

SCHEDULE B DOCUMENTS

ITEMS 1-7	NO DOCUMENTS PROVIDED
ITEM 8	TAXES FOR THE FULL YEAR OF 2019. (THE FIRST HALF IS DUE OCTOBER 1, 2019 AND IS DELINQUENT NOVEMBER 1, 2019. THE SECOND HALF IS DUE MARCH 1, 2020 AND IS DELINQUENT MAY 1, 2020). (AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER)
ITEMS 9, 10, 14-16	INTENTIONALLY OMITTED
ITEM 11	AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, AS RECORDED IN DOCKET 1830, PAGE 153 AND A PUBLIC UTILITY EASEMENT, AS RECORDED IN 94-0332120. (SHOWN ON SURVEY)
ITEM 12	AN EASEMENT FOR ROAD OR HIGHWAY, PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS RECORDED IN 94-0445317. (SHOWN ON SURVEY)
ITEM 13	AN EASEMENT FOR ROAD OR HIGHWAY, PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS RECORDED IN 94-0529835. (SHOWN ON SURVEY)

INDICATES LOCATION OF EASEMENT ON THIS SHEET

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE WITH FILE NO. 4613TAZ, HAVING AN EFFECTIVE DATE OF AUGUST 22, 2019.

NOTES

- PURSUANT TO TABLE "A", ITEM NUMBER 1, MONUMENTS WERE FOUND OR SET AT ALL PROPERTY CORNERS.
 - PURSUANT TO TABLE "A", ITEM NUMBER 4, THE GROSS AREA OF THE SUBJECT PARCEL IS AS DESCRIBED IN THE LEGAL DESCRIPTION, THE LAND AREA OF THE SUBJECT PROPERTY CONTAINS 436,118 SQUARE FEET OR 10.0119 ACRES, MORE OR LESS.
 - PURSUANT TO TABLE "A", ITEM NUMBER 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC ARE SHOWN HEREON.
 - PURSUANT TO TABLE "A", ITEM NUMBER 15, ITEM NUMBER 15: RECTIFIED ORTHOPHOTOGRAPHY AND/OR PHOTOGRAMMETRIC MAPPING WAS UTILIZED AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES HEREON WHERE GROUND MEASUREMENTS WERE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY.
- THE SOURCE OF THE IMAGERY USED:
MANNED AIRCRAFT USING ULTRACAM X LARGE FORMAT CAMERA
DATE FLOWN: JANUARY 06, 2017
- RELATIVE PRECISION: MEETS, AT A MINIMUM, THE HORIZONTAL ACCURACY STANDARDS FOR GEOSPATIAL DATA FOR VISUALIZATION PURPOSES AS DEFINED BY "ASPRS POSITIONAL ACCURACIES FOR DIGITAL GEOSPATIAL DATA", EDITION 1, VERSION 1.0, DATED NOVEMBER, 2014.
- ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
 - THERE WERE NO BUILDINGS EXISTING ON THE PROPERTY AT THE TIME OF THIS SURVEY.
 - PROPERTY HAS ACCESS FROM N HAYDEN ROAD (A PUBLIC PAVED ROAD) AND N 81ST STREET (A PUBLIC PAVED/GRAVEL ROAD).
 - SURVEYOR MAKES NO GUARANTEE FOR ANY NON-VISIBLE RIGHTS-OF-WAY OR EASEMENTS NOT DISCLOSED IN SCHEDULE B, OF FIRST AMERICAN TITLE INSURANCE COMPANY REPORT WITH FILE NO. NO. 4613TAZ, EFFECTIVE DATE: AUGUST 22, 2019.

OWNER OF RECORD

MCDOWELL CITRUS 100, LLC
3321 E BASELINE ROAD
GILBERT AZ 85234

BASIS OF BEARING

THE NORTH MONUMENT LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 4 EAST, G&SRM MARKED BETWEEN THE FOUND US GLO BRASS CAP IN DIRT HANDHOLE AT THE NORTHWEST CORNER AND THE FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH, PER FINAL PLAT SUNFLOWER ESTATES, BOOK 672, PAGE 46, MARICOPA COUNTY RECORDS.
THE BEARING OF WHICH IS:

NORTH 89 DEGREES 49 MINUTES 03 SECONDS EAST

RECORD DOCUMENTS

- (R1) FINAL PLAT OF SUNFLOWER ESTATES, BOOK 672, PAGE 46, MCR
(R2) FINAL PLAT OF WESTLAND ESTATES, BOOK 451, PAGE 50, MCR
(R3) FINAL PLAT OF CORTONA, BOOK 567, PAGE 34, MCR
(R4) GDACS SURVEY, BOOK 640, PAGE 6, MCR

CERTIFICATION

TO: CITY OF SCOTTSDALE, A MUNICIPAL CORPORATION
MCDOWELL CITRUS 100, 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 8 AND 15 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 28, 2019.

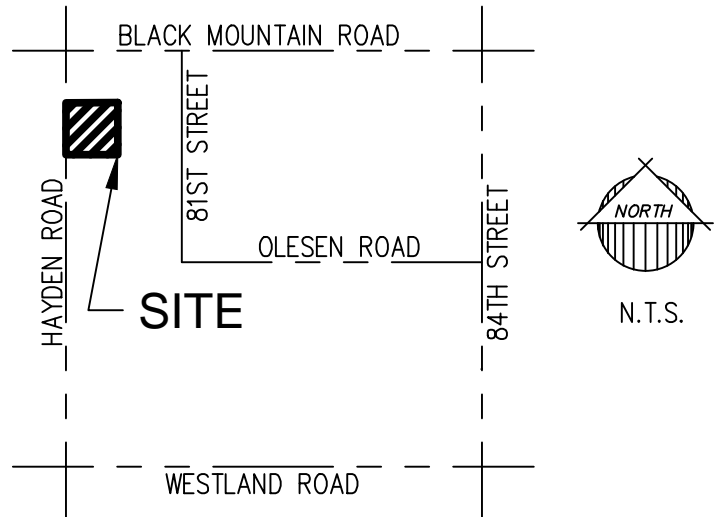
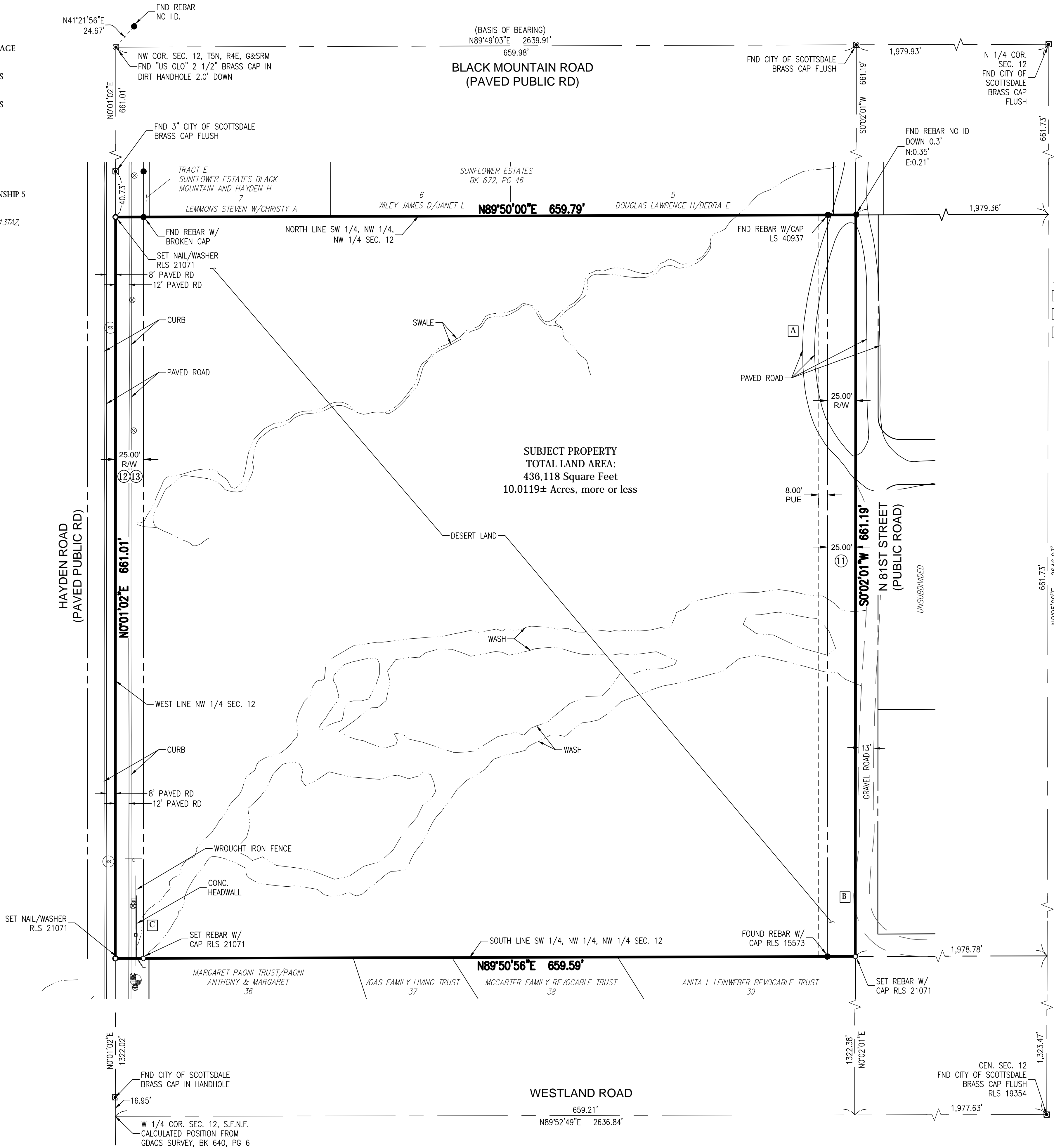
DATE OF PLAT OR MAP: SEPTEMBER 11, 2019

MARY F. KENNEDY REGISTRATION NO. 21071
EPS GROUP INC.
1130 N. ALMA SCHOOL RD.
SUITE 120
MESA, AZ 85201
(480) 503-2250

ALTA/NSPS LAND TITLE SURVEY

HAYDEN & OLESEN ROAD

A PORTION OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER MERIDIAN,
CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

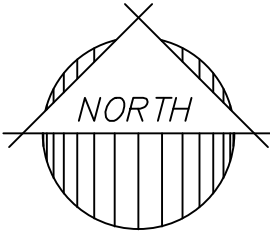


SURVEYOR'S OBSERVATIONS

- PAVED ROAD 46.0' INSIDE SUBJECT PROPERTY LINE
- DIRT ROAD 1.5' INSIDE SUBJECT PROPERTY LINE
- CONCRETE HEADWALL AND WROUGHT IRON FENCE 18.5' INSIDE SUBJECT PROPERTY LINE

LEGEND

- SET MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SEWER MANHOLE
- SIGN
- FND FOUND



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