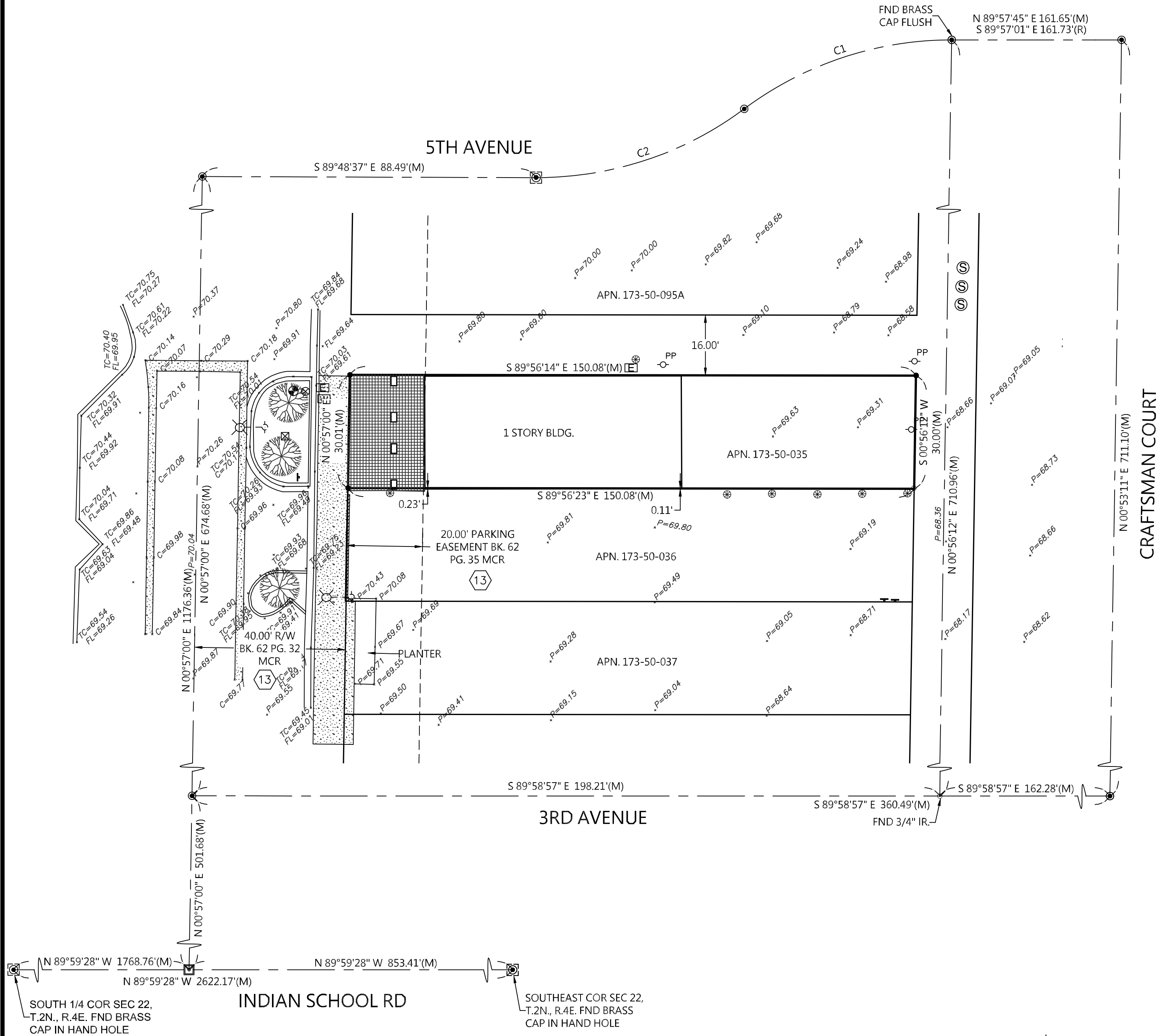


CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	91.89'(M)	58.96'(M)	36°45'38"	N 71°35'11" E
C2	91.89'(M)	59.12'(M)	36°51'36"	N 71°44'09" E

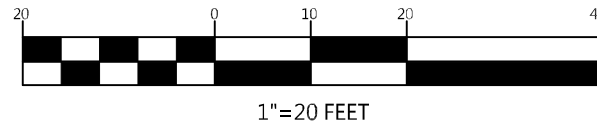


LINETYPE LEGEND (TYPICAL)

—————	PROPERTY LINE
—————	ADJACENT PROPERTY LINE
—————	ROAD CENTERLINE
-----	EASEMENT (AS NOTED)

LEGEND	
●	BRASS CAP FLUSH
⊗	BRASS CAP IN HAND HOLE
●	SET 1/2" REBAR & CAP LS 34559
⊞	ELECTRIC PULL BOX
⊞	TELEPHONE RISER
⊞	WATER VALVE
⊞	POWER POLE
⊞	BALLORD
⊞	FIREHYDRANT
⊞	SIGN
⊞	SEWER MAN HOLE
⊞	WATER METER

GRAPHIC SCALE



SURVEYORS NOTES

- MONUMENTS FOUND DURING THIS FIELD SURVEY WERE ACCEPTED UNLESS OTHERWISE NOTED HEREIN.
- IT IS RECOMMENDED THAT THE CLIENT RETAIN LEGAL CONSULTATION TO THOROUGHLY EXAMINE TITLE FOR ANY CLAIMS, DEFECTS OR LIABILITY UNDISCLOSED BY THIS SURVEY.
- THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUE AT THE SURVEY DATE WITH ITS ORIGINAL SEAL TO ENSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER ENSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE.
- ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED (M) FROM MONUMENT TO MONUMENT UNLESS OTHERWISE NOTED.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO OR OBTAINED BY THIS SURVEYOR.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THE COMPLETE EXTENT OF DRAINAGE AREA(S) WHICH PLACE SURFACE WATER RUNOFF ONTO THIS SITE ARE NOT SHOWN. DOWNSTREAM IMPROVEMENTS AND/OR STORM WATER CONVEYANCES WHICH COULD BE AFFECTED BY STORM WATER RUNOFF FROM THIS SITE WERE NOT INVESTIGATED OR SHOWN. OWNER/DESIGNER SHOULD CONSIDER THE EFFECTS OF POST-IMPROVEMENT SURFACE WATER RUNOFF ONTO THIS SITE AND ONTO ADJOINERS.
- SINCE THE DATE OF THIS SURVEY CONDITIONS BEYOND THE KNOWLEDGE OR CONTROL OF MILLER & SONS SURVEYING, LLC MAY HAVE ALTERED THE VALIDITY AND CIRCUMSTANCES SHOWN OR NOTED HEREON.
- AT THE TIME THE FIELD WORK WAS PERFORMED, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THE SURVEYOR 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 REQUIRE NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED AT TIME OF SURVEY.
- AT THE TIME THE FIELD WORK WAS PERFORMED, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- AT THE TIME THE FIELD WORK WAS PERFORMED, THERE WAS NO OBSERVED EVIDENCE OF WETLAND AREAS ON THE SUBJECT PROPERTY.

SCHEDULE B

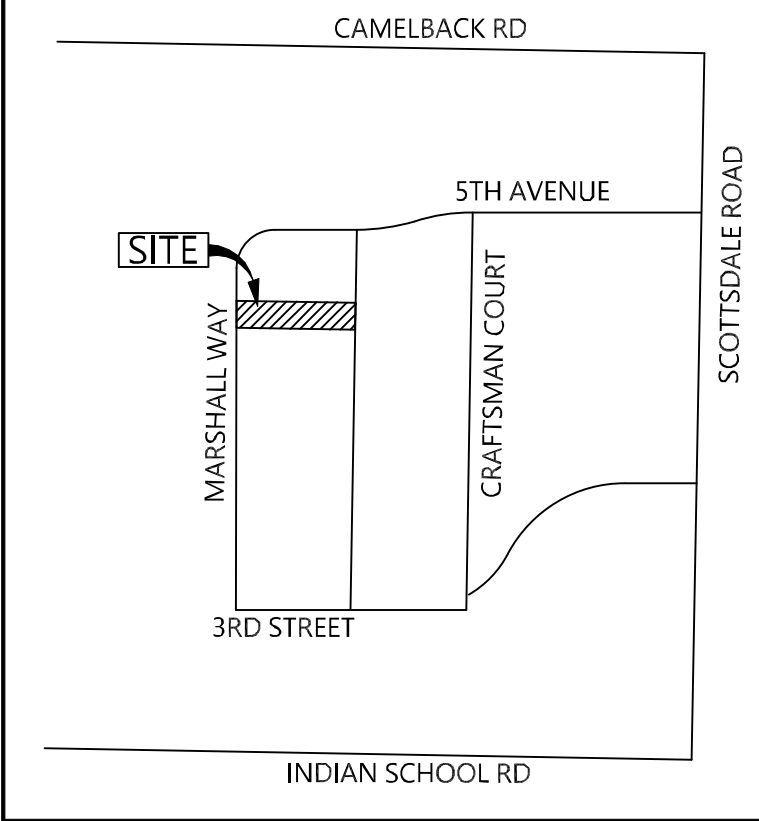
- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
- TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.

PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

(A) UNPATENTED MINING CLAIMS;
(B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF;
(C) WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- ANY RIGHT, TITLE, INTEREST, ESTATE OR EASEMENT IN LAND BEYOND THE LINES OF THE AREA SPECIFICALLY DESCRIBED OR REFERRED TO IN SCHEDULE A, OR IN ABUTTING STREETS, ROADS, AVENUES, ALLEYS, LANES, WAYS OR WATERWAYS, BUT NOTHING IN THIS PARAGRAPH SHALL MODIFY OR LIMIT THE EXTENT TO WHICH THE ORDINARY RIGHT OF AN ABUTTING OWNER FOR ACCESS TO A PHYSICALLY OPEN STREET OR HIGHWAY IS INSURED BY THIS POLICY.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
- ANY ACTION BY THE COUNTY ASSESSOR AND/OR TREASURER, ALTERING THE CURRENT OR PRIOR TAX ASSESSMENT, SUBSEQUENT TO THE DATE OF THE POLICY OF TITLE INSURANCE.
- TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE YEAR 2022.
- RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.
- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET-BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF HURLEY TRACT, RECORDED BOOK 62 OF MAPS, PAGE 35 (PLATS), BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.
- RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT RECORDED IN DOCKET 1573, PAGE 389.
- TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED RESOLUTION NO. 4698, RECORDED IN DOCUMENT NO. 97-86152.
- TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED RESOLUTION NO. 6060, RECORDED IN DOCUMENT NO. 2002-538464.
- RIGHTS OF PARTIES IN POSSESSION AS EVIDENCED BY AN INSPECTION OF SAID LAND.

- NOTE: THIS EXCEPTION MAY BE MADE MORE SPECIFIC UPON OUR EXAMINATION OF DOCUMENTS WHICH ENTITLE THE OCCUPANTS TO POSSESSION.
12. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.
13. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET-BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF HURLEY TRACT, RECORDED BOOK 62 OF MAPS, PAGE 35 (PLATS), BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT RECORDED IN DOCKET 1573, PAGE 389.
15. TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED RESOLUTION NO. 4698, RECORDED IN DOCUMENT NO. 97-86152.
16. TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED RESOLUTION NO. 6060, RECORDED IN DOCUMENT NO. 2002-538464.
17. RIGHTS OF PARTIES IN POSSESSION AS EVIDENCED BY AN INSPECTION OF SAID LAND.



VICINITY MAP N.T.S.

OWNERS OF RECORD

NINI INVESTMENTS LLC
PROPERTY ADDRESS: 4251 N MARSHALL
SCOTTSDALE, AZ. 85251
MAILING ADDRESS: 7321 E SHERMAN LN
SCOTTSDALE, AZ. 85251

LEGAL DESCRIPTION

LOT 3, HURLEY TRACT, ACCORDING TO BOOK 62 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

REFERENCE

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN STEWART TITLE GUARANTY COMPANY, FILE NO. 1600372 WITH AN EFFECTIVE DATE OF MARCH 28, 2022 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID SPECIAL REPORT ARE 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.

SITE AREA

NET AREA 4502.36 Sq. Ft. OR 0.10 ACRES
MORE OR LESS.

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF SCOTTSDALE ROAD AND INDIAN SCHOOL ROAD.

ELEVATION = 1260.340 (CITY OF SCOTTSDALE DATUM)

BASIS OF BEARING

THE MONUMENT LINE OF MARSHALL WAY AS SHOWN ON PLAT OF RECORD, HURLEY TRACT, ACCORDING TO BOOK 62 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

BEARING = N 00°57'00" E

CERTIFICATION

AZ - STEWART TITLE & TRUST OF PHOENIX AND STEWART TITLE GUARANTY COMPANY, WESTERN STATE BANK ISAOA/ATIMA AND SNOWY OWL INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY 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, 6, 8, 10, 11, 16, 18 AND 19 FROM TABLE A THEREOF THE FIELD WORK WAS COMPLETED ON 7/5/22.

Paul M. Miller
REGISTERED LAND SURVEYOR
REGISTRATION NO. 34559, AZ.

ALTA/NSPS LAND TITLE SURVEY
OF
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

REVISIONS:

DESIGN BY: N/A
DRAWN BY: MMM
SCALE: 1"=20'
DATE: 6/27/22
JOB NO.
22-086
1 of 1

MILLER & SONS SURVEYING

2432 W PEORIA AVE. STE. 1302 BLDG 17 PHOENIX, AZ. 85029
PH: (623) 875-1200 F: (623) 875-3777
E-MAIL: PAUL@MILLERANDSONSSURVEYING.COM