

SCHEDULE B ITEMS

- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2021.
- RESERVATION TO THE UNITED STATES OF AMERICA AS DESCRIBED IN DOCUMENTATION VESTING TITLE IN THE STATE OF ARIZONA, AS DISCLOSED BY THE RECORDS OF THE STATE LAND DEPARTMENT:

"SUBJECT TO ANY VALID INTERFERING RIGHTS EXISTING AT DATE OF SELECTION, BUT EXCEPTING AND RESERVING TO THE UNITED STATES RIGHTS-OF-WAY OVER AND ACROSS SAID SELECTED LANDS FOR DITCHES OR CANALS CONSTRUCTED BY THEIR AUTHORITY,

AS DIRECTED AND REQUIRED BY THE ACT OF CONGRESS APPROVED AUGUST 30, 1890 (26STAT., 391)."
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- THE RIGHT OF THE STATE OF ARIZONA TO PROHIBIT, LIMIT, CONTROL OR RESTRICT ACCESS TO THE HIGHWAY NAMED BELOW, AS SET FORTH IN INSTRUMENT:

RIGHT OF WAY INSTRUMENT NO.	16-91515
DATED	JUNE 11, 1986
NAME OF HIGHWAY	STATE ROUTE 101L (PIMA FREEWAY)
AFFECTS	PARCEL 2
(SEE NOTE 10)	
- RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS OR PARTY WALLS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT:

RECORDED IN RECORDING NO.	1994-106341
AND FIRST AMENDMENT RECORDED IN RECORDING NO.	1995-158289
RE-RECORDED IN RECORDING NO.	1995-189647
AND CERTIFICATE OF SECOND AMENDMENT RECORDED IN RECORDING NO.	1995-764940
AND PARTIAL ASSIGNMENT OF MASTER DEVELOPER'S RIGHTS RECORDED IN RECORDING NO.	2000-555241
AND CERTIFICATE OF THIRD AMENDMENT RECORDED IN RECORDING NO.	2008-60711
AND ASSIGNMENT OF RIGHTS AS MASTER DEVELOPER RECORDED IN RECORDING NO.	2013-0421834 AND IN RECORDING NO.
	2013-0421836
(AFFECTS SITE. BLANKET IN NATURE)	
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE:	LINE OF POLES
RECORDING NO:	1996-135159
(AFFECTS SITE. PLOTTED AS SHOWN HEREON)	
- ALL MATTERS AS SET FORTH IN MEMORANDUM OF DEVELOPMENT AGREEMENT RECORDED JULY 11, 2000 IN RECORDING NO. 2000-527574 AND ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT RECORDED JULY 21, 2000 IN RECORDING NO. 2000-555245. (AFFECTS SITE. BLANKET IN NATURE)
- ALL MATTERS AS SET FORTH IN MEMORANDUM OF INFRASTRUCTURE DEVELOPMENT AGREEMENT RECORDED JULY 21, 2000 IN RECORDING NO. 2000-555235 AND PARTIAL ASSIGNMENT AND ASSUMPTION OF DESERT RIDGE CORE INFRASTRUCTURE DEVELOPMENT AGREEMENT RECORDED JULY 21, 2000 IN RECORDING NO. 2000-555244. (AFFECTS SITE. BLANKET IN NATURE)
- RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS OR PARTY WALLS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT:

RECORDED IN RECORDING NO.	2000-555236
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LIENS AND CHARGES AS SET FORTH IN THE ABOVE MENTIONED DECLARATION,

PAYABLE TO:	DESERT RIDGE CORE ASSOCIATION
(AFFECTS SITE. BLANKET IN NATURE)	
- TRACT DECLARATION RECORDED JULY 21, 2000 IN RECORDING NO. 2000-555237. (AFFECTS SITE. BLANKET IN NATURE)(SEE NOTE 11)
- AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT

ENTITLED:	MEMORANDUM OF LEASE (ARIZONA STATE LAND DEPARTMENT COMMERCIAL LEASE NO. 03-105541-99)
LESSOR:	THE STATE OF ARIZONA, AS TRUSTEE
LESSEE:	NPP1, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
RECORDING DATE:	JULY 21, 2000
RECORDING NO:	2000-0555239

ASSIGNMENT OF THE LESSEE'S INTEREST UNDER SAID LEASE,

ASSIGNOR:	NPP1, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ASSIGNEE:	VESTAR DRM-OPCO, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE:	JULY 21, 2000
RECORDING NO:	2000-0555240
(AFFECTS SITE. BLANKET IN NATURE)	
- COVENANTS, CONDITIONS AND RESTRICTIONS 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:	2000-0555242 AND RE-RECORDED IN RECORDING NO. 2000-0682099
(AFFECTS SITE. BLANKET IN NATURE)	
- RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT:

RECORDED IN RECORDING NO.	2000-0555246
(AFFECTS SITE. BLANKET IN NATURE)	
- ALL MATTERS AS SET FORTH IN OPERATION AND EASEMENT AGREEMENT RECORDED JULY 21, 2000 IN RECORDING NO. 2000-555249. (AFFECTS SITE. BLANKET IN NATURE)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE:	TELECOMMUNICATIONS FACILITIES
RECORDING NO:	2000-0896841
(AFFECTS SITE. PLOTTED AS SHOWN HEREON)	
- ALL MATTERS AS SET FORTH ON MAP OF DEDICATION FOR DESERT RIDGE MARKETPLACE RECORDED IN:

RECORDING NO:	BOOK 559 OF MAPS, PAGE 20
(AFFECTS SITE. PLOTTED AS SHOWN HEREON)	

ALTA/NSPS LAND TITLE SURVEY

DESERT RIDGE MARKETPLACE

A PORTION OF THE WEST HALF OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA

SHEET INDEX

SHEETS 1-4	COVER SHEET, NOTES AND SCHEDULE B ITEMS
SHEET 5	BOUNDARY AND INDEX MAP FOR TOPOGRAPHIC SHEETS
SHEETS 6-7	EASEMENTS
SHEETS 8-17	TOPOGRAPHY

LEGAL DESCRIPTION

A PORTION OF TRACT 3, BLOCK 5 OF STATE PLAT NO 24 DESERT RIDGE AMENDED RECORDED IN BOOK 376, PAGE 24 MARICOPA COUNTY RECORDS (M.C.R.), LYING WITHIN SECTION 20, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 3, BLOCK 5;

THENCE S. 72°48'18" E., ALONG THE CENTER LINE OF DEER VALLEY DRIVE AS SHOWN ON SAID STATE PLAT, A DISTANCE OF 974.82 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTH HAVING A RADIUS OF 10000.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°04'16", AN ARC LENGTH OF 536.01 FEET;

THENCE S. 69°44'02" E., A DISTANCE OF 1092.78 FEET;

THENCE DEPARTING SAID CENTER LINE, S. 20°15'58" W., A DISTANCE OF 434.94 FEET;

THENCE S. 04°09'03" W., A DISTANCE OF 371.62 FEET;

THENCE S. 15°00'13" W., A DISTANCE OF 410.29 FEET;

THENCE S. 00°00'00" E., A DISTANCE OF 505.07 FEET;

THENCE S. 24°29'18" W., A DISTANCE OF 230.70 FEET TO THE NORTH RIGHT OF WAY LINE OF PIMA FREEWAY AS SHOWN ON SAID STATE PLAT AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTH HAVING A RADIUS THAT BEARS S. 18°51'14" W, A DISTANCE OF 4696.38 FEET;

THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 15°10'27", AN ARC LENGTH OF 1243.80 FEET;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N. 77°58'10" W., A DISTANCE OF 132.07 FEET;

THENCE N. 85°56'56" W., A DISTANCE OF 498.50 FEET;

THENCE N. 77°29'33" W., A DISTANCE OF 90.34 FEET;

THENCE N. 63°51'16" W., A DISTANCE OF 167.50 FEET;

THENCE N. 07°21'20" W., A DISTANCE OF 132.45 FEET;

THENCE N. 00°01'08" E., A DISTANCE OF 73.65 FEET;

THENCE N. 89°58'52" W., A DISTANCE OF 65.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20;

THENCE N. 00°01'08" E., ALONG SAID WEST LINE, A DISTANCE OF 853.20 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 20;

THENCE N. 00°01'35" E., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 395.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EAST HAVING A RADIUS THAT BEARS S. 89°58'23" E, A DISTANCE OF 4975.00 FEET;

THENCE NORTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°08'39", AN ARC LENGTH OF 880.82 FEET TO THE POINT OF BEGINNING.

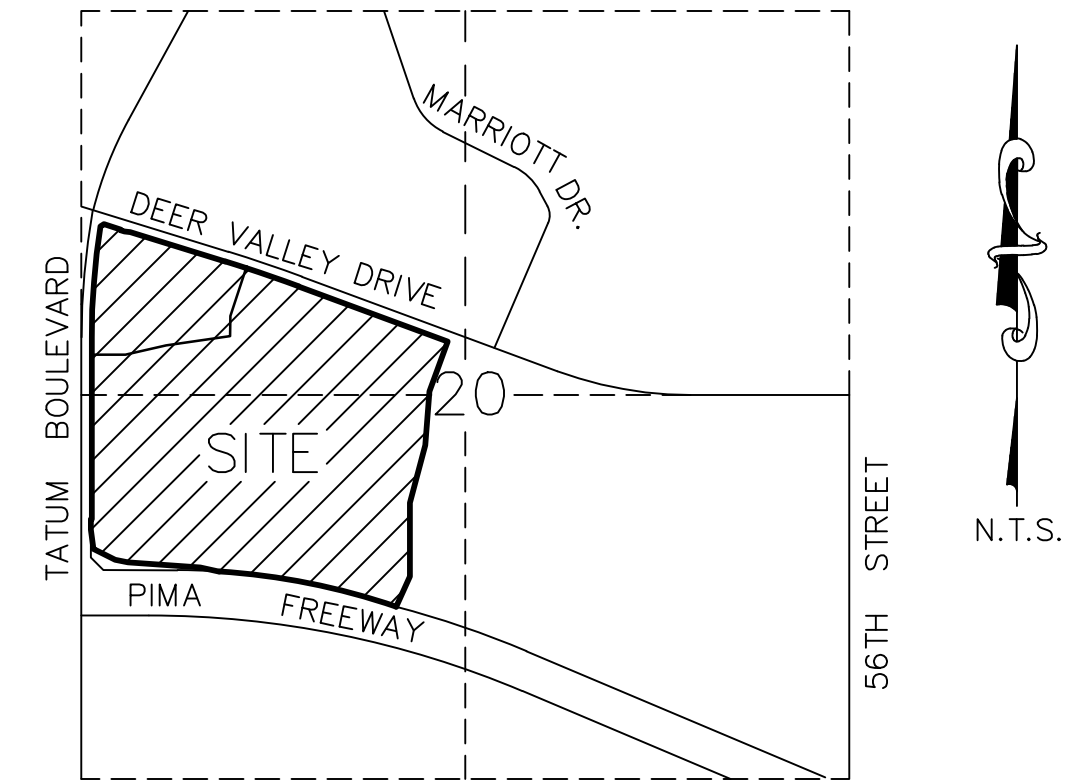
REFERENCES

- STATE PLAT NO. 24 DESERT RIDGE AMENDED RECORDED IN BOOK 376, PAGE 26, M.C.R.
- MAP OF DEDICATION FOR DESERT RIDGE MARKETPLACE RECORDED IN BOOK 559, PAGE 20, M.C.R.
- MAP OF DEDICATION FOR DESERT RIDGE MARKETPLACE CITYNORTH DRIVE RECORDED IN BOOK 1010, PAGE 11, M.C.R.
- MAP OF DEDICATION FOR CITYNORTH RECORDED IN BOOK 956, PAGE 13, M.C.R.
- RECORD OF SURVEY FOR SHADE AT DESERT RIDGE RECORDED IN BOOK 1063, PAGE 02, M.C.R.
- STATE PLAT NO. 44 DESERT RIDGE WEST RECORDED IN BOOK 454, PAGE 25, M.C.R.

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN AS SHOWN ON STATE PLAT NO. 24 DESERT RIDGE AMENDED AS RECORDED IN BOOK 376, PAGE 26 MARICOPA COUNTY RECORDS.

SAID LINE BEARS N. 00°01'08" E.



VICINITY MAP

SEC 20, T. 4 N., R. 4 E.
21011 N. TATUM BLVD.
PHOENIX, ARIZONA 85050



NOTES

- THIS SURVEY WAS PREPARED BASED UPON A COMMITMENT FOR TITLE INSURANCE FILE NO. 01960489-003-B64-SA DATED JULY 8, 2021 BY LAWYER'S TITLE OF ARIZONA, INC. REPRESENTING COMMONWEALTH LAND TITLE INSURANCE COMPANY.
- UTILITY LOCATIONS SHOWN ON THIS MAP ARE APPROXIMATE BASED UPON AN ABOVE GROUND FIELD SURVEY AND SHOULD BE VERIFIED BY POTHOLING PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- THIS PROPERTY IS IN ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 04013C1315L, DATED OCTOBER 16, 2013.

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".
- USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY BENCHMARK SURVEYING & CONSULTING, LLC (BENCHMARK). BENCHMARK SHALL HAVE NO LIABILITY FOR ANY USE OF THIS INFORMATION WITHOUT ITS WRITTEN CONSENT.
- AS DEFINED BY ARIZONA REVISED STATUTES 32-151, THE CERTIFICATION INCLUDED IN THIS SURVEY IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE THE SUBJECT OF THIS SURVEY AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.
- THIS SURVEY MAY BE UPDATED UPON CLIENT REQUEST AFTER 90 DAYS FROM THE DATE SHOWN BELOW ONLY AFTER ISSUANCE OF A NEW TITLE COMMITMENT. THE TERMS OF THE UPDATE SHALL BE AGREED TO BY THE SURVEYOR AND THE CLIENT IN ADVANCE.
- BOUNDARY ANNOTATION SHOWN HEREON IS MEASURED AND RECORD PER THE ABOVE MENTIONED TITLE COMMITMENT UNLESS NOTED OTHERWISE.
- PARCEL AREA: 5,043,444 SQ. FT. OR 115.78 AC. MORE OR LESS.
- AERIAL INFORMATION PROVIDED BY WM. JULIUS TOPOGRAPHIC MAPPING, JOB NO. 2011-1, FLIGHT DATE JANUARY 19, 2011, WAS USED IN THE PREPARATION OF THIS SURVEY.
- THE GENERAL HIGHWAY MAP ATTACHED TO SCHEDULE B ITEM NO. 4 APPEARS TO AFFECT S.R. 101L, SOUTH OF THE SITE, HOWEVER, THE DOCUMENT DOES NOT CONTAIN A LEGAL DESCRIPTION THAT CAN BE RETRACED, THEREFORE IT IS NOT PLOTTABLE. IT'S APPROXIMATE LOCATION IS SHOWN ON SHEET 7.
- THE BEARING IN THE 8TH PARAGRAPH LISTED IN THE EASEMENT IN SCHEDULE B ITEM NO. 10 CALLED "52ND STREET (ALIGNMENT) ACCESS DRIVE (EAST)" READS "SOUTH 20°12'58" WEST", SHOULD READ "SOUTH 20°15'58" WEST".
- THE 8' SOUTHWEST GAS EASEMENT DESCRIBED IN SCHEDULE B NO. 38 STATES THAT IT IS "MORE FULLY DESCRIBED IN DEED NUMBER 940382544" (BOOK 376, PAGE 26, M.C.R.). UPON REVIEWING THIS DOCUMENT, IT APPEARS THAT THE EASEMENT MENTIONED IS NOT SHOWN.
- THE DOCUMENT FOR SCHEDULE B NO. 45 WAS NOT PROVIDED, THEREFORE, WE'RE UNABLE TO DETERMINE IF SAID DOCUMENT AFFECTS THE SITE.
- ARTICLE 9 IN THE DOCUMENT STATES THAT THE CONTRACTOR SHALL COMPLETE THIS WORK BY SEPTEMBER 11, 1994.

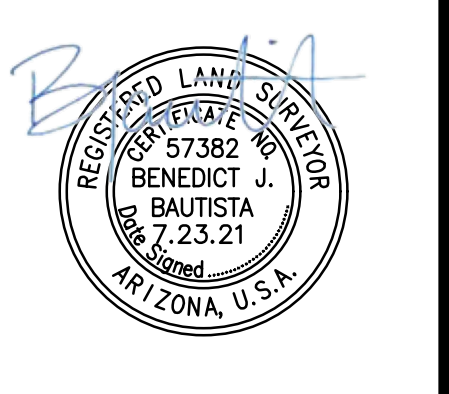
CERTIFICATION

TO: VESTAR DRM-OPCO, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; STATE OF ARIZONA AND LAWYERS TITLE OF ARIZONA, INC

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, 2, 3, 4, 8 AND 11(c) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 13, 2016.

NO.	REVISION	DATE

ALTA/NSPS LAND TITLE SURVEY
DESERT RIDGE MARKETPLACE
 A PORTION OF THE WEST HALF OF SECTION 20, T. 4 N., R. 4 E., G. & S. R. M., CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA



2738 E GUADALUPE RD SUITE 1
GILBERT, AZ 85234
WWW.AZBENCHMARK.COM

SCALE: N/A
 DRAWN: BJB
 CHECKED: BJB
 DATE: 07-23-21
 JOB NO.: 2021-48

DRAWING NO
1
 1 OF 17

