

Chicago Title Insurance Company

Issued by

Chicago Title Agency, Inc.
3410 E. University Dr., Suite 200, Phoenix, AZ 85034
(480) 319-8715 FAX (602) 426-9347

PRELIMINARY REPORT

1. Policy to be issued:
 - a) Real Estate Report
2. The estate or interest in the land is **Fee**.
3. Title to said estate or interest in said land is at the effective date hereof [vested in:](#)

CITY OF SCOTTSDALE an Arizona municipal corporation

4. The land referred to in this report is described as follows:

See Exhibit A attached hereto and made a part hereof.

Chicago Title Agency, Inc., as policy issuing agent for Chicago Title Insurance Company (the Company), hereby issues its preliminary report (and any supplements or amendments thereto) solely for the purpose of facilitating the transaction referenced above and no liability is assumed hereby prior to the issuance of a policy of Title Insurance. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

When the Requirements herein have been complied with to the satisfaction of the Company, and providing no matters adversely affecting the title arise or become known prior to issuance of said policy or policies, such policy or policies will be subject to the Conditions and Stipulations, and the Exclusions from Coverage therein and provisions of Schedule B of this report.

Search made to: November 30, 2020

By: Karl Zalot

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

SEVANO VILLAGE, Parcel 2, according to Map of Dedication Sevano Village, recorded in [Book 610 of Maps, page 31](#), records of Maricopa County, Arizona

[APN: 216-51-098](#)

REQUIREMENTS

The following are the requirements to be complied with:

1. Secure Approval of Subdivision by the Arizona Real Estate Commissioner

END OF REQUIREMENTS

SCHEDULE B

EXCEPTIONS

Schedule B of the Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Reservations contained in the Patent

From: The United States of America
Recording No: [Docket 1238, page 565](#)

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.

2. Easements, covenants, conditions and restrictions as set forth on the Map of Dedication recorded in [Book 610 of Maps, Page 31](#).

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: ingress and egress
Recording No: [Docket 2024, page 585](#)

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: vehicular and pedestrian ingress and egress
[Recording No: 2000-0718996](#), First Amendment in
[Recording No: 2002-1098003](#)

5. Matters contained in that certain document

Entitled: Quit Claim Deed
Recording No: 2001-05136, re-recorded in
[Recording No: 2001-051301](#)

Reference is hereby made to said document for full particulars.

6. Covenants, conditions and restrictions 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, 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: 2002-1100359](#)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: telecommunications
[Recording No: 2002-1098002](#)

SCHEDULE B - EXCEPTIONS
(Continued)

NOTE: There are no further matters of record concerning this subdivision through the date of this report.

END OF SCHEDULE B

Countersigned:

By: *Natalie Bombardieri*
Authorized Signature



By: *[Signature]*

ATTEST

President

[Signature]

Secretary