

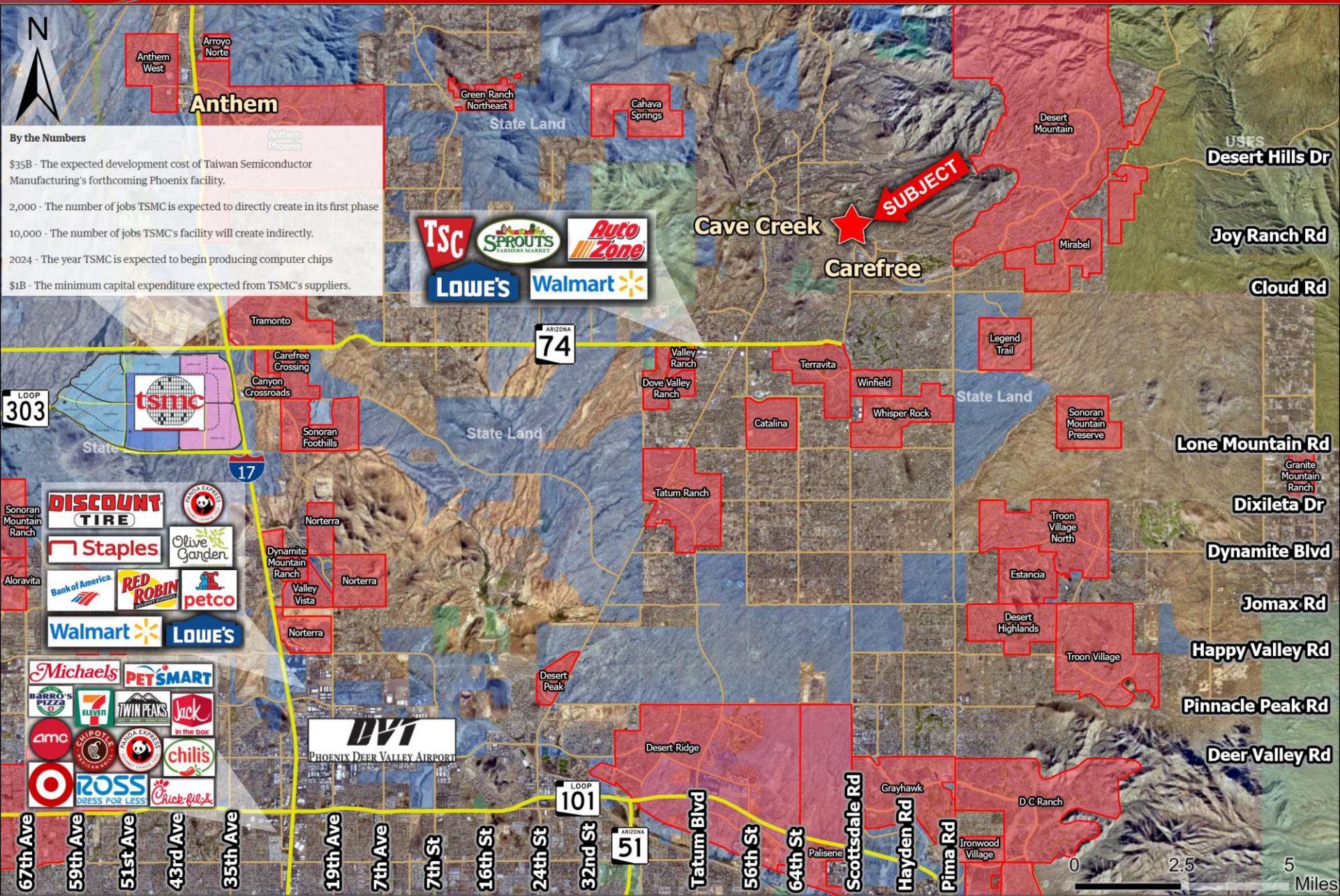


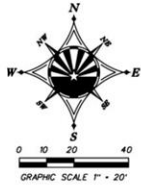
- **Location:** 7200 E Cave Creek Road, Carefree, Arizona – Immediately NW of the NWC of Tom Darlington Drive and Cave Creek Road
- **Size:** 40,467 sq.ft. / 0.929 acres
- **Price:** **\$885,000.00 PRICE REDUCED!!**
- **Zoning:** C-2
- **Utilities:** All to site
- **Comments:**
 - Great opportunity to own one of the last vacant land parcels in Carefree with frontage on Cave Creek Road.
 - Property is well situated between Stage Coach Village and the Carefree Sundial – two of the area's premier shopping and dining destinations.
 - Site is currently approved for a 14,577 sq.ft. building with retail and commercial uses.

COMMERCIAL LAND -- EXCLUSIVELY AVAILABLE

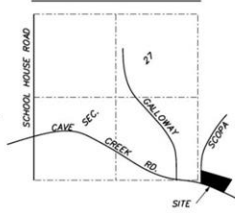








VICINITY MAP



LEGEND

- FOUND MONUMENT (TYPE SHOWN)
- PROPERTY LINE
- EXISTING CONTOUR
- SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- SIGN
- POWER POLE
- DOWN GUY
- ELECTRIC TRANSFORMER
- FENCE
- TELEPHONE JUNCTION BOX
- PAVEMENT
- CONCRETE
- OVERHEAD POWER
- MASONRY WALL
- NUMBER OF PARKING SPACES
- BOHN BRASS CAP IN HANDHOLE

NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 204-6172439 COMMITMENT DATE: SEPTEMBER 29, 2013
- BEARINGS ARE BASED ON A LINE BETWEEN GOACS DESIGNATION N108° AND L143 WHICH BEARS NORTH 70 DEGREES 02 MINUTES 53 SECONDS EAST.
- THIS SURVEY IS NOT INTENDED FOR ENGINEERING DESIGN OR LAYOUT.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- ANY INFORMATION, OTHER THAN SURVEY RELATED, DEPICTED ON THIS MAP ARE INFORMATIONAL ONLY. NO CERTIFICATION IS GIVEN AS TO ITS ACCURACY. THIS WOULD INCLUDE, BUT NOT BE LIMITED TO, ALL MATTERS EASILY VERIFIED VIA PUBLIC RECORDS.

LEGAL DESCRIPTION

LOT 3, OF LOT SPLIT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 766 OF MAPS, PAGE 14.

SCHEDULE "B" (EXCEPTIONS)

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 REQUIREMENTS ARE MET.
- (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LENS 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.
- 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.
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
- (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.
- ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS.
- SECOND INSTALLMENT OF 2021 TAXES, A LIEN, PAYABLE ON OR BEFORE MARCH 1, 2022, AND DELINQUENT MAY 1, 2022.
- THE LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE REGULATION LAWS OF THE UNITED STATES FOR THE PURPOSE OF OBTAINING WATER RIGHTS FOR SAID LAND.
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF TOWN OF CAREFREE, AS RECORDED IN PLAT BOOK 378 OF MAPS, PAGE 15, 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).
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF LOT SPLIT, AS RECORDED IN PLAT BOOK 766 OF MAPS, PAGE 14, 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).
- ALL MATTERS AS SET FORTH IN STORM DRAINAGE LINE EASEMENT AGREEMENT, RECORDED AS 2004-429958 OF OFFICIAL RECORDS.
- ALL MATTERS AS SET FORTH IN DEDICATION OF TRASH AND REFUSE CONTAINER EASEMENT, RECORDED APRIL 26, 2007 AS 2007-487010 OF OFFICIAL RECORDS.
- THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND RECORDED AS BOOK 998 OF MAPS, PAGE 17.
- ALL MATTERS AS SET FORTH IN AMENDED AND RE-STATEDED DEDICATION OF PARKING AND ACCESS EASEMENT, RECORDED NOVEMBER 30, 2009 AS 2009-1098294 OF OFFICIAL RECORDS.
- AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 1807, PAGE 425 OF OFFICIAL RECORDS.
- AN EASEMENT FOR CROSS ACCESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2005-1087436 OF OFFICIAL RECORDS.
- AN EASEMENT FOR UNDERGROUND UTILITIES AND SIGN STRUCTURE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2005-1087436 OF OFFICIAL RECORDS.
- AN EASEMENT FOR ELECTRICAL LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2006-0072909 OF OFFICIAL RECORDS.
- AN EASEMENT FOR ELECTRICAL LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2006-0072909 OF OFFICIAL RECORDS.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

SURVEYOR'S CERTIFICATION

TO : FIRST AMERICAN TITLE INSURANCE COMPANY AND TIMOTHY MCCORMICK

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/NP/S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NP/S, AND INCLUDES ITEMS 4, 8, 9, & 11 (OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.6.4.) OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 11/14/2017.

DATE OF PLAT OR MAP: 7/07/2022





