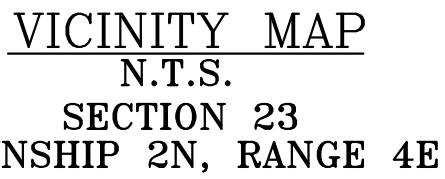


A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST,  
OF THE GILA & SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA



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

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. 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           :
5. 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.
6. Water rights, claims or title to water, whether or not shown by the public records.

7. 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).

Covenants, Conditions and Restrictions as set forth in document recorded in **Docket 577, Page 113** and Amended in **Docket 686, Page 305** and 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).

9. An easement for water and incidental purposes in the document recorded as **Docket 3255, Page 468**.

10. An easement for public utility lines, pipes or poles and incidental purposes in the document recorded as **Docket 12020, Page 808**.  
(Affects All Lots and Tract H)(PLOTTED)

11. An easement for pedestrian right of way and incidental purposes in the document recorded as **Docket 12020, Page 809**.

12. An easement for electric lines and appurtenant facilities and incidental purposes in the document recorded as **Docket 12175, Page 28.**

13. Covenants, Conditions and Restrictions as set forth in document recorded in **Docket 577, Page 113**, Corrected in **Docket 686, Pages 305 and 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).

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).

15. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Indian Plaza Properties, as recorded in Plat **Book 76 of Maps, Page(s) 20**, 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).

16. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in **2013-0918047** 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 Parcel Nos. 2 and 3) (BLANKET IN NATURE)

17. An easement for roadway and incidental purposes in the document recorded January 05, 1971 as **Docket 8470, Page 624**.  
(Affects Lot 3 of Parcel No. 2) (PLOTTED)

18. An easement for roadway and incidental purposes in the document recorded January 17, 1972 as **Docket 9184, Page 256**.

(Affects Lot 2 of Parcel No. 2) (PLOTTED)

19. An easement for utilities and incidental purposes in the document recorded March 22, 2011 as **2011- 0244566** of Official Records.

(Affects Lot 1 of Parcel No. 2 and Parcel No. 4) (PLOTTED)

20. The terms and provisions contained in the document entitled "Assurance to City of Remote Parking" recorded April 02, **2014 as 2014-0211359** of Official Records.

(Affects All Parcels) (BLANKET IN NATURE)

21. 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.

PARCEL NO. 1:  
LOTS 33, 34, 35, 36, 37 AND TRACT H, CAMELBACK PARK  
PLAZA, ACCORDING TO BOOK 86 OF MAPS, PAGE 13, RECORDS  
OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

LOTS 1, 2 AND 3, CAMELBACK PARK PLAZA, ACCORDING TO  
BOOK 86 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY,  
ARIZONA.

PARCEL NO. 3:

THAT PORTION OF THE ABANDONED ALLEY AS SHOWN ON THE PLAT OF CAMELBACK PARK PLAZA, ACCORDING TO BOOK 86 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA, ADJACENT TO LOTS 1, 2, AND 3 AND ABANDONED ACCORDING TO BOOK 9184, PAGES 256, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THAT PORTION EAST OF THE SOUTH 16 FEET OF LOT 3.  
PARCEL NO. 4:  
TRACT A, INDIAN PLAZA PROPERTIES, ACCORDING TO BOOK 76  
OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

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.

1. BOOK 1249 PAGE 29 MCR
2. BOOK 76 PAGE 20 MCR
3. BOOK 83 PAGE 16 MCR

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER  
NCS-1009813-LA2. EFFECTIVE DATE: APRIL 3, 2020 AT 8:00 A.M.

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.

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 WORK.
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 ACCURACY OF AERIAL MOSAIC ACCURACY OF 0.3 FT.

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 REPORT NOT PROVIDED TO THE SURVEYOR



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/NSP/ALTA  
LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP/ALTA IN 2016,  
AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 20,  
SPECIFICALLY LISTED ABOVE. THE SURVEY AND THE MAP THEREON ARE APPROVED BY ALTA  
AND NSP/ALTA 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.

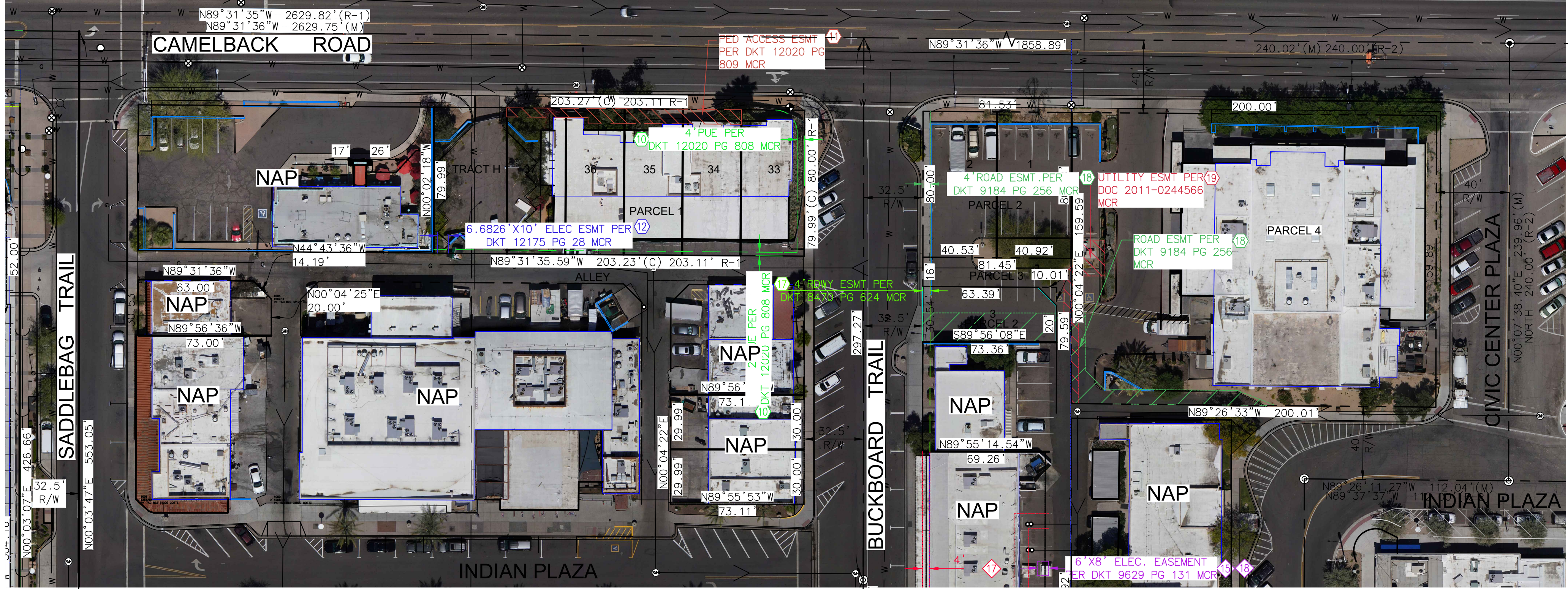
CHRISTOPHER J WILSON, RLS  
REGISTRATION NUMBER 55404



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
- CIRCUS
  - PALM TREE
  - TREE
  - FLAG
  - PAUL BOX
  - STON
  - FIBER OPTIC MANHOLE
  - FIBER OPTIC METER
  - ELECTRIC MANHOLE
  - SEWER CLEANOUT
  - FIBER HYDRANT
  - GAS METER
  - CABLE MANHOLE
  - VALVE
  - CATCH BASIN
  - DOWN GUY
  - JUNCTION BOX
  - STREET LIGHT
  - MONITORING WELL
  - LIGHT POLE
  - STORM DRAIN MANHOLE
  - SANITARY SEWER MANHOLE
  - TRAFFIC PEDESTAL
  - WATER METER
  - TRANSFORMER
  - POWER POLE
  - TV PEDESTAL
  - GAS VALVE
  - TELEPHONE MANHOLE
  - RIGHT OF WAY
  - CENTERLINE
  - VEGETATION
  - BUILDING
  - BRIDGE
  - CANOPY
  - ROADS
  - ROAD/PAVEMENT
  - DIRT ROAD/TRAIL
  - CURB/GUTTER
  - CONCRETE
  - CONCRETE SIDEWALK
  - RAILROAD
  - FENCE
  - WALL
  - GUARD RAIL
  - MAJOR CONTOUR
  - MINOR CONTOUR
  - FIELD/GRASS
  - SNOW/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 ACCEPTED AS  
CENTER OF SECTION 23  
TOWNSHIP 2 N RANGE  
4 EAST AT  
INTERSECTION OF  
CAMELBACK RD &  
MILLER RD

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



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

SEAL

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 3



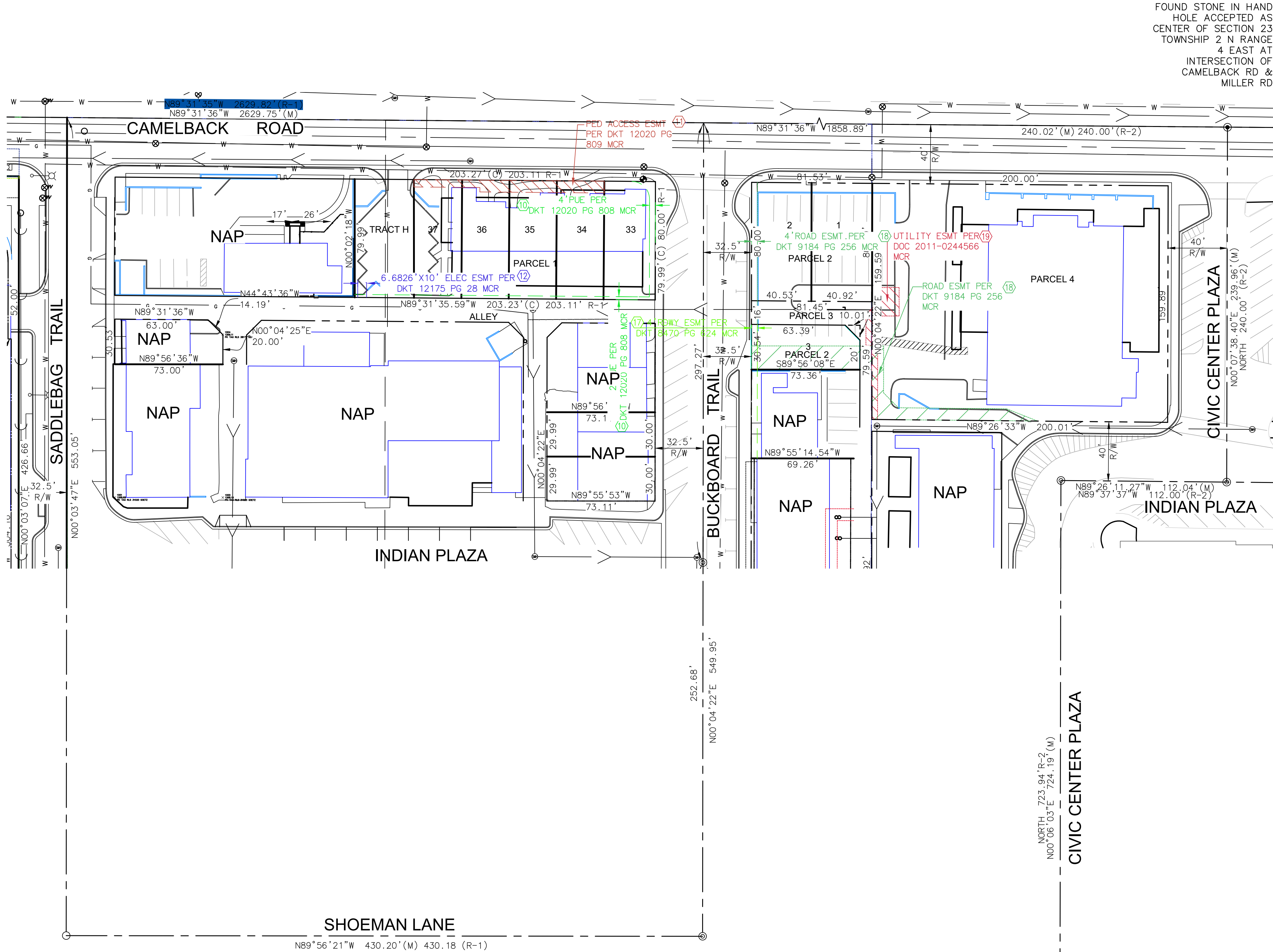
EXP 3-31-22



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
- CIRCUS
  - PALM TREE
  - TREE
  - FLAG
  - PAUL BOX
  - STON
  - FIBER OPTIC MANHOLE
  - FIBER OPTIC METER
  - ELECTRIC MANHOLE
  - SENSITIVITY METER
  - FIBER HUBBOX
  - 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
  - ROADS
  - ROAD/PAVEMENT
  - DIRT ROAD/TRAIL
  - CURB/GUTTER
  - CONCRETE
  - CONCRETE SIDEWALK
  - RAILROAD
  - FENCE
  - WALL
  - GUARD RAIL
  - MAJOR CONTOUR
  - MINOR CONTOUR
  - FIELD/GRASS
  - SNOW/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 ACCEPTED AS  
CENTER OF SECTION 23  
TOWNSHIP 2 N RANGE  
4 EAST AT  
INTERSECTION OF  
CAMELBACK RD &  
MILLER RD



EXP 3-31-22

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  
LAND TITLE SURVEYING & ENGINEERING

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

SURVEY

CHECKED: CJW

DRAFTING: KL/RU/CW

DATE: MAY 4, 2020

SEAL

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