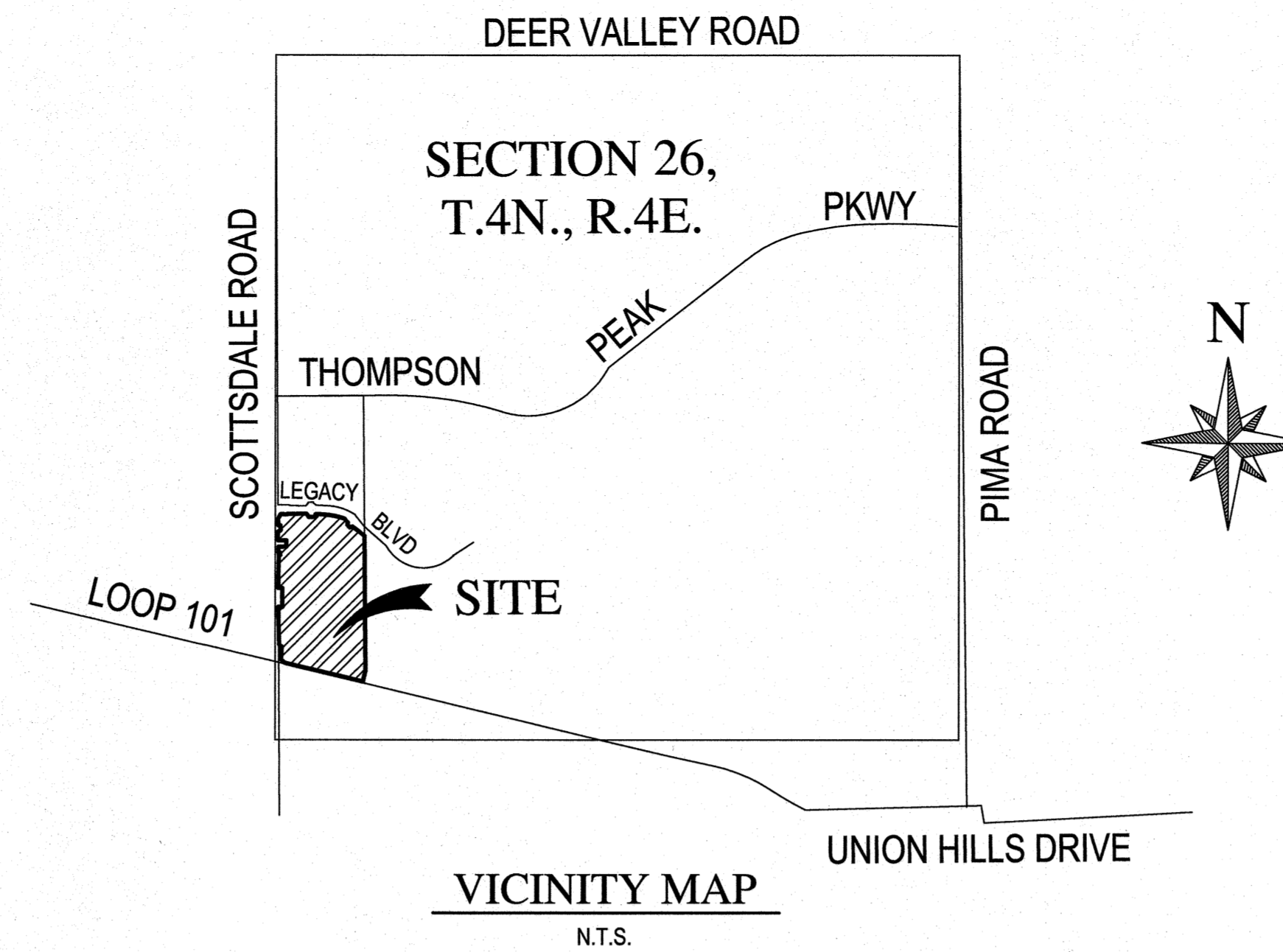
DESCRIPTION

PARCEL ONE:

PARCELS 2 AND 4, OF ONE SCOTTSDALE ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 971 OF MAPS, PAGE 6.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT FOR REASONABLE VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN "RECIPROCAL ACCESS EASEMENT AGREEMENT" RECORDED NOVEMBER 9, 2006 AS 2006-1482868 OF OFFICIAL RECORDS.



SCHEDULE "B" ITEMS

The Following Matters Affect Parcel 2 of Parcel One:

1. Taxes for the full year of 2018. (The first half is due October 1, 2018 and is delinquent November 1, 2018. The second half is due March 1, 2019 and is delinquent May 1, 2019.)
2. Drainage easement as set forth on "Map of Dedication for Right of Way and Easements for West 80 Acres of Section 26" recorded as Book 431 of Maps, Page 12. Thereafter Sewer Line Easement was released by document recorded August 13, 2007 as 2007-907756 of Official Records.
3. The right of the State of Arizona to prohibit, limit and control access to the limited access highway as set forth in instrument recorded in 99-402152 of Official Records and amended as 2000-294002 of Official Records.
4. The terms and provisions contained in the document entitled "Development Agreement" recorded November 22, 2002 as 2002-1240138 of Official Records and First Amendment to Development Agreement recorded June 27, 2016 as 2016-0447478 of Official Records.
5. The terms and provisions contained in the document entitled "Well Agreement" recorded January 30, 2006 as 2006-131775 of Official Records.
6. The terms and provisions contained in the document entitled "Access Easement Agreement" recorded November 09, 2006 as 2006-1482861 of Official Records.
7. The terms and provisions contained in the document entitled "Reciprocal Access Easement Agreement" recorded November 09, 2006 as 2006-1482868 of Official Records.
8. The terms and provisions contained in the document entitled "Airspace Encroachment Easement" recorded November 09, 2006 as 2006-1482869 of Official Records.
9. The terms and provisions contained in the document entitled "Construction Staging and Access Easement Agreement" recorded November 09, 2006 as 2006-1482870 of Official Records and Thereafter Amendment to said instrument recorded February 14, 2008 as 2008-127944 of Official Records.
10. An easement for utilities and incidental purposes in the document recorded as 2007-1097045 of Official Records.
11. An easement for drainage and incidental purposes in the document recorded as 2007-1097047 of Official Records.
12. The terms and provisions contained in the document entitled "Declaration of Temporary Utility Easement" recorded February 05, 2008 as 2008-100027 of Official Records.
13. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Final Plat For One Scottsdale, as recorded in Plat Book 971 of Maps, Page(s) 6, 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).
14. The terms and provisions contained in the document entitled "Declaration of Drainage Easement" recorded July 09, 2008 as 2008-602817 of Official Records.
15. All matters as set forth in Record of Survey, recorded as Book 1008 of Maps, Page 25.
16. All matters as set forth in Map of Dedication for Legacy Boulevard, recorded as Book 1034 of Maps, Page 5.
17. The terms and provisions contained in the document entitled "Agreement for The Waiver of Claims for Diminution in value of Property" recorded June 24, 2016 as 2016-0443001 of Official Records.
18. Water rights, claims or title to water, whether or not shown by the public records.

SCHEDULE "B" ITEMS

The Following Matters Affect Parcel 4 of Parcel One:

19. Taxes for the full year of 2018. (The first half is due October 1, 2018 and is delinquent November 1, 2018. The second half is due March 1, 2019 and is delinquent May 1, 2019.)
20. Drainage easement as set forth on "Map of Dedication for Right of Way and Easements for West 80 Acres of Section 26" recorded as Book 431 of Maps, Page 12. Thereafter Sewer Line Easement was released by document recorded August 13, 2007 as 2007-907756 of Official Records.
21. The right of the State of Arizona to prohibit, limit and control access to the limited access highway as set forth in instrument recorded in 99-402152 of Official Records and amended as 2000-294002 of Official Records.
22. The terms and provisions contained in the document entitled "Development Agreement" recorded November 22, 2002 as 2002-1240138 of Official Records and First Amendment to Development Agreement recorded June 27, 2016 as 2016-0447478 of Official Records.
23. The terms and provisions contained in the document entitled "Well Agreement" recorded January 30, 2006 as 2006-131775 of Official Records.
24. The terms and provisions contained in the document entitled "Reciprocal Access Easement Agreement" recorded November 09, 2006 as 2006-1482868 of Official Records.
25. The terms and provisions contained in the document entitled "Construction Staging and Access Easement Agreement" recorded November 09, 2006 as 2006-1482870 of Official Records and thereafter amendment to said document recorded February 14, 2008 as 2008-127944 of Official Records.
26. The terms and provisions contained in the document entitled "Temporary Construction and Maintenance Easement Agreement" recorded October 05, 2007 as 2007-1097048 of Official Records.
27. The terms and provisions contained in the document entitled "Temporary Construction and Maintenance Easement Agreement" recorded October 05, 2007 as 2007-1097052 of Official Records.
28. An easement for drainage and incidental purposes in the document recorded as 2007-1097049 of Official Records.
29. An easement for drainage and incidental purposes in the document recorded as 2007-1097051 of Official Records.
30. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Final Plat for One Scottsdale, as recorded in Plat Book 971 of Maps, Page(s) 6, 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).
31. All matters as set forth in Declaration of Temporary Utility Easement, recorded February 05, 2008 as 2008-100027 of Official Records.
32. All matters as set forth in Declaration of Drainage Easement, recorded July 09, 2008 as 2008-602817 of Official Records.
33. All matters as set forth in Record of Survey, recorded as Book 1008 of Maps, Page 25.
34. The terms and provisions contained in the document entitled "Access Easement Agreement" recorded May 19, 2009 as 2009-451681 of Official Records.
35. The terms and provisions contained in the document entitled "Agreement for The Waiver of Claims for Diminution in value of Property" recorded June 24, 2016 as 2016-0443001 of Official Records.
36. The effect of resolutions adopting State Route Plan for the State Route 101 Loop and any Amendments thereto for the purpose of controlling access and acquiring lands in advance for rights-of-way, recorded in 2018-0324357 of Official Records.
37. Water rights, claims or title to water, whether or not shown by the public records.

NOTES

- 1) ALL TITLE INFORMATION IS BASED ON A SPECIAL REPORT FOR INFORMATIONAL PURPOSES PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-908606-PHX1 DATED MAY 24, 2018 RECEIVED ON JUNE 22, 2018.
- 2) THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) WEBSITE "WWW.MCDOT.MARICOPA.GOV", UNDER THE SURVEY INFORMATION LINK ON MARCH 29, 2006.

PROJECTION: ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 92)
DATUM: GRS-80
UNITS: INTERNATIONAL FEET
GEOID MODEL: GEOID 03

CONTROL POINT: 1HHZ
PID: AJ3694
LATITUDE: 33°41.03.58979"N
LONGITUDE: 111°56'4.12945"W
ELLIPSOID HEIGHT: 489.76M
DESCRIPTION: STAINLESS STEEL ROD

MODIFIED TO GROUND AT (GRID) N: 976521.464, E: 692046.432, USING A SCALE FACTOR OF 1.0001766565.

HORIZONTAL ADJUSTMENT: N: -0.60, E: -4.234
HORIZONTAL ROTATION: NONE

RESULTING IN A LOCAL COORDINATE ORIGIN OF (GROUND) N:976520.864, E: 692042.198

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE, SCOTTSDALE GPS POINT 2272, LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD AND THOMPSON PEAK PARKWAY, HAVING AN ELEVATION OF 1622.878, CITY OF SCOTTSDALE NAVD 88 DATUM.
- 3) 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.
- 4) AREA OF PARCEL ONE IS 2,374,805 SQUARE FEET OR 54.5180 ACRES, MORE OR LESS. AREA OF PARCEL TWO IS 3,732 SQUARE FEET OR 0.0857 ACRES, MORE OR LESS.
- 5) THE ABBREVIATIONS THAT APPEAR WITH THE RECORD INFORMATION REPRESENT THE FOLLOWING:
(R) ABOVE NAMED TITLE COMMITMENT
(R1) MAP OF DEDICATION FOR RIGHT OF WAY AND EASEMENTS BOOK 431, PAGE 12, M.C.R.
(R2) FINAL PLAT FOR ONE SCOTTSDALE BOOK 971, PAGE 06, M.C.R.
(R3) RECORD OF SURVEY ONE SCOTTSDALE PLANNING UNIT II BOOK 1008, PAGE 25, M.C.R.
(R4) MAP OF DEDICATION FOR LEGACY BOULEVARD BOOK 1034, PAGE 05, M.C.R.
- 6) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C1320L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AO. FLOOD ZONE AO IS DESCRIBED AS: "A SPECIAL FLOOD HAZARD AREA, WITH A 1% ANNUAL CHANCE OF FLOODING WITH A DEPTH OF 1 FOOT AND VELOCITY OF 3 FEET PER SECOND".
- 7) 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.
- 8) SCHEDULE B ITEMS 1, 3, 4, 9, 17, 18, 19, 21, 22, 25, 35, 36, AND 37 ARE NOT PLOTTABLE. HOWEVER, SAID SCHEDULE B ITEMS MAY OR MAY NOT AFFECT SUBJECT PROPERTY.
- 9) IN THE OPINION OF THE UNDERSIGNED, SCHEDULE "B" ITEMS 2 AND 20 DO NOT APPEAR TO AFFECT SUBJECT PROPERTY.
- 10) NO EVIDENCE OF EXISTING BUILDINGS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- 11) NO EVIDENCE OF DESIGNATED PARKING SPACES, LOTS, OR STRUCTURES WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY
ONE SCOTTSDALE INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY
DMB MESA PROVING GROUNDS, LLC

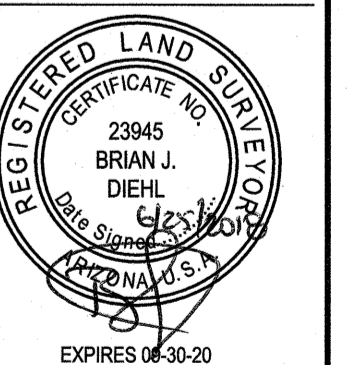
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, AND 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 22, 2018.

BRIAN J. DIEHL RLS 23945
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ALTA/NSPS LAND TITLE SURVEY

A PORTION OF ONE SCOTTSDALE
A PORTION OF PARCEL 2 AND PARCEL 4, ONE SCOTTSDALE, RECORDED IN BOOK 971, PAGE 6, MARICOPA COUNTY RECORDS (M.C.R.), LYING WITHIN SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

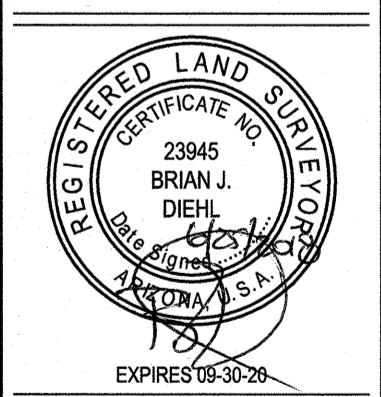


COMPLETED SURVEY FIELD WORK ON	06/22/2018
CHECKED BY	BJD
CAD TECHNICIAN	JKP
SCALE	N.T.S.
DATE	06/25/2018
JOB NUMBER	164588
SHEET	1 OF 4

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ALTA/NSPS LAND TITLE SURVEY

A PORTION OF ONE SCOTTSDALE
MARICOPA COUNTY RECORDS (M.C.R.),
LYING WITHIN SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



COMPLETED SURVEY FIELD
WORK ON 06/22/2018
CHECKED BY BJD
CAD TECHNICIAN JKP
SCALE 1" = 60'
DATE 06/25/2018
JOB NUMBER 164588
SHEET 4 OF 4

LINE AND CURVE TABLES

LINE TABLE (M,R,R2&R3)			LINE TABLE (M,R,R2&R3)			LINE TABLE (M,R,R2&R3)			LINE TABLE (R4)		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S88°31'55"E	30.36'	L22	N73°13'07"W	1,092.09'	L43	S89°58'15"W	15.00'	L1	N88°31'55"W	30.36'
L2	S80°24'07"E	28.33'	L23	N42°30'43"W	74.00'	L44	N00°01'45"W	84.46'	L2	N80°24'07"W	28.33'
L3	S88°31'55"E	65.58'	L24	N00°02'08"W	175.06'	L45	N89°58'15"E	90.00'	L3	N88°31'55"W	65.58'
L4	N77°26'33"E	41.22'	L25	S89°57'52"W	25.00'	L46	N00°01'45"W	100.00'	L4	S77°26'33"W	41.22'
L5	S88°31'55"E	140.17'	L26	N01°32'43"W	108.98'	L47	S89°58'15"W	90.00'	L5	N88°31'55"W	140.17'
L6	S43°31'55"E	52.08'	L27	N01°32'43"W	237.35'	L48	N00°01'45"W	50.19'	L6	N43°31'55"W	52.08'
L7	S01°28'05"W	16.17'	L28	N44°57'52"E	27.05'	L49	N49°58'15"E	19.58'	L7	N01°28'05"E	16.17'
L8	S88°31'55"E	72.00'	L29	N00°02'08"W	202.78'	L50	N00°01'45"W	53.62'	L8	N88°31'55"W	72.00'
L9	N01°28'05"E	27.67'	L30	S89°57'52"W	20.00'	L51	S89°58'15"W	15.00'	L9	S01°28'05"W	27.67'
L10	N46°28'05"E	52.08'	L31	N00°02'08"W	107.99'	L52	N00°01'45"W	204.88'	L11	N88°31'55"W	218.46'
L11	S88°31'55"E	218.46'	L32	N89°57'52"E	4.00'	L53	N89°58'15"E	5.40'	L12	N03°31'46"W	45.72'
L12	S03°31'46"E	45.72'	L33	N00°02'08"W	7.00'	L54	N00°01'45"W	7.00'	L13	N38°32'46"W	61.99'
L13	S38°32'46"E	61.99'	L34	S89°57'52"W	4.00'	L55	S89°58'15"W	5.40'	L14	S51°55'07"W	2.35'
L14	N51°55'07"E	2.35'	L35	N00°02'08"W	53.57'	L56	N00°01'45"W	60.61'	L15	N83°04'53"W	53.53'
L15	S83°04'53"E	53.53'	L36	N44°57'52"E	21.21'	L57	N44°26'05"E	57.11'	L16	N35°40'48"W	170.20'
L16	S35°40'48"E	170.20'	L37	N00°04'52"W	50.06'						
L18	S00°02'11"E	1,306.46'	L39	S89°42'59"W	14.96'						
L19	S00°02'11"E	591.76'	L40	N00°02'08"W	256.82'						
L20	S89°58'22"W	115.00'	L41	N44°58'15"E	21.21'						
L21	S00°01'38"E	55.17'	L42	N00°01'45"W	82.00'						

CURVE TABLE (M)			
CURVE	DELTA	RADIUS	ARC
C8	50°38'03"	433.68'	383.25'

CURVE TABLE (R4)			
CURVE	DELTA	RADIUS	ARC
C1	12°29'31"	296.50'	64.64'
C2	12°58'52"	153.50'	34.78'
C3	7°05'03"	394.50'	48.78'
C4	20°50'39"	146.50'	53.30'
C5	7°19'06"	303.50'	38.77'
C6	19°42'09"	381.72'	131.26'
C8	52°51'07"	435.00'	383.03'

LINE TABLE (PARCEL 3 NOT A PART)		
LINE	BEARING	DISTANCE
L58	N00°01'11"E	32.80'
L59	N90°00'00"W	155.51'
L60	S00°02'08"E	251.95'
L61	S73°13'07"E	829.41'
L62	N16°46'53"E	259.23'
L63	N77°05'41"W	407.46'
L64	S12°54'19"W	9.00'
L65	N77°05'41"W	107.65'
L66	N73°13'12"W	185.43'
L67	N16°46'48"E	9.00'
L68	N73°13'12"W	4.50'

CURVE TABLE (M,R,R2,&R3)			
CURVE	DELTA	RADIUS	ARC
C1	12°29'31"	296.50'	64.64'
C2	12°58'52"	153.50'	34.78'
C3	7°05'03"	394.50'	48.78'
C4	20°50'39"	146.50'	53.30'
C5	7°19'06"	303.50'	38.77'
C6	19°42'09"	381.72'	131.26'
C7	73°14'23"	42.50'	54.33'

MONUMENT TABLE

FOUND AND SET MONUMENTS	
POINT #	DESCRIPTION
214	FND BCF
215	FND BCF
217	FND ADOT ACF
218	FND COS BCF LS27239
219	FND COS BCF LS27239
220	FND COS BCF LS27239
221	FND COS BCF LS27239
222	FND COS BCF LS27239
223	FND COS BCF LS27239
224	FND COS BCF LS27239
225	FND COS BCF LS27239
226	FND COS BCF LS27239
227	FND ADOT 3IN ALC
233	FND BENT RBR .5IN
241	BCF FND
242	FND RBR W CAP ILLEGIBLE
244	FND .5IN RBR
245	FND RBR
247	FND RBR LS 4646118
248	FND RBR W CAP ILLEGIBLE

LEGEND

- PLOTTABLE SCHEDULE "B" ITEM
- SURVEY MONUMENT FOUND AS NOTED
- SURVEY MONUMENT WITH RLS TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED
- A.D.O.T. ARIZONA DEPARTMENT OF TRANSPORTATION
- A.E. ACCESS EASEMENT
- A.L. AREA LIGHT
- B.B. BOTTOM OF BANK
- BC BACK OF CURB
- B.C.F. BRASS CAP FLUSH
- B.C.H. BRASS CAP IN HANDHOLE
- C.B. CATCH BASIN
- C.L.F. CHAIN LINK FENCE
- C.O.S. CITY OF SCOTTSDALE
- C.V.T. CABLE T.V. VAULT
- E.J.B. ELECTRIC JUNCTION BOX
- E.M. ELECTRIC METER
- E.T. ELECTRIC TRANSFORMER
- FC FACE OF CURB
- FD FOUND
- F.H. FIRE HYDRANT
- G.V. GAS VALVE
- H.W. HEADWALL
- I.V.B. IRRIGATION VALVE BOX
- (M) MEASURED DATA
- M.C.R. MARICOPA COUNTY RECORDS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P PROPERTY LINE
- (R) RECORD DATA
- REBAR
- R.C. RIBBON CURB
- R/W RIGHT-OF-WAY
- S.C. SINGLE CURB
- S.J.B. STREET LIGHT JUNCTION BOX
- S.L. STREET LIGHT
- S.L.M. STREET LIGHT MAST ARM
- T.B. TOP OF BANK
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT
- T.C.M.E. TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT
- T.J.B. TELEPHONE JUNCTION BOX
- T.S.C. TRAFFIC SIGNAL CABINET
- T.S.J.B. TRAFFIC SIGNAL JUNCTION BOX
- T.S.M. TRAFFIC SIGNAL MAST ARM
- U.P. UTILITY POLE
- V.C.G. VERTICAL CURB & GUTTER
- V.T. VAULT
- W.B.P. WATER BACKFLOW PREVENTOR
- W.M. WATER METER
- W.V. WATER VALVE
- (C) CABLE T.V. MANHOLE
- (D) STORM DRAIN MANHOLE
- (E) ELECTRIC MANHOLE
- (S) SEWER MANHOLE
- (T) TELEPHONE MANHOLE
- (W) WATER MANHOLE
- (D) 7x7' STORM DRAIN W/ GRATE
- (U) SIGN
- (C) SAGUARO CACTUS
- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY
- - - SECTION LINE
- x - FENCE LINE
- [] CONCRETE
- [] TREE OR BUSH