A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO. NCS-1114557-CO DATED MARCH 11, 2022, AT 8:00 AM.

THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE LAND SURVEY PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY IN A MANNER THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN LEGAL COUNSEL FOR ADDITIONAL INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ADDITIONAL EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE

THIS SURVEY WAS COMPLETED USING GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED AND SHOWN IN SECTION 3É OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23. 2021.

THE SITE HAS PHYSICAL ACCESS TO AN ABUTTING STREET, FRANK LLOYD WRIGHT BOULEVARD AND 100TH STREET, AS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY FIELDWORK.

PURSUANT TO TABLE "A" ITEM 6, THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS REFERENCED ON THIS SURVEY.

PURSUANT TO TABLE "A" ITEM 7, THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR DID NOT OBSERVE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF

PURSUANT TO TABLE "A" ITEM 20, THE CLIENT AND THE SURVEYOR HAVE NEGOTIATED TO ADDITIONALLY UTILITIES WILL BE SHOWN FROM THE SURFACE FEATURES LOCATED ONSITE, RECORD AGENCY MAPS & MAPS PROVIDED BY THE CLIENT, AS REPRESENTED AND SHOWN HEREON.

LEGAL DESCRIPTION

LOTS 1 AND 2 OF FRANK LLOYD WRIGHT 100, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 1039 OF MAPS, PAGE 38.

PARCEL 2:

ALL EASEMENTS BENEFITTING THE LAND AS SET FORTH ON THE FINAL PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 1039 OF MAPS, PAGE 38.

ALL EASEMENTS BENEFITTING THE LAND AS SET FORTH IN CROSS DRAINAGE EASEMENT AGREEMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA AS RECORDING NO. 2010-1100929 OF OFFICIAL RECORDS.

PARCEL 4:

ALL EASEMENTS BENEFITTING THE LAND AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDS OF MARICOPA COUNTY, ARIZONA AS RECORDING NO. 2010-1100559 OF OFFICIAL RECORDS.

SCHEDULE 'B' ITEMS

1. 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 .) (NOT A SURVEY RELATED MATTER)

2. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (NOT A SURVEY RELATED MATTER)

3. RESTRICTIONS, DEDICATIONS, CUNDITIONS, RESERVATIONS, LASLIFICATION OF MAPS, PAGE(S) 38, BUT DELETING ANY OF FRANK LLOYD WRIGHT 100, AS RECORDED IN PLAT BOOK 1039 OF MAPS, PAGE(S) 38, BUT DELETING ANY 3. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT 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). (AFFECTS ALL LOTS) (AS SHOWN)

4. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED IN 2010-1100559 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). (AFFECTS ALL LOTS)

(BLANKET IN NATURE, AFFECTS ALL SUBJECT LOTS)

5. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "CROSS DRAINAGE EASEMENT AGREEMENT" RECORDED AS 2010-1100929 OF OFFICIAL RECORDS. (AFFECTS ALL LOTS)

(BLANKET IN NATURE, AFFECTS ALL SUBJECT LOTS)

6 6. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED APRIL 25, 2011 AS 2011-346067 OF OFFICIAL RECORDS. (AFFECTS ALL LOTS)

(AS SHOWN)

7. ANY RIGHT, ASSERTED RIGHT, OR CHALLENGE, MADE BY ANY PARTY, INCLUDING, BUT NOT LIMITED TO. A CREDITOR. TRUSTEE OR DEBTOR IN POSSESSION IN BANKRUPTCY TO AVOID OR INVALIDATE THAT CERTAIN CONVEYANCING DOCUMENT WHICH RECORDED SEPTEMBER 28, 2011 AS 2011-0803514 OF OFFICIAL RECORDS. (AFFECTS ALL LOTS)

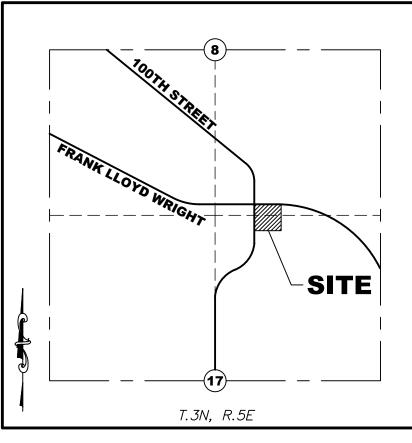
(BLANKET IN NATURE, AFFECTS ALL SUBJECT LOTS)

8. 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 ______

9. 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. (NOT A SURVEY RELATED MATTER)

10. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY RELATED MATTER)



VICINITY MAP

AREA

SUBJECT PROPERTY CONTAINS 292,154 SQUARE FEET OR 6.707 ACRES, MORE OR LESS.

ADDRESS

PARKING NO DESIGNATED PARKING SPACES

13850 N. FRANK LLOYD WRIGHT BLVD SCOTTSDALE, AZ 85260

APN: 217-26-953 & 217-26-954

BASIS OF BEARING

THE EAST LINE OF LOT 1 AS SHOWN IN BOOK 1039, PAGE 38, MARICOPA COUNTY RECORDS. BETWEEN FND PK NAIL AND FND 1/2" REBAR W/ CAP LS45835. SAID LINE BEARS NORTH 00 DEGREES 01 MINUTES 24 SECONDS WEST (RECORD NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST)

ZONING

ZONE: PAD

ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

*PER 2021 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION. BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1780 L, DATED 10/16/2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" 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.

CERTIFICATION

TO: SOUTHWEST COMMERCIAL PROPERTY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY HEADWATERS GROUP FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP 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, 6(a), 7(a), 8, 9, 13, 16, 17, AND 20 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED APRIL 19, 2022

MICHAEL A. BANTA 22425 N. 16TH STREET, SUITE 1 PHOENIX, ARIZONA 85024 PHONE: 480-922-0780 MBANTA@RICKENGINEERING.COM



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Contact Arizona 811 at least two full rking days before you begin excav AR ZONA811 Call 811 or click Arizona811.co

ROJECT NO. P6378 SHEET NO. 1 OF 2

