

A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE NO. 01964154-003-K59-SA DATED APRIL 29, 2021 AT 7:30 A.M. AND 01964147-003-K59-SA DATED JUNE 7, 2021 AT 7:30 A.M..

THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE LAND SURVEY PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY IN A MANNER THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN LEGAL COUNSEL FOR ADDITIONAL INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ADDITIONAL EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

THIS SURVEY WAS COMPLETED USING GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED AND SHOWN IN SECTION 3E OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2021.

THE SITE HAS PHYSICAL ACCESS TO AN ABUTTING STREET, HIGHWAY, OR OTHER PUBLIC OR PRIVATE WAY 128TH STREET AS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY FIELDWORK.

PURSUANT TO TABLE "A", ITEM 11(A), UNDERGROUND UTILITY INFORMATION SHOWN IS FROM PLANS AND/OR REPORTS PROVIDED BY THE CLIENT. THE SOURCE OF THE UTILITY PLANS AND REPORTS ARE THE OPERATING UTILITY AGENCY RESPONSIBLE FOR THIS JURISDICTION UNLESS OTHERWISE NOTED HEREON.

PURSUANT TO TABLE "A" ITEM 15, THIS SURVEY INCLUDES THE FOLLOWING METHOD TO LOCATE CERTAIN PHYSICAL FEATURES NOT RELATED TO THE BOUNDARY, PHOTOGRAMMETRIC MAPPING. THIS DATA WAS PROVIDED TO SURVEYOR FROM AEROTECH MAPPING, INC., ATM#AZ0621-117, ON JUNE 3, 2021, WITH A 4.5 CM DIGITAL SCALE.

PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR DID NOT OBSERVE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELDWORK.

POPO AND KANGA LAND DIVISION	BOOK 900, PAGE 43
THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE	BOOK 191, PAGE 26
ASTERIA HIGHLANDS	BOOK 1564, PAGE 10

LEGAL DESCRIPTIONS FROM TITLE COMMITMENT 01964154-003-K59-SA
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS
FOLLOWS:

PARCEL NO. 1:
THE WEST HALF OF THE WEST HALF OF PARCEL 9, THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, A SUBDIVISION
RECORDED IN BOOK 191 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT THE NORTH HALF OF THE NORTH HALF THEREOF; AND
EXCEPT THE SOUTH HALF OF THE SOUTH HALF THEREOF; AND
EXCEPT ALL MINERALS AND EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO
BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS
RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 2:
THE NORTH HALF OF THE SOUTH ONE-THIRD OF THE FOLLOWING DESCRIBED PROPERTY:
THE EAST HALF OF THE WEST HALF; AND WEST HALF OF THE WEST HALF OF THE EAST HALF OF PARCEL 9, OF THE GOLDIE
BROWN PINNACLE PEAK RANCH UNIT ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF
MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 191 OF MAPS, PAGE 26;
EXCEPT ALL MINERALS AND EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO
BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS
RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 3:
THE NORTH ONE-THIRD OF THE FOLLOWING DESCRIBED PROPERTY:
THE EAST HALF OF THE WEST HALF; AND WEST HALF OF THE WEST HALF OF THE EAST HALF OF PARCEL 9, THE GOLDIE
BROWN PINNACLE PEAK RANCH UNIT ONE, A SUBDIVISION RECORDED IN BOOK 191 OF MAPS, PAGE 26, RECORDS OF MARICOPA
COUNTY, ARIZONA;
EXCEPT ALL MINERALS AND EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIALS WHICH IS OR MAY BE DETERMINED TO
BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS
RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 4:
THE EAST HALF OF THE WEST HALF; AND WEST HALF OF THE WEST HALF OF THE EAST HALF OF PARCEL 9, OF THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 191 OF MAPS, PAGE 26;
AND
EXCEPT THE SOUTH 1/3; AND
EXCEPT THE NORTH 1/3 THEREOF; AND
EXCEPT ALL MINERALS AND EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIBLEABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 5:
THE NORTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE WEST HALF OF PARCEL 9, THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, A SUBDIVISION RECORDED IN BOOK 191 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA;
AND
EXCEPT ALL MINERALS AND EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIBLEABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

LEGAL DESCRIPTIONS FROM TITLE COMMITMENT 01964147-003-K59-SA
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 2 AND 3, POPO AND KANGA LAND DIVISION, ACCORDING TO THE PLAT RECORDED IN BOOK 900 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT ALL MINERALS AND EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIBLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

TITLE COMMITMENT 01964154-003-K59-SA							
PARCEL 1	CONTAINS	217,682.80	SQUARE FEET	OR	4.997	ACRES,	MORE OR LESS.
PARCEL 2	CONTAINS	108,865.02	SQUARE FEET	OR	2.499	ACRES,	MORE OR LESS.
PARCEL 3	CONTAINS	217,728.34	SQUARE FEET	OR	4.998	ACRES,	MORE OR LESS.
PARCEL 4	CONTAINS	217,752.43	SQUARE FEET	OR	4.999	ACRES,	MORE OR LESS.
PARCEL 5	CONTAINS	108,825.66	SQUARE FEET	OR	2.498	ACRES,	MORE OR LESS.

TITLE COMMITMENT 01964147-003-K59-SA
 LOT 1 CONTAINS 131,871.36 SQUARE FEET OR 3.027 ACRES, MORE OR LESS.
 LOT 2 CONTAINS 131,889.38 SQUARE FEET OR 3.028 ACRES, MORE OR LESS.
 LOT 3 CONTAINS 131,876.51 SQUARE FEET OR 3.027 ACRES, MORE OR LESS.

FOUND 3" CITY OF SCOTTSDALE ALUMINUM CAP IN HANDHOLE AT THE INTERSECTION OF
N 128TH STREET AND E PINNACLE PEAK.

ELEVATION = 2789.765



24550 N 128TH STREET
SCOTTSDALE, AZ 85255
APN: 217-01-018Q

24444 N 128TH STREET
SCOTTSDALE, AZ 85255
APN: 217-01-018R

24334 N 128TH STREET
SCOTTSDALE, AZ 85255
APN: 217-01-018S

NO PHYSICAL ADDRESS PROVIDED
APN: 217-01-018D

NO PHYSICAL ADDRESS PROVIDED
APN: 217-01-018E

NO PHYSICAL ADDRESS PROVIDED
APN: 217-01-018P

NO PHYSICAL ADDRESS PROVIDED
APN: 217-01-018J

NO PHYSICAL ADDRESS PROVIDED
APN: 217-01-018G

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ZONE: R1-130
ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

*PER 2021 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1335 M, NOT PRINTED, THIS
PROPERTY IS LOCATED IN FLOOD ZONE "D".
AREA WITH FLOOD RISK DUE TO LEVEE

TO: GEM DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 6(o), 8, 9, 11(o), 13, 14, 15, 16, AND 17 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED JUNE 7, 2021

ERIC SOSTROM
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PHONE: 480-922-0780
ESOSTROM@CRICKENGINEERING.COM

**SURVEY INNOVATION
GROUP, INC.**

SIG
A RICK ENGINEERING COMPANY

ALTA / NSPS LAND TITLE SURVEY
SHADOW RIDGE NORTH
SCOTTSDALE, ARIZONA

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811

Call 811 or click Arizona811.com

DRAWING NO.
5993
SHEET NO. 1 OF 3

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2021.
*NOT A SURVEY MATTER

2. RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDING DATE: NOVEMBER 26, 1948 RECORDING NO: DOCKET 304, PAGE 447 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.

*BLANKET IN NATURE, DOES NOT AFFECT PARENT PARCEL

3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS
*NOT A SURVEY MATTER

4. THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS OR MATERIALS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA AND EXCEPTED FROM THE DESCRIPTION OF SAID LAND IN SCHEDULE A.
*NOT A SURVEY MATTER

5. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 191 OF MAPS, PAGE 26 AND RESOLUTION NO. 5447 ABANDONING PORTION OF RIGHT-OF-WAYS RECORDED JANUARY 14, 2000 IN RECORDING NO. 00-0034297.
*AS SHOWN

6. 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, OR 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: DOCKET 12325, PAGE 538

*BLANKET IN NATURE, AFFECTS PARENT PARCEL

7. A RESOLUTION IN FAVOR OF THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA FOR: ADOPTION OF RESOLUTION RE: RIGHT-OF-WAY DEDICATIONS RECORDING DATE: OCTOBER 24, 1977 RECORDING NO: DOCKET 12504, PAGE 1181
*AS SHOWN

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: INGRESS AND EGRESS RECORDING DATE: AUGUST 13, 1981 RECORDING NO: DOCKET 15446, PAGE 363 (PARCELS NO. 2, 3 AND 4)
*AS SHOWN

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: INGRESS AND EGRESS RECORDING DATE: AUGUST 13, 1981 RECORDING NO: DOCKET 15446, PAGE 366 (PARCELS NO. 1 AND 5)
*AS SHOWN

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: INGRESS AND EGRESS RECORDING DATE: AUGUST 13, 1981 RECORDING NO: DOCKET 15446, PAGE 369 (PARCELS NO. 2, 3 AND 4)
*AS SHOWN

11. A RESOLUTION IN FAVOR OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA FOR: ABANDONING A PORTION OF THE PUBLIC RIGHT-OF-WAYS RECORDING DATE: JULY 09, 2007
RECORDING NO: 2007-0780189
*BLANKET IN NATURE, AFFECTS PARENT PARCEL

12. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: FACILITY PAYBACK AGREEMENT FOR SEWER SYSTEM IMPROVEMENTS IN THE SERENO CANYON SERVICE AREA RECORDING DATE: DECEMBER 21, 2010 RECORDING NO: 20101110660 FIRST ADMINISTRATIVE AMENDMENT TO FACILITY PAYBACK AGREEMENT RECORDING DATE: DECEMBER 24, 2014 RECORDING NO: 20140849283 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET IN NATURE, AFFECTS PARENT PARCEL

13. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: FACILITY PAYBACK AGREEMENT FOR WATER SYSTEM IMPROVEMENTS IN THE SERENO CANYON SERVICE AREA RECORDING DATE: DECEMBER 21, 2010 RECORDING NO: 20101110859 FIRST ADMINISTRATIVE AMENDMENT TO FACILITY PAYBACK AGREEMENT RECORDING DATE: DECEMBER 24, 2014 RECORDING NO: 20140849282. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
*BLANKET IN NATURE, AFFECTS PARENT PARCEL

14. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 12, 2011 RECORDING NO: 20110136825 AFFIDAVIT OF CORRECTION RECORDING DATE: FEBRUARY 19, 2015 RECORDING NO: 20150107088 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS TO PARCEL NO. 3)
*BLANKET IN NATURE, AFFECTS APN: 217-01-018D

15. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 15, 2011 RECORDING NO: 20101136859 AFFIDAVIT OF CORRECTION RECORDING DATE: FEBRUARY 19, 2015 RECORDING NO: 20150107085 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS (AS TO PARCEL NO. 4)
*BLANKET IN NATURE, AFFECTS APN:217-01-018E

16. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 16, 2011 RECORDING NO: 20110140342 AFFIDAVIT OF CORRECTION RECORDING DATE: FEBRUARY 19, 2015 RECORDING NO: 20150107082 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS TO PARCEL NO. 5)
*BLANKET IN NATURE, AFFECTS APN:217-01-018J

17. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 17, 2011 RECORDING NO: 20110146244 AFFIDAVIT OF CORRECTION RECORDING DATE: FEBRUARY 24, 2015 RECORDING NO: 20150117328 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS:
(AS TO PARCEL NO. 1)
*BLANKET IN NATURE, AFFECTS APN:217-01-018C

18. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER FACILITY RECORDING DATE: FEBRUARY 17, 2011 RECORDING NO: 2010146903 AFFIDAVIT OF CORRECTION RECORDING DATE: FEBRUARY 18, 2015 RECORDING NO: 20150103517 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS TO PARCEL NO. 2)
*BLANKET IN NATURE, AFFECTS APN: 217-01-018P

19. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR WATER SEWER FACILITY RECORDING DATE: FEBRUARY 25, 2011 RECORDING NO: 20110167834 AFFIDAVIT OF CORRECTION RECORDING DATE: FEBRUARY 12, 2015 RECORDING NO: 20150092046 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS (AS TO PARCEL NO. 5)
*BLANKET IN NATURE, AFFECTS APN:217-01-018J

20. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: FEBRUARY 25, 2011 RECORDING NO: 20110170487 AFFIDAVIT OF CORRECTION RECORDING DATE: FEBRUARY 12, 2015 RECORDING NO: 20150092028 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS TO PARCEL NO. 2)
*BLANKET IN NATURE, AFFECTS APN:217-01-018J

21. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: MARCH 3, 2011 RECORDING NO: 20110187122 AFFIDAVIT OF CORRECTION RECORDING DATE: FEBRUARY 12, 2015 RECORDING NO: 20150092015 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS TO PARCEL NO. 3)
*BLANKET IN NATURE, AFFECTS APN: 217-01-018D

22. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: MARCH 22, 2011 RECORDING NO: 201102241652 AFFIDAVIT OF CORRECTION RECORDING DATE: FEBRUARY 12, 2015 RECORDING NO: 20150092029 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS TO PARCEL NO. 4)
*BLANKET IN NATURE, AFFECTS APN:217-01-018E

23. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF REIMBURSEMENT REQUIREMENT FOR SEWER FACILITY RECORDING DATE: APRIL 7, 2011 RECORDING NO: 20110295834 AFFIDAVIT OF CORRECTION RECORDING DATE: FEBRUARY 12, 2015 RECORDING NO: 20150092042 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS TO PARCEL NO. 1)
*BLANKET IN NATURE, AFFECTS APN:217-01-018G

24. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
*GENERAL EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON

25. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
*GENERAL EXCEPTION, NOT THE TYPE TO BE DEPICTED HEREON

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2021.
*NOT A SURVEY MATTER

2. RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA TO: ELLSWORTH E. BROWN RECORDING DATE: NOVEMBER 26, 1948 RECORDING NO: DOCKET 304, PAGE 447; AND RECORDING DATE: DECEMBER 01, 1955 RECORDING NO: DOCKET 1771, PAGE 110 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 COURTS; AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED, A RIGHT-OF-WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES; RESERVING ALSO TO THE UNITED STATES, ALL MINERALS IN THE LAND SO GRANTED, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME AS AUTHORIZED BY THE PROVISIONS OF SAID SECTION 1, HEREIN AS HEREIN EXTENDED AS FOREGOING, TO THE UNITED STATES, PURSUANT TO THE PROVISIONS OF THE ACT OF AUGUST 1, 1946 (60 STAT. 755), ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, TOGETHER WITH THE RIGHT OF THE UNITED STATES THROUGH ITS AUTHORIZED AGENTS OR REPRESENTATIVES AT ANY TIME TO ENTER UPON THE LAND AND PROSPECT FOR, MINE AND REMOVE THE SAME.

3. THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS EXCEPTED FROM THE DESCRIPTION OF SAID LAND IN SCHEDULE A.
*NOT A SURVEY MATTER

4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
*NOT A SURVEY MATTER

5. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 191 OF MAPS, PAGE 26 AND THE EFFECT OF RESOLUTION BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY RECORDED OCTOBER 24, 1977 IN DOCKET 12504, PAGE 1181.
*AS SHOWN

6. 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, OR 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 DATE: JULY 19, 1977 RECORDING NO: DOCKET 13235, PAGE 538
*BLANKET IN NATURE, AFFECTS PARENT PARCEL

7. ANY ACTION THAT MAY BE TAKEN BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL, AS DISCLOSED BY DOCUMENT: RECORDING DATE: AUGUST 30, 2001 RECORDING NO: 2001-0801097 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

*BLANKET IN NATURE, AFFECTS PARENT PARCEL

8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DEVELOPMENT AGREEMENT DATED: APRIL 4, 2006 BY AND BETWEEN: MCDOWELL MOUNTAIN BACK BOWL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; AND THE CITY OF SCOTSDALE RECORDING DATE: APRIL 11, 2006 RECORDING NO: 20060483131 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

*BLANKET IN NATURE, AFFECTS A PORTION OF THE PARENT PARCEL

9. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 900 OF MAPS, PAGE 43
*AS SHOWN

10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: FACILITY PAYBACK AGREEMENT FOR SEWER SYSTEM IMPROVEMENTS IN THE SERENO CANYON SERVICE AREA DATED: DECEMBER 14, 2010 BY AND BETWEEN: THE CITY OF SCOTTSDALE; AND MCDOWELL MOUNTAIN BACK BOWL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY RECORDING DATE: DECEMBER 21, 2010 RECORDING NO: 20101110660; AND THEREAFTER FIRST ADMINISTRATIVE AMENDMENT RECORDING DATE: DECEMBER 24, 2014 RECORDING NO: 20140849283
*BLANKET IN NATURE, AFFECTS PARENT PARCEL

11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: FACILITY PAYBACK AGREEMENT FOR WATER SYSTEM IMPROVEMENTS IN THE SERENO CANYON SERVICE AREA DATED: DECEMBER 14, 2010 BY AND BETWEEN: THE CITY OF SCOTTSDALE; AND MCDOWELL MOUNTAIN BACK BOWL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY RECORDING DATE: DECEMBER 21, 2010 RECORDING NO: 20101110859; AND THEREAFTER FIRST ADMINISTRATIVE AMENDMENT RECORDING DATE: DECEMBER 24, 2014 RECORDING NO: 20140849282
*BLANKET IN NATURE, AFFECTS PARENT PARCEL REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: TEMPORARY CONSTRUCTION
RECORDING DATE: JANUARY 10, 2019 RECORDING NO: 20190018603 (ALL LOTS)
*AS SHOWN

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: SLOPE RECORDING DATE: MAY 16, 2019 RECORDING NO: 20190360653 (LOT 3)
*AS SHOWN

14. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
*NOT A SURVEY MATTER

15. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
*NOT A SURVEY MATTER

SURVEYOR:

**SURVEY INNOVATION
GROUP, INC.**

G
I
S

ALTA / NSPS LAND TITLE SURVEY
SHADOW RIDGE NORTH
SCOTTSDALE, ARIZONA

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811

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DRAWING NO.
5993
SHEET NO. 2 OF 3

C:\RICK\Projects\05500\5993_North_Astoria\Survey\Drawings\5993base.dwg 2021 Rick Engineering Company

60 0 60 120
SCALE FEET



LEGEND	
⊙	FOUND "PK" NAIL
●	FOUND G.L.O. CAP
●	FOUND 1/2" REBAR
○	SET 1/2" REBAR
⊙	FOUND ALUMINUM CAP FLUSH
⊙	FOUND BRASS CAP FLUSH
⊙	FOUND BRASS CAP IN HANDHOLE
⊙	SEWER MANHOLE
⊙	WATER MANHOLE
⊙	WATER VALVE
①	SCHEDULE "B" ITEM PER TITLE REPORT
①	SCHEDULE "B" ITEM PER TITLE REPORT
BK./PG.	BOOK & PAGE
DOC.	DOCUMENT NUMBER
DKT.	DOCKET NUMBER
APN	ASSESSOR PARCEL NUMBER
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
---	BOUNDARY LINE
---	SECTION LINE
---	CENTER LINE
---	EASEMENT LINE
---	ADJACENT BOUNDARY LINE
---	CHAIN LINK FENCE
---	SEWER LINE
---	STORM DRAIN LINE

NORTH 1/4 CORNER
SECTION 11, T4N, R5E.
FOUND GENERAL LAND OFFICE CAP

APN: 217-01-312
OWNER: TOLL BROTHERS AZ
CONSTRUCTION COMPANY

APN: 217-01-313
OWNER: TOLL BROTHERS AZ
CONSTRUCTION COMPANY

APN: 217-01-314
OWNER: TOLL BROTHERS AZ
CONSTRUCTION COMPANY

APN: 217-01-315
OWNER: TOLL BROTHERS AZ
CONSTRUCTION COMPANY

S89°54'55"W 330.14'
APN: 217-01-018G
OWNER: VAHABZADEH-HAGH
MEHRDAD/JEAN FILBURN LIV TR

PARCEL 1
APN: 217-01-018G
OWNER: FURLAN FAMILY TRUST

PARCEL 5
APN: 217-01-018J
OWNER: WEXLER REVOCABLE TRUST

PARCEL 2
APN: 217-01-018P
OWNER: ROTHWELL DONALD
EARL/BARBARA ANN TR

PARCEL 4
APN: 217-01-018E
OWNER: MOHR FAMILY REVOCABLE
LIVING TRUST

PARCEL 3
APN: 217-01-018D
OWNER: GILLINGWATER DENIS C &
STEPHANIE A

APN: 217-01-018M
OWNER: PALMER AUGUST V/CARL E

LOT 3
APN: 217-01-018S
OWNER: GEM DEVELOPMENT LLC

LOT 2
APN: 217-01-018R
OWNER: GEM DEVELOPMENT LLC

LOT 1
APN: 217-01-018Q
OWNER: GEM DEVELOPMENT LLC

EAST QUARTER CORNER
SECTION 11, T4N, R5E.
FOUND CITY OF SCOTTSDALE
3" BRASS CAP FLUSH, R.L.S. 26064

128TH STREET
(PUBLIC ROADWAY)

NORTHEAST CORNER
SECTION 11, T4N, R5E.
CITY OF SCOTTSDALE
3" BRASS CAP FLUSH,
R.L.S. 26064

ALTA / NSPS LAND TITLE SURVEY

SHADOW RIDGE NORTH

SCOTTSDALE, ARIZONA

SURVEYOR:

SURVEY INNOVATION
GROUP, INC.
Land Survey Services
22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024

SIG
A RICK ENGINEERING COMPANY

Contact Arizona 811 at least two full
working days before you begin excavation
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DRAWING NO.
5993
SHEET NO. 3 OF 3

1-ZN-2022
01/07/22