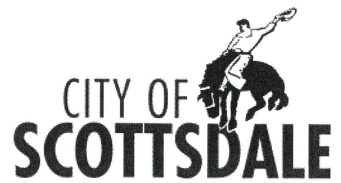


# Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

- a. Street Address: TBD
- b. County Tax Assessor's Parcel Number: 215-05-004A
- c. General Location: N. Scottsdale Rd./Legacy Blvd.
- d. Parcel Size: 247,925 SF (5.69 Acres)
- e. Legal Description: See Attached Legal Description

(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

- 2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
- 3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
- 4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
- 5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
- 6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
- 7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)

Michael F. Burke (One Scottsdale Investors, LLC)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date

17 JUNE, 2021

\_\_\_\_\_, 20\_\_

\_\_\_\_\_, 20\_\_

\_\_\_\_\_, 20\_\_

Signature

Michael F. Burke

\_\_\_\_\_

\_\_\_\_\_

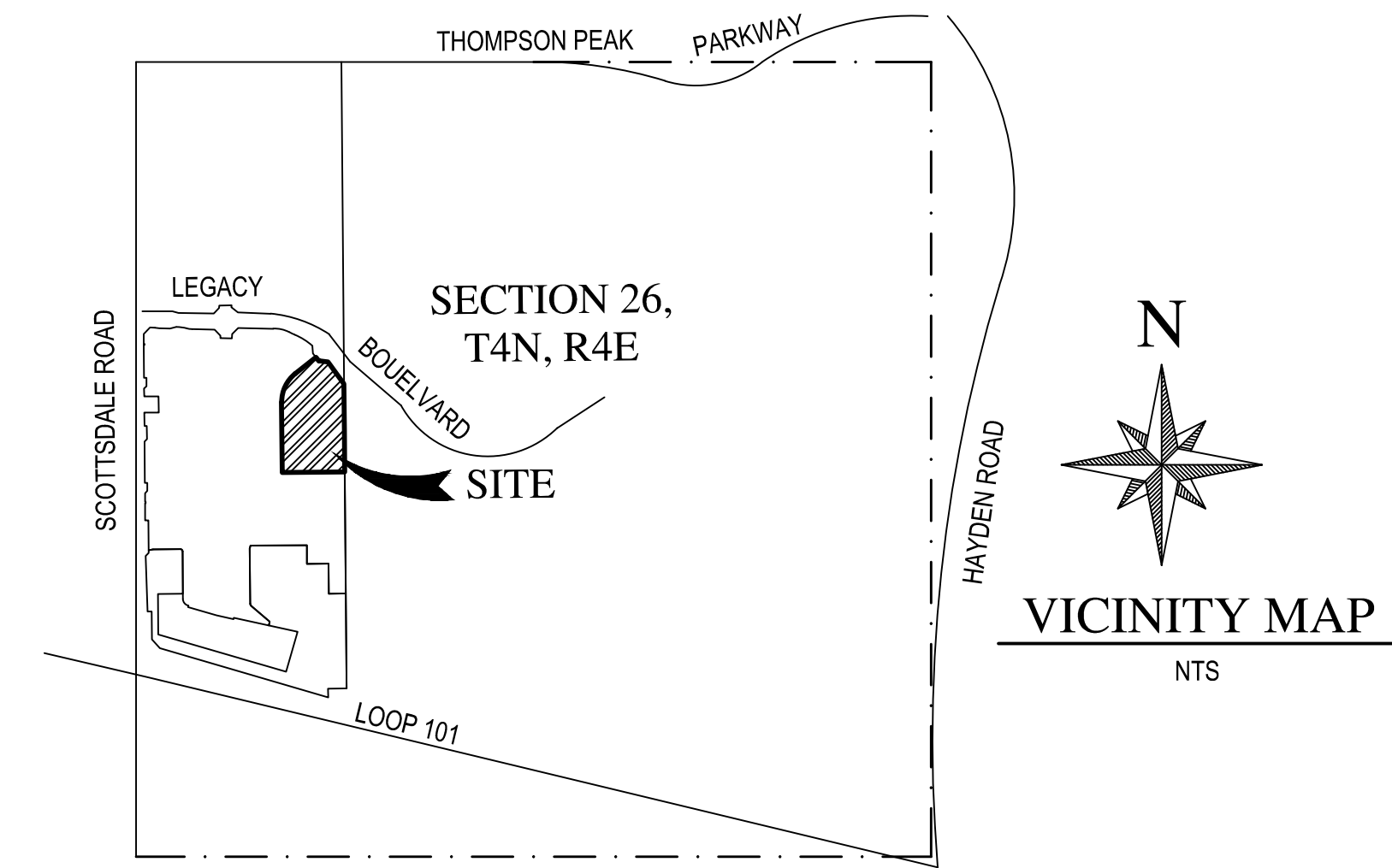
\_\_\_\_\_

## Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov

**SCHEDULE "B" ITEMS**

1. 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.)
2. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 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).
4. 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 2000-0294002 of Official Records.
5. 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.  
  
Thereafter, Entitlements Allocation Agreement recorded May 9, 2019 as 2019-0337314 of Official Records.
6. The terms and provisions contained in the document entitled "Well Agreement" recorded January 30, 2006 as 2006-0131775 of Official Records.
7. The terms and provisions contained in the document entitled "Access Easement Agreement" recorded November 09, 2006 as 2006-1482861 of Official Records.
8. The terms and provisions contained in the document entitled "Reciprocal Access Easement Agreement" recorded November 09, 2006 as 2006-1482868 of Official Records.
9. The terms and provisions contained in the document entitled "Airspace Encroachment Easement" recorded November 09, 2006 as 2006-1482869 of Official Records.
10. 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 2008-0127944 of Official Records.
11. An easement for utilities and incidental purposes in the document recorded as 2007-1097045 of Official Records.
12. An easement for drainage and incidental purposes in the document recorded as 2007-1097047 of Official Records.
13. The terms and provisions contained in the document entitled "Declaration of Temporary Utility Easement" recorded February 05, 2008 as 2008-0100027 of Official Records.
14. The terms and provisions contained in the document entitled "Declaration of Drainage Easement" recorded July 09, 2008 as 2008-0602817 of Official Records.
15. 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.
16. The terms and provisions contained in the document entitled "Resolution of Abandonment" recorded August 01, 2018 as 2018-0584492 of Official Records.
17. 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 2007-0907756 of Official Records.
18. All matters as set forth in Record of Survey, recorded as Book 1008 of Maps, Page 25.
19. All matters as set forth in Map of Dedication for Legacy Boulevard, recorded as Book 1034 of Maps, Page 5.
20. 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 \_\_\_\_\_:
21. 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.
22. Water rights, claims or title to water, whether or not shown by the public records.



**TITLE COMMITMENT DESCRIPTION**

A PORTION OF THE FOLLOWING PROPERTY:

PARCEL ONE:

PARCEL 2, 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.

NOTE: EXACT LEGAL DESCRIPTION TO BE FURNISHED PRIOR TO CLOSE OF ESCROW.

**SUBJECT PROPERTY DESCRIPTION**

A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED IN BOOK 971, PAGE 6, MARICOPA COUNTY RECORDS (MCR), LYING WITHIN SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LEGACY BOULEVARD, RECORDED IN BOOK 1034, PAGE 5, MCR, FROM WHICH THE SOUTHEAST CORNER OF SAID PARCEL 2 BEARS SOUTH 00°02'11" EAST (BASIS OF BEARING), A DISTANCE OF 1306.46 FEET;

THENCE ALONG THE EAST LINE OF SAID PARCEL 2, SOUTH 00°02'11" EAST, A DISTANCE OF 548.60 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 89°57'49" WEST, A DISTANCE OF 390 FEET, TO A LINE PARALLEL WITH AND 390 FEET WEST OF SAID EAST LINE;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°02'11" WEST, A DISTANCE OF 437.73 FEET, TO THE BEGINNING OF A CURVE;

THENCE LEAVING SAID PARALLEL LINE, NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 52°07'14", A DISTANCE OF 204.68 FEET, TO THE CURVES END;

THENCE NORTH 52°05'02" EAST, A DISTANCE OF 164.30 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LEGACY BOULEVARD;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 38°32'46" EAST, A DISTANCE OF 30.99 FEET;

THENCE NORTH 51°55'07" EAST, A DISTANCE OF 2.35 FEET;

THENCE SOUTH 83°04'53" EAST, A DISTANCE OF 53.53 FEET;

THENCE SOUTH 35°40'48" EAST, A DISTANCE OF 170.20 FEET, TO THE POINT OF BEGINNING.

**NOTES**

- 1) ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1052100-PHX1, DATED FEBRUARY 09, 2021 RECEIVED ON FEBRUARY 22, 2021. THE SUBJECT PROPERTY DESCRIPTION LIES ENTIRELY WITHIN THE TITLE COMMITMENT DESCRIPTION.
- 2) BASIS OF BEARING  
NATIONAL GEODETIC SURVEY (NGS) GEODETIC NORTH BASED ON:  
  
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: 1HH2  
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 2021 BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS.
- 4) AREA OF SUBJECT PROPERTY IS 247,925 SQUARE FEET OR 5.6916 ACRES, MORE OR LESS.
- 5) THE ABBREVIATIONS THAT APPEAR WITH THE RECORD INFORMATION REPRESENT THE FOLLOWING:  
(R) SUBJECT PROPERTY DESCRIPTION & ONE SCOTTSDALE, BOOK 971, PAGE 6, MCR  
(R1) LEGACY BOULEVARD, BOOK 1034, PAGE 5, MCR
- 6) 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.
- 7) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C1320L DATED OCTOBER 16, 2013, AND LOMR 20-09-0698P EFFECTIVE 1/4/2021. 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".
- 8) ADJOINING OWNER INFORMATION IS PER THE MARICOPA COUNTY ASSESSOR'S OFFICE GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ON MARCH 3, 2021.
- 9) SCHEDULE B ITEMS 1, 2, 20, 21 AND 22 ARE NOT PLOTTABLE. HOWEVER, SAID SCHEDULE B ITEMS MAY OR MAY NOT AFFECT SUBJECT PROPERTY.
- 10) SCHEDULE B ITEMS 3, 5, 15 AND 18 ARE BLANKET IN NATURE AND APPEAR TO AFFECT SUBJECT PROPERTY.
- 11) IN THE OPINION OF THE UNDERSIGNED, SCHEDULE B ITEMS 4, 6, 7, 8, 9, 11, 13 AND 16 DO NOT APPEAR TO AFFECT SUBJECT PROPERTY.
- 12) IN THE OPINION OF THE UNDERSIGNED, SCHEDULE B ITEM 10 DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY. THE TERM LIMIT OF SCHEDULE B ITEM 10 APPEARS TO HAVE EXPIRED AND THE RECORDED DOCUMENT DOESNT DEFINE THE LOCATION OF THE EASEMENT AREAS.
- 13) IN THE OPINION OF THE UNDERSIGNED, SCHEDULE B ITEM 17 DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY. THE SEWER LINE EASEMENT RELEASED BY CITY OF SCOTTSDALE IN DOCUMENT 2007-0907756, MCR, APPEARS TO RELEASE ALL OF THE 20' SEWERLINE EASEMENT DEDICATED TO CITY OF SCOTTSDALE IN BOOK 431, PAGE 12, MCR.

**CERTIFICATION**

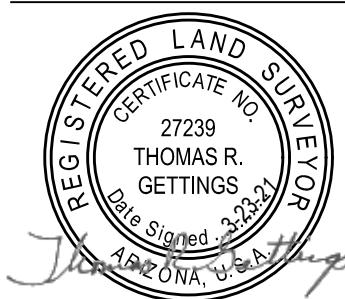
TO: ONE SCOTTSDALE INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY  
SLRH ACQUISITIONS, LLC, A TEXAS LIMITED LIABILITY COMPANY  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4 AND 8 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 2, 2021.

THOMAS R. GETTINGS, RLS 27239  
WOOD, PATEL & ASSOCIATES, INC.  
2051 WEST NORTHERN AVENUE - SUITE 100  
PHOENIX, ARIZONA 85021  
(602) 335-8500  
SURVEYOR@WOODPATEL.COM

**ALTA/NSPS LAND TITLE SURVEY**

ONE SCOTTSDALE - SLR PARCEL  
A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED IN BOOK 971 OF MAPS, PAGE 6, MCR, LYING WITHIN THE WEST HALF OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

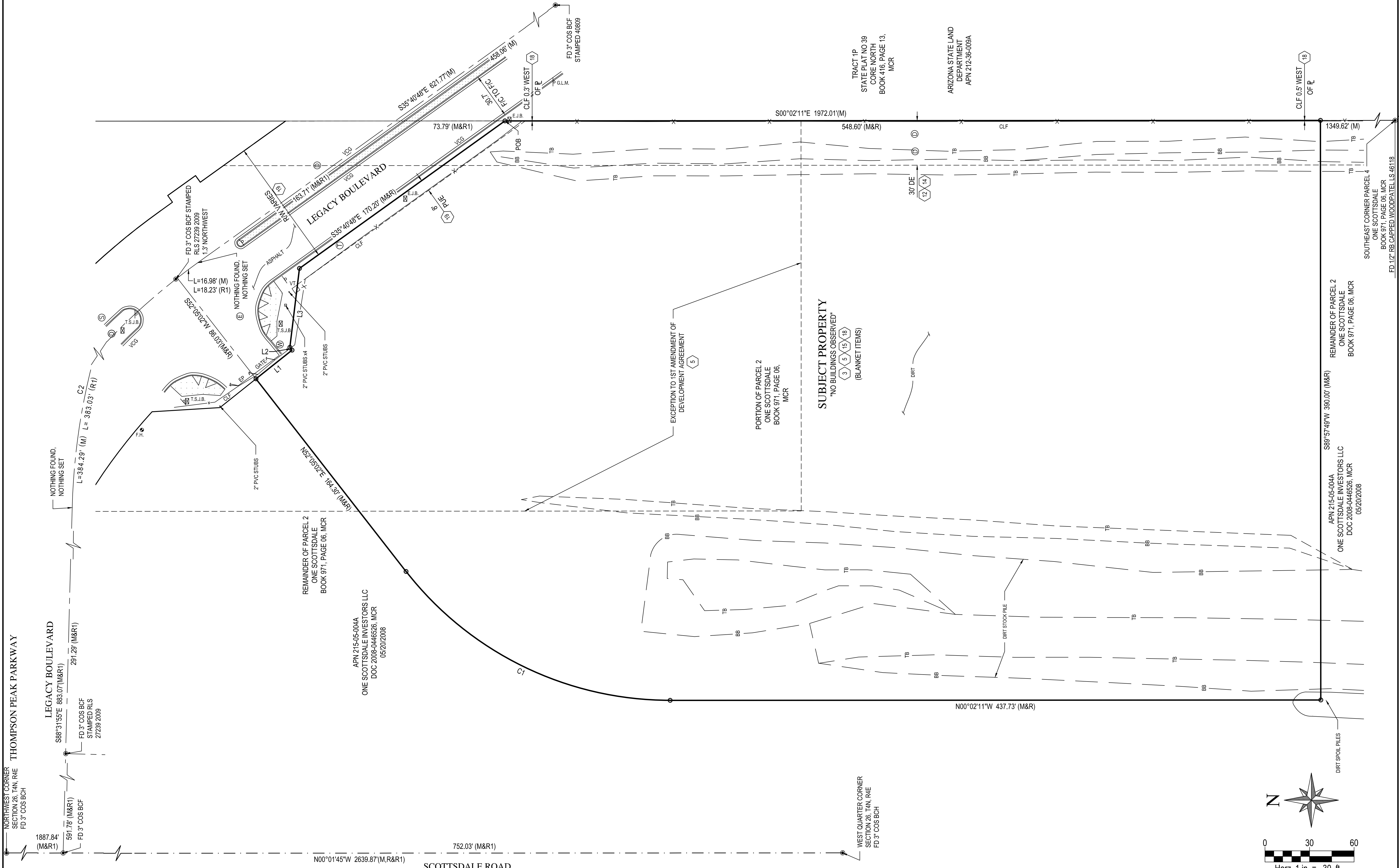


EXPIRES	06-30-23
COMPLETED SURVEY FIELD WORK ON	3/2/2021
CHECKED BY	GSR/TRG
CAD TECHNICIAN	JKP
SCALE	NTS
DATE	3/23/2021
JOB NUMBER	WP# 215234.80
SHEET	1 OF 3

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**ALTAN/SPS LAND TITLE SURVEY**

ONE SCOTTSDALE - SLR PARCEL  
A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED IN BOOK 971 OF MAPS, PAGE 6, MCR, LYING WITHIN THE WEST HALF OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



**CURVE TABLE (M&R)**

CURVE	DELTA	RADIUS	ARC
C1	52°07'14"	225.00'	204.68'

**CURVE TABLE (M&R1)**

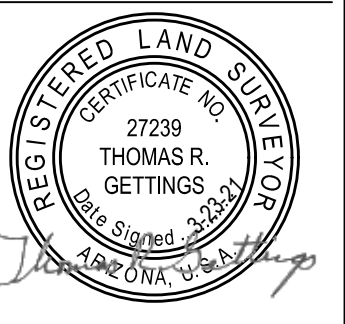
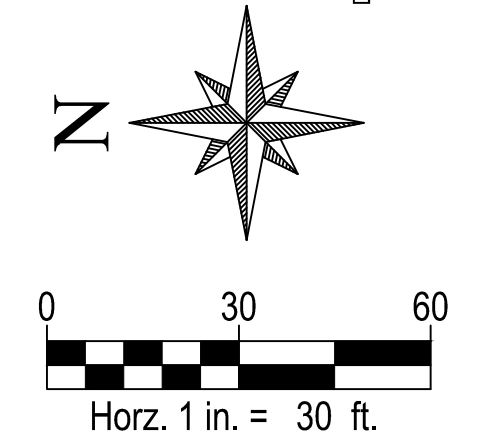
CURVE	DELTA	RADIUS	ARC
C2	52°07'14"	435.00'	401.26'

**LINE TABLE (M,R&R1)**

LINE	BEARING	DISTANCE
L1	S38°32'46"E	30.99'
L2	N51°55'07"E	2.35'
L3	S83°04'53"E	53.53'

**LEGEND**

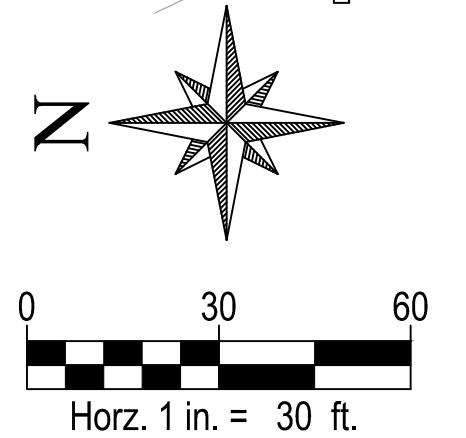
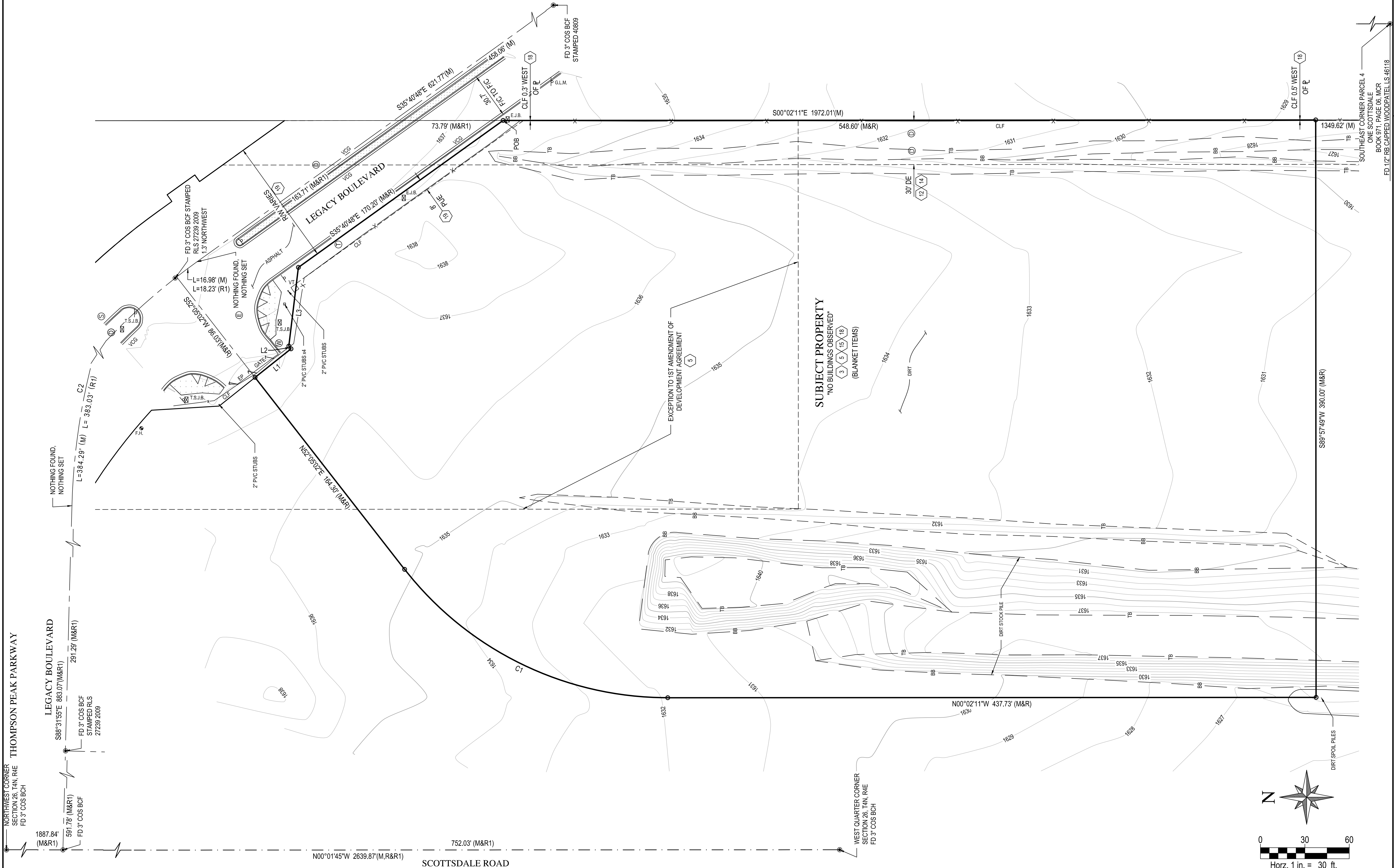
#	PLOTTABLE SCHEDULE "B" ITEM	CLF	CHAIN LINK FENCE	(M)	MEASURED DATA	T.S.J.B.	TRAFFIC SIGNAL JUNCTION BOX	○	SIGN
●	SURVEY MONUMENT FOUND AS NOTED	COS	CITY OF SCOTTSDALE	MCR	MARICOPA COUNTY RECORDS	VT	VERTICAL CURB & GUTTER	---	BOUNDARY LINE
○	SURVEY MONUMENT WITH RLS TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED	DE	DRAINAGE EASEMENT DOCUMENT	POB	POINT OF BEGINNING PROPERTY LINE	VT	VAULT	---	EASEMENT LINE
APN	ASSESSOR PARCEL NUMBER	E.P.	ELECTRIC JUNCTION BOX	PVC	POLYVINYL CHLORIDE	(D)	STORM DRAIN MANHOLE	---	SECTION LINE
BB	BOTTOM OF BANK	EP	EDGE OF PAVEMENT	PUE	PUBLIC UTILITY EASEMENT	(E)	ELECTRIC MANHOLE	---	RIGHT-OF-WAY LINE
BCF	BRASS CAP FLUSH	F/C	FACE OF CURB	(R)	RECORD DATA	(S)	SEWER MANHOLE	---	FENCE LINE
BCH	BRASS CAP IN HANDHOLE	FD	FOUND	(R)	REBAR	(T)	TELEPHONE MANHOLE	---	CENTERLINE
		FH	FIRE HYDRANT	RB	RIGHT-OF-WAY	(W)	WATER MANHOLE	--- <td>CONCRETE</td>	CONCRETE
		G.L.M.	GAS LINE MARKER	R/W	REBAR				
				TB	TOP OF BANK				



EXPIRES 06-30-23  
COMPLETED SURVEY FIELD WORK ON 3/2/2021  
CHECKED BY GSR/TRG  
CAD TECHNICIAN JKP  
SCALE 1" = 30'  
DATE 3/23/2021  
JOB NUMBER WP# 215234.80  
SHEET 2 OF 3

**ALTANSPS LAND TITLE SURVEY**

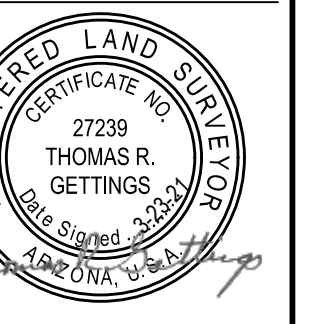
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CURVE TABLE (M&R)			
CURVE	DELTA	RADIUS	ARC
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LINE	BEARING	DISTANCE
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EXPRES 06-30-23

COMPLETED SURVEY FIELD WORK ON	3/2/2021
CHECKED BY	GSR/TRG
CAD TECHNICIAN	JKP
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DATE	3/23/2021
JOB NUMBER	WP# 215234.80
SHEET	3 OF 3

2:02/15/2021 Survey/SLR/AltanSPS/26-AltanSPS.dwg  
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