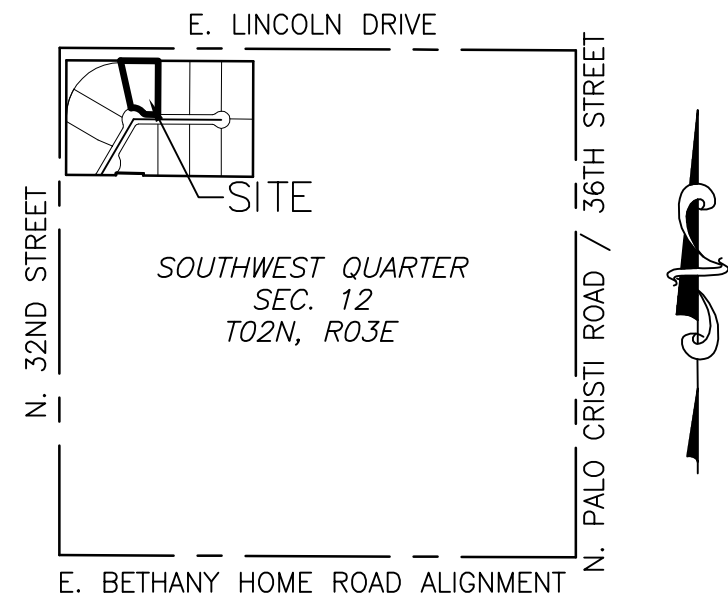


A RESULTS OF SURVEY OF
LOT 4 OF THE PRESERVE AT LINCOLN
A SUBDIVISION RECORDED IN BOOK 681 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 02 NORTH, RANGE 03 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

NOT TO SCALE

OWNER

ROADRUNNER HOLDING COMPANY, LLC

SCHEDULE B NOTES

THIS SURVEY IS BASED UPON THE "COMMITMENT FOR TITLE INSURANCE" PREPARED BY WFG NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 26-172217 AND COMMITMENT DATE: JUN 11, 2026 AT 8:00 AM.

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 PLOTTABLE)**

2. 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 OF THE LAND. **(NOT PLOTTABLE)**

3. ANY RIGHTS, INTERESTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **(NOT PLOTTABLE)**

4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, MATERIALS OR EQUIPMENT IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY AND NOT SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY. **(NOT PLOTTABLE)**

5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, CONFLICT IN BOUNDARY LINE(S), SHORTAGE IN AREA, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY AND/OR PHYSICAL INSPECTION OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. **(NOT PLOTTABLE)**

6. (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 PLOTTABLE)**

7. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. **(NOT PLOTTABLE)**

8. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; AND (C) OIL, NATURAL GAS, COAL, FISSIONABLE MATERIALS OR OTHER MINERALS PREVIOUSLY CONVEYED, LEASED OR RETAINED BY PRIOR OWNERS, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. **(NOT PLOTTABLE)**

9. ANY ADVERSE OWNERSHIP CLAIM BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LANDS INSURED HEREUNDER, INCLUDING TIDELANDS, SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS AND LANDS ACCRETED TO SUCH LANDS OR DISPUTE AS TO THE BOUNDARIES PURPORTEDLY CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND. **(NOT PLOTTABLE)**

10. WATER RIGHTS, AND CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. **(NOT PLOTTABLE)**

11. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2026. **(NOT PLOTTABLE)**

12. LIABILITIES, OBLIGATIONS OR ASSESSMENTS, IF ANY, AFFECTING SAID LAND WHICH MAY EXIST BY REASON OF:

(A) INCLUSION IN COMMUNITY FACILITY DISTRICTS WHICH MAY EXIST BY VIRTUE OF ASSESSMENT MAPS OR NOTICES FILED BY SAID DISTRICTS;

(B) INCLUSION IN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES, AND;

(C) INCLUSION WITHIN THE FOLLOWING DISTRICT(S) AND/OR ASSOCIATION(S): PRESERVE AT LINCOLN HOMEOWNERS ASSOCIATION **(NOT PLOTTABLE)**

13. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS, IF ANY PROVIDED IN THE PLAT RECORDED IN BOOK 681 OF MAPS, PAGE 10, OF OFFICIAL RECORDS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. **(PLOTTED)**

14. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON JUNE 3, 2004, IN 2004-0627864, OF OFFICIAL RECORDS.

AND AMENDMENT(S) THEREOF:
RECORDED: SEPTEMBER 27, 2004
RECORDING NO(S): 2004-1127071, 2005-1353468 AND 2018-279548, OF OFFICIAL RECORDS.
(NOT PLOTTABLE - BLANKET RESTRICTIONS)

15. MATTERS SET FORTH BY SURVEY RECORDED ON OCTOBER 15, 2001, IN BOOK 575 OF MAPS, PAGE 23, OF OFFICIAL RECORDS. **(NOT PLOTTABLE)**

16. EASEMENT AND THE TERMS AND CONDITIONS THEREOF AFFECTING A PORTION OF SAID PREMISES, AS RECORDED UNDER 2004-1359483 OF OFFICIAL RECORDS.
IN FAVOR OF: SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT
FOR: UTILITIES **(PLOTTED)**

17. MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, RECORDED AS 2007-0210899, OF OFFICIAL RECORDS. **(DOES NOT AFFECT)**

TABLE A NOTES

1-MONUMENTS AS SHOWN HEREON.

2-ADDRESS IS:
3304 E STELLA LN
PARADISE VALLEY, AZ 85253

3-FEMA FLOOD ZONE "X"
MAP: 04013C1745L, EFFECTIVE 10/16/2013
TOWN OF PARADISE VALLEY - 040049

4-TOTAL AREA IS: 1.0175 ACRES [44,321 SF]

5-TOPOGRAPHIC INFORMATION AS SHOWN HEREON.

7-NO BUILDINGS ON SUBJECT PROPERTY

8-IMPROVEMENTS AS SHOWN HEREON

9-NO PARKING ON SUBJECT PROPERTY

11-VISIBLE UTILITIES AS SHOWN HEREON.

13-ADJACENT OWNER INFORMATION AS SHOWN HEREON.

16-NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

LEGAL DESCRIPTION

LOT 4, OF THE PRESERVE AT LINCOLN, ACCORDING TO BOOK 681 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA.

REFERENCE DOCUMENTS

(R1) - BOOK 681 OF MAPS, PAGE 10, MCR

BASIS OF BEARING

THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 02 NORTH, RANGE 03 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING **S89°43'56"E**.

BENCHMARK

MARICOPA COUNTY HIGHWAY DEPARTMENT FOUND AT THE INTERSECTION OF 32ND STREET & LINCOLN DRIVE, ALSO BEING THE WEST CORNER OF SECTION 12, TOWNSHIP 02 NORTH, RANGE 03 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
ELEVATION = 1387.346' (NAVD88 - GDACS DATUM)

SURVEYOR NOTES

1-FIELDWORK WAS COMPLETED ON 06/22/2026.

2-ALL BEARINGS AND DISTANCES ARE CALCULATED UNLESS OTHERWISE NOTED.

3-ALL EASEMENTS SHOWN ARE PER THE PLAT OF RECORD.

4-SETBACKS ARE ACCORDING TO THE PLAT OF RECORD AND MAY DIFFER FROM HOA, TOWN OR OTHER MUNICIPALITY.

SURVEYOR CERTIFICATE

TO:
WFG NATIONAL TITLE INSURANCE COMPANY;

WILSON FINANCIAL GROUP COMPANY;

ROADRUNNER HOLDING COMPANY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 7, 8, 9, 11(VISIBLE), 13, 14 AND 16 OF TABLE A THEREOF.

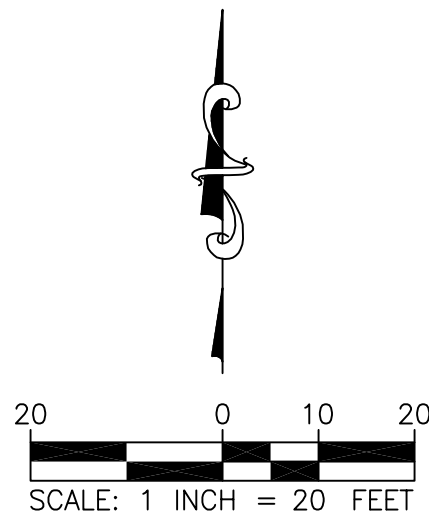
THE FIELDWORK WAS COMPLETED ON 06/22/2026

DATE OF PLAT OR MAP: 07/01/2026



BARNETT LAND SURVEYING, LLC 201 WEST STANFORD AVENUE GILBERT, ARIZONA 85233 PHONE: (602) 510-7797 E-MAIL: SHANE@BARNETTSURVEY.COM	JOB NO: LS15-1209 DRAWN BY: SRB REVIEW BY: SRB
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A RESULTS OF SURVEY OF LOT 4 OF THE PRESERVE AT LINCOLN		
DATE: 07/01/2026	REV: -	SHEET: 1 OF 2



LOT 4 OF THE PRESERVE AT LINCOLN

A RESULTS OF SURVEY OF
A SUBDIVISION RECORDED IN BOOK 681 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY AND LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 12, TOWNSHIP 02 NORTH, RANGE 03 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

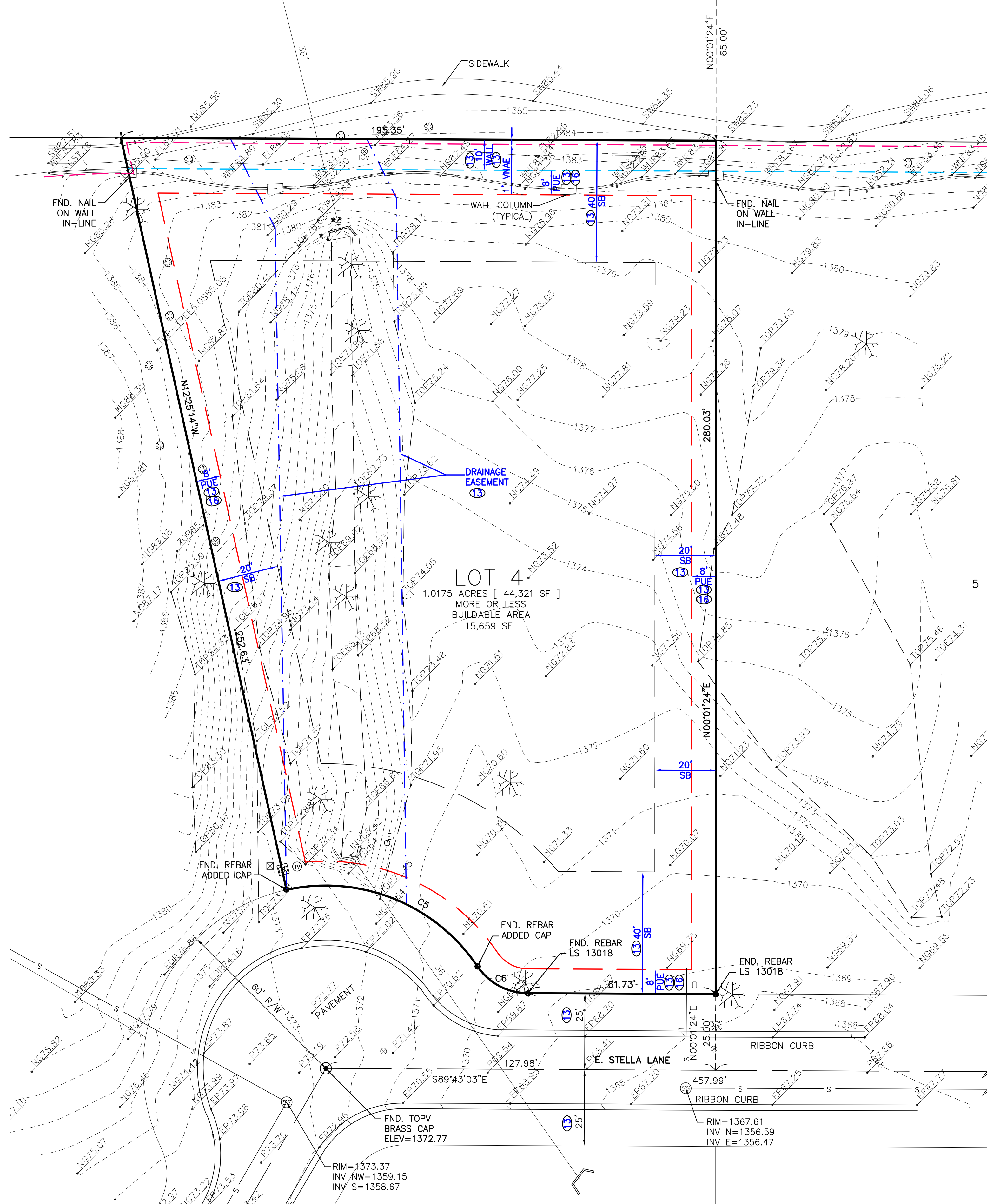
WEST QUARTER CORNER
SEC. 12, T2N, R3E
FND. MARICOPA COUNTY
HIGHWAY DEPARTMENT
BRASS CAP IN HANDHOLE

S89°43'56"E
2688.89'
513.40'

E. LINCOLN DRIVE

2175.49'
N00°01'24"E
65.00'

CENTER OF SECTION
SEC. 12, T2N, R3E
FND. BRASS CAP
IN HANDHOLE



LEGEND

- SECTION LINE
- MONUMENT LINE
- PROPERTY LINE
- OTHERS PROPERTY LINE
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- SIGHT VISIBILITY EASEMENT
- EASEMENT (AS NOTED)
- WROUGHT IRON FENCE
- BRASS CAP IN HANDHOLE
- BRASS CAP (OR AS NOTED)
- REBAR (AS NOTED)
- SET 1/2" REBAR, LS 50618 (OR AS NOTED)
- CATV PEDESTAL
- ELECTRICAL METER
- ELECTRICAL SWITCH CABINET
- GAS VALVE
- IRRIGATION CONTROL VALVE
- SEWER CLEAN-OUT
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- BACKFLOW PREVENTER
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER VAULT
- STUB UP (AS NOTED)
- GATE
- WEEP HOLE
- BARREL CACTUS
- PALO VERDE
- SAGUARO
- TREE
- FND. FOUND
- MCR MARICOPA COUNTY RECORDER
- PUE PUBLIC UTILITY EASEMENT
- TOPV TOWN OF PARADISE VALLEY
- VNAE VEHICULAR NON-ACCESS EASEMENT
- (C) CALCULATED BEARINGS/DISTANCES
- (M) MEASURED BEARINGS/DISTANCES
- (R#) RECORDED BEARINGS/DISTANCES

CURVE TABLE			
CURVE	LEN	RADIUS	DELTA
C5	71.70'	60.00'	68°28'17"
C6	19.47'	20.00'	55°46'16"

FND. TOPV
BRASS CAP
ELEV=1364.00

RIM=1360.57
INV W=1344.50
INV S=1344.37

RIM=1373.37
INV NW=1359.15
INV S=1358.67

RIM=1367.61
INV N=1356.59
INV E=1358.47

BARNETT LAND SURVEYING, LLC
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GILBERT, ARIZONA 85233
PHONE: (602) 510-7797
E-MAIL: SHANE@BARNETTSURVEY.COM

JOB NO: LS15-1209
DRAWN BY: SRB
REVIEW BY: SRB

A RESULTS OF SURVEY OF
LOT 4 OF THE PRESERVE AT LINCOLN

DATE: 07/01/2026 REV: - SHEET: 2 OF 2