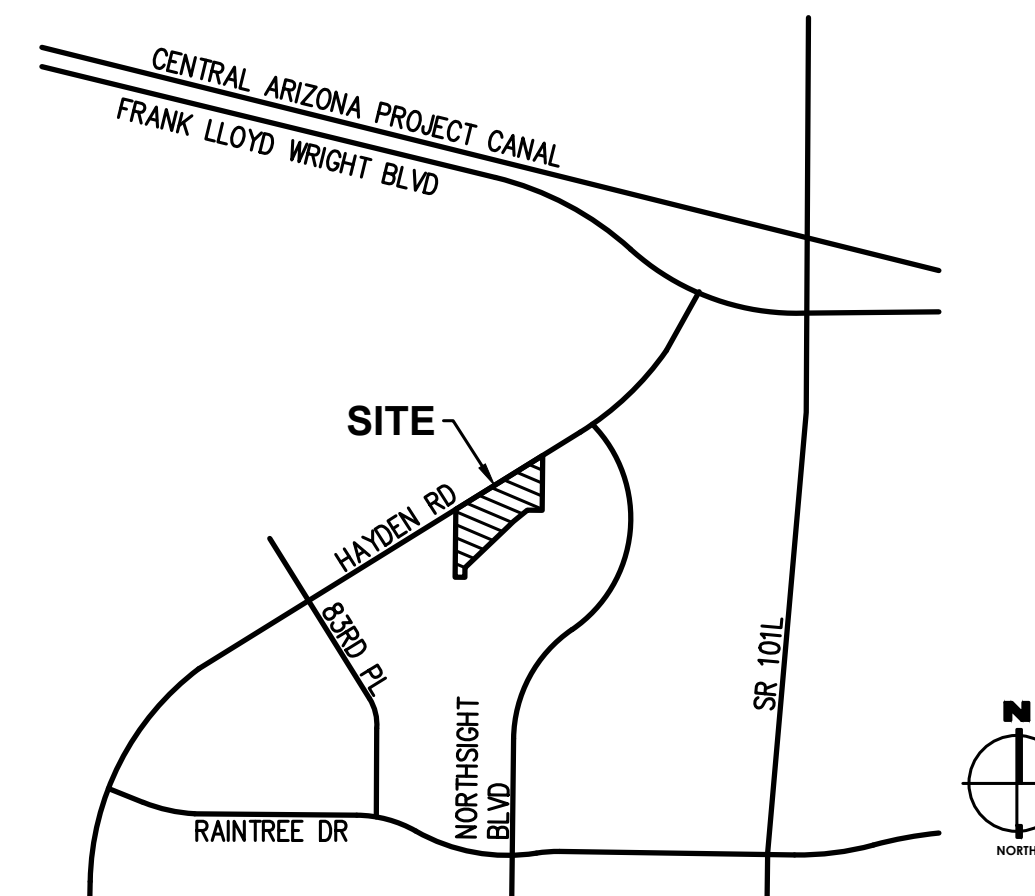


ALTA/NSPS LAND TITLE SURVEY

LOT 1 OF PERIMETER EXCEPTION PLAT, BOOK 1273, PAGE 3 MCR, BEING PORTIONS OF SECTIONS 1 & 12, TOWNSHIP 3 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA.



VICINITY MAP PARTS OF SECTIONS 1 & 12 T3N, R4E N.T.S.

PARCEL DESCRIPTION:

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

PARCEL NO. 1:

A PORTION OF THE FOLLOWING PROPERTY:

LOT 1A, OF MINOR LAND DIVISION PLAT FOR CORE CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1664 OF MAPS, PAGE 43.

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AND ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED UNTO THE UNITED STATES OF AMERICA IN PATENT TO SAID LAND, RECORDED IN DOCKET 1443, PAGE 63 AND RECORDED IN DOCKET 3025, PAGE 473, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXACT LEGAL DESCRIPTION TO BE FURNISHED PRIOR TO CLOSE OF ESCROW.

PARCEL NO. 2:

AN EASEMENT FOR DRIVEWAY PURPOSES AND PASSAGE OF PEDESTRIANS AND MOTOR VEHICLES AND OTHER RIGHTS AS CREATED BY THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED MAY 09, 2014, AND RECORDED MAY 09, 2014 AT RECORDING NO. 2014-0303673, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

SUBJECT PARCEL INFORMATION:

TITLE DOCUMENT INFORMATION:
COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES
2425 E. CAMELBACK ROAD., STE. 300
PHOENIX ARIZONA, 85016
602-567-8100

TITLE OFFICER: RON B. ROBERTSON
DOC NUMBER: NCS-1142373-PHX1, DATED: 8-04-2022
TYPE: COMMITMENT FOR TITLE INSURANCE

REFERENCE DOCUMENTS

- PERIMETER EXCEPTION PLAT MCR BOOK 1273, PAGE 3.
- SCOTTSDALE AIRPARK CORPORATE CENTER MCR BOOK 307, PAGE 3.
- REPLAT LOT 8 MCR BOOK 1057, PAGE 34.
- SUN PARK CORPORATE CENTER TWO MCR BOOK 352, PAGE 48.
- CONDOMINIUM PLAT, HAYDEN DESIGN AT 83RD, MCR BOOK 836, PAGE 37.
- MLD MCR BOOK 1367, PAGE 27.
- ROS MCR BOOK 1044, PAGE 38.
- MCR 1998-0404261
- MCR 1986-0720545
- MCR 2013-0286584
- MCR 2015-0720311
- MCR 2008-0888385
- MCR 2015-0295699
- NORTHSIGHT II MCR BOOK 315, PAGE 15.
- NORTHSIGHT CENTER CONDO. MCR BOOK 649, PAGE 43.
- AUTO PLAZA CONDO. MCR BOOK 460, PAGE 12.
- SCOTTSDALE BUSINESS CENTER UNIT 2 MCR BOOK 243, PAGE 32.
- BLM SUPPLEMENT SURVEY 00132, DATED 6-15-1953, SECTION 12.
- GDACS SURVEY MCR BOOK 763, PAGE 38.
- WALMART PLAT, MCR BOOK 1451, PAGE 27.
- MLD MCR BOOK 1664, PAGE 43

SCHEDULE B ITEMS: (#) = PLOTTED

- SCHEDULE B
PART II - EXCEPTIONS
- TAXES FOR THE FULL YEAR OF 2022. (THE FIRST HALF IS DUE OCTOBER 1, 2022 AND IS DELINQUENT NOVEMBER 1, 2022. THE SECOND HALF IS DUE MARCH 1, 2023 AND IS DELINQUENT MAY 1, 2023.) BLANKETS PARCEL
 - ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CORE CENTER ASSOCIATION, INC., AN ARIZONA NONPROFIT CORPORATION, AND ITS SUCCESSORS AND ASSIGNEES. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.) BLANKETS PARCEL
 - RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. BLANKETS PARCEL
 - THE RIGHT TO ENTER UPON SAID LAND, PROSPECT FOR, MINE AND REMOVE ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT SET FORTH AS DOCKET 1443, PAGE 63 AND DOCKET 3025, PAGE 473. NO SURVEY RELATED ITEMS
 - AN EASEMENT FOR ROAD OR HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 84-528188 OF OFFICIAL RECORDS; RECORDED AS 84-551213 OF OFFICIAL RECORDS; RECORDED AS 85-014706 OF OFFICIAL RECORDS AND RE-RECORDED AS 85-084555 OF OFFICIAL RECORDS. BLANKETS PARCEL
 - AN EASEMENT FOR DRAINAGE AND FLOOD CONTROL AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 98-0849195 OF OFFICIAL RECORDS AND THEREAFTER RELEASE OF EASEMENT AS TO A PORTION RECORDED AS 2016-0303535 OF OFFICIAL RECORDS. BLANKETS PARCEL
 - AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 98-0849196 OF OFFICIAL RECORDS AND THEREAFTER RELEASE OF EASEMENT AS TO A PORTION RECORDED AS 2016-0303388 OF OFFICIAL RECORDS AND RECORDED AS 2016-0303465 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 99-0313550 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR NOISE AND AVIGATION AND COVENANT NOT TO SUE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2008-0821982 OF OFFICIAL RECORDS. BLANKETS PARCEL
 - DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED IN 2014-0303673 OF OFFICIAL RECORDS; ASSIGNMENT OF DECLARANTS RIGHTS RECORDED AS 2016-0058968 OF OFFICIAL RECORDS, 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).
 - ALL MATTERS AS SET FORTH IN MEMORANDUM OF SITE DEVELOPMENT AGREEMENT, RECORDED MAY 09, 2014 AS 2014-0303674 OF OFFICIAL RECORDS. BLANKETS PARCEL
 - ALL MATTERS AS SET FORTH IN RECORD OF SURVEY, RECORDED AS BOOK 1195 OF MAPS, PAGE 40. BLANKETS PARCEL
 - ALL MATTERS AS SET FORTH IN DEVELOPMENT AGREEMENT FOR PERIMETER EXCEPTION, RECORDED APRIL 22, 2016 AS 2016-0269457 OF OFFICIAL RECORDS. BLANKETS PARCEL
 - RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SUNRISE COMMONS, AS RECORDED IN PLAT RECORD BOOK 1273 OF MAPS, PAGE(S) 3, 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). AND THEREAFTER, MAP OF RELEASE AND DEDICATION RECORDED IN BOOK 1562 OF MAPS, PAGE 4.
 - ALL MATTERS AS SET FORTH IN GRANT OF LICENSE AND MEMORANDUM OF AGREEMENT, RECORDED APRIL 26, 2016 AS 2016-0277501 OF OFFICIAL RECORDS. BLANKETS PARCEL
 - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED NOVEMBER 27, 2019 AS 2019-0961337 OF OFFICIAL RECORDS. BLANKETS PARCEL
 - ALL MATTERS AS SET FORTH IN MINOR LAND DIVISION PLAT FOR CORE CENTER, RECORDED AS BOOK 1664 OF MAPS, PAGE 43.
 - DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN 2022-0394709 OF OFFICIAL RECORDS, 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). BLANKETS PARCEL
 - ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY _____ ON _____, DESIGNATED JOB NUMBER _____;
 - THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.

NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN. BLANKETS PARCEL
 - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. BLANKETS PARCEL

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN BEING S89°32'19"E BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 12, AND THE NORTHEAST CORNER OF SAID SECTION 12.

NOTES

THE WORDS CERTIFY, CERTIFICATE AND CERTIFICATION, SHOWN AND USED HEREON, ARE DEFINED/OUTLINED BY ARS 32-151; IN THAT A PERSON OR FIRM REGISTERED BY THE BOARD IS EXPRESSING A PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE OR EXPRESS IMPLIED WARRANTY OR GUARANTEE.

ALL DIMENSIONS ARE MEASURED UNLESS STATED OR NOTED OTHERWISE.

ZONING AND SETBACK INFORMATION, IF SHOWN OR STATED, IS BASED UPON PUBLICLY AVAILABLE DOCUMENTS FROM THE GOVERNING AGENCIES OF THIS SUBJECT PROPERTY. ZONING AND SETBACKS ARE SUBJECT TO CHANGES AND VARIANCES AT ANYTIME, THEREFORE LANDCOR CONSULTING WILL TAKE NO RESPONSIBILITY IN THESE MATTERS.

THE EASEMENTS DESCRIBED WITHIN THE COMMITMENT OF TITLE INSURANCE ARE SHOWN HEREON. NO WARRANTY IS GIVEN BY THIS SURVEY TO THE POSSIBILITY OF OTHER EASEMENTS OR RESTRICTIONS RECORDED OR NOT RECORDED THAT COULD AFFECT THIS PROPERTY.

SURVEYORS NARRATIVE

THE SUBJECT PARCEL OF THIS SURVEY IS LOT 1 OF PERIMETER EXCEPTION PLAT M.C.R. BOOK 1273, PAGE 3 LOCATED WITHIN SECTIONS 1 & 12, T3N, R4E, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA. THE SUBJECT PARCEL OF THIS SURVEY IS BOUND BY THE SOUTH RIGHT OF WAY LINE OF NORTH HAYDEN ROAD AND THE LIMITS OF SAID PERIMETER EXCEPTION PLAT. OCCUPATION AND MONUMENTS ARE IN HARMONY ON THE SUBJECT PARCEL AND SURROUNDING AREA. SEE REFERENCE DOCUMENT LIST. THIS SURVEY WILL BE RECORDED AND PROPERTY CORNERS SET WHEN THE PROPERTY CONFIGURATION SHOWN HEREON IS REZONED OR CONVEYED BY THE PARTIES SHOWN WITHIN THE ALTA/NSPS CERTIFICATION BELOW/HEREON.

SURVEYORS CERTIFICATION

I, NICHOLAS W. JARRETT, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA, HOLDING ARIZONA PROFESSIONAL SURVEYOR LICENSE NUMBER 54336 AS PRESCRIBED BY THE STATE OF ARIZONA, AND THAT THE SURVEY OF THE DESCRIBED PROPERTY HERON WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF APRIL, 2019. FURTHERMORE, ALL MEASUREMENTS AND DIMENSIONS ARE SHOWN TO BE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

ALTA/NSPS CERTIFICATION

TO FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, BLACKRIDGE GROUP, LLC., A COLORADO LIMITED LIABILITY COMPANY, AND CORE CENTER OF SCOTTSDALE, 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, & 4 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN THE MONTH OF APRIL 2019.

DATE OF PLAT OR MAP: 11-07-22
NICHOLAS W. JARRETT



1955 S. VAIL VISTA DR, #121
MESA, AZ 85202
PH: (480) 563-9433
landcorconsulting.com



CORE CENTER
ALTA/NSPS LAND TITLE SURVEY

SCOTTSDALE, ARIZONA

REVISIONS:	DATE:

ALTA/NSPS
LAND TITLE
SURVEY

DATE: 12/13/2022

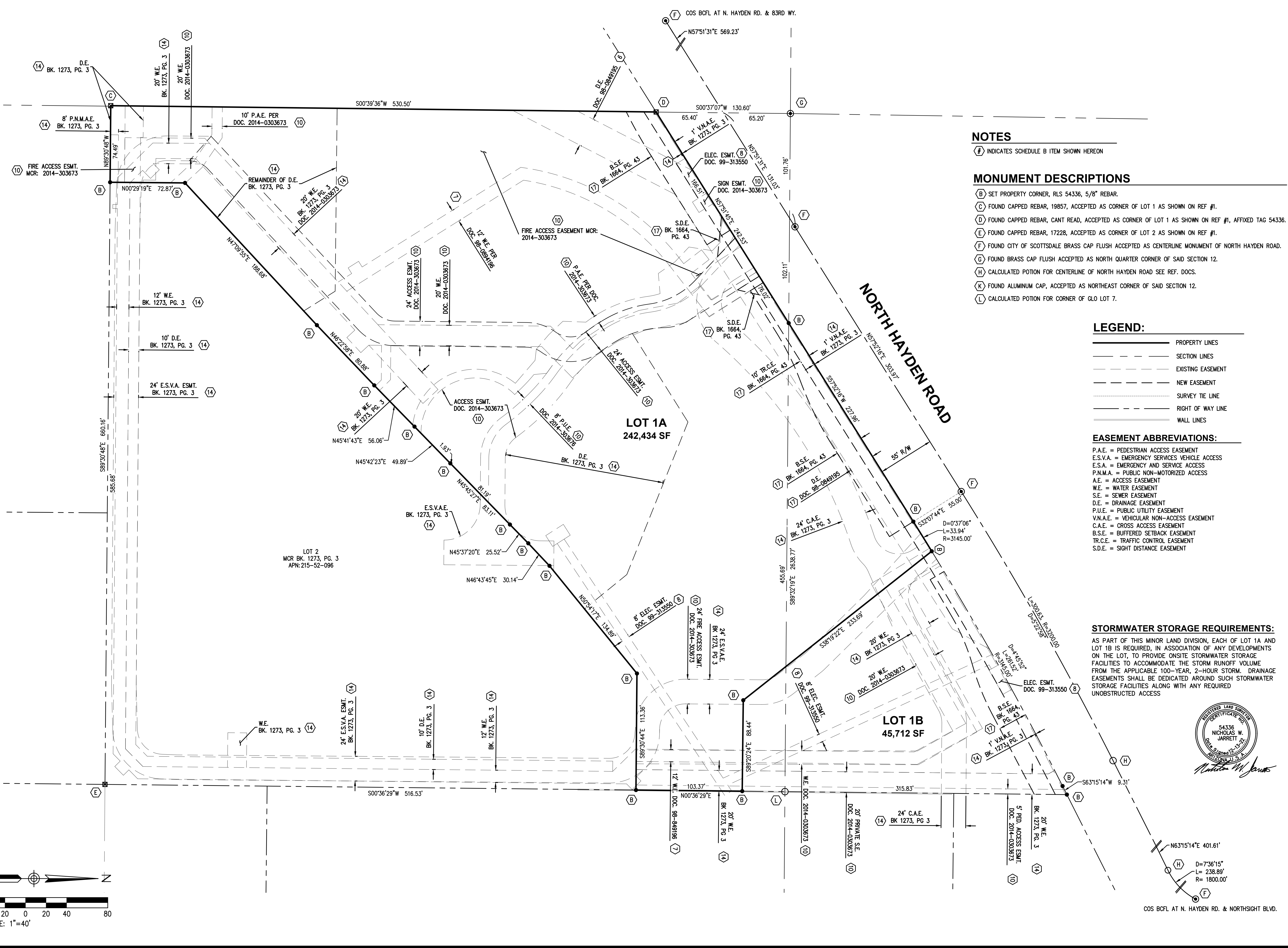
PROJ. #: 1615

COVER

1 OF 2

DATE:	
REVISIONS:	

ALTANSPS LAND TITLE SURVEY
DATE: 12/13/2022
PROJ. #: 1615
ALTA
2 OF 2



NOTES

(F) INDICATES SCHEDULE B ITEM SHOWN HEREON

MONUMENT DESCRIPTIONS

- (B) SET PROPERTY CORNER, RLS 54336, 5/8" REBAR.
- (C) FOUND CAPPED REBAR, 19857, ACCEPTED AS CORNER OF LOT 1 AS SHOWN ON REF #1.
- (D) FOUND CAPPED REBAR, CANT READ, ACCEPTED AS CORNER OF LOT 1 AS SHOWN ON REF #1, AFFIXED TAG 54336.
- (E) FOUND CAPPED REBAR, 17228, ACCEPTED AS CORNER OF LOT 2 AS SHOWN ON REF #1.
- (F) FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH ACCEPTED AS CENTERLINE MONUMENT OF NORTH HAYDEN ROAD.
- (G) FOUND BRASS CAP FLUSH ACCEPTED AS NORTH QUARTER CORNER OF SAID SECTION 12.
- (H) CALCULATED POTION FOR CENTERLINE OF NORTH HAYDEN ROAD SEE REF. DOCS.
- (K) FOUND ALUMINUM CAP, ACCEPTED AS NORTHEAST CORNER OF SAID SECTION 12.
- (L) CALCULATED POTION FOR CORNER OF GLO LOT 7.

LEGEND:

- PROPERTY LINES
- - - SECTION LINES
- - - EXISTING EASEMENT
- - - NEW EASEMENT
- - - SURVEY TIE LINE
- - - RIGHT OF WAY LINE
- - - WALL LINES

EASEMENT ABBREVIATIONS:

- P.A.E. = PEDESTRIAN ACCESS EASEMENT
- E.S.V.A.E. = EMERGENCY SERVICES VEHICLE ACCESS
- E.S.A. = EMERGENCY AND SERVICE ACCESS
- P.N.M.A. = PUBLIC NON-MOTORIZED ACCESS
- A.E. = ACCESS EASEMENT
- W.E. = WATER EASEMENT
- S.E. = SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- C.A.E. = CROSS ACCESS EASEMENT
- B.S.E. = BUFFERED SETBACK EASEMENT
- T.R.C.E. = TRAFFIC CONTROL EASEMENT
- S.D.E. = SIGHT DISTANCE EASEMENT

STORMWATER STORAGE REQUIREMENTS:

AS PART OF THIS MINOR LAND DIVISION, EACH OF LOT 1A AND LOT 1B IS REQUIRED, IN ASSOCIATION OF ANY DEVELOPMENTS ON THE LOT, TO PROVIDE ONSITE STORMWATER STORAGE FACILITIES TO ACCOMMODATE THE STORM RUNOFF VOLUME FROM THE APPLICABLE 100-YEAR, 2-HOUR STORM. DRAINAGE EASEMENTS SHALL BE DEDICATED AROUND SUCH STORMWATER STORAGE FACILITIES ALONG WITH ANY REQUIRED UNOBSTRUCTED ACCESS

