

"A.L.T.A./N.S.P.S. LAND TITLE SURVEY"
OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH,
RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

A.P.N. 216-69-072
OWNER: TYLER PENCEK TRUST

LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SCHEDULE B EXCEPTIONS:

NOTE: ONLY SCHEDULE B ITEMS CONTAINING DOCUMENTS ARE LISTED BELOW.

- F RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITIES AS SET FORTH IN PATENT: RECORDED IN DOCKET 2714, PAGE 545. (AS SHOWN ON SURVEY)
- G AN EASEMENT FOR ROADWAY AND UTILITY AND INCIDENTAL PURPOSES, RECORDED AS 95-0751518 OF OFFICIAL RECORDS. (AS SHOWN ON SURVEY)
- 7 ALL MATTERS AS SET FORTH IN DEVELOPMENT AGREEMENT NO. 960118, RECORDED AS 96-0666965 OF OFFICIAL RECORDS. (THIS DOCUMENT CONTAINS NO EASEMENTS)

RECORD DOCUMENTS USED:

WARRANTY DEED FILED IN DOCUMENT NO. 2023-0254041, M.C.R.
A.L.T.A./A.C.S.M. LAND TITLE SURVEY FILED IN BOOK 1258, PAGE 33, M.C.R.
RECORD OF SURVEY FILED IN BOOK 1333, PAGE 15, M.C.R.
HIGHWAY EASEMENT FILED IN DOCKET 10277, PAGE 681, M.C.R.
ROADWAY AND P.U.E. FILED IN DOCKET 2714, PAGE 545, M.C.R.
HIGHWAY AND P.U.E. FILED IN DOCUMENT NO. 1995-0751518, M.C.R.

BASIS OF BEARINGS:

N 89°57'51" E (ASSUMED), ALONG THE MONUMENTED NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND AS SHOWN HEREON.

BENCHMARK:

THE BENCHMARK USED FOR THIS SITE WAS A BRASS CAP FLUSH AT THE INTERSECTION OF DYNAMITE BOULEVARD & 76TH STREET, ALSO BEING THE SOUTH ¼ CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, G.D.A.C.S. BENCHMARK NAME 42518-1M, HAVING AN ELEVATION OF 2137.68' (NAVD88 DATUM)

SITE BENCHMARK BEING A FOUND ½" REBAR WITH ILLEGIBLE CAP 19.9' WEST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY AND ALSO BEING 1.0' NORTH OF THE SOUTH BOUNDARY LINE, HAVING AN ELEVATION OF 2200.62' (NAVD88 DATUM)

NOTES:

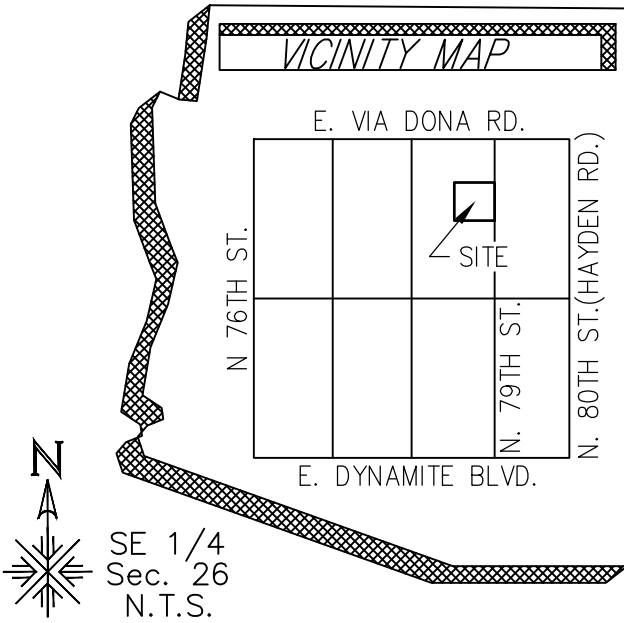
1. THE SURVEY DEPICTED HEREON WAS CONSTRUCTED UTILIZING THE TITLE COMMITMENT NO. 230400688-1 AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED NOVEMBER 23, 2023.
2. THIS SURVEY WAS CONDUCTED ON THE GROUND OF THE PREMISES AS DEPICTED HEREON IN JULY 2023.
3. THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ADDITIONALLY, AS PER THE 2021 ALTA STANDARDS: WITH REGARD TO TABLE A, ITEM 11 SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF THE UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITY INFORMATION IS SHOWN HEREON FROM CENTURYLINK (COMMUNICATIONS), COX COMMUNICATIONS (COMMUNICATIONS), APS (ELECTRIC), AND CITY OF SCOTTSDALE (WATER). SOUTHWEST GAS (NATURAL GAS) AND THE CITY OF SCOTTSDALE (SEWER/STORM DRAIN) SHOW NO FACILITIES.
4. THE CONTOURS SHOWN HEREON ARE 1 FOOT INTERVALS AND ARE BASED UPON A GROUND AND AERIAL SURVEY DATA ON THE DATUM RELATED TO THE BENCHMARK NOTED IN THE BENCHMARK NOTE SECTION OF THIS SURVEY.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION AND BUILDING ADDITIONS WITHIN RECENT MONTHS AT THE TIME OF THE SURVEY.
6. THE SUBJECT PROPERTY IS ZONED R1-70 (CITY OF SCOTTSDALE JURISDICTION)


SURVEYOR'S CERTIFICATION:

TO:

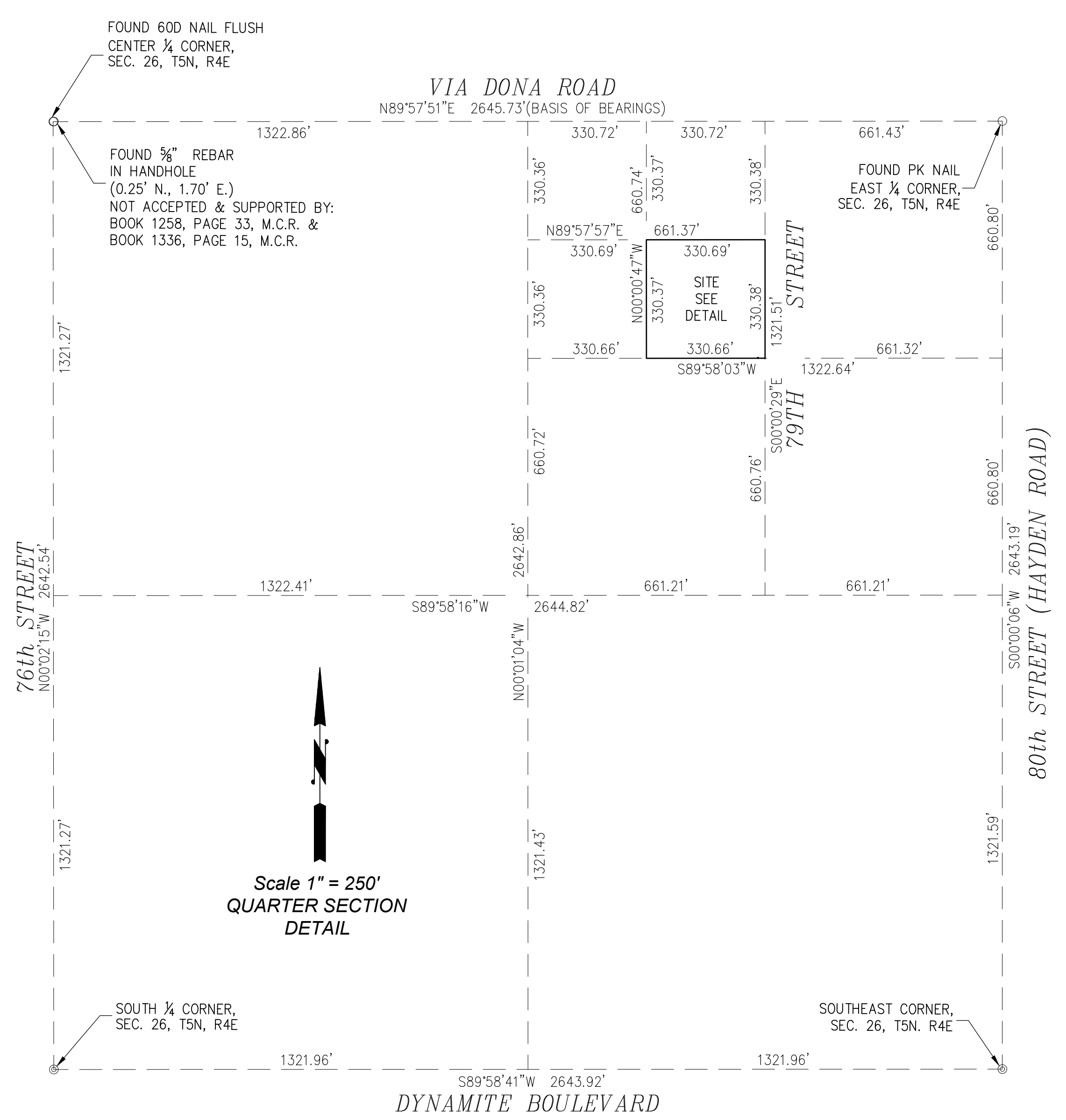
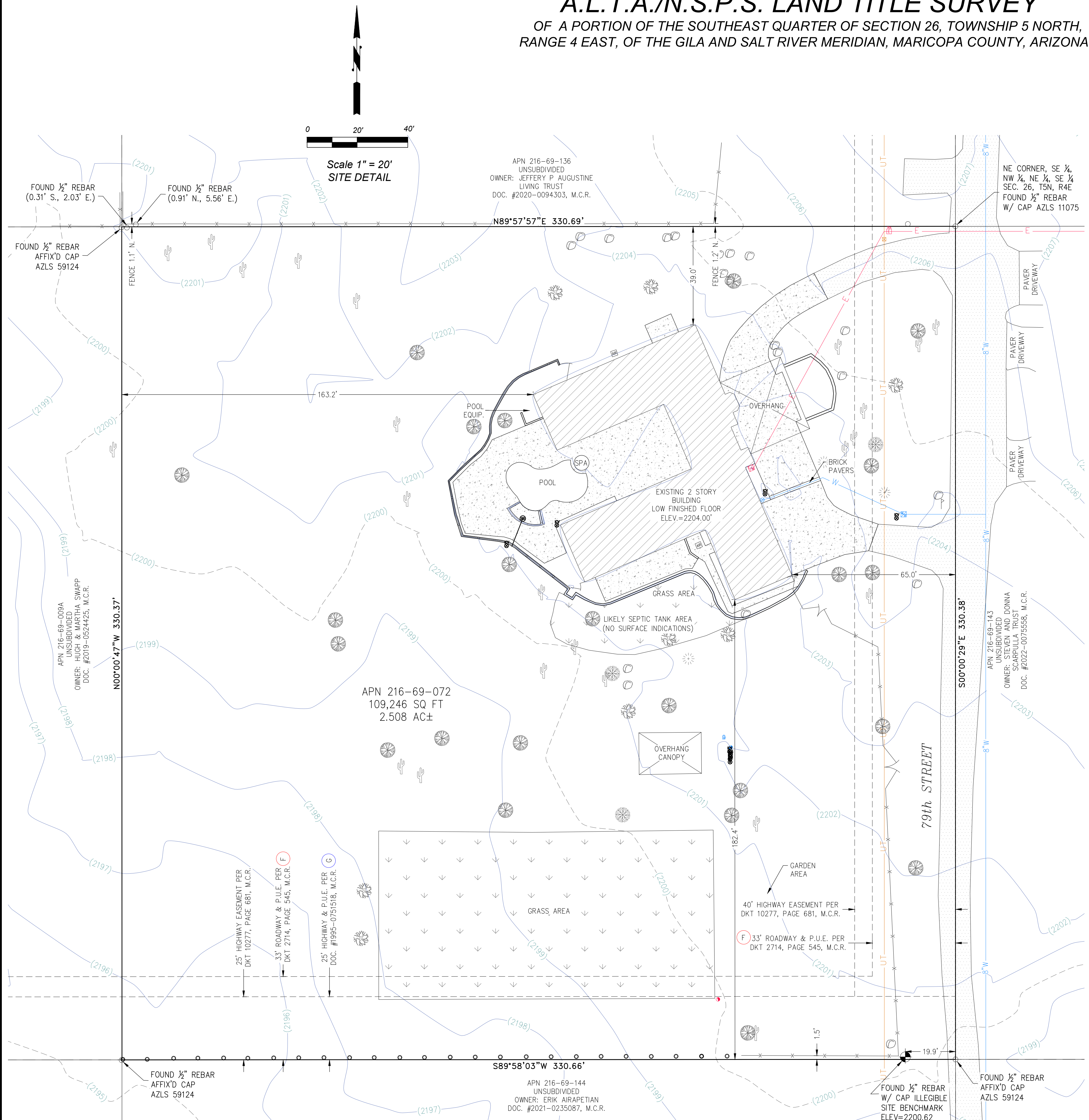
1. TYLER PENCEK TRUST, DATED 29 JUNE, 2017
2. PLAINS COMMERCE BANK
3. FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 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, 5, 8, 13, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN JULY, 2023.



 Global Land Surveying LLC P.O. BOX 2132 PEORIA, ARIZONA 85380 623 328-9424	
Tyler Pencek Trust	DATE: 12/3/23
28848 N. 79th Street	SCALE: AS SHOWN
Scottsdale, AZ 85266	SHEET 1 OF 2
SEC. 26 T 5N R 4E	JOB# 2307004

"A.L.T.A./N.S.P.S. LAND TITLE SURVEY"
OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH,
RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGEND	
	SITE BENCHMARK AS NOTED
	FOUND MONUMENT AS NOTED
	FOUND BRASS CAP MONUMENT
	ELECTRIC TRANSFORMER
	CONDUIT
	FENCE POST
	LANDSCAPE BOULDER
	MAILBOX
	AIR CONDITIONER UNIT
	TELECOM. PEDESTAL
	GRATE
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT
	HOSE BIB
	WATER VALVE
	WATER METER
	WATER BACK FLOW PREVENTER
	CONCRETE HARDSCAPE
	DIRT ROAD
	EXISTING BUILDING
	GRASS AREA
	BOUNDARY LINE
	SECTION LINE
	PARCEL LINE
	WIRE FENCE
	WROUGHT IRON FENCE
	BLOCK WALL
	P.U.E.
	M.C.R.
	AZLS
	APN
	APPROXIMATE UNDERGROUND WATER LINE
	APPROXIMATE UNDERGROUND COMMUNICATIONS LINE
	APPROXIMATE UNDERGROUND ELECTRIC LINE
	CACTUS
	MESQUITE TREE
	PALO VERDE TREE
	SAGUARO CACTUS
	TREE (UNKNOWN TYPE)

Global Land Surveying LLC
P.O. BOX 2132
PEORIA, ARIZONA 85380
623 328-9424

Tyler Pencek Trust	DATE: 12/3/23
28848 N. 79th Street	SCALE: AS SHOWN
Scottsdale, AZ 85266	SHEET 2 OF 2
SEC. 26 T 5N R 4E	JOB# 2307004