

ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES

- The basis of bearing is the monument line of 116th Street, using a bearing of South 00 degrees 03 minutes 27 seconds West per Plaza Leyenda, East, Book 950 of Maps, Page 28, records of Maricopa County, Arizona.
- All title information and the description shown is based on a Commitment for Title Insurance issued by Fidelity National Title Insurance Company, Commitment Number 55002184-055-NYA-DW, dated January 13, 2020 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- The number of striped parking spaces on the subject property are as follows:
Regular: 12
Handicapped: 1
Total: 13
- There are no buildings on the subject property.
- According to FEMA Flood Insurance Rate Map, Map Number 04013C1780L, dated October 16, 2013 the subject property is located in Zone X (shaded). Zone X (shaded) is defined as "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."
- The underground utilities shown are based on information obtained from plans and markings, combined with observed evidence. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. If this site is to be improved, the utilities and their locations shown on this survey should be verified. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- Pursuant to Table A Item 10(a) no party walls were identified by the Client at the time of this Survey.
- At the time the field work was performed, there was no observable evidence of recent earth moving work, building construction or building additions.
- The Surveyor has not obtained any information relating to, and has no knowledge of any proposed changes to street right of way lines. Except as shown hereon no evidence of recent street or sidewalk construction or repairs was observed at the time of this survey.
- No plottable offsite easements or servitudes benefiting the surveyed property were identified by the client at time of this survey.
- There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.
- The subject property has indirect access by way of easement to 116th Street, being an improved and open public right-of-way.
- The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.
- This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

MAP OF DEDICATION "PLAZA LEYENDA, EAST" RECORDED IN BOOK 950 OF MAPS, PAGE 28, MARICOPA COUNTY RECORDS

MAP OF DEDICATION "PLAZA LEYENDA, A CONDOMINIUM" RECORDED IN BOOK 950 OF MAPS, PAGE 27, MARICOPA COUNTY RECORDS

DEDICATION PLAT FOR "SCOTTSDALE NORTHEAST" RECORDED IN BOOK 244 OF MAPS, PAGE 28, MARICOPA COUNTY RECORDS

MAP OF DEDICATION FOR "ADOBE RANCH" RECORDED IN BOOK 298 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS

MAP OF DEDICATION FOR "ANCALA VILLAGE" RECORDED IN BOOK 347 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS

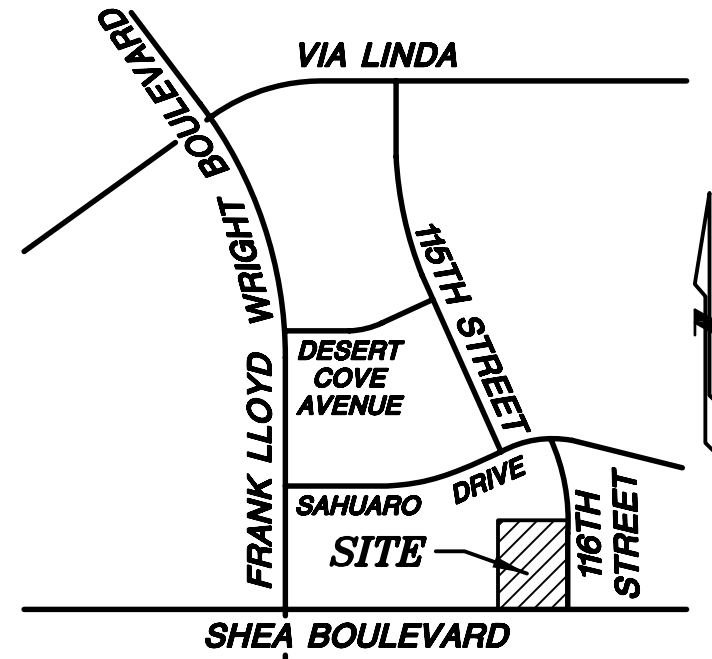
RESULTS OF SURVEY IN BOOK 999 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS

A MINOR LAND DIVISION PLAT "PALO VERDE SQUARE II" RECORDED IN BOOK 1194 OF MAPS, PAGE 12, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1354 OF MAPS, PAGE 20, MARICOPA COUNTY RECORDS

SCHEDULE "B" ITEMS

- Reservations contained in the Patent
From: The United States of America
Recording No: Book 171 of Deeds, page 509
Which among other things recites as follows:
Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.
(PERTAINS TO LAND PATENT OVER SUBJECT PROPERTY - NOT PLOTTABLE)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: electric lines
Recorded in Docket: 394
Page: 386
(PLOTTED HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: electric and telecommunications lines
Recorded in Docket: 5028
Page: 260
(PLOTTED HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: electric lines, telecommunications lines, and gas lines
Recorded in Docket: 10046
Page: 1347
Recording No: 88-73483
Recording No: 2006-192561
Recording No: 2006-908559
(PLOTTED HEREON)
- Matters contained in that certain document
Entitled: Easement, Dedication and Covenant Agreement
Recorded in Docket: 14962
Page: 75
Recorded in Docket: 14962
Page: 533
And thereafter Termination and/or Satisfaction of Certain Rights and Demands
Recording No: 86-74587
Reference is hereby made to said document for full particulars.
(TERMINATION AND/OR SATISFACTION OF CERTAIN RIGHTS AND DEMANDS - NOT PLOTTABLE)
- Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 232 of Maps, Page 39
And thereafter Release of Easement Recording No: 99-972280
(EASEMENTS LISTED IN BOOK 232 OF MAPS, PAGE 39 - PLOTTED HEREON
WATERLINE EASEMENT WAS RELEASED PER DOCUMENT 1999-972280)
- Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 244 of Maps, Page 28.
(PLOTTED HEREON)
- Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording No: 84-244543
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: electric lines
Recording No: 85-238910
(EASEMENT LIES APPROXIMATELY 600' WEST OF THE SUBJECT PROPERTY)
- Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 298 of Maps, Page 38
(PLOTTED HEREON - 30' EQUESTRIAN TRAIL EASEMENT RECORDED IN BOOK 244, PAGE 28 WAS TO BE ABANDONED)
- Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 517 of Maps, Page 22 And thereafter Release of Easement Recording No: 2001-301385
(PLOTTED HEREON)
- Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording No: 99-1055366
Recording No: 2000-541637
Recording No: 2001-241212
Recording No: 2004-672584
Recording No: 20070872145
Absolute Assignment of Declarant Interest
Recording No: 20120787278
Liens and charges as set forth in the above mentioned declaration,
Payable to: Plaza Leyenda Property Owners Association
(THIS IS ALSO PARCEL NO. 2 - PLOTTED HEREON)
- Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 950 of Maps, Page 28.
(PLOTTED HEREON)



VICINITY MAP

NOT TO SCALE

DESCRIPTION

PARCEL NO. 1:
Lot 2, PLAZA LEYENDA, EAST, according to Book 950 of Maps, page 28, records of Maricopa County, Arizona.

PARCEL NO. 2:
A non-exclusive easement for ingress and egress as set forth in Declaration of Easements, Covenants, Conditions and Restrictions for Plaza Leyenda recorded November 19, 1999 in Recording No. 99-1055366, First Amendment recorded July 17, 2000 in Recording No. 2000-0541637, Second Amendment recorded March 28, 2001 in Recording No. 2001-0241212 and Third Amendment recorded August 1, 2007 in Recording No. 20070872145.

AREA = 1.50 ACRES

65,265 SQ. FT.

SIGNIFICANT OBSERVATIONS

AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF POTENTIAL ENCROACHMENTS OBSERVED ON SUBJECT PROPERTY

CERTIFICATION

TO: WILD WEST STORAGE SOLUTIONS, LLC, an Arizona Limited Liability Company; PLAZA LEYENDA, LLC, a Utah Limited Liability Company; FIDELITY NATIONAL TITLE AGENCY, INC.; and FIDELITY NATIONAL TITLE INSURANCE COMPANY;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, and 17 of Table A thereof. The field work was completed on January 24, 2020.

Date of Plat or Map: January 31, 2020
David S. Klein
R.L.S. 42137



ALTA / NSPS LAND TITLE SURVEY
11420 EAST SHEA BOULEVARD
SCOTTSDALE, AZ 85259

2122 W. Lone Cactus Drive, Suite 11
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info@superiorsurveying.com

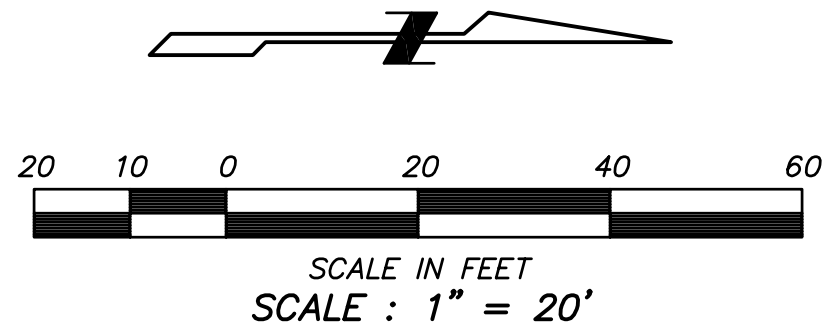
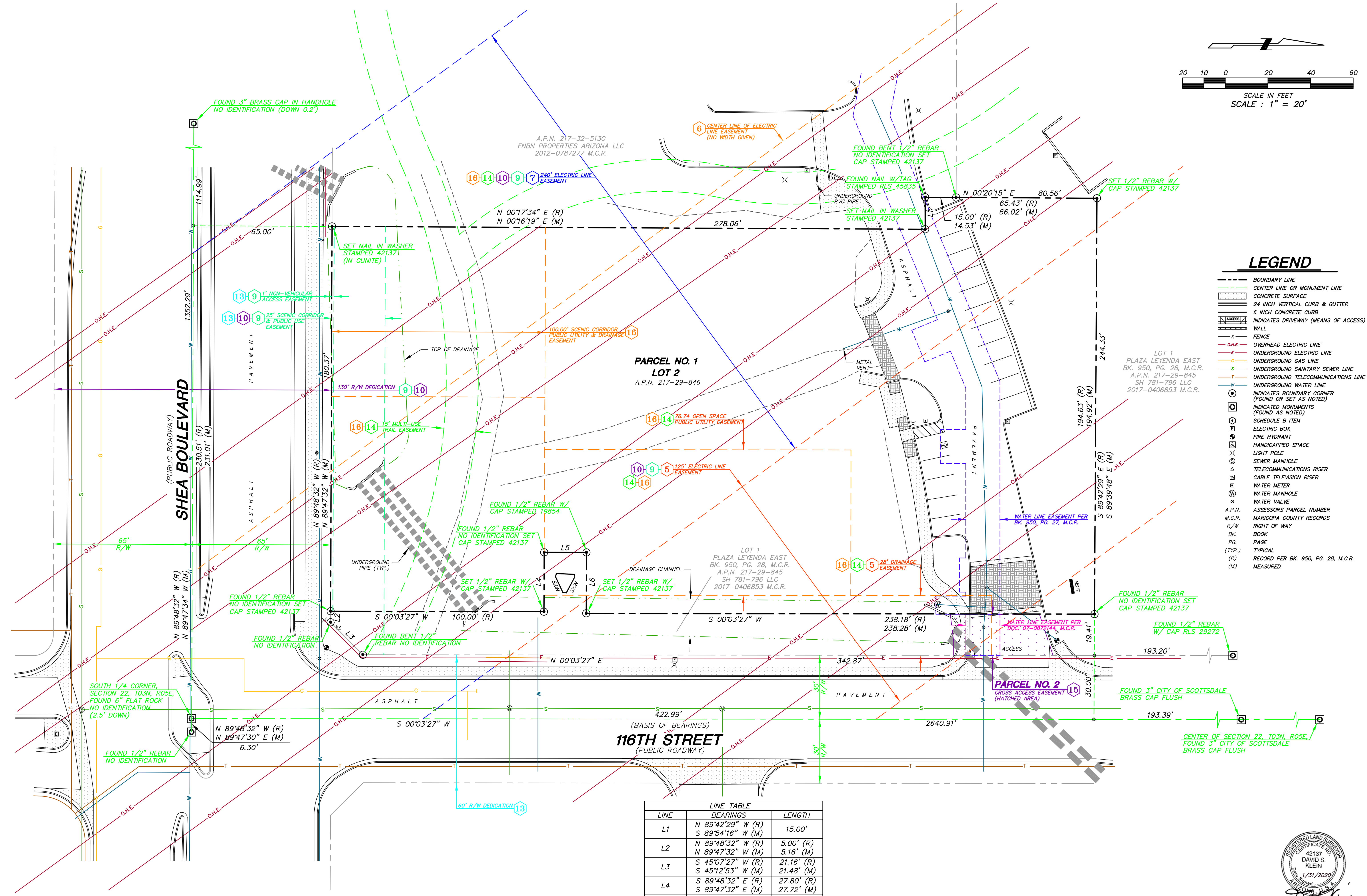
SUPERIOR
SURVEYING SERVICES, INC.

DWN: ELR CHK: ETR

SHEET 1 OF 2

DATE: 1/31/2020

JOB: 202001031



LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- FENCE
- O.H.E. OVERHEAD ELECTRIC LINE
- E UNDERGROUND ELECTRIC LINE
- G UNDERGROUND GAS LINE
- S UNDERGROUND SANITARY SEWER LINE
- T UNDERGROUND TELECOMMUNICATIONS LINE
- W UNDERGROUND WATER LINE
- INDICATES BOUNDARY CORNER (FOUND OR SET AS NOTED)
- INDICATED MONUMENTS (FOUND AS NOTED)
- SCHEDULE B ITEM
- ELECTRIC BOX
- FIRE HYDRANT
- HANDICAPPED SPACE
- LIGHT POLE
- SEWER MANHOLE
- TELECOMMUNICATIONS RISER
- CABLE TELEVISION RISER
- WATER METER
- WATER MANHOLE
- WATER VALVE
- A.P.N. ASSESSOR'S PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD PER BK. 950, PG. 28, M.C.R.
- (M) MEASURED

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 89°42'29" W (R)	15.00'
	S 89°54'16" W (M)	
L2	N 89°48'32" W (R)	5.00' (R)
	N 89°47'32" W (M)	
L3	S 45°07'27" W (R)	21.16' (R)
	S 45°12'53" W (M)	
L4	S 89°48'32" E (R)	27.80' (R)
	S 89°47'32" E (M)	
L5	S 00°03'27" W (R)	20.00' (R)
	S 00°08'07" W (M)	
L6	N 89°48'32" W (R)	28.53' (R)
	N 89°47'32" W (M)	

REVISIONS	DESCRIPTION

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11420 EAST SHEA BOULEVARD
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SUPERIOR
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SHEET 2 OF 2
DATE: 1/31/2020
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