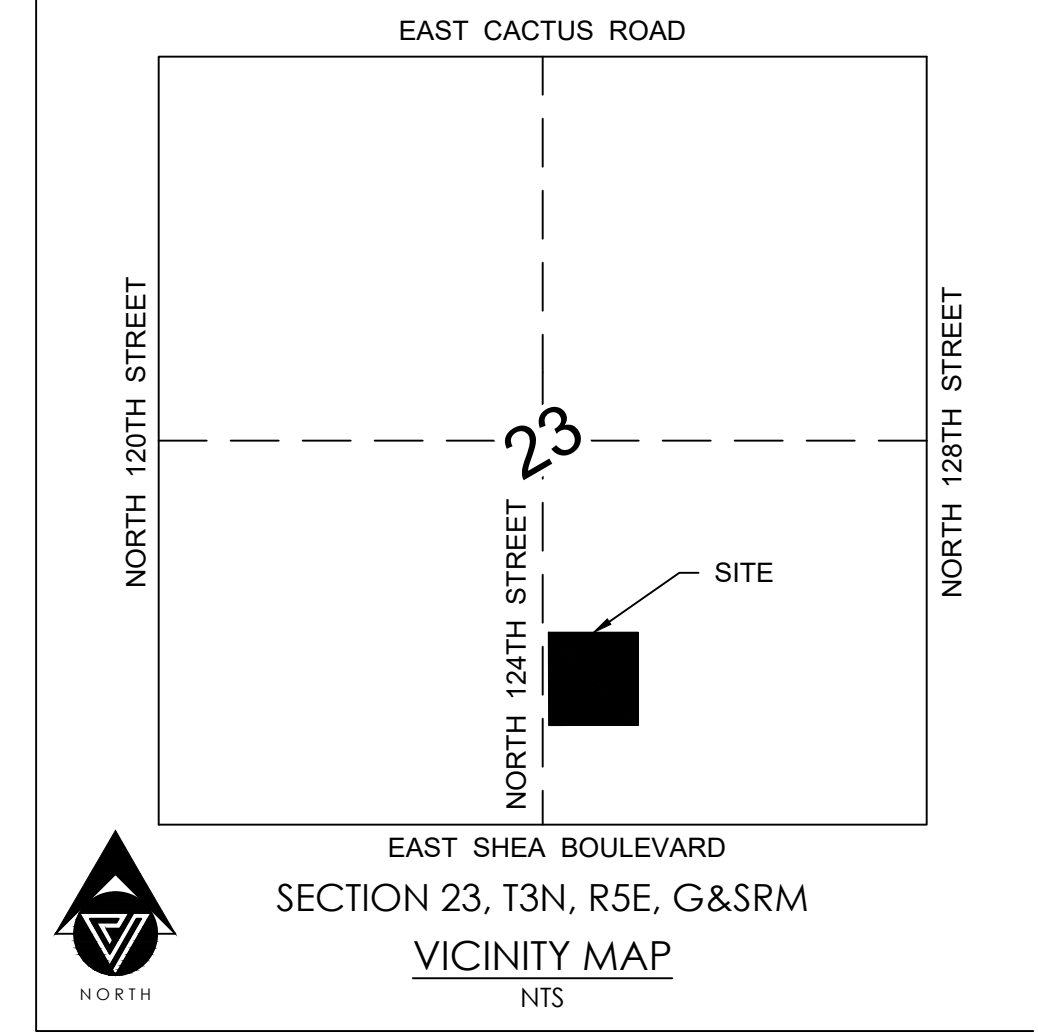


# ALTA/NSPS LAND TITLE SURVEY

## ST. BERNARD OF CLAIRVAUX ROMAN CATHOLIC PARISH

BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH,  
RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



**SHEET INDEX**

1	COVER SHEET
2	TOPOGRAPHIC SURVEY
3	BOUNDARY & EASEMENTS
4	BUILDING DIMENSIONS

**SCHEDULE "B" EXCEPTION ITEMS**

THE SCHEDULE B ITEMS REFERENCED IN THE DRAWING ARE IN THE SAME ORDER AS REPORTED IN THE TITLE REPORT SUPPLIED FROM CHICAGO TITLE AGENCY, INC. THE SCHEDULE B ITEMS THAT AFFECT THE SUBJECT PROPERTY AND CAN BE SHOWN ON THIS SURVEY, ARE INDICATED BY THE FOLLOWING SYMBOL

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2020. (THIS ITEM IS NOT SURVEY RELATED).
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: ROADWAY AND PUBLIC UTILITIES  
RECORDING NO: DOCKET 1437, PAGE 469  
RECORDING NO: DOCKET 1555, PAGE 244  
RESOLUTION ABANDONING A PORTION OF PUBLIC RIGHT OF WAY RECORDED IN RECORDING NO. 2010-779110
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: ROAD OR HIGHWAY RIGHT OF WAY  
RECORDING NO: 87-228063
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: ROAD OR HIGHWAY RIGHT OF WAY  
RECORDING NO: 95-679187
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: PUBLIC TRAIL  
RECORDING NO: 95-751517
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: NATURAL AREA INCLUDING RESTORED DESERT  
RECORDING NO: 98-142351  
RE-RECORDED IN RECORDING NO. 98-148426
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: DRAINAGE AND FLOOD CONTROL  
RECORDING NO: 98-349430  
RE-RECORDED IN RECORDING NO. 98-361467
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: TEMPORARY CONSTRUCTION  
RECORDING NO: 98-349431  
RE-RECORDED IN RECORDING NO. 98-361468  
(THIS ITEM ALONE DOES NOT SPECIFY A TERMINATION DATE)
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: NATURAL AREA INCLUDING RESTORED DESERT  
RECORDING NO: 98-381150
10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: CITY OF SCOTTSDALE COVENANT AGREEMENT TO HOLD PROPERTY AS ONE  
RECORDING NO: 98-398935  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
(THIS ITEM IS NOT SURVEY RELATED).
11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: ELECTRIC LINES  
RECORDING NO: 98-1081923
12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: PUBLIC UTILITIES  
RECORDING NO: 2010-614805
13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: ACCESS  
RECORDING NO: 2010-614808
14. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESOLUTION NO. 8384  
RECORDING NO: 2010-779110  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
15. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 1066 OF MAPS, PAGE 1.
16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: UTILITIES  
RECORDING NO: 2011-509307  
(THIS ITEM DOES NOT SPECIFY A WIDTH FOR THE EASEMENT).

**LEGAL DESCRIPTION**

LOT 1, MINOR SUBDIVISION PLAT, SAINT BERNARD OF CLAIRVAUX, ROMAN CATHOLIC PARISH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, BOOK 1066 OF MAPS, PAGE 11.

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND AND:

EXCEPT ALL COAL, GAS AND OTHER MINERALS AND ALL URANIUM, THORIUM OR ANY OTHER MATERIALS WHICH IS OR MAY BE DETERMINED BY LAW OF THE UNITED STATES OR OF THIS STATE, OR DECISIONS OF COURTS TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS RESERVED IN THE PATENT TO SAID LAND.

**SURVEYORS SPECIAL NOTES**

1. ADDRESSES SHOWN HEREON ARE TAKEN FROM MARICOPA COUNTY ASSESSORS WEBSITE ON 05/11/2020. SUBJECT PROPERTY HAS NO POSTED ADDRESS. (TABLE A, ITEM 2).
2. ACCORDING TO THE FLOOD INSURANCE RATE MAPS 04013C1780L & 04013C1785L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"; 0.2% ANNUAL CHANCE FLOOD HAZARD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. (TABLE A, ITEM 3).
2. THE VERTICAL RELIEF SHOWN ON THIS SURVEY HAVE BEEN PROVIDED BY AN AERIAL MAP, WITH A FLIGHT DATE OF 2020-03-06. (TABLE A, ITEM 5).
3. THERE ARE 390 PARKING SPACE LOCATED ON SUBJECT PROPERTY, 20 OF WHICH ARE DESIGNATED AS HANDICAP. (TABLE A, ITEM 9).
4. TABLE A, ITEM NUMBER 11 OF ALTA/NSPS LAND TITLE SURVEYS MINIMUM STANDARDS: THE LOCATION OF UNDERGROUND UTILITIES AS MAY BE DEPICTED HEREON IS BASED SOLELY ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND ON THE UTILITY MAPS RECEIVED FROM AGENCIES OF JURISDICTION, AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. THIS INFORMATION IS UTILIZED TO DEVELOP A VIEW OF UNDERGROUND UTILITIES; HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, OR RELIABLY DEPICTED, WHERE ADDITIONAL OR DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATOR SERVICE MAY BE NECESSARY. IN ADDITION IN SOME JURISDICTIONS, 811, "BLUESTAKE", OR SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN INCOMPLETE RESPONSES, IN WHICH CASE THE FOLLOWING ADDITIONAL NOTES APPLY:
  - a. OBSERVED EVIDENCE OF UTILITIES ARE SHOWN.
  - b. MAPS WERE REQUESTED ON 03/09/2020, ONLY THOSE MAPS RECEIVED AT THE TIME OF THE SURVEY ARE SHOWN HEREON. (TABLE A, ITEM 11).
5. NAMES OF ADJOINING OWNERS ARE TAKEN FROM MARICOPA COUNTY ASSESSORS WEBSITE ON 05/11/2020. (TABLE A, ITEM 13).
6. SURVEYOR OBSERVED NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON SUBJECT PROPERTY. (TABLE A, ITEM 16).

**SURVEYORS GENERAL NOTES**

1. THIS SURVEY IS BASED ON COMMITMENT FOR CHICAGO TITLE AGENCY, INC., ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY, ORDER NO. C204313-303-SF-LR4, COMMITMENT DATE: APRIL 14, 2020 AT 7:30 A.M.
2. THIS SURVEY INCLUDES OPTIONAL TABLE "A" ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11, 13 AND 16.
3. THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY 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 SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH 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 CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT. EXCEPT AS NOTED, SURVEYOR HAS MADE NO INVESTIGATIONS OR INDEPENDENT SEARCHES FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.
4. SOME DOCUMENTS MAY NOT HAVE BEEN AVAILABLE TO THE SURVEYOR FOR REVIEW AT THE TIME THIS SURVEY WAS PREPARED AND MAY RESULT IN SOME INFORMATION NOT BEING INCLUDED HEREON FOR REFERENCE.
5. PER ARIZONA REVISED STATUTES 32-151, 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 FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
6. PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
7. DECLARATION IS MADE TO THE ENTITIES LISTED IN THE CERTIFICATION ONLY. SURVEY IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR ADDITIONAL INSTITUTIONS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
8. THIS SURVEY IS NOT A VEGETATION INVENTORY.
9. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED AND RECORD UNLESS NOTED OTHERWISE.

**UTILITY MAPS**

UTILITY MAPS	TYPE	RECEIVED
ARIZONA PUBLIC SERVICE - LOCATOR WE	Type: ELECTRIC	NOT RECEIVED
CITY OF SCOTTSDALE	Type: RECLAIMED WATER	NOT RECEIVED
	Type: SEWER	NOT RECEIVED
	Type: STORM DRAINS	NOT RECEIVED
	Type: WATER	NOT RECEIVED
CITY OF SCOTTSDALE	Type: FIBER OPTICS	NOT RECEIVED
	Type: TRAFFIC SIGNALS	RECEIVED/NO RELIABLE DIMENSIONS
COX COMMUNICATIONS - MARICOPA	Type: CATV	NOT RECEIVED
	Type: FIBER OPTICS	NOT RECEIVED
CTLQL - CENTURYLINK	Type: COAXIAL	RECEIVED/NO RELIABLE DIMENSIONS
	Type: FIBER OPTICS	RECEIVED/NO RELIABLE DIMENSIONS
SOUTHWEST GAS CONTRACT LOCATOR NE	Type: GAS	RECEIVED/NO RELIABLE DIMENSIONS
SOUTHWEST GAS HIGH PRESSURE NE	Type: GAS	NOT RECEIVED

**ASSESSOR'S PARCEL NUMBER**

217-29-865

**OWNER INFORMATION**

ST BERNARD OF CLAIRVAUX ROMAN CATHOLIC PARISH  
400 E MONROE ST  
PHOENIX, ARIZONA 85004

**AREAS**

SUBJECT PARCEL CONTAINS 389.620 SQUARE FEET OR 8.944 ACRES MORE OR LESS.  
(TABLE A, ITEM 4).

**PROPERTY ADDRESS**

10775 N 124TH ST  
SCOTTSDALE, ARIZONA 85259

**BASIS OF BEARING**

THE BASIS OF BEARING USED FOR THIS PROJECT IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS N00°05'27"W AS SHOWN ON MINOR SUBDIVISION PLAT, RECORDED IN BOOK 1066, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA.

**BENCHMARK**

THE BENCHMARK FOR THIS PROJECT IS NATIONAL GEODETIC SURVEY POINT HAVING A DESIGNATION OF 1FJ1 AND A PID OF AJ3688, LOCATED AS DESCRIBED ON NGS DATASHEET BEING SOUTHWEST OF THE INTERSECTION OF FRANK LLOYD WRIGHT BOULEVARD AND SWEETWATER AVENUE IN SCOTTSDALE, MARICOPA COUNTY, ARIZONA. ELEVATION = 1504.7' (NAVD88)

**SURVEYOR'S CERTIFICATE**

TO: CHICAGO TITLE INSURANCE COMPANY  
CHICAGO TITLE AGENCY, INC.  
THE ROMAN CATHOLIC CHURCH DIOCESE OF PHOENIX  
ST. BERNARD OF CLAIRVAUX ROMAN CATHOLIC PARISH SCOTTSDALE, AN ARIZONA CORPORATION

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, 2, 3, 4, 5, 7(a), 8, 9, 11, 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 13, 2020.

DATE OF PLAT OR MAP: 05/11/2020

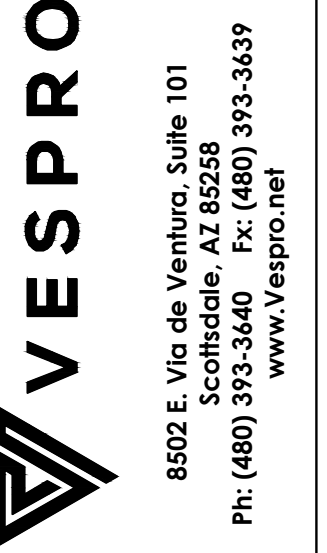
  
BRIAN EARL SEARAN R.L.S. #54120 DATE 05/13/2020



EXPIRES 12/31/21

**SURVEYOR**

OUTER LIMITS LAND SURVEYING, LLC  
BRIAN EARL SEARAN, RLS #54120  
PO BOX 71957  
PHOENIX, ARIZONA 85050  
PHONE: 602.486.1154  
EMAIL: bsearan@outerlimitsllc.com



**ALTA/NSPS LAND TITLE SURVEY**  
ST. BERNARD OF CLAIRVAUX ROMAN CATHOLIC PARISH  
A PORTION OF THE SE 1/4 OF SEC. 23, T3N, R5E OF THE G&SRM, MARICOPA COUNTY, ARIZONA

PROJECT NO: [OLLS-20031]
DRAWING DATE: 05/11/2020
DRAWN BY: BES
CHECKED BY: BES
DRAWING SCALE: AS SHOWN
DRAWING FILE: 20031_ALTA.dwg

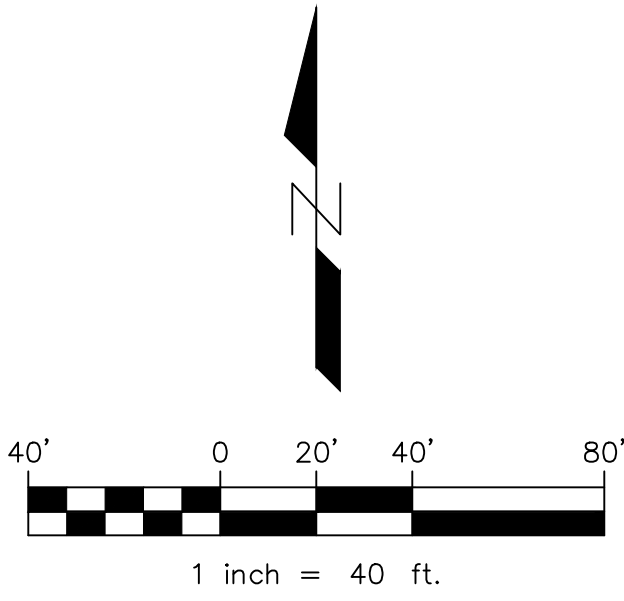
A.L.T.A.  
**AS01**  
1 of 4

# ALTA/NSPS LAND TITLE SURVEY

N89°54'06"E 2637.04'

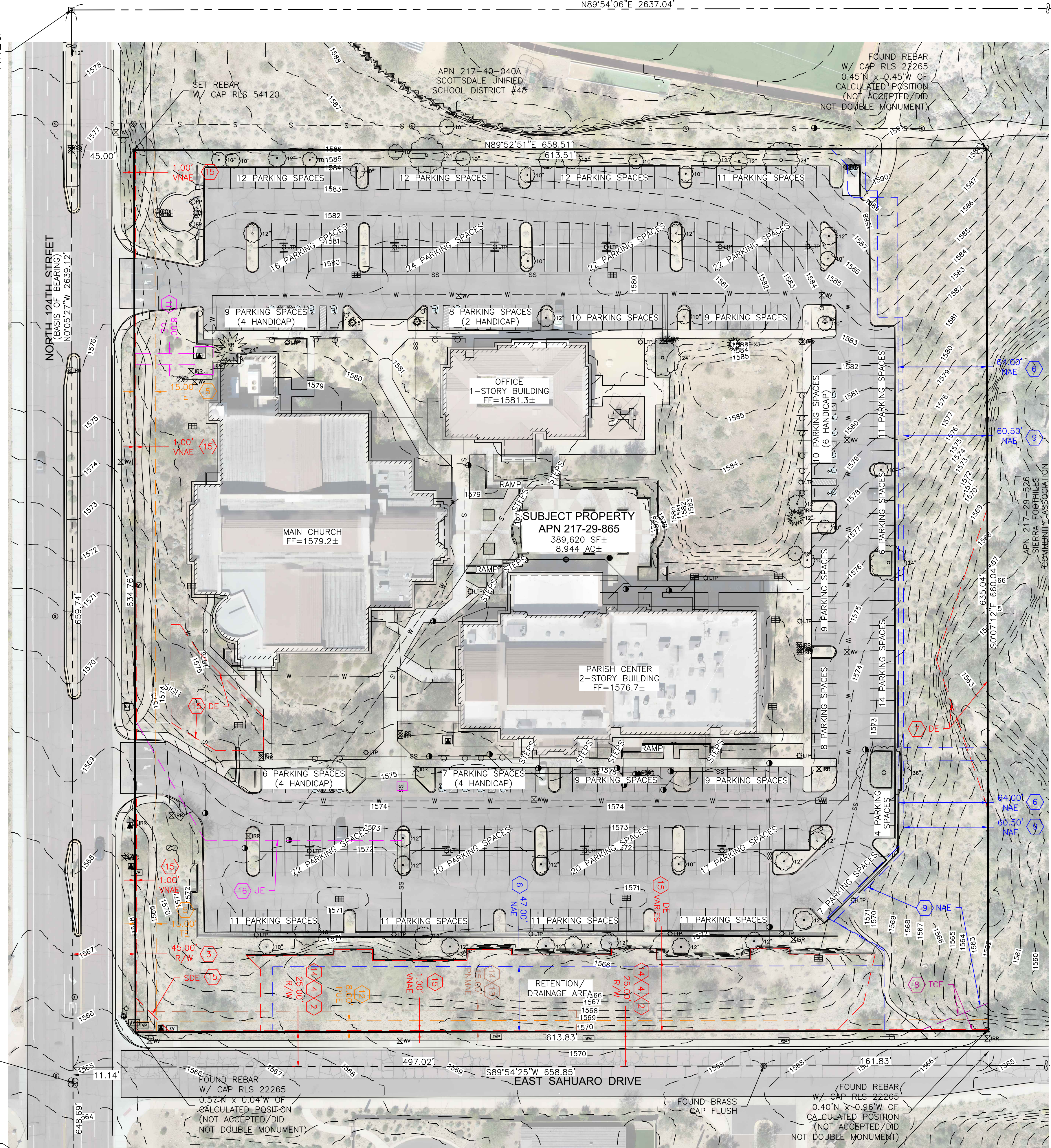
E 1/4 COR SEC 23  
T3N, R5E G&SRM  
FOUND CITY OF SCOTTSDALE  
BRASS CAP IN HANDHOLE

CENTER OF SEC 23  
T3N, R5E G&SRM  
FOUND CITY OF SCOTTSDALE  
BRASS CAP IN HANDHOLE



## LEGEND

- CENTER LINE
- RIGHT-OF-WAY LINE
- SUBJECT PROPERTY LINE
- TIE LINE
- OFFSITE LOT LINE
- W — UNDERGROUND WATER
- S — UNDERGROUND STORM SEWER
- SS — UNDERGROUND STORM DRAIN
- G — UNDERGROUND GAS
- FO — UNDERGROUND FIBER OPTIC
- 1570 — MAJOR CONTOUR INTERVAL
- 1569 — MINOR CONTOUR INTERVAL
- APN — ASSESSORS PARCEL NUMBER
- MCR — MARICOPA COUNTY RECORDS
- R/W — FOUND BRASS CAP (AS NOTED)
- DE — DRAINAGE EASEMENT
- NAE — NATURAL AREA EASEMENT
- PNMAE — PUBLIC NON MOTORIZED ACCESS EASEMENT
- PUE — PUBLIC UTILITY EASEMENT
- SDE — SIGHT DISTANCE EASEMENT
- TE — TRAIL EASEMENT
- VNAE — VEHICULAR NON ACCESS EASEMENT
- (C) — CALCULATED
- (M) — MEASURED
- (R) — RECORDED
- ⊙ — FOUND MONUMENT (AS NOTED)
- ⊙ — FOUND MONUMENT (AS NOTED)
- ⊙ — FOUND MONUMENT (AS NOTED)
- — SET MONUMENT (AS NOTED)
- — CATCH BASIN/GRATE
- — CATCH BASIN/GRATE
- — CLEANOUT
- — SEWER MANHOLE
- ⊙ — GREASE TRAP
- ⊙ — FIRE DEPT CONNECTION
- ⊙ — FIRE HYDRANT
- ⊙ — WATER METER
- ⊙ — WATER VALVE
- ⊙ — BACKFLOW PREVENTER
- ⊙ — IRRIGATION VALVE
- ⊙ — ELECTRIC BOX
- ⊙ — ELECTRIC VAULT
- ⊙ — LIGHT POLE
- ⊙ — STREET LIGHT
- ⊙ — TRANSFORMER
- ⊙ — GROUND LIGHT
- ⊙ — GAS METER
- ⊙ — TELEPHONE HANDHOLE
- ⊙ — TELEVISION PEDESTAL
- ⊙ — HANDICAP MARKING
- ⊙ — SIGN
- ⊙ — FLAGPOLE
- ⊙ — SAGUARO
- ⊙ — DECIDUOUS TREE
- ⊙ — CONIFEROUS TREE



S 1/4 COR SEC 23  
T3N, R5E G&SRM  
FOUND CITY OF SCOTTSDALE  
BRASS CAP IN HANDHOLE

EAST SHEA BOULEVARD  
S89°55'42"W 2636.72'

SE COR SEC 23  
T3N, R5E G&SRM  
NOT FOUND/  
NOT SET

**VESPRO**  
8502 E. Via de Ventura, Suite 101  
Scottsdale, AZ 85258  
Ph: (480) 393-3440 Fax: (480) 393-3439  
www.vespro.net

## ALTA/NSPS LAND TITLE SURVEY

ST. BERNARD OF CLAIRVAUX ROMAN CATHOLIC PARISH  
A PORTION OF THE SE 1/4 OF SEC. 23, T3N, R5E OF THE G&SRM, MARICOPA COUNTY, ARIZONA

PROJECT NO.:	[OLLS-20031]
DRAWING DATE:	05/11/2020
DRAWN BY:	BES
CHECKED BY:	BES
DRAWING SCALE:	AS SHOWN
DRAWING FILE:	20031-ALTA.dwg



# ALTA/NSPS LAND TITLE SURVEY



EXPIRES 12/31/21

REVISIONS

**ALTA/NSPS LAND TITLE SURVEY**  
 ST. BERNARD OF CLAIRVAUX ROMAN CATHOLIC PARISH  
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