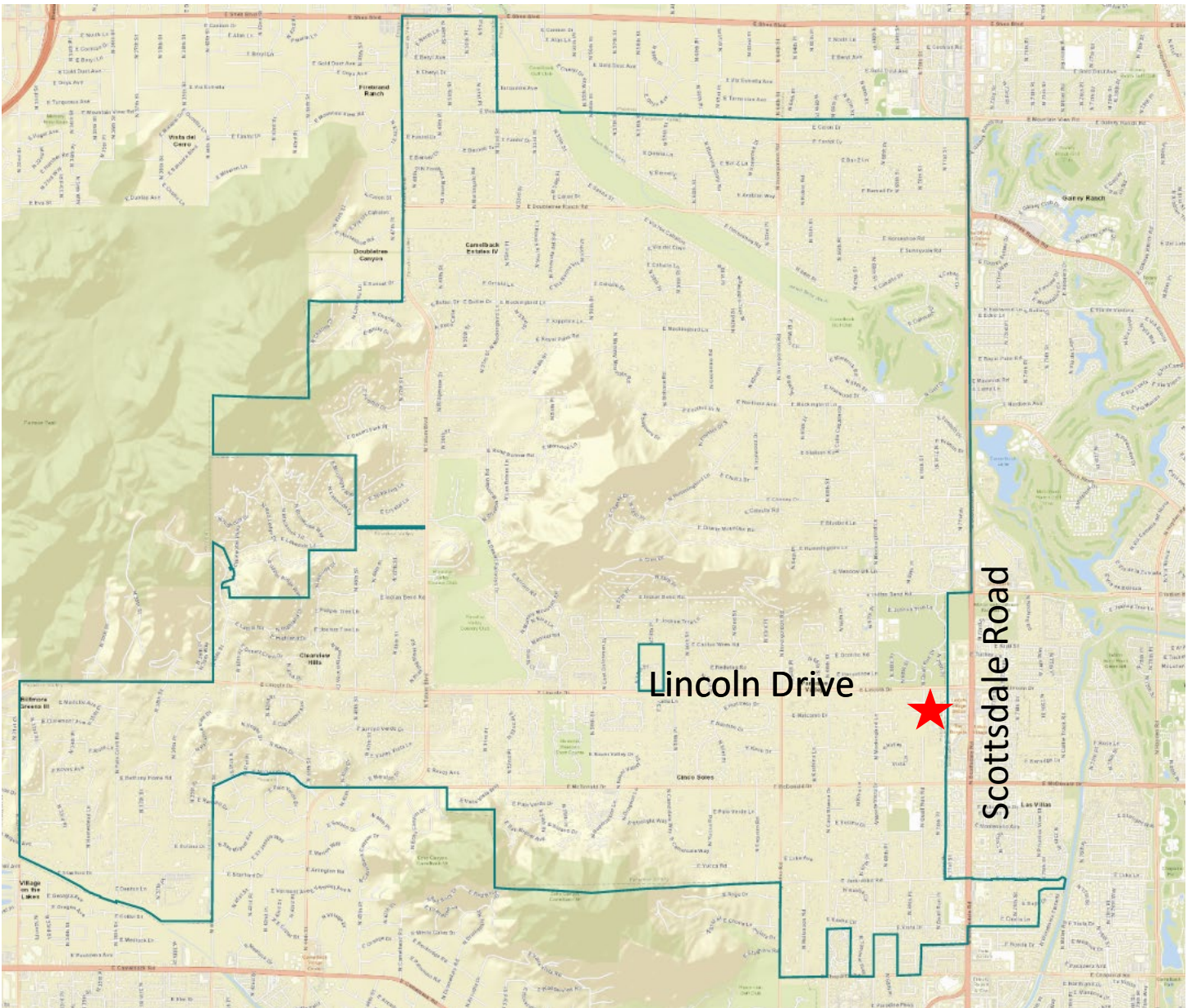




VICINITY MAP

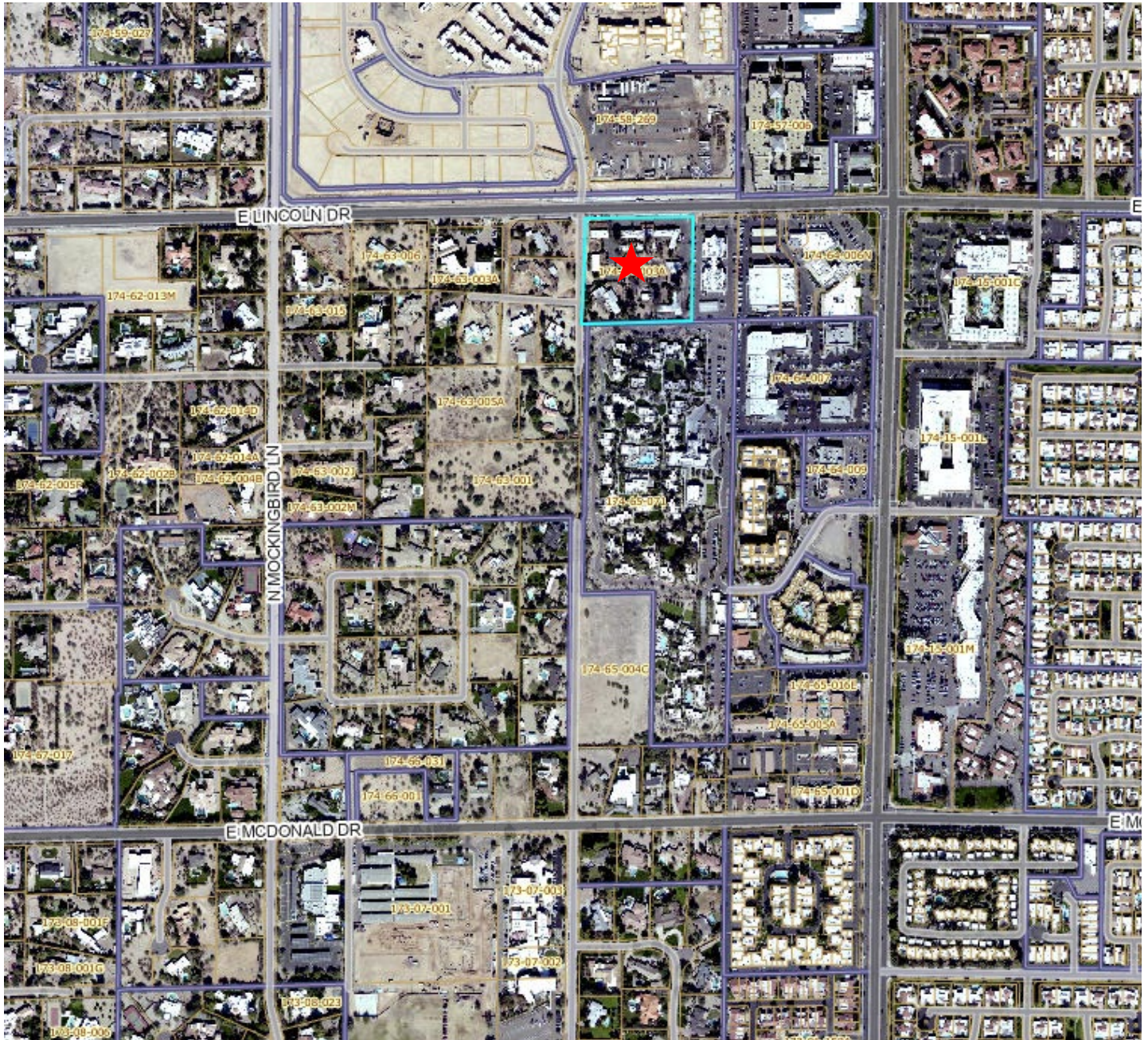


Smoke Tree Resort SUP ★

7101 E Lincoln Drive



AERIAL MAP



Smoke Tree Resort SUP ★

7101 E Lincoln Drive



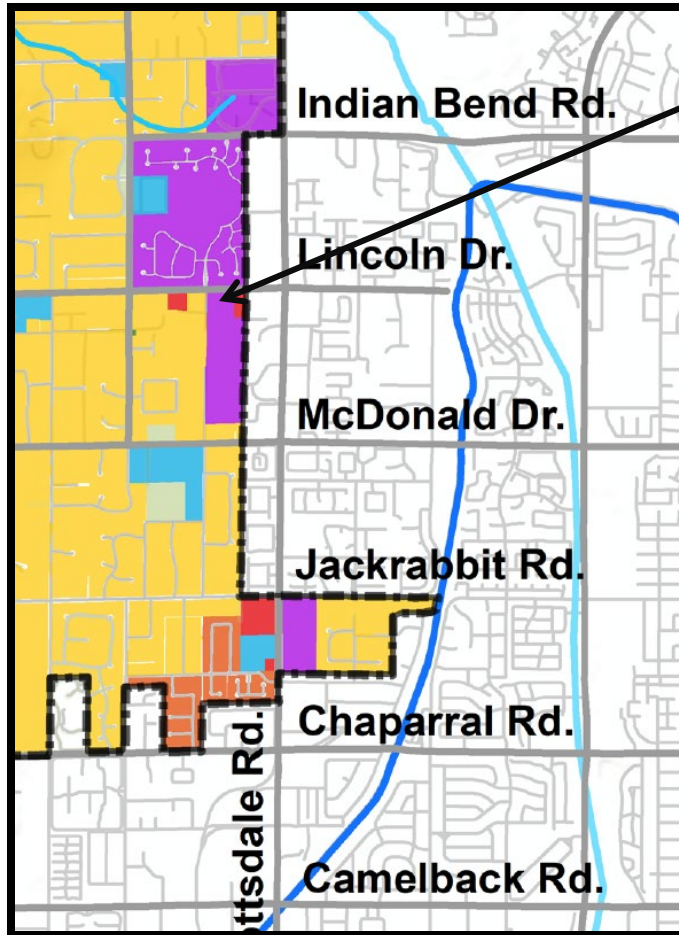
AERIAL MAP



111.931230 33.530535 Degrees



GENERAL PLAN



Subject Property

Legend

- Planning Area
- Municipal Limits
- Roads
- Indian Bend Wash
- Arizona Canal
- Major Washes

Land Use Classifications

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Private Open Space
- Public Open Space
- Medical Office
- Public/Quasi Public
- Resort/Country Club

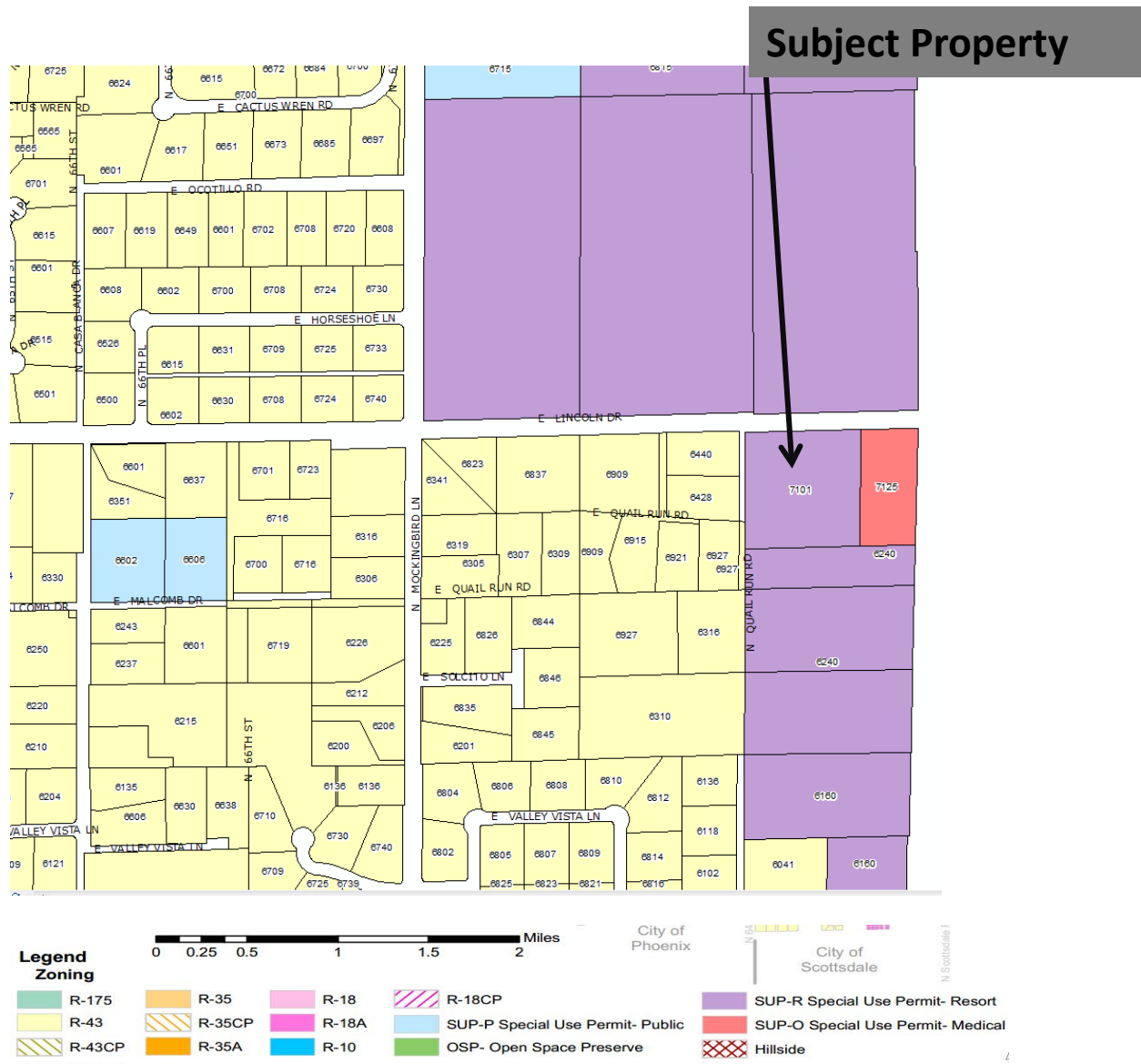
NOTE: All public right-of-ways shall be considered Public Open Space.

Smoke Tree Resort SUP

7101 E Lincoln Drive



ZONING



Smoke Tree Resort SUP

7101 E Lincoln Drive

SURVEY NOTES

- This survey and the description used are based on a Commitment for Title Insurance issued by Fidelity National Title Insurance Company, Order No. 22240874-001-MLG-MB2, dated January 25, 2022.
- BASIS OF BEARING: The monument line of Lincoln Drive, also being the North line of the Southeast quarter of Section 10, using a bearing of North 88 degrees 36 minutes 34 seconds East.
- The Boundary information shown on this survey is based on a prior survey prepared by Alliance Land Surveying, LLC, Job No. 120838, dated October 6, 2012, and recorded in Book 1127, Page 5, M.C.R. The centerline and section monuments were not re-measured and are shown based on the prior survey. The Property corners for the subject property have been verified and exist in the ground as shown on this survey. The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
- The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
- The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)659-7500 for the precise location and extent of all utilities in the area.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

SCHEDULE "B" ITEMS

- Reservations contained in the Patent From: The United States of America Recording No: Book 115 of Deeds, page 138 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Rights of the public in and to that portion of the herein described Land as shown on the Map/Plat: Book 5 of Road Maps, page 28 (PLOTTABLE MATTERS SHOWN HEREON)
- Rights of the public in and to that portion of the herein described Land as shown on the Map/Plat: Book 6 of Road Maps, page 12 (PLOTTABLE MATTERS SHOWN HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: underground electric lines
Recording No: Docket 7328, page 755 (PLOTTABLE MATTERS SHOWN HEREON)
- Matters contained in that certain document
Entitled: Resolution No 932
Recording No: 98-0213661 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: utility
Recording No: 2005-0760319 (PLOTTABLE MATTERS SHOWN HEREON)
- Matters shown on record of survey:
Recording No.: Book 865 of Maps, page 15
Recording No.: Book 1127 of Maps, page 5 (DOCUMENT IS A RECORD OF SURVEY AND DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: sidewalk, utility and temporary construction
Recording No: 2021-0627971 (PLOTTABLE MATTERS SHOWN HEREON - PORTIONS OF THE EASEMENT DESCRIPTIONS & EXHIBITS ARE ILLEGIBLE. - THE APPROXIMATE LOCATION OF THE EASEMENTS SHOWN HEREON ARE PLOTTED BASED ON THE SURVEYOR'S INTERPRETATION.)
- Matters contained in that certain document
Entitled: Stipulated Final Partial Judgment in Condemnation
Recording No: 2021-0627971 (PLOTTABLE MATTERS SHOWN HEREON - PORTIONS OF THE EASEMENT DESCRIPTIONS & EXHIBITS ARE ILLEGIBLE. - THE APPROXIMATE LOCATION OF THE EASEMENTS SHOWN HEREON ARE PLOTTED BASED ON THE SURVEYOR'S INTERPRETATION.)

LEGEND

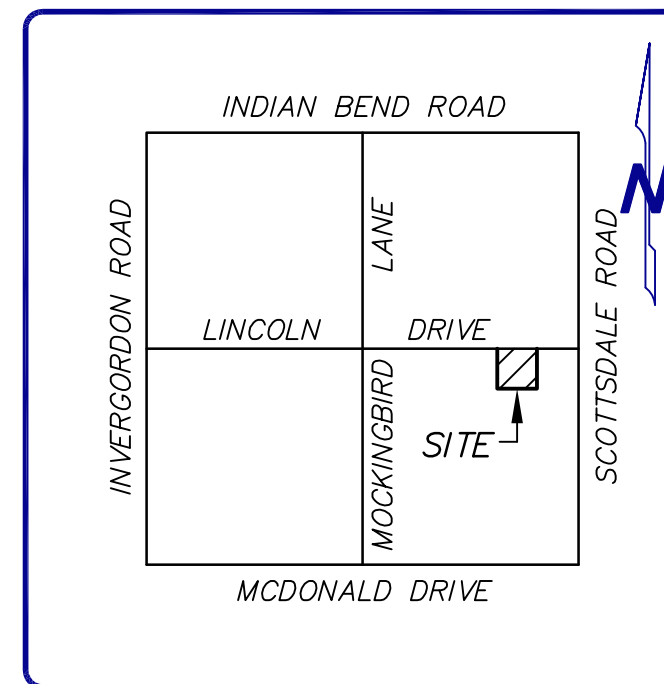
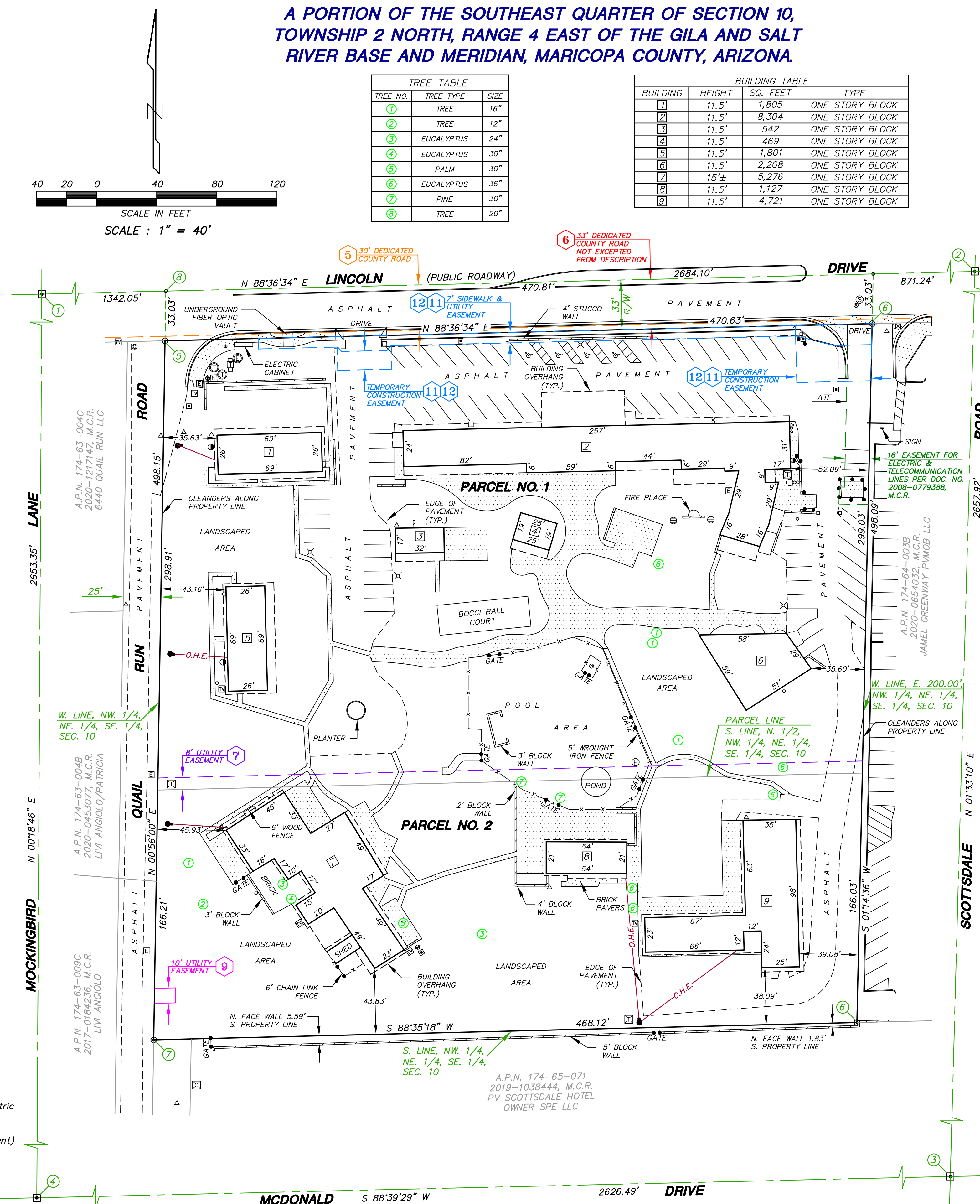
- | | | | |
|--|--|--|--|
| | Property Corner (See Monument Table) | | Electric Meter |
| | Property Line | | Electric Transformer |
| | Fnd Survey Monument (See Monument Table) | | Gas Meter |
| | Schedule "B" Item | | Guard Post or Gate Post |
| | 24 inch Vertical Curb & Gutter | | Disabled Space |
| | 6 inch Concrete Curb | | Light Pole |
| | Indicates Driveway (means of access) | | Manhole |
| | Concrete Surface | | Metal Cover |
| | Dirt Road | | Pool Equipment |
| | Fence | | Power Pole W/ Underground Electric |
| | Wall | | Sewer Clean Out |
| | Overhead Electric Line | | Sewer Manhole |
| | Back Flow Preventer | | Sprinkler Hook-Up (fire department) |
| | Drywell Or Catch Basin | | Telephone Riser |
| | Electric Box | | Traffic Signal Pole |
| | Electric Cabinet | | Traffic Signal Box |
| | | | TV Junction Box |
| | | | Underground Vault |
| | | | Water Meter |
| | | | Water Valve |
| | | | Physical Access To & From Adjoining Property |
| | | | See Reference Documents |
| | | | Crosswalk Button |

ALTA / N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

TREE TABLE		
TREE NO.	TREE TYPE	SIZE
1	TREE	16"
2	TREE	12"
3	EUCALYPTUS	24"
4	EUCALYPTUS	30"
5	PALM	30"
6	EUCALYPTUS	36"
7	PINE	30"
8	TREE	20"

BUILDING TABLE			
BUILDING	HEIGHT	SQ. FEET	TYPE
1	11.5'	1,805	ONE STORY BLOCK
2	11.5'	8,304	ONE STORY BLOCK
3	11.5'	542	ONE STORY BLOCK
4	11.5'	469	ONE STORY BLOCK
5	11.5'	1,801	ONE STORY BLOCK
6	11.5'	2,208	ONE STORY BLOCK
7	15'±	5,276	ONE STORY BLOCK
8	11.5'	1,127	ONE STORY BLOCK
9	11.5'	4,721	ONE STORY BLOCK



VICINITY MAP
NOT TO SCALE

MONUMENT TABLE	
1	CEN. OF SEC. 10 - FND BRASS CAP IN HANDHOLE
2	E. 1/4 COR. SEC. 10 - FND BRASS CAP IN HANDHOLE
3	SE. COR. SEC. 10 - FND BRASS CAP IN HANDHOLE
4	S. 1/4 COR. SEC. 10 - FND BRASS CAP FLUSH
5	FND PK NAIL & WASHER L.S. 34399 AS SHOWN ON (R1)
6	FND 1/2" REBAR W/CAP L.S. 21780 AS SHOWN ON (R1)
7	FND 1" IRON PIPE W/TAG L.S. 31020 PER (R1) - ALSO FND 1/2" REBAR NO I.D. - N. 06' W., 0.41' AS SHOWN ON (R1)
8	FND 1/2" REBAR NO I.D. 0.20' BELOW SURFACE AS SHOWN ON (R1)

PARCEL DESCRIPTION

PARCEL NO. 1:
The North half of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
EXCEPT the East 200 feet, thereof.

PARCEL NO. 2:
The North half of the South half of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
EXCEPT the East 200 feet, thereof

SITE INFORMATION

ADDRESS: 7101 EAST LINCOLN DRIVE, PARADISE VALLEY, ARIZONA 85253

A.P.N.: 174-64-003A

LAND AREA:
GROSS AREA = 5.363 ACRES - 233,630 SQ. FT.
NET AREA = 5.007 ACRES - 218,096 SQ. FT.
NET AREA IS THE GROSS AREA LESS EASEMENT (6) FOR COUNTY ROAD

STRIPED PARKING SPACE TABULATION:
Regular: 65
Disabled: 4
Total: 69

REFERENCE DOCUMENTS

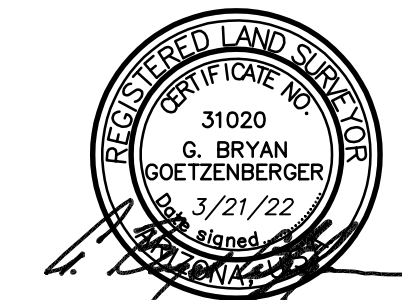
(R) R.O.S. PER BOOK 865, PAGE 15, M.C.R.
(R1) R.O.S. PER BOOK 1127, PAGE 5, M.C.R.

CERTIFICATION

TO:
Walton Global Holdings, LLC, a Delaware limited liability company; Gentree, LLC, an Arizona limited liability company; and 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, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, and 14 of Table A thereof. The fieldwork was completed on March 7, 2022.

March 21, 2022
G. Bryan Goetzenberger
R.L.S. 31020

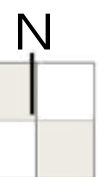


ALTA / N.S.P.S. LAND TITLE SURVEY
7101 EAST LINCOLN DRIVE, PARADISE VALLEY, ARIZONA

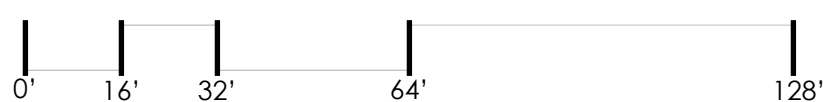


REV.
REV.
REV.

SHEET: 1 OF 1 DATE: 3-21-22 JOB NO.: 220302



Scale: 1/32" = 1'-0"



Aerial Photography:
Existing Conditions

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit:
Amendment Application

Date: 2023.02.15
Project#: AP2207
3

Walton

Allen+Philp Partners
architects • interiors
7154 East Stetson Drive | 4th Floor | Scottsdale, AZ 85251 | 480.990.2800 | allenphilp.com

