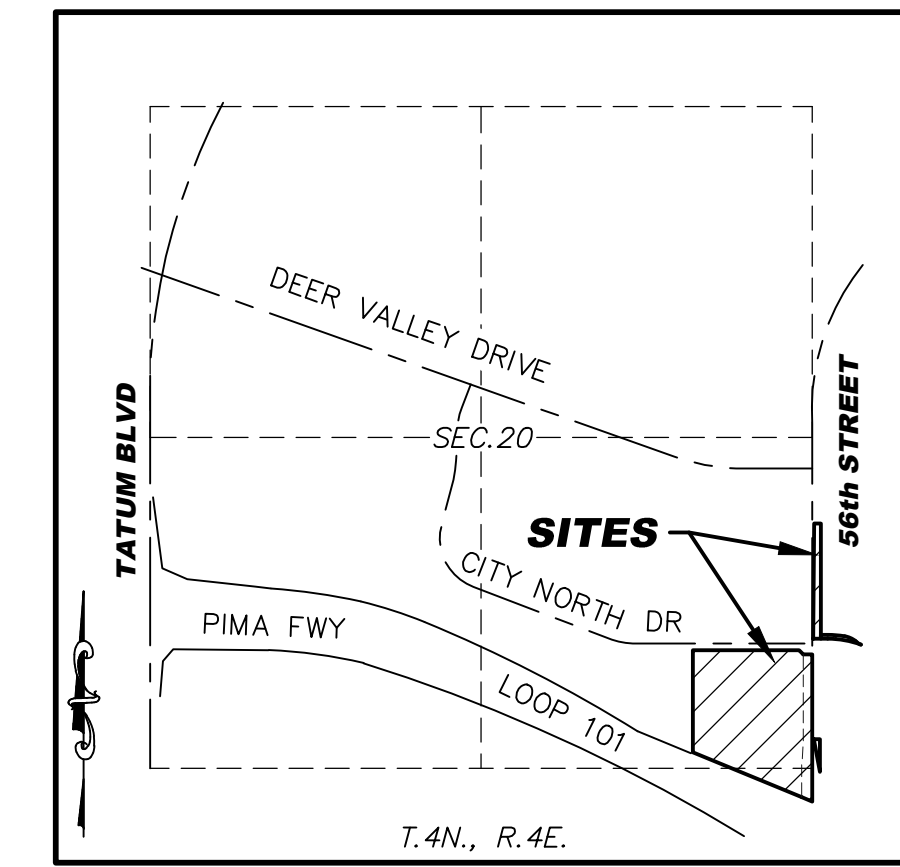


ALTA / NSPS LAND TITLE SURVEY

56th Street & CITY NORTH - ARIZONA STATE LAND DEPARTMENT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

APPROVED
By chomuth at 2:31 pm, Mar 27, 2024



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

PARCEL NO. 1: (GROSS SALE PARCEL 212-32-100K AND 212-32-103A)
A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND BRASS CAP FLUSH MARKING THE SOUTHEAST CORNER OF SECTION 20, FROM WHICH A BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 20 BEARS NORTH 00 DEGREES 00 MINUTES 49 SECONDS EAST, A DISTANCE OF 2639.44 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 263.02 FEET TO THE NORTHERLY RIGHT-OF-WAY OF THE A.D.O.T. LOOP 101-PIMA FREEWAY; THENCE NORTH 67 DEGREES 35 MINUTES 44 SECONDS WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID A.D.O.T. LOOP 101-PIMA FREEWAY, A DISTANCE OF 1,028.39 FEET TO THE SOUTHEAST CORNER OF LOT 6 AS SHOWN ON THE FINAL PLAT OF "CITYNORTH" FILED AS BOOK 1606, PAGE 03, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 813.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, BEING THE SOUTHERN RIGHT-OF-WAY LINE OF TRACT 'A', CITY NORTH DRIVE, AS SHOWN ON SAID PLAT OF "CITYNORTH"; THE FOLLOWING THREE (3) COURSES ARE ALONG SAID SOUTHERN RIGHT-OF-WAY; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 848.02 FEET; THENCE SOUTH 44 DEGREES 59 MINUTES 35 SECONDS EAST, A DISTANCE OF 46.66 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST, A DISTANCE OF 70.00 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH 00 DEGREES 00 MINUTES 49 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 909.39 FEET TO THE POINT OF BEGINNING.

PARCEL 1A: (FEE INTEREST-ROW NO. 16-105768)
A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND BRASS CAP FLUSH MARKING THE SOUTHEAST QUARTER CORNER OF SECTION 20, FROM WHICH A BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 20 BEARS NORTH 00 DEGREES 00 MINUTES 49 SECONDS EAST, A DISTANCE OF 2639.44 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 4 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 84.00 FEET TO THE EAST LINE OF THAT PARCEL DESCRIBED IN MEMORANDUM OF LEASE, RECORDED IN DOCUMENT NUMBER 2012-0995366, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EAST PARCEL LINE; THENCE NORTH 00 DEGREES 00 MINUTES 49 SECONDS EAST, A DISTANCE OF 2.79 FEET; THENCE NORTH 3 DEGREES 45 MINUTES 24 SECONDS EAST, A DISTANCE OF 214.45 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 49 SECONDS EAST, A DISTANCE OF 692.55 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST, A DISTANCE OF 70.00 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH 00 DEGREES 00 MINUTES 49 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 909.39 FEET TO THE POINT OF BEGINNING.

PARCEL 1B: (FEE INTEREST-ROW NO. 16-105768)
A PARCEL LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND BRASS CAP FLUSH MARKING THE NORTHEAST CORNER OF SECTION 29, FROM WHICH A BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 29 BEARS SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, A DISTANCE OF 263.02 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 263.02 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE A.D.O.T. LOOP 101-PIMA; THENCE NORTH 67 DEGREES 35 MINUTES 44 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 90.85 FEET TO THE EAST LINE OF THAT PARCEL DESCRIBED IN MEMORANDUM OF LEASE, RECORDED IN DOCUMENT NUMBER 2012-0995366, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE NORTH 00 DEGREES 00 MINUTES 28 SECONDS EAST, A DISTANCE OF 228.46 FEET ALONG SAID EAST LINE, TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTH 89 DEGREES 57 MINUTES 4 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 84.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2A (PORTION OF 212-32-072F):
A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND BRASS CAP FLUSH MARKING THE SOUTHWEST CORNER OF SECTION 21, FROM WHICH A BRASS CAP FLUSH MARKING THE WEST QUARTER CORNER OF SAID SECTION 21 BEARS NORTH 00 DEGREES 00 MINUTES 49 SECONDS EAST, A DISTANCE OF 2639.44 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 49 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 179.97 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST, A DISTANCE OF 33.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST, A DISTANCE OF 36.58 FEET TO THE EAST RIGHT OF WAY LINE OF 56TH STREET AS RECORDED IN ARIZONA STATE LAND DEPARTMENT NO. 16-122009; THENCE SOUTH 00 DEGREES 00 MINUTES 49 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 180.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTH 89 DEGREES 57 MINUTES 37 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1.57 FEET; THENCE NORTH 10 DEGREES 59 MINUTES 27 SECONDS WEST, A DISTANCE OF 183.37 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2B (212-32-073C):
A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND BRASS CAP FLUSH MARKING THE NORTHWEST CORNER OF SECTION 28, FROM WHICH A BRASS CAP FLUSH MARKING THE WEST QUARTER CORNER OF SAID SECTION 28 BEARS SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, A DISTANCE OF 2641.28 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 68.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 57 MINUTES 37 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1.57 FEET TO THE EAST RIGHT OF WAY LINE OF 56TH STREET AS RECORDED IN ARIZONA STATE LAND DEPARTMENT NO. 16-105769; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 8.11 FEET; THENCE NORTH 10 DEGREES 58 MINUTES 03 SECONDS WEST, A DISTANCE OF 8.26 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2C (PORTION OF 212-32-072F):
A RIGHT OF WAY FROM THE STATE LAND DEPARTMENT, STATE OF ARIZONA, FILED IN ROW NO. _____ AND RECORDED IN DOCUMENT NO. _____ RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS CAP FLUSH MARKING THE SOUTHWEST CORNER OF SECTION 21, FROM WHICH A BRASS CAP FLUSH MARKING THE WEST QUARTER CORNER OF SAID SECTION 21 BEARS NORTH 00 DEGREES 00 MINUTES 49 SECONDS EAST, A DISTANCE OF 2639.44 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 49 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 1034.39 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST, A DISTANCE OF 15.00 FEET TO THE EAST LINE OF THAT 15 FOOT WIDE RIGHT OF WAY AS RECORDED IN ARIZONA STATE LAND DEPARTMENT NO. 16-105769 AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 49 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 920.05 FEET TO THE SOUTH LINE OF THE NORTH 685 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 55.00 FEET TO A LINE THAT IS PARALLEL WITH AND 70.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 00 DEGREES 00 MINUTES 49 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 920.05 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 11 SECONDS WEST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2D (PENDING ROW APPLICATION NO. 16-123042-00-100 TO BE DEDICATED TO THE CITY OF PHOENIX BY SUCCESSFUL BIDDER):
TEMPORARY RIGHT OF ENTRY FROM THE STATE LAND DEPARTMENT, STATE OF ARIZONA, FILED IN ROW NO. 29-123041 AND RECORDED IN DOCUMENT NO. _____ AND: A RIGHT OF WAY FROM THE STATE LAND DEPARTMENT, STATE OF ARIZONA, FILED IN ROW NO. 16-123042 AND RECORDED IN DOCUMENT NO. _____, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, 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 21 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 21 BEARS NORTH 00 DEGREES 00 MINUTES 49 SECONDS EAST, A DISTANCE OF 2639.44 FEET; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 21, NORTH 00 DEGREES 00 MINUTES 49 SECONDS EAST, A DISTANCE OF 1034.39 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST A DISTANCE OF 70.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 56TH STREET AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 00 DEGREES 00 MINUTES 49 SECONDS EAST, A DISTANCE OF 30.47 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST, A DISTANCE OF 52.37 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 805.45 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09 DEGREES 36 MINUTES 31 SECONDS, AN ARC LENGTH OF 135.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY WHOSE RADIUS BEARS SOUTH 09 DEGREES 37 MINUTES 20 SECONDS WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28 DEGREES 17 MINUTES 28 SECONDS, AN ARC LENGTH OF 98.75 FEET TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 249.05 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02 DEGREES 58 MINUTES 17 SECONDS, AN ARC LENGTH OF 12.92 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20 DEGREES 52 MINUTES 06 SECONDS, AN ARC LENGTH OF 36.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY WHOSE RADIUS BEARS SOUTH 20 DEGREES 01 MINUTES 08 SECONDS WEST, A DISTANCE OF 775.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20 DEGREES 00 MINUTES 19 SECONDS, AN ARC LENGTH OF 270.60 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 11 SECONDS WEST, A DISTANCE OF 52.37 FEET TO THE POINT OF BEGINNING.

NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUED BY LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA LLC FILE NO.: 6205298A-12B-K2J, AMENDMENT NO. 5, AMENDMENT DATE: JANUARY 17, 2024, COMMITMENT DATE: JANUARY 11, 2024.

THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE LAND SURVEY PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY IN A MANNER THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN LEGAL COUNSEL FOR ADDITIONAL INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ADDITIONAL EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

THERE ARE NO GAPS, STRIPS OR GORES, BETWEEN PARCEL NO. 1, PARCEL NO. 2A AND PARCEL NO. 2B.

THERE ARE NO GAPS, STRIPS OR GORES, BETWEEN PARCEL NO. 2C AND PARCEL NO. 2D.

THERE ARE NO GAPS, STRIPS OR GORES, BETWEEN THE NET SALE PARCEL NO. 1 AND PARCELS NO. 1A & 1B.

THE LEGAL DESCRIPTION FOR PARCEL NO. 1 (GROSS SALE PARCEL) IS THE SAME AS THE SUM OF THE SEPARATE LEGAL DESCRIPTIONS FOR THE NET SALE PARCEL, PARCEL NO. 1A, AND PARCEL NO. 1B.

SCHEDULE 'B' ITEMS

(SEE SHEET 2 OF 5)

ADDRESS

ALL OR OR A PORTION OF THE FOLLOWING APN NUMBERS:
212-32-100K, 212-32-103A, 212-32-072F AND 212-32-073C

BASIS OF BEARING

N00°00'49"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 376 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP 04013C1315L, EFFECTIVE ON 10/15/2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". 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.

AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
PARCEL 1 NET SALE	871,191	20.000
PARCEL 1 GROSS	957,025	21.970
PARCEL 1A	65,193	1.496
PARCEL 1B	20,642	0.474
PARCEL 2A	3,433	0.079
PARCEL 2B	6	0.000
PARCEL 2C	50,603	1.162
PARCEL 2D	8,160	0.187
TOTAL	1,976,253	45.368

PARCEL 1 AREA TABLE		
PARCEL 1	AREA (SF)	AREA (AC)
GROSS SALE	957,025	21.970
NET SALE	871,191	20.000

AREA TABLE		
PARCEL 1	AREA (SF)	AREA (AC)
SEC. 20 GROSS SALE	872,947	20.040
SEC. 20 NET SALE	807,754	18.543
SEC. 29 GROSS SALE	84,078	1.930
SEC. 29 NET SALE	63,436	1.456

NOTE: PARCEL 1 (GROSS) IS THE COMBINATION OF PARCEL 1 (NET) AND PARCELS 1A & 1B.

CERTIFICATION

TO: ZT 56TH STREET AT 101 NW OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY; THE STATE OF ARIZONA BY AND THROUGH ITS STATE LAND DEPARTMENT, AS TO PARCELS NOS. 1A, 2, 3 AND 4; LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA LLC; FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP 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, 4, 8, 11(A) OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED JANUARY, 2024

ERIC SOSTROM, RLS #41894
2401 W. PEORIA AVE., SUITE 130
PHOENIX, ARIZONA 85029
PHONE: 602-957-3350
ESOSTROM@RICKENGINEERING.COM



SURVEYOR:

2401 W. PEORIA AVE, STE 130
 PHOENIX, AZ 85029
 602.957.3350
RICK ENGINEERING COMPANY
 ENGINEERING COMPANY
 San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver
 DWG NAME: P5901
 DRAWN BY: P5901
 CHECKED BY: P5901
 PJE/DSP SCALE: NTS
 DATE: 3/27/24

ALTA / NSPS LAND TITLE SURVEY
56th Street & CITYNORTH -
ARIZONA STATE LAND DEPT.
PHOENIX, ARIZONA



DRAWING NO.
P5901
SHEET NO. 1 OF 5

SCHEDULE 'B' ITEMS

1. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR: SECOND HALF 2023

THE FOLLOWING SCHEDULE ITEMS AFFECTS PARCEL NO. 1: EXCEPTION NOS. 2 THROUGH 17

2. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. 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.

3. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN DESERT RIDGE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

4. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN DESERT RIDGE CORE ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

5. 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 DOCUMENT NO. 94-0106341; AND DOCUMENT NO. 95-0158289 RE-RECORDED IN DOCUMENT NO. 95-0189647; AND DOCUMENT NO. 95-0764940; AND DOCUMENT NO. 2000-0555241; AND DOCUMENT NO. 2008-0060711; AND DOCUMENT NO. 20120584406; AND DOCUMENT NO. 20210638666; AND DOCUMENT NO. 20210638672
* DOCUMENT NOS. 2021-0638666 AND 2021-0638672 MAY TERMINATE AND RELINQUISH FROM A.S.L.D., THE PROPERTY OF THIS SURVEY.

6. 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 DOCUMENT NO. 2000-0555236; AND DOCUMENT NO. 20120584404 RE-RECORDED IN DOCUMENT NO. 20120629410; AND DOCUMENT NO. 20210796109
*BLANKET OVER SUBJECT PROPERTY

7. 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 DOCUMENT NO. 2000-0555242 RE-RECORDED IN DOCUMENT NO. 20000682099
*BLANKET OVER SUBJECT PROPERTY

8. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 2003-0649496 (R/W NO. 16-105768)(R/W NO. 16-105768 AMENDMENT) PURPOSE PUBLIC ROAD AND UNDERGROUND UTILITIES
*AFFECTS AS SHOWN HEREON

9. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 2004-0844559 (R/W NO. 16-108021)(R/W NO. 16-108021 ASLD AMENDMENT)(R/W NO. 16-108021 AMENDMENT) PURPOSE UNDERGROUND PUBLIC UTILITIES
*AFFECTS AS SHOWN HEREON

10. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 2006-0929454 PURPOSE UTILITIES
*AFFECTS AS SHOWN HEREON

11. AGREEMENT ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN: ENTITLED PARKING SPACE DEVELOPMENT AND USE AGREEMENT CITY CONTRACT NO. 121803 DATED JULY 03, 2007 RECORDED JULY 13, 2007 DOCUMENT NO. 20070799189 THEREAFTER, CONSENTS RECORDED IN DOCUMENT NOS. 20080142654, 20080142655, 20080142656, 20080421657, AND 20080142658.
*BLANKET OVER SUBJECT PROPERTY

12. 50-FOOT WIDE SEWER EASEMENT AND 8-FOOT WIDE WATER, SEWER, DRAINAGE, AND MAINTENANCES EASEMENT, RESTRICTIONS, CONDITIONS AND RESERVATIONS FOR TO LANDSCAPING, ITS LOCATION, FENCING, WATER PIPE/MAIN DESIGN STANDARDS, VEGETATION, LOCATION OF STRUCTURES AND MAINTENANCE OF EASEMENT AREAS AS SET FORTH ON PLAT: RECORDED IN BOOK 956 OF MAPS, PAGE 13
*AFFECTS AS SHOWN HEREON

13. AGREEMENT ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN: PURPOSE DEVELOPMENT DATED JULY 03, 2012 RECORDED JULY 03, 2012 DOCUMENT NO. 20120584409 THEREAFTER NOTICE: RECORDED JANUARY 28, 2019 DOCUMENT NO. 20190059832
*BLANKET OVER SUBJECT PROPERTY

14. INTENTIONALLY OMITTED.

15. INTENTIONALLY OMITTED.

16. THE FOLLOWING MATTERS DISCLOSED BY SEARCH OF THE RECORDS OF THE ARIZONA STATE LAND DEPARTMENT:
A) RESERVATIONS CONTAINED IN THE CLEARLIST NO. 1 FROM THE UNITED STATES OF AMERICA READING AS FOLLOWS: EXCEPTING AND RESERVING TO THE UNITED STATES A RIGHT OF WAY THEREON FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, ACT OF AUGUST 30, 1890, 26 STAT. 391; 43 U.S.C. 945.

B) RIGHT-OF-WAY NO. 16-52629 IN FAVOR OF NORTHEAST PHOENIX PARTNERS FOR ROAD, SEWER, GAS LINE AND WATER DATED JULY 07, 1993 AND AMENDMENT TO RIGHT OF WAY NO. 16-52629 DATED NOVEMBER 01, 1995 AND AMENDMENT TO RIGHT OF WAY NO. 16-52629 DATED DECEMBER 22, 1998
*AFFECTS PARCEL 2E, AS SHOWN HEREON

- C) INTENTIONALLY OMITTED.
- D) INTENTIONALLY OMITTED.
- E) INTENTIONALLY OMITTED.
- F) INTENTIONALLY OMITTED.
- G) INTENTIONALLY OMITTED.
- H) INTENTIONALLY OMITTED.

17. CLAIMS ASSERTED BY OR ON BEHALF OF CPF VASEO ASSOCIATES LLC AS DESCRIBED IN THAT CERTAIN LETTER TO ROI PROPERTIES, LLC, TRUSTEE AND LANDMARK TITLE ASSURANCE AGENCY DATED NOVEMBER 09, 2020, INCLUDING ANY CLAIMS THAT THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR DESERT RIDGE COMMERCIAL CORE RECORDED JULY 21, 2000 IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AS DOCUMENT NO. 2000-0555236 AND THE MAP OF DEDICATION RECORDED IN BOOK 956 OF MAPS, PAGE 13, AS AMENDED, DO NOT PROVIDE ACCESS RIGHTS TO THE LAND, OR THAT THE LAND DOES NOT HAVE ACTUAL, LEGAL, IMPLIED OR ANY OTHER ACCESS ACROSS THE ABUTTING LAND TO THE NORTH TO CITY NORTH DRIVE.
*AFFECTS AS SHOWN HEREON

THE FOLLOWING SCHEDULE ITEMS AFFECTS PARCEL NO. 2A THROUGH 2E:
EXCEPTION NOS. 18 THROUGH 31

18. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. 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.

19. INTENTIONALLY OMITTED.

20. INTENTIONALLY OMITTED.

SCHEDULE 'B' ITEMS

21. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: ENTITLED R/W GRANT NO. 71-4671 PURPOSE 69 KV ELECTRIC TRANSMISSION LINE.
*DOES NOT AFFECT.

22. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: ENTITLED R/W NO. 16-109729 PURPOSE SEWER
*DOES NOT AFFECT.

23. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: PURPOSE LANDSCAPE AND BLANKET EASEMENT FOR COMMON AREA MAINTENANCE RECORDED IN DOCUMENT NO. 94-0106341 THEREAFTER, FIRST AMENDMENT RECORDED IN 95-0158289, RE-RECORDED IN DOCUMENT NO. 95-0189647; THEREAFTER, CERTIFICATE OF SECOND AMENDMENT RECORDED IN DOCUMENT NO. 95-0764940; THEREAFTER, CERTIFICATE OF THIRD AMENDMENT RECORDED IN DOCUMENT NO. 2008-0060711; THEREAFTER, THE EFFECT OF NOTICE OF TERMINATION RECORDED IN DOCUMENT NO. 20210638666; THEREAFTER, THE EFFECT OF RELINQUISHMENT AND ASSIGNMENT OF MASTER DEVELOPMENT RIGHTS RECORDED IN DOCUMENT NO. 20210638672.
*BLANKET OVER SUBJECT PROPERTY.

24. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 95-0764944 (R/W NO. 16-101138) PURPOSE UNDERGROUND UTILITY CORRIDOR AND A PRESSURE REDUCTION STATION THEREAFTER, ASSIGNMENT OF RIGHT OF WAY RECORDED IN DOCUMENT NO. 95-0792259.
*AFFECTS PARCELS 2A, 2C, AND 2E, AS SHOWN HEREON.

25. INTENTIONALLY OMITTED.

26. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 2004-0952717 (R/W NO. 16-105769) PURPOSE PUBLIC ROAD AND UNDERGROUND UTILITIES
*AFFECTS PARCELS 2A, 2B, AND 2C, AS SHOWN HEREON.

27. INTENTIONALLY OMITTED.

28. INTENTIONALLY OMITTED.

29. INTENTIONALLY OMITTED.

30. INTENTIONALLY OMITTED.

31. THE FOLLOWING MATTERS AS DISCLOSED BY A RECORDS SEARCH OF THE ARIZONA STATE LAND DEPARTMENT: AFFECTS PARCEL NO. 2 A. RIGHT OF WAY NO. 14-31196 IN FAVOR OF ARIZONA PUBLIC SERVICE COMPANY, FOR AN OVERHEAD 69KV POWERLINE, DATED 12-21-1988, AND AMENDMENT TO RIGHT OF WAY NO. 14-31196 DATED 05-10-1996 AND AMENDMENT TO RIGHT OF WAY NO. 14-31196 DATED 09-12-2001.
*AFFECTS PARCELS 2A, 2B, 2C, AND 2D, AS SHOWN HEREON.

B. RIGHT OF WAY NO. 16-52629 IN FAVOR OF NORTHEAST PHOENIX PARTNERS FOR ROAD, SEWER, GAS LINE & WATER, DATED 07-07-1993, AMENDMENT TO RIGHT OF WAY NO. 16-52629 DATED 11-01-1995, AND AMENDMENT TO RIGHT OF WAY NO. 16-52629 DATED 12-22-1998; THEREAFTER, AMENDMENT TO RIGHT OF WAY RECORDED IN DOCUMENT NO. 99-0241998.
*DOES NOT AFFECT

C. RIGHT OF WAY NO. 16-80424 IN FAVOR OF THE CITY OF PHOENIX FOR WATERLINE AND ROAD, DATED 10-13-1982 AND AMENDMENT TO RIGHT OF WAY NO. 16-80424 DATED 05-20-1996.
*AFFECTS PARCELS 2A, 2B, 2C, AND 2D, AS SHOWN HEREON.

D. APPLICATION FOR RIGHT OF WAY IN FILE NO. 16-122009 IN FAVOR OF ZT 56TH STREET AT 101 NE OWNER, LLC, FOR CONSTRUCTION EASEMENT, DATED 03-10-2021, THEREAFTER, RIGHT OF WAY NO. 16-122009-00 DATED MARCH 02, 2022, AND ASSIGNMENT OF RIGHT OF WAY 16-122009-00, THEREAFTER, ASSIGNMENT OF RIGHT OF WAY RECORDED IN DOCUMENT NO. 20220494765.
*DOES NOT AFFECT, AS SHOWN HEREON.

E. APPLICATION FOR RIGHT OF WAY FILED IN NO. 16-123042 IN FAVOR OF ZT 56TH STREET AT 101 NE OWNER, LLC FOR VARIOUS PURPOSES, DATED FEBRUARY 23, 2022.
*AFFECTS PARCEL 2D, AS SHOWN HEREON.

F. APPLICATION FOR RIGHT OF WAY FILED IN NO. 18-119738 IN FAVOR OF COX COMMUNICATIONS ARIZONA LLC FOR UNDERGROUND FIBER OPTICS LINE, DATED AUGUST 15, 2017.
*DOES NOT AFFECT

G. SPECIAL LAND USE PERMIT NO. 23-123043-03 IN FAVOR OF ZT 56TH STREET AT 101 NE OWNER, LLC FOR TEMPORARY PLANT NURSERY, DATED OCTOBER 10, 2022.
*AFFECTS PARCEL 2A, AS SHOWN HEREON

H. RIGHT OF WAY NO. 56-108601 SEE INSTRUMENT.
*AFFECTS, BLANKET OVER PARCEL 1

32. THE EFFECT OF ANY FAILURE TO COMPLY WITH THE TERMS, COVENANTS, CONDITIONS AND PROVISIONS OF THE LEASE DESCRIBED OR REFERRED TO IN SCHEDULE "A": AS TO PARCEL NO. 1

33. INTENTIONALLY OMITTED.

34. RIGHTS OF PARTIES IN POSSESSION. NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I. AS TO ALL PARCELS

35. ADVERSE MATTERS THAT MAY BE REVEALED BY AN INSPECTION OF THE LAND. NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I. AS TO ALL PARCELS

36. THE FOLLOWING MATTER(S) DISCLOSED BY SURVEY OF SAID LAND: BY SURVEY INNOVATION GROUP, INC. JOB NUMBER P5901 DATED MAY 18, 2023
A. CONCRETE BOX CULVERT AND RELATED DRAINAGE LOCATED ADJACENT THE EAST BOUNDARY OF PARCEL NO. 1 LYING OUTSIDE OF AN RECORDED EASEMENT AREA;
B. OVERHEAD ELECTRIC LINE RUNNING ALONG THE EAST BOUNDARY OF PARCEL NO. 2 WITHOUT THE BENEFIT OF A RECORDED ELECTRIC EASEMENT;
C. SIDEWALK MEANDERING ALONG THE EAST BOUNDARY OF PARCEL NO. 2 WITHOUT THE BENEFIT OF AN RECORDED SIDEWALK EASEMENT;
D. FIRE HYDRANTS AND RELATED WATER LINES RUNNING ALONG THE EAST BOUNDARY OF PARCEL NO. 2 WITHOUT THE BENEFIT OF AN WATER EASEMENT;
E. ELECTRIC JUNCTION BOXES & RELATED ELECTRIC LINES RUNNING ALONG THE EAST BOUNDARY OF PARCEL NO. 2 WITHOUT THE BENEFIT OF AN RECORDED ELECTRIC EASEMENT.

37. MUTUAL EASEMENT AGREEMENT, ACCORDING TO THE TERMS AND CONDITIONS, CONTAINED THEREIN: RECORDED JULY 12, 2012 DOCUMENT NO. 2012-0584410 AMENDED AND RESTATED RECORDED NOVEMBER 19, 2012 DOCUMENT NO. 2012-1048466 SECOND AMENDED AND RESTATED RECORDED SEPTEMBER 26, 2013 DOCUMENT NO. 2013-0861499 AS TO PARCEL NO. 1
*AFFECTS PARCEL 1, AS SHOWN HEREON

38. UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY: LESSOR THE STATE OF ARIZONA LESSEE ZT 56TH STREET AT 101 NW OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED JANUARY 15, 2021 AS DISCLOSED BY MEMORANDUM RECORDED JANUARY 15, 2021 DOCUMENT NO. 20210052190 AS TO PARCEL NO. 1 THEREAFTER AN UNRECORDED ASSIGNMENT OF COMMERCIAL LEASE DATED JANUARY, 2021.

39. DEED OF TRUST GIVEN TO SECURE THE ORIGINAL AMOUNT SHOWN BELOW, AND ANY OTHER AMOUNT PAYABLE UNDER THE TERMS THEREOF: AMOUNT \$30,600,000.00 DATED JANUARY 15, 2021 RECORDED JANUARY 15, 2021 DOCUMENT NO. 20210052191 TRUSTOR ZT 56TH STREET AT 101 NW OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY TRUSTEE LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY BENEFICIARY BROAD STREET CREDIT HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY AS TO PARCEL NO. 1

40. FINANCING STATEMENT BETWEEN: DEBTOR ZT 56TH STREET AT 101 NW OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY SECURED PARTY BROAD STREET CREDIT HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED JANUARY 15, 2021 DOCUMENT NO. 20210052192 AS TO PARCEL NO. 1

41. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 2023-0629819 PURPOSE DRAINAGE AS TO PARCEL NO. 1
*AFFECTS PARCEL 1, AS SHOWN HEREON

42. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 2023-0629820 PURPOSE MULTI-USE TRAIL AS TO PARCEL NO. 1
*AFFECTS PARCEL 1, AS SHOWN HEREON



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PHOENIX, AZ 85029
602.957.3350
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SCALE:
DATE:

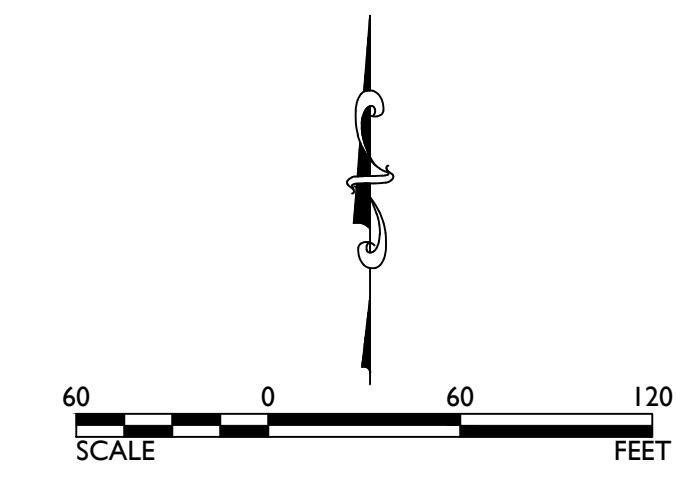
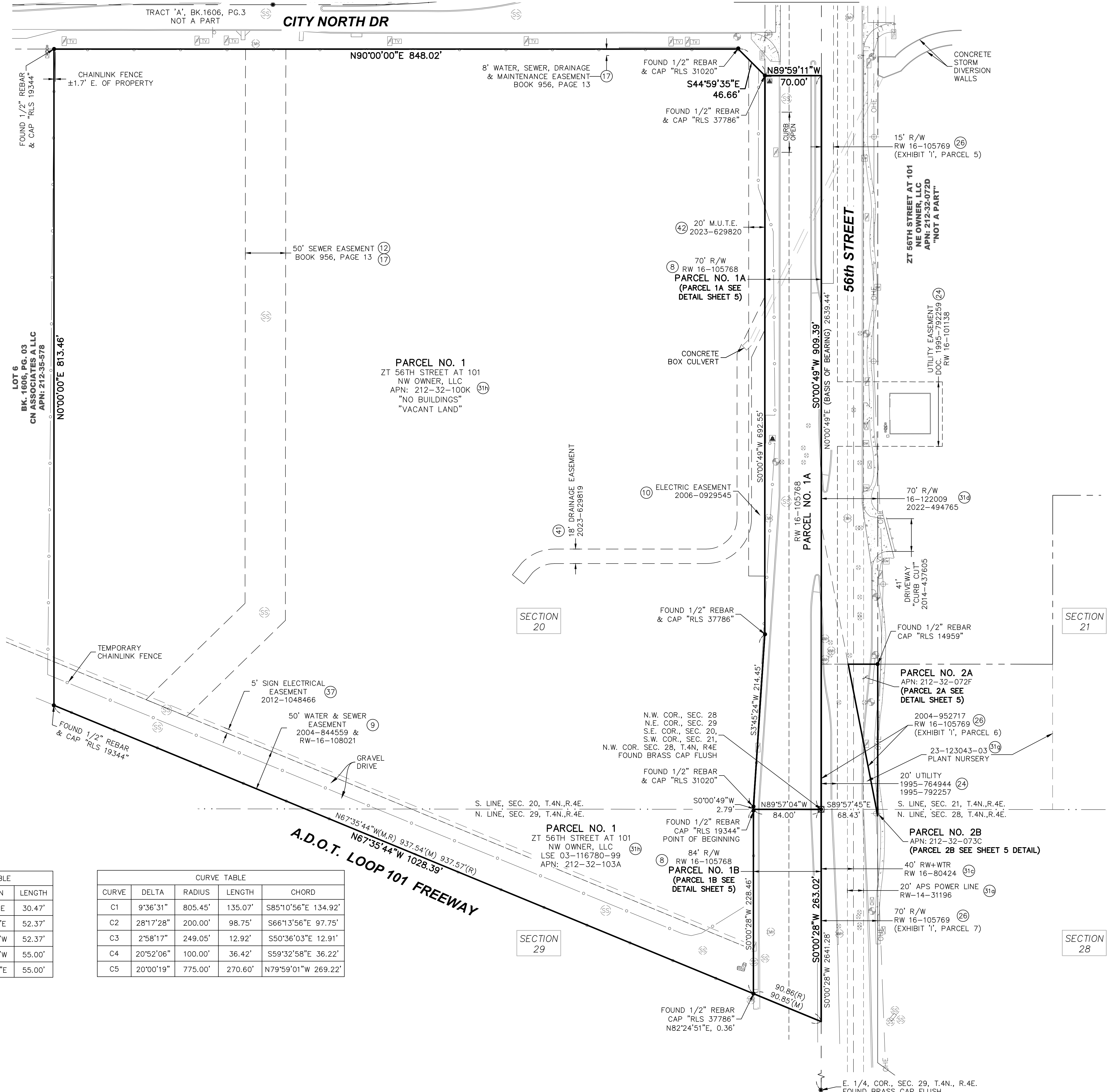
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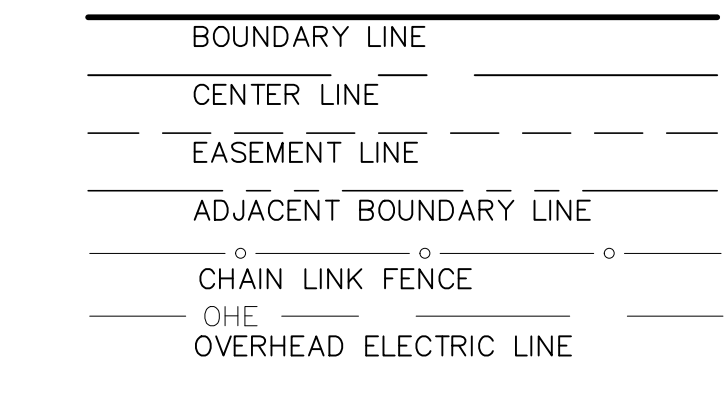
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SHEET NO. 2 OF 5

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MATCH SHEET 4



- LEGEND**
- FOUND 'PK' NAIL AS NOTED
 - FOUND 1/2" REBAR AS NOTED
 - FOUND BRASS CAP FLUSH
 - FOUND BRASS CAP IN HANDHOLE
 - CABLE TV JUNCTION BOX
 - WATER CHECK VALVE
 - ELECTRIC JUNCTION BOX
 - ELECTRIC TRANSFORMER
 - ELECTRIC MANHOLE
 - FIRE HYDRANT
 - SEWER MANHOLE
 - WATER METER
 - WATER MANHOLE
 - WATER VALVE
 - GAS METER
 - GAS VALVE
 - HOSE BIB
 - IRRIGATION BOX
 - LIGHT POLE
 - LIGHT POLE W/MAST
 - POST
 - PVC STUB
 - SIGN
 - TRAFFIC SIGNAL
 - TRAFFIC SIGNAL W/MAST
 - TRAFFIC SIGNAL JUNCTION BOX
 - UTILITY POLE
 - TELEPHONE MANHOLE
 - SCHEDULE "B" ITEM PER TITLE REPORT
 - ARIZONA PUBLIC SERVICE
 - APS
 - BOOK, PAGE
 - RW+WTR RIGHT OF WAY & WATER EASEMENT
 - M.U.T.E. MULTI USE TRAIL EASEMENT
 - R/W RIGHT OF WAY



LINE TABLE

LINE	DIRECTION	LENGTH
L2	N0°00'49"E	30.47'
L3	S89°59'11"E	52.37'
L4	N89°59'11"W	52.37'
L12	N89°59'11"W	55.00'
L13	S89°59'00"E	55.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	9°36'31"	805.45'	135.07'	S85°10'56"E 134.92'
C2	28°17'28"	200.00'	98.75'	S66°13'56"E 97.75'
C3	2°58'17"	249.05'	12.92'	S50°36'03"E 12.91'
C4	20°52'06"	100.00'	36.42'	S59°32'58"E 36.22'
C5	20°00'19"	775.00'	270.60'	N79°59'01"W 269.22'



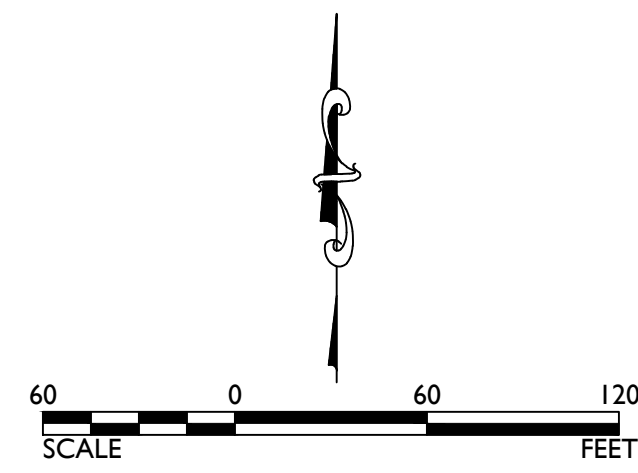
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 2401 W PEORIA AVE, STE 130
 PHOENIX, AZ 85029
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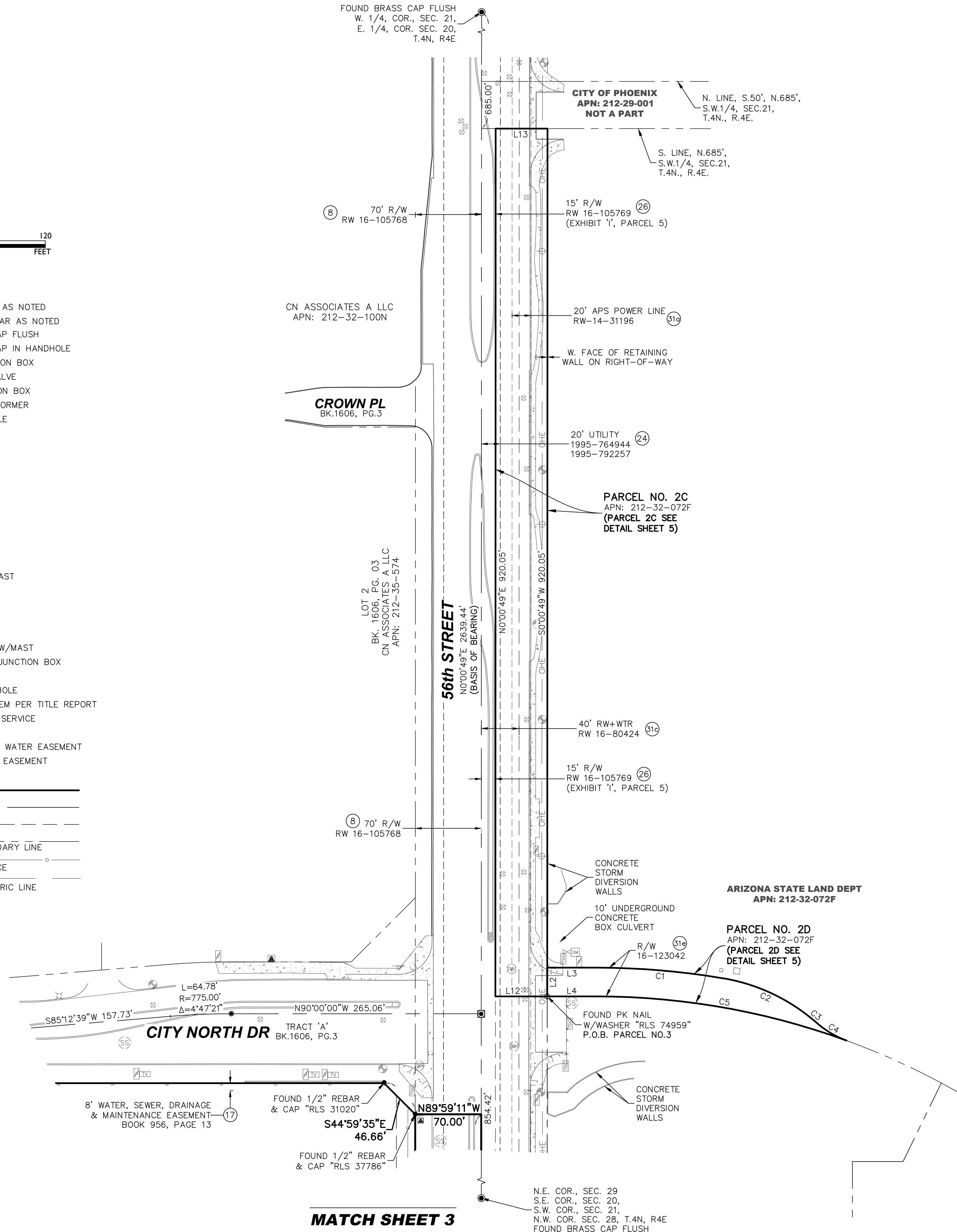
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LEGEND

- FOUND "PK" NAIL AS NOTED
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- CABLE TV JUNCTION BOX
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- TRAFFIC SIGNAL
- TRAFFIC SIGNAL W/MAST
- TRAFFIC SIGNAL JUNCTION BOX
- UTILITY POLE
- TELEPHONE MANHOLE
- SCHEDULE "B" ITEM PER TITLE REPORT
- APS ARIZONA PUBLIC SERVICE
- BK., PG. BOOK, PAGE
- RW+WTR RIGHT OF WAY & WATER EASEMENT
- M.U.T.E. MULTI USE TRAIL EASEMENT
- R/W RIGHT OF WAY

- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- ADJACENT BOUNDARY LINE
- CHAIN LINK FENCE
- OHE OVERHEAD ELECTRIC LINE



LINE TABLE		
LINE	DIRECTION	LENGTH
L2	N0°00'49"E	30.47'
L3	S89°59'11"E	52.37'
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C5	20°00'19"	775.00'	270.60'	N79°59'01"W 269.22'

MATCH SHEET 3

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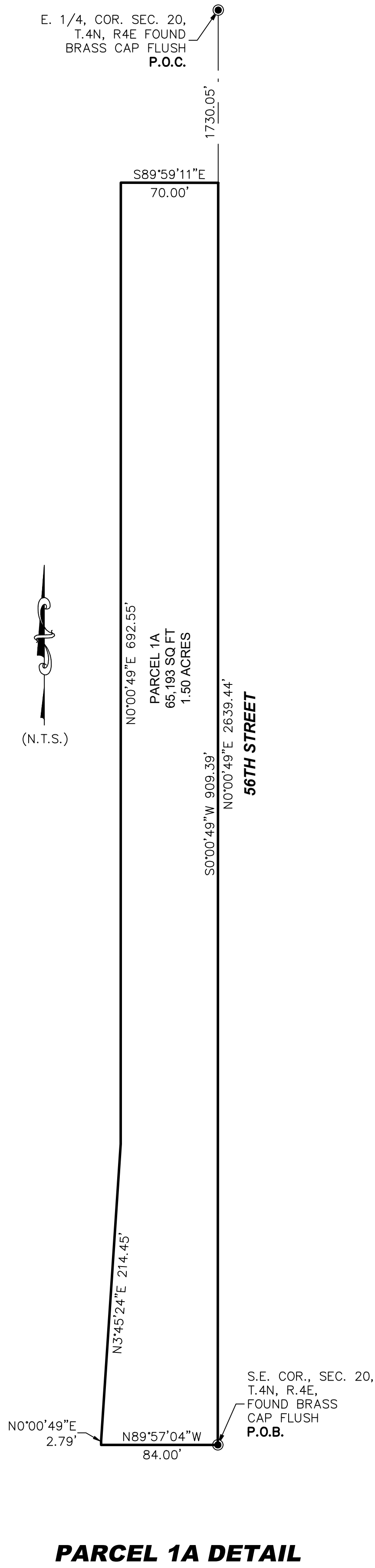
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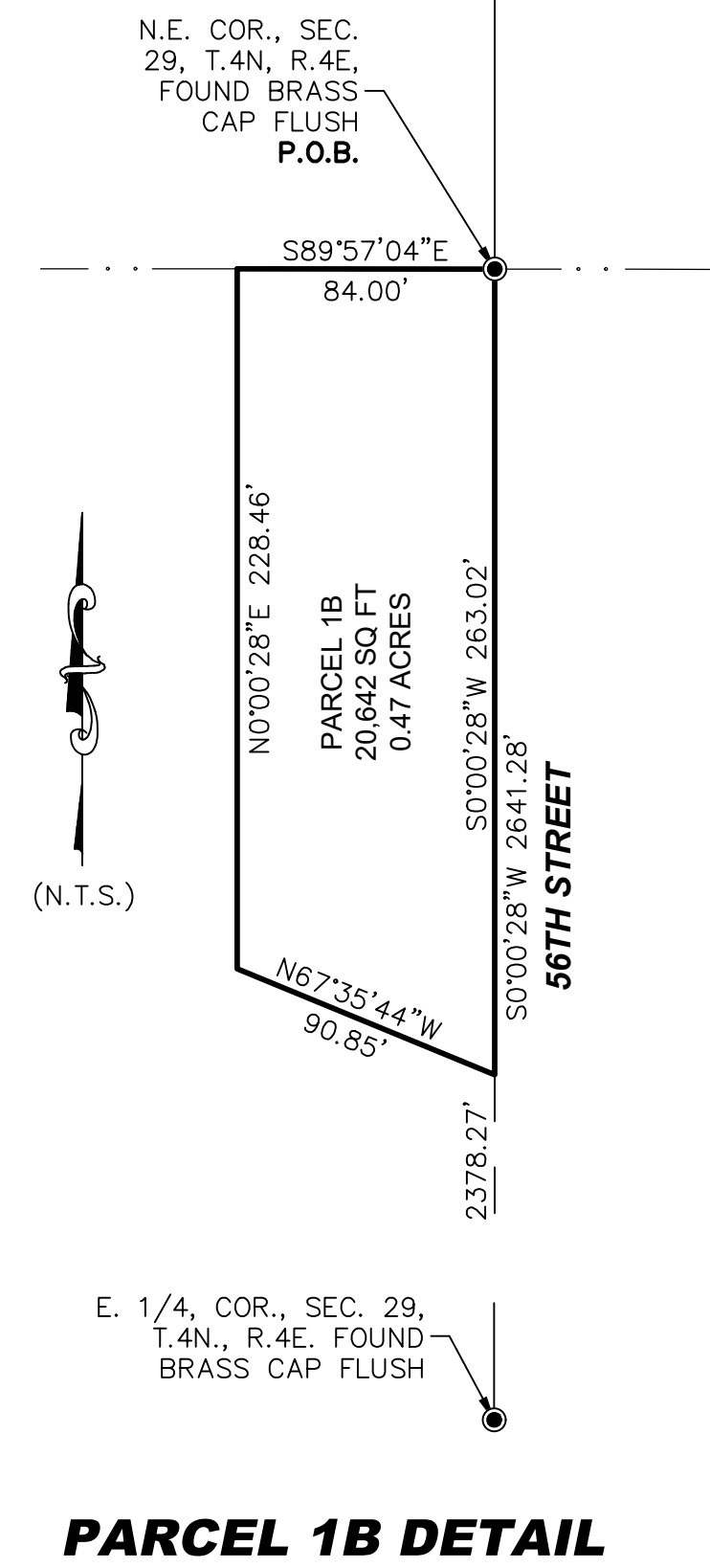


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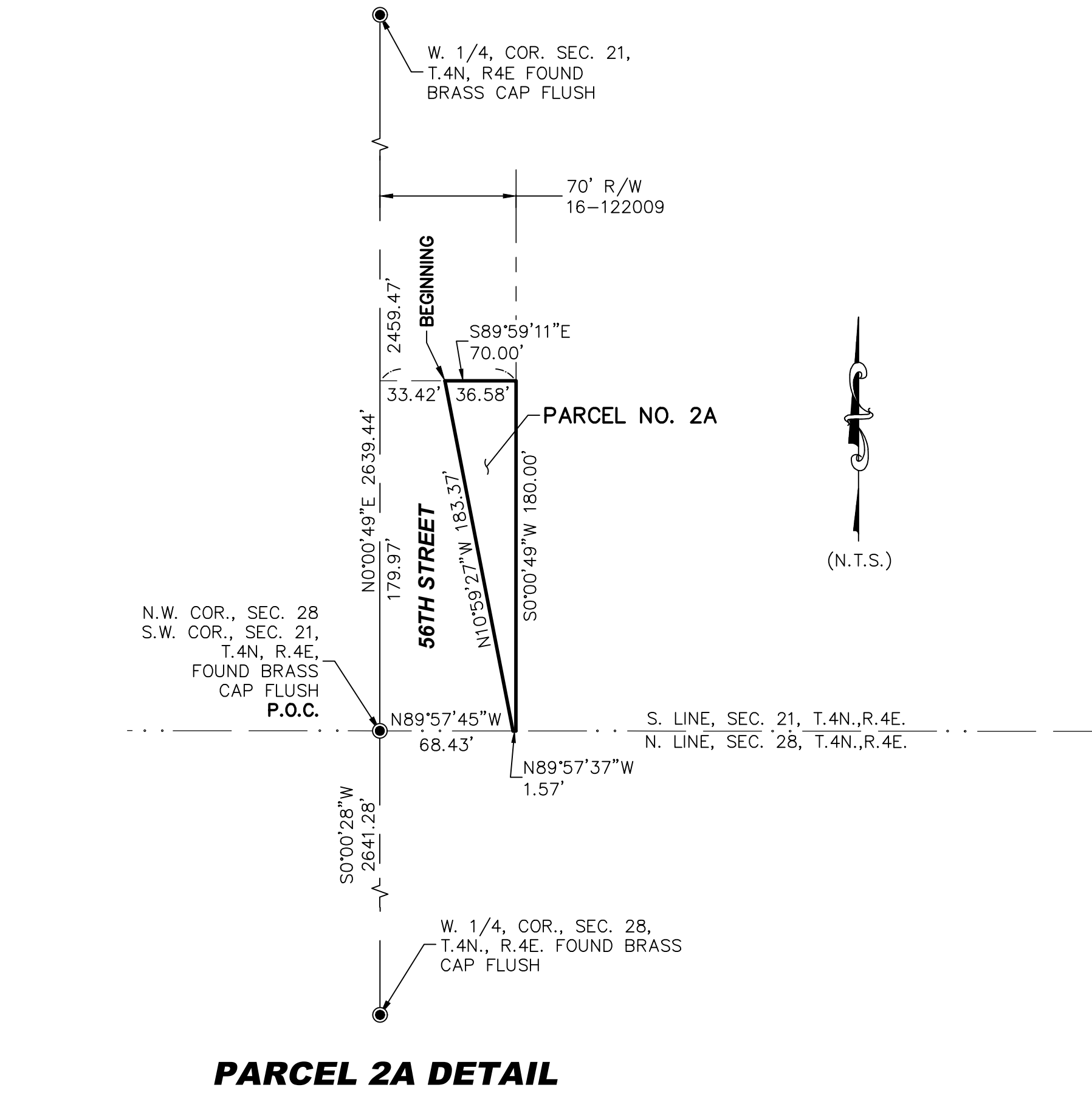
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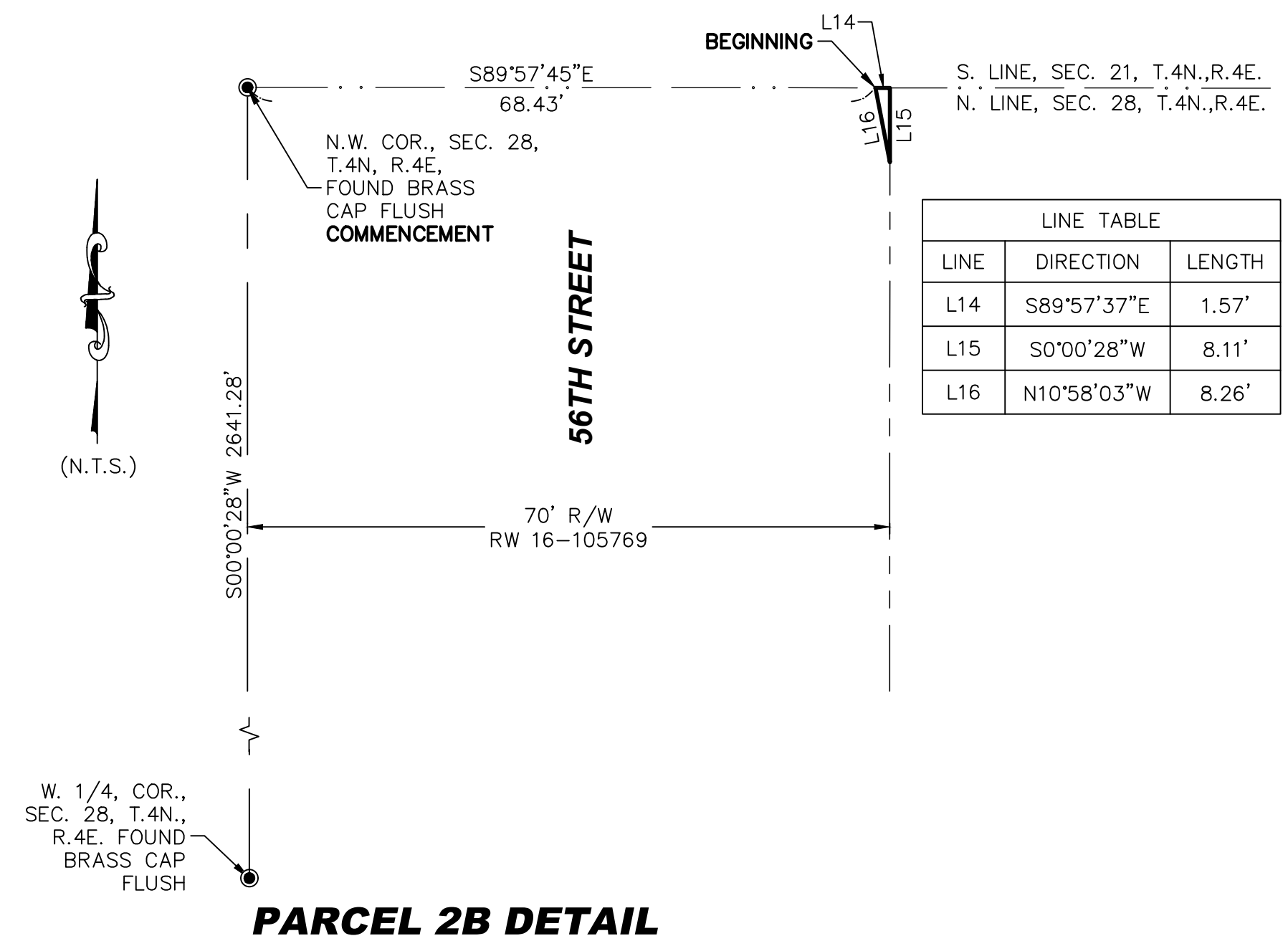
PARCEL 1A DETAIL



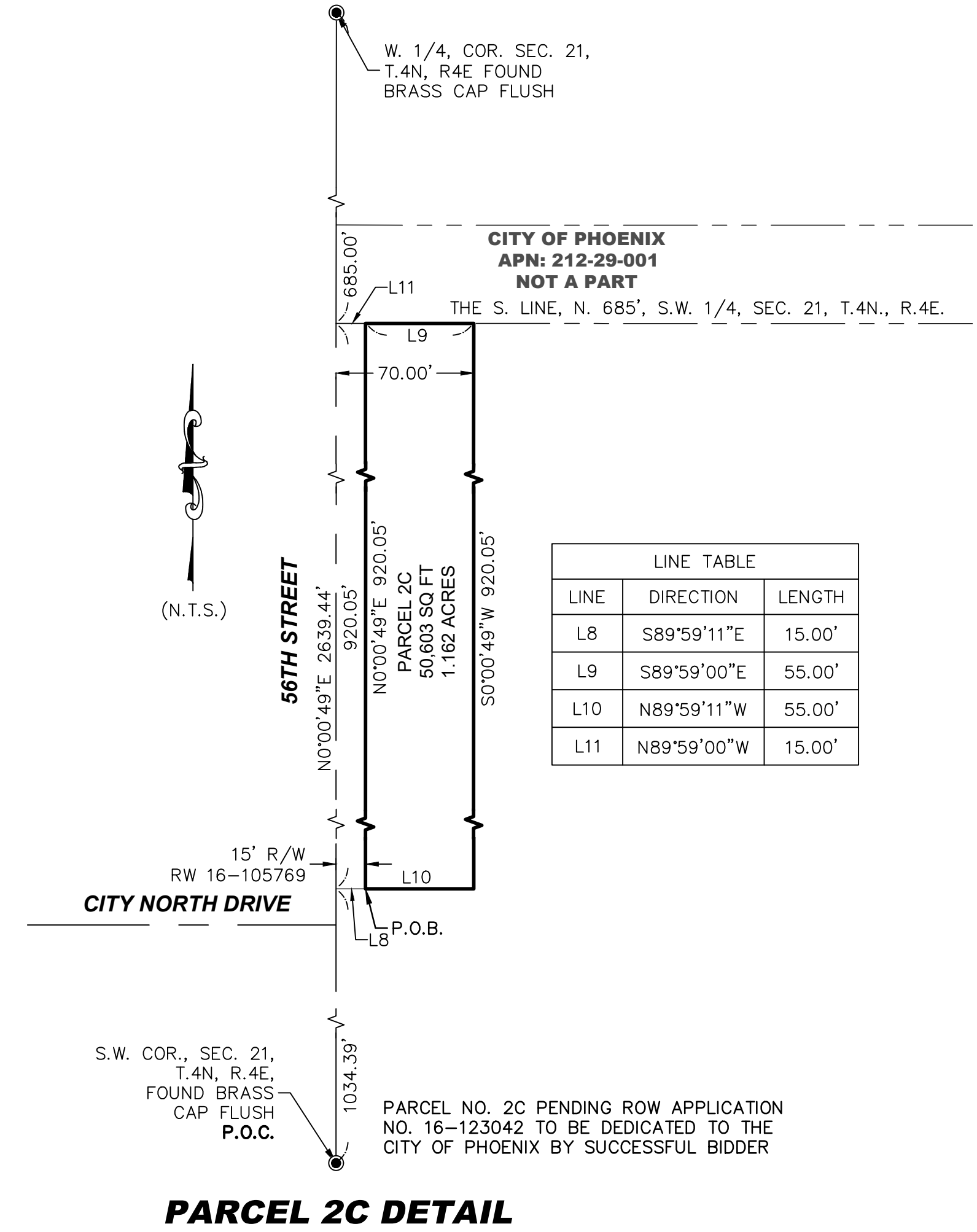
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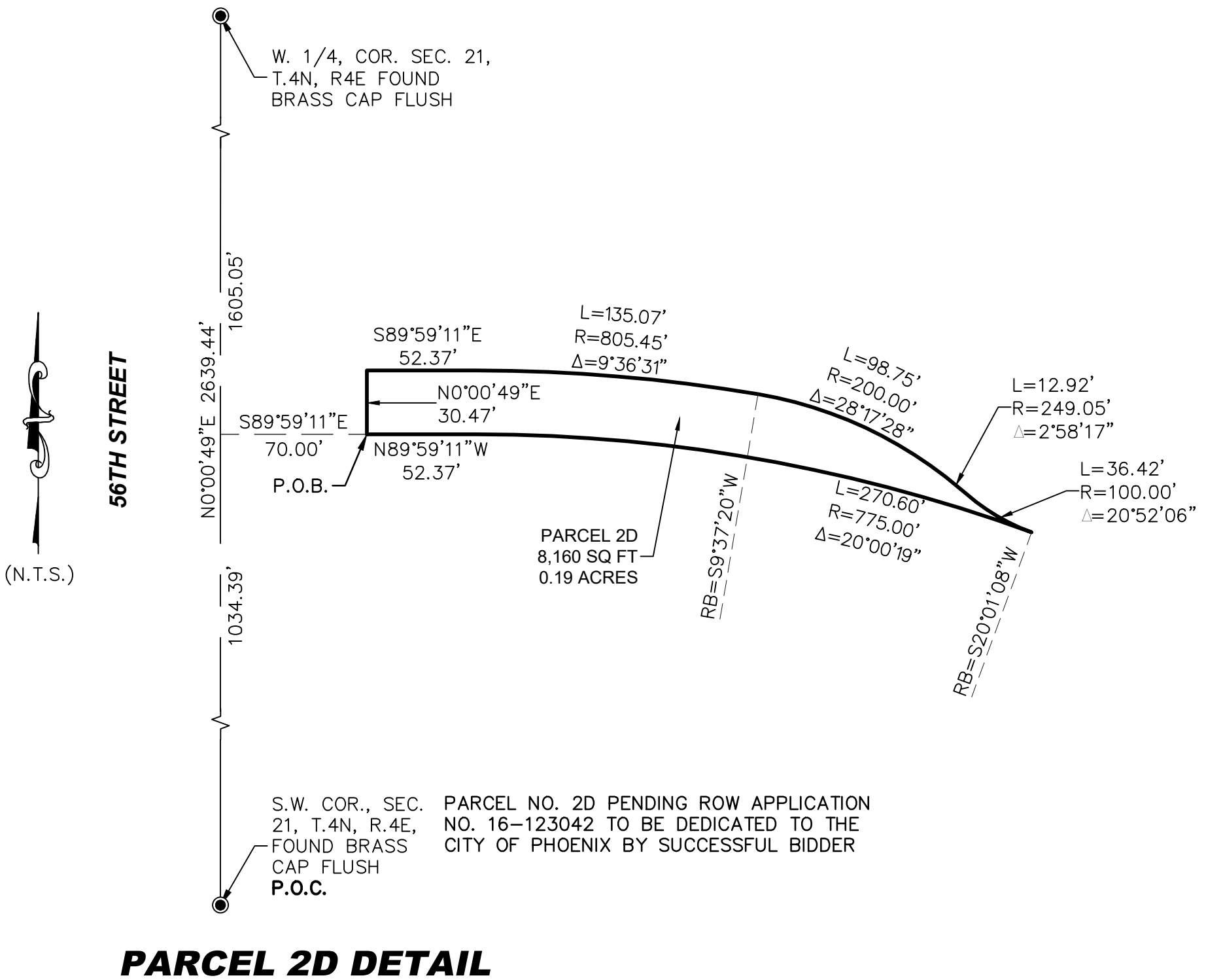
PARCEL 2A DETAIL



PARCEL 2B DETAIL



PARCEL 2C DETAIL



PARCEL 2D DETAIL

LINE TABLE		
LINE	DIRECTION	LENGTH
L8	S89°59'11\"E	15.00'
L9	S89°59'00\"E	55.00'
L10	N89°59'11\"W	55.00'
L11	N89°59'00\"W	15.00'



RICK ENGINEERING COMPANY
 2401 W PEORIA AVE, STE 130
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