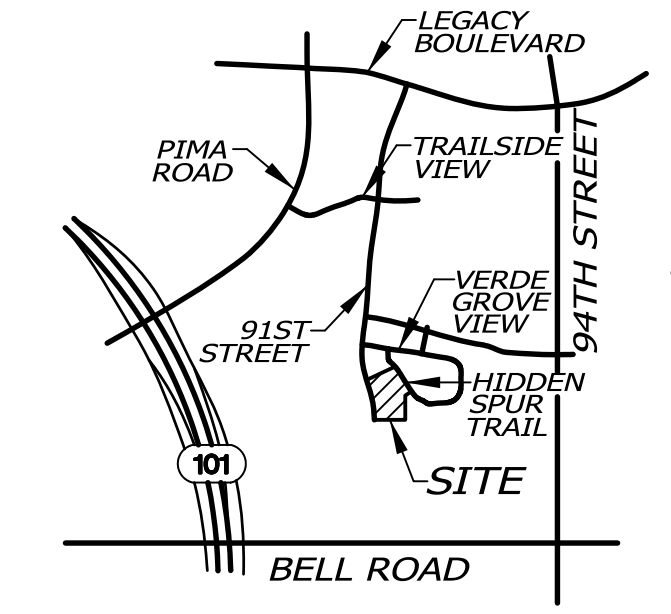


ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31
TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA



VICINITY MAP
NOT TO SCALE

NOTES

- 1) The basis of bearing is the West line of the Northeast Quarter of the Southwest Quarter of Section 31, using a bearing of North 00 degrees 02 minutes 56 seconds West, per Final Plat of "CORPORATE CENTER AT DC RANCH", Book 959 of Maps, Page 36, records of Maricopa County, Arizona.
- 2) The Benchmark used for this survey is the Maricopa County Department of Transportation Benchmark Unique Point ID No. 6436, being a 3" Maricopa County Brass Cap Flush, marking the North Quarter corner of Section 31, having an elevation of 1655.28 feet, NAVD88.
- 3) All title information and the description shown is based on a Commitment for Title Insurance issued by First American Title Insurance Company, Commitment Number 21-2210991, dated February 24, 2022 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- 4) There are no striped parking spaces on the subject property.
- 5) There are no buildings on the subject property.
- 6) According to FEMA Flood Insurance Rate Map, Map Number 04013C1320L, dated October 16, 2013, the subject property is located in Zone AO (Depth 1 Feet, VEL 4 Feet/Second. Zone AO is defined as "Areas with BFE or Depth."
- 7) The underground utilities shown are based on information obtained from plans and markings, combined with observed evidence. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. If this site is to be improved, the utilities and their locations shown on this survey should be verified. Please contact a private underground utility locator for any further utility locations on site prior to any design and/or excavation.
- 8) There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.
- 9) The subject property has direct access to Hidden Spur Trail, a private roadway, and physically abuts N. 91st Street, being an improved and open public right-of-way.
- 10) The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.
- 11) Use of the information contained in this instrument for other than the specific purpose for which it was intended is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. Superior Surveying Services, Inc. shall have no liability for any such unauthorized use of this information without their written consent.

SIGNIFICANT OBSERVATIONS

AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF POTENTIAL ENCROACHMENTS OBSERVED ON SUBJECT PROPERTY

SCHEDULE "B" ITEMS

- 12) Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as Book 959 of Maps, Page 36, 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). (PLOTTED HEREON)
- 13) An easement for noise and avigation and incidental purposes, recorded as 2008-325115 and rerecorded as 2008-345582 of Official Records. (PERTAINS TO SURVEYED & ADJOINING PROPERTIES PROXIMITY TO SCOTTSDALE AIRPORT FOR THE PURPOSES OF AIRCRAFT NAVIGATION, NOISE, VIBRATION AND ALL OTHER EFFECTS CAUSED BY THE OPERATION OF AIRCRAFT - NOT PLOTTABLE)
- 14) An easement for public drainage and incidental purposes, recorded as 2008-620562 of Official Records. (PLOTTED HEREON)
- 15) Covenants, conditions and restrictions in the document recorded as 96-868789 and re-recorded as 97-298843 and First Amendment recorded as 99-673266 and Supplemental Declaration recorded as 2005-1912301 and and Amendment recorded as 2008-1055484 and Second Amendment recorded as 2014-674845 of Official Records, 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 Title 42, Section 3604(c), of the United States Codes. (PERTAINS TO SURVEYED PROPERTY - NOT PLOTTABLE)
- 16) Covenants, conditions and restrictions in the document recorded as 99-673268 and First Amendment recorded as 2007-669713 and Second Amendment recorded A 2009-1152130 and Third Amendment recorded as 2016-153495 and Fourth Amendment recorded as 2019-488421 and Fifth Amendment recorded as 2021-641758 of Official Records, 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 Title 42, Section 3604(c), of the United States Codes. (NON-EXCLUSIVE EASEMENT OVER & ACROSS SURVEYED PROPERTY, & ADJOINING PROPERTIES FOR ADMINISTRATION, RIGHT OF ENTRY, CROSS-DRAINAGE, RIGHTS TO STORMWATER RUNOFF, EFFLUENT AND WATER RECLAMATION, TAX-EXEMPT ORGANIZATIONS, & GOLF COURSE - NOT PLOTTABLE)
- 17) Covenants, conditions and restrictions in the document recorded as 2008-790368 and assignment of Declarant's Rights recorded as 2011-254459 of Official Records, 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 Title 42, Section 3604(c), of the United States Codes. (PERTAINS TO NON-EXCLUSIVE ROADWAY EASEMENT OVER TRACT A OF "CORPORATE CENTER AT DC RANCH" AND ANY SIDEWALKS, GUTTERS, CURB-OUTS, MEDIANS AND ACCESS ROAD-WAYS, ALSO PERTAINS TO NON-EXCLUSIVE DRAINAGE EASMENT OVER TRACT A & B OF "CORPORATE CENTER AT DC RANCH", BK. 595, PG. 36, M.C.R. - NOT PLOTTABLE)
- 18) All matters as set forth in Resolution, recorded as 2014-370992 of Official Records. (PERTAINS TO NEIGHBORHOOD VOTING MEMBER AND ALTERNATE NEIGHBORHOOD VOTING MEMBER ELIGIBILITY FOR SURVEYED AND ADJOINING PROPERTIES - NOT PLOTTABLE)
- 19) All matters as set forth in Policy for the Rental/Leasing, recorded as 2014-328186 of Official Records. (PERTAINS TO SURVEYED & ADJOINING PROPERTIES - NOT PLOTTABLE)
- 20) All matters as set forth in Community Standards for Conduct, recorded as 2019-208224 and 2021-654222 of Official Records. (PERTAINS TO SURVEYED & ADJOINING PROPERTIES - NOT PLOTTABLE)

DESCRIPTION

LOT 12, CORPORATE CENTER AT DC RANCH, ACCORDING TOO BOOK 959 OF MAPS, PAGE 36, AND AMENDMENT TO THE PLAT RECORDED IN DOCUMENT NO. 2008-0117783 AND IN DOCUMENT NO. 2008-538739, RECORDS OF MARICOPA COUNTY, ARIZONA.
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.

AREA = 3.257 ACRES
141,879 SQ. FT.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT
RECORD OF SURVEY PLSS SUBDIVISION IN BOOK 700 OF MAPS, PAGE 12, MARICOPA COUNTY RECORDS
MINOR SUBDIVISION PLAT OF "LOTS 13 & 14 OF CORPORATE CENTER AT DC RANCH" RECORDED IN BOOK 1076 OF MAPS, PAGE 45, MARICOPA COUNTY RECORDS
FINAL PLAT OF "CORPORATE CENTER AT DC RANCH" RECORDED IN BOOK 959 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDS
STATE PLAT NO. 16 CORE SOUTH IN 1988-431354, MARICOPA COUNTY RECORDS

CERTIFICATION

To: ANTHONY J. SALCITO; SWVP DC RANCH, LLC, an Arizona limited liability company; FIRST ARIZONA TITLE AGENCY, LLC; 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 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, 5, 7(a), 7(b)(1), 7(c), 8, 9 and 11(a) of Table A thereof. The field work was completed on March 16, 2022.

Date of Plat or Map: March 21, 2022
David S. Klein
R.L.S. 42137



David S. Klein

REVISIONS
DESCRIPTION
DATE

ALTA / NSPS LAND TITLE SURVEY
CORPORATE CENTER AT DC RANCH LOT 12
9167 E. HIDDEN SPUR TRAIL, SCOTTSDALE, AZ 85255

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

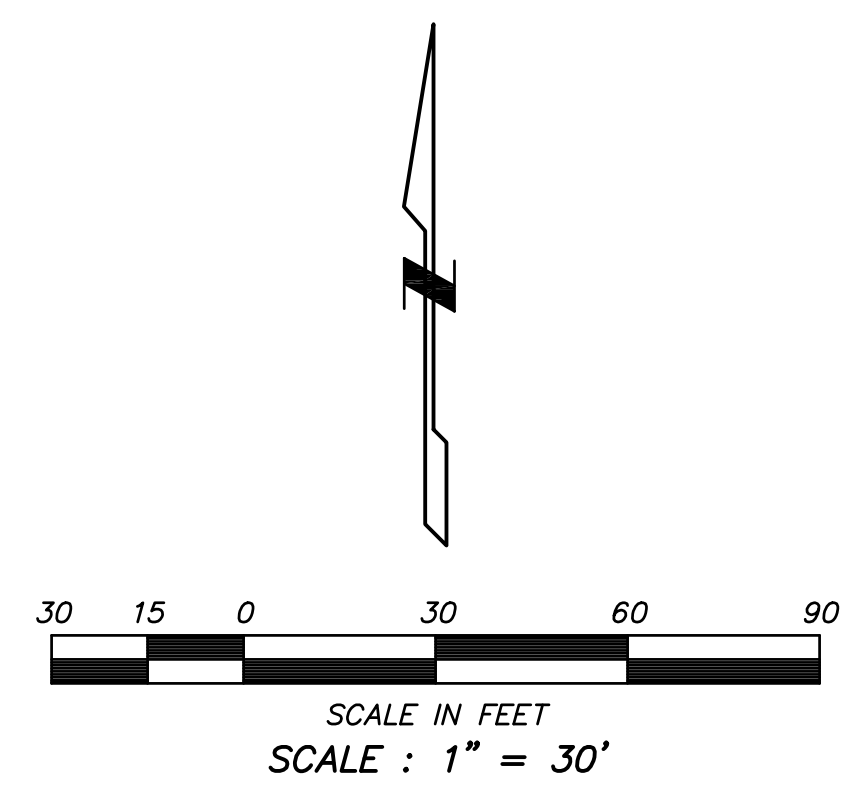
SUPERIOR
SURVEYING SERVICES, INC.

DWN: CB CHK: MB
SHEET 1 OF 2
DATE: 3/21/2022
JOB: 202203024

FOUND CAPPED REBAR ILLEGIBLE
ALSO FOUND REBAR NO IDENTIFICATION
(N 62°20'24" E 0.49')

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	962.00'	246.60'	14°41'14"	N 08°31'50" W
C2	1000.00'	257.28' (R) 257.11' (M)	14°44'28" (R) 14°43'54" (M)	N 08°30'30" W
C3	1038.00'	267.63' 267.63'	14°46'21" 14°46'21"	N 08°29'16" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°31'38" W	6.98'
L2	N 15°50'53" W (R) N 15°52'45" W (M)	111.26'
L3	N 74°09'07" E (R) N 74°08'39" E (M)	75.99'
L4	N 53°53'36" E (R) N 53°53'08" E (M)	272.83'
L5	N 36°06'24" W (R) N 36°06'37" W (M)	253.98'
L6	N 53°53'36" E (R) N 53°52'33" E (M)	103.71'
L7	N 74°09'07" E (R) N 74°08'39" E (M)	72.42'



LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 24 INCH ROLLED CURB
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- FENCE
- O.H.E. OVERHEAD ELECTRIC LINE
- E UNDERGROUND ELECTRIC LINE
- G UNDERGROUND GAS LINE
- S UNDERGROUND SANITARY SEWER LINE
- SW UNDERGROUND STORM SEWER LINE
- W UNDERGROUND WATER LINE
- SET 1/2" CAPPED REBAR STAMPED 42137
- SET NAIL IN WASHER STAMPED 42137
- FOUND 1/2" CAPPED REBAR NO IDENTIFICATION SET CAP STAMPED 42137
- FOUND CHISELED "+" IN CONCRETE SET NAIL IN WASHER STAMPED 42137
- FOUND CAPPED REBAR ILLEGIBLE
- FOUND NAIL IN WASHER STAMPED 45835
- FOUND CAPPED REBAR ILLEGIBLE IN POOR CONDITION
- FOUND CAPPED REBAR NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH
- CALCULATED POSITION NO MONUMENT FOUND OR SET
- SCHEDULE B ITEM
- SPRINKLER HOOK-UP (FIRE DEPARTMENT)
- BIKE RACK
- ELECTRIC BOX
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GUARD POST OR GATE POST
- METAL GRATE (RECTANGULAR)
- LIGHT POLE
- LANDSCAPE LIGHT
- PEDESTRIAN ACCESS RAMP
- POWER POLE
- SEWER CLEAN OUT
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- TELECOMMUNICATIONS MANHOLE
- TELECOMMUNICATIONS RISER
- WATER METER
- WATER MANHOLE
- WATER VALVE
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD PER BK. 959, PG. 36, M.C.R.
- (M) MEASURED

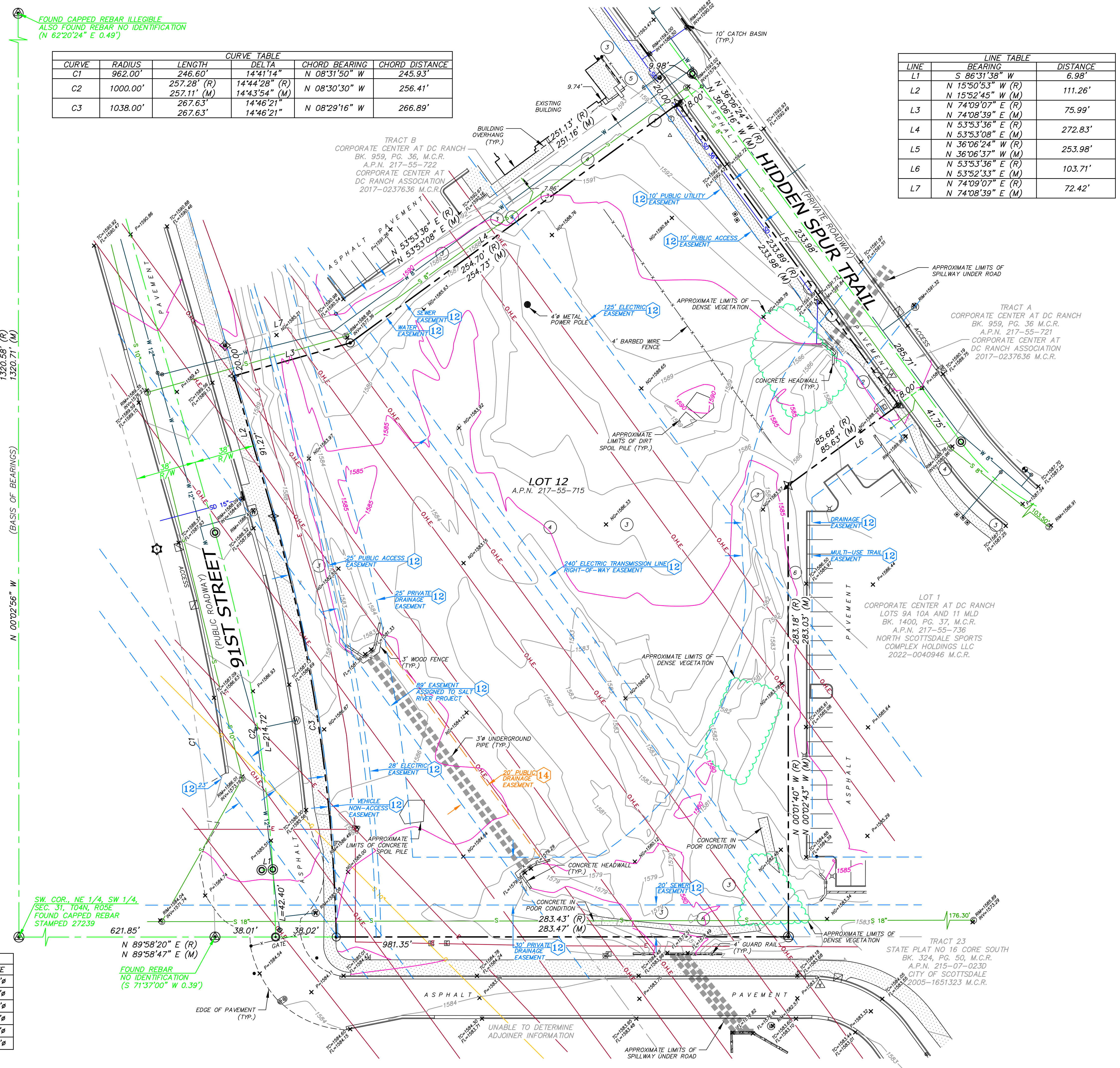
1320.58' (R)
1320.71' (M)
(BASIS OF BEARINGS)

N 00°02'56" W

SW. COR., NE 1/4, SW 1/4,
SEC. 31, T04N, R05E
FOUND CAPPED REBAR
STAMPED 27239

FOUND REBAR
NO IDENTIFICATION
(S 71°37'00" W 0.39')

TREE TABLE		
TREE NO.	TREE TYPE	SIZE
1	TREE	0.5"
2	TREE	1.0"
3	PALO VERDE	0.5"
4	PALO VERDE	1.0"
5	PALO VERDE	1.5"
6	MESQUITE	0.5"



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SUPERIOR
SURVEYING SERVICES, INC.

DWN: CB CHK: MB
SHEET 2 OF 2
DATE: 3/21/2022
JOB: 202203024