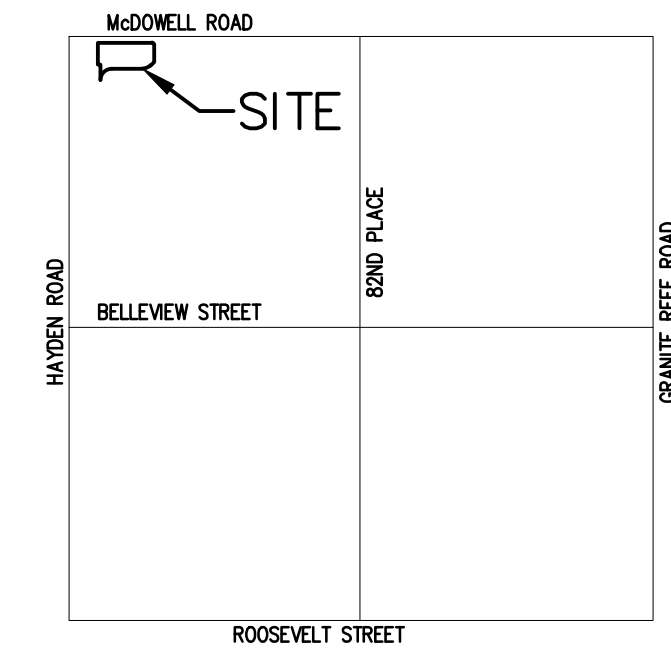
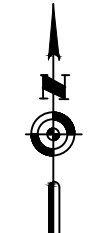


# ALTA/NSPS LAND TITLE SURVEY

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



VICINITY MAP  
NOT TO SCALE



## TITLE REPORT SCHEDULE 'B' ITEMS:

1. Any action by the County Assessor and/or Treasurer, altering the current or prior tax assessment, subsequent to the date of the Policy of Title Insurance.
2. Taxes and assessments collectible by the County Treasurer, Second Installment a lien payable but not yet due for the year 2013.
3. Liabilities and obligations imposed upon said land by reason of its inclusion within Scottsdale Commerce Lot Owners Association as set forth in instruments recorded in Document No. 85-102596; thereafter First Amendment recorded in Document No. 86-695137 and re-recorded in Document No. 87-200857 and re-recorded in Document No. 87-237530.
4. Map of Dedication for Scottsdale Commerce Centre recorded in Book 266 of Maps. page 21.
5. Intentionally Deleted. (Restrictions, Conditions, Covenants, Reservations, including but not limited to any recitals creating easements, liabilities, obligations or party walls, 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 contained in instrument recorded in Document No. 84-180378.  
NOTE: This Exception will be deleted upon satisfaction of Requirement No. 11 herein.)
6. Terms, conditions, liabilities and obligations contained in an instrument entitled Motorola Drive Easement Agreement, recorded in Document No. 84-180383. - FALLS OFF SUBJECT PARCEL
7. Terms, conditions, liabilities and obligations contained in an instrument entitled landscape Easement Agreement, recorded in Document No. 84-180384; thereafter Amendment recorded in Document No. 85-294364.
8. Restrictions, Conditions, Covenants, Reservations, Liabilities and Obligations, including but not limited to any recitals creating easements or party walls, 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 contained in instrument recorded in Document No. 85-102596; thereafter First Amendment recorded in Document No. 86-695137 and re-recorded in Document No. 87-200857 and re-recorded in Document No. 87-237530. - FALLS OFF SUBJECT PARCEL
9. Easement for communication facilities and rights incident thereto, as set forth in instrument recorded in Document No. 85-144471.
10. Terms and conditions as contained in instrument entitled Access and Non-Barrier Agreement, recorded in Document No. 86-707545.
11. Easement for power distribution and rights incident thereto, as set forth in instrument recorded in Document No. 20030512181.
12. Unrecorded lease under the terms and conditions contained therein made by Republic West Real Estate Holdings, L.L.C., Lessor, and Republic West, Inc., Lessee, dated November 27, 2002, for a term of twenty years with one option to renew of one year each, as disclosed by Memorandum of Lease, recorded October 10, 2003, in Document No. 2003-1425823 and re-recorded on December 12, 2005, in Document No. 2005-1682534.  
The present ownership of any leasehold interests and any other matters affecting the interests of the lessees are not shown herein.  
NOTE: This Exception will be deleted upon satisfaction of Requirement No. 12 herein.
13. Easement for drainage and flood control and rights incident thereto, as set forth in instrument recorded in Document No. 20040115719.
14. Waiver of Right to Make a Claim Under Proposition 207 recorded on September 23, 2008, in Document No. 20080821991.
15. Resolution No. 8356, by the City of Scottsdale, for The Los Arcos Redevelopment Area recorded on June 29, 2010, in Document No. 20100549775. - BLANKET
16. Result of Survey recorded in Book 1102 of Maps. page 31.
17. The rights of Optionee under the terms of unrecorded Option to Purchase by and between Republic West Real Estate Holdings, L.L.C., Optionee, and Linda Zimmerman or her designee, Optionee, dated January 27, 2012, as disclosed by Memorandum of Option Agreement, recorded February 13, 2012, in Document No. 2012-0115599.  
NOTE: This Exception will be deleted upon satisfaction of Requirement No. 11 herein.
18. Taxes and assessments collectible by the County Treasurer, a lien not yet due and payable for the year 2014.
19. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.
20. Water rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.  
This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.
21. Rights of parties in possession.  
NOTE: This exception may be made more specific upon our examination of documents, which entitle the Occupants to possession.
22. Easement for gas lines and appurtenances and rights incident thereto, as set forth in instrument recorded in Document No. 86-670248.
23. Any claims, rights, title or interest by reason of the following matters shown on survey prepared by Survey Innovation Group, Inc., dated January 10, 2014, designated as Job No. 2013-051:
  - a. Bus shelters and benches
  - b. Utility lines and facilities lying outside of recorded easements

## BASIS OF BEARING:

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA, BEARS NORTH 89°55'40" WEST.

## SITE INFORMATION:

PARCEL	APN	AREA
PARCEL 1	131-09-002N	60,870 SF OR 1.397 AC GROSS
PARCEL 2	131-09-002P	50,584 SF OR 1.161 AC GROSS
TOTAL		111,454 SF OR 2.559 AC GROSS

OWNER :  
GEN2 PROPERTIES, LLC  
PRIMOS DEVELOPMENT, LLC

## LEGAL DESCRIPTION :

That portion of the Northwest quarter of Section 1, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Beginning at the Northwest corner of said Section 1;  
Thence South 89 degrees 55 minutes 40 seconds East along the North line of said Northwest quarter a distance of 251.97 feet;

Thence South 00 degrees 04 minutes 20 seconds West perpendicular to the last described line a distance of 65.00 feet to a point on the South right of way line of McDowell Road as described in Docket 6050, page 8, records of Maricopa County, Arizona, said point being the True Point of Beginning;

Thence South 89 degrees 55 minutes 40 seconds East along said South right of way line a distance of 475.01 feet to the beginning of a curve concave Southwesterly and having a radius of 20.00 feet;

Thence Southeasterly along the arc of said curve through a central angle of 90 degrees 05 minutes 30 seconds a distance of 31.45 feet;

Thence South 00 degrees 09 minutes 50 seconds West a distance of 147.23 feet to a point on the centerline of Commerce Court as shown on the Map of Dedication in Book 266, page 21, records of Maricopa County, Arizona;

Thence South 45 degrees 04 minutes 20 seconds West along said centerline a distance of 43.07 feet to the beginning of a curve concave Northwesterly and having a radius of 100.00 feet;

Thence Southwesterly along the arc of said curve and said centerline through a central angle of 45 degrees 00 minutes 00 seconds a distance of 78.54 feet to a point of tangency;

Thence North 89 degrees 55 minutes 40 seconds West along said centerline a distance of 269.84 feet to the beginning of a curve concave Southeasterly and having a radius of 100.00 feet;

Thence Southwesterly along the arc of said curve and said centerline through a central angle of 88 degrees 28 minutes 50 seconds a distance of 154.43 feet to the end of a tangent curve;

Thence North 00 degrees 04 minutes 20 seconds East along a non-tangent line, perpendicular to the North line of said Northwest quarter a distance of 134.35 feet;

Thence North 89 degrees 55 minutes 40 seconds West parallel to said North line a distance of 23.81 feet

Thence North 00 degrees 04 minutes 20 seconds East a distance of 190.00 feet to the True Point of Beginning.

## TITLE REPORT:

THE BOUNDARY SURVEY OF THE SUBJECT PROPERTY AS SHOWN HEREON WAS DETERMINED FROM EXHIBIT "A" IN THE TITLE REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY, ORDER No. 13101535, AMEND. No. 4, DATED JANUARY 14, 2014 AT 5:00 P.M., AND IS LISTED HERE UNDER THE HEADING "LEGAL DESCRIPTION"

## SHEET INDEX:

SHEET 1	COVER, NOTES, LOCATION MAP
SHEET 2	SURVEY, LEGEND

## NOTES:

1. EXCEPT AS NOTED, SURVEYOR HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTER THAT THE PROVIDED TITLE REPORT MAY DISCLOSE.
2. DECLARATION IS MADE TO ORIGINAL PURCHASER ONLY. SURVEY IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR ADDITIONAL INSTITUTIONS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
3. SURVEY IS VALID ONLY IF PRINT BEARS SEAL AND/OR SIGNATURE OF SURVEYOR.
4. FIELDWORK PERFORMED DURING JUNE 2021.
5. CONDITIONS SHOWN ARE THOSE THAT EXISTED AT THE TIME OF THE SURVEY.
6. ALL BOUNDARY DIMENSIONS SHOWN ARE MEASURED (M) UNLESS OTHERWISE NOTED.
7. ZONING OF SUBJECT PROPERTY IS C-3, GENERAL COMMERCIAL.
8. UTILITIES SHOWN ARE BASED ON BLUE STAKE, FIELD COLLECTED DATA, CONSTRUCTION DOCUMENTS AND CITY OF SCOTTSDALE AS-BUILT PLANS. NO UNDERGROUND INVESTIGATION WAS PERFORMED.
9. NO PROPOSED STREET RIGHT-OF-WAY CHANGES WERE MADE AVAILABLE TO THIS SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WERE OBSERVED DURING THE SURVEY.
10. THE WORD CERTIFY AS SHOWN OR USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
11. NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED IN THE PROCESS OF THE SURVEY OF THE SUBJECT PROPERTY.

## SURVEYOR'S CERTIFICATION:

TO:

GEN2 PROPERTIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
REPUBLIC WEST REAL ESTATE HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
STEWART TITLE GUARANTY 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 1, 8, 11, 16, 17 & 19 OF TABLE A THEREOF, THE FIELD WORK WAS COMPLETED IN JUNE 2021.

ROBERT S. UNGER  
ARIZONA R.L.S. 35306



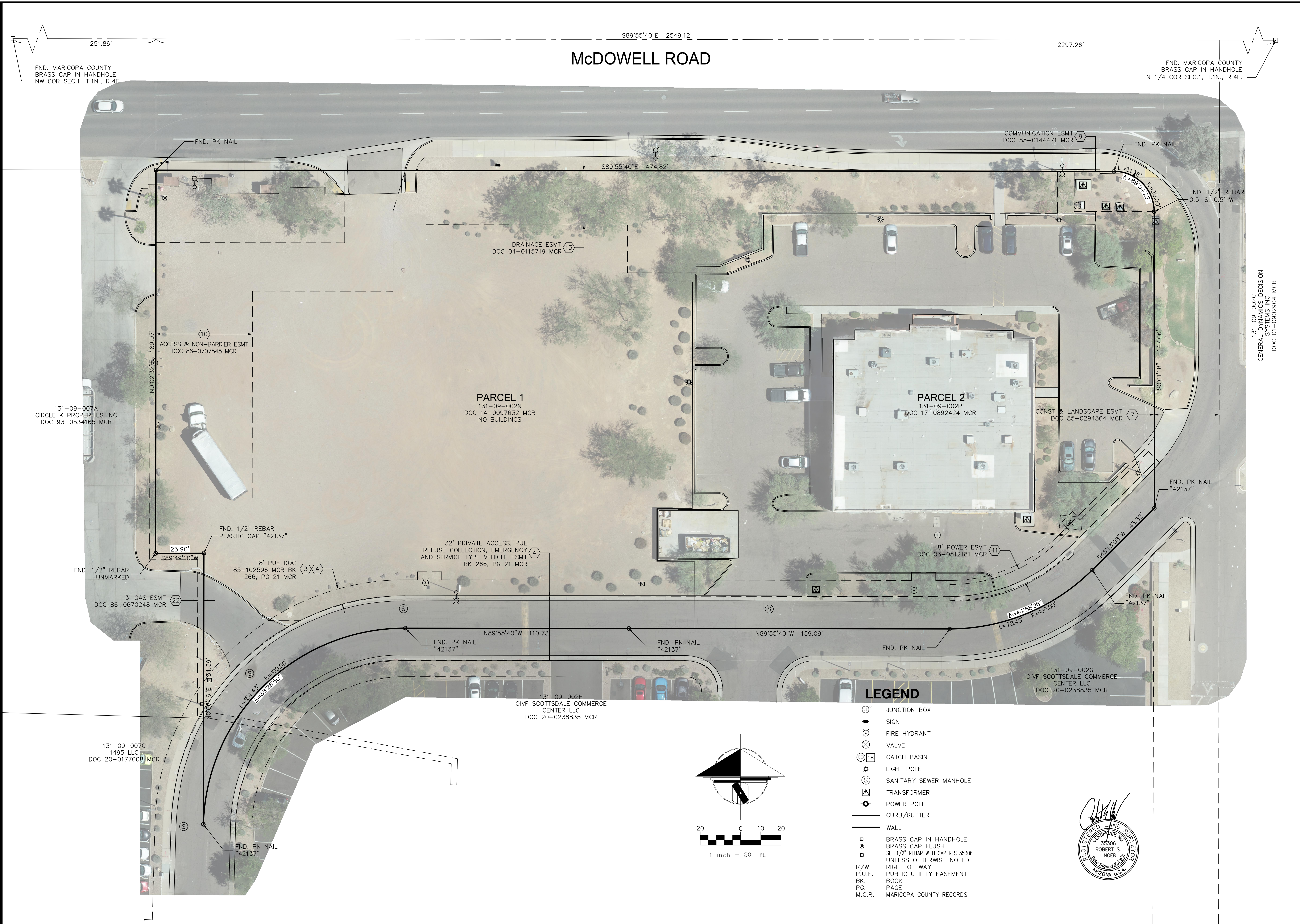
SYNERGY GEOMATICS  
2125 E. 5th STREET, #101  
TEMPE, AZ 85281  
PH: (480) 405-3648  
EMAIL: rob@syn-geo.com



DRAWN: RU  
CHECKED: RU  
DATE: 07/03/21  
DWG: 21038A01.dwg

ALTA/NSPS SURVEY  
SOUTHEAST CORNER OF HAYDEN AND McDOWELL  
SCOTTSDALE, AZ

PROJECT NO.  
21\_038  
SHEET NUMBER  
1  
OF 2



# McDOWELL ROAD

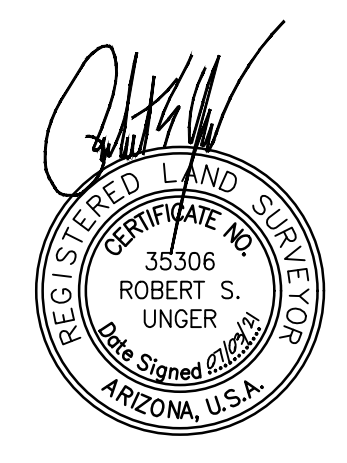
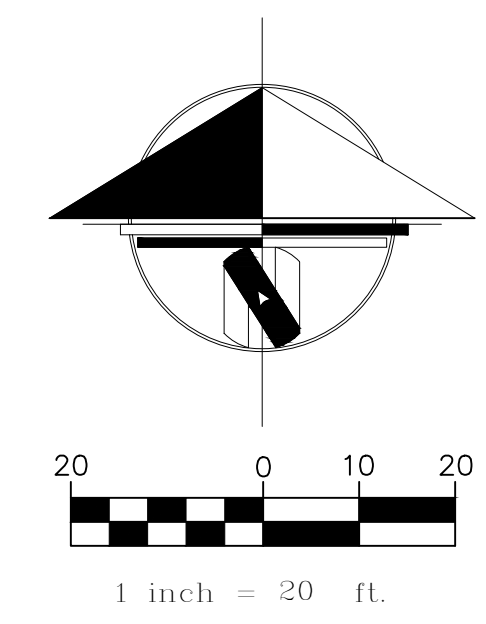
**PARCEL 1**  
131-09-002N  
DOC 14-0097632 MCR  
NO BUILDINGS

**PARCEL 2**  
131-09-002P  
DOC 17-0892424 MCR

131-09-002H  
OIVF SCOTTSDALE COMMERCE  
CENTER LLC  
DOC 20-0238835 MCR

### LEGEND

- JUNCTION BOX
- SIGN
- ⊙ FIRE HYDRANT
- ⊗ VALVE
- ⊕ CATCH BASIN
- ★ LIGHT POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊕ TRANSFORMER
- ⊙ POWER POLE
- CURB/GUTTER
- WALL
- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- SET 1/2" REBAR WITH CAP RLS 35306 UNLESS OTHERWISE NOTED
- R/W RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- BK. BOOK
- PG. PAGE
- M.C.R. MARICOPA COUNTY RECORDS



131-09-002C  
GENERAL SYSTEMS INC  
DOC 01-0902904 MCR

<b>SYNERGY GEOMATICS</b> 2125 E. 5th STREET, #101 TEMPE, AZ 85281 PH: (480) 405-3648 EMAIL: rob@syn-geo.com	
DRAWN: RU CHECKED: RU DATE: 07/03/21 DWG: 21038A02.dwg	ALTA/NSPS SURVEY SOUTHEAST CORNER OF HAYDEN AND McDOWELL SCOTTSDALE, AZ
PROJECT NO. 21_038	
SHEET NUMBER 2 OF 2	