

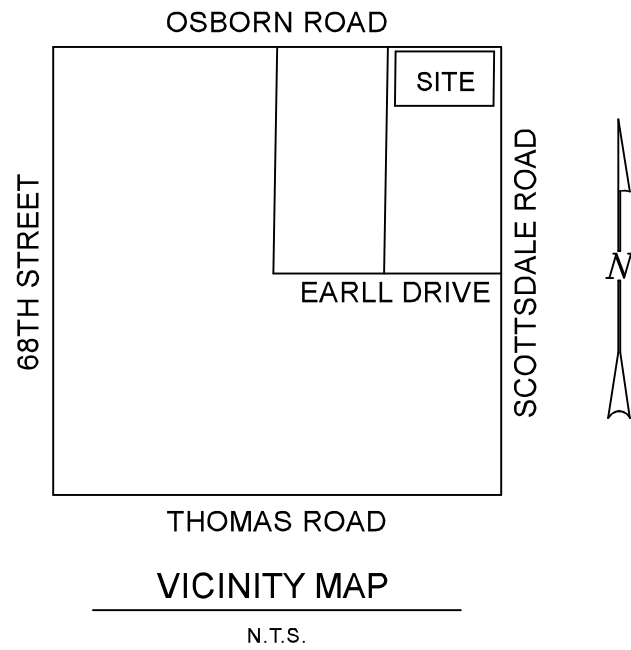
ALTA/NSPS LAND TITLE SURVEY

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

Parcel 1

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.

Parcel 2

Easement for drainage purposes as set forth in "Drainage Easement Agreement" recorded September 8, 2015 as Document No. 2015-648319 of Official Records of Maricopa County, Arizona.

BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST, USING A BEARING OF NORTH 00°09'06" EAST AS SHOWN ON THE PROPERTY ASSEMBLAGE FOR FIRST BAPTIST CHURCH, RECORDED IN BOOK 960, PAGE 5, MARICOPA COUNTY RECORDS.

SCHEDULE "B" ITEMS

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met.
- Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public records.
- Reservations or exceptions in Patent or in Acts authorizing the issuance thereof.
- Water rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.
- Taxes and assessments collectible by the County Treasurer, a lien not yet due and payable for the year 2023.
- Liabilities and obligations imposed upon the land described herein by the Salt River Project Agricultural Improvement and Power District, or by membership in the Salt River Valley Water Users Association, the assessments, dues, claims or liens, accrued, or to accrue, made or assessed against said premises by or under the authority of the United States Reclamation Service or the Salt River Valley Water Users Association or the effect or operation of any rules, regulations, acts or contracts of said Salt River Valley Water Users Association.

Terms, provisions, conditions and obligations contained in Drainage Easement Agreement recorded in Document No. 2015-648319.

Easement for water line and rights incident thereto, as set forth in instrument recorded in Document No. 2016-293071.

Easements, restrictions, reservations, conditions, set back lines and all other matters as set forth on the plat of Agave Residential, recorded in Book 1288 of Maps, Page 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.

Terms and provisions contained in Agreement for the Waiver of Claims for Diminution in Value of Property recorded in Document No. 2022-709030.

Terms and provisions contained in The Osborn Development Agreement recorded in Document No. 2022-723131.
- Any rights of the parties in possession of said land, based on an unrecorded agreement, contract or lease, that may be disclosed by inspection and investigation.

AFFECTS SUBJECT PROPERTY
PLOTTED AND SHOWN ON SURVEY 12

AFFECTS SUBJECT PROPERTY
PLOTTED AND SHOWN ON SURVEY 13

AFFECTS SUBJECT PROPERTY
PLOTTED AND SHOWN ON SURVEY 14

AFFECTS SUBJECT PROPERTY—15.
BLANKET IN NATURE

AFFECTS SUBJECT PROPERTY 16
PLOTTED AND SHOWN ON SURVEY

GENERAL NOTES

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE BY PREMIER TITLE AGENCY, ORDER NO. A-145086, DATE MAY 1, 2023.
- 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 MAY 15, 2023.
- 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 N SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA.
- AREA IS 112,097 SQUARE FEET OR 2.57 ACRES, MORE OR LESS.
- PARKING TABLE:

REGULAR PARKING SPACES	HANDICAP PARKING SPACES	TOTAL PARKING SPACES
149	5	154
- THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ADDITIONALLY, AS PER THE 2011 ALTA STANDARDS: WITH REGARD TO TABLE A, ITEM 11(B), SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- ADJOINER INFORMATION IS PER MARICOPA COUNTY ASSESSOR WEBSITE.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF PROPOSED STREET RIGHT-OF-WAY CHANGES, NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

AT THE TIME OF THIS SURVEY, SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" 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.

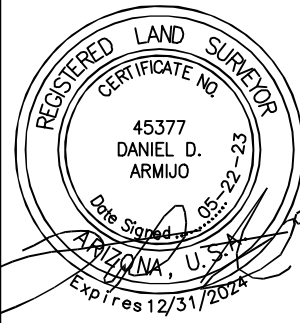
CERTIFICATION

To: SCOTTSDALE & OSBORN, LLC, A DELAWARE LIMITED LIABILITY COMPANY
PREMIER TITLE AGENCY

THIS IS TO CERTIFY 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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 9, 11, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 15, 2023.

AW
LAND
SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 EMAIL: DARMILIO@AWLANDSURVEY.COM

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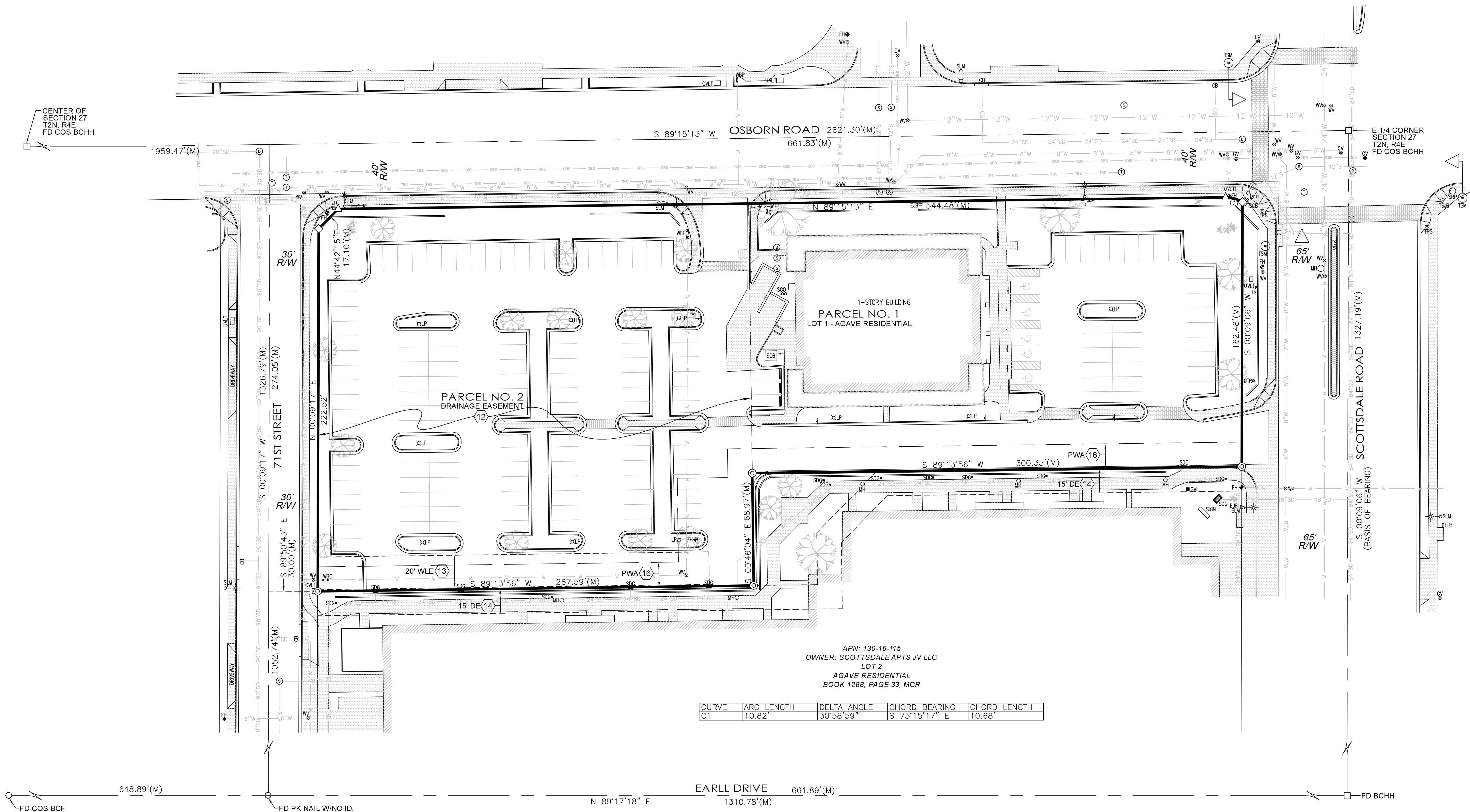


ORIGINAL PLAN DATE
05-22-2023

LATEST REVISION DATE
05-22-2023

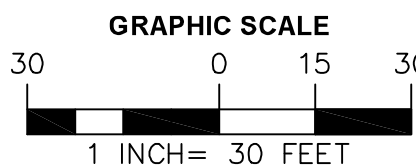
JOB NUMBER
23-063

SHEET NUMBER
1 OF 2



LEGEND

MCR	MARICOPA COUNTY RECORDS	WV	WATER VALVE	⑤	SEWER MANHOLE	—●—	SIGN
APN	ASSESSOR PARCEL NUMBER	WMB	WATER METER BOX	⑥	STORMDRAIN MANHOLE	▒	CONCRETE
R/W	RIGHT-OF-WAY	FH	FIRE HYDRANT	⑦	TELEPHONE MANHOLE	▒	BRICK PAVER
WLE	WATERLINE EASEMENT	WBO	WATER BLOWOFF	—	PROPERTY LINE	🌳	TREE
DE	DRAINAGE EASEMENT	WBP	WATER BACKFLOW PREVENTOR	—	ADJOINER LINE	🌴	PALM TREE
PWA	PEDESTRIAN WALKWAY AREA	ECB	ELECTRIC CABINET	---	CENTER LINE		
COS	CITY OF SCOTTSDALE	EJB	ELECTRIC JUNCTION BOX	---	EASEMENT LINE AS NOTED		
BCHH	BRASS CAP IN HANDHOLE	SLM	STREET LIGHT MAST	—W—	WATER LINE		
BCF	BRASS CAP FLUSH	LP	LIGHT POLE	—S—	SEWER LINE		
ID.	IDENTIFICATION	CTR	CABLE TV RISER	—GBS—	GAS LINE		
△	PROPERTY CORNER	CVLT	COMMUNICATION VAULT	—CBS—	COMMUNICATION LINE		
◇	PROPERTY CORNER	UVLT	UTILITY VAULT	—SD—	STORMDRAIN LINE		
◇	SET 1/2" REBAR	TR	TRAFFIC SIGNAL MAST				
◇	W/TAG "AWLS 45377"	TSM	TRAFFIC SIGNAL				
◇	SET PK NAIL	TPS	TRAFFIC PEDESTRIAN SIGNAL				
◇	W/TAG "AWLS 45377"	TSCB	TRAFFIC SIGNAL CABINET				
⊙	PROPERTY CORNER	TSJB	TRAFFIC SIGNAL JUNCTION BOX				
	FOUND PK NAIL	GV	GAS VALVE				
	W/TAG 41894	MH	MANHOLE				
		CB	CATCH BASIN				
		SDG	STORMDRAIN GRATE				

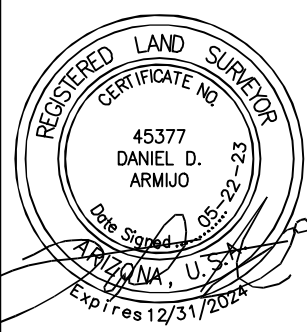


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2 OF 2