

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS: PARCEL NO. 1: LOTS 1 AND 2, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, BY RIGHT OF WAY DEDICATION DEED RECORDED AS 2010-0072426 OF OFFICIAL RECORDS.

PARCEL NO. 2:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO A POINT; THENCE EAST 25.88 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN; THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 16.00 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL, A DISTANCE OF 354.54 FEET TO A CORNER OF LOT 1, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 38 DEGREES 11 MINUTES 30 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, VALLEY PLAZA, A DISTANCE OF 120.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF WESTERN PARK DRIVE, AS ESTABLISHED BY INSTRUMENT RECORDED IN DOCKET 1906, PAGE 67, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTHERLY, 143.69 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 51 DEGREES 48 MINUTES 30 SECONDS, AND A RADIUS OF 158.91 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, AS SHOWN IN BOOK 5 OF ROAD MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 292.19 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO A POINT;

THENCE EAST 25.88 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, AS SHOWN IN BOOK 5 OF ROAD MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 190.00 FEET TO A POINT;

THENCE NORTH, ALONG A LINE PERPENDICULAR TO SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 83.00 FEET TO A POINT;

THENCE NORTH 38 DEGREES 11 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 1, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA AND PERPENDICULAR TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF ARIZONA CANAL, A DISTANCE OF 52.23 FEET TO A POINT 16.00 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERLY RIGHT OF WAY LINE;

THENCE SOUTHWESTERLY, ALONG A LINE PARALLEL TO AND 16.00 FEET SOUTHEASTERLY FROM THE RIGHT OF WAY LINE OF ARIZONA CANAL, SOUTH 51 DEGREES 48 MINUTES 30 SECONDS WEST, A DISTANCE OF 200.66 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO A POINT;

THENCE EAST 25.88 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, AS SHOWN IN BOOK 5 OF ROAD MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 190.00 FEET TO A POINT;

THENCE NORTH, ALONG A LINE PERPENDICULAR TO SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 83.00 FEET TO A POINT;

THENCE NORTH 38 DEGREES 11 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL TO THE SOUTHWESTERLY LINE OF LOT 1, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA AND PERPENDICULAR TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF ARIZONA CANAL, A DISTANCE OF 52.23 FEET TO A POINT 16.00 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERLY RIGHT OF WAY LINE;

THENCE SOUTHWESTERLY, ALONG A LINE PARALLEL TO AND 16.00 FEET SOUTHEASTERLY FROM THE RIGHT OF WAY LINE OF ARIZONA CANAL, SOUTH 51 DEGREES 48 MINUTES 30 SECONDS WEST, A DISTANCE OF 200.66 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT THAT PORTION DEEDED TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, RECORDED AS 2016-819172.

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

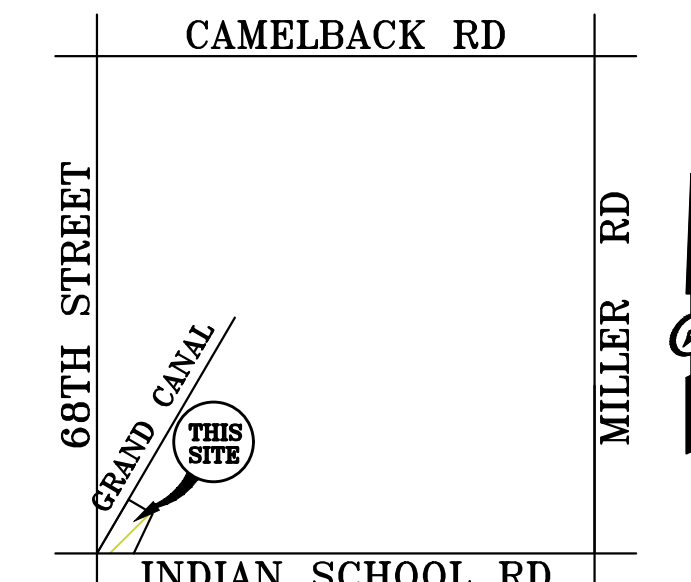
PARCEL NO. 4:

THAT PORTION OF PUBLIC ALLEY AS ABANDONED BY RESOLUTION NO. 7674 RECORDED JANUARY 28, 2010 AS INSTRUMENT NO. 2010-0073886 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, THENCE NORTH 51°48'24" EAST A DISTANCE OF 100.43 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL, TO THE POINT OF BEGINNING; THENCE NORTH 51°48'40" EAST A DISTANCE OF 363.83 FEET; THENCE SOUTH 38°11'20" EAST A DISTANCE OF 15.99 FEET; THENCE SOUTH 51°48'30" WEST A DISTANCE OF 363.83 FEET; THENCE NORTH 38°11'30" WEST A DISTANCE OF 16.00 FEET, TO THE POINT OF BEGINNING.

SCHEDULE B EXCEPTIONS

- 1. TAXES FOR THE FULL YEAR OF 2021. (THE FIRST HALF IS DUE OCTOBER 1, 2021 AND IS DELINQUENT NOVEMBER 1, 2021. THE SECOND HALF IS DUE MARCH 1, 2022 AND IS DELINQUENT MAY 1, 2022.)
2. THE LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSE OF OBTAINING WATER RIGHTS FOR SAID LAND. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
3. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CITY OF SCOTTSDALE DOWNTOWN ENHANCED MUNICIPAL SERVICES DISTRICT NO. ... (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
4. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
5. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF VALLEY PLAZA, AS RECORDED IN PLAT BOOK 72, PAGE(S) 28. 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). PLOTTED
6. AN EASEMENT FOR ELECTRICAL TRANSMISSION LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 339 OF DEEDS, PAGE 146 OF OFFICIAL RECORDS. APPLIES TO PARCEL NOT DEFINED
7. AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 1825, PAGE 130 OF OFFICIAL RECORDS. PLOTTED
8. AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 1825, PAGE 133 OF OFFICIAL RECORDS. PLOTTED
9. AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 02, 1969 AS DOCKET 7546, PAGE 524 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 3) PLOTTED NOT ON PROPERTY.
10. AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 95-586700 OF OFFICIAL RECORDS. (AFFECTS LOT NO. 2 OF PARCEL 1) PLOTTED
11. AN EASEMENT FOR MEMORANDUM OF NEW LEGAL DESCRIPTIONS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 06, 2009 AS 2009-102337 OF OFFICIAL RECORDS. DOES NOT APPLY TO PARCEL
12. ALL MATTERS AS SET FORTH IN COVENANT REGARDING CANAL BANK IMPROVEMENTS, RECORDED JANUARY 28, 2010 AS 2010-0072425 OF OFFICIAL RECORDS. AFFECTS ALL PARCELS BLANKET IN NATURE SEE SURVEYOR NOTE 7.
13. AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2010- 0072428 OF OFFICIAL RECORDS. PLOTTED
(AFFECTS PARCEL NO. 2 AND 3)
14. ALL MATTERS AS SET FORTH IN PUBLIC IMPROVEMENTS COVENANT TO CONSTRUCT, RECORDED JANUARY 28, 2010 AS 2010-0072429 OFFICIAL RECORDS. AFFECTS ALL PARCELS BLANKET IN NATURE SEE SURVEYOR NOTE 7.
15. THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT TO PRESERVE A PUBLIC EASEMENT IN PUBLIC ALLEY AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED JANUARY 28, 2016 AS 2010-073886 OF OFFICIAL RECORDS. PLOTTED
(AFFECTS PARCEL NO. 4)
16. ALL MATTERS AS SET FORTH IN CITY OF SCOTTSDALE PUBLIC RIGHT-OF-WAY DEDICATION DEED, RECORDED JANUARY 28, 2010 AS 2010-0074414 OF OFFICIAL RECORDS. DOES NOT APPLY TO PARCEL
17. ALL MATTERS AS SET FORTH IN CITY OF SCOTTSDALE PUBLIC NON-MOTORIZED ACCESS EASEMENT, RECORDED JANUARY 28, 2010 AS 2010-0074415 OF OFFICIAL RECORDS. DOES NOT APPLY TO PARCEL
18. ALL MATTERS AS SET FORTH IN COVENANT TO PROVIDE PUBLIC PLAZAS, RECORDED JANUARY 28, 2010 AS 2010- 0074416 OF OFFICIAL RECORDS. DOES NOT APPLY TO PARCEL
19. ALL MATTERS AS SET FORTH IN COVENANT TO MAINTAIN LANDSCAPING AND IMPROVEMENTS, RECORDED JANUARY 28, 2010 AS 2010-0074417 OF OFFICIAL RECORDS. DOES NOT APPLY TO PARCEL
20. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AND DECLARATION OF RESTRICTIONS" RECORDED JULY 15, 2015 AS 2015-510525 OF OFFICIAL RECORDS. DOES NOT APPLY TO PARCEL.
21. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "VEHICULAR NPN-ACCESS EASEMENT" RECORDED JANUARY 28, 2010 AS 2010-072427 OF OFFICIAL RECORDS. OF OFFICIAL RECORDS PLOTTED
22. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
23. 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.
24. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.



VICINITY MAP N.T.S. SECTION 22 TOWNSHIP 2N, RANGE 4E

BASIS OF BEARING

THE MONUMENT LINE OF INDIAN SCHOOL RD FROM THE SOUTH QUARTER CORNER TO THE SEC OF SECTION 22 WHICH BEARS SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST.

REFERENCE DOCUMENTS

- 1. BOOK 72 PAGE 28 MCR
2. UNRECORDED ALTA SURVEY BY ALPHA ENGINEERING.

TITLE REFERENCE

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-10125903-LA2. EFFECTIVE DATE: MAY 20, 2021 AT 8:00 A.M.

FEMA FIRM FLOOD ZONE DESIGNATION

THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE OF FLOOD HAZARD AS SHOWN IN FEMA FIRM MAP 04013C1770L, DATED OCTOBER 16TH, 2013.

NOTES

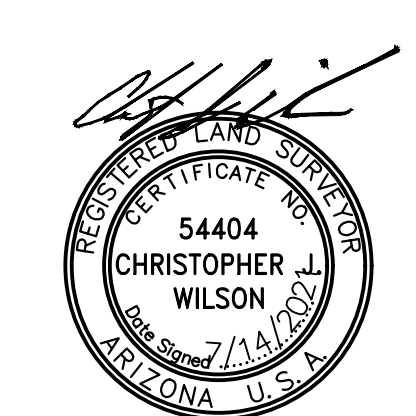
- 1. THIS SURVEY IS BASED UPON DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO ADDITIONAL RECORD RESEARCH WAS DONE BY MLC SERVICES, LLC.
2. PEDESTRIAN ACCESS IS PROVIDED BY PUBLIC SIDEWALK AND VEHICULAR ACCESS IS PROVIDED BY PUBLIC RIGHT-OF-WAY.
3. THERE WAS NOT OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUNDS FOUND ON THE SITE DURING THE COURSE OF THE FIELD WORK.
4. THERE IS NO EVIDENCE OF EARTHMOVING ON THE PARCELS.
5. THE SURVEYOR IS UNAWARE OF ANY PROPOSED RIGHT OF WAY CHANGES TO ANY OF THE PUBLIC STREETS AND THE CITY OF SCOTTSDALE HAS NOT MADE ANY INFORMATION TO THE SURVEYOR TO THE CONTRARY.
6. SURVEYOR CARRIES \$1,000,000 PER OCCURRENCE/ \$2,000,000 ANNUAL, CERTIFICATE OF INSURANCE FURNISHED UPON REQUEST.
7. EXCEPTION 12 & 14 LEGAL DESCRIPTIONS WHEN TRACED DO NOT CLOSE, SURVEYOR USED GRAPHIC TO DETERMINE INTENT AND WE BELIEVE THE INTENT WAS TO ENCOMPASS THE ENTIRE PARCEL IN A BLANKET NATURE. AND HAVE SHOWN SUCH ON MAP.

PARCEL ADDRESS & AREAS

- APN 173-48-026 B 0.016 ACRE MORE OR LESS (PARCEL 1)
APN 173-48-025 B 0.09 ACRE MORE OR LESS (PARCEL 1)
APN 173-48-048 G 0.62 ACRE MORE OR LESS (PARCEL 2)
APN 173-48-048 J 0.15 ACRE MORE OR LESS (PARCEL 3)

ZONING

ZONING REPORT NOT PROVIDED TO THE SURVEYOR



CERTIFICATION

EXP 3-31-22

AZ OCEAN VIEW, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AS TO PARCELS 1 THROUGH 4; I, CHRISTOPHER J. WILSON, A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA DO HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING LAND SURVEYING IN THE STATE OF ARIZONA AND, WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 1, 2, 3, 4 (IN ACRES), 5, 8, 9, 12, 13, 14, 15 & 19, IN TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE FIELD WORK WAS COMPLETED ON JUNE 26, 2021.

DATE OF PLAT OR MAP: JULY 14, 2021.

CHRISTOPHER J WILSON, RLS
REGISTRATION NUMBER 55404

Table with 2 columns: DATE, DESCRIPTION. Includes entry for 7/12/21 ALLEY, EX 12 & 14 CORRECTIONS.

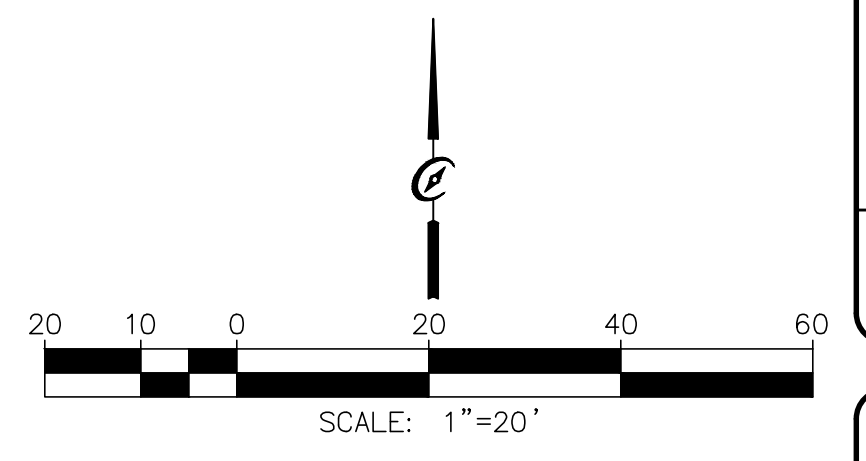
ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE SOUTHEAST QUARTER SECTION 22 T 2N R 4E
SCOTTSDALE, AZ

MLC SERVICES SURVEYING LAND CIVIL CONSTRUCTION & ENGINEERING. SURVEY COVERSHEET. DRAFTING: AN, CJW. DATE: JUNE 29, 2021. CHECKED: CJW.



JOB NO. 21-06011
1 OF 2

- LEGEND**
- EASEMENT
  - ▬ BUILDING
  - ▬ CONCRETE
  - ▬ SIDEWALK
  - ▬ CURB & GUTTER
  - ▬ CURB
  - ▬ STRIPING
  - ▬ WATER
  - ▬ SANITARY SEWER
  - ▬ STORM DRAIN
- EX & PROPOSED SYMBOLS**
- ☐ CATCH BASIN
  - ⊗ WATER VALVE
  - ⊗ EX WATER VALVE
  - ⊕ FIRE HYDRANT
  - ⊕ BACKFLOW PREVENTER
  - ⊕ EX STREET LIGHT
  - ⊕ EX ELECTRIC PULL BOX
  - ⊕ DROP INLET
  - ⊕ PLUG
  - ⊕ STORM DRAIN MANHOLE
  - SANITARY SEWER CLEANOUT
  - ⊕ EX SANITARY SEWER MANHOLE
  - ⊕ GAS METER
  - ⊕ SIGN
  - ⊕ MONUMENT AS NOTED
  - SET REBAR W/ CAP OR NAIL WITH ALUMINUM TAG "WILSON RLS 54404"
  - FND AS NOTED
  - ← GUY WIRE
  - POWER POLE



**BENCH MARK**  
 BRASS CAP IN HANDHOLE AT THE  
 SEC OF SECTION 22, NAVD 88,  
 COP DATUM ELEVATION=1260.37

DATE	DESCRIPTION
7/12/21	ALLEY, EX 12 & 14 CORRECTIONS

**ALTA/NSPS LAND TITLE SURVEY**  
**A PORTION OF THE SOUTHEAST QUARTER**  
**SECTION 22 T 2N R 4E**  
 SCOTTSDALE, AZ

**MLC SERVICES**  
 ARIZONA LAND CIVIL CONSTRUCTION & ENGINEERING  
 3231 S. COUNTRY CLUB WAY., SUITE 103 TEMPE, AZ 85282 PH. 402-393-2030 FAX 402-393-2031  
 DRAFTING: AN, CJW  
 DATE: JUNE 29, 2021

**ALTA SURVEY**  
 CHECKED: CJW

SEAL

REGISTERED LAND SURVEYOR  
 54404  
 CHRISTOPHER J. WILSON  
 ARIZONA U.S.A.

EXP 3-31-22

JOB NO. 21-06011  
 2 OF 2

