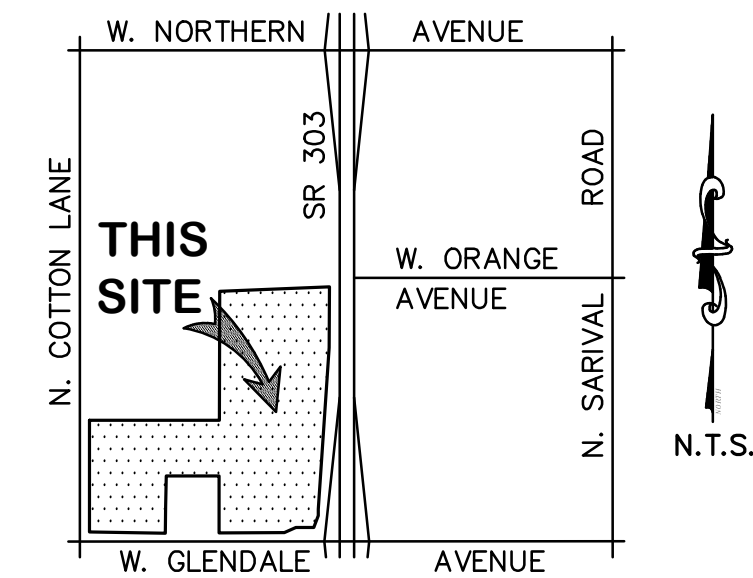


FINAL PLAT FOR "GLENDALE 303"

A PORTION OF THE WEST HALF SECTION 1, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP:

SECTION 1,
T.2N., R.2W.

DEDICATION:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS:

THAT RREEF CPIF GLENDALE 303, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "GLENDALE 303" SECTION 1, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME, OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT.

RREEF CPIF GLENDALE 303, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AS SHOWN ON SAID PLAT AND GRANTS THE EASEMENTS FOR THE PURPOSES SHOWN HEREON.

RREEF CPIF GLENDALE 303, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED

THIS _____ DAY OF _____, 202__.

BY: RREEF CPIF GLENDALE 303 JV, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ITS: SOLE MEMBER

BY: RREEF CPIF GLENDALE 303, LLC, A DELAWARE LIMITED LIABILITY COMPANY,

ITS: MANAGER

BY: GLENDALE-303 HOLDINGS, LLC AN ARIZONA LIMITED LIABILITY COMPANY,

ITS: _____

BY: _____
JOE TRINKLE

ITS: VICE PRESIDENT MARKETING OFFICER

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

BEFORE ME THIS _____ DAY OF _____, 202__, JOE TRINKLE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED

HIMSELF TO BE THE VICE PRESIDENT MARKETING OFFICER OF RREEF CPIF GLENDALE 303, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT FOR PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES _____

NOTICE OF GLENDALE 303 DEVELOPMENT AGREEMENT:

LANDOWNER HAS ENTERED INTO A GLENDALE 303 DEVELOPMENT AGREEMENT DATED _____ ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE (MWD) FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON _____ AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. _____. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT (INSERT LANDOWNERS NAME & ADDRESS), AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____, _____

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA (MWD)

BY: _____ BY: _____

ITS: CHRISTINE CAIN PROPERTY & CONTRACTS MANAGER ITS: GLEN VORTHERMS ASSISTANT SECRETARY

RREEF CPIF GLENDALE 303, LLC., A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: JOE TRINKLE VICE PRESIDENT MARKETING OFFICE

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

BEFORE ME THIS _____ DAY OF _____, 202__, CHRISTINE CAIN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED

HERSELF TO BE THE PROPERTY & CONTRACTS MANAGER OF MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA (MWD), AS OWNER AND ACKNOWLEDGED THAT SHE EXECUTED THIS INSTRUMENT FOR PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES _____

NOTES:

- ALL NEW UTILITIES AND ALL EXISTING UTILITIES, EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 69 KV OR MORE, WITHIN OR CONTIGUOUS TO THIS SITE, SHALL BE PLACED UNDERGROUND.
- EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:
 - WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
 - CONSTRUCTION, STRUCTURES OR BUILDINGS EXPRESSLY APPROVED 1N WRITING BY ALL PUBLIC UTILITIES AND THE CITY OF GLENDALE WHICH USE OR SHALL USE THE UTILITY EASEMENT.
- ALL LANDSCAPE WITHIN ARTERIAL AND COLLECTOR STREETS DEDICATED BY THIS PLAT SHALL BE MAINTAINED BY THE PROPERTY OWNER OR DEVELOPMENT ASSOCIATION.
- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.

BASIS OF BEARINGS:

BASIS OF BEARING IS N00°00'00"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE RECORD OF SURVEY FOR GLENDALE 303 AS RECORDED IN BOOK 1406, PAGE 14, MARICOPA COUNTY RECORDS, ARIZONA.

LOT MATRIX:

LOT 1 NET AREA:	12.934 ACRES±, 563,405 SQ.FT.±
LOT 2 NET AREA:	22.327 ACRES±, 972,564 SQ.FT.±
LOT 3 NET AREA:	27.456 ACERS±, 1,195,983 SQ.FT.±
LOT 4 NET AREA:	31.889 ACRES±, 1,389,085 SQ.FT.±
RIGHT-OF-WAY NET AREA:	2.707 ACRES±, 117,917 SQ.FT.± (GLENDALE AVENUE)
TOTAL NET AREA:	97.313 ACRES±, 4,238,954 SQ.FT.±
TOTAL GROSS AREA:	100.123 ACRES±, 4,361,358 SQ.FT.±

SITE DATA:

EXISTING ZONING: PAD
A.P.N.: 501-04-010P, 501-01-010D

FEMA NOTES:

THE SITE IS LOCATED WITHIN FLOOD ZONE "X" AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (F.E.M.A.) FLOOD INSURANCE RATE MAP #04013C1670L, DATED OCTOBER 16, 2013 DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X AND LETTER OF MAP AMENDMENT LOMR 19-09-1186P EFFECTIVE 6/26/2020.

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.

LETTER OF MAP AMENDMENT DETERMINATIONS THROUGH ISSUANCE OF A LETTER OF MAP REVISION (LOMR), IN ACCORDANCE WITH FEDERAL REGULATIONS. THE LOMR WILL BE USED BY INSURANCE AGENTS AND OTHERS TO CALCULATE ...2020 040037 MARICOPA UNINCORPORATED AREAS OF MARICOPA COUNTY (19-09-1186P).

LEGAL DESCRIPTION:

SEE SHEET 2 OF 3

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

BEFORE ME THIS _____ DAY OF _____, 202__, JOE TRINKLE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED

HIMSELF TO BE THE VICE PRESIDENT MARKETING OFFICER OF RREEF CPIF GLENDALE 303, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT FOR PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES _____

OWNER:

RREEF CPIF GLENDALE 303, LLC
130 E. RANDOLPH STREET
CHICAGO, ILLINOIS 60601
PHONE: (281) 779-6645
CONTACT: JOE TRINKLE
EMAIL: JTRINKLE@CA-VENTURES.COM

SURVEYOR:

HUNTER ENGINEERING
10450 NORTH 74TH STREET
SUITE 200
SCOTTSDALE, AZ 85258
ATTN: JAMES A. BRUCCI, RLS #29865
EMAIL: jbrucci@hunterengineeringpc.com

ENGINEER:

HUNTER ENGINEERING
10450 NORTH 74TH STREET
SUITE 200
SCOTTSDALE, AZ 85258
ATTN: BRIAN SCHILTZ
EMAIL: bschiltz@hunterengineeringpc.com

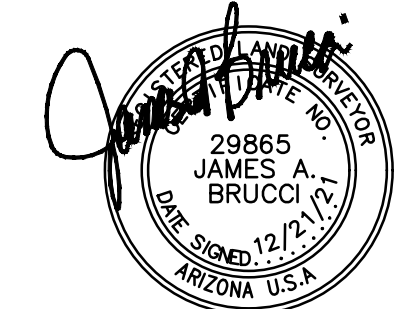
UTILITIES:

UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	PHONE NUMBER
CATV, FIBER	COX COMMUNICATIONS	KIRSTEN VELDMAN	623-328-3425
COAX, FIBER	CENTURYLINK	CONFLICT LIAISON	480-768-4294
CULVERTS, ELEC	ADOT	SCOTT VOLRATH	602-568-3284
ELECTRIC	APS	RICHARD HAMMITT	623-975-5757

LAND SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER 2020; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR #29865 12/21/21
DATE



DEVELOPMENT ASSURANCES:

I HEREBY ACKNOWLEDGE THAT ENGINEERING PLANS FOR PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION HAVE BEEN APPROVED AND THAT ALL NECESSARY ASSURANCES FOR THESE IMPROVEMENTS HAVE BEEN RECEIVED IN A FORM ACCEPTABLE TO THE CITY.

BY: _____ CITY ENGINEER (OR DESIGNATED REPRESENTATIVE) DATE _____
CITY OF GLENDALE, ARIZONA

BY: _____ PLANNING ADMINISTRATOR DATE _____

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GLENDALE, ARIZONA

THIS _____ DAY OF _____, 202__.

BY: _____ MAYOR DATE _____

BY: _____ CITY CLERK DATE _____

NO.	DATE	REVISION	BY

DRAWN BY: PJE
CHECKED BY: JAB

HUNTER ENGINEERING CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

FINAL PLAT FOR "GLENDALE 303"

A PORTION OF THE WEST HALF SECTION 1, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 1
TWN: 2N
RANGE: 2W

JOB NO.:
VENT001-FP

SCALE
N.T.S.

SHEET
1 OF 3

LEGAL DESCRIPTION:

A PORTION OF LAND BEING SITUATED WITHIN THE WEST HALF OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 COMMENCING AT A FOUND MCDOT BRASS CAP IN A HAND HOLD STAMPED RLS 33310 DATED 2016, ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 1, FROM WHICH A FOUND 3 INCH BRASS CAP IN A HAND HOLE STAMPED MCDOT S2 S1 RLS, DATED 2016, ACCEPTED AS THE WEST QUARTER CORNER THEREOF BEARS NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 2618.80 FEET;
 THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 53.90 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;
 THENCE LEAVING SAID WEST LINE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 55.00 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 1175.13 FEET ALONG A LINE THAT IS PARALLEL WITH AND 55.00 FEET EAST OF SAID WEST LINE;
 THENCE LEAVING SAID PARALLEL LINE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 1153.16 FEET;
 THENCE NORTH 00 DEGREES 07 MINUTES 02 SECONDS EAST, 1400.10 FEET ALONG THE WESTERLY LINE OF A 100.00 FOOT WIDE EXISTING ELECTRIC EASEMENT PER DOCUMENT NO. 2006-1458115, MARICOPA COUNTY RECORDS, ARIZONA;
 THENCE LEAVING SAID WESTERLY LINE, NORTH 87 DEGREES 40 MINUTES 14 SECONDS EAST, 1160.21 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF LOOP 303;
 THENCE ALONG SAID WESTERLY LINE, THE FOLLOWING 6 COURSES: SOUTH 00 DEGREES 20 MINUTES 19 SECONDS WEST, 682.39 FEET;
 THENCE SOUTH 03 DEGREES 50 MINUTES 22 SECONDS WEST, 1732.53 FEET;
 THENCE SOUTH 00 DEGREES 14 MINUTES 03 SECONDS WEST, 68.52 FEET;
 THENCE SOUTH 19 DEGREES 43 MINUTES 52 SECONDS WEST, 132.73 FEET;
 THENCE SOUTH 89 DEGREES 45 MINUTES 25 SECONDS WEST, 190.46 FEET;
 THENCE SOUTH 65 DEGREES 45 MINUTES 09 SECONDS WEST, 132.36 FEET TO A LINE THAT IS PARALLEL WITH AND 55.00 FEET NORTH OF SAID SOUTHWEST QUARTER;
 THENCE ALONG SAID PARALLEL LINE, NORTH 88 DEGREES 50 MINUTES 26 SECONDS WEST, 688.36 FEET;
 THENCE LEAVING SAID PARALLEL LINE, NORTH 00 DEGREES 07 MINUTES 21 SECONDS EAST, 360.00 FEET;
 THENCE NORTH 88 DEGREES 50 MINUTES 26 SECONDS WEST, 350.00 FEET;
 THENCE SOUTH 00 DEGREES 07 MINUTES 21 SECONDS WEST, 360.00 FEET TO SAID PARALLEL LINE;
 THENCE ALONG SAID PARALLEL LINE, NORTH 88 DEGREES 50 MINUTES 26 SECONDS WEST, 801.00 FEET TO THE POINT OF BEGINNING.

BOUNDARY:

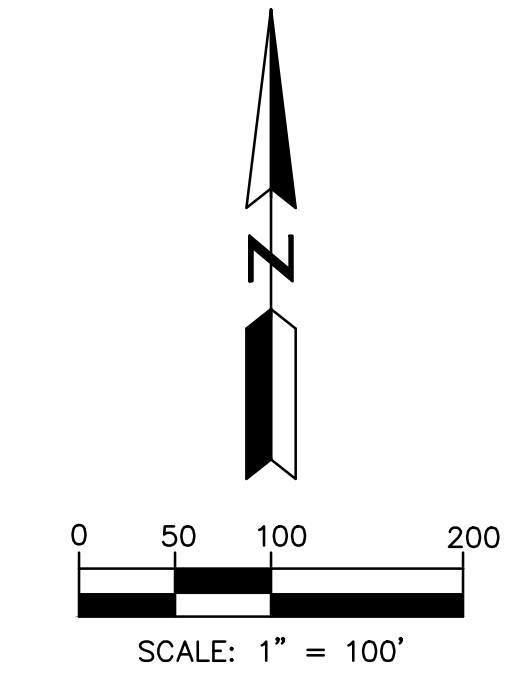
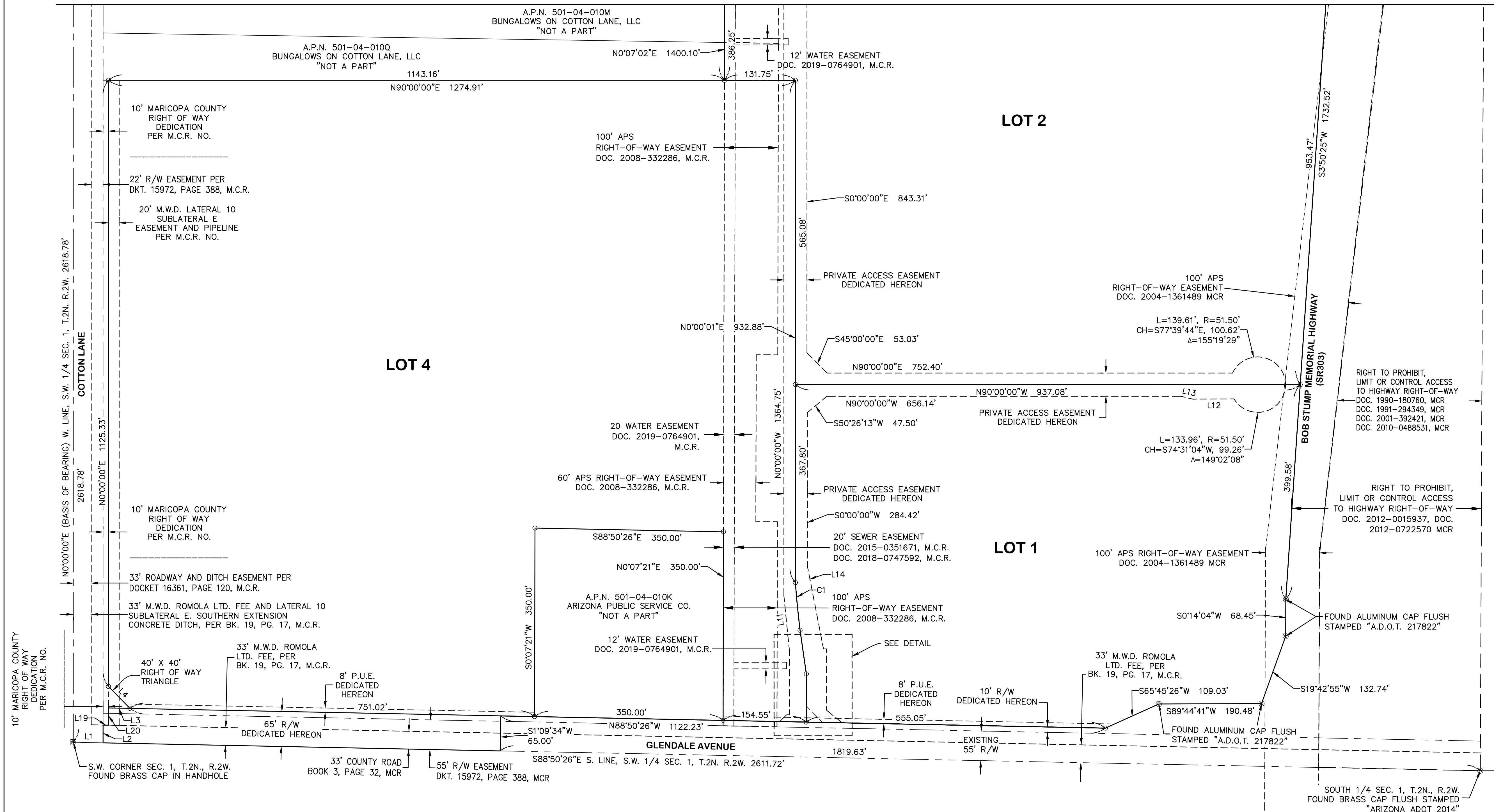
LINE	BEARING	DISTANCE
L1	S88°50'26"E	55.01'
L2	N00°00'00"E	33.01'
L3	S88°50'26"E	40.00'
L4	N44°25'13"W	57.14'
L5	S08°07'06"E	81.99'
L6	S00°00'00"E	89.22'
L19	S88°50'26"E	10.00'
L20	N00°00'00"E	32.01'

PRIVATE ACCESS EASEMENT:

LINE	BEARING	DISTANCE
L7	N88°50'26"W	49.58'
L8	N45°33'07"E	17.74'
L9	N89°56'40"E	5.41'
L10	N00°00'00"W	119.27'
L11	N05°43'25"W	102.37'
L12	S89°40'28"W	75.94'
L13	N76°48'45"W	23.79'
L14	S10°59'43"E	157.46'
L15	N90°00'00"E	5.69'
L16	S00°00'00"E	113.74'
L17	S51°05'55"E	37.27'
L18	N88°50'26"W	66.52'

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	Δ=3°11'08"	1595.96'	88.73'	S05°42'02"E	88.72'

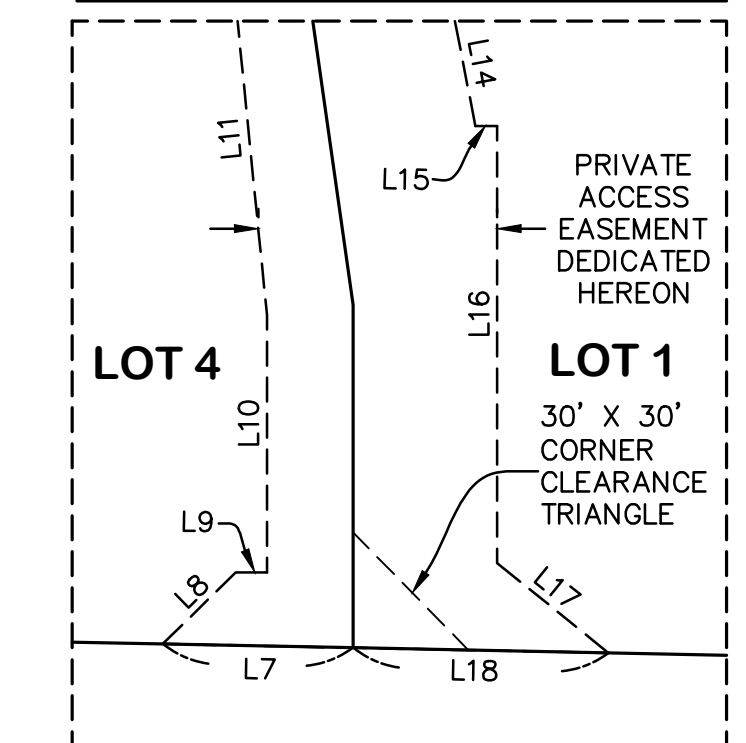
SEE SHEET 3 OF 3



LEGEND:

- ⊙ BRASS CAP FLUSH
- ⊙ ALUMINUM CAP FLUSH
- SET 1/2" REBAR & CAP STAMPED "RLS 29865"
- MONUMENT LINE
- PROPERTY LINE
- - - EASEMENT LINE
- RIGHT-OF-WAY LINE
- M.W.D. MARICOPA WATER DISTRICT

DETAIL: (N.T.S.)



NO.	DATE	REVISION	BY

DRAWN BY: PJE
CHECKED BY: JAB

HUNTER ENGINEERING
 CIVIL AND SURVEY
 10450 N. 74TH ST., SUITE 200
 SCOTTSDALE, AZ 85258
 T 480 991 3985
 F 480 991 3986



FINAL PLAT FOR "GLENDALE 303"

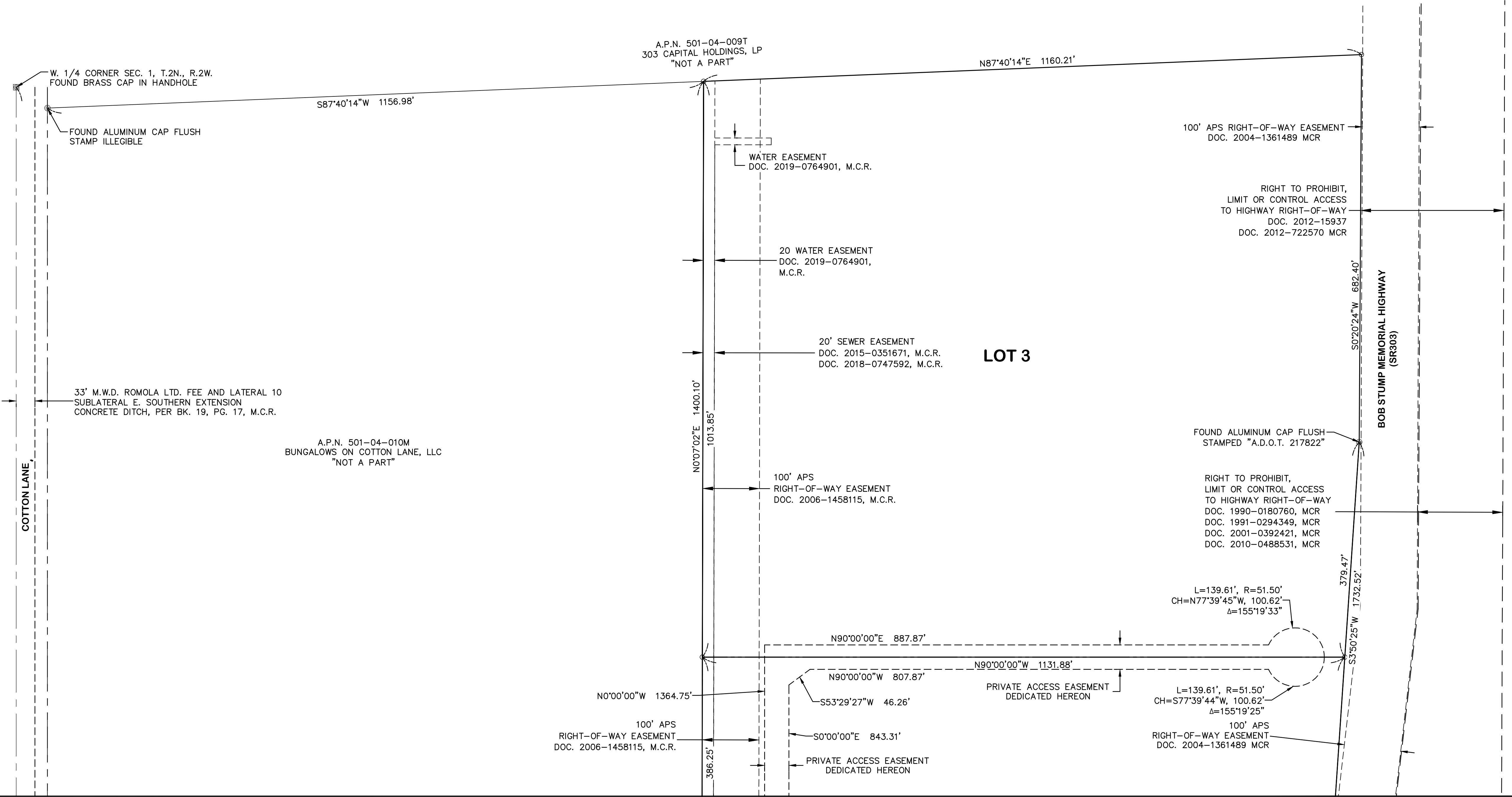
A PORTION OF THE WEST HALF SECTION 1, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 1
TWN: 2N
RANGE: 2W

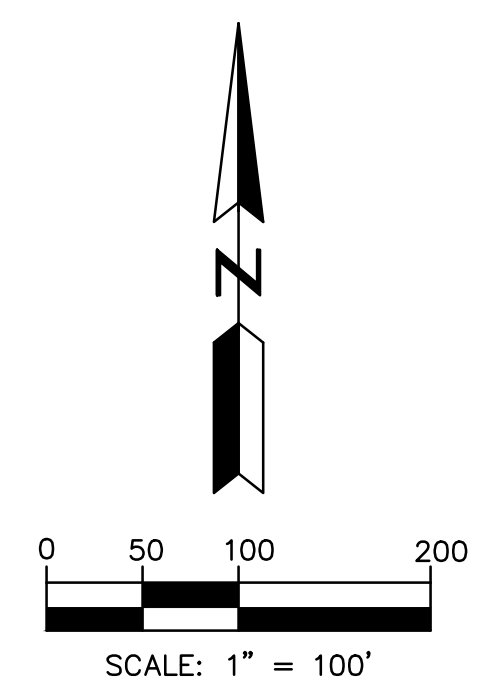
JOB NO.: VENT001-FP

SCALE: 1"=100'

SHEET 2 OF 3



SEE SHEET 2 OF 3



LEGEND:

- ⊙ BRASS CAP FLUSH
 - ⊙ ALUMINUM CAP FLUSH
 - SET 1/2" REBAR & CAP STAMPED "RLS 29865"
 - MONUMENT LINE
 - PROPERTY LINE
 - - - EASEMENT LINE
 - RIGHT-OF-WAY LINE
- M.W.D. MARICOPA WATER DISTRICT

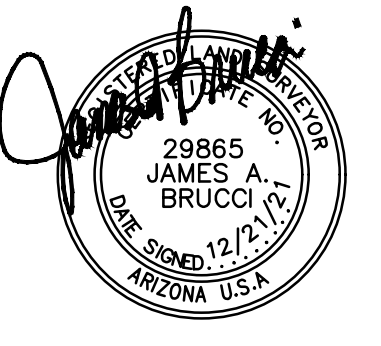
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DRAWN BY: PJE
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CIVIL AND SURVEY

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ENGINEERING

10450 N. 74TH ST., SUITE 200
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**FINAL PLAT FOR
"GLENDALE 303"**

A PORTION OF THE WEST HALF SECTION 1, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 1
TOWNSHIP: 2N
RANGE: 2W

JOB NO.:
VENT001-FP

SCALE
1"=100'

SHEET
3 OF **3**

PURPOSE:
FINAL PLAT