

ALTA / NSPS LAND TITLE SURVEY
MUSEUM SQUARE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY NO. C200722-312-TC-BB2 DATED JANUARY 22, 2020 AT 7:30 A.M.

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, 811 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 16, THE SURVEYOR HAS OBSERVED EVIDENCE OF RECENT CONSTRUCTION, THERE IS A TEMPORARY CONSTRUCTION FENCE AROUND THE SUBJECT PROPERTY IS BEING USED AS A STAGING AREA FOR CONSTRUCTION PROJECT NORTH OF THE PROPERTY.

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.

PURSUANT TO TABLE "A" ITEM 19, THE SURVEYOR HAS NOT BEEN MADE AWARE OF ANY PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES BENEFITING OR BURDENING THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 20, A PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE AMOUNT OF \$3,000,000.00 PER OCCURRENCE AND \$8,000,000.00 GENERAL AGGREGATE TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE CAN BE FURNISHED UPON REQUEST.

LEGAL DESCRIPTION(TITLE COMMITMENT C200722-312-TC-BB2)

BEING A PORTION OF LOTS 11, 12, 13, 14, 15, 16 AND 17, BLOCK 8, SCOTTSDALE, RECORDED IN BOOK 6 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS (MCR), BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF MARSHALL WAY AND 1ST STREET, AN ALUMINUM CAP, FROM WHICH THE CENTERLINE INTERSECTION OF 1ST STREET AND SCOTTSDALE ROAD, A CITY OF SCOTTSDALE BRASS CAP FLUSH, BEARS NORTH 89 DEGREES 06 MINUTES 43 SECONDS EAST, 657.86 FEET;

THENCE ALONG SAID CENTERLINE, NORTH 89 DEGREES 06 MINUTES 43 SECONDS EAST, 39.47 FEET;

THENCE LEAVING SAID CENTERLINE, SOUTH 00 DEGREES 53 MINUTES 17 SECONDS EAST, 30.00 FEET, TO THE SOUTHERLY RIGHT- OF-WAY LINE OF 1ST STREET, TO THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89 DEGREES 06 MINUTES 43 SECONDS EAST, 84.98 FEET, TO THE NORTHEAST CORNER OF SAID LOT 11;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE EASTERLY LINE OF SAID LOT 11, SOUTH 00 DEGREES 07 MINUTES 56 SECONDS WEST, 139.38 FEET, TO THE NORTH LINE OF THE SOUTH HALF OF THAT CERTAIN ALLEY, ABANDONED BY RESOLUTION RECORDED IN DOCKET 8940, PAGE 509, MCR;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 09 MINUTES 05 SECONDS EAST, 102.96 FEET, TO THE NORTHERLY PROLONGATION OF THE WEST 3 FEET OF LOT 17;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 08 MINUTES 24 SECONDS WEST, 130.81 FEET, TO THE NORTHERLY RIGHT- OF-WAY LINE OF 2ND STREET;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 04 MINUTES 47 SECONDS WEST, 102.94 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 56 SECONDS EAST, 6.57 FEET;

THENCE SOUTH 89 DEGREES 11 MINUTES 27 SECONDS WEST, 74.94 FEET, TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 19.68 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 31.23 FEET, THROUGH A CENTRAL ANGLE OF 90 DEGREES 55 MINUTES 59 SECONDS, TO THE EASTERLY RIGHT-OF-WAY LINE OF MARSHALL WAY;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00 DEGREES 07 MINUTES 27 SECONDS EAST, 104.31 FEET;

THENCE SOUTH 89 DEGREES 09 MINUTES 05 SECONDS WEST, 5.00 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 27 SECONDS EAST, 124.31 FEET;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 44 DEGREES 37 MINUTES 05 SECONDS EAST, 21.40 FEET, TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION(AS-SURVEYED DOC. 2015-0670242)

LOTS 11 AND 12, BLOCK 8, WEST SCOTTSDALE, ACCORDING TO BOOK 6 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.

TOGETHER WITH THE NORTH HALF OF THE ALLEY SOUTH OF AND ADJACENT TO SAID LOTS AS ABANDONED BY RESOLUTION NO. 921 OF THE CITY OF SCOTTSDALE, RECORDED IN DOCKET 8940, PAGE 509, RECORDS OF MARICOPA COUNTY, ARIZONA.

TOGETHER WITH;

LEGAL DESCRIPTION(AS-SURVEYED DOC. 2015-0670242)CONT'D

LOT 13 AND 14, BLOCK 8, OF SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 6 OF MAPS, PAGE 26.

TOGETHER WITH THE SOUTH HALF OF THAT CERTAIN ABANDONED ALLEY IN BLOCK 8, SCOTTSDALE, ACCORDING TO BOOK 6 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA, AS ABANDONED BY RESOLUTION RECORDED IN DOCKET 8940, PAGE 509, RECORDS OF MARICOPA COUNTY, ARIZONA, WHICH LIES EAST OF THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 13, SAID BLOCK 8, SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 6 OF MAPS, PAGE 26, AND WEST OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 14, SAID BLOCK 8, SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MAP, SAID BLOCK 8, SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN TEH OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 6 OF MAPS, PAGE 26.

TOGETHER WITH;

LOT 15, 16 AND WEST 3 FEET, BLOCK 8, OF SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 6 OF MAPS, PAGE 26.

TOGETHER WITH THE SOUTH 7 FEET OF THE ALLEY NORTH OF THE ALLEY NORTH OF AND ADJACENT TO SAID LOTS AS ABANDONED BY RESOLUTION NO. 921 OF THE CITY OF SCOTTSDALE, RECORDED IN DOCKET 8940, PAGE 509, RECORDS OF MARICOPA COUNTY, ARIZONA.

*THE LEGAL FROM THE TITLE COMMITMENT EXLUDES THE ROAD EASEMENT AREAS. IT IS THE SURVEYORS OPINION THE ROAD EASEMENTS SHOULD BE INCLUDED AS THE VESTING DEED HAS IT SHOWN. THE ROAD EASMENTS WILL NEED TOP BE DEDICATED ON FUTURE PLAT SO CITY HAS THE UNDERLYING FEE. THE LEGAL FROM TITLE ALSO SHOWS INCORRECT DIMENSIONS BY APPROXIMATELY 5 FEET, ALTHOUGH STILL CORRECT DUE TO THE OVERIDING BOUND CALLS.

SCHEDULE 'B' ITEMS

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVED FOR THE YEAR 2020.
*NOT A SURVEY MATTER

2. ANY OUTSTANDING LIABILITIES AND OBLIGATIONS, INCLUDING UNPAID ASSESSMENTS, IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSES OF OBTAINING WATER RIGHTS FOR SAID LAND.
*APPLIES, BLANKET IN NATURE

3. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLAT IN BOOK 6 OF MAPS, PAGE 26.
*APPLIES, BLANKET IN NATURE

4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS 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: BOOK 138 OF DEEDS, PAGE 456
*APPLIES, BLANKET IN NATURE

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: HIGHWAY AND PUBLIC UTILITIES
RECORDING DATE: JUNE 3, 1963
RECORDING NO: DOCKET 4814, PAGE 520
RECORDING NO: DOCKET 4614, PAGE 521
RECORDING NO: DOCKET 4614, PAGE 522
*APPLIES, AS SHOWN

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: HIGHWAY AND PUBLIC UTILITIES
RECORDING DATE: JANUARY 9, 1964
RECORDING NO: DOCKET 4875, PAGE 408
*APPLIES, AS SHOWN. A PORTION ON THE EASEMENT IS NOT ON THE SUBJECT PROPERTY BUT ABUTS THE SUBJECT PROPERTY

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: HIGHWAY AND PUBLIC UTILITIES
RECORDING DATE: JANUARY 9, 1964
RECORDING NO: DOCKET 4875, PAGE 407
DOES NOT AFFECT, ABUTS THE SUBJECT PROPERTY

8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: RESOLUTION NO. 921 OF THE CITY OF SCOTTSDALE (ABANDONMENT OF PUBLIC RIGHT WAYS)
RECORDING DATE: SEPTEMBER 13, 1971
RECORDING NO: DOCKET 8940, PAGE 509

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*APPLIES, AS SHOWN

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: SITE DISTANCE AND ACCESS
RECORDING DATE: MARCH 17, 1995
RECORDING NO: 95-0147716
*APPLIES, AS SHOWN

10. DEVELOPMENT AGREEMENT ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN

EXECUTED BY: ARC SCOTTSDALE HOLDINGS, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND THE CITY OF SCOTTSDALE, ARIZONA, AN ARIZONA MUNICIPAL CORPORATION
RECORDING DATE: JULY 5, 2018
RECORDING NO.: 20180510399 AND THEREAFTER FIRST AMENDMENT RECORDING DATE: OCTOBER 19, 2018
RECORDING NO: 20180786491
*APPLIES, BLANKET IN NATURE

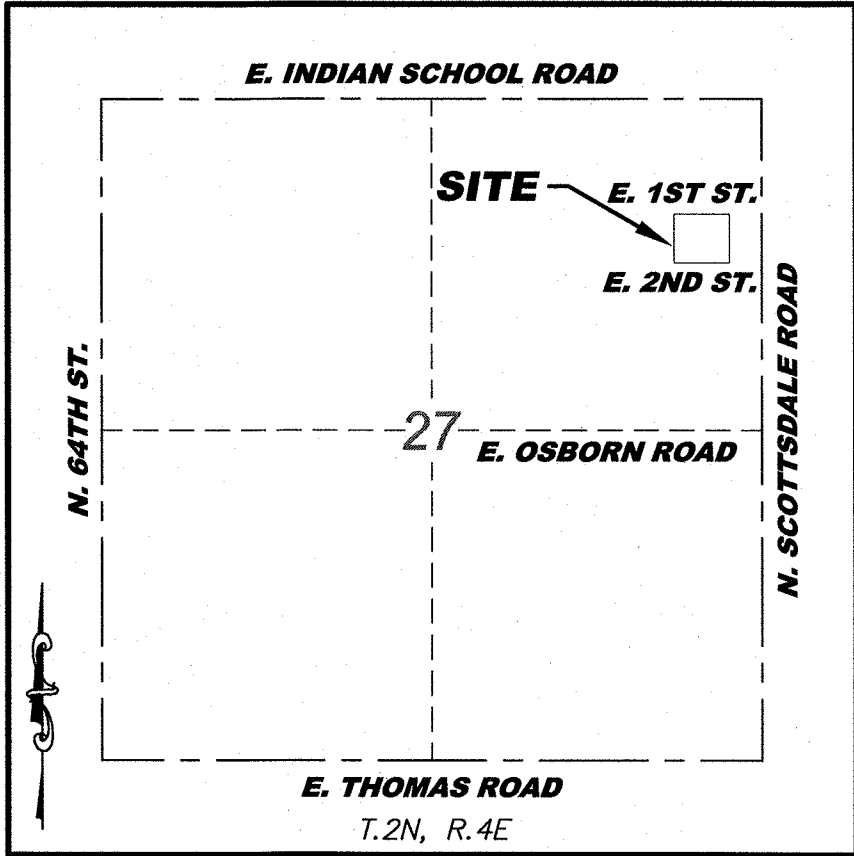
11. TEMPORARY CONSTRUCTION EASEMENT AGREEMENT ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN
RECORDING DATE: JULY 7, 2019
RECORDING NO.: 20190086715
DOES NOT AFFECT, NOT LOCATED ON THE SUBJECT PROPERTY

12. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: PUBLIC IMPROVEMENTS COVENANT TO CONSTRUCT
DATE: FEBRUARY 7, 2019
RECORDING DATE: FEBRUARY 8, 2019
RECORDING NO: 20190088108

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*APPLIES, BLANKET IN NATURE

13. MUSEUM SQUARE DEVELOPMENT AGREEMENT ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN
RECORDING DATE: OCTOBER 17, 2019
RECORDING NO.: 20190830923
*APPLIES, BLANKET IN NATURE



VICINITY MAP
N.T.S.

AREA

SUBJECT PROPERTY CONTAINS 40,883 SQUARE FEET OR 0.939 ACRES, MORE OR LESS.

BENCHMARK

FOUND 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF OSBORN ROAD AND SCOTTSDALE ROAD.

GDACS DATA
NAVD88
ELEVATION = 1246.52'

ADDRESS

7105 E. 2ND ST.
7108 E. 2ND ST.
7111 E. 2ND ST.
7114 E. 2ND ST.
SCOTTSDALE, ARIZONA 85251

BASIS OF BEARING

THE MONUMENT LINE OF NORTH SCOTTSDALE ROAD BETWEEN 1ST STREET AND 2ND STREET BEARS SOUTH 00 DEGREES 00 MINUTES 27 SECONDS EAST.

ZONING

ZONE: D/DMU-3 PBD DO (DOWNTOWN/ DOWNTOWN MULTIPLE USE TYPE-3 PLANNED BLOCK DEVELOPMENT DOWNTOWN OVERLAY)
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 #04013C2235L, DATED 10/16/13, 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, ARIZONA, AN ARIZONA MUNICIPAL CORPORATION; ARC SCOTTSDALE HOLDINGS, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP.

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), 7(A), 8, 13, 16, 17, 18 AND 20 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED JANUARY, 2020



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JAREDP@SIGSURVEYAZ.COM

2-23-20
DATE



REVISIONS:

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△

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DRAWING NAME:
P230 ALTA

JOB NO. P230

DRAWN: JPH

CHECKED: JAS

DATE: 2-14-20

SCALE: N.T.S.

SHEET: 1 OF 2

ALTA / NSPS LAND TITLE SURVEY
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SCOTTSDALE, ARIZONA

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GROUP, INC
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