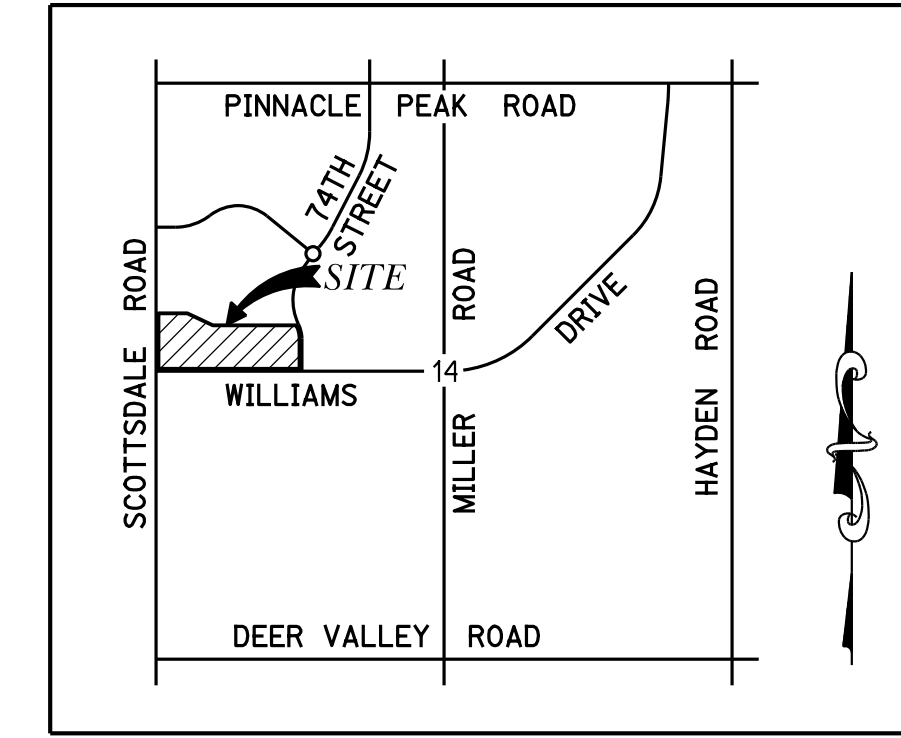


# A.L.T.A./N.S.P.S. LAND TITLE SURVEY

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST  
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP  
N.T.S.

## SCHEDULE "B"-SECTION II ITEMS:

- ① TAXES AND ASSESSMENTS collectible by the County Treasurer, a lien not yet due and payable for the following year:  
2024
- ② Reservations contained in the Patent.  
From: The United States of America  
Recording June 26, 1931  
Document No. Book 257 of Deeds, Page 231  
  
Which among other things recites as follows:  
  
Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts; and the reservation from the lands hereby granted of a right of way thereon for ditches or canals constructed by the authority of the United States. NOT PLOTTABLE
- ③ WATER RIGHTS, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records. This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B. NOT PLOTTABLE
- ④ RIGHT OF WAY for road as shown on Road Map recorded in Book 13 of Road Maps, Page 94.  
75' R/W FROM PLAT BK 883 PG 17 SUPERCEDES THE 65' R/W BK 13 PG 94
- ⑤ RESTRICTIONS, CONDITIONS AND COVENANTS, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or notional origin as shown on the plat:  
Recorded in Book 883 of Maps, Page 17. PLOTTED HEREON
- ⑥ RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, including but not limited to any recitals creating easements or party walls, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or notional origin contained in instrument:  
  
Recorded in Document No. 20061608074  
  
Supplemental Declaration of said covenants, conditions and restrictions:  
Document No: 20061609324  
  
Certificate of First Amendment of said covenants, conditions and restrictions:  
Document No: 20160528943  
Certificate of Second Amendment of said covenants, conditions and restrictions:  
Document No: 20220093406  
  
Liens and charges as set forth in the above mentioned declaration,  
Payable to: Silverstone Property Owners Association, an Arizona non-profit corporation  
BLANKET IN NATURE
- ⑦ AGREEMENT, according to the terms and conditions, contained therein:  
Entitled Development Agreement  
Recorded November 29, 2007  
Document No. 20071261402  
NOT PLOTTABLE
- ⑧ EASEMENT and rights incident thereto, as set forth in instrument:  
Recorded in Document No. 20090694315  
Purpose Sewer Line  
PLOTTED HEREON
- ⑨ EASEMENT and rights incident thereto, as set forth in instrument:  
Recorded in Document No. 20090694319  
Purpose Sewer Line  
PLOTTED HEREON
- ⑩ AGREEMENT, according to the terms and conditions, contained therein:  
Entitled Public Art Agreement  
Recorded October 19, 2009  
Document No. 2009-0965527  
NOT PLOTTABLE
- ⑪ MATTERS SHOWN ON SURVEY recorded in Book 1208 of Maps, Page 29.  
NO EASEMENTS SHOWN ON RECORD OF SURVEY
- ⑫ AGREEMENT, according to the terms and conditions, contained therein:  
Entitled Agreement for the Waiver of Claims for Diminution in Value of Property  
Recorded May 11, 2015  
Document No. 20150330767  
NOT PLOTTABLE
- ⑬ RIGHTS OF PARTIES in possession.  
NOTE: This exception will be amended or deleted upon the submission of the corresponding documents required in Schedule B, Part I.
- ⑭ ADVERSE MATTERS that may be revealed by an inspection of the land.  
NOTE: This exception will be amended or deleted upon the submission of the corresponding documents required in Schedule B, Part I.
- ⑮ LOCATION OF IMPROVEMENTS, easements, discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.  
NOTE: This exception will be amended or deleted upon the submission of the corresponding documents required in Schedule B, Part I.

## LEGAL DESCRIPTION TITLE REPORT:

Parcel "D", MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK, according to Book 883 of Maps, Page 17, records of Maricopa County, Arizona.

APN: 212-03-596

## LOT AREA

AREA = 588697 SQ. FT. OR 13.515 ACRES MORE OR LESS

## NOTES

1. THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO. 06207752-128-CM, EFFECTIVE DATE: FEBRUARY 23, 2024.
2. THE BASIS OF BEARING IS THE MONUMENT LINE OF SCOTTSDALE ROAD, BETWEEN PINNACLE PEAK ROAD AND WILLIAMS ROAD, USING A BEARING OF NORTH 00 DEGREES 00 MINUTES 24 SECONDS EAST PER MAP OF DEDICATION AND PARCEL MAP FOR SILVERSTONE AT PINNACLE PEAK RECORDED IN BOOK 883 OF MAPS, PAGE 17 M.C.R.
3. THIS SITE IS LOCATED IN ZONE "X" (SHADED) PER "F.E.M.A." FLOOD MAP NO. 04013C1310M, DATED: JULY 20, 2021. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.  
  
THIS SITE IS LOCATED IN ZONE "AO" (SHADED) PER "F.E.M.A." FLOOD MAP NO. 04013C1310M, DATED: JULY 20, 2021. ZONE "AO" (SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD;
4. UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON AVAILABLE/RECEIVED PUBLIC RECORDS. THESE UNDERGROUND UTILITIES HAVE NOT BEEN FIELD VERIFIED.
5. NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY.

## ASSESSORS PARCEL NO.

APN 212-03-596

## ADDRESS

22602 N 74TH ST.  
SCOTTSDALE 85255

## BENCHMARK

GDACS POINT 43083-1  
BRASS CAP IN HANDHOLE

ELEV.=1878.32

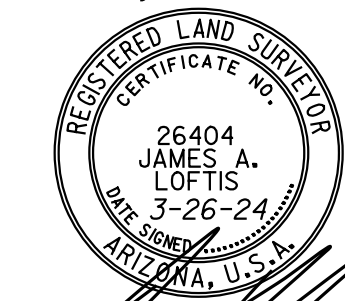
## SURVEYORS CERTIFICATION

Certified to:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 8, 10, 11 (observed evidence only), 14, and 16 of Table A thereof. The field work was completed in January 2024.

Date: March 26, 2024

JAMES A. LOFTIS, R.L.S.  
R.L.S. # 26404



SILVERSTONE PARCEL "D"  
SCOTTSDALE RD & WILLIAMS DR, SCOTTSDALE, AZ 85255

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

3 engineering  
civil engineering  
planning  
surveying

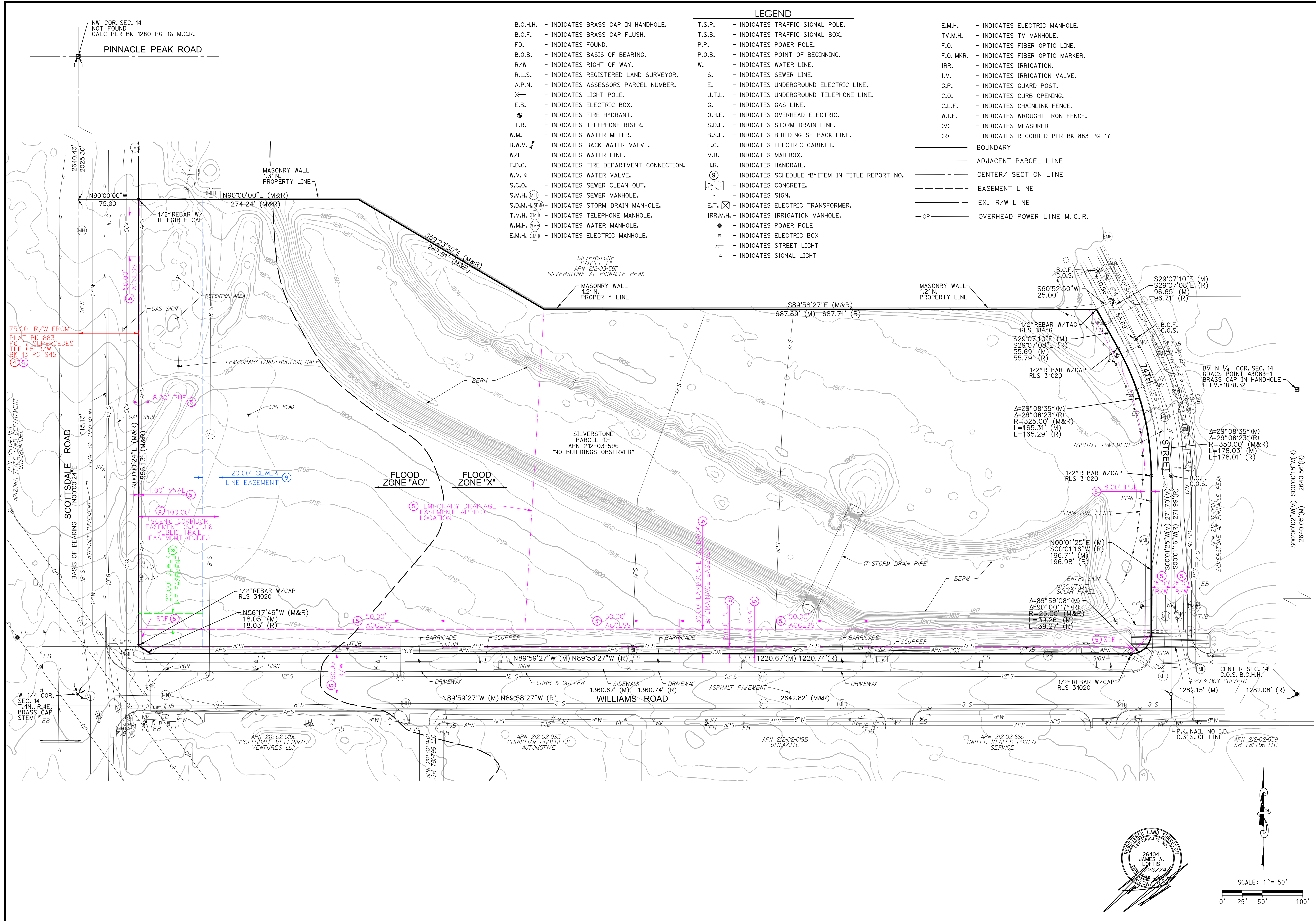
3 ENGINEERING, LLC  
6370 E. THOMAS ROAD  
SUITE # 200  
SCOTTSDALE, ARIZONA 85251  
PHONE: (602) 354-4387  
FAX: (602) 495-3230  
WWW.3ENGINEERING.COM

DATE: 03/26/24

PROJECT NO:  
5315

SURVEYOR: J. LOFTIS  
CAD TECH: D. DENTON

SHEET NO:  
1 of 2



- B.C.H.H. - INDICATES BRASS CAP IN HANDHOLE.
- B.C.F. - INDICATES BRASS CAP FLUSH.
- FD. - INDICATES FOUND.
- B.O.B. - INDICATES BASIS OF BEARING.
- R/W - INDICATES RIGHT OF WAY.
- R.L.S. - INDICATES REGISTERED LAND SURVEYOR.
- A.P.N. - INDICATES ASSESSORS PARCEL NUMBER.
- ⊕ - INDICATES LIGHT POLE.
- E.B. - INDICATES ELECTRIC BOX.
- ⊙ - INDICATES FIRE HYDRANT.
- T.R. - INDICATES TELEPHONE RISER.
- W.M. - INDICATES WATER METER.
- B.W.V. - INDICATES BACK WATER VALVE.
- W/L - INDICATES WATER LINE.
- F.D.C. - INDICATES FIRE DEPARTMENT CONNECTION.
- W.V. - INDICATES WATER VALVE.
- S.C.O. - INDICATES SEWER CLEAN OUT.
- S.M.H. - INDICATES SEWER MANHOLE.
- S.D.M.H. - INDICATES STORM DRAIN MANHOLE.
- T.M.H. - INDICATES TELEPHONE MANHOLE.
- W.M.H. - INDICATES WATER MANHOLE.
- E.M.H. - INDICATES ELECTRIC MANHOLE.

- LEGEND**
- T.S.P. - INDICATES TRAFFIC SIGNAL POLE.
  - T.S.B. - INDICATES TRAFFIC SIGNAL BOX.
  - P.P. - INDICATES POWER POLE.
  - P.O.B. - INDICATES POINT OF BEGINNING.
  - W. - INDICATES WATER LINE.
  - S. - INDICATES SEWER LINE.
  - E. - INDICATES UNDERGROUND ELECTRIC LINE.
  - U.T.L. - INDICATES UNDERGROUND TELEPHONE LINE.
  - G. - INDICATES GAS LINE.
  - O.H.E. - INDICATES OVERHEAD ELECTRIC.
  - S.D.L. - INDICATES STORM DRAIN LINE.
  - B.S.L. - INDICATES BUILDING SETBACK LINE.
  - E.C. - INDICATES ELECTRIC CABINET.
  - M.B. - INDICATES MAILBOX.
  - H.R. - INDICATES HANDRAIL.
  - ⊙ - INDICATES SCHEDULE 'B' ITEM IN TITLE REPORT NO.
  - ⊕ - INDICATES CONCRETE.
  - ⊙ - INDICATES SIGN.
  - E.T. - INDICATES ELECTRIC TRANSFORMER.
  - IRR.M.H. - INDICATES IRRIGATION MANHOLE.
  - - INDICATES POWER POLE
  - ⊙ - INDICATES ELECTRIC BOX
  - ⊕ - INDICATES STREET LIGHT
  - ⊕ - INDICATES SIGNAL LIGHT

- E.M.H. - INDICATES ELECTRIC MANHOLE.
- TV.M.H. - INDICATES TV MANHOLE.
- F.O. - INDICATES FIBER OPTIC LINE.
- F.O. MKR. - INDICATES FIBER OPTIC MARKER.
- IRR. - INDICATES IRRIGATION.
- I.V. - INDICATES IRRIGATION VALVE.
- G.P. - INDICATES GUARD POST.
- C.O. - INDICATES CURB OPENING.
- C.L.F. - INDICATES CHAINLINK FENCE.
- W.I.F. - INDICATES WROUGHT IRON FENCE.
- (M) - INDICATES MEASURED
- (R) - INDICATES RECORDED PER BK 883 PG 17

- BOUNDARY
- ADJACENT PARCEL LINE
- CENTER/ SECTION LINE
- EASEMENT LINE
- EX. R/W LINE
- OVERHEAD POWER LINE M.C.R.

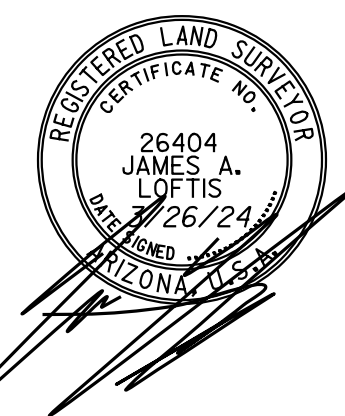
**SILVERSTONE PARCEL "D"**  
 SCOTTSDALE RD & WILLIAMS DR, SCOTTSDALE, AZ 85255  
 A.L.T.A./N.S.P.S. LAND TITLE SURVEY

**300engineering**  
 civil engineering  
 planning  
 surveying

300ENGINEERING, LLC  
 4370 E THOMAS ROAD  
 SUITE # 200  
 SCOTTSDALE, ARIZONA 85251  
 PHONE: (602) 334-4387  
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 WWW.300ENGINEERING.COM

DATE: 03/26/24  
 PROJECT NO:  
**5315**  
 SURVEYOR: J. LOFFEL  
 CAD TECH: D. DENTON

SHEET NO:  
**2 of 2**



SCALE: 1" = 50'  
 0' 25' 50' 100'