

SCHEDULE B-II ITEMS

- ③ - AN EASEMENT FOR BURIED WATER PIPELINE AND INCIDENTAL PURPOSES RECORDED AS DOCK ET 1111, PAGE 421. (AFFECTS PARCEL NO. 1) (UNABLE TO DETERMINE, AMBIGUOUS LEGAL DESCRIPTION)
- ④ - AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 2477, PAGE 166. (AFFECTS PARCEL NO. 3) (AFFECTS, PLOTTED AND SHOWN)
- ⑤ - AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 2535, PAGE 414. (AFFECTS PARCEL NOS. 1 AND 2) (AFFECTS, PLOTTED AND SHOWN)
- ⑥ - AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 84-069586 OF OFFICIAL RECORDS. (AFFECTS PARCELS 1 THROUGH 4) (AFFECTS, PLOTTED AND SHOWN)
- ⑦ - ALL MATTERS AS SET FORTH IN SPECIAL USE PERMIT, RECORDED IN DOCKET 14536, PAGE 538, AND AMENDED IN DOCKET 15879, PAGE 303, DOCKET 16318, PAGE 663, 83-002293 OF OFFICIAL RECORDS AND 86-027417 OF OFFICIAL RECORDS. (AFFECTS PARCELS 1 THROUGH 4) (AFFECTS, BLANKET IN NATURE)
- ⑧ - ALL MATTERS AS SET FORTH IN DEDICATION DEED, RECORDED IN 83-097405 OF OFFICIAL RECORDS. (AFFECTS PARCELS 1 THROUGH 4) (AFFECTS, PLOTTED AND SHOWN)
- ⑨ - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF EASEMENT AND RESTRICTIONS" RECORDED AS 98-028404 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS) (AFFECTS, LOCATED AND SHOWN)
- ⑩ - A PLAT RECORDED IN BOOK 5, PAGE 28 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (AFFECTS PARCELS 1 THROUGH 4) (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- ⑪ - A PLAT RECORDED IN BOOK 12, PAGE 41 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (AFFECTS PARCELS 1 THROUGH 4) (AFFECTS, PLOTTED AND SHOWN)
- ⑫ - 17. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 83-288786 OF OFFICIAL RECORDS. (AFFECTS AFFECTS ALL LOTS AND ABANDONED ALLEY OF PARCEL NO. 5) (AFFECTS, PLOTTED AND SHOWN)
- ⑬ - 18. AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 84-497456 OF OFFICIAL RECORDS. (AFFECTS LOTS 1, 2 AND ABANDONED ALLEY OF PARCEL NO. 5) (AFFECTS, PLOTTED AND SHOWN)

RECORD DESCRIPTION

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

PARCEL NO. 1:
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
THE SOUTH 172 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 172 FEET; AND ALSO

EXCEPT THE EAST 63 FEET OF THE WEST 96 FEET OF THE NORTH 66 FEET, MARICOPA COUNTY, ARIZONA; AND

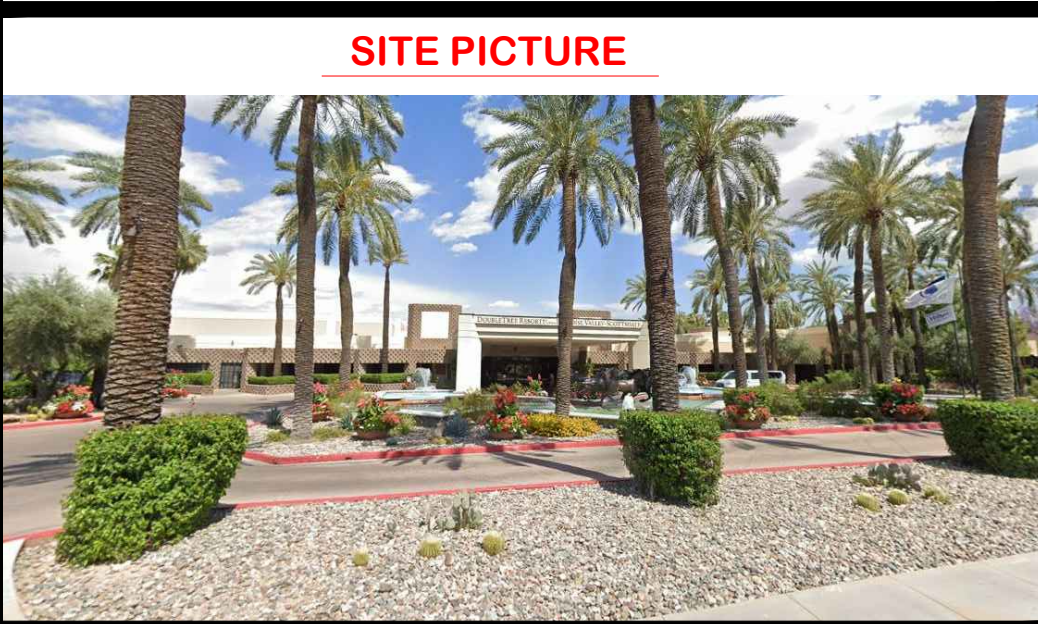
EXCEPT THE NORTH 25 FEET AS CONVEYED IN INSTRUMENT 83-097405, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:
AN EASEMENT FOR VEHICULAR PARKING, AND VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS SET FORTH IN INSTRUMENT NO. 98-284014 OVER THE FOLLOWING DESCRIBED PROPERTY:
LOTS 1, 2, AND THE WESTERLY 8 FEET OF LOT 3, VISTA BONITA, ACCORDING TO BOOK 71 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA.

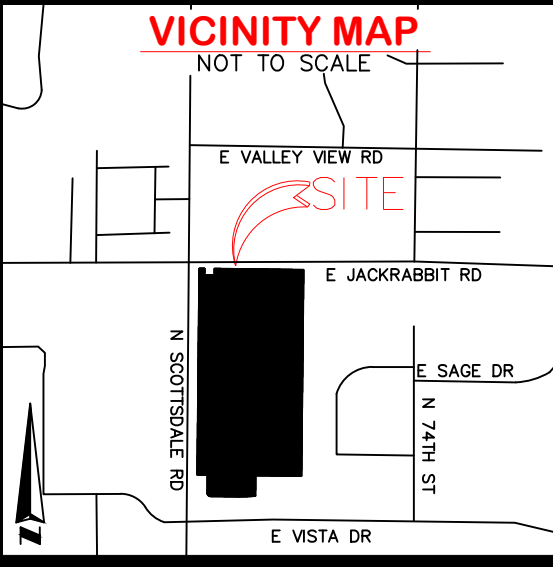
TOGETHER WITH THAT PORTION OF THE ABANDONED ALLEY LYING NORTH AND ADJACENT TO SAID LOTS AS SET FORTH IN RESOLUTION NO. 2339 AND RECORDED IN INSTRUMENT NO. 83-288786, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 5:
LOTS 1, 2 AND THE WESTERLY 8 FEET OF LOT 3, OF VISTA BONITA, ACCORDING TO BOOK 71 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA.

TOGETHER WITH THAT PORTION OF THE ABANDONED ALLEY LYING NORTH AND ADJACENT TO SAID LOTS AS SET FORTH IN RESOLUTION NO. 2339 AND RECORDED IN INSTRUMENT NO. 83-288786, RECORDS OF MARICOPA COUNTY, ARIZONA.



SITE PICTURE



VICINITY MAP

LAND AREA
894,376 SQUARE FEET ±
20.532 ACRES ±

PARKING SPACES
REGULAR= 576 HANDICAP= 14
GARAGE (PARCEL NO. 4)= 43
TOTAL= 633

**SEE SHEET 2 FOR BUILDINGS DETAIL.
SEE SHEET 3 FOR DRAWING.**

ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT	S-R, SERVICE-RESIDENTIAL DISTRICT	FORMULA: OFFICES: 1/250 SQ. FT. OF GFA REQUIRED PARKING: 46 SPACES (BASES ON 11,565 SQ. FT. OF FLOOR AREA)
PERMITTED USE	OFFICE USE	
MINIMUM LOT AREA (SQ.FT.)	NO REQUIREMENT NOTED	
MAX BUILDING COVERAGE	NO REQUIREMENT NOTED	
MAX BUILDING HEIGHT	18 FEET	
BUILDING SETBACKS		CONTACT: ZONING, INC.
FRONT	SEE NOTE	
SIDE	NO REQUIREMENT	PHONE: (405) 366-ZONE
REAR	NO REQUIREMENT	
NOTES: VARIANCE GRANTED TO ALLOW 20 FT SETBACK FROM CL OF SCOTTSDALE RD. VARIANCE GRANTED TO ALLOW 36.5 FT SETBACK FROM CL OF VISTA DR.		REPORT DATE: 12/05/2019 ZONING, INC. SITE #: Z 19.11.003: 02

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 04013C1770L, WHICH BEARS AN EFFECTIVE DATE OF 10/16/2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SIGNIFICANT OBSERVATIONS

- ▲ WALL APPEARS TO ENCR OACH OVER NORTHERN PROPERTY LINE AS DEPICTED ON SURVEY.
- ▲ WALL APPEARS TO ENCR OACH OVER EASTERLY RIGHT-OF-WAY OF NORTH SCOTTSDALE ROAD

TITLE COMMITMENT INFORMATION

THE PROPERTY HERON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: NCS-984524B-PHX1, WITH AN EFFECTIVE DATE OF JANUARY 22, 2020 AT 8:00 A.M.

GENERAL SURVEY NOTES

1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
2. THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEYING REQUIREMENTS.
3. ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
4. AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESTONES.
5. THE BASIS OF BEARING IS THE WEST LINE OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST, WHICH BEARS S00°34'13"W PER ARIZONA GPS COORDINATE SYSTEM, CENTRAL ZONE, NAD83. BEARINGS BASED ON GRID NORTH FOR ARIZONA COORDINATE SYSTEM, CENTRAL ZONE, NAD83. LATITUDE = 33°30'59.81866"N, LONGITUDE = 111°55'32.30665"W, CONVERGENCE ANGLE = N00°00'17.8387"W, DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.000100000.
6. THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
7. THE PARCELS CONTAINED IN THE RECORD LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAP, GORES OR OVERLAYS.
8. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM NORTH SCOTTSDALE ROAD, EAST JACKRABBIT ROAD, AND EAST VISTA DRIVE, ALL BEING PUBLICLY DEDICATED RIGHT-OF-WAYS.
9. AT THE TIME OF THE FIELD WORK, THERE IS NO OBSERVABLE EVIDENCE OF THE SITE USE AS SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
10. AT THE TIME OF THE FIELD WORK, OWNERSHIP OF FENCING SHOWN HEREON IS UNKNOWN TO THIS SURVEYOR.
11. IN REGARDS TO TABLE "A" ITEM 7(A), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL.
12. IN REGARDS TO TABLE "A" ITEM 14, THE NEAREST STREET INTERSECTION IS THAT OF NORTH SCOTTSDALE ROAD AND EAST JACKRABBIT ROAD, BEING LOCATED AT THE NW CORNER OF THE SUBJECT PROPERTY.
13. IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
14. IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, THERE NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
15. IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THIS SURVEY, NO VISIBLE FIELD DELINEATION MARKERS FOR WETLANDS WERE OBSERVED TO REFERENCES ON THIS SURVEY.
16. ALL ONE-STORY SECTIONS OF TWO-STORY BUILDINGS HAVE A BUILDING HEIGHT OF 11.0'.
17. LOWER LEVEL GARAGE PARKING TOTAL WAS NOT OBSERVED DURING FIELD VISIT.
18. PARCEL 4 IS BLANKET IN NATURE OVER PARCEL 5 (HATCHED)
19. THE ADDRESSES LOCATED AT THE SUBJECT PROPERTY ARE 5401 AND 5225 N. SCOTTSDALE ROAD AND 7218 E VISTA DR., SCOTTSDALE, ARIZONA.

ALTA/NSPS LAND TITLE SURVEY

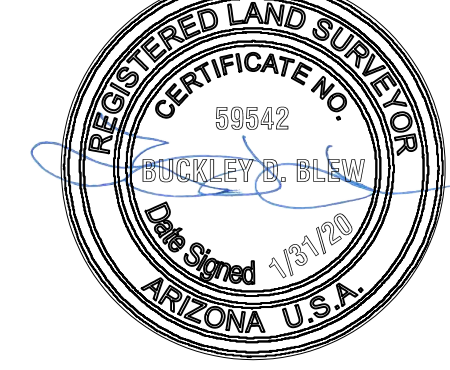
HILTON DOUBLE TREE HOTEL
5401 AND 5225 NORTH SCOTTSDALE ROAD
7218 EAST VISTA DRIVE
MARICOPA COUNTY SCOTTSDALE, ARIZONA 85250

SURVEYOR'S CERTIFICATE

TO: (i) ARIZONA PV HOTEL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY; (ii) U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS ADMINISTRATIVE AGENT FOR CERTAIN LENDERS, SUCH AS LENDERS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS; (iii) SWMP SCOTTSDALE LLC, A DELAWARE LIMITED LIABILITY COMPANY; (iv) FIRST AMERICAN TITLE INSURANCE COMPANY AND (v) GRS GROUP.

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, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/12/2019.

DATE OF PLAT OR MAP: 11/15/2019.



REGISTERED SURVEYOR: BUCKLEY D. BLEW
PROFESSIONAL LAND SURVEYOR NO.: 59542
STATE OF ARIZONA

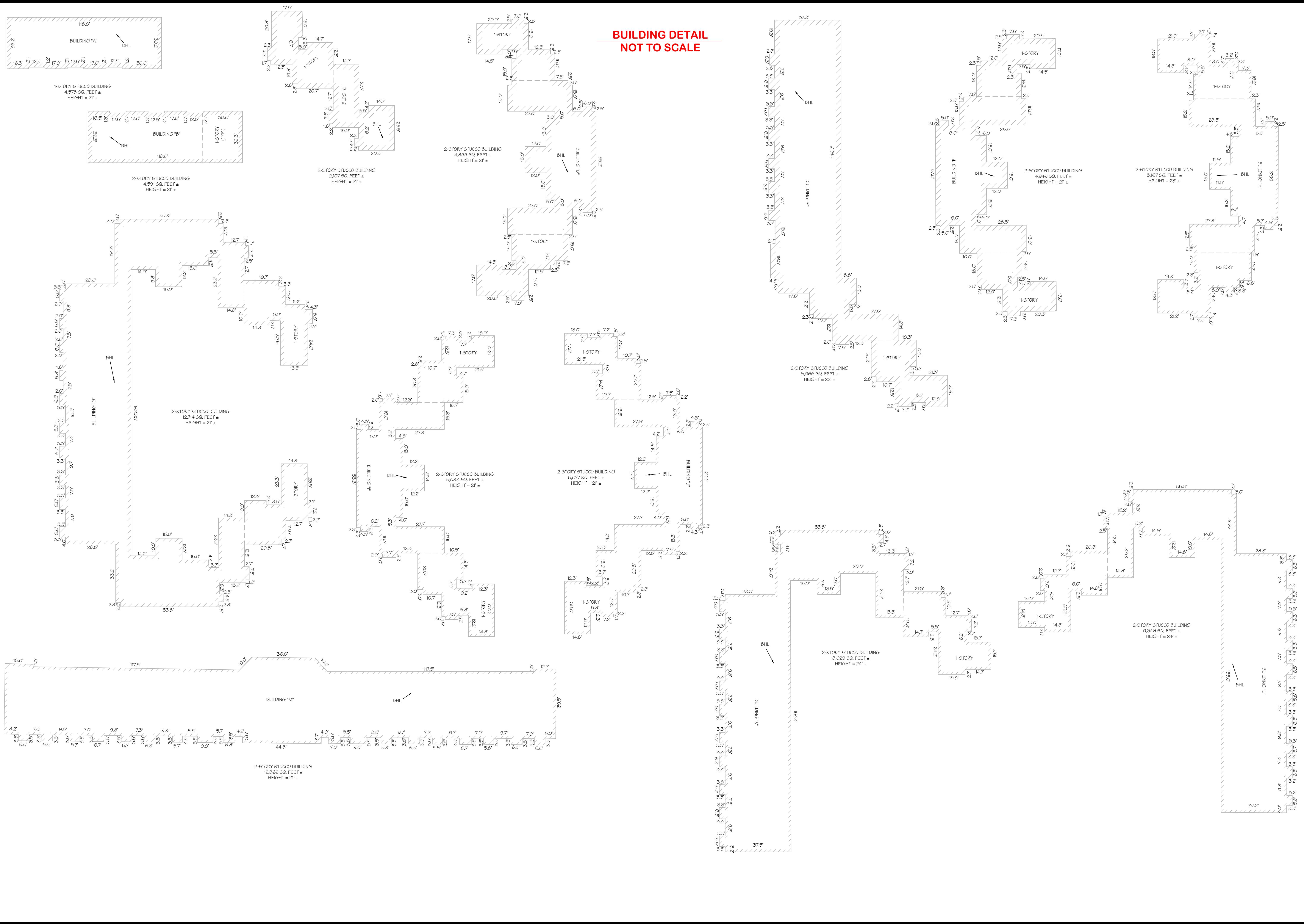
SURVEYED BY:
BLEW & ASSOCIATES, P.A.
3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
479-443-4506
EMAIL: SURVEY@BLEWINC.COM

DATED 2019 - USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY THE GRS GROUP, LLC.

GRS PROJECT NO. / JOB NO.
19-4274.1
SCALE:
N/A
DRAWN BY:
CZM
APPROVED BY:
TKS

REVISION HISTORY	DATE

GRS GROUP
SURVEY COORDINATED BY:
300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 | PHONE: 330-779-1107
1 FIELD SURVEYORS@GRS-GLOBAL.COM



**BUILDING DETAIL
NOT TO SCALE**

DATE	REVISION HISTORY

GRS PROJECT NO. / JOB NO.
19-427741

SCALE:
1" = 50'

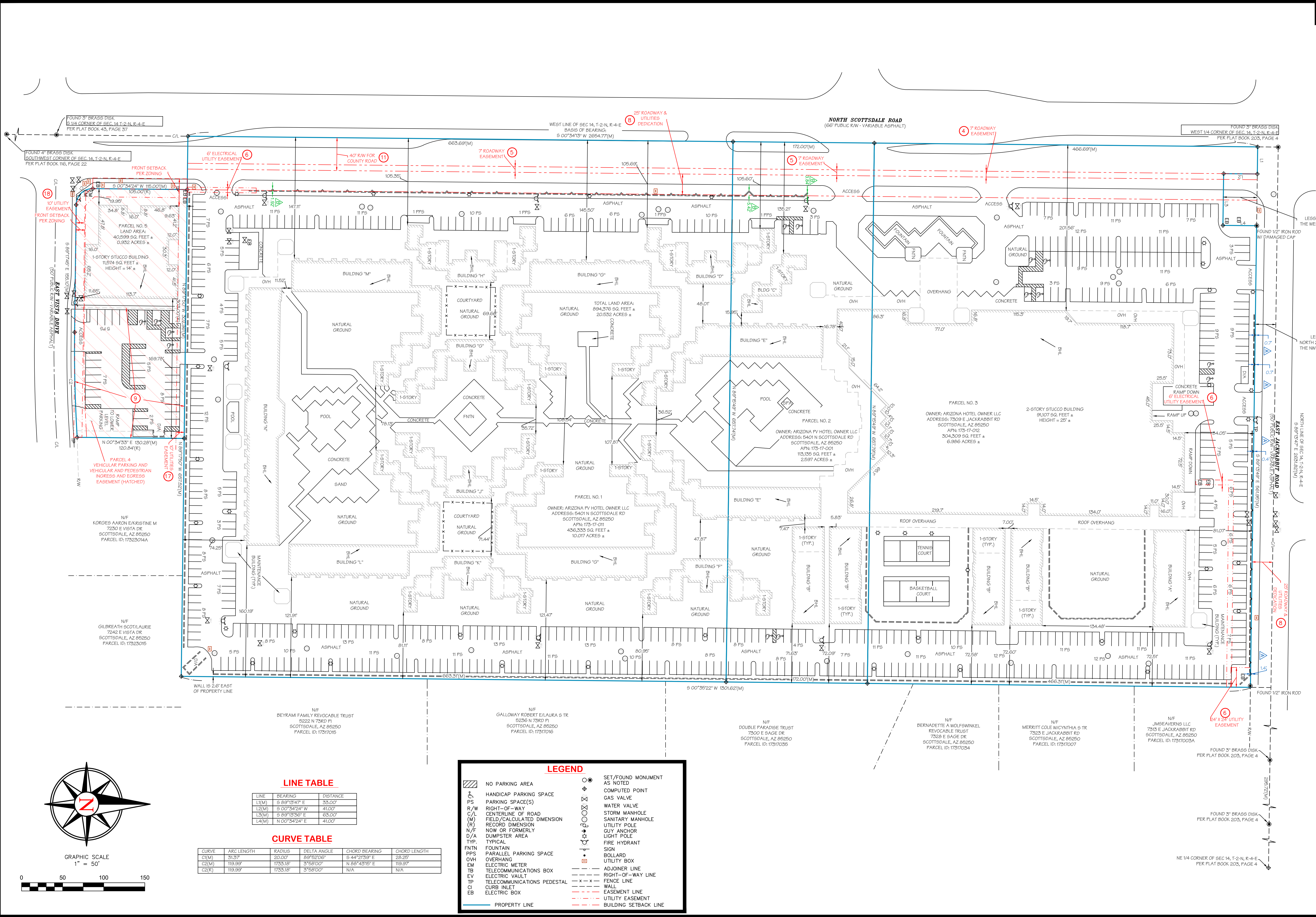
DRAWN BY:
CZM

APPROVED BY:
TKS

GRS GROUP

SURVEY COORDINATED BY:

300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 | FIELDSURVEY@GRS-GLOBAL.COM | PHONE: 330-779-1107



GRAPHIC SCALE
1" = 50'



LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	S 89°13'47" E	33.00'
L2(M)	S 00°34'24" W	41.00'
L3(M)	S 89°13'26" E	63.00'
L4(M)	N 00°34'24" E	41.00'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(M)	31.37'	20.00'	89°52'06"	S 44°21'58" E	28.25'
C2(M)	119.99'	1733.18'	3°58'00"	N 88°43'15" E	119.97'
C2(R)	119.99'	1733.18'	3°58'00"	N/A	N/A

LEGEND

- NO PARKING AREA
- HANDICAP PARKING SPACE
- PARKING SPACE(S)
- RIGHT-OF-WAY
- CENTERLINE OF ROAD
- FIELD (CALCULATED DIMENSION)
- RECORD DIMENSION
- NOW OR FORMERLY DUMPSTER AREA
- TYP. (TYPICAL)
- FOUNTAIN
- PARALLEL PARKING SPACE
- OVERHANG
- ELECTRIC METER
- TELECOMMUNICATIONS BOX
- ELECTRIC VAULT
- TELECOMMUNICATIONS PEDESTAL
- CURB INLET
- ELECTRIC BOX
- SET/FOUND MONUMENT AS NOTED
- COMPUTED POINT
- GAS VALVE
- WATER VALVE
- STORM MANHOLE
- SANITARY MANHOLE
- UTILITY POLE
- QUIY ANCHOR
- LIGHT POLE
- FIRE HYDRANT
- SIGN
- BOLLARD
- UTILITY BOX
- ADJOINER LINE
- RIGHT-OF-WAY LINE
- FENCE LINE
- WALL
- EASEMENT LINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- PROPERTY LINE

GRS PROJECT NO. / JOB NO.
19-42774.1 / 19-6285
SCALE: 1" = 50'
DRAWN BY: CZM
APPROVED BY: TKS

REVISION HISTORY	DATE

SURVEY COORDINATED BY:
GRS GROUP
300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 | FIELDSURVEY@GRS-GLOBAL.COM | PHONE: 330-779-1107