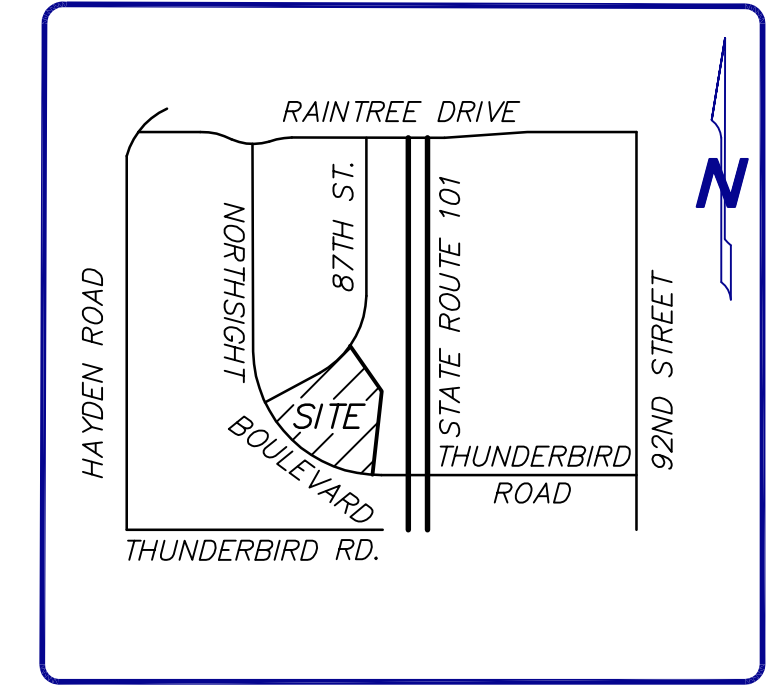


**A.L.T.A. / N.S.P.S. LAND TITLE SURVEY**  
**A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12,**  
**TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT**  
**RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**



**VICINITY MAP**  
NOT TO SCALE

**PARCEL DESCRIPTION**

Parcel No. 1

That portion of Parcel 1, as shown on the Map of Dedication, NORTHSGHT, recorded in Book 302 of Maps, Page 11 and Affidavit of Correction recorded in Instrument No. 87-478660, and that portion of Parcel 'D' as recorded in Instrument No. 94-0128764, all records of Maricopa County, Arizona, situated in a portion of the Southeast quarter of Section 12, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows: COMMENCING at the Southwest corner of Section 7, Township 3 North, Range 5 East, as shown on said Map of Dedication, said point lying North 00 degrees 07 minutes 09 seconds East a distance of 195.91 feet from the Southeast corner of said Section 12, as shown on said Map of Dedication;

Thence North 89 degrees 52 minutes 51 seconds West, along the centerline of 86th Street as shown on said Map of Dedication, a distance of 263.92 feet;  
 Thence North 00 degrees 08 minutes 24 seconds West, leaving said centerline, a distance of 45.00 feet to a point lying on the South line of said Parcel 'D', being a 10 foot wide right-of-way abandonment;

Thence North 89 degrees 52 minutes 51 seconds West, along said South line, a distance of 689.78 feet to the beginning of a curve concave Northeasterly and having a radius of 1055.00 feet;

Thence Northwesterly, continuing along said South line and the arc of said curve through a central angle of 19 degrees 04 minutes 07 seconds a distance of 351.11 feet to the TRUE POINT OF BEGINNING;

Thence Northwesterly, continuing along said South line and the arc of said curve through a central angle of 29 degrees 29 minutes 23 seconds a distance of 543.00 feet to the beginning of a compound curve concave Easterly and having a radius of 20.00 feet;

Thence Northerly, transitioning from said South line to the most Westerly line of said Parcel 'D' along the arc of said curve through a central angle of 90 degrees 55 minutes 27 seconds a distance of 31.74 feet to the point of non-tangency;

Thence North 49 degrees 36 minutes 09 seconds East, transitioning from said Westerly line into the Southerly right-of-way line of said 87th Street as shown on said Map of Dedication, a distance of 9.87 feet to a point lying on a curve concave Southeasterly the radius of which bears South 40 degrees 46 minutes 27 seconds East a distance of 955.00 feet;

Thence Northeasterly, along said Southerly right-of-way line and the arc of said curve through a central angle of 24 degrees 56 minutes 00 seconds a distance of 415.59 feet to the beginning of a reverse curve concave Northwesterly and having a radius of 1045.00 feet;

Thence Northeasterly, continuing along said Southerly right-of-way line and the arc of said curve through a central angle of 08 degrees 38 minutes 58 seconds a distance of 157.75 feet to the point of non-tangency;

Thence South 24 degrees 29 minutes 24 seconds East, leaving said Southerly right-of-way line and said curve, a distance of 15.34 feet to the beginning of a curve concave Westerly and having a radius of 400.00 feet;

Thence Southerly, along the arc of said curve through a central angle of 43 degrees 40 minutes 41 seconds a distance of 304.93 feet to a point of tangency;

Thence South 19 degrees 11 minutes 17 seconds West a distance of 289.30 feet to the TRUE POINT OF BEGINNING.

Parcel No. 2

An easement for access and public utilities as created by that certain Reciprocal Easement Agreement recorded October 19, 1999 in Document No. 99-0959322 over the following described property:

That portion of Parcel 1, as shown on the Map of Dedication, NORTHSGHT, recorded in Book 302 of Maps, Page 11 and Affidavit of Correction recorded in Instrument No. 87-478660, and that portion of Parcel 'D' as recorded in Instrument No. 94-0128764, all records of Maricopa County, Arizona, situated in a portion of the Southeast quarter of Section 12, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of Section 7, Township 3 North, Range 5 East, as shown on said Map of Dedication, said point lying North 00 degrees 07 minutes 09 seconds East a distance of 195.91 feet of the Southeast corner of said Section 12, as shown on said Map of Dedication;

Thence North 89 degrees 52 minutes 51 seconds West, along the centerline of 86th Street as shown on said Map of Dedication, a distance of 263.92 feet;

Thence North 00 degrees 08 minutes 24 seconds West, leaving said centerline, a distance of 45.00 feet to a point lying on the South line of said Parcel 'D', being a 10 foot wide right-of-way abandonment;

Thence North 89 degrees 52 minutes 51 seconds West, along said South line, a distance of 689.78 feet to the beginning of a curve concave Northeasterly and having a radius of 1055.00 feet;

Thence Northwesterly, continuing along said South line and the arc of said curve through a central angle of 17 degrees 58 minutes 56 seconds a distance of 331.11 feet to the TRUE POINT OF BEGINNING;

Thence Northwesterly, continuing along said South line and the arc of said curve through a central angle of 02 degrees 10 minutes 21 seconds a distance of 40.00 feet to a point of non-tangency;

Thence departing said South line North 19 degrees 11 minutes 17 seconds East a distance of 289.11 feet to the beginning of a curve concave Northwesterly and having a radius of 380.00 feet;

Thence Northwesterly along the arc of said curve through a central angle of 43 degrees 40 minutes 41 seconds a distance of 289.68 feet to a point of tangency;

Thence North 24 degrees 29 minutes 24 seconds West a distance of 15.53 feet to a point on the Southerly right-of-way line of said 87th Street as shown on said Map of Dedication, said point lying on a curve the radius of which bears North 23 degrees 23 minutes 36 seconds West a distance of 1045.00 feet;

Thence Northeasterly along said Southerly line and the arc of said curve through a central angle 02 degrees 11 minutes 36 seconds a distance of 40.00 feet;

Thence departing said Southerly line, South 24 degrees 29 minutes 24 seconds East a distance of 15.53-feet to the beginning of a curve concave Southwesterly and having a radius of 420.00 feet;

Thence Southeasterly along the arc of said curve through a central angle of 43 degrees 40 minutes 41 seconds a distance of 320.18 feet to a point of tangency;

Thence South 19 degrees 11 minutes 17 seconds West a distance of 289.11 feet to the TRUE POINT OF BEGINNING.

**SCHEDULE "B" ITEMS**

5 Easements, restrictions, reservations, conditions, set back lines and all other matters as set forth on the plat of MAP OF DEDICATION NORTHSGHT, recorded in Book 302 of Maps, page 11, 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. Thereafter a portion of the Public right of way was abandoned in Resolution No. 3980 as set forth in Document No. 94-0128764. (PLOTTABLE MATTERS SHOWN HEREON)

6 Any private rights or easements within the road, street or alley abandoned by Resolution or Ordinance recorded in Document No. 94-0128764, as reserved therein or pursuant A.R.S. 28-7210. (PLOTTABLE MATTERS SHOWN HEREON)

7 Terms and conditions as contained in instrument entitled Reciprocal Easement Agreement, recorded in Document No. 99-0959322. (PLOTTABLE MATTERS SHOWN HEREON)

8 Terms and conditions as contained in instrument entitled Memorandum of Design Approval Rights, recorded in Document No. 99-0959323. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)

9 Matters set forth in City of Scottsdale Lot Split Approval recorded in Document No. 2001-1092714. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)

10 Easement for private sanitary sewer line and rights incident thereto, as set forth in instrument recorded in Document No. 2002-0247512. (PLOTTABLE MATTERS SHOWN HEREON)

11 Terms and conditions as contained in instrument entitled Access Easement Agreement, recorded in Document No. 2002-0247513. (PLOTTABLE MATTERS SHOWN HEREON)

12 Matters and rights incident thereto as set out in City of Scottsdale Consent to Ingress/Egress Easement recorded in Document No. 2002-1075927. (PLOTTABLE MATTERS SHOWN HEREON)

13 Matters and rights incident thereto as set out in City of Scottsdale Vehicular Non-Access Easement recorded in Document No. 2002-1075928. (PLOTTABLE MATTERS SHOWN HEREON)

14 Matters and rights incident thereto as set out in City of Scottsdale Consent to Sight Distance Easement recorded in Document No. 2002-1075930. (PLOTTABLE MATTERS SHOWN HEREON)

15 Matters and rights incident thereto as set out in City of Scottsdale Consent to Sidewalk Easement recorded in Document No. 2002-1075931. (PLOTTABLE MATTERS SHOWN HEREON)

16 Easement for electrical lines and telecommunication wires and appurtenant facilities and rights incident thereto, as set forth in instrument recorded in Document No. 2003-0191019. (PLOTTABLE MATTERS SHOWN HEREON)

17 Matters and rights incident thereto as set out in City of Scottsdale Public Access Easement recorded in Document No. 2003-0823477. (PLOTTABLE MATTERS SHOWN HEREON)

**REFERENCE DOCUMENTS**

- (R) RECORDING NUMBER 1999-0959321, M.C.R.
- (R1) MAP OF DEDICATION PER BOOK 302, PAGE 11, M.C.R.
- (R2) PLAT PER BOOK 688, PAGE 13, M.C.R.
- (R3) RECORDING NUMBER 1994-0128764, M.C.R.

**SURVEY NOTES**

1. This survey and the description used are based on a Commitment for Title Insurance issued by Stewart Title Guaranty Company Commercial Services (Phoenix) issuing agent for Stewart Title Guaranty Company, Commitment Number 2100011680, dated December 13, 2021.
2. BASIS OF BEARING: The monument line of Northsight Boulevard, using a bearing of North 89 degrees 52 minutes 51 seconds West, per the Map of Dedication "NORTHSGHT", recorded in Book 302, Page 11, M.C.R.
3. The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
4. The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
5. The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)659-7500 for the precise location and extent of all utilities in the area.
6. This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. 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 the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

**SITE INFORMATION**

ADDRESS: 13875 N. NORTHSGHT BOULEVARD SCOTTSDALE, ARIZONA 85260

A.P.N.: 215-53-0050

LAND AREA: 4.510 ACRES - 196,467 SQ. FT.

STRIPED PARKING SPACE TABULATION:

Regular: 91  
 Disabled: 2  
 Total: 93

**CERTIFICATION**

TO:  
 Desert Schools Federal Credit Union, a federal credit union; KB Devco, LLC;  
 Stewart Title Guaranty Company Commercial Services (Phoenix); and Stewart Title Guaranty 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, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, and 14 of Table A thereof. The fieldwork was completed on January 18, 2022.

January 24, 2022  
 G. Bryan Goetzenberger  
 R.L.S. 31020



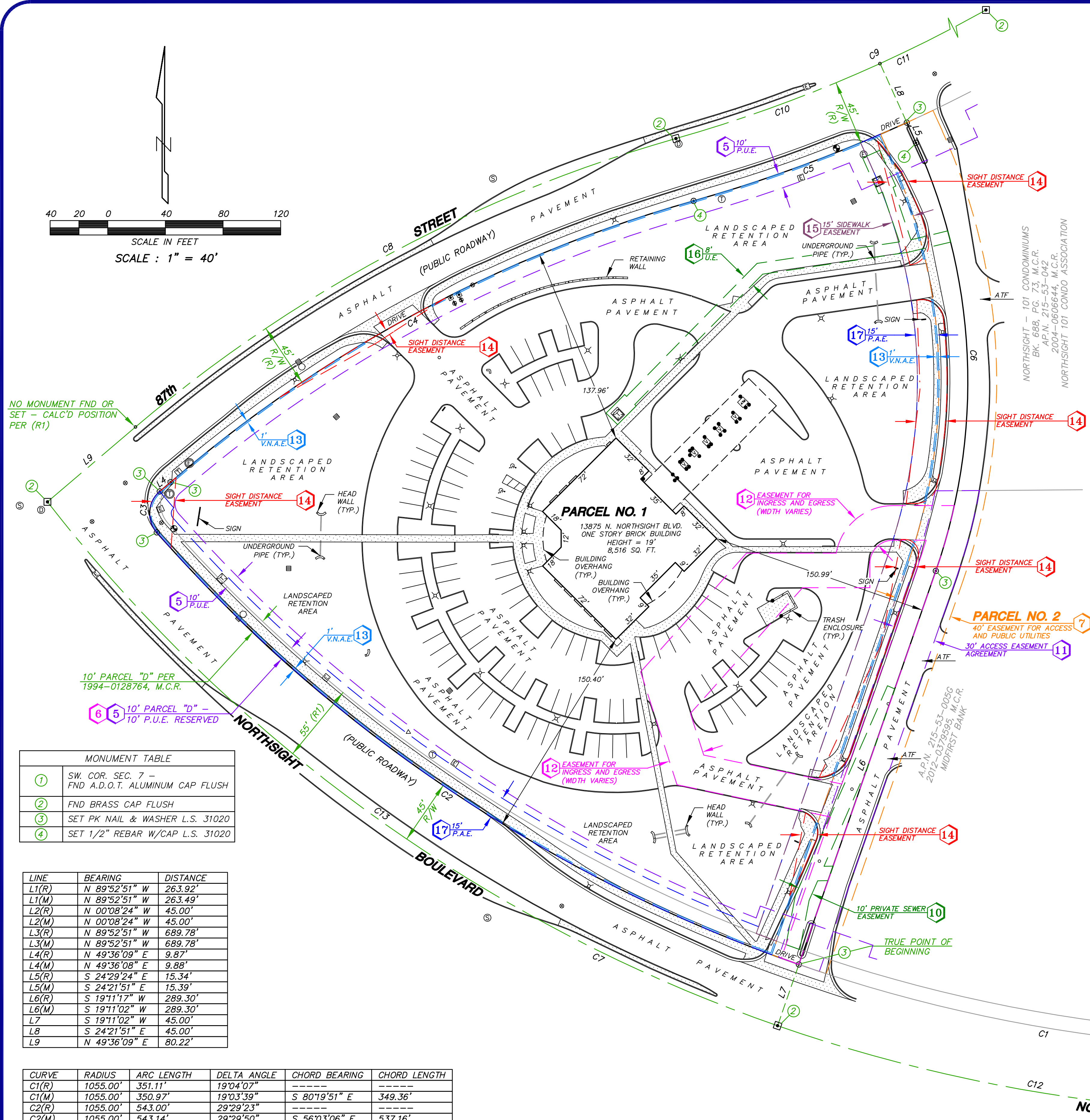
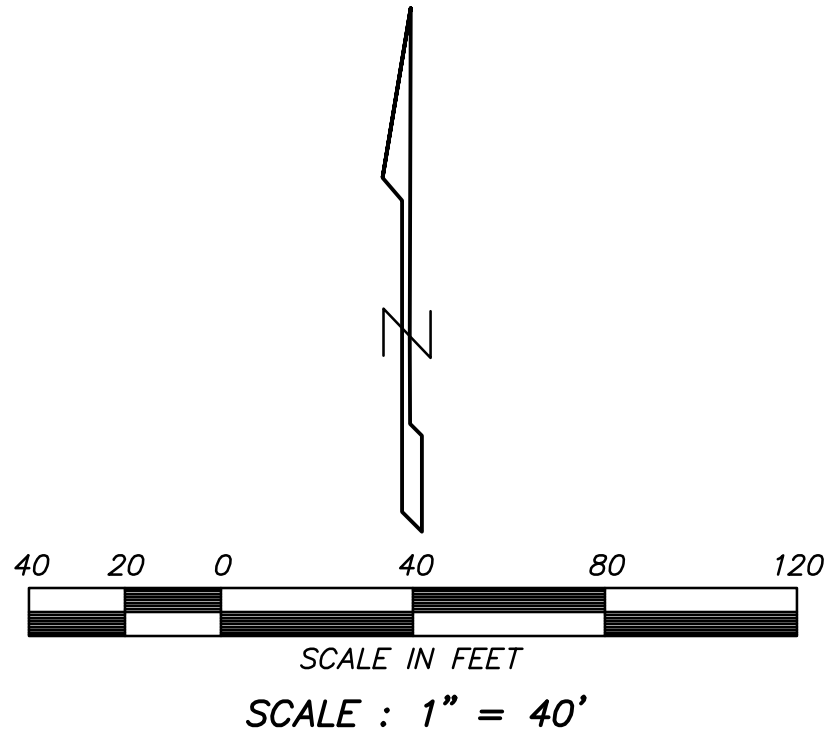
**ALTA / N.S.P.S. LAND TITLE SURVEY**

**ALLIANCE**  
**LAND SURVEYING LLC**

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 Phone: (623) 972-2200  
 contact@azalls.com  
 www.alliancelandsurveying.com

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SHEET: 1 of 2 DATE: 1-24-22 JOB NO: 211242



**LEGEND**

- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- ① (See Monument Table)
- (R) See Reference Documents
- (M) Measured
- Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Wall
- Automatic Teller Machine
- Banking Equipment (Vacuum Line)
- Back Flow Preventer
- Electric Box
- Electric Manhole
- Electric Meter
- Electric Transformer
- Fire Hydrant
- Guard Post or Gate Post
- Disabled Space
- Light Pole
- Manhole
- Metal Cover
- Metal Grate
- Sewer Clean Out
- Sewer Manhole
- Sprinkler Hook-Up (fire department)
- Storm Drain Manhole
- Telephone Manhole
- Telephone Riser
- Traffic Signal Pole
- Traffic Signal Box
- Water Meter
- Water Valve
- ATF— Physical Access To & From Adjoining Property
- P.A.E. Public Access Easement
- P.U.E. Public Utility Easement
- U.E. Utility Easement
- V.N.A.E. Vehicular Non-Access Easement

**MONUMENT TABLE**

①	SW. COR. SEC. 7 - FND A.D.O.T. ALUMINUM CAP FLUSH
②	FND BRASS CAP FLUSH
③	SET PK NAIL & WASHER L.S. 31020
④	SET 1/2" REBAR W/CAP L.S. 31020

LINE	BEARING	DISTANCE
L1(R)	N 89°52'51" W	263.92'
L1(M)	N 89°52'51" W	263.49'
L2(R)	N 00°08'24" W	45.00'
L2(M)	N 00°08'24" W	45.00'
L3(R)	N 89°52'51" W	689.78'
L3(M)	N 89°52'51" W	689.78'
L4(R)	N 49°36'09" E	9.87'
L4(M)	N 49°36'08" E	9.88'
L5(R)	S 24°29'24" E	15.34'
L5(M)	S 24°21'51" E	15.39'
L6(R)	S 19°11'02" W	289.30'
L6(M)	S 19°11'02" W	289.30'
L7	S 19°11'02" W	45.00'
L8	S 24°21'51" E	45.00'
L9	N 49°36'09" E	80.22'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(R)	1055.00'	351.11'	19°04'07"	---	---
C1(M)	1055.00'	350.97'	19°03'39"	S 80°19'51" E	349.36'
C2(R)	1055.00'	543.00'	29°29'23"	---	---
C2(M)	1055.00'	543.14'	29°29'50"	S 56°03'06" E	537.16'
C3(R)	20.00'	31.74'	90°55'27"	---	---
C3(M)	20.00'	31.73'	90°54'20"	N 04°08'59" E	28.51'
C4(R)	955.00'	415.59'	24°56'00"	---	---
C4(M)	955.00'	415.45'	24°55'31"	S 61°42'52" W	412.19'
C5(R)	1045.00'	157.75'	8°38'58"	---	---
C5(M)	1045.00'	157.78'	8°39'02"	S 69°49'54" W	157.63'
C6(R)	400.00'	304.93'	43°40'41"	---	---
C6(M)	400.00'	304.87'	43°40'10"	N 02°39'29" W	297.54'
C7	1100.00'	998.31'	51°59'56"	S 63°51'45" E	964.40'
C8	1000.00'	428.46'	24°32'56"	N 61°54'00" E	425.19'
C9	1000.00'	1291.87'	74°01'08"	S 37°08'49" W	1203.89'
C10	1000.00'	151.07'	8°39'20"	N 69°49'42" E	150.93'
C11	1000.00'	1140.80'	65°21'47"	S 32°49'08" W	1079.94'
C12	1100.00'	365.95'	19°03'40"	N 80°19'54" W	364.26'
C13	1100.00'	632.36'	32°56'16"	S 54°19'55" E	623.69'



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