ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST,
OF THE GILA & SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

SCHEDULE B EXCEPTIONS

1. TAXES FOR THE FULL YEAR OF 2023.
(THE FIRST HALF IS DUE OCTOBER 1, 2023 AND IS DELINQUENT NOVEMBER 1, 2023. THE SECOND HALF IS DUE MARCH 1, 2024 AND IS DELINQUENT MAY 1, 2024 .)

2. THE LIABILITIES AND OBLIGATIONS 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 PURPOSE OF OBTAINING WATER RIGHTS FOR SAID LAND. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)

3. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.

4. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SHOEMAN TRACT, AS RECORDED IN PLAT RECORD BOOK 42 OF MAPS, PAGE(S) 31, 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 TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

5. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCKET 263, PAGES 211 AND 212, 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 TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
THEREAFTER, TERMINATION OF DECLARATIONS AND RESTRICTIONS COVERING SHOEMAN TRACT A, SUBDIVISION RECORDED JUNE 16, 2015 AS 2015-0428688 OF OFFICIAL RECORDS. **AFFECTS PROPERTY BLANKET IN NATURE**

6. AN EASEMENT FOR SEWER, WATER, GAS OF SIMILAR PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 3882, PAGE 287. **PLOTTED**

7. AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 296 OF DEEDS, PAGE 181. **BASED ON VISAUAL EVIDENCE CLOSEST 11KV POWER POLE IS OFFSITE SITE AND DOES NOT AFFECT PROPERTY.**

8. AN EASEMENT FOR ROAD/HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 4372, PAGE 540. **PLOTTED**

9. AN EASEMENT FOR DRAINAGE AND FLOOD CONTROL AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 14489, PAGE 98. **PLOTTED**

10. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 14489, PAGE 107. **PLOTTED**

11. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 14489, PAGE 109. **PLOTTED**

12. AN EASEMENT FOR WATER LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 14489, PAGE 111. **PLOTTED**

13. AN EASEMENT FOR WATER LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 14489, PAGE 113. **PLOTTED**

14. AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 14489, PAGE 115. **PLOTTED**

15. AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 14489, PAGE 118. **PLOTTED**

16. THE EFFECT OF THE INCLUSION WITHIN THE WATERFRONT REDEVELOPMENT AREA AS DISCLOSED BY RESOLUTION NO. 3722 OF THE CITY OF SCOTTSDALE RECORDED OCTOBER 5, 1994 AS 94-0726168 OF OFFICIAL RECORDS. **AFFECTS PROPERTY BLANKET IN NATURE**

17. AN EASEMENT FOR PUBLIC HIGHWAY AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 4372, PAGE 538. **PLOTTED**

18. AN EASEMENT FOR SIDEWALK AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 4372, PAGE 538. **PLOTTED**

19. AN EASEMENT FOR PUBLIC HIGHWAY AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 4489, PAGE 12. **PLOTTED**

20. ALL MATTERS AS SET FORTH IN DECLARATION OF RESTRICTIONS, RECORDED JULY 05, 2000 AS 2000-0513271 OF OFFICIAL RECORDS. **PLOTTED**

21. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF TENANCY-IN-COMMON AGREEMENT" RECORDED DECEMBER 3, 2015 AS 2015-0857915 OF OFFICIAL RECORDS. **AFFECTS PROPERTY BLANKET IN NATURE**

22. ALL MATTERS AS SET FORTH IN RIGHT OF WAY MAP, RECORDED AS BOOK 1166 OF MAPS, PAGE 22. **PLOTTED**

23. ALL MATTERS AS SET FORTH IN MAP OF DEDICATION ON THE WATERFRONT, RECORDED AS BOOK 1511 OF MAPS, PAGE 45. **PLOTTED**

24. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "LICENSE AGREEMENT" RECORDED AUGUST 31, 2020 AS 2020-0810592 OF OFFICIAL RECORDS. **MAY AFFECT PROPERTY BLANKET IN NATURE**

25. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED DECEMBER 08, 2020 AS 2020-1209037 OF OFFICIAL RECORDS. **PLOTTED**

26. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR THE WAIVER OF CLAIMS FOR DIMINUTION IN VALUE OF PROPERTY" RECORDED APRIL 22, 2021 AS 2021-0448885 OF OFFICIAL RECORDS. **PLOTTED**

27. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.
CONSIDERATION FOR THE DELETION OF THIS EXCEPTION IS HIGHLY FACT INTENSIVE. PLEASE CONTACT THE UNDERWRITER ASSIGNED TO YOUR FILE AS SOON AS POSSIBLE TO DISCUSS.

28. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY _____ ON _____, DESIGNATED JOB NUMBER _____:

29.THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.

NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.

30. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

BASIS OF BEARING

THE MONUMENT LINE OF CAMELBACK RD FROM THE WEST QUARTER CORNER TO THE CENTER OF SECTION 23 WHICH BEARS SOUTH 89 DEGREES 31 MINUTES 36 SECONDS EAST.

REFERENCE DOCUMENTS

1. BOOK 2 PAGE 43 MCR
2. BOOK 1094 PAGE 12 MCR
3. BOOK 1185 PAGE 48 MCR
4. BOOK 1190 PAGE 36 MCR
5. BOOK 1115 PAGE 45 MCR
6. BOOK 1166 PAGE 22 MCR

TITLE REFERENCE

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1009810A-LA2.
COMMITMENT DATE: MAY 15. 2023 AT 8:00 A.M.

FEMA FIRM FLOOD ZONE DESIGNATION

THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, AREAS OF MINIMAL FLOOD HAZARD AS SHOWN IN FEMA FIRM MAP 04013C1770M, DATED SEPTEMBER 18TH, 2020.

NOTES

1. THIS SURVEY IS BASED UPON DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO ADDITIONAL RECORD RESEARCH WAS DONE BY MLC SERVICES, LLC.
2. PEDESTRIAN ACCESS IS PROVIDED BY PUBLIC SIDEWALK AND VEHICULAR ACCESS IS PROVIDED BY PUBLIC RIGHT-OF-WAY.
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.

PARCEL ADDRESS & AREAS

APN 173-41-017A 173-41-016 B 7201 E CAMELBACK RD SCOTTSDALE, AZ
TOTAL AREA 2.32 ACRES MORE OR LESS.
APN 173-41-004 7222 E SHOEMAN LANE SCOTTSDALE, AZ
TOTAL AREA 0.20 ACRES MORE OR LESS.
APN 173-41-005 7216 E SHOEMAN LANE SCOTTSDALE, AZ
TOTAL AREA 0.22 ACRES MORE OR LESS.
APN 173-41-006A 4443 SCOTTSDALE RD SCOTTSDALE, AZ
TOTAL AREA 0.30 ACRES MORE OR LESS.

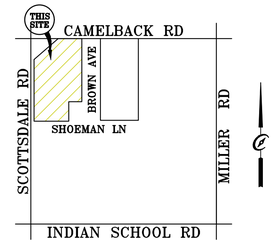
COMBINED TOTAL AREA 3.04 ACRES MORE OR LESS.

PARKING

PARKING COUNT: SURFACE PARKING SPACES: 147.
142 REGULAR AND 5 HANDICAP ON SURFACE

ZONING

ZONING REPORT NOT PROVIDED TO THE SURVEYOR



VICINITY MAP
N.T.S.
SECTION 23
TOWNSHIP 2N, RANGE 4E

LEGAL DESCRIPTIONS

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING A PART OF THE SHOEMAN TRACT, TRACT A, LOT
4, AND LOT 5 ACCORDING TO BOOK 42 OF MAPS AT PAGE 31 AND BOOK 1511 OF MAPS AT PAGE 45
RECORDS OF MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23, BEARING NORTH 00 DEGREES
06 MINUTES 04 SECONDS EAST, 2656.30 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23;

THENCE SOUTH 89 DEGREES 31 MINUTES 36 SECONDS EAST, 232.11 FEET;

THENCE SOUTH 00 DEGREES 28 MINUTES 24 SECONDS WEST, 40.00 FEET TO THE POINT OF
BEGINNING;

THENCE SOUTH 42 DEGREES 16 MINUTES 35 SECONDS WEST, 263.46 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 24 SECONDS WEST, 220.55 FEET;

THENCE SOUTH 89 DEGREES 33 MINUTES 36 SECONDS EAST, 222.96 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 24 SECONDS EAST, 137.00 FEET;

THENCE SOUTH 89 DEGREES 33 MINUTES 36 SECONDS EAST, 208.01 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 35 SECONDS EAST, 37.78 FEET, TO THE BEGINNING OF A
TANGENT CURVE CONCAVE WESTERLY A RADIUS OF 202.94 FEET A CENTRAL ANGLE OF 12 DEGREES
05 MINUTES 17 SECONDS A DISTANCE OF 42.82 FEET;

TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY A RADIUS OF 202.94 FEET A CENTRAL
ANGLE OF 12 DEGREES 05 MINUTES 17 SECONDS A DISTANCE OF 42.82 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 35 SECONDS EAST, 137.09 FEET;

THENCE NORTH 44 DEGREES 43 MINUTES 25 SECONDS WEST, 28.22 FEET;

THENCE NORTH 89 DEGREES 31 MINUTES 36 SECONDS WEST, 225.21 FEET TO THE POINT OF BEGINNING.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
54404
CHRISTOPHER J. WILSON
Date Signed 5/26/23
ARIZONA U.S.A.

EXP 3-31-25

CERTIFICATION

TRIYAR CAPITAL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 28.425% OWNERSHIP INTEREST AND BASELINE ACQUISITIONS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 71.575% OWNERSHIP INTEREST, AS TENANTS IN COMMON AS TO PORTION OF LAND; AND SCOTTSDALE & SHOEMAN L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AS TO THE REMAINDER OF THE LAND; FIRST AMERICAN TITLE INSURANCE 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 2016, AND INCLUDES ITEMS 1, 2, 3, 4 (IN ACRES), 7(B)(1), 7(C), 8, 9, 12, 13, 14 & 20, 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 MAY 24 2023.

DATE OF PLAT OR MAP: MAY 26, 2023.

CHRISTOPHER J WILSON, RLS
REGISTRATION NUMBER 55404

DATE	DESCRIPTION
	REVISIONS

ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE SW 1/4
SECTION 23 T 2 N R 4 E
SCOTTSDALE, AZ

MLC SERVICES
MINING LAND CIVIL CONSTRUCTION & ENGINEERING
561 W GUADALUPE RD GILBERT, AZ 85233 PH. 602-393-2030 FAX 602-393-2031

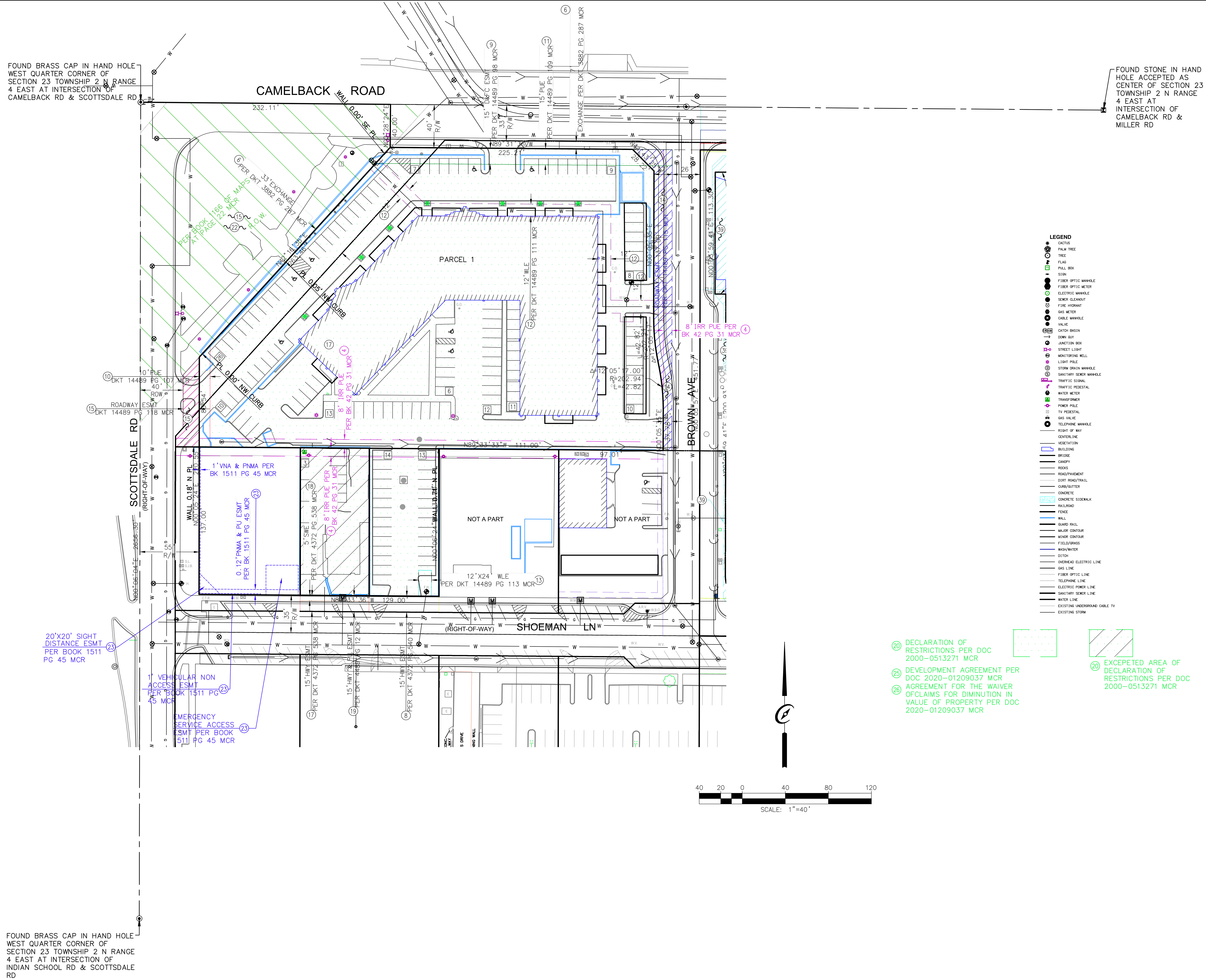
DRAFTING: CW
DATE: MAY 26, 2023
CHECKED: CJW

SURVEY COVER SHEET

SEAL

JOB NO. 23-05006

1 OF 2



May 26, 2023 – 11:35am
Q:\MLC 2023 JOB FOLDER\23-05006 STOCKDALE ALTA\DESIGN\DWGS\SRVY\23-05006 ALTA.dwg

DATE	DESCRIPTION

REVISIONS

ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE SW 1/4 SECTION 23 T 2 N R 4 E

SCOTTSDALE, AZ

MLC SERVICES
MINING LAND CIVIL CONSTRUCTION & ENGINEERING
561 W GUADALUPE RD GILBERT, AZ 85233 PH. 602-393-2030 FAX 602-393-2031

SURVEY

DRAFTING: CW
CHECKED: CJW
DATE: MAY 26, 2023

SEAL
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 54404
CHRISTOPHER J. WILSON
Date Signed 5/26/23
ARIZONA U.S.A.
EXP 3-31-25

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

JOB NO. 23-05006