

ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

NOTES

1) The basis of bearing is the monument line of Frank Lloyd Wright Boulevard, using a bearing of South 76 degrees 05 minutes 25 seconds East, per Property Division of "WESTERN SECURITY BANK", recorded in Book 666 of Maps, Page 13, records of Maricopa County, Arizona.

2) All title information and the description shown is based on a Commitment for Title Insurance issued by Westcor Land Title Insurance Company, File Number 6407TAZ, dated September 4, 2020 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

3) The number of striped parking spaces on the subject property are as follows:
Regular: 106
Handicapped: 6
Total: 112

4) The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leaseable area of any building. The building offset distances shown are to actual building corners. Building heights shown are the measurement between the adjacent natural ground to the highest point on the building visible from the ground.

5) According to FEMA Flood Insurance Rate Map, Map Number 04013C1320L, dated February 16, 2013, the subject property is located in Zone X (shaded). Zone X (shaded) is defined as "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."

6) The surveyor was not provided with zoning information by the owner pursuant to Table A item 6(a) and 6(b).

7) The underground utilities shown are based on information obtained from plans and markings, combined with observed evidence. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. If this site is to be improved, the utilities and their locations shown on this survey should be verified. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.

8) At the time the field work was performed, there was no observable evidence of recent earth moving work, building construction or building additions.

9) The Surveyor has not obtained any information relating to, and has no knowledge of any proposed changes to street right of way lines. Except as shown hereon no evidence of recent street or sidewalk construction or repairs was observed at the time of this survey.

10) No plottable offsite easements or servitudes benefiting the surveyed property were identified by the client at time of this survey.

11) There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.

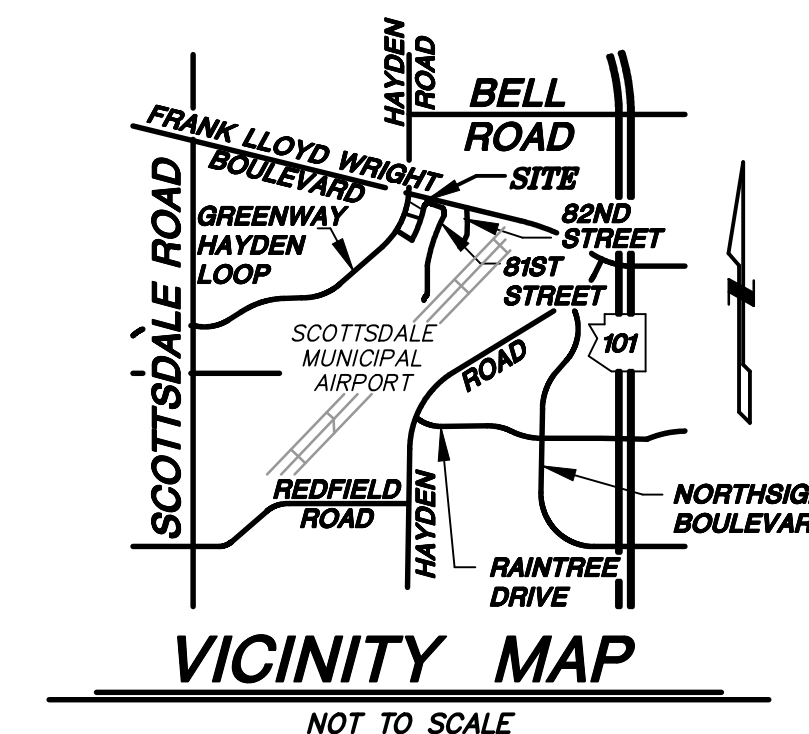
12) The subject property has direct physical access to Greenway-Hayden Loop & N. 80th Street, being improved and open public rights-of-way.

13) The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.

14) This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

SIGNIFICANT OBSERVATIONS

AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF POTENTIAL ENCROACHMENTS OBSERVED ON SUBJECT PROPERTY



SCHEDULE "B" ITEMS

12) Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as Book 327 of Maps, Page 12; Certificates of Correction recorded as 94-0587484 of Official Records and recorded as 94-0663585 of Official Records, 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). (PLOTTED HEREON)

13) Covenants, conditions and restrictions in the document recorded as 86-349534; Amended recorded as 86-614562 and Second Amendments recorded as 2015-0917828; recorded as 2015-0917829; recorded as 2015-0917830; recorded as 2015-0917831; recorded as 2015-0917832; recorded as 2015-0917833; recorded as 2015-0917834; recorded as 2015-0917835; recorded as 2015-0917836; recorded as 2015-0917837; recorded as 2015-0917838; recorded as 2015-0917839; recorded as 2015-0917840; recorded as 2015-0917841; recorded as 2015-0917842; recorded as 2015-0917843; recorded as 2015-0917844; recorded as 2015-0917845; recorded as 2015-0917846; recorded as 2015-0917847; recorded as 2015-0917848; recorded as 2015-0917849; recorded as 2015-0917850; recorded as 2015-0917851; recorded as 2015-0917852; recorded as 2015-0917853; recorded as 2015-0917854; recorded as 2015-0917855; recorded as 2015-0917856; recorded as 2015-0917857; recorded as 2015-0917858, all of Official Records, 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 Title 42, Section 3604(c), of the United States Codes. (PERTAINS TO SUBJECT PROPERTY - NOT PLOTTABLE)

14) Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as Book 299 of Maps, Page 19; recorded as Book 299 of Maps, Page 20 and recorded as Book 318 of Maps, Page 9, 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). (PLOTTED HEREON)

15) All matters as set forth in Reciprocal Easement Agreement and Covenants Running With The Land, recorded September 05, 1997 as 97-0615059 of Official Records. (PLOTTED HEREON)

16) All matters as set forth in City of Scottsdale Lot Split Approval, recorded January 13, 1998 as 98-0025122 of Official Records. (PLOTTED HEREON)

17) An easement for utility and incidental purposes, recorded as 99-0257866 of Official Records. (PLOTTED HEREON)

18) An easement for ingress, egress and facilities and incidental purposes, recorded as 2003-0518507 of Official Records. 1 (BLANKET EASEMENT OVER SUBJECT PROPERTY FOR INGRESS & EGRESS TO INSTALL, MAINTAIN, OPERATE, & REPAIR COX TELECOMMUNICATION LINES & FACILITIES - NOT PLOTTABLE)

19) Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as Book 666 of Maps, Page 13, 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). (PLOTTED HEREON)

20) An easement for utility and incidental purposes, recorded as 2017-0171339 of Official Records. (PLOTTED HEREON)

21) All matters as set forth in Record of Survey, recorded as Book 1481 of Maps, Page 7. (NO PLOTTABLE EASEMENTS REFERENCING SUBJECT PROPERTY ARE CREATED BY THIS DOCUMENT)

DESCRIPTION

LOT 1, OF WESTERN SECURITY BANK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 666 OF MAPS, PAGE 13.

AREA = 1.921 ACRES
83,684 SQ. FT.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

MAP OF DEDICATION OF "SCOTTSDALE RESEARCH PARK" RECORDED IN BOOK 259 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS

MAP OF DEDICATION OF "NORTH SCOTTSDALE AUTO MALL" RECORDED IN BOOK 414 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS

PROPERTY DIVISION OF "WESTERN SECURITY BANK" RECORDED IN BOOK 666 OF MAPS, PAGE 13, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1030 OF MAPS, PAGE 39, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1076 OF MAPS, PAGE 1, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1409 OF MAPS, PAGE 45, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1481 OF MAPS, PAGE 7, MARICOPA COUNTY RECORDS

CERTIFICATION

To: FOCUSED INVESTMENT PARTNERS, LLC, a Delaware limited liability company; FIRST FIDELITY BANK, an Oklahoma charter bank, the successor by merger of Western Security Bank, an Arizona corporation; and WESTCOR LAND 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17 and 19 of Table A thereof. The field work was completed on February 6, 2021.

Date of Plat or Map: February 10, 2021
David S. Klein
R.L.S. 42137



David S. Klein

REVISIONS
DESCRIPTION
DATE

ALTA / NSPS LAND TITLE SURVEY
16277 N. GREENWAY-HAYDEN LOOP
SCOTTSDALE, AZ 85260

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: MS CHK: GBF
SHEET 1 OF 2
DATE: 2/10/2021
JOB: 202101003

