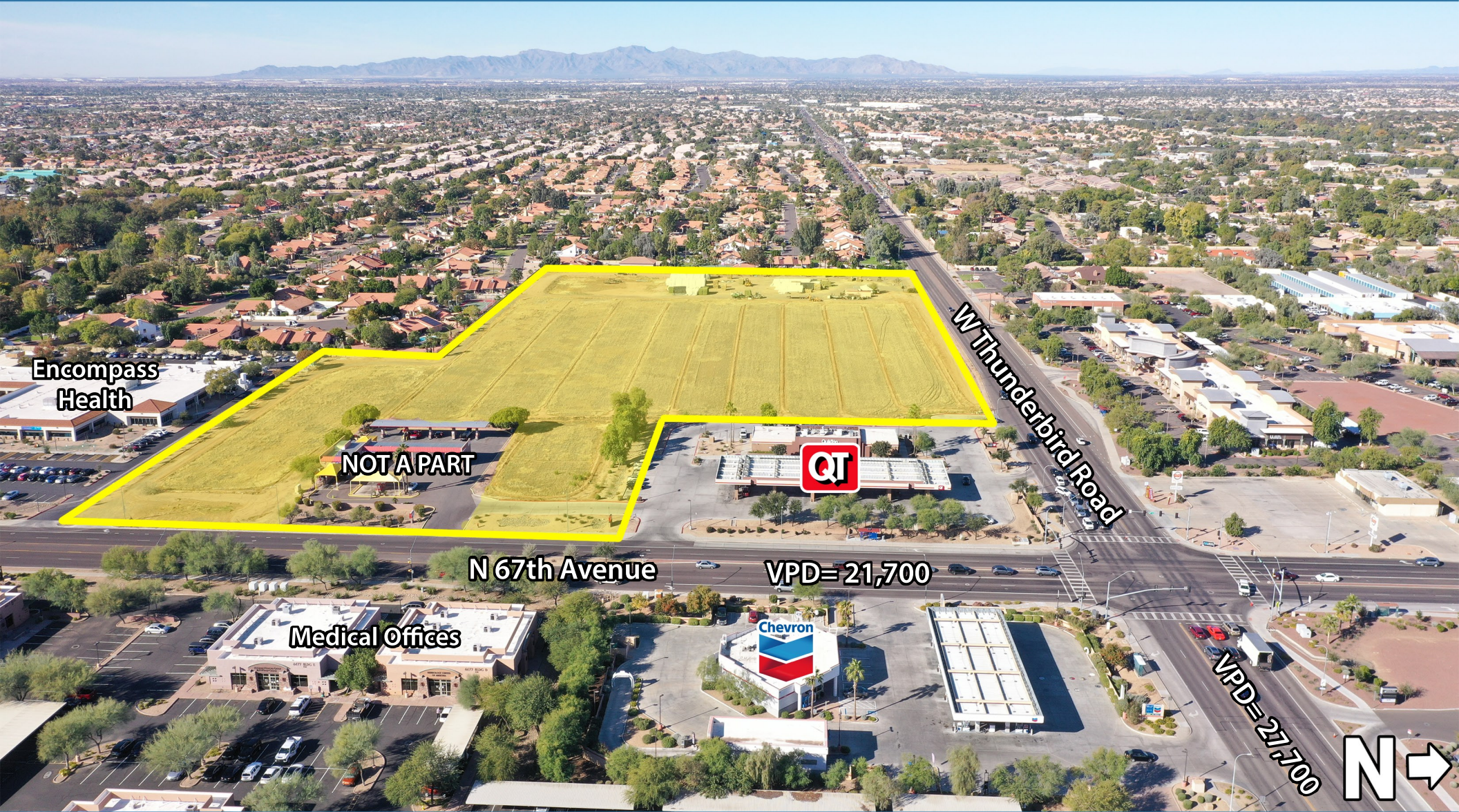


SWC N 67th Avenue & W Thunderbird Road



SWC N 67th Avenue & W Thunderbird Road



NOT A PART

N 67th Avenue

W Thunderbird Road



SWC N 67th Avenue & W Thunderbird Road



SWC N 67th Avenue & W Thunderbird Road



N 67th Avenue

NOT A
PART

W Thunderbird Road



SWC N 67th Avenue & W Thunderbird Road



SWC N 67th Avenue & W Thunderbird Road



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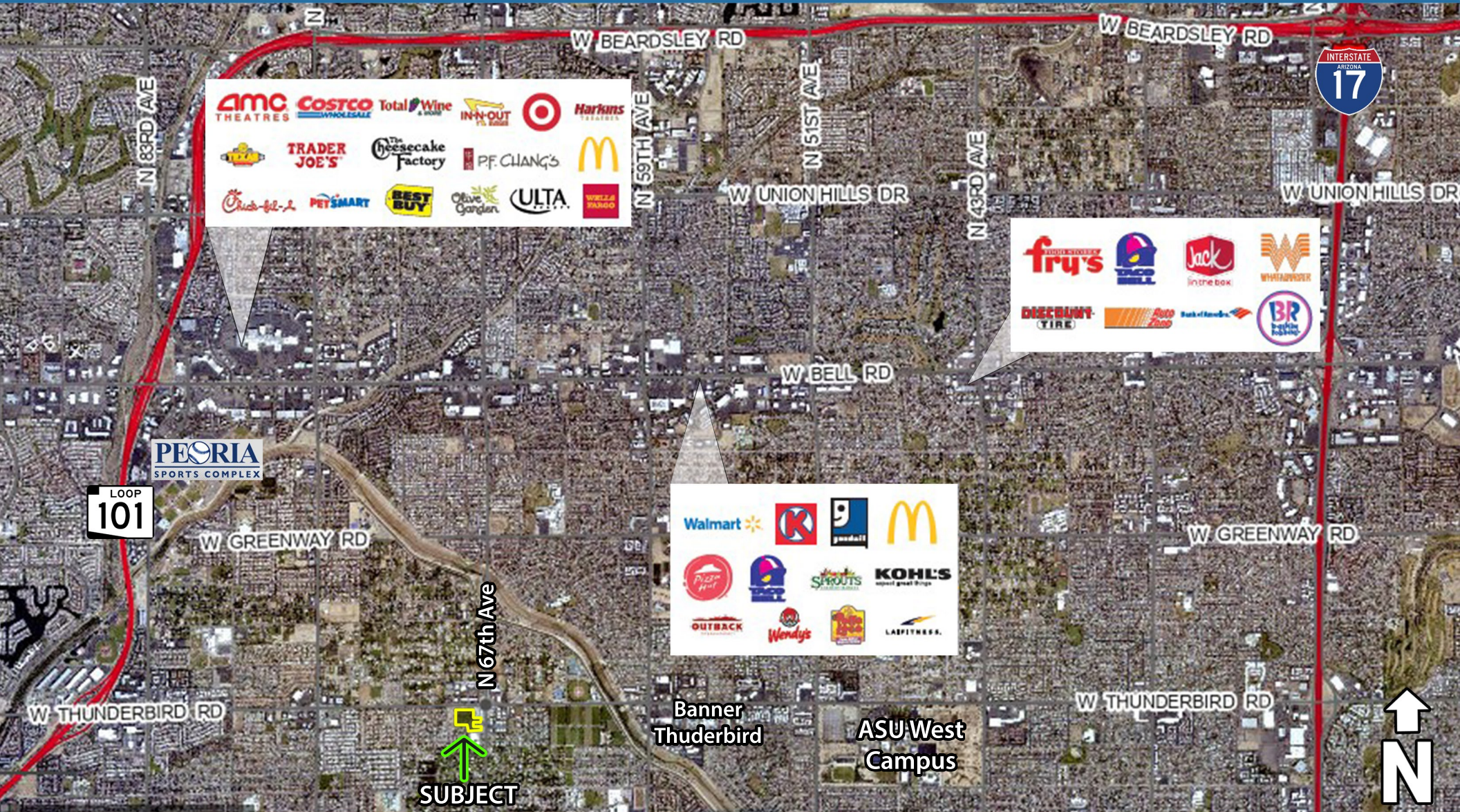
W Thunderbird Road

NOT A PART

N 67th Avenue



SWC N 67th Avenue & W Thunderbird Road



SWC N 67th Avenue & W Thunderbird Road

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION TITLE REPORT: NCS-1048673-PHX1

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:
PARCEL NO. 1:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13;

THENCE SOUTH 01 DEGREES 28 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 882.41 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 55.02 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 556.98 FEET;

THENCE SOUTH 01 DEGREES 28 MINUTES 20 SECONDS WEST, 17.20 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF CROWN POINT, ACCORDING TO BOOK 265 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 55 MINUTES 35 SECONDS WEST ALONG THE MOST SOUTHERLY NORTH LINE OF SAID CROWN POINT, 659.04 FEET TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID CROWN POINT;

THENCE NORTH 01 DEGREES 26 MINUTES 14 SECONDS EAST, ALONG THE MOST NORTHERLY EAST LINE OF SAID CROWN POINT, 646.22 FEET TO A POINT ON THE SOUTH LINE OF THUNDERBIRD ROAD;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID SOUTH LINE, 1216.00 FEET TO A POINT ON THE WEST LINE OF 67TH AVENUE;

THENCE SOUTH 01 DEGREES 58 MINUTES 20 SECONDS WEST ALONG SAID WEST LINE, 627.46 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 13;

THENCE SOUTH 01 DEGREES 28 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 420.17 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 42 SECONDS WEST, PARALLEL TO THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 322.44 FEET;

THENCE NORTH 01 DEGREES 28 MINUTES 20 SECONDS EAST, 420.17 FEET TO THE NORTH LINE OF SAID SECTION 13;

THENCE NORTH 89 DEGREES 59 MINUTES 42 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 322.44 FEET TO THE POINT OF BEGINNING; AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13;

THENCE SOUTH 01 DEGREES 28 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 882.41 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 55.02 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 260.00 FEET;

THENCE NORTH 01 DEGREES 26 MINUTES 20 SECONDS EAST, 150.00 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 35 SECONDS EAST, 260.00 FEET;

THENCE SOUTH 01 DEGREES 26 MINUTES 20 SECONDS WEST, 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2: 25 FEET OF THE NORTH 55 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING EAST OF THE MOST NORTHERLY EAST LINE OF CROWN POINT, ACCORDING TO BOOK 265 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 40 FEET WEST AND 40 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 13;

THENCE WEST 40 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 13;

THENCE SOUTHWEST TO A POINT 40 FEET WEST OF THE EAST LINE AND 80 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 13;

THENCE NORTH 40 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3: THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13;

THENCE SOUTH 01 DEGREES 28 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 833.16 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 55.02 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 556.98 FEET TO A POINT ON THE MOST EASTERLY LINE OF CROWN POINT, ACCORDING TO BOOK 265 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 01 DEGREES 28 MINUTES 20 SECONDS EAST, ALONG SAID EASTERLY LINE, 150.77 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 35 SECONDS EAST, 556.98 FEET TO A POINT ON THE WEST LINE OF 67TH AVENUE;

THENCE SOUTH 01 DEGREES 26 MINUTES 20 SECONDS WEST, ALONG SAID WEST LINE, 150.77 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4: AN EASEMENT FOR UTILITIES AND CONSTRUCTION AS CREATED BY INSTRUMENT RECORDED IN DOCUMENT NO. 88-36003, RECORDS OF MARICOPA COUNTY, ARIZONA.

SCHEDULE "B"-SECTION II ITEMS:

- (A) 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 I-Requirements are met.
- (B) (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.
- (C) 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.
- (D) Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- (E) 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.
- (F) (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.
- (G) Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records or by the Acts of the State and not otherwise excepted from coverage herein.
- (H) Taxes for the full year of 2021. (The first half is due October 1, 2021 and is delinquent November 1, 2021. The second half is due March 1, 2022 and is delinquent May 1, 2022.)
- (I) 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 reclamation laws of the United States for the purpose of obtaining water rights for said land. (All assessments due and payable on said.)
- (J) Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
- (K) The Terms, Provisions and Easement(s) contained in the document entitled "Easement Agreement" recorded July 22, 1988 as 88-36003 of Official Records. (Affects all parcels)
- (L) An easement for ingress and egress and public utilities and incidental purposes in the document recorded as 95-0141828 of Official Records. (Affects Parcel No. 1)
- (M) The Terms, Provisions and Easement(s) contained in the document entitled "Waiver of Water Rights and Grant of Irrigation Pipeline Easement Agreement" recorded August 29, 2000 as 2000-062419 of Official Records and re-recorded August 29, 2000 as 2000-066337 of Official Records. (Affects all parcels)
- (N) The Terms, Provisions and Easement(s) contained in the document entitled "Reciprocal Access Easement, Covenants, Conditions and Restrictions Agreement" recorded August 29, 2000 as 2000-062419 of Official Records. (Affects all parcels)
- (O) All matters set forth in Results of Survey, recorded as Book 684 of Maps, Page 17. (Affects all parcels)
- (P) Any claim that the Title is subject to a trust or lien created under the Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §8499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §8181 et seq.) or under similar state laws. Consideration for the deletion of this exception is highly fee intensive. Please contact the underwriter assigned to your file as soon as possible to discuss.
- (Q) Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by a designated Job Number:
 - (1) The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property.
- (R) NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.
- (S) Water rights, claims or title to water, whether or not shown by the public records.

LOT AREA

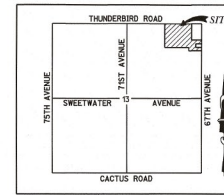
AREA = 628,676 SQ. FT. OR 19,024 ACRES MORE OR LESS

NOTES

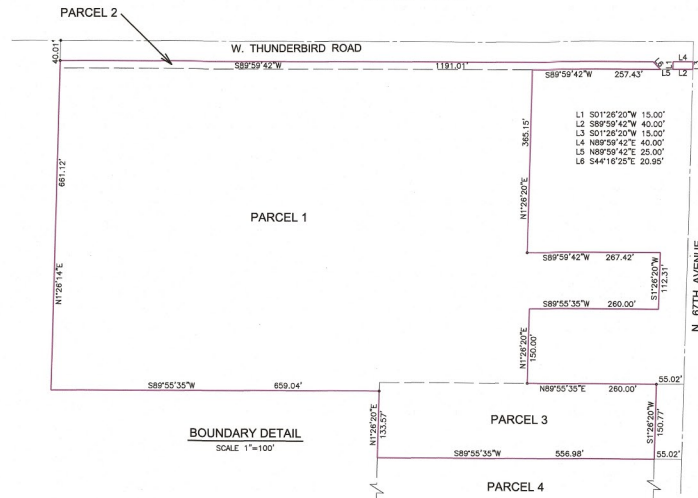
1. THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO. NCS-1078673-PHX1, EFFECTIVE DATE: JANUARY 21, 2021 AT 8:00 A.M.
2. THE BASIS OF BEARING IS THE EAST LINE OF SECTION 13 T3N, R1E, WHICH BEARS SOUTH 01 DEGREES 26 MINUTES 20 SECONDS WEST (FOR LEGAL DESCRIPTION)
3. THIS SITE IS LOCATED IN ZONE "X" (SHADED) PER "T.E.M.A." FLOOD MAP NO. 04013C1705M, DATED: OCTOBER 16, 2013. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
4. UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON AVAILABLE/RECEIVED PUBLIC RECORDS. THESE UNDERGROUND UTILITIES HAVE NOT BEEN FIELD VERIFIED.
5. NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY.

ASSESSORS PARCEL NO. ADDRESS BENCHMARK

APN 200-77-0078, 200-77-007H & 200-77-007R NO ADDRESS AVAILABLE NE COR SEC 13 CITY OF PEDRA BRASS CAP IN HANDHOLE (GENES PNT NO. 22025-1A) EL=7201.89 (NVD '88)



VICINITY MAP
N.T.S.



SURVEYORS CERTIFICATION

Certified to: K. Hovianian Great Western Homes, LLC, an Arizona limited liability company its successors and/or assigns. This is to certify that the map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 7(a), 8, 10(c), 11, 14, and 16 of Table A thereof. The field work was completed on February 2021.

Date: March 22, 2021
JAMES A. LOFTIS, R.L.S.
R.L.S. # 26404



67TH AVE & THUNDERBIRD ALTA
SWC OF 67TH AVE & THUNDERBIRD RD., POERIA, AZ 85381

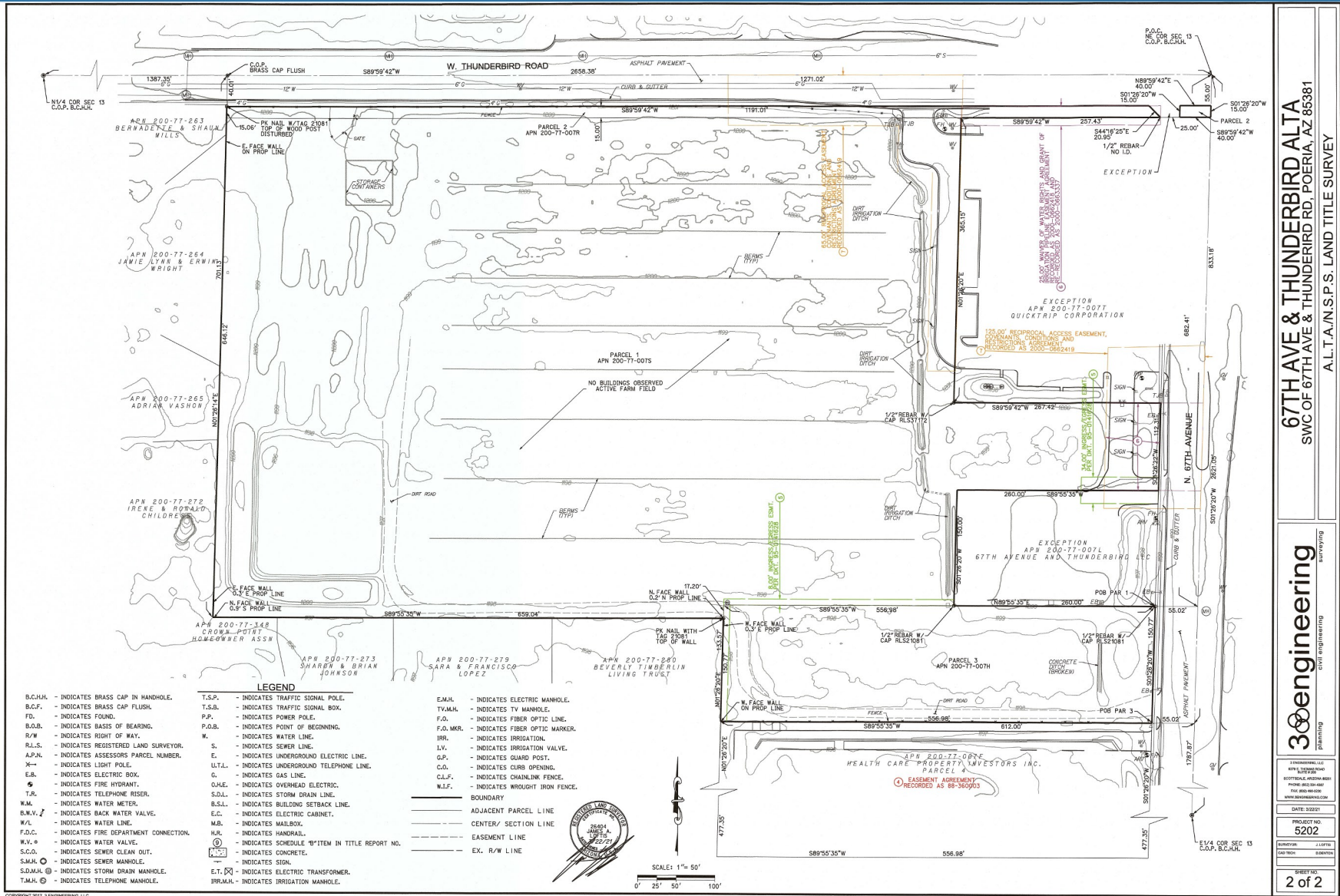
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

30 engineering
civil engineering
planning

30ENGINEERING
1100 W. BROADWAY, SUITE 200
PHOENIX, AZ 85007
TEL: 602.944.3444
WWW.30ENGINEERING.COM

DATE: 03/22/21
PROJECT NO.: 5202
SURVEYOR: JAL/PLT
CHECKED: JAL/PLT
SHEET NO.: 1 of 2

SWC N 67th Avenue & W Thunderbird Road



67TH AVE & THUNDERBIRD ALTA
SWC OF 67TH AVE & THUNDERBIRD RD, POERIA, AZ 85381

3eengineering
planning civil engineering surveying

DATE: 03/20/21
PROJECT NO: **5202**
SURVEYOR: J. CASHEN
CAD TECH: DANIELA
SHEET NO: **2 of 2**

- LEGEND**
- | | | |
|--|---|---|
| B.C.H.A. - INDICATES BRASS CAP IN HANDHOLE. | T.S.P. - INDICATES TRAFFIC SIGNAL POLE. | E.M.A. - INDICATES ELECTRIC MANHOLE. |
| B.C.F. - INDICATES BRASS CAP FLUSH. | T.S.B. - INDICATES TRAFFIC SIGNAL BOX. | T.V.M.H. - INDICATES TV MANHOLE. |
| FD. - INDICATES FUND. | P.P. - INDICATES POWER POLE. | F.O. - INDICATES FIBER OPTIC LINE. |
| B.O.B. - INDICATES BASIS OF BEARING. | P.O.B. - INDICATES POINT OF BEGINNING. | F.O. M.H. - INDICATES FIBER OPTIC MARKER. |
| R/W - INDICATES RIGHT OF WAY. | W. - INDICATES WATER LINE. | IRR. - INDICATES IRRIGATION. |
| R.L.S. - INDICATES REGISTERED LAND SURVEYOR. | S. - INDICATES SEWER LINE. | I.V. - INDICATES IRRIGATION VALVE. |
| A.P.N. - INDICATES ASSESSORS PARCEL NUMBER. | E. - INDICATES UNDERGROUND ELECTRIC LINE. | G.P. - INDICATES GUARD POST. |
| X- - INDICATES LIGHT POLE. | U.T.L. - INDICATES UNDERGROUND TELEPHONE LINE. | C.O. - INDICATES CURB OPENING. |
| E.B. - INDICATES ELECTRIC BOX. | G. - INDICATES GAS LINE. | C.L.F. - INDICATES CHAINLINK FENCE. |
| ⚡ - INDICATES FIRE HYDRANT. | O.H.E. - INDICATES OVERHEAD ELECTRIC. | W.I.F. - INDICATES WROUGHT IRON FENCE. |
| T.R. - INDICATES TELEPHONE RISER. | S.D.L. - INDICATES STORM DRAIN LINE. | BOUNDARY |
| W.M. - INDICATES WATER METER. | B.S.L. - INDICATES BUILDING SETBACK LINE. | ADJACENT PARCEL LINE |
| B.W.V. - INDICATES BACK WATER VALVE. | E.C. - INDICATES ELECTRIC CABINET. | CENTER/ SECTION LINE |
| W/L - INDICATES WATER LINE. | M.B. - INDICATES MAILBOX. | EASEMENT LINE |
| F.D.C. - INDICATES FIRE DEPARTMENT CONNECTION. | H.R. - INDICATES HANDRAIL. | EX. R/W LINE |
| W.V. - INDICATES WATER VALVE. | Ⓢ - INDICATES SCHEDULE "B" ITEM IN TITLE REPORT NO. | |
| S.C.O. - INDICATES SEWER CLEAN OUT. | Ⓜ - INDICATES CONCRETE. | |
| S.M.M. - INDICATES SEWER MANHOLE. | Ⓢ - INDICATES STON. | |
| S.D.M.H. - INDICATES STORM DRAIN MANHOLE. | E.T. - INDICATES ELECTRIC TRANSFORMER. | |
| T.M.H. - INDICATES TELEPHONE MANHOLE. | IRR.M.H. - INDICATES IRRIGATION MANHOLE. | |