FINAL PLAT

"REPLAT OF LOTS 16A, 17 AND 18 OF MARICOPA POWER CENTER THE WELLS"

A REPLAT OF LOT 16A, "REPLAT OF LOT 16 OF MARICOPA POWER CENTER THE WELLS", AS RECORDED IN FEE #2022-123944, PCR, LOT 17, "MARICOPA POWER CENTER THE WELLS", AS RECORDED IN CABINET H, SLIDE 053, PCR AND LOT 18, "REPLAT OF LOTS 18 AND 20 OF MARICOPA POWER CENTER THE WELLS" AS RECORDED IN FEE #2019-038034, PCR, LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

| CONVEYANCE & DEDICATION STATEMENT | ACKNOWLEDGMENT | |
|---|---|--|
| STATE OF ARIZONA) | STATE OF ARIZONA) | |
| COUNTY OF PINAL) |)SS COUNTY OF MARICOPA) | |
| KNOW ALL MEN BY THESE PRESENTS: | WHO ACKNOWLEDGED HIMSELF/HERSELF TO | 025, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED MATT RINZLER O BE MANAGER MEMBER OF MARICOPA WELLS VILLA, LLC, AN ARIZONA |
| THAT MARICOPA WELLS VILLAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, CAPDEVL060, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, MARICOPA HOSPITALITY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BRSD DIVERSIFIED, LLC, A NEW MEXICO LIMITED LIABILITY AND A+ CHARTER SCHOOLS, AN ARIZONA NONPROFIT CORPORATION, AS OWNERS, DO HEREBY PUBLISH THIS FINAL PLAT FOR "REPLAT OF LOTS 16A, 17 AND 18 OF MARICOPA POWER CENTER THE WELLS", BEING A REPLAT OF LOT 16A, "REPLAT OF LOT 16 OF MARICOPA POWER CENTER THE WELLS", AS RECORDED IN FEE #2022-123944, PCR, LOT 17, "MARICOPA POWER CENTER THE WELLS", AS RECORDED IN CABINET H, SLIDE 053, PCR AND LOT 18, "REPLAT OF LOTS 18 AND 20 OF MARICOPA POWER CENTER THE WELLS" AS RECORDED IN FEE #2019-038034, PCR, LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, | LIMITED LIABILITY COMPANY, AND BEING AU FOR THE PURPOSES THEREIN CONTAINED. | JTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT |
| TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS "REPLAT OF LOTS 16A, 17 AND 18 OF MARICOPA POWER CENTER THE WELLS", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS | <u>ACKNOWLEDGMENT</u> | |
| OF THE LOTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT AND EASEMENT SHALL BE KNOWN BY THE | STATE OF CALIFORNIA) | |
| NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. |)SS COUNTY OF SAN DIEGO) | |
| THAT MARICOPA WELLS VILLAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, CAPDEVL060, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, MARICOPA HOSPITALITY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BRSD DIVERSIFIED, LLC, A NEW MEXICO LIMITED LIABILITY AND A+ CHARTER SCHOOLS, AN ARIZONA NONPROFIT CORPORATION, ARE THE OWNERS OF FEE TITLE IN: THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. THAT MARICOPA WELLS VILLAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, CAPDEVL060, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, MARICOPA HOSPITALITY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BRSD DIVERSIFIED, LLC, A NEW MEXICO LIMITED LIABILITY AND A+ CHARTER | WHO ACKNOWLEDGED HIMSELF/HERSELF TO | 025, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED WILL STOUT O BE AUTHORIZED SIGNATORY OF CAPDEVL060, LLC, AN ARIZONA LIMITED ED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE |
| SCHOOLS, AN ARIZONA NONPROFIT CORPORATION, AS OWNERS HEREBY WARRANT TO THE CITY OF MARICOPA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD. | NOTARY PUBLIC | EXPIRES |
| IN WITNESS WHEREOF: | | |
| MARICOPA WELLS VILLAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS DAY OF, 2025. | ACKNOWLEDGMENT STATE OF ARIZONA) | |
| BY: | COUNTY OF PIMA) | |
| MATT RINZLER, MANAGER MEMBER | · | 025, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED TAJINDER JIT RSELF TO BE PRESIDENT OF MARICOPA HOSPITALITY, LLC, AN ARIZONA |
| CAPDEVL060, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS DAY OF, 2025. | LIMITED LIABILITY COMPANY, AND BEING AU FOR THE PURPOSES THEREIN CONTAINED. | JTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT |
| BY: WILL STOUT, AUTHORIZED SIGNATORY | NOTARY PUBLIC | EXPIRES |
| MARICOPA HOSPITALITY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS DAY OF, 2025. | ACKNOWLEDGMENT STATE OF ARIZONA) SS COUNTY OF MARICOPA) | |
| BY: TAJINDER JIT SINGH, PRESIDENT | ON THIS DAY OF, 20 | 025, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED PHILIPPE (HERSELF TO BE AUTHORIZED SIGNATORY OF BRSD DIVERSIFIED, LLC, A |
| BRSD DIVERSIFIED, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS DAY OF, 2025. | | AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED |
| | NOTARY PUBLIC | EXPIRES |
| BY: PHILIPPE MARTINET, AUTHORIZED SIGNATORY | | |
| A+ CHARTER SCHOOLS, AN ARIZONA NONPROFIT CORPORATION, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS DAY OF, 2025. | ACKNOWLEDGMENT STATE OF ARIZONA) (SS) COUNTY OF PINAL) | |
| BY: | , | NOE DEFODE ME THE HINDEDGIONED DEDGOMALLY ADDEADED LANDA |
| LAUDA NEWCOARD FOUNDED | ON THIS DAY OF, 20 | 025, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED LAURA |

NEWCOMB WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE FOUNDER OF A+ CHARTER SCHOOLS, AN ARIZONA

EXPIRES

THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC

NONPROFIT CORPORATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR

LAURA NEWCOMB, FOUNDER

LOT 16D: 359,687 SF± 8.257 AC± 30,693 SF± 0.705 AC± LOT 17A: 64,181 SF± 1.473 AC± LOT 17B: 100,674 SF± 2.311 AC± LOT 18C: 662,307 SF± 15.204 AC± LOT 18D: 7.036 AC± 306,493 SF± 1,524,036 SF± 34.987 AC±

OWNERS OF RECORD

MARICOPA WELLS VILLAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO LOT 18C CAPDEVL060, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS TO LOT 17A MARICOPA HOSPITALITY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO LOT 17B BRSD DIVERSIFIED, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY AS TO LOT 16D & LOT 16E A+ CHARTER SCHOOLS, AN ARIZONA NONPROFIT CORPORATION AS TO LOT 18D

ASSURED WATER SUPPLY

THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF SANTA CRUZ WATER WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S.45-576. A COMMITMENT TO SUPPLY WATER/SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS STATED ON "MARICOPA POWER CENTER THE WELLS", RECORDED IN CABINET H, SLIDE 053, PCR.

FEMA FLOOD CERTIFICATION

FLOOD ZONE CLASSIFICATION: 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, ACCORDING TO FLOOD INSURANCE RATE MAPS FOR PINAL COUNTY, ARIZONA, MAP NUMBER 04021C0745F, EFFECTIVE JUNE 16, 2014.

SURVEYOR'S NOTES

THIS SURVEY IS BASED ON REPORT OF TITLE ISSUED BY PIONEER TITLE AGENCY, INC., NO. 90714154 2ND AMENDED - AUGUST 14, 2025, DATED: JULY 31, 2025 AT 7:30 A.M.

- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED AND RECORDED UNLESS NOTED OTHERWISE CROSS ACCESS EASEMENTS WERE GRANTED ACROSS ALL LOTS SHOWN ON THIS PLAT FOR PRIVATE POTABLE WATER LINES, SANITARY SEWER LINES AND FIRE LINES; DRAINAGE; PEDESTRIAN ACCESS; VEHICULAR ACCESS; AND EMERGENCY VEHICULAR ACCESS AS MORE FULLY SET FORTH IN THE EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN FEE NO. 2007-080191, RE-RECORDED IN FEE NO. 2007-080701. SUPPLEMENTAL RECORDED IN FEE NO. 2009-056508, IN FEE NO. 2011-099658, IN FEE NO. 2017-035926, IN FEE NO. 2017-083637, IN FEE NO. 2017-085097, IN FEE NO. 2018-084562, IN FEE NO. 2018-094295, IN FEE NO. 2020-021575, IN FEE NO. 2022-093763, IN FEE NO. 2024-099350 AND ASSIGNMENT AND ASSUMPTION RECORDED
- IN FEE NO. 2014-075063 AND IN FEE NO. 2016-005102, PCR. 4. THIS SUBDIVISION IS SUBJECT TO "DEVELOPMENT AGREEMENT" RECORDED AS FEE NO. 2007-051053, AND AMENDED IN FEE NO. 2010-017696, IN FEE NO. 2010-023074, IN FEE NO. 2010-025992, IN FEE NO. 2010-023075, IN 11 FEE NO. 2010-025993, IN FEE NO. 2014-075061, IN FEE NO. 2018-030894 AND RE-RECORDED IN FEE NO. 2018-042127 AND ASSIGNMENT RECORDED IN FEE NO. 2014-075062, PCR.

REFERENCE DOCUMENTS (DEEDS)

(R1) SPECIAL WARRANTY DEED RECORDED IN FEE NO. 2023-004699, PCR (R2) SPECIAL WARRANTY DEED RECORDED IN FEE NO. 2014-075060, PCR (R3) SPECIAL WARRANTY DEED RECORDED IN FEE NO. 2024-099349, PCR (R4) SPECIAL WARRANTY DEED RECORDED IN FEE NO. 2024-009183, PCR

(R5) SPECIAL WARRANTY DEED RECORDED IN FEE NO. 2020-013878, PCR

REFERENCE DOCUMENTS (MAPS & PLATS)

(P1) FINAL PLAT RECORDED IN CABINET H, SLIDE 053, PCR

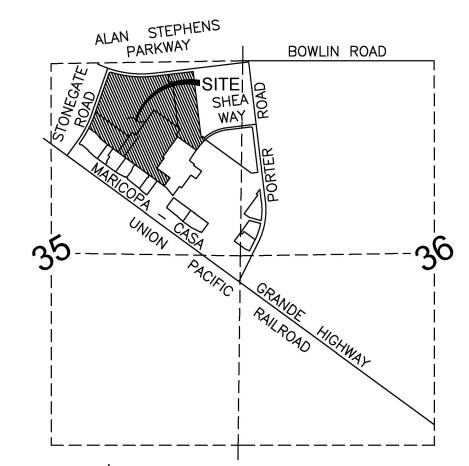
(P2) FINAL PLAT RECORDED IN FEE NO. 2011-052634, PCR (P3) FINAL PLAT RECORDED IN FEE NO. 2019-038034, PCR

(P4) MINOR LAND DIVISION RECORDED IN FEE NO. 2020-035333, PCR

(P5) RECORD OF SURVEY RECORDED IN FEE NO. 2022-050574, PCR (P6) FINAL PLAT RECORDED IN FEE NO. 2022-123944, PCR

REFERENCE DOCUMENTS (EASEMENTS)

(E1) EASEMENT(S) PER FEE NO. 2008-005495, PCR (E2) EASEMENT(S) PER FEE NO. 2009-020760, PCR XECUTED (E3) EASEMENT(S) PER FEE NO. 2009-020761, PCR (E4) EASEMENT(S) PER FEE NO. 2009-034860, PCR (E5) EASEMENT(S) PER FEE NO. 2020-033693, PCR (E6) EASEMENT(S) PER FEE NO. 2009-020754, PCR (E7) EASEMENT(S) PER FEE NO. 2008-005496, PCR (E8) EASEMENT(S) PER FEE NO. 2009-034862, PCR (E9) EASEMENT(S) PER FEE NO. 2009-020759, PCR (E10) EASEMENT(S) PER FEE NO. 2009-020753, PCR (E11) EASEMENT(S) PER FEE NO. 2009-020763, PCR (E12) EASEMENT(S) PER FEE NO. 2009-034861, PCR



PAGE INDEX

ENGINEER

PHONE: 480.393.3640 EMAIL: PeterV@vespro.net

SURVEYOR

PO BOX 71957

COVER SHEET, NOTES AND CERTIFICATIONS PARENT PARCEL LEGAL DESCRIPTIONS 3 PLAT SHEET

VES PROFESSIONAL SERVICES, DBA VESPRO

8502 E VIA DE VENTURA, STE 101 SCOTTSDALE, ARIZONA 85258

OUTER LIMITS LAND SURVEYING, LLC

BRIAN EARL SEARAN, RLS #54120

EMAIL: bsearan@outerlimitsls.com

PHOENIX, ARIZONA 85050

PHONE: 602.486.1154



BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS PROJECT IS THE MONUMENTED CENTERLINE OF PORTER ROAD AS SHOWN ON THE REPLAT OF LOTS 18 AND 19 OF MARICOPA POWER CENTER THE WELLS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2011-052634. SAID LINE BEARS S06°50'47"E.

CITY OF MARICOPA NOTES

- NO STRUCTURE SHALL BE CONSTRUCTED IN NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE STORM WATER RETENTION/DETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA.
- STORM WATER RETENTION/DETENTION VOLUMES REQUIRED BY THE CITY OF MARICOPA DRAINAGE ORDINANCE HAVE BEEN MET, AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA. ALL TRENCH WORK WITHIN THE PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRES
- PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA. ALL STRUCTURES SHALL COMPLY WITH THE CITY OF MARICOPA'S ZONING CODE AND STANDARDS AS
- AMENDED. ALL IMPROVEMENTS SHALL COMPLY WITH THE CITY OF MARICOPA'S ZONING CODE.
- ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS. NO TREES ARE PERMITTED WITHIN THE SIGHT DISTANCE REQUIREMENT EASEMENTS, AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING SHALL EXCEED 24" IN HEIGHT WITHIN THE SIGHT DISTANCE
- REQUIREMENT EASEMENTS. 10. A 1/2 INCH CAPPED REBAR SHALL BE SET AT ALL LOT, AND PROPERTY CORNERS UPON THE COMPLETION OF PAVING IMPROVEMENTS.
- REPLACEMENT OF DEAD TREES ALONG ARTERIAL AND COLLECTOR STREETS SHALL BE BY THE ADJACENT PROPERTY OWNER, OR THE PROPERTY MANAGEMENT ASSOCIATION AND SHALL BE REPLACED WITHIN THREE (3) MONTHS FROM THE DATE THAT THE ASSOCIATION OR PROPERTY OWNER IS NOTIFIED BY THE CITY.
- 12. THE MAINTENANCE OF ALL LANDSCAPING, INCLUDING THAT WITHIN THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROPERTY, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PARCEL OWNER OR PROPERTY MANAGEMENT. 13. THE MAINTENANCE AND OPERATING COSTS OF ALL STREET LIGHTS, INCLUDING THOSE WITHIN THE PUBLIC
- RIGHTS-OF-WAY ADJACENT TO THE PROPERTY, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PARCEL OR PROPERTY MANAGEMENT.

ZONING NOTE

LOTS 16D, 16E, 17A,17B AND 18D ARE CURRENTLY ZONED: CI-1 (PAD24-03 - LIGHT INDUSTRIAL & WAREHOUSE) LOT 18C IS CURRENTLY ZONED: RH (HIGH DENSITY RESIDENTIAL)

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

| DEVELOPMENT SERVICES DIRECTOR CITY OF MARICOPA, ARIZONA | DATE |
|---|------|
| CITY OF MARICOPA, ARIZONA | |
| | |
| | |
| CITY ENGINEER | DATE |
| CITY OF MARICOPA, ARIZONA | |

APPROVED BY THE CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA

| THIS [| DAY OF, 2025. | |
|---------|---------------|------|
| BY: | | |
| | MAYOR | DATE |
| ATTEST: | | |
| | CITY CLERK | DATE |
| | | |

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF AUGUST, 2025; THAT THE SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADOPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

54120 BRIAN EARL SEARAN 🖏

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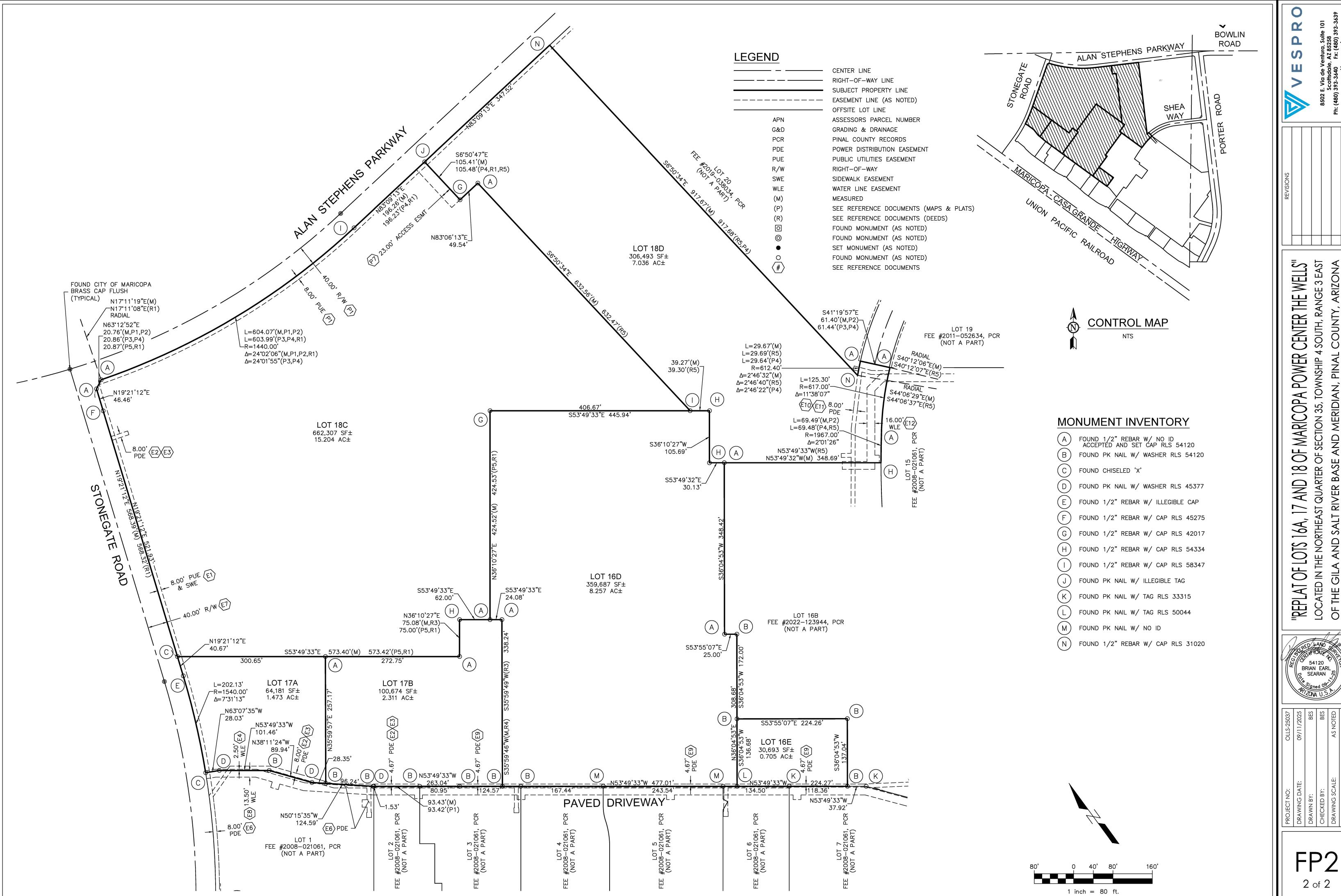
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AND

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THE WELLS"
RANGE 3 EAST
Y, ARIZONA



| :ON L | OLLS-25037 |
|-----------|--------------------|
| IG DATE: | 09/11/2025 |
| BY: | BES |
| :D BY: | BES |
| IG SCALE: | AS NOTED |
| IG FILE: | 25037_FPT 20250909 |
| | |

FP2 2 of 2