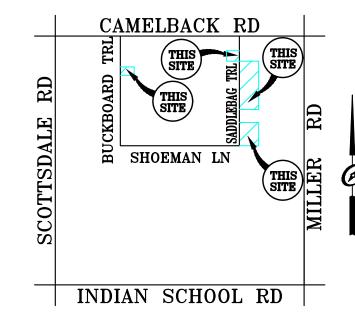
ALTA/NSPS LAND TITLE SURVEY

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



VICINITY MAP

SECTION 23 TOWNSHIP 2N, RANGE 4E

LEGAL DESCRIPTIONS

PARCEL NO. 1: LOT 14A, OF MINOR SUBDIVISION OF LOTS 14 THROUGH 16 OF CAMELBACK PARK PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1066 OF MAPS, PAGE 9.

PARCEL NO. 2:

LOT 6A, OF MINOR SUBDIVISION OF LOTS 6 THROUGH 11 OF CAMELBACK PARK PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1066 OF MAPS, PAGE 10.

PARCEL NO. 3:

LOT 29, OF CAMELBACK PARK PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 13.

PARCEL NO. 4:

LOT 30, OF CAMELBACK PARK PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 86 OF MAPS, PAGE 13.

PARCEL NO. 5:

LOT 58, OF CAMELBACK PARK PLAZA, ACCORDING O THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 86 OF MAPS, PAGE 13.

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 2. BOOK 1118 PAGE 46 MCR
- 3. BOOK 83 PAGE 16 MCR 4. BOOK 1066 PAGE 9 & 10 MCR

TITLE REFERENCE

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1009812-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

- 1. THIS SURVEY IS BASED UPON DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO ADDITIONAL RECORD RESEARCH WAS DONE BY MLC SERVICES, LLC.
- 2. PEDESTRIAN ACCESS IS PROVIDED BY PUBLIC SIDEWALK AND VEHICULAR ACCESS IS PROVIDED BY PUBLIC RIGHT-OF-WAY.
- 3. THERE WAS NOT OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUNDS FOUND ON THE SITE DURING THE COURSE OF THE FIELD
- 4. THERE IS NO EVIDENCE OF EARTHMOVING ON THE PARCELS. 5. 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.
- 6. SURVEYOR CARRIES \$1,000.000 PER OCCURRENCE / \$2,000,000
- ANNUAL, CERTIFICATE OF INSURANCE FURNISHED UPON REQUEST. 7. AERIAL ORTHOMETRIC PHOTO MEETS THE ACCURANCY OF AERIAL MOSAIC ACCURACY OF 0.3 FT.

PARCEL ADDRESS & AREAS

PARCEL 1 APN 173-41-258 4405 N SADDLEBAG TRAIL SCOTTSDALE. AZ

TOTAL AREA 0.14 ACRES MORE OR LESS.

PARCEL 2 APN 173-41-257 4425 N SADDLEBAG TRAIL SCOTTSDALE, AZ

TOTAL AREA 0.29 ACRES MORE OR LESS. PARCEL 3 APN 173-41-145 4426 N SADDLEBAG TRAIL SCOTTSDALE, AZ

TOTAL AREA 0.05 ACRES MORE OR LESS. PARCEL 4 APN 173-41-146 4428 N SADDLEBAG TRAIL SCOTTSDALE, AZ

TOTAL AREA 0.05 ACRES MORE OR LESS. PARCEL 5 APN 173-41-174 4445 N BUCKBOARD TRAIL

SCOTTSDALE, AZ TOTAL AREA 0.05 ACRES MORE OR LESS.

ZONING

CERTIFICATION

ZONING REPORT NOT PROVIDED TO THE SURVEYOR

54404 CHRISTOPHER WILSON ,

EXP 3-31-22

EQUITY PARTNERS GROUP, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; 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, 15 & 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 8, 2020.

CHRISTOPHER J WILSON, RLS REGISTRATION NUMBER 55404

Two working days before you dig

SEAL

SURVEY SECTION 23 IGE 4 EAST

LAND TITLE S QUARTER SE NORTH RANC

ALTA/NSPS

NORTH ALT RIVER BASE ARICOPA COUNT

SOUTHWLY

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602-263-1100 Blue Stake Center CALL COLLECT

CALL FOR THE BLUE STAKES

JOB NO. 20-03004

1 OF 4

May 10, 2020 - 6:20pm C:\MLC 2020 JOB FOLDER\20-03004 SCOTTSDALE SURVEY CONSOLIDATION\DESIGN\DWGS\SEWR\20-03004 ALTA 3.dwg

- 1. Taxes for the full year of 2020.

 (The first half is due October 1, 2020 and is delinquent November 1, 2020. The second half is due March 1, 2021 and is delinquent May 1, 2021 .)
- 2. The liabilities and obligations imposed upon said land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purpose of obtaining water rights for said land. (All assessments due and payable are paid.)
- 3. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
- 4. Declaration of Covenants, Conditions and Restrictions recorded in **Docket 577, Page 113**, Corrected in **Docket 686, Page 307**, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (BLANKET IN NATURE AFFECTS PARCEL 1, PARCEL 2, PARCEL 3 AND PARCEL 4.)
- 5. Covenants, Conditions and Restrictions as set forth in Declaration of Conditions, Covenants and Restrictions recorded in 2013—918047 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (AFFECTS PARCELS 1—5 BLANKET IN NATURE).

The Following Matters Affect Parcel No. 1:

- 6. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Camelback Park Plaza, as recorded in Plat **Book 86 of Maps, Page(s) 13**, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (AFFECTS PARCEL 1 NOTHING TO PLOT).
- 7. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Minor Subdivision of Lots 14 through 16 of Camelback Park Plaza, as recorded in Plat Book 1066 of Maps, Page(s) 9, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (PLOTTED)
- 8. The terms and provisions contained in the document entitled "Party Wall Agreement" recorded May 20, 1974 as **Docket 10660, Page 580**. (AFFECTS NORTH LINE OF PARCEL AGREEMENT NOTHING TO PLOT)
- 9. The terms and provisions contained in the document entitled "Agreement for Monthly Term In—Lieu Parking Credits" recorded January 30, 2012 as 2012—0073007 of Official Records. (AFFECTS PARCEL 1 & 2 BLANKET IN NATURE)
- 10.An easement for public utilities and incidental purposes in the document recorded October 18, 1972 as **Docket 9764, Page 833**. (PLOTTED) 11. An easement for electric lines and incidental purposes in the document recorded October 31, 1973 as **Docket 10377, Page 995**. (PLOTTED)
- 12.An easement for public right of way and incidental purposes in the document recorded December 9, 2010 as 2010—1075107 of Official Records. PLOTTED
- 13.All matters as set forth in Resolution No. 8454, recorded December 17, 2010 as 2010—1097659 of Official Records. PLOTTED

The Following Matters Affect Parcel No. 2:

- 14.Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Camelback Park Plaza, as recorded in Plat **Book 86 of Maps, Page(s) 13**, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (AFFECTS PARCEL 2 NOTHING TO PLOT).
- 15.Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Minor Subdivision of Lots 6 through 11 of Camelback Park Plaza, as recorded in Plat **Book 1066 of Maps, Page(s) 10**, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (PLOTTED)
- 16.The terms and provisions contained in the document entitled "Agreement for Monthly Term In—Lieu Parking Credits" recorded January 30, 2012 as 2012—0073007 of Official Records. (BLANKET IN NATURE AFFECTS PARCELS 1 & 2)
- 17.An easement for highway and incidental purposes in the document recorded December 24, 1970 as **Docket 8456, Page 933**. (PLOTTED)
- 18.An easement for underground electric lines and incidental purposes in the document recorded August 15, 1972 as **Docket 9629, Page 131**. (PLOTTED)
- 19.An easement for highway and incidental purposes in the document recorded November 8, 1972 as **Docket 9807, Page 743**. (PLOTTED)
- 20. An easement for electric lines and incidental purposes in the document recorded June 24, 1982 as **Docket 16111, Page 1353**. (PLOTTED)
- 21.An easement for public right of way and incidental purposes in the document recorded December 9, 2010 as **2010—1075106** and recorded August 30, 2012 as **2012—0780586** of Official Records.
- 22. An easement for utilities and incidental purposes in the document recorded May 2, 2011 as **2011—0368355** of Official Records. (PLOTTED UNDER EXCEPTION 15)
- 23. All matters as set forth in Resolution No. 8453, recorded October 19, 2011 as **2011—0864035** of Official Records. AFFECTS ALL OF PARCEL 2 BLANKET IN NATURE).
- 24. The terms and provisions contained in the document entitled "Waiver of Right to Make a Claim under Proposition 207" recorded September 19, 2017 as 2017—692282 of Official Records.(AFFECTS ALL OF PARCEL 2 BLANKET IN NATURE)

 25. The terms and provisions contained in the document entitled "Permission for Private Improvements in Right of Way" recorded November 7, 2017 as
- 2017—826819 of Official Records. (PLOTTED)

The Following Matters Affect Parcel No. 3:

- 26. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Camelback Park Plaza, as recorded in Plat **Book 86 of Maps, Page(s) 13**, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). AFFECTS PARCEL 3 NOTHING TO PLOT.
- 27. The terms and provisions contained in the document entitled "City of Scottsdale Covenant and Agreement to Hold Property as One Parcel" recorded March 17, 2003 as 2003—0326170 of Official Records. (BLANKET IN NATURE AFFECTS ALL OF PARCEL 3)
- 28. The terms and provisions contained in the document entitled "Assurance to City of Remote Parking" recorded February 4, 2008 as 2008—0096279 of Official Records. (AFFECTS ALL OF PARCEL 3 BLANKET IN NATURE)
- 29. The terms and provisions contained in the document entitled "Assurance to City of Remote Parking" recorded February 4, 2008 as 2008—0096282 of Official Records. AFFECTS PARCEL 3 NOT A SURVEY ITEM)
- 30. An easement for public utilities and incidental purposes in the document recorded January 7, 1971 as **Docket 8474, Page 671**. (PLOTTED)
- 31.All matters as set forth in Map purporting to show the land, recorded as **Book 624 of Maps, Page 37**. (PLOTTED)
- 32. The terms and provisions contained in the document entitled "Assurance to City of Remote Parking" recorded August 14, 2019 as **2019—623499** of Official Records. (AFFECTS PARCEL 3 UNABLE TO DETERMINE IF PLOTTABLE EXHIBITS A & B MISSING IN RECORDED DOCUMENT PROVIDED).

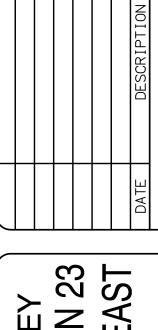
The Following Matters Affect Parcel No. 4:

- 33. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Camelback Park Plaza, as recorded in Plat **Book 86 of Maps, Page(s) 13**, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). AFFECTS PARCEL 4 NOTHING TO PLOT)
- 34. The terms and provisions contained in the document entitled "Parking Lease Agreement" recorded February 26, 2003 as **2003-0227988** of Official Records. (AFFECTS PARCEL 4 BLANKET IN NATURE)
- 35. All matters as set forth in City of Scottsdale Covenant and Agreement to Hold Property as One Parcel, recorded March 17, 2003 as **2003—0326170** of Official Records. (AFFECTS PARCEL 4 BLANKET IN NATURE)
- 36. All matters as set forth in Map Purporting to show the Land, recorded as **Book 624 of Maps, Page 37**. (PLOTTED)
- 37. All matters as set forth in Land Title Survey, recorded December 21, 2010 as **Book 1072 of Map, Page 38.** (PLOTTED)
- 38. An easement for public utility lines, pipes or poles and incidental purposes in the document recorded as **Docket 8474, Page 671**.(AFFECTS PARCEL 4 UNABLE TO DETERMINE IF PLOTTABLE, EXHIBIT 4 AND B MISSING IN RECORDED DOCUMENT.

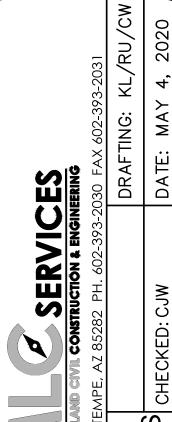
 The Following Matters Affect Parcel No. 5:
- 39. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Camelback Park Plaza, as recorded in Plat **Book 86 of Maps, Page(s) 13**, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (AFFECTS PARCEL 5 NOTHING TO PLOT)
- 40. An easement for roadway and incidental purposes in the document recorded as **Docket 8470, Page 624**. (PLOTTED)
- 41.An easement for roadway and public utilities and incidental purposes in the document recorded as **Docket 9095, Page 717**. (PLOTTED)
- 42. All matters as set forth in Agreement, recorded as **Docket 9095, Page 718**. (AFFECTS PARCEL 5 NOT A SURVEY ITEM)
- 43. All matters as set forth in ALTA/ACSM Land Title Survey, recorded as **Book 1072 of Maps, Page 37**. (PLOTTED)

The Following Matters Affect All Parcels:

- 44. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
- 45. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by ___on , designated Job Number____:
- 46. The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property.
- NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.
- 47. Water rights, claims or title to water, whether or not shown by the public records.



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



SCHEDULE B EXCEPTIONS CHECKED:

SEAL

54404

WILSON ,

EXP 3-31-22

CHRISTOPHER

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

JOB NO. 20-03004

2 OF 4

FOUND BRASS CAP IN HAND HOLE 7 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

> LEGEND PALM TREE TREE < FLAG ➡ SIGN FIBER OPTIC MANHOLE FIBER OPTIC METER ELECTRIC MANHOLE SEWER CLEANOUT ♂ FIRE HYDRANT GAS METER CBCB CATCH BASIN DOWN GUY JUNCTION BOX X→ STREET LIGHT MONITORING WELL LIGHT POLE STORM DRAIN MANHOLE S SANITARY SEWER MANHOLE TRAFFIC SIGNAL TRAFFIC PEDESTAL WATER METER TRANSFORMER POWER POLE GAS VALVE TELEPHONE MANHOLE ----- RIGHT OF WAY ----- VEGETATION BRIDGE RAILROAD ----- MAJOR CONTOUR ----- MINOR CONTOUR ----- FIELD/GRASS ----- WASH/WATER — DITCH ----- OVERHEAD ELECTRIC LINE ----- GAS LINE ----- FIBER OPTIC LINE ----- TELEPHONE LINE ----- ELECTRIC POWER LINE

SANITARY SEWER LINE ----- WATER LINE

----- EXISTING STORM

----- EXISTING UNDERGROUND CABLE TV

N89°31'35"W 2629.82'(R-1 N89°31'36"W 2629.75'(M) CAMELBACK N89°31'36"W V1858.89' 4' PUE PER BK 624 PG 37 MCR DKT 8474 PG 671 CAN THE NATIONAL N89°56'21"W 430.20'(M) 430.18 (R-NAP



EXP 3-31-22

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

.≺ V 23 AST

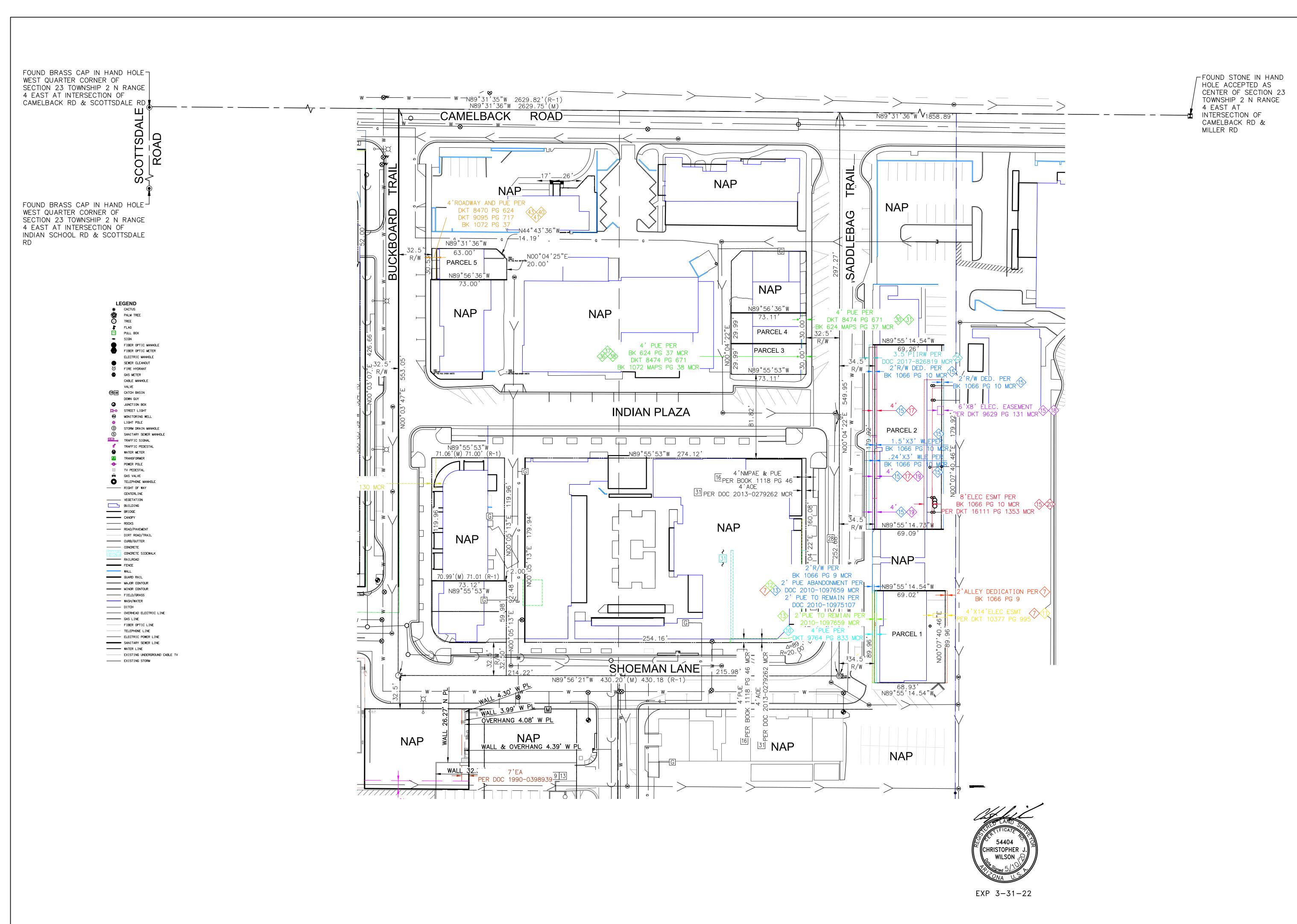
SURVEY SECTION IGE 4 EA LAND TITLE (ALTA/NSPS I SOUTHWEST (TOWNSHIP 2 N

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

CALL COLLECT

JOB NO. 20-03004

3 OF 4



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

JOB NO. 20-03004

4 OF 4

S LAND TITLE SURVEY

T QUARTER SECTION 23

NORTH RANGE 4 EAST
SALT RIVER BASE AND MERIDIAN
SALT RIVER BASE AND MERIDIAN

SOUTHWEST (TOWNSHIP 2 N

NORTH | ALT RIVER BASE / ARICOPA COUNT

May 10, 2020 - 6:20pm C:\MLC 2020 JOB FOLDER\20-03004 SCOTTSDALE SURVEY CONSOLIDATION\DESIGN\DWGS\SEWR\20-03004 ALTA 3.dwg