

NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE AGENCY, LLC.
EFFECTIVE DATE: JUNE 2, 2023
COMMITMENT NO: 99-2315426
2. THIS SURVEY REFLECTS EXISTING CONDITIONS BASED ON DATA COMPILED ON JUNE 5, 2023. THIS SURVEY ONLY VERIFIES CONDITIONS AS OF THAT DATE. ANY CHANGES TO THE CONDITIONS AFTER SAID DATE WOULD NEED TO BE REFLECTED IN AN UPDATED ALTA SURVEY.
3. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
040037	1760	L	10/16/13	X	N/A
	10/16/13				

ENGINEER'S CERTIFICATION: ALL FINISHED FLOORS SHOWN ON THIS PLAN ARE FREE FROM INUNDATION FROM THE 100-YEAR PEAK RUNOFF EVENT.

SCHEDULE 'B' - PART II ITEMS

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 OF THE LAND.
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 YEAR 2023, A LIEN NOT YET DUE AND PAYABLE.
9. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
10. EASEMENTS AS SHOWN ON PLAT RECORDED IN BOOK 72 OF MAPS, PAGE 27
11. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED AS BOOK 719 OF MAPS, PAGE 21, 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).
12. AN EASEMENT FOR GAS LINES AND INCIDENTAL PURPOSES, RECORDED AS 92-671893 OF OFFICIAL RECORDS.
13. AN EASEMENT FOR PUBLIC UTILITY, EMERGENCY AND SERVICE VEHICLE ACCESS AND INCIDENTAL PURPOSES, RECORDED AS 2004-1461143 OF OFFICIAL RECORDS.
14. ALL MATTERS AS SET FORTH IN IRREVOCABLE PERMIT FOR RIGHT-OF-WAY AND UTILITY ACCESS, RECORDED AS 90-573267 AND CORRECTION RECORDED AS 92-333964 OF OFFICIAL RECORDS.
15. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DOCUMENT RECORDED AS 92-671891 AND AMENDMENTS RECORDED AS 94-891363 AND AS 94-891364 OF OFFICIAL RECORDS, 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 TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES.
16. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DOCUMENT RECORDED AS 92-671892 OF OFFICIAL RECORDS, 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 TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES.

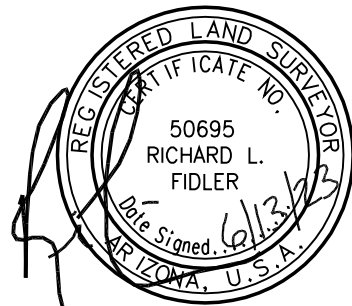
SURVEYOR'S CERTIFICATION

To Pioneer Title Agency Inc:

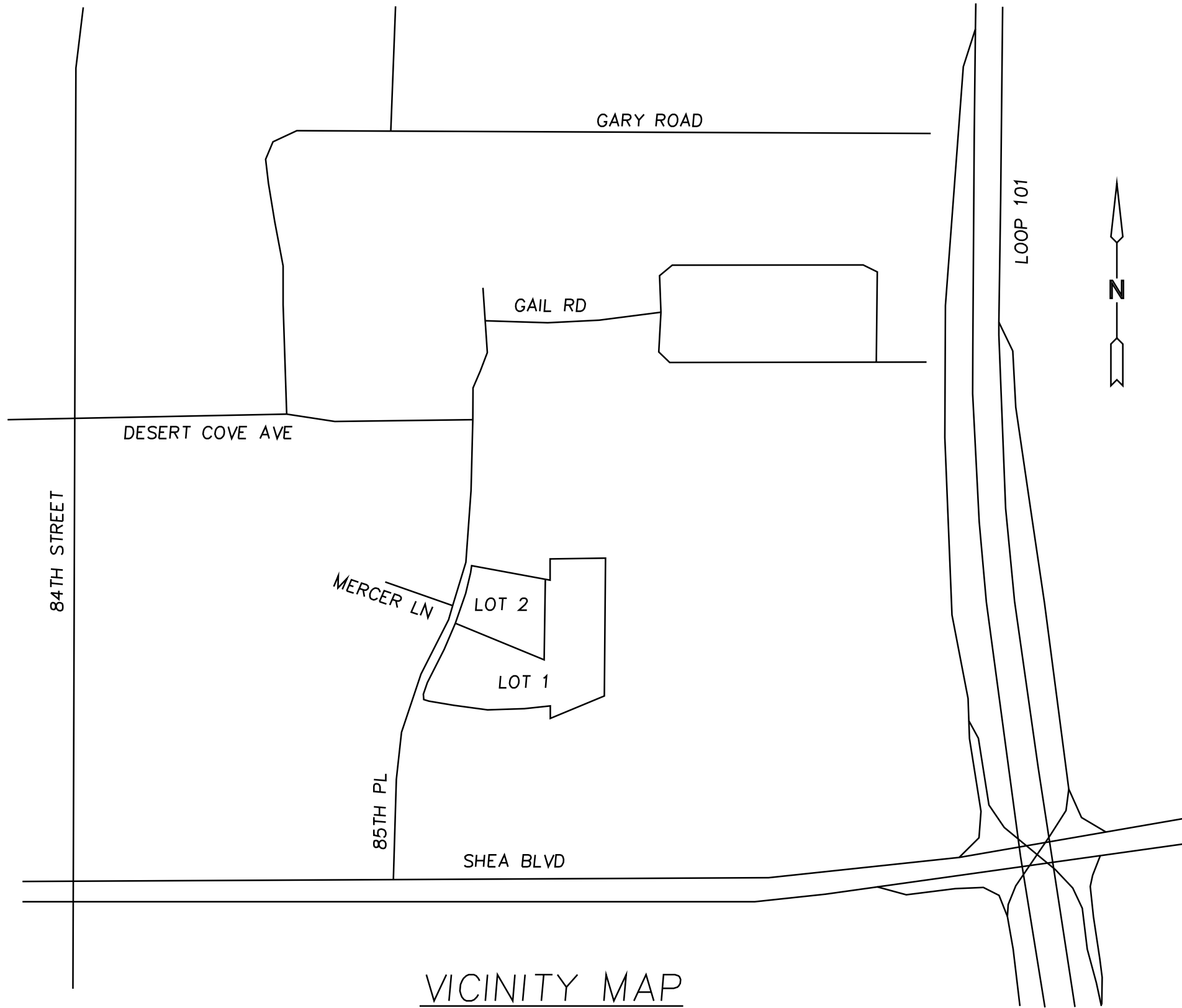
This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the ALTA and NSPS. The fieldwork was completed on 6/03/23.

Date of Plat or Map: 6/05/23

BY: Richard L. Fidler DATE: 6/13/23
RICHARD L. FIDLER
REGISTERED LAND SURVEYOR
REGISTRATION #50695



A.L.T.A./A.C.S.M. LAND TITLE SURVEY
OF
LOT 1 AND 2 OF AMES RANCH, LOCATED IN SECTION 24
TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE G.&S.R.B.&M.,
MARICOPA COUNTY, ARIZONA



VICINITY MAP
NTS
SECTION 24 T3N R4E

LEGAL DESCRIPTION

LOTS 1 & 2 OF AMES RANCH AS RECORDED IN BOOK 719 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA.

AREA

LOT 1:	126,455 SF (2.90 AC) PER COUNTY RECORDS; 125,899 SF (2.89 AC) CALCULATED PER BOUNDARY
LOT 2:	45,435 SF (1.04 AC) PER COUNTY RECORDS; 45,447 SF (1.04 AC) CALCULATED PER BOUNDARY

ADDRESS

LOT 1:	10805 NORTH 85TH PLACE SCOTTSDALE, AZ 85260
LOT 2:	10825 NORTH 85TH PLACE SCOTTSDALE, AZ 85260

OWNER

LOT 1:
RJA AX PROPERTIES LLC
P.O. BOX 8
JORDAN, MN 55352

LOT 2:
LANDMARK ELITE LLC
20276 DELAWARE AVE
JORDAN, MN 55352

CERTIFIED TO:

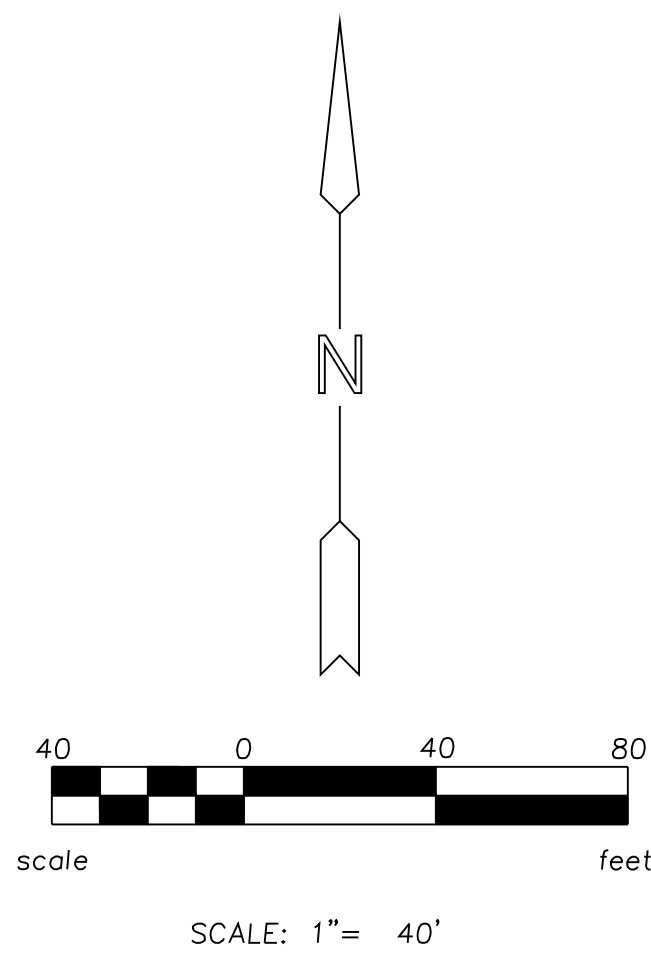
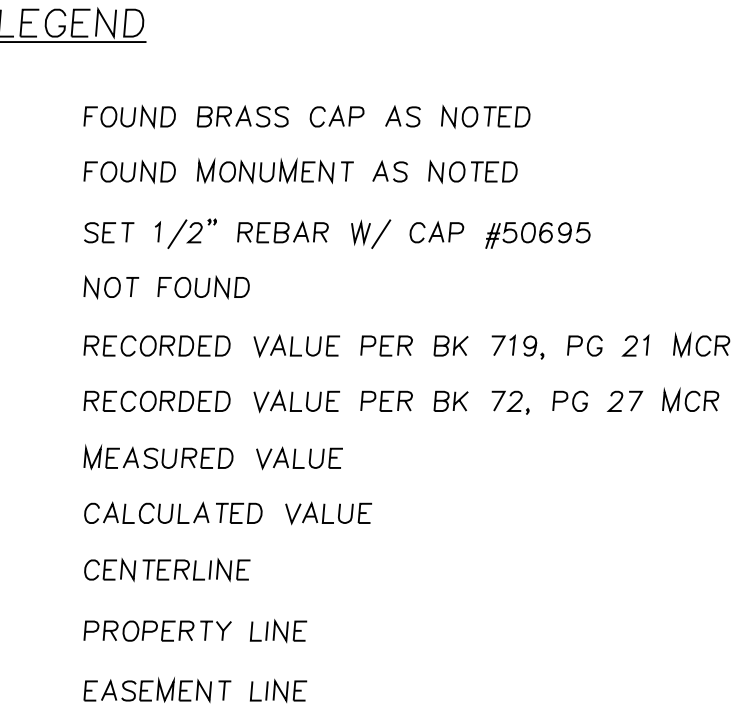
RJA AX PROPERTIES LLC, A MINNESOTA LIMITED LIABILITY COMPANY
LANDMARK ELITE, LLC, A MINNESOTA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE AGENCY, LLC

A.L.T.A SURVEY
LOT 1 + 2 AMES RANCH


DESIGN	DRAWN	CHECKED	DATE	FILE NAME	JOB NUMBER
RF	KR	RF	6/13/23	AMESRANCH	AMESRANCH

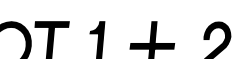


8707 EAST VISTA BONITA SUITE 145
SCOTTSDALE, ARIZONA 85255
(602) 725-0372



<h1 style="text-align: center;">A.L.T.A SURVEY</h1> <h2 style="text-align: center;">LOT 1 + 2 AMES RANCH</h2>						
DESIGN	DRAWN	CHECKED	DATE	FILE NAME	JOB NUMBER	
RF	KR	RF	6/13/23	AMESRANCH	AMESRANCH	





SCG
SUMMIT CIVIL GROUP

8707 EAST VISTA BONITA SUITE 145
SCOTTSDALE, ARIZONA 85255
(602) 725-0372

SHEET
2 OF 2