



Minor Subdivision Staff Approval

1-MD-2025

Cosanti Commons MD

APPLICATION INFORMATION	
LOCATION: 7000 E Shea Bl	APPLICANT : Teresa Forsberg
PARCEL: 175-42-136S	COMPANY: ESG Architecture & Design
Q.S.: 29-44	ADDRESS: 350 N 5Th St 400 Minneapolis, Mn 5540
CODE VIOLATION #:	PHONE: 612-524-4225
<u>Request:</u> Request for a land assemblage associated with an approved zoning case and development plan for a +/- 7.26-acre site, zoned PUD PSD.	

STEP 1

APPROVAL STIPULATIONS

1. The Preliminary Plat submitted by ESG Architects, with a city staff date of 6/3/25.
2. Case Drainage Report for Cosanti Commons; submitted by SEG, accepted on 6/4/25.
3. Case Grading and Drainage Plan, Water and Sewer BODs for Cosanti Commons; submitted and accepted with DRB case 2-DR-2025.
4. Any land boundary survey of the subject property shall be performed in accordance with the City of Scottsdale's Design Standards and Policy Manual.
5. Submit for final plat approval to the City of Scottsdale. Provide a copy of this approval letter along with the items required in the Final Plan Review Submittal Requirements. Provide all relevant case numbers in the right-hand margin of the plat's cover sheet.
6. A partial replat or replat may require City Council approval.

STEP 2 FINAL PLAT AND CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and permit application along with the following **DIGITAL** plan set(s) for review at <https://eservices.scottsdaleaz.gov/bldgresources/plans>

PERMIT APPLICATION: ☒ **Completed Permit Application.** The permit application may be obtained or completed online at the following weblink:

<https://eservices.scottsdaleaz.gov/bldgresources/plans>

- MAP: ☒ 1 PDF file of the survey on 24" X 36" sheet size
- OTHER: ☒ 1 PDF file of a Commitment for Title Insurance for the site (no older than 30 days)
- ☒ 1 PDF file of the ALTA survey (for reference)
- ☒ 2 PDF files of the water & wastewater design report
- ☒ 1 PDF file of the Final Drainage Report

Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

The following plan review fee shall apply: (NOTE: Fees subject to change every July 1st)

☒ Minor Subdivision (including Land Assemblages)

Expiration of Minor Subdivision Approval


This approval expires one (1) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

Staff

DATE:

6/9/25

Signature:



Casey Steinke, 480-312-2611

Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 ♦ www.ScottsdaleAZ.gov

FINAL PLAT FOR COSANTI COMMONS

A REPLAT OF LOT 1, OF 7000 E. SHEA BOULEVARD, RECORDED IN BOOK 1701 OF MAPS, PAGE 37, RECORDED IN THE COUNTY RECORED'S OFFICE OF MARICOPA COUNTY, ARIZONA LYING WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22 TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }ss

NEW 7000 EAST SHEA, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "COSANTI COMMONS", A REPLAT OF LOT 1, OF 7000 E. SHEA BOULEVARD, RECORDED IN BOOK 1701 OF MAPS, PAGE 37, MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR "COSANTI COMMONS" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

PRIVATE CROSS ACCESS EASEMENT:

NEW 7000 EAST SHEA, LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER, GRANTOR, HEREBY DEDICATES AND CONVEYS TO EACH LOT OWNER AND ITS PERMITTEE(S), A PERPETUAL, APPURTENANT, NON-EXCLUSIVE RECIPROCAL EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS THE DRIVEWAYS AND ACCESSWAYS, PARKING AREAS, SIDEWALKS, WALKWAYS, EXITS AND ENTRANCES (COLLECTIVELY, THE "ACCESS AREAS") AS SUCH AREAS MAY FROM TIME TO TIME BE DEVELOPED, ALTERED OR MODIFIED ON THE PARCELS. SUCH RIGHTS OF INGRESS AND EGRESS EXPRESSLY DO NOT INCLUDE PARKING RIGHTS.

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

NEW 7000 EAST SHEA, LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES, IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE PUBLIC STREETS AS SHOWN HEREON. SEE SRC, CHAPTER 47, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATIONS. WITHOUT LIMITATION, GRANTEE MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH BRIDGES, CULVERTS, DRAINAGE WAYS, RAMPS, SIDEWALKS, CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

PUBLIC NON-MOTORIZED ACCESS (PNMA):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ALL FORMS OF NON-MOTORIZED TRANSPORTATION TOGETHER WITH MOTORIZED EMERGENCY, LAW ENFORCEMENT, AND SERVICE VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO. SEE SRC, CHAPTER 47, AS AMENDED, FOR MAINTENANCE OBLIGATIONS.

DRAINAGE AND FLOOD CONTROL (DFC):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:

- GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
- GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
- AT GRANTOR'S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
- IF, IN GRANTEE'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
- GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

EMERGENCY AND SERVICE ACCESS (ESA):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, REFUSE COLLECTION, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES AND FOR THE RIGHT TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR AND REPLACE IMPROVEMENTS RELATED TO ACCESS AS CITY DEEMS NECESSARY FOR ACCESS PURPOSES.

SIGHT DISTANCE(SD):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 96 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES, IN WRITING, DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

WATER AND SEWER FACILITIES (WSF):

A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT FOR WATER AND SEWER PIPES AND OTHER RELATED FACILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT OF PIPES AND OTHER RELATED FACILITIES.

NEW 7000 EAST SHEA, LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE:

THE PERSONS EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS ____ DAY OF ____, 2025.

GRANTOR: NEW 7000 EAST SHEA, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

OWNER: NEW 7000 EAST SHEA, LLC, A COLORADO LIMITED LIABILITY COMPANY

PERTINENT DOCUMENTS LIST

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

SUBDIVISION OF "SUNDOWN PLAZA" RECORDED IN BOOK 65 OF MAPS, PAGE 40, MARICOPA COUNTY RECORDS

FINAL PLAT OF "AGUA CALIENTE" RECORDED IN BOOK 303 OF MAPS, PAGE 32, MARICOPA COUNTY RECORDS

LAND ASSEMBLAGE MAP OF "SUNDOWN PLAZA" RECORDED IN BOOK 1009 OF MAPS, PAGE 18, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1231 OF MAPS, PAGE 5, MARICOPA COUNTY

FINAL PLAT FOR "7000 E SHEA BOULEVARD" RECORDED IN BOOK 1701 OF MAPS, PAGE 37, MARICOPA COUNTY RECORDS

GENERAL WARRANTY DEED IN 1994--0741747, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 1983--0287291, MARICOPA COUNTY RECORDS

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ }ss

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025, BY _____, FOR AND ON BEHALF

NEW 7000 EAST SHEA, LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, IN RECORDER'S NUMBER (MCR#) 2023--0116591, THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY: _____

INDEPENDENT BANK

TITLE OR POSITION

DATE

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ }ss

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025, BY _____, FOR AND ON BEHALF

INDEPENDENT BANK.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PARENT PARCEL LEGAL DESCRIPTION

LOT 1 OF 7000 EAST SHEA BOULEVARD, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1701 OF MAPS, PAGE 37.

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 RELEASE OF EASEMENTS
LANGUAGE AND SIGNATURE BLOCK
SHEET 3 PLAT MAP
SHEET 4 DEDICATED SIDEWALK EASEMENT
SHEET 5 DEDICATED DRAINAGE AND FLOOD CONTROL EASEMENT EASEMENT
SHEET 6 DEDICATED WATER EASEMENT AND SIGHT DISTANCE EASEMENT
SHEET 7 DEDICATED CROSS ACCESS AND EMERGENCY SERVICE ACCESS EASEMENT
SHEET 8 RELEASED EASEMENTS GRAPHIC

ZONING

ZONE PUD (PLANNED UNIT DEVELOPMENT)--PSD DISTRICT

NOTES

- THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO LANDSCAPING AND REMOVABLE TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CC&R'S AND DESIGN GUIDELINES.
- THE BASIS OF BEARING IS THE MONUMENT LINE OF SAHUARO DRIVE, USING A BEARING OF NORTH 89 DEGREES 47 MINUTES 41 SECONDS EAST AS PER THE RECORD OF SURVEY IN BOOK 1231 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA.
- PROPERTY OWNERS SHALL MAINTAIN ALL ADJACENT EASEMENT AND LANDSCAPING AREAS.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
- PROPERTY IS SUBJECT TO A CROSS ACCESS AND PARKING EASEMENTS CREATED BY DOCUMENT NO. 2008--0866501, RECORDS OF MARICOPA COUNTY, ARIZONA.
- THERE IS AN EXISTING 9--FOOT BY 12--FOOT UNDERGROUND CONCRETE CULVERT LOCATED WITHIN THE 50--FOOT WIDE DRAINAGE EASEMENT WHICH RUNS ALONG THE EASTERN BOUNDARY OF THIS PLAT WHICH CONVEYS OFF-SITE FLOWS THROUGH THE PLAT AREA. THE OWNERS OF LOTS 1 AND 3 SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE, OPERATION, REPAIR AND REPLACEMENT OF THIS FACILITY.

FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE X (SHADED), AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1760L, DATED OCTOBER 16, 2013. ZONE X (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

APPROVED

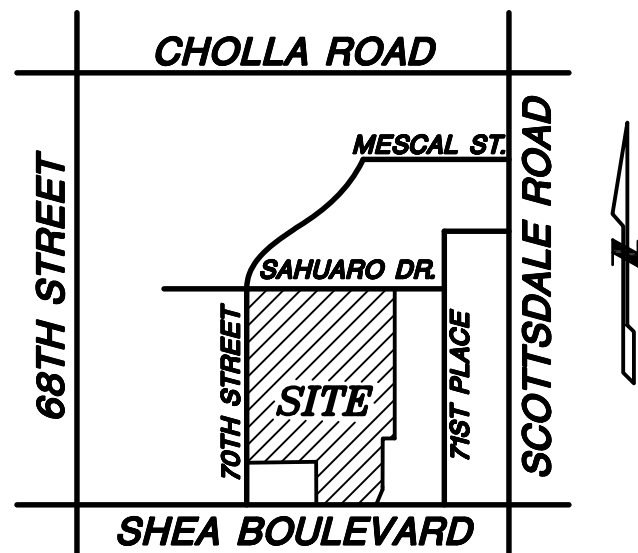
Stip Set PLANNING

06/09/2025

DATE

James M. Williamson

APPROVED BY



VICINITY MAP

NOT TO SCALE
NORTHWEST QUARTER SECTION 22, T3N, R4E

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623)869-0223
FAX: (623)869-0726
CONTACT: JAMES M. WILLIAMSON

CERTIFICATION

- THIS IS TO CERTIFY THAT
- I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA;
 - THIS PLAT WAS MADE UNDER MY DIRECTION;
 - THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS";
 - THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF MAY, 2025;
 - THE SURVEY IS TRUE, AND COMPLETE AS SHOWN;
 - MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET BEFORE RECORDATION;
 - THEIR POSITIONS ARE CORRECTLY SHOWN; AND
 - SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JAMES M. WILLIAMSON
R.L.S. #76041



—FOR REVIEW
NOT FOR
CONSTRUCTION
OR RECORDING

APPROVALS

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY: _____ CHIEF DEVELOPMENT OFFICER _____ DATE _____

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 2--DR--2025, AND ALL CASE RELATED STIPULATIONS.

BY: _____ DEVELOPMENT ENGINEERING MANAGER _____ DATE _____

FINAL PLAT FOR
COSANTI COMMONS
7000 E SHEA BOULEVARD, SCOTTSDALE, AZ 85254

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

SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW

SHEET 1 OF 8

DATE: 5/15/25

JOB: 202501047

CASE # 1-MD-2025

CITY OF SCOTTSDALE
RELEASE OF EASEMENT

THE CITY OF SCOTTSDALE, ARIZONA, A MUNICIPAL CORPORATION, FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY RELEASE THE INTEREST OF THE CITY OF SCOTTSDALE, BUT DOES NOT RELEASE ANY INTEREST OWNED OR HELD BY ANY OTHER PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER, IN THOSE CERTAIN DEDICATED EASEMENT IDENTIFIED AS:

PORTION OF THE WATER EASEMENT PER 1985-0259840, IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, AND AS SHOWN HEREON.

PORTION OF THE WATER AND SEWER FACILITIES EASEMENT DEDICATED IN BOOK 1701 OF MAPS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, AND AS SHOWN HEREON.

PORTION OF THE ELECTRIC EASEMENT DEDICATED IN 2002-962300, IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, AND AS SHOWN HEREON.

IT IS EXPRESSLY UNDERSTOOD THAT THIS RELEASE IS INTENDED TO AFFECT ONLY THAT INTEREST HELD BY THE CITY OF SCOTTSDALE, ARIZONA, IN THE ABOVE MENTIONED EASEMENT, AND DOES NOT INCLUDE NOR AFFECT ANY PROPERTY OR PORTION THEREOF WHICH IS NOT HEREIN ABOVE DESCRIBED SPECIFICALLY.

DATED THIS ____ DAY OF _____, 2025.

CITY OF SCOTTSDALE

BY: _____
MICHAEL L. CLACK,
CHIEF DEVELOPMENT OFFICER

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ }ss

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025,

BY _____, FOR AND ON BEHALF OF

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

APPROVED

Stip Set PLANNING

06/09/2025



DATE

APPROVED BY

FINAL PLAT FOR
COSANTI COMMONS
7000 E SHEA BOULEVARD, SCOTTSDALE, AZ 85254

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

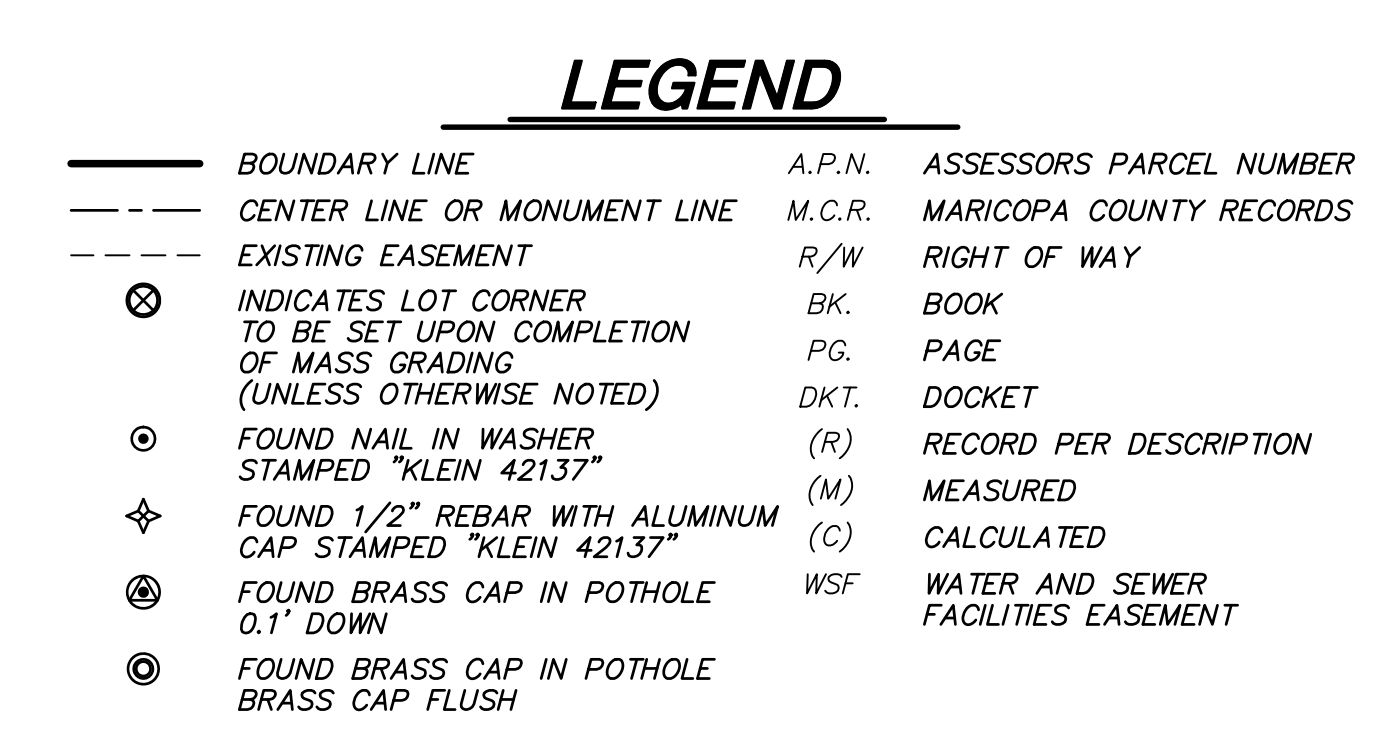


DWN: LE CHK: JW

SHEET 2 OF 8

DATE: 5/15/25

JOB: 202501047



DWN: LE CHK: J
SHEET 3 OF 8
DATE: 5/15/25
JOB: 2025010

PUBLIC NON-MOTORIZED ACCESS EASEMENT

APPROVED

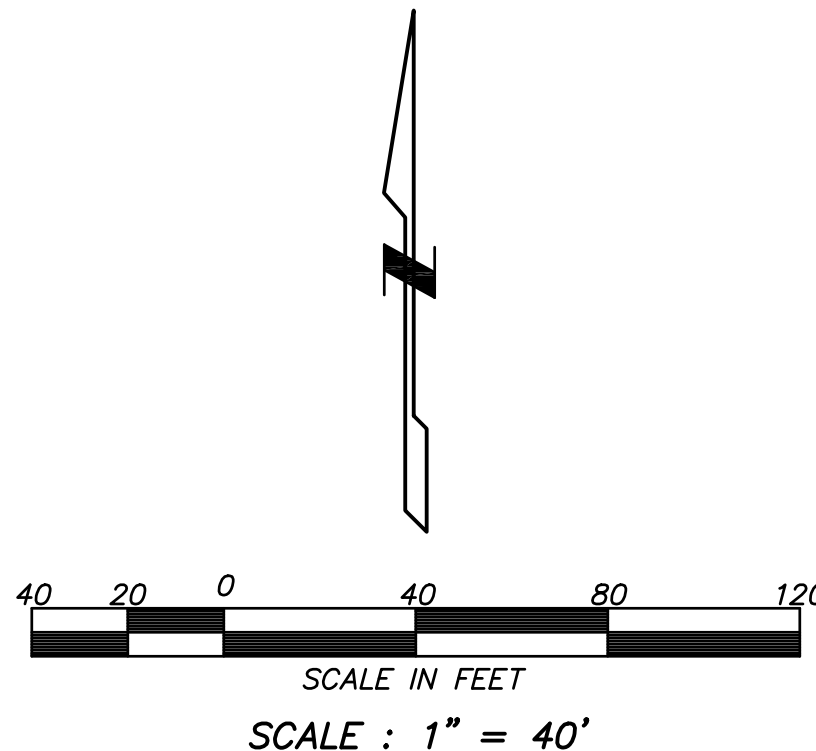
Stip Set PLANNING

06/09/2025

DATE

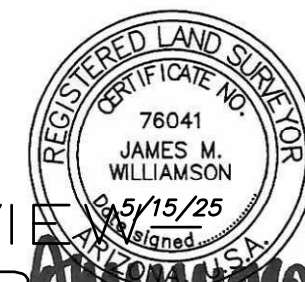
APPROVED BY

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 00°01'14" W (R) N 00°01'14" E (M)	8.00' (R&M)
L2	N 22°46'19" E (R) S 22°46'59" W (M)	62.04' (R) 62.03' (M)
L3	N 00°01'14" E (C)	42.53' (C)
L4	S 11°13'34" W (C)	28.30' (C)
L5	N 00°01'14" E (C)	69.80' (C)
L6	N 89°27'22" E (C)	5.50' (C)
L7	N 45°18'32" W (C)	28.27' (C)



LEGEND

—	BOUNDARY LINE	A.P.N.	ASSESSORS PARCEL NUMBER
---	CENTER LINE OR MONUMENT LINE	M.C.R.	MARICOPA COUNTY RECORDS
- - -	EXISTING EASEMENT	R/W	RIGHT OF WAY
⊗	INDICATES LOT CORNER TO BE SET UPON COMPLETION OF MASS GRADING (UNLESS OTHERWISE NOTED)	BK.	BOOK
⊙	FOUND NAIL IN WASHER STAMPED "KLEIN 42137"	PG.	PAGE
⊕	FOUND 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137"	DKT.	DOCKET
⊗	FOUND BRASS CAP IN POTHOLE 0.1" DOWN	(R)	RECORD PER DESCRIPTION
⊙	FOUND BRASS CAP IN POTHOLE BRASS CAP FLUSH	(M)	MEASURED
		(C)	CALCULATED
		WSF	WATER AND SEWER FACILITIES EASEMENT



FOR REVIEW
NOT FOR
CONSTRUCTION
OR RECORDING

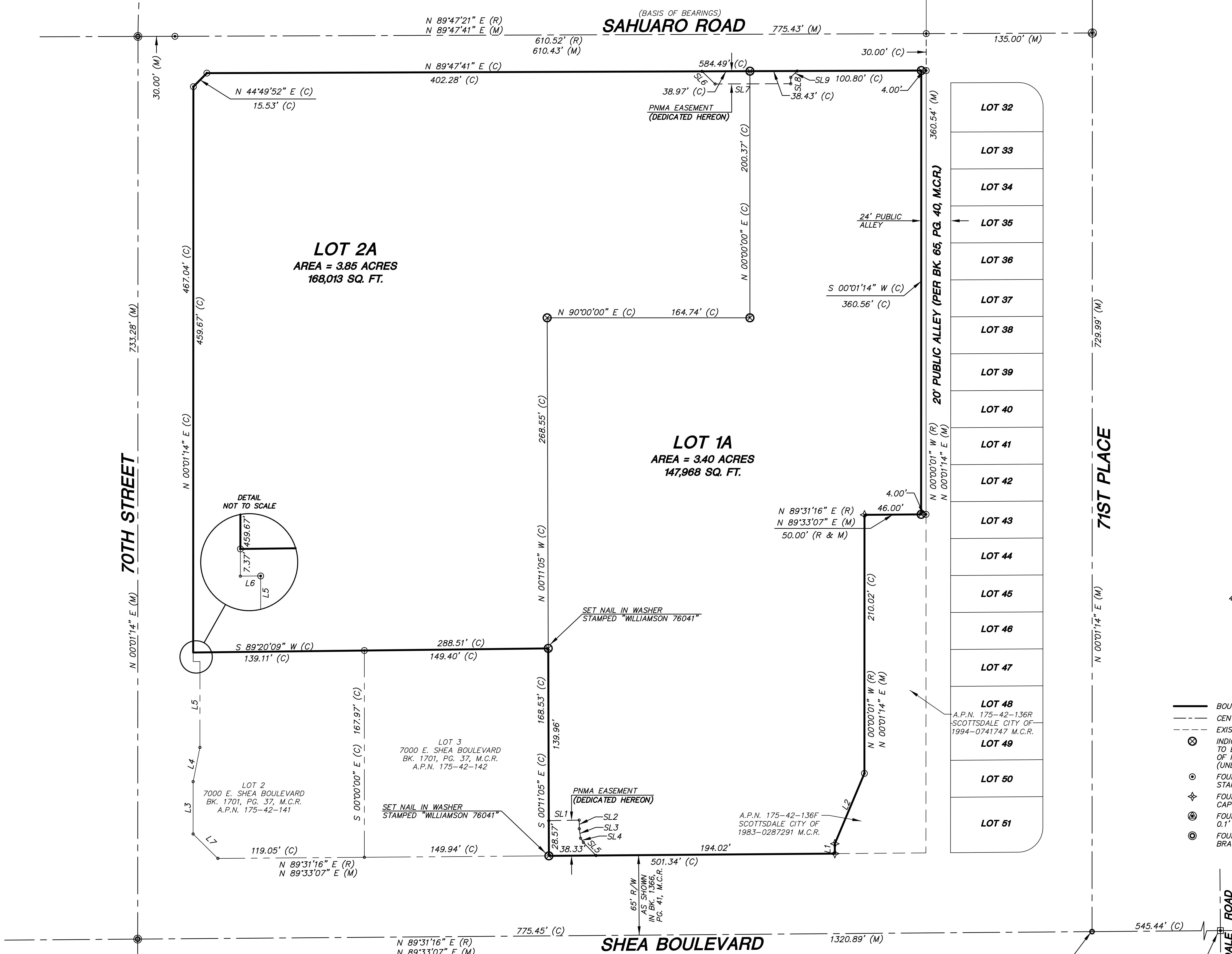
FINAL PLAT FOR
COSANTI COMMONS
7000 E SHEA BOULEVARD, SCOTTSDALE, AZ 85254

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www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 4 OF 8
DATE: 5/15/25
JOB: 202501047

CASE # 1-MD-2025



PNMA EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SL1	N 88°54'33" E	24.69'
SL2	S 01°05'27" E	6.96'
SL3	S 07°04'53" E	7.78'
SL4	S 33°55'01" E	4.19'
SL5	S 44°14'41" E	14.77'
SL6	S 46°06'42" E	14.80'
SL7	N 89°48'38" E	61.49'
SL8	N 00°11'22" W	5.18'
SL9	N 45°34'08" E	7.37'

DRAINAGE AND FLOOD CONTROL EASEMENT

APPROVED

Stip Set PLANNING

06/09/2025

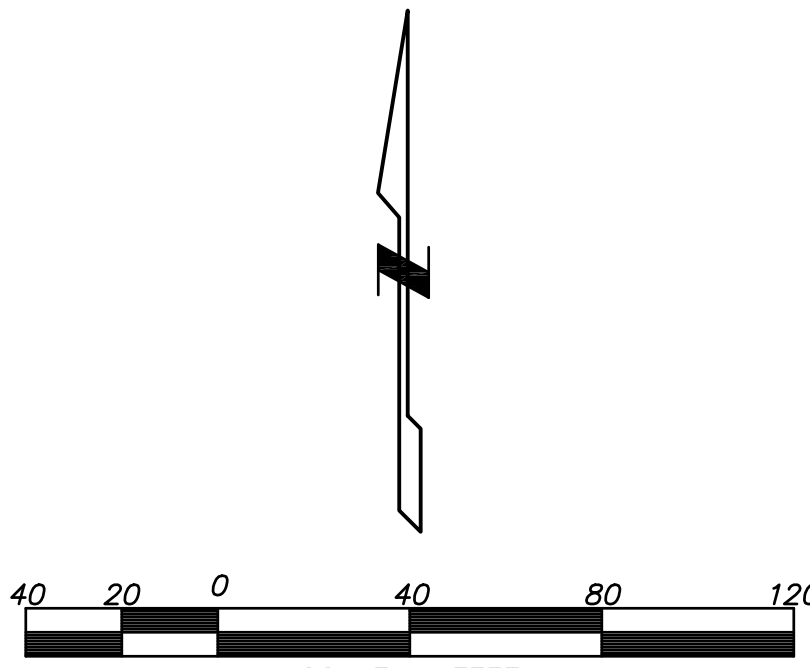
DATE

APPROVED BY

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 00°01'14" W (R) N 00°01'14" E (M)	8.00' (R&M)
L2	N 22°46'19" E (R) S 22°46'59" W (M)	62.04' (R) 62.03' (M)
L3	N 00°01'14" E (C)	42.53' (C)
L4	S 11°13'34" W (C)	28.30' (C)
L5	N 00°01'14" E (C)	69.80' (C)
L6	N 89°27'22" E (C)	5.50' (C)
L7	N 45°18'32" W (C)	28.27' (C)

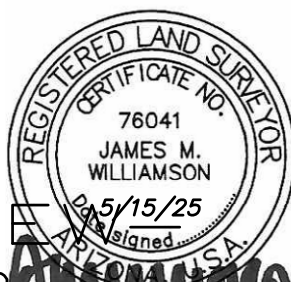
TIE LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°58'46" W	40.97'

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
DL1	S 00°11'22" E	15.00'
DL2	S 89°48'38" W	15.00'
DL3	N 00°11'22" W	15.00'
DL4	N 89°48'38" E	15.00'
DL5	N 00°11'22" W	14.50'
DL6	N 89°48'38" E	10.91'
DL7	S 00°11'22" E	14.45'



LEGEND

—	BOUNDARY LINE	A.P.N.	ASSESSORS' PARCEL NUMBER
- - -	CENTER LINE OR MONUMENT LINE	M.C.R.	MARICOPA COUNTY RECORDS
- - -	EXISTING EASEMENT	R/W	RIGHT OF WAY
⊗	INDICATES LOT CORNER TO BE SET UPON COMPLETION OF MASS GRADING (UNLESS OTHERWISE NOTED)	BK.	BOOK
⊙	FOUND NAIL IN WASHER STAMPED "KLEIN 42137"	PG.	PAGE
⊕	FOUND 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137"	DKT.	DOCKET
⊕	FOUND BRASS CAP IN POTHOLE 0.1" DOWN	(R)	RECORD PER DESCRIPTION
⊕	FOUND BRASS CAP IN POTHOLE 0.1" DOWN	(M)	MEASURED
⊕	FOUND BRASS CAP IN POTHOLE 0.1" DOWN	(C)	CALCULATED
⊕	FOUND BRASS CAP IN POTHOLE 0.1" DOWN	WSF	WATER AND SEWER FACILITIES EASEMENT



— FOR REVIEW
NOT FOR
CONSTRUCTION
OR RECORDING

FINAL PLAT FOR
COSANTI COMMONS
7000 E SHEA BOULEVARD, SCOTTSDALE, AZ 85254

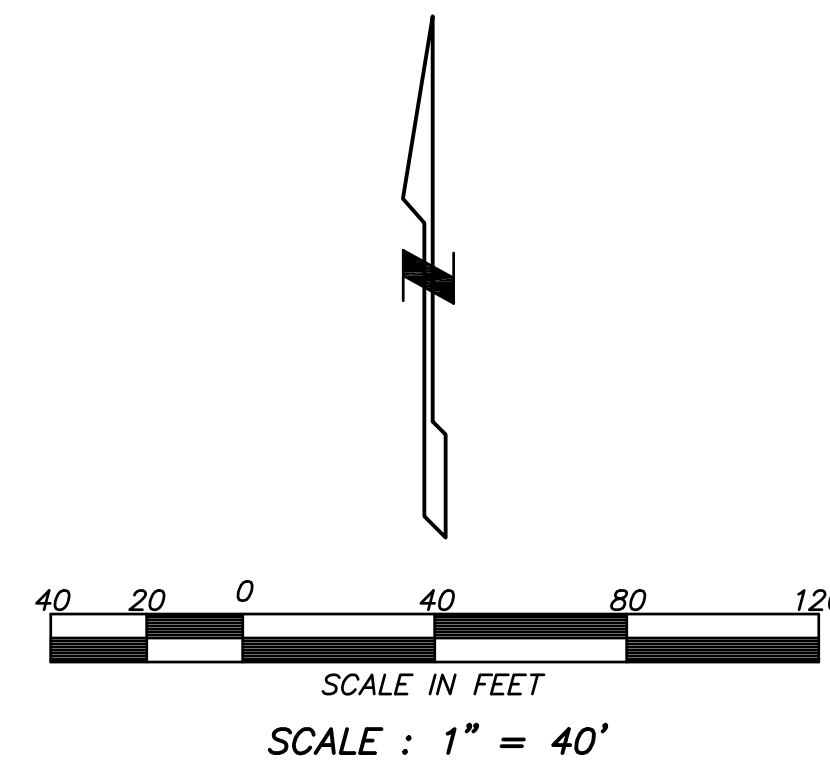
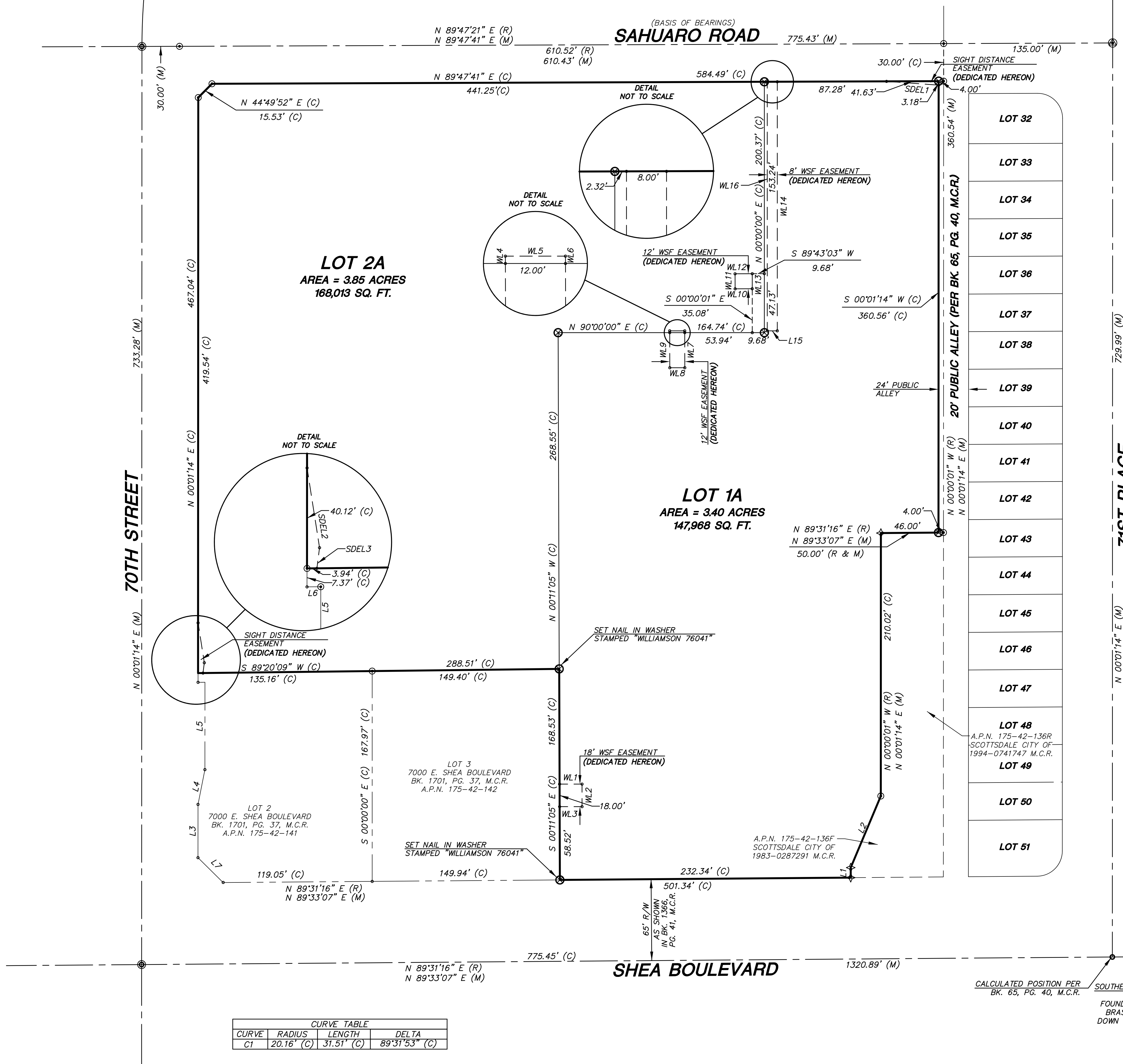
2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 5 OF 8
DATE: 5/15/25
JOB: 202501047

CASE # 1-MD-2025

WATER EASEMENT & SIGHT DISTANCE EASEMENT



APPROVED
Stip Set PLANNING
06/09/2025
DATE
APPROVED BY

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 00°01'14" W (R) N 00°01'14" E (M)	8.00' (R&M)
L2	N 22°46'19" E (R) S 22°46'59" W (M)	62.04' (R) 62.03' (M)
L3	N 00°01'14" E (C)	42.53' (C)
L4	S 11°13'34" W (C)	28.30' (C)
L5	N 00°01'14" E (C)	69.80' (C)
L6	N 89°27'22" E (C)	5.50' (C)
L7	N 45°18'32" W (C)	28.27' (C)

WSF EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WL1	N 90°00'00" E	17.96'
WL2	S 00°00'00" W	18.00'
WL3	S 90°00'00" W	17.90'
WL4	N 00°08'52" W	1.46'
WL5	N 89°59'59" E	12.00'
WL6	S 00°08'52" E	1.46'
WL7	S 00°08'52" E	28.00'
WL8	S 90°00'00" W	12.00'
WL9	N 00°08'52" W	28.00'
WL10	S 89°43'03" W	13.66'
WL11	N 00°16'57" W	12.00'
WL12	N 89°43'03" E	13.73'
WL13	S 00°00'01" E	12.00'
WL14	S 00°00'01" E	198.91'
WL15	S 89°59'59" W	8.00'
WL16	N 00°00'01" W	165.24'

SIGHT DISTANCE LINE TABLE		
LINE	BEARING	DISTANCE
SDEL1	N 85°50'29" W	41.74'
SDEL2	S 08°54'00" E	32.24'
SDEL3	S 07°19'52" W	8.29'

LEGEND

- | | | | |
|-------|---|--------|-------------------------------------|
| — | BOUNDARY LINE | A.P.N. | ASSESSORS PARCEL NUMBER |
| - - - | CENTER LINE OR MONUMENT LINE | M.C.R. | MARICOPA COUNTY RECORDS |
| - - - | EXISTING EASEMENT | R/W | RIGHT OF WAY |
| ⊗ | INDICATES LOT CORNER TO BE SET UPON COMPLETION OF MASS GRADING (UNLESS OTHERWISE NOTED) | BK. | BOOK |
| ⊙ | FOUND NAIL IN WASHER STAMPED "KLEIN 42137" | PG. | PAGE |
| ⊕ | FOUND 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" | DKT. | DOCKET |
| ⊗ | FOUND BRASS CAP IN POTHOLE 0.1' DOWN | (R) | RECORD PER DESCRIPTION |
| ⊙ | FOUND BRASS CAP IN POTHOLE BRASS CAP FLUSH | (M) | MEASURED |
| | | (C) | CALCULATED |
| | | WSF | WATER AND SEWER FACILITIES EASEMENT |

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	20.16' (C)	31.51' (C)	89°31'53" (C)

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SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 6 OF 8
DATE: 5/15/25
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CASE # 1-MD-2025

APPROVED

Stip Set PLANNING

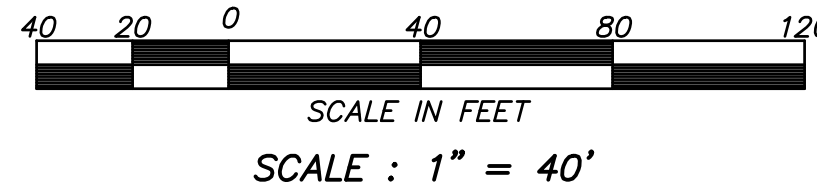
06/09/2025

DATE

APPROVED BY

PRIVATE CROSS ACCESS AND
EMERGENCY SERVICE ACCESS
EASEMENT

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 00°01'14" W (R) N 00°01'14" E (M)	8.00' (R&M)
L2	N 22°46'19" E (R) S 22°46'59" W (M)	62.04' (R) 62.03' (M)
L3	N 00°01'14" E (C)	42.53' (C)
L4	S 11°13'34" W (C)	28.30' (C)
L5	N 00°01'14" E (C)	69.80' (C)
L6	N 89°27'22" E (C)	5.50' (C)
L7	N 45°18'32" W (C)	28.27' (C)

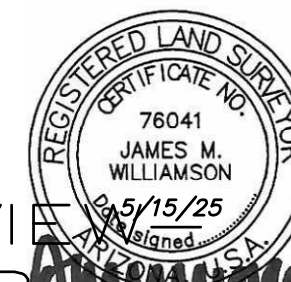


EMERGENCY SERVICE ACCESS EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	S 89°48'38" W	38.88'
EL2	S 50°02'32" W	28.14'
EL3	N 20°02'05" W	25.57'
EL4	N 00°01'52" E	14.24'
EL5	N 32°43'47" E	22.97'
EL6	S 59°34'12" E	18.25'
EL7	S 25°53'18" E	6.97'
EL8	N 89°48'38" E	38.01'
EL9	N 00°01'18" E	41.53'

EMERGENCY SERVICE ACCESS EASEMENT CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
EC1	25.00'	39.18'	89°47'20"	N 44°54'58" E
EC2	49.00'	76.78'	89°46'55"	S 44°55'10" W

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- EXISTING EASEMENT
- INDICATES LOT CORNER TO BE SET UPON COMPLETION OF MASS GRADING (UNLESS OTHERWISE NOTED)
- FOUND NAIL IN WASHER STAMPED "KLEIN 42137"
- FOUND 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137"
- FOUND BRASS CAP IN POTHOLE 0.1" DOWN
- FOUND BRASS CAP IN POTHOLE BRASS CAP FLUSH
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- DKT. DOCKET
- (R) RECORD PER DESCRIPTION
- (M) MEASURED
- (C) CALCULATED
- WSF WATER AND SEWER FACILITIES EASEMENT



FOR REVIEW
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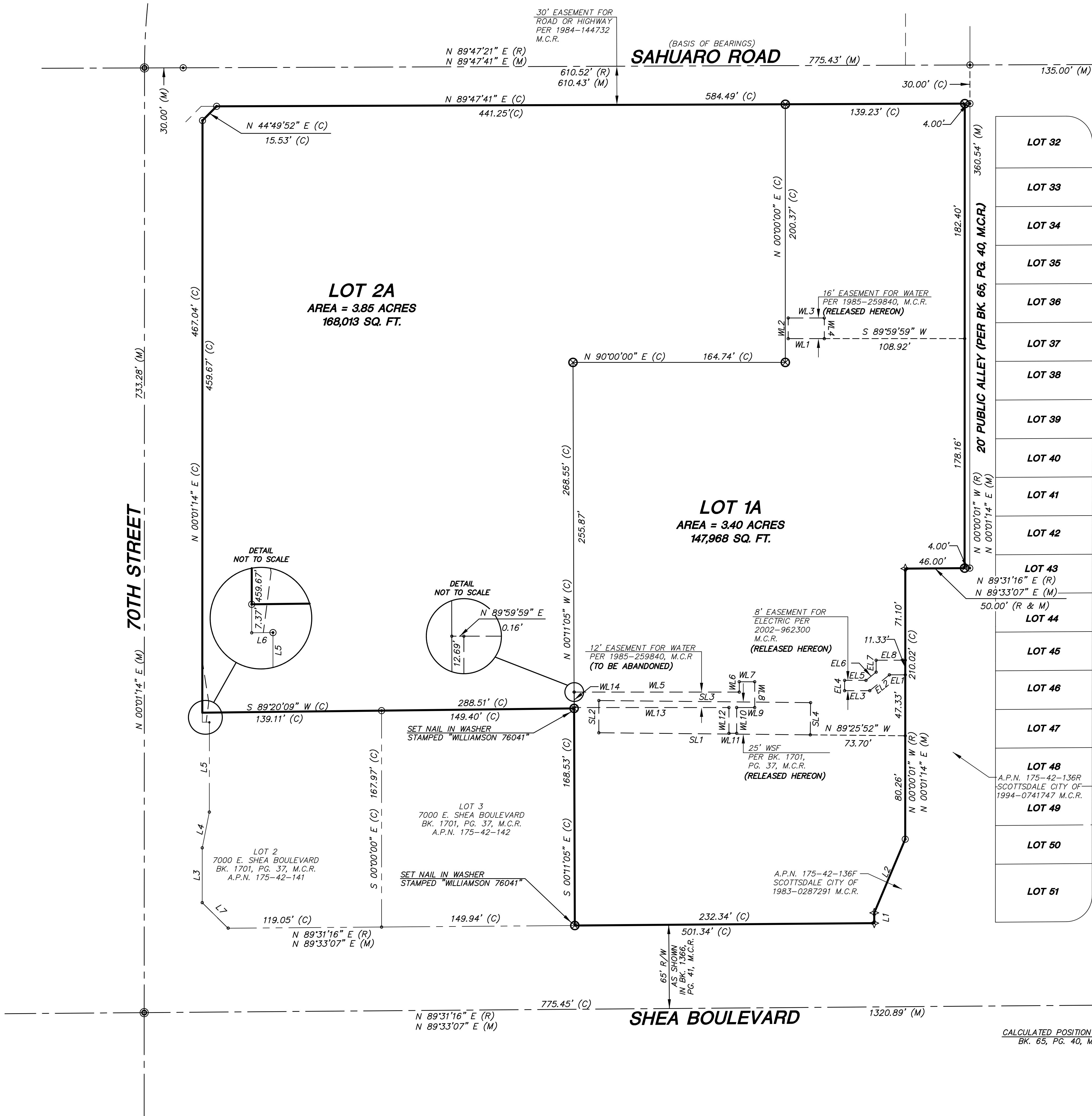
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SUPERIOR
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DWN: LE CHK: JW
SHEET 7 OF 8
DATE: 5/15/25
JOB: 202501047

CASE # 1-MD-2025



RELEASED EASEMENTS

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 00°01'14" W (R) N 00°01'14" E (M)	8.00' (R&M)
L2	N 22°46'19" E (R) S 22°46'59" W (M)	62.04' (R) 62.03' (M)
L3	N 00°01'14" E (C)	42.53' (C)
L4	S 11°13'34" W (C)	28.30' (C)
L5	N 00°01'14" E (C)	69.80' (C)
L6	N 89°27'22" E (C)	5.50' (C)
L7	N 45°18'32" W (C)	28.27' (C)

WATER LINE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WL1	S 89°59'59" W	28.00'
WL2	N 00°00'01" E	16.00'
WL3	N 89°59'59" E	28.00'
WL4	S 00°00'01" E	16.00'
WL5	N 89°59'59" E	128.00'
WL6	N 00°00'01" W	8.00'
WL7	N 89°59'59" E	12.00'
WL8	S 00°00'01" E	20.00'
WL9	S 89°59'59" W	14.00'
WL10	S 00°00'01" E	20.00'
WL11	S 89°59'59" W	6.00'
WL12	N 00°00'01" W	20.00'
WL13	S 89°59'59" W	120.00'
WL14	N 00°00'01" W	12.00'

SEWER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SL1	N 89°25'52" W	164.08'
SL2	N 00°05'54" E	25.00'
SL3	S 89°25'52" E	164.29'
SL4	S 00°34'08" W	25.00'

ELECTRIC EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	S 89°59'15" W	12.34'
EL2	S 50°59'43" W	19.54'
EL3	S 90°00'00" W	19.54'
EL4	N 00°00'00" E	8.00'
EL5	N 90°00'00" E	16.56'
EL6	N 50°59'43" E	10.17'
EL7	N 00°00'00" E	9.23'
EL8	N 90°00'00" E	22.61'

APPROVED
Stip Set PLANNING

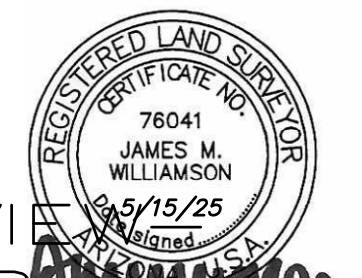
06/09/2025
DATE
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SCALE : 1" = 40'

LEGEND

- | | | | |
|-------|---|--------|-------------------------------------|
| — | BOUNDARY LINE | A.P.N. | ASSESSORS PARCEL NUMBER |
| - - - | CENTER LINE OR MONUMENT LINE | M.C.R. | MARICOPA COUNTY RECORDS |
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| | | (C) | CALCULATED |
| | | WSF | WATER AND SEWER FACILITIES EASEMENT |



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DWN: LE CHK: JW
SHEET 8 OF 8
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CASE # 1-MD-2025

NOTES

1) The basis of bearing is the monument line of Scottsdale Road, also being the East line of the Southeast quarter of Section 22, using a bearing of North 00 degrees 13 minutes 09 seconds East per the Record of Survey "GEODETIC DENSIFICATION AND CADASTRAL SURVEY", in Book 763 of Maps, Page 38, records of Maricopa County, Arizona.

2) All title information and the description shown is based on a Commitment for Title Insurance issued by Stewart Title Guaranty Company, File Number 25AZ3704, dated February 11, 2025 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.

3) The number of striped parking spaces on the subject property are as follows:
Regular: 253
Handicapped: 12
Garaged regular: 289
Garaged handicapped: 20
Garaged motorcycle: 1
Total: 575

4) 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.

5) According to FEMA Flood Insurance Rate Map, Map Number 04013C1760L, dated October 16, 2013, the subject property is located in Zone X (shaded). Zone X (shaded) is defined as "Areas of 0.2% annual chance flood: areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

6) This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.

7) 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.

8) The subject property has direct physical access to Sahuaro Road, 70th Street and Shea Boulevard, being improved and open public rights-of-way.

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

10) This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

FINAL PLAT OF "AGUA CALIENTE" RECORDED IN BOOK 303 OF MAPS, PAGE 32, MARICOPA COUNTY RECORDS

SUBDIVISION OF "SUNDOWN PLAZA" RECORDED IN BOOK 65 OF MAPS, PAGE 40, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 941 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS

LAND ASSEMBLAGE MAP OF "SUNDOWN PLAZA" RECORDED IN BOOK 1009 OF MAPS, PAGE 18, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1173 OF MAPS, PAGE 35, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 880 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1214 OF MAPS, PAGE 41, MARICOPA COUNTY RECORDS

RESULT OF SURVEY IN BOOK 1231 OF MAPS, PAGE 5, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 19830287291, MARICOPA COUNTY RECORDS

GENERAL WARRANTY DEED IN 1994-0741747, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 20130306603, MARICOPA COUNTY RECORDS

SIGNIFICANT OBSERVATIONS

A EVIDENCE OF BUILDING OVER EASEMENT FOR WATER BY A MAXIMUM OF 22.49 FEET.

B EVIDENCE OF BUILDING OVER EASEMENT FOR ELECTRIC BY A MAXIMUM OF 35.65 FEET.

C EVIDENCE OF PARKING OVER EAST BOUNDARY LINE BY A MAXIMUM OF 13.28 FEET.

ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SCHEDULE "B" ITEMS

14 Easements, restrictions, reservations, conditions, set-back lines and all other matters as set forth on the FINAL PLAT OF 7000 E. SHEA BOULEVARD, recorded October 17, 2022, Book 1701 of Maps, Page 37 (Plats), 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. (PLOTTED HEREON)

15 Matters shown on survey recorded August 5, 1945, Book 5 of Road Maps, Page 32. (PLOTTED HEREON)

16 Easement for roadway and rights incident thereto, as set forth in instrument recorded May 15, 1946, Book 511 of Deeds, Page 581. (PLOTTED HEREON)

17 Easement for right of entry for drainage and rights incident thereto, as set forth in instrument recorded July 22, 1982, Docket 16170, Page 478. (PLOTTED HEREON)

18 Easement for drainage and rights incident thereto, as set forth in instrument recorded July 21, 1983, Document No. 83287292 and recorded September 29, 1983, Document No. 83393573. (PLOTTED HEREON)

19 Easement for public highway, public utilities and rights incident thereto, as set forth in instrument recorded September 29, 1983, Document No. 83393579.

20 Easement for highway, public utilities and rights incident thereto, as set forth in instrument recorded April 6, 1984, Document No. 84144732. (PLOTTED HEREON)

21 Easement for public water lines and rights incident thereto, as set forth in instrument recorded June 6, 1985, Document No. 85259840. (PLOTTED HEREON)

22 Easement for public water lines and rights incident thereto, as set forth in instrument recorded October 10, 1985, Document No. 85484416 re-recorded January 24, 1986, Document No. 86036871. (PLOTTED HEREON)

23 Terms and conditions as contained in instrument entitled Declaration of Restrictions and Grant of Easement, recorded March 10, 1986, Document No. 86115195 and Amendment recorded October 14, 1994, Document No. 94-0741750. (PERTAINS TO EASEMENT FOR INGRESS, EGRESS, UTILITIES, ENCROACHMENTS, AND DRAINAGE OVER COMMON AREAS OF SHOPPING CENTER - NOT PLOTTABLE)

24 Easement for public highway, public utilities and rights incident thereto, as set forth in instrument recorded July 5, 1988, Document No. 88327765. (PLOTTED HEREON)

25 Easement for electric lines and rights incident thereto, as set forth in instrument recorded October 11, 1988, Document No. 88501812. (PLOTTED HEREON)

26 Terms and conditions as contained in instrument entitled Grant of Easement and Declaration of Restriction, recorded October 14, 1994, Document No. 94-0741748 and Amended and Restated, recorded April 25, 2001, Document No. 2001-0335672. (PLOTTED HEREON - THIS IS ALSO PARCEL NO. 2)

27 Terms and conditions as contained in instrument entitled Covenant and Agreement to Hold Property as One Parcel, recorded March 9, 2001, Document No. 2001-0249941. (PERTAINS TO SURVEYED PROPERTY - NOT PLOTTABLE)

28 Terms and conditions as contained in instrument entitled Grant of Easement, recorded April 25, 2001, Document No. 2001-0335673. (PLOTTED HEREON)

29 Terms and conditions as contained in instrument entitled Covenant and Agreement to Hold Property as One Parcel, recorded April 16, 2002, Document No. 2002-0389103. (PERTAINS TO SURVEYED PROPERTY - NOT PLOTTABLE)

30 Easement for electric lines and rights incident thereto, as set forth in instrument recorded September 19, 2002, Document No. 2002-0962300. (PLOTTED HEREON)

31 Easement for cross access and parking and rights incident thereto, as set forth in instrument recorded October 7, 2008, Document No. 2008-0866501. (NON EXCLUSIVE EASEMENT OVER & ACROSS SURVEYED PROPERTY, FOR CROSS ACCESS AND PARKING - NOT PLOTTABLE)

32 Terms and conditions as contained in instrument entitled Waiver of Right to Make a Claim Under Proposition 207, recorded April 8, 2015, Document No. 20150238850. (PERTAINS TO SURVEYED PROPERTY - NOT PLOTTABLE)

33 Terms and conditions as contained in instrument entitled Waiver of Right to Make a Claim Under Proposition 207, recorded April 8, 2015, Document No. 20150238851. (PERTAINS TO SURVEYED PROPERTY - NOT PLOTTABLE)

34 Matters shown on survey recorded January 30, 2018, Book 1366 of Maps, Page 41. (NO PLOTTABLE EASEMENTS REFERENCING SURVEYED PROPERTY ARE CREATED BY THIS DOCUMENT)

35 Easement for cross access and rights incident thereto, as set forth in instrument recorded November 8, 2022, Document No. 20220826830. (NON EXCLUSIVE EASEMENT OVER & ACROSS SURVEYED PROPERTY, FOR INGRESS, EGRESS, ACCESS, PEDESTRIAN & VEHICULAR TRAFFIC - NOT PLOTTABLE)

36 Terms and conditions as contained in instrument entitled Easements with Covenants and Restrictions Agreement, recorded December 22, 2022, Document No. 20220907252. (NON EXCLUSIVE EASEMENT OVER & ACROSS SURVEYED PROPERTY, FOR DRAINAGE, INGRESS & EGRESS & UTILITIES - NOT PLOTTABLE)

37 Unrecorded lease under the terms and conditions contained therein made by New 7000 East Shea, LLC, a Colorado limited liability company, Lessor, and VIXXO Corporation, a Maryland corporation, Lessee, dated May 15, 2020, as disclosed by Subordination, Non-Disturbance and Attornment Agreement, recorded August 24, 2023, Document No. 20230444555. (PERTAINS TO SURVEYED PROPERTY - NOT PLOTTABLE)

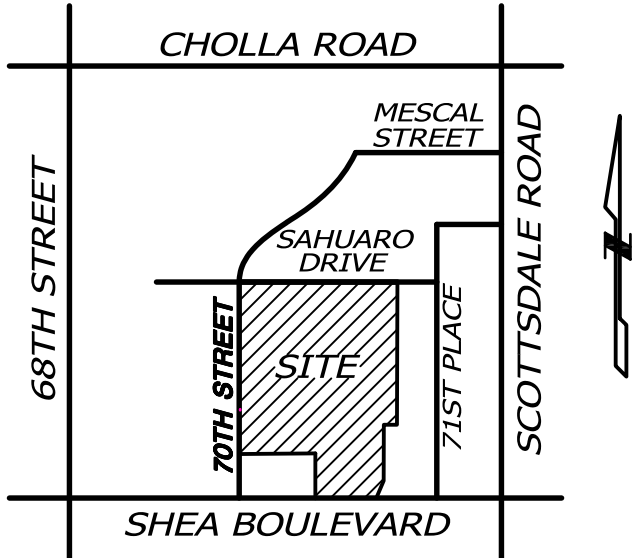
38 Terms and conditions as contained in instrument entitled Development Agreement, recorded December 20, 2024, Document No. 20240677617. (PERTAINS TO SURVEYED PROPERTY - NOT PLOTTABLE)

39 Terms and conditions as contained in instrument entitled Agreement for the Waiver of Claims for Diminution in Value of Property, recorded January 10, 2025, Document No. 20250017302. (PERTAINS TO SURVEYED PROPERTY - NOT PLOTTABLE)

AREA = 7.254 ACRES

315,981 SQ. FT.

ADJOINER TABLE						
NUMBER	LOT	SUBDIVISION	BK. & PG.	A.P.N.	OWNER	DOC. NO.
1	32	SUNDOWN PLAZA	65-40	175-42-032A	MAX O PROPERTIES LLC	2024-0119999
2	34	SUNDOWN PLAZA	65-40	175-42-034	LTK ENTERPRISES LLC	2010-0653909
3	35	SUNDOWN PLAZA	65-40	175-42-035	LTK ENTERPRISES LLC	2010-0653909
4	36	SUNDOWN PLAZA	65-40	175-42-036	AVA INVESTMENTS LLC	2011-0497663
5	37	SUNDOWN PLAZA	65-40	175-42-037	AVA INVESTMENTS LLC	2011-0498108
6	38	SUNDOWN PLAZA	65-40	175-42-038	PIERCE FAMILY LIVING TRUST SURVIVORS TRUST	2024-0417084
7	39	SUNDOWN PLAZA	65-40	175-42-039	SEARWAY CARL B	2020-1016921
8	40	SUNDOWN PLAZA	65-40	175-42-040	SEARWAY CARL B	2020-1016921
9	41	SUNDOWN PLAZA	65-40	175-42-041	SEVENTY-FIRST PLACE LLC	2020-0498629
10	42	SUNDOWN PLAZA	65-40	175-42-042	SEVENTY-FIRST PLACE LLC	2020-0498629
11	43	SUNDOWN PLAZA	65-40	175-42-043	TWO DOCS PROPERTY MANAGEMENT LLC	2021-0638992
12	44	SUNDOWN PLAZA	65-40	175-42-044	TWO DOCS PROPERTY MANAGEMENT LLC	2021-0638992
13	45	SUNDOWN PLAZA	65-40	175-42-045	AVA INVESTMENTS LLC	2011-0497664
14	46	SUNDOWN PLAZA	65-40	175-42-046	AVA INVESTMENTS LLC	2011-0497667
15	47	SUNDOWN PLAZA	65-40	175-42-047	AVA INVESTMENTS LLC	2011-0497667
16	A	SUNDOWN PLAZA LOTS 48-51 LAND ASSEMBLAGE	1009-18	175-42-139	RODDIMEYER III LLC	2013-1012110



VICINITY MAP

NOT TO SCALE

DESCRIPTION

Parcel No. 1:
Lot 1 of 7000 E. SHEA BOULEVARD, according to the Plat of record in the office of the county recorded of Maricopa County, Arizona in Book 1701 of Maps, Page 37.
APN: 175-42-140

Parcel No. 2:
An easement for motor vehicle parking and incidental vehicular and pedestrian access by or pursuant to that Certain Grant of easements and declaration of restrictions recorded October 14, 1994, in Document No. 94-0741748 and that Certain Amended and restated grant of easements and declaration of restrictions recorded April 25, 2001, in Document No. 2001-0335672, records of Maricopa County, Arizona, across the following described Parcel A and Parcel B:

Parcel A:
A portion of the West half of the Southeast quarter of the Southeast quarter of Section 22, Township 3 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 Southeast corner of said Section 22;
Thence South 89 degrees 31 minutes 16 seconds West along the South section line, 680.48 feet, said line being the monument line of Shea Boulevard;
Thence North 00 degrees 00 minutes 01 seconds West, 65.02 feet to the POINT OF BEGINNING;
Thence South 89 degrees 31 minutes 16 seconds West, 74.00 feet along the North right of way line of Shea Boulevard;
Thence North 00 degrees 00 minutes 01 seconds West, 8.00 feet; thence North 22 degrees 45 minutes 38 seconds East, 62.03 feet;
Thence North 00 degrees 00 minutes 01 seconds West, 10.00 feet; thence North 89 degrees 31 minutes 16 seconds East, 50.00 feet to a point on the West line of a 20 foot wide public alley;
Thence South 00 degrees 00 minutes 01 seconds East, 75.00 feet along the said West line to the POINT OF BEGINNING.

Parcel B:
A portion of the West half of the Southeast quarter of the Southeast quarter of Section 22, Township 3 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 Southeast corner of said Section 22;
Thence South 89 degrees 31 minutes 16 seconds West along the South section line, 680.48 feet, said line being the monument line of Shea Boulevard;
Thence North 00 degrees 00 minutes 01 seconds West, 140.02 feet along the West line of a 20 foot wide public alley to the POINT OF BEGINNING;
Thence South 89 degrees 31 minutes 16 seconds West, 50.00 feet;
Thence North 00 degrees 00 minutes 01 seconds West, 200.01 feet;
Thence North 89 degrees 31 minutes 16 seconds East, 50.00 feet to a point on the West line of said 20 foot public alley;
Thence South 00 degrees 00 minutes 01 seconds East, 200.01 feet along said West line to the POINT OF BEGINNING.

CERTIFICATION

To: CITY OF SCOTTSDALE, a municipal corporation; New 7000 East Shea, LLC, a Colorado limited liability company; and THOMAS TITLE & ESCROW, LLC as issuing agent for 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, and 9 of Table A thereof. The field work was completed on January 20, 2025.

Date of Plat or Map: January 21, 2025
Last Revised: March 1, 2025
James M. Williamson
R.L.S. 76041



TOPOGRAPHIC SURVEY
7000 E. SHEA BOULEVARD
SCOTTSDALE, ARIZONA 85254

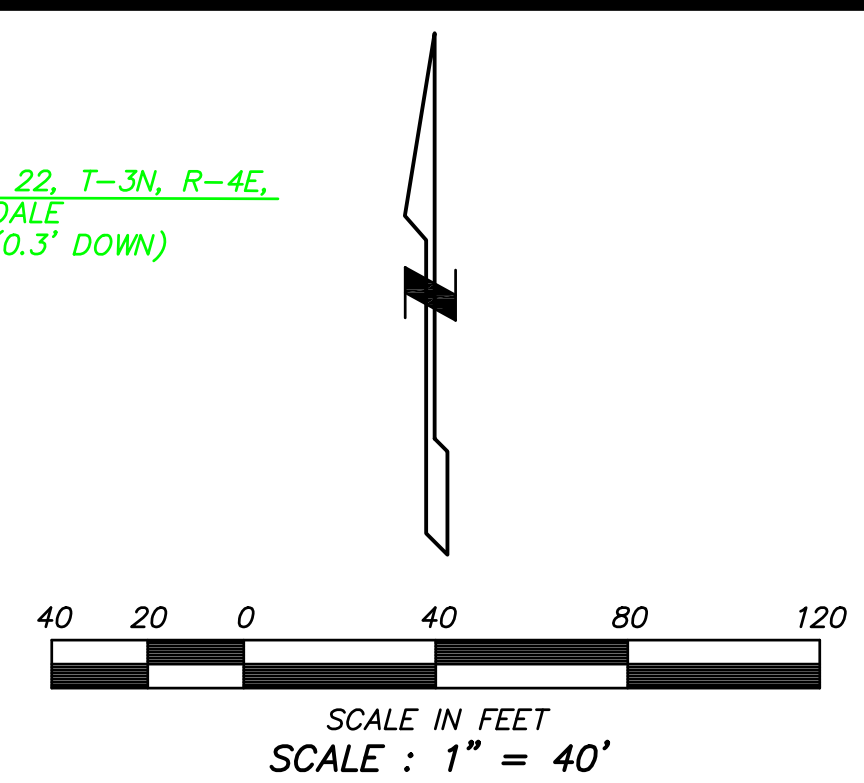
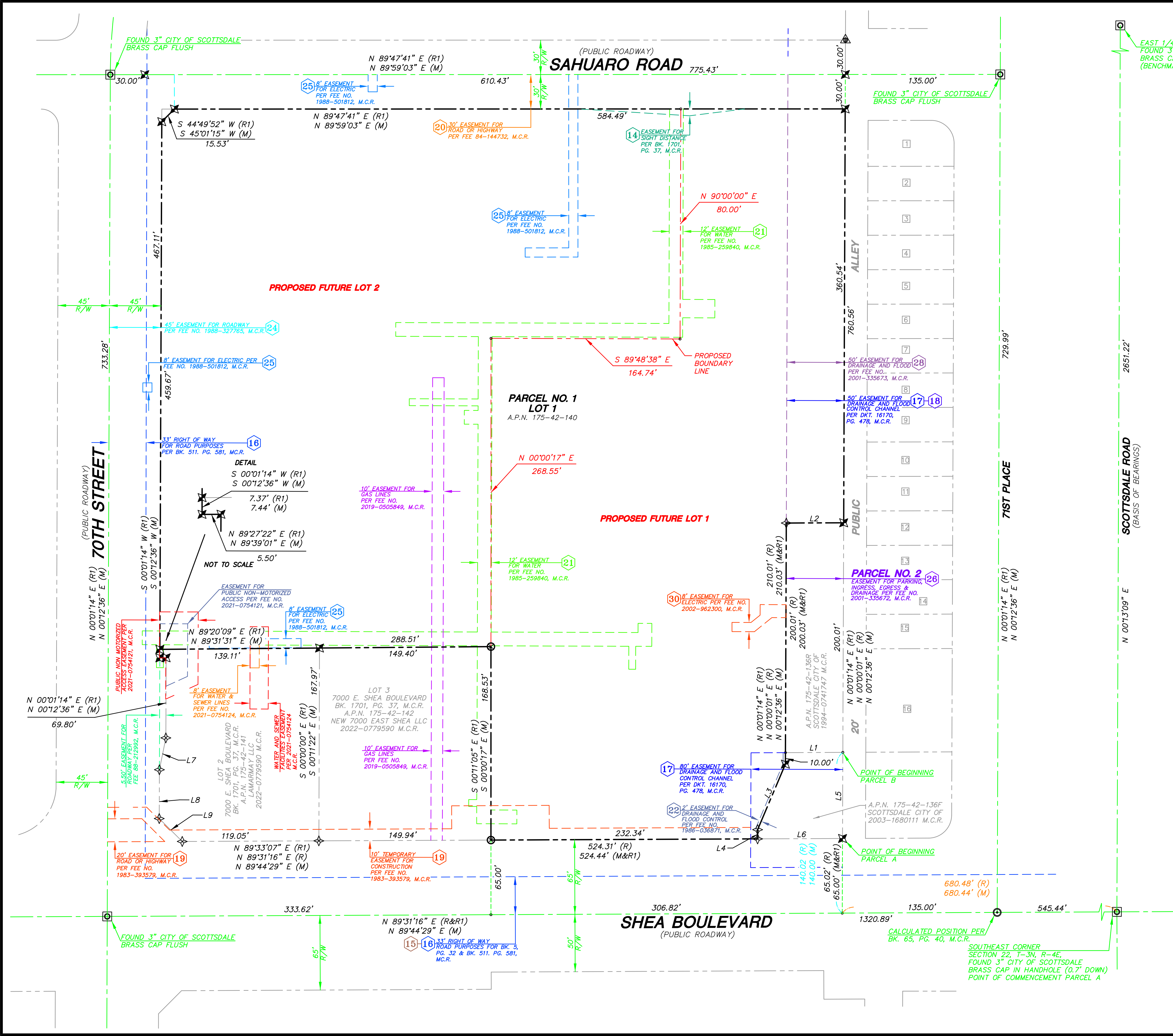
2122 W. Lone Cactus Drive, Suite 11
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SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 1 OF 4

DATE: 1/21/25

JOB: 202501047



LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 89°33'07" E (R1)	50.00'
	N 89°31'16" E (R)	
	N 89°44'29" E (M)	
L2	N 89°33'07" E (R1)	50.00'
	N 89°31'16" E (R)	
	N 89°44'29" E (M)	
L3	S 22°46'59" W (R1)	62.03'
	S 22°45'38" W (R)	
	S 22°58'22" W (M)	
L4	N 00°01'14" E (R1)	8.00'
	N 00°00'01" E (R)	
	N 00°12'36" E (M)	
L5	N 00°01'14" E (R1)	75.00'
	N 00°00'01" E (R)	
	N 00°12'36" E (M)	
L6	N 89°33'07" E (R1)	74.00'
	N 89°31'16" E (R)	
	N 89°44'29" E (M)	
L7	S 11°13'34" W (R1)	28.30'
	S 11°24'57" W (M)	
L8	S 00°01'14" W (R1)	74.00'
	S 00°12'36" W (M)	
L9	N 45°18'32" W (R1)	74.00'
	N 45°07'09" W (M)	

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- INDICATES BOUNDARY CORNER
- NOTHING FOUND OR SET
- FOUND NAIL IN WASHER
- STAMPED "KLEIN 42137"
- FOUND 1/2" REBAR
- WITH ALUMINUM CAP
- STAMPED "KLEIN 42137"
- FOUND 1/2" REBAR
- WITH ALUMINUM CAP
- STAMPED "RLS 28236"
- CALCULATED POSITION
- NO MONUMENT FOUND OR SET
- INDICATES ROADWAY MONUMENT
- (FOUND AS NOTED)
- ASSESSORS PARCEL NUMBER
- MARICOPA COUNTY RECORDS
- RIGHT OF WAY
- BOOK
- PAGE
- (TYP.)
- TYPICAL
- RECORD PER PARCELS
- A & B DESCRIPTION
- (R1) RECORD PER BK. 1701,
- PG. 37, M.C.R.
- (M) MEASURED



NOTE: SEE SHEET NO. 3 & 4 FOR IMPROVEMENTS
SEE SHEET NO. 1 FOR ADJOINER TABLE

REVISIONS

DATE	DESCRIPTION
3/1/25	Revised per new Title Commitment

TOPOGRAPHIC SURVEY

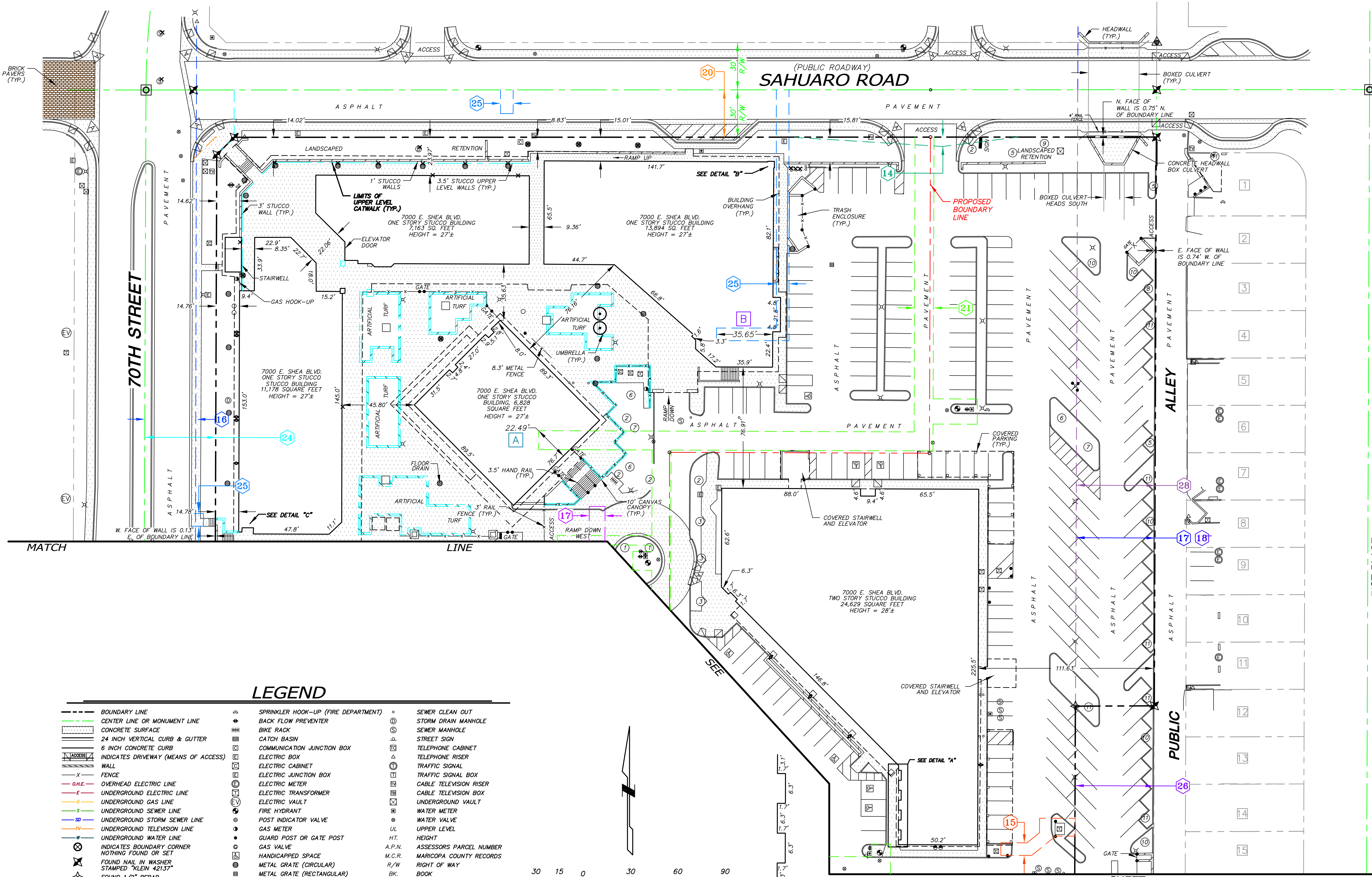
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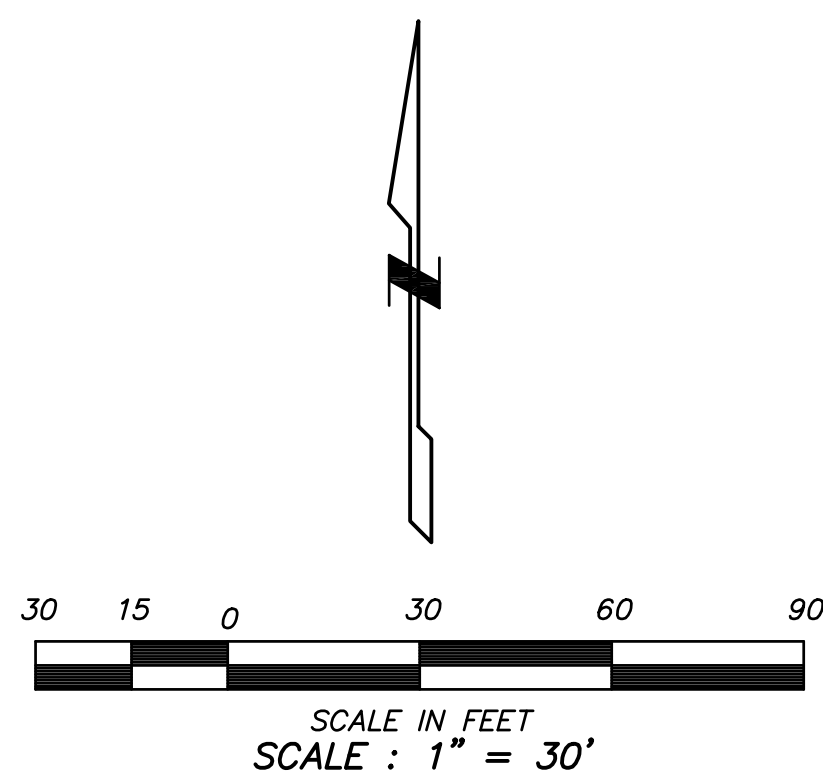
SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 2 OF 4
DATE: 1/21/25
JOB: 202501047



LEGEND

- | | | |
|--|-------------------------------------|--------------------------|
| --- BOUNDARY LINE | SPRINKLER HOOK-UP (FIRE DEPARTMENT) | ○ SEWER CLEAN OUT |
| --- CENTER LINE OR MONUMENT LINE | BACK FLOW PREVENTER | ○ STORM DRAIN MANHOLE |
| --- CONCRETE SURFACE | BIKE RACK | ○ SEWER MANHOLE |
| --- 24 INCH VERTICAL CURB & GUTTER | CATCH BASIN | ○ STREET SIGN |
| --- 6 INCH CONCRETE CURB | COMMUNICATION JUNCTION BOX | ○ TELEPHONE CABINET |
| --- INDICATES DRIVEWAY (MEANS OF ACCESS) | ELECTRIC BOX | ○ TELEPHONE RISER |
| --- WALL | ELECTRIC CABINET | ○ TRAFFIC SIGNAL |
| --- FENCE | ELECTRIC JUNCTION BOX | ○ TRAFFIC SIGNAL BOX |
| --- OVERHEAD ELECTRIC LINE | ELECTRIC METER | ○ CABLE TELEVISION RISER |
| --- UNDERGROUND ELECTRIC LINE | ELECTRIC TRANSFORMER | ○ CABLE TELEVISION BOX |
| --- UNDERGROUND GAS LINE | ELECTRIC VAULT | ○ UNDERGROUND VAULT |
| --- UNDERGROUND SEWER LINE | FIRE HYDRANT | ○ WATER METER |
| --- UNDERGROUND STORM SEWER LINE | POST INDICATOR VALVE | ○ WATER VALVE |
| --- UNDERGROUND TELEVISION LINE | GAS METER | ○ UPPER LEVEL |
| --- UNDERGROUND WATER LINE | GUARD POST OR GATE POST | ○ HT. |
| --- INDICATES BOUNDARY CORNER | GAS VALVE | ○ A.P.N. |
| --- NOTHING FOUND OR SET | HANDICAPPED SPACE | ○ M.C.R. |
| --- FOUND NAIL IN WASHER | METAL GRATE (RECTANGULAR) | ○ R/W |
| --- STAMPED "KLEIN 42137" | METAL GRATE (CIRCULAR) | ○ BK. |
| --- FOUND 1/2" REBAR | LIGHT POLE | ○ PG. |
| --- WITH ALUMINUM CAP | METAL COVER (RECTANGULAR) | ○ (TYP.) |
| --- STAMPED "KLEIN 42137" | METAL COVER (CIRCULAR) | ○ (R) |
| --- FOUND 1/2" REBAR | PEDESTRIAN ACCESS RAMP | ○ (R1) |
| --- WITH ALUMINUM CAP | POWER POLE | ○ (M) |
| --- STAMPED "RLS 28236" | POWER POLE W/ UNDERGROUND ELECTRIC | ○ MEASURED |
| --- CALCULATED POSITION | | |
| --- NO MONUMENT FOUND OR SET | | |
| --- INDICATES ROADWAY MONUMENT | | |
| --- (FOUND AS NOTED) | | |
| ○ SCHEDULE B ITEM | | |



DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

DETAIL "C"
NOT TO SCALE

NOTE:
SEE SHEET NO. 1 ADJOINER TABLE
FOR BOUNDARY INFORMATION SEE SHEET NO. 2



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SUPERIOR
SURVEYING SERVICES, INC.

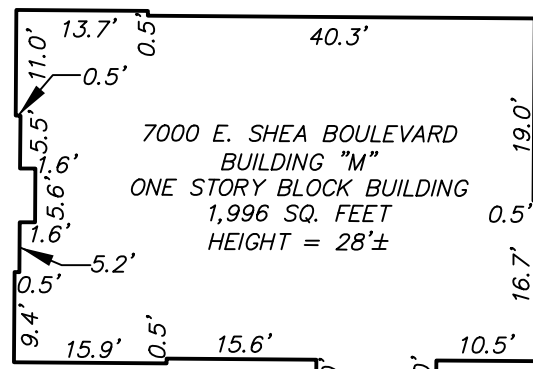
DWN: LE CHK: JW
SHEET 3 OF 4
DATE: 1/21/25
JOB: 202501047

REVISIONS

DATE 3/1/25

REVISION

Revised per new Title Commitment



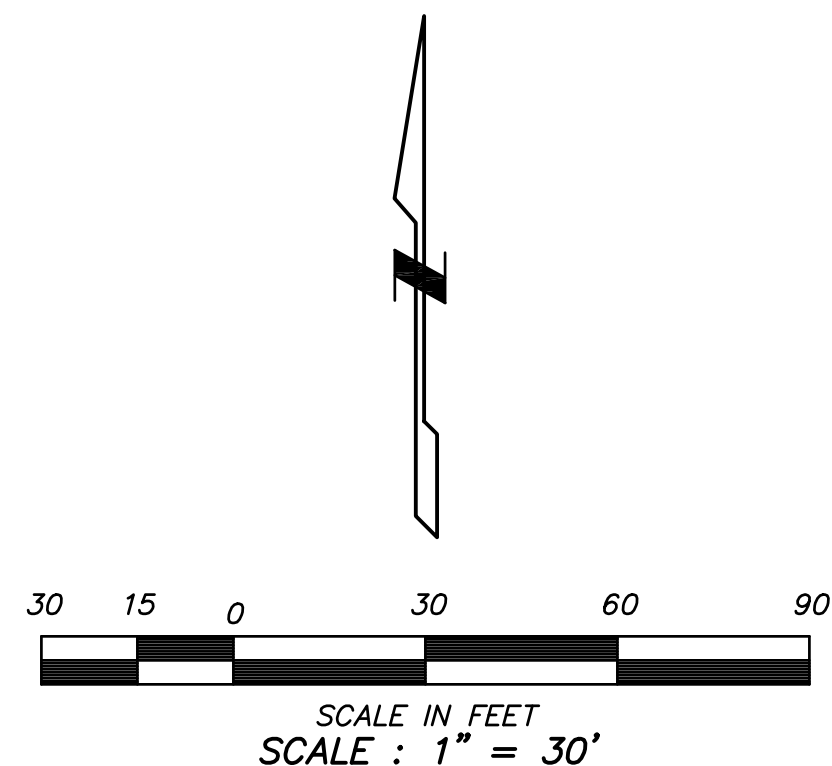
BUILDING DETAIL "A"
NOT TO SCALE

MATCH LINE SEE BELOW

MATCH

LINE

SCOTTSDALE ROAD



LEGEND

- | | | |
|--------------------------------------|-------------------------------------|--------------------------------|
| BOUNDARY LINE | SPRINKLER HOOK-UP (FIRE DEPARTMENT) | SEWER CLEAN OUT |
| CENTER LINE OR MONUMENT LINE | BACK FLOW PREVENTER | STORM DRAIN MANHOLE |
| CONCRETE SURFACE | BIKE RACK | SEWER MANHOLE |
| 24 INCH VERTICAL CURB & GUTTER | CATCH BASIN | STREET SIGN |
| 6 INCH CONCRETE CURB | COMMUNICATION JUNCTION BOX | TELEPHONE CABINET |
| INDICATES DRIVEWAY (MEANS OF ACCESS) | ELECTRIC BOX | TELEPHONE RISER |
| WALL | ELECTRIC CABINET | TRAFFIC SIGNAL |
| X FENCE | ELECTRIC JUNCTION BOX | TRAFFIC SIGNAL BOX |
| O.H.E. OVERHEAD ELECTRIC LINE | ELECTRIC METER | CABLE TELEVISION RISER |
| UNDERGROUND ELECTRIC LINE | ELECTRIC TRANSFORMER | CABLE TELEVISION BOX |
| UNDERGROUND GAS LINE | ELECTRIC VAULT | UNDERGROUND VAULT |
| UNDERGROUND SEWER LINE | FIRE HYDRANT | WATER METER |
| UNDERGROUND STORM SEWER LINE | POST INDICATOR VALVE | WATER VALVE |
| UNDERGROUND TELEVISION LINE | GAS METER | UPPER LEVEL |
| UNDERGROUND WATER LINE | GUARD POST OR GATE POST | HT. HEIGHT |
| INDICATES BOUNDARY CORNER | GAS VALVE | A.P.N. ASSESSORS PARCEL NUMBER |
| NOTHING FOUND OR SET | HANDICAPPED SPACE | M.C.R. MARICOPA COUNTY RECORDS |
| FOUND NAIL IN WASHER | METAL GRATE (CIRCULAR) | R/W RIGHT OF WAY |
| STAMPED "KLEIN 42137" | METAL GRATE (RECTANGULAR) | BK. BOOK |
| FOUND 1/2" REBAR | LIGHT POLE | PG. PAGE |
| WITH ALUMINUM CAP | METAL COVER (RECTANGULAR) | (TYP.) TYPICAL |
| STAMPED "KLEIN 42137" | METAL COVER (CIRCULAR) | (R) RECORD PER PARCELS |
| FOUND 1/2" REBAR | PEDESTRIAN ACCESS RAMP | A & B DESCRIPTION |
| WITH ALUMINUM CAP | POWER POLE | (R1) RECORD PER BK. 1701, |
| STAMPED "RLS 28236" | POWER POLE W/ UNDERGROUND ELECTRIC | PG. 37, M.C.R. |
| CALCULATED POSITION | | (M) MEASURED |
| NO MONUMENT FOUND OR SET | | |
| INDICATES ROADWAY MONUMENT | | |
| (FOUND AS NOTED) | | |
| SCHEDULE B ITEM | | |

SHEET

3

SHEA BOULEVARD
(PUBLIC ROADWAY)

MATCH LINE SEE ABOVE

NOTE: SEE SHEET NO. 1 FOR ADJOINER TABLE.
FOR BOUNDARY INFORMATION SEE SHEET NO. 2



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SHEET 4 OF 4
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