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ALTA/NSPS LAND TITLE SURVEY

OF

LOT 1, MARK MITSUBISHI, A PROPERTY ASSEMBLAGE IN THE CITY OF SCOTTSDALE,
ACCORDING TO BOOK 815 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY,
ARIZONA LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE 1ST AMENDED TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE ORDER NO. Z2033118-001-MB1, DATED AUGUST 24, 2021.

HILGARTWILSON, LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS LISTED HEREON. HILGARTWILSON, LLC AND KIRK J. PANGUS (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

TITLE COMMITMENT LEGAL DESCRIPTION

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

LOT 1, A PROPERTY ASSEMBLAGE IN THE CITY OF SCOTTSDALE, ACCORDING TO BOOK 815 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

FLOOD ZONE DESIGNATION

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2235M, PANEL NUMBER 2235 OF 4425, EFFECTIVE DATE SEPTEMBER 18, 2020.

REFERENCE DOCUMENTS

- FINAL PLAT AS RECORDED N BOOK 80, PAGE 40, MCR.
- FINAL LAT AS RECORDED IN BOOK 815, PAGE 7, MCR.
- FINAL PLAT AS RECORDED IN BOOK 904, PAGE 48, MCR.
- FINAL PLAT AS RECORDED N BOOK 1411, PAGE 30, MCR.

SCHEDULE 'B' - EXCEPTIONS

- PROPERTY TAXES, WHICH ARE A LIEN PAYABLE NOT YET DUE OR DELINQUENT, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2021.
- RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, OR IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF, AS FOLLOWS:
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS. AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. TO SECURE PAYMENT TO THE UNITED STATES OF AMERICA OR ITS SUCCESSORS IN THE OWNERSHIP OR CONTROL OF THE WORKS CONSTITUTING AND APPERTAINING TO THE SAID RECLAMATION PROJECT, ALL SUMS DUE, OR TO BECOME DUE TO THE UNITED STATES OF AMERICA OR ITS SUCCESSORS IN THE CONTROL OF SAID RECLAMATION PROJECT IN CONNECTION WITH SAID LAND AND WATER RIGHTS, A LIEN PRIOR AND SUPERIOR TO ALL OTHER LIENS, CLAIMS, OR DEMANDS WHATSOEVER UPON THE LANDS HEREIN AND HEREBY DESCRIBED AND CONVEYED, UPON ALL WATER RIGHTS THERETO APPURTENANT, AND UPON THE RIGHT TO RECEIVE AND USE WATER FROM THE RESERVOIRS AND CANALS OF SAID RECLAMATION PROJECT, IS EXPRESSLY RESERVED. PATENT FROM THE UNITED STATES OF AMERICA RECORDED JULY 14, 1920 RECORDING NO. BOOK 150 OF DEEDS, PAGE 318.
(NOT SHOWN – NOTHING PLOTTABLE)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- ANY OUTSTANDING LIABILITIES AND OBLIGATIONS, INCLUDING UNPAID ASSESSMENTS, IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSES OF OBTAINING WATER RIGHTS FOR SAID LAND.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: GAS MAIN; RECORDING DATE: MAY 27, 1958; RECORDING NO: DOCKET 2494, PAGE 245
(SHOWN)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: SEWER MAIN; RECORDING DATE: FEBRUARY 25, 1965; RECORDING NO: DOCKET 5440, PAGES 538 AND 541
(SHOWN)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: HIGHWAY; RECORDING DATE: DECEMBER 29, 1970; RECORDING NO: DOCKET 8461, PAGE 95
(SHOWN)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: UNDERGROUND POWER; RECORDING DATE: JANUARY 24, 1972; RECORDING NO: DOCKET 9197, PAGE 29
(SHOWN)

SCHEDULE 'B' - EXCEPTIONS CONTINUED

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: UNDERGROUND ELECTRIC; RECORDING DATE: JANUARY 5, 1978; RECORDING NO: DOCKET 12638, PAGE 1319
(SHOWN)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: UNDERGROUND PUBLIC UTILITIES; RECORDING DATE: JANUARY 16, 1978 RECORDING NO: DOCKET 12655, PAGE 501
(SHOWN)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: UNDERGROUND UTILITIES; RECORDING DATE: JANUARY 16, 1978; RECORDING NO: DOCKET 12655, PAGE 503
(SHOWN)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: INDEMNITY AGREEMENT; DATED: AUGUST 6, 1987; RECORDING DATE: OCTOBER 22, 1987; RECORDING NO: 1987-0648728
(NOT SHOWN – NOTHING PLOTTABLE – AGREEMENT)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: INDEMNITY AGREEMENT; DATED: NOT DATED; RECORDING DATE: OCTOBER 4, 1996; RECORDING NO: 1996-0709946
(NOT SHOWN – NOTHING PLOTTABLE – AGREEMENT)
- EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLAT IN BOOK 815 OF MAPS, PAGE 7.
(SHOWN)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: POWER DISTRIBUTION; RECORDING DATE: MARCH 17, 2006; RECORDING NO: 2006-0363166
(SHOWN)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESOLUTION N. 8356 OF THE CITY OF SCOTTSDALE DESIGNATING A PORTION OF THE CITY AS A SINGLE CENTRAL BUSINESS DISTRICT DATED: JUNE 22, 2010; RECORDING DATE: JUNE 29, 2010; RECORDING NO: 2010-0549775
(NOT SHOWN – NOTHING PLOTTABLE)
- ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
- MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT FOR THE WAIVER OF CLAIMS FOR DIMINUTION OF VALUE OF PROPERTY; EXECUTED BY: THE CITY OF SCOTTSDALE AND DOLCE VITA DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY RECORDING DATE: APRIL 22, 2021 RECORDING NO: 20210450554
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

OWNER/CLIENT

DOLCE VITA DEVELOPMENT
6720 N. SCOTTSDALE RD. SUITE 109
SCOTTSDALE, ARIZONA 85253
CONTACT: MS. KRIZIA AYOUB

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: KIRK J. PANGUS, RLS

BASIS OF BEARING

BASIS OF BEARING IS S88°07'55"W ALONG THE SOUTH LINE OF THREE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

NOTES

- AREA IS 210,054 SQ. FT. OR 4.8222 ACRES MORE OR LESS.
- THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES OBSERVED AT THE SITE. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY AND ALL PARTIES LISTED IN THE SURVEYORS CERTIFICATION. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
- THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.
- THIS SURVEY IS BASED ON FIELD WORK LAST PERFORMED BY HILGARTWILSON, LLC IN SEPTEMBER, 2021. SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE REFLECTED HEREON.
- THE INTENT OF THIS SURVEY IS NOT TO CREATE AN ILLEGAL LAND SPLIT PER THE APPLICABLE ARIZONA LAW AND/OR STATUTES.
- THE POTENTIAL BUYER(S) OF THIS SITE IS HEREBY ADVISED THAT THIS SITE MAY BE SUBJECT TO ARIZONA PLATTING LAWS PRIOR TO THE DEVELOPMENT OF THIS SITE.
- SITE ADDRESS IS 1000 NORTH SCOTTSDALE ROAD, SCOTTSDALE AZ. 85257. (TABLE A, ITEM #2)
- THE SUBJECT SITE HAS NO PARKING SPACES. (TABLE A, ITEM #9)
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE SURFACE EVIDENCE AT THE TIME OF THE SURVEY, ALONG WITH UTILITY MAPS PROVIDED BY THE RESPECTIVE UTILITY COMPANY. (TABLE A, ITEM #11).
- THERE IS EVIDENCE OF RECENT BUILDING DEMOLITION OR BUILDING REMOVAL OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (TABLE A, ITEM #16)

SURVEYOR'S CERTIFICATION.

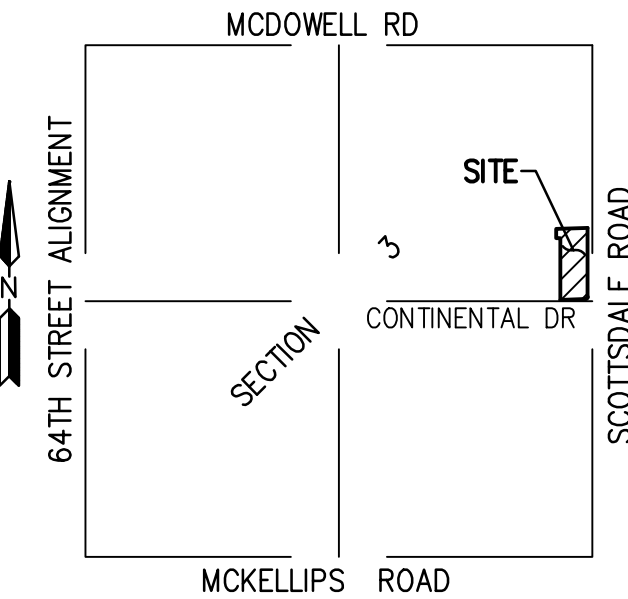
- TO:
- DOLCE VITA DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
 - FIDELITY NATIONAL TITLE INSURANCE COMPANY

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, 2, 3, 4, 7(a), 8, 9, 16 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN SEPTEMBER, 2021.

KIRK J. PANGUS
RLS 19344
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
kpangus@hilgartwilson.com



NOTES:
A.R.S. 32-151 STATES THAT 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 SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.



VICINITY MAP
NOT TO SCALE

REV.:

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

SCOTTSDALE/CONTINENTAL

1000 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA

ALTA/NSPS LAND TITLE SURVEY

HILGARTWILSON

PROJ NO.: 2390

DATE: OCT 2021

SCALE: NONE

DRAWN: JHVD

DESIGNED: HW

APPROVED: KJP

DWG. NO.

SV-1

SHT. 1 OF 2

LEGEND

○	FOUND MONUMENT AS NOTED	⊗	FIRE HYDRANT
⊗	FOUND BRASS CAP IN HAND HOLE	⊗	WATER VALVE
⊗	FOUND BRASS CAP FLUSH	⊗	WATER METER
⊗	SET 1/2" REBAR W/ CAP, RLS 10344 OR AS NOTED	⊗	WATER BACK FLOW PREVENTER
⊗	UTILITY POLE	⊗	WATER STUB OUT
⊗	GUY ANCHOR	⊗	GAS MARKER
⊗	ELECTRIC TRANSFORMER	⊗	SANITARY SEWER MANHOLE
⊗	ELECTRIC PULL BOX	⊗	SEWER CLEAN OUT
⊗	LIGHT POLE	⊗	BOUNDARY LINE
⊗	TRAFFIC SIGNAL WITH ARM	⊗	EASEMENT LINE
⊗	TRAFFIC SIGNAL	⊗	SECTION LINE
⊗	TRAFFIC SIGNAL PULL BOX	⊗	CENTER LINE
⊗	SIGN	⊗	RIGHT OF WAY LINE
⊗	BOLLARD	⊗	PARCEL LINE
⊗	TEST WELL	⊗	CHAIN LINK FENCE
⊗	MANHOLE (UNKNOWN TYPE)	⊗	BLOCK WALL
⊗	TELEPHONE PEDESTAL	⊗	RIGHT-OF-WAY
⊗	TELEPHONE MANHOLE	⊗	MANICOPA COUNTY RECORDS
⊗	CABLE TV PULL BOX	⊗	REGISTERED LAND SURVEYOR
⊗	CABLE TV PEDESTAL	⊗	ASSESSOR PARCEL NUMBER
⊗	CURB INLET	⊗	OVERHEAD WIRE
⊗	STORM DRAIN MANHOLE	⊗	BENCH
⊗	DRY WELL	⊗	BENCH
		⊗	HISTORICAL MARKER

30 0 30 60
SCALE: 1" = 30'

LOT 1
MARK MITSUBISHI
A PROPERTY ASSEMBLAGE
BOOK 815, PAGE 7, MCR

ROOSEVELT STREET
S88°07'55"W 262.45'
S88°07'55"W 1323.43' (BASIS OF BEARING)
992.57'

SCOTTSDALE ROAD
S00°00'00"E 713.56'
S00°00'00"E 2637.00' (CALCULATED)

FOUND CITY OF TEMPE
BRASS CAP FLUSH

FOUND Scribed "X" IN
SIDEWALK RE-SET W/
PK NAIL IN STAR DRILL HOLE

FOUND REBAR W/ CAP RLS 37936
WALL NORTH FACE 0.3' SOUTH
OF PROPERTY CORNER

FOUND REBAR W/ CAP RLS 27239
WALL NORTH FACE 0.6' SOUTH
OF PROPERTY LINE

FOUND REBAR W/CAP RLS 37936
FENCE CORNER 0.3' EAST AND 1.2' SOUTH
OF PROPERTY CORNER, WALL WEST FACE
0.4' EAST OF PROPERTY CORNER, WALL
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

















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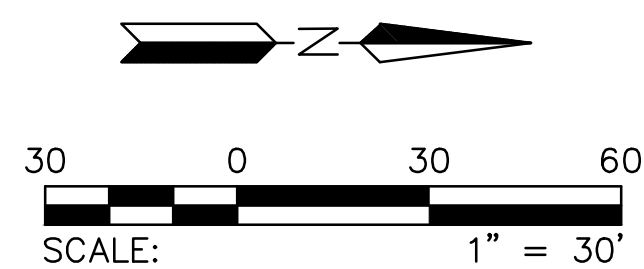
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FOUND MONUMENT AS NOTED		FIRE HYDRANT
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FOUND BRASS CAP FLUSH		WATER METER
SET 1 1/2" REBAR W/ CAP,		WATER BACK FLOW PREVENTER
RLS 1934-4 OR AS NOTED		WATER SUD OUT
UTILITY POLE		GAS MARKER
GUY ANCHOR		SANITARY SEWER MANHOLE
ELECTRIC TRANSFORMER		SEWER CLEAN OUT
ELECTRIC PULL BOX		BOUNDARY LINE
LIGHT POLE		EASEMENT LINE
TRAFFIC SIGNAL WITH ARM		SECTION LINE
TRAFFIC SIGNAL		CENTER LINE
TRAFFIC SIGNAL PULL BOX		RIGHT OF WAY LINE
SIGN		PARCEL LINE
BOLLARD		CHAIN LINK FENCE
TEST WELL		BLOCK WALL
MANHOLE (UNKNOWN TYPE)		RIGHT-OF-WAY
TELEPHONE PEDESTAL		MARICOPA COUNTY RECORDS
TELEPHONE MANHOLE		REGISTERED LAND SURVEYOR
CABLE TV PULL BOX		ASSESSOR PARCEL NUMBER
CABLE TV PEDESTAL		OVERHEAD WIRE
CURB INLET		BENCH
STORM DRAIN MANHOLE		BENCH
DRY WELL		HISTORICAL MARKER



REV.:



HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
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PHOENIX, AZ 85016 www.hilgartwilson.com



SCOTTSDALE/CONTINENTAL

1000 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA

ALTA/NSPS LAND TITLE SURVEY

HILGARTWILSON

PROJ NO.:	2390
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DATE: OCT 2021

DRAWN: JHVD

DESIGNED: HW
APPROVED: KIP

DWG. NO.

SV-2

SHT. 2 OF 2