

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

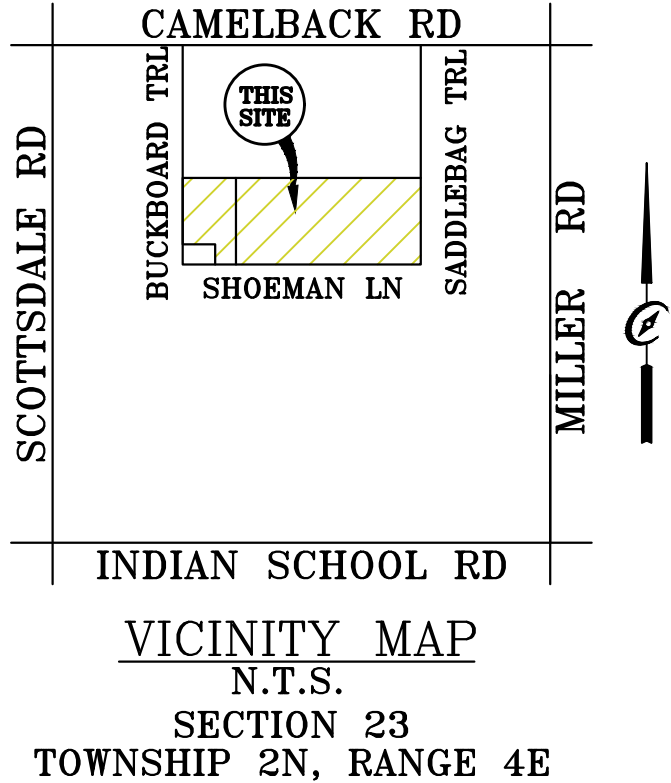
LEGAL DESCRIPTIONS

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

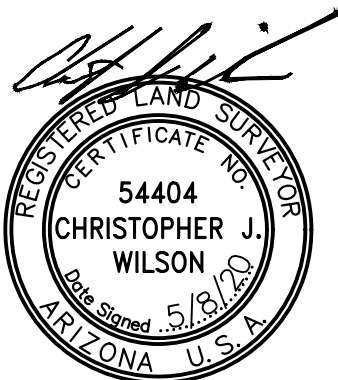
PARCEL 1 APN 173-41-265 7301 E SHOEMAN SCOTTSDALE, AZ
TOTAL AREA 0.18 ACRES MORE OR LESS.

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

REVISIONS	
DATE	DESCRIPTION

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

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

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Galleria Corporate Centre, as recorded in Plat Book **1249 of Maps, Page(s) 29**, 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)
10. An easement for access and incidental purposes in the document recorded as **89-407757** of Official Records. EASEMENT OFFSITE DOES NOT AFFECT PROPERTY).
11. An easement for alley and incidental purposes in the document recorded as **89-407770** of Official Records. (EASEMENT OFFSITE DOES NOT AFFECT PARCEL 1)
12. The terms and provisions contained in the document entitled "License Agreement" recorded August 31, 1989 as **89-407772** of Official Records. Thereafter Assignment and Assumption of License recorded July 05, 2000 as **2000-0513274** of Official Records and re-recorded March 06, 2006 as **2006-0301863** of Official Records. (LICENSE AGREEMENT IS OFF SITE AND DOES NOT AFFECT PARCEL 1)
13. The terms, provisions and easement(s) contained in the document entitled "Easement Agreement" recorded September 04, 1990 as **1990-398939** of Official Records. (AFFECTS PARCEL 1 PLOTTED)
14. The terms, provisions and easement(s) contained in the document entitled "Easement Agreement" recorded March 06, 2006 as **2006-301864** of Official Records. Thereafter Amended and Restated in document recorded August 18, 2006 as **2006-1103068** of Official Records. MAY AFFECT PROPERTY, OFFSITE OF PROPERTY NOT PLOTTED).
15. All matters as set forth in Record of Survey, recorded as **Book 1335 of Maps, Page 45**. (NO EASEMENTS TO PLOT ENCROACHMENTS PLOTTED)

16. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Minor Subdivision Plat of Re-Plat of Lots 23-28, 42-53 & 62-65 of Camelback Park Plaza, as recorded in Plat **Book 1118 of Maps, Page(s) 46**, thereafter Notice of Amendment recorded as **2012-0704186** 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). EASEMENTS PLOTTED WITH THE EXCEPTION OF DOC 1990-462452, THAT DOCUMENT REFERENCES PROPERTY IN SECTION 26 TOWNSHIP 3 N RAGE 1 EAST AND NOT AN APS ELECTRICAL EASEMENT).

31. All matters as set forth in Resolution No. 9009, recorded March 27, 2013 as **2013-279262** of Official Records. AFFECTS LOTS 1 AND 2 PLOTTED AND BLANKET IN NATURE OVER LOTS 1 & 2 OF PARCEL 2)

35. 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.

[illegible]

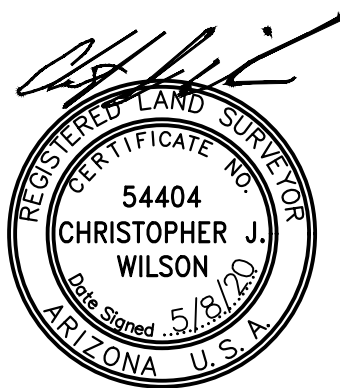
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SOUTHWEST QUARTER SECTION 23
TOWNSHIP 2 NORTH RANGE 4 EAST
GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, AZ



MLC SERVICES
MARITIME LAND CIVIL
CONSTRUCTION & ENGINEERING

3231 S. COUNTRY CLUB WAY., SUITE 103 TEMPE, AZ 85282 PH. 402-393-2030 FAX 402-393-2031

SCHEDULE B EXCEPTIONS	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">CHECKED: CJW</td> <td style="width: 50%; padding: 5px;">DRAFTING: KL/RU/CW</td> </tr> <tr> <td style="width: 50%; padding: 5px;">DATE: MAY 4, 2020</td> <td style="width: 50%; padding: 5px;"></td> </tr> </table>	CHECKED: CJW	DRAFTING: KL/RU/CW	DATE: MAY 4, 2020	
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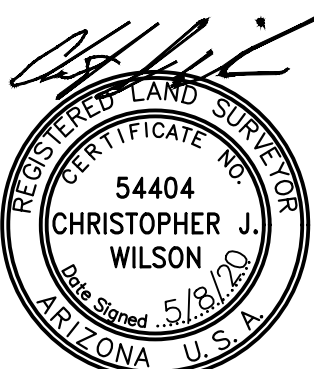
JOB NO. 20-03004

2 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
- CIRCUS
 - 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



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

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**SURVEY
WITH AERIAL OVERLAY**

SEAL

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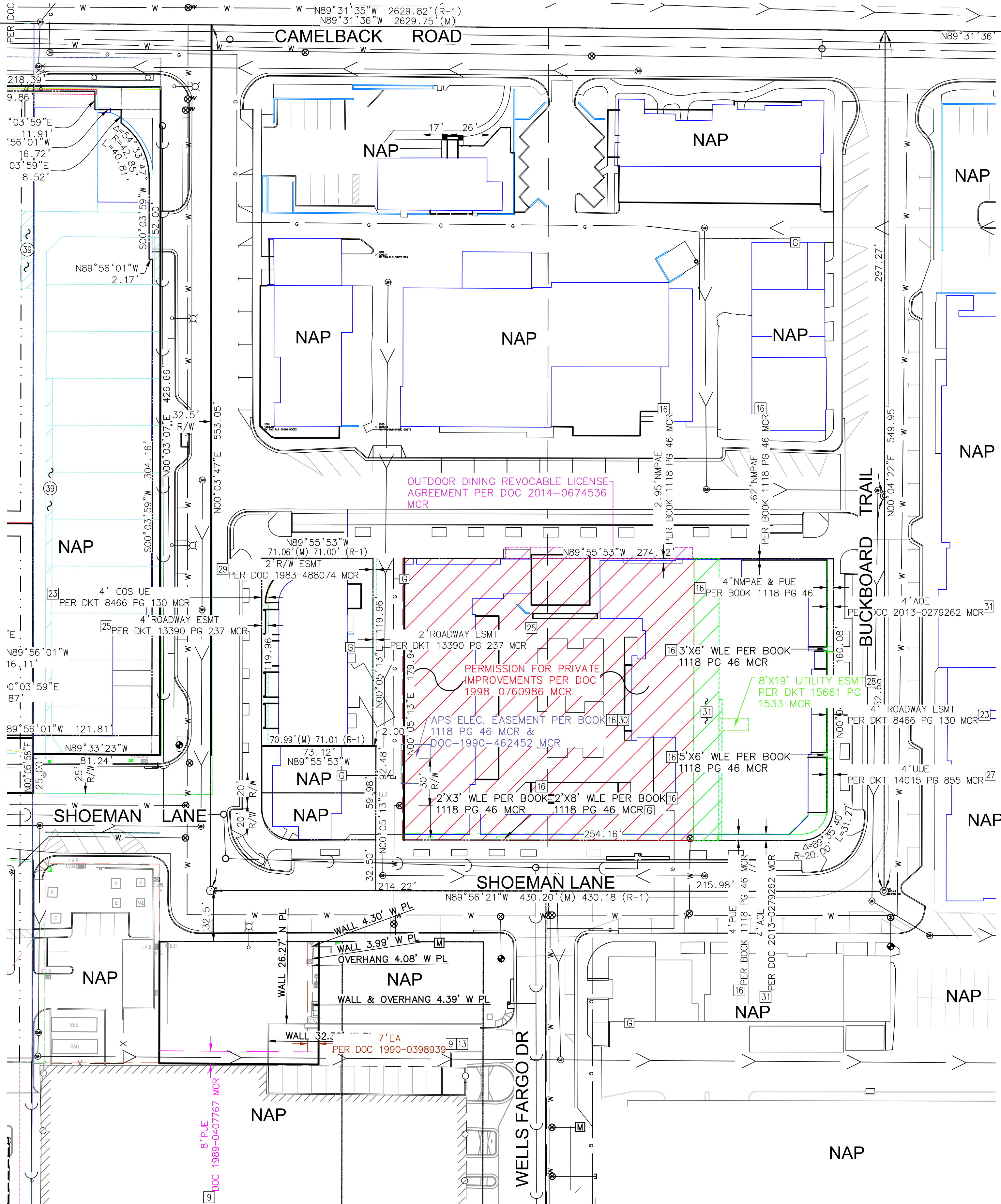
602-263-1100
Blue Stake Center
CALL COLLECT

FOUND BRASS CAP IN HAND HOLE
WEST QUARTER CORNER OF
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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
- STIM
- FIBER OPTIC MANHOLE
- FIBER OPTIC METER
- ELECTRIC MANHOLE
- SEWER CLEANOUT
- FIBER HYDRANT
- GAS METER
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- WATER LINE
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- 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

ALTA/NSPS LAND TITLE SURVEY
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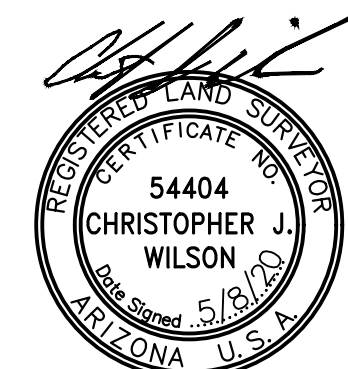
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SURVEY

REVISIONS

DATE DESCRIPTION



EXP 3-31-22

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JOB NO. 20-03004