



1) The Survey is oriented to NAD83 Arizona Central Zone per Maricopa County Department of Transportation Unique Point IDs: 11027 & 10892, obtained from the Maricopa County Department of Transportation Survey Datasheets..

2) The Benchmark used for this survey is the Maricopa County Department of Transportation Unique Point ID: 11027, being a 3" City of Scottsdale brass cap in handhole, located at the intersection of Lincoln Drive & Scottsdale Road, having an elevation of 1302.28', NAVD88.

3) All title information and the description shown is based on a Commitment for Title Insurance issued by First American Title Insurance Company, File Number 06202151-128-ST2, dated July 22, 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.

The number of striped parking spaces on the subject property are as follows: Regular: 66 Handicapped:

Total:

5) There are no buildings on the subject property.

6) According to FEMA Flood Insurance Rate Map, Map Number 04013C1770M, dated September 18, 2020, the subject property is located in Zone X. Zone X is defined as "Areas of Minimal Flood Hazard."

7) The surveyor was not provided with zoning information by the owner pursuant to Table A item 6(a) and 6(b).

8) 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.

9) The grid elevations and contours shown on this survey are based on aerial topography provided by Bugzeye Drone Mapping & Photography, LLC. All other elevations shown are based on field measurements.

10) The Surveyor has not obtained any information relating to, and has no knowledge of any proposed changes to street right of way lines. Except as shown hereon no evidence of recent street or sidewalk construction or repairs was observed at the time of this survey.

11) 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.

12) The subject property has direct physical access to Scottsdale Road, being an improved and open public right-of-way.

13) The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.

14) 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.

	<u>SCHEDU</u>
2	EASEMENT and rights incident Recorded in Document No. Do Purpose Electric Lines and Por (PLOTTED HEREON)
3	THE FOLLOWING MATTERS disch Entitled Special Use Permit Recorded February 27, 1976 Document No. Docket 11562, I Thereafter, Amendment record Thereafter, Amendment record Thereafter, Amended recorded Thereafter, Amended recorded Thereafter, Amended recorded Thereafter, Amended recorded Thereafter, Amended recorded Thereafter, Amendment record Thereafter, Minor Amendment <b>(PERTAINS TO SURVEYED PROF</b>
4	MATTERS SHOWN ON MAP OF Page 5. (05–01–1978) <b>(PLOTTED HEREON)</b>
5	AGREEMENT, according to the

Entitled Easement and Maintenance Agreement Recorded August 18, 1978 Document No. Docket 13098, Page 1464 (THIS IS ALSO PARCEL NO. 2 - PLOTTED HEREON)

[6 Entitled Indemnity Agreement Recorded February 01, 1983 Document No. 83–038131 (PERTAINS TO SURVEYED PROPERTY - NOT PLOTTABLE)

REEMENT, according to the terms and conditions, contained therein: Purpose Reciprocal Easement Agreement Recorded November 13, 1989 (THIS IS ALSO PARCEL NO. 3 - PLOTTED HEREON)

- (8) Recorded in Document No. 20160088717 Purpose Natural Gas Pipeline(s) and appurtenances NO EXACT LOCATION DEFINED - NOT PLOTTABLE)
- 9 Property Recorded December 08. 2017 Document No. 20170910567
- [10] Recorded in Document No. 20180412708
- Reservations contained in the Patent. From: The United States of America Recording June 17. 1915 Document No. Book 115 of Deeds. Page 138 Which among other things recites as follows: constructed by the authority of the United States.

# ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE SOUTHEAST HALF OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

### SCHEDULE "B" ITEMS

thereto, as set forth in instrument: ocket 2665, Page 119

closed by following instrument recorded in:

Page 1116 ded in Docket 11801, Page 1013; ded in Docket 12076, Page 1369; ded in Docket 12615, Page 1182; in Docket 12822, Page 134; ded in Docket 12992, Page 1601; in Docket 13954, Page 558; in Docket 14457, Page 63; ded in Document No. 83–002289; ded in Document No. 83–020003; ded in Document No. 88–393435; recorded in Document No. 96–0340406. PERTY - NOT PLOTTABLE)

DEDICATION recorded in Book 199 of Maps.

terms and conditions, contained therein:

AGREEMENT, according to the terms and conditions, contained therein:

EASEMENT and rights incident thereto, as set forth in instrument:

(PERTAINS TO 8' EASEMENT 4' ON EACH SIDE OF EXISTING GAS LINES -

AGREEMENT, according to the terms and conditions, contained therein: Entitled Aareement for the Waiver of Claims For Diminution in Value of

### (PERTAINS TO SURVEYED PROPERTY - NOT PLOTTABLE)

ANY ACTION that may be taken by Flood Control District named below to acquire property or rights of way for flood control as disclosed by instrument: (PERTAINS TO SURVEYED PROPERTY - NOT PLOTTABLE)

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 and acknowledged by the local customs, laws and decisions of the courts: and the reservation from the lands hereby granted of a right of way thereon for ditches or canals (PERTAINS TO LAND PATENT OVER SURVEYED PROPERTY - NOT PLOTTABLE)

### DESCRIPTION

PARCEL NO. 1:

A parcel of land located in a portion of the Southeast quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southeast corner of said Section 10;

Thence North along the East line of said Section 10, a distance of 1000.43 feet; Thence West, a distance of 65.00 feet to the TRUE POINT OF BEGINNING; Thence continuing West, a distance of 61.92 feet; Thence North, a distance of 53.17 feet; Thence West, a distance of 51.26 feet; Thence North 70 degrees 16 minutes 56 seconds West, a distance of 51.37 feet; Thence North 60 degrees 06 minutes 59 seconds West, a distance of 134.43 feet; Thence South 31 degrees 05 minutes 16 seconds West, a distance of 148.58 feet to a point on a tangent curve concave Northwesterly and having a radius of 116.00 feet; Thence Southwesterly along the arc of said curve through a central angle of 53 degrees 43 minutes 05 seconds, a distance of 108.76 feet; Thence North 02 degrees 54 minutes 24 seconds West, a distance of 15.91 feet; Thence North 87 degrees 05 minutes 36 seconds East, a distance of 48.55 feet; Thence North 29 degrees 53 minutes 01 seconds East, a distance of 394.73 feet; Thence North 87 degrees 04 minutes 33 seconds East, a distance of 200.00 feet; Thence South, a distance of 325.66 feet back to the TRUE POINT OF BEGINNING.

### PARCEL NO. 2:

The rights in and to that certain Easement and Maintenance Agreement, as set forth in instrument recorded August 18, 1978 in Docket 13098, Page 1464, records of Maricopa County. Arizona.

#### PARCEL NO. 3:

Non-exclusive easements for emergency vehicular and pedestrian access, landscape and maintenance, as set forth in Reciprocal Easement Agreement recorded November 13, 1989 in Document No. 89–522082, records of Maricopa County, Arizona.

AREA = 1.604 ACRES

69,870 SQ. FT.



### REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT REPLAT OF "ALAMOS" RECORDED IN BOOK 205, PAGE 78, MARICOPA COUNTY RECORDS PROPERTY ASSEMBLAGE OF "LINCOLN VILLAGE" RECORDED IN BOOK 1032, PAGE 46, MARICOPA COUNTY RECORDS MINOR SUBDIVISION PLAT OF "SCOTTSDALE BORGATA" RECORDED IN BOOK 1178, PAGE 33. MARICOPA COUNTY RECORDS SUBDIVISION OF "THE ENCLAVE AT BORGATA, A CONDOMINIUM" RECORDED IN BOOK 1224, PAGE 34, MARICOPA COUNTY RECORDS LOT COMBINATION OF "ANDAZ SCOTTSDALE" RECORDED IN BOOK 1500, PAGE 26, MARICOPA COUNTY RECORDS RECIPROCAL EASEMENT AGREEMENT IN 1989-0522082, MARICOPA COUNTY RECORDS DOCKET 13098. PAGE 1464. MARICOPA COUNTY RECORDS RECORD OF SURVEY IN BOOK 734. PAGE 10. MARICOPA COUNTY RECORDS RECORD OF SURVEY IN BOOK 1301. PAGE 19. MARICOPA COUNTY RECORDS

## SIGNIFICANT OBSERVATIONS

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



To: JMS CAPITAL, LLC., an Arizona limited liability company; PV HOTEL VENTURE SPE, LLC., a Delaware 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 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 15, 17 and 18 of Table A thereof. The field work was completed on November 1, 2022.

Date of Plat or Map: November 7, 2022 David S. Klein R.L.S. 42137



SINISIONS	DESCRIPTION							
	DATE							
			ALIA / NJPJ LAINU IIILE JURVET		SWC ROSE LANE & SCOLIDALE ROAD		SCOTTSDALF, ARIZONA, 85250	
		0100 W Land Carting Pains Child 11	ZIZZ W. LONE CACIUS Drive, SUILE II	Phoenix, AZ 8502/	623-869-0223 (office) 623-869-0726 (fax)	www sunariorsurvaving com		
							VINE SEBVICES INC	



	CL	IRVE TABLE	
CURVE	RADIUS		LENGTH
C1	116.00'	53°55'30" (M) 53°43'05" (R)	109.18'(M) 108.76'(R)



65

SHEET 2 OF 5

DATE: 11/7/2022

*JOB: 202209059* 

CURVE TABLE					
CURVE	RADIUS		LENGTH		
C1	116.00'	53°55'30" (M) 53°43'05" (R)	109.18'(M) 108.76'(R)		



	LINE TABLE	
LINE	BEARINGS	LENGTH
L1	N 88°26'49" W	65.00'
L2	N 88°26'49" W	61.83'(M) 61.92'(R)
L3	S 01°33'11" W	52.94'(M) 53.17'(R)
L4	N 8811'35" W	51.41'(M) 51.26'(R)
L5	N 68°36'17" W (M) N 70°16'56" W (R)	51.49'(M) 51.37'(R)
L6	N 01°18'42" W (M) N 02°54'24" W (R)	15.92'(M) 15.91'(R)
L7	N 88°38'01" E	55.61'
L8	N 79°36'26" E	143.96'
L9	S 45°37'19" W	9.90'
L10	S 88°32'15" E	76.24'
L11	N 39°27'37" W	19.81'

	BOUNDARY LINE
	CENTER LINE OR
$\otimes$	INDICATES BOUND
ullet	FOUND 1/2" CAF WITH ILLEGIBLE S
$\Leftrightarrow$	FOUND 1/2" REE WITH NO IDENTIFI
X	FOUND NAIL & E WITH ILLEGIBLE S ALSO FOUND CHI
	FOUND CHISELED WITH NO IDENTIFI
٢	FOUND 1/2" REE ORANGE PLASTIC STAMPED "LS 35
Û	INDICATES PROPE FOUND OR SET A
0	FOUND 3" CITY ( BRASS CAP IN H (0.6' DOWN)
۲	FOUND 5" MARIC ENGINEERING DEF BRASS CAP IN H (0.70' DOWN)
$\bigcirc$	FOUND 3" CITY ( BRASS CAP FLUS
$\odot$	CALCULATED POS PER BK. 1224, P NO MONUMENT F
4	SCHEDULE B ITER
A. <i>P</i> .N.	ASSESSORS PAR
M.C.R.	MARICOPA COUN
R/W	RIGHT OF WAY
BK.	BOOK
PG.	PAGE
(TYP.)	TYPICAL
(R)	RECORD PER DES
(11)	

NOTE: FOR TOPOGRAPHIC INFORMATION SEE SHEET NO. 5

DATE: 11/7/2022 ЈОВ: 202209059





CURVE TABLE					
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