

From: [Colby, Michelle](#)
To: [Hayes, Eliana](#); [Lechner, Chris](#)
Subject: FW: 8-AB-2024 Collectors Garage at Westworld GLO AB
Date: Wednesday, April 23, 2025 4:01:24 PM
Attachments: [Collectors Garage ALTA Survey 4.3.25_comments.pdf](#)
[Collectors Garage GLO Legal Desc 4.3.25_comments.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Forwarding just in case you two weren't on copy. Eliana – it looks like you may have been on copy with the e-mail that HAD the attachments so I'm sorry if you get this info twice. Thanks!

Michelle Colby

City of Scottsdale Real Estate Asset Manager

mcolby@scottsdaleaz.gov

O: 480-312-7042

From: Hardy, Wendy <wenh@scottsdaleaz.gov>
Sent: Tuesday, April 8, 2025 12:03 PM
To: Jennifer Hall <JHall@roselawgroup.com>; Colby, Michelle <MColby@Scottsdaleaz.gov>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>; Jordan R. Rose <jrose@roselawgroup.com>; Rebekah Pineda <rpineda@roselawgroup.com>; Seeley, Shirley <SSeeley@Scottsdaleaz.gov>
Subject: RE: 8-AB-2024 Collectors Garage at Westworld GLO AB

Hello Jennifer,

Michelle Colby is my boss and she's out of the office the early part of this week.

I wanted to share these updated comments from our RLS. Meredith asked me to share these directly with you for case 8-AB-2024. If your RLS can also provide their closure report with square footages that would be helpful.

*With Peace and Gratitude,
Wendy Hardy
Real Estate Management Specialist
City of Scottsdale
whardy@scottsdaleaz.gov
480-312-7066*

From: Jennifer Hall <JHall@roselawgroup.com>
Sent: Thursday, April 3, 2025 9:47 AM
To: Colby, Michelle <MColby@Scottsdaleaz.gov>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>; Jordan R. Rose <jrose@roselawgroup.com>; Rebekah Pineda <rpineda@roselawgroup.com>; Hardy, Wendy <wenh@scottsdaleaz.gov>; Seeley, Shirley <SSeeley@Scottsdaleaz.gov>; Jennifer Hall <JHall@roselawgroup.com>
Subject: RE: 8-AB-2024 Collectors Garage at Westworld GLO AB

⚠ External Email: Please use caution if opening links or attachments!

Hi Michelle – our surveyor reviewed your comments and made the appropriate revisions to the ALTA and GLO legals attached. We are working on getting an appraisal for the Abandonment valuation. Please let me know if you need me to upload these documents into the city portal as well. Thanks!

Jennifer Hall
Senior Project Manager



7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251
Direct: 480.505.3938 F: 480.505.3925 Mobile: [602.369.0810](tel:602.369.0810)

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Think green, please don't print unnecessarily

From: Colby, Michelle <MColby@Scottsdaleaz.gov>

Sent: Wednesday, April 2, 2025 2:24 PM

To: Jennifer Hall <JHall@roselawgroup.com>

Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>; Jordan R. Rose <jrose@roselawgroup.com>; Rebekah Pineda <rpineda@roselawgroup.com>; Hardy, Wendy <wenh@scottsdaleaz.gov>; Seeley, Shirley <SSeeley@Scottsdaleaz.gov>

Subject: RE: 8-AB-2024 Collectors Garage at Westworld GLO AB

Importance: High

Jennifer,

A quick caveat regarding the legal description, exhibit, and ALTA comments I sent yesterday. We are not surveyors and are not stating that the comments we sent are accurate. As you know, there are multiple ways to describe the abandonment parcels and the "parent" properties. Also, the redlines/comments we provided are based on certain assumptions we had to make regarding which parcel(s) the surveyor was intending to describe in each legal, etc.

The big picture is that the metes and bounds descriptions, exhibits, and data shown on the ALTA should be consistent and we'd like the surveyor to verify and correct as necessary and applicable.

Please give me a call if you have questions.

Thanks!

Michelle Colby

City of Scottsdale Real Estate Asset Manager

mcolby@scottsdaleaz.gov

O: 480-312-7042

From: Jennifer Hall <JHall@roselawgroup.com>

Sent: Tuesday, April 1, 2025 6:54 PM

To: Colby, Michelle <MColby@Scottsdaleaz.gov>

Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>; Jordan R. Rose <jrose@roselawgroup.com>; Rebekah Pineda

<rpineda@roselawgroup.com>; Hardy, Wendy <wenh@scottsdaleaz.gov>; Seeley, Shirley <SSeeley@Scottsdaleaz.gov>

Subject: RE: 8-AB-2024 Collectors Garage at Westworld GLO AB

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Thanks Michelle!

Jennifer Hall

Senior Project Manager



7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251

Direct: 480.505.3938 F: 480.505.3925 Mobile: 602.369.0810

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From: Colby, Michelle <MColby@Scottsdaleaz.gov>

Sent: Tuesday, April 1, 2025 5:20 PM

To: Jennifer Hall <JHall@roselawgroup.com>

Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>; Jordan R. Rose <jrose@roselawgroup.com>; Rebekah Pineda <rpineda@roselawgroup.com>; Hardy, Wendy <wenh@scottsdaleaz.gov>; Seeley, Shirley <SSeeley@Scottsdaleaz.gov>

Subject: RE: 8-AB-2024 Collectors Garage at Westworld GLO AB

Importance: High

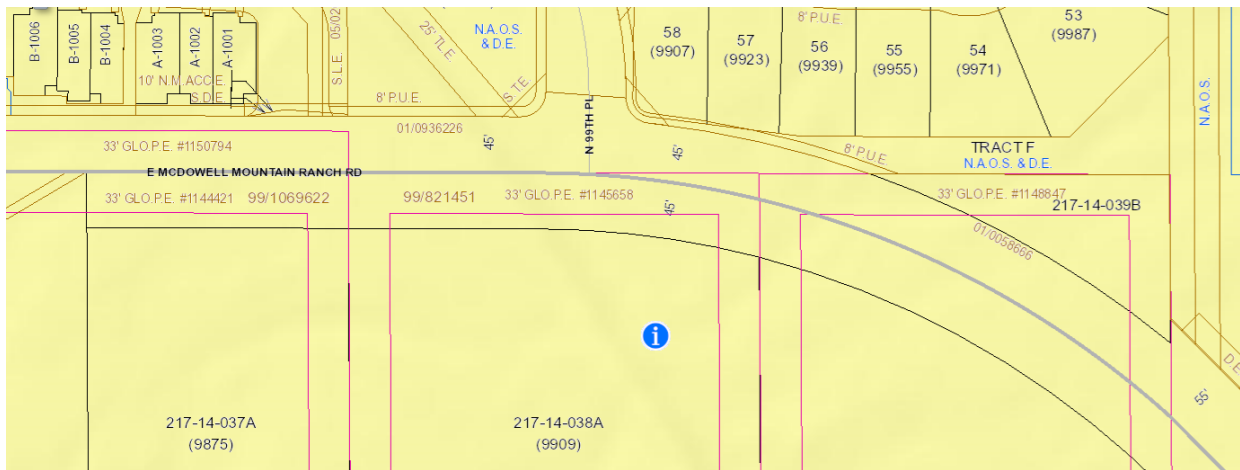
Jennifer –

Thank you. These are the versions I found in our system after I learned there had been a 2nd submittal.

I have attached comments on both the legals and the ALTA to this e-mail #2 for today. Another e-mail will follow tomorrow and then I'll give you a call to confirm you received everything.

And FYI – we don't usually look too closely at ALTAs of private property but in this case, I did a bit more than a standard review simply because if the ALTA shows adjacent lots that we own or manage we also keep the data in our files for future reference.

Hopefully my handwriting is legible – was working fast so I also included a snapshot from our LIS system below.



Michelle Colby

City of Scottsdale Real Estate Asset Manager

mcolby@scottsdaleaz.gov

O: 480-312-7042

From: Jennifer Hall <JHall@roselawgroup.com>

Sent: Friday, March 28, 2025 8:10 AM

To: Colby, Michelle <MColby@Scottsdaleaz.gov>

Cc: Jennifer Hall <JHall@roselawgroup.com>; Tessier, Meredith <MTessier@ScottsdaleAz.Gov>; Jordan R. Rose <jrose@roselawgroup.com>; Rebekah Pineda <rpineda@roselawgroup.com>

Subject: 8-AB-2024 Collectors Garage at Westworld GLO AB

Importance: High

⚠ External Email: Please use caution if opening links or attachments!

Hi Michelle – thanks again for your time yesterday! You mentioned that you were unaware of the 2nd submittal uploaded to the portal back in December. Attached please find the 2nd submittal documents including the revised legal descriptions and exhibits for the GLO Abandonment areas per your 1st review comments.

Also – please let us know if staff had additional discussion about BOR and potential lot line issue. Thanks!

Jennifer Hall

Senior Project Manager



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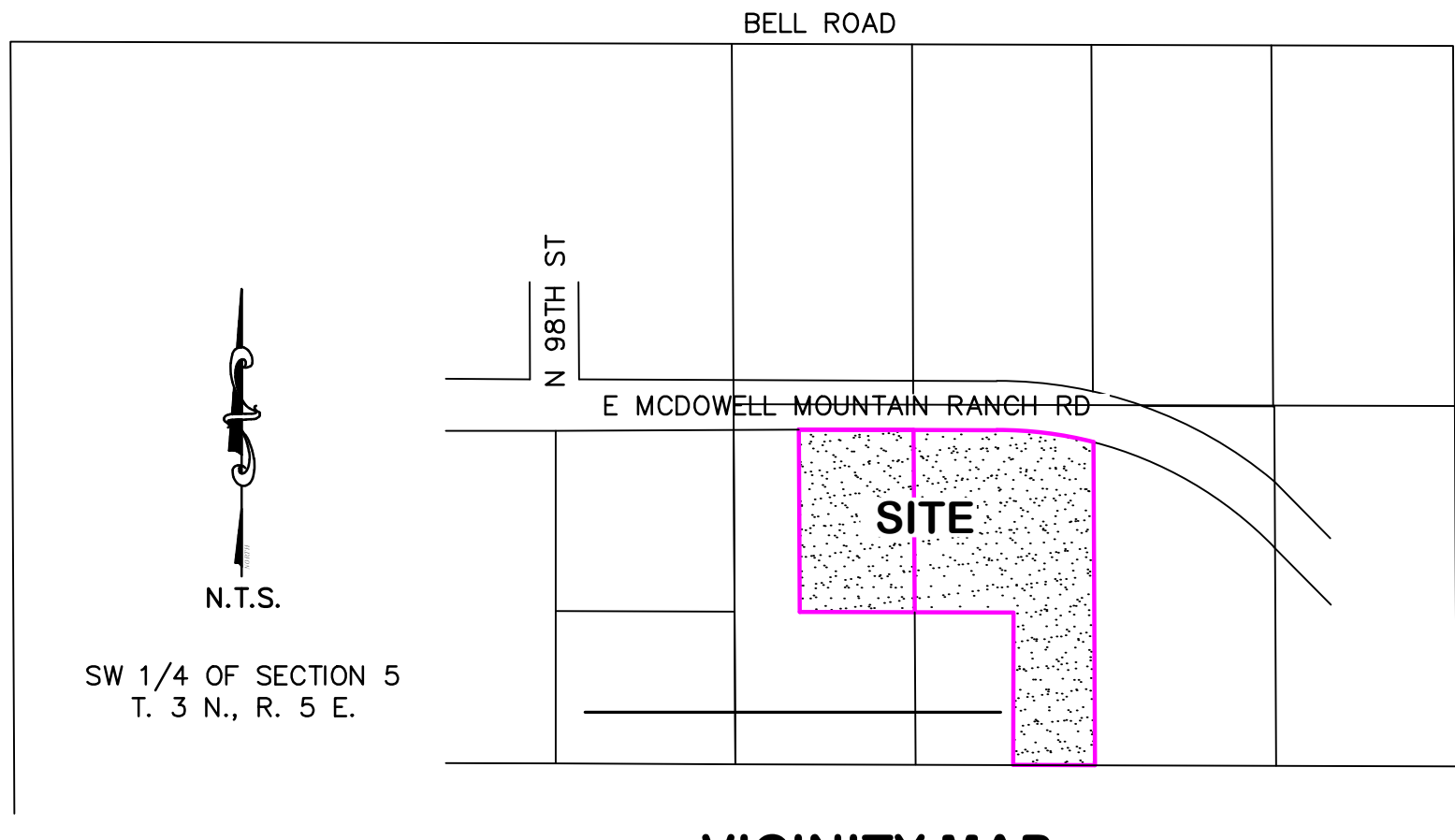
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ALTA/NSPS LAND TITLE SURVEY

LOT 38 & 39, AS RECORDED IN INSTRUMENT 20010514421 MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE
SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP:

SCHEDULE "B" ITEMS:

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 –REQUIREMENTS ARE MET.
- RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
(AS SHOWN ON 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.
- TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE YEAR 2025.
- THE RIGHT TO ENTER UPON SAID LAND AND PROSPECT FOR, MINE AND REMOVE COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AND ALL URANIUM, THORIUM, AND ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED IN DOCKET 2397, PAGE 159. (AFFECTS: PARCEL 2)
(AFFECTS PARCEL, NOT SURVEY) (BLANKET)
- RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITIES AS SET FORTH IN PATENT RECORDED IN DOCKET 2397, PAGE 159.
THEREAFTER, PARTIAL RELEASE OF EASEMENT EXECUTED BY SOUTHWEST GAS CORPORATION RECORDED IN DOCUMENT NO. 2008–413162 AND IN DOCUMENT NO. 2019–811124.
(AFFECTS: PARCEL 2) (AS SHOWN ON THE SURVEY)
- THE RIGHT TO ENTER UPON SAID LAND AND PROSPECT FOR, MINE AND REMOVE COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AND ALL URANIUM, THORIUM, AND ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED IN DOCKET 2904, PAGE 175. (AFFECTS: PARCEL 1)
(AFFECTS PARCEL, NOT SURVEY) (BLANKET)
- RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITIES AS SET FORTH IN PATENT RECORDED IN DOCKET 2904, PAGE 175.
THEREAFTER, PARTIAL RELEASE OF EASEMENT EXECUTED BY SOUTHWEST GAS CORPORATION RECORDED IN DOCUMENT NO. 2008–413163 AND IN DOCUMENT NO. 2019–811127.
(AFFECTS: PARCEL 1) (AS SHOWN ON THE SURVEY)
- TERMS, RESTRICTIONS, COVENANTS, CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN AN INSTRUMENT ENTITLED DRAINAGE PROJECT AGREEMENT, RECORDED MAY 18, 2022, IN DOCUMENT NO. 2022–430791.
(AS SHOWN ON THE SURVEY)
- ANY RIGHTS OF THE PARTIES IN POSSESSION OF SAID LAND, BASED ON AN UNRECORDED AGREEMENT, CONTRACT OR LEASE, THAT MAY BE DISCLOSED BY INSPECTION AND INVESTIGATION.

LEGEND:

	CATCH BASIN		SCHEDULE B HEX		MONUMENT LINE
	RECLAIMED WATER METER	(R1)	RECORDED DATA ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY PREMIER TITLE AGENCY, ORDER NO. A–151388, EFFECTIVE DATE: MAY 23, 2024.		PROPERTY LINE
	FOUND AS NOTED				EASEMENT LINE
	BRASS CAP FLUSH				SANITARY SEWER LINE
	SEWER MANHOLE				18" STORM LINE
	TELEPHONE RISER	(R2)	RECORDED DATA PER THE PLSS SUBDIVISION RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BK. 752, PG. 339, M.C.R.		RIGHT–OF–WAY LINE
	FIRE HYDRANT				CONCRETE HATCH COLOR & PATTERN
	WATER MANHOLE				ASPHALT HATCH COLOR & PATTERN
	WATER VALVE				
	IRRIGATION CONTROL VALVE	(R3)	RECORDED DATA PER THE FINAL PLAT FOR HORSEMAN'S PARK. RECORDED IN BK. 574, PG. 493, M.C.R.		
	STORM DRAIN MANHOLE				
	ELECTRIC JUNCTION BOX	(M)	MEASURED INFORMATION FROM FIELD DATA COLLECTION.		
	LIGHT POLE	(C)	CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.		

LEGAL DESCRIPTION:

PER TITLE REPORT

Parcel 1

LOT 38, SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 280.00 FEET; AND

ALSO EXCEPT THE WEST 120.00 FEET OF SAID LOT 38, LYING NORTH OF SAID SOUTH 280.00 FEET OF LOT 38;

ALSO EXCEPT THAT PORTION DEEDED TO THE CITY OF SCOTTSDALE BY INSTRUMENT RECORDED NOVEMBER 24, 1999 AT RECORDERS NO. 99–1069622, DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN COMMENCING AT THE CENTER OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 33 OF SAID SECTION 5;

THENCE NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 33, A DISTANCE OF 329.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 33, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 34;

THENCE CONTINUING NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 34, A DISTANCE OF 329.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 34, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 35;

THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 35, A DISTANCE OF 660.26 FEET TO THE SOUTHEAST CORNER OF SAID LOT 35, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 38 AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 12 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 38, A DISTANCE OF 45.00 FEET TO A POINT;

THENCE NORTH 89 DEGREES 44 MINUTES 14 SECONDS WEST PARALLEL TO THE NORTH LINE OF SAID LOT 38, A DISTANCE OF 210.50 FEET TO A POINT;

THENCE NORTH 00 DEGREES 12 MINUTES 30 SECONDS WEST, A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 38;

THENCE SOUTH 89 DEGREES 44 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 38, A DISTANCE OF 210.50 FEET TO THE TRUE POINT OF BEGINNING; AND

ALSO EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AND EXCEPT ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS WHETHER OF NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL 2

LOT 39, SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 180 FEET OF THE SOUTH 280 FEET THEREOF; AND

ALSO EXCEPT THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF SCOTTSDALE, A MUNICIPAL CORPORATION IN GENERAL WARRANTY DEED RECORDED AUGUST 31, 1999 AT RECORDERS NO. 99–0821451; AND

ALSO EXCEPT ALL COAL, OIL, GAS AND OTHER MINERALS AND EXCEPT ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 1340L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE A AND ZONE X

ZONE: X 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.

ZONE: A IS DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED.

NOTES:

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUED BY PREMIER TITLE AGENCY, COMMITMENT ORDER NO. A–151388, AMEND (VERSION 4), DATED MAY 23, 2024, COMMITMENT DATE: MAY 24, 2025.
- 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 SOUTH 89°52'19" EAST, ALONG THE SOUTH LINE OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLSS SUBDIVISION RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY" AS RECORDED IN BK. 752, PG. 339, 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.
- 45' EXCEPTION PER DOCUMENT 1999–1069622, MCR
- .45' EXCEPTION PER DOCUMENT 1999–0821451, MCR

LOT AREAS:

PARCEL 1 – 1.618 ACRES ±, 70,473 SQ./FT. ±
PARCEL 2 – 3.468 ACRES ±, 151,059 SQ./FT. ±
TOTAL 5.086 ACRES ±, 221,532 SQ./FT. ±

SURVEYOR'S CERTIFICATION:

TO: MCDOWELL MOUNTAIN GARAGES, LLC AN ARIZONA LIMITED LIABILITY COMPANY
WINDSTAR PRO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
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 2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,8,11,16,17,&18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 5TH, 2024.

DATE OF PLAT OR MAP: APRIL 2ND, 2025



BY	REVISION	NO.	DATE

DRAWN BY: BMM
CHECKED BY: job

HUNTER ENGINEERING

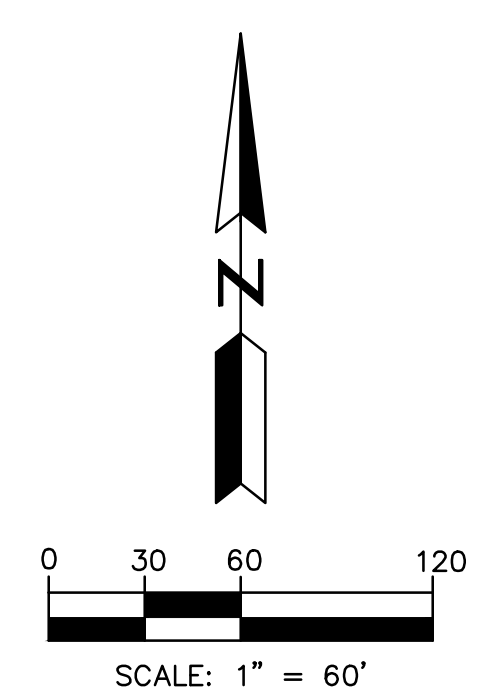
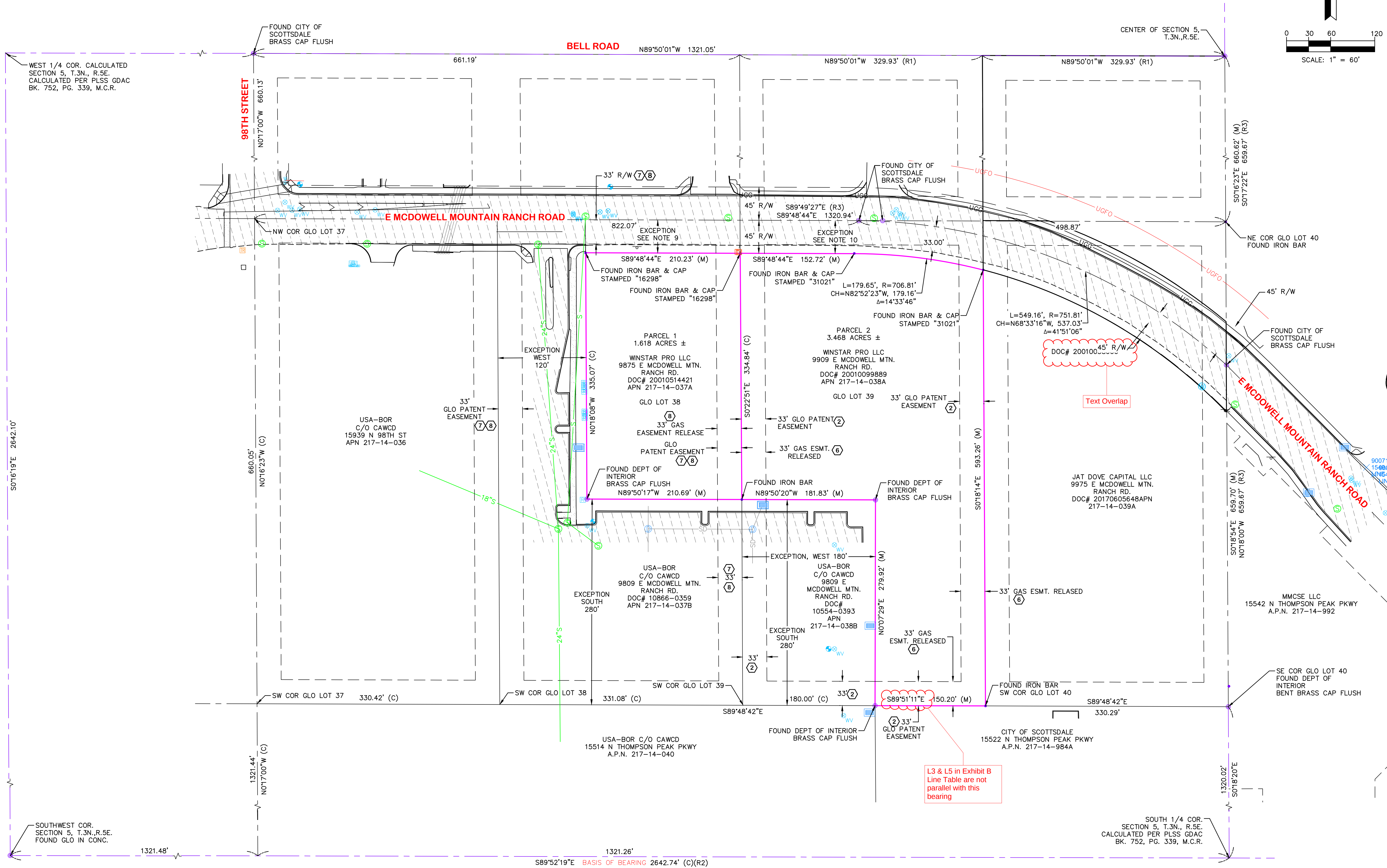
CIVIL AND SURVEY

10446 N. 74TH ST., SUITE 140
SCOTTSDALE, AZ 85258
P. 480.991.3985

ALTA/NSPS LAND TITLE SURVEY

LOT 38 & 39, AS RECORDED IN INSTRUMENT 20010514421 MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE
SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 05 TOWNSHIP: 3N RANGE: 5E
JOB NO.: LGEC324
SCALE NTS
SHEET 1 OF 2



BY	
NO.	REVISION

NO. DATE

DRAWN BY: BMM
CHECKED BY: job

HUNTER
ENGINEERING
CIVIL AND SURVEY
10446 N. 74TH ST., SUITE 140
SCOTTSDALE, AZ 85258
T 480 991 3986
F 480 991 3986

ALTA/NSPS LAND TITLE SURVEY
LOT 38 & 39, AS RECORDED IN INSTRUMENT 20010514421 MARCO COUNTY, ARIZONA
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 5, T.3N., R.5E.
EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARCO COUNTY, ARIZONA.

SECTION: 05
TOWNSHIP: 3N
RANGE: 5E

JOB NO.:
LGEC324

SCALE
1"=60'

SHEET
2 OF 2

PURPOSE:
A.L.T.A. SURVEY

LEGAL DESCRIPTION

EXHIBIT A

A PARTIAL RELEASE OF PATENT EASEMENT LYING WITHIN GLO LOT 38, AS IDENTIFIED IN DOCKET 2904, PAGE 175, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT RELEASE 1:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 5, BEING A CALCULATED POSITION PER PLSS GDAC, BOOK 752, PAGE 339, MARICOPA COUNTY RECORDER, FROM WHICH A GLO BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 5 BEARS NORTH 89°52'19" WEST, A DISTANCE OF 2642.74 FEET;

THENCE NORTH 00°18'20" WEST, A DISTANCE OF 1320.02 FEET TO THE SOUTHEAST CORNER OF GLO LOT 40;

THENCE NORTH 00°18'54" WEST, A DISTANCE OF 659.70 FEET TO THE NORTHEAST CORNER OF GLO LOT 40;

THENCE NORTH 89°48'44" WEST, A DISTANCE OF 330.16 FEET TO THE NORTHEAST CORNER OF GLO LOT 39;

THENCE CONTINUING NORTH 89°48'44" WEST, A DISTANCE OF 329.89 FEET TO THE NORTHEAST CORNER OF GLO LOT 38;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING OF EASEMENT RELEASE 1;

THENCE SOUTH 0°22'51" EAST, A DISTANCE OF 334.98 FEET:

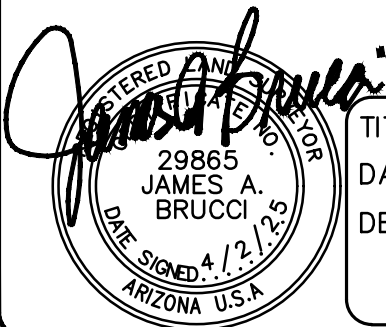
THENCE NORTH 89°50'17" WEST, A DISTANCE OF 33.00 FEET;

THENCE NORTH 0°22'51" WEST, A DISTANCE OF 335.00 FEET;

THENCE SOUTH 89°48'44" EAST, A DISTANCE OF 33.00 FEET, TO THE POINT OF BEGINNING OF EASEMENT RELEASE 1.

SAID DESCRIPTION CONTAINING 0.253 ACRES ±

Verify Area.
0.254 +/- ?



TITLE: XB01
DATE: 4/2/25
DESC: LEGAL DESC.
EASEMENT
RELEASE

HUNTER
ENGINEERING

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

PAGE 1 OF 5

CIVIL AND SURVEY

PROJ.NO. LGEC324

LEGAL DESCRIPTION

EXHIBIT A

PARTIAL RELEASE OF PATENT EASEMENT LYING WITHIN GLO LOT 39, AS IDENTIFIED IN DOCKET 2397, PAGE 159, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT RELEASE 2:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 5, BEING A CALCULATED POSITION PER PLSS GDAC, BOOK 752, PAGE 339, MARICOPA COUNTY RECORDER, FROM WHICH A GLO BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 5 BEARS NORTH 89°52'19" WEST, A DISTANCE OF 2642.74 FEET;

THENCE NORTH 00°18'20" WEST, A DISTANCE OF 1320.02 FEET TO THE SOUTHEAST CORNER OF GLO LOT 40;

THENCE NORTH 00°18'54" WEST, A DISTANCE OF 659.70 FEET TO THE NORTHEAST CORNER OF GLO LOT 40;

THENCE NORTH 89°48'44" WEST, A DISTANCE OF 330.16 FEET TO THE NORTHEAST CORNER OF GLO LOT 39;

THENCE SOUTH 00°18'14" EAST, A DISTANCE OF 66.52 FEET TO THE POINT OF BEGINNING FOR EASEMENT RELEASE 2;

THENCE SOUTH 00°18'14" EAST, A DISTANCE OF 593.07 FEET TO THE SE CORNER OF GLO LOT 39;

THENCE ~~NORTH 89°51'12" WEST, A DISTANCE OF 150.20 FEET;~~

THENCE ~~NORTH 00°07'29" EAST, A DISTANCE OF 33.00 FEET;~~

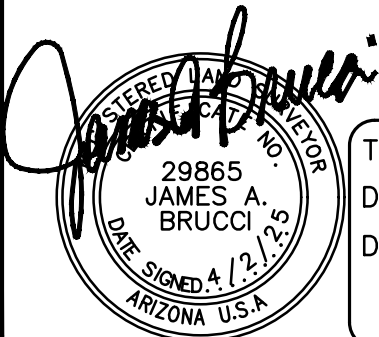
THENCE ~~SOUTH 89°51'12" EAST, A DISTANCE OF 116.95 FEET;~~

These bearings are
not parallel with
bearing on ALTA
S89°51'11"E

THENCE NORTH 00°18'14" WEST, A DISTANCE OF 567.63 FEET, TO A POINT OF NON-TANGENT CURVATURE, CONCAVE SOUTHERLY WHOSE RADIUS IS 706.81 FEET AND WHOSE CHORD BEARS SOUTH 76°58'00" EAST, A CHORD DISTANCE OF 33.91 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°44'58", AN ARC LENGTH OF 33.92 FEET, TO THE POINT OF BEGINNING OF EASEMENT RELEASE 2.

SAID DESCRIPTION CONTAINING 0.541 ACRES ±



TITLE: **XB01**
DATE: 4/2/25
DESC: LEGAL DESC.
EASEMENT
RELEASE

HUNTER
ENGINEERING

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

PAGE 2 OF 5

CIVIL AND SURVEY

PROJ.NO. LGEC324

LEGAL DESCRIPTION

EXHIBIT A

PARTIAL RELEASE OF PATENT EASEMENT LYING WITHIN GLO LOT 39, AS IDENTIFIED IN DOCKET 2397, PAGE 159, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT RELEASE 3:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 5, BEING A CALCULATED POSITION PER PLSS GDAC, BOOK 752, PAGE 339, MARICOPA COUNTY RECORDER, FROM WHICH A GLO BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 5 BEARS NORTH 89°52'19" WEST, A DISTANCE OF 2642.74 FEET;

THENCE NORTH 00°18'20" WEST, A DISTANCE OF 1320.02 FEET TO THE SOUTHEAST CORNER OF GLO LOT 40;

THENCE NORTH 00°18'54" WEST, A DISTANCE OF 659.70 FEET TO THE NORTHEAST CORNER OF GLO LOT 40;

THENCE NORTH 89°48'44" WEST, A DISTANCE OF 330.16 FEET TO THE NORTHEAST CORNER OF GLO LOT 39;

THENCE CONTINUING NORTH 89°48'44" WEST, A DISTANCE OF 329.89 FEET TO THE NORTHEAST CORNER OF GLO LOT 38;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING OF EASEMENT RELEASE 3;

THENCE SOUTH 89°48'44" EAST, A DISTANCE OF 33.00 FEET;

THENCE SOUTH 0°22'51" EAST, A DISTANCE OF 334.97 FEET;

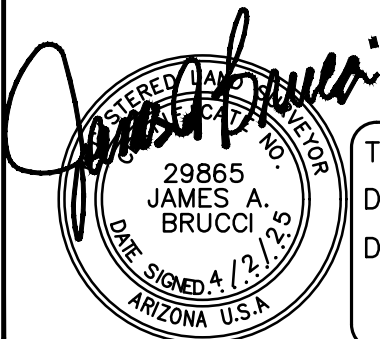
THENCE NORTH 89°50'20" WEST, A DISTANCE OF 33.00 FEET;

THENCE NORTH 0°22'51" WEST, A DISTANCE OF 334.98 FEET, TO THE POINT OF BEGINNING OF EASEMENT RELEASE 3.

SAID DESCRIPTION CONTAINING 0.253 ACRES ±

Does not agree with L11 bearing on Line Table. Add L10A to Line Table and Exhibit B?

Verify Area 0.254+/- ?



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CIVIL AND SURVEY

PROJ.NO. LGEC324

EXHIBIT B

E MCDOWELL MOUNTAIN RANCH ROAD

POB 1&3

L14

L7 329.89'

C1

NE COR
GLO LOT 39

N89°48'44"W
330.16'

NE COR
GLO LOT
40

PORTION
GLO LOT 38
WINSTAR PRO
LLC
217-14-037A

33'
PATENT
EASEMENT 3
~~0.253~~ AC±

L10A

0.254?

PORTION
GLO LOT 39
WINSTAR PRO LLC
217-14-038A

POB
EASEMENT
2

33'
PATENT
EASEMENT 1
~~0.253~~ AC±

0.254?

USA-BOR
217-14-037B

USA-BOR
217-14-038B

217-14-039A
JAT DOVE
CAPITAL LLC

33'
PATENT
EASEMENT 2
0.541 AC±

N01°18'54"W 659.70'

SE COR
GLO LOT
40

N01°18'20"W
1320.02'

SOUTHWEST COR.
SECTION 5, T.3N., R.5E.
FOUND GLO IN CONC.

N89°52'19"W BASIS OF BEARING 2642.74'

SOUTH 1/4 COR. SEC. 5, T.3N., R.5E.,
CALCULATED PER PLSS GDAC BK.
752, PG. 339, M.C.R.



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HUNTER

CIVIL AND SURVEY

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PROJ.NO. LGEC324

TITLE: XB01

DATE: 4/2/25

SCALE: 1"=150'

DESC:
EASEMENT RELEASE

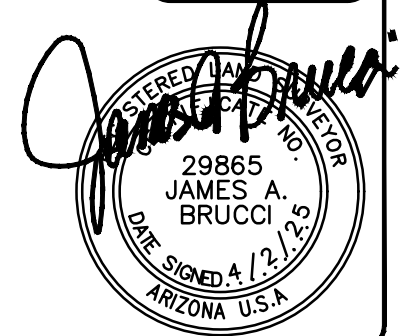


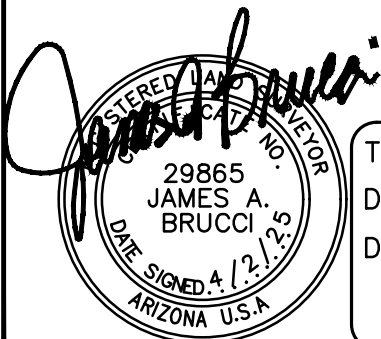
EXHIBIT B

These bearings are
not parallel with
bearing on ALTA
S89°51'11"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°18'14"E	66.52'
L2	S00°18'14"E	593.07'
L3	N89°51'12"W	150.20'
L4	N00°07'29"E	33.00'
L5	S89°51'12"E	116.95'
L6	N00°18'14"W	567.63'
L7	S00°22'51"E	45.00'
L8	S89°48'44"E	33.00'
L9	S00°22'51"E	334.97'
L10	N89°50'20"W	33.00'
L11	S00°22'51"E	334.98'
L12	N89°50'17"W	33.00'
L13	N00°22'51"W	335.00'
L14	S89°48'44"E	33.00'
L10A	N00°22'51"W	334.98'

L10A

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	$\Delta = 2^{\circ}44'58''$	706.81'	33.92'	S76°58'00"E	33.91'



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