

NOTES

1. THIS SURVEY IS BASED UPON DOCUMENTS PROVIDED BY STUART TITLE GUARANTY COMPANY NO ADDITIONAL RECORD RESEARCH WAS DONE BY MLC SERVICES, LLC.
2. VEHICULAR ACCESS IS PROVIDED BY PUBLIC RIGHT--OF--WAY OSBORN ROAD & 6TH STREET).
3. THERE WAS NOT OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUNDS FOUND ON THE SITE DURING THE COURSE OF THE FIELD WORK.
4. THERE IS NO EVIDENCE OF EARTHMOVING ON THE PARCELS.
5. THE SURVEYOR IS UNAWARE OF ANY PROPOSED RIGHT OF WAY CHANGES TO ANY OF THE PUBLIC STREETS AND THE CITY OF SCOTTSDALE HAS NOT MADE ANY INFORMATION TO THE SURVEYOR TO THE CONTRARY.
6. SURVEYOR CARRIES \$1,000,000 PER OCCURRENCE/ \$2,000,000 ANNUAL, CERTIFICATE OF INSURANCE FURNISHED UPON REQUEST.

ALTA/NSPS LAND TITLE SURVEY

LOTS 36 & 38, OF MINOR LAND DIVISION FOR EL DORADO INDUSTRIAL PLAZA 3 A PORTION OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SURVEYOR

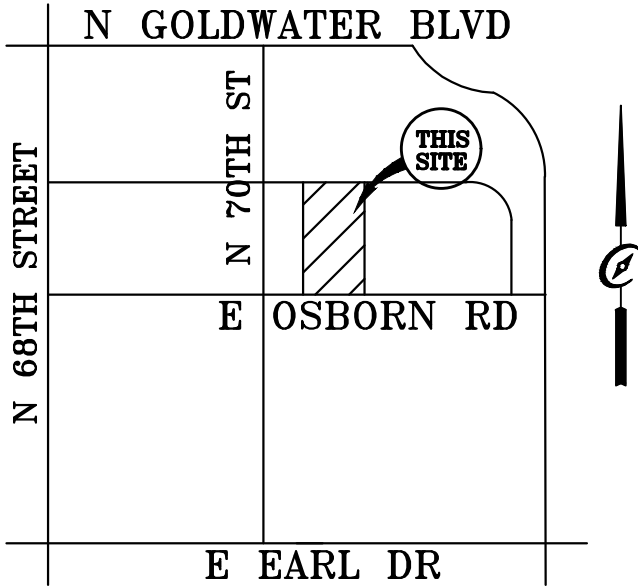
MLC SERVICES, LLC
561 W GUADALUPE RD
GILBERT, AZ 85233
CONTACT: CHRIS WILSON, PE
PHONE: (602) 393-2030
FAX (602) 393-2031

BENCHMARK

EAST 1/4 CORNER SECTION
27 BCHH NAVD 88
ELEVATION=1246.67

BASIS OF BEARING

OSBORN RD BEARING
N89°04'00"E PER
BK 31 PG 14 MCR



VICINITY MAP
N.T.S.
SECTION 28
TOWNSHIP 2S, RANGE 6E

REVISIONS	
DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY
LOTS 16 & 18 ORANGE ACRES
BOOK 31 OF MAPS AT PAGE 31 MCR

7018, 7024 E OSBORN ROAD SCOTTSDALE, AZ

LOT 16 SCHEDULE B EXCEPTIONS

1. 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.
2. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, SECOND INSTALLMENT A LIEN PAYABLE BUT NOT YET DUE FOR THE YEAR 2021.
3. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
4. 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.

5. EASEMENT FOR OPERATION AND MAINTENANCE OF A DITCH AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN **BOOK 171 OF DEEDS, PAGE 168**, MAY AFFECT LOT 16 NOTHING TO PLOT.
6. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF ORANGE ACRES, RECORDED IN **BOOK 31 OF MAPS, PAGE 14**, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. MAY AFFECT LOT 16 NOTHING TO PLOT.

7. EASEMENT FOR ELECTRIC LINES AND APPURTENANT FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN **BOOK 339 OF DEEDS, PAGE 146**, MAY AFFECT LOT 16 NOTHING TO PLOT.

8. RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT RECORDED IN **BOOK 68 OF MISCELLANEOUS, PAGE 243**, AFFECTS LOT 16 NOTHING TO PLOT.

- ⑨ EASEMENT FOR ROAD OR HIGHWAY AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN **DOCKET 3754, PAGE 428**.

- ⑩ EASEMENT FOR ROAD OR HIGHWAY AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN **DOCKET 6658, PAGE 20**.

- ⑪ EASEMENT FOR ELECTRIC LINES AND APPURTENANT FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN **DOCKET 10453, PAGE 750**.

12. RIGHTS OF PARTIES IN POSSESSION.

NOTE: THIS EXCEPTION MAY BE MADE MORE SPECIFIC UPON OUR EXAMINATION OF DOCUMENTS, WHICH ENTITLE THE OCCUPANTS TO POSSESSION.

LEGAL DESCRIPTION

LOT 18, ORANGE ACRES, ACCORDING TO BOOK 31 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 40 FEET AND ALSO

EXCEPT THAT PORTION OF SAID LOT 18, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 18, ORANGE ACRES, ACCORDING TO BOOK 31 OF MAPS PAGE 14, RECORDS OF MARICOPA COUNTY ARIZONA;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 18, A DISTANCE OF 16.05 FEET TO A POINT OF INTERSECTION WITH A CURVE HAVING A RADIUS OF 1349.15 FEET AND BEING CONCAVE NORTHERLY;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5 DEGREES 21 MINUTES 49 SECONDS, AN ARC DISTANCE OF 126.298 FEET TO A POINT ON THE WEST LINE OF SAID LOT 18;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 18 TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 18 TO THE NORTHWEST CORNER THEREOF AND THE POINT OF BEGINNING.

EXCEPT ANY PORTION THEREOF LYING WITH IN THE BOUNDARIES OF THAT CERTAIN DITCH CONVEYED TO THE UNITED STATES OF AMERICA IN QUIT CLAIM DEED RECORDED IN BOOK 171 OF DEEDS, PAGE 168

EXCEPT THE NORTH 22 FEET AS CONVEYED TO THE CITY OF SCOTTSDALE IN DOCKET 15484, PAGE 196

LOT 16, ORANGE ACRES, ACCORDING TO BOOK 31 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ANY PORTION THEREOF LYING WITH IN THE BOUNDARIES OF THAT CERTAIN DITCH CONVEYED TO THE UNITED STATES OF AMERICA IN QUIT CLAIM DEED RECORDED IN BOOK 171 OF DEEDS, PAGE 168

EXCEPT THE NORTH 22 FEET AS CONVEYED TO THE CITY OF SCOTTSDALE IN DOCKET 15484, PAGE 196.

LOT 18 SCHEDULE B EXCEPTIONS

1. 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.
2. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, SECOND INSTALLMENT A LIEN PAYABLE BUT NOT YET DUE FOR THE YEAR 2021.
3. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
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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.

5. EASEMENT FOR OPERATION AND MAINTENANCE OF A DITCH AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN **BOOK 171 OF DEEDS, PAGE 168**, MAY AFFECT LOT 18 PROPERTY NOTHING TO PLOT
6. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF ORANGE ACRES, RECORDED IN **BOOK 31 OF MAPS, PAGE 14**, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. MAY AFFECT LOT 18 PROPERTY NOTHING TO PLOT
7. EASEMENT FOR ELECTRIC LINES AND APPURTENANT FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN **BOOK 339 OF DEEDS, PAGE 146**, MAY AFFECT LOT 18 PROPERTY NOTHING TO PLOT

8. RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT RECORDED IN **BOOK 68 OF MISCELLANEOUS, PAGE 243**, AFFECTS LOT 18 PROPERTY NOTHING TO PLOT.

- ⑨ EASEMENT FOR ROAD OR HIGHWAY AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN **DOCKET 4383, PAGE 391**, PLOTTED

10. UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY FIRST BAPTIST CHURCH OF SCOTTSDALE, AN ARIZONA NONPROFIT CORPORATION, LESSOR, AND VERIZON WIRELESS (VAW) LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSEE, DATED OCTOBER 28, 2015, AS DISCLOSED BY MEMORANDUM OF OPTION AND LEASE AGREEMENT, RECORDED NOVEMBER 20, 2015, IN **DOCUMENT NO. 2015-0829631**, AFFECTS LOT 18 PROPERTY BLANKET IN NATURE

11. RIGHTS OF PARTIES IN POSSESSION.

NOTE: HIS EXCEPTION MAY BE MADE MORE SPECIFIC UPON OUR EXAMINATION OF DOCUMENTS, WHICH ENTITLE THE OCCUPANTS TO POSSESSION.

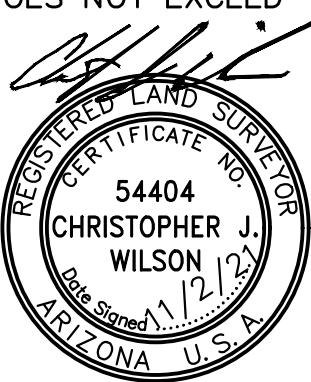
CERTIFICATION

MPC AZ OSBORN, LLC:
STUART TITLE GUARANTY COMPANY.

I CHRISTOPHER J. WILSON, A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA DO HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING LAND SURVEYING IN THE STATE OF ARIZONA AND, WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPA LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 1, 2, 3, 4 (IN ACRES), 8, 9, 11, 13, 14, 17 & 19, IN TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED HEREIN.

THE FIELD WORK WAS COMPLETED ON OCTOBER 11, 2021.

DATE OF PLAT OR MAP: NOVEMBER 2, 2021
CHRISTOPHER J. WILSON, RLS
REGISTRATION NUMBER 55404



EXP 3-31-22

MLC SERVICES
MINING LAND CIVIL CONSTRUCTION & ENGINEERING

561 W GILBERT ROAD GILBERT, AZ 85333 PH. 602-393-2030

ALTA COVERSHEET

CHECKED: C.J.W

DRAFTING: GC/CW
DATE: NOV 2, 2021

SEAL

Standard Arizona GPS not based from field
existing data before any angle measurements



Scale 80% not attached to the survey

JOB NO. 21-10003

1 OF 2

