

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST,
OF THE GILA & SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

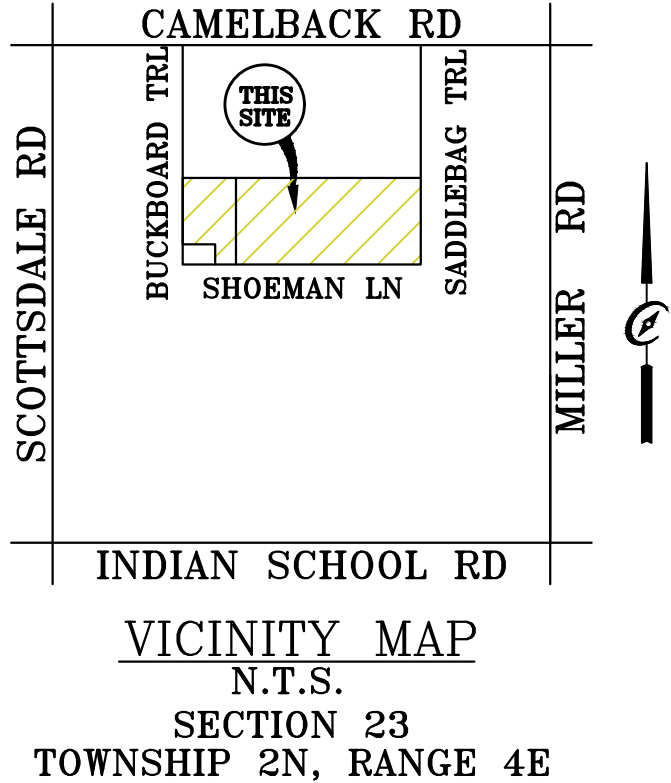
LEGAL DESCRIPTIONS

PARCEL NO. 1

LOT 2, GALLERIA CORPORATE CENTRE, ACCORDING TO THE
PLAT OF RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1249
OF MAPS, PAGE 29.

PARCEL NO. 2

LOTS 1 AND 2, MINOR SUBDIVISION PLAT OF RE-PLAT OF
LOTS 23-28, 42-53 & 62-65 OF CAMELBACK PARK PLAZA,
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK
1118 OF MAPS, PAGE 46.



BASIS OF BEARING

THE MONUMENT LINE OF CAMELBACK RD FROM THE WEST QUARTER CORNER
TO THE CENTER OF SECTION 23 WHICH BEARS SOUTH 89 DEGREES 31
MINUTES 36 SECONDS EAST.

REFERENCE DOCUMENTS

- BOOK 1249 PAGE 29 MCR
- BOOK 1118 PAGE 46 MCR
- BOOK 83 PAGE 16 MCR

TITLE REFERENCE

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER
NCS-1009811-LA2. EFFECTIVE DATE: APRIL 3, 2020 AT 8:00 A.M.

FEMA FIRM FLOOD ZONE DESIGNATION

THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, AREAS OF
MINIMAL FLOOD HAZARD AS SHOWN IN FEMA FIRM MAP
04013C1770L, DATED OCTOBER 16TH, 2013.

NOTES

- THIS SURVEY IS BASED UPON DOCUMENTS PROVIDED BY FIRST
AMERICAN TITLE INSURANCE COMPANY NO ADDITIONAL RECORD
RESEARCH WAS DONE BY MLC SERVICES, LLC.
- PEDESTRIAN ACCESS IS PROVIDED BY PUBLIC SIDEWALK AND
VEHICULAR ACCESS IS PROVIDED BY PUBLIC RIGHT-OF-WAY.
- THERE WAS NOT OBSERVED EVIDENCE OF A CEMETERY OR BURIAL
GROUNDS FOUND ON THE SITE DURING THE COURSE OF THE FIELD
WORK.
- THERE IS NO EVIDENCE OF EARTHMOVING ON THE PARCELS.
- THE SURVEYOR IS UNAWARE OF ANY PROPOSED RIGHT OF WAY
CHANGES TO ANY OF THE PUBLIC STREETS AND THE CITY OF
SCOTTSDALE HAS NOT MADE ANY INFORMATION TO THE SURVEYOR TO
THE CONTRARY.
- SURVEYOR CARRIES \$1,000,000 PER OCCURRENCE/ \$2,000,000
ANNUAL, CERTIFICATE OF INSURANCE FURNISHED UPON REQUEST.

PARCEL ADDRESS & AREAS

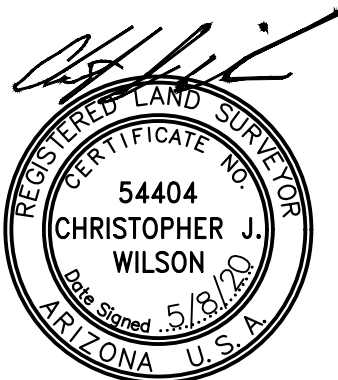
PARCEL 1 APN 173-41-265 7301 E SHOEMAN SCOTTSDALE, AZ
TOTAL AREA 0.18 ACRES MORE OR LESS.

PARCEL 2 LOT 1 APN 173-41-259 4420 N SADDLEBAG TRAIL
SCOTTSDALE, AZ
TOTAL AREA 1.13 ACRES MORE OR LESS.

PARCEL 2 LOT 2 APN 173-41-260 4415 BUCKBOARD TRAIL
SCOTTSDALE, AZ
TOTAL AREA 0.20 ACRES MORE OR LESS.

ZONING

ZONING REPORT NOT PROVIDED TO THE SURVEYOR



CERTIFICATION

EXP 3-31-22

STOCKDALE GALLERIA LAND OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS
TO PARCEL NO. 1, AND
EQUITY PARTNERS GROUP, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TO
PARCEL NO. 2 ; FIRST AMERICAN TITLE INSURANCE COMPANY.

I CHRISTOPHER J. WILSON, A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA
DO HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
WERE MADE IN ACCORDANCE WITH LAWS REGULATING LAND SURVEYING IN THE STATE OF
ARIZONA AND, WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPA
LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016,
AND INCLUDES ITEMS 1, 2, 3, 4 (IN ACRES), 7(B)(1), 7(C), 8, 9, 12, 13, 14 & 20, IN
TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA
AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER
CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN
THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES
NOT EXCEED THAT WHICH IS SPECIFIED HEREIN.

THE FIELD WORK WAS COMPLETED ON APRIL 25 2020.

DATE OF PLAT OR MAP: MAY 4, 2020.

CHRISTOPHER J WILSON, RLS
REGISTRATION NUMBER 55404

DATE	DESCRIPTION	REVISIONS

ALTA/NSPS LAND TITLE SURVEY
SOUTHWEST QUARTER SECTION 23
TOWNSHIP 2 NORTH RANGE 4 EAST
GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, AZ

MLC SERVICES
PLANNING LAND CIVIL CONSTRUCTION & ENGINEERING

3231 S. COUNTRY CLUB WAY., SUITE 103 TEMPE, AZ 85282 PH. 602-393-2030 FAX 602-393-2031

DRAFTING: KL/RU/CW
DATE: MAY 4, 2020

CHECKED: CJW

SURVEY COVER SHEET

SEAL

Two working days before you dig
CALL FOR THE BLUE STAKES
602-263-1100
Blue Stake Center
CALL COLLECT

JOB NO. 20-03004

1 OF 4

FOUND BRASS CAP IN HAND HOLE
WEST QUARTER CORNER OF
SECTION 23 TOWNSHIP 2 N RANGE
4 EAST AT INTERSECTION OF
CAMELBACK RD & SCOTTSDALE RD

FOUND BRASS CAP IN HAND HOLE
WEST QUARTER CORNER OF
SECTION 23 TOWNSHIP 2 N RANGE
4 EAST AT INTERSECTION OF
INDIAN SCHOOL RD & SCOTTSDALE
RD

- LEGEND
- CACTUS
 - PALM TREE
 - TREE
 - FLAG
 - PULL BOX
 - STORM
 - FIBER OPTIC MANHOLE
 - FIBER OPTIC METER
 - ELECTRIC MANHOLE
 - SEWER CLEANOUT
 - FIBER HIGHWAY
 - GAS METER
 - CABLE MANHOLE
 - VALVE
 - CATCH BASIN
 - DOWN GUY
 - JUNCTION BOX
 - STREET LIGHT
 - MONITORING WELL
 - LIGHT POLE
 - STORM DRAIN MANHOLE
 - SANITARY SEWER MANHOLE
 - TRAFFIC SIGNAL
 - TRAFFIC PEDESTAL
 - WATER METER
 - TRANSFORMER
 - POWER POLE
 - TV PEDESTAL
 - GAS VALVE
 - TELEPHONE MANHOLE
 - RIGHT OF WAY
 - CENTERLINE
 - VEGETATION
 - BUILDING
 - BRIDGE
 - CANOPY
 - ROOF
 - ROAD/PAVEMENT
 - DIRT ROAD/TRAIL
 - CURB/GUTTER
 - CONCRETE
 - CONCRETE SIDEWALK
 - RAILROAD
 - FENCE
 - WALL
 - GUARD RAIL
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - FIELD/GRASS
 - MUD/WATER
 - DITCH
 - OVERHEAD ELECTRIC LINE
 - GAS LINE
 - FIBER OPTIC LINE
 - TELEPHONE LINE
 - ELECTRIC POWER LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - EXISTING UNDERGROUND CABLE TV
 - EXISTING STORM



FOUND STONE IN HAND HOLE
HOLE ACCEPTED AS
CENTER OF SECTION 23
TOWNSHIP 2 N RANGE
4 EAST AT
INTERSECTION OF
CAMELBACK RD &
MILLER RD

DATE	DESCRIPTION	REVISIONS

ALTA/NSPS LAND TITLE SURVEY
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MLC SERVICES
LAND TITLE SURVEYING & ENGINEERING

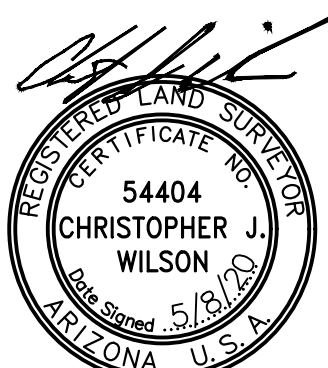
3231 S. COUNTRY CLUB WAY, SUITE 103 TEMPE, AZ 85282 PH. 602-393-2030 FAX 602-393-2031

SURVEY
WITH AERIAL OVERLAY

CHECKED: CJW

DRAFTING: KL/RU/CW

DATE: MAY 4, 2020



EXP 3-31-22

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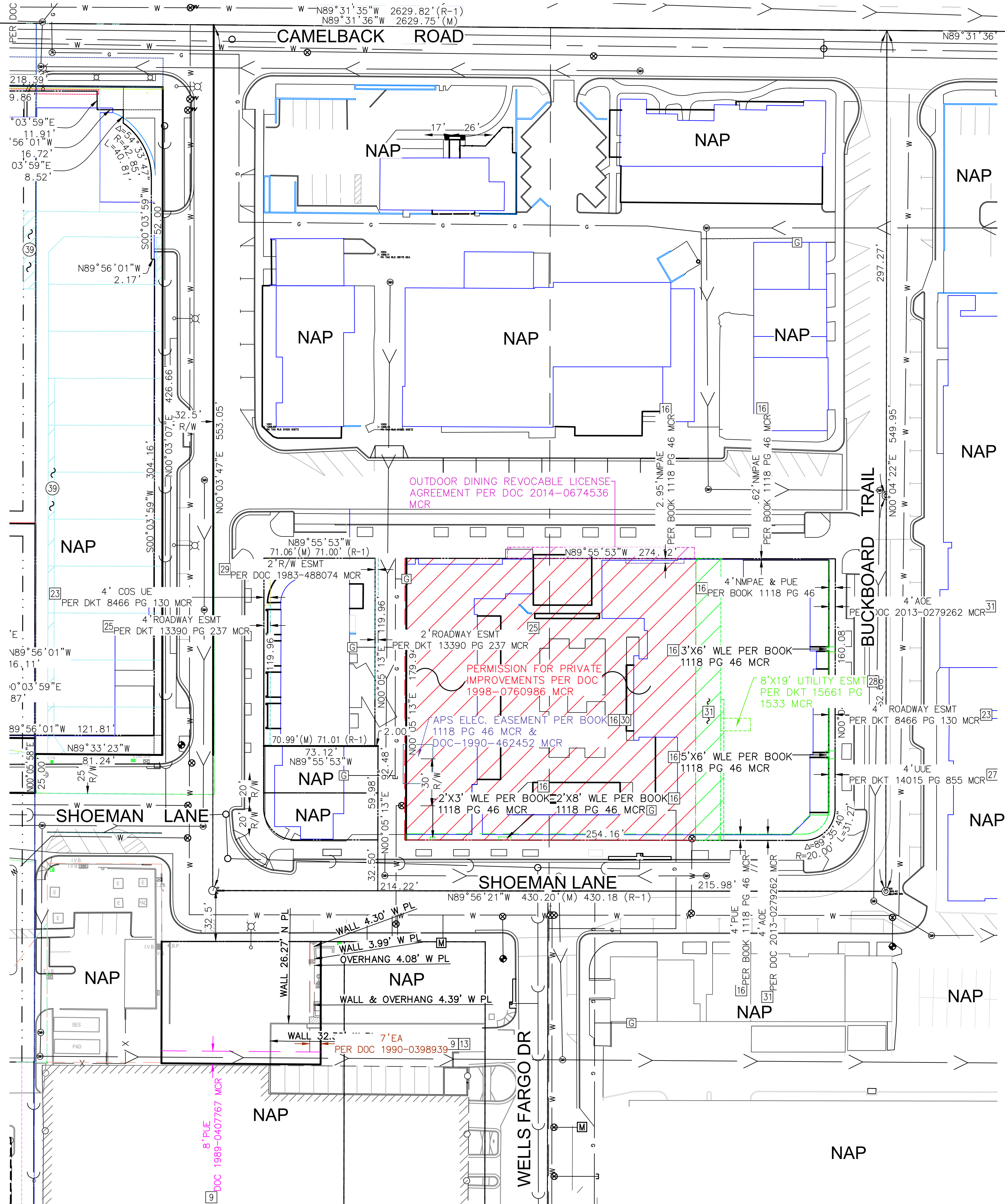
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FOUND BRASS CAP IN HAND HOLE
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RD

LEGEND

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- TREE
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- ELECTRIC MANHOLE
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- FIBER HYDRANT
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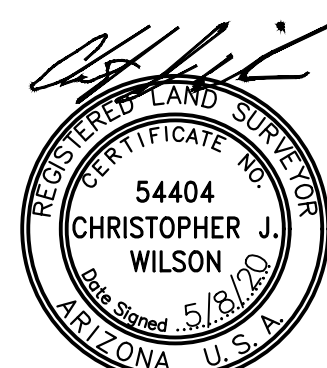
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SURVEY



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4 OF 4