

A.L.T.A./N.S.P.S. LAND TITLE SURVEY
SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SCHEDULE B-SECTION II – EXCEPTIONS

1.

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.
2.

(A) 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
3.

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 THEREOF.
4.

EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
5.

DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
6.

(A) 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.
7.

ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS.
8.

TAXES FOR THE FULL YEAR OF 2023. (THE FIRST HALF IS DUE OCTOBER 1, 2023 AND IS DELINQUENT NOVEMBER 1, 2023. THE SECOND HALF IS DUE MARCH 1, 2024 AND IS DELINQUENT MAY 1, 2024).
9.

THE LIABILITIES AND OBLIGATIONS IMPOSED UPON THE 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.
- 10

A PLAT RECORDED IN BOOK 2, PAGE 15 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (AS SHOWN)
- 11

A PLAT RECORDED IN BOOK 9, PAGE 38 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (AS SHOWN)
- 12

A PLAT RECORDED IN BOOK 9, PAGE 64 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (AS SHOWN)
- 13

A PLAT RECORDED IN BOOK 13, PAGE 97 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (AS SHOWN)
14.

AN EASEMENT FOR ELECTRIC AND INCIDENTAL PURPOSES RECORDED AS DOCKET 7632, PAGE 505. (DOES NOT AFFECT – EASEMENT SITS APPROXIMATELY 200’ EASTERLY OF SITE)
15.

THE EFFECT OF INCLUSION WITHIN THE FLOOD CONTROL DISTRICT OF SAID COUNTY AS DISCLOSED BY INSTRUMENT RECORDED AS 9 8–0008424, OF OFFICIAL RECORDS. (NOT A SURVEY ISSUE)
16.

THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED RESOLUTION NO. 8356 RECORDED JUNE 29, 2010 AS 2010–0549775, OF OFFICIAL RECORDS. (NOT A SURVEY ISSUE)
- 17

THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED JULY 22, 2015 AS 2015–0528448, OF OFFICIAL RECORDS. (AS SHOWN)
- 18

AN EASEMENT FOR POWER DISTRIBUTION AND INCIDENTAL PURPOSES RECORDED AS 2015–0588895, OF OFFICIAL RECORDS. (AS SHOWN)
19.

THE EFFECT OF INCLUSION WITHIN THE FLOOD CONTROL DISTRICT OF SAID COUNTY AS DISCLOSED BY INSTRUMENT RECORDED AS 2022 –0667059, OF OFFICIAL RECORDS. (NOT A SURVEY ISSUE)
20.

ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
21.

ANY RIGHTS, INTEREST OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.

NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT.

SURVEYORS NOTES

1.

THIS SURVEY IS BASED COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. ISSUING OFFICE FILE NUMBER: 12694TAZ. COMMITMENT DATE: JULY 20, 2023.
2.

THE BEARINGS AND DISTANCES DEPICTED INDICATE ACTUAL FIELD OR COMPUTED MEASUREMENTS PERFORMED DURING THE COURSE OF THIS SURVEY. THIS INFORMATION MAY VARY FROM DOCUMENTS OF RECORD USED FOR THIS SURVEY.
3.

THE UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE ABOVE GROUND EVIDENCE. THIS SURVEY MAY NOT DEPICT ALL OF THE UNDERGROUND UTILITIES EITHER IN SERVICE OR ABANDONED THAT MAY EXIST ADJACENT TO OR WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY. AN UNDERGROUND UTILITY LOCATOR WAS NOT CONTACTED AND SHOULD BE RETAINED PRIOR TO EXCAVATION OR CONSTRUCTION TO DETERMINE THE PRECISE LOCATION OF ALL UTILITIES THAT MAY EXIST ADJACENT TO OR WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY.
4.

THIS SURVEY HAS BEEN PREPARED EXCLUSIVELY FOR THE PARTIES STATED IN THE CERTIFICATION FOR USE IN CONJUNCTION WITH THE ESCROW REFERENCE IN SURVEY NOTE NO. 1. REPRODUCTION OR USE OF THIS SURVEY BY ANY OTHER PARTY FOR ANY OTHER TRANSACTION OR PURPOSE IN UNAUTHORIZED WITHOUT WRITTEN AUTHORIZATION FROM KAEKO. 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 FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AND EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

REFERENCE DOCUMENTS

RECORD OF SURVEY, BOOK 1047 OF MAPS, PAGE 17, M.C.R.
RECORD OF SURVEY, BOOK 1087 OF MAPS, PAGE 17, M.C.R.
RECORD OF SURVEY, BOOK 1484 OF MAPS, PAGE 32, M.C.R.
LOT ASSEMBLAGE, BOOK 1510 OF MAPS, PAGE 09, M.C.R.
RECORD OF SURVEY, BOOK 1552 OF MAPS, PAGE 13, M.C.R.
RECORD OF SURVEY, BOOK 1734 OF MAPS, PAGE 34, M.C.R.
QUIT CLAIM DEED, DKT. NO. 1960–0080488, M.C.R.
QUIT CLAIM DEED, DKT. NO. 1964–0159239, M.C.R.
QUIT CLAIM DEED, DKT. NO. 1964–0186421, M.C.R.
SPECIAL WARRANTY DEED, DKT. NO. 2004–1132494, M.C.R.
SPECIAL WARRANTY DEED, DKT. NO. 2013–0460556, M.C.R.
SPECIAL WARRANTY DEED, DKT. NO. 2019–0180518, M.C.R.
SPECIAL WARRANTY DEED, DKT. NO. 2019–0454220, M.C.R.

LEGAL DESCRIPTION

THE WEST 300 FEET OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, 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 THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE EAST, ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 651 FEET TO A POINT;

THENCE NORTH, AT A RIGHT ANGLE TO THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 390 FEET TO A POINT;

THENCE WEST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 651 FEET;

THENCE SOUTH A DISTANCE OF 390 FEET TO THE POINT OF BEGINNING.

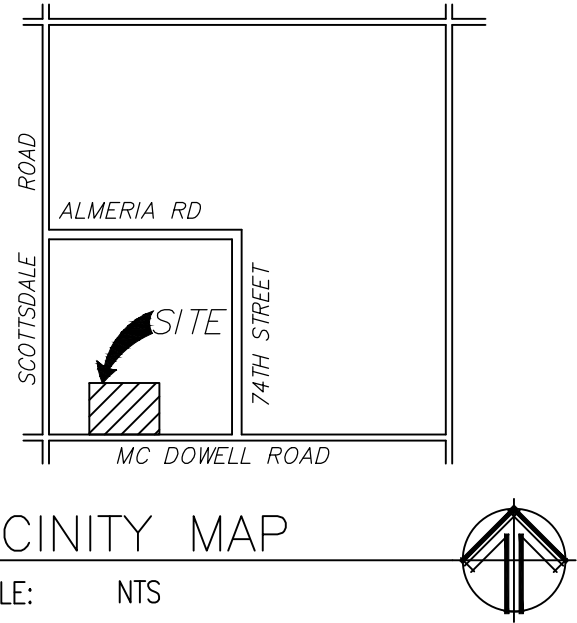
BASIS OF BEARING

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH BEARS N 89°41'46" E, ACCORDING TO THE PROPERTY ASSEMBLAGE PLAT, RECORDED IN BOOK 1734 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEY CERTIFICATION

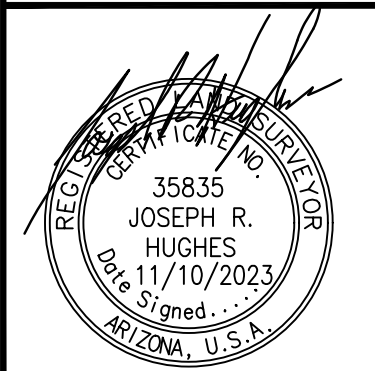
TO: FIRST AMERICAN TITLE INSURANCE COMPANY, AND MOTOR MCDOWELL HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY:

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, 4, 7a, 8, 9, 11 (OBSERVED EVIDENCE), 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN OCTOBER 2023.



A.L.T.A. / N.S.P.S. LAND TITLE SURVEY
7300 EAST McDOWELL ROAD
SCOTTSDALE, ARIZONA
MARICOPA COUNTY

DRAWN BY:	KJS
CHECKED BY:	JRH
DATE:	11/10/23
SCALE:	NTS
PROJECT #:	7023044
LAST MODIFIED:	
LAST MODIFIED BY:	



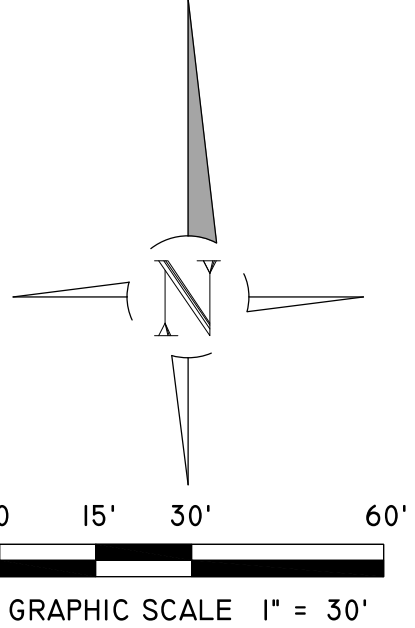
A.L.T.A./N.S.P.S. LAND TITLE SURVEY
SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

W 1/4 COR. SEC. 35
COS BRASS CAP IN
HANDHOLE

E 1/4 COR. SEC. 35
COS BRASS CAP IN
HANDHOLE

SCOTTSDALE ROAD
2659.98'
NORTH
S 00°11'51" W

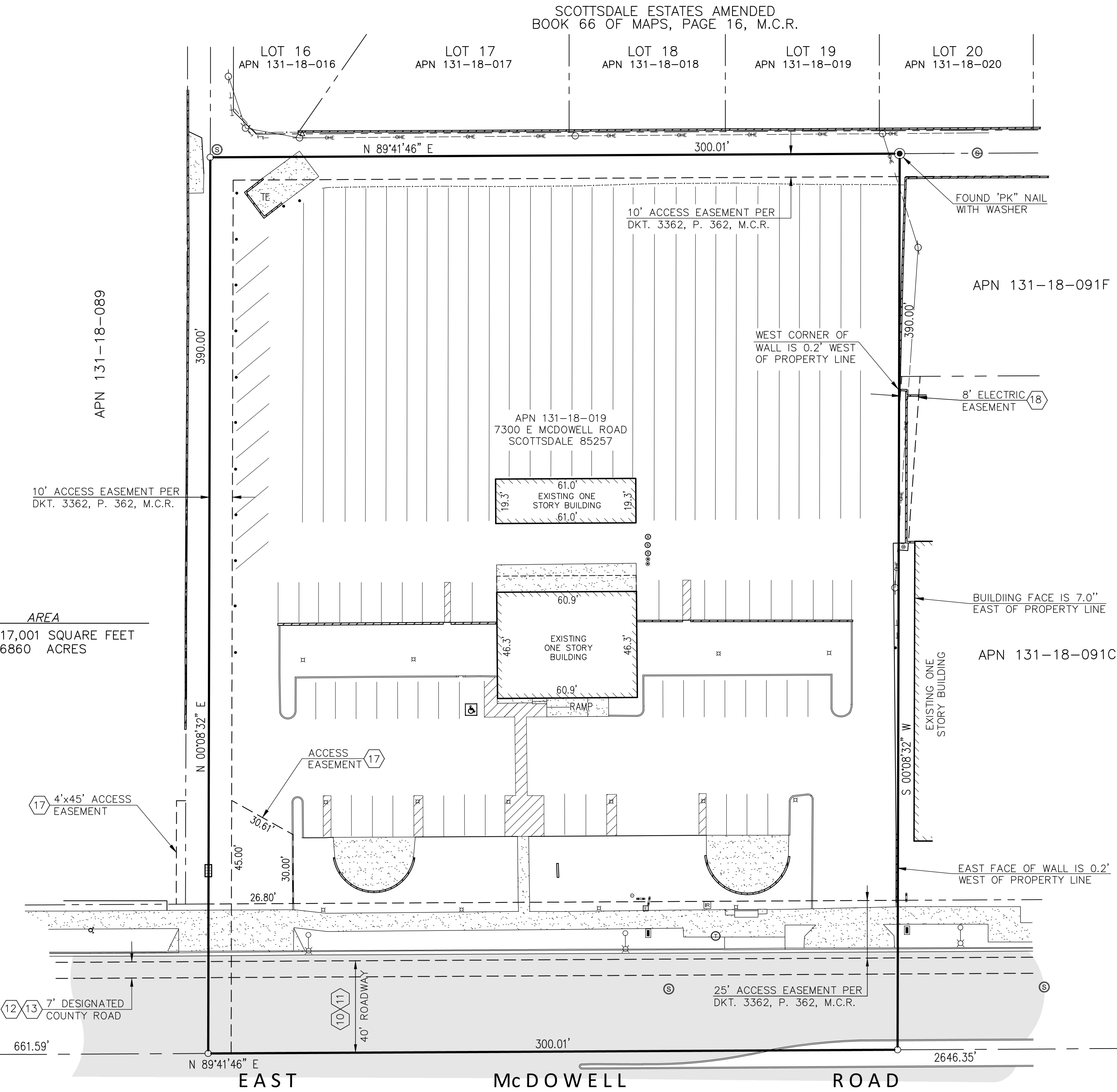
MILLER ROAD
2652.36'
NORTH
S 00°01'26" E



LEGEND

- FOUND MONUMENT (TYPE SHOWN)
- PROPERTY CORNER (NOT FOUND/ NOT SET)
- WATER METER
- BACKFLOW PREVENTOR
- IRRIGATION PEDESTAL
- IRRIGATION CONTROL VALVE
- POWER POLE
- GUY ANCHOR
- LIGHT POLE
- STREET LIGHT
- ELECTRIC JUNCTION BOX
- SANITARY SEWER MANHOLE
- SANITARY CLEAN OUT
- STORM GRATE
- BOLLARD
- FIRE DEPARTMENT CONNECTOR
- TELEPHONE MANHOLE
- HANDICAPPED PARKING SPACE
- CONCRETE SURFACE
- PAVED SURFACE
- OVERHEAD ELECTRIC
- CHAIN LINK/ WOOD FENCE
- MASONRY WALL
- TRASH ENCLOSURE
- CITY OF SCOTTSDALE
- M.C.R. MARICOPA COUNTY RECORDER
- APN ASSESSOR PARCEL NUMBER

AREA
GROSS: 117,001 SQUARE FEET
2.6860 ACRES



SW COR. SEC. 35
COS BRASS CAP IN
HANDHOLE

S 1/4 COR. SEC. 35
COS BRASS CAP IN
HANDHOLE

CLIENT	
ENGINEER	
SURVEYOR	
JOSEPH R. HUGHES 451 NORTH DEAN AVENUE CHANDLER, ARIZONA 85226 PHONE: 480-219-0093	
A.L.T.A. / N.S.P.S. LAND TITLE SURVEY 7300 EAST McDOWELL ROAD SCOTTSDALE, ARIZONA MARICOPA COUNTY	
DRAWN BY: KJS	CHECKED BY: JRH
DATE: 11/09/23	SCALE: NTS
PROJECT #: 7023044	LAST MODIFIED BY:
SHEET 2	OF 2
S-2	