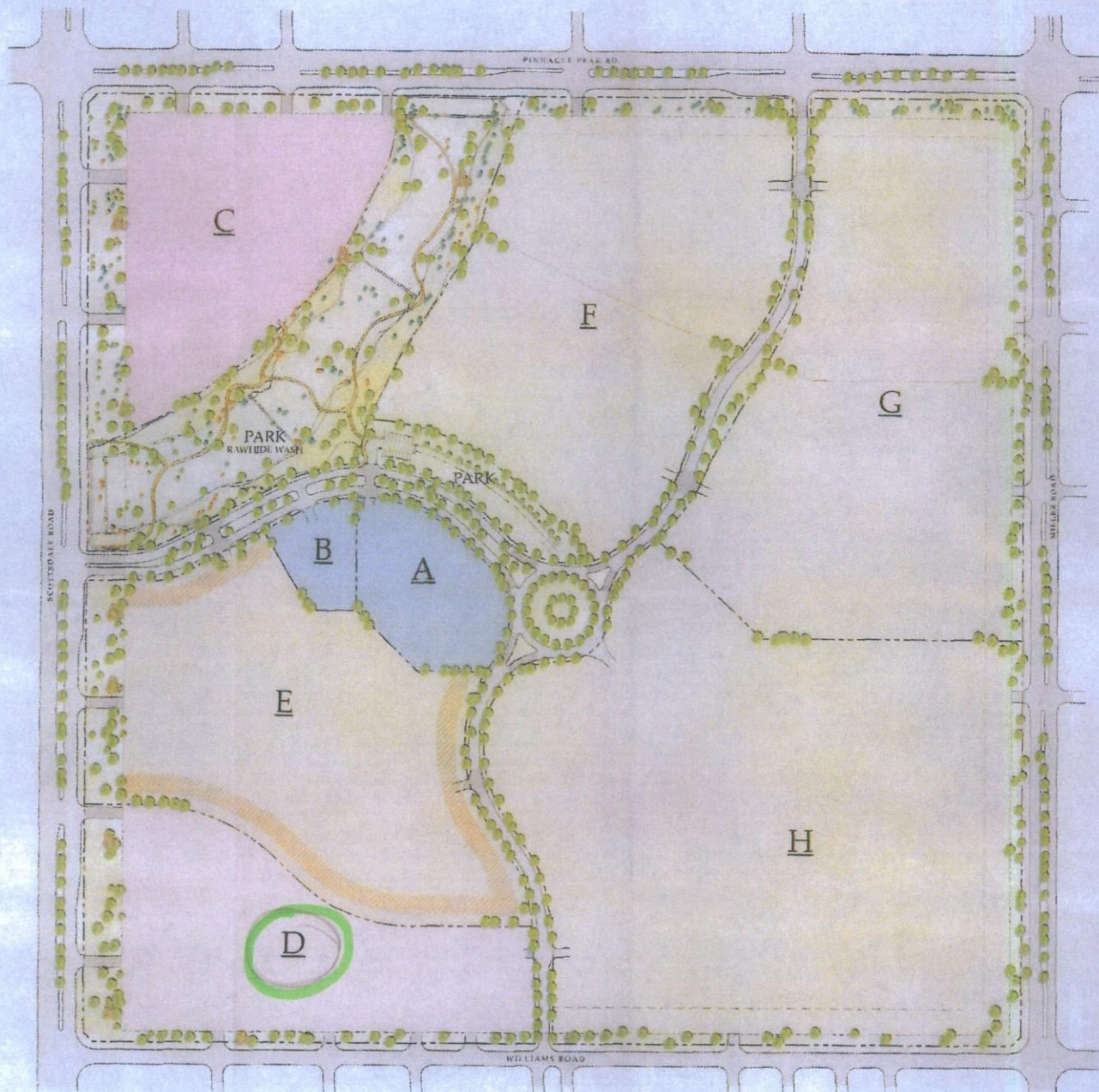


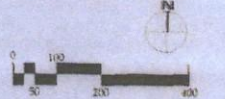
Simulations
Records Packet
Photos
All Graphics (no plans)



LEGEND

- MUNICIPAL
- COMMERCIAL/RETAIL
- COMMERCIAL/OFFICE
- RESIDENTIAL
- RESIDENTIAL LIVE/WORK
- OPEN SPACE

NOTE: ALL BOUNDARIES AND ACRESAGES SHOWN ARE CONCEPTUAL AND APPROXIMATE ONLY.



LAND USE PLAN
SILVERSTONE
 AT PINNACLE PEAK
 PREPARED FOR: RHUT, LLC
 PREPARED BY: P&S INTERNATIONAL
 JULY 1, 2015 REV 11.4.15

15-ZN-2005#3
11/20/2014



15-ZN-2005#3
11/20/2014

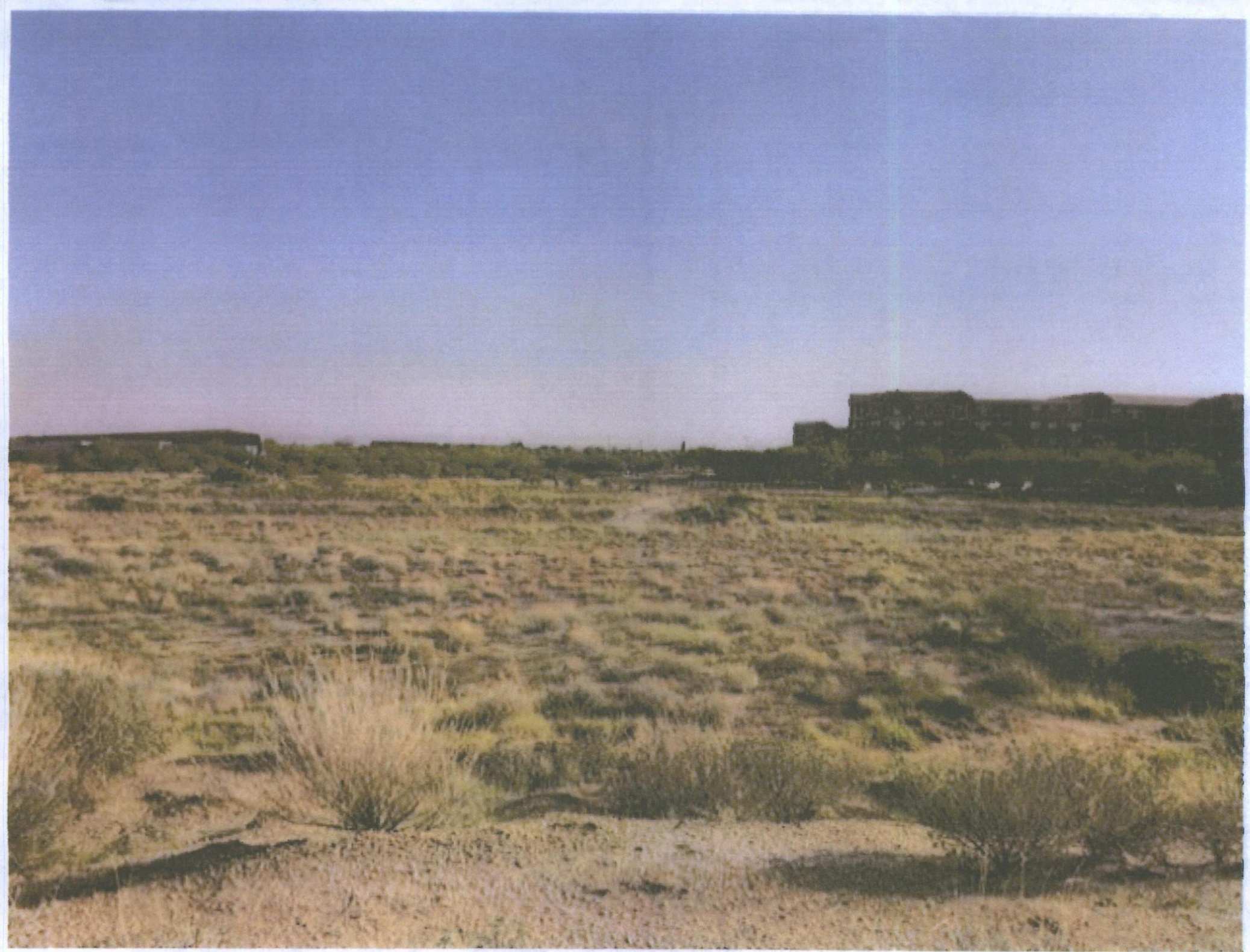






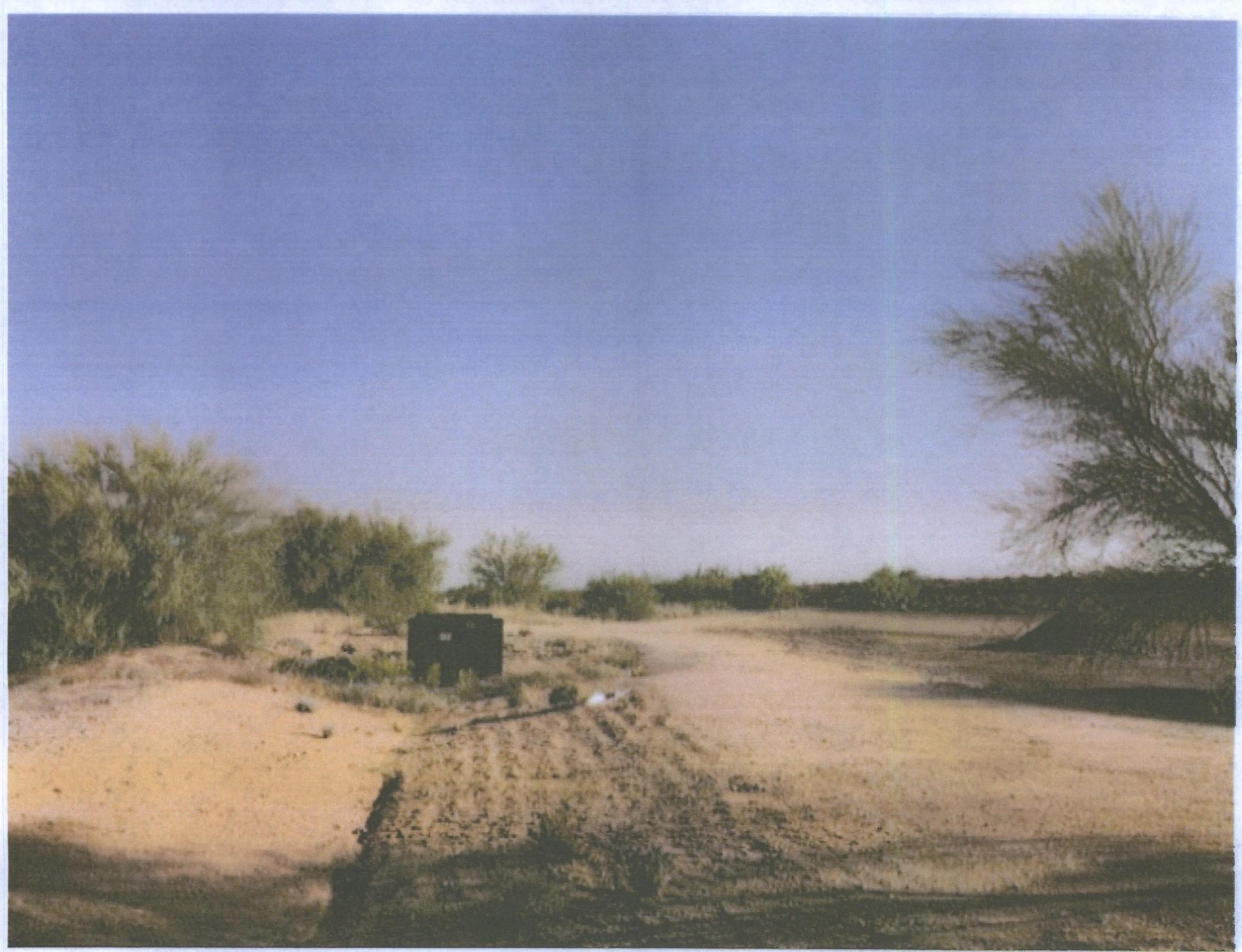






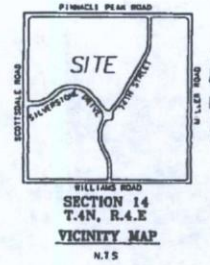








MAP OF DEDICATION and PARCEL MAP for SILVERSTONE at PINNACLE PEAK A PORTION OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS THAT SILVERSTONE DEVELOPMENT, INC., AN ARIZONA CORPORATION, AND DWT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP (COLLECTIVELY, "GRANTOR"), AS OWNERS OF REAL PROPERTY SITUATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND MAPPED HEREON (THE "PROPERTY"), PURSUANT TO THIS MAP TO ESTABLISH THE PARCELS, RIGHT-OF-WAY AND EASEMENTS OF SAID PROPERTY UNDER THE NAME OF "MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK" SAID MAP SETS FORTH AND GIVES THE DIMENSIONS OF PARCELS, THE FIRE ROAD RIGHT-OF-WAY AND EASEMENTS ON THE ABOVE DESCRIBED PROPERTY. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES STATED HEREON.

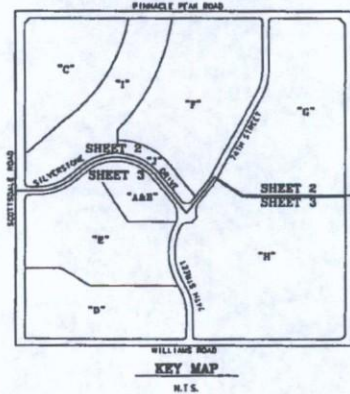
OWNER

DWT LIMITED PARTNERSHIP 1500 EAST MISSOURI AVENUE, SUITE 300 PHOENIX, ARIZONA 85014 PHONE: (602) 230-1031 FAX: (602) 230-1028
SILVERSTONE DEVELOPMENT INC 1500 EAST MISSOURI AVENUE, SUITE 300 PHOENIX, ARIZONA 85014 PHONE: (602) 230-1001 FAX: (602) 230-1028

- 1 THE PUBLIC STREETS IN FEE AS SHOWN HEREON, MAINTENANCE OF THE PUBLIC STREETS SHALL BE THE ADJACENT PROPERTY OWNER'S RESPONSIBILITY UNTIL SUCH TIME THE STREETS ARE IMPROVED TO CITY OF SCOTTSDALE STANDARDS
2 A PERPETUAL, NON-EXCLUSIVE DRAINAGE EASEMENT (D E) FOR THE PURPOSES OF CONSTRUCTION, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DICES, CHANNELS, AND OTHER WORKS OF DRAINAGE OR FLOOD CONTROL, IN AND OVER A PORTION OF THE AREAS DESIGNATED AS SUCH HEREON MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNER OF THE PARCEL OR TRACT WHERE THE EASEMENT IS LOCATED HEREON
3 A PERPETUAL, NON-EXCLUSIVE SCENIC CORRIDOR EASEMENT (S C E) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON THE PURPOSE OF THE S C E IS FOR PRESERVING THE PORTION OF THE PROPERTY ON WHICH SUCH EASEMENT IS GRANTED AS A SCENIC CORRIDOR FREE OF ANY OBSTRUCTIONS TO THE VIEW OF PERSONS LOOKING ACROSS THE PROPERTY, WITHOUT LIMITATION, GRANTOR SHALL NOT ALLOW OR SUFFER TO EXIST UPON THE SUCH PORTION OF THE PROPERTY ANY BUILDINGS, WALLS, OBSTRUCTIONS, SCREENS, OR OTHER STRUCTURES OR THINGS EXCEEDING A HEIGHT DETERMINED BY THE GRANTEE.
4 A PERPETUAL, NON-EXCLUSIVE PUBLIC TRAIL EASEMENT (P T E) AND/OR A PERPETUAL, NON-EXCLUSIVE MULTI-LANE PUBLIC PATH EASEMENT (M U P P E) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON, THE PURPOSE OF THE P T E IS FOR ADDRESS AND CROSS THE ALL FORMS OF NON-MOTORIST TRANSPORTATION, RECREATION WITHIN MOTORIZED EQUIPMENT, LAW ENFORCEMENT, AND SERVICE VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION, AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED TO SUCH PURPOSE
5 A PERPETUAL, NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P U E) UPON, OVER, UNDER AND ACROSS THE PARCEL OF LAND SHOWN HEREON THE PURPOSE OF THE P U E IS FOR ELECTRICITY, WATER, WASTEWATER, TELECOMMUNICATIONS AND ALL OTHER KINDS OF UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED TO SUCH PURPOSE
6 A PERPETUAL, NON-EXCLUSIVE RIGHT OF WAY EASEMENT (R O W E) UPON, OVER, UNDER AND ACROSS THE PARCEL OF LAND SHOWN HEREON THE PURPOSE OF THE R O W E IS TO PRESERVE THE AREA AS A TRAVEL ROUTE WITHIN A VIEW AREA FREE OF ANY OBSTRUCTIONS TO THE VIEW OF PERSONS LOOKING ACROSS SAID R O W E SHOWN HEREON
7 A PERPETUAL, NON-EXCLUSIVE NON-VEHICULAR ACCESS EASEMENT (N V A E) UPON, OVER, AND ACROSS THE PARCEL OF LAND SHOWN HEREON THE PURPOSE OF THE N V A E IS FOR PROHIBITING VEHICULAR ACCESS CONSTRUCTION OF ANY STRUCTURE OR DEVELOPMENT OF ANY KIND SHALL NOT BE PERMITTED ON WITHIN SAID N V A E, EXCEPT AS ALLOWED UNDER CITY OF SCOTTSDALE ORDINANCES.

GRANTOR HEREBY WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTEE IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY THAT GRANTEE HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREON; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS. IN ADDITION, EVERY LEASE, EASEMENT, MORTGAGE, OR PERSONALITY SHOWN BY GRANTEE TO HAVE ANY INTEREST IN THE LAND GRANTED OR TRANSFERRED BY THIS INSTRUMENT IS ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES OR REAL PROPERTY INTERESTS HAVE CONSENTED AND CONFIRMATION IS GIVEN TO THIS MAP WHICH IS EVIDENCED BY INSTRUMENTS RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OF WHICH GRANTEE WILL RECORD NO LATER THAN THE DATE ON WHICH THIS MAP IS RECORDED.

THE PERSON 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 GRANTEE HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.



NOTES

- 1 THE PROPERTY IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED BY THE CITY OF SCOTTSDALE AS HAVING AN ASSURED WATER SUPPLY.
2 CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO HOOD, WIRE, OR RIGHTRAIL SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH THE APPLICABLE CITY CODES.
3 ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION FOR CONSTRUCTION GENERAL ORDER 0-78.
4 THE MAINTENANCE OF EASEMENTS WHICH LIE WITHIN THE BOUNDARY OF A PARCEL IS THE RESPONSIBILITY OF EACH INDIVIDUAL PARCEL OWNER WHICH MAINTENANCE OBLIGATIONS MAY, BY SEPARATELY RECORDED INSTRUMENT, BE DELEGATED TO THE ASSOCIATION.
5 RIGHTS-OF-WAY AND EASEMENTS OUTSIDE THE PLATTED BOUNDARY LINES OF THIS MAP OF DEDICATION ARE FROM AVAILABLE PUBLIC RECORDS AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, NO REPRESENTATION OR WARRANTY IS EXPRESSED OR IMPLIED.
6 DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL C OVER PARCEL H, OUTFLOW LOCATION FROM PARCEL C TO PARCEL H IS AT LOCATION SHOWN. FINAL DRAINAGE EASEMENT WIDTH AND ROUTE OVER PARCEL H SUBJECT TO FINAL ENGINEERING OF PARCEL H AND APPROVAL BY THE CITY OF SCOTTSDALE.
7 DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL E OVER PARCEL D OUTFLOW LOCATION FROM PARCEL E TO PARCEL D IS AT LOCATION SHOWN. FINAL DRAINAGE EASEMENT WIDTH AND ROUTE OVER PARCEL D SUBJECT TO FINAL ENGINEERING OF PARCEL D AND APPROVAL BY THE CITY OF SCOTTSDALE.
8 TEMPORARY ROADWAY EASEMENT (FOR BETOUR ROAD) TO BE ABANDONED UPON ACCEPTANCE BY THE CITY OF SCOTTSDALE OF PINNACLE PEAK ROAD IMPROVEMENTS (140-6A-2008) IN V A E DOES INTO EFFECT UPON ABANDONMENT OF TEMPORARY ROADWAY EASEMENT.
9 ALL UNDATED VALUES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
10 ALL BOUNDARY MONUMENTS WILL BE SET WITHIN 90 DAYS OF RECORDATION OF THE MCD.

THIS MAP OF DEDICATION AND PARCEL MAP HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATION-050 BY Joseph D. Manning, Principal, Date 11/10/2010, DWT DEVELOPMENT OFFICER.

THIS MAP OF DEDICATION AND PARCEL MAP HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB), CASE NO. N/A, AND ZONING CASE(S) NO. 13-20-2008, AND ALL CASE RELATED STIPULATIONS BY Scott E. Williams, Mayor, Date 11/10/2010, PROJECT COORDINATOR.

DWT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP

BY EXECUTIVE VILLAS DEVELOPMENT CO., INC., ITS GENERAL PARTNER
BY Larry Van Tuijl, President

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA
ON THIS 17 DAY OF November, 2008, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Larry Van Tuijl WHO ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF EXECUTIVE VILLAS DEVELOPMENT CO., INC., AN ARIZONA CORPORATION, THE GENERAL PARTNER OF DWT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

BY Scott E. Williams, Notary Public
MY COMMISSION EXPIRES 8/15/10

SILVERSTONE DEVELOPMENT INC. AN ARIZONA CORPORATION
BY Scott E. Williams, Notary Public
115 President

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA
ON THIS 17 DAY OF November, 2008, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Scott E. Williams WHO ACKNOWLEDGED HIMSELF TO BE President OF SILVERSTONE DEVELOPMENT INC., AN ARIZONA CORPORATION AS OWNER, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

BY Scott E. Williams, Notary Public
MY COMMISSION EXPIRES 8/15/10

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE UNADJUSTED LINE OF SCOTTSDALE ROAD, BETWEEN PINNACLE PEAK ROAD AND WILLING ROAD, USING A BEARING OF NORTH 80 DEGREES 00 MINUTES 24 SECONDS EAST PER STATE PLAT NO. 24, RECORDED IN BOOK 410 OF MAPS, PAGE 12, M.C.P.

ZONING

CITY OF SCOTTSDALE ZONE PCO, R-0, C-2, C-0, AND MUNICIPAL

ENGINEER

WOOD, PAUL & ASSOCIATES, INC.
3001 W. NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85017
PHONE: (602) 233-8300
FAX: (602) 233-8300

CERTIFICATION

I, JAMES A. EBERG, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA. THAT THIS MAP OF DEDICATION CONSISTING OF THREE (3) SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MAY 2008, THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

JAMES A. EBERG
REG. STATED LAND SURVEYOR #33808
WOOD, PAUL & ASSOCIATES, INC.
3001 W. NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85017

MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK

WOOD/PATEL
Professional Land Surveyors
1500 East Missouri Avenue, Suite 300, Phoenix, AZ 85014
Phone: (602) 230-8000
FAX: (602) 230-8000
BOOK 813 PAGE 17
OFFICIAL RECORD NUMBER
MARICOPA COUNTY
2008-1527453
NOTARY PUBLIC
STATE OF ARIZONA
WOOD/PATEL
11/10/2008
1 OF 3

15-ZN-2005#3
11/20/2014