

SCHEDULE B EXCEPTIONS

1.

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I–Requirements are met.
2.

(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3.

Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession thereof.
4.

Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5.

Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
6.

(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
7.

Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Winfield Scott Plaza Unit Four, as recorded in Plat Book 70 of Maps, Page(s) 28, 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 all Parcels)

5.

Covenants, Conditions and Restrictions as set forth in document recorded in Docket 577, Page 113; Docket 686, Page 305; Docket 686, Page 307; Docket 2096, Page 1 and Docket 2096, Page 3 , 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).
6.

Covenants, Conditions and Restrictions as set forth in document 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 all Parcels)

7.

An easement for underground public utilities and incidental purposes in the document recorded as Docket 7931, Page 901.

Affects Parcel No. 2) PLOTTED

3.

An easement for communication and other facilities and incidental purposes in the document recorded as Docket 8611, Page 551.

Affects Parcel No. 3) PLOTTED

3.

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.

0.

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

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:
LOTS 155, 156 AND THE SOUTH 8.39 FEET OF LOT 157, OF WINFIELD SCOTT PLAZA UNIT FOUR, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 70 OF MAPS, PAGE 28.

PARCEL NO. 2:

LOT 158 AND THE NORTH 21.67 FEET OF LOT 157, WINFIELD SCOTT PLAZA UNIT FOUR, ACCORDING TO BOOK 70 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

LOT 159, WINFIELD SCOTT PLAZA UNIT FOUR, ACCORDING TO BOOK 70 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

TITLE REFERENCE

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS–1021685–LA2. EFFECTIVE DATE:JULY 20, 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 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 ACCURANCY OF AERIAL MOSAIC ACCURACY OF 0.3 FT.

PARCEL ADDRESS & AREAS

LOT 20 APN 173–41–136 7337 SHOEMAN LANE SCOTTSDALE, AZ
TOTAL AREA 0.05 ACRES MORE OR LESS.

LOT 21 APN 173–41–137 7335 SHOEMAN LANE SCOTTSDALE, AZ
TOTAL AREA 0.05 ACRES MORE OR LESS.

LOT 22 APN 173–41–138 7333 E SHOEMAN LANE SCOTTSDALE, AZ
TOTAL AREA 0.05 ACRES MORE OR LESS

ZONING

ZONING REPORT NOT PROVIDED TO THE SURVEYOR

CERTIFICATION

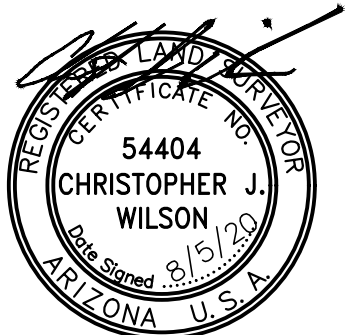
EQUITY PARTNERS GROUP, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY;
FIRST AMERICAN TITLE INSURANCE COMPANY.

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.

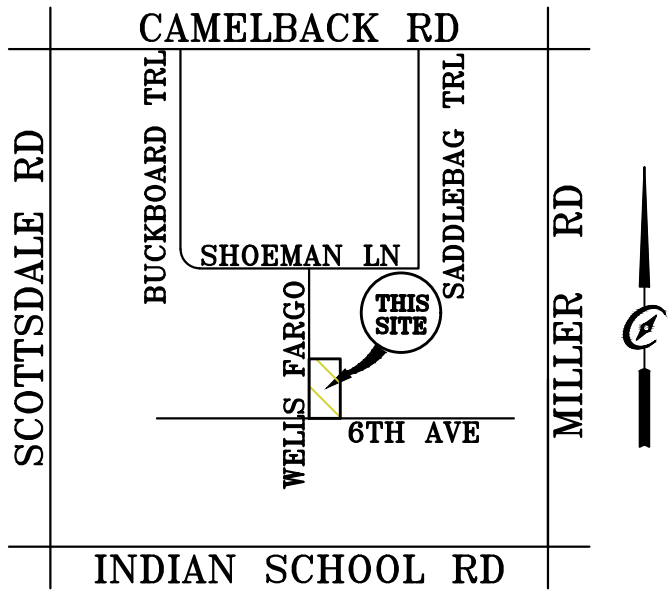
THE FIELD WORK WAS COMPLETED ON JULY 27 2020.

DATE OF PLAT OR MAP: AUG 5, 2020.

CHRISTOPHER J WILSON, RLS
REGISTRATION NUMBER 55404



EXP 3/31/22



VICINITY MAP
N.T.S.
SECTION 23
TOWNSHIP 2N, RANGE 4E

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

1.

BOOK 1249 PAGE 29 MCR
2.

BOOK 70 PAGE 28 MCR
3.

BOOK 76 PAGE 20 MCR

REVISIONS	
DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

SECTION 23 TOWNSHIP 2 NORTH RAGE 4 EAST GRSB&M
SCOTTSDALE, AZ

MLC SERVICES

Mining Land Civil Construction & Engineering

32231 S. COUNTRY CLUB WAY., SUITE 103 TEMPE, AZ 85282 PH. 602-393-2030 FAX 602-393-2031

CHECKED: CJW

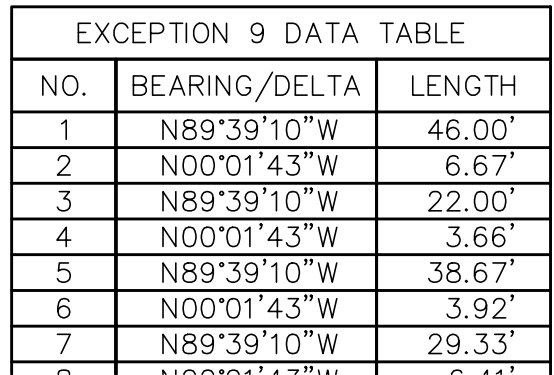
DRAFTING: KL/CW
DATE: AUG 5 2020


COVERSHEET

SEAL

Professional Certification 0715 not issued from third
overriding design authority past legal examination

Seal 0715 or other Authority0715.com



SEAL
<p>Contact Arizona 911 at least two full working days before your league association</p> <p style="text-align: center;">  Call 811 or email Arizona911.com </p>
<div style="border: 1px solid black; border-radius: 15px; padding: 10px; display: inline-block;"> JOB NO. 20-03004 </div>
<div style="border: 1px solid black; border-radius: 15px; padding: 10px; display: inline-block;"> 2 OF 2 </div>