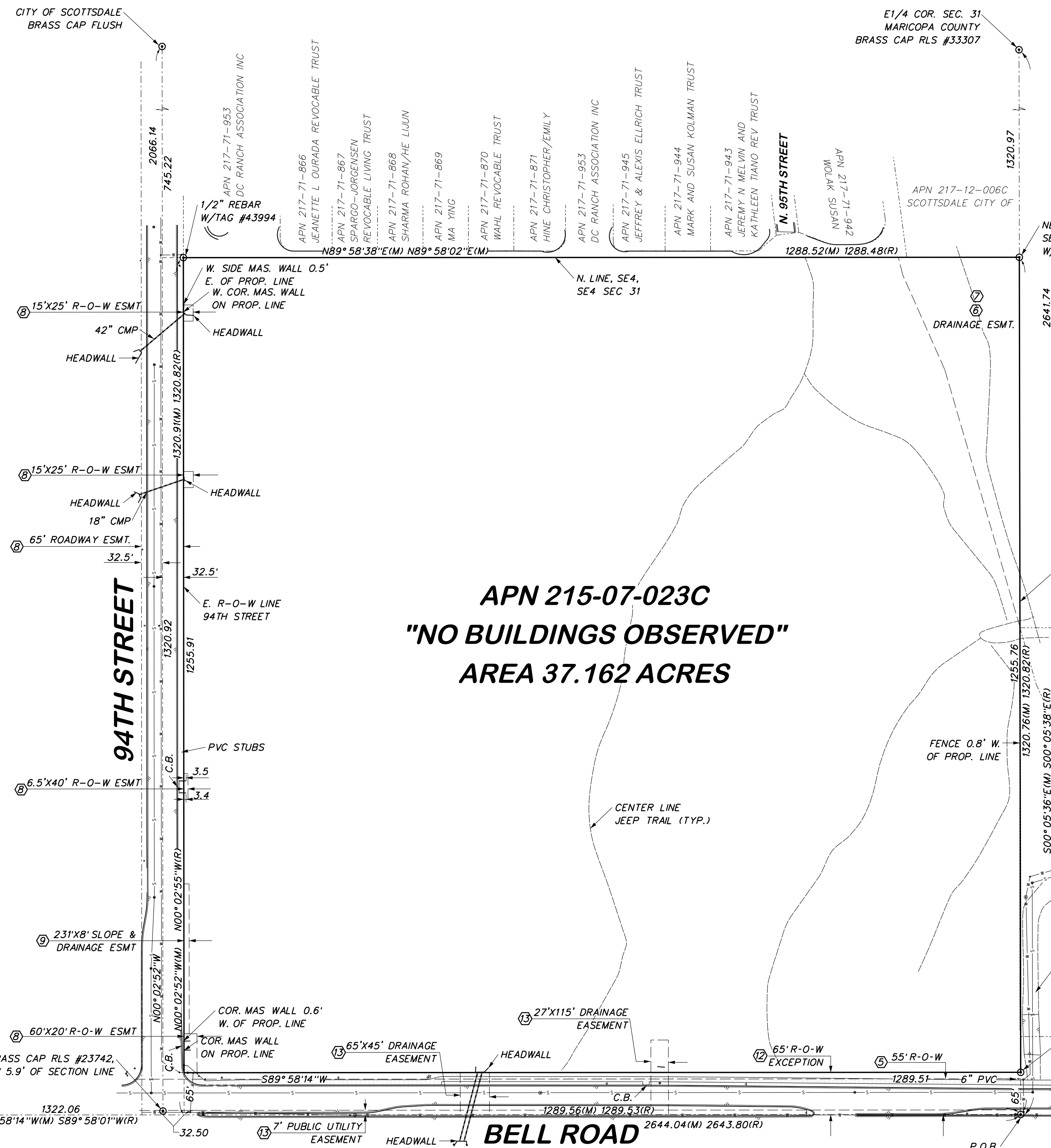


**SCHEDULE "B" (EXCEPTIONS)**

- ① PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE YEAR 2022, NOT YET DUE OR PAYABLE.
- ② RESERVATIONS CONTAINED IN THE PATENT FROM: STATE OF ARIZONA TO: CITY OF SCOTTSDALE RECORDING NO: 20051651323 WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: RESERVING TO THE STATE OF ARIZONA ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH HIS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THIS STATE, OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF A COMMERCIAL VALUE.
- ③ WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- ④ THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS EXCEPTED FROM THE DESCRIPTION OF SAID LAND IN SCHEDULE A.
- ⑤ EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLAT OF STATE PLAT NO. 16 CORE SOUTH, RECORDED AUGUST 31, 1998, IN BOOK 324 OF MAPS, PAGE 50.
- ⑥ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF SCOTTSDALE PURPOSE: DRAINAGE AND DRAINAGE DIVERSION STRUCTURES RECORDING DATE: AUGUST 2, 2000 RECORDING NO: 2000-0589275
- ⑦ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF SCOTTSDALE PURPOSE: DRAINAGE AND DRAINAGE DIVERSION STRUCTURES RECORDING DATE: AUGUST 2, 2000 RECORDING NO: 2000-0589275
- ⑧ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF SCOTTSDALE PURPOSE: DRAINAGE IMPROVEMENTS AND SIDEWALK RECORDING DATE: JUNE 1, 2005 RECORDING NO: 20050728632
- ⑨ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: GRANTED TO: CITY OF SCOTTSDALE PURPOSE: SLOPE AND DRAINAGE RECORDING DATE: JULY 8, 2005 RECORDING NO: 20050945794
- ⑩ 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.
- ⑪ MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
- ⑫ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT ON FILE IN THE OFFICES OF THE ARIZONA STATE LAND DEPARTMENT: GRANTED TO: CITY OF SCOTTSDALE BY ??CHANGE OF GRANTEE NAME DATED JULY 16, 2002 PURPOSE: ROAD OR HIGHWAY DATED: MARCH 16, 1962 RIGHT OF WAY NO: 09-3023
- ⑬ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT ON FILE IN THE OFFICES OF THE ARIZONA STATE LAND DEPARTMENT: GRANTED TO: CITY OF SCOTTSDALE PURPOSE: WATER LINE AND DRAINAGE DATED: FEBRUARY 10, 1994 RIGHT OF WAY NO: 14-053637
- ⑭ INTENTIONALLY OMITTED.



**APN 215-07-023C**  
**"NO BUILDINGS OBSERVED"**  
**AREA 37.162 ACRES**

- NOTES**
1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY NCS.  
ORDER NO.: 21002036-040-B2M-A98 DATE OF POLICY: JULY 13, 2022
  2. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31 BEARS N89°58'14"E PER BOOK 700 OF MAPS, PAGE 12, M.C.R.
  3. THIS SURVEY IS NOT INTENDED FOR ENGINEERING DESIGN OR LAYOUT.
  4. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
  5. ANY INFORMATION, OTHER THAN SURVEY RELATED, DEPICTED ON THIS MAP ARE INFORMATIONAL ONLY. NO CERTIFICATION IS GIVEN AS TO IT'S ACCURACY. THIS WOULD INCLUDE, BUT NOT BE LIMITED TO, ALL MATTERS EASILY VERIFIED VIA PUBLIC RECORDS.

**LEGAL DESCRIPTION (PER TITLE REPORT)**

ALL THAT PORTION OF TRACT 23, STATE PLAT NO. 16, CORE SOUTH, ACCORDING TO THE PLAT OF RECORD IN BOOK 324 OF MAPS, PAGE 50, OF THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, LYING EASTERLY OF THE EAST RIGHT OF WAY OF 94TH STREET AS RECORDED IN INSTRUMENT NO. 2005-0728632 OF THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 31, BEING MARKED BY A 3-INCH CITY OF SCOTTSDALE BRASS CAP FLUSH WITH THE MEDIAN OF EAST BELL ROAD, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 31, BEING A 3-INCH MARICOPA COUNTY BRASS CAP FLUSH WITH THE MEDIAN OF EAST BELL ROAD BEARS SOUTH 89° 58'01" WEST, A DISTANCE OF 2643.80 FEET; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, SOUTH 89° 58'01" WEST, A DISTANCE OF 1289.53 FEET TO THE SOUTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF SAID 94TH STREET;

THENCE ALONG SAID EAST LINE AND ITS SOUTHERLY PROLONGATION, NORTH 00° 02'55" WEST, A DISTANCE OF 1320.82 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE ALONG SAID NORTH LINE, NORTH 89° 58'02" EAST, A DISTANCE OF 1288.48 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, SOUTH 00° 05'38" EAST, A DISTANCE OF 1320.82 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE SOUTH 65 FEET FOR USE AS A PUBLIC RIGHT OF WAY.

**SURVEYOR'S CERTIFICATION**

TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY NCS, TRADITION CAPITAL BANK, A MINNESOTA BANKING CORPORATION, ITS SUCCESSORS AND ASSIGNS, AG LEAF, LLC, A DELAWARE 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 4, 8, 9, & 11(OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.iv.) OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 07/25/2022.

DATE OF PLAT OR MAP: 09/13/2022



**ALTA/NSPS LAND TITLE SURVEY**  
**A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**

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PROJECT NO:  
**220346**

SURVEYOR: J. LOFTIS  
 CAD TECH: S. LOFTIS

SHEET NO:  
**1 of 1**