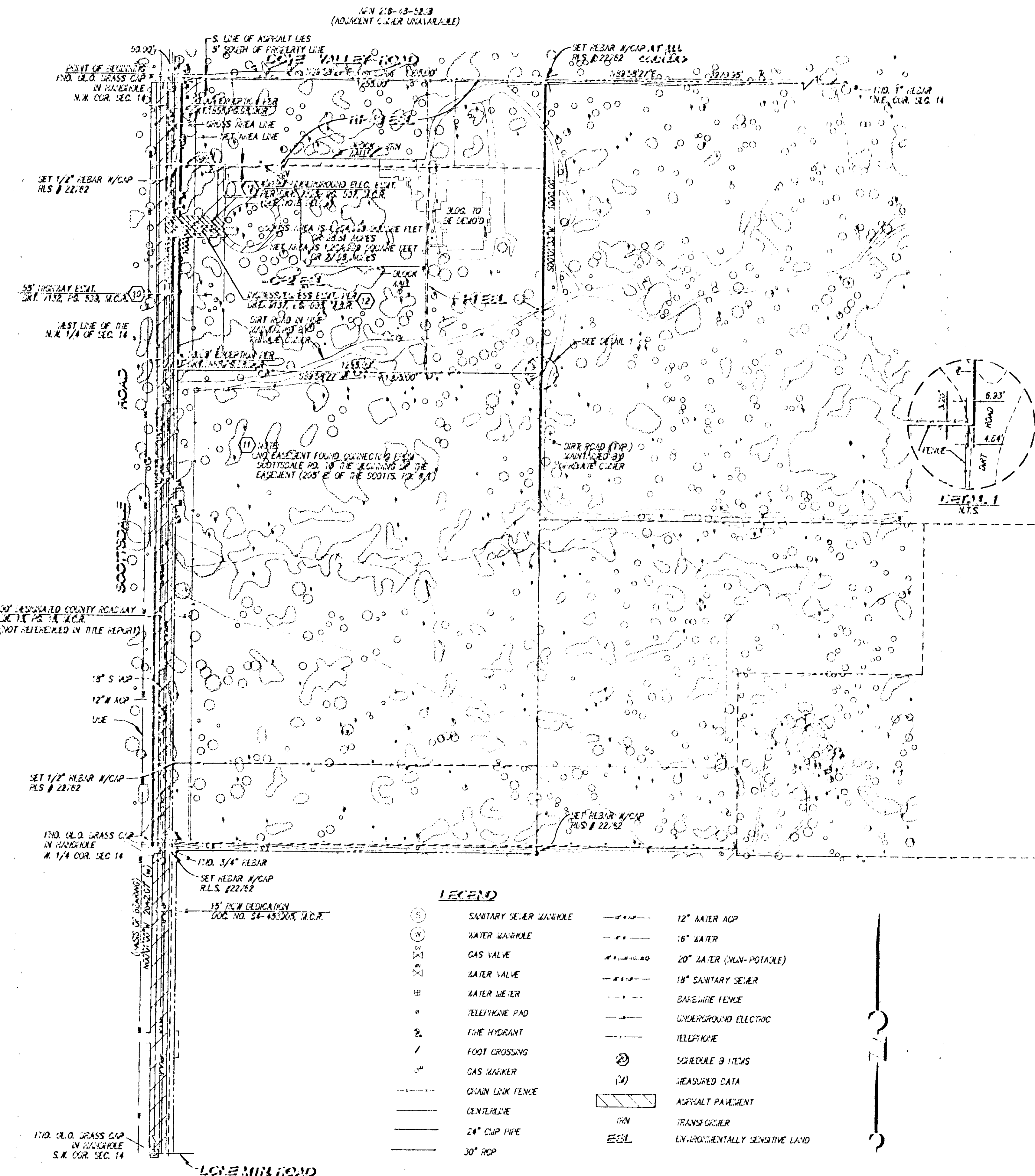
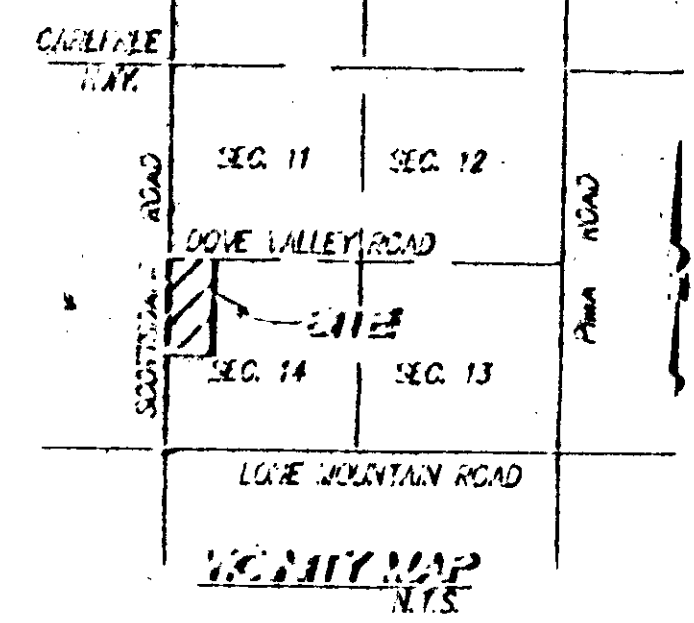


A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION BEARS S 00°01'33" N, 2642.13 FEET; THENCE N 89°53'27" E, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1505.00 FEET; THENCE S 00°01'33" N, 1000.00 FEET; THENCE S 89°53'27" E, 1305.00 FEET; THENCE N 00°01'33" E, ALONG THE WEST LINE OF SAID SECTION 14, 1000.00 FEET TO THE POINT OF BEGINNING. EXCEPT THE WEST 50.00 FEET THEREOF.

COVENANTS

- RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, 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 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.
- ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CAREFREE WATER DISTRICT. (ALL ASSESSMENTS WHICH ARE DUE AND PAYABLE HAVE BEEN PAID.)
- AN EASEMENT FOR HIGHWAY AND RIGHTS INCIDENT THERETO AS GRANTED IN INSTRUMENT RECORDED JUNE 11, 1968 IN DOCKET 7132, PAGE 539.
- AN EASEMENT FOR UNDERGROUND ELECTRIC LINE AND RIGHTS INCIDENT THERETO AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 26, 1968 IN DOCKET 7326, PAGE 507.
- AN EASEMENT FOR INGRESS AND EGRESS AND RIGHTS INCIDENT THERETO AS GRANTED IN INSTRUMENT RECORDED DECEMBER 22, 1971 IN DOCKET 9137, PAGE 603.
- ANY RIGHTS, INTEREST OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACIS SHOWN ON A SURVEY PLAT ENTITLED _____ JOB NO. _____ DATED _____ PREPARED BY _____

ZONING

SUBJECT PROPERTY IS ZONED R1-43, C-2 & I-1. SEE BACK LINES FOR R1-43 USE.

40' FRONT YARD
20' SIDE YARDS
35' REAR YARD

SEE BACK LINES FOR C-2 ARE:
1. FRONT YARD:

- NO FRONT YARD IS REQUIRED EXCEPT AS LISTED IN THE FOLLOWING THREE (3) PARAGRAPHS AND IN ARTICLE VI THEREOF, UNLESS A BLOCK IS PARTLY IN A RESIDENTIAL DISTRICT, IN WHICH EVENT THE FRONT YARD REGULATIONS OF THE RESIDENTIAL DISTRICT SHALL APPLY.
- A MINIMUM OF ONE-HALF OF THE OPEN SPACE REQUIREMENT SHALL BE INCORPORATED AS FRONTAGE OPEN SPACE TO PROVIDE A SETTING FOR THE BUILDING AND A STYLESCAPE CONTAINING A VARIETY OF SPACES.
- WHERE PARKING OCCURS BETWEEN A BUILDING AND THE STREET A YARD OF THIRTY-FIVE (35) FEET IN DEPTH BETWEEN THE STREET AND PARKING SHALL BE MAINTAINED. THIS DEPTH MAY BE DECREASED TO A MINIMUM OF TWENTY (20) FEET SUBJECT TO SECTION 10.402.C.3.

2. SIDE YARD:

- A SIDE YARD OF NOT LESS THAN FIFTY (50) FEET SHALL BE MAINTAINED WHERE THE SIDE OF THE LOT ADJUS A SINGLE-FAMILY RESIDENTIAL DISTRICT OR ADJUS AN ALLEY WHICH IS ADJACENT TO A SINGLE-FAMILY RESIDENTIAL DISTRICT. THE FIFTY (50) FEET MAY INCLUDE THE WIDTH OF THE ALLEY.

3. REAR YARD:

- A REAR YARD OF NOT LESS THAN FIFTY (50) FEET SHALL BE MAINTAINED WHERE THE REAR LOT ADJUS A SINGLE-FAMILY RESIDENTIAL DISTRICT OR ADJUS AN ALLEY WHICH IS ADJACENT TO A SINGLE-FAMILY RESIDENTIAL DISTRICT. THE FIFTY (50) FEET MAY INCLUDE THE WIDTH OF THE ALLEY.

3. REAR YARD:

- A REAR YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET SHALL BE MAINTAINED WHERE THE REAR LOT ADJUS A MULTIPLE-FAMILY RESIDENTIAL DISTRICT. THE TWENTY-FIVE (25) FEET MAY INCLUDE ANY ALLEY ADJACENT TO THE MULTIPLE-FAMILY RESIDENTIAL DISTRICT.

FRONT YARD: NO PART OF THE BUILDING OR ACCESSORY STRUCTURE SHALL BE LOCATED CLOSER THAN FIFTY (50) FEET TO ANY STREET. PARKING MAY OCCUR IN THE REQUIRED FRONT YARD AS PROVIDED IN SECTION 10.402.C.1.

SIDE AND REAR YARD: A YARD OF THIRTY (30) FEET SHALL BE MAINTAINED ADJACENT TO ALL RESIDENTIAL DISTRICTS.

NOTE: SETBACKS BASED ON STANDARD C.O.S. ZONING ORDINANCE REQUIREMENTS. SETBACKS OBTAINED DO NOT ADDRESS ANY SPECIAL ZONING STIPULATION OR VARIANCES GRANTED ON THE SITE.

GENERAL NOTES

- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH FIRST AMERICAN TITLE INSURANCE COMPANY THIRD AMENDED COMMITMENT NO. 268-100-1053122, DATED FEBRUARY 26, 1999.
 - GROSS AREA IS DEFINED AS THE AREA OF THE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION. NET AREA IS DEFINED AS GROSS AREA MINUS THE AREAS FOR RIGHTS-OF-WAY AND EASEMENTS FOR ROADWAY PURPOSES.
 - EXISTING UNDERGROUND UTILITIES WERE COMPILED FROM THE BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND POSSIBLY INCOMPLETE. EXACT LOCATION MUST BE DETERMINED IN THE FIELD.
 - UTILITY SERVICES AVAILABLE TO THIS SITE ARE:
- | UTILITY | PROVIDER |
|----------------|------------------------|
| WATER | CITY OF SCOTTSDALE |
| SANITARY SEWER | CITY OF SCOTTSDALE |
| ELECTRIC | APS/SRP |
| TELEPHONE | US WEST COMMUNICATIONS |
| GAS | SOUTHWEST GAS CORP. |

5. ALL BUILDING DIMENSIONS SHOWN HEREON ARE EXTERIOR BUILDING MEASUREMENTS.

FLOOD PLAN NOTE

THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 0401300820 E DATED DECEMBER 3, 1993.

FLOOD ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF THE SURFACE INDICATIONS OF UNDERGROUND UTILITIES AND BEST AVAILABLE EXISTING UTILITY MAPS OF PUBLIC RECORD. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THEREON. THE SURVEYOR HAS NOT PHYSICALLY LOCATED, BY DIRECT MEASUREMENT, THE ACTUAL UNDERGROUND UTILITY LINES.

BASE OF EVIDENCE

THE MOUNTAIN LINE OF SCOTTSDALE ROAD, WHICH BEARS NORTH 00°01'00" WEST, SAID LINE BEING THE SECTION LINE FROM THE SOUTHWEST CORNER TO THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS PER U.S. SURVEYOR GENERAL'S OFFICE RESURVEY AND REINFORCEMENT SURVEY OF TOWNSHIP 5 NORTH BY JEREMY E. JROUT, U.S.G.E., DATED SEPTEMBER 4, 1920, AND OFFICIALLY FILED FEBRUARY 18, 1921.

CERTIFICATION

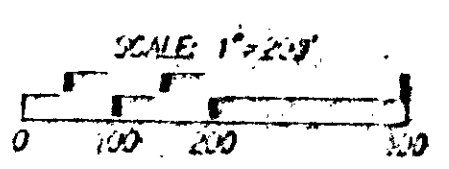
TO: AMBERPACK, LTD., AN ARIZONA CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1977 AND INCLUDES ITEMS 1, 8 (MODIFIED TO EXCLUDE ANY SETBACKS REQUIREMENTS INTERPRETATIONS AND EXCLUDING ANY VARIANCES OR STIPULATIONS), 9, 10, 11, 14, 15 AND 16 OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN CLASS SURVEY.

Sheldon J. ...
DATE

LEGEND

(S)	SANITARY SEWER MANHOLE	---	12" WATER ACP
(W)	WATER MANHOLE	---	18" WATER
(V)	GAS VALVE	---	20" WATER (NON-POTABLE)
(X)	WATER VALVE	---	18" SANITARY SEWER
(M)	WATER METER	---	BARBED WIRE FENCE
(P)	TELEPHONE PAD	---	UNDERGROUND ELECTRIC
(H)	FIRE HYDRANT	---	TELEPHONE
(C)	FOOT CROSSING	---	SCHEDULE B ITEMS
(G)	GAS MARKER	(2)	MEASURED DATA
(F)	CHAIN LINK FENCE	(A)	ASPHALT PAVEMENT
(L)	CEMENTLINE	(T)	TRANSFORMER
(P)	24" CUP PIPE	(E)	ENVIRONMENTALLY SENSITIVE LAND
(R)	30" ROP		

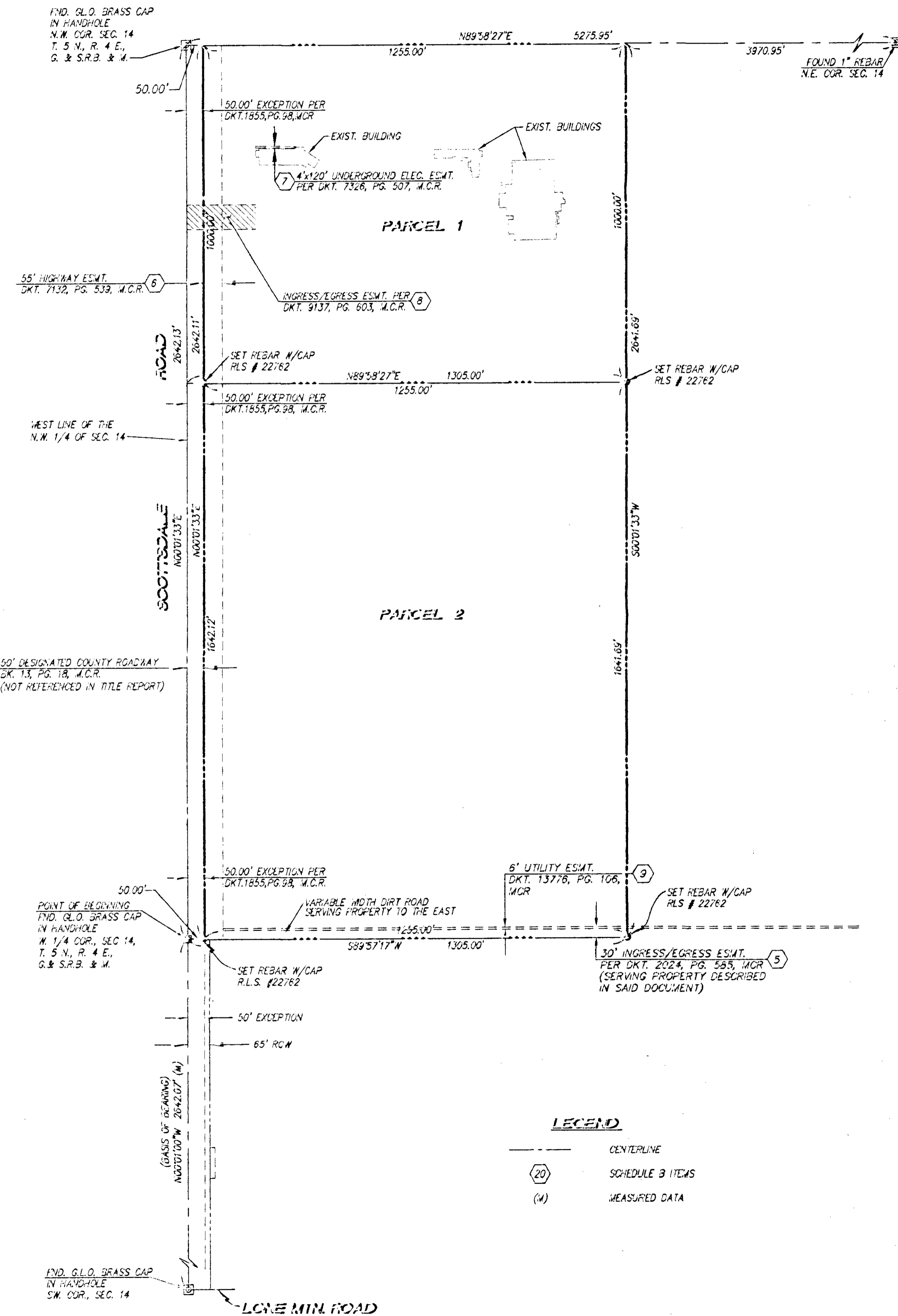
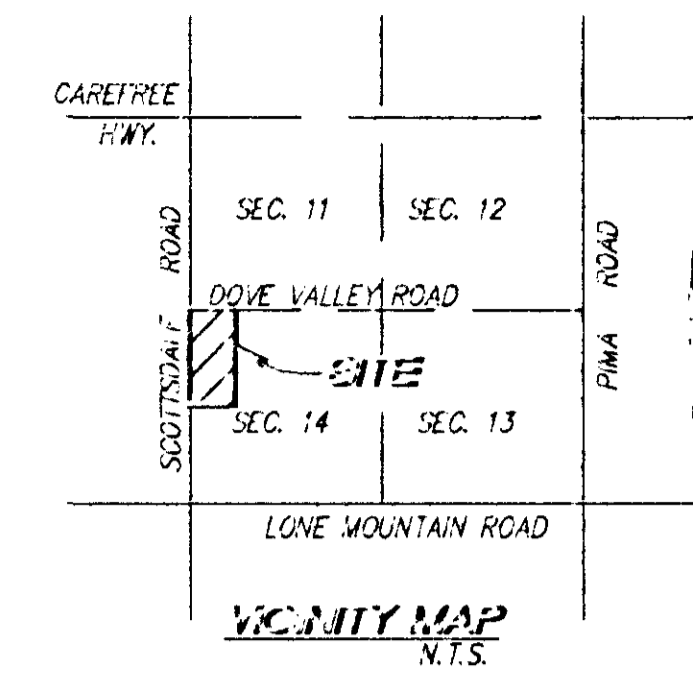


Amberpack
2030 E Camelback Road
Suite 400
Phoenix, Arizona 85016
Phone (602) 252-8188
Fax 252-2565

ALTA/ACSM LAND TITLE SURVEY OF
AMBERPACK CAREFREE
PROPOSED COMMERCIAL PARCEL
SHEET 1 OF 1

BOUNDARY SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION

PARCEL 1

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION BEARS S 00°01'33" N, 2642.13 FEET; THENCE N 89°58'27" E, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1305.00 FEET; THENCE S 00°01'33" N, 1000.00 FEET; THENCE S 89°58'27" E, 1305.00 FEET; THENCE N 00°01'33" E, ALONG THE WEST LINE OF SAID SECTION 14, 1000.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WEST 50.00 FEET THEREOF.

PARCEL 2

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 14, SAID POINT BEING A FOUND GLO BRASS CAP IN HAND HOLE FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS N 00°01'33" E, 2642.13 FEET; THENCE N 00°01'33" E, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1642.13 FEET; THENCE N 89°58'27" E, 1305.00 FEET; THENCE S 00°01'33" N, 1641.63 FEET; THENCE S 89°57'17" N, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 1305.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WEST 50.00 FEET THEREOF AS SET FORTH IN DEED RECORDED IN DOCKET 1855, PAGE 58.

AREA PER LEGAL DESCRIPTION

PARCEL 1 : 1,254,999 SQ. FT. OR 28.81 ACRES, MORE OR LESS

PARCEL 2 : 2,060,587 SQ. FT. OR 47.30 ACRES, MORE OR LESS

SCHEDULE B ITEMS

3. RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, 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 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.
4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED ARE SHOWN BY THE PUBLIC RECORDS.
- (5) AN EASEMENT FOR INGRESS AND EGRESS AND RIGHTS INCIDENT THERETO AS DISCLOSED IN INSTRUMENT RECORDED NOVEMBER 1, 1958 IN DOCKET 2024, PAGE 585.
- (6) AN EASEMENT FOR HIGHWAY AND RIGHTS INCIDENT THERETO AS GRANTED IN INSTRUMENT RECORDED JUNE 11, 1968 IN DOCKET 7132, PAGE 539.
- (7) AN EASEMENT FOR UNDERGROUND ELECTRIC LINE AND RIGHTS INCIDENT THERETO AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 26, 1968 IN DOCKET 7328, PAGE 507.
- (8) AN EASEMENT FOR INGRESS AND EGRESS AND RIGHTS INCIDENT THERETO AS GRANTED IN INSTRUMENT RECORDED DECEMBER 22, 1971 IN DOCKET 3137, PAGE 603.
- (9) AN EASEMENT FOR ELECTRIC LINE AND RIGHTS INCIDENT THERETO AS GRANTED IN INSTRUMENT RECORDED JULY 13, 1979 IN DOCKET 13776, PAGE 106.

GENERAL NOTES

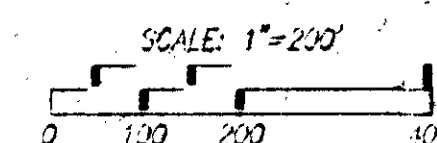
1. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH FIRST AMERICAN TITLE INSURANCE COMPANY FOURTH AMENDED COMMITMENT NO. 268-100-1237722, DATED MAY 17, 1999.
2. GROSS AREA IS DEFINED AS THE AREA OF THE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION. NET AREA IS DEFINED AS GROSS AREA MINUS THE AREAS FOR RIGHTS-OF-WAY AND EASEMENTS FOR ROADWAY PURPOSES.

BASE OF BEARINGS

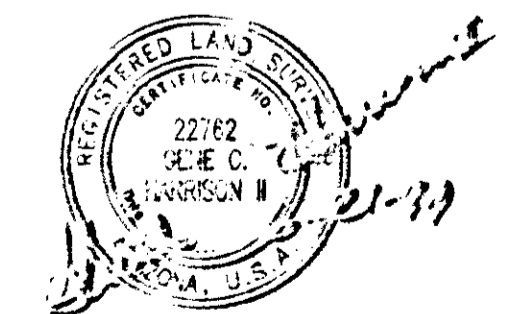
THE MONUMENT LINE OF SCOTTSDALE ROAD, WHICH BEARS NORTH 00°01'00" WEST, SAID LINE BEING THE SECTION LINE FROM THE SOUTHWEST CORNER TO THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS PER U.S. SURVEYOR GENERAL'S OFFICE RESURVEY AND RETRACEMENT SURVEY OF TOWNSHIP 5 NORTH BY SIDNEY E. BLOUT, U.S.C.E., DATED SEPTEMBER 4, 1920, AND OFFICIALLY FILED FEBRUARY 26, 1921.

LEGEND

- CENTERLINE
- (20) SCHEDULE B ITEMS
- (M) MEASURED DATA



Gene C. Harrison II June 21, 2019
GENE C. HARRISON II, R.L.S. #22782 DATE



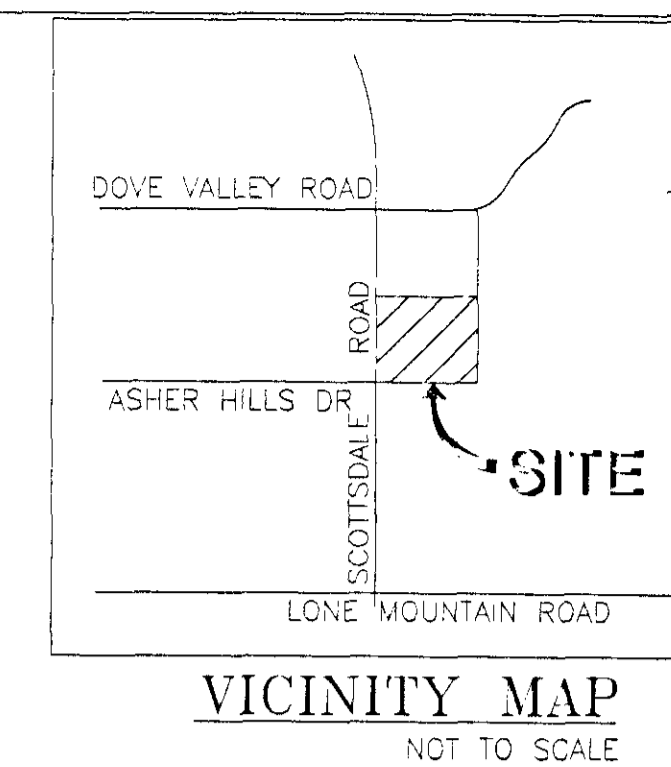
Geodimeter
3030 E Camelback Road Suite 260
Phoenix, Arizona 85018
Phone (602) 952-8728
Fax 952-9305

BOUNDARY SURVEY
AMBERJACK CAREFREE

• Planning
• Civil Engineering
• Land Surveying
• Water Resources
• Construction Services

ALTA/ACSM SURVEY

OF A PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



DEI
PROFESSIONAL SERVICES, L.L.C.
33315
JASON R. KACK
REGISTERED LAND SURVEYOR
ARIZONA 1997

1982-2000
18
YEARS OF EXCELLENCE
DEI Professional Services, L.L.C.

REGISTERED LAND SURVEYOR
33315
JASON R. KACK
ARIZONA 1997

ALTA/ACSM SURVEY
DONAHUE SCHRIEBER REALTY GROUP
SCOTTSDALE, ARIZONA

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 14, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 00 DEGREES 01 MINUTES 33 SECONDS EAST, 2842.13 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 347.73 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 27 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 75.00 FEET TO A POINT ON THE EASTERN RIGHT OF WAY OF SCOTTSDALE ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 00 DEGREES 01 MINUTES 33 SECONDS EAST, ALONG SAID EASTERN RIGHT OF WAY, A DISTANCE OF 1294.47 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 27 SECONDS EAST, LEAVING SAID EASTERN RIGHT OF WAY, A DISTANCE OF 1230.00 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 33 SECONDS WEST, A DISTANCE OF 712.69 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF 409.98 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 43 SECONDS EAST, A DISTANCE OF 79.00 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF 401.17 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 33 SECONDS WEST, A DISTANCE OF 550.00 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF 269.95 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 33 SECONDS EAST, A DISTANCE OF 47.64 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 17 SECONDS WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

NOTES

1. THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECORD INFORMATION PROVIDED TO THE SURVEYOR BY LOCAL AGENCIES OF JURISDICTION AND 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.

2. THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSIONAL CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

3. SCHEDULE B ITEMS 1-4, AND 10-11 ARE BEYOND THE REVIEW AND SCOPE OF THIS SURVEY.

4. THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY # 226-100-1274947 DATED APRIL 20, 2000 AT 7:30 A.M.

5. PURSUANT TO TABLE "A", ITEM 12, NO ADDITIONAL REQUIREMENTS HAVE BEEN MADE BY THE CLIENT FOR THIS SURVEY.

6. PURSUANT TO TABLE "A", ITEM 14, AND TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF EARTH MOVING WORK OR SITE CONSTRUCTION UNDERWAY OR RECENTLY COMPLETED (EXCEPT AS SHOWN HEREON). THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.

7. PURSUANT TO TABLE "A", ITEM 15, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY BY TITLE INFORMATION OR CLIENT KNOWLEDGE ON WHICH THIS SURVEY IS BASED. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION. THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.

8. PURSUANT TO TABLE "A", ITEM 16, THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED TO IDENTIFY EVIDENCE WHICH WOULD INDICATE ADVERSE ENVIRONMENTAL CONDITIONS OF SITE. INTERESTED OR AFFECTED PARTIES SHOULD SEEK CONSULTATION BY AN ENVIRONMENTAL ENGINEERING CONSULTANT OR OTHER QUALIFIED PROFESSIONAL.

9. THERE ARE NO BUILDINGS LOCATED ON THE SUBJECT PROPERTY.

10. (5) THE PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF LOT SPLIT APPROVAL PER DOC. 99-0807246, OF OFFICIAL RECORDS.

11. (7) THE PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF OPERATION AND EASEMENT AGREEMENT PER DOC. 99-0807251, OF OFFICIAL RECORDS.

12. (8) THE PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF SITE DEVELOPMENT AGREEMENT PER DOC. 99-0807252, OF OFFICIAL RECORDS.

13. (9) THE PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF REPURCHASE AGREEMENT PER DOC. 99-0807253, OF OFFICIAL RECORDS.

14. THIS SURVEY CONTAINS TABLE "A" ITEMS 1-4, 6, 8, AND 10-13.

LEGEND

- ☉ LIGHT POLE
- ⊕ EXIST. WATER VALVE
- ⊕ WATER METER
- ⊕ EXIST. FIRE HYDRANT
- ⊕ EXIST. SANITARY SEWER MANHOLE
- ⊕ CATCH BASIN
- ⊕ DRY WELL
- ⊕ FD BC IN HH
- ⊕ FOUND BC FLUSH
- (M) MEASURED INFORMATION
- (R) RECORD INFORMATION
- SET 1/2" REAR
- FD 1/2" REAR UNLESS OTHERWISE NOTED
- ⊕ ELECTRIC BOX
- (5) SCHEDULE B ITEM AND NUMBER
- ☉ DESERT VEGETATION

FLOODZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C0820E, DATED DECEMBER 3, 1993, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

ZONING:

ZONED C-2 ESL
 MAXIMUM BUILDING HEIGHT= 35'
 MAXIMUM COVERAGE= N/A
 FRONT SETBACK= 40'
 SIDE SETBACK= 50'
 REAR SETBACK= 50'
 STREET SIDE SETBACK= 40'

ZONING:

ZONED R1-43 ESL
 MAXIMUM BUILDING HEIGHT= 35'
 MAXIMUM COVERAGE= N/A
 FRONT SETBACK= 40'
 SIDE SETBACK= 20'
 REAR SETBACK= 35'
 STREET SIDE SETBACK= 20'

PLEASE CONTACT CITY OF SCOTTSDALE PLANNING AND ZONING DEPARTMENT FOR ALL VARIANCES OF WHAT IS SHOWN HEREON.

SITE AREA

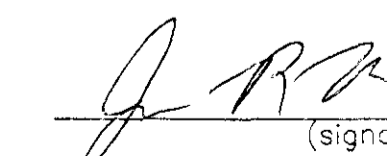
PARCEL CONTAINS 1,165,540.2 SQUARE FEET OR 26.76 ACRES, NET

SURVEYORS CERTIFICATE

TO: DONAHUE SCHRIEBER REALTY GROUP, L.P., A DELAWARE LIMITED PARTNERSHIP, KOLL DEVELOPMENT CO. AND FIRST AMERICAN TITLE INSURANCE COMPANY.

I, JASON R. KACK, HEREBY CERTIFY THAT THIS SURVEY, MADE BY ME OR UNDER MY DIRECTION, ON MAY 16, 2000, WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN ON THIS SURVEY AND CORRECTLY SHOWS (i) THE BOUNDARY AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON AND THE DISTANCE THEREFROM TO THE NEAREST EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY; (ii) THE LOCATIONS OF ALL RIGHTS-OF-WAY, EASEMENTS, AND OTHER MATTERS OF RECORD AFFECTING OR BENEFITING THE SUBJECT PROPERTY; (iii) THE LOCATIONS OF THE PARKING AREAS ON THE SUBJECT PROPERTY AND SHOWING THE NUMBER OF PARKING SPACES PROVIDED THEREBY; (iv) ALL ABUTTING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY, TOGETHER WITH THE WIDTH AND NAME THEREOF; AND (v) ALL OTHER SIGNIFICANT ITEMS ON THE SUBJECT PROPERTY, AS SHOWN.

I ALSO HEREBY CERTIFY THAT EXCEPT AS SHOWN AS HEREON, THERE ARE NO (i) ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTIES; AND (ii) ENCROACHMENTS ON ADJACENT PROPERTIES, STREETS OR ALLEYS BY IMPROVEMENTS ON THE SUBJECT PROPERTY. I ALSO HEREBY CERTIFY THAT UNLESS SHOWN HEREON, ALL BUILDINGS AND STRUCTURES LIE WHOLLY WITHIN ALL APPLICABLE BUILDING SETBACK LINES, IF ANY, BASED UPON DATA OBTAINED FROM LOCAL AGENCY PLANNING DEPARTMENT OFFICIALS AND DO NOT VIOLATE ANY HEIGHT OR LOCATION RESTRICTIONS SET FORTH IN ANY PRELIMINARY TITLE REPORT AND ITS UNDERLYING DOCUMENTS. I ALSO HEREBY CERTIFY THAT (i) THERE ARE NO VIOLATIONS OF ANY ZONING ORDINANCES AFFECTING THE PROPERTY AND ALL ZONING CLASSIFICATIONS AND RESTRICTIONS ARE SHOWN ON THE SURVEY; AND (ii) THIS MAP AND SURVEY IN WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997, AND MEETS THE REQUIREMENTS FOR A URBAN SURVEY.


(Signature)
JASON R. KACK

No: 33315

Date: 5/18/00

REVISIONS

DATE: 5/16/00
 PROJ. NO: 9155
 DESIGN:
 DRAWN: JAH
 CHECK: JFK
 SCALE:
 CAD FILE: 816CAS01

ALTA/ACSM SURVEY
 Lot 2
 DSRG PARCEL

