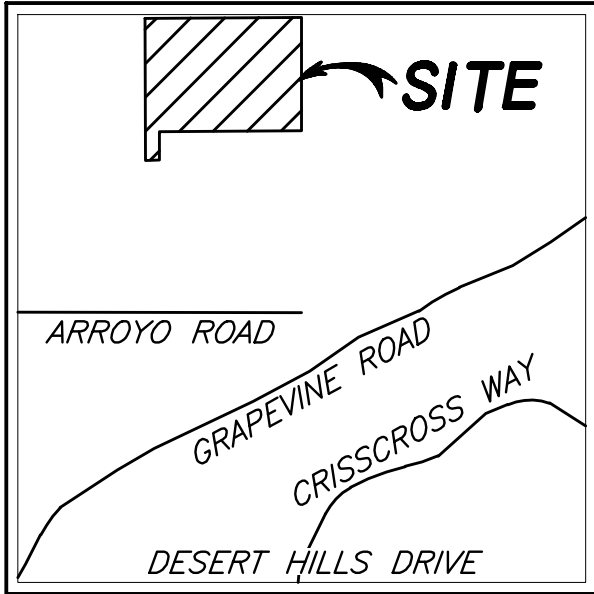


ALTA/NSPS LAND TITLE SURVEY

APN 216-20-015M  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 6 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA.



VICINITY MAP  
NOT TO SCALE

LEGAL DESCRIPTION:

EXHIBIT A – A COMMITMENT FOR TITLE INSURANCE  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 132 FEET THEREOF.

AND THE EAST 66 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT ALL THE COAL AND OTHER MINERALS IN SAID LAND, AS RESERVED IN INSTRUMENT RECORDED IN BOOK 296 OF DEEDS, PAGE 537, OF OFFICIAL RECORDS.

A.P.N. 216-20-015M

MONUMENT NOTES:

ALL MONUMENTATION SHOWN HEREON WAS ACCEPTED UNLESS OTHERWISE NOTED

- 1 FOUND IRON PIPE WITH TAG MARKED "31020" AT THE CENTER OF SECTION 23, T.6N., R.4E.
- 2 FOUND MARICOPA COUNTY ALUMINUM CAP AT THE EAST ¼ CORNER OF SECTION 23, T.6N., R.4E.
- 3 FOUND "X" IN STONE AT THE SOUTH ¼ CORNER OF SECTION 23, T.6N., R.4E.
- 4 FOUND "X" IN STONE AT THE SOUTHEAST CORNER OF SECTION 23, T.6N., R.4E.

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. (NOT RESPONSIBILITY OF SURVEYOR)
- 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. (NOT RESPONSIBILITY OF SURVEYOR)
- 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. (NOT RESPONSIBILITY OF SURVEYOR)
- 4 EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (NOT RESPONSIBILITY OF SURVEYOR)
- 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. (NOT RESPONSIBILITY OF SURVEYOR)
- 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. (NOT RESPONSIBILITY OF SURVEYOR)
- 7 ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS. (NOT RESPONSIBILITY OF SURVEYOR)
- 8 TAXES FOR THE YEAR 2024, A LIEN NOT YET DUE AND PAYABLE. (NOT RESPONSIBILITY OF SURVEYOR)
- 9 THE RIGHT TO ENTER UPON SAID LAND, PROSPECT FOR, MINE AND REMOVE ALL THE COAL AND OTHER MINERALS IN SAID LAND AS RESERVED BY INSTRUMENT RECORDED AS BOOK 296 OF DEEDS, PAGE 537, OF OFFICIAL RECORDS. (NOT IN SUBJECT AREA)
- 10 TERMS, CONDITIONS AND PROVISIONS CONTAINED IN INSTRUMENT ENTITLED RIGHT-OF-WAY DEED RECORDED IN DOCKET 1321, PAGE 146, OF OFFICIAL RECORDS. (SHOWN)
- 11 THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND RECORDED AS BOOK 438 OF MAPS, PAGE 49. (SHOWN)
- 12 TERMS, CONDITIONS AND PROVISIONS CONTAINED IN INSTRUMENT ENTITLED EASEMENT AND AGREEMENT RECORDED AS 97-0154893, OF OFFICIAL RECORDS. (SHOWN)

SCHEDULE "B" ITEMS:

- 13 THE EFFECT OF INCLUSION WITH THE FLOOD CONTROL DISTRICT OF SAID COUNTY AS DISCLOSED BY INSTRUMENT RECORDED AUGUST 25, 2004 AS 2004-0988419, OF OFFICIAL RECORDS. (BLANKET)
- 14 THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND RECORDED AS BOOK 1250 OF MAPS, PAGE 49. (NOT IN SUBJECT AREA)
- 15 TERMS, CONDITIONS AND PROVISIONS CONTAINED IN INSTRUMENT ENTITLED GRANT OF EASEMENTS (ACCESS & UTILITIES) RECORDED AS 2015-0844844, OF OFFICIAL RECORDS. (SHOWN)
- 16 TERMS, CONDITIONS AND PROVISIONS CONTAINED IN INSTRUMENT ENTITLED NOTICE OF AGREEMENT RE: EQUESTRIAN TRAILS RECORDED AS 2015-0844847, OF OFFICIAL RECORDS. (NOT IN SUBJECT AREA)
- 17 TERMS, CONDITIONS AND PROVISIONS CONTAINED IN INSTRUMENT ENTITLED DEED OF GIFT FOR 10 FOOT WIDE PUBLIC NON-MOTORIZED TRAIL EASEMENT RECORDED AS 2019-0048099, OF OFFICIAL RECORDS. (SHOWN)
- 18 THE RIGHTS OR CLAIMS OF TITLE, IF ANY, BY THE UNITED STATES OF AMERICA AND/OR THE STATE OF ARIZONA TO ANY PORTION OF THE PROPERTY DESCRIBED HEREIN IN SCHEDULE A BEING LOCATED IN THE BED OF ANY RIVER OR DRY WASH.

RECORD OWNER:

APN# 216-20-015M  
GREG K. MCMULLIN & CHERYL L. MCMULLIN, AS TRUSTEES OF THE GK & CL TRUST  
PROPERTY ADDRESS  
N/A  
MAILING ADDRESS  
6738 E. HUBBELL STREET  
SCOTTSDALE, ARIZONA 85257

FLOODZONE:

CURRENT FLOOD ZONE IS "ZONE AE" AND "ZONE X" (AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WIDTH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD); PER FIRM MAP NO. 04013C0881L, DATED OCTOBER 16, 2013.

BASIS OF BEARING:

S89°29'44"W ALONG THE MONUMENT LINE OF DESERT HILLS DRIVE AS MEASURED BETWEEN MONUMENTS NUMBERED 3 AND 4 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES.

REFERENCE DATA:

THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

- (R) EXHIBIT A FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY ARIZONA PREMIER TITLE AN ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER 5-5527, DATED JANUARY 26TH, 2024
- (R1) LOT SPLIT PLAT PER BOOK 5814 OF MAPS, PAGE 10, MCR.
- (R2) RECORD OF SURVEY PER BOOK 1240 OF MAPS, PAGE 1, MCR.
- (R3) LOT LINE ADJUSTMENT/COMBINATION PER BOOK 1449 OF MAPS, PAGE 29, MCR.
- (R4) LOT SPLIT PLAT PER BOOK 438 OF MAPS, PAGE 49, MCR.
- (R5) RECORD OF SURVEY 2ND AMENDMENT PLSS PER BOOK 1088 PER MAPS, PAGE 43, MCR.

SURVEYOR'S NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY ARIZONA PREMIER TITLE AN ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER 5-5527, DATED JANUARY 26TH, 2024 AT 8:00 A.M.
2. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.
3. THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED SPECIFICALLY FOR THE USE OF THE PARTIES NAMED IN THE CERTIFICATION AND THEIR REPRESENTATIVES. USE OF THIS SURVEY IS NOT PERMITTED UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY ARIZONA SURVEYING AND MAPPING. THIS SURVEY IS NOT TO BE USED FOR DESIGN PURPOSES. ARIZONA SURVEYING AND MAPPING SHALL HAVE NO LIABILITY FOR ANY UNAUTHORIZED USE OF THIS INFORMATION WITHOUT THEIR PRIOR WRITTEN CONSENT.
4. THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.
5. OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE AND MAY BE INACCURATE OR OUT-OF-DATE.
6. RELATIVE TO OPTIONAL TABLE "A" NO. 2, ADDRESS HAS BEEN SHOWN UNDER RECORD OWNER.
7. RELATIVE TO OPTIONAL TABLE "A" NO. 7. THERE ARE NO EXISTING BUILDINGS ON THIS SURVEY.
8. RELATIVE TO OPTIONAL TABLE "A" ITEM NO. 9, THE SURVEYOR DID NOT NOTICE ANY DESIGNATED PARKING SPACES, PARKING AREAS OR STRUCTURES AT THE TIME OF SURVEY.
9. RELATIVE TO OPTIONAL TABLE "A" ITEM NO. 16, THE SURVEYOR DID NOT NOTICE ANY EARTH MOVING, RECENT CONSTRUCTION OR ADDITIONS DURING THIS SURVEY.
10. DURING THE PROCESS OF THIS SURVEY THE SURVEYOR DID NOT OBSERVE ANY MARKERS, EVIDENCE OR WAS PROVIDED ANY INFORMATION THAT THIS SITE WAS USED AS A CEMETERY OR BURIAL GROUND.
11. ALL PARCELS SURROUNDING SUBJECT PARCELS ARE CONTIGUOUS TO EACH OTHER AND THERE ARE NO APPARENT GAPS OR GORES.
12. ALL VISIBLE ENCROACHMENTS OBSERVED AT THE TIME OF FIELD WORK ARE SHOWN ON THE SURVEY.

CERTIFICATION:

TO: GREG K. MCMULLIN & CHERYL L. MCMULLIN, AS TRUSTEES OF THE GK & CL TRUST, ESTABLISHED UNDER TRUST INSTRUMENT DATED MARCH 25, 2011 ARIZONA PREMIER TITLE AN ISSUING AGENT FOR 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a) 8, 9, 10, 11(a), 13 AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

FIELD WORK COMPLETED JANUARY 2024

LANCE C. DICKSON RLS #46643

DATE



REVISIONS

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

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FIELDWORK BY : BMH  
DRAWN BY : CLL  
CHECKED BY : LCD  
JOB # P24-027  
DATE : 02/05/24

SHEET NO.  
1  
1 OF 2