

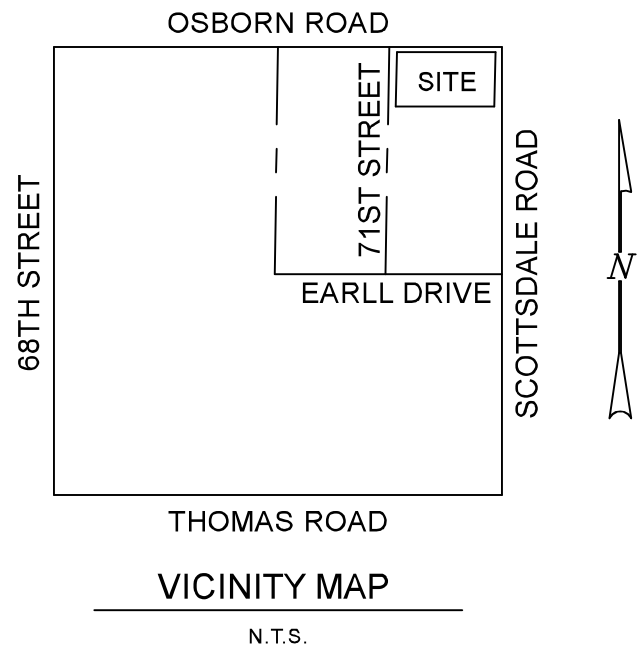
# ALTA/NSPS LAND TITLE SURVEY

OF

3380 N SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA

BEING

A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF  
SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA.



## DESCRIPTION

LOT 1, OF AGAVE RESIDENTIAL, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1288 OF MAPS, PAGE 33.

## SCHEDULE "B" ITEMS

- Taxes for the full year of 2021.  
(The first half is due October 1, 2021 and is delinquent November 1, 2021. The second half is due March 1, 2022 and is delinquent May 1, 2022.)
- 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.)
- Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
- AFFECTS SUBJECT PROPERTY—  
BLANKET IN NATURE 4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Security Acres, Amended, as recorded in Plat Book 8 of Maps, Page(s) 59, 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 SUBJECT PROPERTY—  
BLANKET IN NATURE 5. The terms, provisions and easement(s) contained in the document entitled "Drainage Easement Agreement" recorded September 08, 2015 as 2015-0648319 of Official Records.
- AFFECTS SUBJECT PROPERTY  
PLOTTED AND SHOWN ON MAP 6. An easement for water line and incidental purposes in the document recorded as 2016-0293071 of Official Records.
- AFFECTS SUBJECT PROPERTY  
PLOTTED AND SHOWN ON MAP 7. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Agave Residential, as recorded in Plat Book 1288 of Maps, Page(s) 33, 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).
- 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.
- 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 \_\_\_\_\_ on \_\_\_\_\_, designated Job Number \_\_\_\_\_:  
  
NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.
- 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.
- Water rights, claims or title to water, whether or not shown by the public records.

## GENERAL NOTES

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-104570-PHX1, DATE: DECEMBER 30, 2020.
- A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE SUBJECT TO THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE.
- SURVEY FIELD WORK WAS COMPLETED ON FEBRUARY 1, 2021.
- THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

## NOTES: (Table "A" Items")

- SET A PK NAIL WITH TAG "AWLS 45377" AT PROPERTY CORNERS AS SHOWN HEREON UNLESS OTHERWISE NOTED.
- PROPERTY ADDRESS: 3380 NORTH SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA.
- AREA IS 112,097 SQUARE FEET OR 2.57 ACRES, MORE OR LESS.
- ADJOINER INFORMATION IS PER MARICOPA COUNTY ASSESSOR WEBSITE.

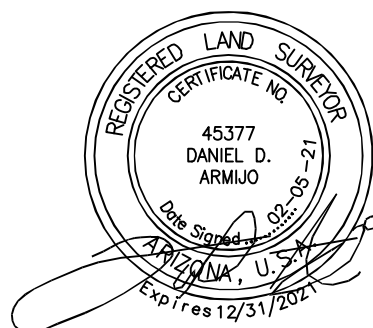
## FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

AT THE TIME OF THIS SURVEY, SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (DOTTED) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 04013C2235M, DATED SEPTEMBER 18, 2020. ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL 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.

## CERTIFICATION

To: ASPIRANT PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
N AND D RESTAURANTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
FIRST AMERICAN 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 1-4, 8, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 1, 2021.



ALTA/NSPS LAND TITLE SURVEY  
3380 N SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA  
SECTION 27  
TOWNSHIP 2 NORTH, RANGE 4 EAST  
OF THE G.S.R.B. & M.  
MARICOPA COUNTY, ARIZONA

**AW**  
**LAND**  
**SURVEYING, LLC**  
P.O. BOX 2170, CHANDLER, AZ 85244  
(480) 244-7630 (480) 243-4287

DRAWN BY: DDA CHECKED BY: DDA DATE: 02/05/21 JOB NO.: 21-009 SHEET NO. 1 OF 2

