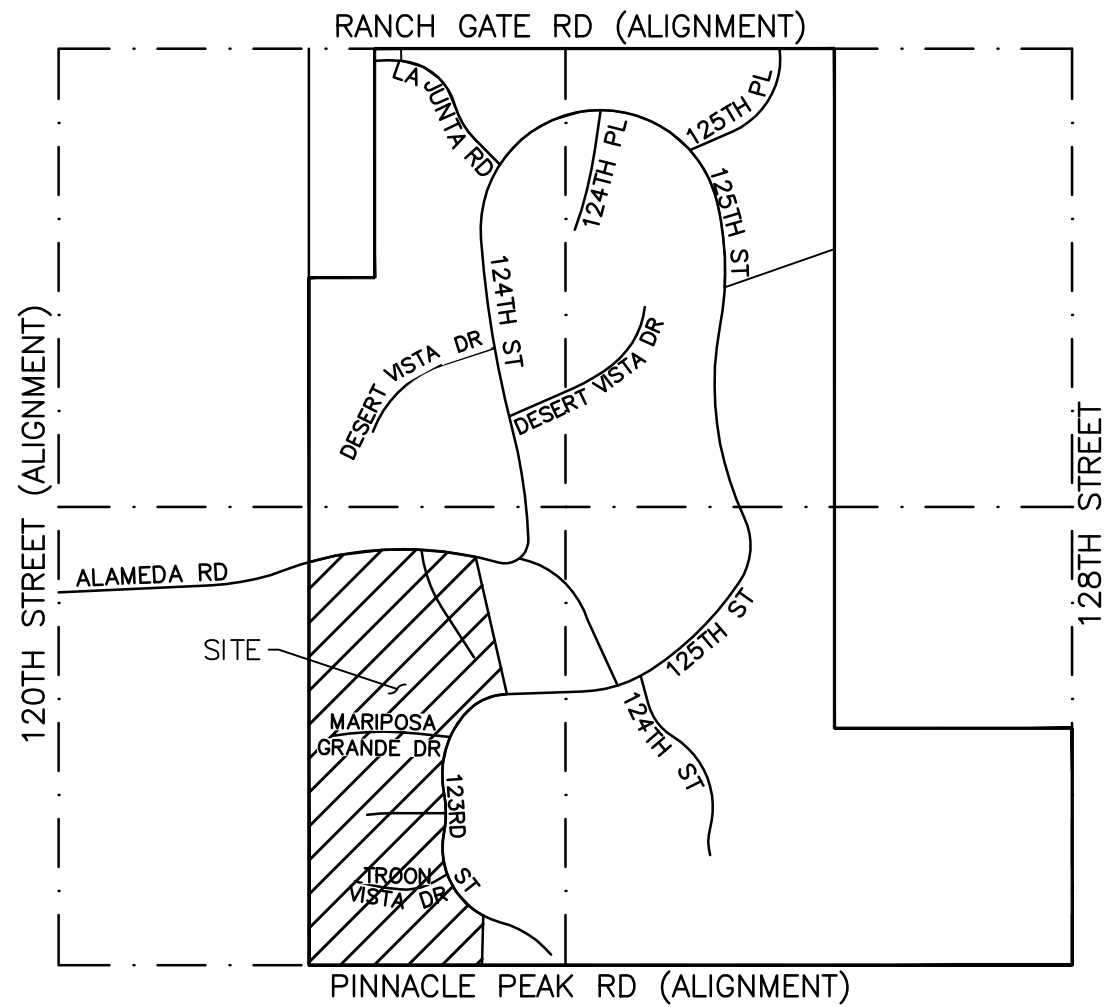


"ALTA/NSPS LAND TITLE SURVEY"

A PORTION OF SERENO CANYON PHASE 2A, RECORDED IN BOOK 1520 OF MAPS, PAGE 10 IN THE RECORDS OF THE MARICOPA COUNTY RECORDERS OFFICE, COUNTY OF MARICOPA, STATE OF ARIZONA

SCHEDULE "B" EXCEPTIONS

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2022.(NOT A SURVEY MATTER)  
2. THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS EXCEPTED FROM THE DESCRIPTION OF SAID LAND IN SCHEDULE A.(NOT A SURVEY MATTER)  
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: ROADWAY  
RECORDING DATE: FEBRUARY 15, 1977  
RECORDING NO: DOCKET 12076, PAGE 648  
(AFFECTS ALL)(AFFECTS, NOT SHOWN)  
4. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLAT OF THE GOLDIE BROWN PINNACLE PEAK RANCH: UNIT ONE, RECORDED JULY 19, 1977 IN BOOK 191 OF MAPS, PAGE 26.(AFFECTS, NOT SHOWN)  
5. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS 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  
RECORDED: JULY 19, 1977 IN DOCKET 12325, PAGE 538(AFFECTS, NOT SHOWN)  
6. A RESOLUTION FCD 2001R009 IN FAVOR OF THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY  
FOR: RIO VERDE AREA DRAINAGE AND FLOODPLAIN MANAGEMENT  
RECORDING DATE: AUGUST 30, 2001  
RECORDING NO: 2001-0801097(AFFECTS, NOT SHOWN)  
7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: DEVELOPMENT AGREEMENT, CITY OF SCOTTSDALE AGREEMENT NO. 2006-019-COS  
RECORDING DATE: APRIL 11, 2006  
RECORDING NO: 20060483131  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.(AFFECTS, NOT SHOWN)  
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
PURPOSE: PUBLIC UTILITIES AND APPURTENANT FACILITIES  
RECORDING DATE: MARCH 6, 2007  
RECORDING NO: 20070272035  
(AFFECTS LOTS 30A AND 63A)(AFFECTS, SHOWN)  
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: PUBLIC UTILITIES AND APPURTENANT FACILITIES  
RECORDING DATE: MARCH 06, 2007  
RECORDING NO: 20070272195  
(AFFECTS LOT 63A)(AFFECTS, SHOWN)  
10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
PURPOSE: MULTI-USE PUBLIC TRAIL AND APPURTENANT FACILITIES  
RECORDING DATE: MARCH 6, 2007  
RECORDING NO: 20070272197  
(AFFECTS LOTS 30A AND 63A)(AFFECTS, SHOWN)  
11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
PURPOSE: DRAINAGE AND FLOOD CONTROL AND APPURTENANT FACILITIES  
RECORDING DATE: MARCH 6, 2007  
RECORDING NO: 20070272199  
(AFFECTS LOTS 30A AND 63A)(AFFECTS, SHOWN)  
12. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: WELL AND LANDSCAPE EASEMENT DECLARATION  
RECORDING DATE: MARCH 8, 2007  
RECORDING NO: 20070280468  
(AFFECTS LOT 63A)(AFFECTS, SHOWN)  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
13. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: PRIVATE DRAINAGE EASEMENT DECLARATION  
RECORDING DATE: MARCH 8, 2007  
RECORDING NO: 20070280524  
(AFFECTS LOT 63A)  
NOTE: INCORRECTLY IDENTIFIED AS 07-0272199 ON SUBJECT PLAT.  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.(AFFECTS, SHOWN)  
14. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS 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  
RECORDED: APRIL 17, 2007 IN RECORDING NO. 20070448214  
THE PROVISIONS OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE EXTENDED TO INCLUDE PHASE 2 BY DECLARATION OF ANNEXATION RECORDED FEBRUARY 29, 2008 IN RECORDING NO. 2008-0181258;  
THE PROVISIONS OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE EXTENDED TO INCLUDE PHASE 3 BY DECLARATION OF ANNEXATION RECORDED FEBRUARY 29, 2008 IN RECORDING NO. 2008-0181259 AND RE-RECORDED NOVEMBER 30, 2018 IN RECORDING NO. 20180880562 (TO INCLUDE LOT 22, INADVERTENTLY OMITTED);  
THE PROVISIONS OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 30, 2018 IN RECORDING NO. 20180880563 AND ASSIGNMENT OF DECLARANTS RIGHTS RECORDED NOVEMBER 30, 2018 IN RECORDING NO. 20180880566;  
MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS  
RECORDING NO: 20190100626  
RECORDING NO: 20200525429  
RECORDING NO: 20201007010  
TRACT DECLARATION AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
RECORDING NO: 20200525992  
AMENDED AND RESTATED TRACT DECLARATION AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
RECORDING NO: 20210153450  
LIENS AND CHARGES AS SET FORTH IN THE ABOVE MENTIONED DECLARATION,  
PAYABLE TO: SERENO CANYON HOMEOWNERS ASSOCIATION(AFFECTS, NOT SHOWN)  
15. A RESOLUTION NO. 7190 IN FAVOR OF THE CITY OF SCOTTSDALE  
FOR: ABANDONING A PUBLIC RIGHT OF WAY  
RECORDING DATE: JULY 9, 2007  
RECORDING NO: 20070780189(AFFECTS, NOT SHOWN)



VICINITY MAP  
SECTION 11, TOWNSHIP 4 NORTH,  
RANGE 5 EAST

SCHEDULE "B" EXCEPTIONS(CONT.)

16. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLAT OF SERENO CANYON PHASE 2, RECORDED FEBRUARY 25, 2008 IN BOOK 974 OF MAPS, PAGE 40.(AFFECTS, SHOWN)  
17. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: DEVELOPER WATER LINE PAYBACK AGREEMENT  
RECORDING DATE: JULY 7, 2010  
RECORDING NO: 20100572914  
(AFFECTS ALL)  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.(DOES NOT AFFECT)  
18. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: FACILITY PAYBACK AGREEMENT FOR SEWER SYSTEM IMPROVEMENTS IN THE SERENO CANYON SERVICE AREA  
RECORDING DATE: DECEMBER 21, 2010  
RECORDING NO: 20101110660, AND  
RECORDING NO: 20101110859  
(AFFECTS ALL)  
REFERENCE IS HEREBY MADE TO SAID DOCUMENTS FOR FULL PARTICULARS.(AFFECTS, NOT SHOWN)  
19. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: SERENO CANYON WATER AND SEWER CREDIT AGREEMENT  
RECORDING DATE: DECEMBER 21, 2010  
RECORDING NO: 20101110685  
(AFFECTS ALL)  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.(AFFECTS, NOT SHOWN)  
20. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: PUBLIC IMPROVEMENTS COVENANT TO CONSTRUCT  
RECORDING DATE: DECEMBER 18, 2018  
RECORDING NO: 20180924618  
(AFFECTS PHASE 1A)  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.(DOES NOT AFFECT)  
21. AN OPTION TO PURCHASE SAID LAND WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS AS SET FORTH THEREIN.  
OPTIONOR: TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA BUSINESS CORPORATION  
OPTIONEE: TOLL BROTHERS AZ LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP  
DISCLOSED BY: MEMORANDUM OF ROLLING OPTION AGREEMENT  
RECORDING DATE: DECEMBER 18, 2018  
RECORDING NO: 20180925656  
(AFFECTS ALL)  
THEREAFTER PARTIAL TERMINATION OF MEMORANDUM OF ROLLING OPTION AGREEMENT RECORDED IN RECORDING NO. 20190419360 AND RECORDING NO. 20190419375.(AFFECTS, NOT SHOWN)  
22. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: COVENANT TO CONSTRUCT  
RECORDING DATE: MARCH 13, 2020  
RECORDING NO: 20200220257  
(AFFECTS PARCEL 2A, 1520/10)  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.(AFFECTS, NOT SHOWN)  
23. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT OF SERENO CANYON PHASE 2A RECORDED IN BOOK 1520 OF MAPS, PAGE 10 AND AFFIDAVIT OF AMENDMENT RECORDED MAY 13, 2020 IN RECORDING NO. 20200410449.(AFFECTS, SHOWN)  
24. INTENTIONALLY DELETED  
25. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: NATURAL AREA OPEN SPACE EASEMENT  
RECORDING DATE: APRIL 25, 2022  
RECORDING NO: 2022-359543  
(LOT 35A)(AFFECTS, SHOWN)  
26. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: NATURAL AREA OPEN SPACE EASEMENT  
RECORDING DATE: APRIL 25, 2022  
RECORDING NO: 2022-359549  
(LOT 63A)(AFFECTS, SHOWN)

FLOOD DESIGNATION

SUBJECT PARCELS ARE LOCATED WITHIN ZONE "X", ON FLOOD INSURANCE RATE MAP NO. 04013C1330L, WITH A DATE OF 10-16-2013, FOR COMMUNITY NUMBER 045012, IN THE CITY OF SCOTTSDALE, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.  
ZONE X:  
0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE..

LEGAL DESCRIPTION (PER TITLE)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:  
LOTS 30A THROUGH 42A, INCLUSIVE, AND LOTS 55A THROUGH 63A, INCLUSIVE, OF SERENO CANYON PHASE 2A, ACCORDING TO THE PLAT RECORDED IN BOOK 1520 OF MAPS, PAGE 10 AND AFFIDAVIT OF AMENDMENT RECORDED MAY 13, 2020 IN RECORDING NO. 20200410449, RECORDS OF MARICOPA COUNTY, ARIZONA; EXCEPT ALL MINERALS IN THE LAND, AND ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED TO THE UNITED STATES OF AMERICA IN THE PATENT RECORDED NOVEMBER 26, 1948 IN DOCKET 304, PAGE 447, RECORDS OF MARICOPA COUNTY, ARIZONA.  
APN: 217-01-494 THROUGH 515, INCLUSIVE

PARCEL AREA

PARCEL AREA: ±914,636 SQ. FT. OR, ±20.99 ACRES

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA. SAID LINE BEARS NORTH 89°51'21" EAST.

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE TITLE COMMITMENTS ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. FILE NO. 95000440-095-MW-SW, DATED AUGUST 8, 2022. STRATEGIC SURVEYING, LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY FIDELITY NATIONAL TITLE AGENCY, INC. AS LISTED HEREON. STRATEGIC SURVEYING, LLC, MAKES NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

REFERENCED INFORMATION

- 1. TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, NO. 95005440-095-MW-SW, DATED AUGUST 8, 2022.
- 2. FEMA FLOOD MAP 04013C1330L DATED 10-16-2013

NOTES

- 1. DECLARATION IS MADE TO THE ORIGINAL PURCHASER AND CERTIFIED PARTIES THAT IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
- 2. THIS SURVEY IS VALID ONLY WHEN BEARING THE SEAL AND SIGNATURE OF THE SURVEYOR.
- 3. ALL BEARINGS & DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
- 4. SITE IS NOT BEING UTILIZED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 5. THERE ARE NO GAPS AND GORES WITHIN ANY PORTION OF THE PROPERTY.
- 6. NO ENCROACHMENTS OBSERVED.
- 7. NO ENCROACHMENTS OF EASEMENTS WITHIN EXISTING BUILDINGS OBSERVED.
- 8. NO WETLANDS WERE OBSERVED DURING THE PERFORMANCE OF THIS SURVEY.
- 9. THE PROPERTY HAS DIRECT ACCESS VIA EAST ALAMEDA ROAD AND VIA NORTH 123RD STREET.
- 10. NO OBSERVED CHANGES IN RIGHT OF WAY.
- 11. NO RECENT EARTHMOVING WORK OBSERVED.

CERTIFICATION

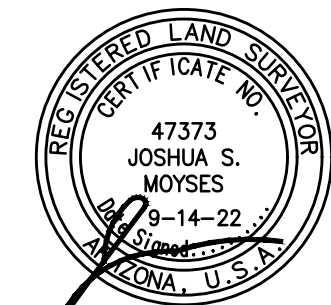
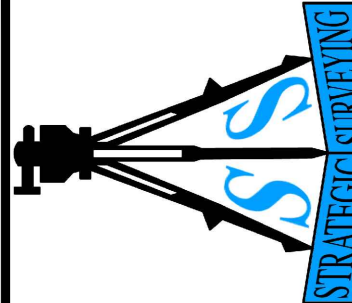
FIDELITY NATIONAL TITLE INSURANCE COMPANY, A FLORIDA CORPORATION  
CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION  
TOLL BROTHERS, ARIZONA CONSTRUCTION COMPANY, AN ARIZONA CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, & 20 OF TABLE A REQUIREMENTS THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER, 2021.

DATE OF PLAT OR MAP: 9-14-22  
JOSHUA S. MOYSES

STRATEGIC  
SURVEYING, LLC

2443 WEST 12TH STREET  
SITE 1  
TEMPE AZ 85281  
PH 480-272-7634



EXPIRES 03/31/23

BY	DATE	REVISION

AV	DATE	REVISION

AV	DATE	REVISION

AV	DATE	REVISION

AV	DATE	REVISION

AV	DATE	REVISION

AV	DATE	REVISION

SHEET 1 OF 5

DRAWING NUMBER

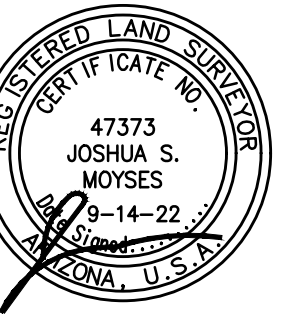
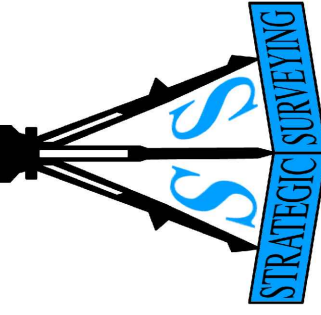
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PAGE 10 IN THE RECORDS OF THE MARICOPA COUNTY RECORDERS OFFICE, COUNTY  
OF MARICOPA, STATE OF ARIZONA



STE 1  
TEMPE, AZ 85281  
PH 480-272-7634



PIRES 03/31/23


CHK'D.	JSM
APPRV'D	JSM
DATE	9-14-22
STRATEGIC SURVEYING PROJ.#	
00539-ALTA	
CLIENT PROJECT NUMBER	

PREPARED FOR: TOLL BROTHERS  
PORTIONS OF SERENO CANYON PHASE 2A  
RECORDED IN BOOK 1520, PAGE 10 M.C.R.  
CITY OF SCOTTSDALE, ARIZONA

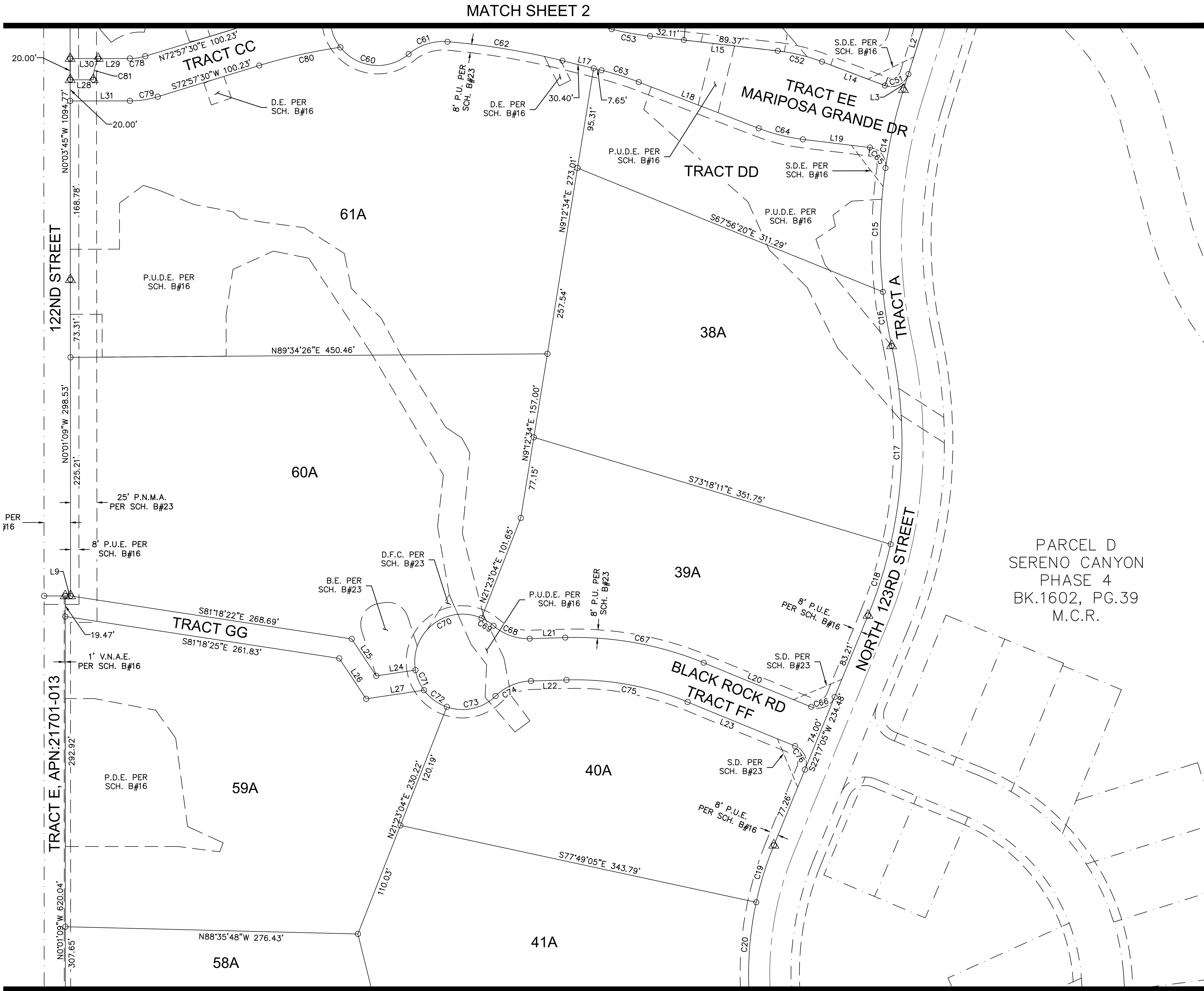
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DRAWING NUMBER

SV-0.02

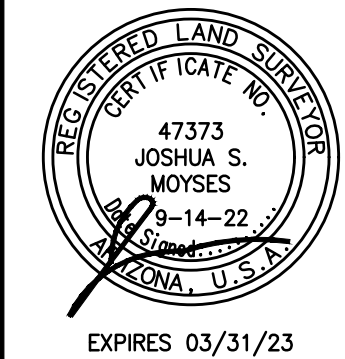
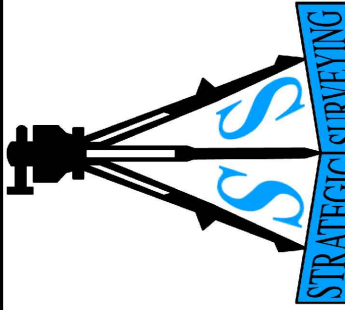
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STRATEGIC  
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BY	DATE	REVISION

AV	DATE	REVISION

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR: TOLL BROTHERS  
PORTIONS OF SERENO CANYON PHASE 2A  
RECORDED IN BOOK 1520, PAGE 10 M.C.R.  
CITY OF SCOTTSDALE, ARIZONA

SHEET 3 OF 5

DRAWING NUMBER

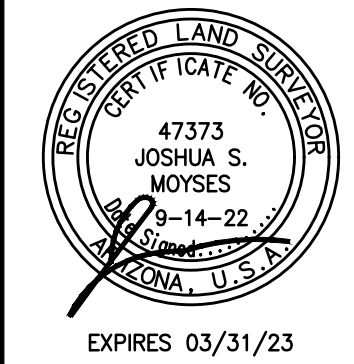
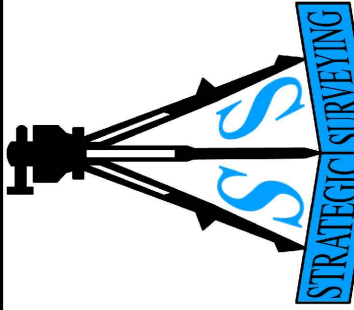
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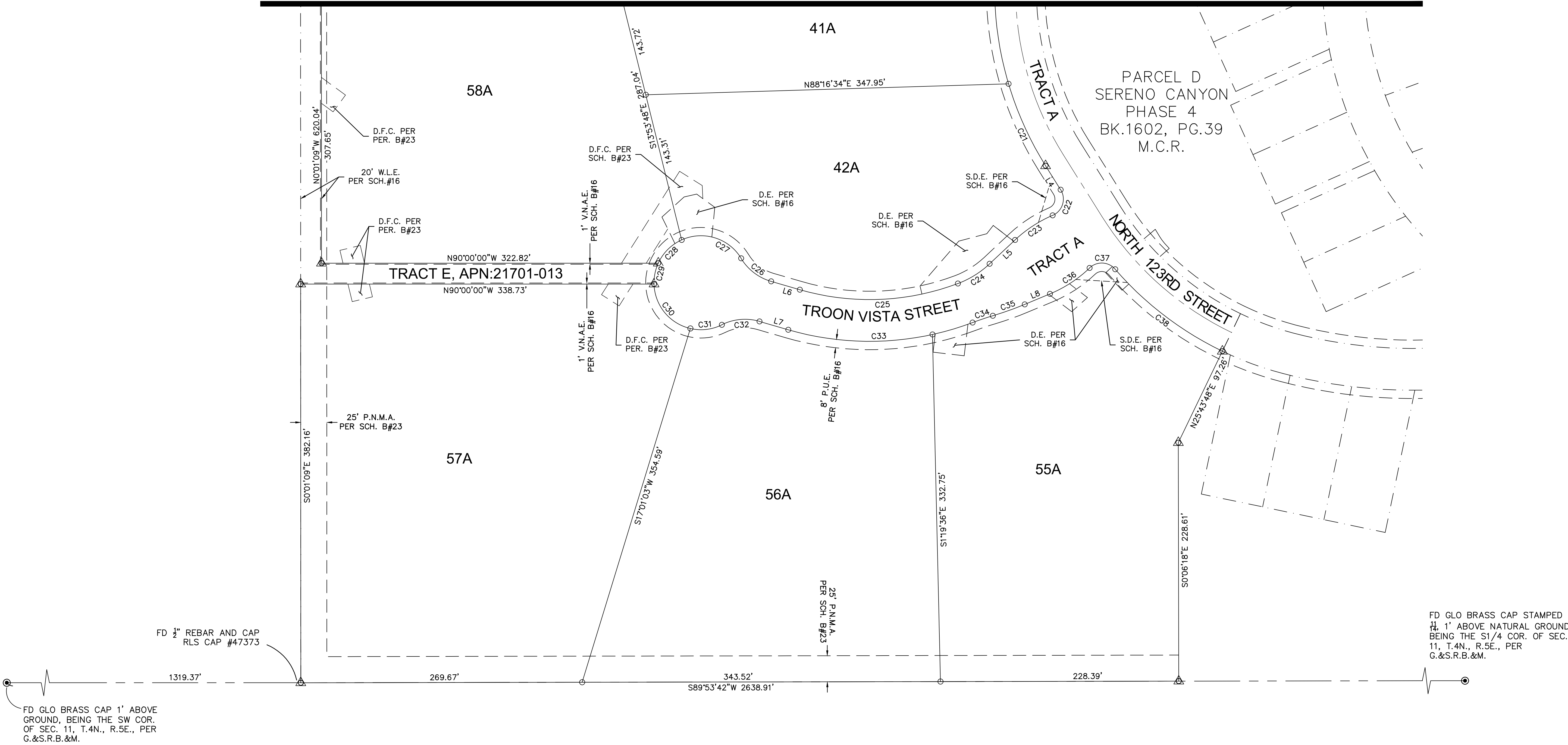
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STRATEGIC  
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SITE 1  
TEMPE, AZ 85281  
PH 480-272-7634



MATCH SHEET 3



BY	DATE	REVISION

AV	DATE	REVISION

ALTA/NSPS LAND TITLE SURVEY  
PREPARED FOR: TOLL BROTHERS  
PORTIONS OF SERENO CANYON PHASE 2A  
RECORDED IN BOOK 1520, PAGE 10 M.C.R.  
CITY OF SCOTTSDALE, ARIZONA

SHEET 4 OF 5

DRAWING NUMBER

SV-0.04

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OF MARICOPA, STATE OF ARIZONA

LINE TABLE		
LINE #	LENGTH	BEARING
L21	33.63'	S88°19'06"W
L22	33.63'	N88°19'06"E
L23	109.69'	S67°42'55"E
L24	37.37'	N81°27'27"E
L25	41.92'	S33°32'33"E
L26	45.81'	S33°32'33"E
L27	55.34'	N81°27'27"E
L28	21.79'	S89°56'15"W
L29	29.86'	S89°56'15"W
L30	26.48'	S89°56'15"W
L31	56.34'	N89°56'15"E

SV-0.05