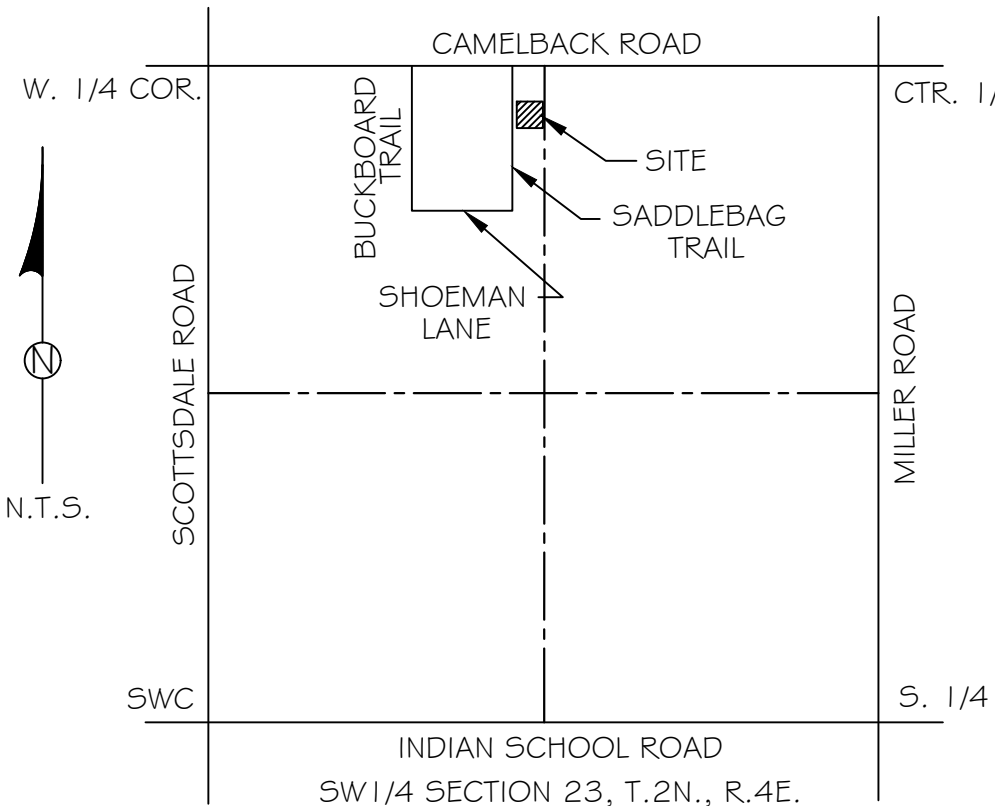


# ALTANSPS LAND TITLE SURVEY

OF

LOTS 4 AND 5, "CAMELBACK PARK PLAZA" BOOK 86 OF MAPS, PAGE 13,  
OFFICE OF RECORDER, MARICOPA COUNTY, ARIZONA.

A PORTION OF THE SW¼ OF SECTION 23, T.2N., R.4E., G. & S. R. M.,  
MARICOPA COUNTY, ARIZONA



FND. BRASS CAP IN HANDHOLE  
@ SCOTTSDALE ROAD - WEST  
¼ COR. SEC. 23

CAMELBACK ROAD

589°34'30"E (R & BASIS) 2629.72' (M)

## LEGAL DESCRIPTION

LOTS 4 AND 5, CAMELBACK PARK PLAZA, ACCORDING TO THE  
PLAT RECORDED IN BOOK 86 OF MAPS, PAGE 13, RECORDS OF  
MARICOPA COUNTY, ARIZONA

## ADDRESS

4439 NORTH SADDLEBAG TRAIL  
SCOTTSDALE, ARIZONA 85251  
APN 173-41-120 & 173-41-121

## OWNER OF RECORD

HUDYE GROUP LP, A NEVADA LIMITED PARTNERSHIP  
7135 EAST CAMELBACK RD. STE 230  
SCOTTSDALE, ARIZONA 85251

## BASIS OF BEARINGS

MONUMENT LINE OF CAMELBACK ROAD BETWEEN SCOTTSDALE RD.  
MILLER RD. PER. PLAT OF RECORD. N.89°34'30"W, THE NORTH LINE  
OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2  
NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN.

## BASIS OF ELEVATION

FND. BRASS CAP IN HANDHOLE @  
SCOTTSDALE ROAD - WEST ¼ COR. SEC. 23  
ELEVATION 1277.51' NAVD 88

ZONING: C-2

## SURVEYORS NOTES

1. THIS SURVEY WAS PERFORMED IN THE FIELD DURING THE MONTH OF SEPTEMBER,  
2021.

2. THERE ARE NO SETBACK, HEIGHT, OR BULK RESTRICTIONS LINES OF RECORD AS  
DISCLOSED BY THE TITLE REPORT.

3. ALL VISIBLE SURFACE UTILITIES WERE LOCATED, NO UNDERGROUND UTILITIES ARE  
SHOWN.

4. SURVEY PLATTED HEREON DOES NOT PURPORT TO VERIFY OWNERSHIP.

5. EXCEPT AS NOTED, SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT  
SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS,  
OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT  
TITLE REPORT MAY DISCLOSE.

6. DECLARATION IS MADE TO ORIGINAL PURCHASER ONLY. SURVEY IS NOT  
TRANSFERABLE TO SUBSEQUENT OWNERS OR ADDITIONAL INSTITUTIONS WITHOUT  
WRITTEN PERMISSION OF THE SURVEYOR.

7. SURVEY IS VALID ONLY IF PRINT BEARS ORIGINAL SEAL AND SIGNATURE OF  
SURVEYOR.

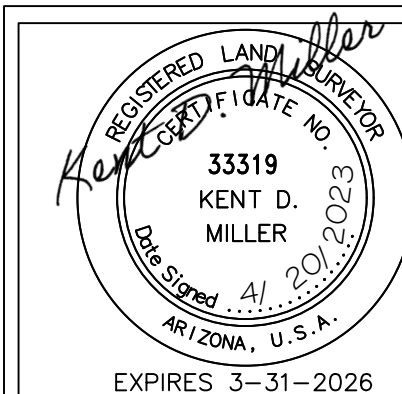
8. CONDITIONS SHOWN ARE THOSE THAT EXISTED AT THE TIME OF SURVEY.

9. RECORD BOUNDARY AND EASEMENT INFORMATION TAKEN FROM THE FOLLOWING:

- "CAMELBACK PARK PLAZA", BOOK 86 OF MAPS, PAGE 13. (1959)
- "SHOEMAN TRACT", BOOK 42 OF MAPS, PAGE 31. (1948)
- "INDIAN PLAZA PROPERTIES", BOOK 76 OF MAPS, PAGE 20. (1958)
- "PLAZA DE PALMS", BOOK 99 OF MAPS, PAGE 50. (1965)
- "ALTA/ACSM LAND TITLE SURVEY", BOOK 1071 OF MAPS, PAGE 36. (2010)

## CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 255-6214115  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED  
WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR  
ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS,  
AND INCLUDES ITEMS 1, 2, 6, 8, 9, 10(a), 11, 16, 18 & 19 OF TABLE A THEREON. THE  
FIELDWORK WAS COMPLETED ON SEPTEMBER, 2021. FIELD CHECKED MARCH 2023.



KENT DAVID MILLER, R.L.S.

12431 NORTH 65TH STREET  
SCOTTSDALE, ARIZONA 85254

(480) 231-4492 FAX (480) 998-0138

mackinacmetals@outlook.com

File no.

saddlebag\_ALTA\_LOTS\_445

drawn by

KDM

checked by

KDM

APRIL 20, 2023

FND. STONE IN HANDHOLE @  
MILLER ROAD - CENTER ¼ COR.  
SEC. 23

## SCHEDULE B, PART II EXCEPTIONS

- 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. (NOT MAPPABLE)
- (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. (NOT MAPPABLE)
- 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. (NOT MAPPABLE)
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC  
RECORDS.(NOT MAPPABLE)
- 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. (NOT MAPPABLE)
- (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. (NOT MAPPABLE)
- ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC  
RECORDS. (NOT MAPPABLE)
- TAXES FOR THE FULL YEAR OF 2023. (NOT MAPPABLE)  
(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.)
- 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.) (NOT MAPPABLE)
- COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DOCUMENT RECORDED AS DOCKET  
577, PAGE 113 AND CORRECTED IN DOCKET 686, PAGE 307. (NOT MAPPABLE)
- COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DOCUMENT RECORDED AS DOCKET  
3095, PAGE 229 AND TERMINATION OF DECLARATION OF RESTRICTIONS RECORDED AS  
2010-935917, OF OFFICIAL RECORDS. (NOT MAPPABLE)
- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET  
FORTH ON THE PLAT RECORDED AS BOOK 86 OF MAPS, PAGE 13. (PLAT OF RECORD)
- AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED AS DOCKET  
15637, PAGE 917.
- THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND RECORDED AS BOOK 1071 OF  
MAPS, PAGE 36. (PREVIOUS ALTA USED AS REFERENCE FOR THIS MAP)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC  
RECORDS.

- 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.  
THIS APPLIES TO EXCEPTIONS 10, 11 AND 12.

## CORNERS

- SET CHISELED "V" TOP OF CURB AGAINST FACE OF WALL
- SET COTTON PICKER SPINDLE W/WASHER
- FOUND PK NAIL W/WASHER ON TOP OF CURB
- SET 1/2" IP W/WASHER MKD. 33319
- FOUND 1/2" IP W/ CAP (ILLEGIBLE) 2.00' WEST.
- FOUND 1/2" IP APPROX. 2' EAST.

- SEWER MANHOLE
- ELECTRIC METER
- WATER METER
- BACKFLOW PREVENTER
- AREA LIGHT
- FIRE HYDRANT
- PARKING SPACES



SHOEMAN LANE