

ZONING INFORMATION

PARTNER ENGINEERING ZONING REPORT #21-312497.2, DATED MAY 5, 2021
Zoning Designation=R-3A Multifamily Residence District
Front Setback=N/A, Side Setback=15' (East P/L)
Max. Building Height=1 Story (18'1")
Max. Parking=1 Space per 300 Square Feet of Floor Area
Total Required Parking Spaces = 17 Spaces

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE X AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 04013C1315L DATED 10/16/2013 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 05/01/2021 BY EMAIL (www.fema.gov)

MISCELLANEOUS NOTES

N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON CENTERLINE OF GREENWAY ROAD. THE BEARING IS DENOTED AS N89°37'22"E PER BOOK 273, PAGE 19, AND SHOWN AS N89°47'21"E HEREON.

N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING				
REGULAR	DISABLED	TRAILER	PARTIAL	TOTAL
18	1	0	0	19

N3 NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N4 THERE WAS NOT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N5 THE DISTANCE TO THE NEAREST INTERSECTING STREET TATUM BLVD IS 600'.

N6 SURVEY PREPARED BY:
DBE SURVEYING, LLC
7000 N 16TH ST. #120-184
PHOENIX, AZ 85020
602.448.6812
AARONM@DBESURVEYING.COM

N7 THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SURVEYED PROPERTY

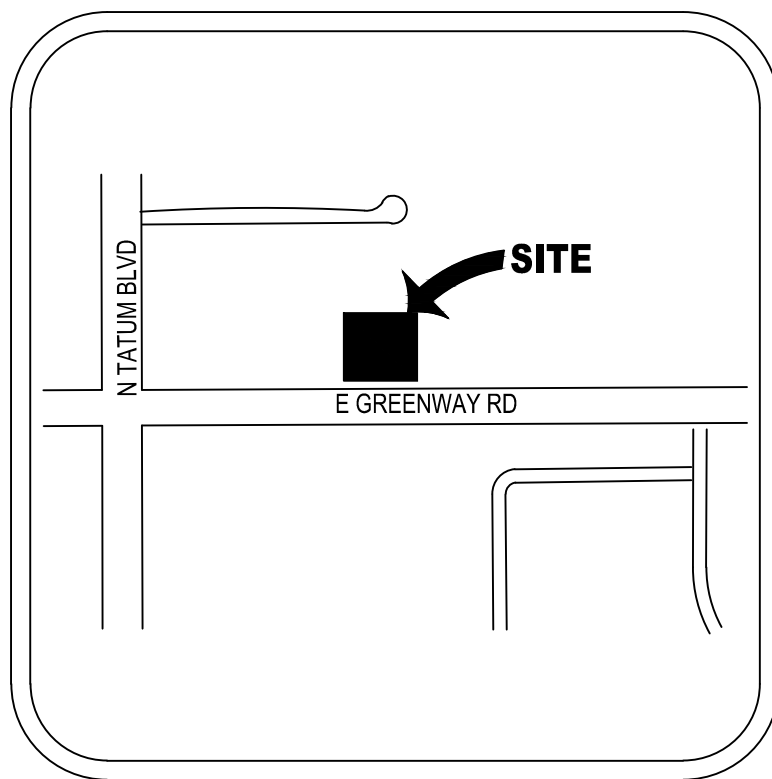
N8 THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA GREENWAY ROAD, A PUBLIC RIGHT-OF-WAY.

UTILITY NOTE

1 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYD PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV.

SYMBOL LEGEND

A.C. PAD	GROUND LIGHT	RCP HEADWALL	LIST OF ABBREVIATIONS
AV AIR VALVE	GROUND ROD	ROAD SIGN	
AUTO-SPRINKLER	GUARD POST	SANITARY SEWER MH	FND - FOUND IP - IRON PIN B/L - BUILDING LINE SETBACK - BUILDING BLVD. - BOULEVARD BRNG. - BEARING C/L - CENTER LINE CONC. - CONCRETE DIA. - DIAMETER DIST. - DISTANCE E.SMT. - EASEMENT F.F. - FINISHED FLOOR FCE. - FENCE FL - FLOW LINE GEN - GENERATOR G/R - GAS REGULATOR HC - HANDICAPPED M - MEASURED DIMENSION P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT P.O.M. - POINT OF MEASUREMENT P.O.T. - POINT OF TERMINATION PED. - PEDESTAL PLTR. - PLANTER R.O.W. - RECORD DIMENSION RIGHT-OF-WAY RD - ROOF DRAIN RET. - RETAINING SAN. - SANITARY STAT. - STATUTORY TR - TOP OF RIM TRANS - TRANSFORMER TYP. - TYPICAL U/C - UTILITY CABINET U/G - UNDERGROUND W/JS - WITH UNDERGROUND SERVICE
BENCHMARK	HANDICAPPED PARKING	UNDERGROUND TANK ACCESS	
BORE HOLE	IRON GRATE	TELE. MH	TRAFFIC SIGNAL LIGHT TRAFFIC CONTROL BOX TREE T.V. PED. UND. TELE. MARKER UTILITY CABINET UTILITY POLE WATER METER WATER MH WATER VALVE ADJ./PLAT LINE EASEMENT LINE SECTION LINE TRAIN TRACKS UNDER. GAS UNDER. ELECTRIC OIL PIPE LINE W/JS - WITH UNDERGROUND SERVICE
BUSH	LIGHT POLE	MAIL BOX	
CO CLEAN OUT	METER RACK	MONITOR WELL	CHAINLINK FENCE OVERHEAD ELECTRIC LINE SUBJECT PROPERTY LINE STOCKADE FENCE UNDERGROUND COMMUNICATIONS UNDERGROUND SANITARY SEWER
ELEC. METER	ELEC. PED.	ELEC. TRANS.	
FIRE HYDRANT	FIRE RISER	FLAG POLE	GAS METER GAS VALVE GATE GENERATOR BARBED WIRE FENCE ROAD CENTERLINE SUBJECT PROPERTY LINE STOCKADE FENCE UNDERGROUND COMMUNICATIONS UNDERGROUND SANITARY SEWER
POWER MH	PROPANE TANK	PULL BOX	
WATER METER	WATER MH	WATER VALVE	ADJ./PLAT LINE EASEMENT LINE SECTION LINE TRAIN TRACKS UNDER. GAS UNDER. ELECTRIC OIL PIPE LINE W/JS - WITH UNDERGROUND SERVICE
UNDER. GAS	UNDER. ELECTRIC	OIL PIPE LINE	
UNDER. SANITARY SEWER	UNDER. WATER	UNDER. SERVICE	



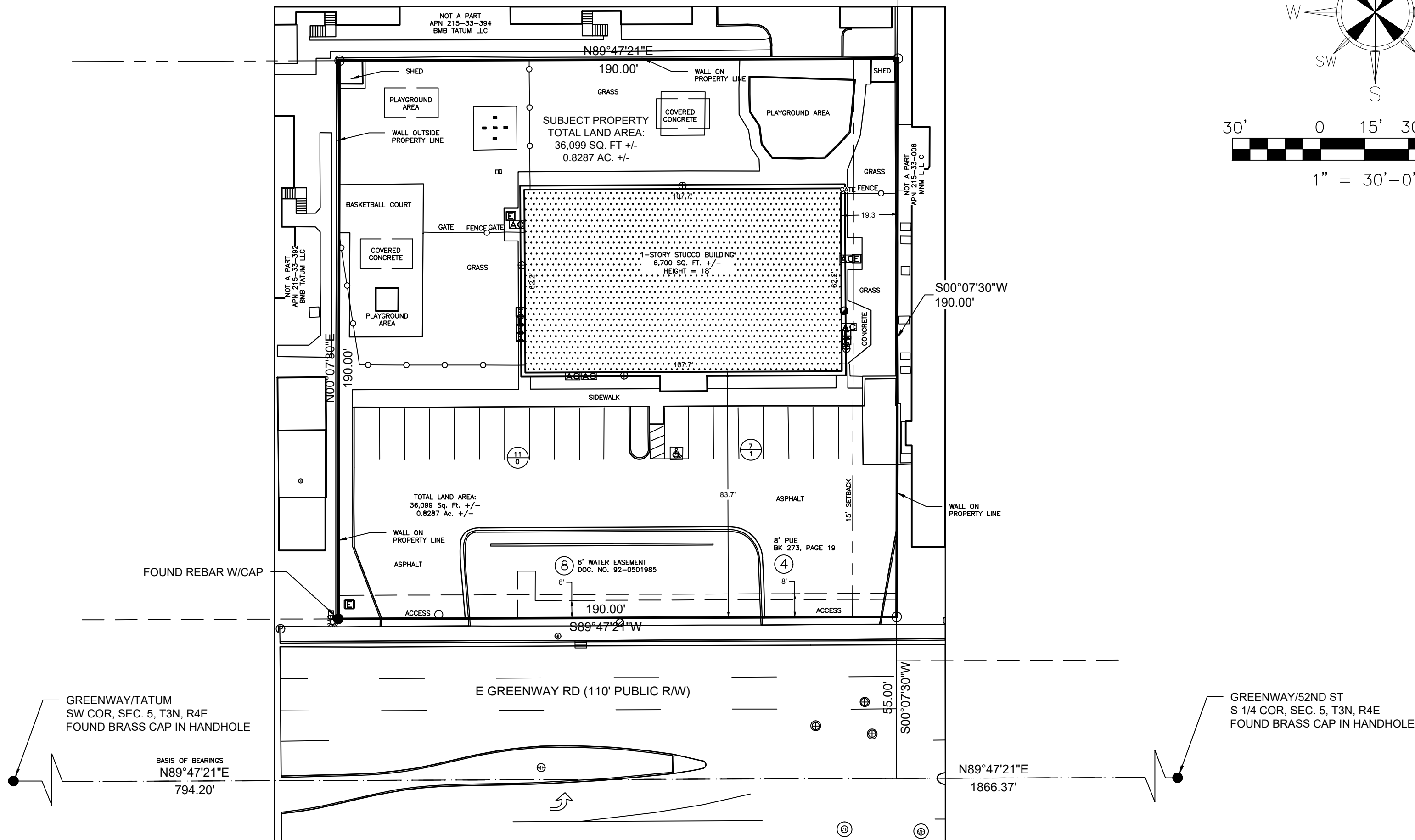
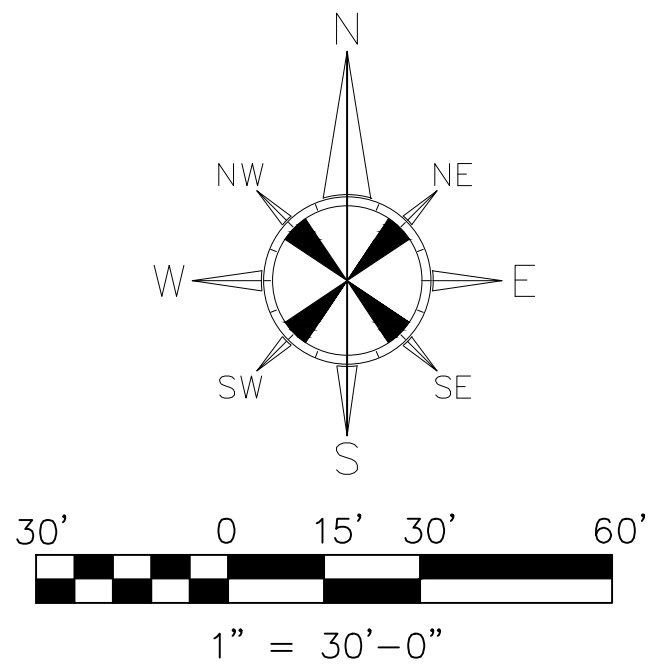
VICINITY MAP

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

2. Reservations contained in the Patent From: The United States of America
Recording No: Book 134 of Deeds, page 213
Which among other things recites as follows:
Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States. (BLANKET IN NATURE)

4. Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 273 of Maps, Page 19. (AFFECTS SUBJECT PROPERTY - SHOWN HEREON)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Electric lines and appurtenant facilities
Recording Date: September 09, 1992
Recording No: 92-0501985
(AFFECTS SUBJECT PROPERTY - SHOWN HEREON)



STATEMENT OF ENCROACHMENTS

NO ENCROACHMENTS WERE FOUND AT THE TIME OF THIS SURVEY.

TITLE LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

TRACT "C", VERDE VIA according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 273 of Maps, Page 19.

APN: 215-33-393

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER Z21362964-001-KJV-MB2, WITH AN EFFECTIVE DATE MAY 18, 2021 AT 7:30 A.M.

ALTA/NSPS LAND TITLE SURVEY

FOR
4856 E Greenway

PARTNER PROJECT NUMBER 21-312497 SITE NUMBER 01

ALTA SURVEY BASED AND RELIED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER Z21362964-001-KJV-MB2, WITH AN EFFECTIVE DATE MAY 18, 2021 AT 7:30 A.M.

CERTIFICATION

TO:
RRA CAPITAL MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
QUATTRO SCOTTSDALE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY;
FIDELITY NATIONAL TITLE INSURANCE COMPANY:

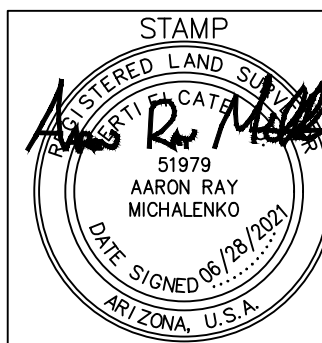
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B, 7C, 8, 9, 13, 14, 16, 17 & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/30/2021.

DATE OF PLAT OR MAP: 06/28/2021

PROPERTY ADDRESS: 4856 E GREENWAY, SCOTTSDALE AZ 85254

SURVEYOR: AARON R. MICHALENKO
REGISTRATION NUMBER 51979
STATE OF REGISTRATION AZ
FIELD DATE OF SURVEY: 04/30/2021
LATEST REVISION DATE:

SIGNATURE



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