NOTES

3785.00 FEET;

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE AGENCY, INC. NO. Z2450109-002-CPE-MB2, COMMITMENT DATED FEBRUARY 2, 2024 7:30 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

THE SITE HAS PHYSICAL ACCESS TO AN ABUTTING STREET, HIGHWAY, OR OTHER PUBLIC OR PRIVATE WAY (MAYO BOULEVARD) 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 11(A). UNDERGROUND UTILITY INFORMATION SHOWN IS FROM PLANS AND/OR REPORTS PROVIDED BY THE CLIENT. THE SOURCE OF THE UTILITY PLANS AND REPORTS ARE THE OPERATING UTILITY AGENCY RESPONSIBLE FOR THIS JURISDICTION UNLESS OTHERWISE NOTED HEREON. WITH REGARD TO TABLE "A", ITEM 11, INFORMATION FROM THE SOURCE NOTED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

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 CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 18, THE SURVEYOR HAS NOT BEEN MADE AWARE OF ANY PLOTTABLE OFFSITE EASEMENTS EITHER BENEFITING OR BURDENING THE PROPERTY.

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35 AND SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 35 BEARS NORTH 89 DEGREES 58 MINUTES 25 SECONDS WEST. A DISTANCE OF 2.640.93 FEET: THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, SOUTH 89 DEGREES 58 MINUTES 25

SECONDS WEST, A DISTANCE OF 1640.14 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, NORTH 76 DEGREES 02 MINUTES 30 SECONDS WEST, A DISTANCE OF 472.23 FEET;

THENCE NORTH 13 DEGREES 57 MINUTES 56 SECONDS EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 76 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 300.00 FEET THENCE SOUTH 13 DEGREES 57 MINUTES 56 SECONDS WEST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 76 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 5.21 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS BEARS NORTH 72 DEGREES 05 MINUTES 01 SECONDS WEST, A DISTANCE OF

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 9 DEGREES 15 MINUTES 39 SECONDS, AN ARC LENGTH OF 611.78 FEET;

THENCE SOUTH 06 DEGREES 03 MINUTES 48 SECONDS WEST, A DISTANCE OF 98.36 FEET;

THENCE SOUTH 34 DEGREES 42 MINUTES 15 SECONDS EAST, A DISTANCE OF 63.96 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS SOUTH 24 DEGREES 50 MINUTES 34 SECONDS WEST A DISTANCE OF 6,050.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH CENTRAL ANGLE OF 5 DEGREES 13 MINUTES 56 SECONDS, AN ARCH LENGTH OF 552.48 FEET

THENCE SOUTH 59 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 600.19 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS BEARS NORTH 30 DEGREES 04 MINUTES 59 SECONDS EAST, A DISTANCE OF 2040.16 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25 DEGREES 05 MINUTES 27 SECONDS, AN ARC LENGTH OF 893.43 FEET;

THENCE NORTH 49 DEGREES 11 MINUTES 38 SECONDS EAST, A DISTANCE OF 35.08 FEET; THENCE NORTH 03 DEGREES 44 MINUTES 33 SECONDS EAST, A DISTANCE OF 27.77 FEET TO THE BEGINNING OF A CURVE

CONCAVE EASTERLY WHOSE RADIUS BEARS SOUTH 86 DEGREES 15 MINUTES 28 SECONDS EAST, A DISTANCE OF 219.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 57 DEGREES 57 MINUTES 32 SECONDS, AN ARC LENGTH OF 222.04 FEET;

THENCE NORTH 61 DEGREES 42 MINUTES 04 SECONDS EAST, A DISTANCE OF 108.19 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS BEARS NORTH 28 DEGREES 17 MINUTES 56 SECONDS WEST, A DISTANCE OF 180.50

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 61 DEGREES 42 MINUTES 31 SECONDS, AN ARC LENGTH OF 194.40 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 27 SECONDS WEST, A DISTANCE OF 507.71 FEET;

THENCE NORTH 73 DEGREES 16 MINUTES 52 SECONDS WEST, A DISTANCE OF 647.69 FEET; THENCE NORTH 16 DEGREES 42 MINUTES 50 SECONDS EAST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 73 DEGREES 16 MINUTES 51 SECONDS WEST, A DISTANCE OF 490.72 FEET

THENCE NORTH 76 DEGREES 02 MINUTES 30 SECONDS WEST, A DISTANCE OF 150.93 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND PURSUANT TO THE PROVISIONS OF ARIZONA REVISED STATUTES § 37-231, OF THE FOLLOWING SUBSTANCES NOT HERETOFORE RETAINED AND RESERVED BY A PREDECESSOR IN TITLE TO THE STATE OF ARIZONA, ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, GEOTHERMAL RESOURCES, COAL, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THIS STATE, OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS SET FORTH IN PATENT RECORDED AUGUST 10, 2022 IN RECORDING NO. 20220632639, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEYOR'S LEGAL DESCRIPTION (CORRECTED FROM TITLE COMMITMENT)

A PORTION OF THE NORTH HALF OF SECTION 35 AND THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 35 BEARS NORTH 89°58'25" WEST, A DISTANCE OF 2640.93 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, NORTH 89°58'25" WEST, A DISTANCE OF 1640.18 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH LINE, NORTH 76°02'30" WEST, A DISTANCE OF 472.20 FEET;

THENCE NORTH 13°57'56" EAST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 76°02'04" WEST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 13°57'56" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 76°02'04" WEST, A DISTANCE OF 5.21 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS BEARS NORTH 72°05'01" WEST, A DISTANCE OF 3785.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 9"15'39", AN ARC LENGTH OF 611.78 FEET;

THENCE SOUTH 06°03'48" WEST, A DISTANCE OF 98.36 FEET;

THENCE SOUTH 34°42'15" EAST, A DISTANCE OF 63.97 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS SOUTH 24°50'34" WEST, A DISTANCE OF 6050.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 5"13'56", AN ARC

LENGTH OF 552.48 FEET;

ALTA / NSPS LAND TITLE SURVEY BANNER HEALTH - NWC HAYDEN RD & MAYO BLVD

A PORTION OF THE NORTHEAST QUARTER OF SECTION 35 AND THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SURVEYOR'S LEGAL DESCRIPTION CONTINUED (CORRECTED FROM TITLE COMMITMENT)

THENCE SOUTH 59°55'30" EAST, A DISTANCE OF 600.48 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS BEARS NORTH 30°04'29" EAST, A DISTANCE OF 2040.16 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25°04'57", AN ARC LENGTH OF 893.13 FEET;

THENCE NORTH 49°11'38" EAST, A DISTANCE OF 35.08 FEET;

THENCE NORTH 03°44'33" EAST, A DISTANCE OF 27.77 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY WHOSE RADIUS BEARS SOUTH 86°15'28" EAST, A DISTANCE OF 219.50 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 57°57'32", AN ARC LENGTH OF 222.04 FEET;

THENCE NORTH 61°42'04" EAST, A DISTANCE OF 108.19 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS BEARS NORTH 28°17'56" WEST, A DISTANCE OF 180.50 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 61°42'31", AN ARC LENGTH OF 194.40 FEET;

THENCE NORTH 00°00'27" WEST, A DISTANCE OF 507.71 FEET; THENCE NORTH 73°16'52" WEST, A DISTANCE OF 647.69 FEET;

THENCE NORTH 16°42'50" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 73°16'51" WEST, A DISTANCE OF 490.72 FEET;

THENCE NORTH 76°02'30" WEST, A DISTANCE OF 150.97 FEET TO THE POINT OF BEGINNING.

SCHEDULE 'B' ITEMS

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2024. NOT A SURVEY MATTER

2. RESERVATIONS CONTAINED IN THE PATENT FROM: STATE OF ARIZONA TO: HAYDEN LOOP 101 INVESTORS, LLC RECORDING DATE: AUGUST 10, 2022 RECORDING NO: 20220632639 NOT A SURVEY MATTER

3. RESERVATIONS, EASEMENT, OR RIGHTS-OF-WAY HERETOFORE LEGALLY OBTAINED AND NOW IN FULL FORCE AND EFFECT AND SUBJECT TO THE FOLLOWING ADDITIONAL CONDITIONS. THERE MAY BE REGISTER ELIGIBLE SITE OR SITES LOCATED WITHIN THE SUBJECT PROPERTY, WHICH COULD INCLUDE INFORMATION SIGNIFICANT IN THIS STATE'S HISTORY, ARCHITECTURE, ARCHAEOLOGY OR CULTURE AND MAY MEET ELIGIBILITY CRITERIA WHICH THE ARIZONA STATE PARKS BOARD HAS ESTABLISHED FOR LISTING ON THE ARIZONA REGISTER OF HISTORIC PLACES, OR WHICH MEET ELIGIBILITY CRITERIA FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES. IF GROUND-DISTURBING ACTIVITIES WILL OR MAY IMPACT ONE OR MORE REGISTER ELIGIBLE SITE OR SITES, PATENTEE SHALL CONSULT WITH THE STATE HISTORIC PRESERVATION OFFICE AND OTHERWISE TAKE SUCH ACTIONS AS ARE NECESSARY TO AVOID, PRESERVE, PROTECT OR MITIGATE IMPACTS ON THE REGISTER ELIGIBLE SITE OR SITES. IN THE EVENT THAT AVOIDANCE, PRESERVATION AND PROTECTION OF THE REGISTER ELIGIBLE SITE OR SITES CANNOT BE ACCOMPLISHED. PATENTEE SHALL ENSURE A DATA RECOVERY PLAN IS DEVELOPED IN CONSULTATION WITH AND ACCEPTABLE TO, THE ARIZONA STATE MUSEUM AND THE STATE HISTORIC PRESERVATION OFFICE, OR THEIR SUCCESSOR AGENCIES, AND THE DATA RECOVERY IS IMPLEMENTED AND COMPLETED PRIOR TO THE REGISTER ELIGIBLE SITE OR SITES BEING AFFECTED. THE ARTIFACTS AND RECORDS RECOVERED FROM THE SUBJECT PROPERTY SHALL BE CURATED ACCORDING TO THE ARIZONA STATE MUSEUM CONSERVATION AND DURATION STANDARDS AS ESTABLISHED IN RULES IMPLEMENTING THE ARIZONA ANTIQUITIES ACT.

IF HUMAN REMAINS ARE ENCOUNTERED DURING GROUND-DISTURBING ACTIVITIES, ALL WORK MUST IMMEDIATELY CEASE V/ WITHIN 30.48 METERS (100 FEET) OF THE DISCOVERY AND THE AREA MUST BE SECURED. THE ARIZONA STATE MUSEUM MUST BE NOTIFIED OF THE DISCOVERY. ALL DÍSCOVERIES WILL BE TREATED IN ACCORDANCE WITH ARIZONA REVISED STATUTES (A.R.S. 41-844 AND A.R.S. 41-865) AND WORK MUST NOT RESUME IN THIS AREA WITHOUT AUTHORIZATION FROM THE ARIZONA STATE MUSEUM

4. THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS EXCEPTED FROM THE DESCRIPTION OF SAID LAND IN SCHEDULE A. NOT A SURVEY MATTER

5. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. NOT A SURVEY MATTER

6. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 324 OF MAPS.

AFFECTS-BLANKET IN NATURE

AFFECTS-BLANKET IN NATURE

7. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 394 OF MAPS, PAGE 42. AFFECTS-BLANKET IN NATURE

8. ANY ACTION THAT MAY BE TAKEN BY THE ARIZONA DEPARTMENT OF TRANSPORTATION TO ACQUIRE RIGHT OF WAY AND ACCESS FOR STATE HIGHWAY, AS DISCLOSED BY RESOLUTION OF ESTABLISHMENT RECORDING DATE: APRIL 27, 2018 RECORDING NO: 20180324357

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: A GENERAL PLAN FOR STATE TRUST LAND CORE SOUTH PIMA AND BELL ROADS SCOTTSDALE, ARIZONA RECORDED: IN ARIZONA STATE LAND RECORDS RECORDING NO: 44-95674 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECTS-BLANKET IN NATURE

10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: FINDINGS, RECOMMENDATIONS AND ORDER APPROVING THE DEVELOPMENT PLAN AND RECLASSIFYING THE LAND CONSISTENT WITH THE DEVELOPMENT PLAN RECORDED: IN ARIZONA STATE LAND RECORDS RECORDING NO: 47-91271 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECTS-BLANKET IN NATURE

11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: FINDINGS, RECOMMENDATIONS AND ORDER OF CLASSIFICATION OF URBAN LAND AS SUITABLE FOR PLANNING RECORDED: IN ARIZONA STATE LAND RECORDS RECORDING NO: 48-89762 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECTS-BLANKET IN NATURE

12. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING FOR: DRAINAGE RECORDED: IN ARIZONA STATE LAND RECORDS RECORDING NO: 16-119701

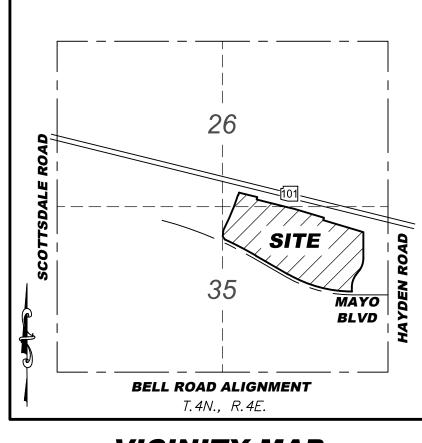
13. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: APPLICATION FOR CORRIDOR PLANNING FILE (CROSSROADS EAST CORRIDOR SITE PLANNING PROJECT — WASTEWATER MASTER PLAN AND WATER MASTER PLANS UPDATE) RECORDED: IN ARIZONA STATE LAND RECORDS RECORDING NO: 42-116671 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECTS-BLANKET IN NATURE

14. COVENANTS, CONDITIONS AND RESTRICTIONS 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, 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: 20230164343 RERECORDED IN RECORDING NO. 20230363709 AFFECTS-BLANKET IN NATURE

15. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: MEMORANDUM OF HORIZONTAL INFRASTRUCTURE DEVELOPMENT AGREEMENT AND CONSTRUCTION ESCROW AGREEMENT DATED: MARCH 31, 2023 RECORDING DATE: MARCH 31, 2023 RECORDING NO: 20230164345 RE-RECORDED IN RECORDING NO. 2023-363711 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AFFECTS-NOTHING PLOTTABLE

16. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

17. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.



VICINITY MAP

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST G.&S.R.B.&M. SAID LINE BEARS N89°58'25"W.

ZONING

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 #04013C1320 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONES "AO" AND "X".

CERTIFICATION

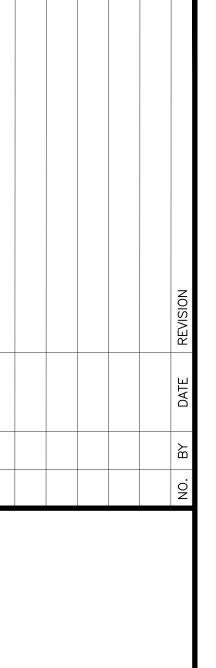
TO: BANNER HEALTH, AN ARIZONA NONPROFIT CORPORATION HAYDEN LOOP 101 INVESTORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE AGENCY, INC .:

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, 11(A), 13, 14, 16, 17, AND 18 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED FEBRUARY, 2023

ERIC L. SOSTROM ARIZONA REGISTERED LAND SURVEYOR #41894 2401 W. PEORIA AVE., STE. 130 PHOENIX, ARIZONA 85029 602-957-3350 ESOSTROM@RICKENGINEERING.COM





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

ROJECT NO. P5507 SHEET NO. 1 OF 2

