

APPROVED
By chromuth at 2:44 pm, Jun 06, 2024

SCHEDULE B EXCEPTIONS

1. Taxes which may be assessed or levied subsequent to the effective date herein, and subsequent years. Tax Identification No. 200-04-0235
2. Reservations, exceptions and provisions contained in the patent and in the acts authorizing the issuance thereof.
3. Water rights, claims or title to water, whether or not disclosed by the Public Records.
4. Easement for pipe lines and rights incidental thereto as set forth in a document recorded in the Public Records, including the document recorded in the Public Records Department Recordal Right of Way No. 16-1838 dated 12-2-2001 as E Pipe Natural Gas Company for gas transmission line.
5. A resolution in favor of the Board of Supervisors of Maricopa County, Arizona for Road Abandoned (Road File No. 2180) recorded November 1, 1972, in Docket 9793, Page 837.
6. Matters shown on record of survey recorded in Book 351 of Maps, Page 40.
7. Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 456 of Maps, Page 6.
8. Matters contained in Inter governmental Agreement recorded December 24, 2004 in Recording No. 2004-0411605.
9. Matters shown on record of survey recorded in Book 550 of Maps, Page 30.
10. Any rights which may be held by the Flood Control District of Maricopa County to acquire property, or rights of way for flood control as disclosed by document recorded May 28, 2002, in Recording No. 2002-054312.
11. Matters contained in State Land Department State of Arizona R/W No. 16-16354 recorded June 25, 2005, in Recording No. 2002-046572 and filed with the State Land Department, Right of Way No. 16-16354 dated 12-4-2001 to Maricopa County for a public road.
12. Matters shown on record of survey recorded in Book 662 of Maps, Page 37; Theistler, Certificate of Correction per Recording No. 2006-06667.
13. Matters contained in Inter governmental Agreement recorded March 25, 2004 in Recording No. 2004-0411605.
14. Matters contained in State Land Department of State of Arizona Right-of-Way No. 16-16354 recorded June 25, 2005, in Recording No. 2002-046572 and filed with the State Land Department, Recordal Right-of-Way No. 16-17728 dated 11-1-2004 to the City of Peoria for road and public underground utility.
15. A resolution in favor of the City of Peoria, Maricopa County, Arizona formally accepting deeds and easements for property rights conveyed to the City of Peoria recorded November 22, 2009 in Recording No. 2009-136998.
16. A resolution in favor of the City of Peoria, Maricopa County, Arizona authorizing the establishment of public streets recorded November 22, 2009 in Recording No. 2009-136998.
17. Matters contained in Replatment Zone - Lake Pleasant Parkway recorded April 4, 2005 in Recording No. 2005-046775.
18. Matters contained in ASU-Developer Agreement recorded April 11, 2005 in Recording No. 2005-0463805.
19. Matters contained in State Land Department State of Arizona Right of Way recorded January 24, 2011 in Recording No. 2011-0463805 and filed with the State Land Department, Recordal Right-of-Way No. 16-17728 dated 12-2-2001 to the City of Peoria for public road and underground utilities.
20. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the following document, Lessor: State Land Department, State of Arizona, Lessee: West Communications, filed with the State Land Department Recording No. 14-0236.
21. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the following document, Lessor: State Land Department, State of Arizona, Lessee: Ovest West Corporation, a Colorado corporation, filed with the State Land Department Recording No. 14-76290.
22. Right of Way No. 16-16378 dated 6-15-2001 to the City of Peoria for public road, water booster station and underground utilities, amended 9-11-2002.
23. Pending Application to Purchase Land No. 53-21339 dated 2-5-2008 by Maricopa Homes for single and family residential and commercial purposes.
24. Pending Application No. 53-24728 dated 1-4-2024 by Pederson Group, Inc., for Mixed Use Commercial/Residential purposes.
25. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
26. 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.

VICINITY MAP



