

# ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE SOUTHEAST 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 Evans Road, using a bearing of South 89 degrees 39 minutes 00 seconds east per the Plat of THUNDERBIRD INDUSTRIAL AIRPARK NO. 4, recorded in Book 186 of Maps, Page 44, records of Maricopa County, Arizona.

2) All title information and the description shown is based on a Commitment for Title Insurance issued by Alliance Title Agency, Commitment Number 21-325102, dated February 4, 2022 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: 58  
Handicapped: 2  
Total: 60

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 leasable 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) 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 Evans Road and Gelding road, being 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.

## REFERENCES

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

SUBDIVISION OF "THUNDERBIRD INDUSTRIAL AIRPARK NO. 4" RECORDED IN BOOK 186 OF MAPS, PAGE 44, MARICOPA COUNTY RECORDS

FINAL PLAT FOR " SCOTTSDALE INDUSTRIAL AIRPARK NO. 6" RECORDED IN BOOK 221 OF MAPS, PAGE 19, MARICOPA COUNTY RECORDS

CONDOMINIUM MAP FOR "AIRPARK SUITES CONDOMINIUMS" RECORDED IN BOOK 601 OF MAPS, PAGE 23, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1409 OF MAPS, PAGE 50, MARICOPA COUNTY RECORDS

## SIGNIFICANT OBSERVATIONS

- A** EVIDENCE OF BUILDING OVER SETBACK LINE BY A MAXIMUM OF 0.38 FEET.
- B** EVIDENCE OF TRASH ENCLOSURE OVER 6' EASEMENT FOR ELECTRIC BY A MAXIMUM OF 1.16 FEET.

## DESCRIPTION

All that certain real property in the County of Maricopa, State of Arizona, described as follows:

### PARCEL ONE:

LOT 186 THUNDERBIRD INDUSTRIAL AIRPARK NO. 4, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 186 OF MAPS, PAGE 44.

EXCEPT PORTIONS OF LOT 186, THUNDERBIRD INDUSTRIAL AIRPARK NO. 4, IN SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 186 OF MAPS, PAGE 44 MCR, AS CONVEYED IN WARRANTY DEED RECORDED JULY 5, 2017 IN DOCUMENT NO. 2017-488937, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### AREA 1:

COMMENCING AT A CITY OF PHOENIX 3" DIAMETER BRASS CAP, NO STAMPING, IN THE CENTER OF 76TH PLACE AT THE BEGINNING OF A CURVE IMMEDIATELY SOUTH OF EVANS RD FROM WHICH A CITY OF SCOTTSDALE 3" DIAMETER BRASS CAP, NO STAMPING, IN THE CENTER OF 76TH PLACE AT THE INTERSECTION OF EVAN RD BEARS NORTH 10 DEGREES 37 MINUTES 12 SECONDS EAST 141.91 FEET BEING THE BASIS OF BEARINGS;

THENCE ALONG SAID MONUMENT LINE 141.91 FEET TO THE CITY OF SCOTTSDALE 3" DIAMETER BRASS CAP, NO STAMPING, IN THE CENTER OF 76TH PLACE AT THE INTERSECTION OF EVANS RD.  
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 40.09 FEET;  
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 30.24 FEET TO A 1/2" REBAR WITH A 1.5" REBAR ALUMINUM CAP MARKED KLEIN 42137 ON THE EXISTING RIGHT OF WAY EVANS RD. AND THE POINT OF BEGINNING ;  
THENCE SOUTH 13 DEGREES 43 MINUTES 18 SECONDS WEST 79.45 FEET;  
THENCE SOUTH 28 DEGREES 22 MINUTES 17 SECONDS WEST 36.76 FEET TO A 1/2" REBAR WITH A 1.5" ALUMINUM CAP MARKED KLEIN 42137 ON THE EXISTING RIGHT OF WAY OF 76TH PLACE;  
THENCE NORTHERLY 91.76 FEET ALONG THE EXISTING RIGHT OF WAY ON A NON-TANGENTIAL CURVE CONCAVE TO THE EAST HAVING A RADIAL BEARING OF SOUTH 89 DEGREES 37 MINUTES 57 SECONDS EAST, A RADIUS OF 370.00 FEET THROUGH A CENTRAL ANGLE OF 14 DEGREES 12 MINUTES 36 SECONDS;  
THENCE NORTHERLY AND EASTERLY 33.19 FEET ALONG THE EXISTING RIGHT OF WAY ON A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 76 DEGREES 03 MINUTES 57 SECONDS TO THE POINT OF BEGINNING;

### AREA 2:

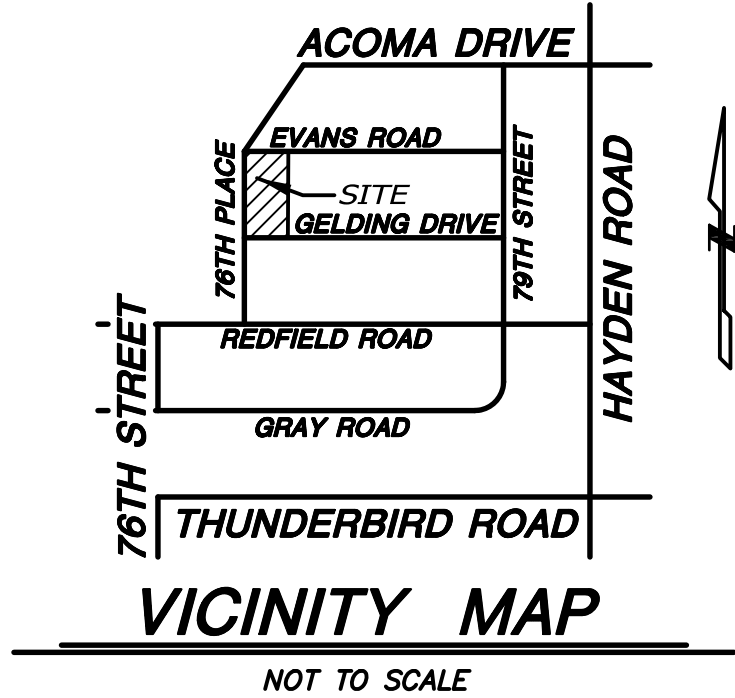
COMMENCING AT A CITY OF SCOTTSDALE 3" DIAMETER BRASS CAP, NO STAMPING IN THE CENTER OF 76TH PLACE AT THE BEGINNING OF A CURVE IMMEDIATELY SOUTH OF EVANS RD FROM WHICH CITY OF SCOTTSDALE 3" DIAMETER BRASS CAP, NO STAMPING, IN THE CENTER OF 76TH PLACE AT THE INTERSECTION OF EVANS RD BEARS NORTH 10 DEGREES 37 MINUTES 12 SECOND SEAST 141.91 FEET BEING THE BASIS OF BEARINGS; THENCE ALONG SAID MONUMENT LINE 141.91 FEET TO THE CITY OF SCOTTSDALE 3" DIAMETER BRASS CAP, NO STAMPING, IN THE CENTER OF 76TH PLACE AT THE INTERSECTION OF EVANS RD.  
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 165.73 FEET;  
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 31.23 FEET TO THE EXISTING RIGHT OF WAY OF EVANS RD AND THE POINT OF BEGINNING 2;  
THENCE SOUTH 48 DEGREES 23 MINUTES EAST 2.26 FEET;  
THENCE SOUTH 89 DEGREES 34 MINUTES 57 SECONDS EAST 37.22 FEET TO THE EAST LINE OF SAID LOT 186;  
THENCE ALONG THE EAST LINE NORTH 00 DEGREES 26 MINUTES EAST 1.46 FEET TO A 1/2 REBAR WITH A PLASTIC CAP MARKED AJW LS37?36 ON THE EXISTING RIGHT OF WAY OF EVANS RD.  
THENCE ALONG THE EXISTING RIGHT OF AY NORTH 89 DEGREES 32 MINUTES 47 SECONDS WEST 38.92 FEET TO THE POINT OF BEGINNING 2.

### PARCEL TWO:

LOT 187, THUNDERBIRD INDUSTRIAL AIRPARK NO. 4, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 186 OF MAPS, PAGE 44.

EXCEPT PORTIONS OF LOT 187, THUNDERBIRD INDUSTRIAL AIRPARK NO. 4, IN SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 186 OF MAPS, PAGE 44 MCR, AS CONVEYED IN WARRANTY DEED RECORDED JULY 5, 2017 IN DOCUMENT NO. 2017-488937, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF SCOTTSDALE 3" DIAMETER BRASS CAP, NO STAMPING, AT THE INTERSECTION OF 76TH PLACE AND GELDING DR FROM WHICH A CITY OF SCOTTSDALE 3" DIAMETER BRASS CAP, NO STAMPING BEARS N 00 DEGREES 26 MINUTES 21 SECONDS E 320.21 FEET ALONG SAID CENTERLINE OF 76TH PLACE BEING THE BASIS OF BEARINGS;  
THENCE N 00 DEGREES 26 MINUTES 21 SECONDS E 29.24 FEET ALONG THE CENTERLINE;  
THENCE S 89 DEGREES 33 MINUTES 39 SECONDS E 55.14 FEET TO A 1/2 REBAR WITH 1.5 ALUMINUM CAP MARKED "KLEIN 42137" ON THE EXISTING RIGHT OF WAY OF GELDING DR AND THE POINT OF BEGINNING;  
THENCE S 89 DEGREES 35 MINUTES 52 SECONDS E 56.88 FEET ALONG THE EXISITING RIGHT OF WAY;  
THENCE N 45 DEGREES 31 MINUTES W 3.46 FEET;  
THENCE N 89 DEGREES 34 MINUTES 57 SECONDS W 34.67 FEET;  
THENCE N 81 DEGREES 33 MINUTES 39 SECONDS W 28.77 FEET;  
THENCE N 45 DEGREES 00 MINUTES 44 SECONDS W 20.00 FEET;  
THENCE N 1 DEGREES 05 MINUTES 18 SECONDS W 78.53 FEET TO THE EAST RIGHT OF WAY OF 76TH PLACE;  
THENCE S 00 DEGREES 26 MINUTES 58 SECONDS W 74.01 FEET ALONG THE EAST RIGHT OF WAY TO A 1/2 " REBAR WITH 1.5 ALUMINUM CAP MARKED "KLEIN 42137" AND A TANGENTIAL CURVE TO THE LEFT;  
THENCE 39.35 FEET ALONG SAID CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90 DEGREES 11 MINUTES 01 SECONDS TO THE POINT OF BEGINNING.



## SCHEDULE "B" ITEMS

- 13** Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens, if any provided in the Plat recorded in Book 186 of Maps, Page 44, of Official Records, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. (PLOTTED HEREON)
- 14** Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded on December 9, 1976, in Docket 11980, Page 914, of Official Records. And amendment(s) thereof:  
Recorded: July 13, 1988  
Recording No(s).: 1988-0341597, of Official Records.  
(PERTAINS TO SURVEYED PROPERTY – NOT PLOTTABLE)
- 15** Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded on October 24, 1978, in Docket 13233, Page 1148, of Official Records. And amendment(s) thereof:  
Recorded: July 13, 1988  
Recording No(s).: 1988-0341597, of Official Records.  
(PERTAINS TO SURVEYED PROPERTY – NOT PLOTTABLE)
- 16** Easement and the terms and conditions thereof affecting a portion of said premises, as recorded under 1983-0116620 of Official Records.  
In Favor of: Arizona Public Service Company  
For: Utilities  
(PLOTTED HEREON)
- 17** Easement and the terms and conditions thereof affecting a portion of said premises, as recorded under 1985-0055117 of Official Records.  
In Favor of: Lot 186 Thunderbird 1. A/P No. 4  
For: Access  
(PLOTTED HEREON)
- 18** Easement and the terms and conditions thereof affecting a portion of said premises, as recorded under 1985-0055118 of Official Records.  
In Favor of: Lot 187 Thunderbird 1. A/P No. 4  
For: Access  
(PLOTTED HEREON)
- 19** Easement and the terms and conditions thereof affecting a portion of said premises, as recorded under 1985-0324779 of Official Records.  
In Favor of: Arizona Public Service Company  
For: Utility  
(PLOTTED HEREON)
- 20** Record of Survey in Book 1409 of Maps, Page 50.  
(NO PLOTTABLE EASEMENTS REFERENCING SURVEYED PROPERTY ARE CREATED BY THIS DOCUMENT)
- 21** Easement and the terms and conditions thereof affecting a portion of said premises, as recorded as Document No. 2017-488937 Official Records.  
For: Right of Way  
(PLOTTED HEREON)

## CERTIFICATION

To: CITY OF SCOTTSDALE; AT THE CAR WASH, LLC, an Arizona limited liability company; and ALLIANCE TITLE AGENCY:

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, 4, 7(a), 7(b)(1), 7(c), 8, and 9 of Table A thereof. The field work was completed on April 7, 2022.

Date of Plat or Map: April 12, 2022  
David S. Klein  
R.L.S. 42137



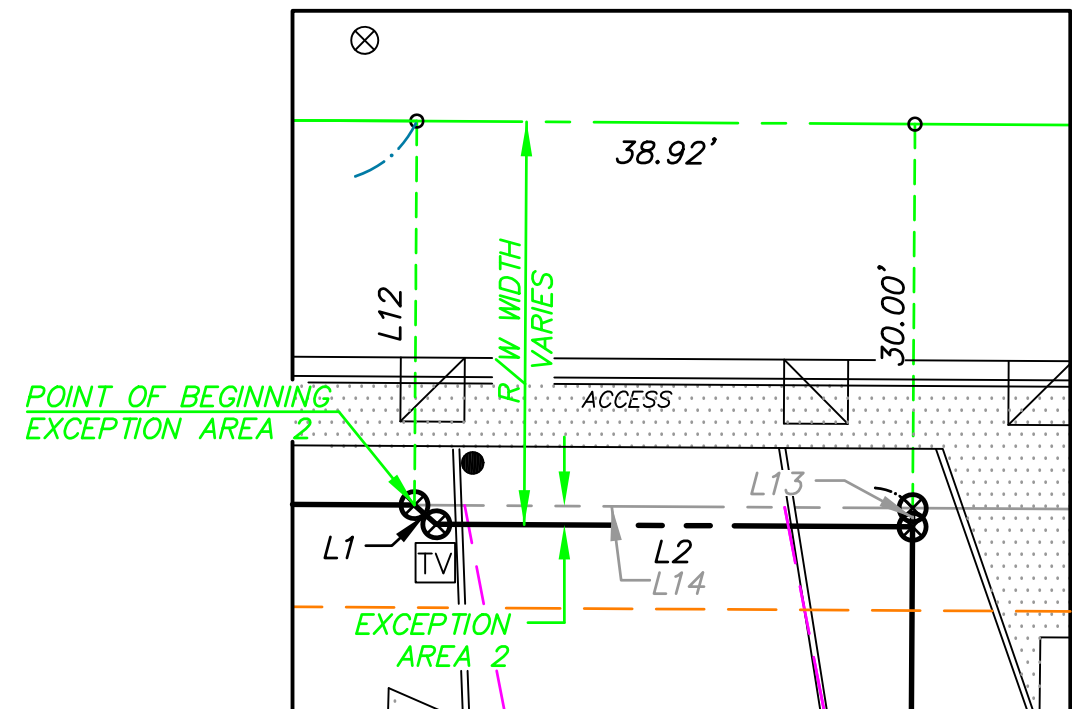
ALTA / NSPS LAND TITLE SURVEY  
7640 E GELDING DRIVE & 7645 E. EVANS DRIVE  
SCOTTSDALE, AZ 85260

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**SUPERIOR**  
SURVEYING SERVICES, INC.

DWN: GBF CHK: GBF  
SHEET 1 OF 2  
DATE: 4/12/2022  
JOB: 202202074

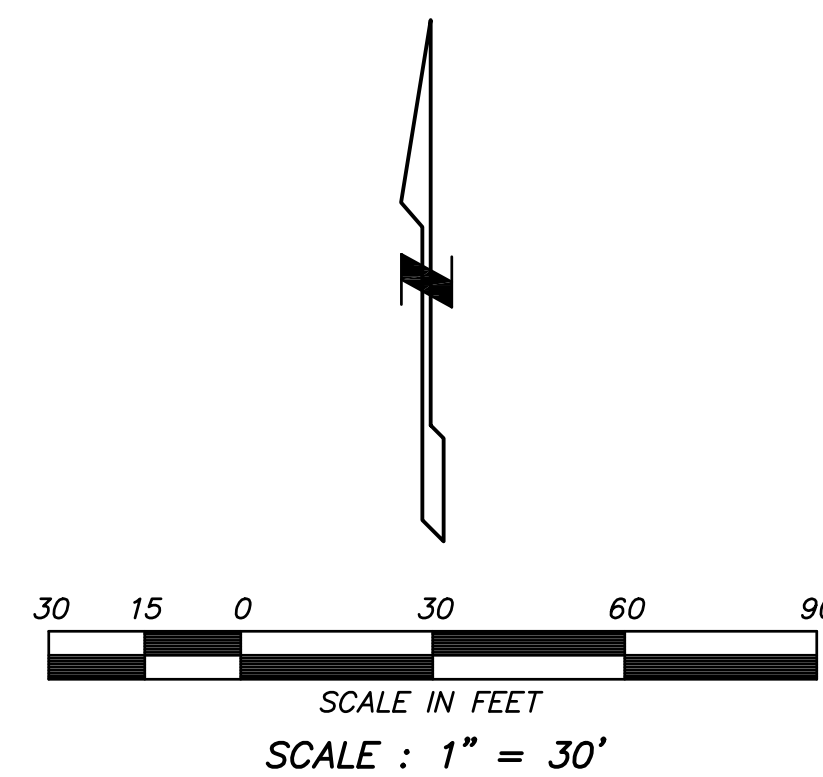
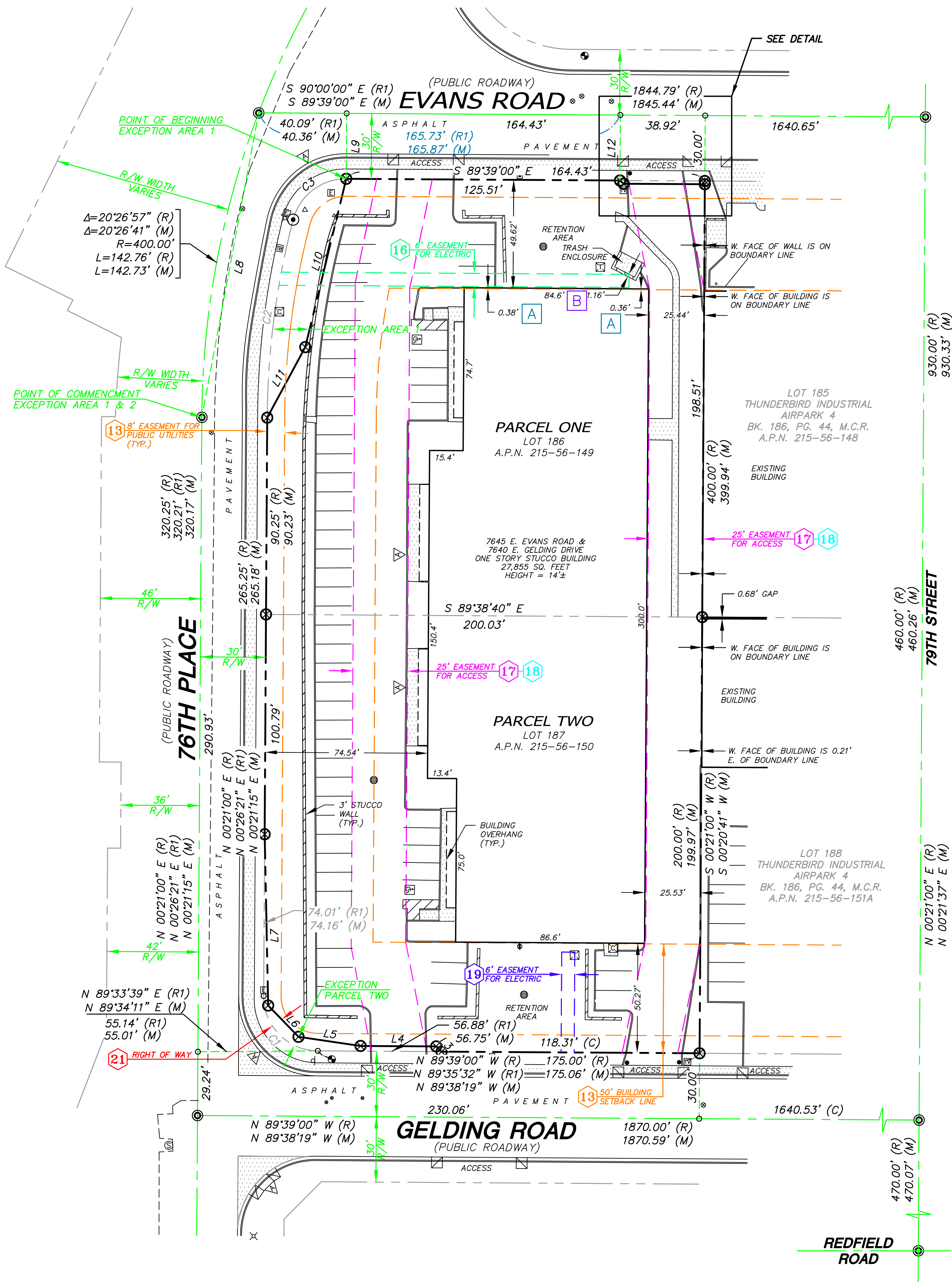




DETAIL  
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 48°23'00" E (R1) S 48°29'35" E (M)	2.26'
L2	S 89°34'57" E (R1) N 89°41'32" W (M)	37.22'
L3	S 45°30'00" E (R1) S 45°36'06" E (M)	3.46'
L4	N 81°33'39" W (R1) N 89°40'03" W (M)	28.77' (R1) 34.67' (M)
L5	S 81°33'39" E (R1) S 81°38'45" E (M)	28.77'
L6	S 45°00'44" E (R1) S 44°05'50" E (M)	20.00'
L7	S 01°05'18" E (R1) S 01°10'24" E (M)	78.53'
L8	N 10°37'12" E (R1) N 10°34'35" E (M)	141.91' (R1) 141.98' (M)
L9	S 00°00'00" W (R1) S 00°21'00" W (M)	30.24' (R1) 30.00' (M)
L10	S 13°43'18" W (R1) S 13°41'28" W (M)	79.45' (R1) 79.42' (M)
L11	S 28°22'17" W (R1) S 28°20'27" W (M)	36.76' (R1) 36.75' (M)
L12	S 00°00'00" W (R1) S 00°21'00" W (M)	31.23' (R1) 30.00' (M)
L13	N 00°26'00" E (R1) N 00°20'41" E (M)	1.46'
L14	N 89°32'47" W (R1) N 89°39'00" W (M)	38.92'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	25.00'	90°00'00" (R)	39.27' (R&M)
		90°11'01" (R1)	39.35' (R1)
		89°59'34" (M)	
C2	370.00'	14°13'13" (R)	91.83' (R)
		14°12'58" (M)	91.80' (M)
C3	25.00'	75°46'47" (R&M)	33.07' (R&M)



- 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)
  - WALL
  - FOUND 1/2" CAPPED REBAR
  - STAMPED 42137 PER BK. 1409, PAGE 50, M.C.R.
  - FOUND 3" CITY OF SCOTTSDALE BRASS CAP FLUSH
  - SCHEDULE B ITEM
  - BACK FLOW PREVENTER
  - ELECTRIC BOX
  - ELECTRIC CABINET
  - ELECTRIC JUNCTION BOX
  - ELECTRIC TRANSFORMER
  - FIRE HYDRANT
  - GUARD POST OR GATE POST
  - HANDICAPPED SPACE
  - METAL GRATE (CIRCULAR)
  - LIGHT POLE
  - PEDESTRIAN ACCESS RAMP
  - SEWER CLEAN OUT
  - SEWER MANHOLE
  - STREET SIGN
  - TELECOMMUNICATIONS RISER
  - CABLE TELEVISION RISER
  - CABLE TELEVISION BOX
  - WATER METER
  - WATER VALVE
  - ASSESSORS PARCEL NUMBER
  - MARICOPA COUNTY RECORDS
  - RIGHT OF WAY
  - BOOK
  - PAGE
  - (TYP.) TYPICAL
  - (R) RECORD PER BK. 186, PG. 44, M.C.R.
  - (R1) RECORD PARCEL TWO EXCEPTION
  - (M) MEASURED



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