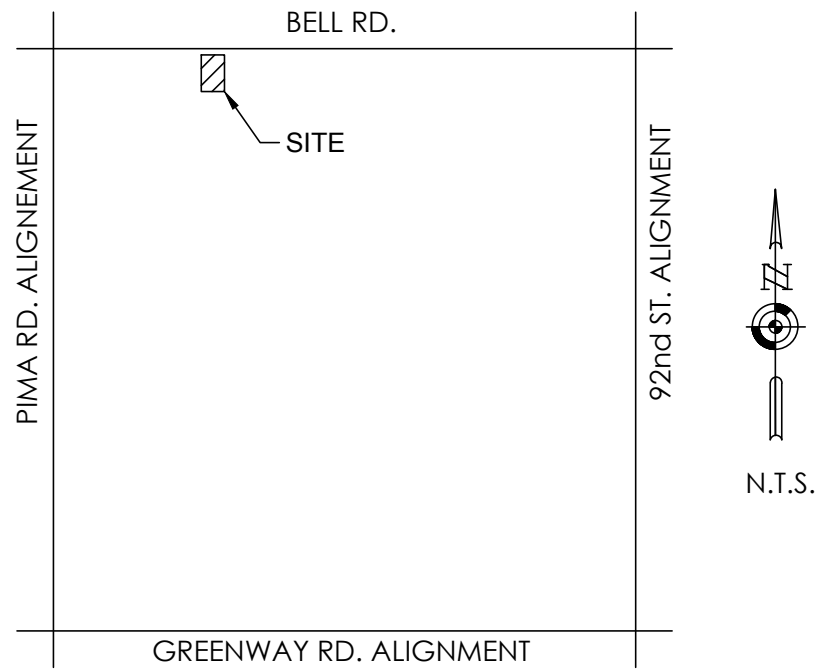


ALTA / NSPS LAND TITLE SURVEY  
FOR  
APN: 217-13-006A

LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH,  
RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY,  
ARIZONA.



VICINITY MAP

LEGAL DESCRIPTION

PARCEL NO. 1:  
THE NORTH HALF OF LOT 10, SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
EXCEPT ALL OIL, GAS AND MINERALS AS RESERVED IN PATENT TO SAID LAND.  
PARCEL NO. 2:  
THE SOUTH HALF OF LOT 10, SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
EXCEPT ALL OIL, GAS AND MINERALS AS RESERVED IN PATENT TO SAID LAND.

SCHEDULE "B" ITEMS

- TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR: 2021 **(NOT A SURVEY MATTER)**
- TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN PAYABLE BUT NOT YET DUE FOR THE FOLLOWING YEAR: SECOND HALF OF 2020 **(NOT A SURVEY MATTER)**
- RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. **(NO DOCUMENT PROVIDED)**
- THE RIGHT TO ENTER UPON SAID LAND AND PROSPECT FOR AND REMOVE ALL COAL, OIL, GAS, MINERALS OR OTHER SUBSTANCES, AS RESERVED IN THE PATENT TO SAID LAND. **(NOT A SURVEY MATTER)**
- OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES, EXCLUDING HOWEVER MUNICIPAL OR COUNTY IMPROVEMENT DISTRICTS. **(NOT A SURVEY MATTER)**
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. **(NOT A SURVEY MATTER)**  
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.
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: **(AS SHOWN)**  
RECORDED IN PURPOSE DOCUMENT NO. 15-807103  
NON-EXCLUSIVE RIGHT, PRIVILEGE, AND EASEMENT
- AGREEMENT ACCORDING TO THE TERMS, CONDITIONS, PROVISION AND OTHER MATTERS CONTAINED THEREIN: **(AS SHOWN)**  
DATED 02-18-2018  
RECORDED 02-27-2018  
DOCUMENT NO. 18-147762
- AGREEMENT ACCORDING TO THE TERMS, CONDITIONS, PROVISION AND OTHER MATTERS CONTAINED THEREIN: **(NO ADDITIONAL SURVEY MATTERS TO DISCLOSE)**  
DATED 03-30-2017  
RECORDED 04-13-2017  
DOCUMENT NO. 17-264368 AND REFILED IN DOCUMENT NO. 18-297093
- NOTICE OF RECORDING OF ASSESSMENT FOR THE CITY OF SCOTTSDALE, ARIZONA FOR UNDERGROUND UTILITY FACILITIES IMPROVEMENT DISTRICT NO. I-6002: **(BLANKET IN NATURE)**  
DATED 03-28-2017  
RECORDED 03-28-2017  
DOCUMENT NO. 17-216879
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: **(AS SHOWN)**  
RECORDED IN PURPOSE DOCUMENT NO. 94-109579  
PERPETUAL RIGHT-OF-WAY
- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: **(AS SHOWN)**  
RECORDED IN DOCKET NO. 1365, PAGE 419; AND  
THEREAFTER RESOLUTION RECORDED IN DOCUMENT NO. 2001-1197954  
PURPOSE PUBLIC UTILITIES & ROADWAY PURPOSES
- ASSESSMENT PURSUANT TO TITLE 48, CHAPTER 4, ARTICLE 1, ARIZONA REVISED STATUTES: **(NOT A SURVEY MATTER)**  
DOCUMENT NO. 02-457481.

NOTES

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- THIS MAP HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY PER ARIZONA REVISED STATUTE 32-151. THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" BY A LICENSED PROFESSIONAL, CIVIL ENGINEER OR LAND SURVEYOR IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.
- THIS SURVEY DOES NOT REFLECT NOR DETERMINE OWNERSHIP.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED BY TERRASCAPE CONSULTING LLC FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
- TERRASCAPE CONSULTING LLC RELIED UPON PIONEER TITLE AGENCY INC., REPORT OF TITLE, FILE NO. 90703538, DATED MARCH 8, 2021, AS THE BASIS OF THIS SURVEY. ADDITIONAL RELATIVE INSTRUMENTS OF RECORD PROVIDED WITH SAID REPORT BUT WITHOUT INDEPENDENT INVESTIGATION OR ABSTRACTING, IN THE PREPARATION OF THE TITLE, AND THE INFORMATION PRESENTED AND SHOWN HEREON. THIS PROPERTY IS SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY AND THOSE MATTERS THAT ARE NOT DISCLOSED BY SAID TITLE COMMITMENT, IF ANY.
- PER ALTA/NSPS TABLE A ITEMS:
  - SUBJECT PARCEL ADDRESS - NO ADDRESS AVAILABLE
  - SEE FLOOD ZONE CLASSIFICATION INFORMATION THIS SHEET.
  - GROSS LAND AREA OF PARCELS - 155,912.24 SQ. FT. OR 3.58 ACRES MORE OR LESS.  
6(a). SUBJECT PARCEL IS ZONED C-2 - PCD PER THE CITY OF SCOTTSDALE ZONING MAP.  
7(a). NO BUILDINGS EXIST ON THE SUBJECT PARCEL. VACANT LAND.  
9. NO DESIGNATED PARKING EXISTS ON THE SUBJECT PARCEL.  
13. NAMES OF ADJOINING OWNERS ARE SHOWN HEREON.  
14. SUBJECT PARCEL HAS ACCESS TO PUBLIC RIGHT OF WAY ALONG 91st ST.  
17. NO PROPOSED CHANGES TO PUBLIC RIGHT OF WAY ARE KNOWN TO THIS SURVEYOR AT THE TIME OF THIS SURVEY. RIGHT OF WAY DEDICATIONS MAY BE REQUIRED AS PART OF ANY IMPROVEMENT OF THE SUBJECT PARCEL.

BASIS OF BEARING

SOUTH 89°59'29" WEST - BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

FLOOD ZONE

FLOOD ZONE DESIGNATION "AO" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1320L, PANEL 1320 OF 4425, DATED OCOTBER 16, 2013.

ZONE "AO" - FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

PREPARED FOR

TRIARC ARCHITECTURE & DESIGN  
1934 E. CAMELBACK RD. #200  
PHOENIX, AZ 85016

OWNER

SUPERPHARM II, LLC  
6535 N. ARIZONA BILTMORE CIRCLE  
PHOENIX, AZ 85016

REFERENCE DOCUMENTS

CONDOMINIUM PLAT FOR YOUTH FAMILY ART CENTER, BOOK 604, PAGE 34, M.C.R.  
CONDOMINIUM PLAT FOR MCDOWELL MOUNTAIN TECH, BOOK 653, PAGE 32, M.C.R.  
RECORD OF SURVEY PLSS SUBDIVISION, BOOK 700, PAGE 12, M.C.R.  
LAND DIVISION MAP - MAP OF DEDICATION "90TH STREET AND BAHIA BUSINESS PARK, BOOK 724, PAGE 18, M.C.R.  
CONDOMINIUM PLAT "90TH STREET AND BAHIA BUSINESS PARK". BOOK 737, PAGE 2, M.C.R.  
RECORD OF SURVEY, BOOK 941, PAGE 13, M.C.R.  
UNRECORDED ALTA / ACSM LAND TITLE SURVEY PERFORMED BY SOUTHWESTERN STATES SURVEYING INC. DATED 5/10/07

SURVEYOR'S CERTIFICATE

TO: SUPERPHARM II, LLC, A DELAWARE LIMITED LIABILITY COMPANY;  
TRIARC ARCHITECTURE & DESIGN; AND  
PIONEER TITLE AGENCY INC.

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 2, 3, 4, 6(a), 7(a), 9, 13, 14, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MARCH 2021.

*Mitchell H. Ragdale*  
MITCHELL H RAGSDALE RPLS #48943  
TERRASCAPE CONSULTING LLC  
645 E. MISSOURI AVE., SUITE 160, PHOENIX AZ, 85012  
602-297-8732  
mragdale@terrascape.us

03 / 16 / 21  
DATE



consulting  
**Terrascope**  
civil engineering • surveying • urban planning

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P: 602.217.8732 • info@terrascope.us • terrascopeconsulting.com

ALTA / NSPS LAND TITLE SURVEY

APN: 217-13-006A



DATE: 03 / 16 / 21

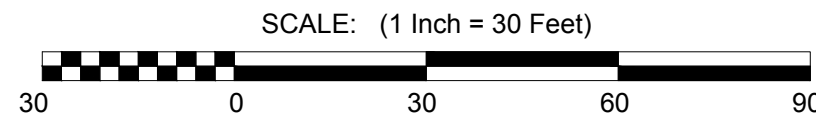
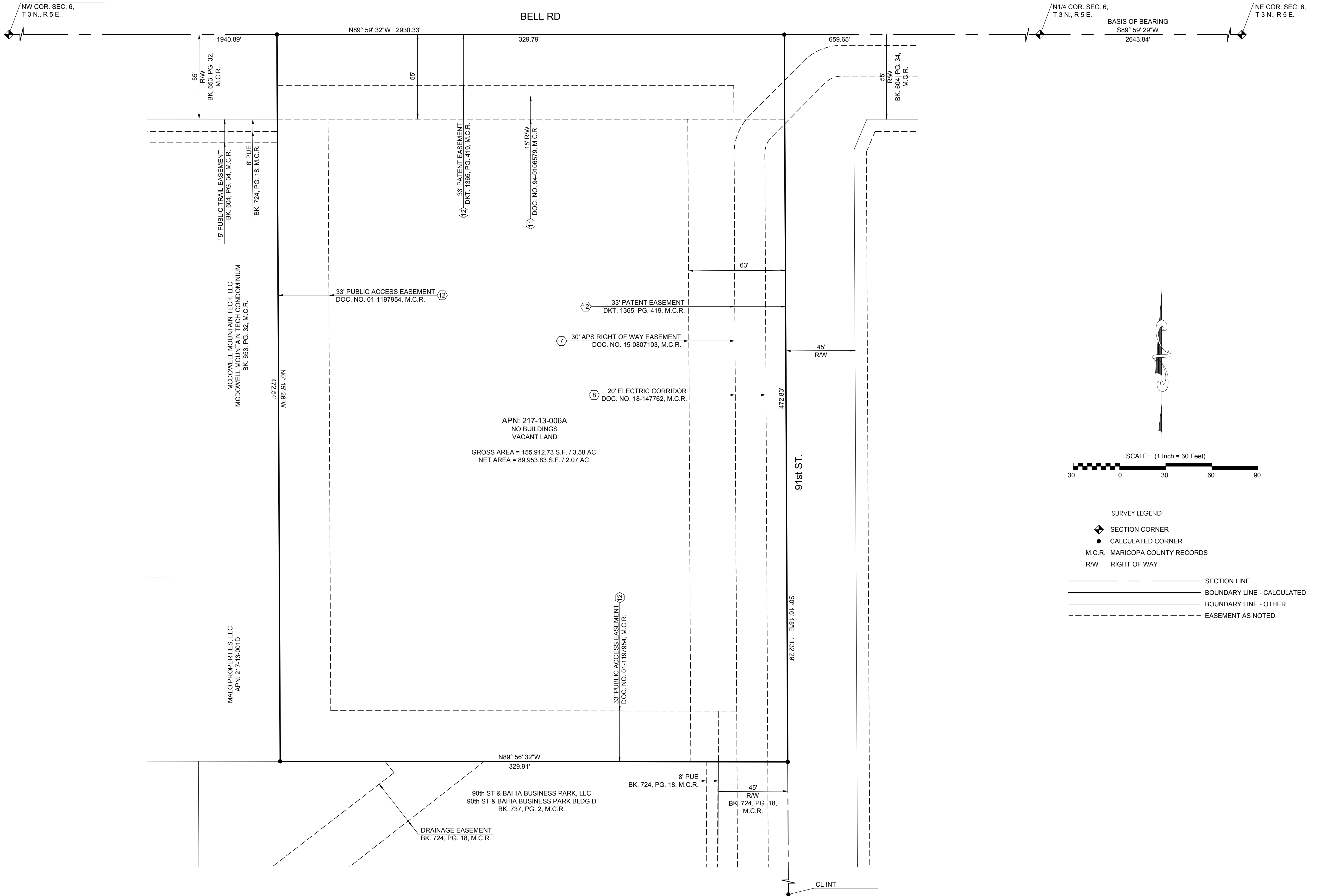
CHECKED BY: BWB

DRAWN BY: MHR

TITLE:  
ALTA SURVEY

SHEET No.  
1 of 2

PROJECT No.  
1197



- SURVEY LEGEND
- SECTION CORNER
  - CALCULATED CORNER
  - M.C.R. MARICOPA COUNTY RECORDS
  - R/W RIGHT OF WAY
  - SECTION LINE
  - BOUNDARY LINE - CALCULATED
  - BOUNDARY LINE - OTHER
  - EASEMENT AS NOTED



ALTA / NSPS LAND TITLE SURVEY

APN: 217-13-006A



DATE: 03 / 16 / 21

CHECKED BY: BWB

DRAWN BY: MHR

TITLE:  
ALTA SURVEY

SHEET No.  
2 of 2

PROJECT No.  
1197