TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN REAL ADVANTAGE TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 555-2285571-06.CO, WITH AN EFFECTIVE DATE OF SEPTEMBER 23, 2021 AT 7:30 A.M.

LEGAL DESCRIPTION

LOT 22, RANCH OFFICE PARK II AMENDED, ACCORDING TO BOOK 283 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT ALL GROUNDWATERS UNDERLYING THE SURFACE OF SAID LAND RESERVED IN INSTRUMENT RECORDED IN DOCKET 141162, PAGE 781, RECORDS OF MARICOPA COUNTY, ARIZONA

NOTES CORRESPONDING TO SCHEDULE B

(8) — EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 279 OF MAPS, PAGE 11; AMENDED IN PLAT RECORDED IN BOOK 283 OF MAPS, PAGE 4 SET FORTH AS FOLLOWS:
A. 8 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE NORTHERN BOUNDARY
B. 5 FOOT WIDE ROADWAY EASEMENT ALONG NORTHERN BOUNDARY
C. RESTRICTION LIMITING SQUARE FOOTAGE OF ANY BUILDING ON THE PROPERTY TO 3,140 SQUARE FEET
THEREAFTER AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 97-0714359;
CITY OF SCOTTSDALE RELEASE OF EASEMENT RECORDED IN RECORDING NO. 94-0608863
(AFFECTS, PLOTTED AS SHOWN)

(9) — AN INSTRUMENT, UPON THE TERMS AND CONDITIONS CONTAINED THEREIN ENTITLED: RESERVATION OF ARCHITECTURAL CONTROL
RECORDED: 12/29/1971, IN DOCKET 9148, PAGE 701, OFFICIAL RECORD
(UNABLE TO PLOT, DOCKET 9148, PAGE 701 NOT PROVIDED)

(10) — COVENANTS, CONDITIONS, RESTRICTIONS, CHARGES, ASSESSMENTS AND OTHER MATTERS IN AN INSTRUMENT RECORDED 12/29/1971 IN BOOK 9148 PAGE 706 OFFICIAL RECORDS OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION, IF ANY, INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTIFY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
"NOTE: SECTION 12956.1 (B)(1) OF CALIFORNIA GOVERNMENT CODE PROVIDE THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.2 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS."
NOTWITHSTANDING THE MORTGAGEE PROTECTION CLAUSE CONTAINED IN THE ABOVE MENTIONED COVENANTS, CONDITIONS AND RESTRICTIONS, THEY PROVIDE THAT THE LIENS AND CHARGES FOR UPKEEP AND MAINTENANCE ARE SUBORDINATE ONLY TO A FIRST MORTGAGE
SAID INSTRUMENT MAY PROVIDE FOR LEVYING REGULAR AS WELL AS SPECIAL ASSESSMENTS.
(AFFECTS, BLANKET IN NATURE)

(11) — COVENANTS, CONDITIONS AND RESTRICTIONS IN AN INSTRUMENT RECORDED IN BOOK 14162 PAGE 781 OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION, IF ANY, INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTIFY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
"NOTE: SECTION 12956.1 (B)(1) OF CALIFORNIA GOVERNMENT CODE PROVIDE THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.2 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS."
(AFFECTS, BLANKET IN NATURE)

(12) — COVENANTS, CONDITIONS, RESTRICTIONS, CHARGES, ASSESSMENTS AND OTHER MATTERS IN AN INSTRUMENT RECORDED 3/14/1985 AS INSTRUMENT NO. 1985-109148 OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION, IF ANY, INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTIFY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
NOTWITHSTANDING THE MORTGAGEE PROTECTION CLAUSE CONTAINED IN THE ABOVE MENTIONED COVENANTS, CONDITIONS AND RESTRICTIONS, THEY PROVIDE THAT THE LIENS AND CHARGES FOR UPKEEP AND MAINTENANCE ARE SUBORDINATE ONLY TO A FIRST MORTGAGE
SAID INSTRUMENT MAY PROVIDE FOR LEVYING REGULAR AS WELL AS SPECIAL ASSESSMENTS.
AN INSTRUMENT DECLARING A MODIFICATION THEREOF WAS RECORDED 7/14/1992 AS INSTRUMENT NO. 1992-383130, OFFICIAL RECORDS
AN INSTRUMENT DECLARING A MODIFICATION THEREOF WAS RECORDED 7/28/1995 AS INSTRUMENT NO. 1995-445375, OFFICIAL RECORDS
(AFFECTS, BLANKET IN NATURE)

(14) — AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERE TO AS PROVIDED IN AN INSTRUMENT
RECORDED: 9/30/2021 AS INSTRUMENT NO. 1987-524887, OF OFFICIAL RECORDS.
FOR: UTILITY AND INCIDENTAL PURPOSES
IN FAVOR OF: ARIZONA PUBLIC SERVICE COMPANY
AFFECTS: 6 FEET WEST OF THE EAST PROPERTY LINE; THENCE SOUTHERLY PARALLEL WITH AND 6 FEET WEST OF THE SAID EAST PROPERTY LINE, A DISTANCE OF 16 FEET.
(AFFECTS, PLOTTED AS SHOWN)

AN INSTRUMENT, UPON THE TERMS AND CONDITIONS CONTAINED THEREIN ENTITLED: WAIVER OF RIGHT TO MAKE A CLAIM UNDER PROPOSITION 207
RECORDED: 3/28/2017, AS INSTRUMENT NO. 2017-214745, OFFICIAL RECORDS
(AFFECTS, BLANKET IN NATURE)

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT TIME OF ALTA SURVEY.

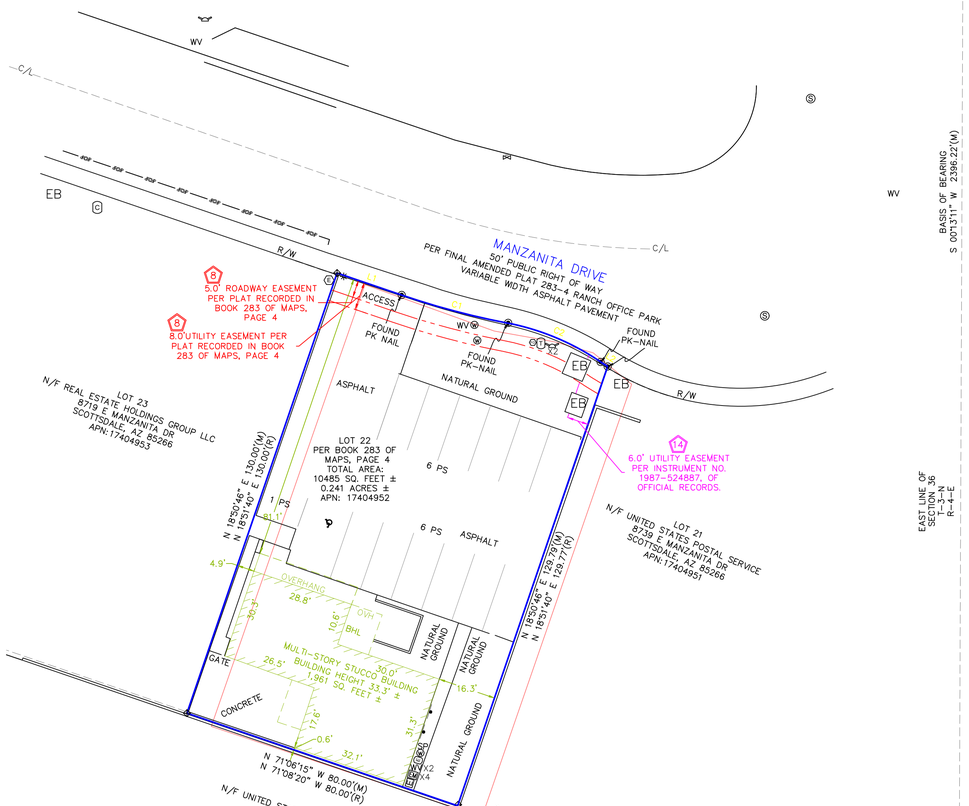
NOTES CORRESPONDING TO SCHEDULE B

(15) — AN INSTRUMENT, UPON THE TERMS AND CONDITIONS CONTAINED THEREIN ENTITLED: WAIVER OF RIGHT TO MAKE A CLAIM UNDER PROPOSITION 207
RECORDED: 3/28/2017, AS INSTRUMENT NO. 2017-214745, OFFICIAL RECORDS
(AFFECTS, BLANKET IN NATURE)

(16) — DEED OF TRUST TO SECURE THE INDEBTEDNESS OF
AMOUNT: $2,000,000.00
TRUSTOR: REAL ESTATE HOLDINGS GROUP, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, FORMERLY
KNOWN AS WHITESTAR REAL ESTATE HOLDINGS, LLC., AN ARIZONA LIMITED LIABILITY
COMPANY
TRUSTEE: METRO PHOENIX BANK
BENEFICIARY: METRO PHOENIX BANK
DATED: 8/15/2014
RECORDED: 8/22/2014 AS INSTRUMENT NO. 2014-557943 OF OFFICIAL RECORDS
(AFFECTS, BLANKET IN NATURE)

(17) — AN UNRECORDED LEASE, UPON THE TERMS, COVENANTS AND CONDITIONS THEREIN PROVIDED, DISCLOSED BY METRO PHOENIX BANK
DATED: 8/15/2014
LESSOR: REAL ESTATE HOLDINGS GROUP, LLC
LESSEE: MONARCH WELLNESS CENTERS, INC.
TERM: SAID YEARS
RECORDED: 8/22/2014 AS INSTRUMENT NO. 2014-557944, OFFICIAL RECORDS.
(AFFECTS, NOT SURVEY RELATED)

1" = 20'
GRAPHIC SCALE
0 10' 20' 40'



LINE & CURVE TABLE

LINE	BEARING	DISTANCE
L1(M)	N 71°07'14" W	19.00'
L2(M)	N 58°17'02" W	2.28'

LINE	BEARING	DISTANCE
L1(R)	N 71°08'20" W	19.00'
L2(R)	N/A	2.32'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1(M)	225.00'	7°51'39"	30.87'	30.85'	S 75°11'33" E
C2(M)	70.00'	23°08'03"	28.26'	28.07'	S 67°12'41" E

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1(R)	225.00'	7°52'26"	30.92'	N/A	N/A
C2(R)	70.00'	21°03'35"	28.17'	N/A	N/A

LEGEND

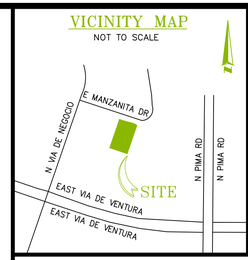
- HANDICAP PARKING SPACE
- PS — PARKING SPACE(S)
- N/F — NOW/FORMERLY
- BHL — BUILDING HEIGHT LOCATION
- OVH — OVERHANG
- WATER METER
- EM — ELECTRIC METER
- ELECTRIC PEDESTAL
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- SIGN
- C — CABLE PEDESTAL
- FOP — FIBER OPTIC VAULT
- T — TELEPHONE PEDESTAL
- SQ.FT. — SQUARE FEET
- COMPUTED POINT
- FOUND MONUMENT AS NOTED
- C/L — CENTER LINE RIGHT-OF-WAY
- R/W — RIGHT-OF-WAY
- WV — WATER VALVE
- EB — ELECTRIC BOX
- S — SANITARY MANHOLE
- LIGHT POLE
- ELECTRIC BOX/STRUCTURES
- V — ELECTRIC VAULT
- SP — SPRINKLER PIPE
- PROPERTY LINE
- EASEMENT LINE
- FOP — FOP — FIBER OPTIC LINE
- CENTER LINE RIGHT-OF-WAY
- RIGHT-OF-WAY LINE

SURVEYED BY:

BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703.
SURVEY@BLEWINC.COM

VICINITY MAP

NOT TO SCALE



SHEET 1 OF 1

LAND AREA

10,485± SQUARE FEET
0.241± ACRES

PARKING

REGULAR= 13
HANDICAP= 1
TOTAL= 14

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 04013C1770M, WHICH BEARS AN EFFECTIVE DATE OF 09/18/2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83-2011, AS MEASURED ALONG THE EAST LINE OF SECTION 36 OF THE SUBJECT PROPERTY WHICH BEARS S00°14'03"W PER GPS COORDINATE OBSERVATIONS.
LATITUDE: 33°33'15.3865"
LONGITUDE: -111°53'33.7239"
CONVERGENCE ANGLE: 00°00'47.68713"

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO MANZANITA DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF MANZANITA DRIVE AND VIA DE NEGOCIO, WHICH IS APPROXIMATELY 180' FROM THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
12. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB # 448475

8729 EAST MANZANITA DRIVE

MARICOPA COUNTY SCOTTSDALE, ARIZONA 85258

SITE PICTURE



AEI Consultants

COORDINATED BY:

AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: REAL ADVANTAGE 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/15/2021. DATE OF PLAT OR MAP: 10/29/2021.

PRELIMINARY

ROBERT J. WINNICKI
REGISTERED LAND SURVEYOR 72285
STATE OF ARIZONA
FIRM REGISTRATION NO. 20154

DATE	REVISION HISTORY	BY

SURVEYOR JOB NUMBER: 21-8715
SCALE: 1" = 20'
DRAWN BY: DSM
APPROVED BY: RJW