

SURVEY NOTES

1. This survey and the description used are based on a Commitment for Title Insurance issued by First American Title Insurance Company, File No: NCS-1035598-PHX1, dated October 19, 2020.
2. BASIS OF BEARING: The monument line of Scottsdale Road, also being the West line of the Northwest quarter of Section 26, using a bearing of South 00 degrees 01 minutes 45 seconds East, per the Plat of PARCEL 1 OF ONE SCOTTSDALE, recorded in Book 1115, Page 41, 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. The utility information shown is limited to visible above ground evidence and/or records provided by the respective utility companies. This survey may not depict all of the underground utilities either in service or abandoned that may exist adjacent to or within the boundaries of the subject property. No representation is made to the accuracy or completeness of any third party maps, records or information used to depict the underground utilities. An underground utility locator was not contacted and should be retained prior to excavation or construction to determine the precise location of all utilities that may exist adjacent to or within the boundaries of the subject property. The certification on this survey does not guarantee or provide any 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.
5. 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).
6. At the time of this survey there was no observable above ground evidence of earth moving work, building construction or building additions within recent months. The surveyor has no knowledge of street right of way changes, proposed or completed, and there was no observable above ground evidence of street or sidewalk construction.
7. Table A Item 19 was omitted from the certification: No plottable offsite easements or servitudes were disclosed in the title commitment used for this survey, therefore this item is not applicable to the subject property.

SCHEDULE "B" ITEMS

- 3 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of One Scottsdale, as recorded in Plat Book 971 of Maps, Page(s) 6, but deleting any covenant, condition or restriction indicating preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (PLAT DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)
- 4 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Replat Parcel 1 of One Scottsdale, as recorded in Plat Book 1115 of Maps, Page(s) 41, 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 to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (PLAT DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)
- 5 The Terms, Provisions and Easement(s) contained in the document entitled "Slope Easement Agreement" recorded June 19, 2001 as 2001-0535595 of Official Records. (DOES NOT AFFECT SUBJECT PROPERTY)
- 6 The terms and provisions contained in the document entitled "Development Agreement" recorded November 22, 2002 as 2002-1240138 of Official Records and First Amendment recorded June 27, 2016 as 2016-0447478 of Official Records. Thereafter, Entitlements Allocation Agreement recorded May 09, 2019 as 2019-0337314 of Official Records. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 7 The terms, provisions and easement(s) contained in the document entitled "Construction Staging and Access Easement Agreement" recorded November 09, 2006 as 2006-1482870 of Official Records. (THE STOCKPILE EASEMENT TERMINATED ON DECEMBER 31, 2007 & THE STAGING AND CONSTRUCTION ACCESS EASEMENT TERMINATED ON DECEMBER 31, 2008)
- 8 The terms and provisions contained in the document entitled "Deed Restriction Building Height" recorded January 17, 2007 as 2007-0062255 of Official Records. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 9 The terms, provisions and easement(s) contained in the document entitled "Declaration of Drainage Easement" recorded July 09, 2008 as 2008-0602817 of Official Records. (DOES NOT AFFECT SUBJECT PROPERTY)
- 10 The terms and provisions contained in the document entitled "Agreement for the Waiver of Claims for Diminution in Value of Property" recorded June 24, 2016 as 2016-0443001 of Official Records. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 11 All matters as set forth in Map of Dedication for Right of Way and Easements for West 80 Acres of Section 26, recorded as Book 431 of Maps, Page 12. (MAP OF DEDICATION DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)

| LINE | BEARING | DISTANCE |
|---------|---------------|----------|
| L1(R&M) | S 89°00'00" E | 75.01' |
| L2(R&M) | S 89°00'00" E | 289.86' |
| L3(R&M) | S 01°00'00" W | 222.00' |
| L4(R) | N 89°00'00" W | 285.88' |
| L4(M) | N 89°00'00" W | 285.87' |
| L5(R&M) | N 00°01'45" W | 28.67' |
| L6(R&M) | N 45°28'06" E | 24.78' |
| L7(R&M) | N 01°00'00" E | 37.82' |
| L8(R&M) | N 89°00'00" W | 5.42' |
| L9(R) | N 44°18'03" W | 18.52' |
| L9(M) | N 44°18'03" W | 18.53' |
| L10(R) | N 00°01'45" W | 124.83' |
| L10(M) | N 00°01'45" W | 124.82' |
| L11 | N 89°00'00" W | 75.01' |
| L12 | N 00°01'45" W | 87.66' |
| L13 | N 44°58'15" E | 28.28' |
| L14 | N 00°01'45" W | 16.79' |
| L15 | N 00°01'45" W | 27.71' |
| L16 | S 89°58'15" W | 20.00' |
| L17 | S 89°00'00" E | 20.00' |
| L18 | S 89°00'00" E | 269.85' |

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

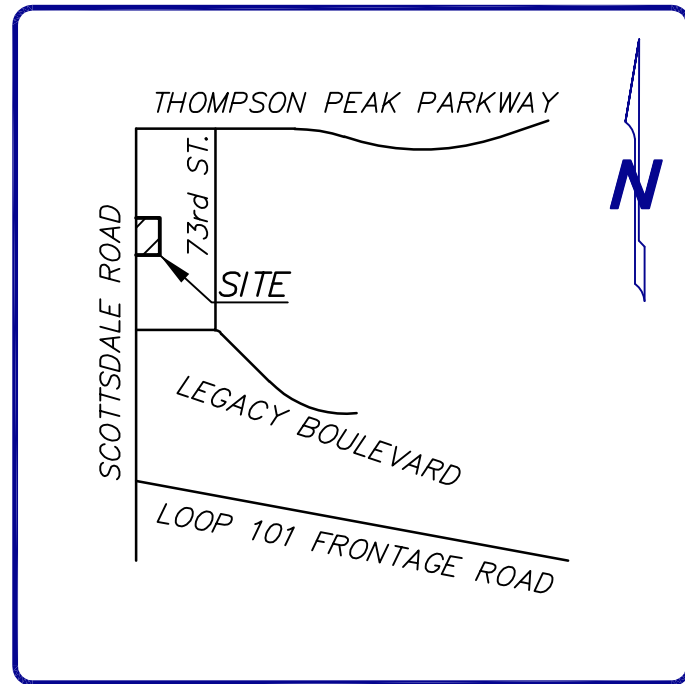
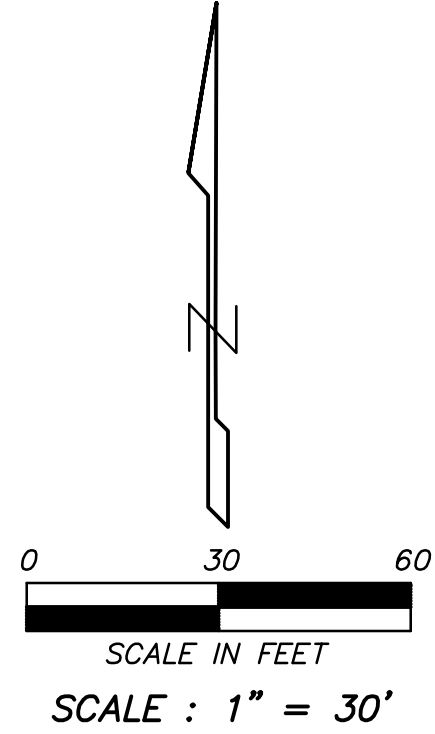
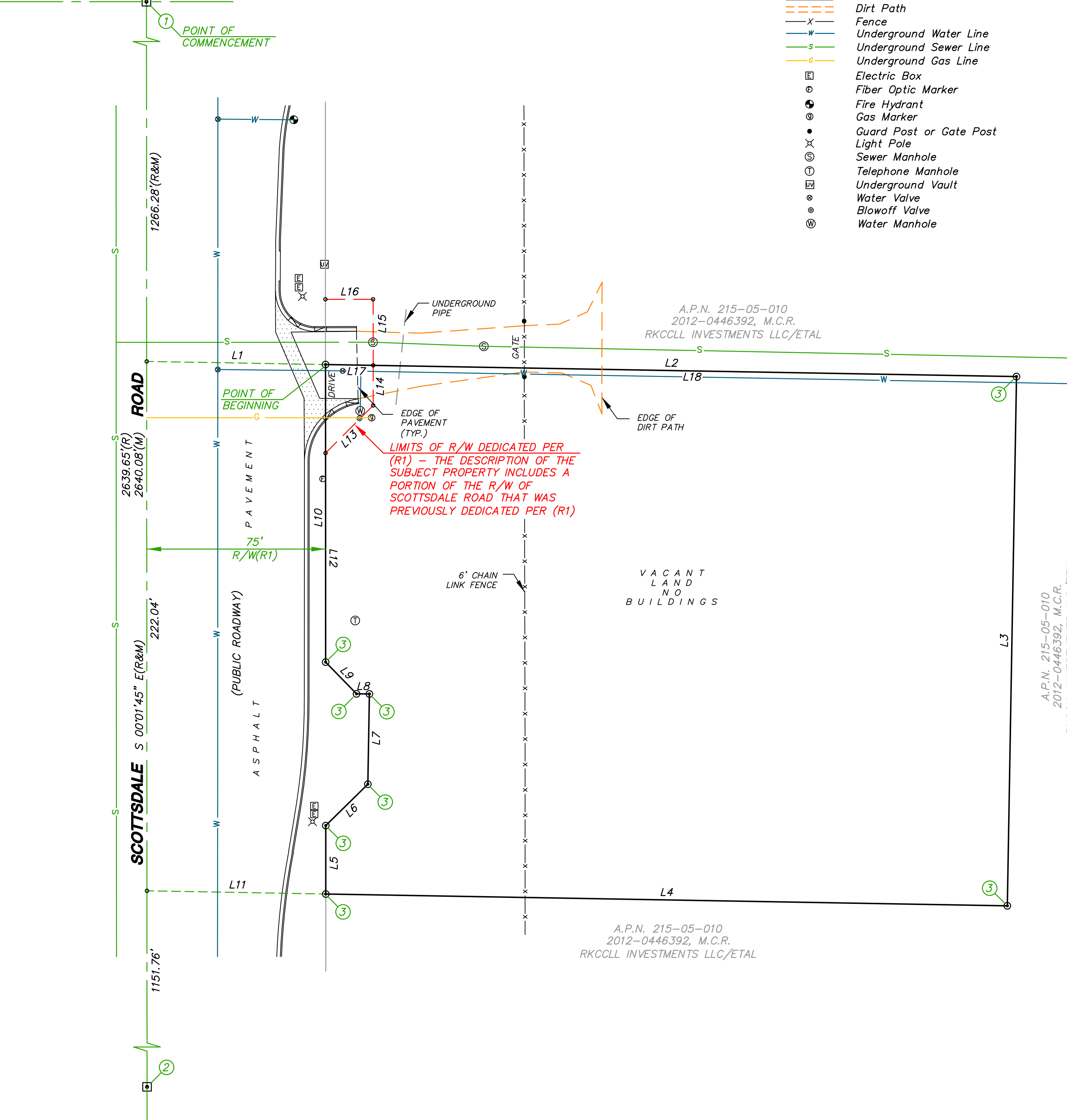
A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

| MONUMENT TABLE | |
|----------------|---|
| 1 | NW. COR. SEC. 26 - FND BRASS CAP IN HANDHOLE |
| 2 | W. 1/4 COR. SEC. 26 - FND BRASS CAP IN HANDHOLE |
| 3 | SET 1/2" REBAR W/CAP L.S. 31020 |

LEGEND

- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- (See Monument Table)
- (R) See Reference Documents
- (M) Measured
- ⓑ Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Dirt Path
- Fence
- Underground Water Line
- Underground Sewer Line
- Underground Gas Line
- Electric Box
- Fiber Optic Marker
- Fire Hydrant
- Gas Marker
- Guard Post or Gate Post
- Light Pole
- Sewer Manhole
- Telephone Manhole
- Underground Vault
- Water Valve
- Blowoff Valve
- Water Manhole

THOMPSON PEAK PARKWAY



VICINITY MAP
NOT TO SCALE

PARCEL DESCRIPTION

A PORTION OF LOT 3, REPLAT PARCEL 1 OF ONE SCOTTSDALE, ACCORDING TO BOOK 1115 OF MAPS, PAGE 41, OFFICIAL RECORDS OF MARICOPA COUNTY, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26 FROM WHICH THE WEST QUARTER CORNER THEREOF BEARS SOUTH 00 DEGREES 01 MINUTE 45 SECONDS EAST, A DISTANCE OF 2639.65 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 45 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 1266.28 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 75.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 289.86 FEET; THENCE SOUTH 01 DEGREE 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 222.00 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 285.88 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 45 SECONDS WEST, A DISTANCE OF 28.67 FEET; THENCE NORTH 45 DEGREES 28 MINUTE 06 SECONDS EAST, A DISTANCE OF 24.78 FEET; THENCE NORTH 01 DEGREES 00 MINUTE 00 SECONDS EAST, A DISTANCE OF 37.82 FEET; THENCE NORTH 89 DEGREES 00 MINUTE 00 SECONDS WEST, A DISTANCE OF 5.42 FEET; THENCE NORTH 44 DEGREES 18 MINUTE 03 SECONDS WEST, A DISTANCE OF 18.52 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 45 SECONDS WEST, A DISTANCE OF 124.83 FEET TO THE POINT OF BEGINNING;

SITE INFORMATION

There are no striped parking spaces on the subject property.

A.P.N.: A PORTION OF 215-05-010

LAND AREA:
1.446 ACRES - 62,984 SQ. FT.

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

REFERENCE DOCUMENTS

(R) DESCRIPTION PER COMMITMENT NO. NCS-1035598-PHX1
(R1) PLAT PER BOOK 1115, PAGE 41, M.C.R.

CERTIFICATION

TO:
One Scottsdale Surgery Center, LLC, an Arizona limited liability company; RKCCLL Investments LLC, Arizona limited liability company; BDCCLL Investments LLC, Arizona limited liability company; CCFCLL Investments LLC, Arizona limited liability company; SWCCLL Investments LLC, Arizona limited liability company; and First American 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 8, 9, 11, 13, 14, 16, and 17 of Table A thereof. The fieldwork was completed on December 1, 2020.

December 8, 2020
G. Bryan Goetzenberger
R.L.S. 31020



ALTA / N.S.P.S. LAND TITLE SURVEY
20001 N. SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA

