

**LEGAL DESCRIPTION**

The land referred to herein is situated in the County of Maricopa, State of Arizona, and is described as follows:

That portion of Lots 14 and 15 of Block 1, Matlock Place, according to Book 32 of Maps, Page 50, records of Maricopa County, Arizona, more particularly described as follows:

BEGINNING at a point of cusp on the East line of said Lot 15 that lies North 00° 10' 39" East 104.49 feet from the Southeast corner of Lot 13 of said Matlock Place;

Thence departing said East line, Southwesterly along the arc of a curve concave to the Northwest, the center of which lies North 89° 49' 21" West 42 feet from said point of cusp through a central angle of 107° 44' 46" for a distance of 78.98 feet to the beginning of a reverse curve concave to the Southwest, the center of which lies South 17° 55' 25" West 650.00 feet;

Thence Northwesterly along said last curve through a central angle of 06° 30' 49" for a distance of 73.89 feet to a point on the East line of the West 2.00 feet of said Lots 14 and 15 that lies North 00° 10' 46" East 85.01 feet from the South line of said Lot 13;

Thence departing said curve North 00° 10' 46" East parallel with and 2.00 feet East of said West line 64.99 feet, more or less to the North line of said Lot 15;

Thence North 89° 14' 51" East along said North line 126.33 feet, more or less to the Northeast corner of said Lot 15;

Thence South 00° 10' 39" West along the East line of said Lot 15, 45.41 feet, more or less to the POINT OF BEGINNING.

**NOTES**

- This survey is based upon a title commitment prepared by Fidelity National Title Agency, Inc., Order No. 55002613-055-DC2-DW, dated August 20, 2020.
- The Surveyor has relied on said title commitment to disclose all matters of record affecting the subject property. The Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other matters that may affect the property.
- This property lies in Flood Zone X-Shaded (areas of 0.2% annual chance of flood; areas of 1% annual chance of 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) according to FIRM No. 04013C2235L as published by FEMA on October 16, 2013.
- This property is zoned D/OC-2 by the City of Scottsdale.
- There are no buildings on this property.
- The Basis of Bearings shown hereon is the monument line of 2nd Street, being North 89° 03' 00" East as taken from the plat of Matlock Place, Book 32, pg 50.
- © Copyright 2020. These drawings are an instrument of service and are the property of Land Survey Services, PLC. No reproduction or use of design concepts are allowed without written permission of Land Survey Services. Any violation of this copyright shall be subject to legal action.

**SCHEDULE B EXCEPTIONS**

- Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2020.
- Water rights, claims or title to water, whether or not disclosed by the Public Records.
- Reservations contained in the Patent from United States of America recorded November 24, 1890 in Book 25 of Deeds, Page 409.
- Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, as set forth in Book 594 of Deeds, Page 409.
- Party Wall Agreement per Docket 13277, Page 1071.
- Redevelopment Agreement per Recording No. 2002-426830 and Supplement to Memorandum in Recording No. 2002-673089.
- 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.
- 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.

**CERTIFICATION**

To Fidelity National Title Insurance Company, Fidelity National Title Agency, Inc., The City of Scottsdale and PJE Investments, Inc.:

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, 6, 7(a)(b)(1)(c), 8, 10, 11, 17, 18, and 19 from Table A thereof. The field work was completed on August 2, 2020.

Thomas L. Rope, R.L.S. No. 21081

**LEGEND**

- △ SECTION CORNER
- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- CALCULATED POINT
- MONUMENT AS NOTED
- ⊙ STORM DRAIN MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ CABLE TV BOX
- ⊙ ELECTRICAL JUNCTION BOX
- ⊙ IRRIGATION CONTROL BOX
- ⊙ STREET LIGHT
- ⊙ TELEPHONE BOX
- ⊙ SIGN
- (C) CALCULATED
- (M) MEASURED
- (R) RECORD
- C.B. CATCH BASIN
- MASONRY WALL
- EDGE OF PAVEMENT
- ORIGINAL LOT LINE
- EASEMENT LINE
- PROPERTY LINE
- G GAS LINE
- S SANITARY SEWER LINE
- T COMMUNICATION LINE
- W WATER LINE
- CHAIN FENCE

**AREA**

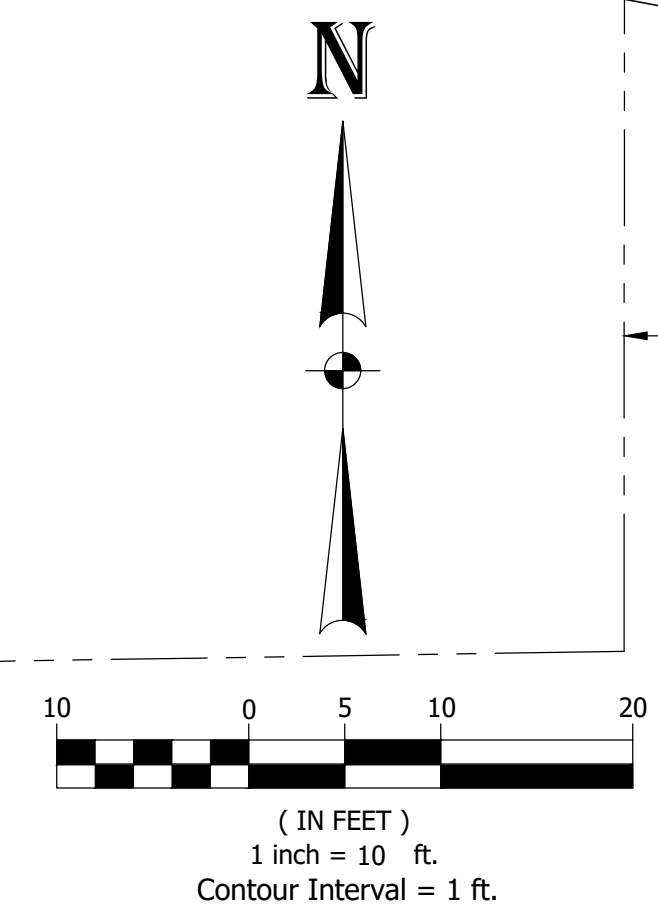
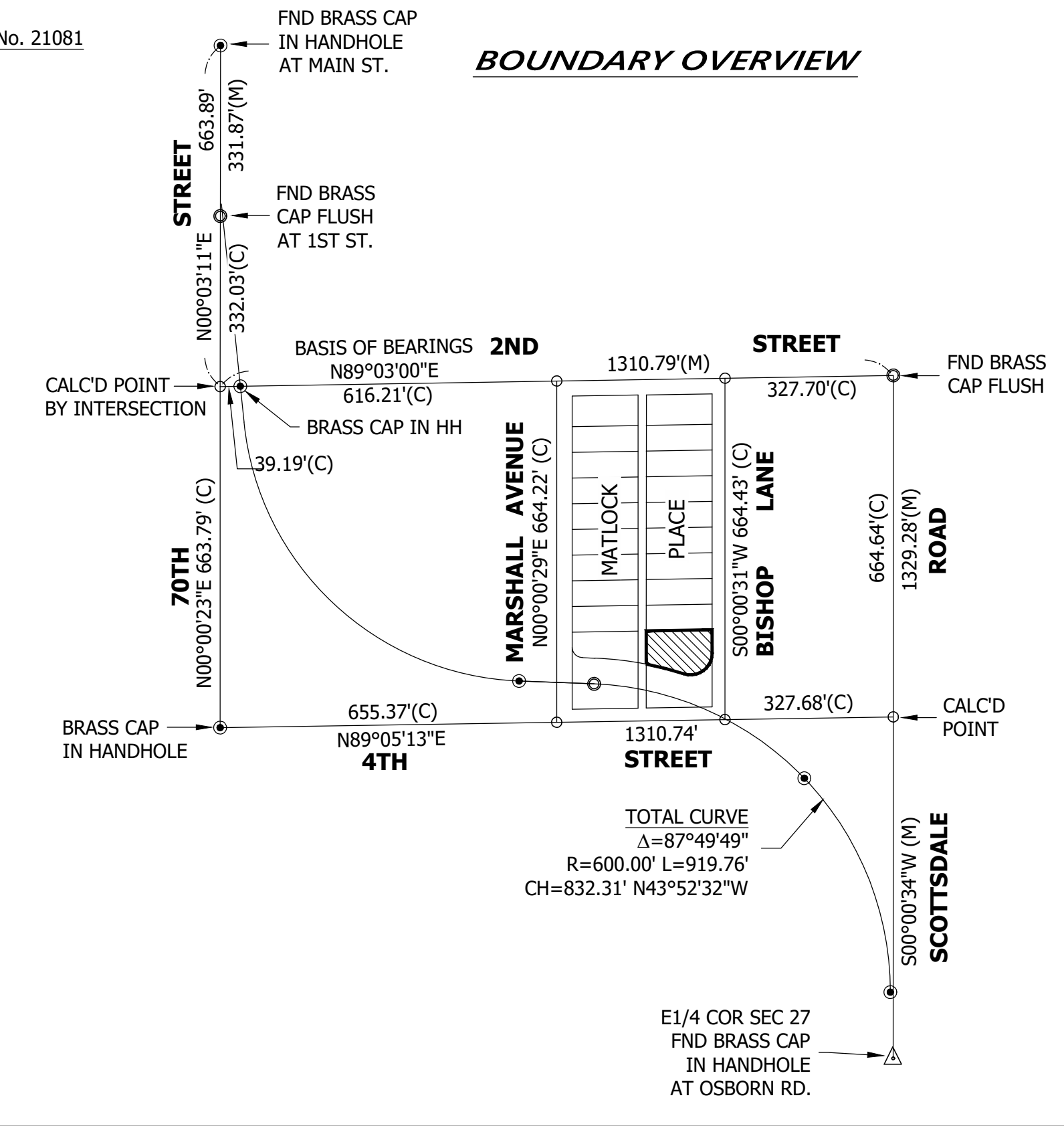
0.4891 Acres 21,303 S.F. \*Gross  
0.2223 Acres 9,683 S.F. Net

\*Gross area measure to the centerline of Bishop Lane and Goldwater Boulevard.

**BENCHMARK**

GDACS Point No. 24592-1: Brass cap in handhole at the intersection of Osborn Road and Scottsdale Road.  
Elevation = 1246.674 ft (NAVD 88 Datum)

**BOUNDARY OVERVIEW**



**Land Survey Services PLC**  
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**ALTA/NSPS LAND TITLE SURVEY**  
 A PART OF THE NORTHEAST QUARTER OF SECTION 27  
 T2N, R4E, G&S.R.B.M., MARICOPA COUNTY, ARIZONA

Drawn By: Thomas Rope  
 Date: SEPT 2020  
 Job No.: 20081  
 Sheet No.: 1 of 1