

NOTES

THIS SURVEY IS BASED ON THE 2ND REVISED COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO: NCS-1193143-PHX1 DATED: OCTOBER 3, 2023 AT 8:00 A.M.

REVISION NO. 2

THE PROPERTY IS SUBJECT TO THE FOLLOWING, ACCORDING TO SCHEDULE B OF SAID COMMITMENT:

1. SECOND INSTALLMENT OF 2023 TAXES, A LIEN, PAYABLE ON OR BEFORE MARCH 1, 2024, AND DELINQUENT MAY 1, 2024. (NOT MAPPABLE)
2. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN SORRENTO COMMUNITY MASTER ASSOCIATION,AN ARIZONA NONPROFIT CORPORATION. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.) (NOT MAPPABLE)

3. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CENTRAL ARIZONA WATER CONSERVATION DISTRICT.  
(ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)(NOT MAPPABLE)

4. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)(NOT MAPPABLE)

5. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN MARICOPA/STANFIELD IRRIGATION AND DRAINAGE DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)(NOT MAPPABLE)

6. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (NOT MAPPABLE)

7. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "INFRASTRUCTURE COORDINATION AGREEMENT" RECORDED SEPTEMBER 07, 2004 AS 2004-069874 OF OFFICIAL RECORDS AND RECORDED AS 2004-069875 OF OFFICIAL RECORDS. (ITEM PERTAINS TO ALL NECESSARY EASEMENTS AND RIGHT OF WAY FOR ACCESS, CONSTRUCTION, INSTALLATION, OPERATION, REPAIR AND WATER UTILITY SERVICES – NOT MAPPED)

8. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

9. ALL MATTERS AS SET FORTH IN AGRICULTURAL SPRAY EASEMENT, RECORDED MAY 16, 2005 AS 2005-056547 OF OFFICIAL RECORDS. (ITEM IS BLANKET IN NATURE OVER SUBJECT PROPERTY – NOT MAPPED)

10. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED AS 2007-129841 OF OFFICIAL RECORDS, DEANNEXED PURSUANT TO TRUSTEE'S DEED RECORDED DECEMBER 18, 2009 AS 2009-131441 OF OFFICIAL RECORDS AND ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED AS 2009-135089 OF OFFICIAL RECORDS, AS 2009-135090 OF OFFICIAL RECORDS, 2009-135091 OF OFFICIAL RECORDS, 2009-135093 OF OFFICIAL RECORDS; AND CERTIFICATE OF DE-ANNEXATION RECORDED AS 2009-135094 OF OFFICIAL RECORDS, ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED JANUARY 26, 2011 AS 2011-006976 OF OFFICIAL RECORDS, SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO ANNEX PROPERTY RECORDED JANUARY 26, 2011 AS 2011-006977 OF OFFICIAL RECORDS AND FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SORRENTO RECORDED JUNE 03, 2011 AS 2011-046879 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 42 USC 3604(C).  
(ITEM PERTAINS TO AN NON-EXCLUSIVE, PERPETUAL BLANKET EASEMENT OVER SUBJECT PROPERTY – NOT MAPPED)

NOTE: UPON SATISFACTION OF REQUIREMENT NO. 11 THIS EXCEPTION WILL BE DELETED.

11. ALL MATTERS AS SET FORTH IN DEVELOPMENT AGREEMENT, RECORDED DECEMBER 22, 2009 AS 2009-132435 OF OFFICIAL RECORDS AND FIRST AMENDMENT RECORDED AS 2016-56426 OF OFFICIAL RECORDS.  
(ITEM IS BLANKET IN NATURE – NOT MAPPED)

12. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

13. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

14. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

15. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED JULY 21, 2021 AS 2021-091136 OF OFFICIAL RECORDS.  
(ITEM IS BLANKET IN NATURE – NOT MAPPED)

17. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SORRENTO PHASE 2, AS RECORDED IN FEE NO. 2021-111073 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 42 USC 3604(C). (MAPPED HEREON)

18. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

19. 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 COE & VAN LOO CONSULTANTS, INC. ON 10/17/23, DESIGNATED JOB NUMBER 1-01-01008-38. (NOT MAPPABLE)

20. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

21. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

# SORRENTO SCHOOL SITE

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

A PORTION OF LAND LOCATED IN SECTION 32,  
TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN,  
PINAL COUNTY, ARIZONA

NOTES

PURSUANT TO TABLE "A", ITEM 1, MONUMENTS HAVE BEEN PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.

PURSUANT TO TABLE "A", ITEM 2, THE PROPERTY ADDRESS IS UNKNOWN AT THE TIME OF SURVEY

PURSUANT TO TABLE "A", ITEM 3, FLOOD ZONE INFORMATION IS SHOWN IN THE FLOOD ZONE CERTIFICATION.

PURSUANT TO TABLE "A", ITEM 4, PARCEL AREAS ARE SHOWN AT THE END OF THE LEGAL DESCRIPTION.

PURSUANT TO TABLE "A", ITEM 8, SUBSTANTIAL FEATURES OBSERVED IN THE FIELD ARE SHOWN ON THE PLAT OF SURVEY.

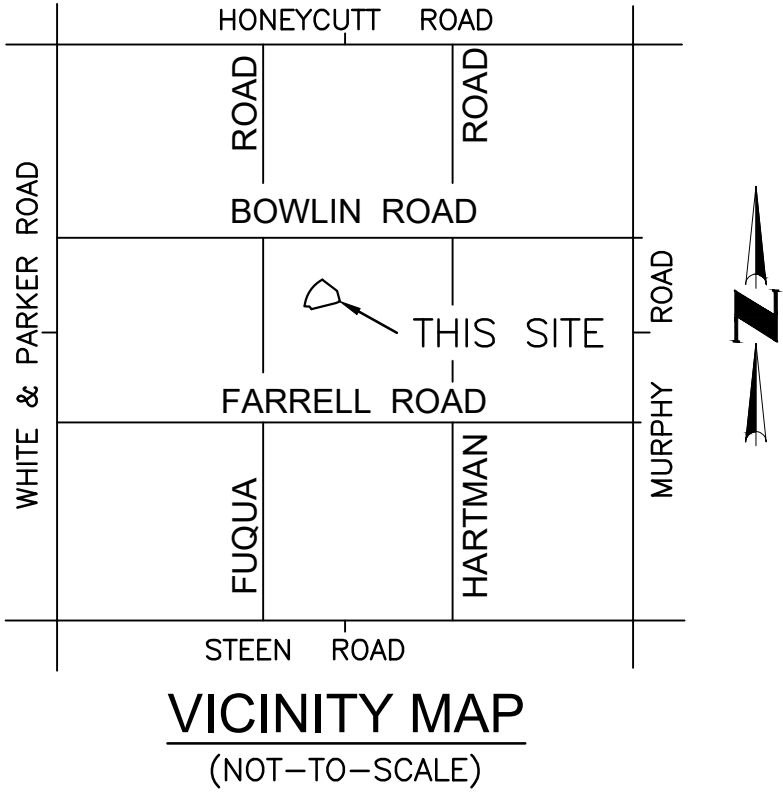
PURSUANT TO TABLE "A", ITEM 11(A), UNDERGROUND UTILITIES SHOWN ARE BASED ON PLANS AND/OR REPORTS PROVIDED BY A THIRD PARTY.

PURSUANT TO TABLE "A", ITEM 13, NAMES OF ADJOINING OWNERS OF SUBDIVIDED LANDS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON THE PLAT OF SURVEY.

PURSUANT TO TABLE "A", ITEM 16, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

PURSUANT TO TABLE "A", ITEM 17, THERE IS NO INFORMATION AVAILABLE CONCERNING ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ADJOINER TABLE					
PARCEL NUMBER	OWNER	PROPERTY ADDRESS	PCRNUM	SUBNAME	LOT_NUM
502-59-1210	D R HORTON INC		2021-153406	SORRENTO PHASE 2 - PARCEL 9	TRACT A
502-59-0010	D R HORTON INC	37890 W GIALLO LN MARICOPA, AZ 85138	2021-153406	SORRENTO PHASE 2 - PARCEL 9	1
502-59-1220	D R HORTON INC	37870 W GIALLO LN MARICOPA, AZ 85138	2021-153406	SORRENTO PHASE 2 - PARCEL 9	2
502-59-1230	D R HORTON INC	37860 W GIALLO LN MARICOPA, AZ 85138	2021-153406	SORRENTO PHASE 2 - PARCEL 9	3
502-59-1240	D R HORTON INC	37850 W GIALLO LN MARICOPA, AZ 85138	2021-153406	SORRENTO PHASE 2 - PARCEL 9	4
502-59-1250	D R HORTON INC	37830 W GIALLO LN MARICOPA, AZ 85138	2021-153406	SORRENTO PHASE 2 - PARCEL 9	5
502-59-1260	D R HORTON INC	37820 W GIALLO LN MARICOPA, AZ 85138	2021-153406	SORRENTO PHASE 2 - PARCEL 9	6
502-59-1270	D R HORTON INC	37800 W GIALLO LN MARICOPA, AZ 85138	2021-153406	SORRENTO PHASE 2 - PARCEL 9	7
502-59-1280	D R HORTON INC	37790 W GIALLO LN MARICOPA, AZ 85138	2021-153406	SORRENTO PHASE 2 - PARCEL 9	8
502-59-1290	D R HORTON INC	37780 W GIALLO LN MARICOPA, AZ 85138	2021-153406	SORRENTO PHASE 2 - PARCEL 9	9
502-59-0100	D R HORTON INC	37760 W GIALLO LN MARICOPA, AZ 85138	2021-153406	SORRENTO PHASE 2 - PARCEL 9	10
502-59-0110	D R HORTON INC	37750 W GIALLO LN MARICOPA, AZ 85138	2021-153406	SORRENTO PHASE 2 - PARCEL 9	11
502-59-0120	D R HORTON INC	37740 W GIALLO LN MARICOPA, AZ 85138	2021-153406	SORRENTO PHASE 2 - PARCEL 9	12
502-59-0130	D R HORTON INC	37720 W GIALLO LN MARICOPA, AZ 85138	2021-153406	SORRENTO PHASE 2 - PARCEL 9	13
502-59-0140	D R HORTON INC	37710 W GIALLO LN MARICOPA, AZ 85138	2021-153406	SORRENTO PHASE 2 - PARCEL 9	14
502-59-0150	D R HORTON INC	37700 W GIALLO LN MARICOPA, AZ 85138	2021-153406	SORRENTO PHASE 2 - PARCEL 9	15
502-59-0160	D R HORTON INC	37680 W GIALLO LN MARICOPA, AZ 85138	2021-153406	SORRENTO PHASE 2 - PARCEL 9	16
502-59-1240	D R HORTON INC		2021-153406	SORRENTO PHASE 2 - PARCEL 9	TRACT D



LEGAL DESCRIPTION

PARCEL 20, OF SORRENTO PHASE 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2021-111073 OF OFFICIAL RECORDS.

CONTAINING  
534,048.778 SQ. FT MORE OR LESS  
12.260 ACRES, MORE OR LESS

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" AND "AE" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04021C0765F DATED JUNE 16, 2014, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS:  
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.

ZONE "AE" AS DEFINED BY FEMA IS:  
THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO THE FLOODING BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°28'42" WEST ALONG THE EAST LINE OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 8 OF MAPS, PAGE 187, PINAL COUNTY RECORDS.

CERTIFICATION

TO: AZALTA LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP; MARICOPA UNIFIED SCHOOL DISTRICT NO. 20, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA; 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(A), 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09/13/2023.

DATE OF PLAT OR MAP: 09/13/2023.

RICHARD G. ALCOCER  
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DATE	
REVISION	
NO.	

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

SORRENTO SCHOOL TRACT  
MARICOPA, ARIZONA

1 SHEET OF 2

CVL Contact: J. DODD  
CVL Project #: 01-01008-18  
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