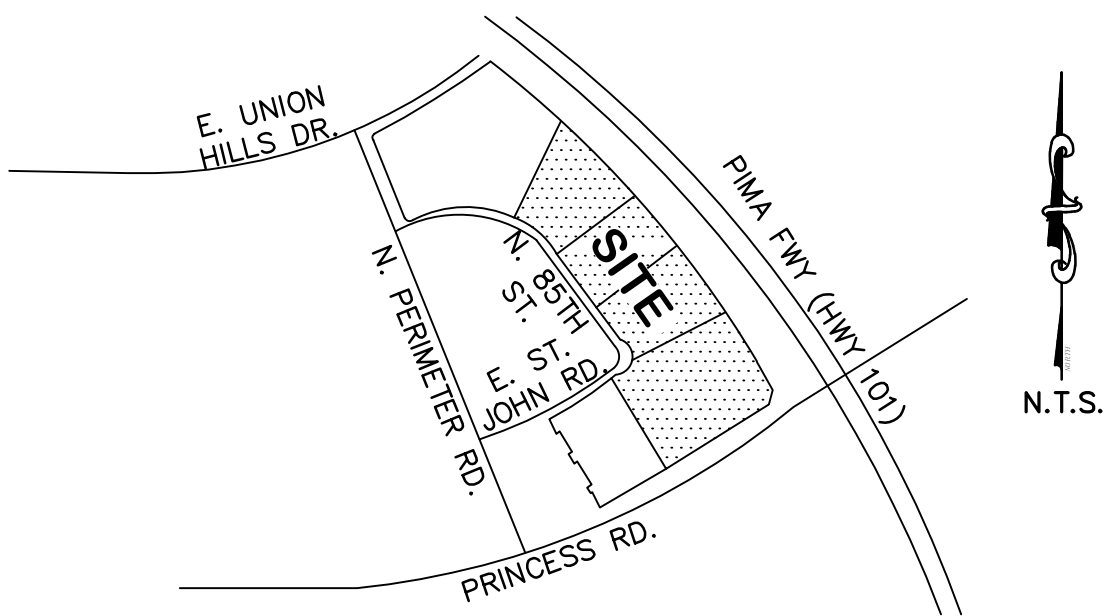


# ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE EAST HALF OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP:

## SCHEDULE "B" ITEMS:

- TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR:  
SECOND HALF OF 2023
- RESERVATIONS CONTAINED IN THE PATENT FROM THE STATE OF ARIZONA, READING AS FOLLOWS:  
A) EXCEPTING AND RESERVING UNTO THE UNITED STATES RIGHTS OF WAY FOR DITCHES AND CANALS CONSTRUCTED BY THEIR AUTHORITY.  
B) THIS PATENT IS ISSUED SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY HERETOFORE LEGALLY OBTAINED AND NOW IN FULL FORCE AND EFFECT.  
C) THE RIGHT TO ENTER UPON SAID LAND FOR THE PURPOSE OF EXPLORATION AND DEVELOPMENT OF THE OIL, GAS, METALS, AND MINERAL RIGHTS AND RIGHT TO OTHER MATERIALS, TOGETHER WITH ALL GEOTHERMAL RESOURCES, AS PROVIDED IN THE PATENT FROM THE STATE OF ARIZONA, RECORDED DECEMBER 1, 1988 IN DOCUMENT NO. 88-585050, OF OFFICIAL RECORDS.  
(AFFECTS THE PARCEL BUT NOT THE SURVEY)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.  
THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.
- EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS AS SET FORTH ON THE RECORDED IN BOOK 332 OF MAPS, PAGE 49, AFFIDAVIT OF CHANGE RECORDED IN DOCUMENT NO. 95-0616539 AND RELEASE OF EASEMENT RECORDED IN DOCUMENT NO. 00-011169.  
(AS SHOWN ON THE SURVEY)
- RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT:  
  
RECORDED IN DOCUMENT NO. 96-0032725; AMENDED IN DOCUMENT NO. 97-0235855, AMENDED IN DOCUMENT NO. 2002-1106683; AMENDED IN DOCUMENT NO. 2015-0186214.  
(AFFECTS THE PARCELS BUT NOT THE SURVEY)
- THE RIGHT OF THE STATE OF ARIZONA TO CONTROL, LIMIT AND PROHIBIT ACCESS TO THE LIMITED ACCESS HIGHWAY AS SET FORTH IN WARRANTY DEED RECORDED IN DOCUMENT NO. 98-0751665.  
(AS SHOWN ON THE SURVEY)
- THE TERMS AND CONDITIONS AS SET FOR IN AGREEMENT FOR THE WAIVER OF CLAIMS FOR DIMINUTION IN VALUE OF PROPERTY, RECORDED IN DOCUMENT NO. 2011-0547797.  
(AFFECTS THE PARCELS BUT NOT THE SURVEY)
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:  
RECORDED IN DOCUMENT NO. 2008-0992440  
PURPOSE FLOWAGE AND DRAINAGE  
(AFFECTS ALL OF PARCELS 1-4)
- THE TERMS AND CONDITIONS AS DISCLOSED RESOLUTION OF ESTABLISHMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:  
RECORDED IN DOCUMENT NO. 2018-0324357  
PURPOSE NEW RIGHT OF WAY  
(AFFECTS THE PARCELS BUT NOT THE SURVEY)
- RIGHTS OF PARTIES IN POSSESSION.  
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.
- ADVERSE MATTERS THAT MAY BE REVEALED BY AN INSPECTION OF THE LAND.  
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.
- LOCATION OF IMPROVEMENTS, EASEMENTS, DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCUMBRANCES OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE.  
NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.
- TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR:  
2024

## LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SCOTTSDALE, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:  
PARCEL NO. 1:  
A PORTION OF PERIMETER CENTER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 36, 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 CENTERLINE INTERSECTION OF PERIMETER DRIVE WITH 85TH STREET, AS SHOWN ON THE MAP OF DEDICATION OF RIGHT OF WAY AND EASEMENTS FOR PERIMETER CENTER PHASE II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 332 OF MAPS, PAGE 49;  
THENCE NORTH 67 DEGREES 50 MINUTES 48 SECONDS EAST, ALONG THE CENTERLINE OF SAID 85TH STREET, 150.00 FEET TO THE BEGINNING OF A CURVE WITH A RADIUS OF 450.00 FEET TO THE RIGHT; THENCE EASTERLY CONTINUING ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47 DEGREES 49 MINUTES 13 SECONDS, FOR AN ARC DISTANCE OF 375.58 FEET TO THE BEGINNING OF A NON-TANGENT LINE;  
THENCE NORTH 25 DEGREES 40 MINUTES 01 SECONDS EAST, 35.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 85TH STREET MARKING THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 25 DEGREES 40 MINUTES 01 SECONDS EAST, 488.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE CENTER OF WHICH BEARS SOUTH 41 DEGREES 02 MINUTES 30 SECONDS WEST, 5539.58 FEET;  
THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02 DEGREES 21 MINUTES 06 SECONDS FOR AN ARC DISTANCE OF 227.36 FEET TO A POINT OF COMPOUND CURVATURE MARKING THE BEGINNING OF A NONTANGENT CURVE, THE CENTER OF WHICH BEARS SOUTH 45 DEGREES 38 MINUTES 49 SECONDS WEST, 5729.58 FEET;  
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02 DEGREES 36 MINUTES 15 SECONDS FOR AN ARC DISTANCE OF 260.40 FEET TO THE BEGINNING OF A NON-TANGENT LINE; THENCE SOUTH 53 DEGREES 02 MINUTES 00 SECONDS WEST, 445.67 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF 85TH STREET;  
THENCE NORTH 36 DEGREES 58 MINUTES 00 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 34.98 FEET TO THE BEGINNING OF A CURVE WITH A RADIUS OF 485.00 FEET TO THE LEFT;  
THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27 DEGREES 21 MINUTES 59 SECONDS FOR AN ARC DISTANCE OF 231.65 FEET TO THE POINT OF BEGINNING;  
EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, GEOTHERMAL RESOURCES, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION; AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED TO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND; AND EXCEPT ANY PORTION CONVEYED TO THE STATE OF ARIZONA BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED RECORDED AUGUST 25, 1998 IN 98-0751665, OF OFFICIAL RECORDS.

## LEGAL DESCRIPTION: CONTINUED

PARCEL NO. 2:  
A PORTION OF SECTION 36, 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 CENTERLINE INTERSECTION OF SAINT JOHN ROAD WITH 85TH STREET AS SHOWN ON THE MAP OF DEDICATION OF RIGHT-OF-WAY AND EASEMENTS FOR PERIMETER CENTER PHASE TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 332 OF MAPS, PAGE 49;  
THENCE NORTH 36 DEGREES 58 MINUTES 00 SECONDS WEST, ALONG THE CENTERLINE OF SAID 85TH STREET, 552.08 FEET;  
THENCE NORTH 53 DEGREES 02 MINUTES 00 SECONDS EAST, 35.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 85TH STREET, MARKING THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 53 DEGREES 02 MINUTES 00 SECONDS EAST, 445.66 FEET TO A POINT ON A CURVE ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 101 FREEWAY, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 49 DEGREES 15 MINUTES 04 SECONDS WEST, 5729.58 FEET;  
THENCE SOUTHEASTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 59 MINUTES 03 SECONDS FOR AN ARC DISTANCE OF 298.42 FEET;  
THENCE SOUTH 53 DEGREES 02 MINUTES 00 SECONDS WEST, 457.59 FEET TO THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 85TH STREET;  
THENCE NORTH 36 DEGREES 58 MINUTES 00 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 298.15 FEET TO THE POINT OF BEGINNING;  
EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, GEOTHERMAL RESOURCES, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION; AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED TO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND; AND EXCEPT ANY PORTION CONVEYED TO THE STATE OF ARIZONA BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED RECORDED AUGUST 25, 1998 IN 98-0751665, OF OFFICIAL RECORDS.

PARCEL NO. 3:  
A PORTION OF SECTION 36, 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 CENTERLINE INTERSECTION OF SAINT JOHN ROAD WITH 85TH STREET, AS SHOWN ON THE MAP OF DEDICATION OF RIGHT-OF-WAY AND EASEMENTS FOR PERIMETER CENTER PHASE TWO, RECORDED IN BOOK 332 OF MAPS, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA;  
THENCE NORTH 36 DEGREES 58 MINUTES 00 SECONDS WEST, ALONG THE CENTERLINE OF SAID 85TH STREET, 253.93 FEET;  
THENCE NORTH 53 DEGREES 02 MINUTES 00 SECONDS EAST, 35.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 85TH STREET, MARKING THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 53 DINDRES 02 MINUTES 00 SECONDS EAST, 457.59 FEET TO A POINT ON A CURVE ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROUGE 101 FREEWAY, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 52 DEGREES 14 MINUTES 07 SECONDS WEST, 5729.58 FEET;  
THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 40 MINUTES 54 SECONDS FOR AN ARC DISTANCE OF 368.18 FEET;  
THENCE SOUTH 63 DEGREES 36 MINUTES 38 SECONDS WEST, 477.76 FEET TO A POINT ON A CURVE ON THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 85TH STREET, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 76 DEGREES 48 MINUTES 20 SECONDS WEST, 80.00 FEET;  
THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 77 DEGREES 07 MINUTES 04 SECONDS FOR AN ARC DISTANCE OF 107.68 FEET TO A POINT OF REVERSE CURVATURE MARKING THE BEGINNING OF A CURVE WITH A RADIUS OF 12.00 FEET TO THE RIGHT; THENCE NORTHWESTERLY, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26 DEGREES 57 MINUTES 24 SECONDS, FOR AN ARC DISTANCE OF 5.65 FEET;  
THENCE NORTH 36 DEGREES 58 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 177.22 FEET TO THE POINT OF BEGINNING;  
EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED TO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND; AND EXCEPT ANY PORTION CONVEYED TO THE STATE OF ARIZONA BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED RECORDED AUGUST 25, 1998 IN 98-0751665, OF OFFICIAL RECORDS.

PARCEL NO. 4:  
A PORTION OF SECTION 36, 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 CENTERLINE INTERSECTION OF SAINT JOHN ROAD WITH 85TH STREET AS SHOWN ON THE MAP OF DEDICATION OF RIGHT-OF-WAY AND EASEMENTS FOR PERIMETER CENTER PHASE TWO, AS RECORDED IN BOOK 332 OF MAPS, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA;  
THENCE SOUTH 53 DEGREES 02 MINUTES 00 SECONDS WEST, ALONG THE CENTERLINE OF SAID SAINT JOHN ROAD, 98.68 FEET; THENCE SOUTH 37 DEGREES 07 MINUTES 19 SECONDS EAST, 35.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE, OF SAINT JOHN ROAD, MARKING THE POINT OF BEGINNING;  
THENCE NORTH 53 DEGREES 02 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID SAINT JOHN ROAD, 21.87 FEET TO THE BEGINNING OF A CURVE WITH A RADIUS OF 12.00 FEET; THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26 DEGREES 57 MINUTES 45 SECONDS, FOR AN ARC DISTANCE OF 5.65 FEET TO A POINT OF REVERSE CURVATURE MARKING THE BEGINNING OF A CURVE WITH A RADIUS OF 80.00 FEET; THENCE EASTERLY AND NORTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66 DEGREES 48 MINUTES 04 SECONDS, FOR AN ARC DISTANCE OF 93.27 FEET;  
THENCE NORTH 63 DEGREES 36 MINUTES 38 SECONDS EAST, 477.76 FEET TO A POINT ON A CURVE ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 101 FREEWAY, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 55 DEGREES 55 MINUTES 01 SECONDS WEST, 5729.58 FEET;  
THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 34 MINUTES 43 SECONDS FOR AN ARC DISTANCE OF 157.87 FEET; THENCE SOUTH 57 DEGREES 29 MINUTES 44 SECONDS WEST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE CENTER OF WHICH BEARS SOUTH 57 DEGREES 29 MINUTES 44 SECONDS WEST, 5719.58 FEET;  
THENCE SOUTH 57 DEGREES 29 MINUTES 44 SECONDS WEST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE CENTER OF WHICH BEARS SOUTH 57 DEGREES 29 MINUTES 44 SECONDS WEST, 5719.58 FEET;  
THENCE SOUTHEASTERLY, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 25 SECONDS FOR AN ARC DISTANCE OF 231.95 FEET; THENCE SOUTH 14 DEGREES 13 MINUTES 21 SECONDS WEST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 4.58 FEET; THENCE SOUTH 58 DEGREES 23 MINUTES 36 SECONDS WEST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 100.21 FEET; THENCE SOUTH 31 DEGREES 36 MINUTES 24 SECONDS EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 15.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PRINCESS DRIVE AS SHOWN ON SAID MAP OF DEDICATION;  
THENCE SOUTH 58 DEGREES 23 MINUTES 36 SECONDS WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 436.35 FEET; THENCE NORTH 31 DEGREES 36 MINUTES 24 SECONDS WEST, 474.06 FEET TO THE POINT OF BEGINNING;  
EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, GEOTHERMAL RESOURCES, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION; AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED TO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND; AND EXCEPT ANY PORTION CONVEYED TO THE STATE OF ARIZONA BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED RECORDED AUGUST 25, 1998 IN 98-0751665, OF OFFICIAL RECORDS.

## FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C1320L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE AO

ZONE: AO IS DEFINED AS FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.

## NOTES:

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA LLC, ISSUING OFFICE FILE NO. 06205309-027-MV1, REVISION NUMBER: AMENDMENT NO. 4. AMENDMENT DATE: APRIL 29, 2024. COMMITMENT DATE: APRIL 25, 2024.
- THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON RECORDS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES WITHOUT VERIFICATION BY THE SURVEYOR; THEREFORE, NO GUARANTEE CAN BE MADE AS TO THE EXTENT OF THE UTILITIES AVAILABLE, EITHER IN SERVICE ABANDONED, NOR GUARANTEE TO THEIR EXACT LOCATION. PLEASE CALL "BLUE-STAKE" AT 602-263-1100, PRIOR TO ANY EXCAVATION OR TO DETERMINE WHAT UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES, EITHER FROM CONTIGUOUS PROPERTY OR ADJOINING STREETS.
- BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 23°04'09" WEST, ALONG PERIMETER DRIVE OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE MAP OF DEDICATION OF RIGHT OF WAY AND EASEMENTS FOR PERIMETER CENTER PHASE TWO, RECORDED IN BOOK 332, PAGE 49, MARICOPA COUNTY RECORDS, ARIZONA.
- THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT-OF-WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
- USE OF THE INFORMATION, CONTAINED IN THIS A.L.T.A./N.S.P.S. LAND TITLE SURVEY, FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED ("TITLE INSURANCE MATTERS"), IS FORBIDDEN, UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY HUNTER ENGINEERING, INC. AND THEREFORE SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES.

## LOT NET AREAS:

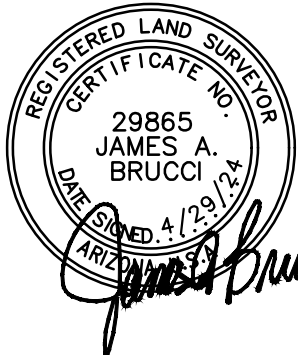
PARCEL 1- 3.889 AC. ±, 169,404 SQ. FT. ±  
PARCEL 2- 3.094 AC. ±, 134,774 SQ. FT. ±  
PARCEL 3- 3.403 AC. ±, 148,234 SQ. FT. ±  
PARCEL 4- 6.281 AC. ±, 273,600 SQ. FT. ±

## SURVEYOR'S CERTIFICATION:

TO: SCOTTSDALE PERIMETER I, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY;  
CREATION RE, LLC;  
LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA LLC;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 10, 11(a), 13, 16, & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 5, 2023.

DATE OF PLAT OR MAP: FEBRUARY 6, 2024.



NO.	DATE	REVISION	JOB		PURPOSE:
			4/29/24	UP-DATED TITLE REPORT	
					ALTA SURVEY

DRAWN BY: AA  
CHECKED BY: JDH

HUNTERENGINEERING

CIVIL AND SURVEY

10446 N. 74TH ST., SUITE 140  
SCOTTSDALE, AZ 85258  
P 480 991 3985

## ALTANSPS LAND TITLE SURVEY

A PORTION OF THE EAST HALF OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

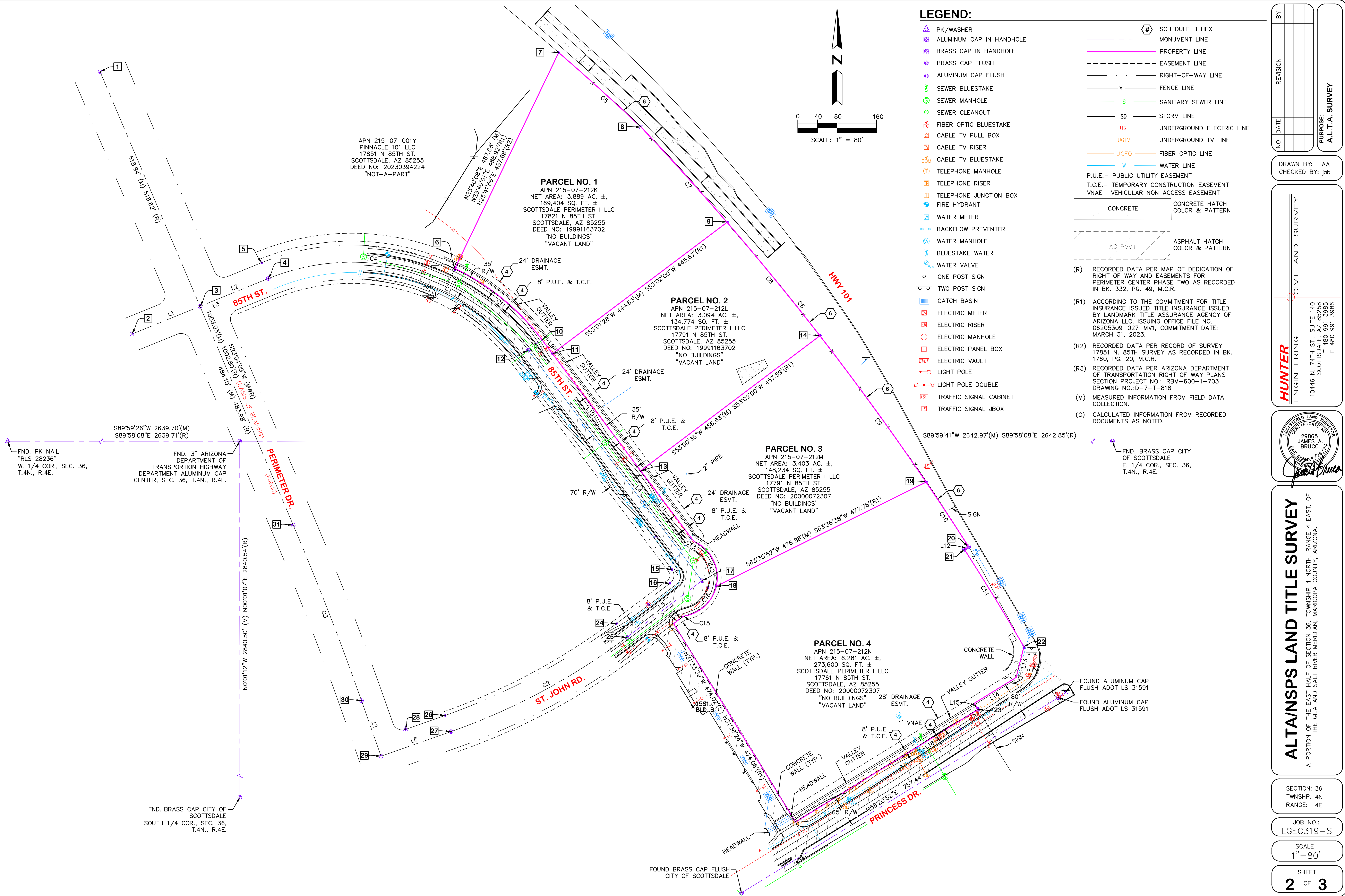
SECTION: 36  
TWNHP: 4N  
RANGE: 4E

JOB NO.:  
LGEC319-S

SCALE  
N.T.S.

SHEET  
1 OF 3





LEGEND:

- PK/WASHER
- ALUMINUM CAP IN HANDHOLE
- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- ALUMINUM CAP FLUSH
- SEWER BLUESTAKE
- SEWER MANHOLE
- SEWER CLEANOUT
- FIBER OPTIC BLUESTAKE
- CABLE TV PULL BOX
- CABLE TV RISER
- CABLE TV BLUESTAKE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- TELEPHONE JUNCTION BOX
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTER
- WATER MANHOLE
- BLUESTAKE WATER
- WATER VALVE
- ONE POST SIGN
- TWO POST SIGN
- CATCH BASIN
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRIC MANHOLE
- ELECTRIC PANEL BOX
- ELECTRIC VAULT
- LIGHT POLE
- LIGHT POLE DOUBLE
- TRAFFIC SIGNAL CABINET
- TRAFFIC SIGNAL JBOX
- SCHEDULE B HEX
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- FENCE LINE
- SANITARY SEWER LINE
- STORM LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TV LINE
- FIBER OPTIC LINE
- WATER LINE
- P.U.E.- PUBLIC UTILITY EASEMENT
- T.C.E.- TEMPORARY CONSTRUCTION EASEMENT
- VNAE- VEHICULAR NON ACCESS EASEMENT
- CONCRETE
- CONCRETE HATCH COLOR & PATTERN
- AC PAVT
- ASPHALT HATCH COLOR & PATTERN
- (R) RECORDED DATA PER MAP OF DEDICATION OF RIGHT OF WAY AND EASEMENTS FOR PERIMETER CENTER PHASE TWO AS RECORDED IN BK. 332, PG. 49, M.C.R.
- (R1) ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA LLC, ISSUING OFFICE FILE NO. 06205309-027-MV1, COMMITMENT DATE: MARCH 31, 2023.
- (R2) RECORDED DATA PER RECORD OF SURVEY 17851 N. 85TH SURVEY AS RECORDED IN BK. 1760, PG. 20, M.C.R.
- (R3) RECORDED DATA PER ARIZONA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS SECTION PROJECT NO.: RBM-600-1-703 DRAWING NO.: D-7-T-818
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.

BY

REVISION

NO. DATE

PURPOSE: A.L.T.A. SURVEY

DRAWN BY: AA

CHECKED BY: job

CIVIL AND SURVEY

HUNTER ENGINEERING

10446 N. 74TH ST., SUITE 140  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986

REGISTERED LAND SURVEYOR

29865

JAMES BRUCI

ARIZONA

ALTANSPS LAND TITLE SURVEY

A PORTION OF THE EAST HALF OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 36

TWNSHP: 4N

RANGE: 4E

JOB NO.: LGEC319-S

SCALE 1"=80'

SHEET 2 OF 3



MONUMENT LEGEND:

- 1 FOUND BRASS CAP FLUSH CITY OF SCOTTSDALE ACCEPTED
- 2 FOUND BRASS CAP FLUSH CITY OF SCOTTSDALE ACCEPTED
- 3 FOUND BRASS CAP FLUSH CITY OF SCOTTSDALE ACCEPTED
- 4 FOUND BRASS CAP FLUSH CITY OF SCOTTSDALE ACCEPTED
- 5 FOUND IRON BAR WITH CAP RLS 26409 0.33' WEST, 0.13' SOUTH, NOT ACCEPTED
- 6 FOUND 1" ALUMINUM CAP FLUSH RLS 42137, ACCEPTED
- 7 FOUND IRON BAR, ACCEPTED
- 8 FOUND ALUMINUM CAP FLUSH STAMPED ADOT 2007, ACCEPTED
- 9 FOUND IRON BAR, 1.09 NE, NOT ACCEPTED
- 10 FOUND IRON BAR, ACCEPTED
- 11 FOUND IRON BAR TAGGED RLS 45377, ACCEPTED
- 12 FOUND BRASS CAP FLUSH CITY OF SCOTTSDALE ACCEPTED
- 13 FOUND IRON BAR WITH CAP, ACCEPTED
- 14 FOUND IRON BAR WITH CAP, 1.09' NE, NOT ACCEPTED
- 15 FOUND IRON BAR, ACCEPTED
- 16 FOUND IRON BAR STAMPED RLS 33315, ACCEPTED
- 17 FOUND BRASS CAP FLUSH CITY OF SCOTTSDALE ACCEPTED
- 18 FOUND IRON BAR WITH CAP, ACCEPTED
- 19 FOUND IRON BAR WITH CAP STAMPED RLS 28236, 0.87' NE, NOT ACCEPTED
- 20 FOUND ALUMINUM CAP FLUSH ADOT LS 31591, ACCEPTED
- 21 FOUND ALUMINUM CAP FLUSH ADOT LS 31591, ACCEPTED
- 22 FOUND ALUMINUM CAP FLUSH ADOT LS 31591, ACCEPTED
- 23 FOUND ALUMINUM CAP STEM ONLY, ACCEPTED
- 24 FOUND IRON BAR WITH CAP STAMPED RLS 33315, ACCEPTED
- 25 FOUND BRASS CAP FLUSH CITY OF SCOTTSDALE, ACCEPTED
- 26 FOUND IRON BAR, 0.11 S, 0.08 W, ACCEPTED
- 27 FOUND BRASS CAP FLUSH CITY OF SCOTTSDALE, ACCEPTED
- 28 FOUND PK NAIL TAG LS 42137, ACCEPTED
- 29 FOUND BRASS CAP FLUSH CITY OF SCOTTSDALE, ACCEPTED
- 30 FOUND BRASS CAP FLUSH CITY OF SCOTTSDALE, ACCEPTED
- 31 FOUND BRASS CAP FLUSH CITY OF SCOTTSDALE, ACCEPTED

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	Δ =75°09'49"	450.00'	590.33'	N74°33'45"W	548.90'
C2	Δ =17°33'22"	1330.00'	407.53'	N61°47'24"E	405.93'
C3	Δ =3°39'32"	6000.00'	383.17'	N21°14'32"W	383.11'
C4	Δ =47°48'03"	450.00'	375.43'	N88°14'38"W	364.63'
C5	Δ =2°20'20"	5539.58'	226.12'	N47°48'54"W	226.11'
C6	Δ =10°50'57"	5729.58'	1084.91'	N37°58'06"W	1083.29'
C7	Δ =2°36'37"	5729.58'	261.01'	N42°05'17"W	260.99'
C8	Δ =2°59'06"	5729.58'	298.49'	N39°17'25"W	298.45'
C9	Δ =3°40'47"	5729.58'	367.97'	N35°57'29"W	367.91'
C10	Δ =1°34'28"	5729.58'	157.43'	N33°19'52"W	157.43'
C11	Δ =27°21'45"	485.00'	231.62'	N50°39'43"W	229.43'
C12	Δ =77°07'27"	80.00'	107.69'	N25°23'21"W	99.74'
C13	Δ =26°57'50"	12.00'	5.65'	S50°28'09"E	5.60'
C14	Δ =2°19'29"	5719.58'	232.07'	N31°26'02"W	232.05'
C15	Δ =26°58'01"	12.00'	5.65'	S66°29'01"W	5.60'
C16	Δ =66°46'41"	80.00'	93.24'	N46°34'41"E	88.05'

CURVE TABLE (R)			
CURVE	DELTA	RADIUS	LENGTH
C1	Δ =75°11'12"	450.00'	590.51'
C2	Δ =17°33'26"	1330.00'	407.56'
C3	Δ =3°39'36"	6000.00'	383.26'

CURVE TABLE (R3)		
CURVE	RADIUS	LENGTH
C6	5729.58'	1084.87'

CURVE TABLE (R1)				
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION
C4	Δ =47°49'13"	450.00'	375.58	
C5	Δ =2°21'06"	5539.58'	227.36'	S41°02'30"W
C7	Δ =2°36'15"	5729.58'	260.40'	S45°38'49"W
C8	Δ =2°59'03"	5729.58'	298.42'	S49°15'04"W
C9	Δ =3°40'54"	5729.58'	368.18'	S52°14'07"W
C10	Δ =1°34'43"	5729.58'	157.87'	S55°55'01"W
C11	Δ =27°21'59"	485.00'	231.65'	
C12	Δ =77°07'04"	80.00'	107.68'	N76°48'20"W
C13	Δ =26°57'24"	12.00'	5.65'	
C14	Δ =2°19'25"	5719.58'	231.95'	S57°29'44"W
C15	Δ =26°57'45"	12.00'	5.65'	
C16	Δ =66°48'04"	80.00'	93.27'	

LINE TABLE (M & C)		
LINE	BEARING	DISTANCE
L1	N67°49'20"E	149.95'
L2	N67°49'20"E	150.06'
L3	N67°49'20"E	300.01'
L4	S36°59'14"E	587.12'
L5	S53°00'01"W	191.61'
L6	S70°36'36"W	150.72'
L7	N19°24'35"W	120.04'
L8	N25°39'24"E	35.00'
L9	N36°59'14"W	35.02'
L10	N36°59'14"W	298.33'
L11	N36°59'14"W	177.08'
L12	S57°22'44"W	10.14'
L13	S14°09'35"W	64.58'
L14	S58°20'52"W	100.00'
L15	S31°16'11"E	15.00'
L16	S58°20'52"W	436.35'
L17	N53°00'01"E	21.88'

LINE TABLE (R)		
LINE	BEARING	DISTANCE
L1	N67°50'48"E	150.00'
L2	N67°50'48"E	150.00'
L3	N67°50'48"E	300.00'
L4	S36°58'00"E	587.05'
L5	S53°02'00"W	191.53'
L6	S70°35'26"W	150.55'
L7	N19°24'34"W	120.00'

LINE TABLE (R1)		
LINE	BEARING	DISTANCE
L8	N25°40'01"E	35.00'
L9	N36°58'00"W	34.98'
L10	N36°58'00"W	298.15'
L11	N36°58'00"W	177.22'
L12	S57°29'44"W	10.00'
L13	S14°13'21"W	64.58'
L14	S58°23'36"W	100.21'
L15	S31°36'24"E	15.00'
L16	S58°23'36"W	436.35'
L17	N53°02'00"E	21.87'

NO.	DATE	REVISION	BY
PURPOSE:			ALTA SURVEY

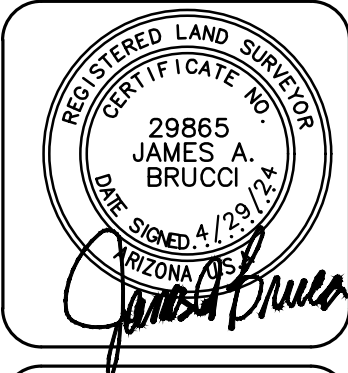
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ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE EAST HALF OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.