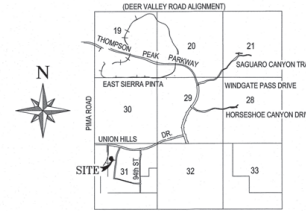


**DESCRIPTION**

LOT 5, OF DC RANCH CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF COUNTY, ARIZONA, RECORDED IN BOOK 981 OF MAPS, PAGE 46, EXCEPT all minerals reserved by the United States of America in the Patent to said land

**SCHEDULE 'B' ITEMS**

1. Taxes for the full year of 2017. (The first half is due October 1, 2017 and is delinquent November 1, 2017. The second half is due March 1, 2018 and is delinquent May 1, 2018.)
2. The right to enter upon said land and prospect for and remove all minerals, as reserved in the Patent to said land.
3. Covenants, conditions and restrictions in the document recorded as 98-087070, recorded as 97-28845, modified as 99-472326 and amended as 2008-119534 of Official Records, 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 Title 42, Section 3604(c), of the United States Codes.
4. Any charge upon said land by reason of its inclusion in DC Ranch Association.
5. All matters as set forth in Development Agreement, recorded 10/29/1998 as 98-070077, as amended as 2003-90008, and 2006-103643 and 2006-1633964 of Official Records.
6. Covenants, conditions and restrictions in the document recorded as 99-468790. Amended as 99-07208 and as 2008-1152109 of Official Records, 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 Title 42, Section 3604(c), of the United States Codes.
7. Any charge upon said land by reason of its inclusion in DC Ranch Community Council.
8. Covenants, conditions and restrictions in the document recorded as 99-472327 of Official Records, 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 Title 42, Section 3604(c), of the United States Codes.
9. Covenants, conditions and restrictions in the document recorded as 99-472328 of Official Records, 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 Title 42, Section 3604(c), of the United States Codes.
10. All matters as set forth in Access Easement and Cost Sharing Agreement, recorded 12/27/2006 as 2006-184378 and Amendment recorded as 2007-478714 of Official Records.
11. Covenants, conditions and restrictions in the document recorded as 2007-472102, recorded as 2008-105931 and Supplemental as 2011-484322 of Official Records, 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 Title 42, Section 3604(c), of the United States Codes.
12. Covenants, conditions and restrictions in the document recorded as 2007-736659 as Modified as 2009-202817 of Official Records, 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 Title 42, Section 3604(c), of the United States Codes.
13. All matters as set forth in Common operation and reciprocal easement agreement, recorded 10/12/07 as 2007-108184 as Supplemental by 2008-844756, Amended as 2009-202816 and 2010-9554 and Amended and Restated as 2014-422239 of Official Records.
14. Any charge upon said land by reason of its inclusion in DC Ranch Crossing, LLC.
15. An easement for water line and incidental purposes, recorded as 2008-26907 of Official Records.
16. An easement for water line and incidental purposes, recorded as 2008-26908 of Official Records.
17. Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as Book 981 of Maps, Page 46, 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).
18. All matters as set forth in Grant of Easement and Memorandum of Agreement, recorded 7/30/2008 as 2008-400351 of Official Records.
19. An easement for electric lines and incidental purposes, recorded as 2008-779407 of Official Records.
20. An easement for access and incidental purposes, recorded as 2009-201892 of Official Records.
21. All matters as set forth in policy for rental leasing of property, recorded 5/20/2014 as 2014-328186 of Official Records.



VICINITY MAP  
N.T.S.  
NOTES

- 1) ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST ARIZONA TITLE AGENCY, LLC, AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 11-17730 DATED SEPTEMBER 05, 2017 RECEIVED ON SEPTEMBER 14, 2017.
- 2) THE BASIS OF BEARING IS A STRAIGHT LINE CALCULATED BETWEEN THE SOUTHWEST CORNER OF SECTION 31 AND THE SOUTHEAST CORNER OF SECTION 33, T4N, R3E, USING A BEARING OF NORTH 89°50'57" EAST PER CITY OF SCOTTSDALE G.P.S. GROUND COORDINATES.
- 3) THIS SURVEY WAS PERFORMED WITH GLOBAL POSITIONING SYSTEM EQUIPMENT UTILIZING REAL TIME KINEMATICS SURVEYING METHODS. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED IN THE ALTA/NPS SURVEY REQUIREMENTS ADOPTED FOR USE IN 2018 BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS.
- 4) AREA OF SUBJECT PROPERTY IS 738.86 SQUARE FEET OR 1.6751 ACRES, MORE OR LESS.
- 5) THE ABBREVIATIONS THAT APPEAR WITH THE RECORD INFORMATION REPRESENT THE FOLLOWING:  
(R) ABOVE NAMED TITLE COMMITMENT  
(R1) MAP OF DEDICATION FOR UNION HILLS DRIVE PLANNING UNIT 1 BOOK 643, PAGE 4, M.C.R.  
(R2) RESULTS OF SURVEY OF A PORTION OF DC RANCH BOOK 430, PAGE 30, M.C.R.  
(R3) MINERAL DIVISION MAP FOR DC RANCH CROSSING AND DC RANCH PARCEL 1, 2 BOOK 482, PAGE 17, M.C.R.  
(R4) RECORD OF SURVEY PLUS SUBDIVISION MARICOPA COUNTY GEODETIC IDENTIFICATION AND CADASTRAL SURVEY BOOK 700, PAGE 12, M.C.R.  
(R5) MAP OF DEDICATION FOR DC RANCH TRAILSIDE VIEW BOOK 894, PAGE 34, M.C.R.
- 6) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 81013C108L DATED OCTOBER 16, 2013, 2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE AO. FLOOD ZONE AO IS DESCRIBED AS FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.
- 7) ANY DISTANCES, BEARINGS, DESCRIPTIONS, ETC., WHICH MAY VARY FROM THE PROVISIONS OF THE RECORD INFORMATION NOTED ABOVE REFLECT ACTUAL MEASURED DATA, OR THE BEST INTERPRETATION OF THE UNDERGROUND.
- 8) ADDITIONAL OWNER INFORMATION IS PER THE MARICOPA COUNTY ASSESSOR'S OFFICE GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ON AUGUST 21, 2017.
- 9) SCHEDULE B ITEMS 3, 5, 6, 8, 9, 10, 11, 12, 13, 18, 20 AND 21 ARE BLANKET IN NATURE AND APPEAR TO AFFECT SUBJECT PROPERTY.
- 10) SCHEDULE B ITEMS 1, 2, 7, 14 ARE NOT PLATTABLE. HOWEVER, SAID SCHEDULE B ITEMS MAY OR MAY NOT AFFECT SUBJECT PROPERTY.

**CERTIFICATION**

TO: THE CITY OF SCOTTSDALE  
WINDING HILL RESIDENTIAL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
FIRST ARIZONA TITLE AGENCY, LLC  
FIRST AMERICAN TITLE INSURANCE COMPANY

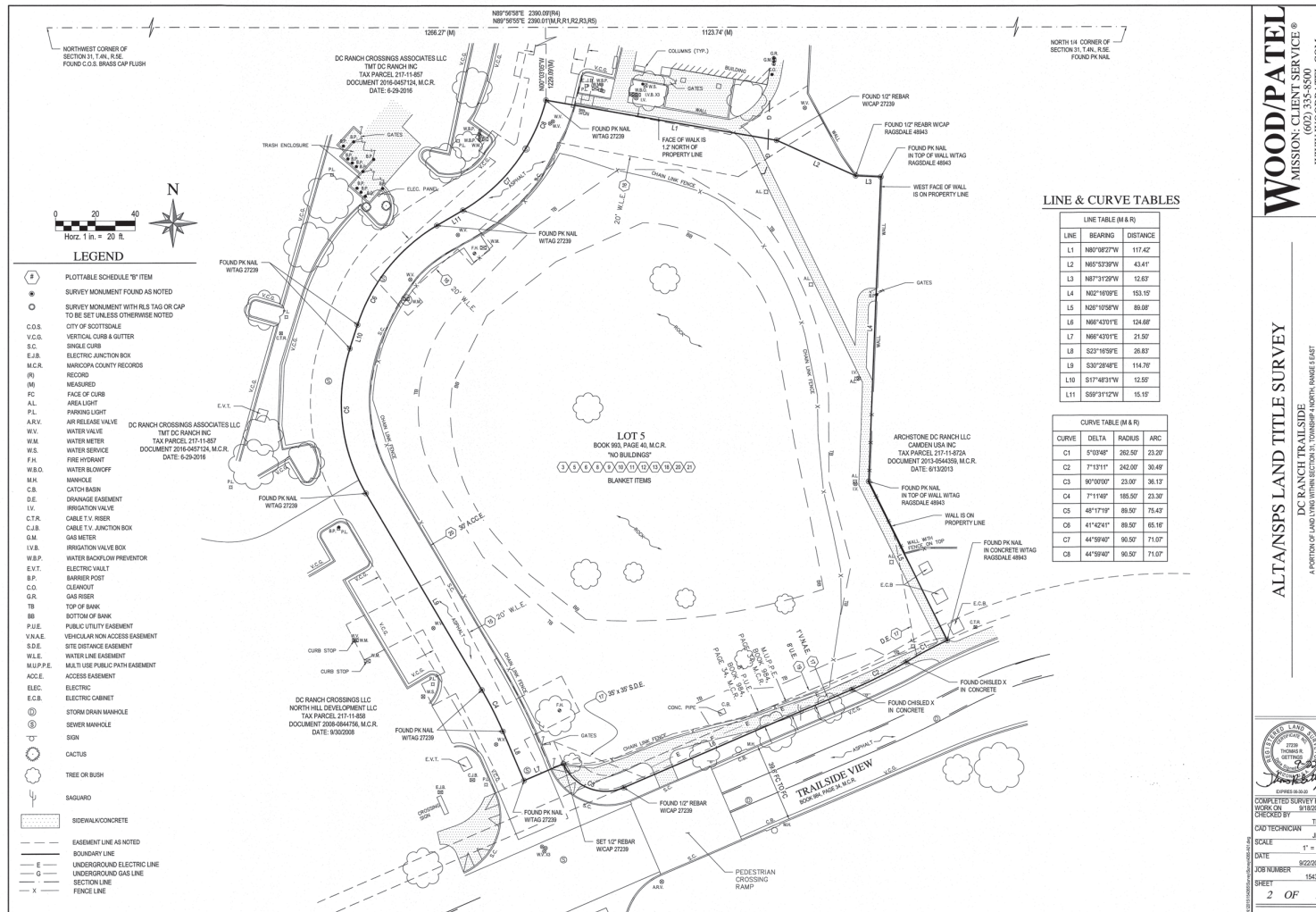
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DIGITAL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 3, 4, 8, AND 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 16, 2017.

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WWW.WOODPATEL.COM

ALTA/NPS LAND TITLE SURVEY  
DC RANCH TRAIL SIDE  
A PORTION OF LAND WITHIN SECTION 31, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE 10TH RANGE, T10N, R3E, MARICOPA COUNTY, ARIZONA

COMPLETED SURVEY FIELD WORK ON 9/16/2017  
CHECKED BY TRG  
CITY TECHNICIAN JSR4  
SCALE N.T.S.  
DATE 9/22/2017  
JOB NUMBER 154385  
SHEET 1 OF 2



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**ALTA/NSPS LAND TITLE SURVEY**  
DC RANCH TRAIL SIDE  
A PORTION OF LAND WITHIN SECTION 13, TOWNSHIP 4 NORTH, RANGE 8 EAST OF THE 24TH JAW, TYPICAL BAZOOKA, MARICOPA COUNTY, ARIZONA.

DATE: 3/2/2025  
BY: [Signature]

COMPLETED SURVEY FIELD WORK ON: 01/10/2025  
CHECKED BY: TRG  
CNO TECHNICIAN: JSM  
SCALE: 1" = 50'  
DATE: 02/20/25  
JOB NUMBER: 9220017  
SHEET: 154363  
2 OF 2

ALTA Survey | FIRA Luxury Boutique Hotel  
Scottsdale, Arizona | March 3, 2025

o: 480.609.1000  
w: CIRCLEWEST.NET  
500 E THOMAS ROAD  
SUITE 2C  
PHOENIX, ARIZONA  
85012

**CIRCLE WEST ARCHITECTS**