ALTA/NSPS LAND TITLE SURVEY
LOT 91
THUNDERBIRD INDUSTRIAL AIRPARK NO 3-A

RECORDED IN BOOK 160, PAGE 8, M.C.R.
LYING WITHIN THE NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

LOT 91, OF THUNDERBIRD INDUSTRIAL AIRPARK NO 3-A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 160 OF MAPS, PAGE 8.

BASIS OF BEARING

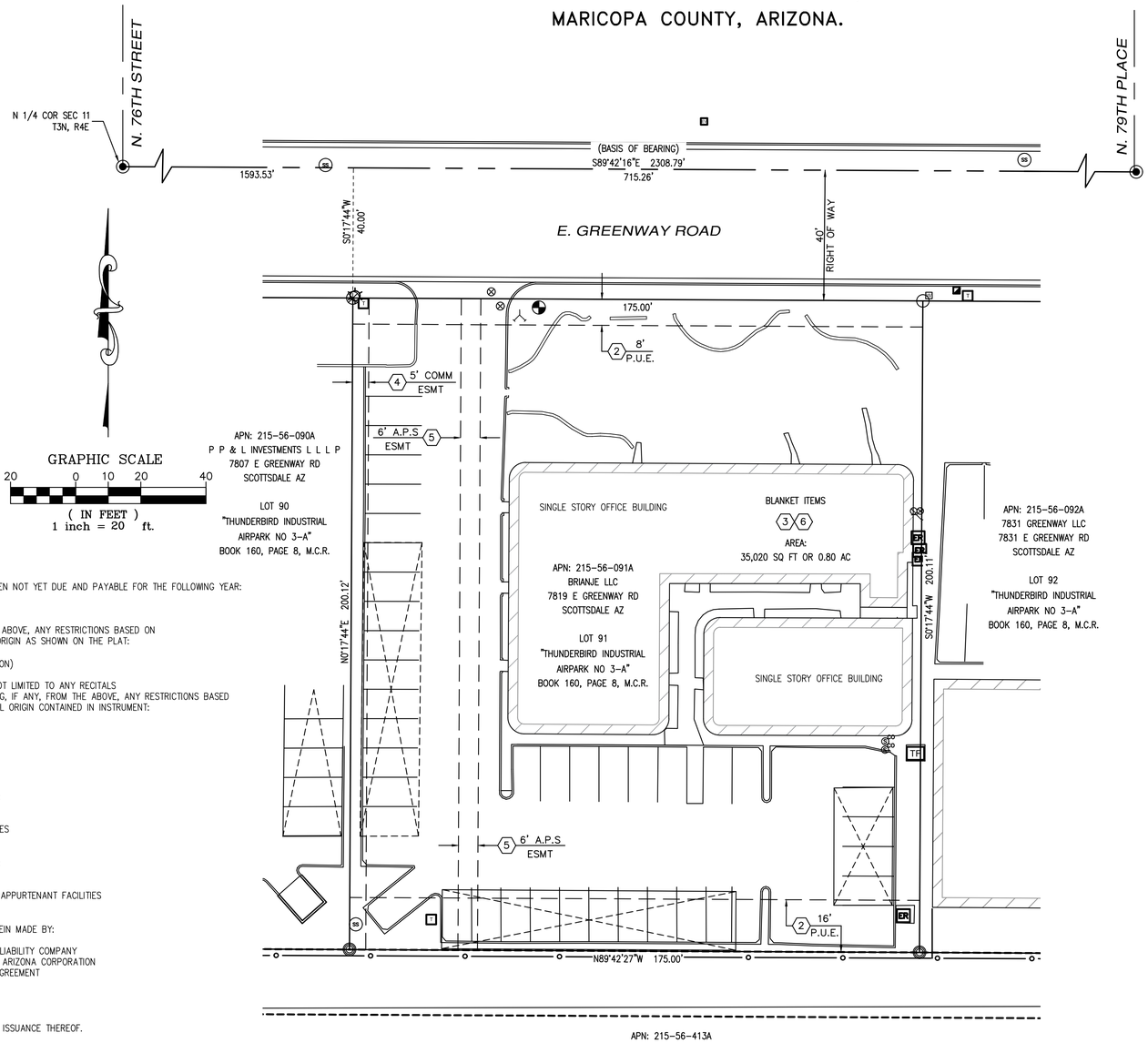
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST, GSR&M.

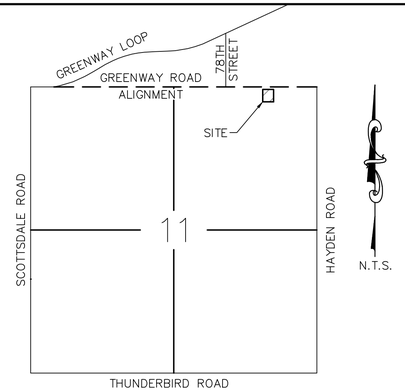
SAID LINE BEARS: SOUTH 89 DEGREES 42 MINUTES 16 SECONDS EAST

LEGEND

- FD. CITY OF SCOTTSDALE BRASS CAP FLUSH
- FD. IRON PIPE NO ID
- FD. REBAR W/ RLS 16546 CAP
- FD. REBAR W/ RLS 33866 CAP
- SECTION LINE
- BOUNDARY LINE
- EASEMENT LINE
- PUE — PUBLIC UTILITY EASEMENT
- R/W — RIGHT OF WAY
- ELEC — ELECTRIC
- ESMT — EASEMENT
- (3) — SCHEDULE B ITEM NUMBER
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- BACKFLOW PREVENTER
- FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- ELECTRIC TRANSFORMER
- ELECTRIC VAULT
- ELECTRIC RISER
- TV PULLBOX
- TELEPHONE PEDESTAL
- LIGHT POLE

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.





VICINITY MAP
SEC 11, T. 3 N., R. 4 E.

PARKING

STANDARD SPACES: 40

REFERENCES

1. FINAL PLAT "THUNDERBIRD INDUSTRIAL AIRPARK NO 3-A" RECORDED IN BOOK 160, PAGE 8, M.C.R.
2. RECORD OF SURVEY "PLSS SUBDIVISION" RECORDED IN BOOK 736, PAGE 38, M.C.R.
3. RECORD OF SURVEY "A PORTION OF LOT 83" RECORDED IN BOOK 986, PAGE 19, M.C.R.
4. RECORD OF SURVEY "LOT 89" RECORDED IN BOOK 1253, PAGE 25, M.C.R.

SCHEDULE B ITEMS

1. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR:

   2021

(2) RESTRICTIONS, CONDITIONS AND COVENANTS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS SHOWN ON THE PLAT:

   RECORDED IN BOOK 160 OF MAPS, PAGE 8 (AFFECTS SITE. PLOTTED HEREON)

(3) RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT:

   RECORDED IN DOCUMENT NO. DOCKET 10941, PAGE 307

   MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS:
   DOCUMENT NO: DOCKET 10961, PAGE 615
   (AFFECTS SITE. BLANKET IN NATURE)

(4) EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

   RECORDED IN DOCUMENT NO. 1984-548848
   PURPOSE COMMUNICATION AND OTHER FACILITIES
   (AFFECTS SITE. PLOTTED HEREON)

(5) EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

   RECORDED IN DOCUMENT NO. 1993-0374136
   PURPOSE UNDERGROUND ELECTRIC LINES AND APPURTENANT FACILITIES
   (AFFECTS SITE. PLOTTED HEREON)

(6) UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY:

   LESSOR BRIANJE', LLC, AN ARIZONA LIMITED LIABILITY COMPANY
   LESSEE FABIANO COMMUNICATIONS, INC., AN ARIZONA CORPORATION
   AS DISCLOSED BY SUBORDINATION AND ATTORNMENT AGREEMENT
   RECORDED APRIL 18, 2019
   DOCUMENT NO. 2019-0273797
   (AFFECTS SITE. BLANKET IN NATURE)

7. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
8. 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.
9. RIGHTS OF PARTIES IN POSSESSION.
   NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.
10. ADVERSE MATTERS THAT MAY BE REVEALED BY AN INSPECTION OF THE LAND.
    NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.
11. LOCATION OF IMPROVEMENTS, EASEMENTS, DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE.
    NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.

NOTES

1. THIS SURVEY WAS PREPARED BASED UPON AND IS A GRAPHIC REPRESENTATION OF A COMMITMENT FOR TITLE INSURANCE ORDER NO. 06195223-026-NM2, DATED JULY 6, 2021 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
2. UTILITY LOCATIONS SHOWN ON THIS MAP ARE APPROXIMATE BASED UPON AN ABOVE GROUND FIELD SURVEY. UNDERGROUND UTILITIES SHOULD BE VERIFIED BY POTHOLING PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
3. THIS PROPERTY IS IN ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM) NO. 04013C1320L, DATED OCTOBER 16, 2020.

   ZONE "X" 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".
4. USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY BENCHMARK SURVEYING AND CONSULTING. BENCHMARK SURVEYING AND CONSULTING. SHALL HAVE NO LIABILITY FOR ANY USE OF THIS INFORMATION WITHOUT ITS WRITTEN CONSENT.
5. AS DEFINED BY ARIZONA REVISED STATUTES 32-151, THE CERTIFICATION INCLUDED IN THIS SURVEY IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE THE SUBJECT OF THIS SURVEY AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.
6. THIS SURVEY MAY BE UPDATED UPON CLIENT REQUEST AFTER 90 DAYS FROM THE DATE SHOWN BELOW ONLY AFTER ISSUANCE OF A NEW TITLE COMMITMENT. THE TERMS OF THE UPDATE SHALL BE AGREED TO BY THE SURVEYOR AND THE CLIENT IN ADVANCE.
7. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON AUGUST 5, 2021.
8. BOUNDARY ANNOTATION SHOWN HEREON IS MEASURED UNLESS NOTED OTHERWISE.
9. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

CERTIFICATION

TO: JET AVIATION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; BRIANJE', LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND FIRST AMERICAN 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 1, 2, 3, 4, 8, 9, 10, 11 (A), 13, 14 AND 16 OF TABLE A THEREOF.

USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY BENCHMARK SURVEYING & CONSULTING. BENCHMARK SURVEYING & CONSULTING SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

NO.	REVISION	DATE

ALTA/NSPS LAND TITLE SURVEY
LOT 91 - THUNDERBIRD INDUSTRIAL AIRPARK NO 3-A
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LYING WITHIN THE NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
57382
BENEDICT J.
BAUTISTA
09.09.21
Signed
ARIZONA, U.S.A.

BENCHMARK
2738 E GUADALUPE RD SUITE 1
GILBERT, AZ 85234
WWW.AZBENCHMARK.COM

SCALE:	1" = 20'
DRAWN:	BJB
CHECKED:	BJB
DATE:	09-09-21
JOB NO.:	2021-90

DRAWING NO
1
1 OF 1