

DECLARATION AND DEDICATION

STATE OF ARIZONA)
) SS
 COUNTY OF PINAL)

KNOW ALL MEN BY THESE PRESENTS:
 APEX LANDCO, LLC AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER
 HAS SUBDIVIDED UNDER THE NAME "FINAL PLAT OF APEX MOTOR CLUB PRIVATE GARAGE CONDOMINIUMS"
 BEING ALL OF LOTS 2 AND 3 AND PORTIONS OF LOT 1 OF THE RECORD OF SURVEY
 AND PARCEL PLAT RECORDED AT INSTRUMENT NUMBER 2022-005177 OFFICIAL RECORDS
 OF PINAL COUNTY, ARIZONA LOCATED WITHIN A PORTION OF THE NORTH HALF AND A PORTION OF THE
 NORTH HALF OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 2 EAST,
 OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN
 PLATTED HEREON; AND HEREBY PUBLISHES THIS FINAL CONDOMINIUM PLAT FOR
 APEX MOTOR CLUB PRIVATE GARAGE CONDOMINIUMS FOR THE PURPOSES OF FURTHER
 SUBDIVIDING THE PROPERTY TO ESTABLISH THEREON A CONDOMINIUM BY SETTING THE
 LOCATION AND BOUNDARIES OF THE UNITS AND COMMON ELEMENTS, AND OTHERWISE
 SETTING FORTH THE FINAL CONDOMINIUM PLAT FOR APEX MOTOR CLUB PRIVATE GARAGE
 CONDOMINIUMS, THAT EACH UNIT SHALL BE KNOWN BY THE NUMBER GIVEN ON THIS PLAT;
 THAT A CONDOMINIUM OWNERS ASSOCIATION WILL BE FORMED TO PERFORM VARIOUS
 FUNCTIONS AS SPECIFIED IN THE CONDOMINIUM DECLARATION; AND THAT APEX LANDCO
 LLC AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HEREBY CONFIRMS AND REAFFIRMS
 ALL DEDICATIONS AND EASEMENTS MADE, DEDICATED, AND/OR GRANTED AS DESCRIBED
 ABOVE. THE RECORDATION OF THIS PLAT IS NOT INTENDED TO TERMINATE, ABANDON OR
 OTHERWISE AFFECT ANY EASEMENTS, RIGHTS-OF-WAY OR OTHER DEDICATIONS OR GRANTS
 CREATED ON SUCH PREVIOUSLY RECORDED PLAT, TO THE EXTENT ANY DEDICATIONS OR
 EASEMENTS ARE SHOWN HEREON THAT WERE NOT SHOWN DEDICATED OR GRANTED ON
 SUCH PREVIOUSLY RECORDED PLAT.

IN WITNESS WHEREOF:

APEX LANDCO, LLC AN ARIZONA LIMITED LIABILITY COMPANY, AS
 OWNER, HAS HEREUNDER CAUSED THEIR NAME TO BE SIGNED AND THE SAME TO
 BE ATTESTED BY THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS

_____ DAY OF _____, 2022

BY: _____

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
) SS
 COUNTY OF PINAL)

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE
 PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING
 INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

RATIFICATION:

STATE OF ARIZONA)
) SS
 COUNTY OF PINAL)

AS BENEFICIARY UNDER THOSE CERTAIN DEEDS OF TRUST, RECORDED AT INSTRUMENT NUMBERS 2018-072960
 AND 2019-083345, IN PINAL COUNTY RECORDS, AND THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND
 CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE
 UNDERSIGNED. THE PERSON SIGNING FOR THE BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND
 AUTHORITY TO DO SO.

BY _____

RJT-CAPITAL-APEX, LLC

TITLE OR POSITION _____ DATE _____

RATIFICATION ACKNOWLEDGEMENT:

STATE OF ARIZONA)
) SS
 COUNTY OF PINAL)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ON THIS _____ DAY OF _____, 2022
 BY _____ FOR AND ON BEHALF OF _____

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

RATIFICATION:

STATE OF ARIZONA)
) SS
 COUNTY OF PINAL)

AS BENEFICIARY UNDER THAT CERTAIN CONSTRUCTION DEED OF TRUST, SECURITY AGREEMENT
 ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FINANCING STATEMENT RECORDED AT
 INSTRUMENT NUMBER 2022-021668, IN PINAL COUNTY RECORDS, THE UNDERSIGNED HEREBY RATIFIES,
 APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE
 INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR THE BENEFICIARY WARRANTS AND REPRESENTS
 THEY HAVE POWER AND AUTHORITY TO DO SO.

BY _____

BELL BANK, A NORTH DAKOTA CORPORATION.

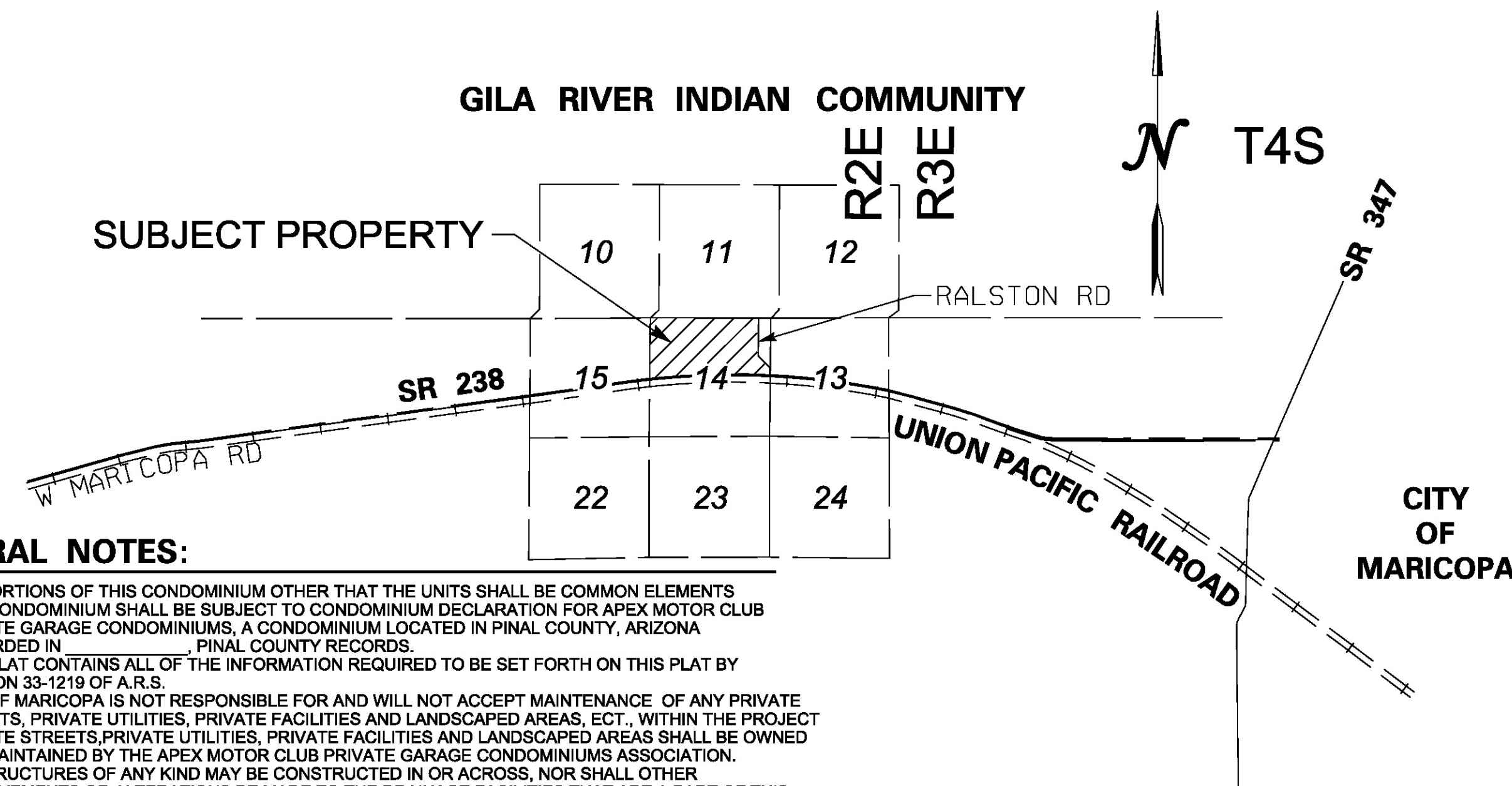
TITLE OR POSITION _____ DATE _____

**FINAL PLAT OF APEX MOTOR CLUB
 PRIVATE GARAGE CONDOMINIUMS**

ALL OF LOTS #2 AND #3, AND PORTIONS OF LOT 1 OF RECORD
 OF SURVEY AND PARCEL PLAT FOR APEX MOTORSPORTS
 PARK SECTION 14, TOWNSHIP 4 SOUTH, RANGE 2 EAST,
 G.&S.R.M., PINAL COUNTY, ARIZONA
 AS RECORDED IN INSTRUMENT #2022-005177, PINAL COUNTY
 RECORDER'S OFFICE

VICINITY MAP

N.T.S.



GENERAL NOTES:

- ALL PORTIONS OF THIS CONDOMINIUM OTHER THAN THE UNITS SHALL BE COMMON ELEMENTS
- THIS CONDOMINIUM SHALL BE SUBJECT TO CONDOMINIUM DECLARATION FOR APEX MOTOR CLUB PRIVATE GARAGE CONDOMINIUMS, A CONDOMINIUM LOCATED IN PINAL COUNTY, ARIZONA RECORDED IN PINAL COUNTY RECORDS.
- THIS PLAT CONTAINS ALL OF THE INFORMATION REQUIRED TO BE SET FORTH ON THIS PLAT BY SECTION 33-1219 OF A.R.S.
- CITY OF MARICOPA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS, ECT., WITHIN THE PROJECT PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS SHALL BE OWNED AND MAINTAINED BY THE APEX MOTOR CLUB PRIVATE GARAGE CONDOMINIUMS ASSOCIATION.
- NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED IN OR ACROSS, NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPEMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF MARICOPA.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 100-YEAR 2 HOUR STORM WITHIN 36 HOURS. OWNERS(S) OF A BASIN FAILING TO MEET THAT REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
- ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE APEX MOTOR CLUB PRIVATE GARAGE CONDOMINIUMS ASSOCIATION AND ARE TO BE REPLACED BY THE APEX MOTOR CLUB PRIVATE GARAGE CONDOMINIUMS ASSOCIATION, WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36 HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS TO RECURE TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.
- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENT, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL, BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING UNLESS APPROVED OTHERWISE BY THE CITY OF MARICOPA.
- UTILITY LINES ARE TO BE CONSTRUCTED AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R.4233.
- THE BUILDING UNIT NUMBERS SHOWN ON THIS PLAT ARE NOT THE SAME AS THE BUILDING ADDRESS SUITE NUMBERS PROVIDED BY THE CITY OF MARICOPA.
- THE PARKING ON THIS PLAT IS SHARED PARKING AMONGST THE BUILDINGS EXCEPT THOSE SPACES DESIGNATED AS ASSIGNED PARKING.
- THE AREA PLATTED HEREON IS APPROVED AND LAYS WITHIN GLOBAL WATER SERVICE AREA OF THE CITY OF MARICOPA WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH A.R.S.45-576.

COVENANTS, CONDITIONS AND RESTRICTIONS (DEED RESTRICTIONS):

CONDOMINIUM DECLARATION FOR APEX MOTOR CLUB PRIVATE GARAGE CONDOMINIUMS, A CONDOMINIUM LOCATED IN PINAL COUNTY, ARIZONA, RECORDED IN PINAL COUNTY RECORDS.

ASSURED WATER SUPPLY:

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, ON MAY 25, 2022 IN CERTIFICATE NUMBER 27-701203.0000 FOR THE SUBDIVISION IN ACCORDANCE WITH SECTION 45-576 OF THE ARIZONA REVISED STATUTES (A.R.S.).

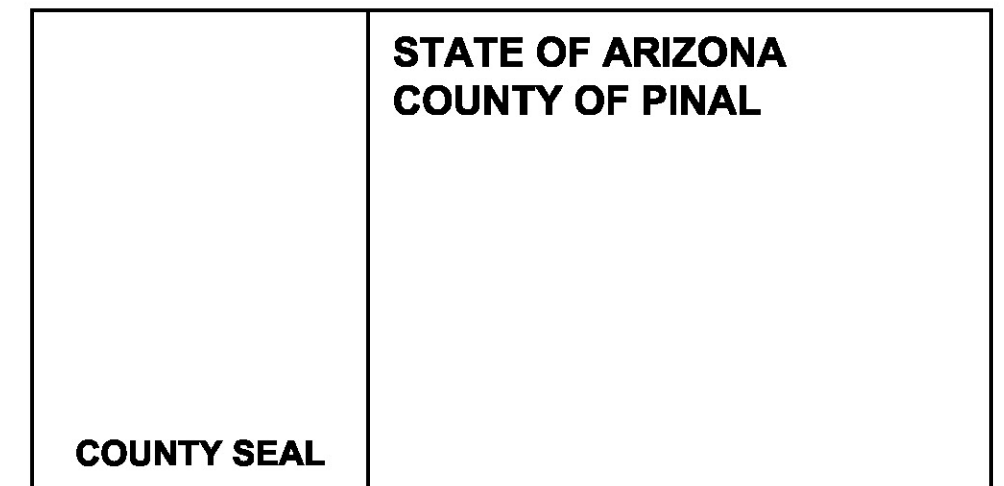
RATIFICATION ACKNOWLEDGEMENT:

STATE OF ARIZONA)
) SS
 COUNTY OF PINAL)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ON THIS _____ DAY OF _____, 2022
 BY _____ FOR AND ON BEHALF OF _____

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____



REFERENCE DOCUMENTS

- BUREAU OF LAND MANAGEMENT (BLM):
 —T4S R2E DEPENDENT RESURVEY 1515-A, APRIL 30, 1986
 — FIELD NOTES IN BOOK 5224
- ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT):
 — SR-238 RIGHT OF WAY PLANS PROJECT S-987-702 (1987), DRAWING NUMBER D-11-T-448

PINAL COUNTY RECORDS:

- DEED 2014-056038
- RECORD OF SURVEY 2018-066972
- RECORD OF SURVEY 2004-056637
- RECORD OF SURVEY 1986-032730
- ① — DEED 2004-046168 (ROADWAY AND PUBLIC UTILITIES EASEMENT)
- DEED 2007-022089
- DEED 2014-054192
- DEED 2015-014598
- DEED 2016-048924
- DEED 2019-026304
- ② — DOCKET 375, PAGE 572 (66' RIGHT OF WAY ON SECTION LINES)
- ③ — DOCKET 1541, PAGE 102 (PIPELINE EASEMENT)
- ④ — DOCKET 1541, PAGE 335 & DOCKET 1598, PAGE 724 (CANAL EASEMENT)
- RECORD OF SURVEY BOOK 1 PAGE 172
- RECORD OF SURVEY BOOK 21 PAGE 149

PRIVATE RECORDS:

- APEX MOTOR CLUB PRIVATE GARAGE CONDOMINIUMS, BY HUNTER ENGINEERING DATED 10-17-19, NOT YET APPROVED OR RECORDED

LEGAL DESCRIPTION:

A PORTION OF THE NORTH HALF OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 2 EAST, OF THE GILA & SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2 AND 3, AND PORTIONS OF LOT 1 OF RECORD OF SURVEY AND PARCEL PLAT RECORDED AT INSTRUMENT NUMBER 2022-005177 IN PINAL COUNTY RECORDS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION FROM MAY 2019 TO JAN 2022. THAT THE SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST AS SHOWN, THAT ALL LOT CORNERS ARE SET IN ACCORDANCE WITH THE LATEST ADAPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS", AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RON BARBALA, PLS-CFEDS _____ DATE _____

CITY COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS _____ DAY OF _____, 2019

BY: _____ ATTEST: _____
 MAYOR CITY CLERK

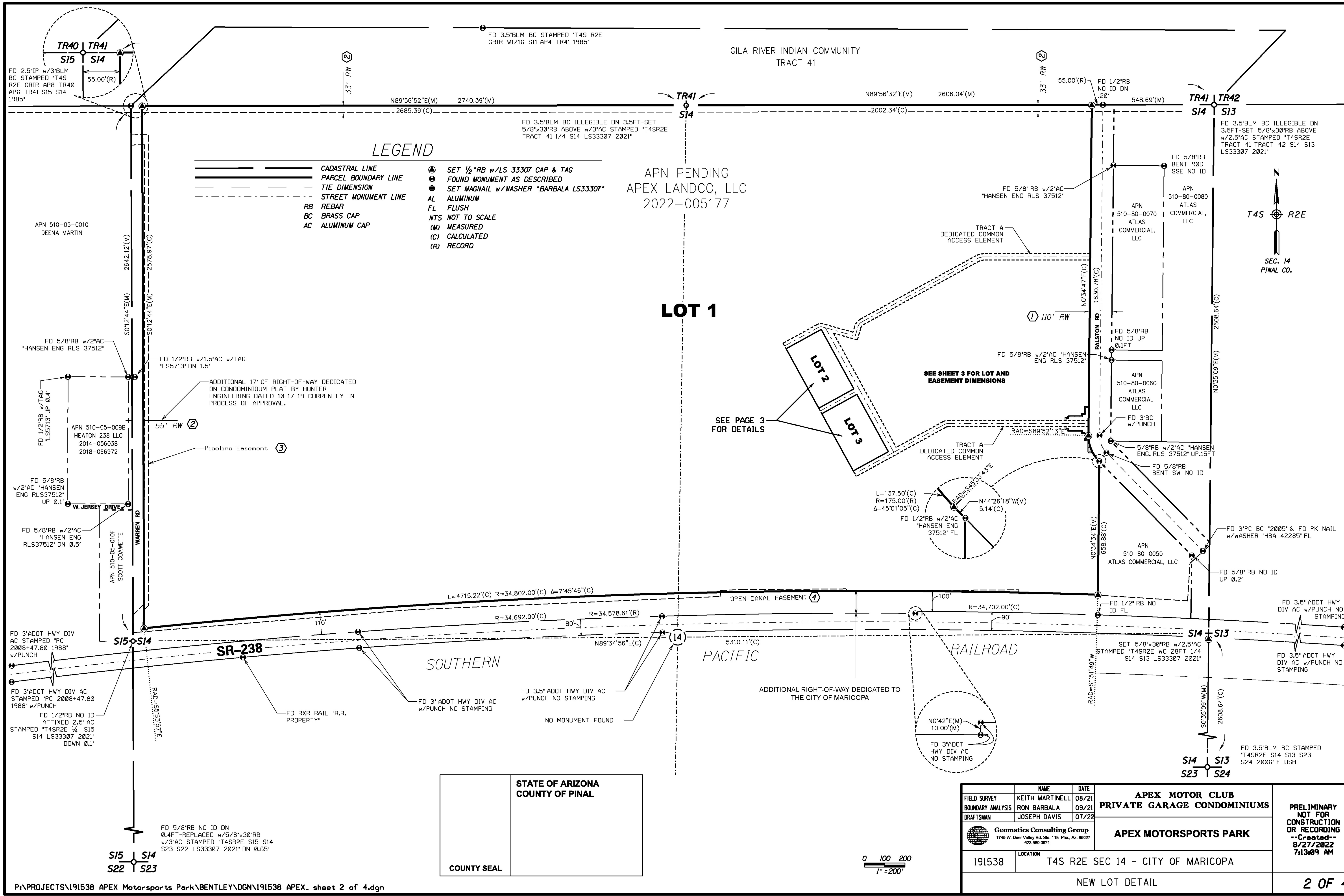
CITY DEPARTMENT APPROVAL:

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE DEVELOPEMENT SERVICES DIRECTOR

BY: _____ DATE: _____
 CITY ENGINEER

BY: _____ DATE: _____
 DEVELOPEMENT SERVICES DIRECTOR

| | | | | |
|--|-----------------|-----------------------------------|--|--|
| FIELD SURVEY | NAME | DATE | APEX MOTOR CLUB PRIVATE GARAGE CONDOMINIUMS | PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING --Created-- 9/1/2022 3:58:00 PM |
| BOUNDARY ANALYSIS | KEITH MARTINELL | 08/21 | | |
| DRAFTSMAN | RON BARBALA | 09/21 | | |
| | JOSEPH DAVIS | 07/22 | APEX MOTORSPORTS PARK | |
| Geomatics Consulting Group 1745 W. Deer Valley Rd. Ste. 118 P.O., Az. 85027 602.590.0921 | | | | |
| 191538 | LOCATION | T4S R2E SEC 14 - CITY OF MARICOPA | | |
| CONDOMINIUM PLAT FACE SHEET | | | | 1 OF 4 |

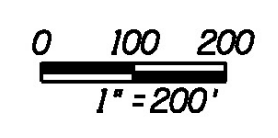
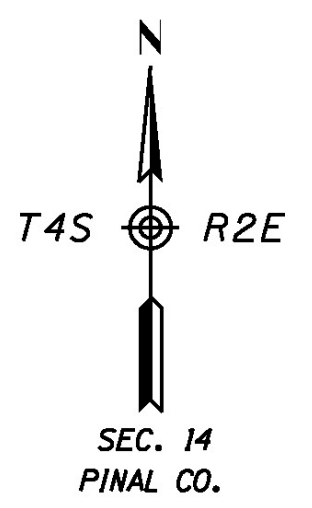


LEGEND

| | | | |
|-----|----------------------|-----|--|
| — | CADASTRAL LINE | ⊙ | SET 1/2" RB w/LS 33307 CAP & TAG |
| — | PARCEL BOUNDARY LINE | ⊙ | FOUND MONUMENT AS DESCRIBED |
| --- | TIE DIMENSION | ⊙ | SET MAGNAIL w/WASHER "BARBALA LS33307" |
| --- | STREET MONUMENT LINE | AL | ALUMINUM |
| RB | REBAR | FL | FLUSH |
| BC | BRASS CAP | NTS | NOT TO SCALE |
| AC | ALUMINUM CAP | (M) | MEASURED |
| | | (C) | CALCULATED |
| | | (R) | RECORD |

APN PENDING
APEX LANDCO, LLC
2022-005177

LOT 1



STATE OF ARIZONA
COUNTY OF PINAL

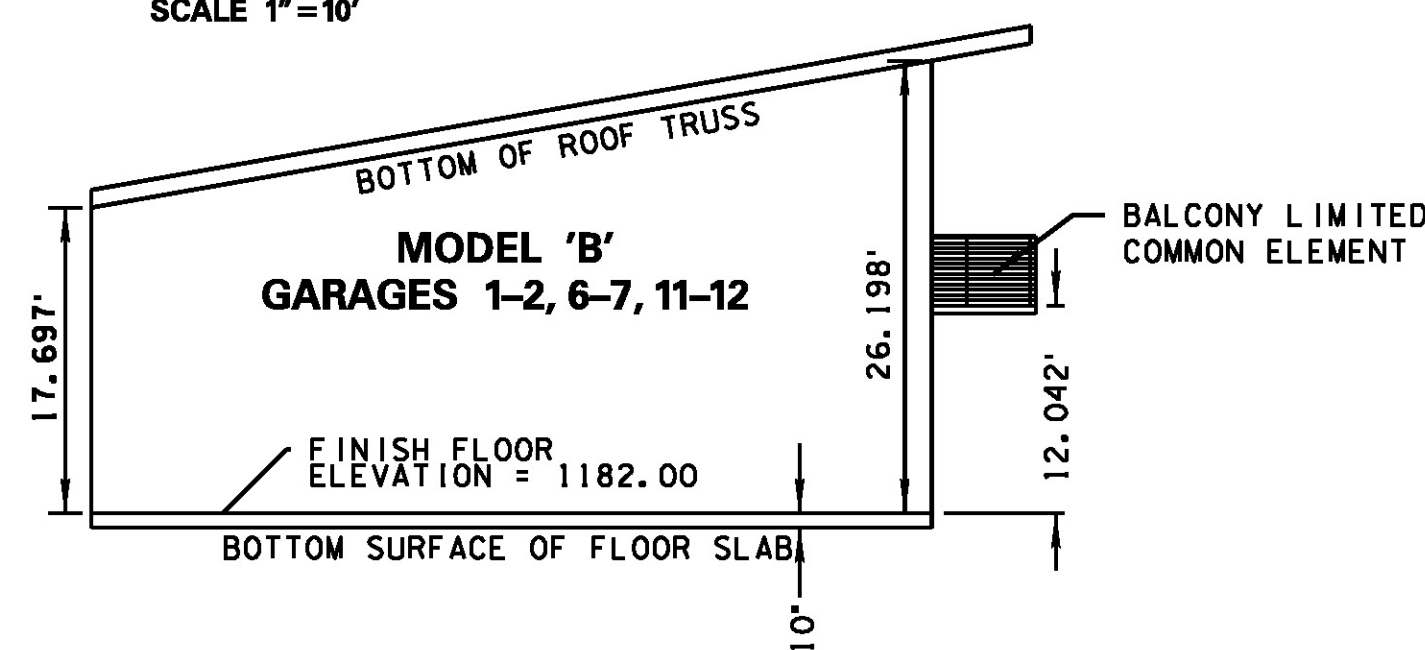
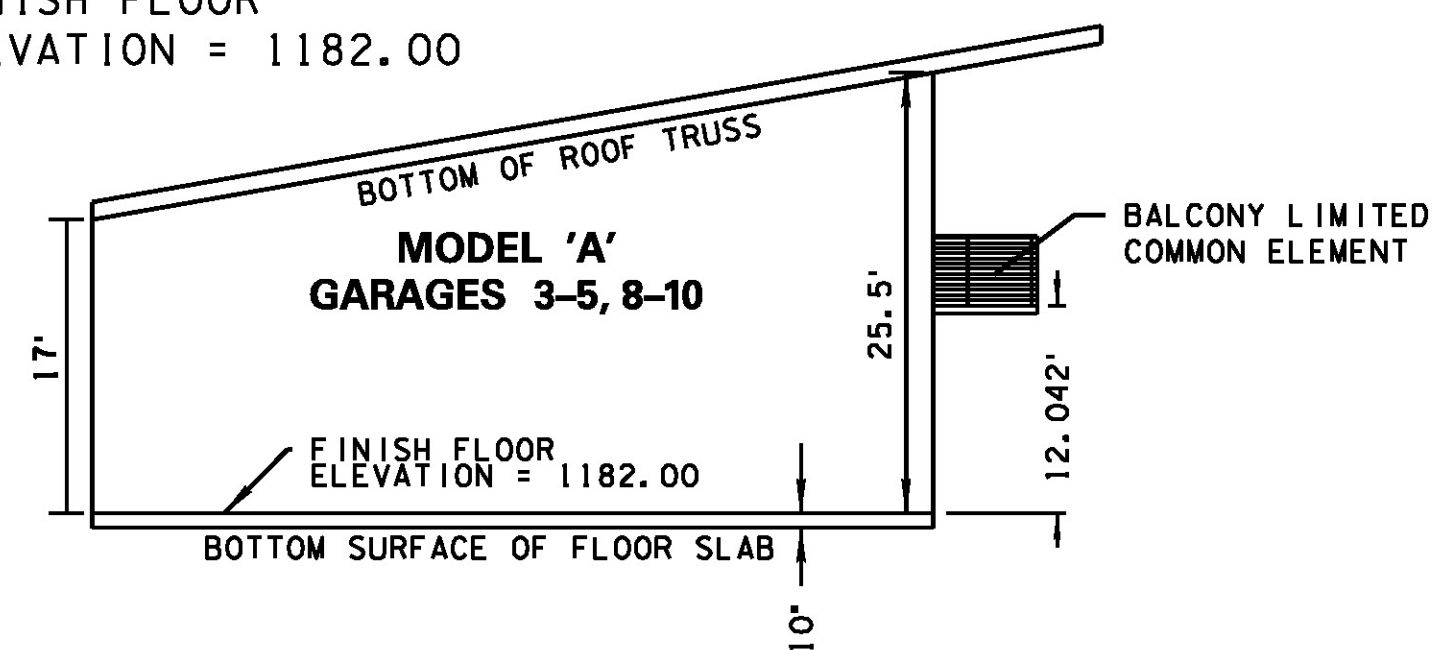
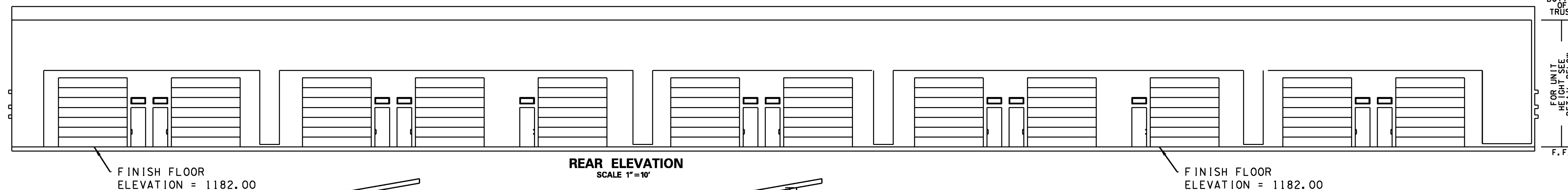
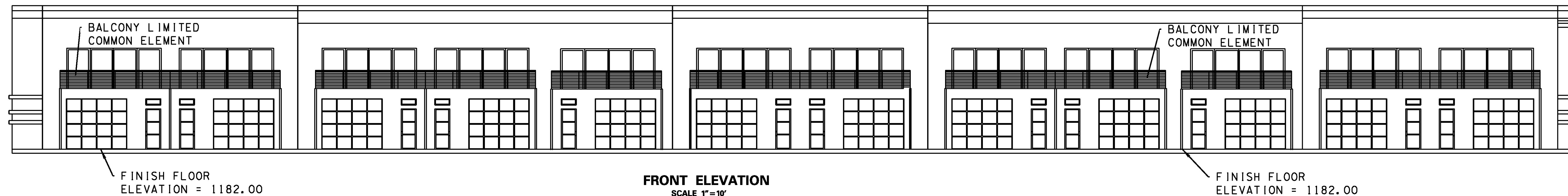
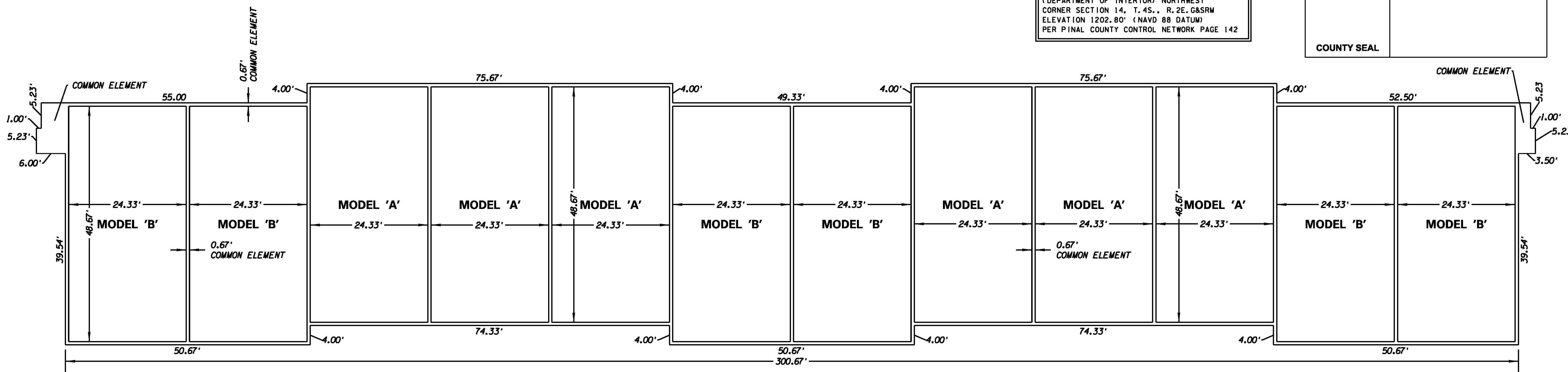
COUNTY SEAL


| | | | | |
|--|-----------------|-----------------------------------|--|--|
| FIELD SURVEY | NAME | DATE | APEX MOTOR CLUB PRIVATE GARAGE CONDOMINIUMS APEX MOTORSPORTS PARK | PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING Created 8/27/2022 7:13:09 AM |
| BOUNDARY ANALYSIS | KEITH MARTINELL | 08/21 | | |
| DRAFTSMAN | RON BARBALA | 09/21 | | |
| Geomatics Consulting Group <small>1745 W. Deer Valley Rd. Ste. 110 Phoenix, AZ 85027 602.980.0921</small> | | | | |
| 191538 | LOCATION | T4S R2E SEC 14 - CITY OF MARICOPA | | |
| NEW LOT DETAIL | | | | 2 OF 4 |

STATE OF ARIZONA
COUNTY OF PINAL

BENCHMARK
BUREAU OF LAND MANAGEMENT BRASS CAP
(DEPARTMENT OF INTERIOR) NORTHWEST
CORNER SECTION 14, T. 4S., R. 2E. G&SRM
ELEVATION 1202.80' (NAVD 88 DATUM)
PER PINAL COUNTY CONTROL NETWORK PAGE 142

COUNTY SEAL



| NAME | | DATE | APEX MOTOR CLUB PRIVATE GARAGE CONDOMINIUMS | | PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING --Created-- 8/29/2022 12:54:04 PM |
|---|-----------------|-------|--|--|---|
| FIELD SURVEY | KEITH MARTINELL | 08/21 | APEX MOTORSPORTS PARK | | |
| BOUNDARY ANALYSIS | RON BARBALA | 09/21 | | | |
| DRAFTSMAN | JOSEPH DAVIS | 07/22 | 191538 | | LOCATION |
|  Geomatics Consulting Group 1745 W. Deer Valley Rd. Ste. 118 P.O. Box. Az. 85027 ©2019, 2021 | | | T4S R2E SEC 14 - CITY OF MARICOPA | | CONDOMINIUM DETAIL |
| | | | | | 4 OF 4 |