

# ALTA/NSPS LAND TITLE SURVEY

## A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

**LEGAL DESCRIPTION**

**PARCEL 1:**

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT TO SAID LAND RECORDED IN BOOK 404 OF DEEDS, PAGE 150.

**PARCEL 2:**

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT TO SAID LAND RECORDED IN BOOK 404 OF DEEDS, PAGE 150.

**PARCEL 3:**

THE EAST HALF OF LOT 3, OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH AND EAST 40 FEET THEREOF; AND

EXCEPT ALL COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT TO SAID LAND RECORDED IN BOOK 404 OF DEEDS, PAGE 150.

**PARCEL 4:**

THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 20 FEET THEREOF; AND

EXCEPT THE SOUTH 40 FEET THEREOF; AND

EXCEPT ALL COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT TO SAID LAND RECORDED IN BOOK 404 OF DEEDS, PAGE 150.

**OWNER:**

CAS STAGECOACH PASS WINDMILL, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY

**PROPERTY ADDRESS:**

FROM ASSESSOR:  
36180 N. WINDMILL ROAD  
SCOTTSDALE, AZ 85266

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN BEING N89°49'56"E BETWEEN THE NORTHWEST CORNER OF SAID SECTION 1, BEING A MARICOPA COUNTY DOT BRASS CAP FLUSH, AND THE NORTH 1/4 CORNER OF SAID SECTION 1, BEING BRASS CAP IN HAND HOLE.

**REFERENCE DOCUMENTS**

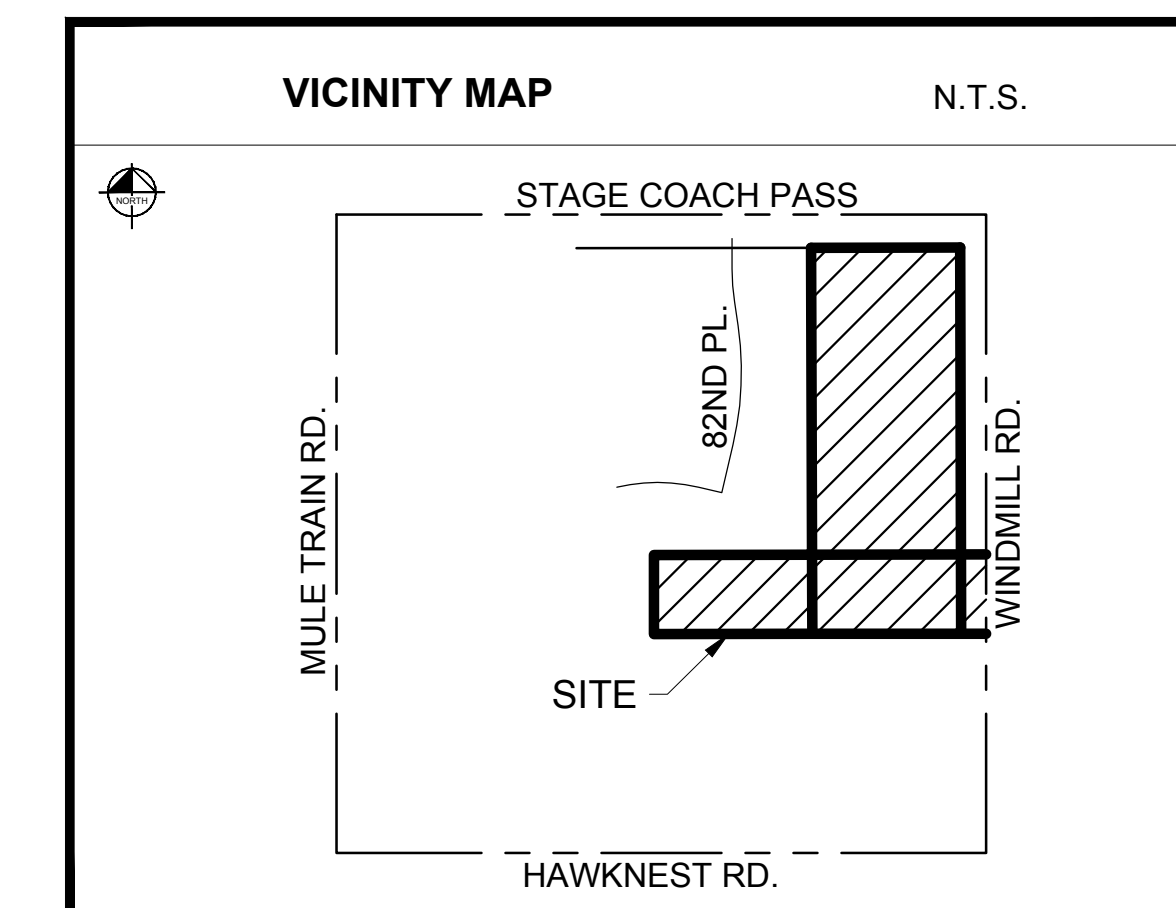
1. FINAL PLAT FOR TECOLOTE MONTANA MCR BOOK 418, PAGE 28.
2. FINAL PLAT SAND FLOWER II MCR BOOK 394, PAGE 43.
3. LOT SPLIT MCR BOOK 624, PAGE 36.
4. FINAL PLAT ANDALUZA, MCR BOOK 1201, PAGE 25.
5. FINAL PLAT ROSEWOOD RANCH ESTATES, MCR BOOK 1371, PAGE 26.
6. BLM/GLO RECORD PLAT OF T5N & R4E APPROVED 2/26/1921, RECORD NUMBER 00202.
7. MARICOPA COUNTY GDACS PLAT MCR: BOOK 640, PAGE 6.

**SCHEDULE B ITEMS:** ①=PLOTTED

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2022.
2. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE SECOND INSTALLMENT OF 2021 TAXES.
3. RESERVATIONS CONTAINED IN THE PATENT  
FROM: THE UNITED STATES OF AMERICA  
RECORDING DATE: SEPTEMBER 08, 1944  
RECORDING NO: BOOK 404 OF DEEDS, PAGE 150  
WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:  
SUBJECT TO ANY VESTED AND ACCURED 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, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. (NOT PLOTTABLE)

**SCHEDULE B ITEMS (CON'T):** ①=PLOTTED

4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
5. THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS OR MATERIALS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA AND EXCEPTED FROM THE DESCRIPTION OF SAID LAND IN SCHEDULE A. (NOT PLOTTABLE)
- ⑥ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: ROAD OR HIGHWAY  
RECORDING DATE: JUNE 26, 1956  
RECORDING NO: DOCKET 1932, PAGE 511  
(AFFECTS PARCEL NO. 4)
- ⑦ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: ROAD OR HIGHWAY  
RECORDING DATE: APRIL 22, 1966  
RECORDING NO: DOCKET 6015, PAGE 385  
(AFFECTS PARCEL NO. 2)
- ⑧ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: ROAD OR HIGHWAY  
RECORDING DATE: APRIL 28, 1966  
RECORDING NO: DOCKET 6024, PAGE 196  
(AFFECTS PARCEL NO. 3)
- ⑨ A RESOLUTION IN FAVOR OF THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA:  
FOR: ROAD DECLARED (ROAD FILE NO. 1769) (84TH STREET)  
RECORDING DATE: AUGUST 25, 1966  
RECORDING NO: DOCKET 6191, PAGE 491  
(AFFECTS PARCEL NO. 3)
- ⑩ MATTERS SHOWN ON ROAD MAP:  
RECORDING NO: BOOK 17 OF ROAD MAPS, PAGE 6  
(AFFECTS PARCEL NO. 3)
- ⑪ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: PERMANENT PUBLIC ROADWAY AND PERMANENT PUBLIC UTILITIES  
RECORDING DATE: JULY 19, 1983  
RECORDING NO: 83-281398  
(AFFECTS PARCEL NO. 2)
- ⑫ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: PERMANENT PUBLIC ROADWAY AND PERMANENT PUBLIC UTILITIES  
RECORDING DATE: AUGUST 16, 1983  
RECORDING NO: 83-327649  
(AFFECTS PARCEL NO. 2)
- ⑬ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: PERMANENT PUBLIC ROADWAY AND PERMANENT PUBLIC UTILITIES  
RECORDING DATE: APRIL 16, 1985  
RECORDING NO: 85-167497  
(AFFECTS PARCEL NO. 1)
- ⑭ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: PERMANENT PUBLIC ROADWAY AND PERMANENT PUBLIC UTILITIES  
RECORDING DATE: APRIL 16, 1985  
RECORDING NO: 85-167498  
(AFFECTS PARCEL NO. 2)
15. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:  
ENTITLED: AGREEMENT FOR THE WAIVER OF CLAIMS FOR DIMINUTION IN VALUE OF PROPERTY  
RECORDING DATE: APRIL 22, 2021  
RECORDING NO: 20210451737  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
(AFFECTS ALL PARCELS) (NOT PLOTTABLE)
16. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
17. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.



**NW 1/4, SEC. 1,  
T. 5 N., R. 4 E.  
CITY OF SCOTTSDALE,  
MARICOPA COUNTY, ARIZONA**

**SCHEDULE B ITEMS (CON'T):** ①=PLOTTED

- ⑱ ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY INSPECTION DATED SEPTEMBER 20, 2021:  
A) RIGHTS OF CELL TOWER (CACTUS) LOCATED AT THE NORTHERN LINE OF PARCEL 3.

**FLOOD ZONE CLASSIFICATION:**

THE PARCELS WITHIN THIS SURVEY ARE IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM PANEL 04013C0892M WITH AN EFFECTIVE DATE OF AUGUST 20, 2021.

**SURVEYOR:**

KIMLEY-HORN AND ASSOCIATES, INC.  
7740 N. 16TH STREET, SUITE 300  
PHOENIX, ARIZONA 85020

**GROSS LAND AREA:**

1,644,278 SQ.FT. OR 37.75 ACRES, MORE OR LESS

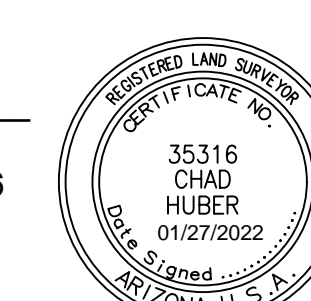
**NOTES:**

1. ALL TITLE INFORMATION AND EASEMENTS OF RECORD SHOWN HEREON ARE BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE AGENCY, INC. ORDER NO. 55003631-055-NYA-DW, AMENDMENT NO. 2 DATED JANUARY 11, 2022 AT 7:30A.M.
2. THE WORDS CERTIFY, CERTIFICATE AND CERTIFICATION, SHOWN AND USED HEREON, ARE DEFINED/OUTLINED BY ARS 32-151; IN THAT A PERSON OR FIRM REGISTERED BY THE BOARD IS EXPRESSING A PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE OR EXPRESS IMPLIED WARRANTY OR GUARANTEE.
3. ALL UTILITIES SHOWN ON THIS SURVEY ARE FROM OBSERVED VISIBLE ABOVE GROUND EVIDENCE, PLANS OR REPORTS WERE NOT PROVIDED BY THE CLIENT PRIOR TO THIS SURVEY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
4. ALL DIMENSIONS ARE MEASURED UNLESS STATED OR NOTED OTHERWISE.
5. PARCELS 1 - 4 ARE ZONED R1-70 SINGLE FAMILY HOME LOTS AS SHOWN ON THE TITLE REPORT DATED SEPTEMBER 10, 2021. A ZONING REPORT OR LETTER WAS NOT PROVIDED BY THE CLIENT.
6. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY.
7. THE GROSS LAND AREA SHOWN ON THIS SURVEY INCLUDES THE ROADWAY EASEMENTS FOR PARCELS 1 AND 2. THE NET AREA OF SAID PARCELS IS 1,621,372 SQUARE FEET OR 37.22 ACRES MORE OR LESS.

**CERTIFICATION:**

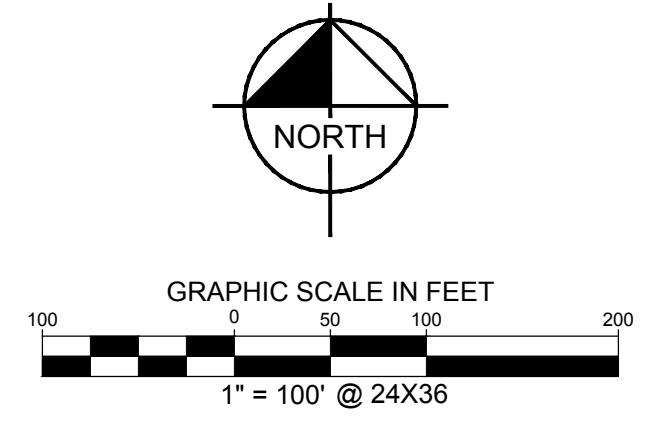
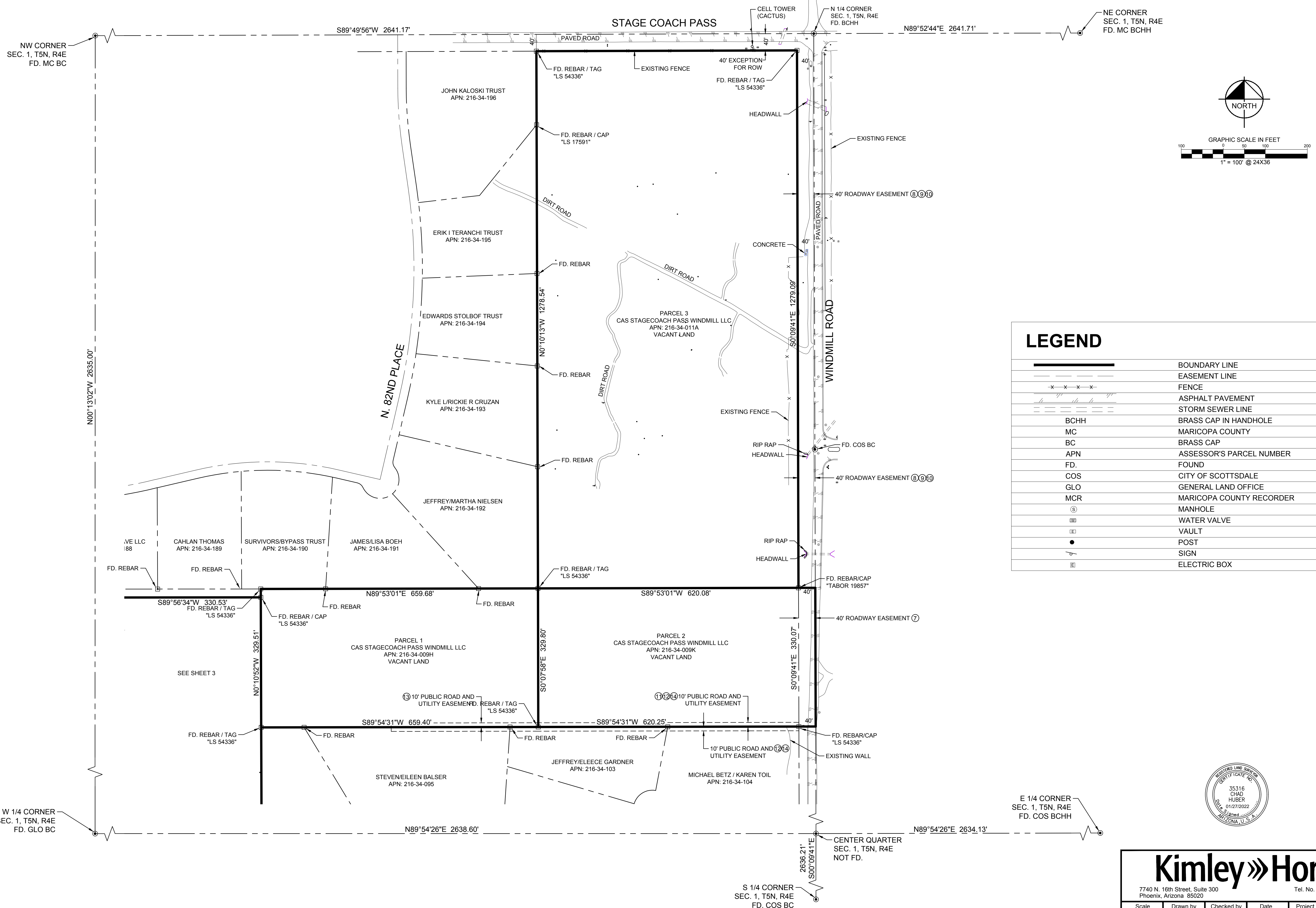
TO: SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP  
FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 11A, 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF OCTOBER 2021.

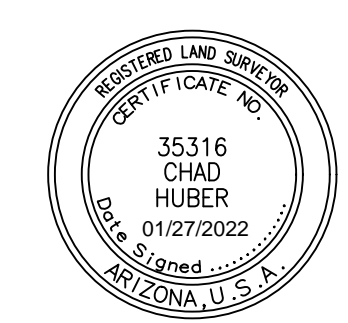


CHAD W. HUBER  
REGISTERED LAND SURVEYOR NO. 35316  
KIMLEY-HORN AND ASSOCIATES, INC.  
7740 N. 16TH STREET, SUITE 300  
PHOENIX, ARIZONA 85020

<h1 style="margin: 0;">Kimley»Horn</h1>					
7740 N. 16th Street, Suite 300 Phoenix, Arizona 85020			Tel. No. (602) 837-5511		
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	01/19/2022	291065007	1 OF 3

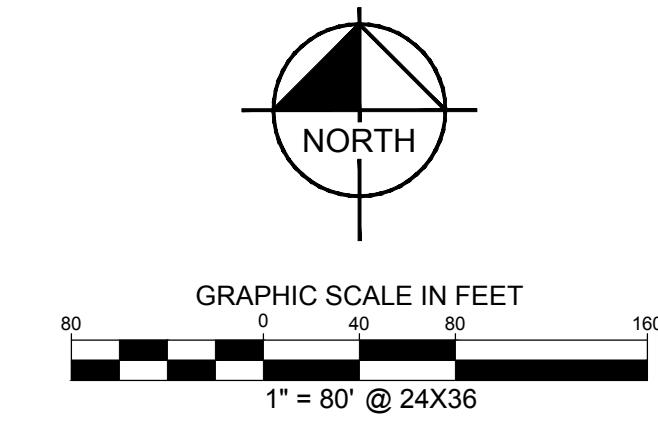
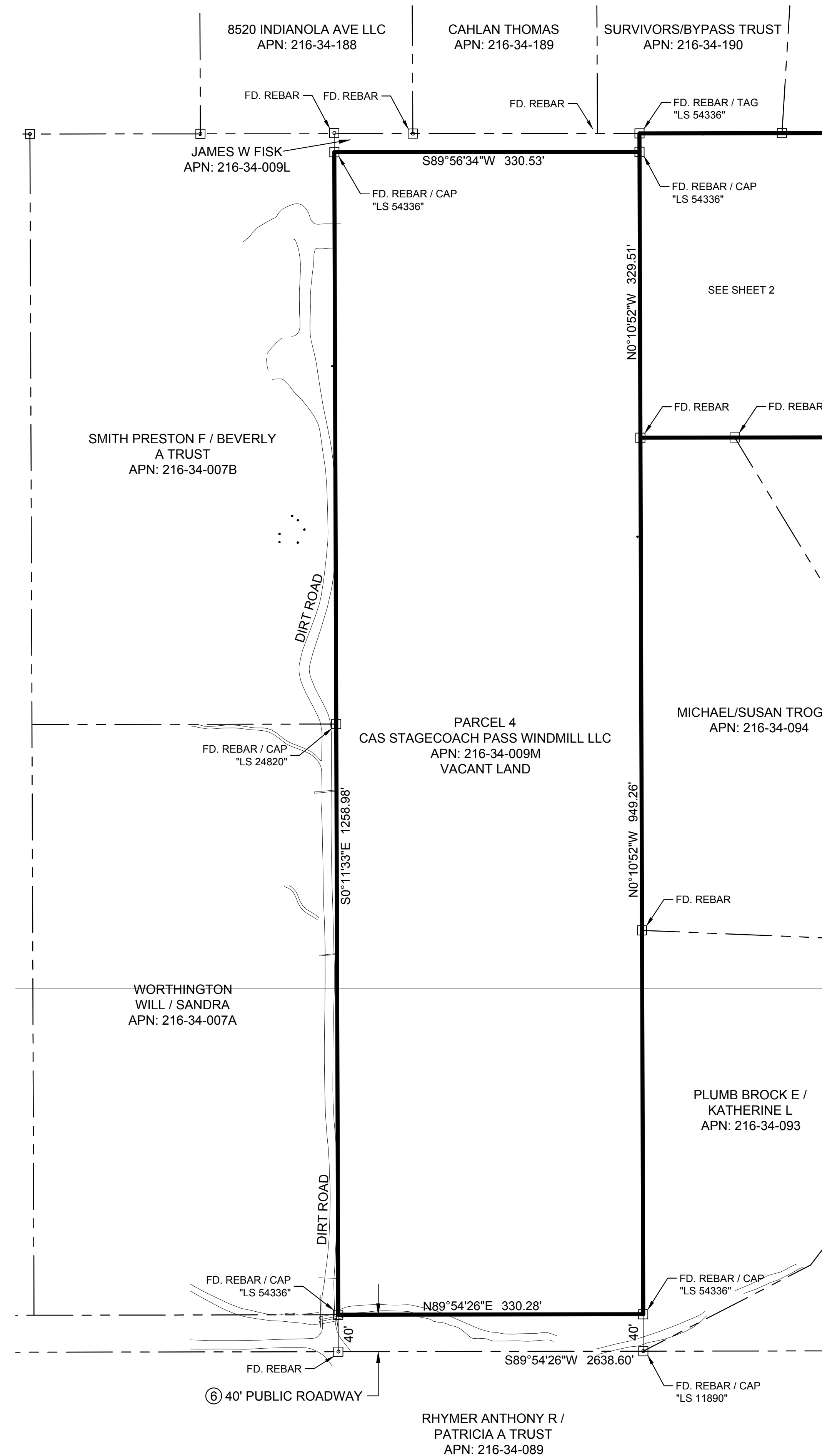


LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	FENCE
	ASPHALT PAVEMENT
	STORM SEWER LINE
	BRASS CAP IN HANDHOLE
	MARICOPA COUNTY
	BRASS CAP
	ASSESSOR'S PARCEL NUMBER
	FOUND
	CITY OF SCOTTSDALE
	GENERAL LAND OFFICE
	MARICOPA COUNTY RECORDER
	MANHOLE
	WATER VALVE
	VAULT
	POST
	SIGN
	ELECTRIC BOX



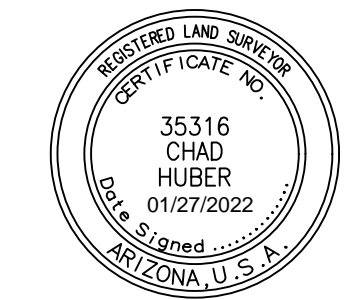
**Kimley»Horn**  
 7740 N. 16th Street, Suite 300 Phoenix, Arizona 85020 Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CWH	CWH	01/19/2022	291065007	2 OF 3



### LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	FENCE
	ASPHALT PAVEMENT
	STORM SEWER LINE
	BRASS CAP IN HANDHOLE
	MARICOPA COUNTY
	BRASS CAP
	ASSESSOR'S PARCEL NUMBER
	FOUND
	CITY OF SCOTTSDALE
	GENERAL LAND OFFICE
	MARICOPA COUNTY RECORDER
	MANHOLE
	WATER VALVE
	VAULT
	POST
	SIGN
	ELECTRIC BOX



# Kimley»Horn

7740 N. 16th Street, Suite 300 Phoenix, Arizona 85020 Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	CWH	CWH	01/19/2022	291065007	3 OF 3