

SURVEY NOTES

- This survey and the description used are based on a First Amended Commitment for Title Insurance issued by First American Title Insurance Company, File No: NCS-1042753-PHX1, dated December 30, 2020.
- BASIS OF BEARING: The monument line of Scottsdale Road, using a bearing of North 00 degrees 08 minutes 48 seconds East, per the Deed No. 2003-0185503, M.C.R.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
- The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
- The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)659-7500 for the precise location and extent of all utilities in the area.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).
- At the time of this survey there was no observable above ground evidence of earth moving work, building construction or building additions within recent months. The surveyor has no knowledge of street right of way changes, proposed or completed, and there was no observable above ground evidence of street or sidewalk construction.

SITE INFORMATION

ADDRESS: 9880 N. SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA

A.P.N.: 175-56-003B

LAND AREA:
3.453 ACRES - 150,394 SQ. FT.

STRIPED PARKING SPACE TABULATION:

Regular: 122
Disabled: 5
Total: 127

ZONING INFORMATION:

At the time of this survey's completion a zoning report or zoning verification letter listing the zoning classification, building setback information, building height restriction, lot coverage and parking requirements was not provided to the surveyor. Based on the City of Scottsdale On-line Zoning Map, the subject property is zoned R-5, Multiple-family Residential. The certification on this survey does not guarantee or provide any warranty that the subject property is in compliance with the zoning regulations shown on this survey or any other zoning regulation that applies to the subject property.

FLOOD_ZONE:

According to FEMA Flood Insurance Rate Map, Map Number 04013C1760L, dated October 16, 2013, the subject property is located in Zone X and Zone A. Zone X 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."

Zone A is defined as "Special Flood Hazard Areas without base flood elevation."

REFERENCE DOCUMENTS

- (R) DEED 2003-0185503, M.C.R.
(R1) PLAT PER BOOK 717, PAGE 28, M.C.R.
(R2) R.O.S. PER BOOK 1121, PAGE 18, M.C.R.
(R3) R.O.S. PER BOOK 1374, PAGE 2, M.C.R.

ALTA / N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

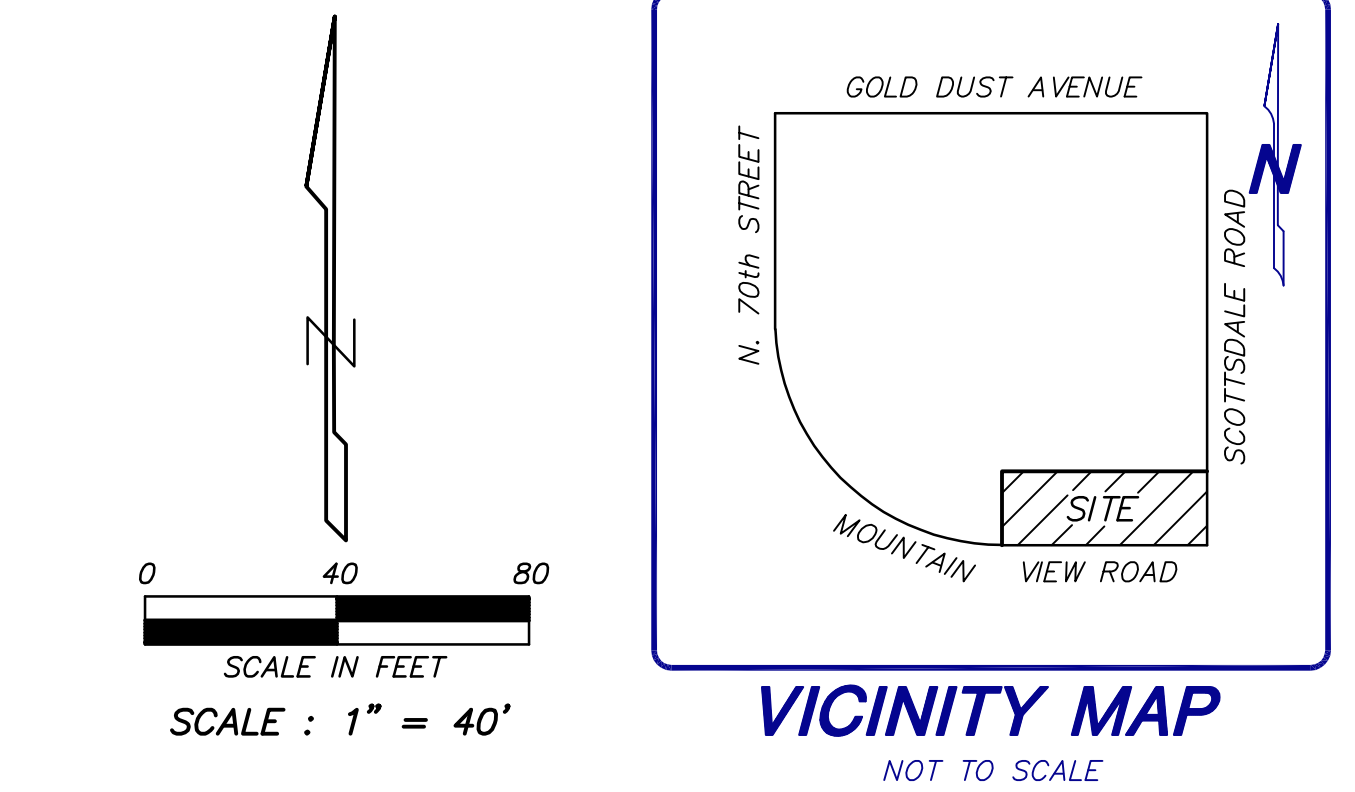
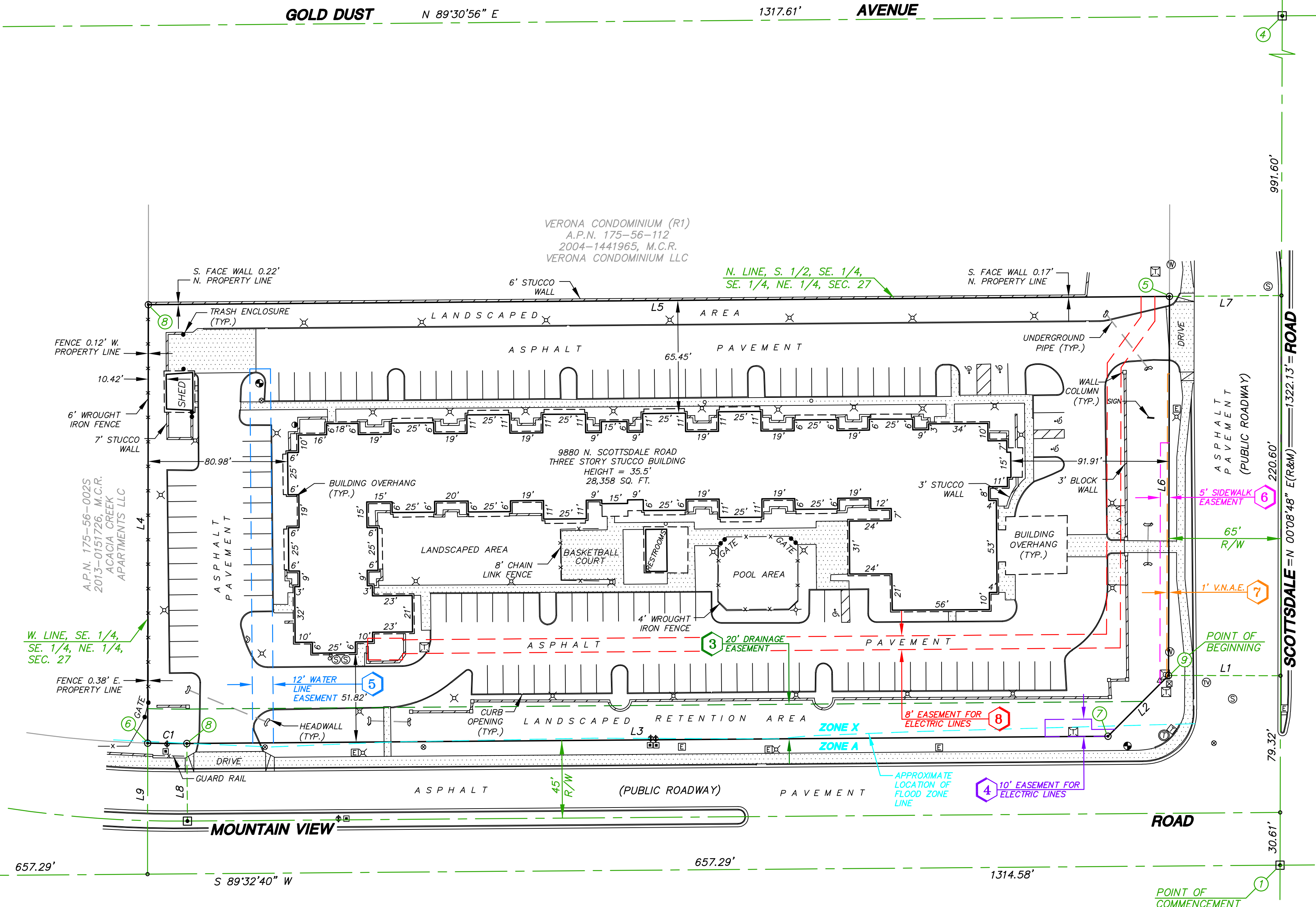
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(R)	615.00'	22.79'	002°07'23"	-----	-----
C1(M)	615.00'	22.72'	002°07'00"	N 89°23'50" W	22.72'

MONUMENT TABLE	
①	E. 1/4 COR. SEC. 27 - FND BRASS CAP IN HANDHOLE
②	FND BRASS CAP IN HANDHOLE - ACCEPTED AS THE SW. COR. SE. 1/4, NE. 1/4, SEC. 27
③	FND BRASS CAP FLUSH - ACCEPTED AS THE NW. COR. SE. 1/4, NE. 1/4, SEC. 27
④	FND BRASS CAP IN HANDHOLE - ACCEPTED AS THE NE. COR. SE. 1/4, NE. 1/4, SEC. 27
⑤	FND 1/2" REBAR W/CAP L.S. 42137 PER (R3)
⑥	FND 1/2" REBAR W/CAP L.S. 30367 AS SHOWN ON (R3)
⑦	FND 1/2" REBAR NO I.D. - SET CAP L.S. 31020
⑧	SET 1/2" REBAR W/CAP L.S. 31020
⑨	PROPERTY CORNER NOT SET - LANDS ON ELECTRIC CABINET - FND 1/2" REBAR NO I.D., N. 00°08'48" E., 9.80' - ACCEPTED AS WITNESS CORNER - SET CAP L.S. 31020 STAMPED "W.C."

LINE	BEARING	DISTANCE
L1(R&M)	N 89°51'12" W	65.00'
L2(R)	S 44°50'42" W	49.76'
L2(M)	S 44°50'44" W	49.76'
L3(R)	S 89°32'36" W	534.59'
L3(M)	S 89°32'40" W	534.65'
L4(R)	N 00°04'34" E	254.51'
L4(M)	N 00°04'51" E	254.42'
L5(R)	N 89°32'26" E	592.69'
L5(M)	N 89°32'14" E	592.66'
L6(R)	S 00°08'48" W	219.96'
L6(M)	S 00°08'48" W	219.91'
L7	N 89°32'14" E	65.00'
L8	N 00°27'20" W	45.00'
L9	N 00°04'51" E	76.03'

LEGEND

- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- (See Monument Table)
- (R) See Reference Documents
- (M) Measured
- ① Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- X Fence
- Wall
- Overhead Electric Line
- Back Flow Preventer
- Electric Box
- Electric Cabinet
- Electric Transformer
- Fire Hydrant
- Flag Pole
- Gas Meter
- Guard Post or Gate Post
- Disabled Space
- Light Pole
- Sewer Clean Out
- Sewer Manhole
- Sprinkler Hook-Up (fire department)
- Telephone Riser
- Traffic Signal Pole
- Traffic Signal Box
- TV Manhole
- Underground Vault
- Water Meter
- Water Manhole
- Water Valve
- V.N.A.E. Vehicular Non-Access Easement



PARCEL DESCRIPTION

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27;
THENCE NORTH 00 DEGREES 08 MINUTES 48 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 27 AND THE MONUMENT LINE OF SCOTTSDALE ROAD, A DISTANCE OF 109.82 FEET;
THENCE NORTH 89 DEGREES 51 MINUTES 12 SECONDS WEST, PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 65.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SCOTTSDALE ROAD, SAID POINT BEING THE POINT OF BEGINNING;
THENCE SOUTH 44 DEGREES 50 MINUTES 42 SECONDS WEST (SOUTH 44 DEGREES 50 MINUTES 34 SECONDS WEST, A DISTANCE OF 49.76 FEET TO A POINT ON A LINE THAT IS PARALLEL TO AND 75.51 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER;
THENCE SOUTH 89 DEGREES 32 MINUTES 36 SECONDS WEST (SOUTH 89 DEGREES 32 MINUTES 20 SECONDS WEST, ALONG SAID PARALLEL LINE A DISTANCE OF 534.59 FEET (534.62 RECORD) TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 02 DEGREES 07 MINUTES 23 SECONDS (02 DEGREES 07 MINUTES 01 SECONDS RECORD) AND A RADIUS OF 615.00 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 22.79 FEET (22.72 FEET, RECORD) TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27;
THENCE NORTH 00 DEGREES 04 MINUTES 34 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 254.51 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER;
THENCE NORTH 89 DEGREES 32 MINUTES 26 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER, A DISTANCE OF 592.69 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SCOTTSDALE ROAD;
THENCE SOUTH 00 DEGREES 08 MINUTES 48 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 219.96 FEET TO THE TRUE POINT OF BEGINNING.

SCHEDULE "B" ITEMS

- ③ An easement for drainage and incidental purposes in the document recorded as 92-0056394 of Official Records. (PLOTTABLE MATTERS SHOWN HEREON)
- ④ An easement for utilities and incidental purposes in the document recorded as 94-0111029 of Official Records. (PLOTTABLE MATTERS SHOWN HEREON)
- ⑤ An easement for water line and incidental purposes in the document recorded as 96-0474180 of Official Records. (PLOTTABLE MATTERS SHOWN HEREON)
- ⑥ An easement for sidewalk and incidental purposes in the document recorded as 96-0474181 of Official Records. (PLOTTABLE MATTERS SHOWN HEREON)
- ⑦ An easement for vehicular non-access and incidental purposes in the document recorded as 96-0474182 of Official Records. (PLOTTABLE MATTERS SHOWN HEREON)
- ⑧ An easement for utilities and incidental purposes in the document recorded as 96-0862868 of Official Records. (PLOTTABLE MATTERS SHOWN HEREON)

CERTIFICATION

TO:
SRE Partners, LLC, d/b/a Sterling Real Estate Partners, a Delaware limited liability company; Woodbridge Hospitality, 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, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, and 20 of Table A thereof. The fieldwork was completed on February 8, 2021.

February 15, 2021
G. Bryan Goetzenberger
R.L.S. 31020



ALTA / N.S.P.S. LAND TITLE SURVEY
9880 N. SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA

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SHEET: 1 of 1 DATE: 2-15-21 JOB NO: 210166