

PARADISE HILLS IV

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

NOTES

THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE BY STEWART TITLE GUARANTY COMPANY.
FILE NO. 05501-30023 DATED 01/30/2017

THE PROPERTY IS SUBJECT TO THE FOLLOWING, ACCORDING TO SCHEDULE B OF SAID COMMITMENT:

1. ANY ACTION BY THE COUNTY ASSESSOR AND/OR TREASURER, ALTERING THE CURRENT OR PRIOR TAX ASSESSMENT, SUBSEQUENT TO THE DATE OF THE POLICY OF TITLE INSURANCE.
(AFFECTS THE SURVEYED PARCEL - BLANKET EFFECT - NOT MAPPABLE)

2. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE YEAR 2017.
(AFFECTS THE SURVEYED PARCEL - BLANKET EFFECT - NOT MAPPABLE)

3. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF PARADISE HILLS, RECORDED IN BOOK 57 OF MAPS, PAGE 11.
(AFFECTS THE SURVEYED PARCEL - MAPPED HEREON)

4. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OR SURVEY OF RE-PLAT OF LOTS 143 & 144 OF PARADISE HILLS, RECORDED IN BOOK 198 OF MAPS, PAGE 11.
(AFFECTS THE SURVEYED PARCEL - MAPPED HEREON)

5. RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS CONTAINED IN INSTRUMENT RECORDED IN DOCKET 1194, PAGE 115; THEREAFTER AMENDED IN DOCKET 2474, PAGE 583.
(AFFECTS THE SURVEYED PARCEL - BLANKET EFFECT - NOT MAPPABLE)

6. RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS CONTAINED IN INSTRUMENT RECORDED IN DOCKET 1198, PAGE 130.
(AFFECTS THE SURVEYED PARCEL - BLANKET EFFECT - NOT MAPPABLE)

7. EASEMENT FOR ELECTRIC LINES AND POLES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 2084, PAGE 52.
(AFFECTS THE SURVEYED PARCEL - MAPPED HEREON)

8. TERMS, CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN AN INSTRUMENT ENTITLED AGREEMENT AND EASEMENT FOR SERVICE FACILITIES, RECORDED IN DOCKET 9246, PAGE 958.
(AFFECTS THE SURVEYED PARCEL - BLANKET EFFECT - NOT MAPPABLE)

THE STREET ADDRESS OF THE SURVEYED PROPERTY IS 6722 NORTH JOSHUA TREE LANE, PARADISE VALLEY, ARIZONA 85253.

THE SURVEYED PARCEL CONTAINS NO STRIPED PARKING SPACES.

NO PHYSICAL LOCATION OF UNDERGROUND UTILITIES WAS PERFORMED IN THE FIELD IN CONJUNCTION WITH THIS SURVEY. UTILITIES SHOWN HEREON ARE A COMPILATION OF FIELD LOCATED SURFACE EVIDENCE AND UNDERGROUND UTILITY LINE LOCATIONS FROM THE BEST AVAILABLE SOURCES, AND MAY NOT REPRESENT EXACT LOCATIONS OR ALL SERVICES. NO INFORMATION WAS AVAILABLE FROM UTILITY COMPANIES AS OF THE DATE OF THIS SURVEY.

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

THERE IS NO INFORMATION AVAILABLE CONCERNING ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

NO FIELD DELINEATION OF WETLANDS HAS BEEN PERFORMED FOR THE SURVEYED PARCEL.

BEARINGS, DISTANCES AND CURVE DATA NOT SPECIFIED AS RECORD OR MEASURED REPRESENT CVL FIELD MEASURED DATA OR INFORMATION CALCULATED THEREFROM.

SOURCES USED IN THE PREPARATION OF THIS SURVEY INCLUDE:
BOOK 57 OF MAPS, PAGE 11 (R)
BOOK 61 OF MAPS, PAGE 49
BOOK 198 OF MAPS, PAGE 11 (R)
BOOK 734 OF MAPS, PAGE 10

LEGAL DESCRIPTION

LOTS 143 AND 144, OF PARADISE HILLS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 57 OF MAPS, PAGE 11.

ALSO KNOWN AS:

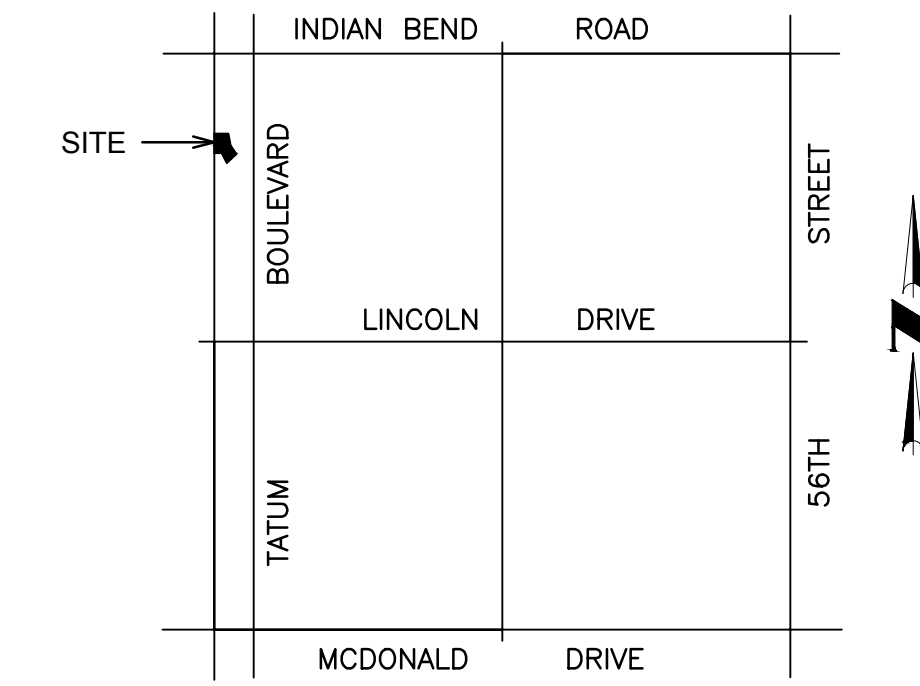
LOT 143, OF RE-PLAT OF LOTS 143 & 144 OF PARADISE HILLS, ACCORDING TO THE PLAT OR SURVEY OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 198 OF MAPS, PAGE 11.

CONTAINING 106,899 SQUARE FEET OR 2.454 ACRES, MORE OR LESS

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "D" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C-1765 L DATED OCTOBER 16, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "D" AS DEFINED BY FEMA IS:
AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

(R)	RECORD INFORMATION PER BOOK 57 OF MAPS, PAGE 11 & BOOK 198 OF MAPS, PAGE 11		GAS VALVE
(M)	MEASURED INFORMATION		ELECTRIC CABINET
APN	ASSESSOR PARCEL NUMBER		CABLE TV PEDESTAL
D/W	DRIVEWAY		TREE (GENERIC)
EP	EDGE OF PAVEMENT		TREE - PALM
P.U.E.	PUBLIC UTILITY EASEMENT		SAGUARO CACTUS
R/W	RIGHT-OF-WAY		BARREL CACTUS
	FOUND BRASS CAP FLUSH		MAILBOX
	FOUND ALUMINUM CAP	---	PROPERTY LINE (R)
	FOUND REBAR AS NOTED	-X-	FENCE
	CALCULATED POINT - NOTHING FOUND OR SET		CONCRETE (CONC.)
	FIRE HYDRANT		PAVEMENT
	WATER VALVE	— 1.385 —	MAJOR CONTOUR LINE
	WATER METER	---	MINOR CONTOUR LINE
			SCHEDULE B ITEM NUMBER

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS THE TOWN OF PARADISE VALLEY BRASS CAP FLUSH AT THE INTERSECTION OF JOSHUA TREE LANE AND TATUM BOULEVARD, ACCORDING TO BOOK 734 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS.

ELEVATION = 1378.92 (NAVD 88 DATUM)

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°12'20" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 57 OF MAPS, PAGE 11, MARICOPA COUNTY RECORDS.

CERTIFICATION

TO TMS PARADISE VALLEY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; AND STEWART TITLE GUARANTY 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, 5, 8, 11, 13, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/31/2017.

DATE OF PLAT OR MAP: 03/23/2017

ERIC G. COFFEY
REGISTRATION NUMBER 42186
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCCI.COM

DATE
03/22/17

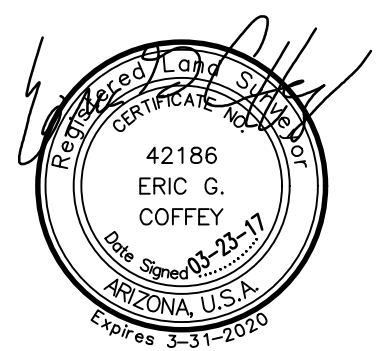
REVISION

1 REVISED PER TOWN COMMENTS

NO.

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

PARADISE HILLS IV
TOWN OF PARADISE VALLEY, ARIZONA

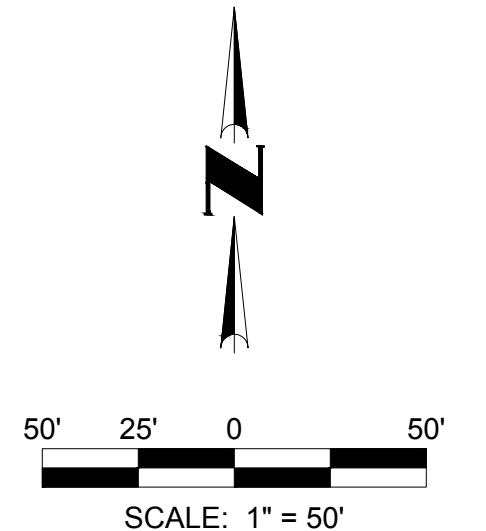


1 SHEET OF 2

CVL Contact: F. FLEET

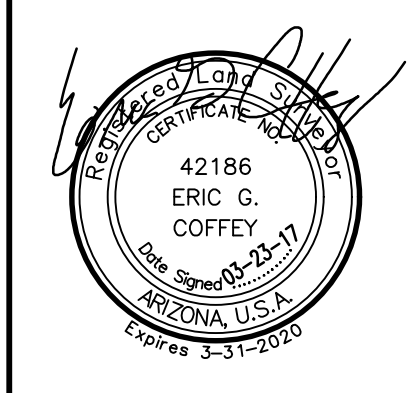
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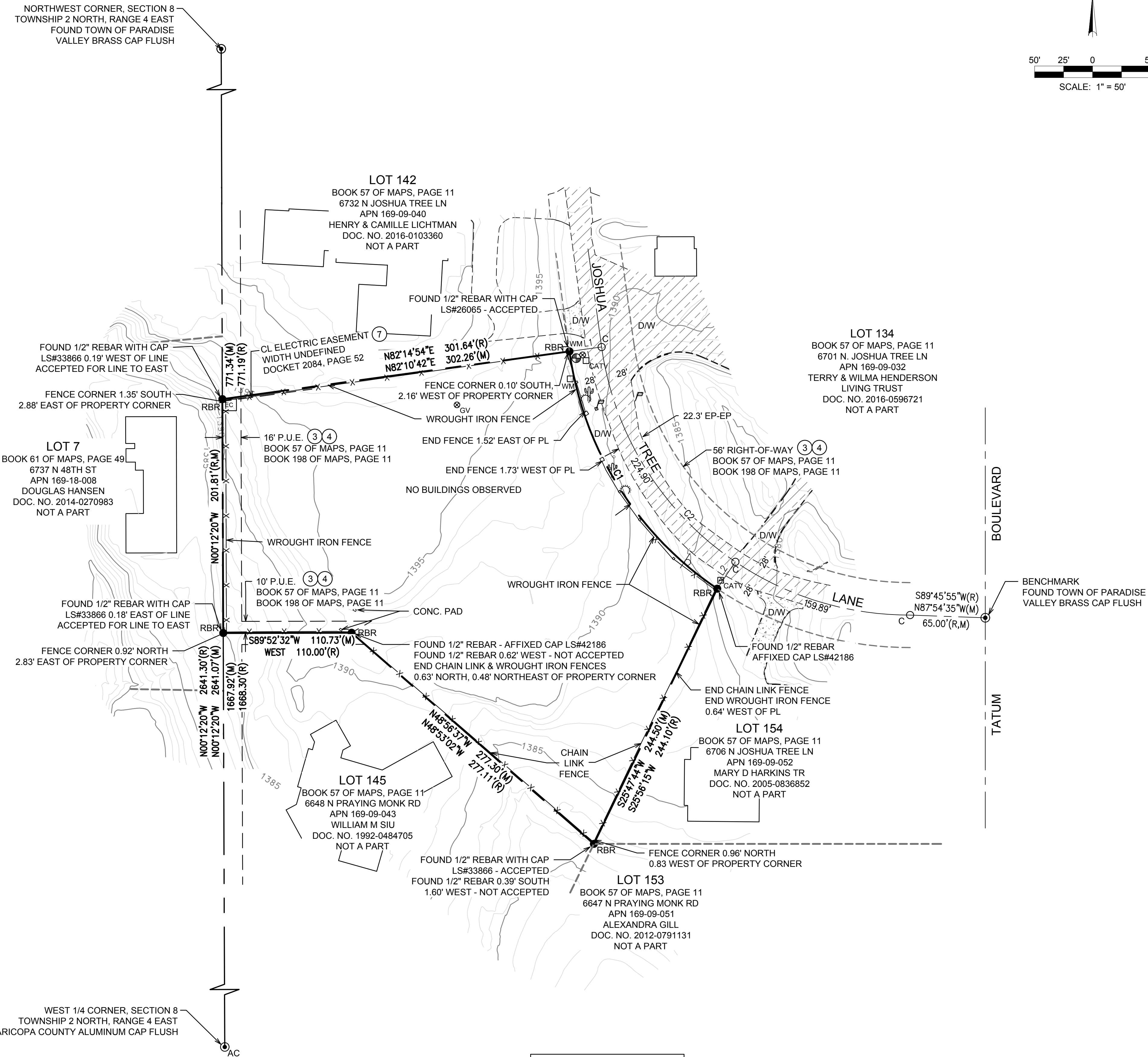


NO.	REVISION	DATE
1	REVISED PER TOWN COMMENTS	03/22/17

A.L.T.A./N.S.P.S. LAND TITLE SURVEY
PARADISE HILLS IV
 TOWN OF PARADISE VALLEY, ARIZONA



Coe & Van Loo Consultants, Inc.



LEGEND

- | | | | |
|------------------|---|-------------------|------------------------|
| (R) | RECORD INFORMATION PER BOOK 57 OF MAPS, PAGE 11 & BOOK 198 OF MAPS, PAGE 11 | ⊗ _{GV} | GAS VALVE |
| (M) | MEASURED INFORMATION | ⊞ _{EC} | ELECTRIC CABINET |
| APN | ASSESSOR PARCEL NUMBER | ⊞ _{CATV} | CABLE TV PEDESTAL |
| D/W | DRIVEWAY | ☼ | TREE (GENERIC) |
| EP | EDGE OF PAVEMENT | ☼ | TREE - PALM |
| P.U.E. | PUBLIC UTILITY EASEMENT | ☼ | SAGUARO CACTUS |
| R/W | RIGHT-OF-WAY | ☼ | BARREL CACTUS |
| ⊙ | FOUND BRASS CAP FLUSH | P | MAILBOX |
| ⊙ _{AC} | FOUND ALUMINUM CAP | --- | PROPERTY LINE (PL) |
| ● _{RBR} | FOUND REBAR AS NOTED | -x- | FENCE |
| ○ _C | CALCULATED POINT - NOTHING FOUND OR SET | ▨ | CONCRETE (CONC.) |
| ⊕ | FIRE HYDRANT | ▨ | PAVEMENT |
| ⊗ | WATER VALVE | —1385— | MAJOR CONTOUR LINE |
| ⊞ _{WM} | WATER METER | --- | MINOR CONTOUR LINE |
| | | ① | SCHEDULE B ITEM NUMBER |

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	248.39'	296.05'	048°04'17"	132.03'	241.17'	S31°55'05"E
C2	384.79'	268.05'	082°14'55"	234.04'	352.59'	S49°00'24"E

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	248.79'	296.05'	048°08'58"	-----	-----	-----
C2	-----	268.05'	082°29'00"	235.00'	-----	-----

NO.	BEARING	LENGTH
L1	N82°07'04"E	28.00'
L2	N34°02'46"E	28.00'