

NOTES

1) The basis of bearing is the monument line of Scottsdale Road, also being the West line of the Southwest quarter of Section 26, using a bearing of North 00 degrees 09 minutes 20 seconds East, per the "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY", recorded in Book 743, Page 10, records of Maricopa County, Arizona.

2) The Benchmark used for this survey is the Maricopa County Department of Transportation Unique Point ID 3900, being a 3" City of Scottsdale Brass Cap in Handhole with no stamping, located at the intersection of Scottsdale Road and Thomas Road, marking the Southwest corner of Section 26, having an elevation of 1237.43', NAVD88.

3) All title information and the description shown is based on a Report of Title issued by Pioneer Title Agency, Our Number 76702131, dated September 2, 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) The number of striped parking spaces on the subject property are as follows: Regular: 123, Handicapped: 2, Total: 132

5) The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leasable area of any building. The building offset distances shown are to actual building corners. Building heights shown are the measurement between the adjacent natural ground to the highest point on the building visible from the ground.

6) According to FEMA Flood Insurance Rate Map, Map Number 04013C2235M, dated September 18, 2020, the subject property is located in Zone X. Zone X is defined as "Area of minimal flood hazard."

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

9) 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.

10) The subject property has direct physical access to Earl Drive and Civic Center Plaza, being improved and open public rights-of-way.

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

12) 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.

SCHEDULE "B" ITEMS

6) MATTERS SHOWN ON SURVEY: Recorded in Book 987 of Maps, Page 1 (NO PLOTTABLE EASEMENTS REFERENCING SURVEYED PROPERTY ARE CREATED BY THIS DOCUMENT)

8) EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Docket 9923, Page 794 Purpose underground utility (PLOTTED HEREON)

13) ALL MATTERS set forth in Grant of Easement and Agreement according to the terms and conditions contained therein: Recorded in Docket 14920, Page 10 (PLOTTED HEREON)

14) EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Docket 16300, Page 1430 and the effect of Release of Easement recorded in Document No. 15-525664 Purpose electric line (PLOTTED HEREON)

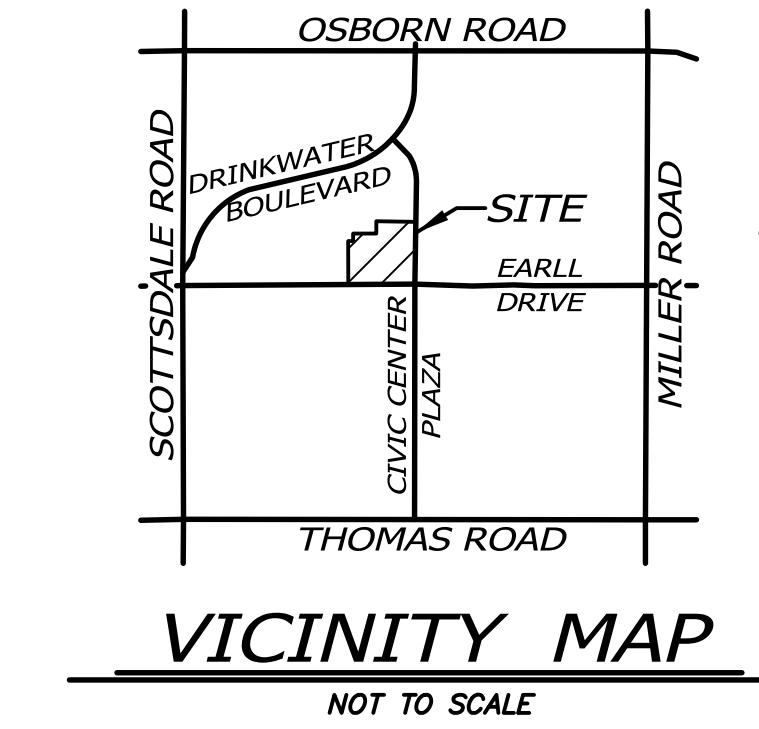
27) ALL MATTERS set forth in Resolution No. 3721 according to the terms and conditions contained therein: Recorded in Document No. 94-657928 (PERTAINS TO A RESOLUTION FINDING THE EXISTENCE OF A SLUM AREA IN THE CITY OF SCOTTSDALE & DECLARING THE NECESSITY FOR REDEVELOPMENT - NOT PLOTTABLE)

28) ALL MATTERS set forth in Resolution FCD 97-14 according to the terms and conditions contained therein: Recorded in Document No. 98-8424 (PERTAINS TO A RESOLUTION FOR THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY TO PROMOTE EFFORTS TO PROTECT & PRESERVE WATER RESOURCES & MINIMIZE DAMAGE FROM FLOODING - NOT PLOTTABLE)

29) ALL MATTERS set forth in Resolution FCD 2018R007A Amendment to Resolution FCD 2018R007 according to the terms and conditions contained therein: Recorded in Document No. 22-667059 (PERTAINS TO A RESOLUTION FOR THE LOWER INDIAN BEND WASH AREA DRAINAGE MASTER STUDY/PLAN - NOT PLOTTABLE)

ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



DESCRIPTION

PARCEL NO. 1: ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY THAT LIES WITHIN THE WEST 185.00 FEET OF THE EAST 225.00 FEET OF THE NORTH 152.00 FEET OF THE SOUTH 192.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS RECORDED IN DOCKET 12017, PAGE 255, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF EARLL DRIVE AND CIVIC CENTER PLAZA; THENCE NORTH ALONG THE CENTERLINE OF CIVIC CENTER PLAZA, A DISTANCE OF 192.00 FEET;

THENCE WEST A DISTANCE 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CIVIC CENTER PLAZA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 132.00 FEET TO A CURVE, WHOSE RADIAL BEARING IS WEST;

THENCE ALONG SAID CURVE WHOSE RADIUS EQUALS 20.00 FEET AND IS CONCAVE TO THE NORTHWEST, A LENGTH OF 31.24 FEET TO A POINT ON THE CURVE WHOSE RADIAL BEARING IS SOUTH, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE AND 40.00 FEET NORTH OF THE CENTERLINE OF EARLL DRIVE;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 54.50 FEET;

THENCE NORTH A DISTANCE OF 98.50 FEET;

THENCE WEST A DISTANCE OF 110.50 FEET;

THENCE NORTH A DISTANCE OF 53.50 FEET;

THENCE ON THE EAST A DISTANCE OF 185.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PART, IF ANY, LYING WITHIN THE SOUTH 100.00 FEET OF THE WEST 100.00 FEET OF THE EAST 225.00 FEET OF THE SOUTH 192.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2: THE NORTH 173 FEET OF THE SOUTH 365 FEET OF THE EAST 225 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE EAST 40 FEET.

PARCEL NO. 3: THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26;

THENCE NORTH 89 DEGREES 50 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 930.48 FEET;

THENCE NORTH, PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH, A DISTANCE OF 190.00 FEET TO THE NORTH LINE OF THE SOUTH 230.00 FEET OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH 89 DEGREES 50 MINUTES 45 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 157.94 FEET TO THE WEST LINE OF THE EAST 225.00 FEET OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH 0 DEGREES 01 MINUTES 25 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 190.00 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 45 SECONDS WEST, PARALLEL TO AND 40.00 FEET NORTHERLY FROM THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 157.86 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4: THE SOUTH 25 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26;

THENCE NORTH 89 DEGREES 50 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 930.48 FEET;

THENCE NORTH, A DISTANCE OF 230.00 FEET ON A LINE PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE TRUE POINT OF BEGINNING;

THENCE NORTH, A DISTANCE OF 135.00 FEET TO THE NORTH LINE OF THE SOUTH 365.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26;

THENCE NORTH 89 DEGREES 50 MINUTES 45 SECONDS EAST ALONG THE FOREMENTIONED LINE, A DISTANCE OF 158.00 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 25 SECONDS WEST, A DISTANCE OF 135.00 FEET ON A LINE PARALLEL TO AND 225.00 FEET WESTERLY OF THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 50 MINUTES 45 SECONDS WEST, A DISTANCE OF 157.94 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 5: THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26;

THENCE NORTH 89 DEGREES 50 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 930.48 FEET;

THENCE NORTH ALONG A LINE PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 255.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 255.00 FEET OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH 89 DEGREES 50 MINUTES 45 SECONDS EAST ALONG SAID LINE, FOR A DISTANCE OF 25.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH, A DISTANCE OF 40.00 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 45 SECONDS EAST, A DISTANCE OF 132.97 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 25 SECONDS WEST ALONG A LINE PARALLEL WITH AND 225.00 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 40.00 FEET TO THE NORTH LINE OF THE SOUTH 255.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 50 MINUTES 45 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 132.95 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 6: ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY THAT LIES WITHIN THE WEST 185 FEET OF THE EAST 225 FEET OF THE NORTH 152 FEET OF THE SOUTH 192 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT BEGINNING AT THE POINT OF INTERSECTION OF EARLL DRIVE AND CIVIC CENTER PLAZA;

THENCE NORTH ALONG THE CENTERLINE OF CIVIC CENTER PLAZA, A DISTANCE OF 192.00 FEET;

THENCE WEST A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CIVIC CENTER PLAZA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 132.00 FEET TO A CURVE, WHOSE RADIAL BEARING IS WEST;

THENCE ALONG SAID CURVE WHOSE RADIUS EQUALS 20.00 FEET AND IS CONCAVE TO THE NORTHWEST, A LENGTH OF 31.24 FEET TO A POINT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE AND 40.00 FEET NORTH OF THE CENTERLINE OF EARLL DRIVE;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 54.50 FEET;

THENCE NORTH A DISTANCE OF 98.50 FEET;

THENCE WEST A DISTANCE OF 110.50 FEET;

THENCE NORTH A DISTANCE OF 53.50 FEET;

THENCE EAST A DISTANCE OF 185.00 FEET TO THE TRUE POINT OF BEGINNING.

AREA TABLE with columns for PARCEL NO. and SQ. FT./ACRES. Includes rows for PARCEL NO. 1 through 6 and a TOTAL row.

SIGNIFICANT OBSERVATIONS

- A EVIDENCE OF WALL OVER WEST BOUNDARY LINE BY A MAXIMUM OF 0.88 FEET. B EVIDENCE OF WALL OVER SOUTH BOUNDARY LINE BY A MAXIMUM OF 0.18 FEET.

REFERENCES

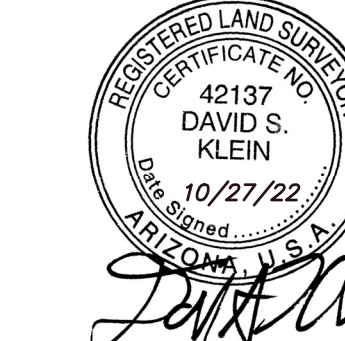
- GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT. PLSB SUBDIVISION RECORD OF SURVEY MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY IN BOOK 734 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS. RECORD OF SURVEY IN BOOK 1193 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS. CONDOMINIUM PLAT OF "INSPIRE ON EARLL CONDOMINIUMS" RECORDED IN BOOK 1239 OF MAPS, PAGE 41, MARICOPA COUNTY RECORDS. RECORD OF SURVEY IN BOOK 1316 OF MAPS, PAGE 27, MARICOPA COUNTY RECORDS. RECORD OF SURVEY IN BOOK 1382 OF MAPS, PAGE 19, MARICOPA COUNTY RECORDS. RECORD OF SURVEY IN BOOK 1514 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDS. RESULTS OF SURVEY IN BOOK 1585 OF MAPS, PAGE 13, MARICOPA COUNTY RECORDS. RECORD OF SURVEY IN BOOK 1653 OF MAPS, PAGE 5, MARICOPA COUNTY RECORDS. SPECIAL WARRANTY DEED IN 2002-1233204, MARICOPA COUNTY RECORDS. SPECIAL WARRANTY DEED IN 2002-2140297, MARICOPA COUNTY RECORDS.

CERTIFICATION

To: RHORTEGA, LLC, an Arizona limited liability company; 3134 CIVIL CENTER, LLC, an Arizona limited liability; 7330 VENUE NOTE, LLC, an Arizona limited liability company; 7363, LLC, an Arizona limited liability company; CITY OF SCOTTSDALE; and PIONEER TITLE AGENCY INC.:

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(c), 7(b)(1), 7(c), 8, 9, 11(a), and 15 of Table A thereof. The field work was completed on October 14, 2022.

Date of Plat or Map: October 20, 2022 Date of Last revision: October 27, 2022 David S. Klein R.L.S. 42137

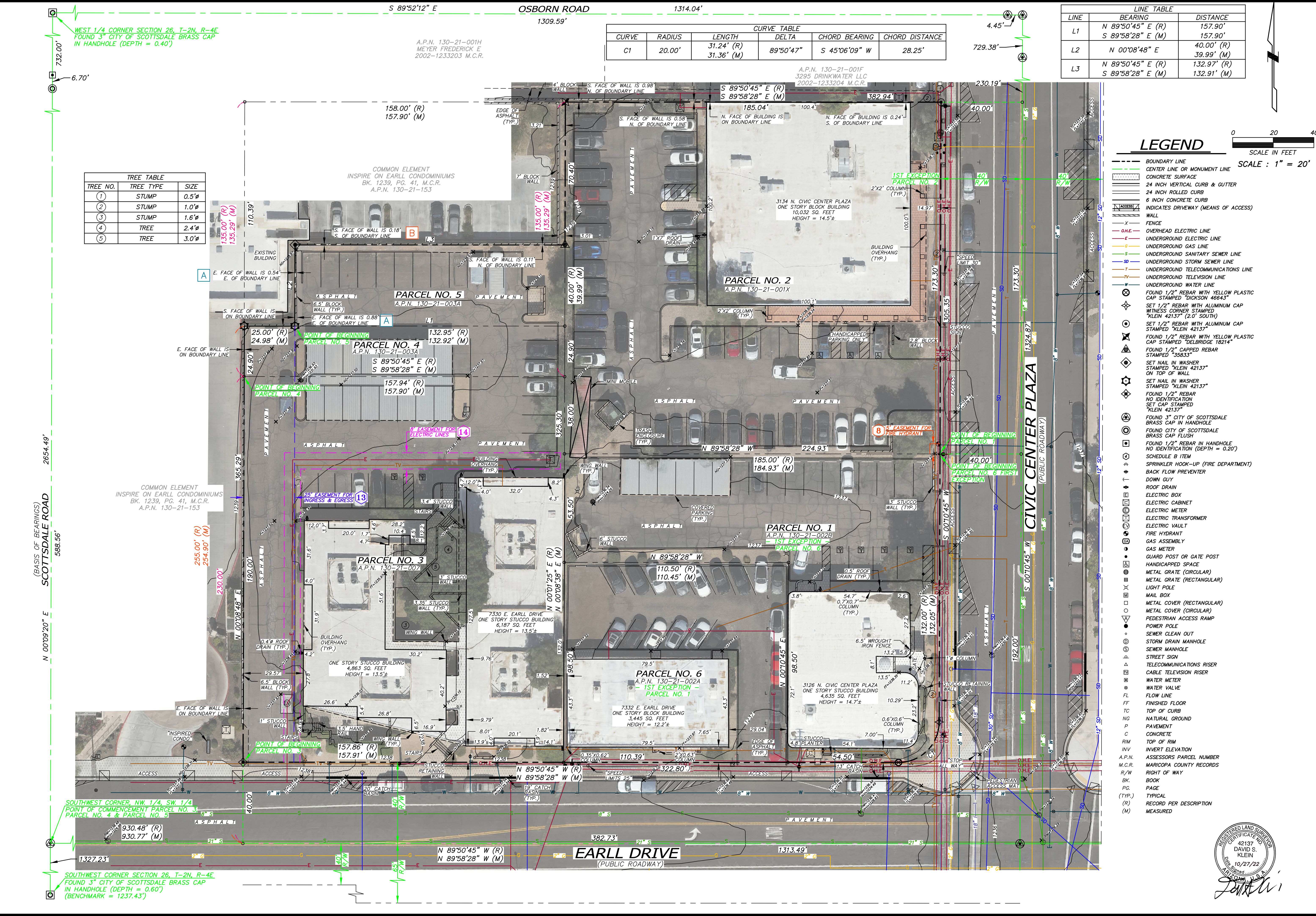


REVISIONS table with columns for DATE, REVISION DESCRIPTION, and a checkmark column.

ALTA / NSPS LAND TITLE SURVEY 3126 & 3134 N. CIVIC CENTER PLAZA & 7330 & 7332 E. EARLL DRIVE SCOTTSDALE, ARIZONA 85251

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





CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	20.00'	31.24' (R) 31.36' (M)	89°50'47"	S 45°06'09" W	28.25'

LINE	BEARING	DISTANCE
L1	N 89°50'45" E (R) S 89°58'28" E (M)	157.90' 157.90'
L2	N 00°08'48" E	40.00' (R) 39.99' (M)
L3	N 89°50'45" E (R) S 89°58'28" E (M)	132.97' (R) 132.91' (M)

TREE NO.	TREE TYPE	SIZE
1	STUMP	0.5"
2	STUMP	1.0"
3	STUMP	1.6"
4	TREE	2.4"
5	TREE	3.0"



REVISIONS

NO.	DATE	DESCRIPTION
1	10/27/2022	revised per additional utility maps

ALTA / NSPS LAND TITLE SURVEY
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SUPERIOR
SURVEYING SERVICES, INC.

DWN: RL CHK: MS
SHEET 2 OF 2
DATE: 10/20/2022
JOB: 202209009