



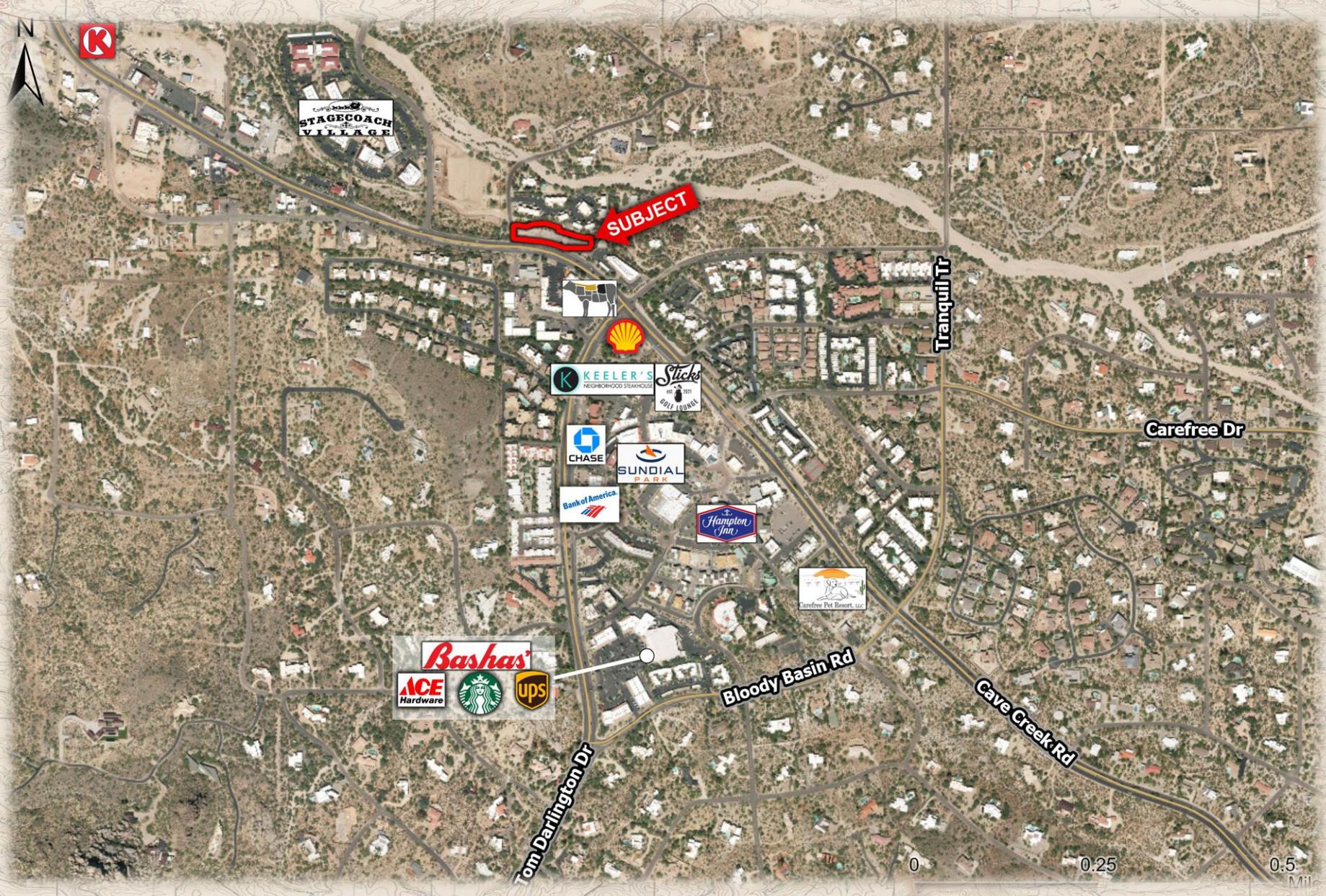
## COMMERCIAL LAND -- EXCLUSIVELY AVAILABLE

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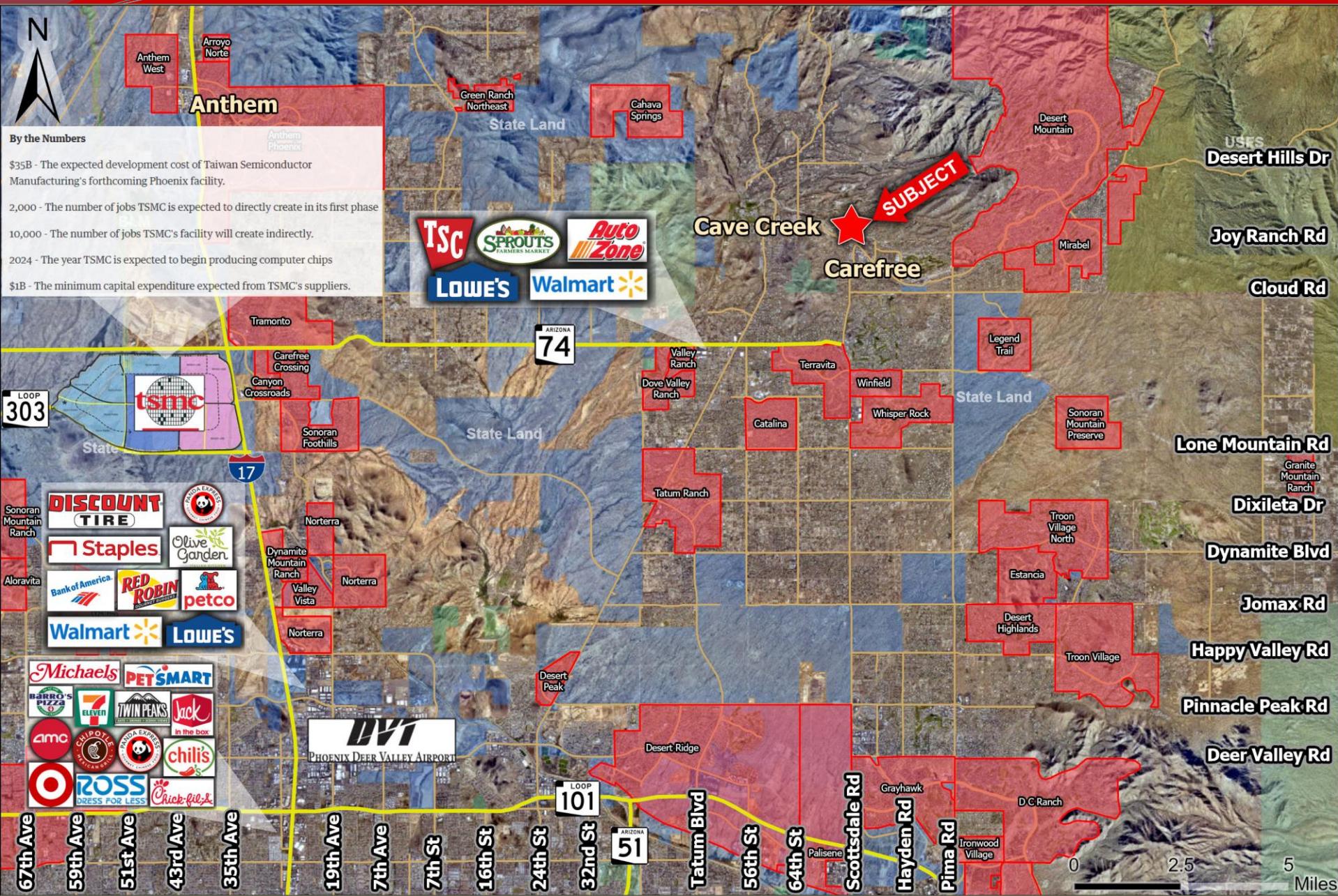
**Insight Land & Investments**  
7400 E McDonald Dr, Ste 121  
Scottsdale, Arizona 85250  
602.385.1515  
[www.insightland.com](http://www.insightland.com)

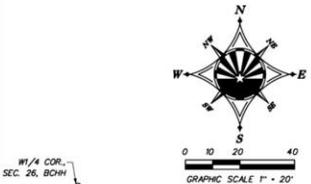
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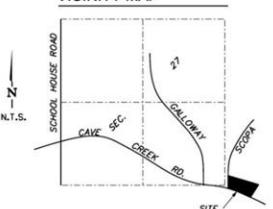




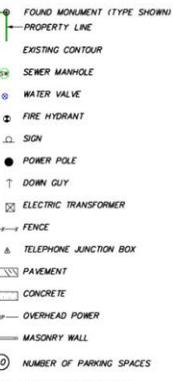




### VICINITY MAP



## LEGEND



**SCHEDULE "B" (EXCEPTIONS)**

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 IN THE PUBLIC RECORDS, PROVIDED THAT THE RECORDS OF SUCH  
AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH  
PROCEEDINGS, WHETHER OR NOT MADE 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 AUTORIZING 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 OR MATERIAL NOT SHOWN BY  
THE PUBLIC RECORDS.

8) SECOND INSTALLMENT OF 2021 TAXES, A LIEN PAYABLE ON OR BEFORE MARCH 1,  
2022, AND DELINQUENT MAY 1, 2022.

9) THE LIABILITIES AND OBLIGATIONS IMPOSED UPON SAND LIED BY REASON OF (A)  
INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT  
AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER  
THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA  
CORPORATION, IN THE PURCHASE OF ANY WATER RIGHT APPLICATION MADE UNDER  
THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSE OF OBTAINING  
WATER RIGHTS FOR SAND LAND.

10) RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER  
MATTERS SHOWN ON THE PLAT OF LOT OF CAREFREE, AS RECORDED IN PLAT BOOK  
370, PAGE 14, PART 1, IN THE PUBLIC RECORDS, PROVIDED THAT THE RECORDS ARE BASED ON  
RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN TO THE EXTENT  
SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

11) RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER  
MATTERS SHOWN ON THE PLAT OF LOT SPLIT, AS RECORDED IN PLAT BOOK 766  
OF MAPS, PAGE(S) 14, PART 1, IN THE PUBLIC RECORDS, PROVIDED THAT THE RECORDS ARE BASED ON  
RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN TO THE EXTENT  
SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

12) ALL MATTERS AS SET FORTH IN STORM DRAINAGE LINE EASEMENT AGREEMENT,  
RECORDED AS 2004-42958B OF OFFICIAL RECORDS.

13) ALL MATTERS AS SET FORTH IN DEDICATION OF TRASH AND REFLUSE CONTAINER  
EASEMENT, RECORDED APRIL 26, 2007 AS 2007-487010 OF OFFICIAL RECORDS.

14) THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND RECORDED AS BOOK 998  
OF MAPS, PAGE 17.

15) ALL MATTERS AS SET FORTH IN AMENDED AND RESTATED DEDICATION OF PARKING  
AND ACCESS EASEMENT, RECORDED NOVEMBER 30, 2009 AS 2009-1088294 OF  
OFFICIAL RECORDS.

16) AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT  
RECORDED AS DOCKET 1807, PAGE 425 OF OFFICIAL RECORDS.

17) AN EASEMENT FOR CROSS ACCESS AND INCIDENTAL PURPOSES IN THE DOCUMENT  
RECORDED AS 2005-1087440 OF OFFICIAL RECORDS.

18) AN EASEMENT FOR UNDERGROUND UTILITIES AND SIGN STRUCTURE AND INCIDENTAL  
PURPOSES IN THE DOCUMENT RECORDED AS 2005-1087436 OF OFFICIAL RECORDS.  
19) AN EASEMENT FOR ELECTRICAL LINES AND INCIDENTAL PURPOSES IN THE  
DOCUMENT RECORDED AS 2006-0722909 OF OFFICIAL RECORDS.

20) AN EASEMENT FOR ELECTRICAL LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT  
RECORDED AS 2006-0722909 OF OFFICIAL RECORDS.

## NOTES

1. 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, 2021
2. BEARINGS ARE BASED ON A LINE BETWEEN GOADS DESIGNATION NR06 AND 14.3 WHICH BEARS NORTH 70 DEGREES 02 MINUTES 53 SECONDS EAST.
3. THIS SURVEY IS NOT INTENDED FOR ENGINEERING DESIGN OR LAYOUT.
4. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
5. ANY INFORMATION, OTHER THAN SURVEY RELATED, DEPICTED ON THIS SURVEY MAP, IS FOR INFORMATION ONLY. NO WARRANTY IS GIVEN AS TO ITS ACCURACY. THIS WOULD INCLUDE, BUT NOT BE LIMITED TO, ALL MATTERS EASILY HEREFIND IN 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.



**SURVEYOR'S CERTIFICATION**

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TO: FIRST AMERICAN TITLE INSURANCE COMPANY AND TIMOTHY MCQUIGG

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 4, 8, 9, & 11 (OBSERVED EVIDENCE COLLECTED  
PURSUANT TO SECTION 5.E.W.) OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 11/14/2017

DATE OF PLAT OR MAP: 7/07/2022





