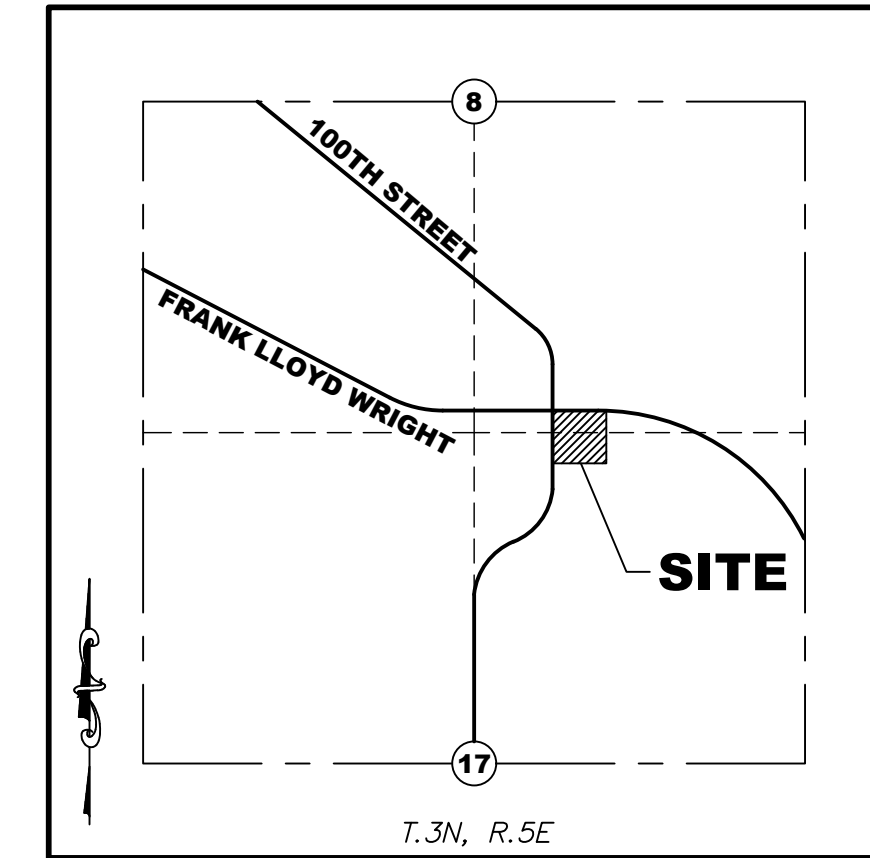


# ALTA / NSPS LAND TITLE SURVEY 13850 N. FRANK LLOYD WRIGHT BLVD

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8 AND A PORTION OF THE  
NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE  
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



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

## AREA

SUBJECT PROPERTY CONTAINS 292,154 SQUARE FEET OR 6.707 ACRES, MORE OR LESS.

## ADDRESS

13850 N. FRANK LLOYD WRIGHT BLVD  
SCOTTSDALE, AZ 85260  
APN: 217-26-955

13860 N. FRANK LLOYD WRIGHT BLVD  
SCOTTSDALE, AZ 85260  
APN: 217-26-954

13870 N. FRANK LLOYD WRIGHT BLVD  
SCOTTSDALE, AZ 85260  
APN: 217-26-953

## PARKING

94 TOTAL PARKING SPACES  
63 REGULAR UNCOVERED  
25 REGULAR COVERED  
4 HANDICAP UNCOVERED  
2 HANDICAP COVERED

## BASIS OF BEARING

THE EAST LINE OF LOT 1 AS SHOWN IN BOOK 1039, PAGE 38, MARICOPA COUNTY RECORDS. BETWEEN FND PK NAIL AND FND 1/2" REBAR W/ CAP LS45835. SAID LINE BEARS NORTH 00 DEGREES 01 MINUTES 24 SECONDS WEST (RECORD NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST)

## ZONING

ZONE: PAD  
ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

\*PER 2021 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 #04013C1780 L, 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: SOUTHWEST COMMERCIAL PROPERTY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AS TO LOTS 1 AND 2;  
HEADWATERS GROUP;  
FIRST AMERICAN TITLE INSURANCE COMPANY;  
BELMONT VILLAGE SCOTTSDALE, AZ LLC, A DELAWARE LIMITED LIABILITY COMPANY AS TO LOT 3;

THIS IS TO CERTIFY THAT THIS MAP 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, 2, 3, 4, 6(a), 7(a), 8, 9, 13, 16, 17, AND 20 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED APRIL 19, 2022 AND OCTOBER 12, 2022

MICHAEL A. BANTA  
22425 N. 16TH STREET, SUITE 1  
PHOENIX, ARIZONA 85024  
PHONE: 480-922-0780  
MBANTA@RICKENGINEERING.COM



## SCHEDULE 'B' ITEMS

1. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
2. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (NOT A SURVEY RELATED MATTER)
3. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF FRANK LLOYD WRIGHT 100, AS RECORDED IN PLAT BOOK 1039 OF MAPS, PAGE(S) 38, 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). (AFFECTS ALL LOTS) (AS SHOWN)
4. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED IN 2010-1100559 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). (AFFECTS ALL LOTS) (BLANKET IN NATURE, AFFECTS ALL SUBJECT LOTS)
5. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "CROSS DRAINAGE EASEMENT AGREEMENT" RECORDED AS 2010-1100929 OF OFFICIAL RECORDS. (AFFECTS ALL LOTS) (BLANKET IN NATURE, AFFECTS ALL SUBJECT LOTS)
6. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED APRIL 25, 2011 AS 2011-346067 OF OFFICIAL RECORDS. (AFFECTS ALL LOTS, ITEM 6 IS THE SAME AS ITEM 17) (AS SHOWN)
7. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
8. 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 SURVEY INNOVATION GROUP ON MAY 5, 2022, DESIGNATED JOB NUMBER P6378:  
a.) DIRT DRIVE EXTENDS BEYOND THE TEMPORARY EMERGENCY SERVICES ACCESS EASEMENT (AS SHOWN)
9. 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. (NOT A SURVEY RELATED MATTER)
10. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY RELATED MATTER)
11. SECOND INSTALLMENT OF 2022 TAXES, A LIEN, PAYABLE ON OR BEFORE MARCH 1, 2023, AND DELINQUENT MAY 1, 2023. (NOT A SURVEY MATTER)
12. AN EASEMENT FOR CITY OF SCOTTSDALE DRAINAGE AND FLOOD CONTROL AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2010-1116530 OF OFFICIAL RECORDS. (AS SHOWN, AFFECTS LOT 3)
13. AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2010-1116725 OF OFFICIAL RECORDS. (AS SHOWN, AFFECTS LOT 3)
14. AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2010-1116726 OF OFFICIAL RECORDS. (AS SHOWN, AFFECTS LOT 3)
15. AN EASEMENT FOR EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2010-1116728 OF OFFICIAL RECORDS. (AS SHOWN, AFFECTS LOT 3)
16. AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2011-0333597 OF OFFICIAL RECORDS. (AS SHOWN, AFFECTS LOT 3)
17. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED AS 2011-0346067 OF OFFICIAL RECORDS. (ITEM 17 IS THE SAME AS ITEM 6) (AS SHOWN, AFFECTS LOTS 1 AND 3)

## NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO. NCS-1114557-CO DATED SEPTEMBER 9, 2022, AT 8:00 AM, FIRST AMENDED REVISION.

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 LAND SURVEY PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY IN A MANNER THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN LEGAL COUNSEL FOR ADDITIONAL 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 ADDITIONAL EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

THIS SURVEY WAS COMPLETED USING GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED AND SHOWN IN SECTION 3E OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2021.

THE SITE HAS PHYSICAL ACCESS TO AN ABUTTING STREET, FRANK LLOYD WRIGHT BOULEVARD AND 100TH STREET, AS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY FIELDWORK.

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 REFERENCED ON THIS SURVEY.

PURSUANT TO TABLE "A" ITEM 7(a), THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND OR NEAR GROUND LEVEL BASED ON FIELD MEASUREMENTS. THIS INFORMATION IS INTENDED TO DEPICT THE GENERAL CONFIGURATION OF THE BUILDING AT GROUND LEVEL AND MAY OR MAY NOT BE THE BUILDING FOUNDATION. THE BUILDING AREA SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASE AREA.

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 20, THE CLIENT AND THE SURVEYOR HAVE NEGOTIATED TO ADDITIONALLY UTILITIES WILL BE SHOWN FROM THE SURFACE FEATURES LOCATED ONSITE, RECORD AGENCY MAPS & MAPS PROVIDED BY THE CLIENT, AS REPRESENTED AND SHOWN HEREON.

## LEGAL DESCRIPTION

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

PARCEL 1:  
LOTS 1, 2, AND 3 OF FRANK LLOYD WRIGHT 100, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 1039 OF MAPS, PAGE 38.

PARCEL 2:  
ALL EASEMENTS BENEFITTING THE LAND AS SET FORTH ON THE FINAL PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 1039 OF MAPS, PAGE 38.

PARCEL 3:  
ALL EASEMENTS BENEFITTING THE LAND AS SET FORTH IN CROSS DRAINAGE EASEMENT AGREEMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA AS RECORDING NO. 2010-1100929 OF OFFICIAL RECORDS.

PARCEL 4:  
ALL EASEMENTS BENEFITTING THE LAND AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDS OF MARICOPA COUNTY, ARIZONA AS RECORDING NO. 2010-1100559 OF OFFICIAL RECORDS.

NO.	BY	DATE	REVISION

SURVEYOR:

**SURVEY INNOVATION GROUP, INC.**  
*Land Survey Services*  
 22425 N 16TH STREET SUITE #1  
 PHOENIX, AZ 85024

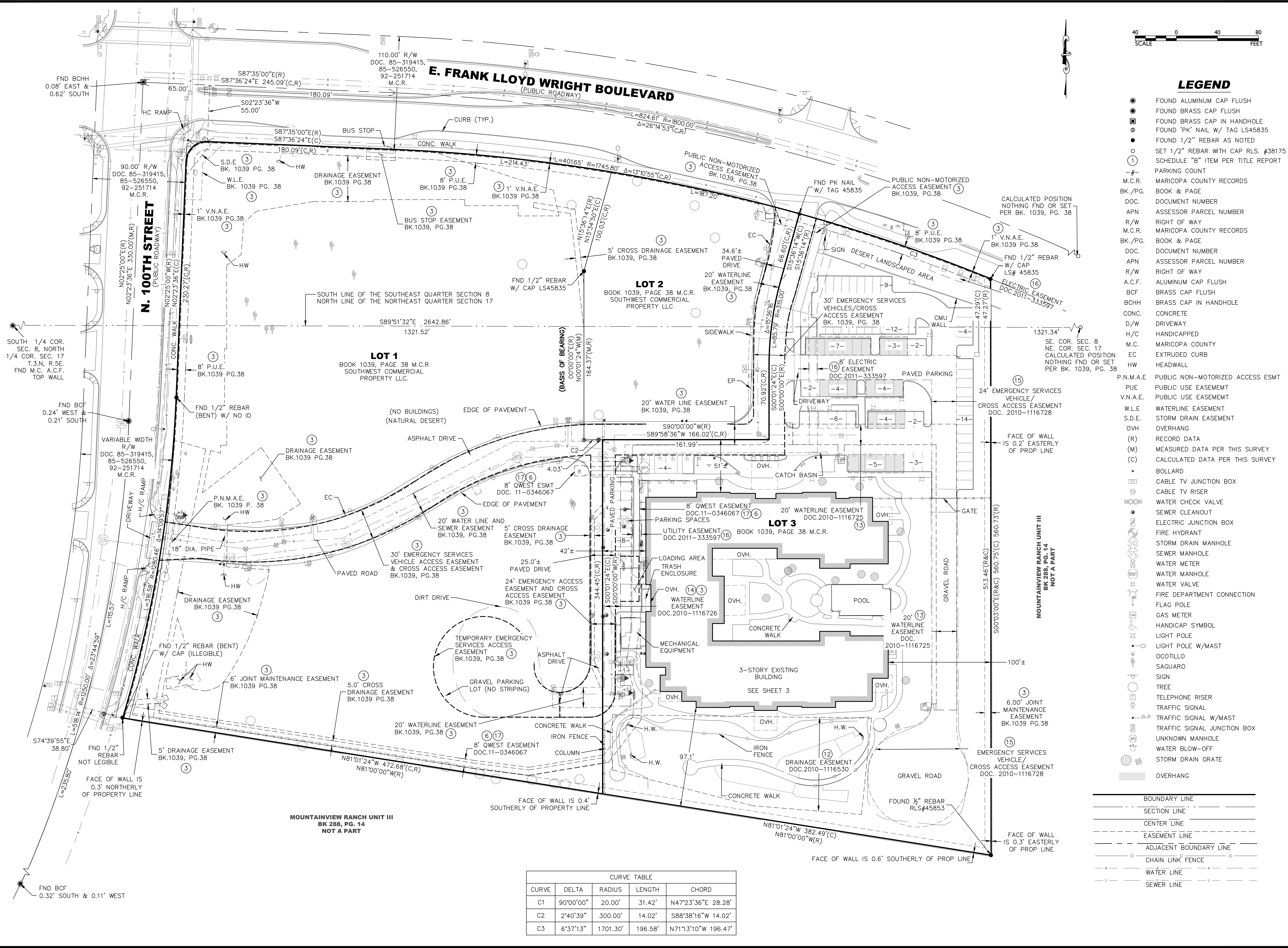
A RICK ENGINEERING COMPANY  
 CS | SCALE: N.T.S.  
 MAB | DATE: 11/07/2022

ALTA / NSPS LAND TITLE SURVEY  
**13850 N. FRANK LLOYD WRIGHT BLVD**  
 SCOTTSDALE, ARIZONA



PROJECT NO.  
**P6378**  
SHEET NO. 1 OF 3

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**LEGEND**

- FOUND ALUMINUM CAP FLUSH
- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
- FOUND "PK" NAIL W/ TAG LS45835
- FOUND 1/2" REBAR AS NOTED
- SET 1/2" REBAR WITH CAP RLS. #38175
- ① SCHEDULE "B" ITEM PER TITLE REPORT
- PARKING COUNT
- # M.C.R. MARICOPA COUNTY RECORDS
- BK./PG. BOOK & PAGE
- DOC. DOCUMENT NUMBER
- APN ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY
- M.C.R. MARICOPA COUNTY RECORDS
- BK./PG. BOOK & PAGE
- DOC. DOCUMENT NUMBER
- APN ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY
- A.C.F. ALUMINUM CAP FLUSH
- BCF BRASS CAP FLUSH
- BCHH BRASS CAP IN HANDHOLE
- CONC. CONCRETE
- D/W DRIVEWAY
- H/C HANDICAPPED
- M.C. MARICOPA COUNTY
- EC EXTRUDED CURB
- HW HEADWALL
- P.N.M.A.E PUBLIC NON-MOTORIZED ACCESS ESMT
- PUE PUBLIC USE EASEMENT
- V.N.A.E PUBLIC USE EASEMENT
- W.L.E WATERLINE EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- OVH OVERHANG
- (R) RECORD DATA
- (M) MEASURED DATA PER THIS SURVEY
- (C) CALCULATED DATA PER THIS SURVEY
- BOLLARD
- CABLE TV JUNCTION BOX
- CABLE TV RISER
- WATER CHECK VALVE
- SEWER CLEANOUT
- ELECTRIC JUNCTION BOX
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- FLAG POLE
- HANDICAP SYMBOL
- LIGHT POLE
- LIGHT POLE W/MAST
- OCOTILLO
- SAGUARO
- SIGN
- TREE
- TELEPHONE RISER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL W/MAST
- TRAFFIC SIGNAL JUNCTION BOX
- UNKNOWN MANHOLE
- WATER BLOW-OFF
- STORM DRAIN GRATE
- OVERHANG
- BOUNDARY LINE
- - - SECTION LINE
- CENTER LINE
- - - EASEMENT LINE
- - - ADJACENT BOUNDARY LINE
- - - CHAIN LINK FENCE
- - - WATER LINE
- - - SEWER LINE

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	20.00'	31.42'
C2	2°40'39"	300.00'	14.02'
C3	6°37'13"	1701.30'	196.58'

REVISION  
DATE  
NO.  
BY

11/07/2022  
1"=40'  
CS 1/SCALE:  
MAB 1/DATE:

**SURVEY INNOVATION GROUP, INC.**  
Land Survey Services  
22425 N 16TH STREET SUITE #1  
PHOENIX, AZ 85024

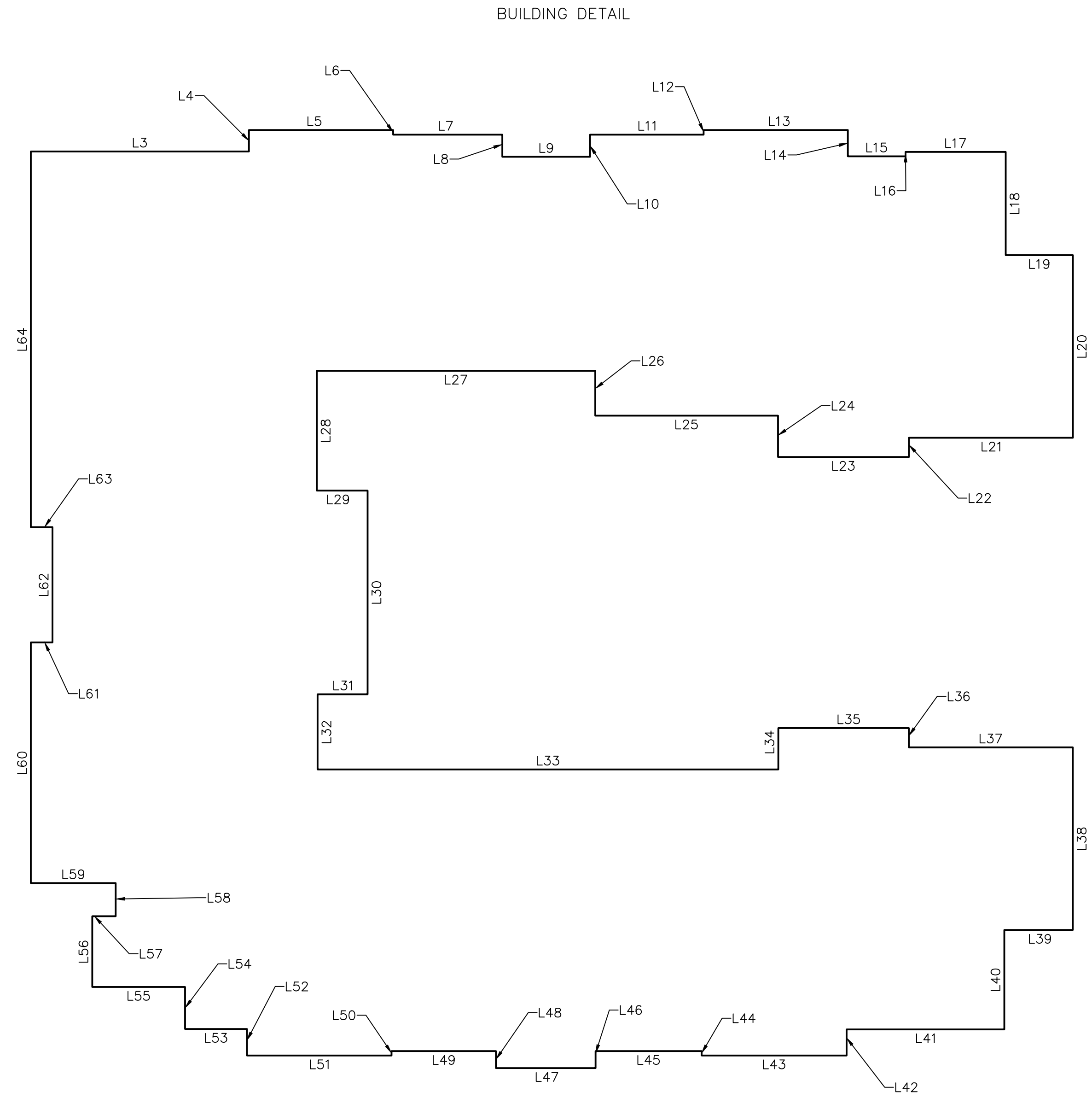
**SIG**

**A RICK ENGINEERING COMPANY**

**ALTA / NSPS LAND TITLE SURVEY**  
**13850 N. FRANK LLOYD WRIGHT BLVD**  
**SCOTTSDALE, ARIZONA**

PROJECT NO.  
**P6378**  
SHEET NO. 2 OF 3

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BUILDING DIMENSIONS

LINE	LENGTH
L3	49.4'
L4	4.8'
L5	29.6'
L6	1.0'
L7	24.7'
L8	5.0'
L9	19.8'
L10	5.0'
L11	25.7'
L12	1.0'
L13	32.6'
L14	5.9'
L15	13.0'
L16	1.0'
L17	22.7'
L18	23.3'
L19	15.2'
L20	41.3'
L21	37.1'
L22	4.3'

LINE	LENGTH
L63	4.9'
L64	85.0'

LINE	LENGTH
L23	29.6'
L24	9.3'
L25	41.3'
L26	10.2'
L27	63.0'
L28	27.1'
L29	11.5'
L30	46.1'
L31	11.3'
L32	17.0'
L33	104.2'
L34	9.3'
L35	27.2'
L36	4.3'
L37	37.1'
L38	41.3'
L39	15.5'
L40	22.5'
L41	35.7'
L42	5.9'

LINE	LENGTH
L43	32.8'
L44	1.0'
L45	24.0'
L46	3.8'
L47	22.5'
L48	3.8'
L49	23.6'
L50	1.0'
L51	32.7'
L52	6.0'
L53	14.0'
L54	9.5'
L55	21.0'
L56	16.0'
L57	5.3'
L58	7.5'
L59	19.2'
L60	54.4'
L61	4.9'
L62	26.1'



**SURVEYOR:**  
 38175  
 MICHAEL A. BANTA  
 11/07/2022  
 ARIZONA U.S.A.

**SURVEY INNOVATION GROUP, INC.**  
*Land Survey Services*  
 22425 N 16TH STREET SUITE #1  
 PHOENIX, AZ 85024

**SIG**  
 A RICK ENGINEERING COMPANY

DRAWN BY: CS | SCALE: 1"=40'  
 CHECKED BY: MAB | DATE: 11/07/2022

**ALTA / NSPS LAND TITLE SURVEY**  
**13850 N. FRANK LLOYD**  
**WRIGHT BLVD**  
 SCOTTSDALE, ARIZONA



PROJECT NO.  
**P6378**  
 SHEET NO. 3 OF 3