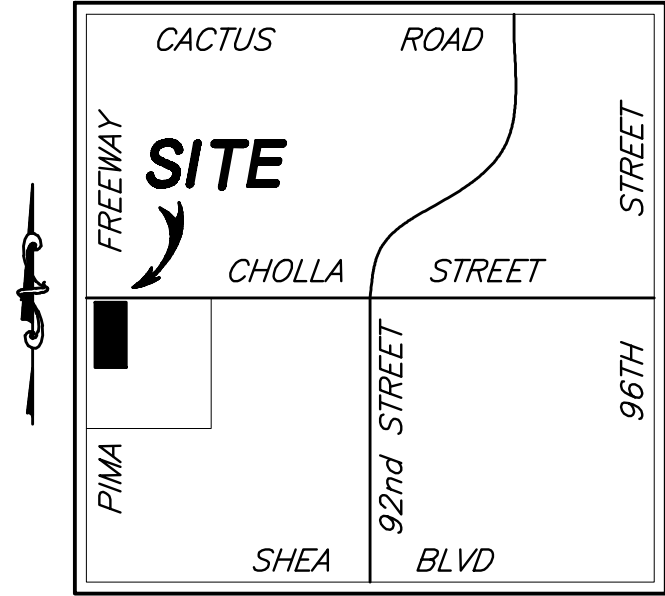


ALTA/NSPS LAND TITLE SURVEY

A PORTION OF LOT 3 IN THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

EXHIBIT A FROM THE COMMITMENT FOR TITLE INSURANCE

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

LOT 1, A PROPERTY ASSEMBLAGE IN THE CITY OF SCOTTSDALE, ARIZONA ARMENIAN APOSTOLIC CHURCH OF ARIZONA, ACCORDING TO BOOK 971 OF MAPS, PAGE 46, AND THEREAFTER AFFIDAVIT OF CORRECTION IN RECORDING NO. 2008-0228799, RECORDS OF MARICOPA COUNTY, ARIZONA.

REFERENCE DATA:

THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

- (R) A PROPERTY ASSEMBLAGE IN THE CITY OF SCOTTSDALE, ARIZONA ARMENIAN APOSTOLIC CHURCH OF ARIZONA, BOOK 971 OF MAPS, PAGE 45, M.C.R.
- (R1) DEED 2003-1231739, M.C.R.
- (R2) A.D.O.T. RIGHT OF WAY PLANS BOOK 415 OF MAPS, PAGE 26, M.C.R.
- (R3) PLSS SUBDIVISION, BOOK 763 OF MAPS, PAGE 38, M.C.R.
- (R4) DEED 1998-0668632, M.C.R.
- (R5) COMMITMENT FOR TITLE INSURANCE ISSUED BY SECURITY TITLE AGENCY, INC. / CHICAGO TITLE INSURANCE COMPANY FILE NO.: 40170377-040-KS1, DATED AUGUST 17, 2017 AT 7:30 A.M.
- (R6) DOCUMENT NO. 2000-0717236, FINAL ORDER OF CONDEMNATION

BENCHMARKS USED:

BM #1 = C.O.S. GPS POINT 8194
92nd STR & CHOLLA STR
EL=1388.480(NAVD '88)

BM #2 = C.O.S. GPS POINT 8301
92nd STR & SHEA BLVD STR
EL=1372.195(NAVD '88)

BM #3 = C.O.S. GPS POINT 3251
84th STR & SHEA
EL=1364.811(NAVD '88)

CITY OF SCOTTSDALE DATUM (NAVD '88)

PARKING:

REGULAR PARKING = 145
HANDICAP = 7
TOTAL 152

SHEET INDEX:

SHEET 1 - LEGAL DESCRIPTION, REFERENCE DATA, BENCHMARKS USED, PARKING, SHEET INDEX, SCHEDULE "B" ITEMS, VICINITY MAP, RECORD OWNER, BASIS OF BEARING, SURVEYOR'S NOTES AND CERTIFICATION.
SHEET 2 - MONUMENT NOTES, LEGEND, DEDICATED EASEMENTS AND BOUNDARY SURVEY.
SHEET 3 - LEGEND, LEGEND - SPOT ELEVATIONS AND TOPOGRAPHIC SURVEY.

SCHEDULE "B" ITEMS:

- (1) PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2017. (NOT RESPONSIBILITY OF SURVEYOR)
- (2) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
- RECORDING NO: DOCKET 16403, PAGE 567 (BLANKET)
RE-RECORDING NO: 83-039343 (BLANKET)
AND THEREAFTER EXTENSION
RECORDING NO: 87-731392 (BLANKET)
AND THEREAFTER PARTIAL RELEASE
RECORDING NO: 88-013899 (BLANKET)
- (3) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
- PURPOSE: UNDERGROUND UTILITIES
RECORDING DATE: AUGUST 27, 1984
RECORDING NO: 84-375037 (DOES NOT AFFECT)
- (4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
- PURPOSE: COMMUNICATION FACILITIES
RECORDING DATE: JUNE 19, 1985
RECORDING NO: 85-281933 (SHOWN)
- (5) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
- PURPOSE: COMMUNICATION FACILITIES
RECORDING DATE: JUNE 19, 1985
RECORDING NO: 85-281934 (SHOWN)
- (6) ANY ACTION THAT MAY BE TAKEN BY THE ARIZONA DEPARTMENT OF TRANSPORTATION TO ACQUIRE RIGHT OF WAY AND ACCESS FOR STATE HIGHWAY, AS DISCLOSED BY RESOLUTION OF ESTABLISHMENT
- RECORDING DATE: OCTOBER 14, 1985
RECORDING NO: 85-466219 (BLANKET)
- (7) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
- PURPOSE: MOTOR VEHICLE RIGHT OF WAY
RECORDING DATE: DECEMBER 9, 1991
RECORDING NO: 88-013899 (SHOWN)
- (8) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
- PURPOSE: UTILITY
RECORDING DATE: DECEMBER 9, 1991
RECORDING NO: 91-0575338 (SHOWN)
- (9) ANY ACTION THAT MAY BE TAKEN BY THE ARIZONA DEPARTMENT OF TRANSPORTATION TO ACQUIRE RIGHT OF WAY AND ACCESS FOR STATE HIGHWAY, AS DISCLOSED BY RESOLUTION OF ESTABLISHMENT
- RECORDING DATE: JULY 22, 1998
RECORDING NO: 98-0626667 (BLANKET)
- (10) THE RIGHT OF THE STATE OF ARIZONA TO PROHIBIT, LIMIT, CONTROL OR RESTRICT ACCESS TO A LIMITED ACCESS HIGHWAY, AS SET FORTH IN THE DOCUMENT
- RECORDING DATE: DECEMBER 3, 2004
RECORDING NO.: 2004-1423396 (BLANKET)
- (11) EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 583 OF MAPS, PAGE 23. (SHOWN)
- (12) EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 971 OF MAPS, PAGE 46 AND AFFIDAVIT OF CORRECTION RECORDED MARCH 14,2008 IN RECORDING NO. 2008-0228799. (SHOWN)

RECORD OWNER:

APN# 217-26-949 MCR
ARMENIAN APOSTOLIC CHURCH ETAL
PROPERTY AND MAILING ADDRESS
8849 E. CHOLLA STREET
SCOTTSDALE, ARIZONA 85260

BASIS OF BEARINGS:

S00°01'20"E ALONG THE MONUMENT LINE OF 92nd STREET AS MEASURED BETWEEN MONUMENTS NUMBERED #9 AND #10 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES.

SURVEYOR'S NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY SECURITY TITLE AGENCY, INC. / CHICAGO TITLE INSURANCE COMPANY FILE NO.: 40170377-040-KS1, DATED AUGUST 17, 2017 AT 7:30 A.M.
2. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.
3. 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 IS NOT PERMITTED UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY ARIZONA SURVEYING AND MAPPING. THIS SURVEY IS NOT TO BE USED FOR DESIGN PURPOSES. ARIZONA SURVEYING AND MAPPING SHALL HAVE NO LIABILITY FOR ANY UNAUTHORIZED USE OF THIS INFORMATION WITHOUT THEIR PRIOR WRITTEN CONSENT.
4. IF A DISCREPANCY IS DISCOVERED IN THE TOPOGRAPHY OF THIS MAP THE SURVEYOR MUST BE CONTACTED TO RESOLVE ANY ISSUES PRIOR TO ANY DESIGN OR CONSTRUCTION.
5. THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.
6. OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE AND MAY BE INACCURATE OR OUT-OF-DATE.

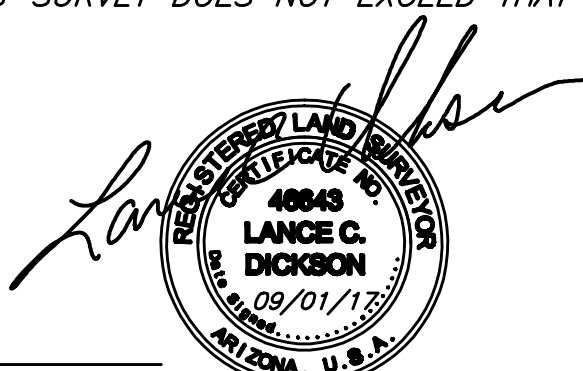
CERTIFICATION:

TO: CHICAGO TITLE INSURANCE COMPANY
SECURITY TITLE AGENCY, INC.
ARMENIAN APOSTOLIC CHURCH OF MARICOPA COUNTY, AN ARIZONA CORPORATION
AND WESTERN DIOCESE OF THE ARMENIAN CHURCH OF NORTH AMERICA, A CALIFORNIA CORPORATION, EACH AS THEIR INTERESTS MAY APPEAR

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 4, 7(a) 8, 9, 11(a), 13, AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

FIELD WORK COMPLETED AUGUST 15, 2017

LANCE C. DICKSON RLS #46643 DATE EXPIRES 06/30/2019



REVISIONS

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF LOT 3 IN THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

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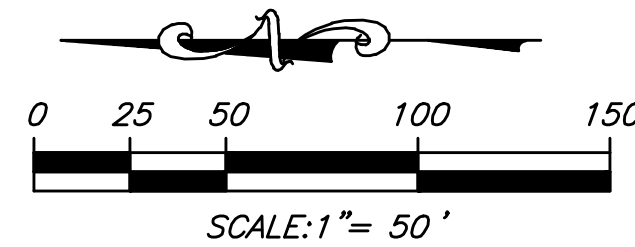
SHEET NO.
/
1 OF 3

MONUMENT NOTES:

ALL MONUMENTATION SHOWN HEREON WERE ACCEPTED UNLESS OTHERWISE NOTED

- | | | |
|--|--|--|
| 1 WEST 1/4 CORNER SECTION 19, T3N, R5E
FOUND ALUMINUM CAP, L.S. 22282 | 6 FOUND 1/2" REBAR IN POTHOLE | 11 FOUND MARICOPA COUNTY
ALUMINUM CAP "REFERENCE
MARKER" TO SOUTH QUARTER
CORNER SECTION 19, T3N, R5E |
| 2 EAST 1/4 CORNER SECTION 24, T3N, R4E
FOUND ALUMINUM CAP, L.S. 21782 | 7 FOUND 1/2" REBAR BENT, NO TAG | 12 FOUND MARICOPA COUNTY
ALUMINUM CAP NORTHWEST
CORNER SECTION 19, T3N, R5E |
| 3 FOUND ALUMINUM CAP
10' OFFSET, L.S. 22282 | 8 FOUND 1/2" REBAR, NO TAG | 13 SET 1/2" REBAR W/CAP RLS
#46643 |
| 4 FOUND PK NAILS 1.25'
NORTH & 2.33' SW | 9 FOUND CITY OF SCOTTSDALE
BRASS CAP IN HANDHOLE
CENTER OF SECTION 19, T3N, R5E | 14 FOUND 1/2" REBAR W/CAP RLS
#37259 |
| 5 FOUND CITY OF SCOTTSDALE
BRASS CAP FLUSH | 10 FOUND CITY OF SCOTTSDALE
BRASS CAP IN HANDHOLE
SOUTH QUARTER CORNER
SECTION 19, T3N, R5E | |

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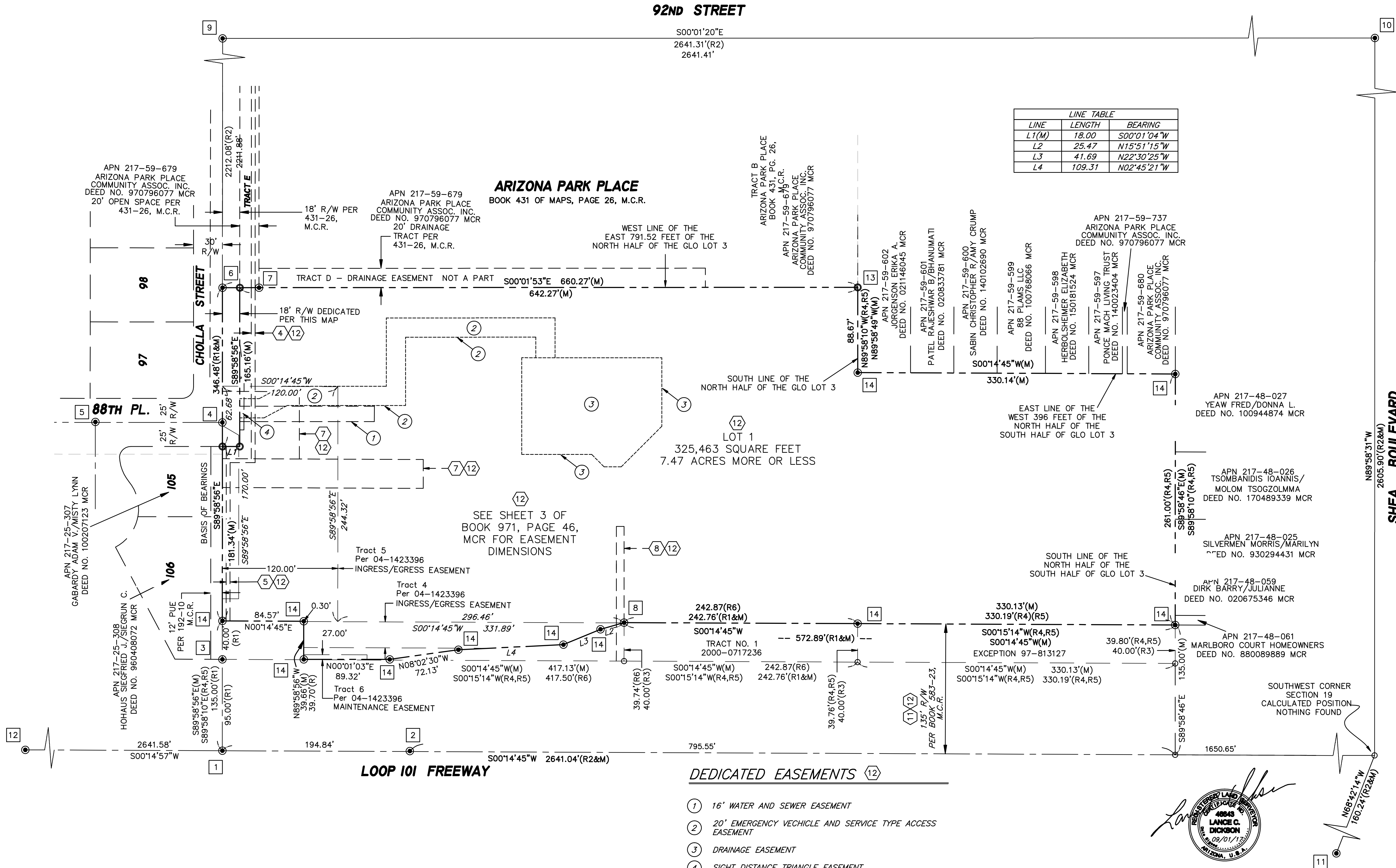
LEGEND:

- BOUNDARY LINE
MONUMENT LINE
RIGHT OF WAY
EASEMENTS

- SET 1/2" REBAR RLS #46643
● FOUND MONUMENT AS NOTED
○ CALCULATED POINT NOTHING
FOUND/NOTHING SET

- P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
ESMT EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1(M)	18.00	S00°01'04"W
L2	25.47	N15°51'15"W
L3	41.69	N22°30'25"W
L4	109.31	N02°45'21"W



DEDICATED EASEMENTS (12)

- 16" WATER AND SEWER EASEMENT
- 20' EMERGENCY VEHICLE AND SERVICE TYPE ACCESS EASEMENT
- DRAINAGE EASEMENT
- SIGHT DISTANCE TRIANGLE EASEMENT



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2

2 OF 3

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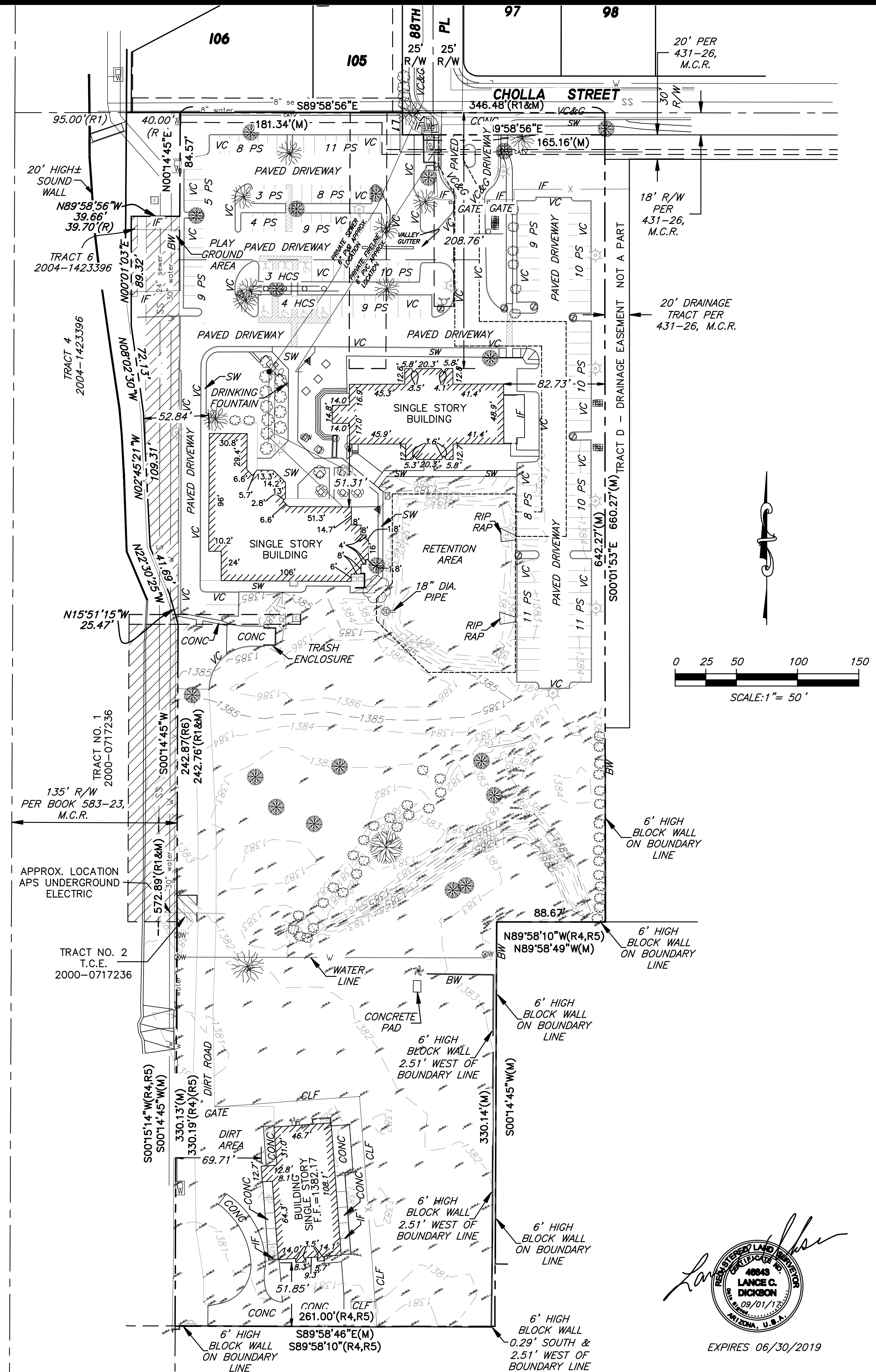
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LEGEND:

	PROPERTY LINE		TREE--UNSPECIFIED
	MONUMENT LINE		CITRUS TREE
	RIGHT OF WAY		PARKING AREA LITE
	UNDERGROUND WATER LINE		TEMPORARY CONSTRUCTION EASEMENT
	UNDERGROUND SEWER LINE		IRRIGATION CONTROL VALVE
	FENCE AS NOTED		IRRIGATION CONTROL BOX
	BLOCK WALL		STORM SEWER MANHOLE
	SET MONUMENT AS NOTED		WATER SERVICE OUTLET
	FOUND MONUMENT AS NOTED		EASEMENT AREA
	CALCULATED POINT NOTHING FOUND/NOTHING SET		BUILDING OUTLINE
	WATER METER		CONCRETE
	BACKFLOW PREVENTOR		CHAIN LINK FENCE
	FIRE HYDRANT		MARICOPA COUNTY RECORDS
	WATER VALVE		IRON FENCE
	POWER POLE		BLOCK WALL
	GUY WIRE		PARKING SPACE
	ELECTRIC TRANSFORMER		HANDICAP SPACE
	ELECTRIC MANHOLE		DIAMETER
	AREA LIGHT		FINISH FLOOR
	HANDICAP MARKER		SIDEWALK
	MISCELLANEOUS SIGN		VERTICAL CURB & GUTTER
	SEWER MANHOLE		VERTICAL CURB
	COMMUNICATION MANHOLE		
	MAILBOX		
	SHRUB		
	BUSH		
	PALO VERDE		

LEGEND - SPOT ELEVATIONS:

	CONCRETE		TOP OF CURB & GUTTER
	PAVEMENT		TOP OF CURB & PAVEMENT
	FLOWLINE		NATURAL GROUND
	RIM & INVERT		TOE
	GUTTER		TOP
	TOP OF CURB		



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