

ALTA/NSPS LAND TITLE SURVEY

ALL OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST, THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT THAT PART LYING WITHIN THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF SCOTTSDALE RECORDED IN DOCKET 5231, PAGE 207 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.



VICINITY MAP:

SECTION 11 &14
T.3N., R.4E.

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 2022.
(AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 2 PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE SECOND INSTALLMENT OF 2021 TAXES.
(AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 3 RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA
RECORDING NO: BOOK 128 OF DEEDS, PAGE 297
(NORTHWEST QUARTER OF SECTION 14)
WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
(AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 4 RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA
RECORDING NO: BOOK 135 OF DEEDS, PAGE 122
(SOUTHWEST QUARTER OF SECTION 11)
WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
(AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 5 THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS EXCEPTED FROM THE DESCRIPTION OF SAID LAND IN SCHEDULE A.
(AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 6 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
(AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 7 EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PARADISE-VERDE RECLAMATION PROJECT MAP RECORDED IN BOOK 8 OF MAPS, PAGE 23.
(AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 8 RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED LAND AS SHOWN ON THE MAP/PLAT: BOOK 13 OF ROAD MAPS, PAGE 94 (SECTION 14)
(AS SHOWN ON THE SURVEY)
- 9 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: QUITCLAIM DEED
RECORDING NO: DOCKET 1185, PAGE 139, DEED OF RELEASE IN
RECORDING NO: DOCKET 3874, PAGE 472, DISCLAIMER IN
RECORDING NO: DOCKET 10069, PAGE 265
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 10 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ELECTRIC LINES AND POLES
RECORDING NO: DOCKET 1759, PAGE 107
(SECTION 14)
(DOCUMENT ILLEGIBLE)
- 11 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: GAS MAIN
RECORDING NO: DOCKET 2381, PAGE 165
(SECTION 14)
(DOCUMENT ILLEGIBLE)
- 12 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: GAS MAIN
RECORDING NO: DOCKET 2416, PAGE 210
(SECTION 14)
(AS SHOWN ON THE SURVEY)
- 13 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ROAD OR HIGHWAY
RECORDING NO: DOCKET 3462, PAGE 142
(AS SHOWN ON THE SURVEY)
- 14 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ROAD DECLARED (ROAD FILE NO 1432)
RECORDING NO: DOCKET 3494, PAGE 100
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AS SHOWN ON THE SURVEY)
- 15 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ELECTRIC LINES
RECORDING NO: DOCKET 4283, PAGE 446
(SECTION 14)
(AS SHOWN ON THE SURVEY)
- 16 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ELECTRIC LINES
RECORDING NO: DOCKET 4283, PAGE 447
(SECTION 14)
(AS SHOWN ON THE SURVEY)
- 17 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ORDINANCE NO 160
RECORDING NO: DOCKET 4356, PAGE 320
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 18 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ORDINANCE NO 165
RECORDING NO: DOCKET 4376, PAGE 523
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 19 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UTILITY LINES
RECORDING NO: DOCKET 5231, PAGE 219
(AS SHOWN ON THE SURVEY)
- 20 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UTILITY LINES OR POLES
RECORDING NO: DOCKET 5231, PAGE 227
(SECTION 14)
(AS SHOWN ON THE SURVEY)

SCHEDULE "B" ITEMS:

- 21 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: COMMUNICATION
RECORDING NO: DOCKET 7678, PAGE 723
(SECTION 14)
(AS SHOWN ON THE SURVEY)
- 22 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC UTILITY LINES
RECORDING NO: DOCKET 8210, PAGE 963
(SECTION 14)
(AS SHOWN ON THE SURVEY)
- 23 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UNDERGROUND RIGHT OF WAY
RECORDING NO: DOCKET 9911, PAGE 276
(SECTION 14)
(UNABLE TO PLOT, LACK OF INFORMATION)
- 24 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ELECTRIC LINES
RECORDING NO: DOCKET 10520, PAGE 248
(SECTION 14)
(AS SHOWN ON THE SURVEY)
- 25 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ELECTRIC LINES
RECORDING NO: DOCKET 13154, PAGE 447
(SECTION 14)
(AS SHOWN ON THE SURVEY)
- 26 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ELECTRIC LINES
RECORDING NO: DOCKET 13646, PAGE 239
(SECTION 14)
(AS SHOWN ON THE SURVEY)
- 27 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: CONSENT TO EASEMENT
RECORDING NO: DOCKET 15920, PAGE 49
(SECTION 14)
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AS SHOWN ON THE SURVEY)
- 28 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: CITY OF SCOTTSDALE DRAINAGE AND FLOOD CONTROL EASEMENT AND PROVISION FOR MAINTENANCE
RECORDING NO: DOCKET 15920, PAGE 51
(SECTION 14)
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AS SHOWN ON THE SURVEY)
- 29 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ELECTRIC LINES
RECORDING NO: DOCKET 15930, PAGE 1130
(SECTION 11)
(AS SHOWN ON THE SURVEY)
- 30 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: CITY OF SCOTTSDALE DRAINAGE AND FLOOD CONTROL EASEMENT AND PROVISION FOR MAINTENANCE
RECORDING NO: 83-157253
(SECTION 14)
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AS SHOWN ON THE SURVEY)
- 31 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: MEMORANDUM OF OPTION AND SITE LEASE AGREEMENT
LESSOR: ARIZONA CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS, A NON-PROFIT ARIZONA CORPORATION
LESSEE: AT&T WIRELESS PCS, INC., A DELAWARE CORPORATION
RECORDING DATE: SEPTEMBER 29, 1995
RECORDING NO: 95-0600019
(SECTION 14)
(AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 32 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: MEMORANDUM OF LEASE
LESSOR: ARIZONA CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS, A NON-PROFIT ARIZONA CORPORATION
LESSEE: AT&T WIRELESS PCS, INC., A DELAWARE CORPORATION
RECORDING DATE: JANUARY 11, 1996
RECORDING NO: 96-0023056
(SECTION 14)
(AFFECTS THE PARCELS BUT NOT THE SURVEY)
- 33 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: INGRESS/EGRESS EASEMENT
RECORDING NO: 96-0782196
(SECTION 11)
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AS SHOWN ON THE SURVEY)

LEGAL DESCRIPTION:

PARCEL NO. 1:

ALL OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT ALL URANIUM, THORIUM AND OTHER MATERIALS DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED TO THE UNITED STATES OF AMERICA IN QUIT CLAIM DEED RECORDED IN DOCKET 1185, PAGE 139

PARCEL NO. 2:

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA EXCEPT THAT PART LYING WITHIN THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF SCOTTSDALE RECORDED IN DOCKET 5231, PAGE 207 AND EXCEPT ALL URANIUM, THORIUM AND OTHER MATERIALS DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED TO THE UNITED STATES OF AMERICA IN QUIT CLAIM DEED RECORDED IN DOCKET 1185, PAGE 139
NOTE: DESCRIPTION TO BE FURNISHED AND APPROVED PRIOR TO THE CLOSING OF THIS TRANSACTION.

NOTES:

1. ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE AGENCY, INC., ORDER NO. 55004051-055-KG2-DW, EFFECTIVE DATE: FEBRUARY 10, 2022.
2. THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON RECORDS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES WITHOUT VERIFICATION BY THE SURVEYOR; THEREFORE, NO GUARANTEE CAN BE MADE AS TO THE EXTENT OF THE UTILITIES AVAILABLE, EITHER IN SERVICE ABANDONED, NOR GUARANTEE TO THEIR EXACT LOCATION. PLEASE CALL "BLUE-STAKE" AT 602-263-1100, PRIOR TO ANY EXCAVATION OR TO DETERMINE WHAT UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES, EITHER FROM CONTIGUOUS PROPERTY OR ADJOINING STREETS.
3. BASIS OF BEARING FOR THIS SURVEY IS A MEASURED BEARING OF SOUTH 89°32'00" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
4. THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT-OF-WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
5. USE OF THE INFORMATION, CONTAINED IN THIS A.L.T.A./N.S.P.S. LAND TITLE SURVEY, FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED ("TITLE INSURANCE MATTERS"), IS FORBIDDEN, UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY HUNTER ENGINEERING, INC. AND THEREFORE SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE.
6. 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 LEASEABLE AREA OF ANY BUILDING. THE BUILDING OFFSET DISTANCES SHOWN ARE TO ACTUAL BUILDING CORNERS.
7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
8. THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES.

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 1760L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

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.

SURVEYOR'S CERTIFICATION:

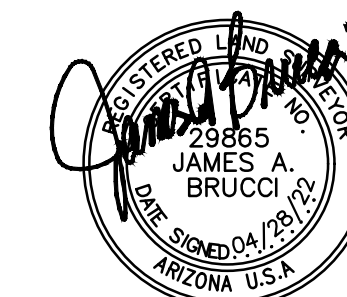
To:

- 1) FIDELITY NATIONAL TITLE AGENCY, INC.
- 2) CREATION RE, LLC
- 3) A LEASEHOLD AS CREATED BY THAT CERTAIN LEASE DATED _____, EXECUTED BY ARIZONA CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS, A NON-PROFIT ARIZONA CORPORATION LESSOR AND CREATION RE, LLC AS LESSEE, RECORDED _____ AS RECORDING NO. _____ FOR THE TERM, UPON AND SUBJECT TO ALL THE PROVISIONS CONTAINED IN SAID DOCUMENT, AND IN SAID LEASE
- 4) ARIZONA CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS, A NON-PROFIT ARIZONA CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS, AND INCLUDES ITEMS 3,4,7(a),7(b),7(c),8,11(a),&16 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON APRIL 27, 2022.

THE A.L.T.A. MAP WAS COMPLETED ON APRIL 28, 2022.



| | | | |
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| NO. | DATE | REVISION | BY |
| | | | |
| | | | |
| | | | |

DRAWN BY: PJE
CHECKED BY: JAB

HUNTER
ENGINEERING

CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

ALTA/NSPS LAND TITLE SURVEY

ALL OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST, THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT THAT PART LYING WITHIN THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF SCOTTSDALE RECORDED IN DOCKET 5231, PAGE 207 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.

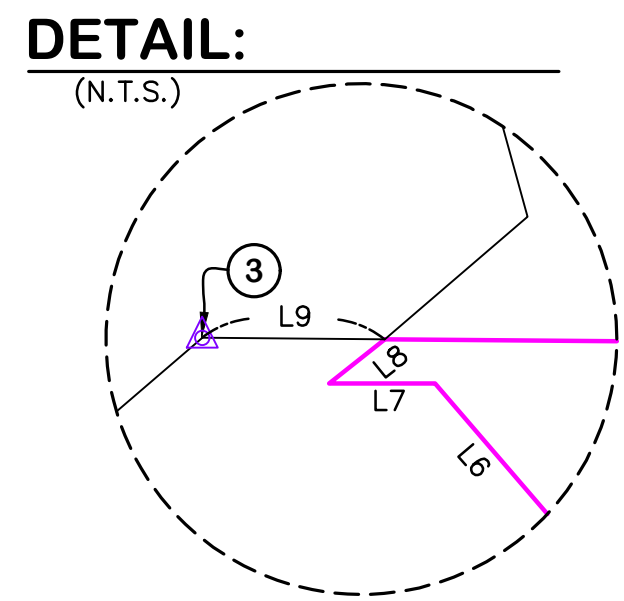
SECTION: 11 & 14
TOWNSHIP: 3N.
RANGE: 4E.

JOB NO.:
LGEC308-SA

SCALE
NTS

SHEET
1 OF **5**

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S40°39'45"E | 170.55' |
| L2 | N43°55'00"E | 30.00' |
| L3 | S40°39'45"E | 0.42' |
| L4 | N49°19'04"E | 163.28' |
| L5 | N38°28'19"W | 66.38' |
| L6 | N40°38'55"W | 80.04' |
| L7 | S89°55'54"W | 17.79' |
| L8 | N51°34'36"E | 3.73' |
| L9 | N89°31'42"W | 38.15' |



S. LINE S.W. 1/4, SEC. 11, T.3N., R.4E. 1041.86'
 S89°32'00"E (BASIS OF BEARING) N. LINE N.W. 1/4, SEC. 14, T.3N., R.4E.
 TOTAL 2640.54'(M) 2640.82'(R1) 2640.70'(R5)

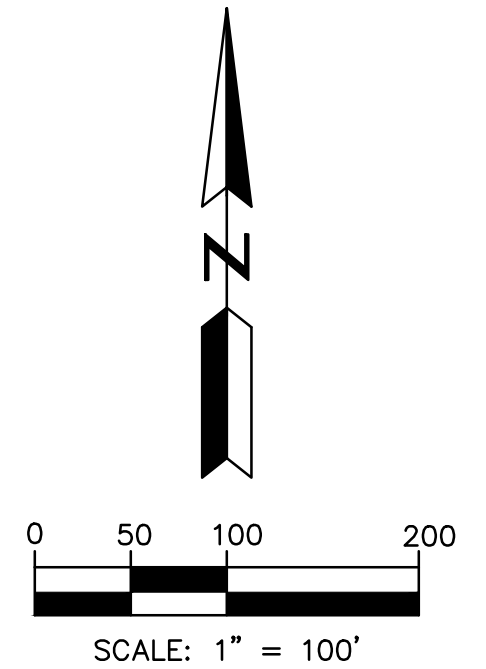
A.P.N. 175-04-002C
 CITY OF SCOTTSDALE
 "NOT A PART"

SOUTHERLY LINE OF EXHIBIT A EXCEPTION
 PER DKT. 5231, PG. 216, M.C.R.

PARCEL NO. 2
 A.P.N. 175-04-002A
 AREA: 65.179 ACRES ±

PARCEL NO. 1
 A.P.N. 215-56-333C
 AREA: 8.887 ACRES ±

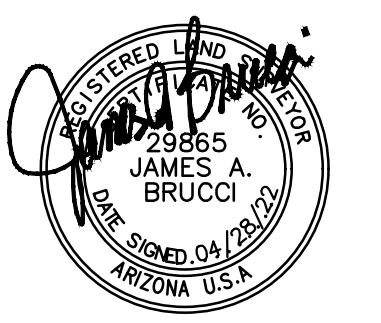
- LEGEND:**
- ① FOUND IRON BAR & CAP STAMPED "WOOD PATEL LS 68083"
 - ② X FOUND CHISELED "X" IN CONCRETE
 - ③ Δ FOUND IPK NAIL W/TAG STAMPED "KLEIN RLS 42137"
 - ④ FOUND IRON BAR & CAP STAMPED "GOETZ 31020"
 - ⑤ ○ FOUND BRASS CAP FLUSH
 - # SCHEDULE B HEX
 - (R1) RECORDED DATA PER THE PLSS SUBDIVISION RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BK. 763, PG. 38, M.C.R."
 - (R2) RECORDED DATA PER THE FINAL PLAT AS RECORDED IN BK. 209, PG. 13, M.C.R."
 - (R3) RECORDED DATA PER THE FINAL PLAT AS RECORDED IN BK. 190, PG. 7, M.C.R."
 - (R4) RECORDED DATA PER THE MAP OF DEDICATION AS RECORDED IN BK. 1431, PG. 43, M.C.R."
 - (R5) RECORDED DATA PER THE MINOR LAND DIVISION PLAT AS RECORDED IN BK. 1619, PG. 39, M.C.R."
 - (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.



| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |

DRAWN BY: PJE
 CHECKED BY: JAB

HUNTER ENGINEERING
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 SCOTTSDALE, AZ 85258
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ALTAINSPS LAND TITLE SURVEY
 ALL OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 4, EAST, THE NORTH HALF OF THE GILA NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THAT PART LYING WITHIN THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF SCOTTSDALE RECORDED IN DOCKET 5231, PAGE 207 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.

SECTION: 11 & 14
 TOWNSHIP: 3N
 RANGE: 4E.

JOB NO.:
 LGEC308-SA

SCALE
 1"=100'

SHEET
2 OF **5**

THUNDERBIRD INDUSTRIAL AIRPARK NO. 4
BK. 186, PG. 44, M.C.R.
LOT 102

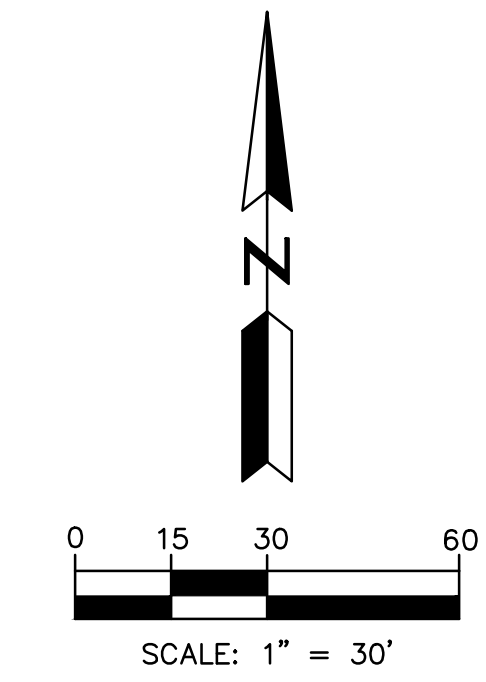
TRACT A

LOT 103

LOT 104

PARCEL NO. 1
A.P.N. 215-56-333C
AREA: 8.887 ACRES ±
(SEE SHEET 2 FOR
BOUNDARY INFORMATION)

PARCEL NO. 2
A.P.N. 175-04-002A
AREA: 65.179 ACRES ±
(SEE SHEET 2 FOR
BOUNDARY INFORMATION)



LEGEND:

- TEMPORARY BENCH MARK
- FIRE DEPT. CONNECTION
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- AIR RELEASE VALVE
- WATER MANHOLE
- GREASE TRAP MANHOLE
- SEWER MANHOLE
- SEWER CLEANOUT
- DOWN GUY
- POWER POLE
- ELECTRIC JUNCTION BOX
- LIGHT POLE
- ELECTRIC VAULT
- ELECTRIC METER
- INTERCEPTOR
- SCHEDULE B HEX
- ONE POST SIGN
- CONCRETE CONCRETE HATCH COLOR & PATTERN
- ASPHALT HATCH COLOR & PATTERN
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- 10" WATER LINE
- CABLE TV LINE
- 12" SEWER LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE

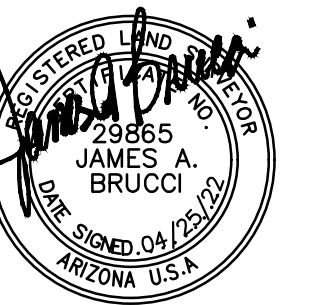
SEE SHEET 3 OF 5

SEE SHEET 5 OF 5

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
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| | | | |
| | | | |

DRAWN BY: DJS/PJE
CHECKED BY: JAB

HUNTER
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ALTAINSPS LAND TITLE SURVEY
ALL OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 4, EAST, THE NORTH HALF OF THE CILA NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE CILA NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE CILA EXCEPT THAT PART LYING WITHIN THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF SCOTTSDALE RECORDED IN DOCKET 5231, PAGE 207 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.

SECTION: 11 & 14
TOWNSHIP: 3N
RANGE: 4E

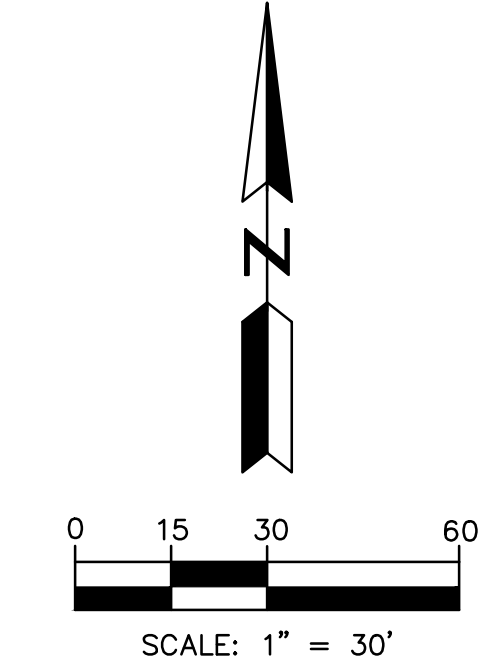
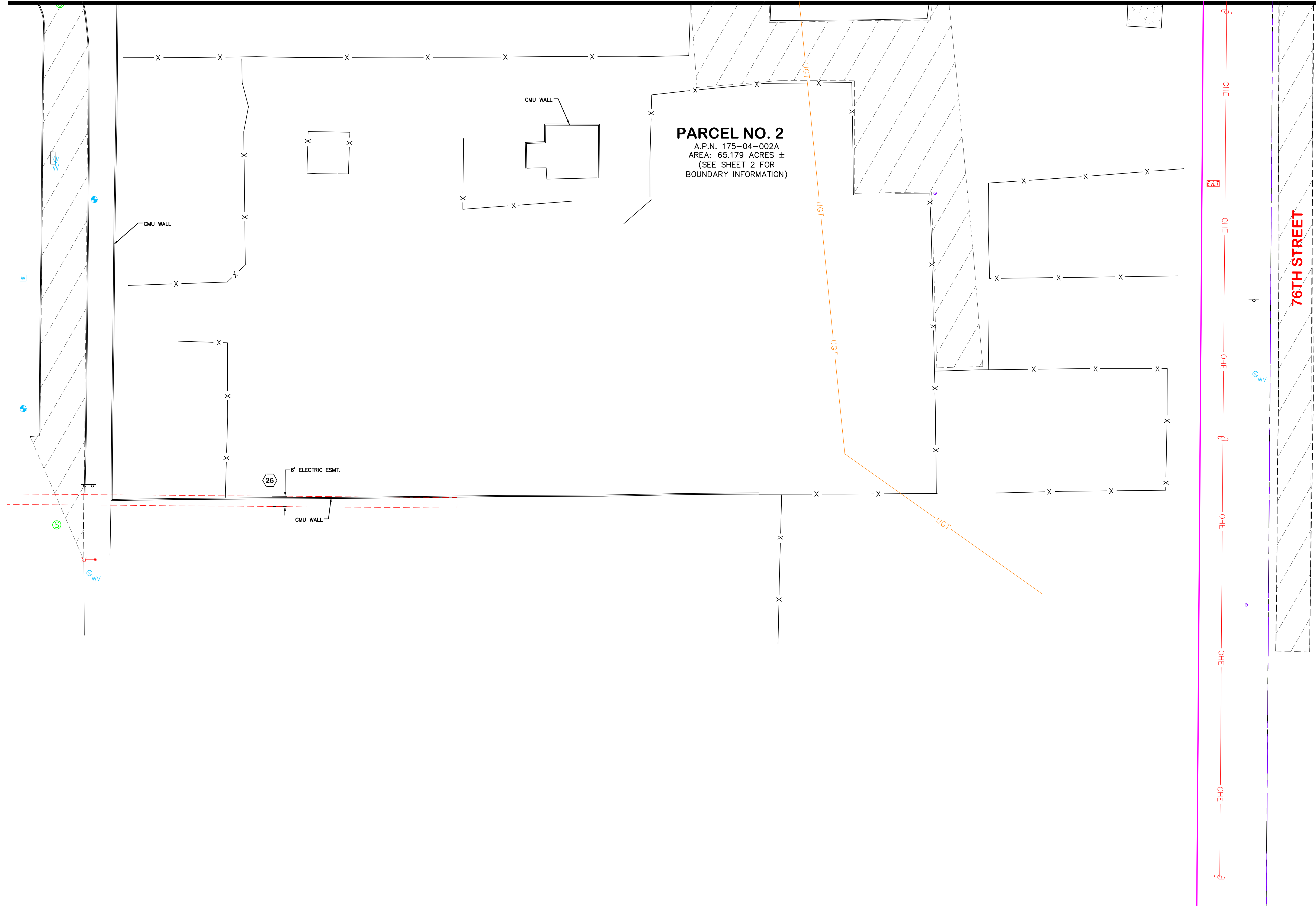
JOB NO.:
LGEC308-SA

SCALE
1" = 30'

SHEET
4 OF **5**

SEE SHEET 4 OF 5

PARCEL NO. 2
 A.P.N. 175-04-002A
 AREA: 65.179 ACRES ±
 (SEE SHEET 2 FOR
 BOUNDARY INFORMATION)



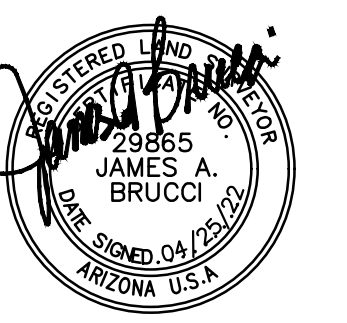
LEGEND:

- TEMPORARY BENCH MARK
- FIRE DEPT. CONNECTION
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- AIR RELEASE VALVE
- WATER MANHOLE
- GREASE TRAP MANHOLE
- SEWER MANHOLE
- SEWER CLEANOUT
- DOWN GUY
- POWER POLE
- ELECTRIC JUNCTION BOX
- LIGHT POLE
- ELECTRIC VAULT
- ELECTRIC METER
- INTERCEPTOR
- SCHEDULE B HEX
- ONE POST SIGN
- CONCRETE HATCH COLOR & PATTERN
- ASPHALT HATCH COLOR & PATTERN
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- 10" WATER LINE
- CATV CABLE TV LINE
- 12" SEWER LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |
| | | | |
| | | | |

DRAWN BY: DJS/PJE
 CHECKED BY: JAB

HUNTER ENGINEERING
 CIVIL AND SURVEY
 10450 N. 74TH ST., SUITE 200
 SCOTTSDALE, AZ 85258
 T 480 991 3985
 F 480 991 3986



ALTAINSPS LAND TITLE SURVEY
 ALL OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 4, EAST, THE NORTH HALF OF THE
 NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 4, EAST OF THE GILA
 AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,
 EXCEPT THAT PART LYING WITHIN THAT CERTAIN TRACT OF LAND CONVEYED TO THE
 CITY OF SCOTTSDALE RECORDED IN DOCKET 5231, PAGE 207 OF OFFICIAL RECORDS,
 MARICOPA COUNTY, ARIZONA.

SECTION: 11 & 14
 TOWNSHIP: 3N.
 RANGE: 4E.

JOB NO.:
 LGEC308-SA

SCALE
 1" = 30'

SHEET
5 OF **5**

Unofficial Document

STATE OF ARIZONA }
County of Maricopa }

ss. I hereby certify that the within instrument was filed

to DOCKET

at the request of First American Title

RECORDED IN OFFICIAL RECORD
OF MARICOPA COUNTY, ARIZ

FEB 17 '84 2 00
Witness my hand and official seal.

84 067706

When recorded, mail to
Lyle H. Anderson
4455 E. Camelback Road
Phoenix, Arizona 85018

BILL HENRY, COUNTY RECORDER
FEB 7 1984 PGS 2
Recorder

Compared
Photostated
Fee: \$10.00

Order No. 217-01-786562

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That
THE ARIZONA CONFERENCE CORPORATION OF SEVENTH DAY ADVENTISTS, an Arizona corporation
an Arizona corporation, For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations,
the GRANTOR herein, does hereby convey to

LYLE H. ANDERSON, a single man

the GRANTEES,
the following described real property situate in Maricopa County, Arizona.

Lots 102 & 102-A, of THUNDERBIRD INDUSTRIAL AIRPARK NO. 4,
according to the plat of record in the office of the County
Recorder of Maricopa County, Arizona, recorded in Book 186,
Page 44 of Maps.

Subject to, and reserving an easement for ingress and egress over
that part of the west corner of Lot 102 more particularly described
as follows:

Starting at the West corner steel pin going 71.17' in
the North-easterly direction, then 68.25' in the South-
easterly direction, then 93.67' in the North-westerly
direction to point of origin;

which is more particularly illustrated in a survey attached hereto as
Exhibit "A" and incorporated herein.

SUBJECT TO: Existing taxes, assessments, liens, encumbrances, covenants, conditions,
restrictions, rights of way and easements of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters above set forth

IN WITNESS WHEREOF, the Grantor has caused its corporate name to be signed by the undersigned officer
thereunto duly authorized, this 15th day of February, 1984

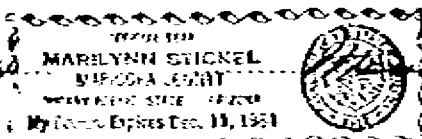
THE ARIZONA CONFERENCE CORPORATION OF SEVENTH
DAY ADVENTISTS, an Arizona corporation
By

By T. H. Bledsoe
Treasurer

STATE OF ARIZONA }
County of Maricopa }

On this, the 17th day of February, 1984, before me, the undersigned, a Notary Public,
personally appeared T. H. Bledsoe
who acknowledged himself to be the Treasurer
of the The Arizona Conference Corporation of Seventh Day Adventists, a corporation, and
that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein con-
tained by signing the name of the corporation by himself as such officer.

My commission expires: 12/11/84



Marilyn Stignel
Notary Public

84 067706

PCR S2 SEC 11 T-3N R-4E
 Thunderbird Industrial Airpark No. 4:
 Lots 96-102A, 103, 104, 168, 185-188, 205-208,
 226-229 and TRS. A 58 (MCR 186-44,
 1978 Sub.)

Book 215
 Map 56
 Sheet 7

LEGAL DESCRIPTION

Easement of part of the West corner of Lot 102 as shown on sketch below.
 Starting at the West corner steel pin going 71.17' in the North-easterly direction, then 68.25' in the South-easterly direction, then 93.67' in the North-westerly direction to point of origin.

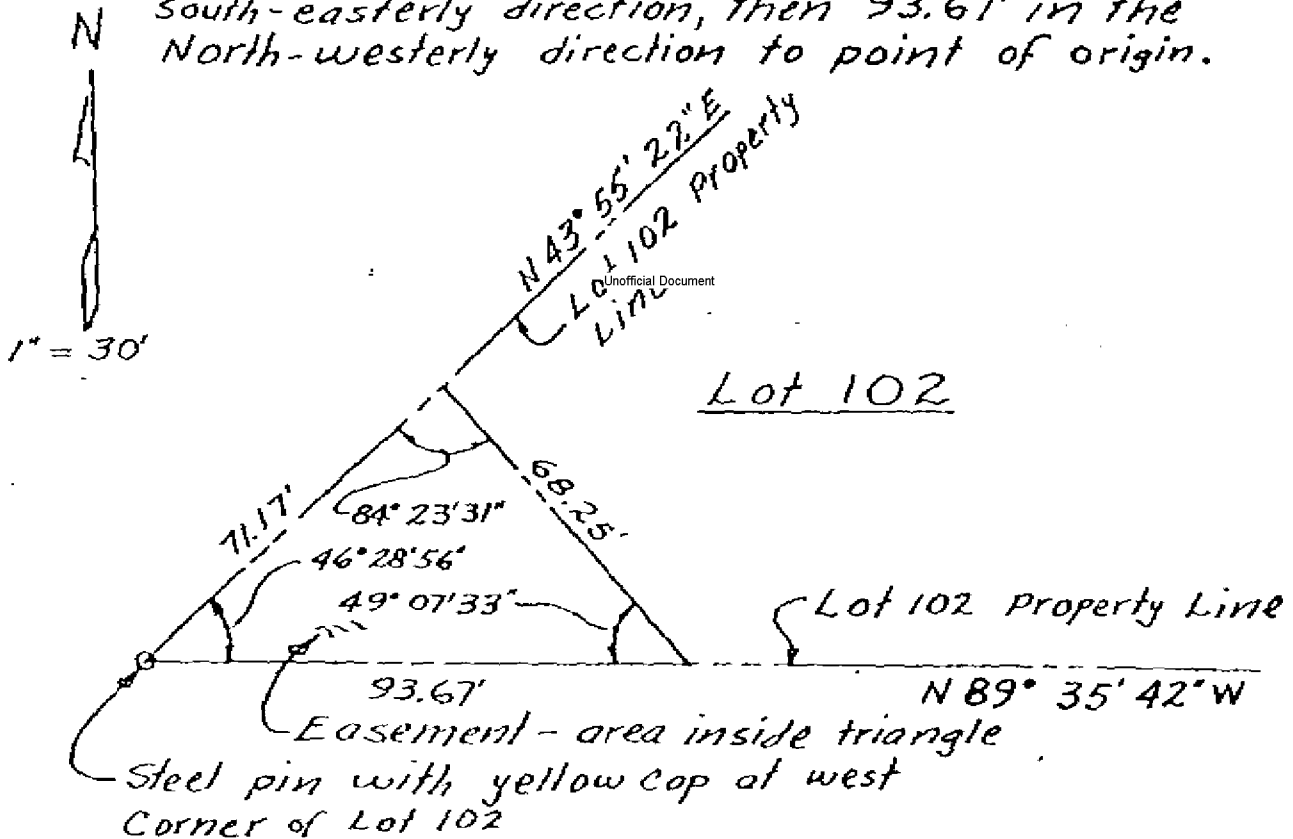
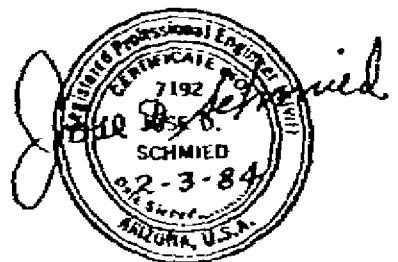


Exhibit "A"



WHEN RECORDED RETURN TO:
City of Scottsdale
CPM-Bill Johnsen
7447 E. Indian School Rd. #205
Scottsdale, Az 85251

MA

96-0782196 11/04/96 04:46

KATHERINE 13 OF 184

INGRESS/EGRESS EASEMENT

Parcel No. 215-56-1T
Project No. V3702, WRP Assoc.
Collection Facil.

ARIZONA CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS, an Arizona non-profit Corporation, GRANTOR, for and in consideration of the sum of One Dollar and other valuable consideration, does hereby grant and convey to the CITY OF SCOTTSDALE, a Municipal Corporation of the State of Arizona, GRANTEE, and to its agents, successors and assigns, a perpetual easement for the purpose and the right of full and free ingress and egress on and across the following described real estate situated in the City of Scottsdale, Arizona:

SEE EXHIBIT "A"

The Grantee shall hold the Grantor harmless in case of any accident arising on the above-described property relating to grantee's uses specified herein.

In consideration of the grant of said easement, Grantee will maintain the area of said easement as described in Exhibit "A" (which is a roadway), in the condition in which such roadways are customarily maintained by reasonably prudent users, consistent with its present surfacing material and condition.

The covenants and agreements herein set forth shall extend and inure in favor and to the benefit of and shall be binding on the heirs, successors in ownership and estate, assigns and lessees of the respective parties hereto.

SEE ATTACHED SIGNATURE PAGE

INGRESS/EGRESS EASEMENT
Parcel No. 215-56-1T
Project No. V3702, WRP Assoc.
Collection Facil.

Dated this 29th day of OCTOBER, 1996.
ARIZONA CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS

By: Herman Bauman
Its PRESIDENT

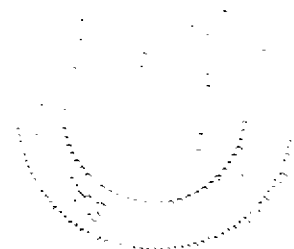
STATE OF ARIZONA)
)ss.
COUNTY OF MARICOPA)

Before me, Sandra Leski, Notary Public in and for said County, State of Arizona, on this day personally appeared HERMAN BAUMAN known to me to be the person whose name is subscribed to the foregoing instrument as PRESIDENT of the Corporation described in the foregoing instrument, and as such he/she acknowledged to me the he/she executed the same for said Corporation, for the purpose and consideration therein expressed, as its free act and deed and by each of them voluntarily executed.

Given under my hand and seal of office, this 29th day of OCTOBER 1996.

My Commission Expires August 18, 1997 (Unofficial Document)

Sandra Leski SEAL:
Notary Public
My Commission Expires 8/18/97



ACCEPTED:

ATTEST:

Sam Kathryn Campana
For Sam Kathryn Campana, Mayor
City of Scottsdale

Sonia Robertson
Sonia Robertson, City Clerk





BRADY • AULERICH & ASSOCIATES, INC.

Civil Engineering • Land Surveying
Construction Staking

Dennis H. Brady P.L.S.
C.E. Aulerich P.L.S.
Robert N. Hermon P.E./P.L.S.

EXHIBIT "A" (PAGE 1 of 2)

LEGAL DESCRIPTION: DRIVEWAY EASEMENT (REVISED)

A parcel of land lying within the Southwest quarter of Section 11, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, more particularly described as follows:

Commencing at the Southwest corner of Lot 102-A of THUNDERBIRD INDUSTRIAL AIRPARK NO. 4, as recorded in Book 186 of Maps, page 44, Maricopa County Records, said point being on the intersection of the South right-of-way line of Redfield Road and the South line of the Scottsdale Municipal Airport;

thence South $31^{\circ} 19' 43''$ West, a distance of 3.58 feet to a point on the centerline of an existing fence and the Point of Beginning;

thence North $89^{\circ} 51' 45''$ East, along said fence, a distance of 55.60 feet to the West edge of an existing West edge of curb line, said point being the Point of Beginning;

thence North $51^{\circ} 57' 04''$ West, along said West edge of curb, a distance of 4.18 feet to the South line of the aforementioned Lot 102-A;

thence South $89^{\circ} 36' 30''$ East, along said South line of Lot 102-A, a distance of 37.33 feet to the East curb edge of driveway;

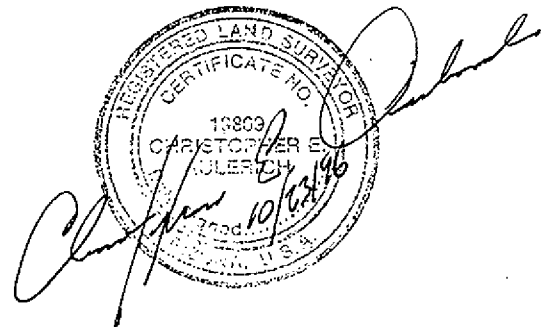
thence South $40^{\circ} 46' 29''$ East, along said East edge, a distance of 125.82 feet;

thence South $49^{\circ} 20' 15''$ West, a distance of 29.95 feet to the West edge of existing curb;

thence North $38^{\circ} 32' 28''$ West, along said West curb edge, a distance of 66.38 feet;

thence North $40^{\circ} 43' 04''$ West, along said West curb edge, a distance of 79.90 feet to the Point of Beginning.

Described property being in and forming a part of the City of Scottsdale, Arizona and comprising an area of 3,854 square feet or 0.0885 acres more or less.



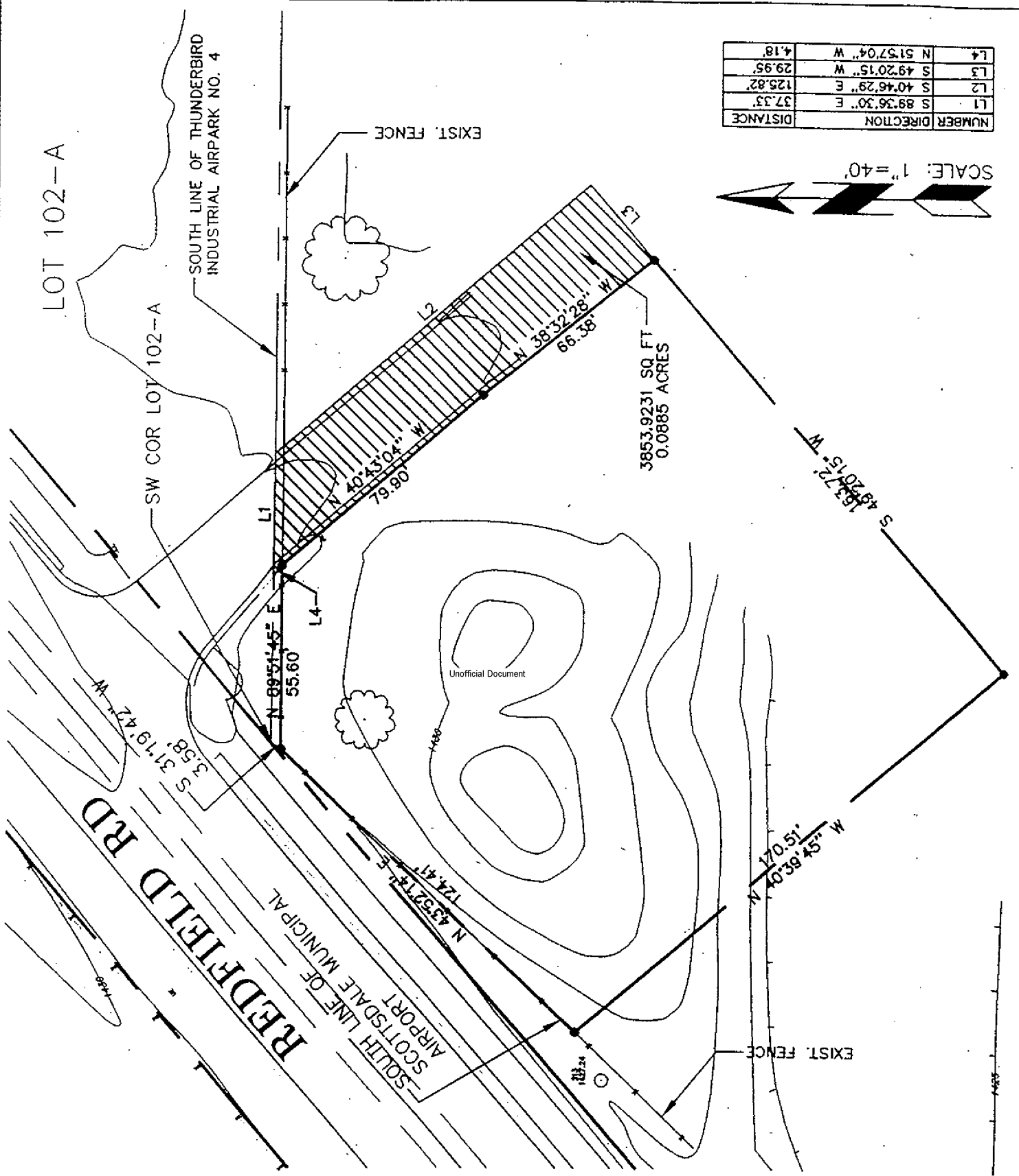


BRADY • AULERICH & ASSOCIATES, INC.
 1030 E. Guadalupe Road
 Tempe, Arizona 85283
 Phone (602) 839-4000 Fax (602) 345-9259

EXHIBIT "A"
 PAGE 2 OF 2 PAGES

DATE: 10-23-96

PROJECT: DRIVEWAY EASEMENT REVISED



| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L1 | S 89°36'30" E | 37.33 |
| L2 | S 40°46'29" E | 125.82 |
| L3 | S 49°20'15" W | 29.95 |
| L4 | N 51°57'04" W | 4.18 |

SCALE: 1"=40'

