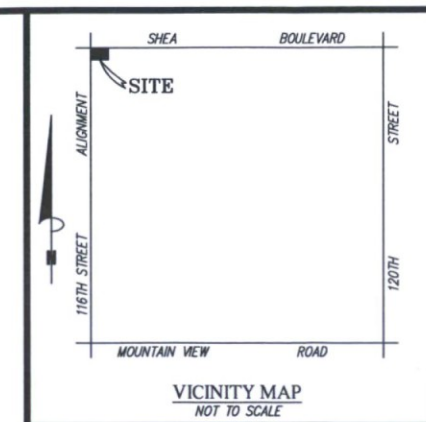


Simulations
Photos
All Graphics (no plans)

ALTA/ACSM LAND TITLE SURVEY

LOT 1, MIRAGE CROSSING, PARCEL A1-A4, CONDOMINIUM RE-PLAT & A
PORTION OF THE NORTHEAST QUARTER, SECTION 27, TOWNSHIP 3 NORTH,
RANGE 5 EAST, GILA & SALT RIVER BASE & MERIDIAN,
MARICOPA COUNTY, ARIZONA.



PROPERTY DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 89 DEGREES 49 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 660.74 FEET, SAID POINT BEING THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, AND ALSO THE NORTHWEST CORNER OF MONTANA RANCH, AS RECORDED IN BOOK 290 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE SOUTH 00 DEGREES 03 MINUTES 07 SECONDS WEST ALONG THE WEST LINE OF SAID MONTANA RANCH, A DISTANCE OF 450.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 11 SECONDS WEST TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, A DISTANCE OF 330.34 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 53 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 255.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 11 SECONDS WEST TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 27, A DISTANCE OF 330.36 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 39 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 195.00 FEET TO THE POINT OF BEGINNING.
APN: 217-33-004C, 217-33-985

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE TITLE COMMITMENT PREPARED BY PLACER TITLE COMPANY NO. A-100612

ARIZONA SURVEYORS, INC. HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS LISTED HEREON. ARIZONA SURVEYORS, INC. AND JOHN M. WARE (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

SUPPORTING DOCUMENTS

- 232-39 MCR
- 290-08 MCR
- 521-12 MCR
- 585-15 MCR
- 752-33 MCR
- 806-49 MCR (R1)
- 1043-33 MCR
- 1045-8 MCR (R2)

MONUMENT NOTES

- 1) FOUND 1/2" REBAR W/CAP RLS 16097 .03" NORTH RIGHT OF WAY LINE HELD FOR COMMON LINE THIS SURVEY AND 290-08 MCR.
- 2) FOUND 1/2" REBAR W/CAP RLS 16097 POSITIONALLY ACCEPTED PER HELD AS SHOWN ON 290-08 MCR. HELD FOR COMMON LINE THIS SURVEY AND 290-08 MCR.

SITE INFORMATION

OWNER: MIRAGE CROSSING OFFICE, LLC.
APN: 217-33-985
SITE ADDRESS: 10105 NORTH 116TH STREET SCOTTSDALE, ARIZONA 85259
AREA THIS SURVEY: 122,602 SQUARE FEET +/-
APN: 217-33-004C
SITE ADDRESS: NA
AREA THIS SURVEY: 42,428 SQUARE FEET +/-
OS: 28-56
ZONING: S-R PCD

BENCHMARK

GPS POINT: 8272
E/W STREET ALIGNMENT: SHEA BOULEVARD
N/S STREET ALIGNMENT: 120TH STREET
DESCRIPTION: CITY OF SCOTTSDALE BRASS CAP IN HAND HOLE
ELEVATION: 1516.98' (NAVD '88)
PROVIDED BY THE CITY OF SCOTTSDALE

BASIS OF BEARING

EAST LINE, NE. COR. SEC. 27, T3N, R5E BEARING SOUTH 01° 34' WEST AND IS IDENTICAL TO THAT SHOWN ON 806-49 MCR. BASED UPON SHOWN FOUND MONUMENTS.

SCHEDULE "B" - EXCEPTIONS

8. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF MIRAGE CROSSING OFFICE II MINOR SUBDIVISION FINAL PLAT, RECORDED IN BOOK 1045 OF MAPS, PAGE 8, 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.
9. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF MIRAGE CROSSING PARCEL A1-A4 CONDOMINIUM REPLAT, RECORDED IN BOOK 1043 OF MAPS, PAGE 33, 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.
10. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF REPLAT AND 1ST AMENDMENT MIRAGE CROSSING PARCEL A1-A4 CONDOMINIUM PLAT, RECORDED IN BOOK 808 OF MAPS, PAGE 48, AND THEREAFTER AFFIDAVITS OF CORRECTION RECORDED IN DOCUMENT NO. 2006-213519; DOCUMENT NO. 2006-310914 AND DOCUMENT NO. 2006-639353, 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.
11. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF FINAL PLAT OF MIRAGE CROSSING, RECORDED IN BOOK 521 OF MAPS, PAGE 12, 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.
12. 13.EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF DEDICATION PLAT FOR SCOTTSDALE EQUESTRIAN CENTER, RECORDED IN BOOK 232 OF MAPS, PAGE 39, 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.
13. EASEMENT FOR ELECTRIC TRANSMISSION LINES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 388, PAGE 27, AND THEREAFTER AMENDED IN DOCKET 399, PAGE 474.
14. EASEMENT FOR ELECTRIC TRANSMISSION LINES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 388, PAGE 27, AND THEREAFTER AMENDED IN DOCKET 399, PAGE 474.
15. EASEMENT FOR ELECTRIC TRANSMISSION LINES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 394, PAGE 396.
16. EASEMENT FOR ELECTRIC TRANSMISSION LINES AND COMMUNICATION FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 4235, PAGE 445, AND THEREAFTER CORRECTED IN DOCKET 4424, PAGE 435.
17. EASEMENT FOR ELECTRIC TRANSMISSION LINES AND COMMUNICATION FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 4333, PAGE 256.
25. EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2000-231331.
27. EASEMENT FOR DRAINAGE AND FLOOD CONTROL AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2001-308834.
30. EASEMENT FOR DRAINAGE AND FLOOD CONTROL AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2007-657698.

SURVEYORS NOTES

1. MONUMENTS FOUND DURING THIS FIELD SURVEY WERE ACCEPTED UNLESS OTHERWISE NOTED HEREIN.
2. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT. THIS SURVEY MAKES NO WARRANTY AS TO THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD AND/OR RESTRICTIONS TO AFFECTED PARCELS.
3. IT IS RECOMMENDED THAT THE CLIENT RETAIN LEGAL CONSULTATION TO THOROUGHLY EXAMINE TITLE FOR ANY CLAIMS, DEFECTS OR LIABILITY UNDISCLOSED BY THIS SURVEY.
4. ALL BEARINGS AND DISTANCES SHOWN ARE RECORD PLAT UNLESS OTHERWISE NOTED.
5. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO OR OBTAINED BY THIS SURVEYOR. OTHER DOCUMENTS OF RECORD MAY EXIST WHICH WOULD AFFECT THIS PARCEL.
7. ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SUBJECT PARCEL ARE NOT NECESSARILY SHOWN.
8. ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SUBJECT PARCEL ARE NOT NECESSARILY SHOWN.
9. A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.
10. THIS FIRM IS LICENSED TO PERFORM SPECIFIC SURVEY TASKS. C.C. & R'S. ZONING MATTERS, A.D.A. REQUIREMENTS, LOCAL ORDINANCES, ETC. ARE LEGAL MATTERS AND SHOULD BE REVIEWED BY AN ATTORNEY.

CERTIFICATION

TO: THE BELL GROUP LLC C/O GEORGE H BELL 18061 N 99TH STREET, SCOTTSDALE, ARIZONA 85255 AND MIRAGE CROSSING OFFICE, LLC, PO BOX 317 TIBURON CA 94920

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, 4, 5, 8, 11 & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 06/5/2017.

ARIZONA SURVEYORS, INC.

11445 EAST VIA LINDA SUITE 2-447
SCOTTSDALE, ARIZONA 85259-2638
PHONE - (480) 816-9773 FAX - (480) 816-9735
E-MAIL:
jwzrsl@gmail.com
WEBSITE:
www.arizonasurveyors.com



ALTA SURVEY

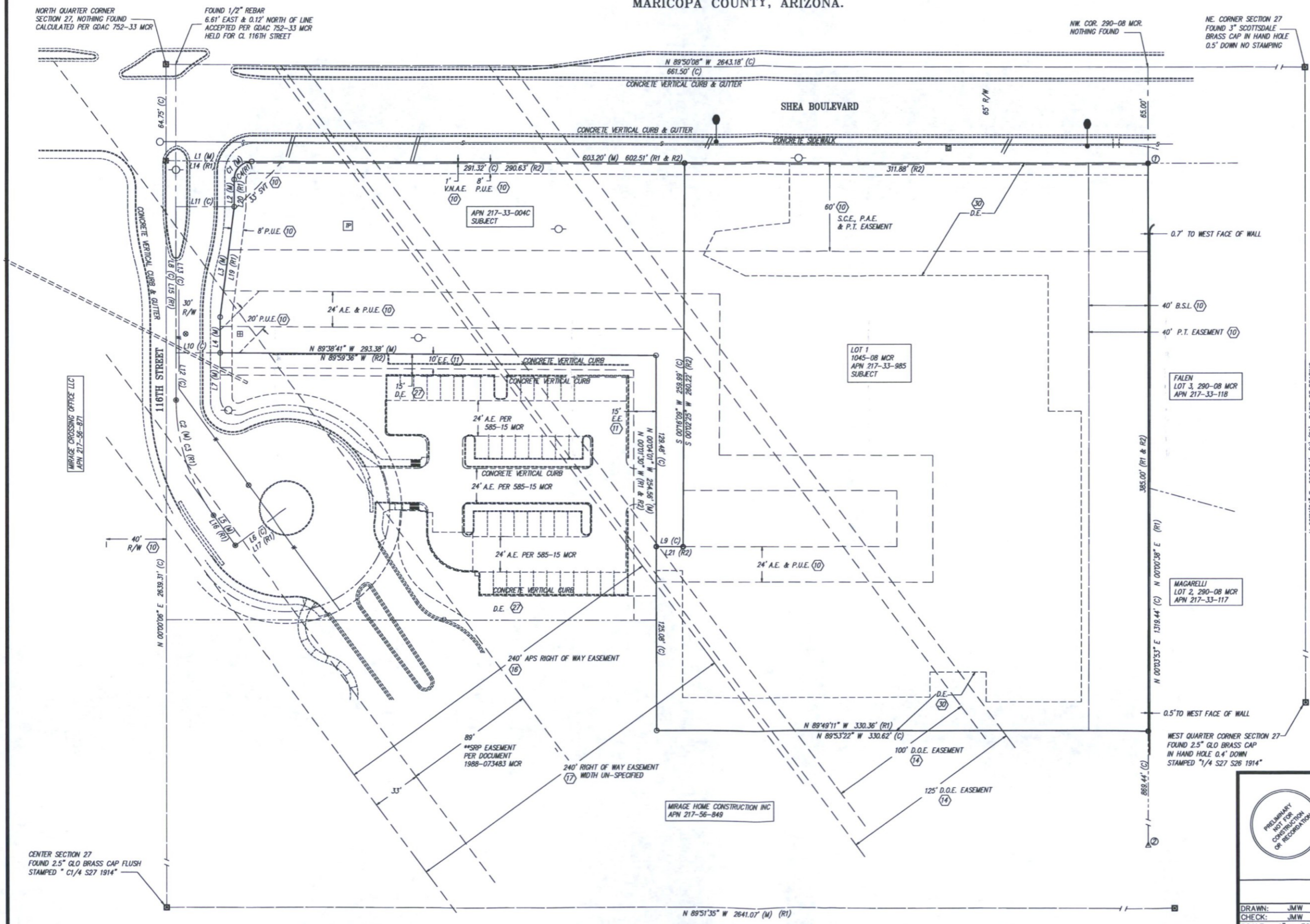
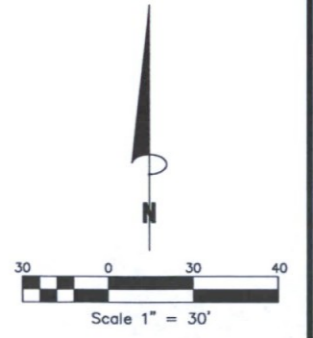
DRAWN: JMW JOB NO: BELL DATE: 06/12/2017
CHECK: JMW SURVEYOR: JMW
SCALE: 1" = 30' SHEET 1 OF 3

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	12.05'	18.97'	90°22'33"
C2	132.50'	83.35'	36°02'38"
C3	132.50'	83.42'	36°04'14"
C4	12.00'	18.81'	89°48'18"

LINE	BEARING	DISTANCE
L1	N 89°35'33" W	58.24'
L2	N 00°01'44" E	18.46'
L3	N 07°18'00" E	75.47'
L4	S 00°02'23" W	24.18'
L5	S 36°01'44" E	25.16'
L6	N 54°02'29" E	42.50'
L7	N 00°02'23" E	30.07'
L8	N 00°00'53" W	226.84'
L9	N 89°52'24" W	18.10'
L10	S 89°59'07" W	30.04'
L11	S 89°59'07" W	39.67'
L12	N 00°00'53" W	31.97'
L13	N 00°00'53" W	99.04'
L14	N 89°51'37" W	58.31'
L15	S 00°00'22" E	226.63'
L16	S 36°07'02" E	25.14'
L17	N 53°57'11" E	42.51'
L18	N 00°00'22" W	54.78'
L19	N 07°13'46" E	75.56'
L20	N 00°00'22" W	18.44'
L21	N 90°00'00" E	18.10'

ALTA/ACSM LAND TITLE SURVEY

LOT 1, MIRAGE CROSSING, PARCEL A1-A4, CONDOMINIUM RE-PLAT & A PORTION OF THE NORTHEAST QUARTER, SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST, GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.



- LEGEND:**
- SEWER MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊗ WATER VALVE
 - ⊞ WATER METER
 - ⊞ GAS LINE MARKER
 - ⊞ TRANSFORMER PAD
 - POWER POLE
 - S — SEWER LINE PER CITY 1/4 SECTION
 - W — WATER LINE PER CITY 1/4 SECTION
 - /// PIPE
 - - - EASEMENT LINE
 - - - P.U.E. EASEMENT LINE
 - - - SETBACK LINE
 - - - MONUMENT LINE
 - - - PROPERTY LINE
 - - - ADJOINING LOT LINE
 - - - SECTION LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - D.O.E. DEPARTMENT OF ENERGY
 - N.V.A.E. NON-VEHICULAR ACCESS EASEMENT
 - A.E. ACCESS EASEMENT
 - E.E. EQUESTRIAN EASEMENT
 - R/W RIGHT OF WAY
 - B.S.L. BUILDING SETBACK LINE
 - M.C.R. MARICOPA COUNTY RECORDER
 - M.C.A. MARICOPA COUNTY ASSESSOR
 - CMU CONCRETE MASONRY UNIT
 - FOUND 1/2" REBAR W/CAP RLS 25395
 - ⊞ SECTION MONUMENT AS NOTED
 - ⊗ FOUND 3" SCOTTSDALE BRASS CAP FLUSH
 - ⊞ FOUND 1/2" REBAR W/CAP RLS 16097
 - SET 1/2" REBAR W/CAP RLS 37937
 - △ FOUND 1/2" REBAR WITH ILLEGIBLE CAP
 - ⊞ FOUND X ON CURB

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ALTA SURVEY

DRAWN: JMW	JOB NO: BELL	DATE: 06/12/2017
CHECK: JMW	SURVEYOR: JMW	
SCALE: 1" = 30'	SHEET: 2 OF 3	

CENTER SECTION 27
 FOUND 2.5" GLO BRASS CAP FLUSH
 STAMPED "C1/4 S27 1914"

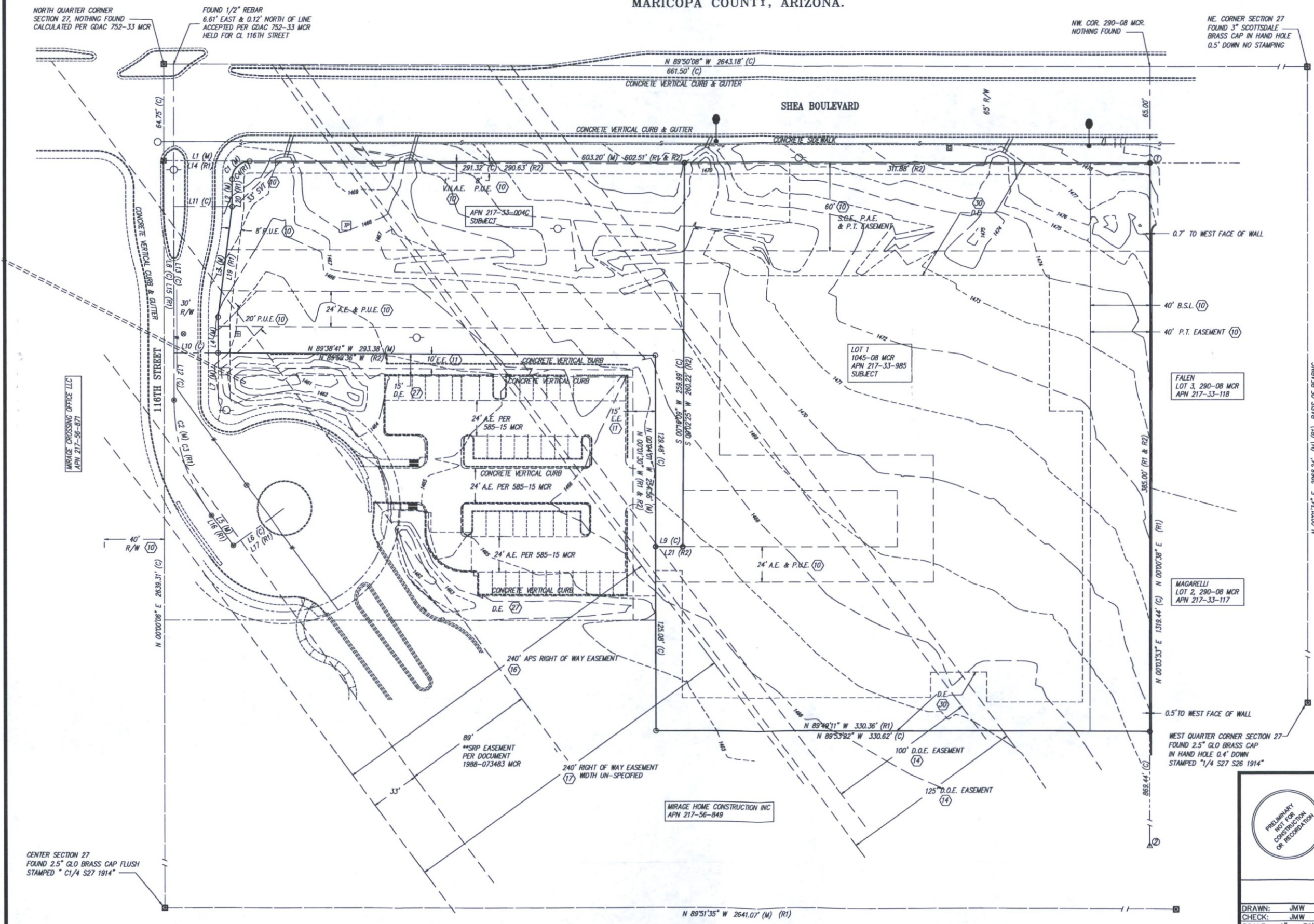
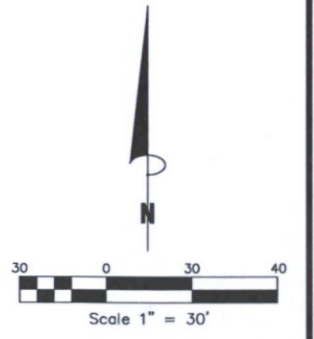
MIRAGE HOME CONSTRUCTION INC
 APN 217-56-849

WEST QUARTER CORNER SECTION 27
 FOUND 2.5" GLO BRASS CAP
 IN HAND HOLE 0.4" DOWN
 STAMPED "1/4 S27 S26 1914"

N 00°07'34" E 2968.24' (M) (R1) BASIS OF BEARING

ALTA/ACSM LAND TITLE SURVEY

LOT 1, MIRAGE CROSSING, PARCEL A1-A4, CONDOMINIUM RE-PLAT & A PORTION OF THE NORTHEAST QUARTER, SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST, GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.



- LEGEND:**
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 - FOUND 1/2" REBAR W/CAP RLS 25395
 - ⊞ SECTION MONUMENT AS NOTED
 - ⊙ FOUND 3" SCOTTSDALE BRASS CAP FLUSH
 - ⊙ FOUND 1/2" REBAR W/CAP RLS 16097
 - ⊙ SET 1/2" REBAR W/CAP RLS 37937
 - ⊙ FOUND 1/2" REBAR WITH ILLEGIBLE CAP
 - ⊞ FOUND X ON CURB

N 00°07'34" E 2986.24' (M) (R1) BASIS OF BEARING

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ALTA SURVEY

DRAWN: JMW	JOB NO: BELL	DATE: 06/12/2017
CHECK: JMW	SURVEYOR: JMW	
SCALE: 1" = 30'	SHEET: 3 OF 3	

NORTH QUARTER CORNER SECTION 27, NOTHING FOUND CALCULATED PER GDAC 752-33 MCR
 FOUND 1/2" REBAR 6.61' EAST & 0.12' NORTH OF LINE ACCEPTED PER GDAC 752-33 MCR HELD FOR CL 116TH STREET

NW. COR. 290-08 MCR. NOTHING FOUND

NE. CORNER SECTION 27 FOUND 3" SCOTTSDALE BRASS CAP IN HAND HOLE 0.5' DOWN NO STAMPING

MIRAGE CROSSING OFFICE LLC
 APN 217-56-871

MIRAGE HOME CONSTRUCTION INC
 APN 217-56-849

MAGARELLI LOT 2, 290-08 MCR
 APN 217-33-117

FALEN LOT 3, 290-08 MCR
 APN 217-33-118

LOT 1 1045-08 MCR
 APN 217-33-985
 SUBJECT

APN 217-33-004C
 SUBJECT

CENTER SECTION 27
 FOUND 2.5" GLO BRASS CAP FLUSH
 STAMPED " C1/4 S27 1914"

WEST QUARTER CORNER SECTION 27
 FOUND 2.5" GLO BRASS CAP
 IN HAND HOLE 0.4' DOWN
 STAMPED "1/4 S27 S26 1914"



LOOKING SOUTH TO THE SITE - ACROSS SHEA

FROM SHEA & 116TH ST. INTERSECTION



LOOKING EAST



LOOKING SOUTHEAST

FROM 116th STREET



LOOKING EAST



LOOKING SOUTHEAST

FROM 116TH STREET CUL-DE-SAC



LOOKING EAST



LOOKING WEST TO OFFICE BUILDING



CONDOMINIUMS SOUTHWEST OF SITE

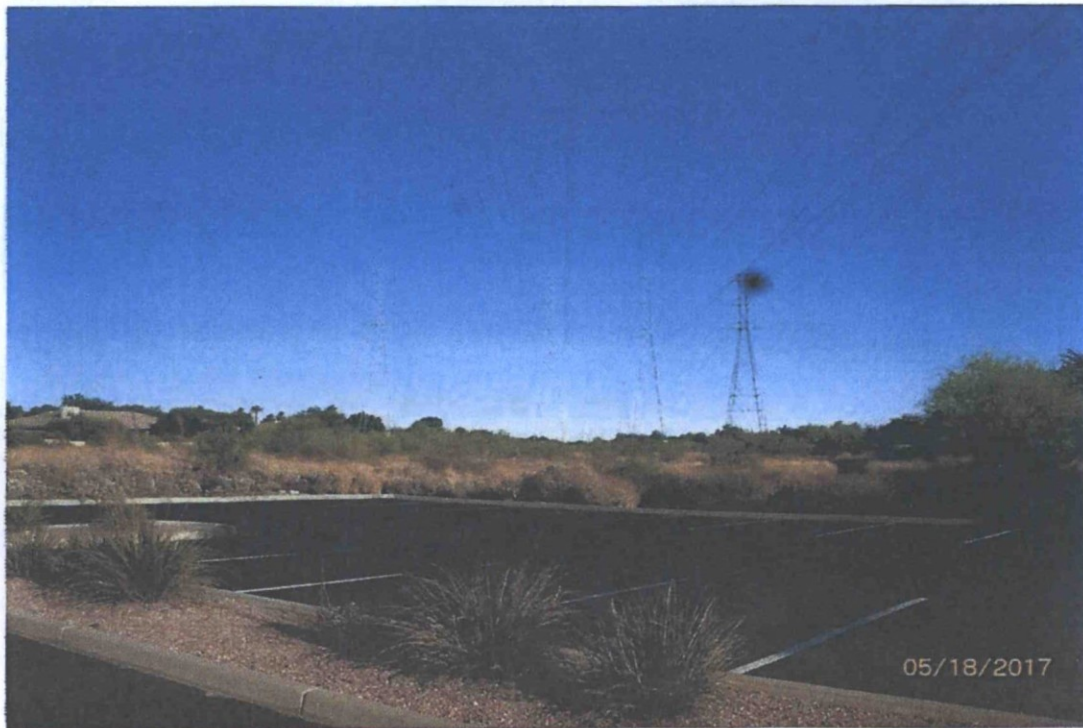


LOOKING EAST FROM PARKING LOT

UNDER PAVEMENT LINES



LOOKING SOUTHEAST



LOOKING SOUTHEAST