

OWNERS OF RECORD

POLK DEVCO LLC
MAILING ADDRESS: 15721 N GREENWAY HAYDEN
LOOP STE 105 SCOTTSDALE, AZ. 85260

REFERENCE

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMPANY, FILE FM55240281 WITH AN EFFECTIVE DATE OF SEPTEMBER 16, 2024 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID SPECIAL REPORT ARE APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

SCHEDULE B

A. 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 I-REQUIREMENTS ARE MET.

1. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE SECOND INSTALLMENT OF 2024 TAXES.

2. ANY OUTSTANDING LIABILITIES AND OBLIGATIONS, INCLUDING UNPAID ASSESSMENTS, IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSES OF OBTAINING WATER RIGHTS FOR SAID LAND.

3. RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA
RECORDING NO: BOOK 61 OF DEEDS, PAGE 105
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 ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW; 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.

4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: WELL AGREEMENT
RECORDING NO: BOOK 308 OF DEEDS, PAGE 508
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: TRANSMISSION LINE
RECORDING NO: BOOK 38 OF DEEDS, PAGE 361
AS TO PARCEL NO. 1 (AS PLATTED HEREON)

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ROAD OR HIGHWAY
RECORDING NO: DOCKET 2978, PAGE 405
AS TO PARCEL NO. 1 (AS PLATTED HEREON)

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: LINE OF POLES AND WIRES
RECORDING NO: DOCKET 4954, PAGE 586
AS TO ALL (AS PLATTED HEREON)

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESOLUTION
RECORDING NO: DOCKET 10794, PAGE 885
RECORDING NO: DOCKET 11500, PAGE 253
AMENDMENT RECORDED IN DOCKET 12898, PAGE 515
AMENDMENT RECORDED IN DOCKET 13356, PAGE 212
AS TO ALL
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESOLUTION
RECORDING NO: 2018-0412708
AMENDMENT RECORDED IN RECORDING NO. 20220667059
AS TO ALL
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESULTS OF SURVEY
RECORDING NO: BOOK 1693 OF MAPS, PAGE 49
AS TO PARCEL NO. 4
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

12. 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.

BASIS OF BEARING

THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

BEARING = N 00°00'00" W

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF MCKELLIPS AND MILLER ROAD AND HAVING AN ELEVATION OF

ELEVATION = 1192.22 NAVD 88 DATUM, GDACS 64087-01

LEGAL DESCRIPTION

PARCEL NO. 1:
THE WEST 140 FEET OF THE SOUTH 100 FEET OF THE NORTH 225 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION 522 FEET;
THENCE EAST 278 FEET;
THENCE SOUTH 522 FEET TO THE SOUTH LINE OF SAID SECTION;
THENCE WEST 278 FEET TO THE BEGINNING.

PARCEL NO. 2:
THAT PART OF THE SOUTH 522 FEET OF THE WEST 278 FEET OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 2 THENCE RUNNING NORTH 389.00 FEET;
THENCE NORTH 88 DEGREES 37 MINUTES EAST 140.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88 DEGREES 37 MINUTES EAST 72.00 FEET;
THENCE SOUTH 100.00 FEET;
THENCE SOUTH 88 DEGREES 37 MINUTES WEST 72.00 FEET;
THENCE NORTH 100.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:
THAT PART OF THE SOUTH 522 FEET OF THE WEST 278 FEET OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

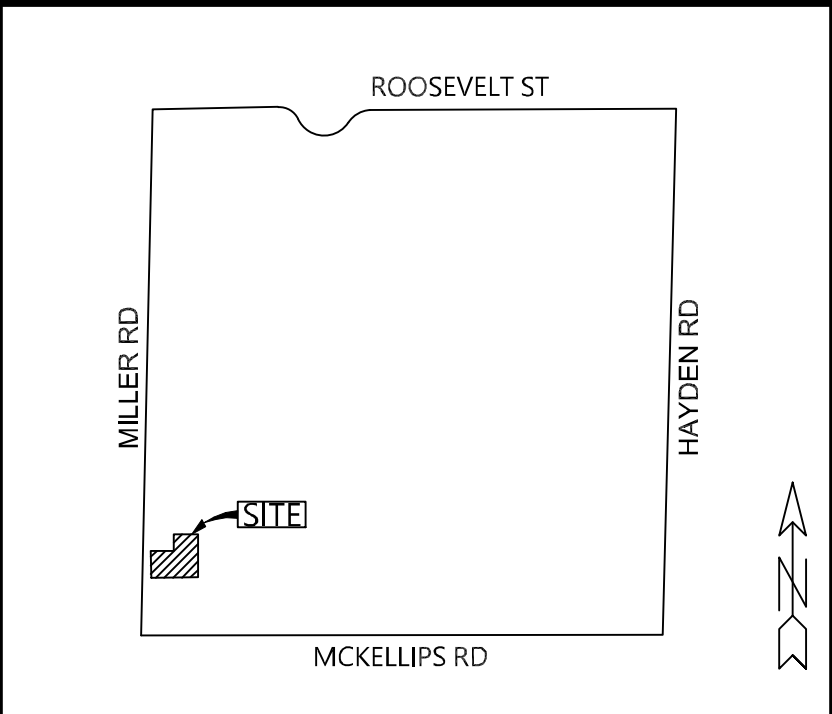
BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 2, THENCE RUNNING NORTH 389 FEET;
THENCE NORTH 88 DEGREES, 37 MINUTES EAST 212 FEET, TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88 DEGREES, 37 MINUTES EAST 66 FEET,
THENCE SOUTH 100 FEET;
THENCE SOUTH 88 DEGREES, 37 MINUTES WEST 66 FEET;
THENCE NORTH 100 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4:
THAT PORTION O OF THE SOUTH 522.00 FEET OF THE WEST 278.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 2, A CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, FROM WHICH THE CENTER OF SECTION 2, A STEM OF A BRASS CAP FLUSH, BEARS NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, BASIS OF BEARINGS, A DISTANCE OF 2643.58 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 522.15 FEET (MEASURED) 522 FEET RECORD, TO THE NORTH LINE OF THE SOUTH 522 FEET OF THE SOUTHEAST QUARTER OF SECTION 2;
THENCE LEAVING SAID WEST LINE, NORTH 88 DEGREES 37 MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH 522 FEET OF SAID SOUTHEAST QUARTER, A DISTANCE OF 40.01 FEET (MEASURED) 40.00 FEET RECORD, TO THE EAST LINE OF THE 40 FOOT RIGHT-OF-WAY LINE OF MILLER ROAD;
THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88 DEGREES 37 MINUTES 16 SECONDS EAST, AND PARALLEL WITH THE SOUTH LINE OF SECTION 2, A DISTANCE OF 110.23 FEET, TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88 DEGREES 37 MINUTES 16 SECONDS EAST, A DISTANCE OF 127.84 FEET (MEASURED) 127.77 FEET RECORD TO THE EAST LINE OF THE WEST 278.00 FEET OF SAID SOUTHEAST QUARTER;
THENCE LEAVING SAID NORTH LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF THE WEST 278.00 FEET, A DISTANCE OF 100.03 FEET (MEASURED) 100.00 FEET RECORD;
THENCE LEAVING SAID EAST LINE, SOUTH 88 DEGREES 37 MINUTES 16 SECONDS WEST, AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, A DISTANCE OF 127.84 FEET (MEASURED) 127.77 FEET RECORD TO THE SOUTHEAST CORNER OF PARCEL 1 DESCRIBED IN DOCUMENT NO. 2014-579989;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER AND ALONG THE EAST LINE OF PARCEL 1 DESCRIBED IN DOCUMENT NO. 2014-579989, A DISTANCE OF 100.03 FEET (MEASURED) AND 100.00 FEET RECORD TO THE POINT OF BEGINNING.

SITE AREA

Area	Sq. Feet	Acres
PARCEL 1	10815.84±	0.25±
PARCEL 2	7790.30±	0.18±
PARCEL 3	7143.23±	0.16±
PARCEL 4	12783.97±	0.29±
Total	38533.34±	0.88±



VICINITY MAP
N.T.S.

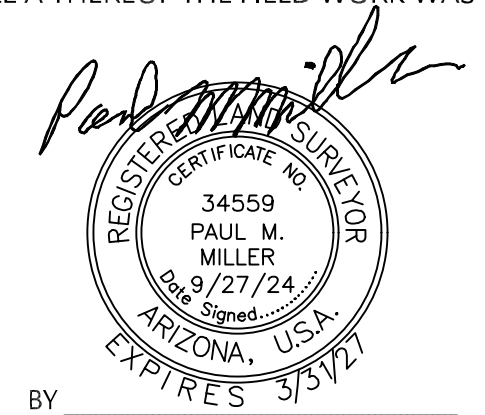
SURVEYORS NOTES

- MONUMENTS FOUND DURING THIS FIELD SURVEY WERE ACCEPTED UNLESS OTHERWISE NOTED HEREIN.
- THIS SURVEY WAS PERFORMED USING GPS (GLOBAL POSITIONING SYSTEMS) TO OPTIMIZE THE RELATIVE POSITIONING OF FOUND CORNERS. EXTREME CARE HAS BEEN TAKEN TO PRODUCE SURFACE MEASUREMENTS OF THE MONUMENTS FOUND.
- ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED (M) FROM MONUMENT TO MONUMENT UNLESS OTHERWISE NOTED.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO OR OBTAINED BY THIS SURVEYOR. NO ABSTRACT OF TITLE WAS FURNISHED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THE COMPLETE EXTENT OF DRAINAGE AREA(S) WHICH PLACE SURFACE WATER RUNOFF ONTO THIS SITE ARE NOT SHOWN. DOWNSTREAM IMPROVEMENTS AND/OR STORM WATER CONVEYANCES WHICH COULD BE AFFECTED BY STORM WATER RUNOFF FROM THIS SITE WERE NOT INVESTIGATED OR SHOWN. OWNER/DESIGNER SHOULD CONSIDER THE EFFECTS OF POST-IMPROVEMENT SURFACE WATER RUNOFF ONTO THIS SITE AND ONTO ADJOINERS.
- SINCE THE DATE OF THIS SURVEY CONDITIONS BEYOND THE KNOWLEDGE OR CONTROL OF MILLER & SONS SURVEYING, LLC MAY HAVE ALTERED THE VALIDITY AND CIRCUMSTANCES SHOWN OR NOTED HEREON.
- AT THE TIME THE FIELD WORK WAS PERFORMED, THERE WAS OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THE SURVEYOR 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 REQUIRE NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED AT TIME OF SURVEY.
- AT THE TIME THE FIELD WORK WAS PERFORMED, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO AND FROM POLK STREET, A DEDICATED PUBLIC-RIGHT-OF-WAY.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, ALL UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

CERTIFICATION

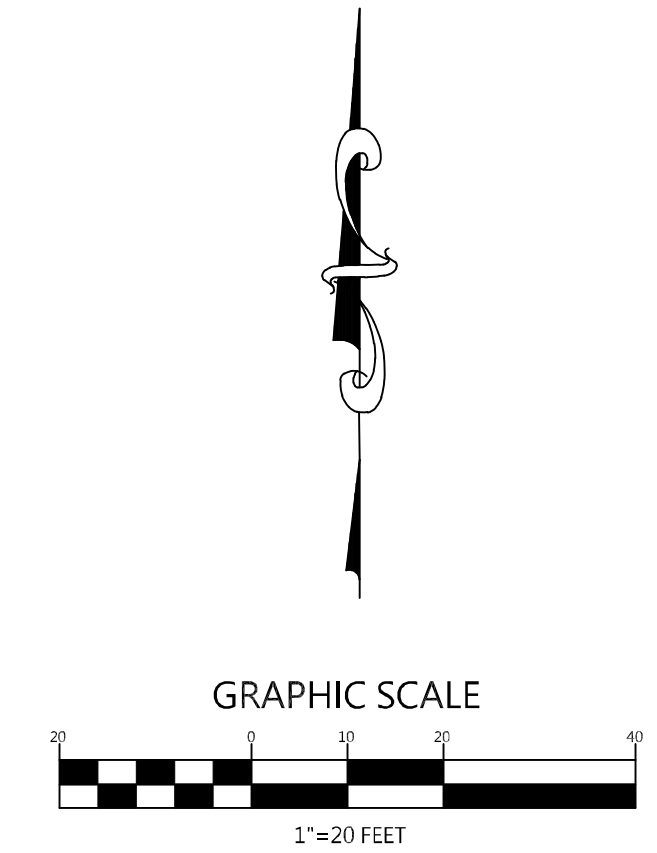
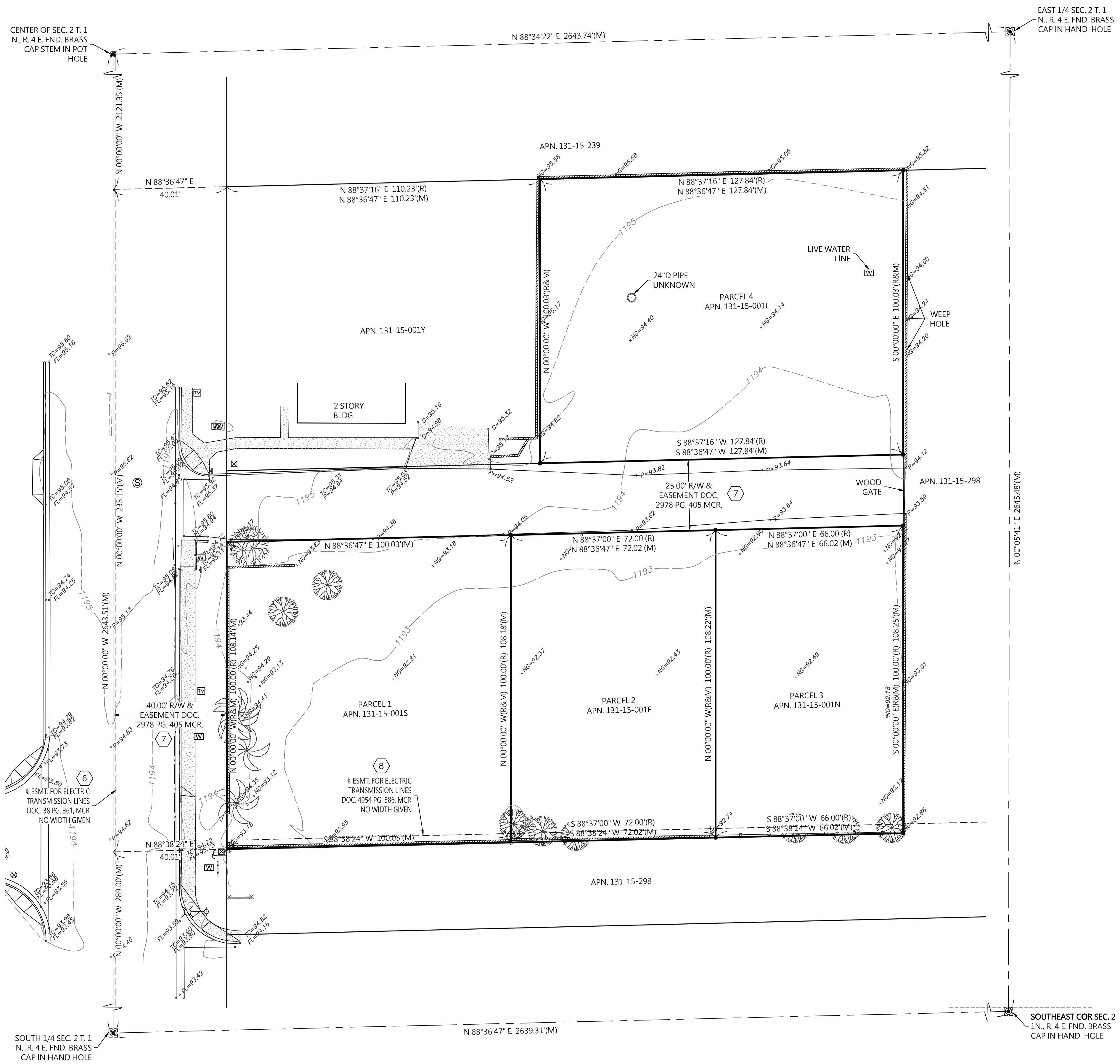
FIDELITY NATIONAL TITLE INSURANCE COMPANY AND POLK DEVCO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

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, 6, 8, 10, 11, 16, 18 AND 19 FROM TABLE A THEREOF THE FIELD WORK WAS COMPLETED ON 9/25/24.



BY
PAUL M. MILLER
REGISTERED LAND SURVEYOR
REGISTRATION NO. 34559, AZ.

ALTA/NSPS LAND TITLE SURVEY OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA		
REVISIONS:	DESIGN BY: N/A DRAWN BY: MMM	MILLER & SONS SURVEYING 2432 W PEORIA AVE. STE. 1302 BLDG 17 PHOENIX, AZ. 85029 PH: (623) 875-1200 F: (623) 875-3777 E-MAIL: PAUL@MILLERANDSONSSURVEYING.COM
REV. 1	SCALE: N/A DATE: 9/27/24	
REV. 2	JOB NO. 24-113	
REV. 3	1 of 2	
REV. 4		

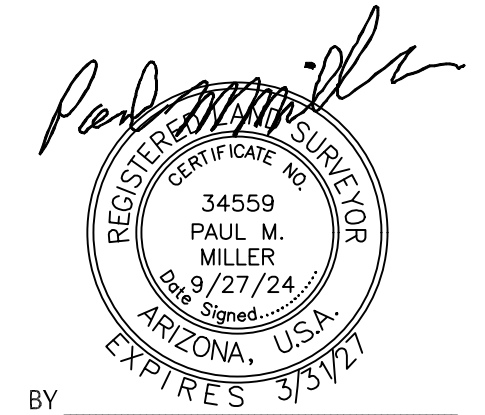


LINETYPE LEGEND (TYPICAL)

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	ROAD CENTERLINE
	EASEMENT (AS NOTED)

LEGEND

	BRASS CAP FLUSH
	BRASS CAP IN HAND HOLE
	SET 1/2" REBAR & CAP LS 34559
	WATER VALVE
	FIREHYDRANT
	SEWER MAN HOLE
	WATER METER
	CABLE TV VAULT
	DOWN GUY
	POWER POLE
	TELEPHONE RISER
	SIGN
	STREET LIGHT



BY
 PAUL M. MILLER
 REGISTERED LAND SURVEYOR
 REGISTRATION NO. 34559, AZ.

ALTA/NSPS LAND TITLE SURVEY
 OF
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4
 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

REVISIONS:	DESIGN BY: N/A	MILLER & SONS SURVEYING
REV. 1	DRAWN BY: MMM	
REV. 2	SCALE: 1"=20'	
REV. 3	DATE: 9/27/24	
REV. 4	JOB NO. 24-113	2432 W PEORIA AVE. STE. 1302 BLDG 17 PHOENIX, AZ. 85029 PH: (623) 875-1200 F: (623) 875-3777 E-MAIL: PAUL@MILLERANDSONSSURVEYING.COM
	2 of 2	