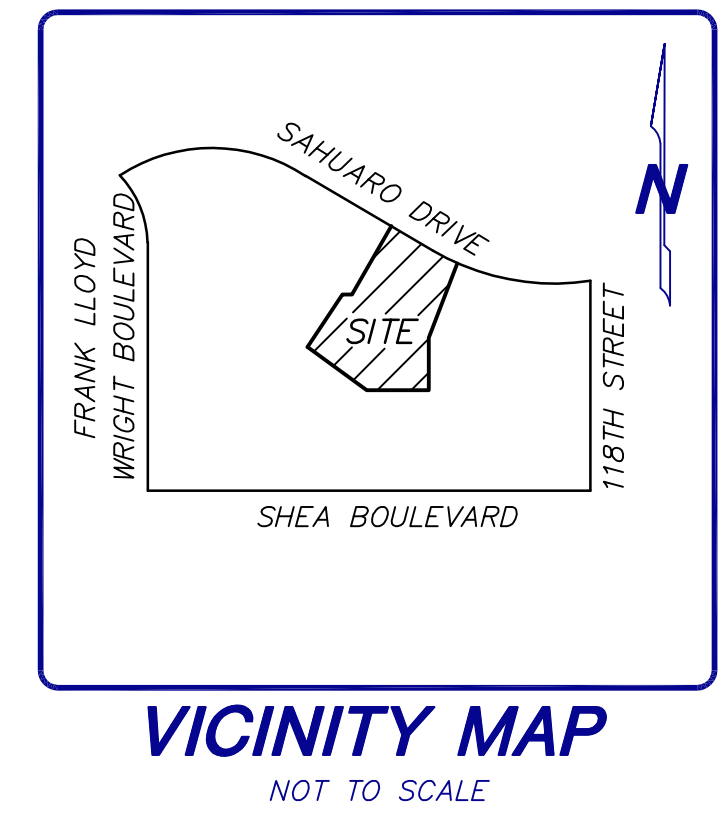
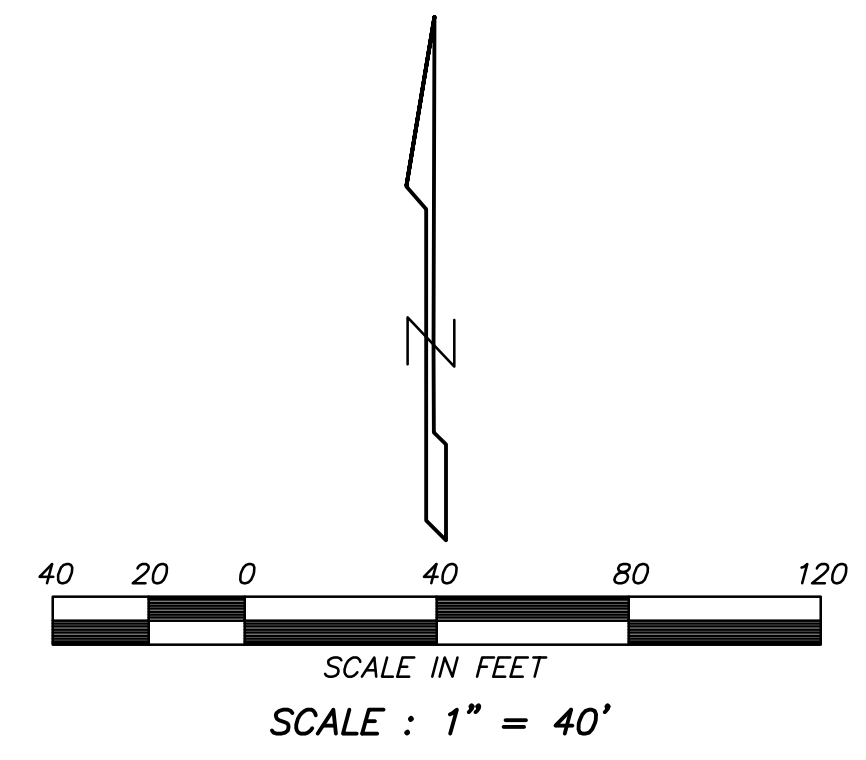


ALTA / N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGEND

- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- ① (See Monument Table)
- (R) See Reference Documents Measured
- ② Schedule "B" Item
- ▬ 24 inch Vertical Curb & Gutter
- ▬ 6 inch Concrete Curb
- ▬ Concrete Surface
- Fence
- Wall
- Electric Box
- Electric Transformer
- Pipe (unknown use)
- Fire Hydrant
- Guard Post or Gate Post
- Light Pole
- Manhole
- Metal Grate
- Storm Drain Manhole
- Water Valve
- Utility Vault
- AT— PARCEL NO. 2 Physical Access To & From Adjoining Property

REFERENCE DOCUMENTS

- (R) PLAT PER BOOK 632, PAGE 30, M.C.R.
- (R1) PLAT PER BOOK 306, PAGE 45, M.C.R.
- (R2) PLAT PER BOOK 800, PAGE 37, M.C.R.
- (R3) DEED 2005-1910072, M.C.R.
- (R4) PLAT PER BOOK 298, PAGE 38, M.C.R.

SCHEDULE "B" ITEMS

- ⑮ EASEMENTS, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded in Book 632 of Maps, Page 30. (PLOTTABLE MATTERS SHOWN HEREON)
- ⑯ RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, including but not limited to any recitals creating easements 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. 03-518720, Second Declaration of Covenants, Conditions and Restriction, recorded in Document No. 04-251028, Third Declaration of Establishment of Covenants, Conditions and Restrictions, recorded in Document No. 06-81182, Amendment, recorded in Document No. 06-872205, Second Amendment, recorded in Document No. 20-722885 (PLOTTABLE MATTERS SHOWN HEREON)
- ⑰ EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Document No. 04-267442 Purpose: electrical lines, and appurtenant facilities (PLOTTABLE MATTERS SHOWN HEREON)
- ⑱ EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Document No. 05-1134686 Purpose: electrical lines and appurtenant facilities (PLOTTABLE MATTERS SHOWN HEREON)

PARCEL DESCRIPTION

PARCEL NO. 1:
LOT 3, MOUNTAINSIDE PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 632 OF MAPS, PAGE 30.

PARCEL NO. 2:
RECIPROCAL EASEMENTS FOR DRIVEWAY PURPOSES AND REASONABLE PASSAGE OF MOTOR VEHICLES, ACCESS, INGRESS AND EGRESS, REASONABLE PARKING OF MOTOR VEHICLES, AS CREATED AND DESCRIBED IN THAT CERTAIN DECLARATION OF ESTABLISHMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF RECIPROCAL EASEMENTS RECORDED AS 03-518720.

SURVEY NOTES

1. This survey and the description used are based on a fourth amended Commitment for Title Insurance issued by Pioneer Title Agency, Inc., issuing agent for Old Republic National Title Insurance Company, Order No. 76106990-061-T32, dated August 18, 2022.
2. BASIS OF BEARING: The monument line of Sahuar Drive, using a bearing of South 65 degrees 25 minutes 02 seconds West, per the Plat of MOUNTAINSIDE PLAZA, recorded in Book 632, Page 30, M.C.R.
3. The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
4. No buildings were observed on the surveyed property.
5. The utility information shown is limited to visible above ground utilities and there is no guarantee or warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)659-7500 for the precise location and extent of all utilities in the area.
6. This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).
7. The subject property has direct physical access to Sahuar Drive, a public right-of-way.

SITE INFORMATION

ADDRESS: 11653 E. SAHUARO DRIVE SCOTTSDALE, ARIZONA 85259
A.P.N.: 217-28-986
LAND AREA: 2.519 ACRES - 109,740 SQ. FT.

STRIPED PARKING SPACE TABULATION:
There are no striped parking spaces on the subject property.

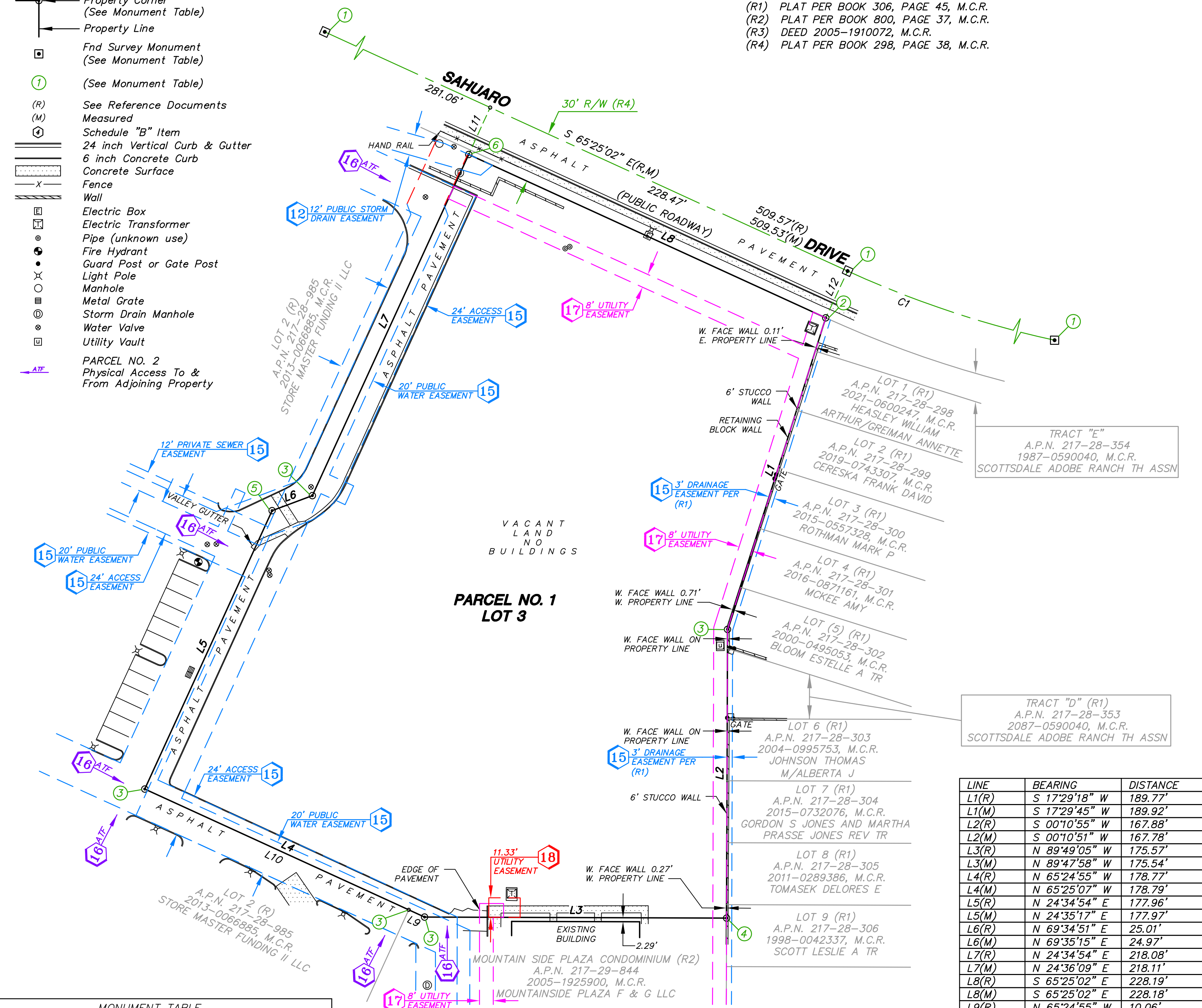
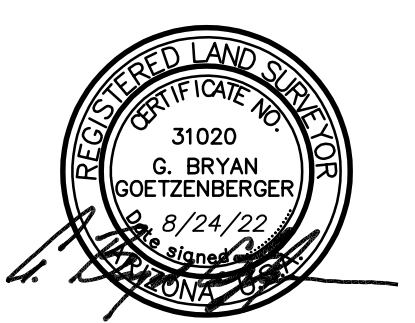
FLOOD ZONE:
According to FEMA Flood Insurance Rate Map, Map Number 04013C1780L, dated October 16, 2013, the subject property is located in Zone X. Zone X is defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile."

CERTIFICATION

TO:
Joe Boy Enterprises LLC a Texas limited liability company;
Colgen Investments, LLC, an Arizona limited liability company;
Pioneer Title Agency, Inc.; and
Old Republic National 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, 13, and 14 of Table A thereof. The fieldwork was completed on March 30, 2022.

August 24, 2022
G. Bryan Goetzenberger
R.L.S. 31020



MONUMENT TABLE	
①	FND BRASS CAP FLUSH
②	FND 1/2" REBAR WITH NO I.D. - SET CAP L.S. 31020
③	FND PK NAIL & WASHER L.S. 37258
④	FND PK NAIL & WASHER L.S. 37258 ON WALL
⑤	FND PK NAIL & WASHER L.S. 45761
⑥	FND 1/2" REBAR W/CAP L.S. 45761

LINE	BEARING	DISTANCE
L1(R)	S 17°29'18" W	189.77'
L1(M)	S 17°29'45" W	189.92'
L2(R)	S 00°10'55" W	167.88'
L2(M)	S 00°10'51" W	167.78'
L3(R)	N 89°49'05" W	175.57'
L3(M)	N 89°47'58" W	175.54'
L4(R)	N 65°24'55" W	178.77'
L4(M)	N 65°25'07" W	178.79'
L5(R)	N 24°34'54" E	177.96'
L5(M)	N 24°35'17" E	177.97'
L6(R)	N 69°34'51" E	25.01'
L6(M)	N 69°35'15" E	24.97'
L7(R)	N 24°34'54" E	218.08'
L7(M)	N 24°36'09" E	218.11'
L8(R)	S 65°25'02" E	228.19'
L8(M)	S 65°25'02" E	228.18'
L9(R)	N 65°24'55" W	10.06'
L9(M)	N 65°25'07" W	10.09'
L10(R)	N 65°24'55" W	168.71'
L10(M)	N 65°25'07" W	168.70'
L11	N 24°34'58" E	30.00'
L12	N 25°07'15" E	30.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	600.00'	255.97'	24°26'37"	S 77°39'38" E	254.04'

REV	5-5-22	revised per amended title report
REV	8-24-22	revised per amended title report

ALTA / N.S.P.S. LAND TITLE SURVEY

ALLIANCE
LAND SURVEYING LLC

7900 N 70th AVENUE SUITE 104
GLENDALE, AZ 85303
Phone: (623) 972-2200
contact@azalls.com
www.alliancelandsurveying.com

SHEET: 1 of 1 DATE: 8-24-22 JOB NO: 220338