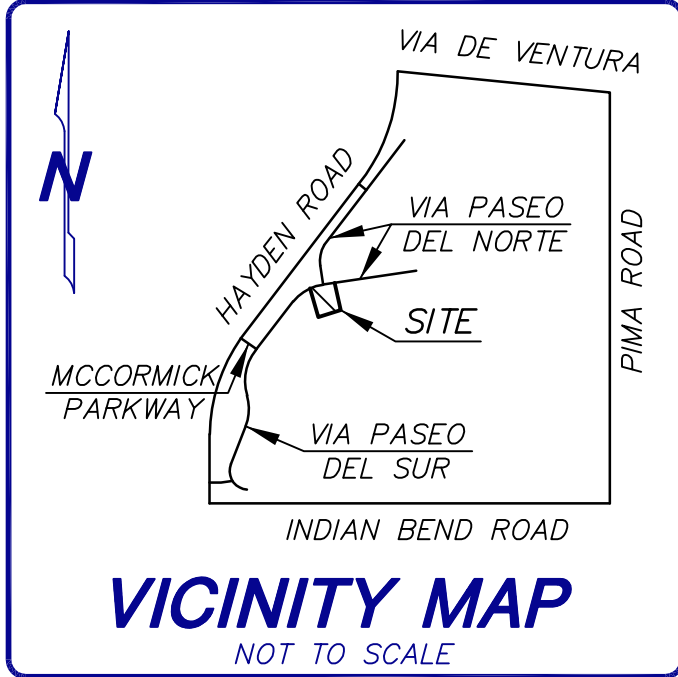


AL.T.A. / N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



SURVEY NOTES

- This survey and the description used are based on a Commitment for Title Insurance issued by Stewart Title & Trust of Phoenix, Inc., issuing agent for Stewart Title Guaranty Company, Commitment Number 2048159, dated June 1, 2023.
- BASIS OF BEARING: The monument line of Via Paseo Del Norte using a bearing of South 79 degrees 22 minutes 45 seconds West, per the Plat of AMENDED PASEO VILLAGE, according to Book 154 of Maps, Page 13, records of Maricopa County, Arizona.
- 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.
- 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 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 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.
- 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).
- The benchmark used for this survey is the NGS monument "1E11", having an elevation of 1,315.817, NAVD88 datum per the MCDOT Survey Primary Control Datasheet available online.

SITE INFORMATION

ADDRESS: 8233 N. VIA PASEO DEL NORTE SCOTTSDALE, ARIZONA 85258

A.P.N.: 177-03-218B

LAND AREA: 0.517 ACRES – 22,500 SQ. FT.

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

STRIPED PARKING SPACE TABULATION FOR REMAINDER OF TRACT "D":
Regular: 391
Disabled: 13
Total: 404

SCHEDULE "B" ITEMS

- Easements, restrictions, reservations, conditions, set-back lines and all other matters as set forth on the plat of AMENDED PASEO VILLAGE, recorded September 13, 1972, Book 154 of Maps, Page 13 (Plats), 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.
(PLOTTABLE MATTERS SHOWN HEREON)
- Restrictions, Conditions, Covenants, Reservations, including but not limited to any recitals creating easements, liabilities, obligations or party walls, 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 contained in instrument recorded December 29, 1971, Docket 9148, Page 706, and recorded December 29, 1971, Docket 9148, Page 757, and recorded March 30, 1972, Docket 9336, Page 1, and recorded September 13, 1972, Docket 9692, Page 473, Supplement Declaration recorded December 20, 1972, Docket 9892, Page 217, Docket 10064, Page 1238, Ratification of Restrictions recorded July 13, 1973, Docket 10221, Page 254, Ratification of Restrictions recorded July 13, 1973, Docket 10221, Page 255, Revocation and Cancellation recorded July 27, 1973, Docket 10242, Page 499, Declaration of Restriction recorded December 27, 1973, Docket 10452, Page 694, Amendment recorded August 10, 1973, Docket 10262, Page 1117, Second Amendment recorded January 21, 1974, Docket 10484, Page 168, Certificate of Amendment recorded March 3, 1978, Docket 12749, Page 676, Certificate of Amendment recorded November 20, 1979, Docket 14056, Page 1401.
(AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE)
(DOES NOT AFFECT SUBJECT PROPERTY)
- Easement for ingress and egress and rights incident thereto, as set forth in instrument recorded June 26, 1978, Docket 12988, Page 593.
(PLOTTABLE MATTERS SHOWN HEREON)
- Terms, provisions and conditions contained in Lease by and between 2-M Company, a Partnership, Lessor, and Union Oil Company of California, a Corporation, Lessee, dated October 30, 1973, for a term ending July 31, 1988 with (3) 5 year renewal options, recorded November 29, 1978, Docket 13302, Page 340, and re-recorded February 8, 1979, Docket 13430, Page 686, and all rights thereunder of and all acts done or suffered thereunder of said lessee or any parties claiming by, through or under said lessee.
(AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE)
- All matters depicted and more fully set forth on that certain A.L.T.A./A.C.S.M. Land Title Survey of "Paseo Village" recorded February 22, 2005, Book 730 of Maps, Page 15.
(DOCUMENT IS A RECORDED A.L.T.A. SURVEY AND DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)
- Easement for utility and rights incident thereto, as set forth in instrument recorded March 8, 2006, Document No. 2006-0315126.
(PLOTTABLE MATTERS SHOWN HEREON)
- All matters depicted and more fully set forth on that certain A.L.T.A./A.C.S.M. Land Title Survey of "Paseo Village" recorded October 5, 2007, Book 951 of Maps, Page 47.
(DOCUMENT IS A RECORDED A.L.T.A. SURVEY AND DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)

PARCEL DESCRIPTION

Parcel No. 1:
Beginning at the Northeasterly corner of Tract "D", AMENDED PASEO VILLAGE, according to Book 154 of Maps, Page 13, records of Maricopa County, Arizona, said point being also the intersection of the most Easterly line of said Tract "D" with the most Southerly line Via Paseo Del Norte;
Thence South 79 degrees 22 minutes 45 seconds West along said Southerly line of Via Paseo Del Norte 206.00 feet to the true point of beginning;
Thence South 14 degrees 51 minutes 10 seconds East 160.75 feet;
Thence North 75 degrees 08 minutes 50 seconds East 144.00 feet;
Thence North 14 degrees 14 minutes 46 seconds West 149.99 feet;
Thence South 79 degrees 22 minutes 45 seconds West 145.99 feet along the most Southerly line of Via Paseo Del Norte to the true point of beginning.

Parcel No. 2:
A non-exclusive easement for ingress and egress, over, on and across the following described portions of Tract "D", AMENDED PASEO VILLAGE, according to Book 154 of Maps, Page 13, records of Maricopa County, Arizona, as follows:
Beginning at the Northeasterly corner of said Tract "D", said point being also the intersection of the most Easterly line of said Tract "D", with the most Southerly line of Via Paseo Del Norte,
Thence South 79 degrees 22 minutes 45 seconds West 15.01 feet to the true point of beginning;
Thence South 14 degrees 14 minutes 46 seconds East 70 feet;
Thence South 79 degrees 22 minutes 45 seconds West 45 feet;
Thence North 14 degrees 14 minutes 46 seconds West 30 feet;
Thence North 79 degrees 22 minutes 45 seconds East 12 feet;
Thence North 27 degrees 19 minutes 12 seconds West 41.76 feet;
Thence North 79 degrees 22 minutes 45 seconds East 45 feet to the true point of beginning.

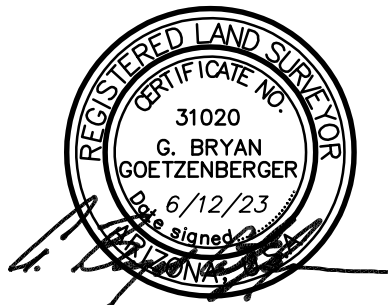
Beginning at the most Northeasterly corner of said Tract "D", said point being also the intersection of the most Easterly line of said Tract "D", with the most Southerly line of Via Paseo Del Norte,
Thence South 79 degrees 22 minutes 45 seconds West 206.00 feet;
Thence South 14 degrees 51 minutes 10 seconds East 40 feet to the true point of beginning;
Thence South 14 degrees 51 minutes 10 seconds East 30 feet;
Thence South 75 degrees 08 minutes 50 seconds West 48 feet;
Thence North 14 degrees 51 minutes 10 seconds West to the Southerly line of Paseo Del Norte;
Thence Northeasterly along the curve concave to the South a distance of 30 feet;
Thence South 14 degrees 51 minutes 10 seconds East 40 feet;
Thence North 75 degrees 08 minutes 50 seconds East 18 feet to the true point of beginning, as created by instrument recorded in Docket 10767, Page 1261.

CERTIFICATION

TO:
City of Scottsdale;
Stewart Title & Trust of Phoenix, Inc.;
& Stewart Title Guaranty 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, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, and 14 of Table A thereof. The fieldwork was completed on February 24, 2023.

June 12, 2023
G. Bryan Goetzenberger
R.L.S. 31020



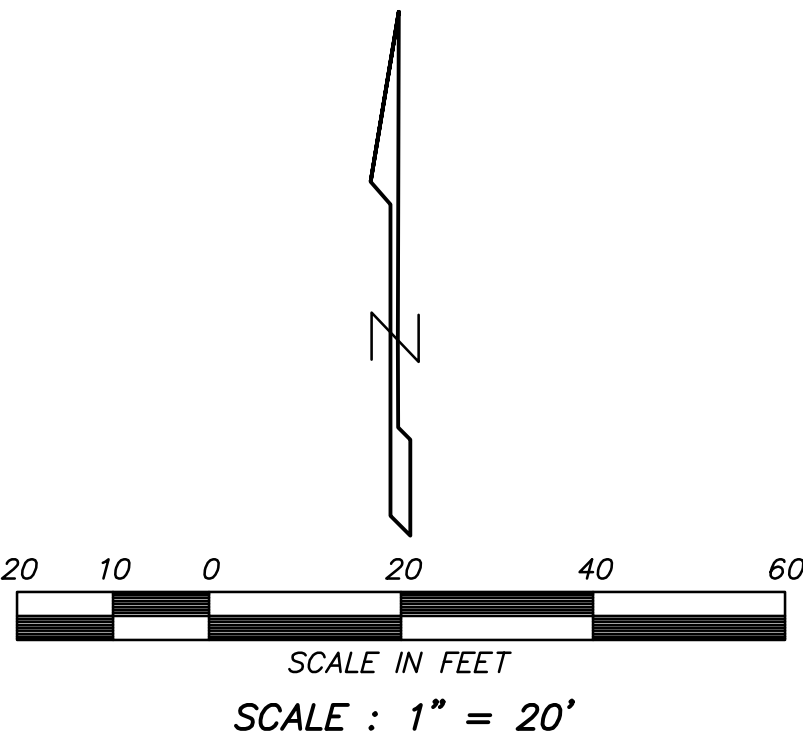
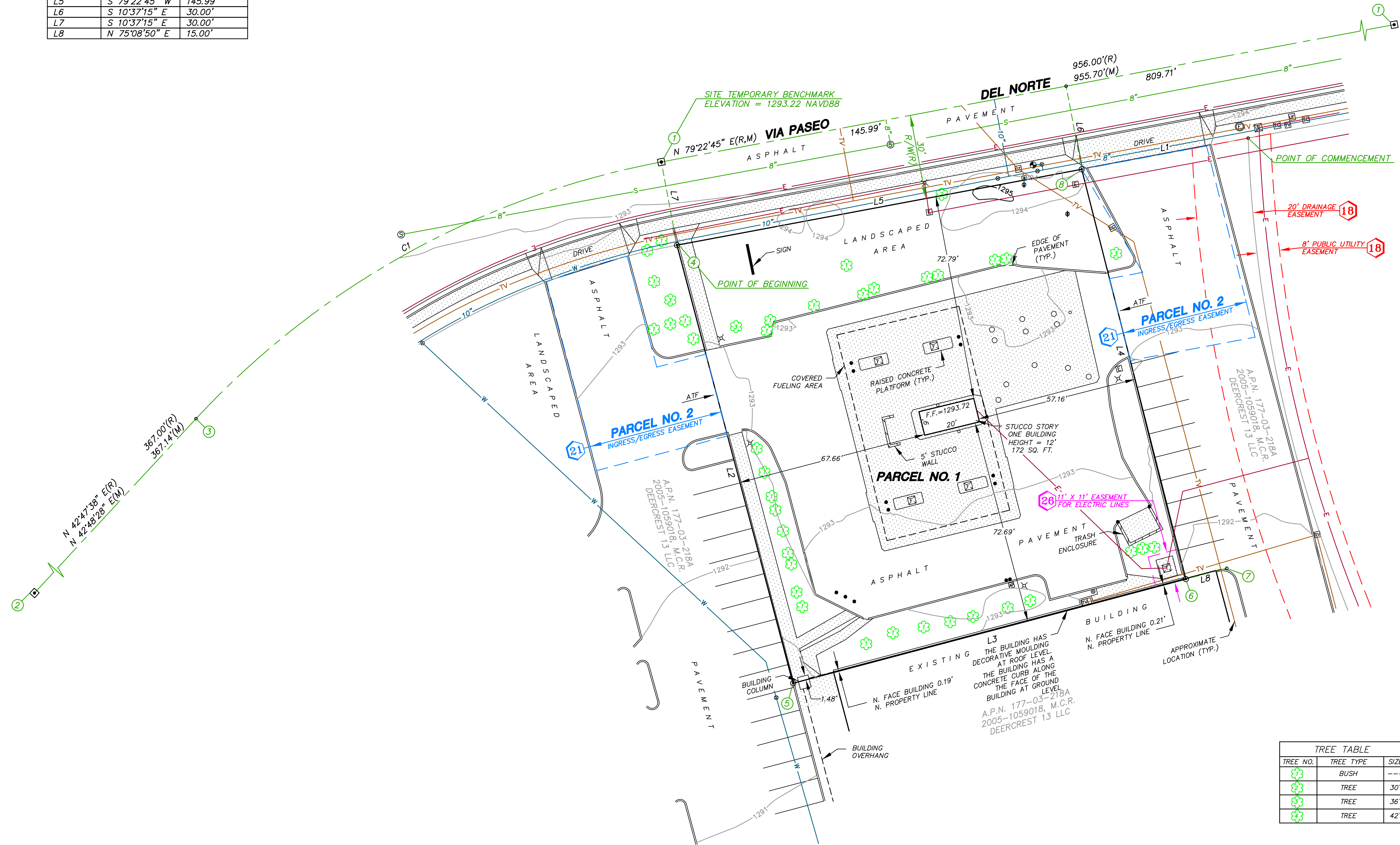
AL.T.A. / N.S.P.S. LAND TITLE SURVEY



MONUMENT TABLE	
①	FND BRASS CAP IN POT HOLE
②	FND BRASS CAP FLUSH
③	NO MONUMENT FND OR SET - CALCULATED POSITION PER (R)
④	FND 1/2" IRON PIPE W/TAG L.S. 15861 PER (R6)
⑤	SET PK NAIL & WASHER L.S. 31020 ON CURB
⑥	PROPERTY CORNER NOT SET - LANDS IN BUILDING FOOTPRINT
⑦	WITNESS CORNER - FND PK NAIL & WASHER L.S. 15861 STAMPED "WC" PER (R7)
⑧	FND 1/2" REBAR W/TAG L.S. 15861 PER (R6)

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	300.00'	191.64'	36°36'01"	N 61°06'01" E	188.40'

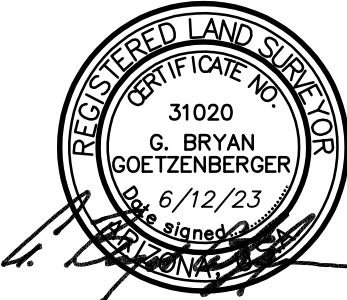
LINE	BEARING	DISTANCE
L1	S 79°22'45" W	60.01'
L2	S 14°51'10" E	160.75'
L3	N 75°08'50" E	144.00'
L4	N 14°14'46" W	149.99'
L5	S 79°22'45" W	145.99'
L6	S 10°37'15" E	30.00'
L7	S 10°37'15" E	30.00'
L8	N 75°08'50" E	15.00'



LEGEND

- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- (See Monument Table)
- (R) See Reference Documents
- (M) Measured
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Wall
- Underground Water Line
- Underground Sewer Line
- Underground Electric Line
- Underground COX Line
- Air Pump
- Back Flow Preventer
- Electric Box
- Electric Meter
- Electric Transformer
- Fire Hydrant
- Fuel Pump
- Guard Post or Gate Post
- Light Pole
- Metal Cover
- Sewer Manhole
- Telephone Cabinet
- TV Junction Box
- Underground Vault (Communication)
- Underground Vault (Fiber Optic)
- Underground Vault (TV)
- Vent Pipe(s)
- Water Meter
- Water Valve
- Vegetation - See Tree Table
- Physical Access To & From Adjoining Property
- F.F. Finished Floor

TREE TABLE		
TREE NO.	TREE TYPE	SIZE
1	BUSH	---
2	TREE	30"
3	TREE	36"
4	TREE	42"



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

