

# PARCEL DESCRIPTION

**PARCEL NO. 1:**  
Lot 1, of SCOTTSDALE BLUESKY, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 1202 of Maps, Page 50.

**PARCEL NO. 2:**  
INTENTIONALLY OMITTED

**PARCEL NO. 3:**  
Interruptible, reciprocal, non-exclusive easement agreement for vehicular and pedestrian ingress and egress as set forth in document recorded in Document No. 2005-0185400 of Official Records.

**PARCEL NO. 4:**  
Easement for ingress and egress as set forth in Reciprocal Access Easement Agreement recorded October 27, 2020 in Document No. 2020-1035467 and rerecorded October 28, 2020 in Document No. 2020-1042414 of Official Records.

# SCHEDULE "B" ITEMS

- 5 EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Docket 7237, Page 515  
Purpose overhead and underground power and appurtenant facilities  
(PLOTTABLE MATTERS SHOWN HEREON)
- 11 AGREEMENT, according to the terms and conditions, contained therein:  
Purpose easements  
Recorded February 2, 2005  
Document No. 2005-0185399 and 2005-0185400  
(PLOTTABLE MATTERS SHOWN HEREON)
- 16 EASEMENTS for vehicular and pedestrian ingress and egress, emergency service, public utility, wet & dry utility, landscaping, roadway and fire hydrants, restrictions, reservations and conditions as set forth on the plat of sold subdivision recorded in Book 1202 of Maps, Page 50.  
(PLOTTABLE MATTERS SHOWN HEREON)
- 17 RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, including but not limited to any recitals creating easements or party walls, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin contained in instrument:  
Recorded in Document No. 2014-0795873  
(PLOTTABLE MATTERS SHOWN HEREON)
- 30 RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, including but not limited to any recitals creating easements or party walls, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin contained in instrument:  
Recorded in Document No. 2020-1035465  
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 31 MEMORANDUM OF AGREEMENT, according to the terms and conditions, contained therein:  
Dated October 27, 2020  
Recorded October 27, 2020  
Document No. 2020-1035466  
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 32 AGREEMENT, according to the terms and conditions, contained therein:  
Purpose reciprocal access easement  
Dated October 27, 2020  
Recorded October 27, 2020  
Document No. 2020-1035467  
Rerecorded October 28, 2020  
Document No. 2020-1042414  
(PLOTTABLE MATTERS SHOWN HEREON)
- 33 AGREEMENT, according to the terms and conditions, contained therein:  
Purpose temporary construction easement  
Dated October 27, 2020  
Recorded October 27, 2020  
Document No. 2020-1035468  
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)

MONUMENT TABLE	
1	NW COR. SEC. 23 - FND BRASS CAP IN HANDHOLE
2	W. 1/4 COR. SEC. 23 - FND BRASS CAP IN HANDHOLE
3	FND PK NAIL & WASHER L.S. 19809 AS SHOWN ON (R)
4	FND PK NAIL & WASHER L.S. 53474 PER (R)
5	FND 1/2" REBAR NO I.D. - SET CAP L.S. 31020
6	FND 1/2" REBAR NO I.D.
7	FND 1/2" REBAR W/TAG L.S. 18436 AS SHOWN ON (R & R3)
8	FND 1/2" REBAR W/ALUMINUM CAP L.S. 42137 PER (R5)
9	SET PK NAIL & WASHER L.S. 31020
10	FND PK NAIL & WASHER L.S. 42137 PER (R5)
11	FND PK NAIL & WASHER L.S. 18436, WEST 0.35" AS SHOWN ON (R3) - DID NOT DOUBLE MONUMENT

# LEGEND

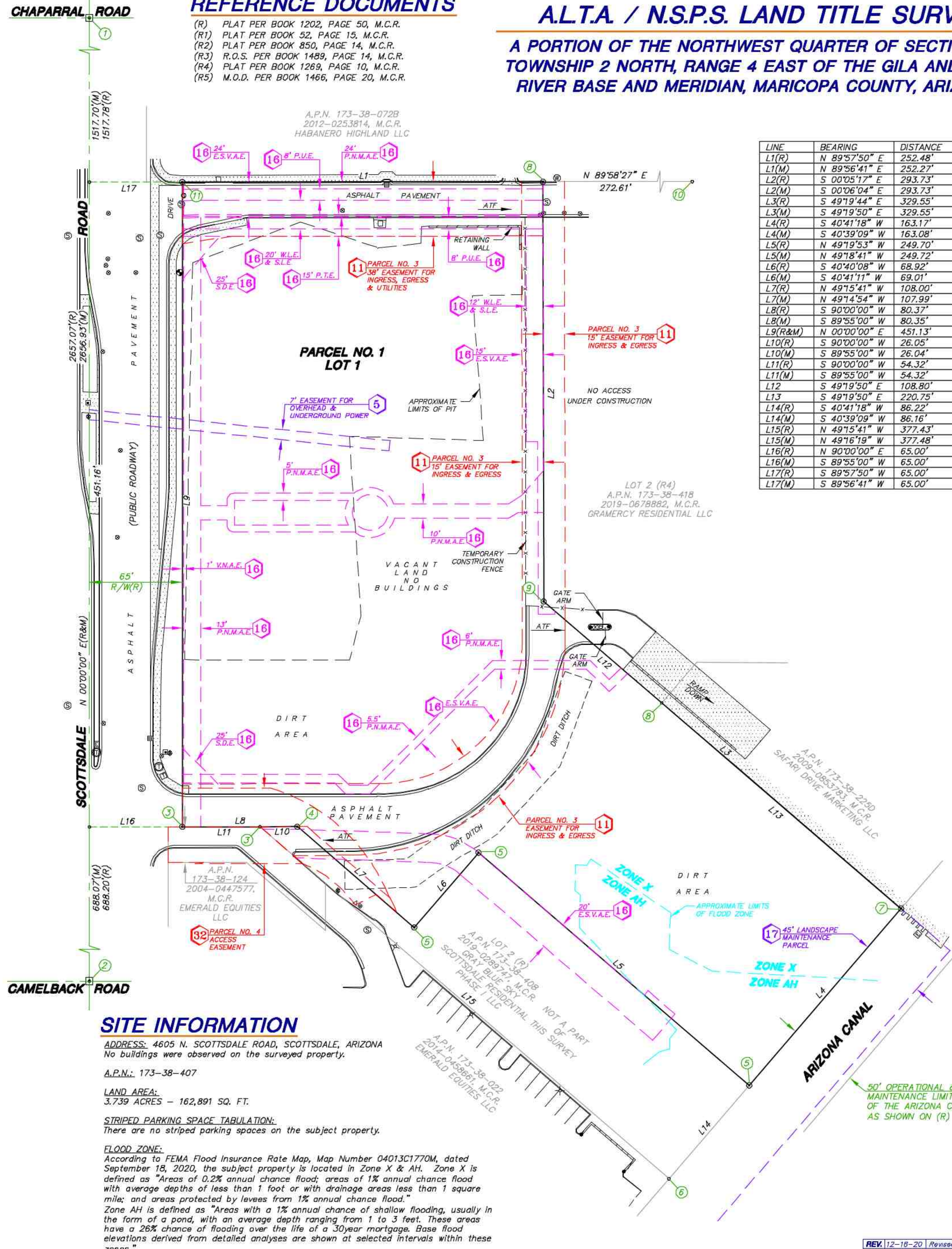
- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- (See Monument Table)
- (R) See Reference Documents
- (M) Measured
- Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Fence
- Wall
- Back Flow Preventer
- Electric Box
- Underground Fiber Optic Vault
- Fire Hydrant
- Gas Valve
- Guard Post or Gate Post
- Key Pad
- Light Pole
- Metal Cover
- Metal Grate
- Sewer Manhole
- Telephone Riser
- Traffic Signal Pole
- Traffic Signal Box
- Water Meter
- Water Manhole
- Water Valve
- Public Utility Easement
- Water Line Easement
- Sewer Line Easement
- Public Trail Easement
- Emergency Services
- Vehicle Access Easement
- Public Non-motorized Access Easement
- Site Distance Easement
- Vehicular Non-Access Easement
- Physical Access To & From Adjoining Property

# REFERENCE DOCUMENTS

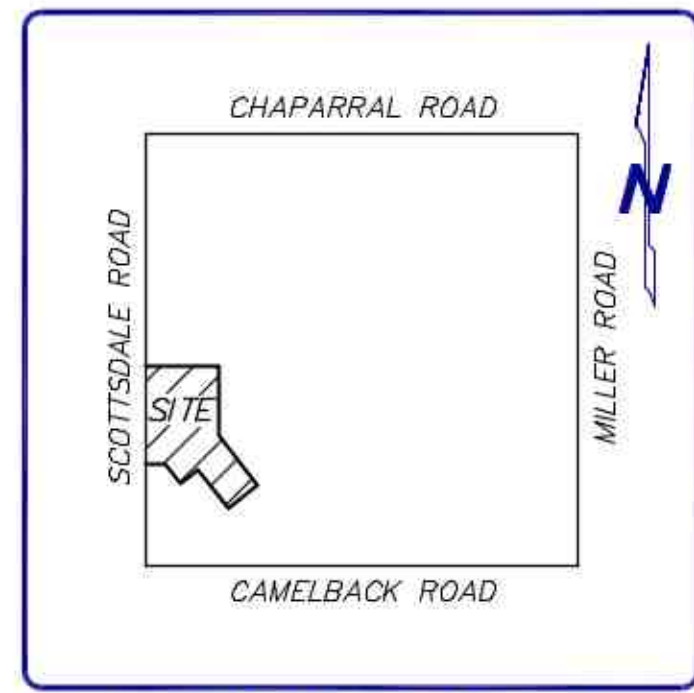
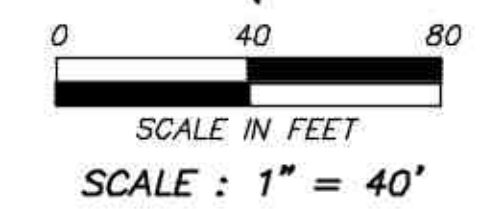
- (R) PLAT PER BOOK 1202, PAGE 50, M.C.R.
- (R1) PLAT PER BOOK 52, PAGE 15, M.C.R.
- (R2) PLAT PER BOOK 850, PAGE 14, M.C.R.
- (R3) R.O.S. PER BOOK 1489, PAGE 14, M.C.R.
- (R4) PLAT PER BOOK 1269, PAGE 10, M.C.R.
- (R5) M.O.D. PER BOOK 1466, PAGE 20, M.C.R.

# ALTA / N.S.P.S. LAND TITLE SURVEY

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



LINE	BEARING	DISTANCE
L1(R)	N 89°57'50" E	252.48'
L1(M)	N 89°56'41" E	252.27'
L2(R)	S 00°05'17" E	293.73'
L2(M)	S 00°06'04" E	293.73'
L3(R)	S 49°19'44" E	329.55'
L3(M)	S 49°19'50" E	329.55'
L4(R)	S 40°41'18" W	163.17'
L4(M)	S 40°39'09" W	163.08'
L5(R)	N 49°19'53" W	249.70'
L5(M)	N 49°18'41" W	249.72'
L6(R)	S 40°40'08" W	68.92'
L6(M)	S 40°41'11" W	69.01'
L7(R)	N 49°15'41" W	108.00'
L7(M)	N 49°14'54" W	107.99'
L8(R)	S 90°00'00" W	80.37'
L8(M)	S 89°55'00" W	80.35'
L9(R&M)	N 00°00'00" E	451.13'
L10(R)	S 90°00'00" W	26.05'
L10(M)	S 89°55'00" W	26.04'
L11(R)	S 90°00'00" W	54.32'
L11(M)	S 89°55'00" W	54.32'
L12	S 49°19'50" E	108.80'
L13	S 49°19'50" E	220.75'
L14(R)	S 40°41'18" W	86.22'
L14(M)	S 40°39'09" W	86.16'
L15(R)	N 49°15'41" W	377.43'
L15(M)	N 49°16'19" W	377.48'
L16(R)	N 90°00'00" E	65.00'
L16(M)	S 89°55'00" W	65.00'
L17(R)	S 89°57'50" W	65.00'
L17(M)	S 89°56'41" W	65.00'



# SURVEY NOTES

- This survey and the description used are based on a Fifteenth Amended Commitment for Title Insurance issued by Landmark Title Assurance Agency of Arizona LLC, issuing agent for First American Title Insurance Company, File Number 06183690-128-V60, dated January 5, 2021, Amendment dated January 8, 2021.
- BASIS OF BEARING:** The monument line of Scottsdale Road, also being the West line of the Northwest quarter of Section 23, using a bearing of North 00 degrees 00 minutes 00 seconds East, per the Plat of SCOTTSDALE BLUESKY, recorded in Book 1202, Page 50, M.C.R.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
- The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)659-7500 for the precise location and extent of all utilities in the area.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).
- At the time of this survey there was no observable above ground evidence of earth moving work, building construction or building additions within recent months. The surveyor has no knowledge of street right of way changes, proposed or completed, and there was no observable above ground evidence of street or sidewalk construction. At the time of this survey there was no observable above ground evidence of wetlands delineated by an appropriate qualified specialist.
- Although Table A Item 10(a) does not affect or pertain to the subject property, it was included in the certification at the request of the client's lender. No party wall or party wall agreement was designated by the client, observed on the subject property, or referenced in the title commitment used for this survey.
- ENCROACHMENT NOTE:** Possible encroachment of various fences, sidewalks and curbing along the property boundary. Determination of an encroachment would be dependent on ownership. Ownership of various fences, sidewalks and curbing along the property boundary was not determined as part of this survey.

# CERTIFICATION

TO: ZT Scottsdale Owner, LLC, a Delaware limited liability company; BILTMORE 24 INVESTORS SPE LLC; GRAY BLUE SKY SCOTTSDALE RESIDENTIAL PHASE I LLC; GRAY GUARANTORS I LLC; GRAY GUARANTORS II, LLC; GRAY GUARANTORS III, LLC; Landmark Title Assurance Agency of Arizona LLC; and 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 the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 9, 10(a), 13, 14, 16, 17, 18, and 20 of Table A thereof. The fieldwork was completed on October 14, 2020.

October 26, 2020  
G. Bryan Goetzenberger  
R.L.S. 31020



# SITE INFORMATION

ADDRESS: 4605 N. SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA  
No buildings were observed on the surveyed property.

A.P.N.: 173-38-407

LAND AREA:  
3,739 ACRES - 162,891 SQ. FT.

STRIPED PARKING SPACE TABULATION:  
There are no striped parking spaces on the subject property.

**FLOOD ZONE:**  
According to FEMA Flood Insurance Rate Map, Map Number 04013C1770M, dated September 18, 2020, the subject property is located in Zone X & AH. 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 AH is defined as "Areas with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones."

REV 12-16-20	Revised certification
REV 12-19-20	Added flood zone
REV 1-13-21	revised per amended title

ALTA / N.S.P.S. LAND TITLE SURVEY  
4605 N. SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA

**ALLIANCE**  
LAND SURVEYING LLC

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GLENDALE, AZ 85303  
Phone: (623) 972-2200  
contact@alliancelandsurveying.com

SHEET: 1 of 1 DATE: 10-26-20 JOB NO: 201024