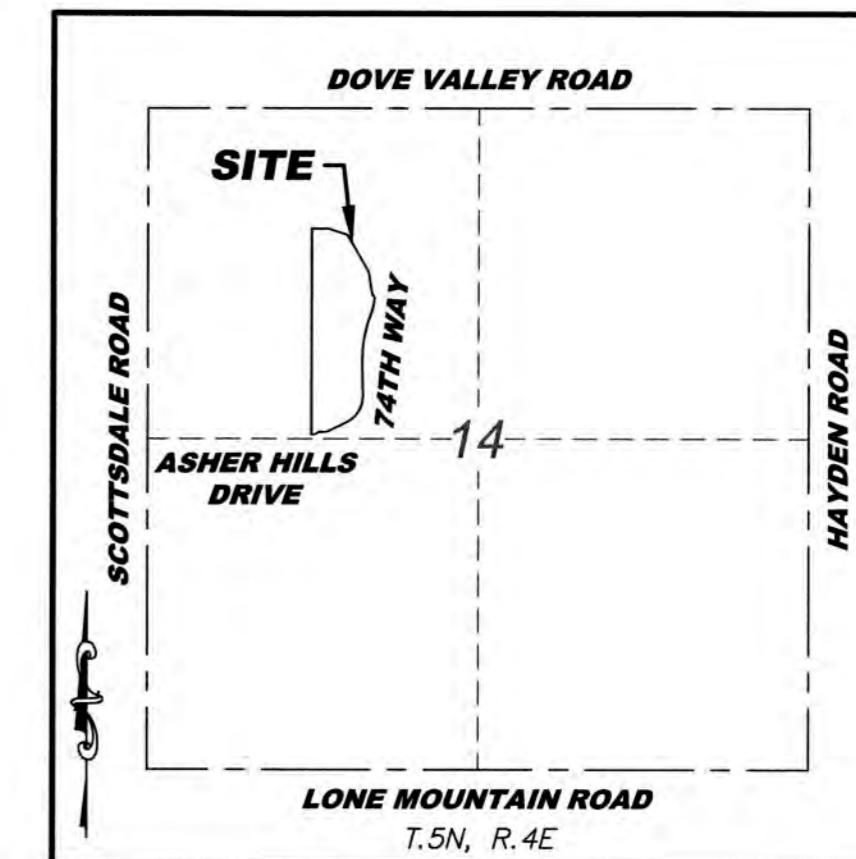


**ALTA / NSPS LAND TITLE SURVEY  
ASHER HILLS**

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4  
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



**VICINITY MAP**  
N.T.S.

**SIG**  
SURVEY INNOVATION  
GROUP, INC  
Land Surveying Services  
22425 N. 16th ST., SUITE 1  
PHOENIX, ARIZONA 85024  
PHONE (480) 922-0780  
FAX (480) 922-0781  
WWW.SIGSURVEYAZ.COM

**NOTES**

THIS SURVEY IS BASED ON PRELIMINARY REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY NO. C214075-303-SF SEARCH MADE ON NOVEMBER 30, 2020..

THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 6, THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS NOTED ON THIS SURVEY.

PURSUANT TO TABLE "A" ITEM 7, THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.

PURSUANT TO TABLE A, ITEM 11, UNDERGROUND UTILITY INFORMATION SHOWN IS FROM PLANS AND/OR FIELD MARKINGS OF UTILITIES. IN ADDITION, MAPS AND MARKINGS FROM JURISDICTIONS, B11 OR OTHER SIMILAR UTILITY LOCATING COMPANIES MAY BE INCORRECT OR INCOMPLETE. HOWEVER, WITHOUT EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATING COMPANY MAY BE NECESSARY.

PURSUANT TO TABLE "A" ITEM 15, THIS SURVEY INCLUDES FOLLOWING METHOD TO LOCATE CERTAIN PHYSICAL FEATURES NOT RELATED TO THE BOUNDARY, PHOTOGRAMMETRIC MAPPING. THIS DATA WAS PROVIDED TO SURVEYOR FROM AEROTECH MAPPING, ON NOVEMBER 28, 2020, 5CM DIGITAL IMAGERY.

PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR DID NOT OBSERVE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 18, THE SURVEYOR HAS NOT OBSERVED MARKERS DELINEATING WETLAND AREAS ON THE SUBJECT PROPERTY.

**LEGAL DESCRIPTION**

SEVANO VILLAGE, PARCEL 2, ACCORDING TO MAP OF DEDICATION SEVANO VILLAGE, RECORDED IN BOOK 610 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

**SCHEDULE 'B' ITEMS**

1. RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA  
RECORDING NO: DOCKET 1238, PAGE 565  
WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:

SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.  
\*APPLIES, BLANKET IN NATURE

② 2. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE MAP OF DEDICATION RECORDED IN BOOK 610 OF MAPS, PAGE 31.  
\*APPLIES, AS SHOWN

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: INGRESS AND EGRESS  
RECORDING NO: DOCKET 2024, PAGE 585  
\*DOES NOT AFFECT

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS  
RECORDING NO: 2000-0718996, FIRST AMENDMENT IN  
RECORDING NO: 2002-1098003  
\*DOES NOT AFFECT

5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: QUIT CLAIM DEED  
RECORDING NO: 2001-05136, RE-RECORDED IN  
RECORDING NO: 2001-051301  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
\*DOES NOT AFFECT

⑥ 6. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION, OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT  
RECORDING NO: 2002-1100359  
\*APPLIES, AS SHOWN

⑦ 7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: TELECOMMUNICATIONS  
RECORDING NO: 2002-1098002  
\*APPLIES, AS SHOWN

**AREA**

SUBJECT PROPERTY CONTAINS 653,225 SQUARE FEET OR 14.996 ACRES, MORE OR LESS.

**BENCHMARK**

FOUND 2 1/2" GLO BRASS CAP IN HANDHOLE AT THE INTERSECTION OF N. SCOTTSDALE ROAD AND ASHLER HILLS DRIVE. MCDOT UNIQUE POINT ID 11168  
ELEVATION = 2235.15 NAVD'88

**ADDRESS**

NO ADDRESS PROVIDED

**PARKING**

NO PARKING STRIPED DELINEATED ON SUBJECT PROPERTY AT TIME OF SURVEY

**BASIS OF BEARING**

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14, SAID LINE BEARS SOUTH 00 DEGREES 07 MINUTES 47 SECONDS WEST.

**ZONING**

ZONE: R-5 (CITY OF SCOTTSDALE)  
ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

\*PER 2016 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

**FLOOD ZONE**

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C0895L, DATED 10/16/2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". 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.

**CERTIFICATION**

TO: CHICAGO TITLE INSURANCE COMPANY; CITY OF SCOTTSDALE.

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 8, 9, 11, 13, 15, 16, 17 AND 18 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED DECEMBER, 2020

*Jared Hansmann*

JARED HANSMANN  
22425 N. 16TH STREET, SUITE 1  
PHOENIX, ARIZONA 85024  
PHONE: 480-922-0780  
JAREDH@SIGSURVEYAZ.COM

1-29-21  
DATE

**ALTA / NSPS LAND TITLE SURVEY  
ASHER HILLS  
SCOTTSDALE, AZ**

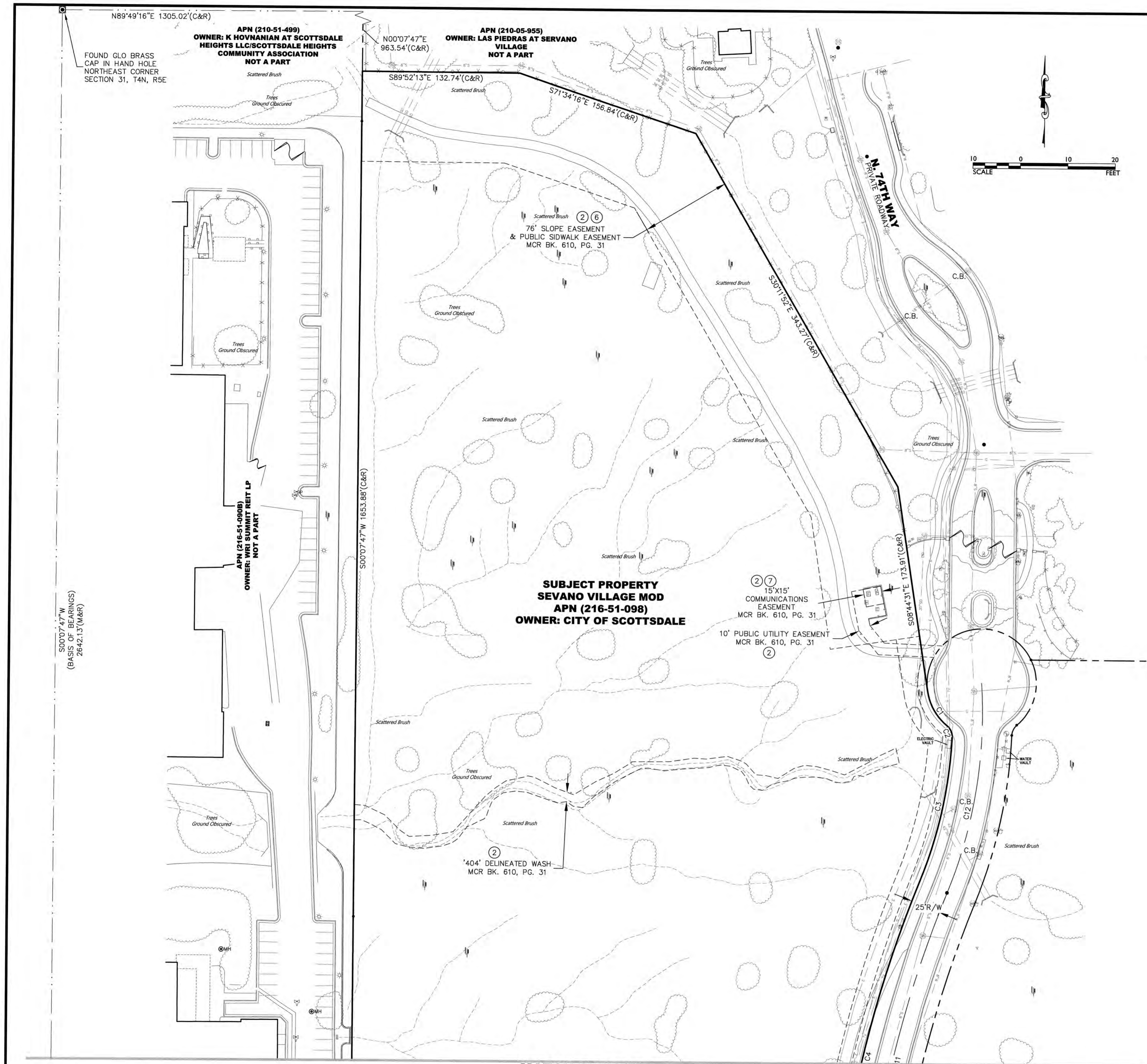


REVISIONS:

- △
- △
- △

DRAWING NAME: P5776  
JOB NO. P5776  
DRAWN: JPH  
CHECKED: JAS  
DATE: 1-13-21  
SCALE: N.T.S.  
SHEET: 1 OF 3





- ### LEGEND
- FOUND 1/2" REBAR
  - SET 1/2" REBAR
  - FOUND BRASS CAP FLUSH
  - FOUND BRASS CAP IN HANDHOLE
  - ⊠ CABLE TV JUNCTION BOX
  - ⊠ CABLE TV RISER
  - ⊠ WATER CHECK VALVE
  - ⊠ ELECTRIC JUNCTION BOX
  - ⊠ ELECTRIC CABINET
  - ⊠ ELECTRIC METER
  - ⊠ FIRE HYDRANT
  - ⊠ STORM DRAIN MANHOLE
  - ⊠ SEWER MANHOLE
  - ⊠ TELEPHONE MANHOLE
  - ⊠ WATER METER
  - ⊠ WATER MANHOLE
  - ⊠ WATER VALVE
  - ⊠ GAS MARKER
  - ⊠ PANEL POINT
  - ⊠ SIGN
  - ⊠ SEWER SERVICE POINT
  - ⊠ TELEPHONE RISER
  - ⊠ WATER BLOW-OFF
  - APN. ASSESSOR PARCEL NUMBER
  - R/W RIGHT OF WAY
  - (TYP.) TYPICAL
  - BK./PG. BOOK & PAGE
  - DKT DOCKET
  - M.C.R. MARICOPA COUNTY RECORDS
  - (C) CALCULATED DATA PER THIS SURVEY
  - (M) MEASURED DATA PER THIS SURVEY
  - (R) SEVANO VILLAGE MOD MCR BK.610,PG.31
  - (R1) FLORA VISTA PLAT MCR BK.435, PG. 44
  - + AERIAL PANELS
  - GRID TEXT
  - GRID TICK
  - x 2980.5 SPOT ELEVATION
  - ⊠ CACTUS
  - ⊠ PALM TREE
  - ⊠ SINGLE TREE
  - ⊠ FLAG
  - ⊠ GATE
  - ⊠ SIGNS
  - ⊠ MINE
  - ⊠ BIKE LANE
  - ⊠ BILLBOARD
  - ⊠ OVERHEAD SIGNS
  - ⊠ STREET SIGN
  - ⊠ POST / BOLLARD
  - ⊠ FIRE HYDRANT
  - ⊠ METER / UTILITY
  - ⊠ MANHOLE
  - ⊠ VALVE
  - ⊠ CATCH BASIN
  - ⊠ CULVERT
  - ⊠ UTILITY POLE
  - ⊠ TRANSMISSION
  - ⊠ TV DISH
  - ⊠ LIGHT POLE
  - ⊠ TRAFFIC SIGNAL
  - ⊠ PEDESTRIAN SIGNAL
  - ⊠ STREET LIGHT
  - ⊠ DIRT ROAD / TRAIL
  - ⊠ CURB / GUTTER
  - ⊠ CONCRETE
  - ⊠ RAILROAD
  - ⊠ FENCE
  - ⊠ RETAINING WALL
  - ⊠ GUARD RAIL
  - ⊠ INDEX CONTOUR / TEXT
  - ⊠ INTER CONTOUR
  - ⊠ INDEX DEPRESSION / TEXT
  - ⊠ INTER DEPRESSION
  - ⊠ WASH / WATER
  - ⊠ VEGETATION LINE
  - ⊠ GOLF FAIRWAY
  - ⊠ GOLF GREEN / TEE
  - ⊠ GOLF SANDTRAP
  - ⊠ FIELD / GRASS

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	42°24'13"	46.00'	34.04'	S29°56'38"E 33.27'
C2	53°48'13"	12.00'	11.27'	N24°14'38"W 10.86'
C3	19°08'30"	375.00'	125.28'	N12°13'43"E 124.70'
C4	22°44'18"	1025.00'	406.78'	S10°25'49"W 404.12'
C5	64°33'10"	225.00'	253.50'	N31°20'17"E 240.30'
C6	36°36'57"	100.00'	63.91'	N81°55'21"E 62.82'
C7	43°19'59"	45.00'	34.03'	S78°33'50"W 33.23'
C8	30°17'26"	100.00'	52.87'	N72°02'33"E 52.25'
C9	26°26'39"	325.00'	150.00'	N76°50'12"E 148.67'
C10	64°33'10"	250.00'	281.66'	N31°20'17"E 267.00'
C11	22°44'18"	1000.00'	396.86'	S10°25'49"W 394.26'
C12	25°51'41"	400.00'	180.55'	N08°52'08"E 179.02'

# ALTA / NSPS LAND TITLE SURVEY ASHER HILLS SCOTTSDALE, AZ

22425 N. 16th ST., SUITE 1  
PHOENIX, ARIZONA 85024  
PHONE (480) 922-0780  
FAX (480) 922-0781  
WWW.SIGSURVEYAZ.COM

**SIG**  
SURVEY INNOVATION  
GROUP, INC  
Land Surveying Services



REVISIONS:

DRAWING NAME: P5776  
JOB NO. P5776  
DRAWN: JPH  
CHECKED: JAS  
DATE: 1-13-21  
SCALE: 1"=40'  
SHEET: 2 OF 3



500'07.47"W  
(BASIS OF BEARINGS)  
2642.13'(M&R)

APN (216-51-0906)  
OWNER: TARGET  
CORPORATION  
NOT A PART

500'07.47"W 1653.88'(C&R)

20' PUBLIC SIDEWALK EASEMENT  
MCR BK. 610, PG. 31

8' PUBLIC UTILITY EASEMENT  
MCR BK. 610, PG. 31

'404' DELINEATED WASH  
MCR BK. 610, PG. 31

**SUBJECT PROPERTY**  
**SEVANO VILLAGE MOD**  
**APN (216-51-098)**  
**OWNER: CITY OF SCOTTSDALE**

APN (216-51-0906)  
OWNER: TARGET  
CORPORATION  
NOT A PART

FOUND GLO BRASS  
CAP IN HAND HOLE  
WEST QUARTER CORNER  
SECTION 31, T4N, R5E

S89°56'29"E 1305.00'(M&R)

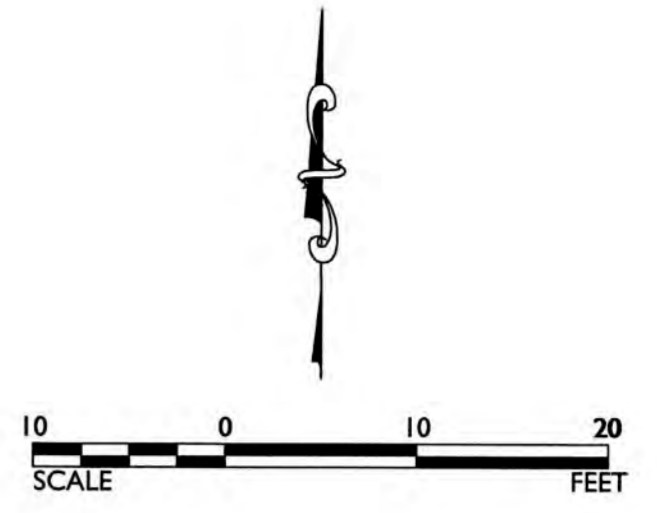
N63°36'52"E 157.22'(C&R)

N63°36'52"E 169.57'(C&R)

N. 74TH WAY  
PUBLIC ROADWAY

**LEGEND**

- FOUND 1/2" REBAR
- SET 1/2" REBAR
- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
- ⊠ CABLE TV JUNCTION BOX
- ⊠ CABLE TV RISER
- ⊠ WATER CHECK VALVE
- ⊠ ELECTRIC JUNCTION BOX
- ⊠ ELECTRIC CABINET
- ⊠ ELECTRIC METER
- ⊠ FIRE HYDRANT
- ⊠ STORM DRAIN MANHOLE
- ⊠ SEWER MANHOLE
- ⊠ TELEPHONE MANHOLE
- ⊠ WATER METER
- ⊠ WATER MANHOLE
- ⊠ WATER VALVE
- ⊠ GAS MARKER
- ⊠ PANEL POINT
- ⊠ SIGN
- ⊠ SEWER SERVICE POINT
- ⊠ TELEPHONE RISER
- ⊠ WATER BLOW-OFF
- APN. ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY
- (TYP.) TYPICAL
- BK./PG. BOOK & PAGE
- DKT DOCKET
- M.C.R. MARICOPA COUNTY RECORDS
- (C) CALCULATED DATA PER THIS SURVEY
- (M) MEASURED DATA PER THIS SURVEY
- (R) SEVANO VILLAGE MOD MCR BK.610,PG.31
- (R1) FLORA VISTA PLAT MCR BK.435, PG. 44
- SECTION LINE
- BOUNDARY LINE
- GRADE BREAK LINE
- EASEMENT LINE
- ↑ STRAIGHT ARROWS
- ↔ DIRECTIONAL ARROWS
- ♿ HANDICAP
- ⊠ EXIT STOP
- ⊠ HEAD ONLY YIELD
- ▭ BUILDING
- SWIMMING POOL
- BRIDGE
- CANOPY
- ROCKS
- TRAFFIC LANE PAINT
- PARKING STRIPES
- ROAD / PAVEMENT
- + AERIAL PANELS
- GRID TEXT
- GRID TICK
- x SPOT ELEVATION
- ☎ CACTUS
- ☎ PALM TREE
- ☎ SINGLE TREE
- ☎ FLAG
- ☎ GATE
- ☎ SIGNS
- ☎ MINE
- ☎ BIKE LANE
- ☎ BILLBOARD
- ☎ OVERHEAD SIGNS
- ☎ STREET SIGN
- ☎ POST / BOLLARD
- ☎ FIRE HYDRANT
- ☎ METER / UTILITY
- ☎ MANHOLE
- ☎ VALVE
- ☎ CATCH BASIN
- ☎ CULVERT
- ☎ UTILITY POLE
- ☎ TRANSMISSION
- ☎ TV DISH
- ☎ LIGHT POLE
- ☎ TRAFFIC SIGNAL
- ☎ PEDESTRIAN SIGNAL
- ☎ STREET LIGHT
- DIRT ROAD / TRAIL
- CURB / GUTTER
- CONCRETE
- RAILROAD
- FENCE
- RETAINING WALL
- GUARD RAIL
- 3130- INDEX CONTOUR / TEXT
- 3130- INDEX DEPRESSION / TEXT
- 3130- INTER DEPRESSION
- WASH / WATER
- VEGETATION LINE
- GOLF FAIRWAY
- GOLF GREEN / TEE
- GOLF SANDTRAP
- FIELD / GRASS



**ALTA / NSPS LAND TITLE SURVEY**  
**ASHER HILLS**  
**SCOTTSDALE, AZ**



REVISIONS:


DRAWING NAME:  
P5776  
JOB NO. P5776  
DRAWN: JPH  
CHECKED: JAS  
DATE: 1-13-21  
SCALE: 1"=40'  
SHEET: 3 OF 3

**SIG**  
**SURVEY INNOVATION**  
**GROUP, INC**  
*Land Surveying Services*

22425 N. 16th ST., SUITE 1  
PHOENIX, ARIZONA 85024  
PHONE (480) 922-0780  
FAX (480) 922-0781  
WWW.SIGSURVEYAZ.COM