

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

PARCEL NO. 1:

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33;

THENCE SOUTH 89 DEGREES 55 MINUTES 53 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 33 A DISTANCE OF 1217.13 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF ALMA SCHOOL ROAD AS SHOWN ON THE MAP OF DEDICATION FOR PINNACLE PEAK VILLAGE NORTH IN BOOK 312 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT LYING ON A CURVE HAVING A RADIUS OF WHICH BEARS NORTH 72 DEGREES 44 MINUTES 22 SECONDS WEST A DISTANCE OF 2755.00 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTHWESTERLY CONTINUING ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 59 MINUTES 42 SECONDS A DISTANCE OF 576.76 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 29 DEGREES 15 MINUTES 20 SECONDS WEST CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 76.77 FEET;

THENCE NORTH 64 DEGREES 30 MINUTES 00 SECONDS WEST LEAVING SAID WESTERLY LINE, A DISTANCE OF 178.52 FEET TO A POINT LYING ON A CURVE HAVING A RADIUS OF WHICH BEARS NORTH 74 DEGREES 40 MINUTES 48 SECONDS WEST A DISTANCE OF 368.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES 29 MINUTES 16 SECONDS A DISTANCE OF 54.52 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 06 DEGREES 49 MINUTES 56 SECONDS EAST A DISTANCE OF 213.60 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 27 SECONDS EAST A DISTANCE OF 283.21 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, A DISTANCE OF 378.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24 DEGREES 53 MINUTES 06 SECONDS A DISTANCE OF 164.18 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 24 DEGREES 58 MINUTES 34 SECONDS EAST A DISTANCE OF 293.82 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DYNAMITE BLVD AS SHOWN ON SAID MAP OF DEDICATION, SAID POINT ALSO LYING ON A CURVE HAVING A RADIUS OF WHICH BEARS NORTH 24 DEGREES 24 MINUTES 56 SECONDS EAST, A DISTANCE OF 2915.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 20 MINUTES 47 SECONDS A DISTANCE OF 322.88 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE, A DISTANCE OF 30.00 FEET;

THENCE SOUTHEASTERLY TRANSITIONING FROM SAID SOUTHERLY LINE TO SAID WESTERLY LINE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88 DEGREES 32 MINUTES 27 SECONDS A DISTANCE OF 46.36 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 16 DEGREES 36 MINUTES 36 SECONDS WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 282.90 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY A DISTANCE OF 2755.00 FEET;

THENCE SOUTHWESTERLY CONTINUING ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 39 MINUTES 03 SECONDS A DISTANCE OF 31.29 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED "BANK PAD" DESCRIPTION:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33;

THENCE SOUTH 89 DEGREES 55 MINUTES 53 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1217.13 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ALMA SCHOOL ROAD AS SHOWN ON THE MAP OF DEDICATION FOR PINNACLE PEAK VILLAGE NORTH IN BOOK 312 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT LYING ON A CURVE THE RADIUS OF WHICH BEARS NORTH 72 DEGREES 44 MINUTES 22 SECONDS WEST A DISTANCE OF 2755.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 47 MINUTES 25 SECONDS A DISTANCE OF 326.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 12 MINUTES 17 SECONDS A DISTANCE OF 250.26 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 29 DEGREES 15 MINUTES 20 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 76.77 FEET;

LEGAL DESCRIPTIONS (CONT.)

THENCE NORTH 64 DEGREES 30 MINUTES 00 SECONDS WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 178.52 FEET, TO A POINT ON A CURVE THE RADIUS OF WHICH BEARS NORTH 74 DEGREES 40 MINUTES 48 SECONDS WEST A DISTANCE OF 368.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES 29 MINUTES 16 SECONDS A DISTANCE OF 54.52 FEET TO A POINT OF TANGENCY;

THENCE NORTH 06 DEGREES 49 MINUTES 56 SECONDS EAST A DISTANCE OF 213.60 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 25 SECONDS EAST A DISTANCE OF 63.15 FEET;

THENCE SOUTH 81 DEGREES 46 MINUTES 54 SECONDS EAST A DISTANCE OF 141.91 FEET;

THENCE SOUTH 66 DEGREES 14 MINUTES 17 SECONDS EAST A DISTANCE OF 78.01 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING ALL URANIUM, THORIUM OR OTHER MATERIALS WHICH ARE OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, AS RESERVED IN THE PATENT RECORDED AS DOCKET 304, PAGE 447.

PARCEL NO. 2:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33;

THENCE SOUTH 89 DEGREES 55 MINUTES 53 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1217.13 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ALMA SCHOOL ROAD AS SHOWN ON THE MAP OF DEDICATION FOR PINNACLE PEAK VILLAGE NORTH IN BOOK 312 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT LYING ON A CURVE THE RADIUS OF WHICH BEARS NORTH 72 DEGREES 44 MINUTES 22 SECONDS WEST A DISTANCE OF 2755.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 47 MINUTES 25 SECONDS A DISTANCE OF 326.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ARE OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 12 MINUTES 17 SECONDS A DISTANCE OF 250.26 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 29 DEGREES 15 MINUTES 20 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 76.77 FEET;

THENCE NORTH 64 DEGREES 30 MINUTES 00 SECONDS WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 178.52 FEET, TO A POINT ON A CURVE THE RADIUS OF WHICH BEARS NORTH 74 DEGREES 40 MINUTES 48 SECONDS WEST A DISTANCE OF 368.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES 29 MINUTES 16 SECONDS A DISTANCE OF 54.52 FEET TO A POINT OF TANGENCY;

THENCE NORTH 06 DEGREES 49 MINUTES 56 SECONDS EAST A DISTANCE OF 213.60 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 25 SECONDS EAST A DISTANCE OF 63.15 FEET;

THENCE SOUTH 81 DEGREES 46 MINUTES 54 SECONDS EAST A DISTANCE OF 141.91 FEET;

THENCE SOUTH 66 DEGREES 14 MINUTES 17 SECONDS EAST A DISTANCE OF 78.01 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING ALL URANIUM, THORIUM OR OTHER MATERIALS WHICH ARE OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, AS RESERVED IN THE PATENT RECORDED AS DOCKET 304, PAGE 447.

PARCEL NO. 3:

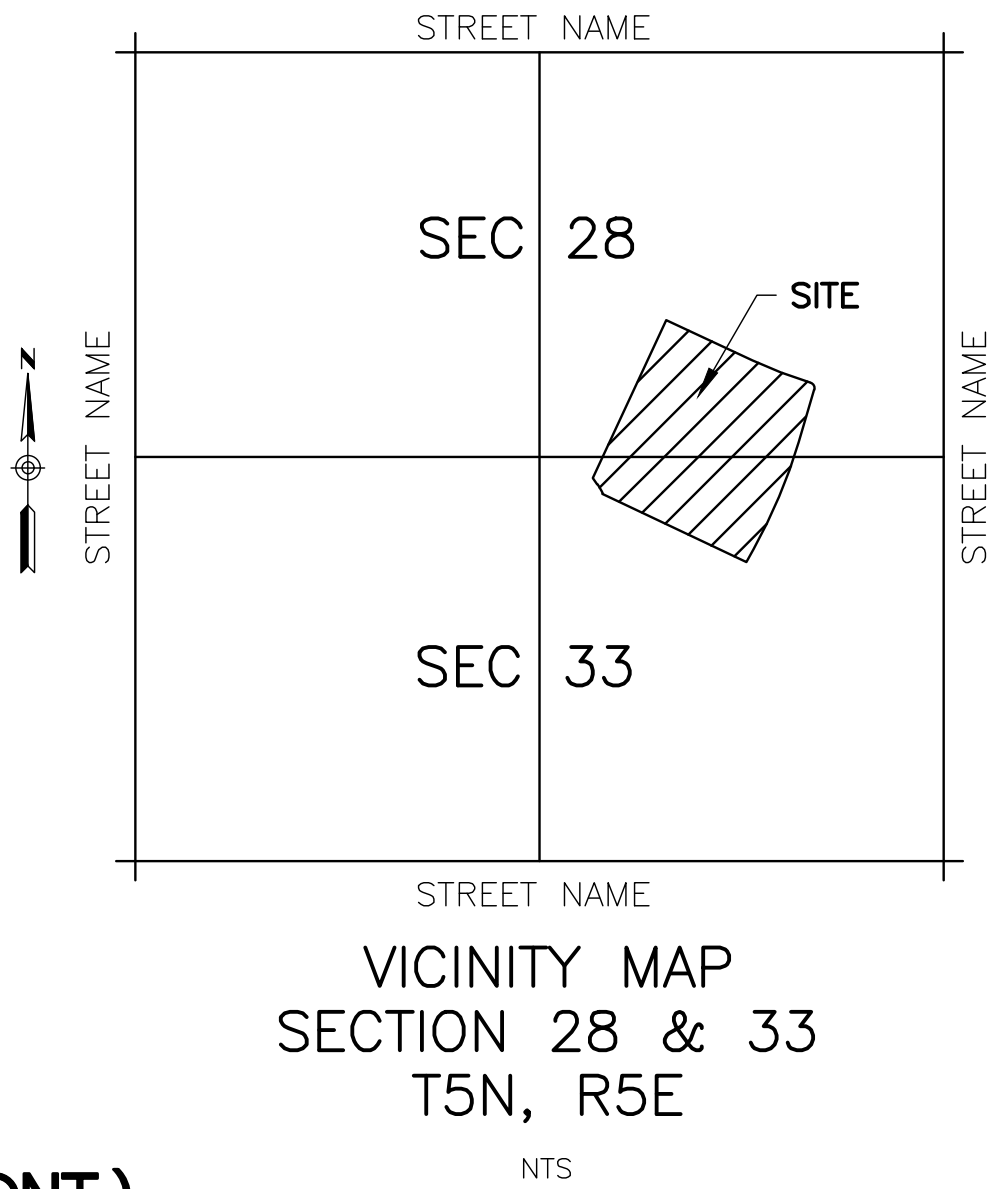
THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 89 DEGREES 55 MINUTES 53 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 432.97 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL J AT TROON NORTH, PHASE II, AS RECORDED IN BOOK 400 OF MAPS, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 24 DEGREES 58 MINUTES 30 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 344.18 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 24 DEGREES 58 MINUTES 30 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 390.00 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DYNAMITE BOULEVARD AS SHOWN ON THE MAP OF DEDICATION FOR PINNACLE PEAK VILLAGE NORTH IN BOOK 312 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA;



LEGAL DESCRIPTIONS (CONT.)

THENCE SOUTH 65 DEGREES 01 MINUTES 30 SECONDS EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 353.25 FEET;

THENCE SOUTH 24 DEGREES 58 MINUTES 34 SECONDS WEST LEAVING SAID SOUTHERLY LINE, A DISTANCE OF 339.69 FEET;

THENCE NORTH 65 DEGREES 01 MINUTES 30 SECONDS WEST A DISTANCE OF 69.44 FEET;

THENCE NORTH 75 DEGREES 04 MINUTES 37 SECONDS WEST A DISTANCE OF 288.23 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING ALL URANIUM, THORIUM OR OTHER MATERIALS WHICH ARE OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, AS RESERVED IN THE PATENT RECORDED AS DOCKET 304, PAGE 447.

PARCEL NO. 4:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 89 DEGREES 55 MINUTES 53 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 432.97 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL J AT TROON NORTH, PHASE II, AS RECORDED IN BOOK 400 OF MAPS, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 24 DEGREES 58 MINUTES 30 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 344.18 FEET;

THENCE SOUTH 75 DEGREES 04 MINUTES 37 SECONDS EAST LEAVING SAID WESTERLY LINE, A DISTANCE OF 288.23 FEET;

THENCE SOUTH 65 DEGREES 01 MINUTES 30 SECONDS EAST A DISTANCE OF 69.44 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 24 DEGREES 58 MINUTES 34 SECONDS EAST A DISTANCE OF 339.69 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF DYNAMITE BOULEVARD AS SHOWN ON THE MAP OF DEDICATION FOR PINNACLE PEAK VILLAGE NORTH IN BOOK 312 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 65 DEGREES 01 MINUTES 30 SECONDS EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 114.29 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2915.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 33 MINUTES 34 SECONDS, A DISTANCE OF 28.48 FEET;

THENCE SOUTH 24 DEGREES 58 MINUTES 34 SECONDS WEST LEAVING SAID SOUTHERLY LINE, A DISTANCE OF 293.82 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 378.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 59 MINUTES 32 SECONDS, A DISTANCE OF 48.13 FEET;

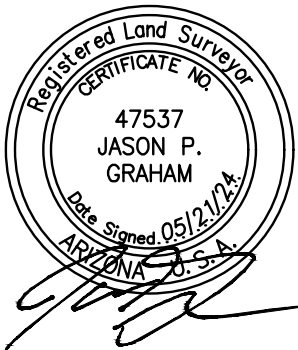
THENCE NORTH 65 DEGREES 01 MINUTES 30 SECONDS WEST LEAVING SAID CURVE A DISTANCE OF 145.56 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING ALL URANIUM, THORIUM OR OTHER MATERIALS WHICH ARE OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, AS RESERVED IN THE PATENT RECORDED AS DOCKET 304, PAGE 447.

SURVEYOR'S CERTIFICATION

TO: HURD TROON CENTER #1, LLC, AN ARIZONA LIMITED LIABILITY COMPANY;
HURD TROON CENTER #2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY;
HURD TROON CENTER #4, LLC, AN ARIZONA LIMITED LIABILITY COMPANY;
LIFESTYLE COMMUNITIES SOUTHWEST, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; AND
FIRST AMERICAN TITLE INSURANCE 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 1-4, 6(a), 6(b), 7(a), 8, 9, 10(a), 11(b), 12, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN JULY, 2018, MAY 2019, JUNE 2022 AND JANUARY 2023.



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DIBBLE

ALTA/NSPS SURVEY

A PORTION OF SOUTHEAST 1/4, SECTION 28 &
NORTHEAST 1/4, SECTION 33 TOWNSHIP 5 NORTH,
RANGE 5 EAST, GILA & SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

PROJECT NO: 1122214	DATE: JAN 2023	SCALE: AS SHOWN
SURVEYED: JAN 2023	DRAWN: CSD	REVIEWED: JPG
FIELD WORK: JRK	ARC	TME
REVISIONS:		
2-9-23	ADD UTILITIES	CSD

SHEET

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OF 5

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SCHEDULE B (PARCELS 1-4)

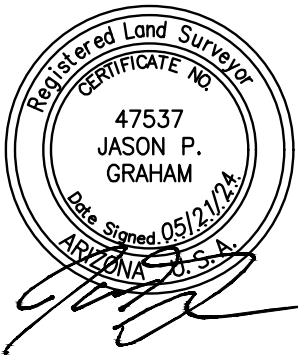
- TAXES FOR THE FULL YEAR OF 2024.
(THE FIRST HALF IS DUE OCTOBER 1, 2024 AND IS DELINQUENT NOVEMBER 1, 2024. THE SECOND HALF IS DUE MARCH 1, 2025 AND IS DELINQUENT MAY 1, 2025 .)
- ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN PINNACLE PEAK VILLAGE NORTH ASSOCIATION. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
- ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN TROON NORTH ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
- RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. **(BLANKET IN NATURE)**
- THE RIGHT TO ENTER UPON SAID LAND AND PROSPECT FOR AND REMOVE ALL COAL, OIL, GAS, MINERALS OR OTHER SUBSTANCES, AS RESERVED IN THE PATENT TO SAID LAND, RECORDED AS DOCKET 304, PAGE 447.
(AFFECTS ALL PARCELS) **(BLANKET IN NATURE)**
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MAP OF DEDICATION FOR PINNACLE PEAK VILLAGE NORTH" RECORDED JULY 02, 1987 AS BOOK 312 OF MAPS, PAGE 43 AND THEREAFTER A RELEASE OF EASEMENT WAS RECORDED APRIL 23, 1996 IN 96-0276351 OF OFFICIAL RECORDS.
(AFFECTS ALL PARCELS) **(BLANKET IN NATURE)**
- COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED ON AS 85-128823; FIRST SUPPLEMENT RECORDED AS 85-425470; FIRST AMENDMENT RECORDED AS 87-023350; SECOND AMENDMENT RECORDED AS 91-116347; THIRD AMENDMENT RECORDED AS 92-0371749; FOURTH AMENDMENT RECORDED AS 93-0307880; FIFTH AMENDMENT RECORDED AS 94-0888304; SIXTH AMENDMENT RECORDED AS 98-1059771; SEVENTH AMENDMENT RECORDED 2000-146695; ASSIGNMENTS OF DECLARANTS RIGHTS RECORDED AS 88- 314043; AS 89-558543 AND EIGHTH AMENDMENT RECORDED AS 2000-0574863; NINTH AMENDMENT RECORDED AS 2000-0907323; TENTH AMENDMENT RECORDED AS 2000-0983759; ELEVENTH AMENDMENT RECORDED AS 2001-0223299; TWELFTH AMENDMENT RECORDED AS 2001-0785461 AND RESTATED RECORDED AS 2006-0733055; SECOND RESTATED RECORDED AS 2006-1427122; RE-RECORDED AS 2007-0228652; THIRD RESTATED RECORDED AS 2021-0608516 AND RE-RECORDED AS 2021-0616529, ALL, OF OFFICIAL RECORDS, 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 TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c).
THEREAFTER, RESOLUTION OF THE BOARD OF DIRECTORS RECORDED ON SEPTEMBER 28, 2023 AS 2023-0507928 OF OFFICIAL RECORDS.
(AFFECTS ALL PARCELS) **(BLANKET IN NATURE)**
- ALL MATTERS CONTAINED IN THAT CERTAIN CABLE TELEVISION SERVICE AGREEMENT AND EASEMENT FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING CABLE TELEVISION SERVICES, RECORDED AS 89-025708 OF OFFICIAL RECORDS.
(AFFECTS ALL PARCELS) **(BLANKET IN NATURE)**
- AN EASEMENT FOR ELECTRIC LINE AND INCIDENTAL PURPOSES, RECORDED AS 98-0609738 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 2) **(MAPPED)**
- ALL MATTERS AS SET FORTH IN CITY OF SCOTTSDALE DRAINAGE AND FLOOD CONTROL EASEMENT AND PROVISION FOR MAINTENANCE, RECORDED DECEMBER 19, 2000 AS 2000-0968844 OF OFFICIAL RECORDS.
(AFFECTS ALL PARCELS) **(MAPPED)**
- ALL MATTERS AS SET FORTH IN CITY OF SCOTTSDALE NATURAL AREA OPEN SPACE EASEMENT INCLUDING RESTORED DESERT, RECORDED DECEMBER 19, 2000 AS 2000-0968846 OF OFFICIAL RECORDS.
THEREAFTER, RELEASE OF EASEMENT RECORDED ON JULY 18, 2001 AS 2001-0644311 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS) **(MAPPED)**
- ALL MATTERS AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JANUARY 19, 2001 AS 2001-0042312 OF OFFICIAL RECORDS.
AMENDMENT RECORDED ON JULY 03, 2006 AS 2006-0890854 OF OFFICIAL RECORDS AND RE-RECORDED ON JULY 03, 2006 AS 2006-0892940 OF OFFICIAL RECORDS.
(AFFECTS ALL PARCELS) **(BLANKET IN NATURE)**
- AN UNRECORDED LEASE DATED DECEMBER 19, 2000, EXECUTED BY DYNAMITE AND ALMA SCHOOL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS LESSOR AND WALGREEN ARIZONA DRUG CO., AN ARIZONA CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF GROUND LEASE RECORDED JANUARY 19, 2001 AS 2001-0042313 OF OFFICIAL RECORDS.
THEREAFTER, AMENDED MEMORANDUM OF GROUND LEASE RECORDED JUNE 20, 2001 AS 2001-0538785 OF OFFICIAL RECORDS.
DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.
(AFFECTS ALL PARCELS)
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" RECORDED FEBRUARY 08, 2001 AS 2001-0098541 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NOS. 1 AND 2) **(MAPPED)**
- ALL MATTERS AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED APRIL 30, 2001 AS 2001-0352445 OF OFFICIAL RECORDS.
AMENDMENT RECORDED ON JUNE 28, 2006 AS 2006-0869095 OF OFFICIAL RECORDS.
(AFFECTS ALL PARCELS) **(BLANKET IN NATURE)**

SCHEDULE B (PARCELS 1-4) CONT.

- AN UNRECORDED LEASE DATED APRIL 23, 2001, EXECUTED BY DYNAMITE & ALMA SCHOOL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS LESSOR AND EQUILON ENTERPRISES LLC, A DELAWARE LIMITED LIABILITY COMPANY AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED MAY 02, 2001 AS 2001-0366547 OF OFFICIAL RECORDS.
THE LESSEE'S INTEREST UNDER THE LEASE HAS BEEN ASSIGNED TO CIRCLE K STORES INC. BY ASSIGNMENT RECORDED NOVEMBER 03, 2004 AS 2004-1294044 OF OFFICIAL RECORDS.
THEREAFTER, ACCESS AGREEMENT LEASED PREMISES RECORDED ON NOVEMBER 03, 2004 AS 2004-1294045 OF OFFICIAL RECORDS.
DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.
(AFFECTS PARCEL NOS. 1 AND 2) **(BLANKET IN NATURE)**
- AN EASEMENT FOR UNDERGROUND ELECTRIC LINES AND INCIDENTAL PURPOSES, RECORDED AS 2001-0697526 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NOS. 1 AND 2) **(MAPPED)**
- AN EASEMENT FOR NATURAL AREA OPEN SPACE AND INCIDENTAL PURPOSES, RECORDED AS 2001-1102728 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NOS. 1, 3 AND 4) **(MAPPED)**
- AN EASEMENT FOR ELECTRIC LINES AND APPURTENANT FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2002-0288101 OF OFFICIAL RECORDS. **(MAPPED)**
- AN EASEMENT FOR UNDERGROUND WATER LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2002- 0415189 OF OFFICIAL RECORDS.
THEREAFTER, CITY OF SCOTTSDALE RELEASE OF EASEMENT RECORDED AS 2007-0138795 OF OFFICIAL RECORDS (AFFECTS PARCEL NOS. 3 AND 4) **(MAPPED)**
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DRAINAGE AND FLOOD CONTROL EASEMENT AND PROVISION FOR MAINTENANCE" RECORDED APRIL 23, 2002 AS 2002-0415190 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 2) **(OFFSITE – DOES NOT AFFECT ANY SUBJECT PARCELS)**
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DRAINAGE AND FLOOD CONTROL EASEMENT AND PROVISION FOR MAINTENANCE" RECORDED APRIL 23, 2002 AS 2002-0415191 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 1) **(MAPPED)**
- AN EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2002-0832247 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NOS. 3 AND 4) **(MAPPED)**
- AN EASEMENT FOR TRAFFIC SIGNAL FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2003- 1235036 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 1) **(MAPPED)**
- AN EASEMENT FOR TELECOMMUNICATION FACILITIES, ELECTRICAL, TELECOMMUNICATION AND OTHER APPURTENANCES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2003-1235045 OF OFFICIAL RECORDS.
THEREAFTER, MEMORANDUM OF ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED AS DECEMBER 02, 2004 AS 2004-1415164 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 1) **(MAPPED)**
- ALL MATTERS AS SET FORTH IN PERMISSION FOR PRIVATE IMPROVEMENTS IN RIGHT-OF-WAY, RECORDED NOVEMBER 14, 2003 AS 2003-1577690 OF OFFICIAL RECORDS. **(MAPPED)**
- AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES, RECORDED AS 2004-0257765 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 2) **(MAPPED)**
- ALL MATTERS AS SET FORTH IN PERMISSION FOR PRIVATE IMPROVEMENTS IN RIGHT-OF-WAY, RECORDED SEPTEMBER 12, 2005 AS 2005-1330302 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 1) **(MAPPED)**
- TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED MARCH 26, 2006, BY AND BETWEEN DYNAMITE & ALMA SCHOOL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS LESSOR AND WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JULY 06, 2006 AS 2006-0902478 OF OFFICIAL RECORDS.
DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.
(AFFECTS PARCEL NO. 4)
- AN EASEMENT FOR UNDERGROUND WATER LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2007-0138794 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NOS.1, 3 AND 4) **(MAPPED)**
- ALL MATTERS AS SET FORTH IN MAP OF DEDICATION, RECORDED AS BOOK 1757 OF MAPS, PAGE 25.
(AFFECTS PARCEL NO. 2) **(MAPPED)**

SCHEDULE B (PARCELS 1-4) CONT.

- ALL MATTERS AS SET FORTH IN PUBLIC IMPROVEMENTS COVENANT TO CONSTRUCT, RECORDED NOVEMBER 17, 2023 AS 2023-0594148 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 2)
- AN EASEMENT FOR PUBLIC TRAIN AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2001-1082104 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NOS. 1, 3 AND 4) **(MAPPED)**
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY __ON__, DESIGNATED JOB NUMBER ____;
- THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.
NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.



ALTA/NSPS SURVEY

A PORTION OF SOUTHEAST 1/4, SECTION 28 & NORTHEAST 1/4, SECTION 33 TOWNSHIP 5 NORTH, RANGE 5 EAST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

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PROJECT NO: 1122214	DATE: JAN. 2023	SCALE: AS SHOWN
SURVEYED: JAN 2023	DRAWN: CSD	REVIEWED: JPG
FIELD WORK: JRK ARC TME		REVIEWED: JPG
REVISIONS:		
2-9-23	ADD UTILITIES	CSD

SHEET

2

OF 5

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SCHEDULE B (PARCEL 5)

- SECOND INSTALLMENT OF 2022 TAXES, A LIEN, PAYABLE ON OR BEFORE MARCH 1, 2023, AND DELINQUENT MAY 1, 2023.
- ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN PINNACLE PEAK VILLAGE NORTH ASSOCIATION. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
- ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN TROON NORTH ASSOCIATION. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
- RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (BLANKET IN NATURE)
- THE RIGHT TO ENTER UPON SAID LAND AND PROSPECT FOR AND REMOVE ALL COAL, OIL, GAS, MINERALS OR OTHER SUBSTANCES, AS RESERVED IN THE PATENT TO SAID LAND, RECORDED NOVEMBER 26, 1948 AS DOCKET 304, PAGE 447. (BLANKET IN NATURE)
- COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN 85-128823 OF OFFICIAL RECORDS.
THEREAFTER TRACT DECLARATION RECORDED AS 85-160972 OF OFFICIAL RECORDS; FIRST SUPPLEMENTARY DECLARATION RECORDED AS 85-425470 OF OFFICIAL RECORDS; FIRST AMENDMENT RECORDED AS 87-023350 OF OFFICIAL RECORDS; FIRST AMENDMENT TO TRACT DECLARATION RECORDED AS 87-199976 OF OFFICIAL RECORDS; TRACT DECLARATION RECORDED AS 88-008791 OF OFFICIAL RECORDS; ASSIGNMENT OF DECLARANTS RIGHTS RECORDED AS 88-314043 OF OFFICIAL RECORDS; TRACT DECLARATION RECORDED AS 88-314044 OF OFFICIAL RECORDS; ASSIGNMENT OF DECLARANTS RIGHTS RECORDED AS 89-558543 OF OFFICIAL RECORDS; SECOND AMENDMENT RECORDED AS 91-116347 OF OFFICIAL RECORDS; THIRD AMENDMENT RECORDED AS 92-0371749 OF OFFICIAL RECORDS; FOURTH AMENDMENT RECORDED AS 93-0307880 OF OFFICIAL RECORDS; FIFTH AMENDMENT RECORDED AS 94-0888304 OF OFFICIAL RECORDS; SIXTH AMENDMENT RECORDED AS 98-1059771 OF OFFICIAL RECORDS; SEVENTH AMENDMENT RECORDED AS 2000-146695 OF OFFICIAL RECORDS; EIGHTH AMENDMENT RECORDED AS 2000-574863 OF OFFICIAL RECORDS; NINTH AMENDMENT RECORDED AS 2000-907323 OF OFFICIAL RECORDS; TENTH AMENDMENT RECORDED AS 2000-0983759 OF OFFICIAL RECORDS; ELEVENTH AMENDMENT RECORDED AS 2001-223299 OF OFFICIAL RECORDS; TWELFTH AMENDMENT RECORDED AS 2001-785461 OF OFFICIAL RECORDS; RESTATED DECLARATION RECORDED AS 2006-0733055 OF OFFICIAL RECORDS; SECOND RESTATED DECLARATION RECORDED AS 2006- 1427122, THEREAFTER RE-RECORDED AS 2007-228652 OF OFFICIAL RECORDS AND THIRD RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TROON NORTH RECORDED AS 2021-0608516 OF OFFICIAL RECORDS AND RE-RECORDED AS 2021-0616529 OF OFFICIAL RECORDS, 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 TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (BLANKET IN NATURE)
- ALL MATTERS AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JANUARY 19, 2001 AS 2001-0042312 OF OFFICIAL RECORDS.
THEREAFTER, AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 03, 2006 AS 2006-0890854 AND RE-RECORDED AS 2006-0892940, BOTH OF OFFICIAL RECORDS. (BLANKET IN NATURE)
- AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, RECORDED AS 2002-0832247 OF OFFICIAL RECORDS (SHOWN HEREON)
- AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, RECORDED AS 2002-0288101 OF OFFICIAL RECORDS (SHOWN HEREON)
- AN EASEMENT FOR TRAIL ACCESS FOR PUBLIC AND INCIDENTAL PURPOSES, RECORDED AS 2001-1082104 OF OFFICIAL RECORDS (SHOWN HEREON)
- AN EASEMENT FOR NATURAL AREA OPEN SPACE AND INCIDENTAL PURPOSES, RECORDED AS 2001-1102728 OF OFFICIAL RECORDS (SHOWN HEREON)
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY _____ ON _____, DESIGNATED JOB NUMBER _____:
- THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY. THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

LEGAL DESCRIPTION (PARCEL 5)

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33 TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 89 DEGREES 55 MINUTES 53 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 432.97 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL J AT TROON NORTH, PHASE II, AS RECORDED IN BOOK 400, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 24 DEGREES 58 MINUTES 30 SECONDS EAST ALONG SAID WESTERLY LINE A DISTANCE OF 344.18 FEET;

THENCE SOUTH 75 DEGREES 04 MINUTES 37 SECONDS EAST LEAVING SAID WESTERLY LINE A DISTANCE OF 288.23 FEET;

THENCE SOUTH 65 DEGREES 01 MINUTES 30 SECONDS EAST A DISTANCE OF 215.00 FEET TO A POINT ON A CURVE THE RADIUS OF WHICH BEARS SOUTH 72 DEGREES 00 MINUTES 59 SECONDS EAST A DISTANCE OF 378.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 53 MINUTES 34 SECONDS A DISTANCE OF 118.04 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00 DEGREES 05 MINUTES 27 SECONDS WEST A DISTANCE OF 283.21 FEET;

THENCE SOUTH 06 DEGREES 49 MINUTES 56 SECONDS WEST A DISTANCE OF 213.60 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 368.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES 29 MINUTES 16 SECONDS A DISTANCE OF 54.52 FEET;

THENCE NORTH 64 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 641.19 FEET TO A POINT ON A CURVE THE RADIUS OF WHICH BEARS SOUTH 66 DEGREES 33 MINUTES 30 SECONDS WEST A DISTANCE OF 309.21 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 26 MINUTES 53 SECONDS A DISTANCE OF 61.78 FEET TO A POINT OF TANGENCY;

THENCE NORTH 34 DEGREES 53 MINUTES 23 SECONDS WEST A DISTANCE OF 44.75 FEET TO A POINT ON SAID WESTERLY LINE;

THENCE NORTH 24 DEGREES 58 MINUTES 30 SECONDS EAST ALONG SAID WESTERLY LINE A DISTANCE OF 166.86 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING ALL URANIUM, THORIUM OR OTHER MATERIALS WHICH ARE OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, AS RESERVED IN THE PATENT RECORDED AS DOCKET 304, PAGE 447.

SITE ADDRESS

10929 EAST DYNAMITE BOULEVARD
SCOTTSDALE, AZ 85262

GROSS AREA

PARCEL 1: 248,355 SQUARE FEET OR 5.701 ACRES OF LAND, MORE OR LESS
PARCEL 2: 70,186 SQUARE FEET OR 1.611 ACRES OF LAND, MORE OR LESS
PARCEL 3: 126,988 SQUARE FEET OR 2.915 ACRES OF LAND, MORE OR LESS
PARCEL 4: 48,595 SQUARE FEET OR 1.116 ACRES OF LAND, MORE OR LESS
PARCEL 5: 374,299 SQUARE FEET OR 8.593 ACRES OF LAND, MORE OR LESS
TOTAL: 868,423 SQUARE FEET OR 19.936 ACRES OF LAND, MORE OR LESS

CURRENT ZONING

PCC: DEFINED AS PLANNED COMMUNITY CENTER. SEE CITY OF SCOTTSDALE ZONING ORDINANCE FOR PARTICULARS.

PARKING TABLE

STANDARD	309
HANDICAP	15
MOTORCYCLE	1
TRUCK/TRAILER	7
TOTAL PARKING SPACES	332

SURVEYOR'S NOTES

- PARCELS 1-4 OF THIS SURVEY IS BASED UPON THE CONDITION OF TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1216596-OMHA, DATED APRIL 26, 2024 AT 8:00 AM. **PARCEL 5** OF THIS SURVEY IS BASED UPON THE CONDITION OF TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1154990-OMHA, DATED NOVEMBER 4, 2022 AT 8:00 AM.
- UTILITIES SHOWN ARE BASED ON OBSERVABLE EVIDENCE ALONG WITH AVAILABLE RECORDS. NO ATTEMPT HAS BEEN MADE TO EXCAVATE, EXPOSE OR POTHOLE ANY SUBTERRANEAN UTILITY. OTHER UNDERGROUND UTILITIES MAY EXIST.
- ALL DISTANCES SHOWN HEREON ARE MEASURED VALUES AT GROUND UNLESS OTHERWISE NOTED WITH A RECORD DISTANCE.
- TABLE A ITEM NO. 6(g): THE SURVEYOR WAS NOT PROVIDED A ZONING REPORT OR LETTER.
- TABLE A ITEM NO. 9: THERE ARE NO EXISTING PARKING SPACES ON SITE.
- TABLE A ITEM NO. 17: NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE MADE BY CLIENT TO DETERMINE THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
- TABLE A ITEM NO. 16: NO EVIDENCE OF ANY RECENT EARTH-MOVING OR CONSTRUCTION.
- TABLE A ITEM NO. 17: NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION AT THE TIME OF THIS SURVEY. ALL IMPROVEMENTS APPEAR TO BE RECENT CONSTRUCTION.
- TABLE A ITEM NO. 18: ALL KNOWN PLOTTABLE OFFSITE EASEMENTS ARE SHOWN.
- NO GAPS OR OVERLAPS WERE DISCOVERED BETWEEN THE PROPERTY AND ANY ADJACENT PROPERTY OR RIGHTS-OF-WAY.

BASIS OF BEARINGS - BENCHMARK

- COORDINATES WERE VERIFIED IN THE FIELD USING REAL TIME KINEMATIC GPS OBSERVATIONS RELATIVE TO NGS PUBLISHED CONTROL POINTS.
- SURVEYED DURING THE MONTH OF JANUARY 2023.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROLS IN THE FIELD PRIOR TO CONSTRUCTION.
- PROJECT META DATA
UNITS:
COORDINATES, DISTANCES AND ELEVATIONS ARE SHOWN IN INTERNATIONAL FEET.

HORIZONTAL DATUM:
CITY OF SCOTTSDALE COORDINATE SYSTEM

VERTICAL DATUM:
CITY OF SCOTTSDALE (NAVD '88)

PROJECT BENCHMARKS:
POINT NUMBER 8025
COS #6322 (GLO BRASS CAP)
PUBLISHED ELEVATION = 2620.72

POINT NUMBER 8013
COS #6341 (GLO BRASS CAP) AT RIO VERDE DR.
PUBLISHED ELEVATION = 2717.94

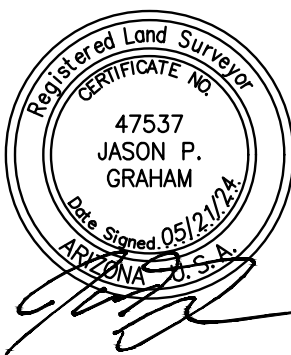
- THE COORDINATES PRESENTED ARE SHOWN TO THREE DECIMAL PLACES FOR CALCULATION PURPOSES AND ARE NOT REPRESENTATIVE OF THE PRECISION OF THE SURVEY MEASUREMENTS

FLOOD ZONE DESIGNATION

THE PROJECT SITE IS LOCATED WITHIN AN AREA DESIGNATED AS FLOOD ZONE X ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 04013C1330L, DATED OCTOBER 16, 2013. THIS DESIGNATION STATES: 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.

REFERENCE DOCUMENTS

MAP OF DEDICATION	BOOK 312, PAGE 43, MCR
FINAL PLAT	BOOK 341, PAGE 12, MCR
FINAL PLAT	BOOK 349, PAGE 15, MCR
FINAL PLAT	BOOK 365, PAGE 44, MCR
FINAL PLAT	BOOK 400, PAGE 46, MCR
FINAL PLAT	BOOK 997, PAGE 3, MCR
INSTRUMENT	



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ALTA/NSPS SURVEY

A PORTION OF SOUTHEAST 1/4, SECTION 28 &
NORTHEAST 1/4, SECTION 33 TOWNSHIP 5 NORTH,
RANGE 5 EAST, GILA & SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

PROJECT NO: 1122214	DATE: JAN 2023	SCALE: AS SHOWN
SURVEYED: JAN 2023	DRAWN: CSD	REVIEWED: JPG
FIELD WORK: JRK ARC TME		REVIEWED: JPG
REVISIONS:		
2-9-23	ADD UTILITIES	CSD

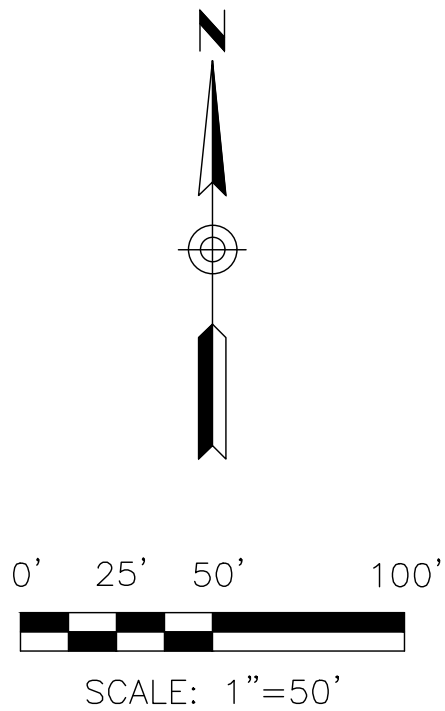
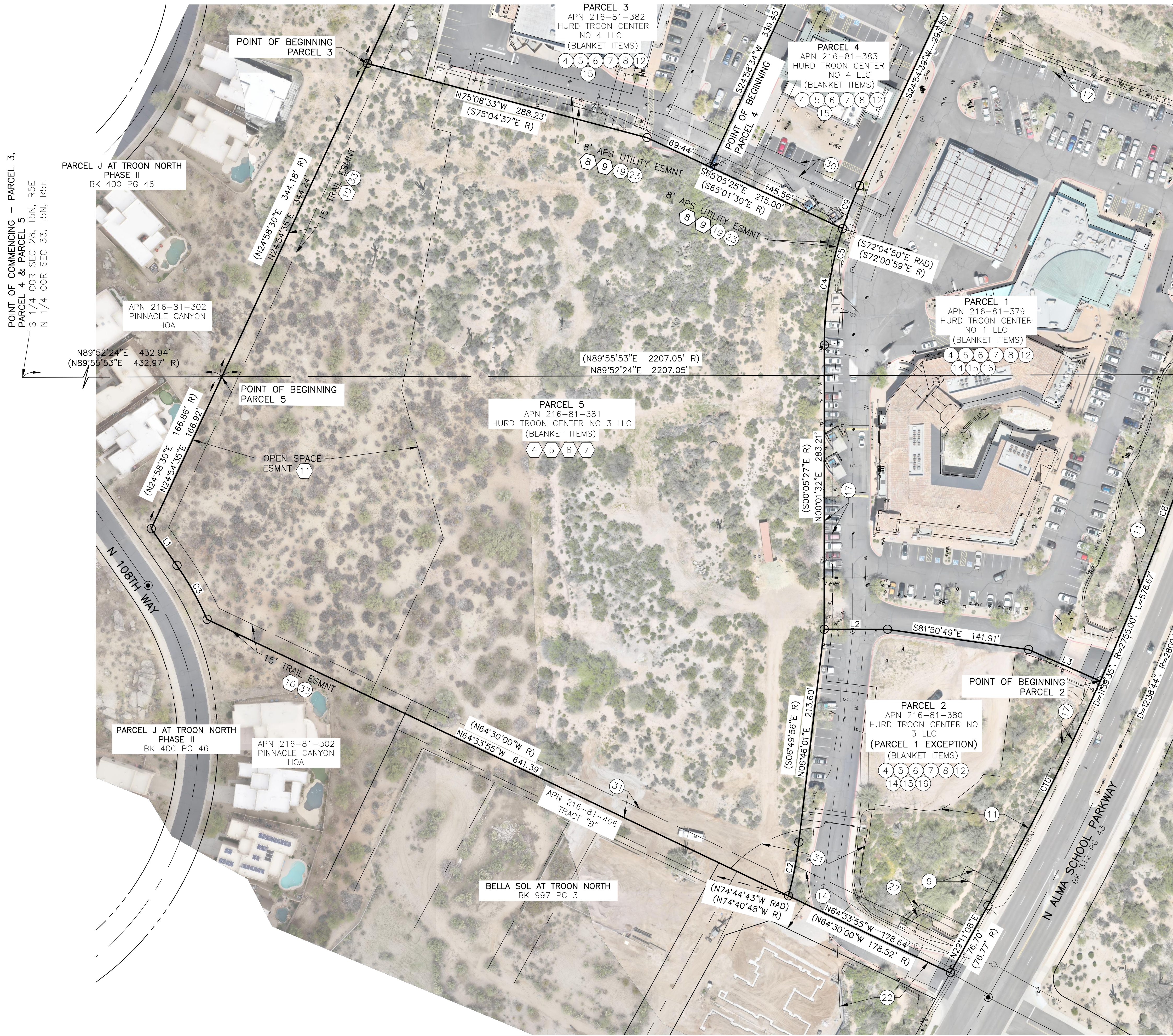
SHEET

3

OF 5

FILED:\PROJECTS\2023\1122214_Southside_Town_Arizona_Pinnacle_Park_ALTA\DWG\22214-ALTA.dwg DATE: May 21, 2024 TIME: 07:58 am

SEE SHEET 5



LEGEND	
	FOUND BRASS CAP FLUSH
	SET REBAR W/ CAP
	SECTION LINE
	MID-SECTION LINE
	CENTERLINE
	EASEMENT
	BOUNDARY LINE
	PROPERTY LINE
	WATER LINE
	SANITARY SEWER LINE
	COMMUNICATIONS LINE
	UNDERGROUND ELECTRIC
	PARCEL 1-4 SCHD "B" ITEM
	PARCEL 5 SCHD "B" ITEM

CURVE DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	46.35'	30.00'	88°31'41"
C2	54.52'	368.00'	8°29'16"
C3	61.72'	309.19'	11°26'13"
C4	118.05'	378.00'	17°53'38"
C5	164.17'	379.09'	24°48'44"
C6	19.99'	2915.00'	0°23'34"
C8	326.34'	2755.00'	6°47'13"
C9	46.12'	384.94'	6°51'54"
C10	250.32'	2869.12'	4°59'56"
C11	31.38'	2755.00'	0°39'09"

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S34°57'10"E	44.58'
L2	S89°58'20"E	63.15'
L3	S66°18'12"E	78.10'



ALTA/NSPS SURVEY
A PORTION OF SOUTHEAST 1/4, SECTION 28 &
NORTHEAST 1/4, SECTION 33 TOWNSHIP 5 NORTH,
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PROJECT NO: 1122214	DATE: JAN 2023	SCALE: AS SHOWN
SURVEYED: JAN 2023	DRAWN: CSD	REVIEWED: JPG
FIELD WORK: JRK	ARC	TME
REVISIONS:		
2-9-23	ADD UTILITIES	CSD

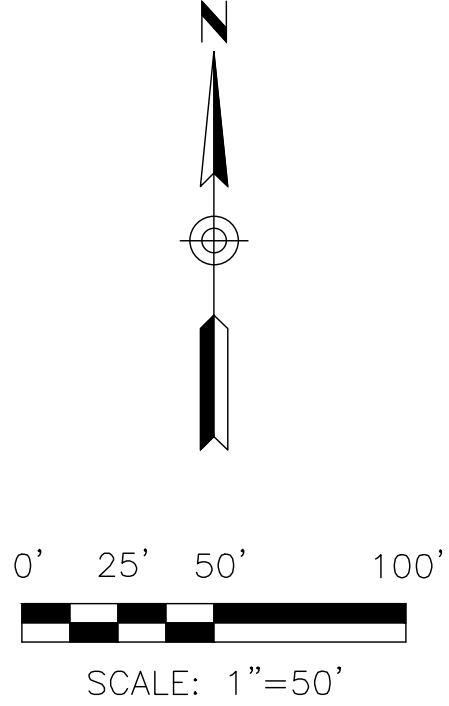
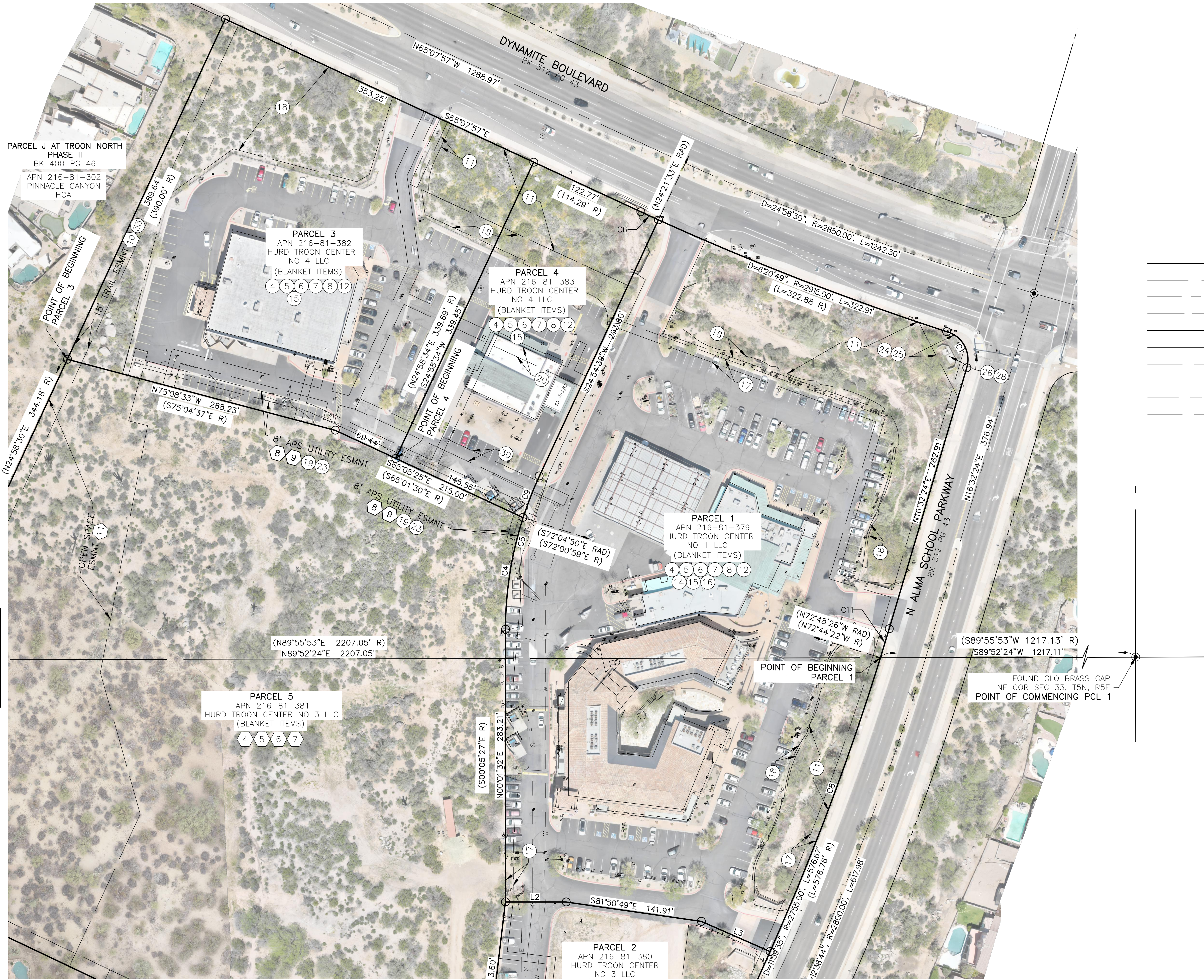
SHEET

4

OF 5

FILE\\V\\PROJECTS\\2023\\1122214_Southside_Town_Arizona_Pinnacle_Park_ALTA\\D\\202314-ALTA.dwg DATE: May 21, 2024 TIME: 07:52 am

SEE SHEET 4

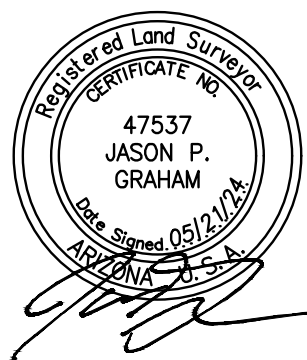


LEGEND

- FOUND BRASS CAP FLUSH
- SET REBAR W/ CAP
- SECTION LINE
- MID-SECTION LINE
- CENTERLINE
- EASEMENT
- BOUNDARY LINE
- PROPERTY LINE
- WATER LINE
- SANITARY SEWER LINE
- COMMUNICATIONS LINE
- UNDERGROUND ELECTRIC
- PARCEL 1-4 SCHD "B" ITEM
- PARCEL 5 SCHD "B" ITEM

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PROJECT NO: 1122214	DATE: JAN 2023	SCALE: AS SHOWN
SURVEYED: JAN 2023	DRAWN: CSD	REVIEWED: JPG
FIELD WORK: JRK	TME	REVIEWED: JPG
REVISIONS:	2-9-23	ADD UTILITIES
		CSD

SHEET

5

OF 5

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