

Full Size or Largest Size
(site plan, landscape, elevations)

CONCEPTUAL UTILITY PLAN

FOR
PRIMROSE SCHOOL
 NWC BELL ROAD & THOMPSON PEAK PARKWAY
 SCOTTSDALE, ARIZONA 85255

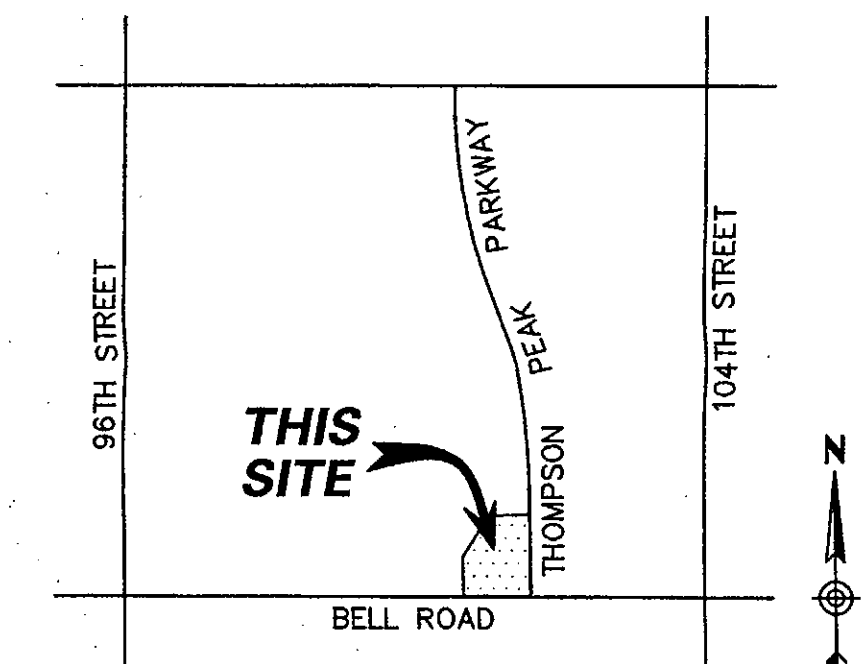
TRACT 17, AS SHOWN ON STATE PLAT NO. 29, ACCORDING TO BOOK 368 OF MAPS, PAGE 17, AS RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, SITUATED IN SECTION 32, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXISTING BUILDING
 FF = 34.00

PROPOSED BUILDING
 FF = 1624.70

EXISTING BUILDING
 FF = 32.50

EXISTING BUILDING
 FF = 21.00



VICINITY MAP

ARCHITECT

REIGLE & ASSOCIATES
 3509 E. SHEA BOULEVARD SUITE 105
 PHOENIX, ARIZONA 85028
 PHONE: (602) 493-3001
 CELL: (602) 558-6262
 CONTACT: RICHARD REIGLE

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
 10450 N. 74TH STREET, SUITE #200
 SCOTTSDALE, ARIZONA 85258
 PHONE: (480) 991-3985
 FAX: (480) 991-3986
 CONTACT: JOE BURKE

NO.	DATE	REVISION	BY

DESIGN BY: JPB
 DRAWN BY: JPB
 CHECKED BY: JPB

HUNTER ENGINEERING
 CIVIL AND SURVEY
 10450 NORTH 74TH STREET, SUITE 200
 SCOTTSDALE, AZ 85258
 P: 480.991.3985
 F: 480.991.3986

PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

CONCEPTUAL UTILITY PLAN
 FOR
PRIMROSE AT WINGATE
 17050 N. THOMPSON PEAK PKWY
 SCOTTSDALE, ARIZONA

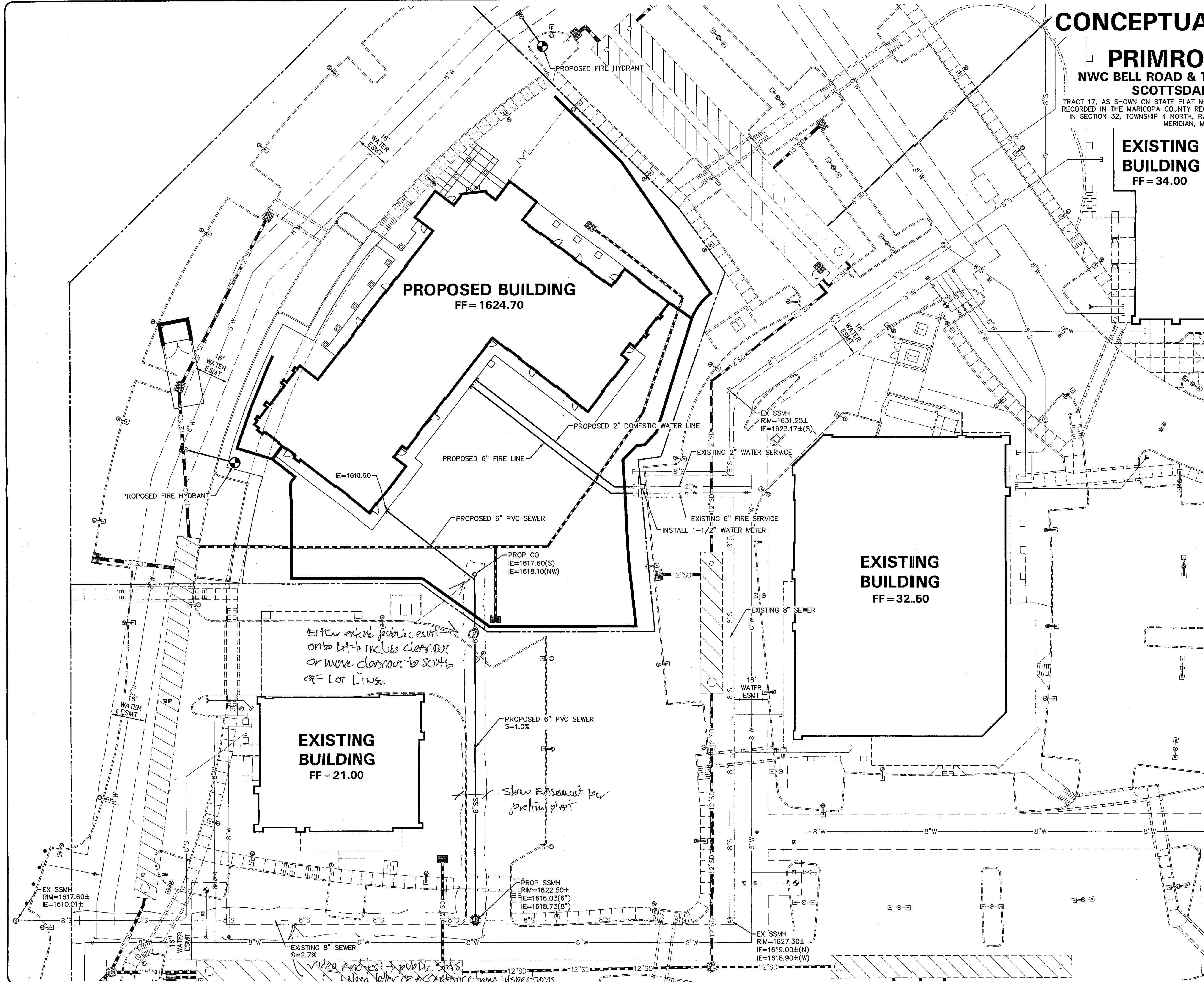
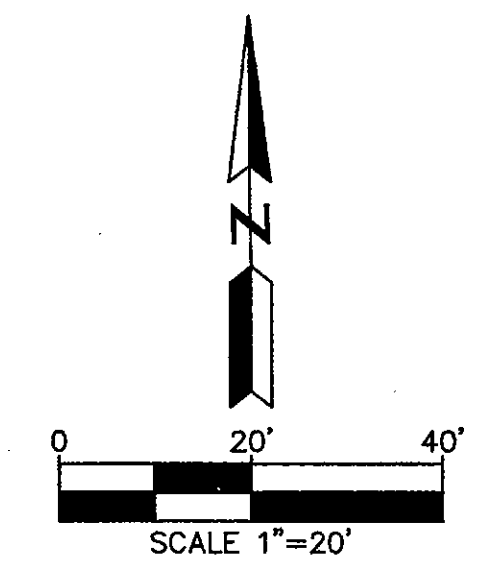
CALL TWO WORKING DAYS BEFORE YOU DIG
 (602) 263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

HE JOB NO.: PRMR001

SCALE 1" = 20'

SHEET **C2**

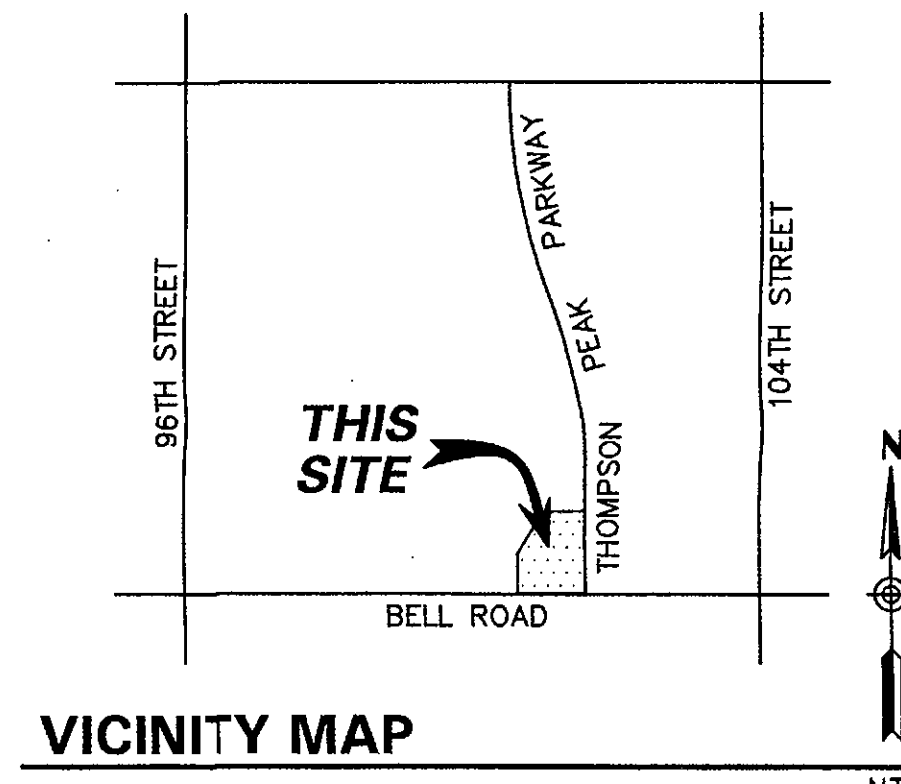


CONCEPTUAL GRADING & DRAINAGE

PLAN FOR PRIMROSE SCHOOL NWC BELL ROAD & THOMPSON PEAK PARKWAY SCOTTSDALE, ARIZONA 85255

TRACT 17, AS SHOWN ON STATE PLAT NO. 29, ACCORDING TO BOOK 368 OF MAPS, PAGE 17, AS RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA, SITUATED IN SECTION 32, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXISTING BUILDING
FF = 34.00



VICINITY MAP

ARCHITECT

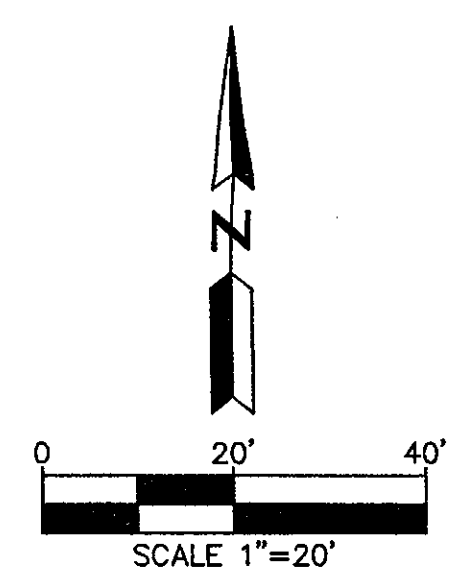
REIGLE & ASSOCIATES
3509 E. SEA BOULEVARD SUITE 105
PHOENIX, ARIZONA 85028
PHONE: (602) 493-3001
CELL: (602) 558-6262
CONTACT: RICHARD REIGLE

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JOE BURKE

LEGEND

- CENTERLINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CONTOUR
- STORM DRAIN LINE
- GRADE BREAK
- FLOW LINE
- DIRECTION OF SLOPE
- SPOT ELEVATION
- TOP OF RETAINING WALL
- FINISH GRADE
- FINISH CONCRETE
- FINISH PAVEMENT
- GRATE ELEVATION
- PROP ASPHALT PAVEMENT



NO.	DATE	REVISION	BY

DESIGN BY: JPB
DRAWN BY: HJB
CHECKED BY: JPB

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

CONCEPTUAL GRADING & DRAINAGE PLAN
PRIMROSE AT WINGATE
17050 N. THOMPSON PEAK PKWY
SCOTTSDALE, ARIZONA

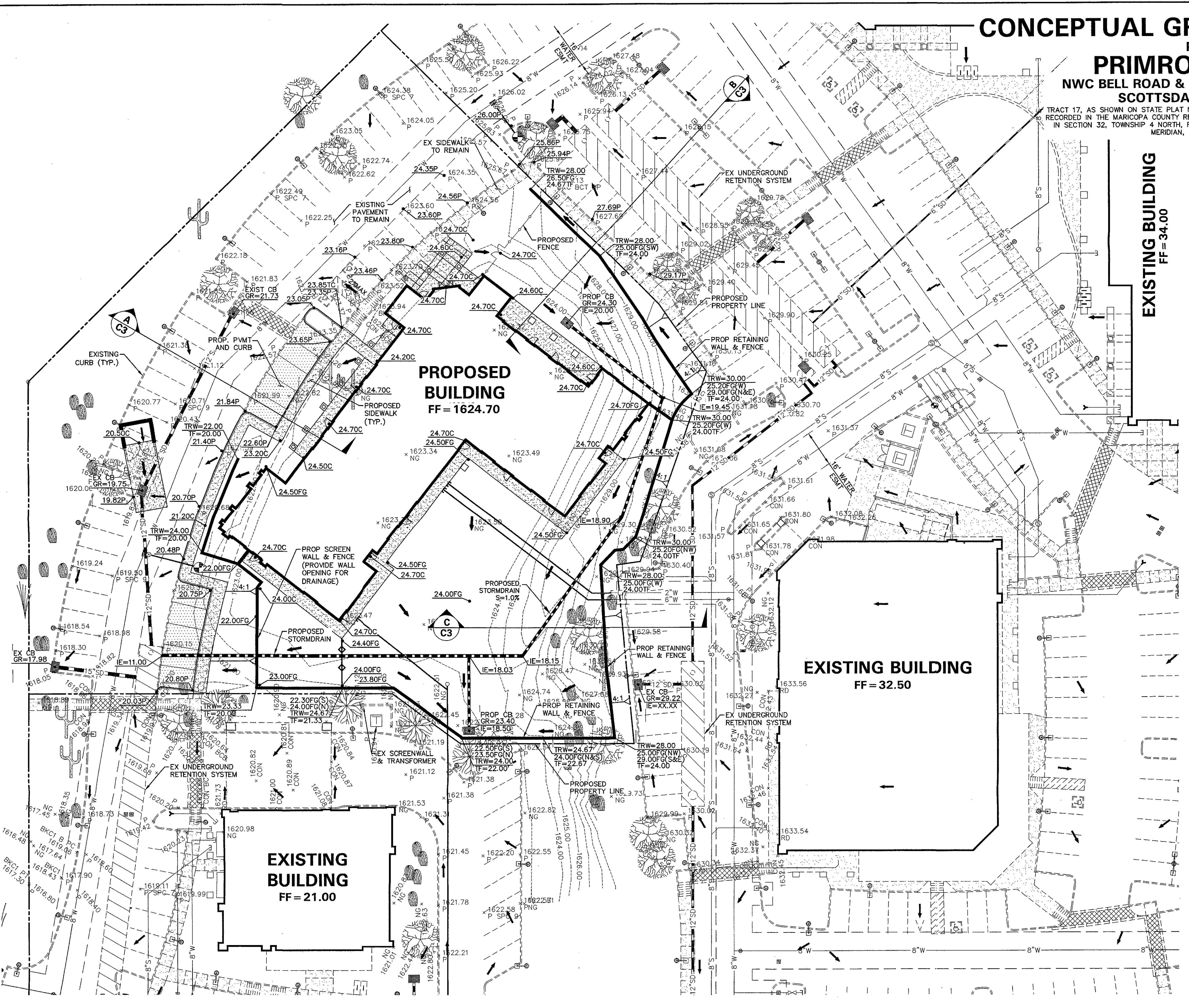
CALL TWO WORKING DAYS BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

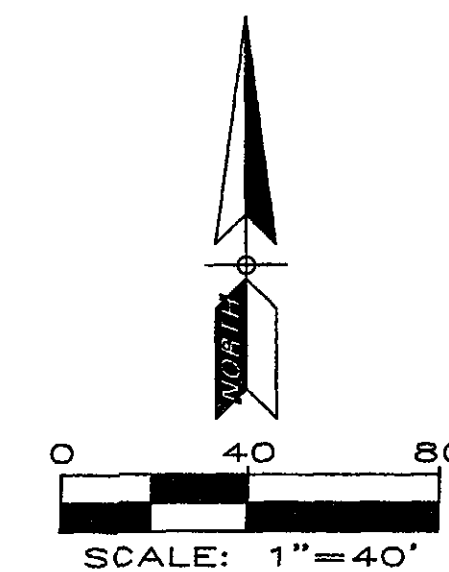
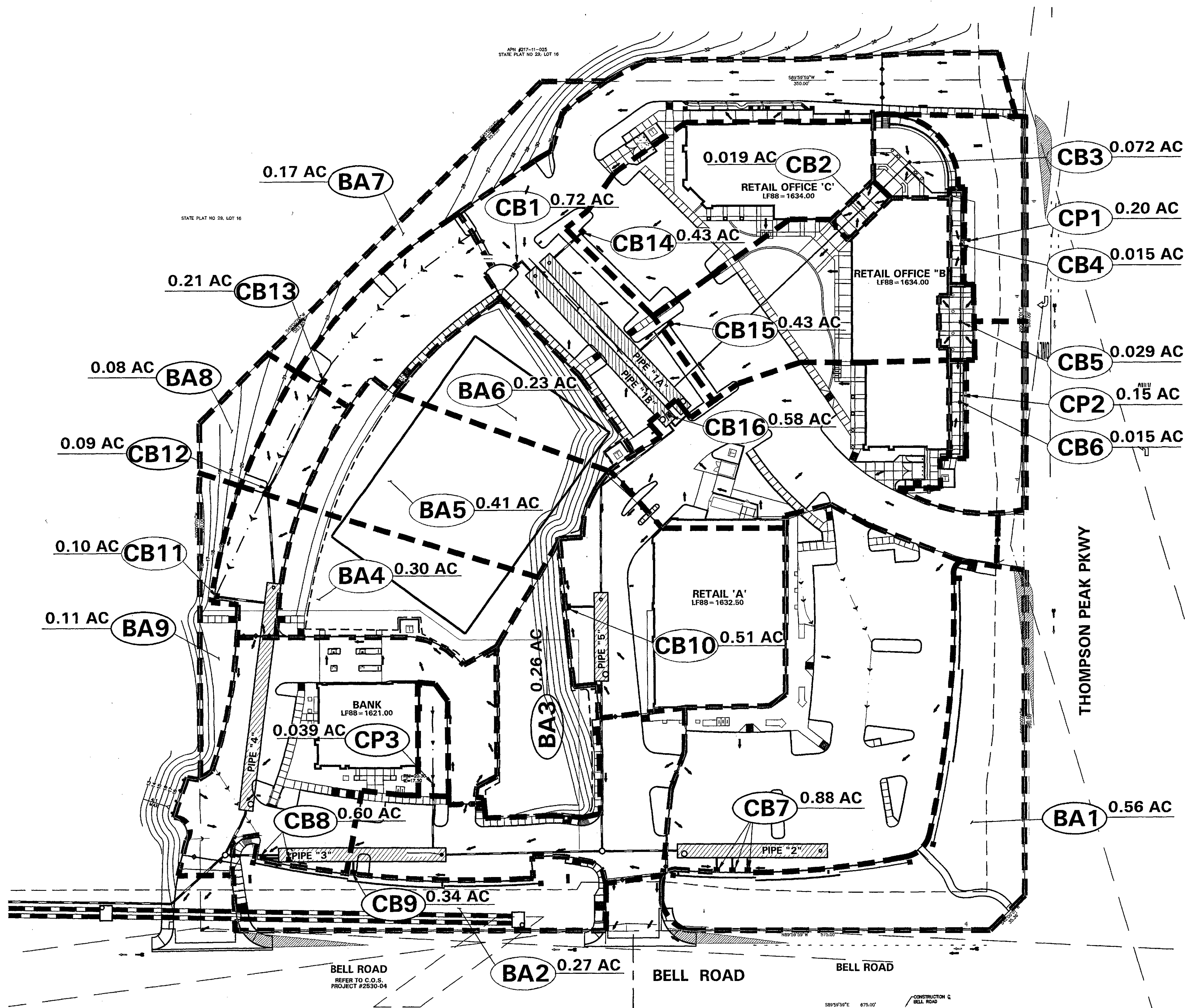
HE JOB NO.: PRMR001

SCALE 1"=20'

SHEET C1



DRAINAGE EXHIBIT "A" FOR WINDGATE CROSSING



LEGEND

- PROPOSED GRADE BREAK
- PROPOSED STORM LINE
- PROPOSED SPOT ELEVATION
- PROPOSED FLOW ARROW
- DRAINAGE AREA BOUNDARY
- BASIN AREA
- CATCH BASIN AREA
- CATCH POINT LANDSCAPE AREA

NO.	DATE	REVISION	BY
PURPOSE:			DRAINAGE EXHIBIT

DESIGN BY: JMH
DRAWN BY: SAK
CHECKED BY: JMH

HUNTER
ENGINEERING

CIVIL AND SURVEY

8283 N. HAYDEN RD., SUITE 275
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

DRAINAGE EXHIBIT "A"
FOR
WINDGATE CROSSING

BELL ROAD AND THOMPSON PEAK PARKWAY
SCOTTSDALE, ARIZONA

SECTION: 6
TOWNSHIP: 3N
RANGE: 5E

JOB NO.:
BYXB004

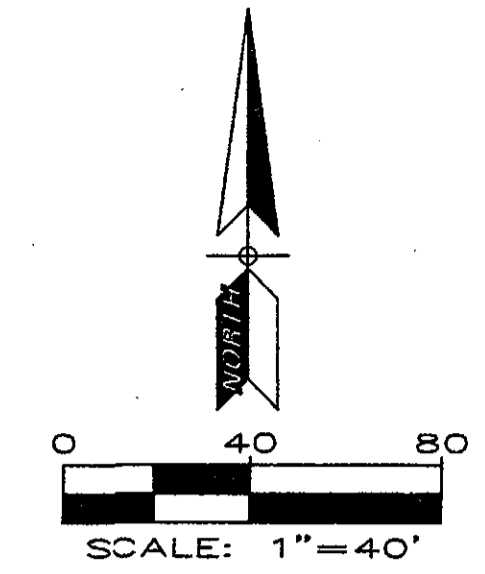
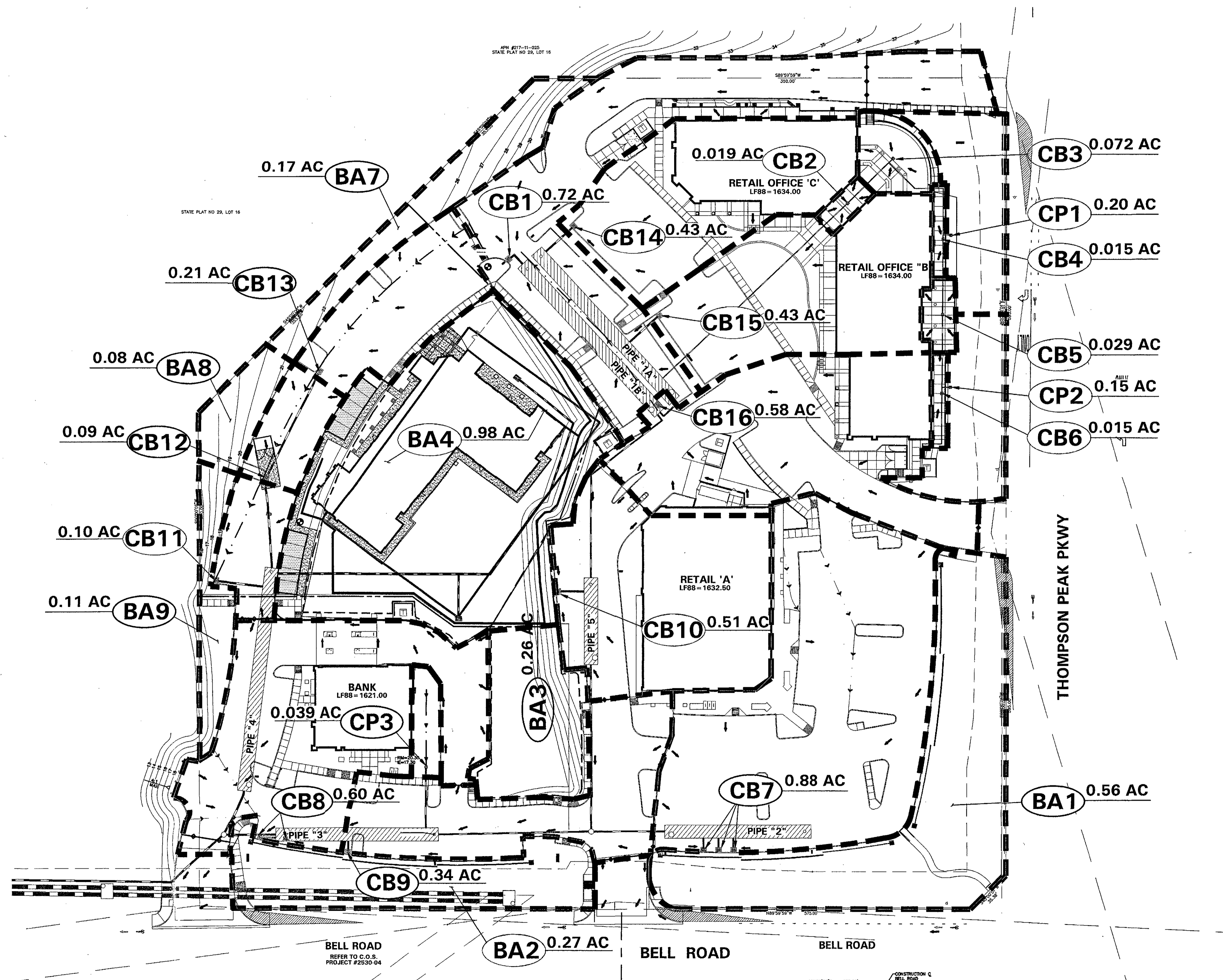
SCALE
1"=40'

SHEET
1 OF 1

DRAINAGE EXHIBIT "X" B

FOR

WINDGATE CROSSING



LEGEND

	PROPOSED GRADE BREAK
	PROPOSED STORM LINE
	PROPOSED SPOT ELEVATION
	PROPOSED FLOW ARROW
	DRAINAGE AREA BOUNDARY
	BASIN AREA
	CATCH BASIN AREA
	CATCH POINT LANDSCAPE AREA

NO.	DATE	REVISION	BY
PURPOSE:			DRAINAGE EXHIBIT

DESIGN BY: JMH
 DRAWN BY: SAK
 CHECKED BY: JMH

HUNTER
 ENGINEERING
 CIVIL AND SURVEY

8283 N. HAYDEN RD. SUITE 275
 SCOTTSDALE, AZ 85268
 T 480 991 3989
 F 480 991 3986

DRAINAGE EXHIBIT "B"
 FOR
PRIMROSE SCHOOL
BELL ROAD AND THOMPSON PEAK PARKWAY
SCOTTSDALE, ARIZONA

SECTION: 6
 TOWNSHIP: 3N
 RANGE: 5E

JOB NO.:
 BYXB004

SCALE
 1"=40'

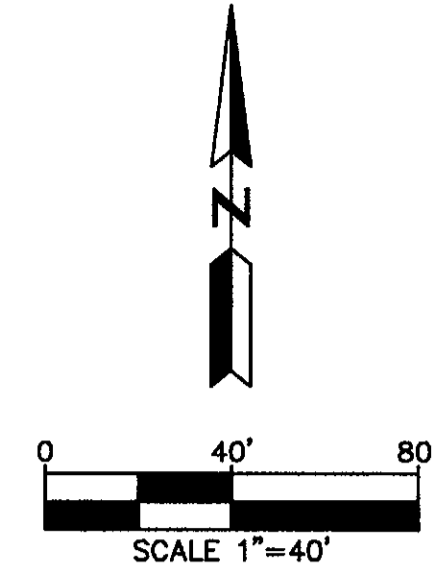
SHEET
1 OF **1**

H:\PROJECTS\2004\04-PRIMROSE\DWG\04-PRIMROSE-DRAINAGE-EXHIBIT-B.dwg, 11/20/04 10:58:52 PM, JMH

PRELIMINARY PLAT FOR PRIMROSE SCHOOL

10120 EAST BELL ROAD
SCOTTSDALE, ARIZONA 85255

A PORTION OF TRACT 17, AS SHOWN ON STATE PLAT NO. 29, ACCORDING TO BOOK 368 OF MAPS,
PAGE 17, AS RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY,
ARIZONA, SITUATED IN SECTION 32, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

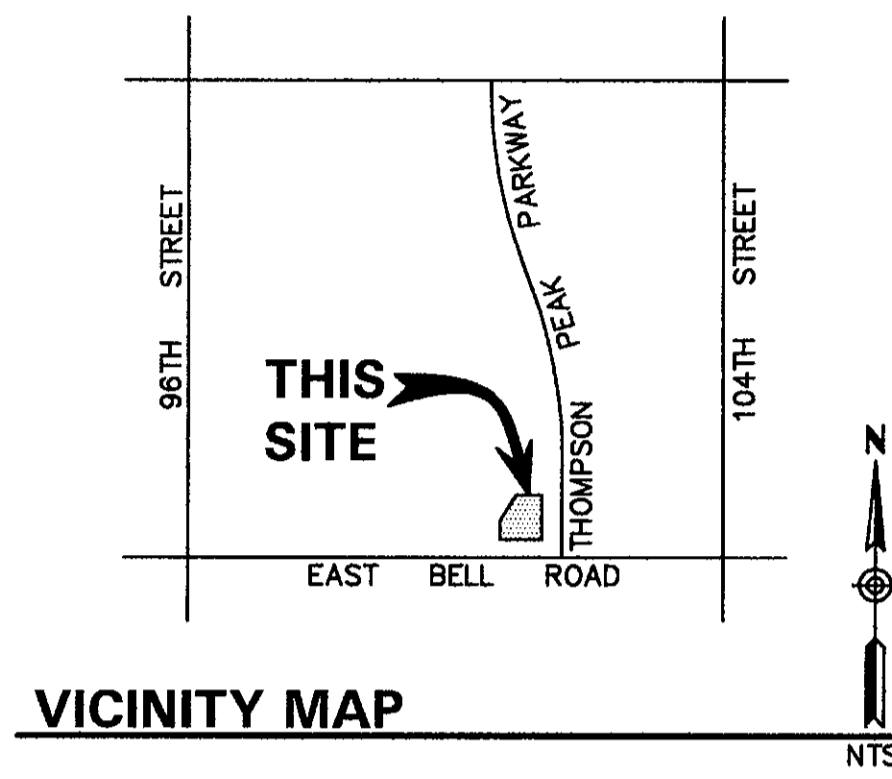
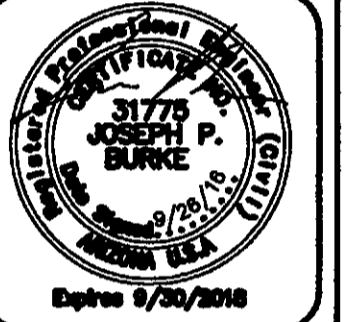


NO.	DATE	REVISION	BY

DESIGN BY: JPB
DRAWN BY: TDN
CHECKED BY: JPB

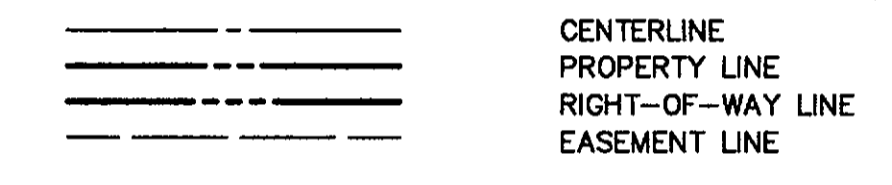
HUNTER
ENGINEERING
CIVIL AND SURVEY

10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, ARIZONA 85258
T: 480.991.3985
F: 480.991.3986



VICINITY MAP

LEGEND



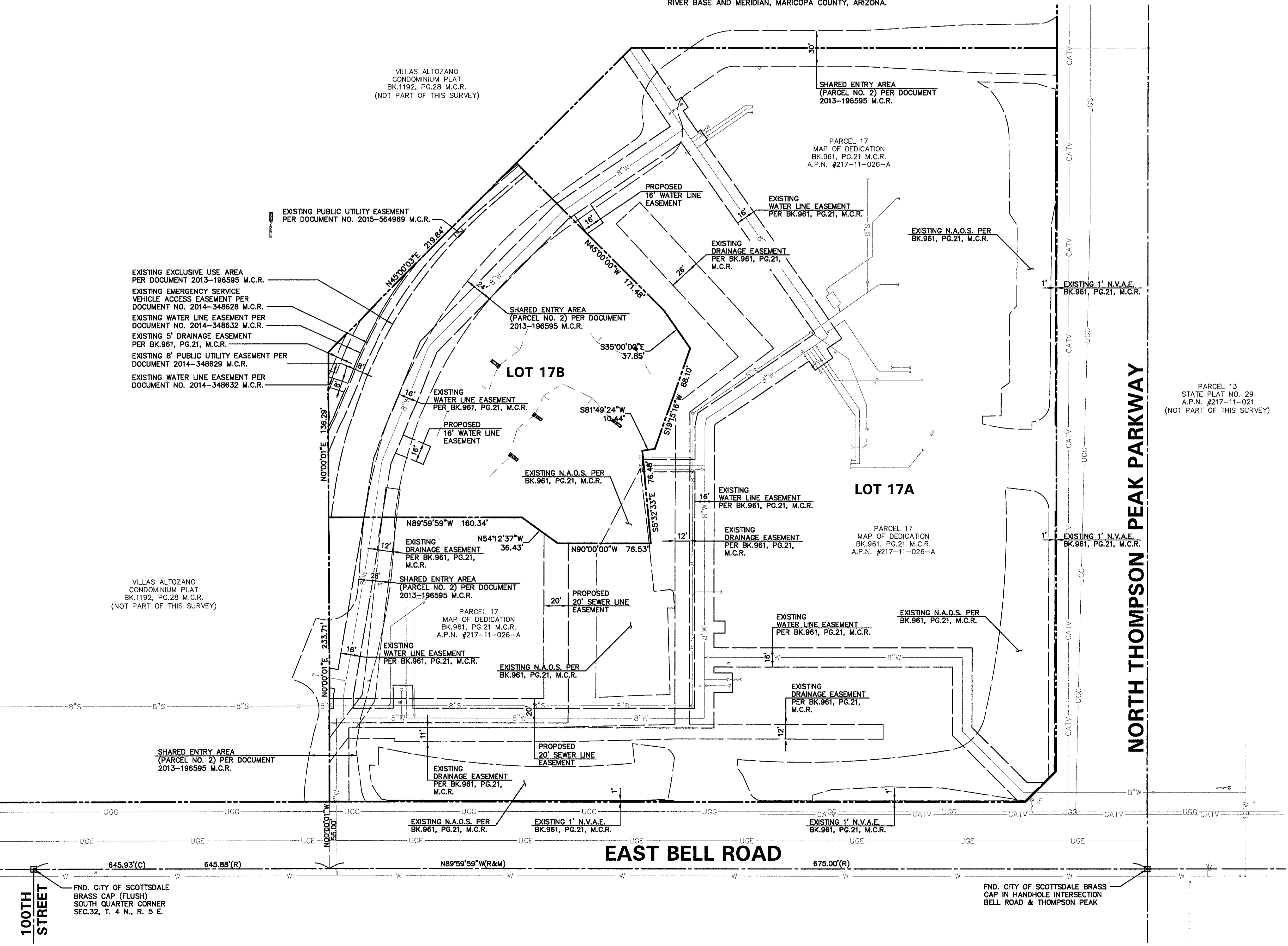
PROJECT DATA

EXISTING ZONING: C-2
PROPOSED ZONING: C-2
GROSS ACREAGE: 9.742 (424,373.64 S.F.)

NET LOT AREAS:
17A 277,126.86 S.F.
17B 63,309.22 S.F.

TOTAL NET LOT AREA: 340,436.08 S.F. (7.815 AC)

PARCEL 13
STATE PLAT NO. 29
A.P.N. #217-11-021
(NOT PART OF THIS SURVEY)



NORTH THOMPSON PEAK PARKWAY

EAST BELL ROAD

100TH STREET

STIPULATION SET
BEFORE YOU DIG
APPROVED
DATE: 10/21/2016

**PRELIMINARY PLAT
OF
PRIMROSE SCHOOL
10120 EAST BELL ROAD
SCOTTSDALE, ARIZONA**

CALL TWO WORKING DAYS
BEFORE YOU DIG
(602)263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

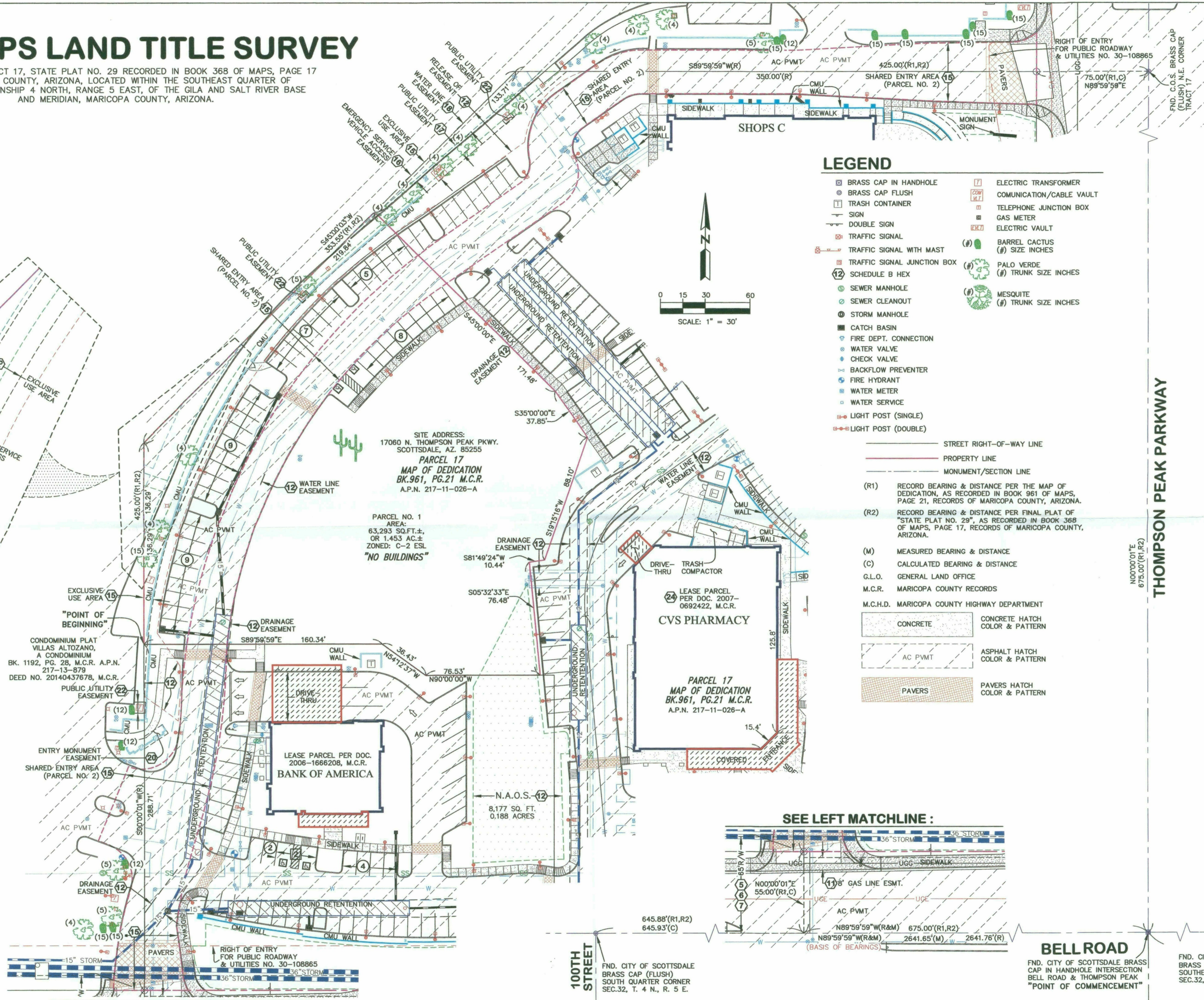
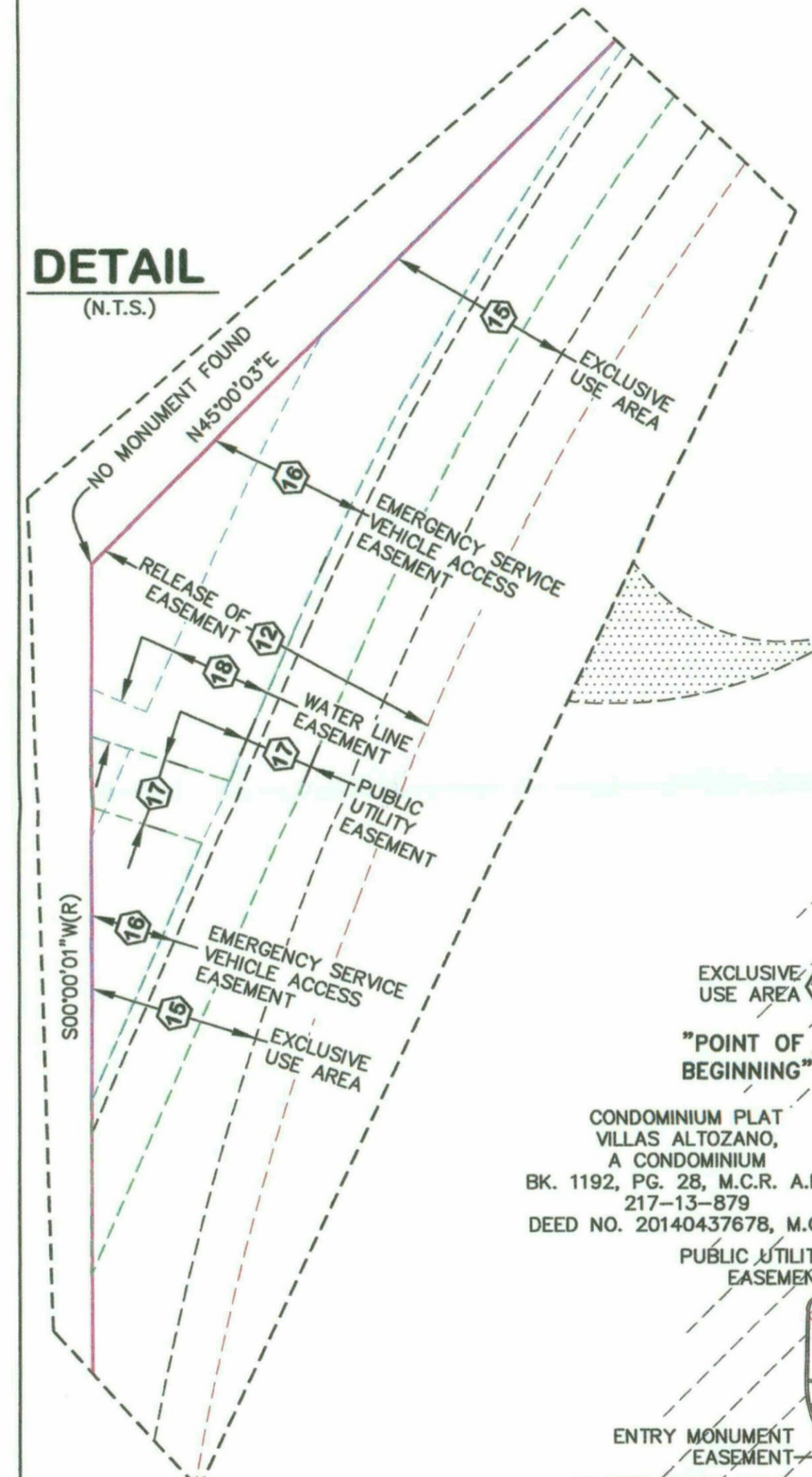
HE JOB NO.:
PRM001

SCALE
1"=40'

SHEET
PP1

ALTAINSPS LAND TITLE SURVEY

A PORTION OF TRACT 17, STATE PLAT NO. 29 RECORDED IN BOOK 368 OF MAPS, PAGE 17 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGEND

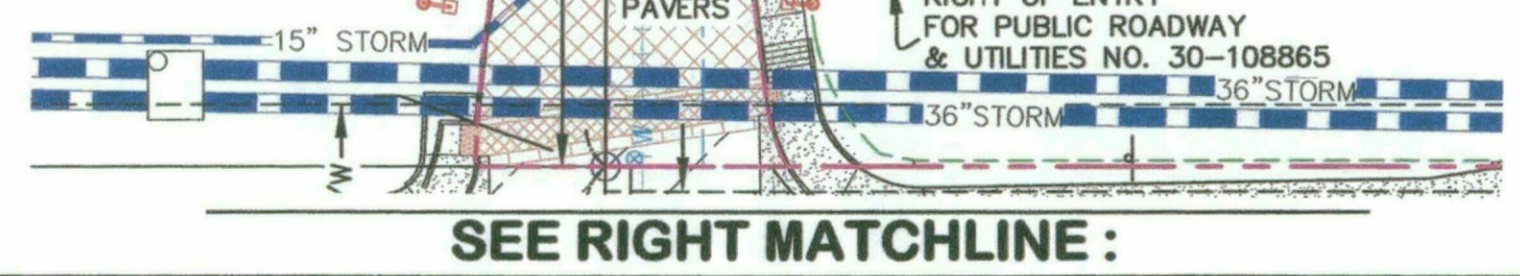
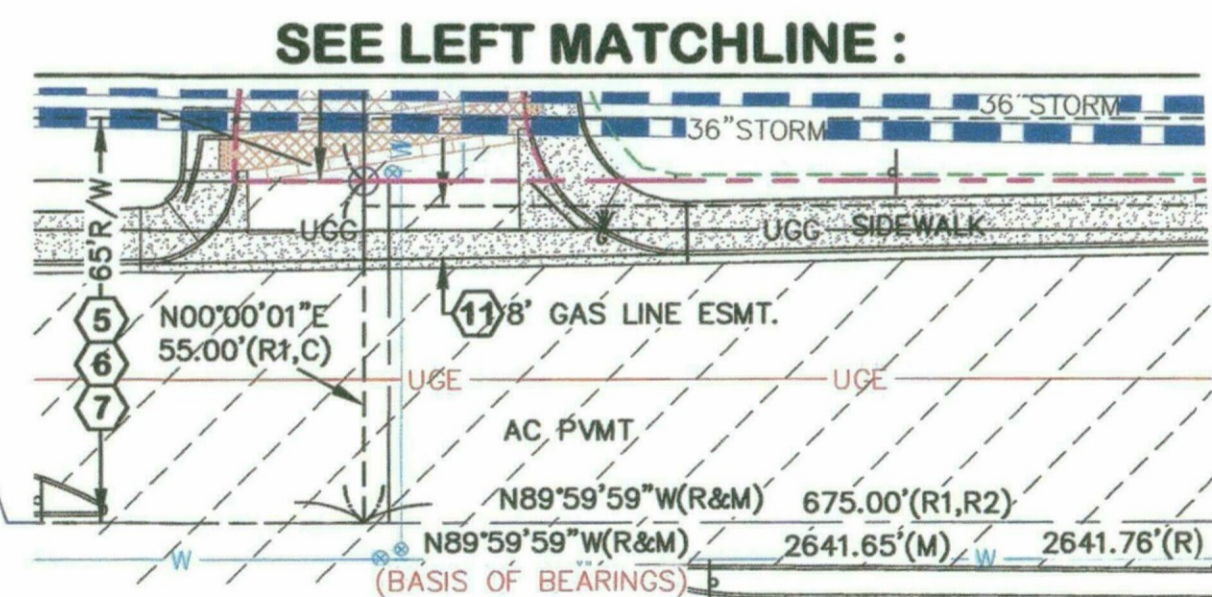
- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- TRASH CONTAINER
- SIGN
- DOUBLE SIGN
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL WITH MAST
- TRAFFIC SIGNAL JUNCTION BOX
- SCHEDULE B HEX
- SEWER MANHOLE
- SEWER CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- FIRE DEPT. CONNECTION
- WATER VALVE
- CHECK VALVE
- BACKFLOW PREVENTER
- FIRE HYDRANT
- WATER METER
- WATER SERVICE
- LIGHT POST (SINGLE)
- LIGHT POST (DOUBLE)
- ELECTRIC TRANSFORMER
- COMMUNICATION/CABLE VAULT
- TELEPHONE JUNCTION BOX
- GAS METER
- ELECTRIC VAULT
- BARREL CACTUS (#) SIZE INCHES
- PALO VERDE (#) TRUNK SIZE INCHES
- MESQUITE (#) TRUNK SIZE INCHES

- STREET RIGHT-OF-WAY LINE
- PROPERTY LINE
- MONUMENT/SECTION LINE

- (R1) RECORD BEARING & DISTANCE PER THE MAP OF DEDICATION, AS RECORDED IN BOOK 961 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA.
- (R2) RECORD BEARING & DISTANCE PER FINAL PLAT OF "STATE PLAT NO. 29", AS RECORDED IN BOOK 368 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA.

- (M) MEASURED BEARING & DISTANCE
- (C) CALCULATED BEARING & DISTANCE
- G.L.O. GENERAL LAND OFFICE
- M.C.R. MARICOPA COUNTY RECORDS
- M.C.H.D. MARICOPA COUNTY HIGHWAY DEPARTMENT

- CONCRETE CONCRETE HATCH COLOR & PATTERN
- AC PVMT ASPHALT HATCH COLOR & PATTERN
- PAVERS PAVERS HATCH COLOR & PATTERN



NO.	DATE	REVISION	BY

DRAWN BY: PJE
CHECKED BY: JDH

HUNTER ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



ALTAINSPS LAND TITLE SURVEY
A PORTION OF TRACT 17, STATE PLAT NO. 29 RECORDED IN BOOK 368 OF MAPS, PAGE 17 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 32
TOWNSHIP: 4 N.
RANGE: 5 E.

JOB NO.:
PRM001-SA

SCALE
1" = 30'

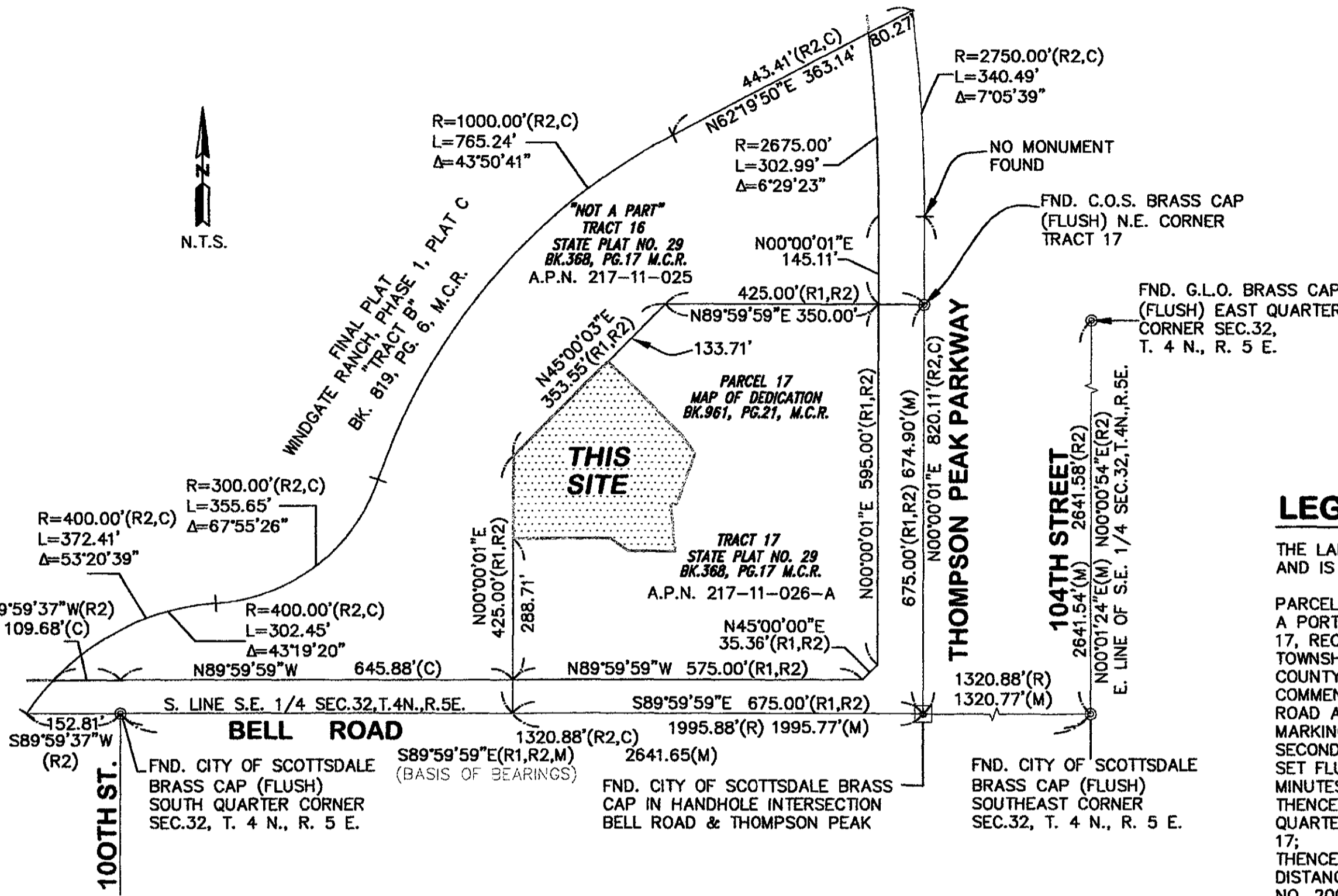
SHEET
2 OF **2**

13-MD-2016
10/07/16

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF TRACT 17, STATE PLAT NO. 29 RECORDED IN BOOK 368 OF MAPS, PAGE 17 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OVERALL BOUNDARY ANALYSIS & VICINITY MAP:



SCHEDULE "B" ITEMS:

- 26 UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY: LESSOR WINDGATE CROSSING, LLC AS DISCLOSED BY UCC FINANCING STATEMENT RECORDED FEBRUARY 06, 2008 DOCUMENT NO. 2008-106476 AND AMENDED BY UCC FINANCING STATEMENT AMENDMENT RECORDED JULY 12, 2010 DOCUMENT NO. 2010-586846 (AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 27 UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY: LESSOR WINDGATE CROSSING, LLC LESSEE MODA FORTE BOUTIQUEST & SALON AS DISCLOSED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED OCTOBER 30, 2014 DOCUMENT NO. 2014-721485 (AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 28 UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY: LESSOR WINDGATE CROSSING, LLC LESSEE BANK OF AMERICA, NATIONAL ASSOCIATION AS DISCLOSED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED JANUARY 28, 2015 DOCUMENT NO. 2015-050200 (AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 29 UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY: LESSOR WINDGATE CROSSING, LLC LESSEE JDA FITNESS LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS DISCLOSED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED MARCH 31, 2015 DOCUMENT NO. 2015-217020 (AFFECTS THE PARCELS BUT NOT THE SURVEY)

NOTES:

1. ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, ORDER NO.: 08063198-857-JXC, EFFECTIVE DATE: MAY 6, 2016, AMENDMENT DATE: MAY 11, 2016, AMENDMENT NO.: 1
2. 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.
3. THE BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°59'59" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF "STATE PLAT NO. 29", AS RECORDED IN BOOK 368 OF MAPS, PAGE 17 (NOTED AS (R2)) AND MAP OF DEDICATION AS RECORDED IN BOOK 961 OF MAPS, PAGE 21 (NOTED AS (R1)), RECORDS OF MARICOPA COUNTY, ARIZONA.
4. 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.
5. USE OF THE INFORMATION, CONTAINED IN THIS A.L.T.A./A.C.S.M. 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.
6. THERE ARE NO BUILDINGS ON THE SUBJECT PARCEL.
7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
8. THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES

SCHEDULE "B" ITEMS:

- 1 RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 2 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. (AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 3 TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR: 2016 (AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 4 EASEMENTS FOR RIGHT OF WAY AS SHOWN ON THE PLAT RECORDED IN BOOK 368 OF MAPS, PAGE 17. (AS SHOWN ON THE SURVEY; LABELLED (R2) PER BK. 368, PG. 17)
- 5 ALL MATTERS SET FORTH IN RIGHT-OF-WAY NO. 09-002955 GRANTED BY THE STATE LAND DEPARTMENT, STATE OF ARIZONA, TO MARICOPA COUNTY BOARD OF SUPERVISORS FOR LOCATION, CONSTRUCTION, OPERATION AND MAINTENANCE OF A HIGHWAY AND HAVING A TERM THAT IS PERPETUAL. A CHANGE OF GRANTEE NAME TO CITY OF SCOTTSDALE FOR AN UNDERGROUND WATER PIPELINE WAS FILED ON JULY 16, 2002; AND THEREAFTER SAID RIGHT-OF-WAY WAS RECORDED MARCH 12, 1962 IN DOCKET 4060, PAGE 541. (DOES NOT AFFECT THE PARCELS, AS SHOWN ON THE SURVEY)
- 6 ALL MATTERS SET FORTH IN 50 YEAR RIGHT-OF-WAY NO. 14-53637 COMMENCING FEBRUARY 10, 1994, GRANTED BY THE STATE LAND DEPARTMENT, STATE OF ARIZONA, TO CITY OF SCOTTSDALE FOR AN UNDERGROUND WATER PIPELINE HAVING A TERM EXPIRING 50 YEARS AFTER COMMENCEMENT DATE. (DOES NOT AFFECT THE PARCELS, AS SHOWN ON THE SURVEY)
- 7 ALL MATTERS SET FORTH IN RIGHT-OF-WAY NO. 16-53638, GRANTED BY THE STATE LAND DEPARTMENT, STATE OF ARIZONA, TO CITY OF SCOTTSDALE, FOR PUBLIC ROAD, WATER AND SEWER, DRAINAGE AND SLOPE EASEMENTS HAVING A TERM THAT IS PERPETUAL AND AMENDMENT TO RIGHT-OF-WAY DATED OCTOBER 3, 1995 AND RECORDED SEPTEMBER 19, 1997 AS DOCUMENT NO. 97-0652885. (DOES NOT AFFECT THE PARCELS, AS SHOWN ON THE SURVEY)
- 8 TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER MATTERS, SET FORTH IN DEVELOPMENT AGREEMENT 2004-026-COS RECORDED APRIL 6, 2004 AS DOCUMENT NO. 2004-358702; AND AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT 2004-026-COS RECORDED MAY 26, 2004 AS DOCUMENT NO. 2004-592199; COST PARTICIPATION AGREEMENT RECORDED JANUARY 9, 2006 AS DOCUMENT NO. 2006-0033633; AND THEREAFTER THE EFFECTS OF SAID PARTICIPATION AND RELEASE RECORDED AUGUST 8, 2011 AS DOCUMENT NO. 2011-658653 AND RECORDED MARCH 6, 2012 AS DOCUMENT NO. 2012-185404. (AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 9 THE TERMS, CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN THE DOCUMENT ENTITLED INFRASTRUCTURE PAYBACK AND REPAYMENT AGREEMENT RECORDED APRIL 19, 2007 AS DOCUMENT NO. 2007-458911. (AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 10 TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER MATTERS, AS SET FORTH IN DEVELOPMENT AGREEMENT (HAPPY VALLEY ROAD CONSTRUCTION EAST OF PIMA ROAD) RECORDED JUNE 26, 2007 AS DOCUMENT NO. 2007-731419. (AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 11 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 2007-927874 PURPOSE GAS PIPELINE OR PIPELINES (DOES NOT AFFECT THE PARCELS, AS SHOWN ON THE SURVEY)
- 12 EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SETBACK LINES AS SHOWN ON THE PLAT RECORDED IN BOOK 961 OF MAPS, PAGE 21 AND PARTIAL RELINQUISHMENT OF EASEMENTS AS SET FORTH IN DOCUMENT RECORDED DECEMBER 5, 2008 AS DOCUMENT NO. 2008-1037003 AND RELEASE OF EASEMENT (INDIVIDUAL) RECORDED MAY 22, 2014 AS DOCUMENT NO. 2014-334232, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. (AS SHOWN ON THE SURVEY)
- 13 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 2008-1037043 PURPOSE NATURAL AREA OPEN SPACE INCLUDING RESTORED DESERT (DOES NOT AFFECT THE PARCELS, AS SHOWN ON THE SURVEY)
- 14 THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED WAIVER OF RIGHT TO MAKE A CLAIM UNDER PROPOSITION 207, RECORDED JUNE 30, 2011 AS DOCUMENT NO. 2011-545529 AND IN DOCUMENT RECORDED AUGUST 27, 2013 AS DOCUMENT NO. 2013-776793. (AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 15 THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT REGARDING EASEMENTS AND COVENANTS AFFECTING LAND RECORDED MARCH 1, 2013 AS DOCUMENT NO. 2013-196595 AND NOTICE STATEMENT RECORDED MAY 30, 2013 AS DOCUMENT NO. 2013-496036; AND ASSIGNMENT AND ASSUMPTION OF AGREEMENT REGARDING EASEMENTS AND COVENANTS AFFECTING LAND RECORDED FEBRUARY 5, 2016 AS DOCUMENT NO. 2016-76268. (AS SHOWN ON THE SURVEY)
- 16 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 2014-348628 PURPOSE EMERGENCY AND SERVICE VEHICLE ACCESS (AS SHOWN ON THE SURVEY)
- 17 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 2014-348629 PURPOSE PUBLIC UTILITIES (AS SHOWN ON THE SURVEY)
- 18 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 2014-348632 PURPOSE WATER LINE (AS SHOWN ON THE SURVEY)
- 19 THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED CITY OF SCOTTSDALE DRAINAGE AND FLOOD CONTROL EASEMENT AND PROVISIONS FOR MAINTENANCE RECORDED MAY 30, 2014 AS DOCUMENT NO. 2014-351599. (AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 20 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 2016-147921 PURPOSE USING, MAINTAINING, REPAIRING AND REPLACING FROM TIME TO TIME THE SIGN LOCATED ON THE BURDENED PROPERTY (AS SHOWN ON THE SURVEY)
- 21 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 2015-039833 PURPOSE NATURAL GAS PIPELINE OR PIPELINES (EASEMENT NOT PLOTTABLE, AFFECTS PARCEL 17)
- 22 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 2015-564969 PURPOSE PUBLIC UTILITIES (AS SHOWN ON THE SURVEY)
- 23 ANY FAILURE TO COMPLY WITH THE TERMS, COVENANTS AND CONDITIONS OF THE CERTIFICATE OF PURCHASE NO. 53-114459 AS SET FORTH IN SCHEDULE A (AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 24 UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY: LESSOR STATE OF ARIZONA (ACTING BY AND THROUGH THE ARIZONA STATE LAND DEPARTMENT) LESSEE WINDGATE CROSSING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY DATED JUNE 23, 2003 TERM 65 YEARS AS DISCLOSED BY MEMORANDUM OF LEASE RECORDED DECEMBER 20, 2006 DOCUMENT NO. 2006-1661657 AND RE-RECORDED JUNE 15, 2007 DOCUMENT NO. 2007-692422 AND THEREAFTER RECOGNITION, NONDISTURBANCE AND ATTORNMENT AGREEMENT RECORDED JUNE 15, 2007 AS DOCUMENT NO. 2007-692424; THE LESSEE'S INTEREST IN THE LEASE HAS BEEN ASSIGNED TO MCDOWELL WINDGATE HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS DISCLOSED BY ASSIGNMENT OF LONG TERM COMMERCIAL GROUND LEASE NO. 03-104798-99 RECORDED AUGUST 10, 2011 AS DOCUMENT NO. 2011-667128. (AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 25 UNRECORDED SUBLEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY: LESSOR WINDGATE CROSSING, LLC, AN ARIZONA LIMITED LIABILITY COMPANY LESSEE GERMAN DOBSON CVS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY DATED JANUARY 12, 2006 TERM 25 YEARS AS DISCLOSED BY MEMORANDUM OF LEASE RECORDED JANUARY 19, 2006 DOCUMENT NO. 2006-081503 AND THEREAFTER AMENDED BY FIRST AMENDMENT TO MEMORANDUM OF LEASE DATED JUNE 13, 2007 AND RECORDED JUNE 15, 2007 IN DOCUMENT NO. 2007-692423; AND THEREAFTER RECOGNITION, NONDISTURBANCE AND ATTORNMENT AGREEMENT RECORDED JUNE 15, 2007 AS DOCUMENT NO. 2007-692424. (AFFECTS THE PARCELS BUT NOT THE SURVEY)

PARKING SPACES:
STANDARD PARKING SPACES = 38 SPACES
HANDICAPPED PARKING SPACES = 2 SPACES

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
A PORTION OF TRACT 17, AS SHOWN ON STATE PLAT NO. 29, ACCORDING TO BOOK 368 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY ARIZONA, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT A CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE MARKING THE INTERSECTION OF BELL ROAD AND THOMPSON PEAK PARKWAY, FROM WHICH A CITY OF SCOTTSDALE BRASS CAP SET FLUSH, MARKING THE SOUTHEAST CORNER OF SAID SECTION 32 BEARS SOUTH 89 DEGREES 59 MINUTES 59 SECONDS EAST, A DISTANCE OF 1320.77 FEET AND FROM WHICH A CITY OF SCOTTSDALE BRASS CAP SET FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 32 BEARS NORTH 89 DEGREES 59 MINUTES 59 SECONDS WEST, A DISTANCE OF 1320.89 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 59 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 675.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 17;
THENCE NORTH 00 DEGREES 00 MINUTES 01 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT 17, A DISTANCE OF 288.71 FEET TO THE NORTHWEST CORNER OF LEASE PARCEL AS DESCRIBED IN DOCUMENT NO. 2006-1666208 RECORDS OF MARICOPA COUNTY, ARIZONA,

SAID POINT ALSO BEING THE POINT OF BEGINNING:

THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF 136.29 FEET;
THENCE NORTH 45 DEGREES 00 MINUTES 03 SECONDS EAST, A DISTANCE OF 219.84 FEET;
THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 171.48 FEET;
THENCE SOUTH 35 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 37.85 FEET;
THENCE SOUTH 19 DEGREES 15 MINUTES 16 SECONDS WEST, A DISTANCE OF 88.10 FEET;
THENCE SOUTH 81 DEGREES 49 MINUTES 24 SECONDS WEST, A DISTANCE OF 10.44 FEET;
THENCE SOUTH 05 DEGREES 32 MINUTES 33 SECONDS EAST, A DISTANCE OF 78.48 FEET TO A POINT ON THE NORTH LINE OF LEASE PARCEL AS DESCRIBED IN DOCUMENT NO. 2006-1666208, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 76.53 FEET;
THENCE NORTH 54 DEGREES 12 MINUTES 37 SECONDS WEST, A DISTANCE OF 36.43 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 59 SECONDS WEST, A DISTANCE OF 160.34 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR AS SET FORTH IN AGREEMENT REGARDING EASEMENTS AND COVENANTS AFFECTING LAND RECORDED MARCH 1, 2013 AS DOCUMENT NO. 2013-196595.

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 X.

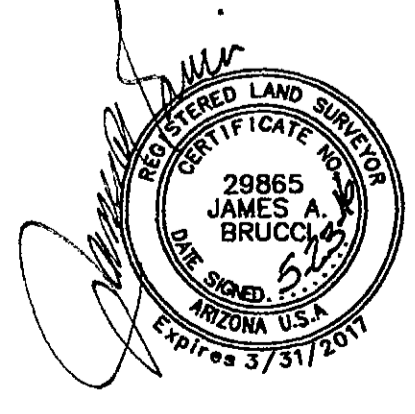
ZONE X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SURVEYOR'S CERTIFICATION:

TO:
1) FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION;
2) BIGSISTER, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY;
3) MCDOWELL WINDGATE HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2016, AND INCLUDES ITEMS 2.3, 4.8, 9.11 & 16 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

FIELD WORK COMPLETED ON: 5/18/16
MAP COMPLETED ON: 5/23/16



NO.	DATE	REVISION	BY

DRAWN BY: PJE
CHECKED BY: JDI

HUNTER ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
480.991.3868
F. 480.991.3866

ALTA/NSPS LAND TITLE SURVEY
A PORTION OF TRACT 17, STATE PLAT NO. 29 RECORDED IN BOOK 368 OF MAPS, PAGE 17 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 32
TOWNSHIP: 4 N.
RANGE: 5 E.

JOB NO.:
PRMR001-SA

SCALE
N.T.S.

SHEET
1 OF 2