

ALTA / NSPS LAND TITLE SURVEY

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

SCHEDULE "B" ITEMS PER TITLE FILE NO. NCS-993733A-CHI2

- TAXES FOR THE FULL YEAR OF 2022.
(THE FIRST HALF IS DUE OCTOBER 1, 2022 AND IS DELINQUENT NOVEMBER 1, 2022. THE SECOND HALF IS DUE MARCH 1, 2023 AND IS DELINQUENT MAY 1, 2023 .)
- ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN ARTESIA CONDOMINIUMS HOMEOWNERS ASSOCIATION. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
- ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN MCCORMICK RANCH PROPERTY OWNERS ASSOCIATION, INC. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
- RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF ARTESIA LAND DIVISION, AS RECORDED IN PLAT BOOK 950 OF MAPS, PAGE(S) 4, 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 ALL UNITS)
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF ARTESIA CONDOMINIUMS, AS RECORDED IN PLAT BOOK 952 OF MAPS, PAGE(S) 3, FIRST AMENDMENT RECORDED IN PLAT BOOK 1407 OF MAPS, PAGE 33 AND AFFIDAVIT OF CORRECTION RECORDED NOVEMBER 6, 2007 AS 2007-1193501 OF OFFICIAL RECORDS, AFFIDAVIT(S) OF CHANGE RECORDED DECEMBER 7, 2007 AS 2007-1290799 OF OFFICIAL RECORDS, DECEMBER 7, 2007 AS 2007-1290800 OF OFFICIAL RECORDS, DECEMBER 20, 2007 AS 2007-1331393 OF OFFICIAL RECORDS AND DECEMBER 22, 2008 AS 2008-1075796 OF OFFICIAL RECORDS AND AFFIDAVIT OF CORRECTION RECORDED SEPTEMBER 25, 2018 AS 2018-0720603 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 42 USC 3604(C). (AFFECTS ALL UNITS)
- COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN DOCKET 9148, PAGE 706; AMENDMENT RECORDED AS DOCKET 12749, PAGE 676; CERTIFICATE OF AMENDMENT RECORDED AS DOCKET 14056, PAGE 1401 AND RECORDED AS 2015-767121 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 42 USC 3604(C). (AFFECTS ALL UNITS)
- COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN DOCKET 10454, PAGE 1211 AND ASSIGNMENT OF DECLARANT'S INTEREST RECORDED APRIL 12, 1983 AS 83-133377 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 42 USC 3604(C). (AFFECTS ALL UNITS)
- COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN DOCKET 10454, PAGE 1224; AMENDMENT RECORDED DECEMBER 24, 1976 AS DOCKET 12003, PAGE 240 AND RE-RECORDED APRIL 23, 1985 AS 85-181000 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 42 USC 3604(C). (AFFECTS ALL UNITS)
- COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN DOCKET 12015, PAGE 544 , 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 ALL UNITS)
- COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN DOCKET 12632, PAGE 1427 AND ASSIGNMENT OF DECLARANT'S INTEREST RECORDED APRIL 12, 1983 AS 83-133378 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 42 USC 3604(C). (AFFECTS ALL UNITS)
- COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN DOCKET 12632, PAGE 1438 , 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 ALL UNITS)
- COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN DOCKET 14037, PAGE 26 , 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 ALL UNITS)
- COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN DOCKET 14037, PAGE 30 AND ASSIGNMENT OF DECLARANT'S INTEREST RECORDED JUNE 2, 1983 AS 83-211674 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 42 USC 3604(C). (AFFECTS ALL UNITS)
- COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED FEBRUARY 2, 2009 AS 2009-084789 OF OFFICIAL RECORDS; FIRST AMENDMENT RECORDED FEBRUARY 2, 2009 AS 2009-085363 OF OFFICIAL RECORDS AND CONFIRMATORY DECLARATION OF ANNEXATION OF FUTURE ANNEXABLE PROPERTY RECORDED NOVEMBER 18, 2009 AS 2009-1063324 OF OFFICIAL RECORDS; AND SECOND AMENDMENT RECORDED DECEMBER 06, 2016 AS 2016-0900197 OF OFFICIAL RECORDS; AND ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED DECEMBER 21, 2016 AS 2016-0939281 OF OFFICIAL RECORDS; AND ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED DECEMBER 22, 2016 AS 2016-0945863 OF OFFICIAL RECORDS; AND ASSIGNMENT OF DECLARANT RIGHTS RECORDED JANUARY 7, 2021, AS 2021-0016654 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, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. (AFFECTS ALL UNITS)
- COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN 2009-083974 OF OFFICIAL RECORDS AND ASSIGNMENT OF DECLARANT RIGHTS RECORDED JANUARY 7, 2021, AS 2021-0016655 OF OFFICIAL RECORDS AND THEREAFTER, TERMINATION OF RETAIL PARKING EASEMENT RECORDED NOVEMBER 29, 2021 AS 2021-1259642 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 42 USC 3604(C). (AFFECTS ALL UNITS)
- COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN 2009-083975 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 42 USC 3604(C). (AFFECTS ALL UNITS)
- THE TERMS AND PROVISIONS CONTAINED "COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL" RECORDED MARCH 11, 1998 AS 98-188195 OF OFFICIAL RECORDS; RE-RECORDED MARCH 25, 1999 AS 99-281390 OF OFFICIAL RECORDS AND RE-RECORDED MARCH 29, 1999 AS 99-290276 OF OFFICIAL RECORDS. (AFFECTS ALL UNITS)
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED OCTOBER 29, 1998 AS 98-973940 OF OFFICIAL RECORDS AND AMENDMENT RECORDED NOVEMBER 14, 2005 AS 2005-1716871 OF OFFICIAL RECORDS. (AFFECTS ALL UNITS)
- AN EASEMENT FOR UNDERGROUND PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 9461, PAGE 335. (AFFECTS COMMON AREAS)
- AN EASEMENT FOR LEVEES, DIKES, DITCHES, CANALS, OTHER WORK OF DRAINAGE CONTROL AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 10415, PAGE 774. (AFFECTS COMMON AREAS)
- AN EASEMENT FOR WATER LINES, SERVICE ROAD AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 10422, PAGE 620. (AFFECTS COMMON AREAS)

SCHEDULE "B" ITEMS PER TITLE FILE NO. NCS-993733A-CHI2 (CONT.)

- AN EASEMENT FOR DRAINWAY, MAINTENANCE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 10422, PAGE 627. (AFFECTS COMMON AREAS)
 - AN EASEMENT FOR DRAINAGE OF SURFACE WATER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 12420, PAGE 1279. (AFFECTS COMMON AREAS)
 - AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 12422, PAGE 656. (AFFECTS COMMON AREAS) (ABANDONED PER DOC. 2018-0411044, M.C.R.)
 - AN EASEMENT FOR PUBLIC UTILITIES, EMERGENCY VEHICLES, REFUSE COLLECTION AND DRAINAGE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 226 OF MAPS, PAGE 38. (AFFECTS COMMON AREAS) (ABANDONED PER SCHEDULE B ITEM 36, BK. 1407, PG. 23, M.C.R.)
 - AN EASEMENT FOR GAS LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2004-1124931 OF OFFICIAL RECORDS. (AFFECTS COMMON AREAS)
 - AN EASEMENT FOR UTILITY LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2008-496568 OF OFFICIAL RECORDS. (AFFECTS COMMON AREAS) (ABANDONED PER DOC. 2018-0411057, M.C.R.)
 - AN EASEMENT FOR GAS LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2008-762579 OF OFFICIAL RECORDS. (AFFECTS COMMON AREAS)
 - ALL MATTERS AS SET FORTH IN MAP OF EASEMENT RELEASE "ARTESIA CONDOMINIUMS", RECORDED SEPTEMBER 4, 2018 AS BOOK 1407 OF MAPS, PAGE 23. (AFFECTS ALL UNITS)
 - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COOPERATION AGREEMENT" RECORDED FEBRUARY 02, 2022 AS 2022-0101318 OF OFFICIAL RECORDS. (AFFECTS ALL UNITS)
 - 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 BY ERIC SOSTROM, RLSN 41894 OF SURVEY INNOVATION GROUP, INC. ON SEPTEMBER 23, 2020, LAST REVISED DECEMBER 28, 2020, DESIGNATED JOB NO. 2011-190: (A) ROADWAY CROSSES INTO THE FUTURE IMPROVEMENTS ON THE SOUTHERN PORTION OF THE LAND; (B) ELECTRIC EASEMENT REFERENCED IN EXCEPTION 32 CROSSES ONTO THE FUTURE IMPROVEMENTS OF BUILDING 7171B; (C) UTILITY EASEMENT REFERENCED IN EXCEPTION 35 CROSSES ONTO THE FUTURE IMPROVEMENTS OF BUILDING 7171C ALONG WITH FUTURE IMPROVEMENTS BUILDING 7117A,B,C,D, AND I.
 - 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 _____:
 - 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.
NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.
 - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- ☐ = INDICATES SCHEDULE B ITEMS SHOWN ON SHEET 2.
☐ = INDICATES SCHEDULE B ITEM "NOT PLOTTABLE" OR BLANKET EASEMENT - BUT AFFECTS THE PROPERTY

LEGAL DESCRIPTION PER TITLE FILE NO. NCS-993733A-CHI2

PARCEL NO. 1:
UNITS 1301 THROUGH 1306 INCLUSIVE, OF BUILDING 7117A;
UNITS 1307 THROUGH 1312 INCLUSIVE, OF BUILDING 7117B;
UNITS 1313 THROUGH 1321 INCLUSIVE, OF BUILDING 7117C;
UNITS 1322 THROUGH 1330 INCLUSIVE, OF BUILDING 7117D;
UNITS 1331 THROUGH 1336 INCLUSIVE, OF BUILDING 7117E;
UNITS 1337 THROUGH 1345 INCLUSIVE, OF BUILDING 7117F;
UNITS 1346 THROUGH 1351 INCLUSIVE, OF BUILDING 7117G;
UNITS 1352 THROUGH 1357 INCLUSIVE, OF BUILDING 7117H;
UNITS 1358 THROUGH 1366 INCLUSIVE, OF BUILDING 7117I;
UNITS 1201 THROUGH 1215 INCLUSIVE, OF BUILDING 7171A;
UNITS 2201 THROUGH 2216 INCLUSIVE, OF BUILDING 7171A;
UNITS 3201 THROUGH 3214 INCLUSIVE, OF BUILDING 7171A;
UNITS 4201 THROUGH 4211 INCLUSIVE, OF BUILDING 7171A;
UNITS 1216 THROUGH 1233 INCLUSIVE, OF BUILDING 7171B;
UNITS 2220 AND 2232 INCLUSIVE, OF BUILDING 7171B;
UNITS 3215 AND 3217 INCLUSIVE, OF BUILDING 7171B;
UNITS 3219 AND 3229 INCLUSIVE, OF BUILDING 7171B;
UNITS 3231 AND 3232 INCLUSIVE, OF BUILDING 7171B;
UNITS 4212 THROUGH 4224 INCLUSIVE, OF BUILDING 7171B;
UNITS 1234 THROUGH 1251 INCLUSIVE, OF BUILDING 7171C;
UNITS 2237 AND 2249 INCLUSIVE, OF BUILDING 7171C;
UNITS 3233 AND 3234 INCLUSIVE, OF BUILDING 7171C;
UNITS 3236 THROUGH 3246 INCLUSIVE, OF BUILDING 7171C;
UNITS 3248 THROUGH 3250 INCLUSIVE, OF BUILDING 7171C;
UNITS 4225 THROUGH 4237 INCLUSIVE, OF BUILDING 7171C;
UNITS 1252 THROUGH 1267 INCLUSIVE, OF BUILDING 7171D;
UNITS 2253 THROUGH 2269 INCLUSIVE, OF BUILDING 7171D;
UNITS 3251 THROUGH 3265 INCLUSIVE, OF BUILDING 7171D;
UNITS 4238 THROUGH 4250 INCLUSIVE, OF BUILDING 7171D;
OF ARTESIA CONDOMINIUMS, A CONDOMINIUMS AS CREATED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION RECORDED AS 2009-0084789 OF OFFICIAL RECORDS; FIRST AMENDMENT RECORDED AS 2009-085363 OF OFFICIAL RECORDS AND CONFIRMATORY DECLARATION OF ANNEXATION OF FUTURE ANNEXABLE PROPERTY RECORDED AS 2009-1063324 OF OFFICIAL RECORDS AND AS SHOWN ON THE PLAT OF SAID CONDOMINIUM AS RECORDED AS BOOK 952 OF MAPS, PAGE 3; AND FIRST AMENDMENT RECORDED AS BOOK 1407 OF MAPS, PAGE 33; AND AFFIDAVIT OF CORRECTION RECORDED AS 2007-1193501 OF OFFICIAL RECORDS; AND AFFIDAVIT(S) OF CHANGE RECORDED AS 2007-1290799 OF OFFICIAL RECORDS; AND RECORDED AS 2007-1290800 OF OFFICIAL RECORDS; AND RECORDED AS 2007-1331393 OF OFFICIAL RECORDS; RECORDED AS 2008-1075796 OF OFFICIAL RECORDS, AND AFFIDAVIT OF CORRECTION RECORDED AS 2018-0720603 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY ARIZONA. EXCEPT ALL GROUNDWATER'S UNDERLYING SAID PROPERTY AS RESERVED IN DEED RECORDED AS DOCKET 10454, PAGE 1224; FIRST AMENDMENT RECORDED AS DOCKET 12003, PAGE 240 AND RE-RECORDED AS 85-181000 OF OFFICIAL RECORDS AND RECORDED AS DOCKET 12632, PAGE 1438, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
EASEMENT RIGHTS GRANTED AND DESCRIBED IN THE DOCUMENT RECORDED FEBRUARY 2, 2009 AS 2009-084789 OF OFFICIAL RECORDS; FIRST AMENDMENT RECORDED FEBRUARY 2, 2009 AS 2009-085363 OF OFFICIAL RECORDS AND CONFIRMATORY DECLARATION OF ANNEXATION OF FUTURE ANNEXABLE PROPERTY RECORDED NOVEMBER 18, 2009 AS 2009-1063324 OF OFFICIAL RECORDS; AND SECOND AMENDMENT RECORDED DECEMBER 06, 2016 AS 2016-0900197 OF OFFICIAL RECORDS; AND ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED DECEMBER 21, 2016 AS 2016-0939281 OF OFFICIAL RECORDS; AND ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED DECEMBER 22, 2016 AS 2016-0945863 OF OFFICIAL RECORDS; AND ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED JANUARY 7, 2021 AS 2021-0016654 OF OFFICIAL RECORDS.

PARCEL NO. 3:
EASEMENT RIGHTS GRANTED AND DESCRIBED IN THE DOCUMENT RECORDED FEBRUARY 2, 2009 IN 2009-083974 OF OFFICIAL RECORDS AND THEREAFTER, TERMINATION OF RETAIL PARKING EASEMENT RECORDED NOVEMBER 29, 2021 AS 2021-1259642 OF OFFICIAL RECORDS.

PARCEL NO. 4:
EASEMENT RIGHTS GRANTED AND DESCRIBED IN THE DOCUMENT RECORDED FEBRUARY 2, 2009 IN 2009-083975 OF OFFICIAL RECORDS.

PARCEL NO. 5:
EASEMENT RIGHTS GRANTED AND DESCRIBED IN THE DOCUMENT RECORDED OCTOBER 14, 1987 AS 87-632658 OF OFFICIAL RECORDS AND AMENDED BY DOCUMENT RECORDED AUGUST 10, 2000 AS 2000-610698 OF OFFICIAL RECORDS.

SHEET INDEX

-COVER SHEET
-ALTA (BOUNDARY)
-BUILDING LAYOUT
-TOPOGRAPHIC SURVEY

OWNER

ARTESIA MULTIFAMILY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY
MAILING ADDRESS
8800 E. RAINTREE DR. STE. 300
SCOTTSDALE, AZ. 85260

SURVEYOR

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ 85210
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, PLS

PARCEL ADDRESS

7245 N. SCOTTSDALE RD.
PARADISE VALLEY, AZ. 85260

PARCEL ACREAGE

ACREAGE: 1,686,215 SQ. FT. OR 38.7102 AC. +/-

BENCHMARK

GPS POINT #4120
E/W STREET ALIGN SCOTTSDALE ROAD (72ND STREET)
MCD BCHH
NAVD '88 ELEV. = 1299.327 CITY OF SCOTTSDALE DATUM

BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2 TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
MEASURED BEARING=NOO°30'40"W

FEMA CERTIFICATION

THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE "X" & ZONE "A" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04013C1770M, DATED SEPTEMBER 18, 2020.

FLOOD ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

FLOOD ZONE "X" IS DEFINED AS BASE FLOOD ELEVATION DETERMINED.
FLOOD ZONE "A" IS DEFINED AS WITHOUT BASE FLOOD ELEVATION (BFE).

REFERENCE DOCUMENTS

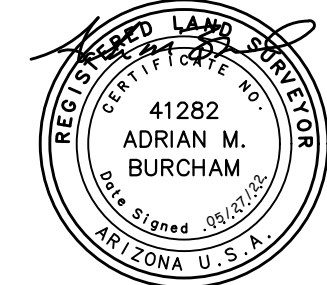
AMENDED PLAT OF THE REGISTRY, AS RECORDED IN BOOK 226 OF MAPS, PAGE 38, M.C.R.
QUARTER SECTION MAP NO. 23-45
"ARTESIA LAND DIVISION", AS RECORDED IN BOOK 950, PAGE 4, M.C.R.
"ARTESIA CONDOMINIUMS", AS RECORDED IN BOOK 952, PAGE 3, M.C.R.
MAP OF EASEMENT RELEASE "ARTESIA CONDOMINIUM", AS RECORDED IN BOOK 1407, PAGE 23, M.C.R.
MAP OF DEDICATION, "ARTESIA - PARCEL 1", AS RECORDED IN BOOK 1407, PAGE 29, M.C.R.
FIRST AMENDMENT TO CONDOMINIUM PLAT OF "ARTESIA CONDOMINIUMS", AS RECORDED IN BOOK 1407, PAGE 33, M.C.R.
RELEASE OF EASEMENT, AS RECORDED IN DOC. 2018-0411057, M.C.R.
RELEASE OF EASEMENT, AS RECORDED IN DOC. 2018-0411044, M.C.R.

SURVEYOR'S NOTES

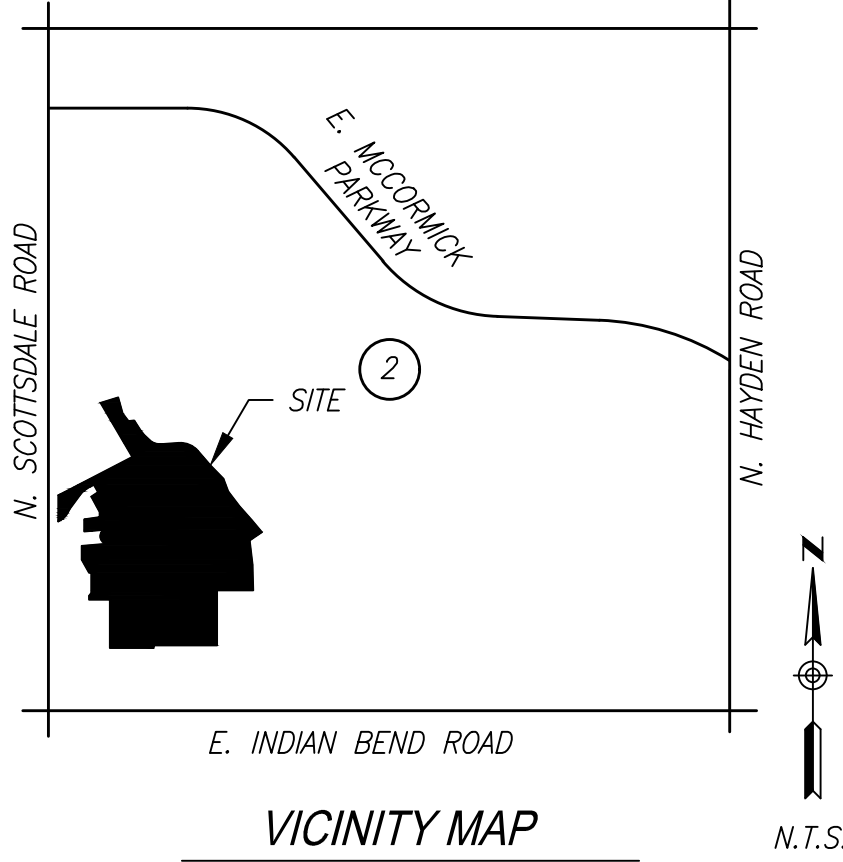
- THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-993733A-CHI2, EFFECTIVE DATE MAY 12, 2022, AT 8:00 AM.
- IF A DISCREPANCY IS DISCOVERED IN THE TOPOGRAPHY OF THIS MAP, THE SURVEYOR MUST BE CONTACTED TO RESOLVE ANY ISSUES PRIOR TO ANY DESIGN OR CONSTRUCTION.
- THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.
- THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESSED, OR IMPLIED. THE WORD "ENCROACHMENT" IS ALSO AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESSED, OR IMPLIED. THE SURVEYOR DOES NOT HAVE PROPER AUTHORITY TO DETERMINE WHETHER OR NOT AN OBJECT IS OR IS NOT AN ENCROACHMENT AND CAN ONLY ATTEST TO THE LOCATION OF SAID OBJECT.
- UNLESS SHOWN AND LABELED ON SHEET 02, THIS SURVEYOR'S ANALYSIS HAS NOT IDENTIFIED ANY APPARENT ENCROACHMENTS.
- THIS SURVEY DEPICTS THE SAME PARCEL DESCRIBED IN THE LEGAL DESCRIPTION PROVIDED IN THE ABOVE REFERENCED TITLE REPORT.
- TABLE A ITEM #11. THIS IS AN ABOVE GROUND SURVEY. FIELD LOCATED VISIBLE SURFACE FEATURES OF EXISTING UTILITIES ARE SHOWN. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO ARTESIA MULTIFAMILY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY; AND FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(B)(1), 7(C), 8, 9, 10, 11(A) & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/09/22.

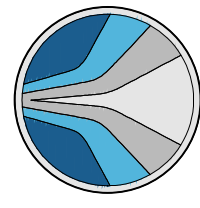


Adrian M. Burcham
SIGNATURE
ADRIAN M. BURCHAM
PRINTED NAME
REGISTRATION/LICENSE NO. 41282
DATE: 05/26/22



1201 S. Alma School Rd.
Mesa, AZ 85210
Ph: 480.892.3313
www.hubbardingengineering.com

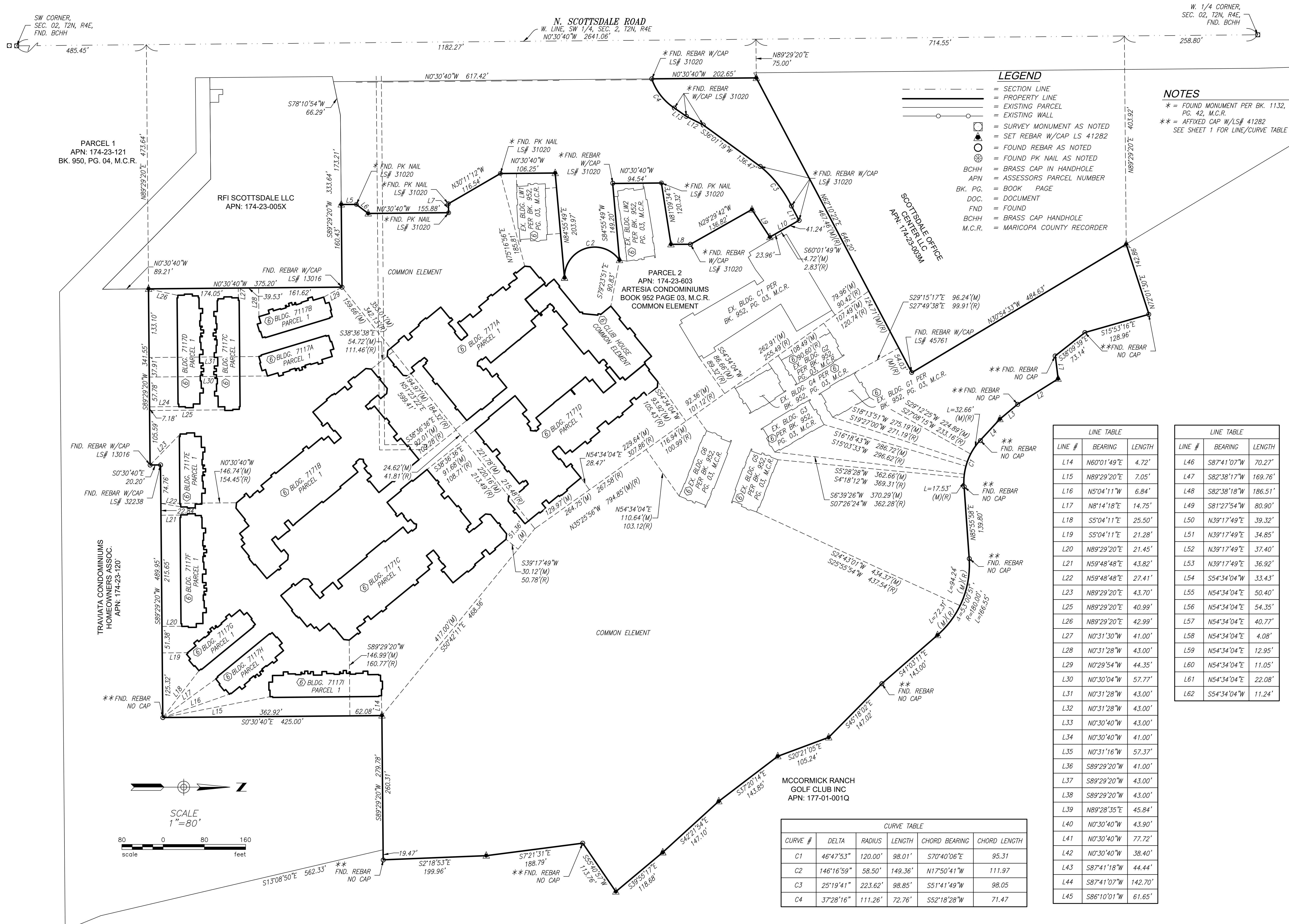
HUBBARD
ENGINEERING



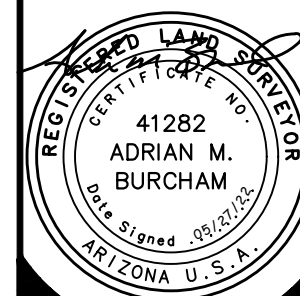
ARTESIA - PARCEL 2
ALTA/NSPS LAND TITLE SURVEY
City of Scottsdale, Maricopa County, Arizona

Date
05/27/22
Project No.
22123
Project Manager
ADRIAN BURCHAM
Project Eng.

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ARTESIA - PARCEL 2
ALTA/NSPS LAND TITLE SURVEY
City of Scottsdale, Maricopa County, Arizona



Date
05/27/22

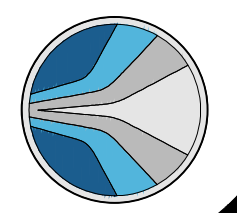
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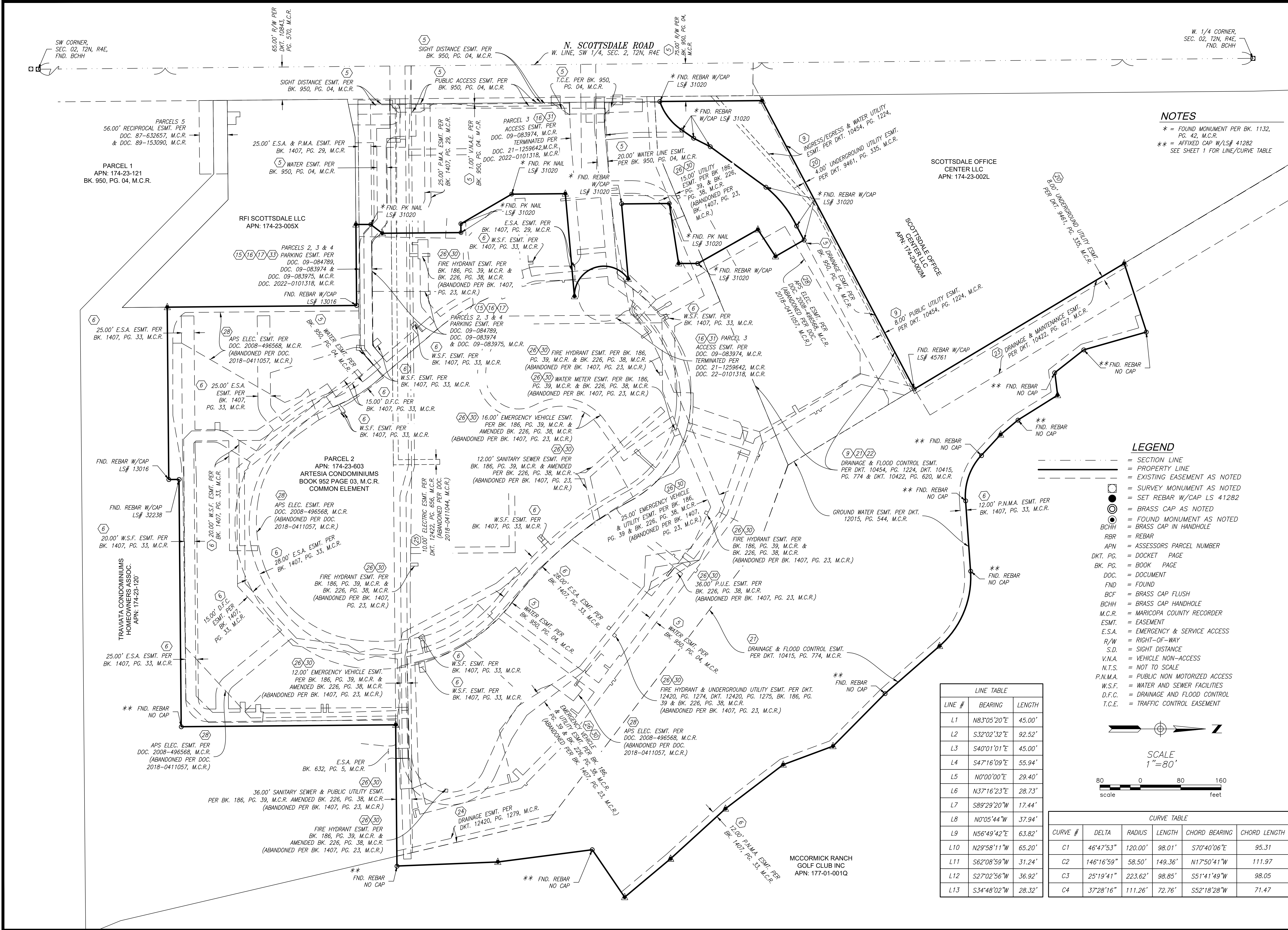
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Sheet of 4

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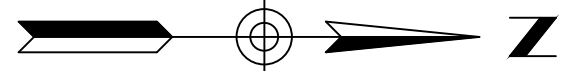
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NOTES
* = FOUND MONUMENT PER BK. 1132, PG. 42, M.C.R.
** = AFFIXED CAP W/LS# 41282
SEE SHEET 1 FOR LINE/CURVE TABLE

- LEGEND**
- = SECTION LINE
 - = PROPERTY LINE
 - = EXISTING EASEMENT AS NOTED
 - = SURVEY MONUMENT AS NOTED
 - = SET REBAR W/CAP LS 41282
 - = BRASS CAP AS NOTED
 - = FOUND MONUMENT AS NOTED
 - = BRASS CAP IN HANDHOLE
 - RBR = REBAR
 - APN = ASSESSORS PARCEL NUMBER
 - BK. PG. = DOCKET PAGE
 - DOC. = DOCUMENT
 - FND = FOUND
 - BCF = BRASS CAP FLUSH
 - BCHH = BRASS CAP HANDHOLE
 - M.C.R. = MARICOPA COUNTY RECORDER
 - ESMT. = EASEMENT
 - E.S.A. = EMERGENCY & SERVICE ACCESS
 - R/W = RIGHT-OF-WAY
 - S.D. = SIGHT DISTANCE
 - V.N.A. = VEHICLE NON-ACCESS
 - N.T.S. = NOT TO SCALE
 - P.N.M.A. = PUBLIC NON-MOTORIZED ACCESS
 - W.S.F. = WATER AND SEWER FACILITIES
 - D.F.C. = DRAINAGE AND FLOOD CONTROL
 - T.C.E. = TRAFFIC CONTROL EASEMENT



SCALE
1"=80'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N83°05'20"E	45.00'
L2	S32°02'32"E	92.52'
L3	S40°01'01"E	45.00'
L4	S47°16'09"E	55.94'
L5	N0°00'00"E	29.40'
L6	N37°16'23"E	28.73'
L7	S89°29'20"W	17.44'
L8	N0°05'44"W	37.94'
L9	N56°49'42"E	63.82'
L10	N29°58'11"W	65.20'
L11	S62°08'59"W	31.24'
L12	S27°02'56"W	36.92'
L13	S34°48'02"W	28.32'

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	46°47'53"	120.00'	98.01'	S70°40'06"E	95.31
C2	146°16'59"	58.50'	149.36'	N17°50'41"W	111.97
C3	25°19'41"	223.62'	98.85'	S51°41'49"W	98.05
C4	37°28'16"	111.26'	72.76'	S52°18'28"W	71.47

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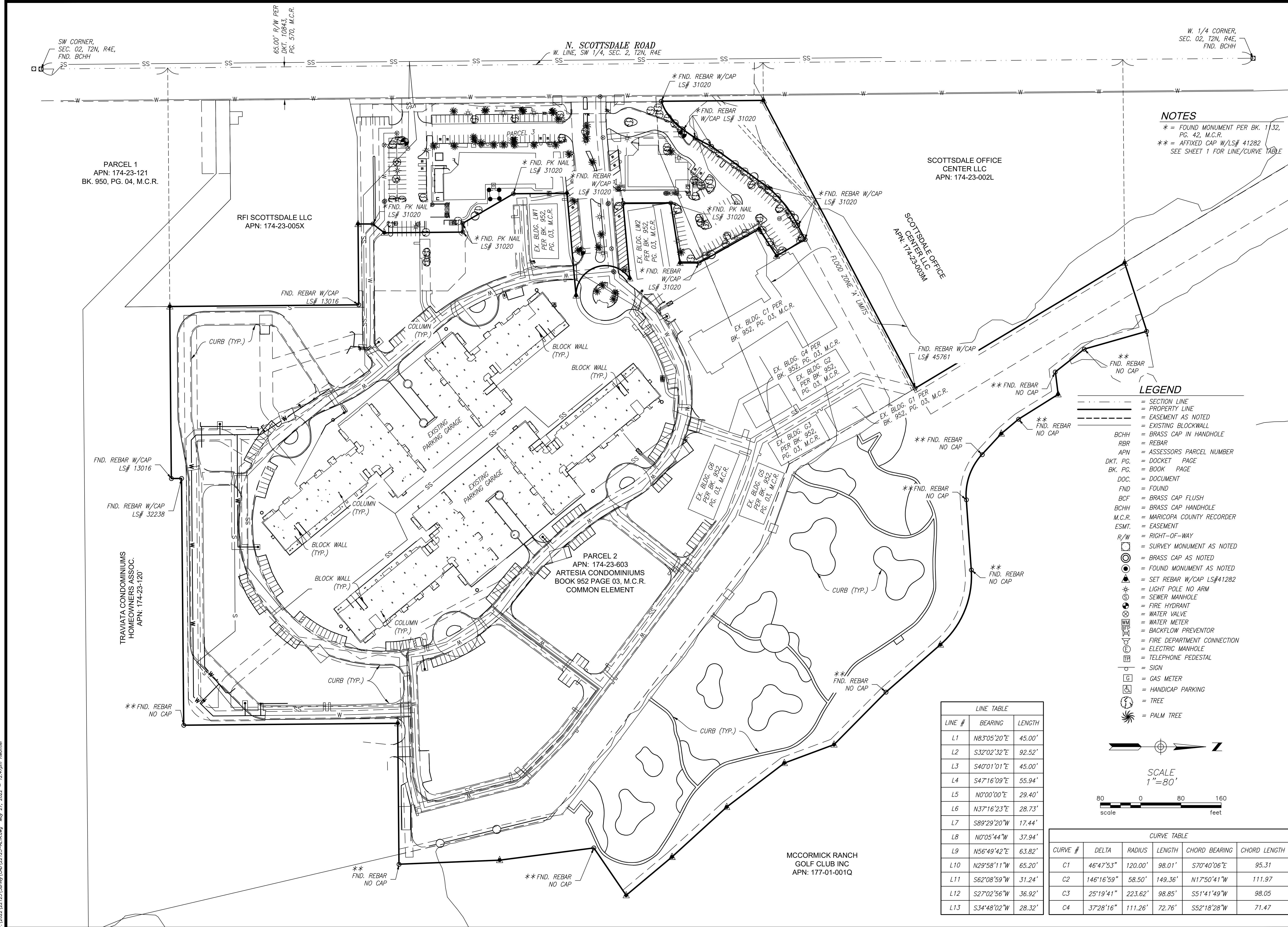
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Sht: 3 of 4

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