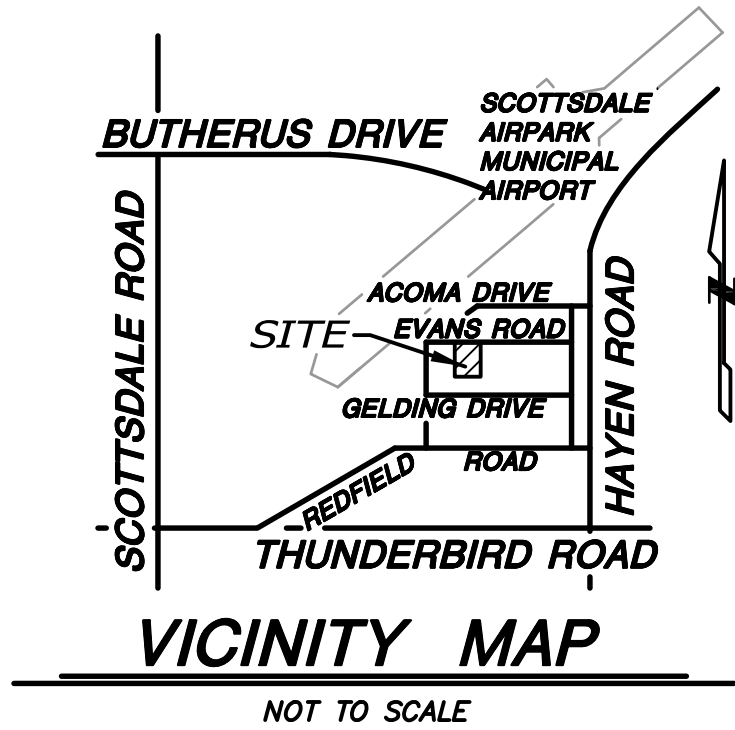


ALTA / NSPS LAND TITLE SURVEY

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, 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 22-356153, dated February 18, 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: 17
Handicapped: 1
Total: 18

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, being an improved and open public right-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

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

SCHEDULE "B" ITEMS

- 14) 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)
- 15) 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)
- 16) 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)
- 17) Easement and the terms and conditions thereof affecting a portion of said premises, as recorded under Docket 14268 of miscellaneous, page 1104 of Official Records.
In Favor of: Arizona Public Service Company
For: Utility Easement
(PLOTTED HEREON)
- 18) Easement and the terms and conditions thereof affecting a portion of said premises, as recorded under Docket 14268 of miscellaneous, page 1105 of Official Records.
In Favor of: Arizona Public Service Company
For: Utility Easement
(PLOTTED HEREON)
- 19) Easement and the terms and conditions thereof affecting a portion of said premises, as recorded under Docket 14459 of miscellaneous, page 405 of Official Records.
In Favor of: Arizona Public Service Company
For: Utility Easement
(PLOTTED HEREON)
- 20) Easement and the terms and conditions thereof affecting a portion of said premises, as recorded under 20170262245 of Official Records.
In Favor of: City of Scottsdale, an Arizona Limited Liability Company
For: Temporary Construction Easement
(PLOTTED HEREON)
- 21) Easement and the terms and conditions thereof affecting a portion of said premises, as recorded under 2017-488937 of Official Records.
For: Right of way.
(PLOTTED HEREON)

DESCRIPTION

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

LOT 185 THUNDERBIRD INDUSTRIAL AIRPARK NO. 4, ACCORDING TO BOOK 186 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE FOLLOWING DESCRIBED PROPERTY AS DESCRIBED IN DOCUMENT NO. 2017-262243

A PORTION OF LOT 185, 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 AT BOOK 186 PAGE 44 OF MAPS MCR, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF SCOTTSDALE 3" DIAMETER BRASS CAP, NO STAMPING, IN THE CENTER OF 76TH PLACE AT THE INTERSECTION OF EVANS RD FROM WHICH A CITY OF SCOTTSDALE 3" DIAMETER BRASS CAP, NO STAMPING, IN THE CENTER OF EVENS RD BEARS S89 DEGREES 35 MINUTES 09 SECONDS E 1845.62 FEET BEING THE BASIS OF BEARINGS;
THENCE S89 DEGREES 35 MINUTES 09 SECONDS E ALONG SAID MONUMENT LINE OF EVANS RD 204.88 FEET;
THENCE S00 DEGREES 24 MINUTES 53 SECONDS W 30.06 FEET TO A 1/2 REBAR WITH A PLASTIC CAP MARKED "AJW LS 37736" ON THE EXISTING RIGHT OF WAY OF EVANS RD AT THE NORTHWEST CORNER OF SAID LOT AND THE POINT OF BEGINNING;
THENCE S89 DEGREES 37 MINUTES 16 SECONDS E 33.70 FEET ALONG THE EXISTING RIGHT OF WAY;
THENCE S59 DEGREES 27 MINUTES W 2.89 FEET;
THENCE N89 DEGREES 34 MINUTES 57 SECONDS W 31.23 FEET TO THE WEST LINE OF SAID LOT;
THENCE N00 DEGREES 26 MINUTES E 1.46 FEET TO THE POINT OF BEGINNING;

AREA = 0.802 ACRES

34,952 SQ. FEET

CERTIFICATION

To: CITY OF SCOTTSDALE; HOT PROPERTIES 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 11, 2022
David S. Klein
R.L.S. 42137



ALTA / NSPS LAND TITLE SURVEY

7655 E. EVANS ROAD
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

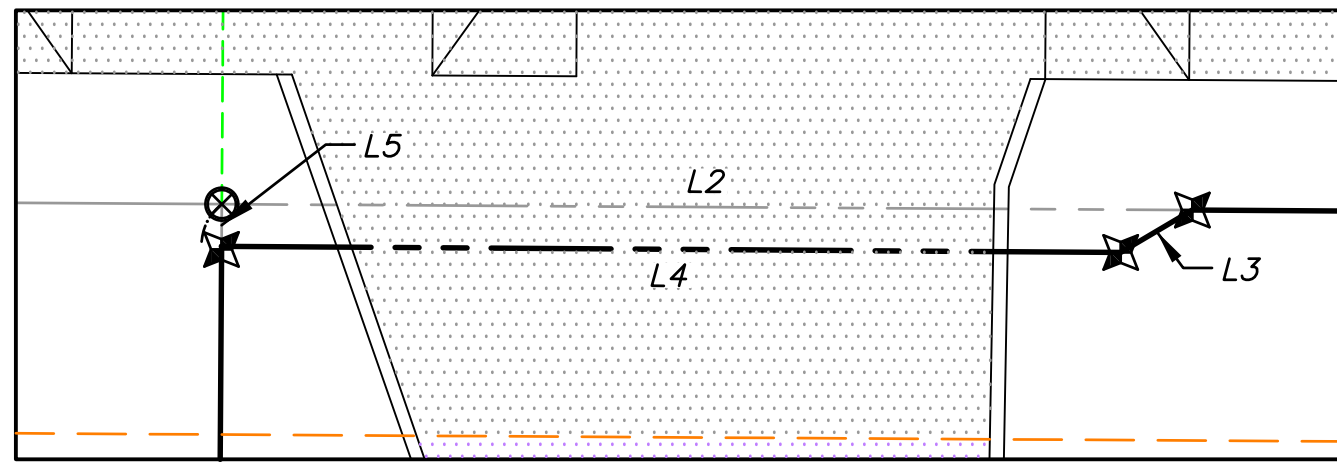


DWN: GBF CHK: GBF

SHEET 1 OF 2

DATE: 4/11/2022

JOB: 202202073



DETAIL
NOT TO SCALE

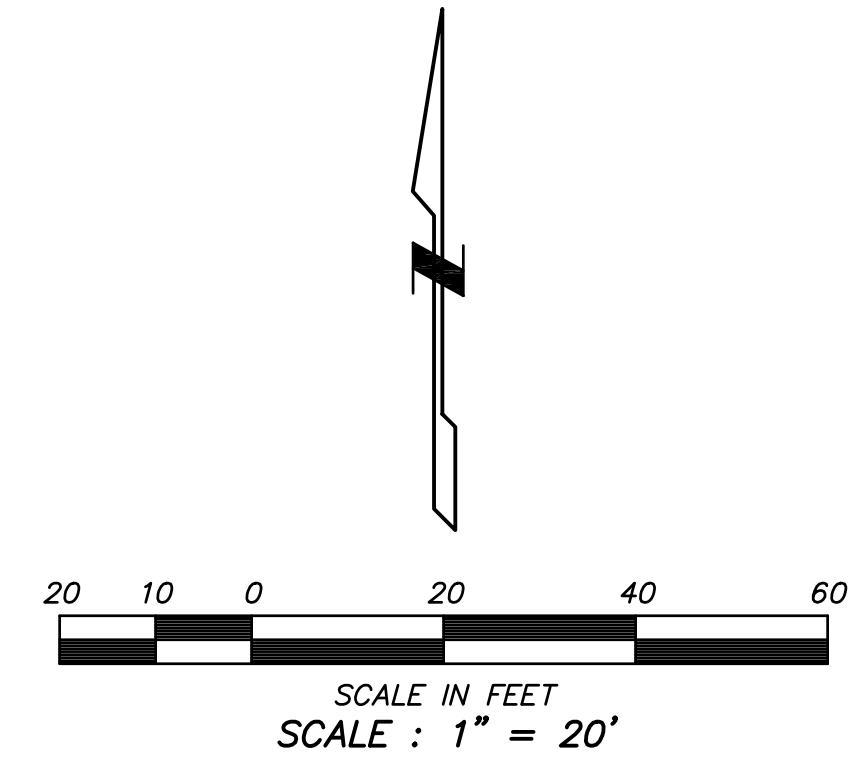
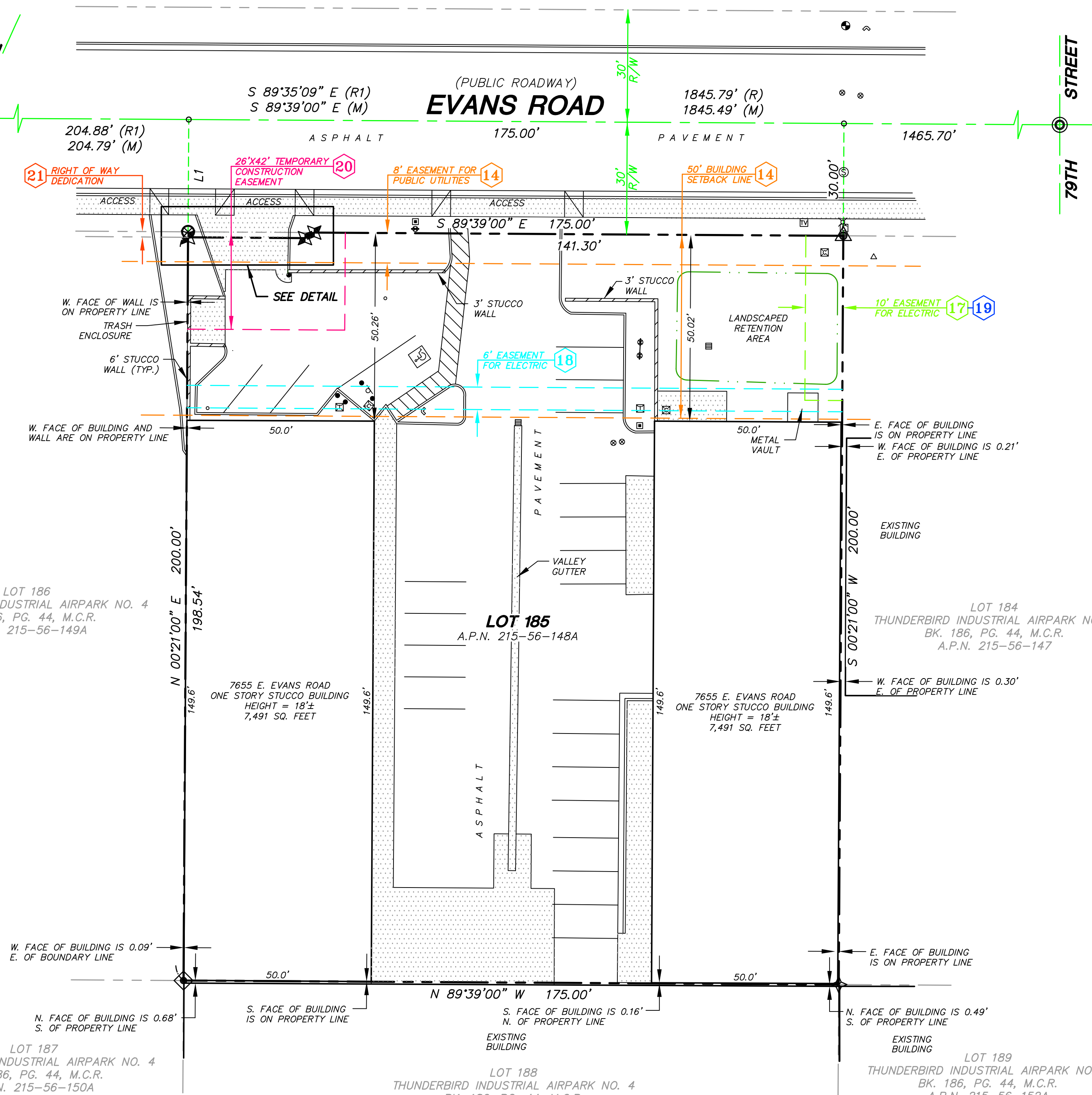
LINE	BEARING	DISTANCE
L1	S 00°24'53" W (R1) S 00°21'00" W (M)	30.06' (R1) 30.00' (M)
L2	S 89°37'16" E (R1) S 89°39'00" E (M)	33.70'
L3	S 59°27'00" W (R1) S 59°25'16" W (M)	2.89'
L4	N 89°34'57" W (R1) N 89°36'41" W (M)	31.23'
L5	N 00°26'00" E (R1) N 00°21'00" E (M)	1.46'

LOT 186
THUNDERBIRD INDUSTRIAL AIRPARK NO. 4
BK. 186, PG. 44, M.C.R.
A.P.N. 215-56-149A

LOT 187
THUNDERBIRD INDUSTRIAL AIRPARK NO. 4
BK. 186, PG. 44, M.C.R.
A.P.N. 215-56-150A

LOT 188
THUNDERBIRD INDUSTRIAL AIRPARK NO. 4
BK. 186, PG. 44, M.C.R.
A.P.N. 215-56-151A

LOT 189
THUNDERBIRD INDUSTRIAL AIRPARK NO. 4
BK. 186, PG. 44, M.C.R.
A.P.N. 215-56-152A



LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- FOUND NAIL IN WASHER
STAMPED 42137 PER BK. 1409,
PG. 50, M.C.R.
- FOUND 1/2" CAPPED REBAR
STAMPED 37936
- SET 1/2" CAPPED REBAR
STAMPED 42137
- FOUND 1/2" CAPPED REBAR
STAMPED 36070
- FOUND 1/2" CAPPED REBAR
STAMPED 42137 PER BK. 1409,
PG. 50, M.C.R.
- FOUND 3" CITY OF SCOTTSDALE
BRASS CAP FLUSH
- SCHEDULE B ITEM
- SPRINKLER HOOK-UP (FIRE DEPARTMENT)
- BACK FLOW PREVENTER
- ELECTRIC BOX
- ELECTRIC CABINET
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- GUARD POST OR GATE POST
- HANDICAPPED SPACE
- METAL GRATE (RECTANGULAR)
- LIGHT POLE
- SEWER CLEAN OUT
- SEWER MANHOLE
- STREET SIGN
- TELECOMMUNICATIONS RISER
- CABLE TELEVISION RISER
- WATER METER
- WATER VALVE
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD PER KK. 186, PG. 44, M.C.R.
- (R1) RECORD PER 2017-262243, M.C.R.
- (M) MEASURED



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Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: GBF CHK: GBF
SHEET 2 OF 2
DATE: 4/11/2022
JOB: 202202073