ALTA/ACSM LAND TITLE SURVEY

TRACT 7, STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED, BOOK 949, MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA. LOCATED IN SECTION 33, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF PHONIX, MARICOPA COUNTY, ARIZONA

NOTES - SCHEDULE B

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2013.
(LEGAL IN NATURE & CANNOT BE SHOWN GRAPHICALLY).

2. RESERVATIONS CONTAINED IN THE PATENT FROM THE STATE OF ARIZONA, RECORDED IN RECORDING NO.

WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
(EXCEPTION TO BE COMPLETED UPON PATENT BEING ISSUED AND RECORDED)
(LEGAL IN NATURE & CANNOT BE SHOWN GRAPHICALLY).

3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
(LEGAL IN NATURE & CANNOT BE SHOWN GRAPHICALLY).

4. RIGHT-OF-WAY EASEMENT AS DISCLOSED BY THE RECORDS OF STATE LAND DEPARTMENT:
NO: 14-102695
DATED: MAY 28, 1997
IN FAVOR OF: TRIANGLE/BELL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; DANA SUITES, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; BELL HOSPITALITY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; AND DOUGLAS E. HELTNE, MICHAEL H. DUBROFF, CHARLES M. DUBROFF AND JOHN N. ALLEN, EACH A MARRIED PERSON
PURPOSE: UNDERGROUND UTILITIES ASSIGNMENT OF RIGHT-OF-WAY:
ASSIGNOR: TRIANGLE/BELL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
ASSIGNEE: JEFFERSON AT SCOTTSDALE, L.P., A LIMITED PARTNERSHIP
DATED: DECEMBER 31, 1997 ASSIGNMENT OF RIGHT-OF-WAY:
ASSIGNOR: JEFFERSON AT SCOTTSDALE, L.P., A LIMITED PARTNERSHIP; DANA SUITES, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY;
BELL HOSPITALITY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; AND DOUGLAS E. HELTNE, MICHAEL H. DUBROFF, CHARLES M. DUBROFF AND JOHN N. ALLEN, EACH A MARRIED PERSON ASSIGNEE:
PRIVATE SEWER MAINTENANCE OWNERS' ASSOCIATION, AN ARIZONA CORPORATION DATED: JUNE 8, 1999

REFERENCE IS HEREBY MADE TO SAID DOCUMENTS FOR FULL PARTICULARS.
(SHOWN ON SHEET 2).

5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT DISCLOSED BY THE RECORDS OF STATE LAND DEPARTMENT

ENTITLED: INFRASTRUCTURE PAYBACK AGREEMENT (68TH STREET)
NO: 56-114405
DATED: JUNE 5, 2001
IN FAVOR OF: WESTRANCH PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(LEGAL IN NATURE & CANNOT BE SHOWN GRAPHICALLY).

6. RIGHT-OF-WAY EASEMENT AS DISCLOSED BY THE RECORDS OF STATE LAND DEPARTMENT:

NO: 16-106042
DATED: OCTOBER 12, 2001
IN FAVOR OF: CITY OF PHOENIX
PURPOSE: DRAINAGE CHANNEL

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(DOES NOT DIRECTLY AFFECT SUBJECT PROPERTY, REFERS TO A PARCEL APPROXIMATELY 4000 FEET EAST).

7. RIGHT-OF-WAY EASEMENT AS DISCLOSED BY THE RECORDS OF STATE LAND DEPARTMENT:
NO: 16-106043
DATED: OCTOBER 12, 2001
IN FAVOR OF: CITY OF PHOENIX
PURPOSE: PUBLIC ROADS, UNDERGROUND UTILITIES AND 2 SLOPE EASEMENTS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(LEGAL IN NATURE & CANNOT BE SHOWN GRAPHICALLY).

8. RIGHT-OF-WAY EASEMENT AS DISCLOSED BY THE RECORDS OF STATE LAND DEPARTMENT:

NO: 16-106044
DATED: OCTOBER 12, 2001
IN FAVOR OF: CITY OF PHOENIX
PURPOSE: UNDERGROUND UTILITY CORRIDOR REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

9. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLAT OF STATE PLAT NO. 55, PARADISE RIDGE AMENDED, RECORDED MAY 21, 2007 IN BOOK 924 OF MAPS, PAGE 3, RECORDS OF MARICOPA COUNTY RECORDER.
(SHOWN ON SHEET 2)

10. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLAT OF STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED, RECORDED SEPTEMBER 26, 2007 IN BOOK 949 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY RECORDER.
(SHOWN ON SHEET 2)

11. SPECIAL LAND USE PERMIT AS DISCLOSED BY THE RECORDS OF STATE LAND DEPARTMENT:
NO: 23-116303-04
DATED: NOVEMBER 1, 2012
IN FAVOR OF: CITY OF PHOENIX
EXPIRATION: OCTOBER 31, 2014

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(SHOWN ON SHEET 2)

12. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT DISCLOSED BY THE RECORDS OF STATE LAND DEPARTMENT ENTITLED: APPLICATION TO PURCHASE STATE LAND
NO: 53-117098-00-000
APPLICANT: KUD INTERNATIONAL LLC, A DELAWARE LIMITED LIABILITY COMPANY FILED: JUNE 21, 2013

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

13. 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.

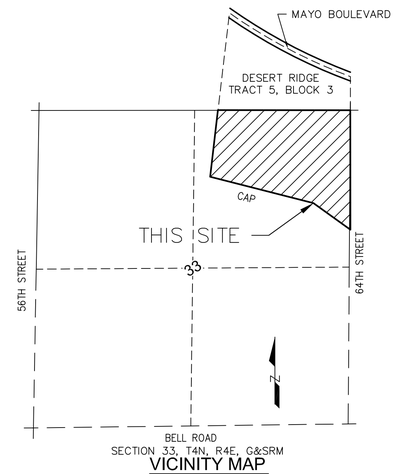
14. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

LEGAL DESCRIPTION

TRACT 7, STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 949 OF MAPS, PAGE 50,AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

AREA

PARCELS		GROSS AREA	ROAD R/W AREA	WASH AREA	50' PUBLIC UTILITY ESM'T	NET AREA
TRACT 7	SQUARE FEET	3,349,176	109,100	402,392	123,954	2,713,730
	ARCREAGE	76.887	2.505	9.238	2.846	62.299



VICINITY MAP
NTS

LEGEND (SEE SHEET 2)

SURVEYORS NOTES

1. THE TERM "ITEM" AS USED HEREIN, IS ONLY USED TO IDENTIFY NUMBERS IN NOTES – SCHEDULE B, PART 2.

2. PER ARIZONA REVISED STATUTES 32-151. 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.

3. ONLY THE DATA SHOWN IN THE TITLE COMMITMENT NO. 15130436-015-JBA, DATED JULY 17, 2013 ISSUED BY CHICAGO TITLE INSURANCE COMPANY AND SECURITY TITLE AGENCY, INC. WAS CONSIDERED FOR THIS SURVEY AND AN INDEPENDENT TITLE SEARCH BY THE CERTIFYING SURVEYOR WAS NOT PERFORMED.

4. THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A DESIGNATION OF ZONE "AO" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NUMBER 04013C1315L DATED OCTOBER 16, 2013. ZONE "AO" IS IDENTIFIED AS AREAS OF FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED. (TABLE A, ITEM 3).

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS PROJECT IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS N89°56'39"E AS SHOWN ON STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED, RECORDED IN BOOK 949, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA.

CERTIFICATION

TO: STATE OF ARIZONA, ACTING BY AND THROUGH ITS STATE LAND DEPARTMENT
KUD INTERNATIONAL LLC, A DELAWARE LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY
SECURITY TITLE AGENCY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8 & 11(A) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 10, 2014.

DATE OF PLAT OR MAP: FEBRUARY 17, 2014

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17548
EDWARD F. VINCENT
Date Signed 2-21-14
ARIZONA U.S.A.
Expires: 09/30/16

OLSSON ASSOCIATES
7250 North 16th Street, Suite 210
Phoenix, AZ 85020-5282
TEL 602.748.1000
FAX 602.748.1001
www.oaconsulting.com

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

ALTA/ACSM LAND TITLE SURVEY

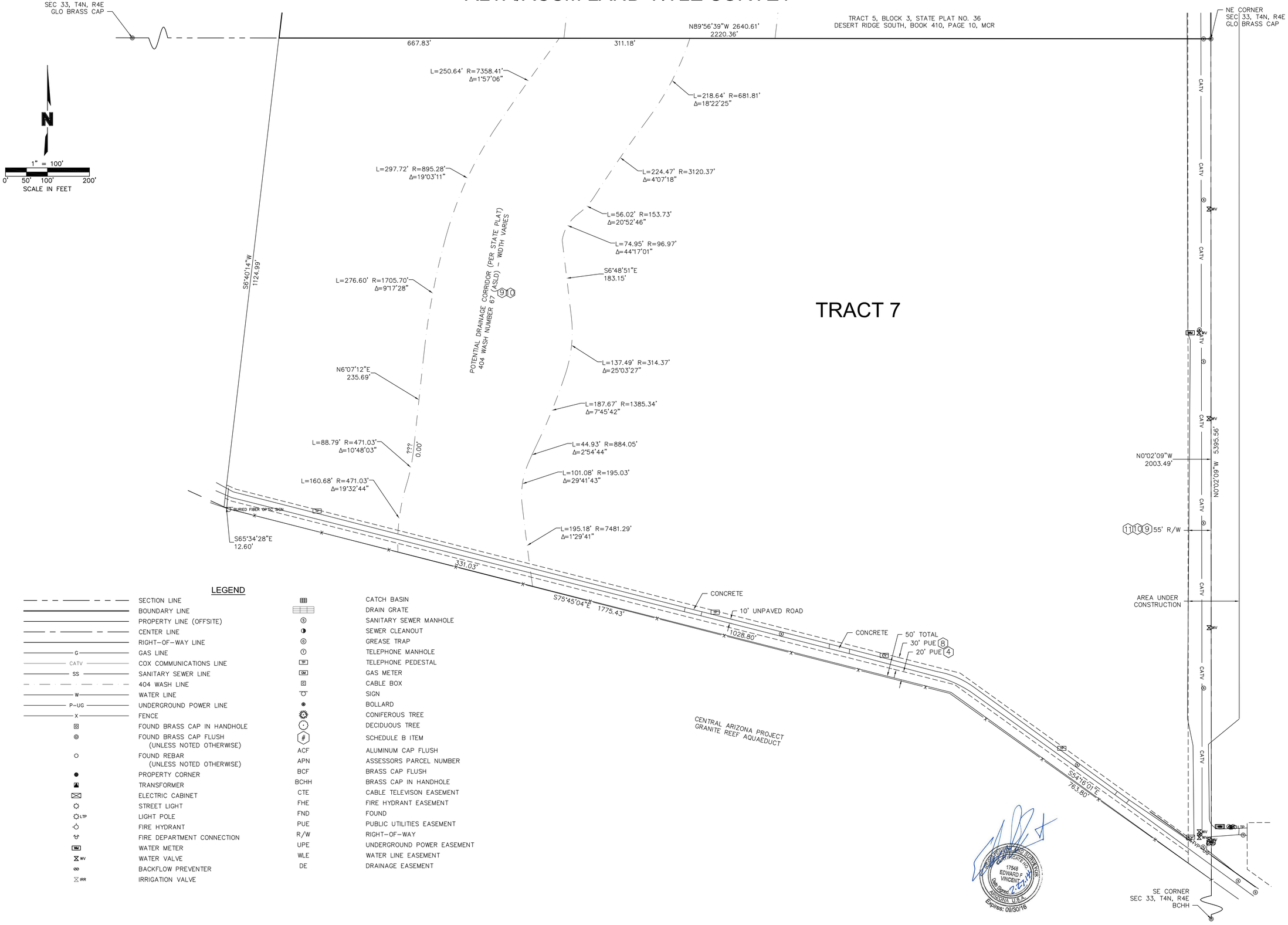
TRACT 7, STATE PLAT NO. 55, PARADISE RIDGE SECOND AMENDED, BOOK 949, MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA. LOCATED IN SECTION 33, TOWNSHIP 4 NORTH, RANGE 4 EAST, G&SRM

2014

PHOENIX ARIZONA

drawn by:	EFV
field work by:	NCC
checked by:	EFV
project no.:	13-1836
date:	FEB 11, 2014

ALTA/ACSM LAND TITLE SURVEY



LEGEND

SECTION LINE	CATCH BASIN
BOUNDARY LINE	DRAIN GRATE
PROPERTY LINE (OFFSITE)	SANITARY SEWER MANHOLE
CENTER LINE	SEWER CLEANOUT
RIGHT-OF-WAY LINE	GREASE TRAP
GAS LINE	TELEPHONE MANHOLE
COX COMMUNICATIONS LINE	TELEPHONE PEDESTAL
SANITARY SEWER LINE	GAS METER
404 WASH LINE	CABLE BOX
WATER LINE	SIGN
UNDERGROUND POWER LINE	BOLLARD
FENCE	CONIFEROUS TREE
FOUND BRASS CAP IN HANDHOLE	DECIDUOUS TREE
FOUND BRASS CAP FLUSH (UNLESS NOTED OTHERWISE)	SCHEDULE B ITEM
FOUND REBAR (UNLESS NOTED OTHERWISE)	ACF — ALUMINUM CAP FLUSH
PROPERTY CORNER	APN — ASSESSORS PARCEL NUMBER
TRANSFORMER	BCF — BRASS CAP FLUSH
ELECTRIC CABINET	BCHH — BRASS CAP IN HANDHOLE
STREET LIGHT	CTE — CABLE TELEVISON EASEMENT
LIGHT POLE	FHE — FIRE HYDRANT EASEMENT
FIRE HYDRANT	FND — FOUND
FIRE DEPARTMENT CONNECTION	PUE — PUBLIC UTILITIES EASEMENT
WATER METER	R/W — RIGHT-OF-WAY
WATER VALVE	UPE — UNDERGROUND POWER EASEMENT
BACKFLOW PREVENTER	WLE — WATER LINE EASEMENT
IRRIGATION VALVE	DE — DRAINAGE EASEMENT

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PHOENIX ARIZONA

2014

drawn by:	EFV
field work by:	NCG
checked by:	EFV
project no.:	13-1836
date:	FEB 11, 2014

SHEET
2 of 2