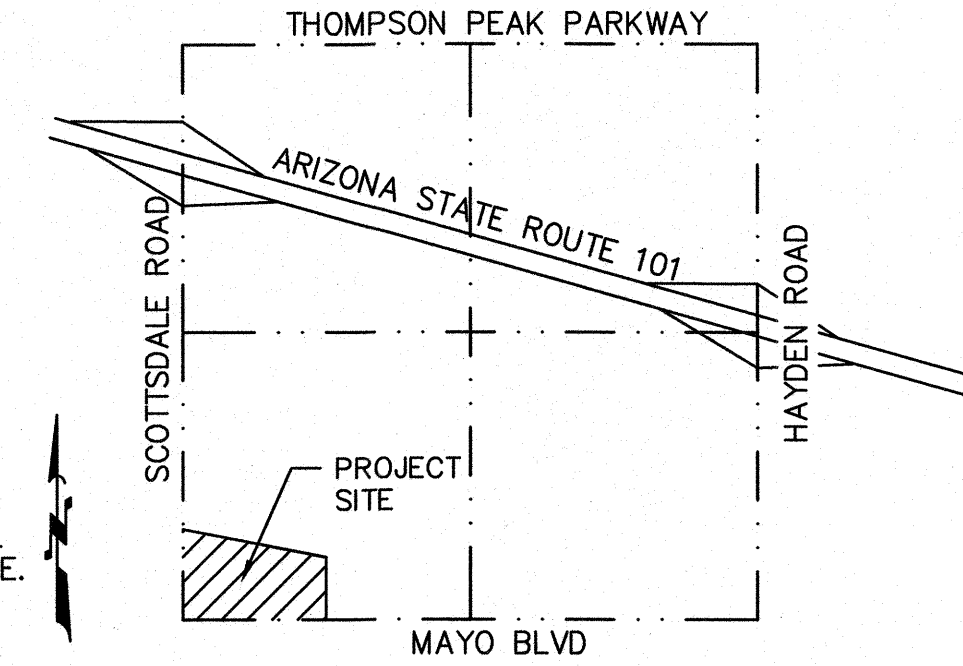


# ALTA/NSPS LAND TITLE SURVEY OPTIMA SCOTTSDALE ROAD & MAYO BLVD

A PORTION OF THE SOUTHWEST QUARTER OF  
SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN  
MARICOPA COUNTY, ARIZONA

N.T.S.  
VICINITY MAP  
SECTION 26, T.4N., R.4E.



## TITLE REFERENCE

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NO.: NCS-917508-PHX1 REVISION NO. 3, DATED DECEMBER 2, 2021 AT 8:00 AM

ATWELL LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE COMMITMENT OF TITLE REPORT AND SCHEDULE B DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AS LISTED HEREON. ATWELL LLC AND JAMES G. SPRING (PLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

## SCHEDULE B DOCUMENTS

1. SECOND INSTALLMENT OF 2021 TAXES, A LIEN NOT YET DUE.
2. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
3. THE RIGHT OF THE STATE OF ARIZONA TO PROHIBIT, LIMIT AND CONTROL ACCESS TO THE LIMITED ACCESS HIGHWAY AS SET FORTH IN INSTRUMENT RECORDED AS 2000-992995 OF OFFICIAL RECORDS. (PLOTTED HEREON)
4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED NOVEMBER 19, 2002 AS 2002-1240139 OF OFFICIAL RECORDS.  
AND NOTICE OF TRIGGER EVENT SET FORTH IN INSTRUMENT RECORDED MAY 14, 2004 AS 2004-541668 OF OFFICIAL RECORDS. (PLOTTED HEREON)
5. TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED MAY 12, 2003, BY AND BETWEEN THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION AS LESSOR AND NORTH SCOTTSDALE CAD, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AS LESSEE, AS DISCLOSED BY A LEASE RECORDED MAY 12, 2003 AS 2003-0602836 OF OFFICIAL RECORDS.  
AND THEREAFTER FIRST AMENDMENT RECORDED JULY 15, 2004 RECORDED IN RECORDING NO. 2004-0813119. (PLOTTED HEREON)  
NOTE: THIS ITEM WILL BE DELETED UPON SATISFACTION OF REQUIREMENT 16
6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED MAY 12, 2018 AS 2003-602837 OF OFFICIAL RECORDS. (PLOTTED HEREON)
7. AN EASEMENT FOR UNDERGROUND ELECTRIC LINES AND A PAD MOUNTED TRANSFORMER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 9, 2004 AS 2004-0789519 OF OFFICIAL RECORDS. (PLOTTED HEREON)
8. AN EASEMENT FOR UTILITIES AND APPURTENANT FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 8, 2004 AS 2004-1048531 OF OFFICIAL RECORDS. (PLOTTED HEREON)
9. TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED MARCH 13, 2008, BY AND BETWEEN NORTH SCOTTSDALE CAD, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AS LESSOR AND CHIPPEWA PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AS LESSEE, AS DISCLOSED BY A NON-DISTURBANCE, ATTORNMEN, ESTOPPEL AND SUBORDINATION AGREEMENT RECORDED MARCH 13, 2008 AS 2008-0223705 OF OFFICIAL RECORDS. (PLOTTED HEREON)
10. THE EFFECT OF RESOLUTIONS ADOPTING STATE ROUTE PLAN FOR THE 101 LOOP AND ANY AMENDMENTS THERETO FOR THE PURPOSE OF CONTROLLING ACCESS AND ACQUIRING LANDS IN ADVANCE FOR RIGHTS-OF-WAY, RECORDED AS 2018-324357 OF OFFICIAL RECORDS. (BLANKET IN NATURE)
11. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
12. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
13. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

## GENERAL NOTES

1. THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED.  
THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.
2. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY, AND TO THOSE PARTIES LISTED IN THE SURVEYORS CERTIFICATION.
3. THIS SURVEY IS VALID ONLY WHEN BEARING THE SEAL AND SIGNATURE OF SURVEYOR.
4. THIS SURVEY IS BASED ON FIELD WORK PERFORMED BY ATWELL DURING THE MONTH OF MAY, 2022. SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE REFLECTED HEREON.
5. BEARINGS, DISTANCES AND CURVATURE DATA SHOWN HEREON ARE MEASURED VALUES UNLESS SPECIFIED OTHERWISE.

## BASIS OF BEARING

BASIS OF BEARING IS ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, T.4N., R.4E. WHICH BEARS S89°58'26"E WITH A DISTANCE OF 2640.76 FEET.

## BENCHMARK

BENCHMARK DATUM: GDACS #43023-1  
HORIZONTAL LOCATION= SOUTH QUARTER CORNER OF SECTION 26, T.4N.,R.4E.  
FOUND BLM BRASS CAP.  
ELEVATION= 1598.71 (NAVD88)

## REFERENCE DOCUMENTS

UNRECORDED ALTA SURVEY BY WOOD PATEL JOB NO. 164514.80 DATED 11/23/21 SIGNED BY GABRIEL S. RIOS PLS 48932

## SURVEYOR'S CERTIFICATION:

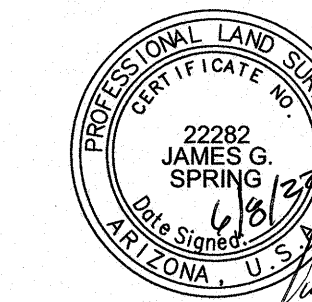
TO:

1. OPTIMA, INC., AN ILLINOIS CORPORATION
2. NORTH SCOTTSDALE CAD, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
3. FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION

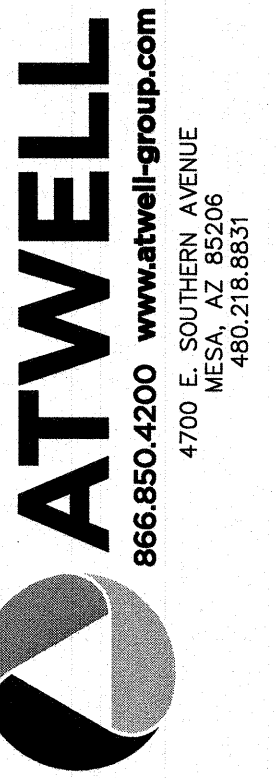
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 11, 13, 16 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 9, 2022.

DATE OF MAP: 5-10-2022

JAMES G. SPRING PLS 22282



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.

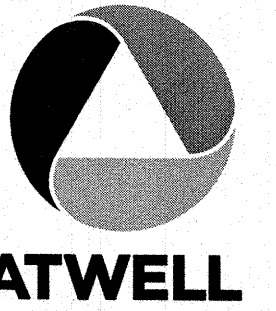


COUNTY: MARICOPA  
SECTION: 26  
TOWNSHIP: 4N  
RANGE: 4E

ALTA/NSPS LAND TITLE SURVEY  
OPTIMA SCOTTSDALE ROAD  
& MAYO BLVD  
CITY OF SCOTTSDALE, ARIZONA

MAY, 2022

REV 6-8-22  
REVISIONS:



PM. J. SPRING  
DR. J. RICHARDSON  
JOB NO.  
15000085

N.T.S.

15000085 OPTIMA SCOTTSDALE MAYO ALTA

SHEET  
NO.  
1 OF 3

K:\15000085 - OPTIMA\DWG\SURVEY\SCOTTSDALE-MAYO\ALTA\5000085 OPTIMA SCOTTSDALE MAYO ALTA.DWG SAVE DATE: 6/8/2022 8:47 AM PLOT DATE: 6/8/2022 1:35 PM COPYRIGHT © 2022 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

**LEGAL DESCRIPTION**

PARCEL NO 1:

A PARCEL OF LAND LYING WITHIN SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26;

THENCE ALONG THE SOUTH LINE OF SAID SECTION, SOUTH 89 DEGREES 58 MINUTES 26 SECONDS EAST, A DISTANCE OF 68.49 FEET TO THE EASTERLY LINE OF PARCEL NO. 7-5398, TRACT NO. 1, AS RECORDED IN INSTRUMENT NO. 2000-0992995, MARICOPA COUNTY RECORDS, AND THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE ALONG SAID EASTERLY LINE, NORTH 01 DEGREES 28 MINUTES 38 SECONDS EAST, A DISTANCE OF 625.29 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS EAST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 00 DEGREES 02 MINUTES 08 SECONDS WEST, A DISTANCE OF 124.88 FEET;

THENCE NORTH 50 DEGREES 34 MINUTES 37 SECONDS EAST, A DISTANCE OF 71.10 FEET;

THENCE SOUTH 79 DEGREES 08 MINUTES 03 SECONDS EAST, A DISTANCE OF 1176.65 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 26;

THENCE LEAVING SAID EASTERLY LINE ALONG SAID EAST LINE, SOUTH 00 DEGREES 02 MINUTES 11 SECONDS EAST, A DISTANCE OF 573.88 FEET TO SAID SOUTH LINE OF SAID SECTION;

THENCE LEAVING SAID EAST LINE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST, A DISTANCE OF 1251.89 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A UNITED STATES GENERAL LAND OFFICE BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 26, BEING NORTH 89 DEGREES 58 MINUTES 35 SECONDS WEST 2641.00 FEET FROM A 3/4 INCH REBAR MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 26;

THENCE ALONG THE WEST LINE OF SAID SECTION 26, NORTH 0 DEGREES 02 MINUTES 26 SECONDS WEST 625.01 FEET TO A POINT BEING SOUTH 0 DEGREES 02 MINUTES 26 SECONDS EAST 2015.76 FEET FROM A MARICOPA COUNTY HIGHWAY BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 26;

THENCE NORTH 89 DEGREES 57 MINUTES 34 SECONDS EAST 110.00 FEET TO THE POINT OF BEGINNING ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 101L (PIMA FREEWAY);

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 89 DEGREES 57 MINUTES 54 SECONDS WEST 25.00 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY, SOUTH 01 DEGREES 28 MINUTES 41 SECONDS WEST 50.00 FEET;

THENCE NORTH 27 DEGREES 44 MINUTES 09 SECONDS EAST 56.49 FEET TO THE POINT OF BEGINNING AND ALSO EXCEPT THAT PART OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 26;

THENCE ALONG THE SOUTH LINE OF SAID SECTION, NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST, A DISTANCE OF 1320.38 FEET, TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION, AND THE POINT OF BEGINNING;

THENCE LEAVING SAID EAST LINE, CONTINUING ALONG SAID SOUTH LINE, NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST, A DISTANCE OF 256.95 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE;

THENCE LEAVING SAID SOUTH LINE, WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1655.00 FEET, CONCAVE SOUTHERLY, WHOSE RADIUS BEARS SOUTH 14 DEGREES 50 MINUTES 19 SECONDS WEST, THROUGH A CENTRAL ANGLE OF 05 DEGREES 56 MINUTES 54 SECONDS, A DISTANCE OF 171.82 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE NORTH 00 DEGREES 02 MINUTES 11 SECONDS WEST, A DISTANCE OF 39.77 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS EAST, A DISTANCE OF 350.00 FEET;

THENCE NORTH 00 DEGREES 02 MINUTES 11 SECONDS WEST, A DISTANCE OF 472.51 FEET;

THENCE NORTH 79 DEGREES 08 MINUTES 03 SECONDS WEST, A DISTANCE OF 57.82 FEET;

THENCE NORTH 10 DEGREES 51 MINUTES 57 SECONDS EAST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 79 DEGREES 08 MINUTES 03 SECONDS WEST, A DISTANCE OF 473.18 FEET;

THENCE NORTH 10 DEGREES 51 MINUTES 56 SECONDS EAST, A DISTANCE OF 30.00 FEET, TO THE EASTERLY LINE OF PARCEL NO. 7-5398, TRACT NO. 1, AS RECORDED IN INSTRUMENT NO. 2000-0992995, MARICOPA COUNTY RECORDS;

THENCE ALONG SAID EASTERLY LINE, SOUTH 79 DEGREES 08 MINUTES 03 SECONDS EAST, A DISTANCE OF 599.67 FEET; TO A POINT ON SAID LINE OF THE WEST HALF OF THE WEST HALF;

THENCE LEAVING SAID EASTERLY LINE, ALONG SAID EAST LINE, SOUTH 00 DEGREES 02 MINUTES 11 SECONDS EAST, A DISTANCE OF 573.88 FEET, TO THE POINT OF BEGINNING;

EXCEPT FROM THIS DESCRIPTION ONLY, THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 26, A B.L.M. BRASS CAP;

THENCE ALONG THE SOUTH LINE OF SAID SECTION, NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST, A DISTANCE OF 1320.38 FEET, TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION;

THENCE LEAVING SAID SOUTH LINE, ALONG SAID EAST LINE, NORTH 00 DEGREES 02 MINUTES 11 SECONDS WEST, A DISTANCE OF 573.88 FEET, TO THE EASTERLY LINE OF PARCEL NO. 7-5398, TRACT NO. 1, AS RECORDED IN INSTRUMENT NO. 2000-0992995, MARICOPA COUNTY RECORDS;

THENCE LEAVING SAID EAST LINE, ALONG SAID EASTERLY LINE, NORTH 79 DEGREES 08 MINUTES 03 SECONDS WEST, A DISTANCE OF 429.73 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID EASTERLY LINE, SOUTH 10 DEGREES 51 MINUTES 57 SECONDS WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 79 DEGREES 08 MINUTES 03 SECONDS WEST, A DISTANCE OF 37.52 FEET;

THENCE NORTH 10 DEGREES 51 MINUTES 57 SECONDS EAST, A DISTANCE OF 30.00 FEET, TO THE EASTERLY LINE OF SAID PARCEL;

THENCE ALONG SAID EASTERLY LINE, SOUTH 79 DEGREES 08 MINUTES 03 SECONDS EAST, A DISTANCE OF 37.52 FEET TO THE POINT OF BEGINNING; AND ALSO CONTINUING TO EXCEPT FROM THE ORIGINAL PARCEL:

EXCEPT THAT PORTION SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26;

THENCE ALONG THE SOUTH LINE OF SAID SECTION, SOUTH 89 DEGREES 58 MINUTES 24 SECONDS EAST, A DISTANCE OF 68.49 FEET, TO THE EASTERLY LINE OF PARCEL NO. 7-5398, TRACT NO. 1, AS RECORDED IN INSTRUMENT NO. 2000-0992995, MARICOPA COUNTY RECORDS;

THENCE LEAVING SAID SOUTH LINE, ALONG SAID EASTERLY LINE, NORTH 01 DEGREES 28 MINUTES 38 SECONDS EAST, A DISTANCE OF 55.02 FEET;

THENCE LEAVING SAID EASTERLY LINE, SOUTH 89 DEGREES 58 MINUTES 26 SECONDS EAST, A DISTANCE OF 37.76 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 01 DEGREES 42 MINUTES 56 SECONDS EAST, A DISTANCE OF 25.01 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS EAST, A DISTANCE OF 531.94 FEET, TO THE BEGINNING OF A CURVE;

THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1680.00 FEET, CONCAVE SOUTHERLY THROUGH A CENTRAL ANGLE OF 08 DEGREES 43 MINUTES 49 SECONDS, A DISTANCE OF 255.98 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE;

THENCE SOUTH 00 DEGREES 02 MINUTES 11 SECONDS EAST, A DISTANCE OF 25.30 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE;

THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1655.00 FEET, CONCAVE SOUTHERLY, WHOSE RADIUS BEARS SOUTH 08 DEGREES 53 MINUTES 25 SECONDS WEST, THROUGH A CENTRAL ANGLE OF 08 DEGREES 51 MINUTES 51 SECONDS, A DISTANCE OF 256.04 FEET, TO THE CURVE'S END;

THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST, A DISTANCE OF 532.68 FEET, TO THE POINT OF BEGINNING; AND ALSO EXCEPT THAT PORTION OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26;

THENCE ALONG THE SOUTH LINE OF SAID SECTION, SOUTH 89 DEGREES 58 MINUTES 26 SECONDS EAST, A DISTANCE OF 68.49 FEET, TO THE EASTERLY LINE OF PARCEL NO. 7-5398, TRACT NO. 1, AS RECORDED IN INSTRUMENT NO. 2000-0992995, MARICOPA COUNTY RECORDS, AND THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE, ALONG SAID EASTERLY LINE, NORTH 01 DEGREES 28 MINUTES 38 SECONDS EAST, A DISTANCE OF 55.02 FEET, TO THE NORTH LINE OF A PROPOSED 55 FOOT RIGHT-OF-WAY, OF UNION HILLS DRIVE;

THENCE LEAVING SAID EASTERLY LINE, ALONG SAID NORTH LINE, SOUTH 89 DEGREES 58 MINUTES 26 SECONDS EAST, A DISTANCE OF 570.44 FEET, TO THE BEGINNING OF A CURVE;

THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1655.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 14 DEGREES 48 MINUTES 45 SECONDS, A DISTANCE OF 427.86 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, BEING ALSO THE SAID SOUTH LINE OF SAID SECTION 26;

THENCE LEAVING SAID NORTH LINE, NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST, A DISTANCE OF 994.94 FEET, TO THE POINT OF BEGINNING; AND ALSO EXCEPT THAT PORTION OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26;

THENCE ALONG THE SOUTH LINE OF SAID SECTION, SOUTH 89 DEGREES 58 MINUTES 26 SECONDS EAST, A DISTANCE OF 68.49 FEET, TO THE EASTERLY LINE OF PARCEL NO. 7-5398, TRACT NO. 1, AS RECORDED IN INSTRUMENT NO. 2000-0992995, MARICOPA COUNTY RECORDS;

THENCE LEAVING SAID SOUTH LINE, ALONG SAID EASTERLY LINE, NORTH 01 DEGREES 28 MINUTES 38 SECONDS EAST, A DISTANCE OF 55.02 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE, NORTH 01 DEGREES 28 MINUTES 38 SECONDS EAST, A DISTANCE OF 191.54 FEET;

THENCE LEAVING SAID EASTERLY LINE, SOUTH 00 DEGREES 02 MINUTES 08 SECONDS EAST, A DISTANCE OF 191.48 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST, A DISTANCE OF 5.06 FEET, TO THE POINT OF BEGINNING.

PARCEL NO. 2:

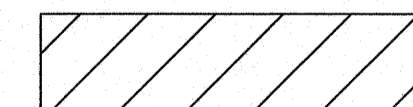
ALL EASEMENTS AND RIGHTS INCIDENT THERETO AS DISCLOSED IN DEED BETWEEN BDC INVESTMENT HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED TWENTY-FIVE PERCENT (25%) INTEREST; SMC INVESTMENT HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED TWENTY-FIVE (25%) INTEREST; CCF INVESTMENT HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED TWENTY-FIVE (25%) INTEREST; AND RKC INVESTMENT HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED TWENTY-FIVE PERCENT (25%) INTEREST AND THE CITY OF SCOTTSDALE DATED MAY 5, 2003 AND RECORDED MAY 9, 2003 IN INSTRUMENT NO. 2003-0589748; AND THAT CERTAIN RIGHT PERMITTING ACCESS TO SCOTTSDALE ROAD AS MORE FULLY DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED DECEMBER 28, 2000 IN INSTRUMENT NO. 2000-0992995, RECORDS OF MARICOPA COUNTY, ARIZONA.

**2021 ALTA/NSPS STANDARD TABLE "A" ITEMS**

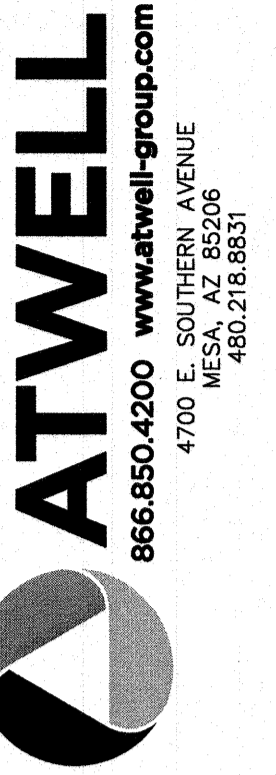
- THE ADDRESS OF 18777 NORTH SCOTTSDALE ROAD IS ON THE CITY OF SCOTTSDALE WEB SITE.
- SUBJECT PROPERTY LIES IN ZONE "AO" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 04013C1320L, COMMUNITY - CITY OF PHOENIX, NUMBER 04013C, PANEL 1320 SUFFIX L, EFFECTIVE DATE OCTOBER 16, 2013
- GROSS LAND AREA= 15.63 ACRES OR 681,145 SQ. FT.±
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY. (SHOWN HEREON)
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. (SHOWN HEREON)
- EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (SHOWN HEREON) (NO NEW CONSTRUCTION OR IMPROVEMENTS WITNESSED AT TIME OF SURVEY)
- INTENTIONALLY LEFT BLANK (PER NEW 2021 ALTA STANDARDS ITEM 20 HAS BEEN CREATED FOR THE USE OF THE CLIENT TO REQUEST ITEMS NOT COVERED UNDER THE CURRENT ALTA REQUIREMENTS.)

**LEGEND**

	SECTION LINE
	CENTERLINE
	RIGHT-OF-WAY LINE
	PROPERTY LINE
	PARCEL LINE
	EXISTING EASEMENT
	CHAIN LINK FENCE
	BARBED WIRE FENCE
	UNDERGROUND STORM
	MONUMENT AS NOTED
	SET MONUMENT AS NOTED
	CALCULATED MONUMENT AS NOTED
	ELECTRIC CABINET
	JUNCTION BOX
	ELECTRIC METER
	ELECTRIC PEDISTAL
	TRAFFIC SIGNAL
	STREET LIGHT
	STREET LIGHT
	ELECTRIC MANHOLE
	ELECTRIC VAULT
	FIRE HYDRANT
	WATER VALVE
	AIR RELEASE VALVE
	WATER METER
	WATER VAULT
	SEWER MANHOLE
	TELEPHONE MANHOLE
	FIBER OPTIC MARKER
	CABLE PEDESTAL
	TELEPHONE PEDESTAL
	TELECOMMUNICATIONS VAULT
	TELECOMMUNICATIONS VAULT
	GRATE-CATCH BASIN
	SIGN
	IRRIGATION VALVE
	CONCRETE
	TOWNSHIP
	RANGE
	ASSESSOR PARCEL NUMBER
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	MARICOPA COUNTY RECORDS
	EASEMENT
	BOOK PAGE
	DOCUMENT
	DOCKET
	RECORD BEARING AND OR DISTANCE
	MEASURED BEARING AND OR DISTANCE
	CALCULATED BEARING AND OR DISTANCE
	PROFESSIONAL LAND SURVEYOR
	DRIVEWAY EASEMENT
	DOC NO. 2003-0589748 M.C.R.



PLS/LS



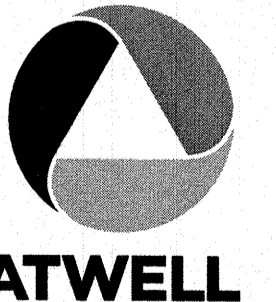
ATWELL  
866.850.4200 www.atwell-group.com  
4700 E. SOUTHERN AVENUE  
MESA, AZ 85206  
46L216.8531

COUNTY: MARICOPA  
SECTION: 26  
TOWNSHIP: 4N  
RANGE: 4E

ALTA/NSPS LAND TITLE SURVEY  
OPTIMA SCOTTSDALE ROAD  
& MAYO BLVD  
CITY OF SCOTTSDALE, ARIZONA

MAY, 2022

REV 6--8--22  
REVISIONS:



J. SPRING  
J. RICHARDSON  
JOB NO.  
15000085

N.T.S.

1500085 OPTIMA SCOTTSDALE MAYO ALTA

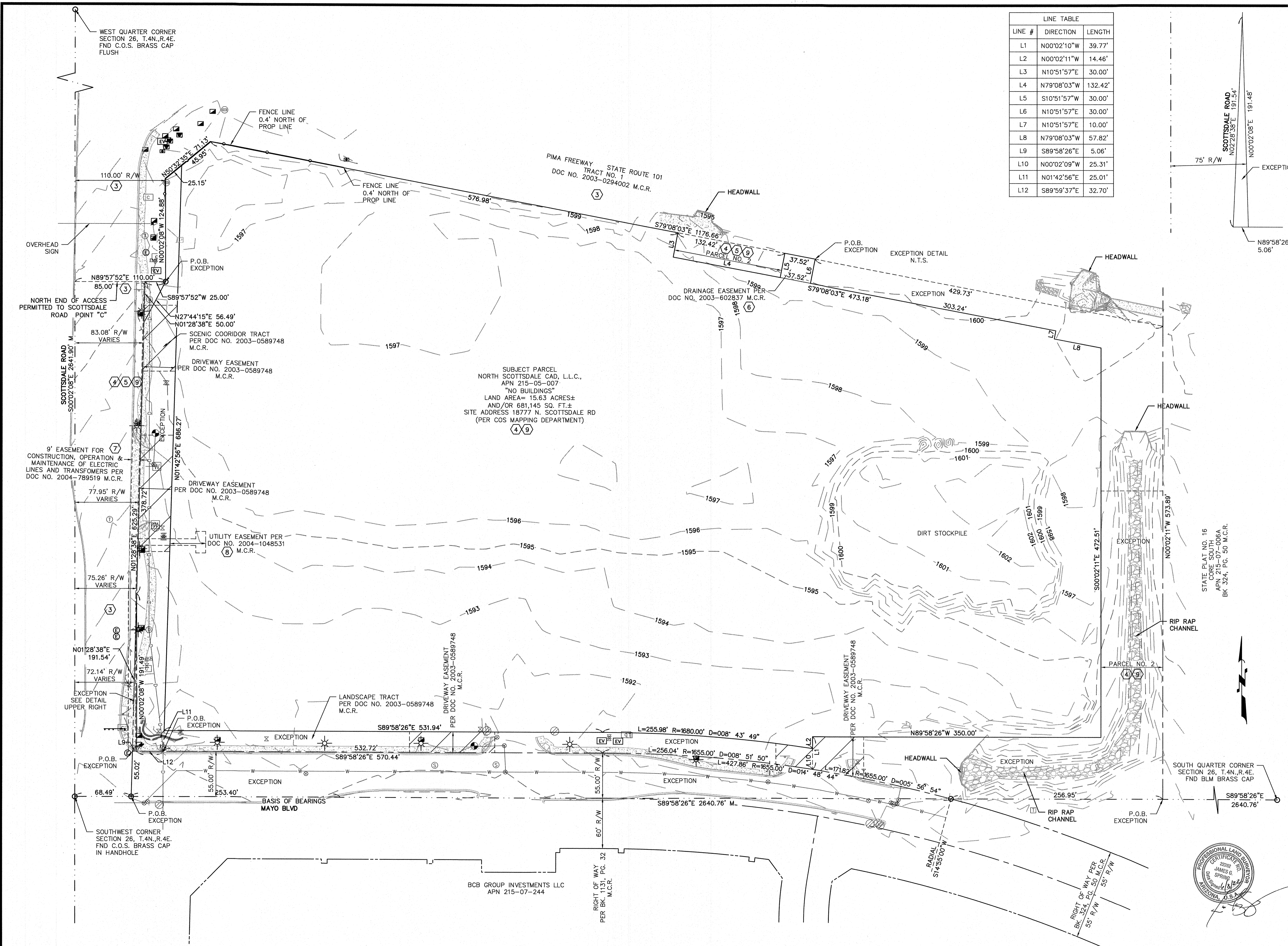
2 OF 3



K:\15000085 - OPTIMA DWG SURVEY\SCOTTSDALE-MAYO\ALTA\15000085 OPTIMA SCOTTSDALE MAYO ALTA.DWG SAVEDATE:6/8/2022 8:47 AM PLOTDATE:6/8/2022 1:29 PM COPYRIGHT © 2022 ATWELL, LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL, LLC.

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LINE #	DIRECTION	LENGTH
L1	N00°02'10"W	39.77'
L2	N00°02'11"W	14.46'
L3	N10°51'57"E	30.00'
L4	N79°08'03"W	132.42'
L5	S10°51'57"W	30.00'
L6	N10°51'57"E	30.00'
L7	N10°51'57"E	10.00'
L8	N79°08'03"W	57.82'
L9	S89°58'26"E	5.06'
L10	N00°02'09"W	25.31'
L11	N01°42'56"E	25.01'
L12	S89°59'37"E	32.70'



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 480.216.8851

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 SECTION: 26  
 TOWNSHIP: 4N  
 RANGE: 4E

**ALTANSPS LAND TITLE SURVEY**  
**OPTIMA SCOTTSDALE ROAD & MAYO BLVD**  
 CITY OF SCOTTSDALE, ARIZONA

MAY, 2022  
 REV 6-8-22  
 REVISIONS:

**ATWELL**  
 PM. J. SPRING  
 DR. J. RICHARDSON  
 JOB NO. 15000085  
 SCALE 0 25 50  
 1" = 50 FEET  
 SHEET NO. 3 OF 3

