

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA.

LEGAL DESCRIPTION:

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

PARCEL NO. 1:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, AS MARKED BY A BLM BRASS CAPPED PIPE AND FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 18, AS MARKED BY A BLM BRASS CAPPED PIPE, LIES SOUTH 01° 39' 00" EAST (BASIS OF BEARINGS PER BLM PLAT), A DISTANCE OF 2,604.00 FEET;

THENCE SOUTH 01° 39' 00" EAST, A DISTANCE OF 1,302.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE SOUTH 01° 43' 03" EAST, A DISTANCE OF 28.21 FEET TO A PREVIOUSLY FOUND AXLE;

THENCE NORTH 89° 18' 57" WEST, A DISTANCE OF 34.60 FEET TO THE POSITION OF THE "OLD ERRONEOUS" SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18 AS DETERMINED FROM LOCAL SURVEY MONUMENTS AND RECORDED DATA;

THENCE NORTH 89° 18' 57" WEST, A DISTANCE OF 482.25 FEET TO A ¾" PIPE WITH NO IDENTIFICATION FOUND AT THE NORTHEAST CORNER OF THE "ALEXANDER TRACT" AS DESCRIBED IN DOCKET 655, PAGE 27, RECORDS OF COCONINO COUNTY, ARIZONA;

THENCE NORTH 89° 18' 57" WEST (NORTH 87° 38' 32" WEST PER DOCKET 655, PAGE 27), A DISTANCE OF 379.82 FEET (380.61 FEET PER DOCKET 655, PAGE 27), ALONG THE NORTH LINE OF SAID "ALEXANDER TRACT" TO A SET ½" REBAR WITH PLASTIC CAP STAMPED LS 14184 (REFERENCED AS "SET MONUMENT" HEREAFTER) SET ON THE EASTERLY RIGHT-OF-WAY LINE OF ARIZONA HIGHWAY 179;

THENCE NORTH 04° 33' 30" EAST, A DISTANCE OF 0.77 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A "SET MONUMENT" AT A POINT OF CURVATURE;

THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE BEING A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 539.96 FEET AND A CENTRAL ANGLE OF 38° 30' 11", AN ARC DISTANCE OF 362.85 FEET TO A "SET MONUMENT" AT A POINT OF TANGENCY;

THENCE NORTH 43° 03' 41" EAST, A DISTANCE OF 74.48 FEET, ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF ARIZONA HIGHWAY 179 IN AN EASTERLY DIRECTION ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 100.54 FEET, CHORD BEARING OF SOUTH 68° 19' 24" EAST AND CENTRAL ANGLE OF 41° 38' 55", AN ARC DISTANCE OF 73.08 FEET;

THENCE SOUTH 47° 29' 57" EAST, A DISTANCE OF 197.88 FEET TO THE BEGINNING OF A CURVE;

THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 209.32 FEET, CHORD BEARING OF SOUTH 62° 58' 41" EAST AND CENTRAL ANGLE OF 30° 56' 52", AN ARC DISTANCE OF 113.06 FEET TO A PREVIOUSLY "SET MONUMENT" AT THE NORTH CORNER OF THE "ASOKA TRACT" AS DESCRIBED IN DOCKET 1764, PAGE 307, RECORDS OF COCONINO COUNTY, ARIZONA;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID "ASOKA TRACT" BEING A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 107.29 FEET, CHORD BEARING OF SOUTH 58° 45' 15" EAST AND CENTRAL ANGLE OF 40° 19' 55", AN ARC DISTANCE OF 75.52 FEET TO A ½" REBAR WITH BRASS TAG STAMPED LS 2473 FOUND AT THE MOST WESTERLY CORNER OF THE "GEPHART TRACT" AS DESCRIBED IN DOCKET 1331, PAGE 663, RECORDS OF COCONINO COUNTY, ARIZONA;

LEGAL DESCRIPTION:

THENCE NORTH 57° 57' 21" EAST (NORTH 58° 15' 24" EAST PER DOCKET 1331, PAGE 663), A DISTANCE OF 200.83 FEET (201.57 FEET PER DOCKET 1331, PAGE 663), ALONG THE NORTHWEST BOUNDARY OF SAID "GEPHART TRACT" TO A "SET MONUMENT" ON THE SOUTHWESTERLY BOUNDARY OF THE "ALL SEASONS TRACT" AS DESCRIBED IN DOCKET 1655, PAGE 605, RECORDS OF COCONINO COUNTY, ARIZONA;

THENCE NORTH 25° 43' 40" WEST (NORTH 25° 34' WEST PER DOCKET 1655, PAGE 605), A DISTANCE OF 131.47 FEET, ALONG SAID SOUTHWESTERLY BOUNDARY TO A "SET MONUMENT";

THENCE NORTH 58° 20' 40" WEST (NORTH 58° 11' WEST PER DOCKET 1655, PAGE 605), A DISTANCE OF 190.00 FEET, ALONG SAID SOUTHWESTERLY BOUNDARY TO A "SET MONUMENT";

THENCE NORTH 51° 23' 58" WEST (NORTH 52° 25' WEST PER DOCKET 1655, PAGE 605), A DISTANCE OF 176.28 FEET, ALONG SAID SOUTHWESTERLY BOUNDARY OF THE "ALL SEASONS TRACT" TO A "SET MONUMENT" ON SAID EASTERLY RIGHT-OF-WAY LINE OF ARIZONA HIGHWAY 179;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE BEING A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1,004.93 FEET, CHORD BEARING OF SOUTH 39° 36' 53" WEST AND CENTRAL ANGLE OF 05° 22' 11", AN ARC DISTANCE OF 94.18 FEET TO A "SET MONUMENT";

THENCE NORTH 47° 42' 02" WEST, A DISTANCE OF 17.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A "SET MONUMENT";

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE BEING A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 987.93 FEET, CHORD BEARING OF SOUTH 42° 40' 50" WEST AND CENTRAL ANGLE OF 00° 45' 43", AN ARC DISTANCE OF 13.14 FEET;

THENCE SOUTH 43° 03' 41" WEST, A DISTANCE OF 157.03 FEET, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ARIZONA HIGHWAY 179 TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 3613468, RECORDS OF COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18 AS MARKED BY A BLM BRASS CAPPED PIPE AND FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 18, AS MARKED BY A BLM BRASS CAPPED PIPE, LIES SOUTH 01° 39' 00" EAST (BASIS OF BEARINGS PER BLM PLAT), A DISTANCE OF 2,604.00 FEET;

THENCE SOUTH 01° 39' 00" EAST, A DISTANCE OF 1,302.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18, FROM WHICH THE POSITION OF A PREVIOUSLY FOUND AXLE BEARS SOUTH 01° 43' 03" EAST, A DISTANCE OF 28.21 FEET;

THENCE FROM SAID SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, SOUTH 50° 31' 52" WEST, A DISTANCE OF 43.72 FEET (SOUTH 50° 23' 24" WEST, 41.98 FEET PER LEGAL DESCRIPTION OF "PARCEL NO. 1 OF THE BRUNO TRACT" RECORDED IN INSTRUMENT NO. 3452886, RECORDS OF COCONINO COUNTY, ARIZONA), TO THE POSITION OF THE "OLD ERRONEOUS" SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18, AS DETERMINED FROM LOCAL SURVEY MONUMENTS AND RECORDED DATA;

THENCE NORTH 00° 09' 40" WEST, A DISTANCE OF 60.00 FEET (NORTH, 60.00 FEET PER INSTRUMENT NO. 3452886);

LEGAL DESCRIPTION:

THENCE NORTH 36° 27' 40" WEST, A DISTANCE OF 135.49 FEET (NORTH 36° 18' WEST, 135.00 FEET PER INSTRUMENT NO. 3452886) TO THE SOUTHEAST CORNER OF SAID "PARCEL NO. 1 OF THE BRUNO TRACT";

THENCE NORTH 36° 27' 40" WEST, A DISTANCE OF 14.51 FEET (NORTH 36° 18' WEST, 15.00 FEET PER INSTRUMENT NO. 3452886) TO AN ANGLE POINT IN THE EASTERLY BOUNDARY OF SAID "PARCEL NO. 1 OF THE BRUNO TRACT";

THENCE NORTH 25° 43' 40" WEST, A DISTANCE OF 75.43 FEET (NORTH 25° 34' WEST, 75.00 FEET PER INSTRUMENT NO. 3452886), TO A ½" REBAR WITH PLASTIC CAP STAMPED LS 14184 PREVIOUSLY SET AT THE NORTHEAST CORNER OF SAID "PARCEL NO. 1 OF THE BRUNO TRACT";

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID "PARCEL NO. 1 OF THE BRUNO TRACT", SOUTH 57° 57' 22" WEST (SOUTH 58° 15' 24" WEST PER INSTRUMENT NO. 3452886), A DISTANCE OF 125.93 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY OF "PARCEL NO. 1 OF THE BRUNO TRACT", SOUTH 57° 57' 22" WEST (SOUTH 58° 15' 24" WEST PER INSTRUMENT NO. 3452886), A DISTANCE OF 36.10 FEET, TO A POINT FROM WHICH A ½" REBAR WITH BRASS TAG STAMPED LS 2473, PREVIOUSLY FOUND AT THE NORTHWEST CORNER OF SAID "PARCEL NO. 1 OF THE BRUNO TRACT" LIES SOUTH 57° 57' 22" WEST, A DISTANCE OF 38.76 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY OF "PARCEL NO. 1 OF THE BRUNO TRACT", NORTH 36° 28' 18" WEST, A DISTANCE OF 9.10 FEET;

THENCE NORTH 51° 51' 21" EAST, A DISTANCE OF 36.05 FEET;

THENCE SOUTH 36° 18' 33" EAST, A DISTANCE OF 12.94 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18 AS MARKED BY A BLM BRASS CAPPED PIPE AND FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 18, AS MARKED BY A BLM BRASS CAPPED PIPE, LIES SOUTH 01° 39' 00" EAST (BASIS OF BEARINGS PER BLM PLAT), A DISTANCE OF 2,604.00 FEET;

THENCE SOUTH 01° 39' 00" EAST, A DISTANCE OF 1,302.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18;

THENCE SOUTH 01° 43' 03" EAST, A DISTANCE OF 28.21 FEET TO A PREVIOUSLY FOUND AXLE;

THENCE NORTH 89° 18' 57" WEST, A DISTANCE OF 34.60 FEET TO THE POSITION OF THE "OLD ERRONEOUS" SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18 AS DETERMINED FROM LOCAL SURVEY MONUMENTS AND RECORDED DATA;

THENCE NORTH 89° 18' 57" WEST, A DISTANCE OF 482.25 FEET TO A ¾" INCH PIPE WITH NO IDENTIFICATION FOUND AT THE NORTHEAST CORNER OF THE "ALEXANDER TRACT" AS DESCRIBED IN DOCKET 655, PAGE 27, RECORDS OF COCONINO COUNTY, ARIZONA, SAID PIPE BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 18' 57" WEST (NORTH 87° 38' 32" WEST PER DOCKET 655, PAGE 27), A DISTANCE OF 379.82 FEET (380.61 FEET PER DOCKET 655, PAGE 27), ALONG THE NORTH LINE OF SAID "ALEXANDER TRACT" TO A ½" INCH REBAR WITH PLASTIC CAP STAMPED LS 14184 (REFERENCED AS "SET MONUMENT" HEREAFTER) SET ON THE EASTERLY RIGHT-OF-WAY LINE OF ARIZONA HIGHWAY 179;

THENCE NORTH 04° 33' 30" EAST, A DISTANCE OF 0.77 FEET, ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A "SET MONUMENT" AT A POINT OF CURVATURE;

LEGAL DESCRIPTION:

THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE BEING A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 539.96 FEET AND A CENTRAL ANGLE OF 38° 30' 11", AN ARC DISTANCE OF 362.85 FEET TO A "SET MONUMENT" AT A POINT OF TANGENCY;

THENCE NORTH 43° 03' 41" EAST, A DISTANCE OF 74.48 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF ARIZONA HIGHWAY 179 IN AN EASTERLY DIRECTION ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 100.54 FEET, CHORD BEARING OF SOUTH 68° 19' 24" EAST AND CENTRAL ANGLE OF 41° 38' 55", AN ARC DISTANCE OF 73.08 FEET;

THENCE SOUTH 47° 29' 57" EAST, A DISTANCE OF 197.88 FEET TO THE BEGINNING OF A CURVE;

THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 209.32 FEET, CHORD BEARING OF SOUTH 62° 58' 41" EAST AND A CENTRAL ANGLE OF 30° 56' 52", AN ARC DISTANCE OF 113.06 FEET TO A PREVIOUSLY "SET MONUMENT" AT THE NORTH CORNER OF THE "ASOKA TRACT" AS DESCRIBED IN DOCKET 1764, PAGE 307, RECORDS OF COCONINO COUNTY, ARIZONA;

THENCE SOUTH 35° 57' 25" WEST (SOUTH 36° 18' 54" WEST PER DOCKET 1764, PAGE 307), A DISTANCE OF 215.75 FEET (205.56 FEET PER DOCKET 1764, PAGE 307) TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

AN EASEMENT FOR ROADWAY AND UTILITIES, AS CREATED BY INSTRUMENTS RECORDED IN DOCKET 184, PAGES 175 THROUGH 183, AND IN DOCKET 184, PAGE 528, RECORDS OF COCONINO COUNTY, ARIZONA, OVER THE FOLLOWING PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER, BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, SAID EASEMENT BEING STRIP OF LAND 200 FEET IN WIDTH, 10 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOW:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18, THAT LIES NORTH 89° 00' 00" WEST, A DISTANCE OF 204.00 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE NORTH 40° 03' 00" WEST, A DISTANCE OF 36.00 FEET TO A POINT OF CURVATURE;

THENCE 98.42 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 302.10 FEET TO A POINT OF REVERSE CURVATURE;

THENCE 106.27 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 107.29 FEET TO A POINT OF REVERSE CURVATURE;

THENCE 113.07 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 209.32 FEET TO A POINT OF TANGENCY;

THENCE NORTH 47° 11' 00" WEST, A DISTANCE OF 264.03 FEET, MORE OR LESS, TO THE EASTERLY 33 FOOT RIGHT-OF-WAY LINE OF THE SEDONA-BIG PARK STATE HIGHWAY, AS CREATED BY INSTRUMENT RECORDED IN BOOK 11 OF PROMISCUOUS RECORDS, PAGE 278, RECORDS OF COCONINO COUNTY, ARIZONA;

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PARCEL NOS. 1 AND 2 DESCRIBED HEREINABOVE.

AREAS:

PARCEL 1 - ±115,322 SQUARE FEET OR ±2.65 ACRES
PARCEL 2 - ±124,790 SQUARE FEET OR ±2.86 ACRES
TOTALS - ±240,112 SQUARE FEET OR ±5.51 ACRES

RECORD OWNER:

APN#401-19-017A
SUSANI LLC
PROPERTY ADDRESS
671 STATE ROUTE 179
SEDONA, AZ 86336

APN#401-19-011A
HOLUA LLC
PROPERTY ADDRESS
671 STATE ROUTE 179
SEDONA, AZ 86336

APN#401-19-012A
HOLUA LLC
PROPERTY ADDRESS
62 ROYAL GLEN LN
SEDONA, AZ 86336

APN#401-19-013A
HOLUA LLC
PROPERTY ADDRESS
86 ROYAL GLEN LN
SEDONA, AZ 86336

FLOODZONE:

CURRENT FLOOD ZONE IS "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. 04005C7657G, DATED SEPTEMBER 3, 2010

BASIS OF BEARING:

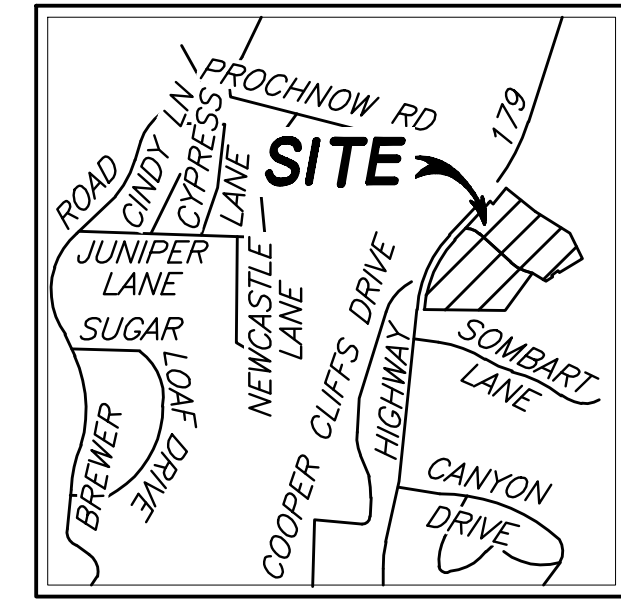
S01°39'00"E ALONG THE MONUMENT LINE OF THE EAST LINE OF SECTION 18 AS MEASURED BETWEEN MONUMENTS NUMBERED 1 AND 2 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES.

PARKING:

PARKING SPACES - 135
HANDICAP SPACES - 9
TOTAL SPACES - 144

ACCESS

PARCELS HAVE DIRECT ACCESS TO SR-179 A PUBLIC ROAD



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

- 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 PIONEER TITLE AGENCY, INC AN ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER 90301878-903-K05, DATED JUNE 29, 2022 AT 7:30 A.M.
- 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.
- 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.
- 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.
- OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE COCONINO COUNTY ASSESSOR'S WEBSITE AND MAY BE INACCURATE OR OUT-OF-DATE.
- RELATIVE TO OPTIONAL TABLE "A" ITEM NO. 9, DESIGNATED PARKING SPACES, PARKING AREAS OR STRUCTURES ARE SHOWN AT THE TIME OF SURVEY.
- RELATIVE TO OPTIONAL TABLE "A" ITEM NO. 16, THE SURVEYOR DID NOT NOTICE EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS DURING THIS SURVEY.
- RELATIVE TO OPTIONAL TABLE "A" ITEM NO. 17, THE SURVEYOR HAS NO KNOWLEDGE OF RIGHT OF WAY CHANGES.
- 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.
- RELATIVE TO OPTIONAL TABLE "A" NO. 2, ADDRESS OF SURVEYED PROPERTY ARE SHOWN
- RELATIVE TO OPTIONAL TABLE "A" NO. 7, THERE ARE EXISTING BUILDINGS ON THIS SURVEY.
- RELATIVE TO OPTIONAL TABLE "A" NO. 14 FROM THE SOUTHWEST CORNER OF SUBJECT PARCEL THE DISTANCE OF ±950 FEET TO THE NEAREST INTERSECTING STREET WHICH IS CANYON ROAD TO THE SOUTH AND SR-179
- ALL PARCELS SURROUNDING SUBJECT PARCELS ARE CONTIGUOUS TO EACH OTHER AND THERE ARE NO APPARENT GAPS OR GORES.
- ALL VISIBLE ENCROACHMENTS OBSERVED AT THE TIME OF FIELD WORK ARE SHOWN ON THE SURVEY.
- RELATIVE TO OPTIONAL TABLE "A" ITEM NO. 19, THERE ARE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY OTHER THAN PARCEL NO. 3 AS SHOWN.

CERTIFICATION:

TO: 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, 6(b), 7(a)(b)(c), 8, 9, 10, 13, 14, 16, 17 AND 18 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 COMPLETED AUGUST 2ND



LANCE C. DICKSON RLS #46643 DATE

REVISIONS

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA.

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PHOENIX, ARIZONA 85021
TEL (602) 246-9919 FAX (602) 246-9944 info@asami.com



FIELDWORK BY : LCD
DRAWN BY : LCD
CHECKED BY : LCD
JOB # P22-269
DATE : 08/03/22

SHEET NO.

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1 OF 4

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 17 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
COCONINO COUNTY, ARIZONA.

REVISIONS

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 AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR: 2022 (NOT RESPONSIBILITY OF SURVEYOR)
- 9 WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B. (NOT RESPONSIBILITY OF SURVEYOR)
- 10 OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES, EXCLUDING HOWEVER MUNICIPAL OR COUNTY IMPROVEMENT DISTRICTS. (NOT RESPONSIBILITY OF SURVEYOR)
- 11 RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (NOT RESPONSIBILITY OF SURVEYOR)

SCHEDULE "B" ITEMS:

- 12 RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA:

RECORDED IN BOOK : 9 OF DEEDS PAGE : 319 READING AS FOLLOWS:

SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS, AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW, AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA. (BLANKET)
- 13 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

RECORDED IN BOOK : 7 OF PROMISCUOUS RECORDS PAGE : 146 PURPOSE : ELECTRIC POWER TRANSMISSION LINES (BLANKET)
- 14 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

RECORDED IN BOOK : 11 OF PROMISCUOUS RECORDS PAGE : 378 PURPOSE : PUBLIC HIGHWAY (SHOWN)
- 15 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

RECORDED IN BOOK : 9 OF OFFICIAL RECORDS PAGE : 463 PURPOSE : WELL, PIPELINES, PUMPS, OR OTHER DIVERSION WORKS TO TAKE WATER (AFFECTS PARCEL NO. 2) (UNABLE TO READ COPY)
- 16 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

RECORDED IN BOOK : 35 OF OFFICIAL RECORDS PAGE : 44 PURPOSE : DOMESTIC WATER DISTRIBUTION SYSTEM (BLANKET)
- 17 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

RECORDED IN BOOK : 47 OF OFFICIAL RECORDS PAGE : 525 PURPOSE : TELEPHONE AND TELEGRAPH LINES AND POLES (BLANKET)
- 18 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

RECORDED IN DOCKET : 119 PAGE : 590 PURPOSE : ACCESS ROAD (AFFECTS PARCEL NO. 1) (DOES NOT AFFECT)

SCHEDULE "B" ITEMS:

- 19 RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS OR PARTY WALLS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT:

RECORDED IN DOCKET : 184 PAGE : 175 (SHOWN)
- 20 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

RECORDED IN DOCKET : 184 PAGE : 175 PURPOSE : ROADWAY AND UTILITIES (SHOWN)
- 21 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

RECORDED IN DOCKET : 184 PAGE : 178 PURPOSE : ROADWAY AND UTILITIES (SHOWN)
- 22 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

RECORDED IN DOCKET : 1334 PAGE : 679 PURPOSE : ELECTRIC LINES AND APPURTENANT FACILITIES (SHOWN)
- 23 EASEMENTS AND OTHER MATTERS WHICH MAY BE DISCLOSED BY COMBINATION REQUEST FORM:

RECORDED IN DOCKET : 1338 PAGE : 20 (AFFECTS PARCEL NO. 2) (BLANKET)
- 24 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

RECORDED IN DOCKET : 2033 PAGE : 40 PURPOSE : WATER PIPELINE SYSTEM (SHOWN)
- 25 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

RECORDED IN DOCKET : 2057 PAGE : 43 PURPOSE : INGRESS AND EGRESS (AFFECTS PARCEL NO. 2) (SHOWN)
- 26 THE FOLLOWING MATTERS DISCLOSED BY FOLLOWING INSTRUMENT RECORDED IN:

DOCKET : 2057 PAGE : 49 INSTRUMENT : QUIT CLAIM DEED MATTER : ENCROACHMENT OF NEIGHBORING FENCE (AFFECTS PARCEL NO. 2) (SHOWN SURVEYOR ASSUMES AREA EAST OF CHAIN LINK FENCE, HOWEVER OWNERSHIP HAS CHANGED)
- 27 AGREEMENT ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN:

PURPOSE : EASEMENT AGREEMENT FOR INGRESS AND EGRESS PARTIES : SUSANJ, LLC, AN ARIZONA LIMITED LIABILITY COMPANY/RICK J. MORRIS, SINGLE MAN, AND PAMELA A. HARRISON, A SINGLE WOMAN RECORDED : NOVEMBER 19, 1999 DOCUMENT NO. : 3030295 (AFFECTS PARCEL NO. 2) (SHOWN)

SCHEDULE "B" ITEMS:

- 28 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

RECORDED IN DOCUMENT NO. : 3133011 PURPOSE : INGRESS, EGRESS AND PARKING (BLANKET)
- 29 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

RECORDED IN DOCUMENT NO. : 3133012 PURPOSE : INGRESS, EGRESS AND PARKING (SHOWN)
- 30 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

RECORDED IN DOCUMENT NO. : 3444170 AND RIGHT OF WAY CONTRACT: RECORDED IN DOCUMENT NO. : 3444171 PURPOSE : SIDEWALK AND APPURTENANT FACILITIES (AFFECTS PARCEL NO. 2) (SHOWN)
- 31 RECORDED IN DOCUMENT NO. : 3444172 AND RIGHT OF WAY CONTRACT: RECORDED IN DOCUMENT NO. : 3444173 PURPOSE : SIDEWALK AND APPURTENANT FACILITIES (AFFECTS PARCEL NO. 1) (SHOWN)
- 32 EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

RECORDED IN DOCUMENT NO. : 3451505 PURPOSE : SIDEWALK AND APPURTENANT FACILITIES (AFFECTS PARCEL NO. 1) (SHOWN)
- 33 LEASEHOLD, UNDER THE TERMS AND CONDITIONS OF AN UNRECORDED LEASE MADE BY,

LESSOR : HOLUA, LLC DATED : AUGUST 15, 2018 AS DISCLOSED BY : SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED : AUGUST 16, 2021 DOCUMENT NO. : 3925285 (AFFECTS PARCEL NO. 1) (BLANKET)
- 34 LEASEHOLD, UNDER THE TERMS AND CONDITIONS OF AN UNRECORDED LEASE MADE BY,

LESSOR : HOLUA, LLC LESSEE : BUENOS AIRES EATS, LLC DBA DELLEPIANE DATED : NOVEMBER 04, 2016 AS DISCLOSED BY : SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED : AUGUST 16, 2021 DOCUMENT NO. : 3925286 (AFFECTS PARCEL NO. 1) (BLANKET)

SCHEDULE "B" ITEMS:

- 35 LEASEHOLD, UNDER THE TERMS AND CONDITIONS OF AN UNRECORDED LEASE MADE BY,

LESSOR : HOLUA, LLC LESSEE : HALE AINA MEKIKO, LLC DBA JAVELINA CANTINA DATED : APRIL 28, 1998 AS DISCLOSED BY : SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED : AUGUST 16, 2021 DOCUMENT NO. : 3925287 (AFFECTS PARCEL NO. 1) (BLANKET)
- 36 LEASEHOLD, UNDER THE TERMS AND CONDITIONS OF AN UNRECORDED LEASE MADE BY,

LESSOR : HOLUA, LLC LESSEE : MATT HELM (DBA HELM ADVISORS) DATED : NOVEMBER 05, 2020 AS DISCLOSED BY : SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED : AUGUST 16, 2021 DOCUMENT NO. : 3925288 (AFFECTS PARCEL NO. 1) (BLANKET)
- 37 ANY ACTION BY THE COUNTY ASSESSOR AND/OR TREASURER, ALTERING THE CURRENT OR PRIOR TAX ASSESSMENT, SUBSEQUENT TO THE DATE OF THE POLICY OF TITLE INSURANCE. (NOT RESPONSIBILITY OF SURVEYOR)
- 38 LOCATION OF IMPROVEMENTS, EASEMENTS, DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE.

NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I. (NOT RESPONSIBILITY OF SURVEYOR)
- 39 RIGHTS OF LESSEES UNDER UNRECORDED LEASES.

NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I. (NOT RESPONSIBILITY OF SURVEYOR)

LEGEND:

- BOUNDARY LINE
- MONUMENT LINE
- EASEMENT LINE
- ADJOINING PROPERTY
- BUILDING OVERHANG
- OHU --- OVERHEAD UTILITY LINE
- X --- FENCE AS NOTED
- ===== BLOCK WALL
- SET 1/2" REBAR RLS #46643 UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED POINT, NOTHING FOUND AND NOTHING SET
- FIRE DEPARTMENT CONNECTION
- ♣ FIRE HYDRANT
- ⊕ WATER VAULT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ BACKFLOW PREVENTOR
- ⊕ WATER SERVICE OUTLET
- ⊕ SEWER MANHOLE
- ⊕ SEWER CLEANOUT
- ⊕ ELECTRIC STUB-UP
- ⊕ ELECTRIC TRANSFORMER
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC VAULT
- ⊕ ELECTRIC JUNCTION BOX
- ⊕ FLOOD LIGHT
- ⊕ POWER POLE
- ⊕ ELECTRIC PULL BOX
- ⊕ GAS STUB-UP
- ⊕ GAS METER
- ⊕ DRYWELL DRAIN
- ⊕ GRATE
- ⊕ IRRIGATION CONTROL BOX
- ⊕ COMMUNICATIONS JUNCTION BOX
- ⊕ FIBER OPTIC JUNCTION BOX
- ⊕ TELEPHONE JUNCTION BOX
- BOLLARD
- ♿ HANDICAP MARKER
- ♣ MAILBOX
- ♣ SCULPTURE
- MISCELLANEOUS SIGN
- ⊕ AIR CONDITIONER
- ♣ ROOF HEIGHT SIDE
- (M) MEASURED DATA
- (R) RECORDED DATA
- CCR COCONINO COUNTY RECORDS
- R/W RIGHT-OF-WAY
- APN ASSESSOR'S PARCEL NUMBER
- FDR FIRE DEPARTMENT RISER ROOM
- ECAB ELECTRIC CABINET
- VCG VERTICAL CURB AND GUTTER
- SC SINGLE CURB
- EC EXTRUDED CURB
- # SCHEDULE B ITEM
- # MONUMENT NOTE

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA.

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2440 W. Mission Lane, Suite #4
PHOENIX, ARIZONA 85021
TEL (602) 246-9919 FAX (602) 246-9944 info@asami.com



FIELDWORK BY : LCD
DRAWN BY : LCD
CHECKED BY : LCD
JOB # P22-269
DATE : 08/03/22

SHEET NO.
2
2 OF 4





FIELDWORK BY : LCD
DRAWN BY : LCD
CHECKED BY : LCD
JOB # P22-269
DATE : 08/03/22

SHEET NO.

3

3 OF 4

ZONING/SETBACK:

ZONING REPORT PREPARED BY BUREAU VERITAS FOR HILLSIDE SEDONA SHOPPING CENTER ADDRESS 671 AZ 179 SEDONA, AZ. 86366 BY PROJECT# 158676.22R000 001.259 DATED JULY 26, 2022

ZONING DESIGNATION CO COMMERCIAL RS-18 SINGLE FAMILY RESIDENTIAL P PARKING (OBSOLETE DISTRICT)

ADJACENT ZONING NORTH CO, P, RS-18 EAST RS-18, RM-1 SOUTH CO WEST AZ-179

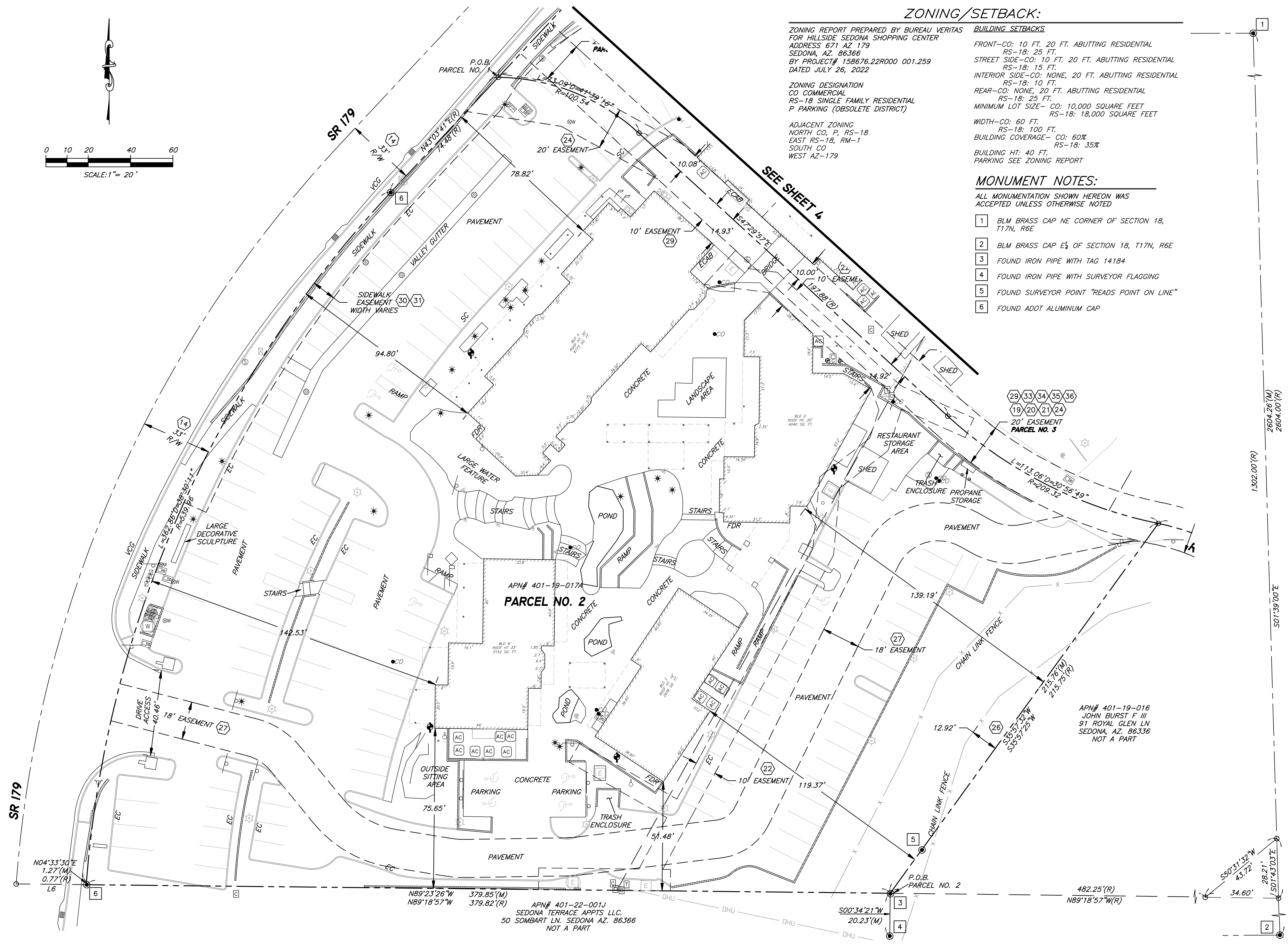
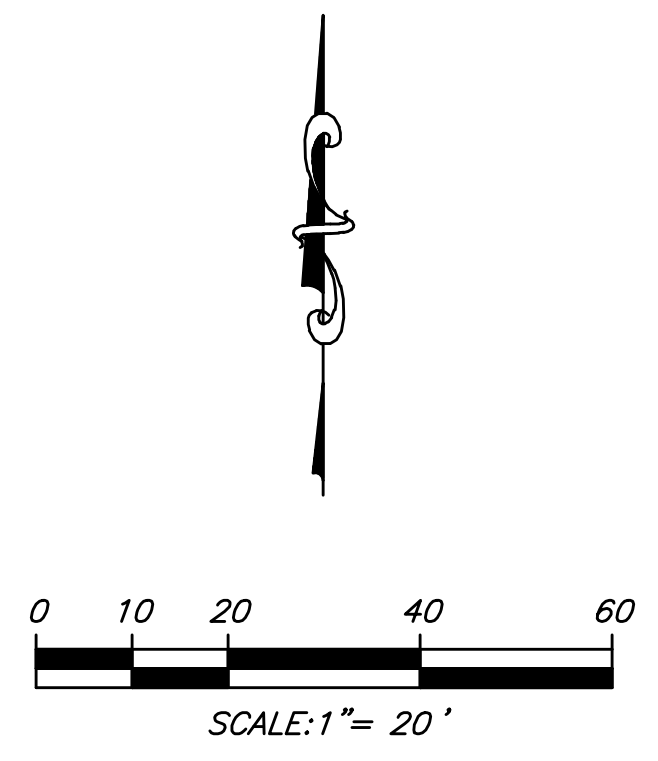
BUILDING SETBACKS

FRONT-CO: 10 FT. 20 FT. ABUTTING RESIDENTIAL RS-18: 25 FT.
STREET SIDE-CO: 10 FT. 20 FT. ABUTTING RESIDENTIAL RS-18: 15 FT.
INTERIOR SIDE-CO: NONE, 20 FT. ABUTTING RESIDENTIAL RS-18: 10 FT.
REAR-CO: NONE, 20 FT. ABUTTING RESIDENTIAL RS-18: 25 FT.
MINIMUM LOT SIZE- CO: 10,000 SQUARE FEET RS-18: 18,000 SQUARE FEET
WIDTH-CO: 60 FT. RS-18: 100 FT.
BUILDING COVERAGE- CO: 60% RS-18: 35%
BUILDING HT: 40 FT.
PARKING SEE ZONING REPORT

MONUMENT NOTES:

ALL MONUMENTATION SHOWN HEREON WAS ACCEPTED UNLESS OTHERWISE NOTED

- 1 BLM BRASS CAP NE CORNER OF SECTION 18, T17N, R6E
- 2 BLM BRASS CAP E 1/4 OF SECTION 18, T17N, R6E
- 3 FOUND IRON PIPE WITH TAG 14184
- 4 FOUND IRON PIPE WITH SURVEYOR FLAGGING
- 5 FOUND SURVEYOR POINT "READS POINT ON LINE"
- 6 FOUND ADOT ALUMINUM CAP



APN# 401-19-017A
PARCEL NO. 2

APN# 401-19-016
JOHN BURST F III
91 ROYAL GLEN LN
SEDONA, AZ. 86336
NOT A PART

APN# 401-22-001J
SEDONA TERRACE APPTS LLC.
50 SOMBART LN. SEDONA AZ. 86366
NOT A PART

1302.00'(R)
2604.26'(W)
2604.00'(R)
507.59'00"E
550'31'.32"W
43.72'
28.21'
/S07'43'03"E
34.60'

2

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA.

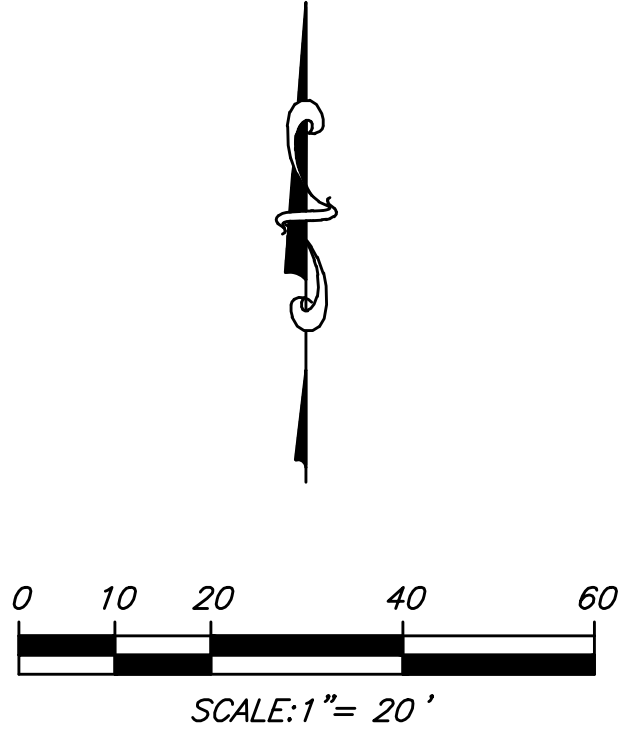
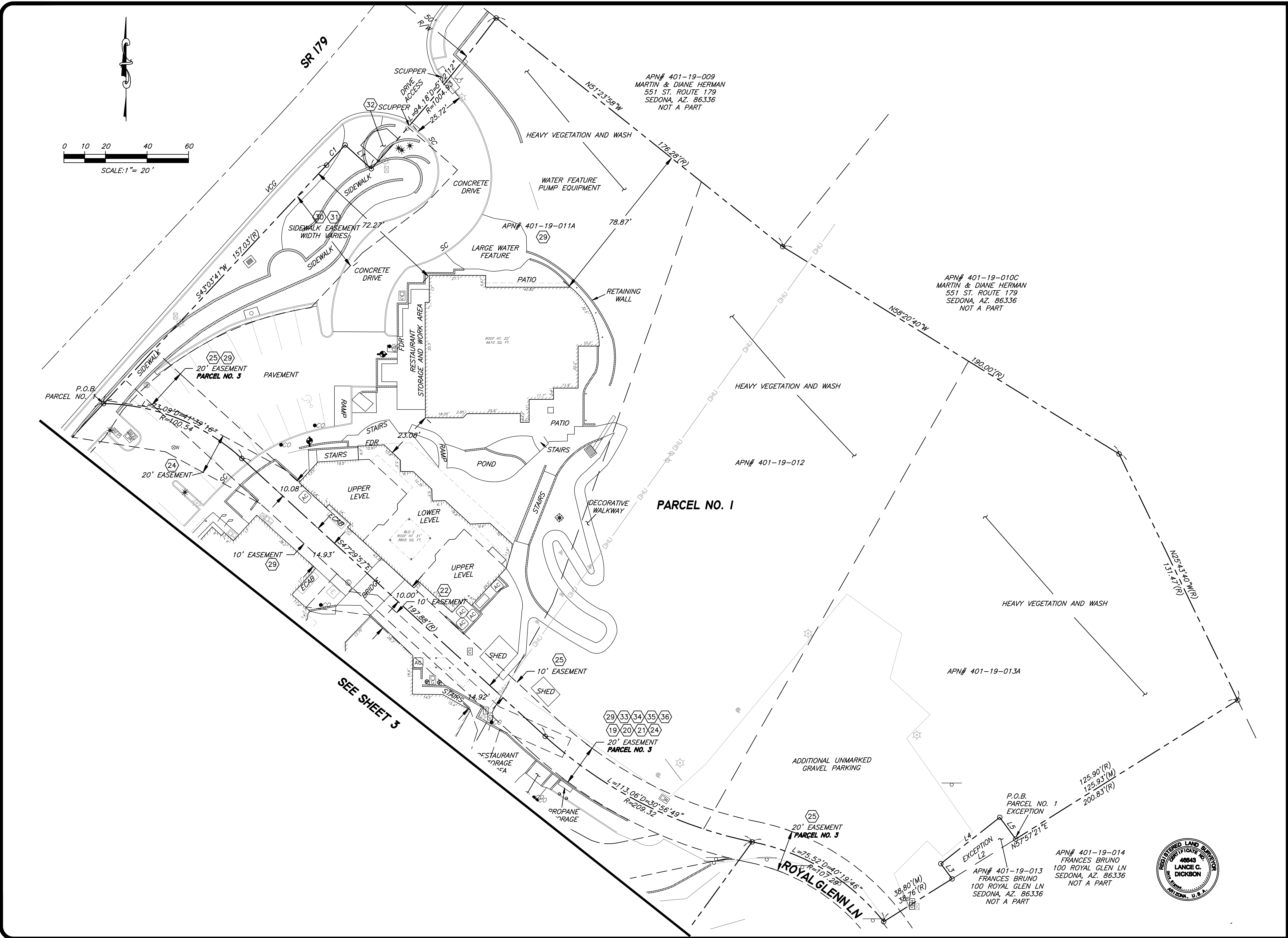
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JOB # P22-269
DATE : 08/03/22

SHEET NO.
4
4 OF 4



APN# 401-19-009
MARTIN & DIANE HERMAN
551 ST. ROUTE 179
SEDONA, AZ. 86336
NOT A PART

APN# 401-19-010C
MARTIN & DIANE HERMAN
551 ST. ROUTE 179
SEDONA, AZ. 86336
NOT A PART

PARCEL NO. 1

SEE SHEET 3

APN# 401-19-014
FRANCES BRUNO
100 ROYAL GLEN LN
SEDONA, AZ. 86336
NOT A PART

APN# 401-19-013
FRANCES BRUNO
100 ROYAL GLEN LN
SEDONA, AZ. 86336
NOT A PART

29 33 34 35 36
19 20 21 24
20' EASEMENT
PARCEL NO. 3

ROYAL GLENN LN

P.O.B. PARCEL NO. 1
EXCEPTION

APN# 401-19-013A

APN# 401-19-012

APN# 401-19-011A

P.O.B. PARCEL NO.

 First American Title™	Owner's Policy of Title Insurance
	ISSUED BY Pioneer Title Agency, Inc. as agent for: First American Title Insurance Company
Exhibit A	POLICY NUMBER 5011400-2209034

Order No.: **90301878-903-K05**

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **COCONINO**, STATE OF **ARIZONA**, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

A tract of land situated in the Northeast quarter of Section 18, Township 17 North, Range 6 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

COMMENCING at the Northeast corner of said Section 18, as marked by a BLM brass capped pipe and from which the East quarter corner of said Section 18, as marked by a BLM brass capped pipe, lies South 01° 39' 00" East (Basis of Bearings per BLM plat), a distance of 2,604.00 feet;

THENCE South 01° 39' 00" East, a distance of 1,302.00 feet to the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 18;

THENCE South 01° 43' 03" East, a distance of 28.21 feet to a previously found axle;

THENCE North 89° 18' 57" West, a distance of 34.60 feet to the position of the "Old Erroneous" Southeast corner of the Northeast quarter of the Northeast quarter of said Section 18 as determined from local survey monuments and recorded data;

THENCE North 89° 18' 57" West, a distance of 482.25 feet to a ¾" pipe with no identification found at the Northeast corner of the "Alexander Tract" as described in Docket 655, Page 27, records of Coconino County, Arizona;

THENCE North 89° 18' 57" West (North 87° 38' 32" West per Docket 655, Page 27), a distance of 379.82 feet (380.61 feet per Docket 655, Page 27), along the North line of said "Alexander Tract" to a set ½" rebar with plastic cap stamped LS 14184 (referenced as "set monument" hereafter) set on the Easterly right-of-way line of Arizona Highway 179;

THENCE North 04° 33' 30" East, a distance of 0.77 feet along said Easterly right-of-way line to a "set monument" at a point of curvature;

THENCE Northeasterly along said Easterly right-of-way line being a tangent curve concave to the Southeast having a radius of 539.96 feet and a central angle of 38° 30' 11", an arc distance of 362.85 feet to a "set monument" at a point of tangency;

THENCE North 43° 03' 41" East, a distance of 74.48 feet, along said Easterly right-of-way line to the TRUE POINT OF BEGINNING;

THENCE departing said Easterly right-of-way line of Arizona Highway 179 in an Easterly direction along a curve concave to the South having a radius of 100.54 feet, chord bearing of South 68° 19' 24" East and central angle of 41° 38' 55", an arc distance of 73.08 feet;

THENCE South 47° 29' 57" East, a distance of 197.88 feet to the beginning of a curve;

 First American Title™	Owner's Policy of Title Insurance
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Exhibit A (Continued)	POLICY NUMBER 5011400-2209034

Order No.: **90301878-903-K05**

THENCE Southeasterly along a curve concave to the Northeast having a radius of 209.32 feet, chord bearing of South 62° 58' 41" East and central angle of 30° 56' 52", an arc distance of 113.06 feet to a previously "set monument" at the North corner of the "Asoka Tract" as described in Docket 1764, Page 307, records of Coconino County, Arizona;

THENCE Southeasterly along the Northeasterly boundary of said "Asoka Tract" being a curve concave to the Southwest having a radius of 107.29 feet, chord bearing of South 58° 45' 15" East and central angle of 40° 19' 55", an arc distance of 75.52 feet to a ½" rebar with brass tag stamped LS 2473 found at the most Westerly corner of the "Gephart Tract" as described in Docket 1331, Page 663, records of Coconino County, Arizona;

THENCE North 57° 57' 21" East (North 58° 15' 24" East per Docket 1331, Page 663), a distance of 200.83 feet (201.57 feet per Docket 1331, Page 663), along the Northwest boundary of said "Gephart Tract" to a "set monument" on the Southwesterly boundary of the "All Seasons Tract" as described in Docket 1655, Page 605, records of Coconino County, Arizona;

THENCE North 25° 43' 40" West (North 25° 34' West per Docket 1655, Page 605), a distance of 131.47 feet, along said Southwesterly boundary to a "set monument";

THENCE North 58° 20' 40" West (North 58° 11' West per Docket 1655, Page 605), a distance of 190.00 feet, along said Southwesterly boundary to a "set monument";

THENCE North 51° 23' 58" West (North 52° 25' West per Docket 1655, Page 605), a distance of 176.28 feet, along said Southwesterly boundary of the "All Seasons Tract" to a "set monument" on said Easterly right-of-way line of Arizona Highway 179;

THENCE Southwesterly along said Easterly right-of-way line being a curve concave to the Northwest having a radius of 1,004.93 feet, chord bearing of South 39° 36' 53" West and central angle of 05° 22' 11", an arc distance of 94.18 feet to a "set monument";

THENCE North 47° 42' 02" West, a distance of 17.00 feet along said Easterly right-of-way line to a "set monument";

THENCE Southwesterly along said Easterly right-of-way line being a curve concave to the Northwest having a radius of 987.93 feet, chord bearing of South 42° 40' 50" West and central angle of 00° 45' 43", an arc distance of 13.14 feet;

THENCE South 43° 03' 41" West, a distance of 157.03 feet, along said Easterly right-of-way line of Arizona Highway 179 to the TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM that portion conveyed by Deed recorded in Instrument No. 3613468, records of Coconino County, Arizona, described as follows:

A parcel of land situated in the Northeast quarter of Section 18, Township 17 North, Range 6 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 18 as marked by a BLM brass capped pipe and from which the East quarter corner of said Section 18, as marked by a BLM brass capped pipe, lies South 01° 39' 00" East (Basis of Bearings per BLM plat), a distance of 2,604.00 feet;

THENCE South 01° 39' 00" East, a distance of 1,302.00 feet to the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 18, from which the position of a previously found axle bears South 01° 43' 03" East, a distance of 28.21 feet;

 First American Title™	Owner's Policy of Title Insurance
	ISSUED BY Pioneer Title Agency, Inc. as agent for: First American Title Insurance Company
Exhibit A (Continued)	POLICY NUMBER 5011400-2209034

Order No.: **90301878-903-K05**

THENCE from said Southeast corner of the Northeast quarter of the Northeast quarter of Section 18, South 50° 31' 52" West, a distance of 43.72 feet (South 50° 23' 24" West, 41.58 feet per legal description of "Parcel No. 1 of the Bruno Tract" recorded in Instrument No. 3452886, records of Coconino County, Arizona), to the position of the "Old Erroneous" Southeast corner of the Northeast quarter of the Northeast quarter of said Section 18, as determined from local survey monuments and recorded data;

THENCE North 00° 09' 40" West, a distance of 60.00 feet (North, 60.00 feet per Instrument No. 3452886);

THENCE North 36° 27' 40" West, a distance of 135.49 feet (North 36° 18' West, 135.00 feet per Instrument No. 3452886) to the Southeast corner of said "Parcel No. 1 of the Bruno Tract";

THENCE North 36° 27' 40" West, a distance of 14.51 feet (North 36° 18' West, 15.00 feet per Instrument No. 3452886) to an angle point in the Easterly boundary of said "Parcel No. 1 of the Bruno Tract";

THENCE North 25° 43' 40" West, a distance of 75.43 feet (North 25° 34' West, 75.00 feet per Instrument No. 3452886), to a ½" rebar with plastic cap stamped LS 14184 previously set at the Northeast corner of said "Parcel No. 1 of the Bruno Tract";

THENCE along the Northerly boundary of said "Parcel No. 1 of the Bruno Tract", South 57° 57' 22" West (South 58° 15' 24" West per Instrument No. 3452886), a distance of 125.93 feet to the TRUE POINT OF BEGINNING;

THENCE continuing along said Northerly boundary of "Parcel No. 1 of the Bruno Tract", South 57° 57' 22" West (South 58° 15' 24" West per Instrument No. 3452886), a distance of 36.10 feet, to a point from which a ½" rebar with brass tag stamped LS 2473, previously found at the Northwest corner of said "Parcel No. 1 of the Bruno Tract" lies South 57° 57' 22" West, a distance of 38.76 feet;

THENCE departing said Northerly boundary of "Parcel No. 1 of the Bruno Tract", North 36° 28' 18" West, a distance of 9.10 feet;

THENCE North 51° 51' 21" East, a distance of 36.05 feet;

THENCE South 36° 18' 33" East, a distance of 12.94 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

A parcel of land situated in the Northeast quarter of Section 18, Township 17 North, Range 6 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 18 as marked by a BLM brass capped pipe and from which the East quarter corner of said Section 18, as marked by a BLM brass capped pipe, lies South 01° 39' 00" East (Basis of Bearings per BLM plat), a distance of 2,604.00 feet;

THENCE South 01° 39' 00" East, a distance of 1,302.00 feet to the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 18;

TEHNCE South 01° 43' 03" East, a distance of 28.21 feet to a previously found axle;

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Exhibit A (Continued)	POLICY NUMBER 5011400-2209034

Order No.: **90301878-903-K05**

THENCE North 89° 18' 57" West, a distance of 34.60 feet to the position of the "Old Erroneous" Southeast corner of the Northeast quarter of the Northeast quarter of said Section 18 as determined from local survey monuments and recorded data;

THENCE North 89° 18' 57" West, a distance of 482.25 feet to a ¾ inch pipe with no identification found at the Northeast corner of the "Alexander Tract" as described in Docket 655, Page 27, records of Coconino County, Arizona, said pipe being the TRUE POINT OF BEGINNING;

THENCE continuing North 89° 18' 57" West (North 87° 38' 32" West per Docket 655, Page 27), a distance of 379.82 feet (380.61 feet per Docket 655, Page 27), along the North line of said "Alexander Tract" to a ½ inch rebar with plastic cap stamped LS 14184 (referenced as "set monument" hereafter) set on the Easterly right-of-way line of Arizona Highway 179;

THENCE North 04° 33' 30" East, a distance of 0.77 feet, along said Easterly right-of-way line to a "set monument" at a point of curvature;

THENCE Northeasterly along said Easterly right-of-way line being a tangent curve concave to the Southeast, having a radius of 539.96 feet and a central angle of 38° 30' 11", an arc distance of 362.85 feet to a "set monument" at a point of tangency;

THENCE North 43° 03' 41" East, a distance of 74.48 feet along said Easterly right-of-way line;

THENCE departing said Easterly right-of-way line of Arizona Highway 179 in an Easterly direction along a curve concave to the South having a radius of 100.54 feet, chord bearing of South 68° 19' 24" East and central angle of 41° 38' 55", an arc distance of 73.08 feet;

THENCE South 47° 29' 57" East, a distance of 197.88 feet to the beginning of a curve;

TEHNCE Southeasterly along a curve concave to the Northeast having a radius of 209.32 feet, chord bearing of South 62° 58' 41" East and a central angle of 30° 56' 52", an arc distance of 113.06 feet to a previously "set monument" at the North corner of the "Asoka Tract" as described in Docket 1764, Page 307, records of Coconino County, Arizona;

THENCE South 35° 57' 25" West (South 36° 18' 54" West per Docket 1764, Page 307), a distance of 215.75 feet (205.56 feet per Docket 1764, Page 307) to the TRUE POINT OF BEGINNING.

PARCEL NO. 3:

An easement for roadway and utilities, as created by instruments recorded in Docket 184, Pages 175 through 183, and in Docket 184, Page 528, records of Coconino County, Arizona, over the following portion of the Northeast quarter of the Northeast quarter of Section 18, Township 17 North, Range 6 East of the Gila and Salt River, Base and Meridian, Coconino County, Arizona, said easement being strip of land 200 feet in width, 10 feet on each side of a centerline described as follow:

BEGINNING at a point on the South line of the Northeast quarter of the Northeast quarter of said Section 18, that lies North 89° 00' 00" West, a distance of 204.00 feet from the Southeast corner of said Northeast quarter of the Northeast quarter ;

THENCE North 40° 03' 00" West, a distance of 36.00 feet to a point of curvature;

 First American Title™	Owner's Policy of Title Insurance
	ISSUED BY Pioneer Title Agency, Inc. as agent for: First American Title Insurance Company
Exhibit A (Continued)	POLICY NUMBER 5011400-2209034

Order No.: **90301878-903-K05**

THENCE 98.42 feet along a curve to the right with a radius of 302.10 feet to a point of reverse curvature;

THENCE 106.27 feet along a curve to the left with a radius of 107.29 feet to a point of reverse curvature;

THENCE 113.07 feet along a curve to the right with a radius of 209.32 feet to a point of tangency;

THENCE North 47° 11' 00" West, a distance of 264.03 feet, more or less, to the Easterly 33 foot right-of-way line of the Sedona-Big Park State Highway, as created by instrument recorded in Book 11 of Promiscuous Records, Page 278, records of Coconino County, Arizona;

EXCEPTING THEREFROM any portion lying within Parcel Nos. 1 and 2 described hereinabove.

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

MCA Hillside, LLC, c/o MCA Realty, Inc.
1301 Dove Street, Suite 650
Newport Beach, CA 92660

Space Above this Line Reserved for Use by Recorder

DECLARATION OF DEED RESTRICTION

Prohibition of Short-Term Rentals

THIS DECLARATION OF DEED RESTRICTION (“Declaration”) is made this 16th day of June, 2025, by **MCA HILLSIDE, LLC**, a Delaware limited liability company (“Declarant”).

RECITALS

A. Declarant is the fee owner of certain real property located in the City of Sedona, County of Coconino, State of Arizona, commonly known as:

APN 401-19-012 and APN 401-19-013A (collectively, the “Property”).

B. Declarant intends to improve the Property as a parking lot to serve the adjacent Hillside Sedona Shopping Center Parcels, APN 401-19-011A and APN 401-19-017A (collectively “Hillside Sedona Shopping Center Parcels”).

C. Declarant desires to record this restriction to ensure that short-term rentals shall be permanently prohibited on the Property, in furtherance of community housing goals and in connection with the pending zone change application for the Property.

NOW, THEREFORE, in consideration of the foregoing premises, the grants, reservations, easements and agreements herein made, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant, intending to be legally bound, does hereby agree as follows:

DECLARATION

1. Prohibition of Short-Term Rentals. The Property shall not be used for short-term rental purposes. For purposes of this Declaration, “Short-Term Rental” shall mean the rental or occupancy of the Property, or any portion thereof, for lodging or residential purposes for a term of less than thirty-one (31) consecutive days. Except for a special event use lasting no longer than

one consecutive week, (i.e. an art or gem show or food truck use) no structure, trailer, recreational vehicle, or other facility located on the Property shall be offered or used for Short-Term Rental purposes.

2. Covenants Running with the Land. All the terms and provisions hereof are and shall be deemed to run with the property described herein and shall burden and benefit such property as described herein and, with respect to such property, each future owner, the holders or owners of any mortgage, indenture, deed of trust or deed to secure debt encumbering any of such property, any purchaser at a foreclosure sale, any other person or entity acquiring any right, title or interest in such property and their respective heirs, executors, administrators, representatives, successors and assigns.

3. Enforcement. This restriction may be enforced by the City of Sedona, by Declarant, and by any successor owner of the adjacent Hillside Sedona Shopping Center Parcels, through legal or equitable action, including but not limited to injunctive relief.

4. Recording. Declarant shall record this Declaration in the Official Records of Coconino County, Arizona, so that it shall provide constructive notice to all future owners, transferees, and encumbrancers of the Property.

5. Amendment or Termination. This Declaration may not be terminated, modified, or amended except by a written instrument executed by the then-current owner(s) of the Property.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the date first written above.

DECLARANT:

MCA HILLSIDE, LLC, a Delaware limited liability company

By: MCA Realty, Inc., a California corporation
Its: Manager

Signed: _____
By: Tyler Mattox
Its: President

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

MCA Hillside, LLC, c/o MCA Realty, Inc.
1301 Dove Street, Suite 650
Newport Beach, CA 92660

Space Above this Line Reserved for Use by Recorder

DECLARATION OF PARKING USE RESTRICTION AND RECIPROCAL EASEMENT

THIS DECLARATION OF PARKING USE RESTRICTION AND RECIPROCAL EASEMENT (“Declaration”) is made and entered into this 16th day of June, 2025, by **MCA HILLSIDE, LLC**, a Delaware limited liability company (“Declarant”).

RECITALS

A. Declarant is the fee owner of the following parcels of land located in the City of Sedona, County of Coconino, State of Arizona:

1. **Shopping Center Parcels:**
APN 401-19-011A and APN 401-19-017A
(collectively, the “Shopping Center Parcels”)
2. **Parking Parcel:**
APN 401-19-012 and APN 401-19-013A
(collectively, the “Parking Parcel”)

B. Declarant intends to develop and use the Parking Parcel as a formal parking lot in support of the Shopping Center Parcels.

C. Declarant desires to establish permanent restrictions and easements to ensure that the Parking Parcel is used exclusively to provide parking for the Shopping Center Parcels, and to benefit current and future owners of the Shopping Center Parcels.

NOW, THEREFORE, in consideration of the foregoing premises, the grants, reservations, easements and agreements herein made, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant, intending to be legally bound, does hereby agree as follows:

DECLARATION

1. Grant of Parking Easement. Declarant hereby declares and grants to the Shopping Center Parcels and their owners, tenants, invitees, customers, employees, licensees, and successors a perpetual, non-exclusive and unobstructed access, ingress and egress easement over, across, upon and through the Parking Parcel for vehicular parking, ingress, egress, and circulation. Notwithstanding anything to the contrary contained herein, this Declaration shall remain subordinate to any previously recorded instrument to this Declaration.
2. Exclusive Use Restriction. The Parking Parcel shall be used exclusively to provide parking for the Shopping Center Parcels. The Declarant is specifically granting this easement with the understanding that the Parking Parcel shall be used for no other purpose other than parking. The Parking Parcel shall not be used for the following scenarios, including but not limited to:
 - a) Parking unrelated to the Shopping Center (e.g., residential or public parking);
 - b) Short-Term Rental parking;
 - c) Paid parking or third-party events;
 - d) Commercial uses other than parking supporting the Shopping Center: and
 - e) Other uses as the Declarant reasonably determines
3. Covenants Running with the Land. All the terms and provisions hereof are and shall be deemed to run with the property described herein and shall burden and benefit such property as described herein and, with respect to such property, each future owner, the holders or owners of any mortgage, indenture, deed of trust or deed to secure debt encumbering any of such property, any purchaser at a foreclosure sale, any other person or entity acquiring any right, title or interest in such property and their respective heirs, executors, administrators, representatives, successors and assigns.
4. Maintenance. Declarant, or future owner of the Parking Parcel, shall maintain the Parking Parcel in accordance with applicable City of Sedona standards.
5. Amendment or Termination. This Declaration may not be amended or terminated except by a written instrument executed by the owner(s) of both the Shopping Center Parcels and the Parking Parcel.
6. Recording. Declarant shall record this Declaration in the Official Records of Coconino County, Arizona. This Declaration shall constitute notice to all future owners and encumbrancers of the Parking Parcel and Shopping Center Parcels.
7. Enforcement. The owner(s) of the Shopping Center Parcels shall have the right to enforce this Declaration by legal or equitable action, including injunctive relief.
8. Reciprocal Indemnity. Any future owners of either the Shopping Center Parcels or the Parking Parcel shall agree to indemnify and hold each other harmless from any loss, cost, damage or expense (including, without limitation, court costs and attorneys' fees) arising from, out of or in any manner connected with the acts or omissions of the indemnifying party in exercising the rights and obligations granted and set forth herein.
9. Time of the Essence. Time is of the essence of this Declaration.

10. Waiver. Each and every covenant and agreement contained herein shall be for any and all purposes hereof construed as separate and independent and the breach of any covenant by any party shall not release or discharge them from their obligations hereunder. No delay or omission by any party to exercise its rights accruing upon any noncompliance or failure of performance by any party shall impair any such right or be construed to be a waiver thereof. A waiver by any party hereto of any of the covenants, conditions or agreements to be performed by any other party shall not be construed to be a waiver of any succeeding breach or of any covenants, conditions or agreements contained herein.

11. Severability. All rights, powers and remedies provided herein may be exercised only to the extent that the exercise thereof does not violate any then applicable law and shall be limited to the extent of necessary to render the real covenants herein valid and enforceable. If any term, provision, covenant or agreement contained herein or the application thereof to any person, entity or circumstance shall be held to be invalid, illegal or unenforceable, the validity of the remaining terms, provisions, covenants or agreements or the application of such term provision, covenant or agreement to person, entities or circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby.

12. Binding Effect; Dedication; Appurtenance. This Declaration shall be binding upon and inure to the benefit of both parcels and the successors and assigns of the owners of the parcels. Notwithstanding the foregoing, each future owner shall be responsible only for the obligations, indemnities, duties, liabilities and responsibilities set forth in this Declaration that accrue during the period of time during which such owner holds fee simple title to a parcel or portion thereof. Upon conveyance of a parcel or a portion thereof, the owner making such conveyance shall be relieved from the obligations, duties, indemnities and responsibilities hereunder arising from and after the date of such conveyance as to such parcel, or portion thereof conveyed, and the successor owner shall become obligated hereunder for all matters arising from and after the date of conveyance. Upon the conveyance or dedication of any of the easements created hereunder, the facilities located therein, and the real property burdened thereby, to the appropriate governmental authority, such governmental authority shall take title to any property so conveyed or dedicated free and clear of any obligations, duties, indemnities, liabilities and responsibilities created by this Declaration. The rights, privileges and easements granted and conveyed hereunder shall exist for the benefit of, and be a burden upon the parcels and shall run with title to, and be appurtenant to, such parcels.

13. Notices. All notices required under this Declaration shall be deemed to be properly served if reduced to writing and sent by (i) certified or registered mail; (ii) Federal Express or similar overnight courier; (iii) facsimile transmission; or (iv) personal delivery and the date of such notice will be deemed to have been the date on which such notice is delivered or attempted to be delivered as shown by the certified mail return receipt or a commercial delivery service record or in the case of facsimile on the date of receipt of the transmission as shown on a successful transmission confirmation receipt. All notices shall be addressed as follows, unless otherwise specified in writing:

MCA Hillside, LLC, c/o MCA Realty, Inc.
1301 Dove Street, Suite 650
Newport Beach, CA 92660

14. Remedies. In the event any future owner fails to perform the maintenance, repair or other work required by this Declaration or fails to perform the work in accordance with the requirements of this Declaration or otherwise breaches the terms of this Declaration, the non-defaulting owner(s) may notify the defaulting owner and shall specify the deficiencies in the work or the breach. If such deficiencies are not corrected, or the breach not cured, within thirty (30) days after receipt of such notice, then the non-defaulting owner(s) shall have the right to correct such deficiencies or perform the work (even if such work must be undertaken on the defaulting owner's parcel) or cure the breach, and recover all costs and expenses related thereto from the defaulting owner. Any amounts due and payable to an owner pursuant to this Declaration shall be paid within thirty (30) days from the date the other owner is notified of the amounts due. Any amounts not paid when due shall bear interest at a rate equal to the lesser of (i) ten percent (10%) per annum, or (ii) the maximum rate of interest permitted by the laws of the State of Arizona for such obligations. The failure to pay any amounts due pursuant to this Declaration shall not entitle any owner to file a lien or claim of lien against the parcel owned by the delinquent owner.

15. Reservation of Rights. The future owners of the parcels shall each reserve the right to use the area of the easements created hereby in any manner which is consistent with the easement rights set forth in this Declaration.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the date first written above.

DECLARANT:

MCA HILLSIDE, LLC, a Delaware limited liability company

By: MCA Realty, Inc., a California corporation
Its: Manager

Signed: _____
By: Tyler Mattox
Its: President