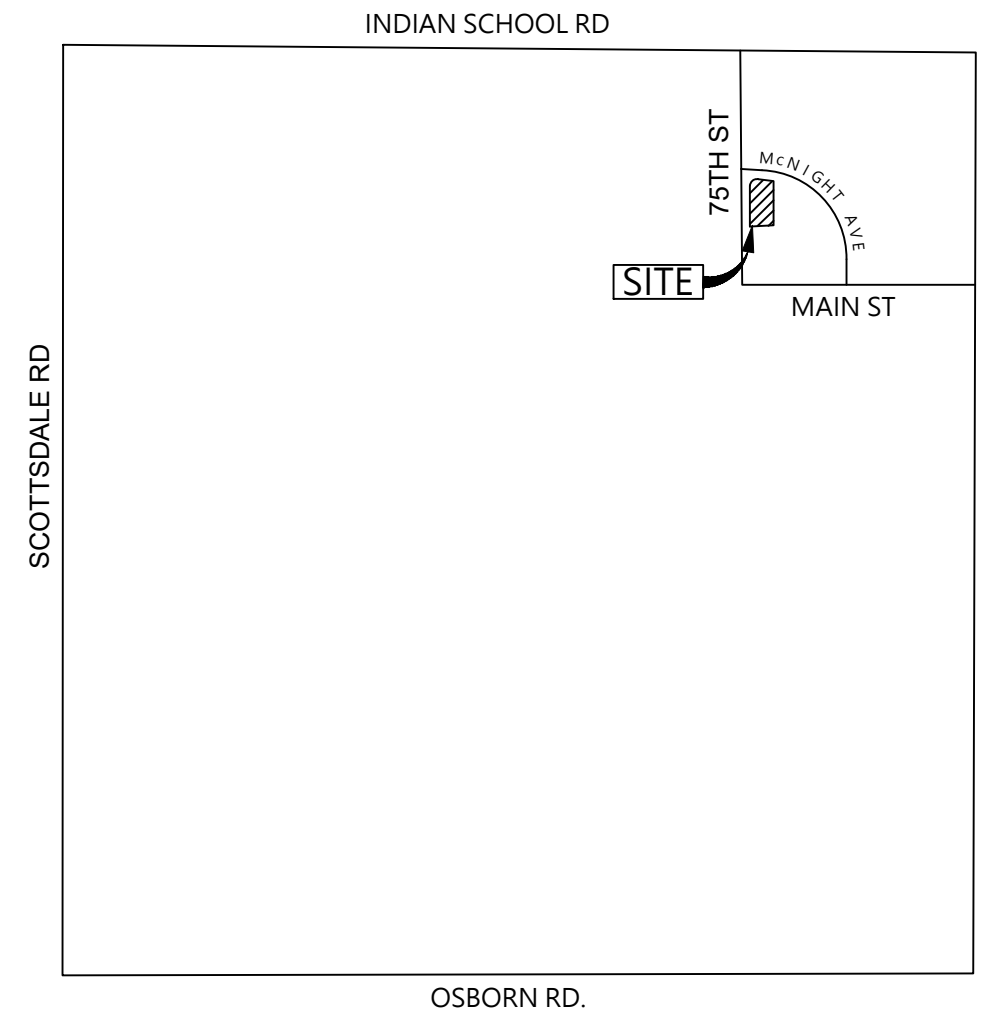


**REFERENCE**

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED INSIGNATURE TITLE AGENCY OF ARIZONA'S CENTRAL REGION LLC, FILE NO. 6092677-ST WITH AN EFFECTIVE DATE OF OCTOBER 29, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT ARE 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.

**SCHEDULE B**

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 OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS.
8. SECOND INSTALLMENT OF 2020 TAXES, A LIEN, PAYABLE ON OR BEFORE MARCH 1, 2021, AND DELINQUENT MAY 1, 2021.
9. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DOCUMENT RECORDED AS DOCKET 459, PAGE 358; AGREEMENT TO AMEND DECLARATION RECORDED IN DOCKET 15976, PAGE 873 AND AMENDMENT TO DECLARATION RECORDED AS 2015-779038, ALL 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 TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES.
10. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED AS BOOK 46 OF MAPS, PAGE 24, 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). (AS PLATTED HEREON)
11. AN EASEMENT FOR ALLEY AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 7641, PAGE 346 OF OFFICIAL RECORDS. (AS PLATTED HEREON)
12. AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, RECORDED AS 2017-044500 OF OFFICIAL RECORDS. (AS PLATTED HEREON)
13. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.



VICINITY MAP  
N.T.S.

**SURVEYORS NOTES**

1. MONUMENTS FOUND DURING THIS FIELD SURVEY WERE ACCEPTED UNLESS OTHERWISE NOTED HEREIN.
2. IT IS RECOMMENDED THAT THE CLIENT RETAIN LEGAL CONSULTATION TO THOROUGHLY EXAMINE TITLE FOR ANY CLAIMS, DEFECTS OR LIABILITY UNDISCLOSED BY THIS SURVEY.
3. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUE AT THE SURVEY DATE WITH ITS ORIGINAL SEAL TO ENSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER ENSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE.
4. ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED (M) FROM MONUMENT TO MONUMENT UNLESS OTHERWISE NOTED.
5. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO OR OBTAINED BY THIS SURVEYOR.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
7. THE COMPLETE EXTENT OF DRAINAGE AREA(S) WHICH PLACE SURFACE WATER RUNOFF ONTO THIS SITE ARE NOT SHOWN. DOWNSTREAM IMPROVEMENTS AND/OR STORM WATER CONVEYANCES WHICH COULD BE AFFECTED BY STORM WATER RUNOFF FROM THIS SITE WERE NOT INVESTIGATED OR SHOWN. OWNER/DESIGNER SHOULD CONSIDER THE EFFECTS OF POST-IMPROVEMENT SURFACE WATER RUNOFF ONTO THIS SITE AND ONTO ADJOINERS.
8. SINCE THE DATE OF THIS SURVEY CONDITIONS BEYOND THE KNOWLEDGE OR CONTROL OF MILLER & SONS SURVEYING, LLC MAY HAVE ALTERED THE VALIDITY AND CIRCUMSTANCES SHOWN OR NOTED HEREON.
9. AT THE TIME THE FIELD WORK WAS PERFORMED, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
10. THE SURVEYOR HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT OF WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY REQUIRE NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED AT TIME OF SURVEY.
11. AT THE TIME THE FIELD WORK WAS PERFORMED, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
11. AT THE TIME THE FIELD WORK WAS PERFORMED, THERE WAS NO OBSERVED EVIDENCE OF WETLAND AREAS ON THE SUBJECT PROPERTY.

**OWNERS OF RECORD**

DE MIRANDA LUX LLC  
PROPERTY ADDRESS 3961 N 75TH ST SCOTTSDALE, AZ. 85251  
MAILING ADDRESS 8325 E WETHERSFIELD RD SCOTTSDALE, AZ. 85260

**LEGAL DESCRIPTION**

LOT 25, OF SCOTTSDALE MANOR, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 46 OF MAPS, PAGE 24.  
EXCEPT A PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, OPERATE AND MAINTAIN AN ALLEY AND ANY PUBLIC UTILITY LINES, PIPES OR POLES OVER THE SOUTH 10 FEET OF LOT 25, OF SCOTTSDALE MANOR, RECORDED IN BOOK 46 OF MAPS, PAGE 24.

**SITE AREA**

NET AREA 9622.82 Sq. Ft. OR 0.22 ACRES  
MORE OR LESS.

**BENCHMARK**

CITY OF SCOTTSDALE BRASS CAP IN HAND HOLE AT INDIAN SCHOOL ROAD & MILLER ROAD (DOWN 0.4')  
ELEVATION=1244.55 (CITY OF SCOTTSDALE DATUM)

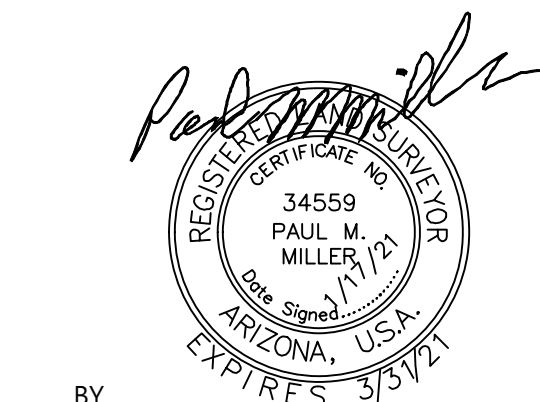
**BASIS OF BEARING**

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA  
BEARING = N 90°00'00" E

**CERTIFICATION**

SIGNATURE TITLE AGENCY OF ARIZONA'S CENTRAL REGION LLC, DE MIRANDA LUX, LLC, METRO PHOENIX BANK AND 1ST & 75TH LLC, AN ARIZONA LIMITED LIABILITY 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, 8, 11, 16, 17, AND 19 FROM TABLE A THEREOF THE FIELD WORK WAS COMPLETED ON 1/11/21.



BY  
PAUL M. MILLER  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 34559, AZ.

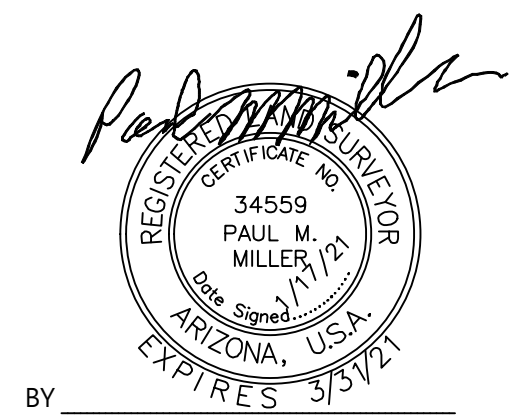
<b>ALTA/NSPS LAND TITLE SURVEY</b> OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA		
REVISIONS:	DESIGN BY: N/A DRAWN BY: MMM SCALE: NA DATE: 1/17/21	<p><b>MILLER &amp; SONS SURVEYING</b></p> <p>2432 W PEORIA AVE. STE. 1302 BLDG 17 PHOENIX, AZ. 85029 PH: (623) 875-1200 F: (623) 875-3777 E-MAIL: PAUL@MILLERANDSONSSURVEYING.COM</p>
REV. 1	JOB NO. 21-004	
REV. 2	1 of 2	
REV. 3		
REV. 4		

LEGEND	
	BRASS CAP FLUSH
	BRASS CAP IN HAND HOLE
	NOTHING FOUND OR SET
	SET 1/2" REBAR & CAP LS 34559
	ELECTRIC PULL BOX
	STREET LITE
	TELEPHONE RISER
	WATER VALVE
	POWER POLE
	DOWN GUY
	FIREHYDRANT
	SIGN
	SEWER MAN HOLE
	BACKFLOW PREVENTER
	WATER METER

LINETYPE LEGEND (TYPICAL)	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	ROAD CENTERLINE
	EASEMENT (AS NOTED)

### ABBREVIATIONS LEGEND

SEC	SECTION
T # R #	TOWNSHIP # RANGE #
G. & S.R.M.	GILA AND SALT RIVER MERIDIAN
DOC # PG #	DOCKET # PAGE #
MCR	MARICOPA COUNTY RECORDER
LS	LAND SURVEYOR
(R)	RECORD DATA
(M)	MEASURED DATA
(C)	CALCULATED DATA
APN	ASSESSOR'S PARCEL NUMBER
PUE	PUBLIC UTILITY EASEMENT
FND	FOUND
R/W	RIGHT-OF-WAY
SRP	SALT RIVER PROJECT
AL	ALUMINUM CAP
R.R.	RAIL ROAD
CPS	COTTON PICKING SPINDLE



BY  
 PAUL M. MILLER  
 REGISTERED LAND SURVEYOR  
 REGISTRATION NO. 34559, AZ

## ALTA/NSPS LAND TITLE SURVEY

OF  
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 4  
 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

REVISIONS:	DESIGN BY: N/A	<p><b>MILLER &amp; SONS SURVEYING</b></p> <p>2432 W PEORIA AVE. STE. 1302 BLDG 17 PHOENIX, AZ. 85029        PH: (623) 875-1200 F: (623) 875-3777        E-MAIL: PAUL@MILLERANDSONSSURVEYING.COM</p>
REV. 1	DRAWN BY: MMM	
REV. 2	SCALE: 1"=20'	
REV. 3	DATE: 1/17/21	
REV. 4	JOB NO. 21-004	2 of 2

LINE	BEARING	DISTANCE
L1	N 89°50'00" E(R) N 89°51'34" E(M)	30.00'(R) 30.02'(M)
L2	N 89°48'00" E	10.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	089°58'48"	20.00'(R&M)	31.41'(R&M)
C2	012°32'47"	230.12'(R&M)	50.42'(R) 50.39'(M)

