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

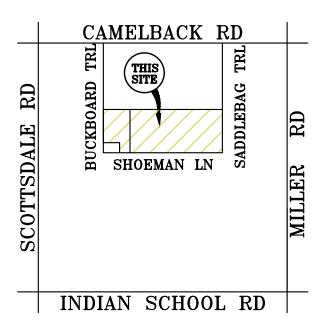
LEGAL DESCRIPTIONS

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.



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 1118 PAGE 46 MCR
- 3. 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

- 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.

PARCEL ADDRESS & AREAS

TOTAL AREA 0.20 ACRES MORE OR LESS.

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

ZONING

ZONING REPORT NOT PROVIDED TO THE SURVEYOR

54404 CHRISTOPHER J WILSON ,

EXP 3 - 31 - 22

CERTIFICATION

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

SURVEY SECTION 23 IGE 4 EAST LAND TITLE ALTA/NSPS SOUTHWLY

SH 0

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

- 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 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 & 2 NOTHING TO PLOT).
- 5. Covenants, Conditions and Restrictions as set forth in document recorded in Docket 577, Page 133 and corrected 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). (AFFECTS PARCEL 1 & 2 BLANKET IN NATURE)
- 6. 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 MLC SERVICES, LLC on MAY 7, 2020, designated Job Number20—03004:
- 7. 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.
- 8. Water rights, claims or title to water, whether or not shown by the public records.

The Following Matters Affect Parcel No. 1:

- 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)

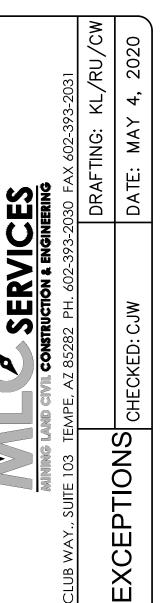
The Following Matters Affect Parcel No. 2:

- 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).
- 17.All matters as set forth in Covenant Regarding Sidewalk Improvements, recorded June 13, 2012 as **2012—511404** of Official Records. (AFFECTS PARCEL 2 BLANKET IN NATURE).
- 18.The terms and provisions contained in the document entitled "Permission for Private Improvements in Right—of—Way" recorded August 27, 1998 as 98—0760986 of Official Records. (Affects Lot 1) (PLOTTED)
- 19.The terms and provisions contained in the document entitled "Development Agreement" recorded April 19, 2012 as **2012-0326339** of Official Records.(AFFECTS PARCEL 2 BLANKET IN NATURE)
- 20. All matters as set forth in Public Improvements Covenant to Construct, recorded September 05, **2012 as 2012—0798627** of Official Records. (AFFECTS PARCEL 2 BLANKET IN NATURE).
- 21.All matters as set forth in Covenant Regarding Sidewalk Improvements, recorded June 13, 2012 as **2012—0511404** of Official Records. (AFFECTS PARCEL 2 BLANKET IN NATURE)
- 22. All matters as set forth in Covenant Regarding Sidewalk Improvements, recorded December 24, 2012 as **2012—1170059** of Official Records. (AFFECTS PARCEL 2 BLANKET IN NATURE)
- 23. An easement for roadway and incidental purposes in the document recorded as **Docket 8466, Page 130**. (Affects Lot 2) PLOTTED
- 24. An easement for roadway and incidental purposes in the document recorded as **Docket 8474, Page 671**. (Affects Lot 1) PLOTTED
- 25. An easement for roadway and incidental purposes in the document recorded as **Docket 13390, Page 237**. (Affects Lot 2) PLOTTED
- 26. An easement for roadway and incidental purposes in the document recorded as **Docket 14015, Page 854**. (Affects Lot 1) PLOTTED
- 27. An easement for underground utilities and incidental purposes in the document recorded as **Docket 14015, Page 855**. (Affects Lot 1) PLOTTED
- 28. An easement for utilities and incidental purposes in the document recorded as **Docket 15661, Page 1533**. (Affects Lot 1) PLOTTED
- 29. An easement for right of way and incidental purposes in the document recorded as **83—488074** of Official Records. (Affects Lot 2) PLOTTED
- 30. An easement for utilities and incidental purposes in the document recorded as **99-0462452** of Official Records.
- (Affects Lot 1) PLOTTED
- 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)

- 32. 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). (BLANKET IN NATURE AFFECTS LOT 1 PARCEL 2)
- 33. All matters as set forth in Outdoor Dining Patio Revocable License Agreement, recorded October 10, 2014 as **2014—0674536** of Official Records. (Affects Lot 1) (PLOTTED)
- 34. All matters as set forth in Permission for Private Improvements in Right-of-Way, recorded December 02, 2014 as **2014-0794063** of Official Records. (Affects Lot 1) (UNABLE TO DETERMINE IF THIS EXCEPTION AFFECTS LOT 1 NOT INFORMATION PROVIDED TO DETERMINE IF EASEMENT FALLS ON LOT 1)
- 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.



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



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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 4



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

SERVICES

INSTRUCTION & ENGINEERING

1282 PH. 602-393-2030 FAX 602-393-2031

DRAFTING: KL/RU/CW

D.CJW

DATE: MAY 4, 2020

SURVEY

SEAL

Two working days before you

54404 CHRISTOPHER J WILSON

EXP 3-31-22

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

May 08, 2020 - 5:15pm C:\MLC 2020 JOB FOLDER\20-03004 SCOTTSDALE SURVEY CONSOLIDATION\DESIGN\DWGS\SEWR\20-03004 ALTA 2.dwg

FOUND BRASS CAP IN HAND HOLE 7

SECTION 23 TOWNSHIP 2 N RANGE

FOUND BRASS CAP IN HAND HOLE WEST QUARTER CORNER OF

SECTION 23 TOWNSHIP 2 N RANGE

INDIAN SCHOOL RD & SCOTTSDALE

LEGEND

➡ SIGN

© CATCH BASIN

DOWN GUY

JUNCTION BOX

C→ STREET LIGHT

MONITORING WELL

LIGHT POLE

STORM DRAIN MANHOLE

----- VEGETATION

BRIDGE

— CONCRETE

RAILROAD

MAJOR CONTOUR
MINOR CONTOUR
FIELD/GRASS
WASH/WATER

----- OVERHEAD ELECTRIC LINE

----- EXISTING UNDERGROUND CABLE TV

— DITCH

GAS LINE
FIBER OPTIC LINE
TELEPHONE LINE
ELECTRIC POWER LINE
SANITARY SEWER LINE
WATER LINE

----- EXISTING STORM

S SANITARY SEWER MANHOLE
TRAFFIC SIGNAL
TRAFFIC PEDESTAL
WATER METER
TRANSFORMER
POWER POLE
TV PEDESTAL
GAS VALVE
TELEPHONE MANHOLE
RIGHT OF WAY

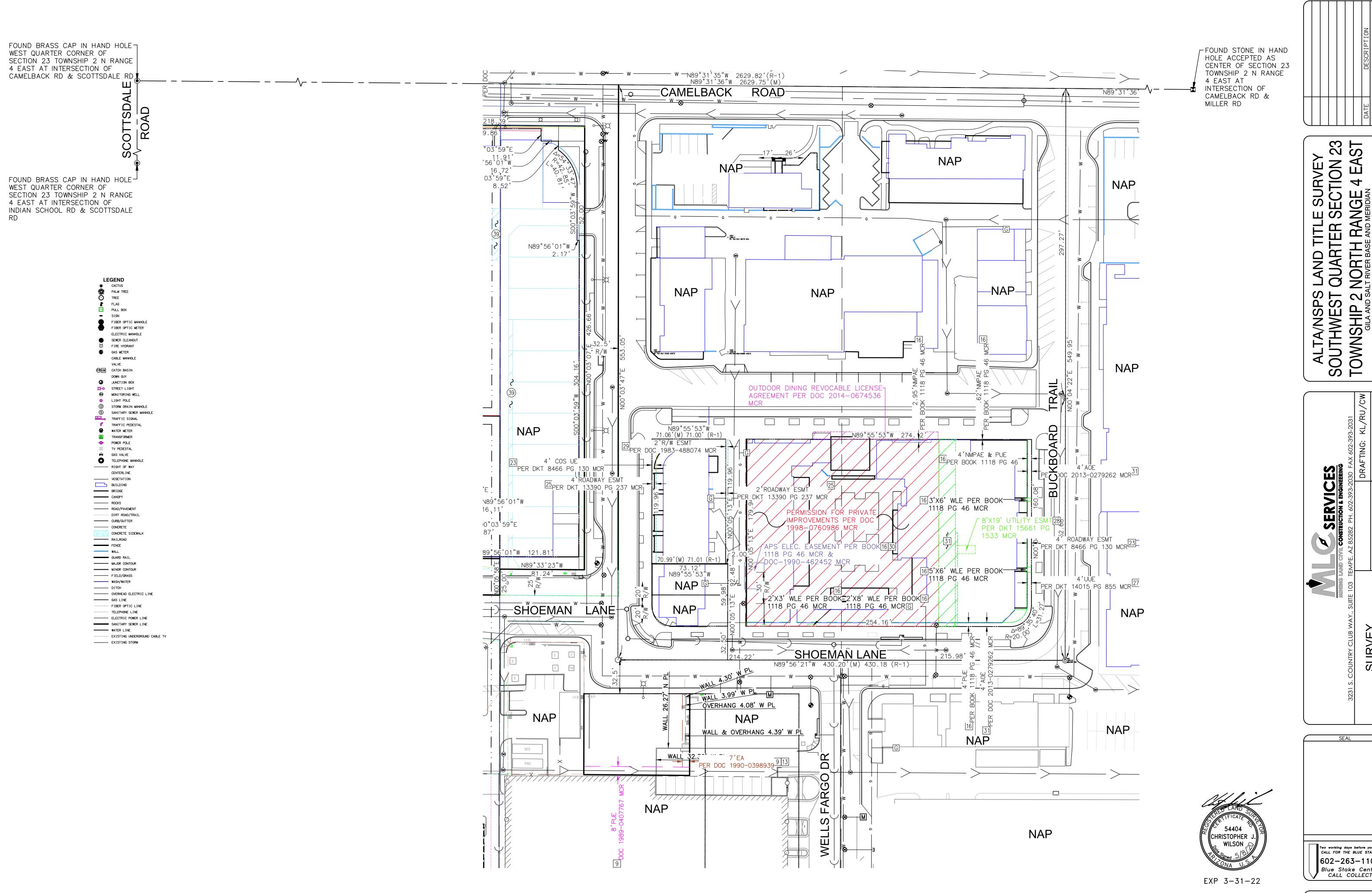
PALM TREE
TREE
FLAG

FIBER OPTIC MANHOLE
FIBER OPTIC METER
ELECTRIC MANHOLE
SEWER CLEANOUT
FIRE HYDRANT
GAS METER

4 EAST AT INTERSECTION OF

WEST QUARTER CORNER OF

4 EAST AT INTERSECTION OF CAMELBACK RD & SCOTTSDALE RD



May 08, 2020 - 5:16pm

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JOB NO. 20-03004

4 OF 4