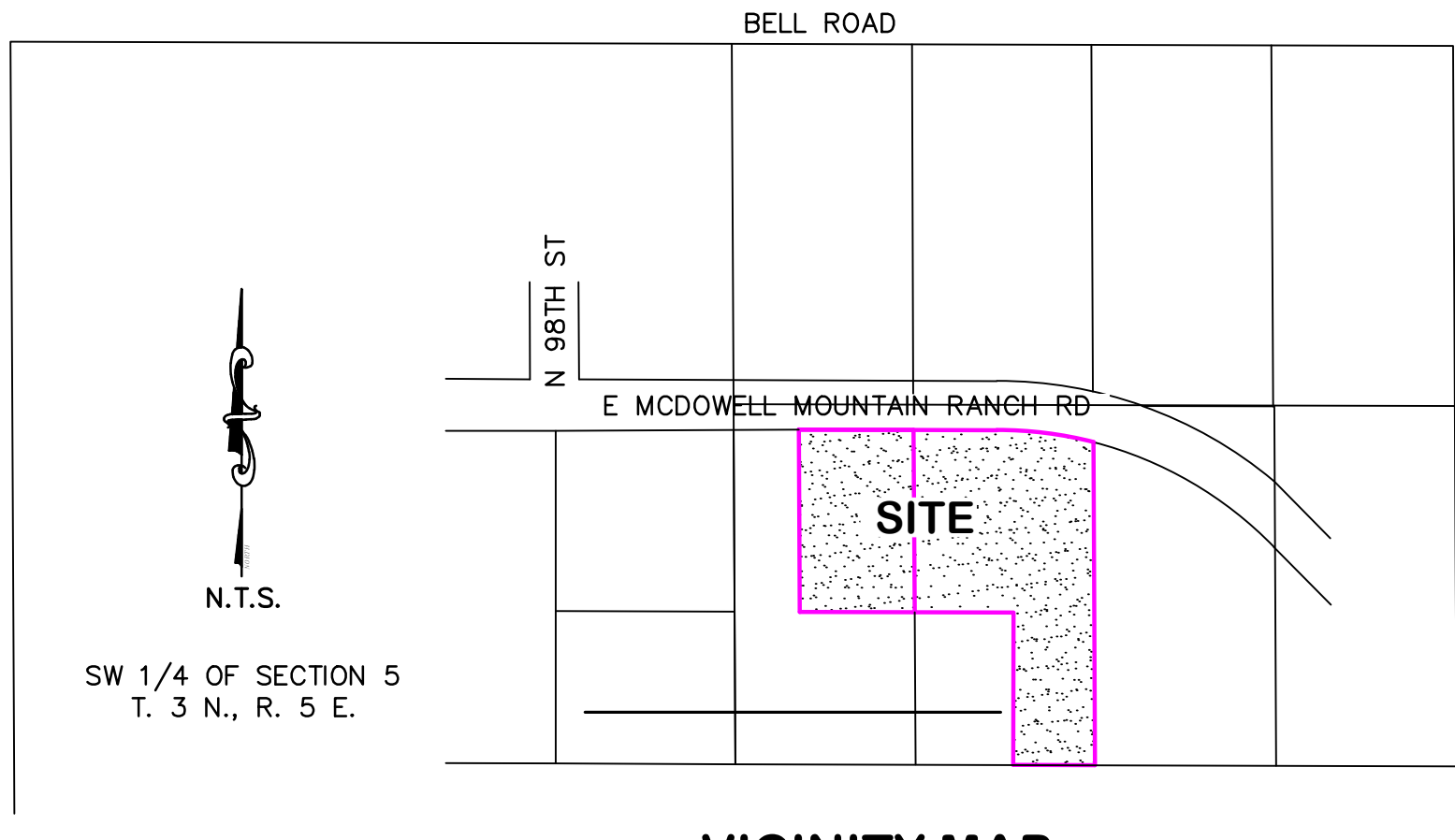


ALTA/NSPS LAND TITLE SURVEY

LOT 38 & 39, AS RECORDED IN INSTRUMENT 20010514421 MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE
SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP:

SCHEDULE "B" ITEMS:

- 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 1 –REQUIREMENTS ARE MET.
- RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
(AS SHOWN ON THE SURVEY)
- 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.
- TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE YEAR 2025.
- THE RIGHT TO ENTER UPON SAID LAND AND PROSPECT FOR, MINE AND REMOVE COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AND ALL URANIUM, THORIUM, AND ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED IN DOCKET 2397, PAGE 159. (AFFECTS: PARCEL 2)
(AFFECTS PARCEL, NOT SURVEY) (BLANKET)
- RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITIES AS SET FORTH IN PATENT RECORDED IN DOCKET 2397, PAGE 159.
THEREAFTER, PARTIAL RELEASE OF EASEMENT EXECUTED BY SOUTHWEST GAS CORPORATION RECORDED IN DOCUMENT NO. 2008–413162 AND IN DOCUMENT NO. 2019–811124.
(AFFECTS: PARCEL 2) (AS SHOWN ON THE SURVEY)
- THE RIGHT TO ENTER UPON SAID LAND AND PROSPECT FOR, MINE AND REMOVE COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AND ALL URANIUM, THORIUM, AND ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED IN DOCKET 2904, PAGE 175. (AFFECTS: PARCEL 1)
(AFFECTS PARCEL, NOT SURVEY) (BLANKET)
- RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITIES AS SET FORTH IN PATENT RECORDED IN DOCKET 2904, PAGE 175.
THEREAFTER, PARTIAL RELEASE OF EASEMENT EXECUTED BY SOUTHWEST GAS CORPORATION RECORDED IN DOCUMENT NO. 2008–413163 AND IN DOCUMENT NO. 2019–811127.
(AFFECTS: PARCEL 1) (AS SHOWN ON THE SURVEY)
- TERMS, RESTRICTIONS, COVENANTS, CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN AN INSTRUMENT ENTITLED DRAINAGE PROJECT AGREEMENT, RECORDED MAY 18, 2022, IN DOCUMENT NO. 2022–430791.
(AS SHOWN ON THE SURVEY)
- ANY RIGHTS OF THE PARTIES IN POSSESSION OF SAID LAND, BASED ON AN UNRECORDED AGREEMENT, CONTRACT OR LEASE, THAT MAY BE DISCLOSED BY INSPECTION AND INVESTIGATION.

LEGEND:

- | | | | | | |
|--|--------------------------|------|--|--|-----------------------------------|
| | CATCH BASIN | | SCHEDULE B HEX | | MONUMENT LINE |
| | RECLAIMED WATER METER | (R1) | RECORDED DATA ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY PREMIER TITLE AGENCY, ORDER NO. A–151388, EFFECTIVE DATE: MAY 23, 2024. | | PROPERTY LINE |
| | FOUND AS NOTED | | | | EASEMENT LINE |
| | BRASS CAP FLUSH | | | | SANITARY SEWER LINE |
| | SEWER MANHOLE | | | | 18" STORM LINE |
| | TELEPHONE RISER | (R2) | RECORDED DATA PER THE PLSS SUBDIVISION RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BK. 752, PG. 339, M.C.R. | | RIGHT–OF–WAY LINE |
| | FIRE HYDRANT | | | | CONCRETE HATCH
COLOR & PATTERN |
| | WATER MANHOLE | | | | ASPHALT HATCH
COLOR & PATTERN |
| | WATER VALVE | | | | |
| | IRRIGATION CONTROL VALVE | (R3) | RECORDED DATA PER THE FINAL PLAT FOR HORSEMAN'S PARK. RECORDED IN BK. 574, PG. 493, M.C.R. | | |
| | STORM DRAIN MANHOLE | | | | |
| | ELECTRIC JUNCTION BOX | (M) | MEASURED INFORMATION FROM FIELD DATA COLLECTION. | | |
| | LIGHT POLE | (C) | CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED. | | |

LEGAL DESCRIPTION:

PER TITLE REPORT

Parcel 1

LOT 38, SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 280.00 FEET; AND

ALSO EXCEPT THE WEST 120.00 FEET OF SAID LOT 38, LYING NORTH OF SAID SOUTH 280.00 FEET OF LOT 38;

ALSO EXCEPT THAT PORTION DEEDED TO THE CITY OF SCOTTSDALE BY INSTRUMENT RECORDED NOVEMBER 24, 1999 AT RECORDERS NO. 99–1069622, DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN COMMENCING AT THE CENTER OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 33 OF SAID SECTION 5;

THENCE NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 33, A DISTANCE OF 329.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 33, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 34;

THENCE CONTINUING NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 34, A DISTANCE OF 329.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 34, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 35;

THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 35, A DISTANCE OF 660.26 FEET TO THE SOUTHEAST CORNER OF SAID LOT 35, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 38 AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 12 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 38, A DISTANCE OF 45.00 FEET TO A POINT;

THENCE NORTH 89 DEGREES 44 MINUTES 14 SECONDS WEST PARALLEL TO THE NORTH LINE OF SAID LOT 38, A DISTANCE OF 210.50 FEET TO A POINT;

THENCE NORTH 00 DEGREES 12 MINUTES 30 SECONDS WEST, A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 38;

THENCE SOUTH 89 DEGREES 44 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 38, A DISTANCE OF 210.50 FEET TO THE TRUE POINT OF BEGINNING; AND

ALSO EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AND EXCEPT ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS WHETHER OF NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL 2

LOT 39, SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 180 FEET OF THE SOUTH 280 FEET THEREOF; AND

ALSO EXCEPT THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF SCOTTSDALE, A MUNICIPAL CORPORATION IN GENERAL WARRANTY DEED RECORDED AUGUST 31, 1999 AT RECORDERS NO. 99–0821451; AND

ALSO EXCEPT ALL COAL, OIL, GAS AND OTHER MINERALS AND EXCEPT ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 1340L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE A AND ZONE X

ZONE: X 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.

ZONE: A IS DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED.

NOTES:

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUED BY PREMIER TITLE AGENCY, COMMITMENT ORDER NO. A–151388, AMEND (VERSION 4), DATED MAY 23, 2024, COMMITMENT DATE: MAY 24, 2025.
- THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON RECORDS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES WITHOUT VERIFICATION BY THE SURVEYOR; THEREFORE, NO GUARANTEE CAN BE MADE AS TO THE EXTENT OF THE UTILITIES AVAILABLE, EITHER IN SERVICE ABANDONED, NOR GUARANTEE TO THEIR EXACT LOCATION. PLEASE CALL "BLUE–STAKE" AT 602–263–1100, PRIOR TO ANY EXCAVATION OR TO DETERMINE WHAT UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES, EITHER FROM CONTIGUOUS PROPERTY OR ADJOINING STREETS.
- BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 89°52'19" EAST, ALONG THE SOUTH LINE OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLSS SUBDIVISION RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY" AS RECORDED IN BK. 752, PG. 339, MARICOPA COUNTY RECORDS, ARIZONA.
- THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT–OF–WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
- USE OF THE INFORMATION, CONTAINED IN THIS A.L.T.A./N.S.P.S. LAND TITLE SURVEY, FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED ("TITLE INSURANCE MATTERS"), IS FORBIDDEN, UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY HUNTER ENGINEERING, INC. AND THEREFORE SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES.
- 45' EXCEPTION PER DOCUMENT 1999–1069622, MCR
- .45' EXCEPTION PER DOCUMENT 1999–0821451, MCR

LOT AREAS:

PARCEL 1 – 1.618 ACRES ±, 70,473 SQ./FT. ±
PARCEL 2 – 3.468 ACRES ±, 151,059 SQ./FT. ±
TOTAL 5.086 ACRES ±, 221,532 SQ./FT. ±

SURVEYOR'S CERTIFICATION:

TO: MCDOWELL MOUNTAIN GARAGES, LLC AN ARIZONA LIMITED LIABILITY COMPANY
WINDSTAR PRO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
FIRST AMERICAN 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 2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,8,11,16,17,&18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 5TH, 2024.

DATE OF PLAT OR MAP: APRIL 2ND, 2025



NO.	DATE	REVISION	BY

DRAWN BY: BMM
CHECKED BY: job

HUNTER ENGINEERING

CIVIL AND SURVEY

10446 N. 74TH ST., SUITE 140
SCOTTSDALE, AZ 85258
P. 480.991.3985

ALTA/NSPS LAND TITLE SURVEY

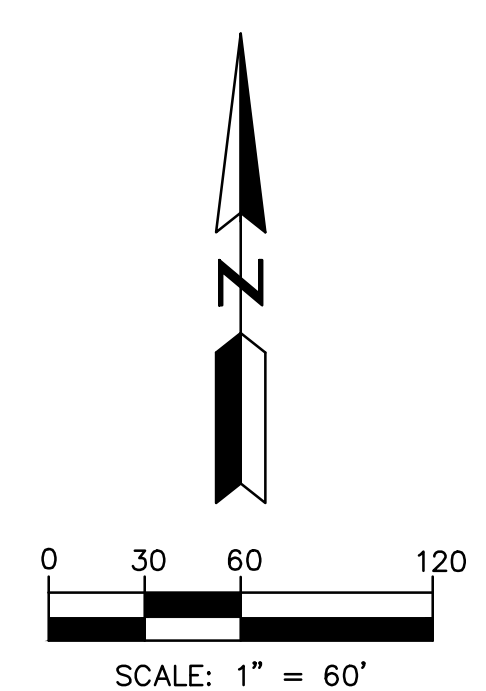
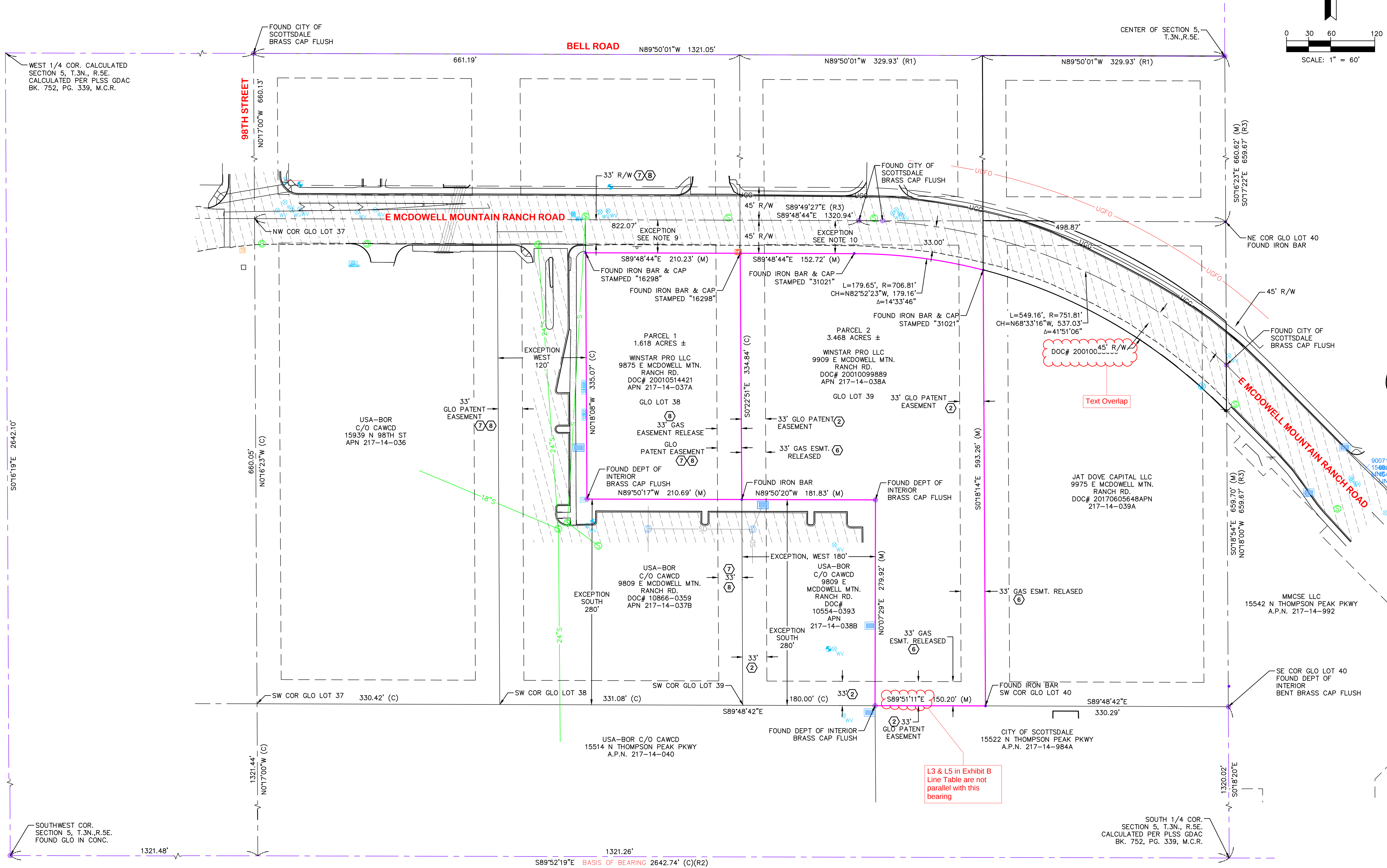
LOT 38 & 39, AS RECORDED IN INSTRUMENT 20010514421 MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE
SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 05
TWNSHP: 3N
RANGE: 5E

JOB NO.:
LGEC324

SCALE
NTS

SHEET
1 OF 2



BY	
REVISION	
NO.	DATE

DRAWN BY: BMM
CHECKED BY: job

HUNTER
ENGINEERING
CIVIL AND SURVEY
10446 N. 74TH ST., SUITE 140
SCOTTSDALE, AZ 85258
T 480 991 3986
F 480 991 3986

ALTA/NSPS LAND TITLE SURVEY
LOT 38 & 39, AS RECORDED IN INSTRUMENT 20010514421 MARCO COUNTY, ARIZONA
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 5, T.3N., R.5E.
EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARCO COUNTY, ARIZONA.

SECTION: 05
TOWNSHIP: 3N
RANGE: 5E

JOB NO.:
LGEC324

SCALE
1"=60'

SHEET
2 OF 2