

SCHEDULE "B" ITEMS

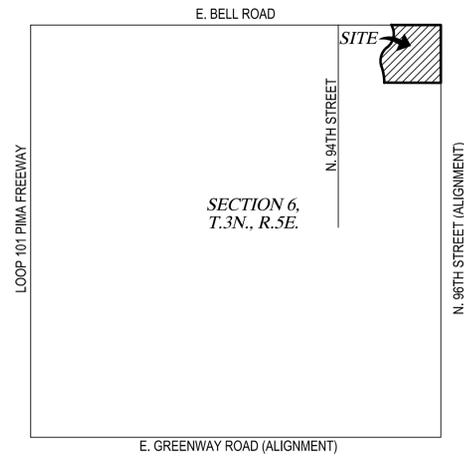
1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
 2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
 3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession thereof.
 4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
 5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
 6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
 7. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
1. Taxes for the full year of 2020.
(The first half is due October 1, 2020 and is delinquent November 1, 2020. The second half is due March 1, 2021 and is delinquent May 1, 2021.)
 2. Any additional taxes which may become a lien by reason of the county assessor reassessing the within described premises for the year(s) 2019-2020.
 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 State Plat No. 45 Westworld of Scottsdale, as recorded in Plat Book 456, Page(s) 05, 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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Survey of Tract "B" of State Plat No. 45 Westworld of Scottsdale, as recorded in Plat Book 902, Page(s) 26, 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).
 6. Right-of-Way No. 9-2194 granted by the Arizona State Land Department to Maricopa County Board of Supervisors for highway- and having a term perpetual.

And thereafter said right of way lease recorded as Docket 3073, Page 217.
 7. Special Land Use Permit No. 23-113415-03 granted by the Arizona State Land Department to City of Scottsdale for access and event site for a classic and collector automobile auction and having a term ending June 30, 2021.
 8. Right-of-Way No. 9-2383 granted by the Arizona State Land Department to Maricopa County Board of Supervisors for county highway and having a term (perpetual).

and thereafter lease was amended July 30, 2002

Change of Grantee name to City of Scottsdale dated July 16, 2002
 9. Right-of-Way No. 14-53637 granted by the Arizona State Land Department to City of Scottsdale for an underground water pipeline and having a term 50 years commencing on February 10, 1994.
 10. Right-of-Way No. 16-53638 granted by the Arizona State Land Department to City of Scottsdale for public road, water and sewer, drainage and slope easement and having a term (perpetual).
 11. Right-of-Way No. 18-53703 granted by the Arizona State Land Department to Arizona Public Service Company for underground 12kV electrical distribution line and having a term ending January 26, 2024.
 12. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
 13. 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.
 14. Water rights, claims or title to water, whether or not shown by the public records.



VICINITY MAP

N.T.S.

DESCRIPTION

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

TRACT B, OF STATE PLAT NO. 45 WESTWORLD OF SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 456 OF MAPS, PAGE 5.



NOTES

- 1) ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1007610-PHX1, DATED JUNE 16, 2020, AT 8:00 A.M. AS TO THE RECORDS OF THE MARICOPA COUNTY RECORDERS AND JUNE 22, 2020, AT 8:00 A.M. AS TO THE RECORDS OF THE ARIZONA STATE LAND DEPARTMENT, RECEIVED ON JUNE 24, 2020.
2. BASIS OF BEARING
NATIONAL GEODETIC SURVEY (NGS) GEODETIC NORTH BASED ON:

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM OPUS (ON-LINE POSITIONING USER SERVICE) PROVIDED BY THE NATIONAL GEODETIC SURVEY (NGS) WEBSITE WWW.NGS.NOAA.GOV, ON OPUS RESULTS ON MAY 27, 2020.

PROJECTION ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 2010)
DATUM GRS-80
UNITS: INTERNATIONAL FEET
GEOID MODEL GEOID 2018

CONTROL POINT: WOODPATEL CONTROL POINT 100
SOLUTION: 02921420.200 OP1590622657361
LATITUDE: 33°37'53.58421 N
LONGITUDE: 111°52'12.37408 W
ELLIPSOID HEIGHT: 437.953 (METERS)
DESCRIPTION: SET 1/2 INCH REBAR WITH TRAVERSE CAP

MODIFIED TO GROUND AT N: 957319.255 E: 714172.382, USING A SCALE FACTOR OF 1.0001685411.

HORIZONTAL ADJUSTMENT: NONE
HORIZONTAL ROTATION: NONE
- 3) THIS SURVEY WAS PERFORMED WITH GLOBAL POSITIONING SYSTEM EQUIPMENT UTILIZING REAL TIME KINEMATICS SURVEYING METHODS. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED IN THE ALTA/NSPS SURVEY REQUIREMENTS ADOPTED FOR USE IN 2016 BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS.
- 4) AREA OF SUBJECT PROPERTY IS 448,547 SQUARE FEET OR 10.2972 ACRES, MORE OR LESS.
- 5) UNDERGROUND UTILITIES ARE NOT SHOWN. UTILITY MAPS HAVE NOT BEEN PROVIDED AT TIME OF SURVEY. NO UNDERGROUND INVESTIGATION WAS PERFORMED.
- 6) THE ABBREVIATIONS THAT APPEAR WITH THE RECORD INFORMATION REPRESENT THE FOLLOWING:
(R) ABOVE NAMED TITLE COMMITMENT AND STATE PLAT NO. 45 WEST WORLD OF SCOTTSDALE, BOOK 456, PAGE 05, M.C.R.
(R1) ALTA/ACSM LAND TITLE SURVEY BOOK 902, PAGE 26, M.C.R.
(R2) MINOR SUBDIVISION PLAT BOOK 1155, PAGE 47, M.C.R.
- 7) ANY DISTANCES, BEARINGS, DESCRIPTIONS, ETC., WHICH MAY VARY FROM THE PROVISIONS OF THE RECORD INFORMATION NOTED ABOVE REFLECT ACTUAL MEASURED DATA, OR THE BEST INTERPRETATION OF THE UNDERSIGNED.
- 8) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C1320L AND 04013C1340L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREAS ZONE AO. AREAS ZONE AO IS DESCRIBED AS: " 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.
- 9) ADJOINING OWNER INFORMATION IS PER THE MARICOPA COUNTY ASSESSOR'S OFFICE GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ON JUNE 24, 2020.
- 10) SCHEDULE B ITEMS 4, 5 AND 7 ARE BLANKET IN NATURE AND APPEAR TO AFFECT SUBJECT PROPERTY. ANY PLOTTABLE PORTION OF SAID ITEMS ARE SHOWN HEREON.
- 11) SCHEDULE B ITEMS 1, 2, 3, 12, 13 AND 14 ARE NOT PLOTTABLE. HOWEVER, SAID SCHEDULE B ITEMS MAY OR MAY NOT AFFECT SUBJECT PROPERTY.
- 12) NO EVIDENCE OF EXISTING BUILDINGS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- 13) NO EVIDENCE OF EXISTING ADDRESS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY OR IN RECORD DOCUMENTS PROVIDED.
- 14) SCHEDULE B ITEM 11 IS A RIGHT-OF-WAY TO ARIZONA PUBLIC SERVICE COMPANY AND SHOWN IN THE RECORD DOCUMENT AS A STRIP OF LAND ALONG THE NORTH LINE OF SUBJECT PROPERTY. THERE IS NO DEFINED WIDTH, BUT HAS AN AREA OF 0.12 ACRES. FOR THE PURPOSES OF THIS SURVEY, A STRIP OF LAND IS PLOTTED ALONG THE NORTH LINE OF SUBJECT PROPERTY THAT CONTAINS 0.12 ACRES.

CERTIFICATION

TO: ARIZONA STATE LAND DEPARTMENT
FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES
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 AND 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 08, 2020.

BRIAN J. DIEHL RLS 23945
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ALTA/ NSPS LAND TITLE SURVEY

94TH STREET AND BELL ROAD
A PORTION OF LAND LYING WITHIN SECTION 6, TOWNSHIP 3 NORTH,
RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



COMPLETED SURVEY FIELD WORK ON	06-08-2020
CHECKED BY	BJD/GSR
CAD TECHNICIAN	DAB/SKB
SCALE	N.T.S.
DATE	07-08-2020
JOB NUMBER	205147.80
SHEET	1 OF 2

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