Simulations
Photos
All Graphics (no plans)

14-ZN-2016
05/05/16

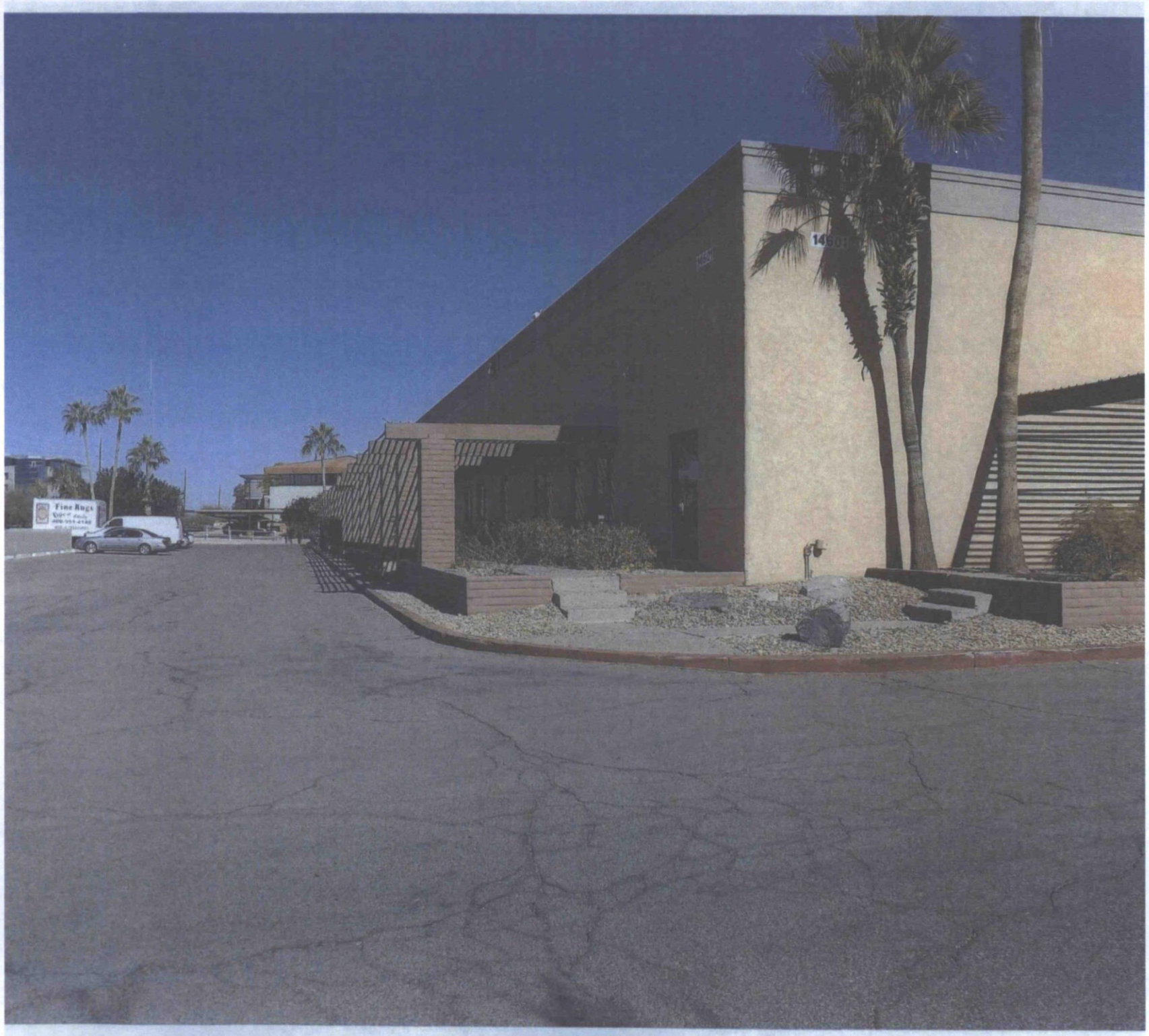
Google earth

feet 10
meters 4

Google earth

feet 10
meters 5

14801


Fine Rugs

site boundary

ALTA/NSPS LAND TITLE SURVEY

LOT 15, THUNDERBIRD INDUSTRIAL AIRPARK NO. 2, AS RECORDED IN BOOK 118 OF MAPS, PAGE 10 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE WEST HALF OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

VICINITY MAP:
SECTION 11
T.3 N., R.4 E.

SCHEDULE "B" ITEMS:

1. ANY ACTION BY THE COUNTY ASSESSOR AND/OR TREASURER, ALTERING THE CURRENT OR PRIOR TAX ASSESSMENT, SUBSEQUENT TO THE DATE OF THE POLICY OF TITLE INSURANCE. (AFFECTS PARCEL BUT NOT THE SURVEY)
2. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN FOR THE YEAR 2016. (AFFECTS PARCEL BUT NOT THE SURVEY)
3. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (AFFECTS PARCEL BUT NOT THE SURVEY)
4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (AFFECTS PARCEL BUT NOT THE SURVEY)

   THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B. (AFFECTS PARCEL BUT NOT THE SURVEY)
5. THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE URANIUM, THORIUM AND ALL OTHER MATERIALS DETERMINED TO BE PECULIARLY ESSENTIAL TOT HE PRODUCTION OF FISSIONABLE MATERIALS IN SAID LAND AS RESERVED UNTO THE UNITED STATES OF AMERICA AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1185, PAGE 139. (AS SHOWN ON THE SURVEY)
6. RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY REQITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, 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 CONTAINED IN INSTRUMENT RECORDED IN DOCKET 7030, PAGE 644 AND AMENDED IN DOCKET 11254, PAGE 398. (AS SHOWN THE SURVEY)
7. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF THUNDERBIRD INDUSTRIAL AIRPARK NO. 2, RECORDED IN BOOK 118 OF MAPS, PAGE 10, 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. (AS SHOWN ON THE SURVEY)
8. EASEMENT FOR TELEPHONE LINES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 7678, PAGE 727. (AS SHOWN ON THE SURVEY)
9. EASEMENT FOR ELECTRIC LINES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 9508, PAGE 995. (AS SHOWN ON THE SURVEY)
10. EASEMENT FOR ALLEY WAY AND ACCESS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 10210, PAGE 674. (AFFECTS PARCEL BUT NOT THE SURVEY)
11. TERMS, CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN AN INSTRUMENT ENTITLED CITY OF SCOTTSDALE NOISE AND AVIGATION EASEMENT AND COVENANT NOT TO SUE, RECORDED IN DOCUMENT NO. 2008-0644880. (AS SHOWN ON THE SURVEY)
12. EASEMENT FOR EMERGENCY AND SERVICE VEHICLE ACCESS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2014-0412258. (AS SHOWN ON THE SURVEY)
13. TERMS, CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN AN INSTRUMENT ENTITLED CITY OF SCOTTSDALE DRAINAGE AND FLOOD CONTROL EASEMENT AND PROVISION FOR MAINTENANCE, RECORDED IN DOCUMENT NO. 2014-0412281. (AS SHOWN ON THE SURVEY)
14. TERMS, CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN AN INSTRUMENT ENTITLED CITY OF SCOTTSDALE DRAINAGE AND FLOOD CONTROL EASEMENT AND PROVISION FOR MAINTENANCE, RECORDED IN DOCUMENT NO. 2014-0412282. (AS SHOWN ON THE SURVEY)
15. TERMS, CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN AN INSTRUMENT ENTITLED CITY OF SCOTTSDALE DRAINAGE AND FLOOD CONTROL EASEMENT AND PROVISION FOR MAINTENANCE, RECORDED IN DOCUMENT NO. 2014-0412283. (AS SHOWN ON THE SURVEY)
16. EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2014-0412285. (AS SHOWN ON THE SURVEY)
17. TERMS, CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN AN INSTRUMENT ENTITLED RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS, RECORDED IN DOCUMENT NO. 2014-0699341. (AS SHOWN ON THE SURVEY)
18. RIGHTS OF PARTIES IN POSSESSION.

    NOTE: THIS EXCEPTION MAY BE MADE MORE SPECIFIC UPON OUR EXAMINATION OF DOCUMENTS, WHICH ENTITLE THE OCCUPANTS TO POSSESSION.

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C1760L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X.

ZONE: X IS DEFINED AS 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.

NOTES:

1. ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR STEWART TITLE GUARANTY COMPANY, ORDER NO. 05501-18281, EFFECTIVE DATE: MARCH 14, 2016 AT 5:00 P.M.
2. THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON RECORDS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES WITHOUT VERIFICATION BY THE SURVEYOR; THEREFORE, NO GUARANTEE CAN BE MADE AS TO THE EXTENT OF THE UTILITIES AVAILABLE, EITHER IN SERVICE ABANDONED, NOR GUARANTEE TO THEIR EXACT LOCATION. PLEASE CALL "BLUE-STAKE" AT 602-263-1100, PRIOR TO ANY EXCAVATION OR TO DETERMINE WHAT UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES, EITHER FROM CONTIGUOUS PROPERTY OR ADJOINING STREETS.
3. BASIS OF BEARING FOR THIS SURVEY IS THE MONUMENT LINE OF SCOTTSDALE ROAD, SAID LINE ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. THE BEARING OF WHICH IS NORTH 00°11'00" EAST, PER THE FINAL PLAT OF THUNDERBIRD INDUSTRIAL AIRPARK UNIT NO. 2, AS RECORDED IN BOOK 118 OF MAPS, PAGE 10, M.C.R.
4. THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT-OF-WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
5. USE OF THE INFORMATION, CONTAINED IN THIS A.L.T.A./A.C.S.M. LAND TITLE SURVEY, FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED ("TITLE INSURANCE MATTERS"), IS FORBIDDEN, UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY HUNTER ENGINEERING, INC. AND THEREFORE SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE.
6. THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT 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 EXACT DIMENSIONS OF THE BUILDING FOUNDATION. THE BUILDING SQUARE FOOTAGE SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASEABLE AREA OF ANY BUILDING. THE BUILDING OFFSET DISTANCES SHOWN ARE TO ACTUAL BUILDING CORNERS.
7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
8. THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES

LEGAL DESCRIPTION:

LOT 15, THUNDERBIRD INDUSTRIAL AIRPARK UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 118 OF MAPS, PAGE 10.

EXCEPT ALL URANIUM, THORIUM AND ALL OTHER MATERIALS DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS AS RESERVED UNTO THE UNITED STATES OF AMERICA IN DEED RECORDED AUGUST 12, 1953 IN DOCKET 1185, PAGE 139.

SITE INFORMATION:

OWNER: AGAVE VENTURE PARTNERS LLC
ADDRESS: 14601 N. SCOTTSDALE ROAD, SCOTTSDALE, AZ 85260
A.P.N.: 215-56-018
DEED: 15-0757237
AREA: 2.132 AC. (93,856 S.F.)±

PARKING SPACES:

STANDARD PARKING SPACES	=	88
HANDICAP PARKING SPACES	=	4
TOTAL	=	92

SURVEYOR'S CERTIFICATION:

TO:
AGAVE VENTURE PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY (VESTING)
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 2,3,4,7(A),7(B),7(C),9,10(A),13,14, OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

NO.	DATE	REVISION	BY

PURPOSE: A.L.T.A. SURVEY

DRAWN BY: JH
CHECKED BY: JDH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

ALTA/ACSM LAND TITLE SURVEY
LOT 15, THUNDERBIRD INDUSTRIAL AIRPARK NO. 2, AS RECORDED IN BOOK 118 OF MAPS, PAGE 10 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE WEST HALF OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 11
TWNSHP: 3N
RANGE: 4E

JOB NO.: SJJD001-SA

SCALE 1"=20'

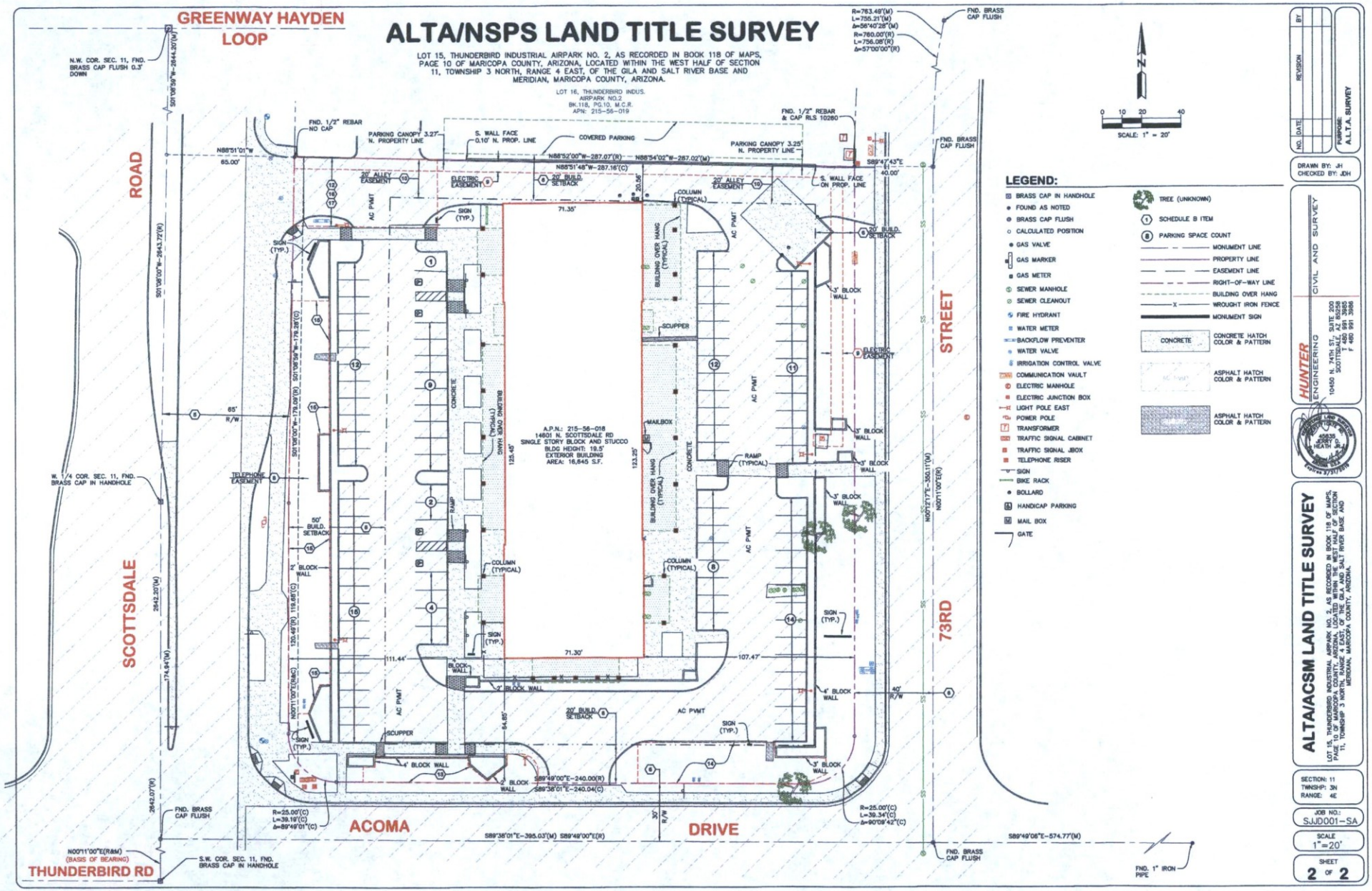
SHEET 1 OF 2

KIERLAND BLVD

14-ZN-2016
05/05/16

ALTA/NSPS LAND TITLE SURVEY

LOT 15, THUNDERBIRD INDUSTRIAL AIRPARK NO. 2, AS RECORDED IN BOOK 118 OF MAPS, PAGE 10 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE WEST HALF OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGEND:

- BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- BRASS CAP FLUSH
- CALCULATED POSITION
- GAS VALVE
- GAS MARKER
- GAS METER
- SEWER MANHOLE
- SEWER CLEANOUT
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- COMMUNICATION VAULT
- ELECTRIC MANHOLE
- ELECTRIC JUNCTION BOX
- LIGHT POLE EAST
- POWER POLE
- TRANSFORMER
- TRAFFIC SIGNAL CABINET
- TRAFFIC SIGNAL JBOX
- TELEPHONE RISER
- SIGN
- BIKE RACK
- BOLLARD
- HANDICAP PARKING
- MAIL BOX
- GATE
- TREE (UNKNOWN)
- SCHEDULE B ITEM
- PARKING SPACE COUNT
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- BUILDING OVER HANG
- WROUGHT IRON FENCE
- MONUMENT SIGN
- CONCRETE HATCH COLOR & PATTERN
- ASPHALT HATCH COLOR & PATTERN
- ASPHALT HATCH COLOR & PATTERN

SCALE: 1" = 20'

NO.	DATE	REVISION	BY

PURPOSE: ALTA SURVEY

DRAWN BY: JH
CHECKED BY: JDH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3988

ALTA/ACSM LAND TITLE SURVEY

LOT 15, THUNDERBIRD INDUSTRIAL AIRPARK NO. 2, AS RECORDED IN BOOK 118 OF MAPS, PAGE 10 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE WEST HALF OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 11
TWNSHP: 3N
RANGE: 4E

JOB NO.: SJJD001-SA

SCALE 1"=20'

SHEET 2 OF 2

14-ZN-2016
05/05/16