

ALTA / NSPS  
LAND TITLE SURVEY  
OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11,  
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 Helm Drive, using a bearing of North 89 degrees 49 minutes 00 seconds West per the Plat of THUNDERBIRD INDUSTRIAL PARK NO: 2, Book 118 of maps, Page 10, records of Maricopa County, Arizona.
- 2) All title information and the description shown is based on a Commitment for Title Insurance issued by Fidelity National Title Insurance Company, File Number 7571TAZ, dated January 12, 2021 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: 16  
Handicapped: 0  
Total: 16
- 4) There are no buildings on the subject property.
- 5) This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. 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.
- 6) 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.
- 7) The subject property has direct physical access to Helm Drive and 73rd Street, being an improved and open public rights-of-way.
- 8) The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.
- 9) 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.

REFERENCES

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

CONDOMINIUM PLAT FOR "HELM DRIVE BUSINESS CONDOMNIUMS" RECORDED IN BOOK 628 OF MAPS, PAGE 40 MARICOPA COUNTY RECORDS

MINOR LAND DIVISION PLAT FOR "7345 & 7350 E. ACOMA DRIVE" RECORDED IN BOOK 1373 OF MAPS, PAGE 49, MARICOPA COUNTY RECORDS

MINOR LAND DIVISION PLAT FOR "7317 & 7333 E. HELM DRIVE" RECORDED IN BOOK 1524 OF MAPS, PAGE 48, MARICOPA COUNTY RECORDS

SUBDIVISION OF "THUNDERBIRD INDUSTRIAL AIRPARK" RECORDED IN BOOK 118 OF MAPS, PAGE 9, MARICOPA COUNTY RECORDS

SUBDIVISION OF "THUNDERBIRD INDUSTRIAL AIRPARK NO:2" RECORDED IN BOOK 118 OF MAPS, PAGE 10 MARICOPA COUNTY RECORDS

SUBDIVISION OF "TUTOR TIME SCOTTSDALE" RECORDED IN BOOK 994 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 763 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS

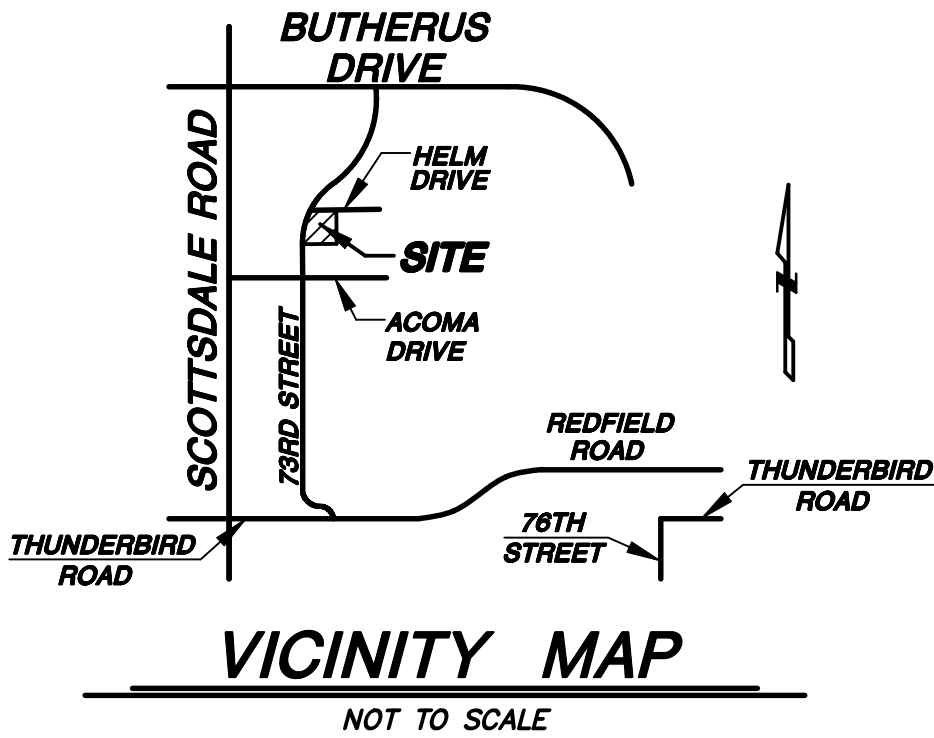
RECORD OF SURVEY IN BOOK 833 OF MAPS, PAGE 18, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1040 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1507 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1507 OF MAPS, PAGE 37, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1507 OF MAPS, PAGE 41, MARICOPA COUNTY RECORDS



DESCRIPTION

PARCEL NO. 2:  
LOT 26, OF THUNDERBIRD INDUSTRIAL AIRPARK NO. 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 118 OF MAPS, PAGE 10.

EXCEPT ALL URANIUM, THORIUM, AND ALL OTHER MATERIAL WHICH IS OR MAY BE CONSIDERED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA

AREA = 2.133 ACRES  
92,933 SQ. FT.

SIGNIFICANT OBSERVATIONS

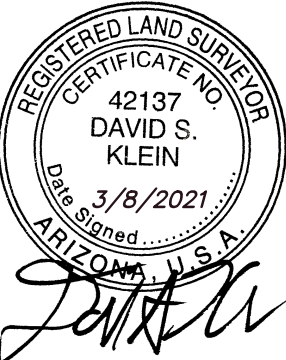
AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF POTENTIAL ENCROACHMENTS OBSERVED ON SUBJECT PROPERTY

CERTIFICATION

To: DENALI NATIONAL TRUST LLC, an Arizona limited liability company; WINDROSE SQUARE, LLC, an Arizona limited liability company; THOMAS TITLE AND ESCROW AGENCY; and FIDELITY NATIONAL 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, 4, 7(a), 7(b)(1), 7(c), 8, and 9 of Table A thereof. The field work was completed on March 8, 2021.

Date of Plat or Map: March 8, 2021  
David S. Klein  
R.L.S. 42137



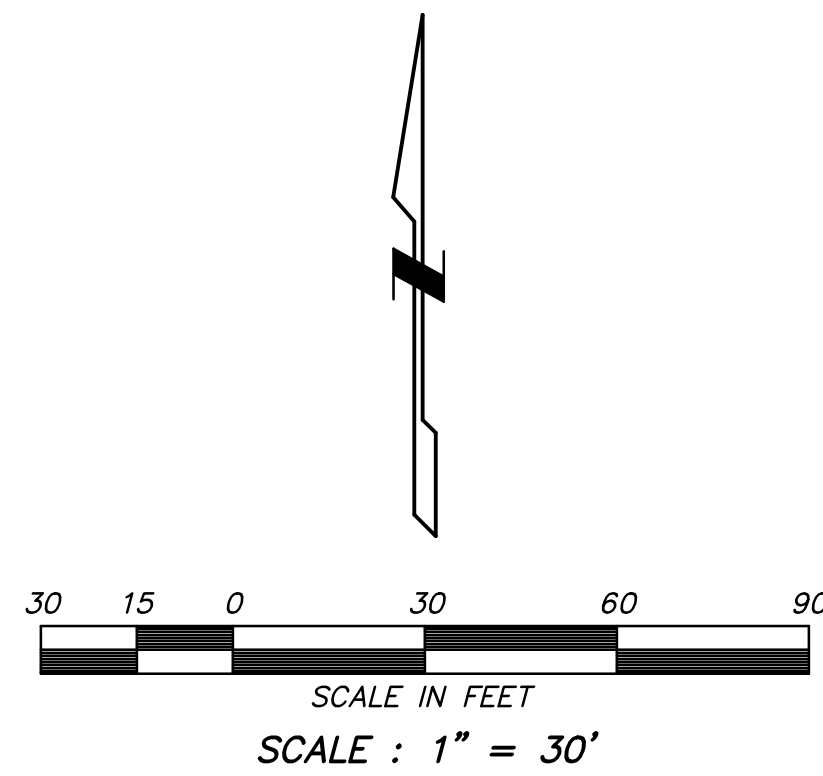
ALTA / NSPS LAND TITLE SURVEY  
7301 E. HELM DRIVE  
SCOTTSDALE, AZ 85260

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



DWN: AC CHK: JW  
SHEET 1 OF 2  
DATE: 3/8/2021  
JOB: 202103005





## LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 24 INCH ROLLED CURB
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- FENCE
- FOUND 1/2" REBAR WITH ORANGE PLASTIC CAP STAMPED "12451"
- FOUND 1/2" CAPPED REBAR STAMPED "KLEIN 42137" SET PER BK. 1507, PG. 38, M.C.R.
- FOUND 1/2" CAPPED REBAR STAMPED "11750"
- FOUND 1/2" REBAR WITH PINK PLASTIC CAP STAMPED "KLEIN 42137" SET PER BK. 1040, PG. 38, M.C.R.
- FOUND 1/2" REBAR WITH RED PLASTIC CAP STAMPED "10260"
- SCHEDULE B ITEM
- SPRINKLER HOOK-UP (FIRE DEPARTMENT)
- COMMUNICATION JUNCTION BOX
- ELECTRIC CABINET
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- GUARD POST OR GATE POST
- METAL COVER (RECTANGULAR)
- PEDESTRIAN ACCESS RAMP
- SEWER CLEAN OUT
- SEWER MANHOLE
- TELECOMMUNICATIONS RISER
- CABLE TELEVISION RISER
- UNDERGROUND VAULT
- WATER METER
- WATER VALVE
- ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD PER DESCRIPTION
- (M) MEASURED

FOUND 3" CITY OF SCOTTSDALE  
BRASS CAP IN POT HOLE  
(DEPTH = 0.35')

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BRASS CAP IN POT HOLE  
(DEPTH = 0.35')

ACOMA DRIVE

73RD STREET  
(PUBLIC ROADWAY)

HELM DRIVE

PARCEL NO. 2  
LOT 26  
A.P.N. 215-56-029

PORTION OF LOT 3  
THUNDERBIRD INDUSTRIAL AIRPARK  
BK. 118, PG. 09, M.C.R.  
A.P.N. 215-56-004B  
14605 N 73RD STREET LLC  
2007-1028119 M.C.R.

LOT 2  
THUNDERBIRD INDUSTRIAL AIRPARK  
BK. 118, PG. 9, M.C.R.  
A.P.N. 215-56-003  
ACOMA09 LLC  
2009-0852403 M.C.R.

LOT 1  
7317 & 7333 E HELM DRIVE MLD  
BK. 1524, PG. 48, M.C.R.  
A.P.N. 215-56-027C  
FLIGHTS AWAY LLC  
2020-0401767 M.C.R.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	760.00'	27°25'58"	363.62' (R) 363.88' (M)	S13°54'15"W	360.42'
C2	760.00'	29°32'01"	392.46' (R) 391.75' (M)	S42°13'32"W	387.42'
C3	720.00'	25°07'43"	315.52' (R) 315.78' (M)	S12°45'10"W	313.25'
C4	25.00'	64°53'30" (R) 64°51'58" (M)	28.31' (R) 28.30' (M)	S57°45'01"W	26.82'
C5	50.00'	57°46'09"	50.41'	N60°55'56"W	48.30'



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**SUPERIOR**  
SURVEYING SERVICES, INC.

DWN: AC CHK: JW  
SHEET 2 OF 2  
DATE: 3/8/2021  
JOB: 202103005