

SHEET INDEX

1 COVER, NOTES, SCHEDULE 'B' ITEMS, SITE DETAIL & EASEMENTS

LEGAL DESCRIPTION PER TITLE COMMITMENT

LOT 1D, OF 8700 E THOMAS ROAD, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY ARIZONA, RECORDED IN BOOK 1442 OF MAPS, PAGE 24.

BASIS OF BEARINGS

SOUTH 00°04'25" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO A MINOR LAND DIVISION PLAT IN BOOK 1442, PAGE 24 RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTES

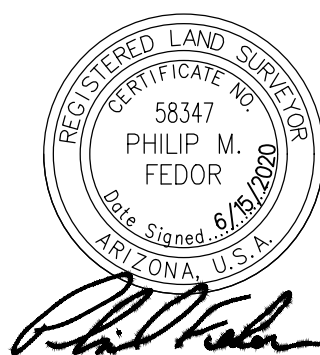
- 1. PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
2. PURSUANT TO TABLE "A", ITEM NUMBER 1, MONUMENTS WILL BE PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES.
3. PURSUANT TO TABLE "A", ITEM NUMBER 2, THE PROPERTY ADDRESS IS:
8700 E THOMAS ROAD
SCOTTSDALE, AZ 85251
4. PURSUANT TO TABLE "A", ITEM NUMBER 3, ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2235L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" & ZONE AE: ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND ZONE "AE" WITH BFE OR DEPTH.
5. PURSUANT TO TABLE "A", ITEM NUMBER 4, THE GROSS AREA OF THE SUBJECT PARCEL AS DESCRIBED IN THE LEGAL DESCRIPTION IS 45,927 SQUARE FEET OR 1.054 ACRES, MORE OR LESS.
6. PURSUANT TO TABLE "A", ITEM NUMBER 6(A) THE CURRENT ZONING CLASSIFICATION HAVE NOT BEEN PROVIDED BY THE INSURER.
7. PURSUANT TO TABLE "A", ITEM NUMBER 7(A), THERE ARE NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
8. PURSUANT TO TABLE "A", ITEM NUMBER 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE, ETC ARE SHOWN HEREON.
9. PURSUANT TO TABLE "A", ITEM NUMBER 9, THERE ARE NO STRIPED PARKING SPACES EXISTING ON THE SURVEYED PROPERTY.
10. PURSUANT TO TABLE "A", ITEM NUMBER 11, VISIBLE SURFACE UTILITIES WITHIN THE SUBJECT PARCEL ARE SHOWN HEREON. NO RECORD MAPS FROM UTILITY OPERATING AGENCIES WERE REVIEWED. LOCATION OF UNDERGROUND UTILITIES ARE UNKNOWN.
11. PURSUANT TO TABLE "A", ITEM NUMBER 13, NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS ARE SHOWN HEREON.
12. PURSUANT TO TABLE "A", ITEM NUMBER 16, 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.
13. PURSUANT TO TABLE "A", ITEM NUMBER 17, 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.
14. PURSUANT TO TABLE "A", ITEM NUMBER 18, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN WETLAND AREAS ACCORDING TO THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY INTERACTIVE MAP. NO MARKERS WERE OBSERVED IN THE COURSE OF THIS SURVEY.
15. ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

TO: CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION, A TEXAS CORPORATION; SIMON CRE TORREON III, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; 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 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 5/21/2020.

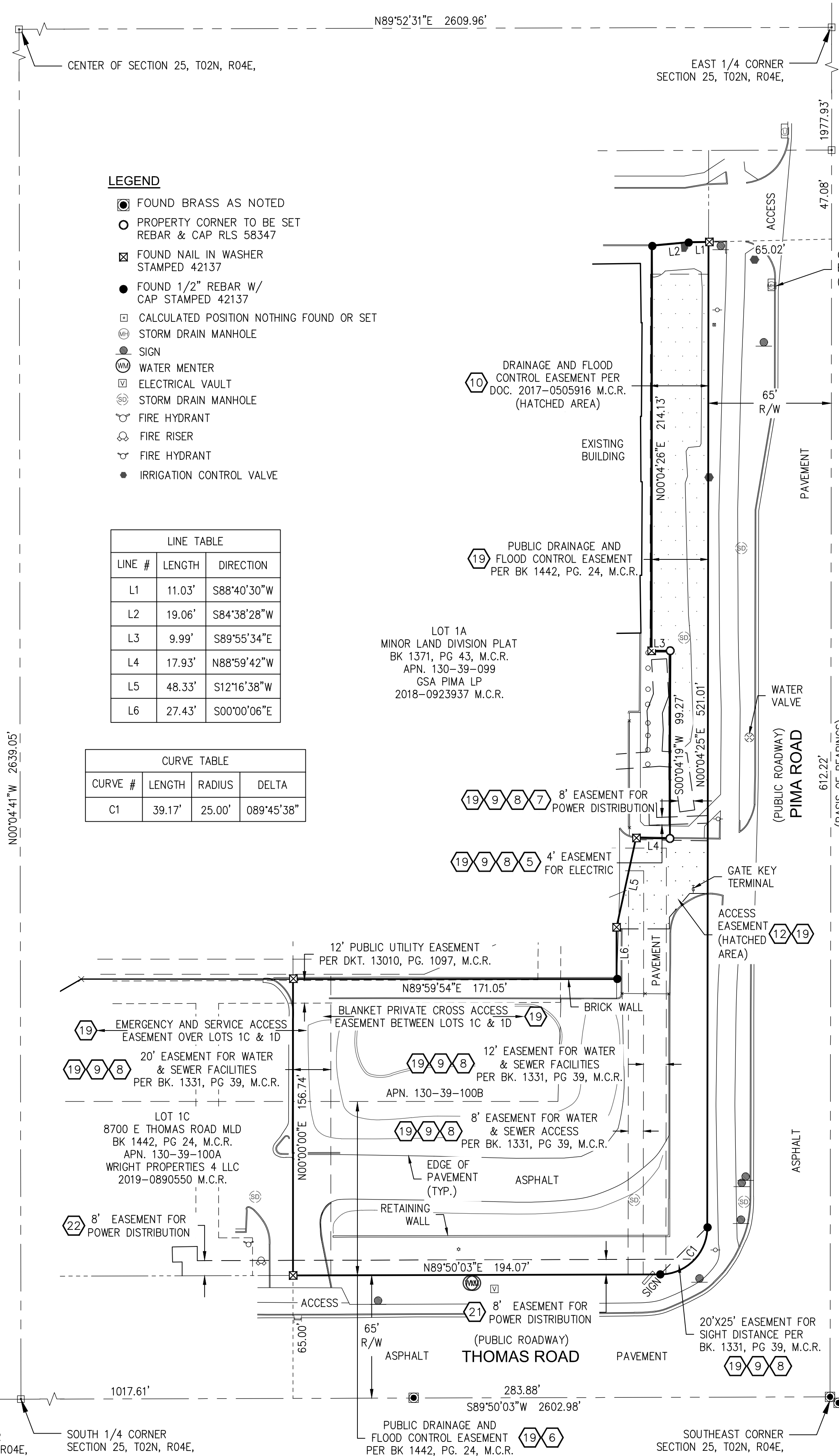
PHILIP M. FEDOR R.L.S. #58347 DATE 6/15/2020
pfedor@bowmancg.com



ALTA/NSPS LAND TITLE SURVEY

8700 E THOMAS ROAD

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

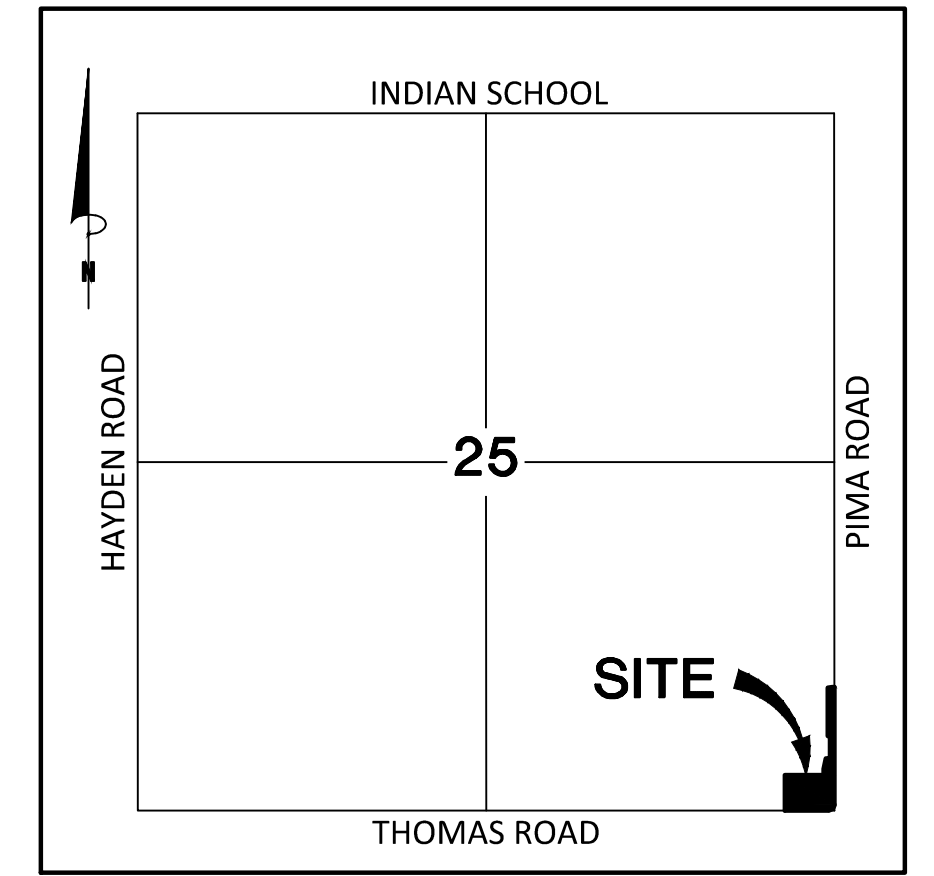
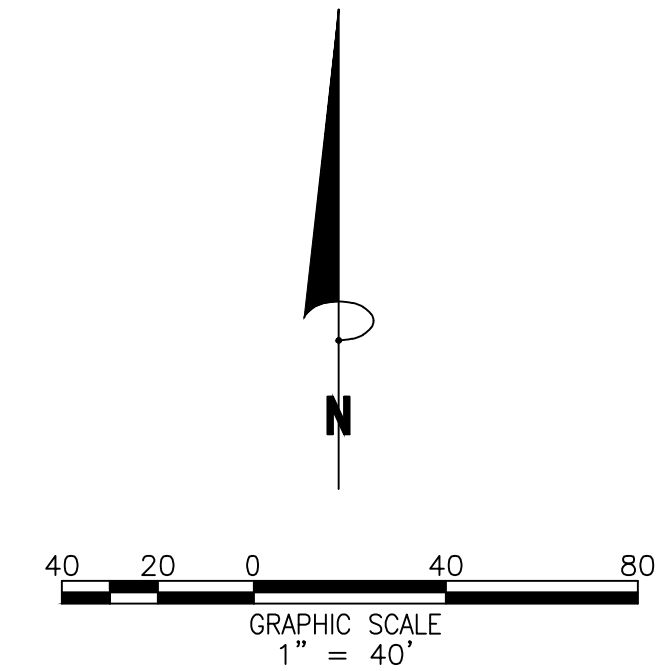


LEGEND

- FOUND BRASS AS NOTED
PROPERTY CORNER TO BE SET REBAR & CAP RLS 58347
FOUND NAIL IN WASHER STAMPED 42137
FOUND 1/2" REBAR W/ CAP STAMPED 42137
CALCULATED POSITION NOTHING FOUND OR SET
STORM DRAIN MANHOLE
SIGN
WATER MENTER
ELECTRICAL VAULT
STORM DRAIN MANHOLE
FIRE HYDRANT
FIRE RISER
FIRE HYDRANT
IRRIGATION CONTROL VALVE

Table with 3 columns: LINE #, LENGTH, DIRECTION. Contains lines L1 through L6 with their respective measurements and bearings.

Table with 3 columns: CURVE #, LENGTH, RADIUS, DELTA. Contains curve C1 with length 39.17', radius 25.00', and delta 089°45'38".



VICINITY MAP N.T.S.

TITLE COMMITMENT SCHEDULE B - SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED WERE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-940332-PHX1, EFFECTIVE DATE: APRIL 16, 2020, AT 8:00 AM, AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B - SECTION II OF THE TITLE INSURANCE COMMITMENT WITH RESPECT TO THE SURVEYED PROPERTY:

- (a) 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 PROFESSION 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.
(b) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY OR UNLESS OTHERWISE EXPLAINED AS HOW THEY AFFECT THE SURVEYED PROPERTY:
(c) DENOTES SCHEDULE B ITEMS SHOWN HEREON.
ITEM 1 TAXES FOR THE FULL YEAR OF 2020. (THE FIRST HALF IS DUE OCTOBER 1, 2020 AND IS DELINQUENT NOVEMBER 1, 2020. THE SECOND HALF IS DUE MARCH 1, 2021 AND IS DELINQUENT MAY 1, 2021.) (ITEM IS NOT SURVEY RELATED AND IS NOT SHOWN.)
ITEM 2 THE LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSE OF OBTAINING WATER RIGHTS FOR SAID LAND. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.) (ITEM IS NOT SURVEY RELATED AND IS NOT SHOWN.)
ITEM 3 RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (ITEM IS NOT SURVEY RELATED AND IS NOT SHOWN.)
ITEM 4 THIS ITEM HAS BEEN INTENTIONALLY DELETED.
ITEM 5 AN EASEMENT FOR UNDERGROUND POWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 93-301851 OF OFFICIAL RECORDS. (ITEM IS SHOWN HEREON.)
ITEM 6 THIS ITEM HAS BEEN INTENTIONALLY DELETED.
ITEM 7 AN EASEMENT FOR POWER DISTRIBUTION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2007-665533 OF OFFICIAL RECORDS. (ITEM IS SHOWN HEREON.)
ITEM 8 ALL MATTERS AS SET FORTH IN MINOR LAND DIVISION PLAT, RECORDED JUNE 28, 2017 IN BOOK 1331 OF MAPS, PAGE 39. (ITEM IS SHOWN HEREON.)
ITEM 9 RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF PIMA SELF STORAGE, AS RECORDED IN PLAT BOOK 1371 OF MAPS, PAGE(S) 43, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (ITEM IS SHOWN HEREON.)
ITEM 10 AN EASEMENT FOR DRAINAGE AND FLOOD CONTROL AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2017-0505916 OF OFFICIAL RECORDS. (ITEM IS SHOWN HEREON.)
ITEM 11 ALL MATTERS AS SET FORTH IN RECORD OF SURVEY, RECORDED JUNE 21, 2018 IN BOOK 1396 OF MAPS, PAGE 15. (NO EASEMENTS AFFECTING SUBJECT PARCEL ARE CREATED BY THIS DOCUMENT AND IS NOT SHOWN.)
ITEM 12 TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN DECLARATION OF ACCESS EASEMENT, RECORDED DECEMBER 18, 2018 AS 20180923936 OF OFFICIAL RECORDS. (ITEM IS SHOWN HEREON.)
ITEM 13 THIS ITEM HAS BEEN INTENTIONALLY DELETED.
ITEM 14 ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY. (ITEM IS NOT SURVEY RELATED AND IS NOT SHOWN.)
ITEM 15 THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.
NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN. (ITEM IS NOT SURVEY RELATED AND IS NOT SHOWN.)
ITEM 16 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (ITEM IS NOT SURVEY RELATED AND IS NOT SHOWN.)
ITEM 17 THIS ITEM HAS BEEN INTENTIONALLY DELETED.
ITEM 18 THIS ITEM HAS BEEN INTENTIONALLY DELETED.
ITEM 19 RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF 8700 E THOMAS ROAD, AS RECORDED IN PLAT BOOK 1442, PAGE(S) 24, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (ITEM IS SHOWN HEREON.)
ITEM 20 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "UNDERGROUND STORM WATER STORAGE TANK AGREEMENT" RECORDED MARCH 20, 2019 AS 2019-194881 OF OFFICIAL RECORDS. (ITEM IS NOT SURVEY RELATED AND IS NOT SHOWN.)
ITEM 21 AN EASEMENT FOR POWER DISTRIBUTION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2019-463231 OF OFFICIAL RECORDS. (ITEM IS SHOWN HEREON.)
ITEM 22 AN EASEMENT FOR POWER DISTRIBUTION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2019-463239 OF OFFICIAL RECORDS. (ITEM IS SHOWN HEREON.)

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SCOTTSDALE, AZ 85251

Table with columns for DATE, REVISION, PROJ NO., TASK NUM, DRAWN BY, CHECKED BY, QUALITY, CLIENT NO., SCALE, and page number 1 of 1.