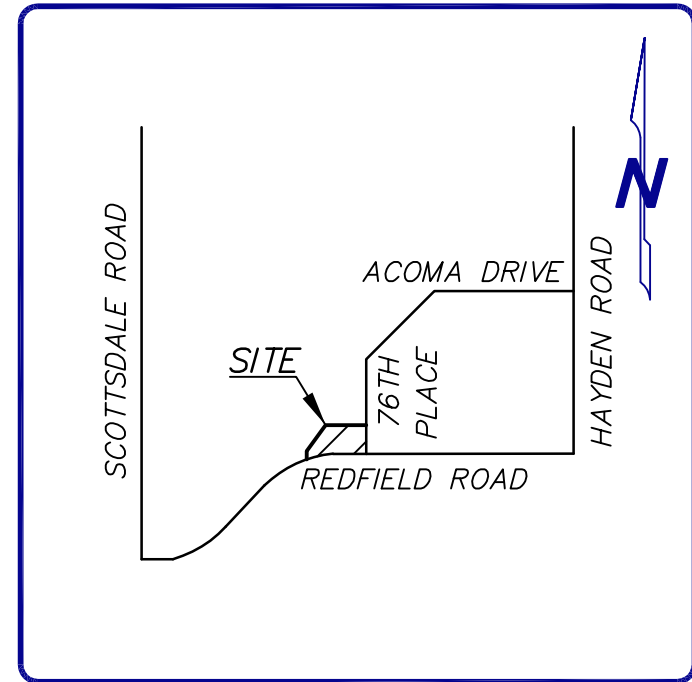


AL.T.A. / N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE SOUTH HALF OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

SURVEY NOTES

- This survey and the description used are based on a sixth amended Commitment for Title Insurance issued by Grand Canyon Title Agency, issuing agent for Fidelity National Title Insurance Company, Commitment Number GC75000307, dated March 21, 2023.
- BASIS OF BEARING: The monument line of Redfield Drive using a bearing of North 89 degrees 39 minutes 00 seconds West, per the Plat of THUNDERBIRD INDUSTRIAL AIRPARK NO. 4, recorded in Book 186, Page 44, M.C.R.
- 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.
- At the time of completion of this field survey several of the centerline monuments within the adjacent roadways were no longer in place. The positions of previously found brass caps were calculated utilizing prior surveys prepared by Alliance Land Surveying, LLC.
- The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
- The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or 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.
- 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).

SITE INFORMATION

ADDRESS: 7600 E. REDFIELD ROAD SCOTTSDALE, ARIZONA 85260

A.P.N.: 215-56-114A

LAND AREA: 3.690 ACRES - 160,757 SQ. FT.

STRIPED PARKING SPACE TABULATION:

Regular: 175
Disabled: 7
Total: 182

REFERENCE DOCUMENTS

- (R) PLAT PER BOOK 186, PAGE 44, M.C.R.
(R1) CONDEMNATION PER 2020-0185876, M.C.R.
(R2) DEED PER 2009-0119701, M.C.R.
(R3) R.O.S. PER BOOK 1081, PAGE 24, M.C.R.
(R4) R.O.S. PER BOOK 1399, PAGE 13, M.C.R.
(R5) R.O.S. PER BOOK 1412, PAGE 12, M.C.R.
(R6) R.O.S. PER BOOK 1555, PAGE 21, M.C.R.
(R7) R.O.S. PER BOOK 1567, PAGE 20, M.C.R.
(R8) R.O.S. PER BOOK 1639, PAGE 18, M.C.R.
(R9) R.O.S. PER BOOK 1643, PAGE 46, M.C.R.
(R10) R.O.S. PER BOOK 1660, PAGE 31, M.C.R.
(R11) R.O.S. PER BOOK 1660, PAGE 48, M.C.R.
(R13) PLAT PER BOOK 203, PAGE 43, M.C.R.
(R14) PLAT PER BOOK 1619, PAGE 39, M.C.R.

SCHEDULE "B" ITEMS

- 3 Reservations contained in the Patent From: The United States of America Recording Date: March 19, 1917 Recording No: Book 122 of Deeds, page 138 Recording Date: May 16, 1919 Recording No: Book 135 of Deeds, page 122 Which among other things recites as follows: Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by local customs, laws and decisions of courts and there is reserved a right of way thereon for ditches or canals constructed by the authority of the United States of America.
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 5 Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 186 of Maps, page 44.
(PLOTTABLE MATTERS SHOWN HEREON)
- 6 Matters contained in that certain document Entitled: Grant of Aircraft Access Easement Recording Date: December 15, 1976 Recording No: Docket 11988, page 620
(PLOTTABLE MATTERS SHOWN HEREON)
- 7 Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document Recording No: Docket 13233, page 1148 Modification(s) of said covenants, conditions and restrictions Recording No: 88-341596 Recording No: 88-341597
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 8 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: Underground public utilities Recording Date: November 21, 1983 Recording No: 83-468390
(PLOTTABLE MATTERS SHOWN HEREON)
- 9 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: Electric lines and appurtenances Recording Date: March 8, 1984 Recording No: 84-096784
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 10 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: Communication and other facilities Recording Date: January 1, 1984 Recording No: 84-278810
(PLOTTABLE MATTERS SHOWN HEREON)
- 11 Matters contained in that certain document Entitled: Waiver of Right to Make a Claim Under Proposition 207 Recording Date: October 5, 2009 Recording No: 20090924909
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)

PARCEL DESCRIPTION

PARCEL NO. 1:
Lot 97, of THUNDERBIRD INDUSTRIAL AIRPARK NO. 4, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 186 of Maps, page 44;

EXCEPT that portion conveyed to City of Scottsdale by Final Judgment in Condemnation recorded in Recording No. 20200185876, records of Maricopa County, Arizona.

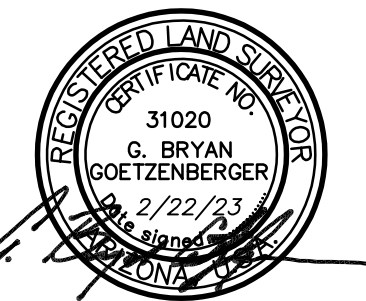
PARCEL NO. 2:
An easement for permanent aircraft access for ingress and egress appurtenant to Parcel No. 1, recorded in Docket 11988, page 620, records of Maricopa County, Arizona, over the following described real property:
A parcel of land within the South half of Section 11, Township 3 North, Range 4 East, of the Qua and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:
BEGINNING at the South quarter corner of Section 11;
THENCE North 00 degrees 39 minutes 25 seconds East along the North-South mid-section line, a distance of 288.00 feet;
THENCE North 89 degrees 35 minutes 42 seconds West, a distance of 1327.06 feet;
THENCE North 43 degrees 55 minutes 22 seconds East, a distance of 1186.28 feet to the TRUE POINT OF BEGINNING;
THENCE North 72 degrees 34 minutes 38 seconds West, a distance of 357.85 feet;
THENCE North 43 degrees 55 minutes 22 seconds East, a distance of 128.60 feet;
THENCE South 46 degrees 05 minutes 00 seconds East, a distance of 10.00 feet to the point of curvature of a curve concave to the East, having a radius of 45.00 feet, a central angle of 116 degrees 30 minutes 00 seconds, and a tangent bearing at this point of North 43 degrees 55 minutes 22 seconds East;
THENCE Southerly and Easterly along said curve, a curved distance of 91.50 feet;
THENCE South 72 degrees 34 minutes 38 seconds East, a distance of 273.95 feet;
THENCE South 43 degrees 55 minutes 22 seconds West, a distance of 55.88 feet to the POINT OF BEGINNING.

CERTIFICATION

TO:
Skyport Scottsdale LLC, an Arizona limited liability company;
Grand Canyon Title Agency; and
Fidelity National 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, 7(a), 7(b)(1), 7(c), 8, 9, 13, and 14 of Table A thereof. The fieldwork was completed on February 8, 2023.

February 22, 2023
G. Bryan Goetzenberger
R.L.S. 31020

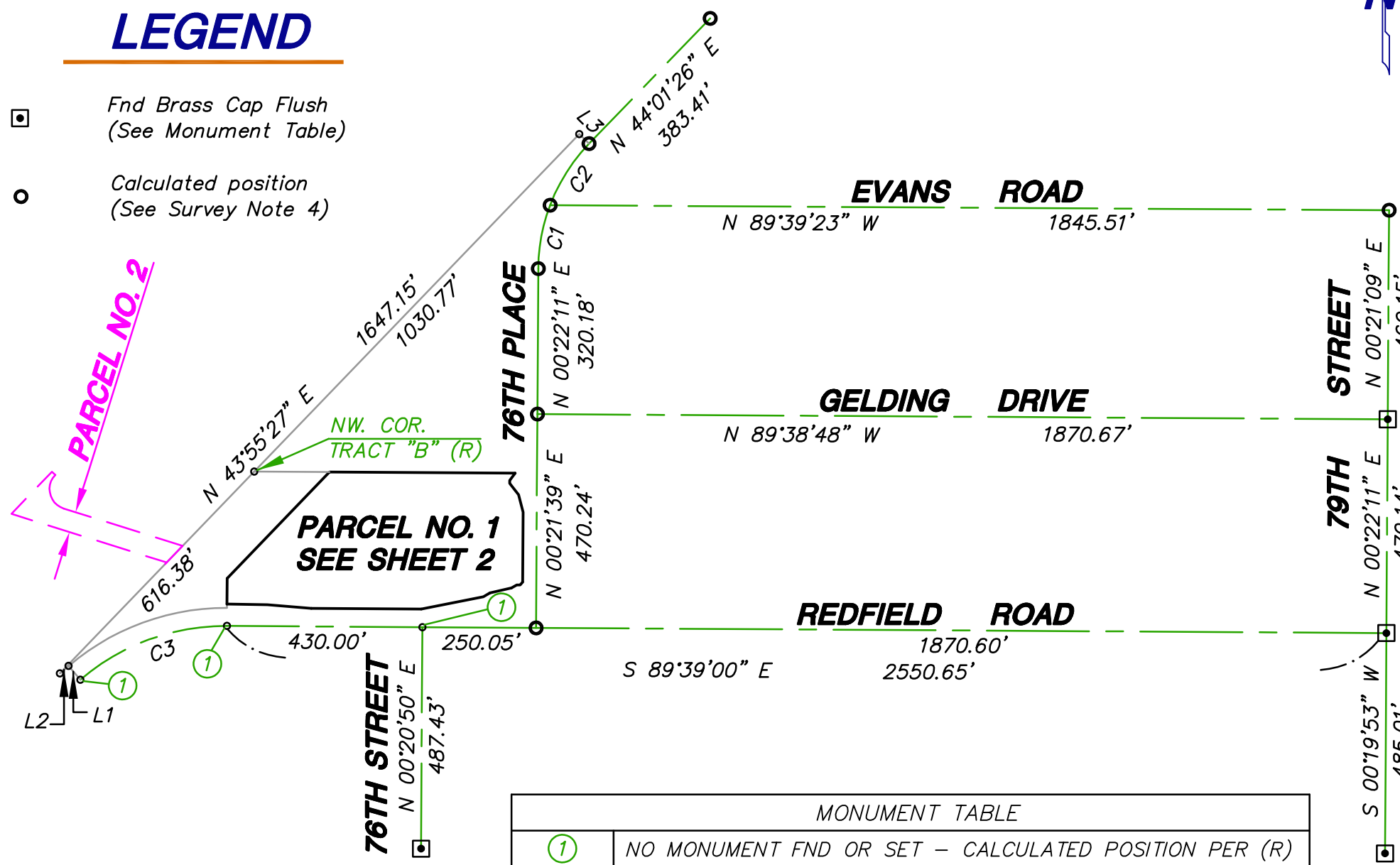


BLOCK DETAIL

1" = 300'

LEGEND

- Find Brass Cap Flush
(See Monument Table)
- Calculated position
(See Survey Note 4)

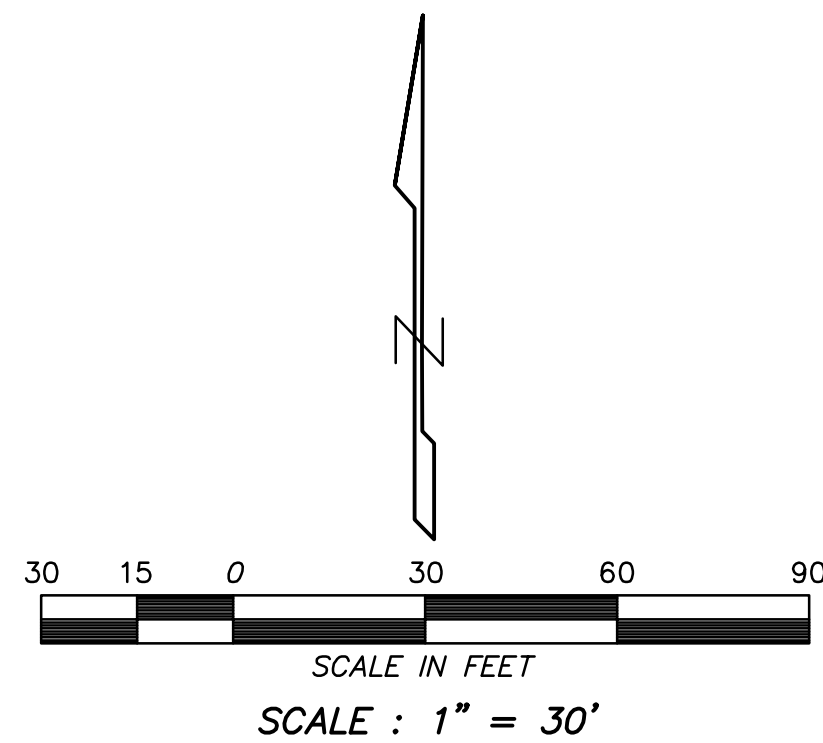


AL.T.A. / N.S.P.S. LAND TITLE SURVEY



REV.	3-29-23	Per Amended Title Commitment
REV.		
REV.		

SHEET: 1 of 2 DATE: 2-22-23 JOB NO: 230154



LEGEND

- Set 1/2" Rebar W/ Cap L.S. 31020 (unless otherwise noted)
- Property Line
- Fnd Brass Cap Flush (See Monument Table)
- Calculated position (See Survey Note 4)
- (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
- Fence
- Wall
- Back Flow Preventer
- Drywell Or Catch Basin
- Electric Box
- Cooling Tower
- Electric Meter
- Electric Transformer
- Underground Vault
- Fire Hydrant
- Guard Post or Gate Post
- Disabled Space
- Light Pole
- Mail Box
- Manhole
- Metal Cover
- Metal Grate
- Sewer Clean Out
- Sprinkler Hook-Up (fire department)
- Storm Drain Manhole
- Telephone Cabinet
- Telephone Manhole
- Telephone Riser
- Traffic Signal Pole
- TV Junction Box
- Water Meter
- Water Valve
- Physical Access To & From Adjoining Property
- Building Setback Line
- Easement for Communication Facilities
- Public Utility Easement

LOT 96 (R)
A.P.N. 215-56-113C
1987-0683656, M.C.R.
PACIFIC MARINE MGMT INC

PARCEL NO. 2
EASEMENT FOR AIRCRAFT ACCESS
(NOTE: THE DESCRIPTION FOR
PARCEL NO. 2 DOES NOT FROM A
MATHEMATICALLY CLOSED FIGURE)

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	400.00'	142.64'	20°25'52"	N 10°31'40" E	141.88'
C2	400.00'	161.56'	23°08'30"	N 32°22'03" E	160.46'
C3	490.00'	350.74'	41°00'45"	N 69°50'38" E	343.30'
C4	25.00'	inf'	89°59'21"	N 45°21'20" E	35.35'

MONUMENT TABLE	
①	NO MONUMENT FND OR SET - CALCULATED POSITION PER (R)
②	SET PK NAIL & WASHER L.S. 31020 ON TOP OF WALL
③	SET PK NAIL & WASHER L.S. 31020

LINE	BEARING	DISTANCE
L1	N 40°39'45" W	40.00'
L2	S 49°20'15" W	25.00'
L3	N 45°58'34" W	30.00'
L4(R)	S 89°39'00" E	165.63'
L4(M)	S 89°38'58" E	165.63'
L5	S 89°38'58" E	408.45'
L6	S 89°38'58" E	17.83'
L7	S 89°38'58" E	30.00'
L8	N 00°21'00" E	40.00'
L9	N 00°21'00" E	8.40'
L10	N 00°21'00" E	56.41'
L11	S 89°02'34" E	89.12'
L12	S 85°13'44" E	96.71'
L13	S 89°39'00" E	242.11'

LINE	BEARING	DISTANCE
L14	N 78°47'35" E	138.99'
L15	N 60°09'34" E	16.77'
L16	N 76°57'45" E	48.87'
L17	N 59°29'52" E	13.10'
L18	S 89°39'08" E	7.30'
L19	N 41°51'52" E	8.55'
L20	S 89°39'00" E	185.54'
L21	S 89°39'00" E	197.42'
L22	S 00°21'39" W	86.05'
L23	S 00°21'39" W	153.30'
L24	S 00°21'39" W	35.72'
L25	N 14°19'32" W	39.95'
L26	N 37°57'14" W	31.87'
L27	N 00°05'10" W	6.34'
L28	N 37°22'33" E	20.11'



REV. 3-29-23 Per Amended Title Commitment
REV.
REV.

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



SHEET: 2 OF 2 DATE: 2-22-23 JOB NO: 230154