

DECLARATION AND DEDICATION

STATE OF ARIZONA)
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 4 AND 5 AND PORTIONS OF LOT 1 OF THE RECORDED INSTRUMENT NUMBER 2024-089925 RE-PLAT OF APEX MOTORSPORTS PARK LOT 1, 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 , 2025

BY:

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
COUNTY OF PINAL)

ON THIS DAY OF , 2025, 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)
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)
COUNTY OF PINAL)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF , 2025
BY FOR AND ON BEHALF OF

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

RATIFICATION:

STATE OF ARIZONA)
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

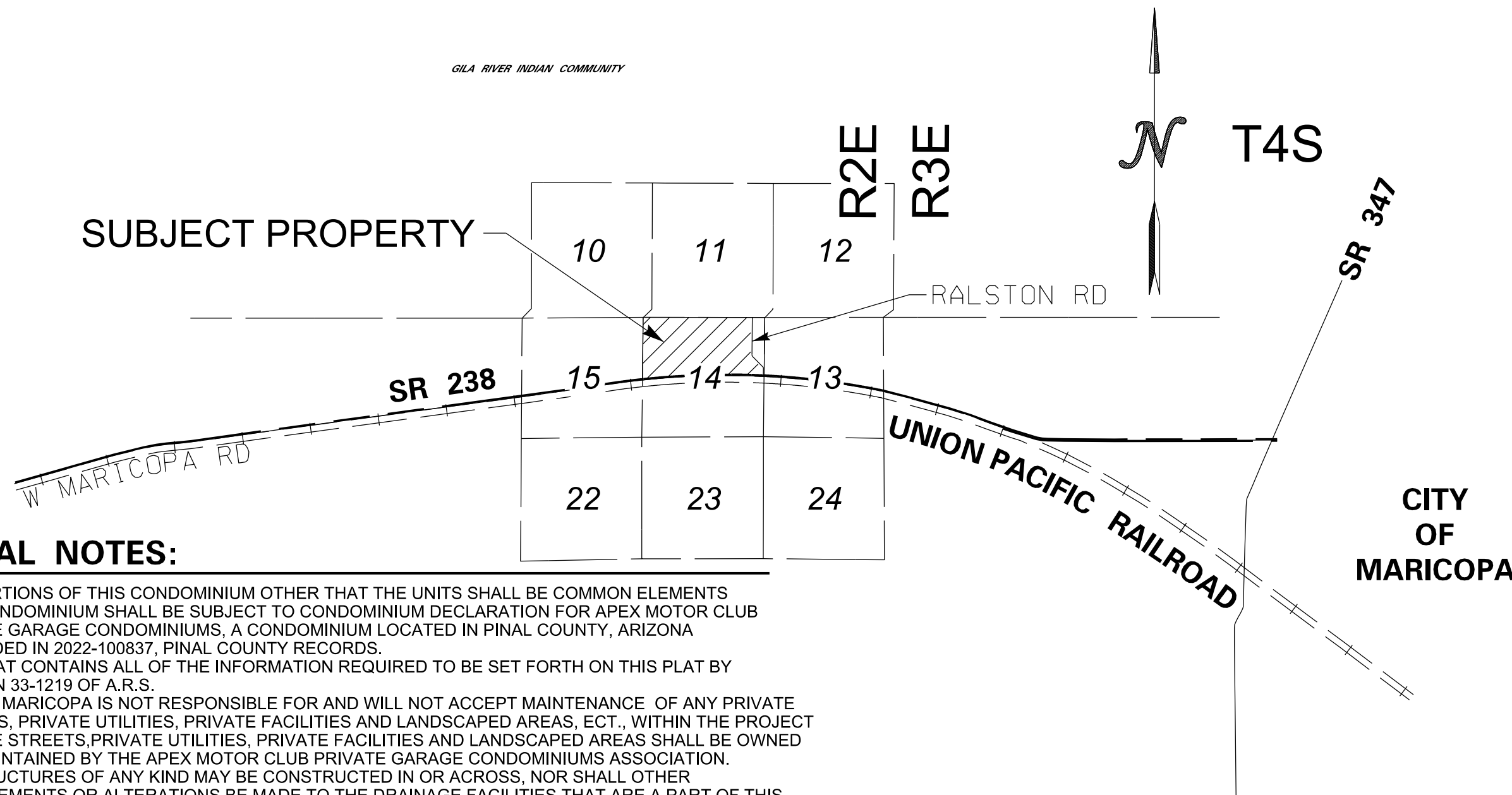
H:\191538 APEX Motorsports Park\BENTLEY\DGN\Condo Plat-Phase 2\191538 APEX Condo Lots 4-5- sheet 1 of 4.dgn

FINAL PLAT OF APEX MOTOR CLUB
PRIVATE GARAGE CONDOMINIUMS

ALL OF LOTS #4 AND #5, AND PORTIONS OF LOT 1 OF THE
RE-PLAT OF APEX MOTORSPORTS PARK
LOT 1 IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 2
EAST, G.&S.R.M., PINAL COUNTY, ARIZONA
AS RECORDED IN INSTRUMENT #2024-089925, PINAL COUNTY
RECORDER'S OFFICE

VICINITY MAP

N.T.S.



GENERAL NOTES:

- ALL PORTIONS OF THIS CONDOMINIUM OTHER THAT 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 2022-100837, 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 DEVELOPMENT 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 DRY WELLS SILTING CHAMBER IS TO RECURE TO ACHIEVE THE BEST OPERATION OF THE DRYWELLS.
- 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.42/33.
- 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.
- REPLACEMENT OF DEAD TREES ALONG ARTERIAL AND COLLECTOR STREETS SHALL BE BY THE ADJACENT PROPERTY OWNER, OR THE PROPERTY MANAGEMENT ASSOCIATION AND SHALL BE REPLACED WITHIN THREE (3) MONTHS FROM THE DATE THAT THE ASSOCIATION OR PROPERTY OWNER IS NOTIFIED BY THE CITY.
- THE MAINTENANCE OF ALL LANDSCAPING, INCLUDING THAT WITHIN THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROPERTY, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PARCEL OWNER OR PROPERTY MANAGEMENT.
- THE MAINTENANCE AND OPERATING COST OF ALL STREET LIGHTS, INCLUDING THOSE WITHIN THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROPERTY, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PARCEL OR PROPERTY MANAGEMENT.

COVENANTS, CONDITIONS AND RESTRICTIONS (DEED RESTRICTIONS):

CONDOMINIUM DECLARATION FOR APEX MOTOR CLUB PRIVATE GARAGE CONDOMINIUMS, A CONDOMINIUM LOCATED IN PINAL COUNTY, ARIZONA, RECORDED IN 2022-100837, 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)
COUNTY OF PINAL)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF , 2025
BY FOR AND ON BEHALF OF

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

OWNER

APEX LANDCO, LLC
9035 EAST PIMA ROAD, SUITE, SUITE 113
SCOTTSDALE ARIZONA 85258
PHONE: (855)404-7223
CONTACT: JASON PLOTKE
EMAIL: jplotke@privatemotorsports.com

SURVEYOR

WOOD, PATEL & ASSOCAITES
2501 WEST NORTHERN AVENUE, SUITE 100
PHOENIX ARIZONA 85021
602-335-8500
EMAIL: rbarbala@woodpatel.com

STATE OF ARIZONA
COUNTY OF PINAL

COUNTY SEAL

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 AND PARCEL PLAT 2022-005177
— 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

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 4 AND 5, AND PORTIONS OF LOT 1 OF RE-PLAT OF APEX MOTORSPORTS PARK LOT 1, RECORDED AT INSTRUMENT NUMBER 2024-089925 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 MARCH 2025. 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 ADOPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS", AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RON BARBALA, PLS-CFEDS 07-21-25
DATE

CITY COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS DAY OF , 2025

BY: MAYOR ATTEST: CITY CLERK

CITY DEPARTMENT APPROVAL:

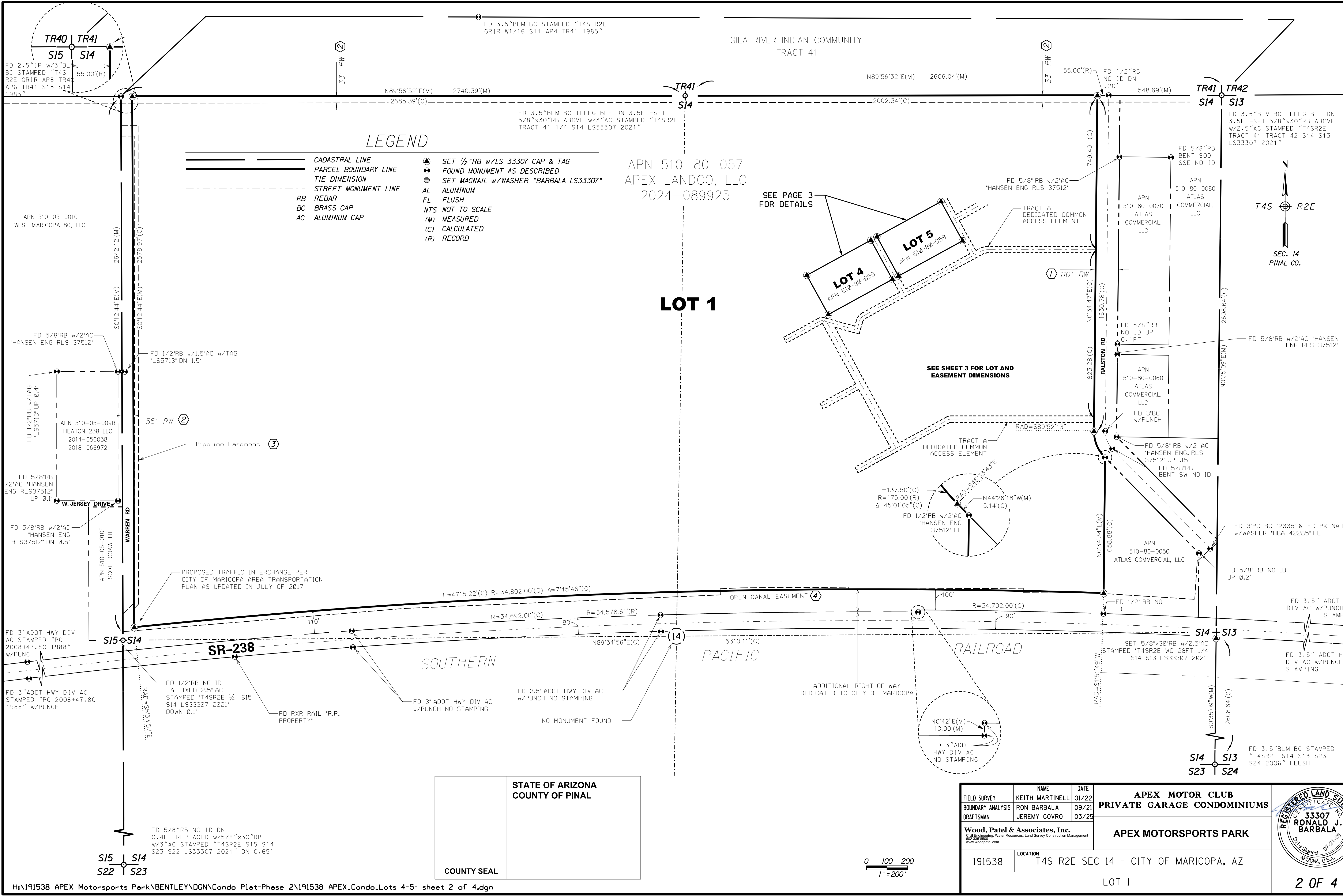
THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE DEVELOPEMENT SERVICES DIRECTOR

BY: CITY ENGINEER DATE:

BY: DEVELOPEMENT SERVICES DIRECTOR DATE:

	NAME	DATE	APEX MOTOR CLUB PRIVATE GARAGE CONDOMINIUMS
FIELD SURVEY	KEITH MARTINELL	01/22	
BOUNDARY ANALYSIS	RON BARBALA	09/21	
DRAFTSMAN	JEREMY GOVRO	03/25	
Wood, Patel & Associates, Inc. Civil Engineering, Water Resources, Land Survey Construction Management 602-335-8500 www.woodpatel.com			APEX MOTORSPORTS PARK
191538	LOCATION	T4S R2E SEC 14 - CITY OF MARICOPA, AZ	
CONDOMINIUM PLAT FACE SHEET			

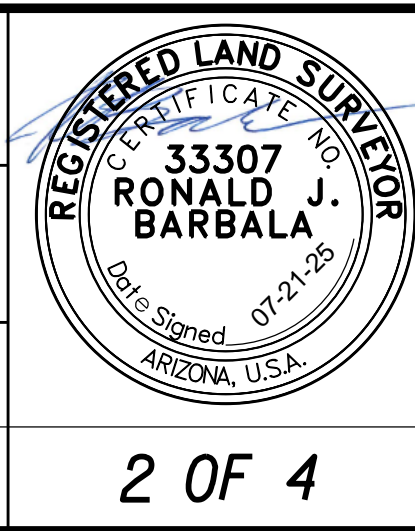


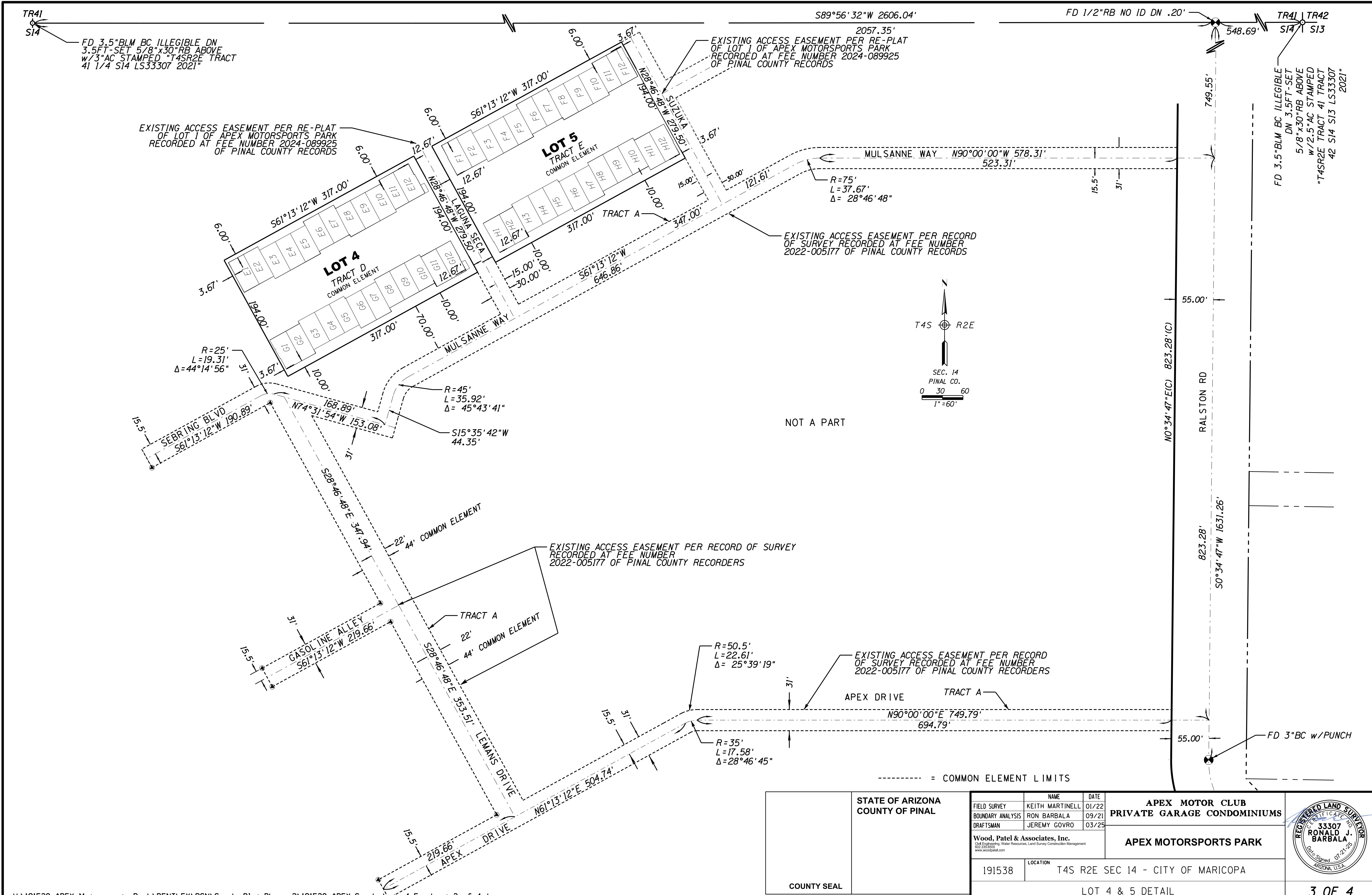


STATE OF ARIZONA
COUNTY OF PINAL

COUNTY SEAL

FIELD SURVEY			NAME	DATE
BOUNDARY ANALYSIS			KEITH MARTINELL	01/22
DRAFTSMAN			RON BARBALA	09/21
			JEREMY GOVRO	03/25
Wood, Patel & Associates, Inc.			APEX MOTOR CLUB PRIVATE GARAGE CONDOMINIUMS	
191538			APEX MOTORSPORTS PARK	
LOCATION			T4S R2E SEC 14 - CITY OF MARICOPA, AZ	
LOT 1			2 OF 4	

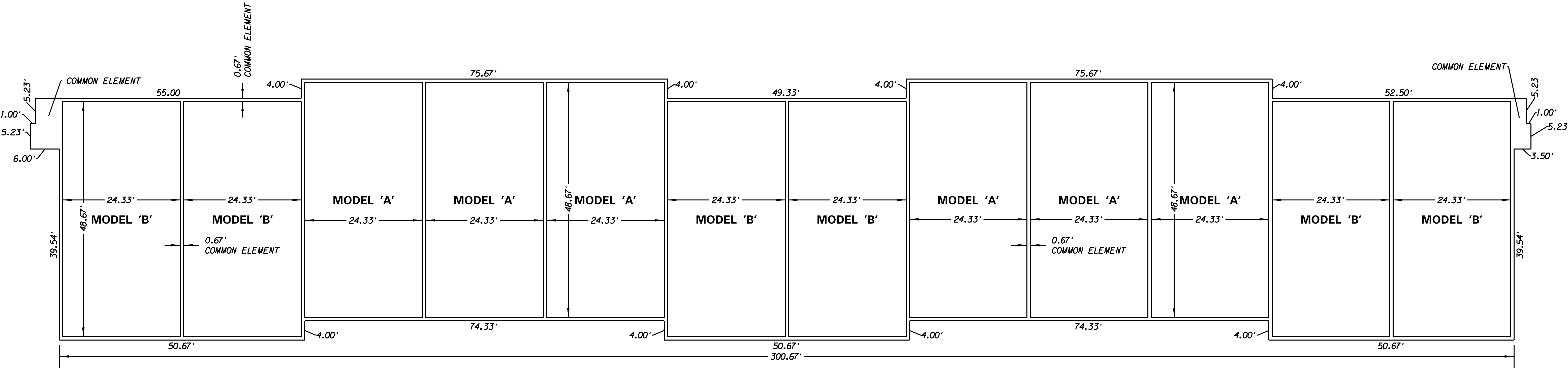




COUNTY SEAL	STATE OF ARIZONA COUNTY OF PINAL	FIELD SURVEY		NAME KEITH MARTINELL	DATE 01/22	APEX MOTOR CLUB PRIVATE GARAGE CONDOMINIUMS	
		BOUNDARY ANALYSIS		RON BARBALA	09/21		
		DRAFTSMAN		JEREMY GOVRO	03/25		
		Wood, Patel & Associates, Inc. <small>Civil Engineering, Water Resources, Land Survey Construction Management 602.335.5500 www.woodpatel.com</small>				APEX MOTORSPORTS PARK	
		191538		LOCATION T4S R2E SEC 14 - CITY OF MARICOPA			
LOT 4 & 5 DETAIL						3 OF 4	

COUNTY SEAL

STATE OF ARIZONA
COUNTY OF PINAL



FIELD SURVEY		KEITH MARTINELL	08/21	APEX MOTOR CLUB PRIVATE GARAGE CONDOMINIUMS	
BOUNDARY ANALYSIS		RON BARBALA	09/21		
DRAFTSMAN		JEREMY GOVRO	03/25		
Wood, Patel & Associates, Inc. <small>Civil Engineering, Water Resources, Land Survey Construction Management 602.335.6500 www.wopatpat.com</small>				APEX MOTORSPORTS PARK	
191538		LOCATION T4S R2E SEC 14 - CITY OF MARICOPA, AZ			
CONDOMINIUM DETAIL					

REGISTERED LAND SURVEYOR
33307
RONALD J. BARBALA
Date Signed 07-21-25
ARIZONA, U.S.A.

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