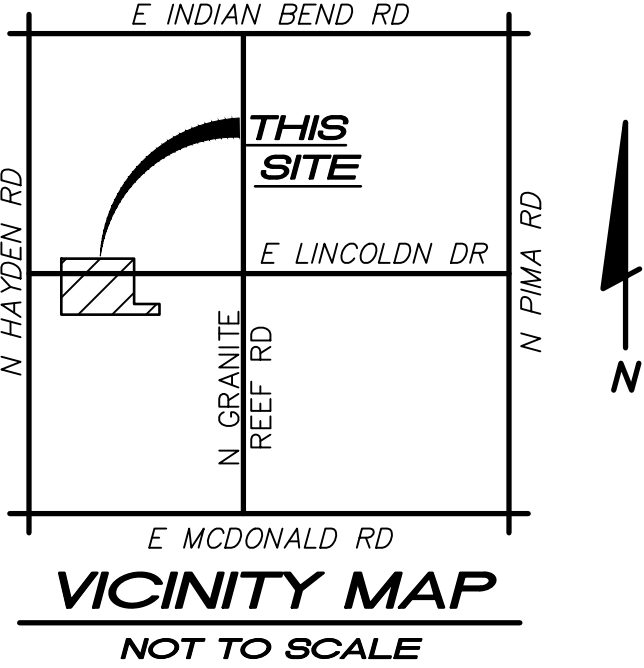


BOUNDARY SURVEY
FOR
PUEBLO MIDDLE SCHOOL

BEING LOCATED IN A PORTION OF THE WEST HALF OF
SECTION 12 TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SITE ADDRESS:
PUEBLO ELEMENTARY SCHOOL
6320 N 82ND ST
SCOTTSDALE, ARIZONA 85250

BASIS OF BEARINGS:
THE WEST LINE OF THE SOUTHWEST QUARTER OF
SECTION 12 OF TOWNSHIP 2 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER MERIDIAN,
BEGINNING THE SOUTHWEST CORNER THEREOF,
BEING A BRASS CAP IN HANDHOLE IN THE
INTERSECTION OF NORTH HAYDEN ROAD AND
EAST McDONALD ROAD FROM WHICH THE WEST
QUARTER CORNER THEREOF BEING AN ALUMINUM
CAP FLUSH IN THE CENTERLINE OF NORTH
HAYDEN ROAD BEARS NORTH 00°19'50" EAST
2648.27 FEET DISTANT.



LEGAL DESCRIPTION:

PARCEL NO. 1:
THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP
2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
PARCEL NO. 2:
THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
PARCEL NO. 3:
THE SOUTH 300 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP
2 NORTH, RANGE 4 EAST OF THE GILA . AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
EXCEPT THE EAST 1/4 AND
EXCEPT THE WEST 1/4 AND
EXCEPT THE NORTH 40 FEET OF SAID SOUTH 300 FEET.
PARCEL NO. 4:
THE NORTH 40 FEET OF THE SOUTH 300 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
OF THE SECTION 12, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.
EXCEPT THE EAST ONE QUARTER AND
EXCEPT THE WEST ONE QUARTER.

SURVEYOR'S DECLARATIONS REGARDING THIS SURVEY:

- THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART
TITLE & TRUST OF TUCSON FILE NO. 1333274, DATED JULY 30, 2021 AT 8:00 A.M.
- NO ATTEMPT HAS BEEN MADE TO SHOW ON THIS SURVEY ANY FUTURE
RIGHTS-OF-WAY, FUTURE EASEMENTS, OR FUTURE DEDICATIONS THAT ANY
MUNICIPALITY OR GOVERNMENTAL AGENCY MAY REQUIRE, EXCEPT AS NOTED HEREON.
- A PERSONAL SEARCH OF THE RECORDS OF MARICOPA COUNTY IN THE RECORDERS
OFFICE OF SAID COUNTY HAS NOT BEEN MADE BY THIS SURVEYOR.
- NO PROPERTY CORNERS WERE SET, AS THE SUBJECT PROPERTY IS A DEFINED TRACT
IN A PLATTED SUBDIVISION.

SCHEDULE B EXCEPTIONS:

COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE & TRUST OF TUCSON FILE NO. 1333274,
DATED JULY 30, 2021 AT 8:00 A.M.

- TAXES OR ASSESSMENTS WHICH 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. (NOT A SURVEY MATTER)
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT
WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN
POSSESSION THEREOF. (NOT A SURVEY MATTER)
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC
RECORDS.
- 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.
(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. (NOT A SURVEY MATTER)
- ANY RIGHT, TITLE, INTEREST, ESTATE OR EASEMENT IN LAND BEYOND THE LINES OF THE AREA
SPECIFICALLY DESCRIBED OR REFERRED TO IN SCHEDULE A (NOT A SURVEY MATTER)
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER
FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
- TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, NOT YET DUE AND PAYABLE
FOR THE 2021. (NOT A SURVEY MATTER)
- ANY ACTION BY THE COUNTY ASSESSOR AND/OR TREASURER, ALTERING THE CURRENT OR PRIOR TAX
ASSESSMENT, SUBSEQUENT TO THE DATE OF THE POLICY OF TITLE INSURANCE. (NOT A SURVEY MATTER)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS
INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
- RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (NOT
A SURVEY MATTER)
- EASEMENT FOR UTILITY LINES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT
RECORDED IN DOCKET 7867 PAGE 147. (AS SHOWN)
- EASEMENT FOR PUBLIC UTILITY LINES, PIPE OR POLES AND RIGHTS INCIDENT THERETO, AS SET FORTH
IN INSTRUMENT RECORDED IN DOCKET 8521 PAGE 646. (AS SHOWN)
- EASEMENT FOR UNDERGROUND CONDUITS, MANHOLES, TRANSFORMER PODS AND VAULTS AND OTHER
APPURTENANCES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET
8804 PAGE 815. (AS SHOWN)
- MATTERS SHOWN ON SURVEY RECORDED IN BOOK 163 OF MAPS, PAGE 16. (DOES NOT AFFECT
SUBJECT PROPERTY)
- MATTERS SHOWN ON SURVEY RECORDED IN BOOK 169 OF MAPS, PAGE 22. (DOES NOT AFFECT
SUBJECT PROPERTY)
- FINANCING STATEMENT BETWEEN SCOTTSDALE UNIFIED SCHOOL DISTRICT #48 MARICOPA COUNTY,
ARIZONA, DEBTOR, AND BANK OF AMERICA LEASING & CAPITAL LLC, SECURED PARTY, RECORDED
NOVEMBER 17, 2010, IN DOCUMENT NO. 201001005924;
ASSIGNMENT TO BANK OF NEVADA RECORDED MARCH 1, 2011 IN DOCUMENT NO. 201100177738;
AMENDMENT RECORDED NOVEMBER 13, 2015 IN DOCUMENT NO. 20150814524;
AMENDMENT RECORDED NOVEMBER 2, 2020 IN DOCUMENT NO. 2021061400. (NOT A SURVEY MATTER)
- LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN
ORDINANCE NO. 4113 AND RESOLUTION NO. 9551 RECORDED IN DOCUMENT NO. 20200810592. (AGREEMENT
NOT PLOTTABLE)

BOUNDARY SURVEY FOR
PUEBLO ELEMENTARY SCHOOL

HESS - ROUNTREE, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
9831 SOUTH 51ST STREET, SUITE C110
PHOENIX, ARIZONA 85044 (480)496-0244

H-R #2107-08

SHEET 1 OF 1 BD-1

