## **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 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 O 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

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 OO 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 OO DEGREES O2 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 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; THENCE LEAVING SAID EASTERLY LINE, SOUTH 89 DEGREES 58 MINUTES 26 SECONDS EAST, A DISTANCE OF 5.06

FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 02 MINUTES 08 SECONDS WEST, A DISTANCE OF 191.48 FEET, TO SAID EASTERLY LINE;

THENCE ALONG SAID EASTERLY LINE, NORTH 01 DEGREES 28 MINUTES 38 SECONDS EAST, A DISTANCE OF 378.73

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 36 SECONDS EAST, A DISTANCE OF 25.15 FEET; THENCE LEAVING SAID EASTERLY LINE, SOUTH 01 DEGREES 42 MINUTES 56 SECONDS WEST, A DISTANCE OF 711.28

THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST, A DISTANCE OF 32.70 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 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

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 FEE, 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 OO DEGREES 02 MINUTES 08 SECONDS EAST, A DISTANCE OF 191.48

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.

#### PARCEL NO. 3:

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 SOUTH QUARTER CORNER OF SAID SECTION 26, SAID POINT BEING A B.L.M. BRASS CAP, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 26, SAID POINT BEING A G.L.O. BRASS CAP IN A HANDHOLE, BEARS NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST, A DISTANCE OF 2640.76 FEET; 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 OO DEGREES O2 MINUTES 11 SECONDS WEST, A DISTANCE OF 373.88 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID EAST LINE, SOUTH 89 DEGREES 57 MINUTES 49 SECONDS WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 11 SECONDS WEST, A DISTANCE OF 173.71 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 57 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,

AND A POINT HEREBY DESIGNATED AS POINT 'A' FOR FUTURE REFERENCE IN THIS PARCEL DESCRIPTION;

THENCE ALONG SAID EASTERLY LINE, SOUTH 79 DEGREES 08 MINUTES 03 SECONDS EAST, A DISTANCE OF 599.67 FEET TO A POINT ON SAID EAST LINE OF THE WEST HALF OF THE WEST HALF; THENCE LEAVING SAID EASTERLY LINE, ALONG SAID EAST LINE, SOUTH OO DEGREES 02 MINUTES 11 SECONDS EAST,

A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM:

COMMENCING AT SAID POINT 'A', SAID POINT BEING ON SAID EASTERLY LINE; THENCE ALONG SAID EASTERLY LINE, SOUTH 79 DEGREES 08 MINUTES 03 SECONDS EAST, A DISTANCE OF 132.42 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 79 DEGREES 08 MINUTES 03 SECONDS EAST, A DISTANCE OF 37.52 FEET; THENCE LEAVING SAID EASTERLY LINE, SOUTH 10 DEGREES 51 MINUTES 57 SECONDS WEST, A DISTANCE OF 30.00

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 POINT OF BEGINNING.

# DESCRIPTION (CONTINUED)

SECTION 26 T. 4 N., R 4 E. EAST MAYO BOULEVARD

#### CERTIFICATION

TO: OPTIMA, INC., AN ILLINOIS CORPORATION NORTH SCOTTSDALE CAD, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY FIRST AMERICAN TITLE INSURANCE COMPANY

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 1, 3, 4, 8, AND 9 OF TABLE A THEREOF, THE FIELDWORK WAS COMPLETED ON NOVEMBER 09, 2021,

GABRIEL S. RIOS, RLS WOOD, PATEL & ASSOCIATES, INC. 1630 SOUTH STAPLEY DRIVE - SUITE 219 MESA, ARIZONA 85204 (480) 834-3300 SURVEYOR@WOODPATEL.COM



Wood, Patel & Associates, Inc.

Water Resources

602.335.8500

Construction Management

www.woodpatel.com

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48932 GABRIEL S. RIOS എ

EXPIRES 12-31-23 COMPLETED SURVEY FIELI WORK ON 11/09/2021 CHECKED BY CAD TECHNICIAN RWK/ELF NOT TO SCALE 11/23/2021

OF

164514.80

JOB NUMBER

SHEET

## SCHEDULE "B" ITEMS

- 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.
- 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.

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.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein.

- The terms and provisions contained in the document entitled "Easement Agreement" recorded May 12, 2018 as 2003—602837 of Official Records.
- 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.
- An easement for utilities and appurtenant facilities and incidental purposes in the document recorded September 8, 2004 as 2004—1048531 of Official Records.
- 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, Attornment, Estoppel and Subordination Agreement recorded March 13, 2008 as 2008-0223705 of Official Records.
- 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.
- 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.

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<ul><li>#</li><li>M.C.R.</li><li>B.C.F.</li><li>B.C.H.H.</li><li>A.D.O.T.</li></ul>	PLOTTABLE SCHEDULE "B" ITEM  FOUND 1/2" REBAR W/ CAP WOODPATEL LS 27239  SURVEY MONUMENT FOUND AS NOTED  MARICOPA COUNTY RECORDS  BRASS CAP FLUSH  BRASS CAP HANDHOLE  ARIZONA DEPARTMENT OF TRANSPORTATION	E.E. D.E. U.E. H.W. I.V.B. E.M. S.L. M.H.	ELECTRIC EASEMENT DRAINAGE EASEMENT UTILITY EASEMENT HEADWALL IRRIGATION VALVE BOX ELECTRIC METER STREET LIGHT MANHOLE	COR. SEC. NO. (R) (M) B.B. T.B. CJB P.O.C.	CORNER SECTION NUMBER RECORD DATA MEASURED DATA BOTTOM OF BANK TOP OF BANK CABLE TV JUNCTION BOX POINT OF COMMENCEMENT
C.O.S. A.C.F. B.L.M. B.C. DOC. S.C. R/W V.C.G. C.L.F. I.V.	CITY OF SCOTTSDALE ALUMINUM CAP FLUSH BUREAU OF LAND MANAGEMENT BRASS CAP DOCUMENT SINGLE CURB RIGHT-OF-WAY VERTICAL CURB & GUTTER CHAIN LINK FENCE IRRIGATION VALVE	T.S. T.S.J.B. T.S.C. FD. T.R. U.P. A.R.V. E.V.T. C.B. T.C.B.	TRAFFIC SIGNAL TRAFFIC SIGNAL JUNCTION BOX TRAFFIC SIGNAL CABINET FOUND TELEPHONE RISER UTILITY POLE AIR RELEASE VALVE ELECTRIC VAULT CATCH BASIN TELEPHONE CABINET	P.O.B. P.C. F.H. W.V. W.B.O. B.F.P. PL ©	POINT OF BEGINNING PROPERTY CORNER FIRE HYDRANT WATER VALVE WATER BLOWOFF WATER BACKFLOW PREVENTER PROPERTY LINE ELECTRIC MANHOLE STORM DRAIN MANHOLE
E.T. E.J.B. E.C.B. O.H.S. W.M.	ELECTRIC TRANSFORMER ELECTRIC JUNCTION BOX ELECTRIC CABINET OVERHEAD SIGN WATER METER		CONCRETE  APPROXIMATE DRAINAGE ROCK LOCATION		TELEPHONE MANHOLE  CABLE TV MANHOLE  SEWER MANHOLE  TREE OR BUSH  SAGUARO  SIGN



WOOD

Wood, Patel & Associates, Inc.

Civil Engineering Water Resources Land Survey Construction Management

602.335.8500

www.woodpatel.com

## NOTES

- 1) ALL TITLE INFORMATION IS BASED ON A SECOND AMENDED COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-917508-PHX1, DATED OCTOBER 29, 2021.
- 2) THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, USING A BEARING OF NORTH OO DEGREES 02 MINUTES 08 SECONDS WEST (ASSUMED).
- 3) THIS SURVEY WAS PERFORMED WITH GLOBAL POSITIONING SYSTEM EQUIPMENT UTILIZING REAL TIME KINEMATICS SURVEYING METHODS. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED IN THE ALTA/NSPS SURVEY REQUIREMENTS ADOPTED FOR USE IN 2021 BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS.
- 4) PARCEL NO. 1 AREA IS 681,146 SQUARE FEET OR 15.6370 ACRES, MORE OR LESS. PARCEL NO. 2 AREA IS 173, 013 SQUARE FEET OR 3.9718 ACRES, MORE OR LESS. PARCEL NO. 3 AREA IS 30,770 SQUARE FEET OR 0.7064 ACRES, MORE OR LESS.
- 5) UNDERGROUND UTILITIES ARE NOT SHOWN. NO UNDERGROUND INVESTIGATION WAS PERFORMED.
- 6) THE ABBREVIATIONS THAT APPEAR WITH THE RECORD INFORMATION REPRESENT THE FOLLOWING: (R) ABOVE NAMED TITLE COMMITMENT (R1) MAP OF DEDICATION FOR WEST 80 ACRES OF SECTION 26 RECORDED IN BOOK 431, PAGE 12, M.C.R. (R2) GDACS RECORD OF SURVEY RECORDED IN BOOK 693. PAGE 3, M.C.R.
- 7) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C1320 L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE AO. SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE AO IS DESCRIBED AS: "FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED."
- 8) ANY DISTANCES, BEARINGS, DESCRIPTIONS, ETC., WHICH MAY VARY FROM THE PROVISIONS OF THE RECORD INFORMATION NOTED ABOVE REFLECT ACTUAL MEASURED DATA, OR THE BEST INTERPRETATION OF THE UNDERSIGNED.
- 9) ADJOINING OWNER INFORMATION IS PER THE MARICOPA COUNTY ASSESSOR'S OFFICE GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ON NOVEMBER 2021.
- 10) SCHEDULE B ITEMS 4, 5 AND 9 ARE BLANKET IN NATURE AND APPEAR TO AFFECT SUBJECT PARCEL.
- 11) SCHEDULE B ITEMS 1, 2, 10 AND 13 ARE NOT PLOTTABLE. HOWEVER, SAID SCHEDULE B ITEMS MAY OR MAY NOT AFFECT SUBJECT PARCEL.
- 12) AT THE TIME THIS SURVEY WAS PREPARED, THERE WAS NO EVIDENCE OF EXISTING BUILDINGS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

SURVE AND

TA/NS 187. THE SC **(** 



**COMPLETED SURVEY FIELD** WORK ON 11/09/2021 **CHECKED BY** CAD TECHNICIAN RWK/ELF

NOT TO SCALE 11/23/2021 **JOB NUMBER** 

164514.80

SHEET 2 OF

