

**ALTA/NSPS LAND TITLE SURVEY**  
**LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3**  
**NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND**  
**MERIDIAN, MARICOPA COUNTY, ARIZONA.**

**SCHEDULE "B" EXCEPTIONS:**

SCHEDULE "B" ITEMS 1-4, 16 AND 22-25 ARE BEYOND THE SCOPE OF THIS SURVEY. ITEM 5-8 ARE NO LONGER APPLICABLE AS THEY PERTAIN TO OLD ROAD RIGHT OF WAY WHICH HAS BEEN INCLUDED IN THE CURRENT ROAD RIGHT OF WAY SHOWN HEREON.

- 9 MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT.  
 ENTITLED: MINOR LAND DIVISION MAP FOR S.W.C. 67TH AVENUE AND CACTUS ROAD  
 RECORDED: IN BOOK 528 OF MAPS, OF MARICOPA COUNTY RECORDS, PAGE 43 (BEARINGS, DISTANCES AND RIGHT OF WAYS ARE SHOWN HEREON)
- 10 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING  
 FOR: UNDERGROUND POWER  
 RECORDED: IN DOCKET 10835 OF MARICOPA COUNTY RECORDS, PAGE 681 (ITEM DOES NOT TOUCH THE SUBJECT PROPERTY)
- 11 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING  
 FOR: KV TRANSMISSION LINES  
 RECORDED: IN MARICOPA COUNTY RECORDS AT RECORDER'S NO. 1983-002903 AND RECORDING NO. 83-006057.(ITEM DOES NOT TOUCH THE SUBJECT PROPERTY)
- 12 COVENANTS SET FORTH IN RECORDING NO. 99-0355873 AND AS AMENDED BY RECORDING NO. 2000-0126819.(ITEM APPEARS TO PERTAIN TO A CIRCLE K STORE LIQUOR SALES)
- 13 TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT.  
 ENTITLED: EASEMENT AGREEMENT  
 RECORDED: IN MARICOPA COUNTY RECORDS AT RECORDER'S NO. 1986-446375 (ITEM DOES NOT TOUCH THE SUBJECT PROPERTY)
- 14 TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT.  
 ENTITLED: CONSTRUCTION, OPERATION, RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT  
 RECORDED: IN MARICOPA COUNTY RECORDS AT RECORDER'S NO. 1986-446373, ASSIGNED BY RECORDING NO. 87-418338; AND AMENDED BY RECORDING NO. 87-716287. (ITEMS IS THE SAME AS PARCEL NO. 3, IS ILLEGIBLE AND DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY)
- 15 COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS, ASSESSMENTS, RESERVATIONS, EXCEPTIONS, TERMS, LIENS OR CHARGES, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS PROVIDED IN AN INSTRUMENT.  
 RECORDED: IN MARICOPA COUNTY RECORDS AT RECORDER'S NO. 2000-740156 (PARCEL NO. 2, SHOWN HEREON)
- 17 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING  
 INSTRUMENT: IRRIGATION PIPELINE AND IRRIGATION TURNOUT STRUCTURE  
 RECORDED: IN MARICOPA COUNTY RECORDS AT RECORDER'S NO. 2009-202285 (ITEM LIES WITHIN THE CURRENT RIGHT OF WAY OF 67TH AVE AND IS NOT SHOWN HEREON)
- 18 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING  
 FOR: IRRIGATION PIPELINE AND IRRIGATION TURNOUT  
 RECORDED: IN MARICOPA COUNTY RECORDS AT RECORDER'S NO. 2009-255780 (ITEM DOES NOT TOUCH THE SUBJECT PROPERTY)
- 19 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING  
 FOR: UNDERGROUND ELECTRICAL CONDUCTORS FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY  
 RECORDED: IN MARICOPA COUNTY RECORDS AT RECORDER'S NO. 2010-177127 (ITEM LIES WITHIN THE CURRENT RIGHT OF WAYS OF CACTUS RD & 67TH AVE AND ARE NOT SHOWN HEREON)
- 20 MATTERS AS CONTAINED OR REFERENCED TO IN AN INSTRUMENT  
 ENTITLED: ORDINANCE 2756 NEW SERIES  
 RECORDED: IN MARICOPA RECORDS AT RECORDER'S NO. 2010-1121089 (ITEM DOES NOT TOUCH THE SUBJECT PROPERTY)
- 21 AN EASEMENT AFFECT THAT PORTION OF SAID LAND AND FOR THE PURPOSE STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING  
 FOR: UNDERGROUND ELECTRICAL CONDUIT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY  
 RECORDED: IN MARICOPA RECORDS AT RECORDER'S NO. 2011-0009760 (ITEM DOES NOT TOUCH THE SUBJECT PROPERTY)

**PROPERTY OWNER AND ADDRESS:**

RICHARD LEROY MOON AND MARIE ELVIRA MOON, TRUSTEES OF THE MOON FAMILY TRUST, DATED NOVEMBER 7, 2003  
 SITE ADDRESS: 6739 W. CACTUS RD. PEORIA, AZ.  
 ASSESSOR PARCEL NO. 143-05-002W

**PROPERTY DESCRIPTION:**

**PARCEL NO. 1:**  
 THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF THE SAID SECTION 24;  
 THENCE SOUTH 89 DEGREES 53 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 367.52 FEET;  
 THENCE SOUTH 00 DEGREES 06 MINUTES 18 SECONDS EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE NORTH 89 DEGREES 53 MINUTES 42 SECONDS EAST, 275.82 FEET;  
 THENCE SOUTH 44 DEGREES 14 MINUTES 03 SECONDS EAST, 34.81 FEET;  
 THENCE SOUTH 01 DEGREES 38 MINUTES 11 SECONDS WEST, 341.00 FEET;  
 THENCE SOUTH 89 DEGREES 53 MINUTES 42 SECONDS WEST, 289.70 FEET;  
 THENCE NORTH 00 DEGREES 06 MINUTES 18 SECONDS WEST, A DISTANCE OF 365.83 FEET TO THE TRUE POINT OF BEGINNING.  
**PARCEL NO. 2:**  
 NON-EXCLUSIVE, PERPETUAL AND RECIPROCAL EASEMENTS AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN RECORDING NO. 2000-0740156.  
**PARCEL NO. 3:**  
 NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, PARKING AND MAINTENANCE AS CREATED IN CONSTRUCTION, OPERATION, RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN RECORDING NO. 86-446373, AND THEREAFTER AN ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN RECORDING NO. 87-418338 AND AMENDED IN RECORDING NO. 87-716287 \*(SITE PLAN PROVIDED IS ILLEGIBLE AND DOES NOT APPEAR TO PERTAIN TO THE SUBJECT PROPERTY.)\*

**PARKING SPACES:**

REGULAR=67  
 HANDICAP=3  
 TOTAL SPACES=70

**LOT USE:**

THE LOT IS CURRENTLY BEING USED AS RETAIL STORE.

**LOT AREA:**

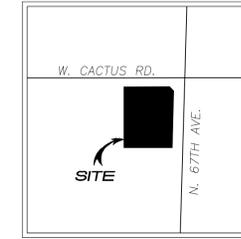
LOT CONTAINS: 107,701 SQUARE FEET OR 2.47 ACRE (RECORD)

**FLOOD ZONE:**

BASED ON THE CURRENT FEMA FLOOD RATE MAP, NO. 04013C1705M, WITH AN EFFECTIVE DATE OF 9-18-2020, THE PROPERTY IS LOCATED IN FLOOD ZONE "X".

**CURRENT SITE ZONING:**

C2



VICINITY MAP

**NOTES:**

1. THIS SURVEY IS BASED ON A TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 4711007958-PC, DATED FEBRUARY 26, 2021 AT 5:00 PM, AMENDMENT NO.: 1.
2. THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT. EXCEPT AS NOTED, SURVEYOR HAS MADE NO INVESTIGATIONS OR INDEPENDENT SEARCHES FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE. PROPERTY MAYBE SUBJECT TO OTHER EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
3. DIMENSIONS SHOWN HEREON ARE MEASURED BETWEEN FOUND MONUMENTS. ALL OTHER DIMENSIONS ARE CALCULATED UNLESS NOTED OTHERWISE.
4. RELATIVE TO "OPTIONAL TABLE A" ITEM NO. 6. NO ZONING INFORMATION HAS BEEN PROVIDED TO THE SURVEYOR.
5. RELATIVE TO "OPTIONAL TABLE A" ITEM NO. 9. PARKING COUNT IS SHOWN HEREON.
6. RELATIVE TO "OPTIONAL TABLE A" ITEM NO. 11. UTILITIES SHOWN HEREON ARE BASED ON RECOVERABLE SURFACE FEATURES OF THOSE UTILITIES ONLY. NO EXCAVATIONS WERE MADE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES.
7. RELATIVE TO "OPTIONAL TABLE A" ITEM #16. THERE DOES NOT APPEAR TO HAVE BEEN ANY RECENT EARTH MOVING ON THE SUBJECT PROPERTY.
8. THE NORTHEAST SECTION CORNER LOCATION WAS DETERMINED BY A BEARING-BEARING INTERSECTION, AS SHOWN HEREON.

**REFERENCE DATA:**

- (R) RECORDED DEED AS REFERENCED HEREON
- (R1) RECORD OF SURVEY AS PER BK. 528 OF MAPS, PG. 43
- (R2) PLAT FOR AUTUMN POINT PER BK. 348 OF MAPS, PG. 6
- (R3) PLAT FOR CREDIT UNION WEST PER BK. 717 OF MAPS, PG. 31

**CERTIFICATION:**

TO: MD24 BIOMED USA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, RICHARD LEROY MOON AND MARIE ELVIRA MOON, TRUSTEES OF THE MOON FAMILY TRUST, DATED NOVEMBER 7, 2003 AND OLD REPUBLIC 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 2021 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, 6, 7a, 8, 9, 11 (SURFACE FEATURES ONLY), 13, 14 AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 29, 2021.

DRAWING DATE: APRIL 1, 2021

DALE A. MATTINGLY R.L.S. #36888  
 EMAIL: DALE@BLACKMOUNTAINSURVEYING.COM



**ALTA / NSPS LAND TITLE SURVEY**  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, T3N, R1E, G&SR&M MARICOPA COUNTY, ARIZONA.

**BLACK MOUNTAIN SURVEYING**  
 17308 WEST WOODROW LANE, SURPRISE, ARIZONA, 85388  
 PH: 623-266-0402, WWW.BLACKMOUNTAINSURVEYING.COM  
 SURVEYING ARIZONA FOR 36 YEARS



DRAWN BY: RAM

CHECKED BY: DAM

JOB # 21049  
 DATE: 04/01/21

REVISED:

ALTA/NSPS SURVEY

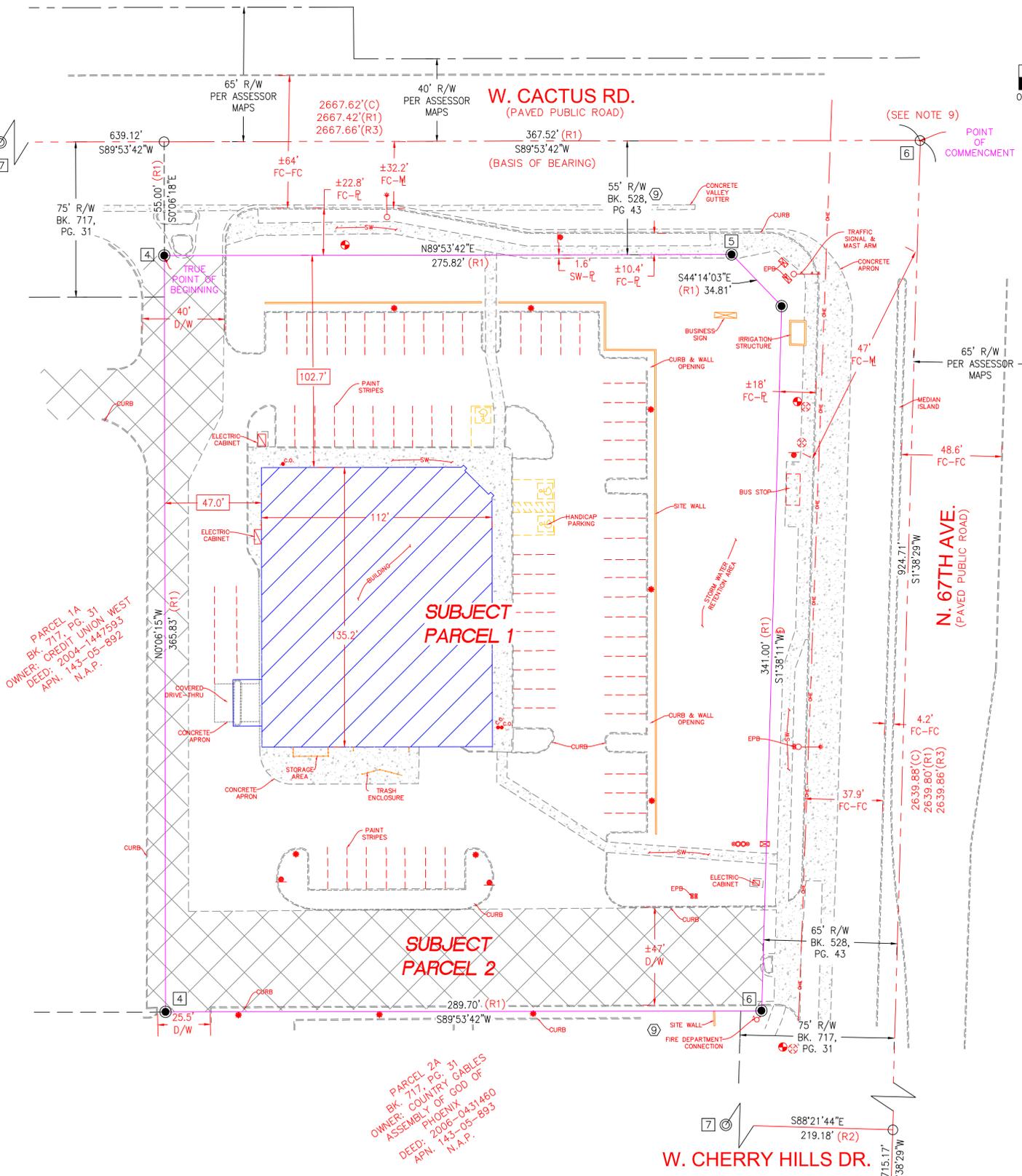
**MONUMENT NOTES:**

THE FOLLOWING MONUMENTS WERE RECOVERED DURING THE COURSE OF THIS SURVEY AND WERE FOUND TO BE WITHIN ACCEPTABLE STATE TOLERANCE UNLESS OTHERWISE NOTED:

- 1 N. 1/4 CORNER OF SECTION 24, FOUND A 3.0 INCH CITY OF PEORIA BRASS CAP IN HANDHOLE 0.4' B.G.
- 2 E. 1/4 CORNER OF SECTION 24, FOUND A 3.0 INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE 0.8' B.G.
- 3 SET CONCRETE NAIL WITH BRASS TAG STAMPED, "RLS 36888" IN PAVEMENT
- 4 SET CONCRETE NAIL WITH BRASS TAG STAMPED, "RLS 36888" IN SIDEWALK
- 5 FOUND AN UNIDENTIFIED 0.5 INCH REBAR DISTURBED. SET NEW 0.5 INCH REBAR WITH A 1 INCH PLASTIC CAP AND BRASS TAG STAMPED "RLS 36888" ON W. SIDE
- 6 NE CORNER OF SECTION 24, NOTHING FOUND. POSITION CALCULATED BY BEARING-BEARING INTERSECTION AS NOTED HEREON
- 7 FOUND A 3 INCH CITY OF PEORIA BRASS CAP FLUSH

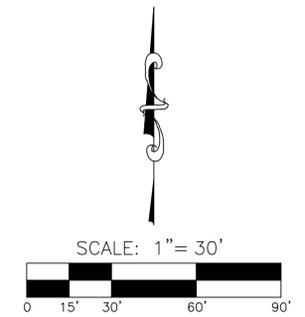
**LEGEND:**

- ADJACENT PROPERTY LINES. ---
- PROPERTY LINES. ---
- ROAD CENTER LINE. ---
- ROAD RIGHT-OF-WAY LINES. ---
- EASEMENT LINES. ---
- FOUND MONUMENT AS NOTED.
- SET MONUMENT A 0.5 INCH REBAR WITH A 1 INCH PLASTIC CAP AND BRASS TAG STAMPED RLS 36888 OR AS NOTED.
- CALCULATED POSITION. NOTHING FOUND OR SET.
- M.C.R. MARICOPA COUNTY RECORDER.
- R/W RIGHT-OF-WAY
- N.A.P. NOT A PART
- NO. NUMBER
- # SURVEY MONUMENT NUMBER
- P.G. PAGE
- BK. BOOK
- (M) MEASURED DIMENSION
- (R#) DATA PER REFERENCE DOCUMENTS LISTED HEREON.
- (C) CALCULATED DIMENSION
- P PROPERTY LINE
- M MONUMENT LINE
- # SCHEDULE "B" ITEM
- ESMT. EASEMENT
- N. NORTH
- S. SOUTH
- E. EAST
- W. WEST
- DKT. DOCKET
- DOC. DOCUMENT
- D/W DRIVEWAY
- BC BACK OF CURB
- FC FACE OF CURB
- EPB ELECTRIC PULL BOX
- SW SIDEWALK
- ### BUILDING DIMENSION TO P
- CONCRETE
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- LIGHT POLE WITH BASE
- SIGN
- WATER BACK FLOW DEVICE
- WATER METER
- STREET LIGHT



PARCEL 1A  
Bk. 717, Pg. 31  
OWNER: CREDIT UNION WEST  
DEED: 2004-1447593  
APN: 143-05-892  
N.A.P.

PARCEL 2A  
Bk. 717, Pg. 31  
OWNER: COUNTRY GABLES  
ASSEMBLY OF GOD OF PHOENIX  
DEED: 2008-0431460  
APN: 143-05-893  
N.A.P.



**ALTA / NSPS LAND TITLE SURVEY**  
LOCATED IN THE NORTHEAST QUARTER OF  
OF SECTION 24, T3N, R1E, G&SRB&M  
MARICOPA COUNTY, ARIZONA.

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