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ALTA / NSPS LAND TITLE SURVEY ASTRA - MILLER & MAYO

A PORTION OF THE NORTHEAST QUARTER OF SECTION 35 AND THE SOUTHEAST QUARTER
OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE AGENCY, INC., NO. 55005425-055-KG2-DW, COMMITMENT DATE: FEBRUARY 22, 2024 AT 7:30 AM.

THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE LAND SURVEY PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY IN A MANNER THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN LEGAL COUNSEL FOR ADDITIONAL INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ADDITIONAL EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

THE SITE DOES NOT APPEAR TO HAVE PHYSICAL ACCESS DIRECTLY TO A PUBLIC RIGHT-OF-WAY.

PURSUANT TO TABLE "A" ITEM 6, THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS REFERENCED ON THIS SURVEY.

PURSUANT TO TABLE "A" ITEM 7, THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR DID NOT OBSERVE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 18, THE SURVEYOR HAS SHOWN ANY PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO THE SURVEYOR, OR AS SHOWN IN THE TITLE REPORT REFERENCED ON THIS SURVEY.

THE LEGAL DESCRIPTION CLOSES WITHOUT GAPS, GORES OR OVERLAPS.

LEGAL DESCRIPTION

LOCATED IN THE SOUTH HALF OF SECTION 26 AND THE NORTH HALF OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35, MARKED BY A FOUND 3 INCH MARICOPA COUNTY BRASS CAP FLUSH;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, NORTH 89 DEGREES 58 MINUTES 25 SECONDS WEST, A DISTANCE OF 2640.93 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 35, MARKED WITH A BUREAU OF LAND MANAGEMENT BRASS CAP STAMPED "T.4N., R.4E., 1/4, S26, S35, 1995";

THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1320.42 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 01 MINUTE 48 SECONDS WEST, A DISTANCE OF 573.93 FEET TO THE SOUTH RIGHT-OF-WAY OF LOOP 101;

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 79 DEGREES 07 MINUTES 59 SECONDS EAST, A DISTANCE OF 42.49 FEET;

THENCE SOUTH 76 DEGREES 02 MINUTES 04 SECONDS EAST, A DISTANCE OF 1,007.00 FEET;

THENCE NORTH 13 DEGREES 57 MINUTES 56 SECONDS EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 76 DEGREES 02 MINUTES 04 SECONDS EAST, A DISTANCE OF 300.00 FEET;

THENCE SOUTH 13 DEGREES 57 MINUTES 56 SECONDS WEST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 76 DEGREES 02 MINUTES 04 SECONDS EAST, A DISTANCE OF 209.66 FEET TO THE TO THE POINT OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 72 DEGREES 01 MINUTE 31 SECONDS WEST, A RADIAL DISTANCE OF 3,730.00 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11 DEGREES 58 MINUTES 10 SECONDS, A DISTANCE OF 779.23 FEET TO THE POINT OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 23 DEGREES 22 MINUTES 39 SECONDS WEST, A RADIAL DISTANCE OF 6,000.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 32 MINUTES 27 SECONDS, A DISTANCE OF 894.39 FEET ALONG THE CENTERLINE OF POSSIBLE PROPOSED MAYO BOULEVARD;

THENCE ALONG SAID NON-TANGENT LINE, NORTH 75 DEGREES 09 MINUTES 57 SECONDS WEST, A DISTANCE OF 645.72 FEET;

THENCE DEPARTING SAID CENTERLINE NORTH 14 DEGREES 50 MINUTES 12 SECONDS EAST, A DISTANCE OF 55.03 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE SOUTH 89 DEGREES 58 MINUTES 33 SECONDS EAST, A DISTANCE OF 257.05 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND PURSUANT TO THE PROVISIONS OF ARIZONA REVISED STATUTES § 37-231, OF THE FOLLOWING SUBSTANCES NOT HERETOFORE RETAINED AND RESERVED BY A PREDECESSOR IN TITLE TO THE STATE OF ARIZONA, ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF GASEOUS NATURE, GEOTHERMAL RESOURCES, COAL, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THIS STATE OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS SET FORTH IN PATENT RECORDED AUGUST 10, 2022 IN RECORDING NO. 202206326 39, RECORDS OF MARICOPA COUNTY, ARIZONA.

SCHEDULE 'B' ITEMS

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2024.

2. RESERVATIONS CONTAINED IN THE PATENT FROM: STATE OF ARIZONA TO: HAYDEN LOOP 101 INVESTORS, LLC RECORDING DATE: AUGUST 10, 2022 RECORDING NO: 20220632639 WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: SUBJECT TO EXISTING RESERVATIONS, EASEMENTS, OR RIGHTS-OF-WAY HERETOFORE LEGALLY OBTAINED AND NOW IN FULL FORCE AND EFFECT AND SUBJECT TO THE FOLLOWING ADDITIONAL CONDITIONS: THERE MAY BE REGISTER ELIGIBLE SITE OR SITES LOCATED WITHIN THE SUBJECT PROPERTY, WHICH COULD INCLUDE INFORMATION SIGNIFICANT IN THIS STATE'S HISTORY, ARCHITECTURE, ARCHAEOLOGY OR CULTURE AND MAY MEET ELIGIBILITY CRITERIA WHICH THE ARIZONA STATE PARKS BOARD HAS ESTABLISHED FOR LISTING ON THE ARIZONA REGISTER OF HISTORIC PLACES, OR WHICH MEET ELIGIBILITY CRITERIA FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES. IF GROUND-DISTURBING ACTIVITIES WILL OR MAY IMPACT ONE OR MORE REGISTER ELIGIBLE SITE OR SITES, PATENTEE SHALL CONSULT WITH THE STATE HISTORIC PRESERVATION OFFICE AND OTHERWISE TAKE SUCH ACTIONS AS ARE NECESSARY TO AVOID, PRESERVE, PROTECT OR MITIGATE IMPACTS ON THE REGISTER ELIGIBLE SITE OR SITES. IN THE EVENT THAT AVOIDANCE, PRESERVATION AND PROTECTION OF THE REGISTER ELIGIBLE SITE OR SITES CANNOT BE ACCOMPLISHED, PATENTEE SHALL ENSURE A DATA RECOVERY PLAN IS DEVELOPED IN CONSULTATION WITH AND ACCEPTABLE TO, THE ARIZONA STATE MUSEUM AND THE STATE HISTORIC PRESERVATION OFFICE, OR THEIR SUCCESSOR AGENCIES, AND THE DATA RECOVERY IS IMPLEMENTED AND COMPLETED PRIOR TO THE REGISTER ELIGIBLE SITE OR SITES BEING AFFECTED. THE ARTIFACTS AND RECORDS RECOVERED FROM THE SUBJECT PROPERTY SHALL BE CURATED ACCORDING TO THE ARIZONA STATE MUSEUM CONSERVATION AND DURATION STANDARDS AS ESTABLISHED IN RULES IMPLEMENTING THE ARIZONA ANTIQUITIES ACT. IF HUMAN REMAINS ARE ENCOUNTERED DURING GROUND-DISTURBING ACTIVITIES, ALL WORK MUST IMMEDIATELY CEASE WITHIN 30.48 METERS (100 FEET) OF THE DISCOVERY AND THE AREA MUST BE SECURED. THE ARIZONA STATE MUSEUM MUST BE NOTIFIED OF THE DISCOVERY. ALL DISCOVERIES WILL BE TREATED IN ACCORDANCE WITH ARIZONA REVISED STATUTES (A.R.S. 41-844 AND A.R.S. 41-865) AND WORK MUST NOT RESUME IN THIS AREA WITHOUT AUTHORIZATION FROM THE ARIZONA STATE MUSEUM.

• **BLANKET OVER SUBJECT PROPERTY**

3. THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS EXCEPTED FROM THE DESCRIPTION OF SAID LAND IN SCHEDULE A.

4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: A GENERAL PLAN FOR STATE TRUST LAND CORE SOUTH PIMA AND BELL ROADS SCOTTSDALE, ARIZONA RECORDED: IN ARIZONA STATE LAND RECORDS RECORDING NO: 44-95674 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

• **BLANKET OVER SUBJECT PROPERTY**

6. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: FINDINGS, RECOMMENDATIONS AND ORDER APPROVING THE DEVELOPMENT PLAN AND RECLASSIFYING THE LAND CONSISTENT WITH THE DEVELOPMENT PLAN RECORDED: IN ARIZONA STATE LAND RECORDS RECORDING NO: 47-91271 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

• **BLANKET OVER SUBJECT PROPERTY**

7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: FINDINGS, RECOMMENDATIONS AND ORDER OF CLASSIFICATION OF URBAN LAND AS SUITABLE FOR PLANNING RECORDED: IN ARIZONA STATE LAND RECORDS RECORDING NO: 48-89762 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

• **BLANKET OVER SUBJECT PROPERTY**

8. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 324 OF MAPS, PAGE 50.

• **AS SHOWN HEREON**

9. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 394 OF MAPS, PAGE 42.

• **AS SHOWN HEREON**

10. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING FOR : PUBLIC ROADS AND UNDERGROUND UTILITIES RECORDED: IN ARIZONA STATE LAND RECORDS RECORDING NO: 16-119941

• **AS SHOWN HEREON**

11. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING FOR : UNDERGROUND WATER DISTRIBUTION PIPELINE RECORDED: IN ARIZONA STATE LAND RECORDS RECORDING NO:18-085310

• **AS SHOWN HEREON**

12. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: APPLICATION FOR CORRIDOR PLANNING FILE (CROSSROADS EAST CORRIDOR SITE PLANNING PROJECT - WASTEWATER MASTER PLAN AND WATER MASTER PLANS UPDATE) RECORDED: IN ARIZONA STATE LAND RECORDS RECORDING NO: 42-116671 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

• **BLANKET OVER SUBJECT PROPERTY**

13. CROSSROADS EAST PLANNING UNIT V DEVELOPMENT AGREEMENT ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN EXECUTED BY: ARIZONA STATE LAND DEPARTMENT, THROUGH THE STATE LAND COMMISSIONER AND THE CITY OF SCOTTSDALE, ARIZONA, A MUNICIPAL CORPORATION RECORDING DATE: JUNE 15, 2018 RECORDING NO.: 20180456552

• **BLANKET OVER SUBJECT PROPERTY**

14. ECONOMIC DEVELOPMENT AGREEMENT ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN EXECUTED BY: NATIONWIDE REALTY INVESTORS, LTD., AN OHIO LIMITED LIABILITY COMPANY AND THE CITY OF SCOTTSDALE, ARIZONA, A MUNICIPAL CORPORATION RECORDING DATE: JUNE 15, 2018 RECORDING NO.: 20180456553

• **BLANKET OVER SUBJECT PROPERTY**

15. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION, OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO: 20230164343

• **BLANKET OVER SUBJECT PROPERTY**

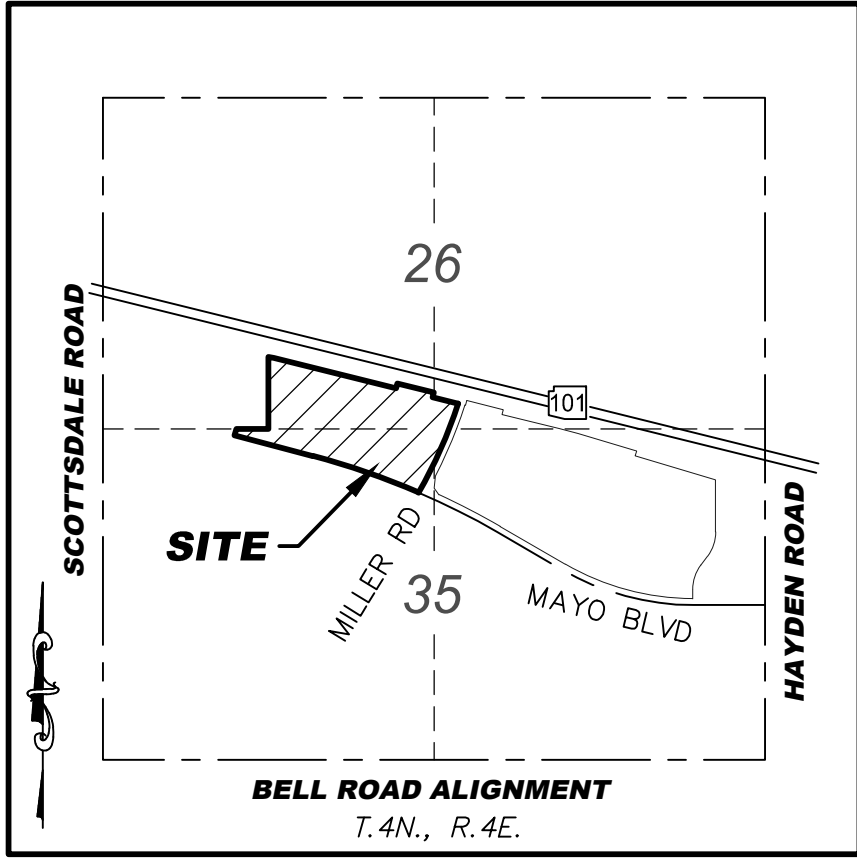
16. NOTWITHSTANDING THE COVERED RISKS AS SET FORTH IN THE POLICY, THE COMPANY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

17. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: MEMORANDUM OF HORIZONTAL INFRASTRUCTURE DEVELOPMENT AGREEMENT AND CONSTRUCTION ESCROW AGREEMENT DATED: AUGUST 15, 2023 EXECUTED BY: HAYDEN LOOP 101 INVESTORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND ASM AMERICA, INC., A DELAWARE CORPORATION RECORDING DATE: AUGUST 15, 2023 RECORDING NO: 20230426280 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

• **BLANKET OVER SUBJECT PROPERTY**

18. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

19. 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.



VICINITY MAP
N.T.S.

AREA

NET ±918,180 SQ.FT., OR 21.079 ACRES
GROSS ±1,041,265 SQ.FT., OR 23.904 ACRES

ADDRESS

NO ADDRESS PROVIDED

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST G.&S.R.B.&M. SAID LINE BEARS S89°58'25"E.

ZONING

P-C 1-1

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1320 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONES "AO"

CERTIFICATION

TO:
ASM AMERICA, INC., A DELAWARE CORPORATION;
HAYDEN LOOP 101 INVESTORS, LLC;
FIDELITY NATIONAL TITLE AGENCY, INC.:

THIS IS TO CERTIFY THAT THIS MAP 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, 6(a)(b), 7(a)(b1)(c), 8, 9, 10, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED MAY, 2023

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ALTA / NSPS LAND TITLE SURVEY
ASTRA
MILLER & MAYO
SCOTTSDALE, ARIZONA



PROJECT NO.
5507
SHEET NO. 1 OF 2

SURVEYOR:

RICK

ENGINEERING COMPANY

San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

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DRAWN BY: ELS/DSP

CHECKED BY:

SCALE: N.T.S.

DATE: FEB 2024

