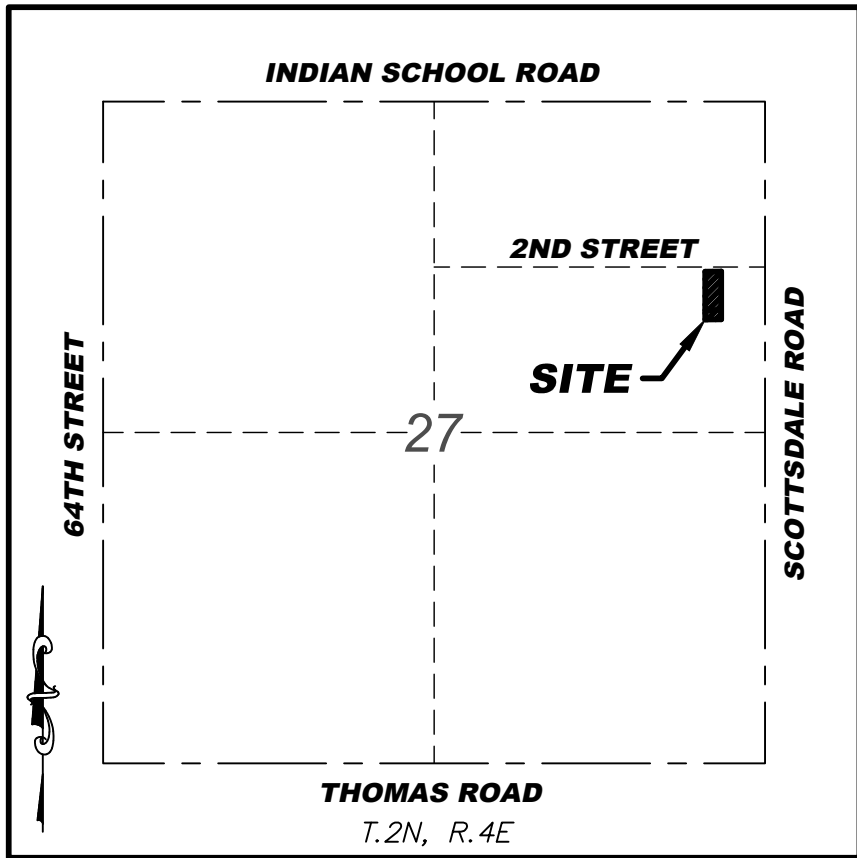


ALTA / NSPS LAND TITLE SURVEY
7125 E. 2ND ST. & 3632 N. BISHOP LN.

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

N.T.S.

ADDRESS

7125 E. 2ND STREET
SCOTTSDALE, ARIZONA 85251
AND
3632 N. BISHOP LANE
SCOTTSDALE, ARIZONA 85251

PARKING

REGULAR 32
HANDICAP 2

BASIS OF BEARING

THE CENTERLINE OF 2ND STREET AS IN BOOK 32, PAGE 50, MARICOPA COUNTY RECORDS. SAID LINE BEARS NORTH 89 DEGREES 03 MINUTES 00 SECONDS EAST.

ZONING

ZONE: C-3
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 #04013C2235 L, DATED OCTOBER 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: NEXT GEN BISHOP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,AS TO PARCEL NO. 1, NEXT GEN OLD TOWN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO PARCEL NO. 2. OLD REPUBLIC NATIONAL 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, 15, 16, 17, AND 18 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED OCTOBER 08, 2018, FIELD REVIEW OCTOBER 07, 2022.

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

DATE 10/10/2022

NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY NO. 4711008591-PC, AMENDMENT NO. 2-MO, DATED SEPTEMBER 2, 2022 AT 5:00 PM.

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 SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR 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 EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 6(A), THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION. NO ZONING LETTER OR REPORT HAS BEEN PROVIDED.

PURSUANT TO TABLE "A" ITEM 7(A), THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND OR NEAR GROUND LEVEL BASED ON FIELD MEASUREMENTS. THIS INFORMATION IS INTENDED TO DEPICT THE GENERAL CONFIGURATION OF THE BUILDING AT GROUND LEVEL AND MAY OR MAY NOT BE THE BUILDING FOUNDATION. THE BUILDING AREA SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASE AREA.

PURSUANT TO TABLE "A" ITEM 15, SURVEY INNOVATION GROUP INC. (SIG) COLLECTED AERIAL PHOTOGRAPHY OF THE PROJECT SITE USING A PHANTOM 4 PRO V2.0 DRONE QUADCOPTER EQUIPPED WITH A 20 MEGAPIXEL CAMERA WITH A 1" SENSOR AND MECHANICAL SHUTTER. THE AERIAL PHOTOGRAPHY CONSISTED OF 5 FLIGHT LINES AND 126 EXPOSURES AND WAS FLOWN AT 100 FEET ABOVE THE GROUND SURFACE. THE EXPOSURES WERE SEMI-ORTHO RECTIFIED AND STITCHED TOGETHER USING 6 SURVEY GRADE GROUND CONTROL POINTS WITHIN PIX4D MAPPER HAVING A MEAN RMS ERROR OF 0.017 FT. THE AERIAL PHOTOGRAPHY PRODUCED BY SIG MAY OR MAY NOT MEET ESTABLISHED NATIONAL MAPPING STANDARDS. SIG MAKES NO WARRANTIES, WHETHER EXPRESS OR IMPLIED, AS TO THE ACCURACY OR RELIABILITY OF THE DATA COLLECTED DURING THE COURSE OF THIS PROJECT. RELIANCE ON SUCH DATA BY THE CLIENT OR THIRD PARTY SHALL BE AT THE CLIENT OR THIRD PARTY'S SOLE RISK.

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.

REFERENCE DOCUMENTS

SUBDIVISION OF "MATLOCK PLACE", RECORDED IN BOOK 32, PAGE 50, M.C.R.
RECORD OF SURVEY FOR 3632 N. BISHOP LANE, RECORDED IN BOOK 1404, PAGE 46, M.C.R.

LEGAL DESCRIPTION

PARCEL NO. 1:
LOT 18 AND THE NORTH HALF OF LOT 17, BLOCK 1, MATLOCK PLACE, ACCORDING TO BOOK 32 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
LOTS 19 THROUGH 24, INCLUSIVE, BLOCK 1, MATLOCK PLACE, ACCORDING TO BOOK 32 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA

SCHEDULE 'B' ITEMS

1. EXCEPTING THEREFROM THOSE RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, AS FOLLOWS:
'SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHT TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW.'
RECORDED NOVEMBER 24, 1890 IN BOOK 25 OF DEEDS, PAGE 409.
*BLANKET IN NATURE

2. THE LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION; AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSE OF OBTAINING WATER RIGHTS FOR SAID LAND.
*BLANKET IN NATURE

3. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE YEAR 2022, A LIEN BUT NOT YET DUE AND PAYABLE.
*NOT A SURVEY MATTER

4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
*NOT A SURVEY MATTER

5. EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 32 OF MAPS, PAGE 50.
*BLANKET IN NATURE

6. EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 878 OF MAPS, PAGE 40.
(AFFECTS PARCEL NO. 2)
*AS SHOWN HEREON

7. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
FOR : UTILITY
RECORDED : MARCH 28, 2006 IN MARICOPA COUNTY RECORDS AT RECORDER'S NO. 2006-0410773
(AFFECTS PARCEL NO. 2)
*AS SHOWN HEREON

8. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,
ENTITLED : ASSURANCE TO CITY OF REMOTE PARKING
RECORDED : MAY 15, 2017 IN MARICOPA COUNTY RECORDS AT RECORDER'S NO. 20170351026
(AFFECTS PARCEL NO. 2)
*BLANKET IN NATURE

9. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,
ENTITLED : ASSURANCE TO CITY OF REMOTE PARKING
RECORDED : DECEMBER 17, 2020 IN MARICOPA COUNTY RECORDS AT RECORDER'S NO. 20201248416
(AFFECTS PARCEL NO. 2)
*BLANKET IN NATURE

10. ALL MATTERS AS SET FORTH IN RECORD OF SURVEY RECORDED IN BOOK 1381 OF MAPS, PAGE 9.
(AFFECTS PARCEL NO. 2)
*NO NEW EASEMENTS CREATED

11. ALL MATTERS AS SET FORTH IN RECORD OF SURVEY RECORDED IN BOOK 1404 OF MAPS, PAGE 46.
(AFFECTS PARCEL NO. 1)
*NO NEW EASEMENTS CREATED

12. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
*NO ADDITIONAL INFORMATION PROVIDED

13. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
*NO ADDITIONAL INFORMATION PROVIDED

14. RIGHTS AND CLAIMS OF PARTIES IN POSSESSION.
*NO ADDITIONAL INFORMATION PROVIDED

AREA

PARCEL 1 (3632 N. BISHOP LN.) - CONTAINS 9,623 SQUARE FEET OR 0.221 ACRES, MORE OR LESS
PARCEL 2 (7125 E. 2ND ST.) - CONTAINS 39,692 SQUARE FEET OR 0.911 ACRES, MORE OR LESS

OVERALL SUBJECT PROPERTY CONTAINS 49,315 SQUARE FEET OR 1.132 ACRES, MORE OR LESS.

22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024
480.922.0780

RICK
ENGINEERING COMPANY

San Diego - Riverside - San Luis Obispo - Sacramento - Chicago - Tucson - Phoenix - Las Vegas - Denver
rickengineering.com

ALTA / NSPS LAND TITLE SURVEY
7125 E. 2ND ST. & 3632 N. BISHOP LN.
SCOTTSDALE, ARIZONA



REVISIONS:

NEW TITLE REPORTS

05/20/2019

NEW TITLE REPORT

09/09/2022

DRAWING NAME:

ALTA

JOB NO. 2018-236

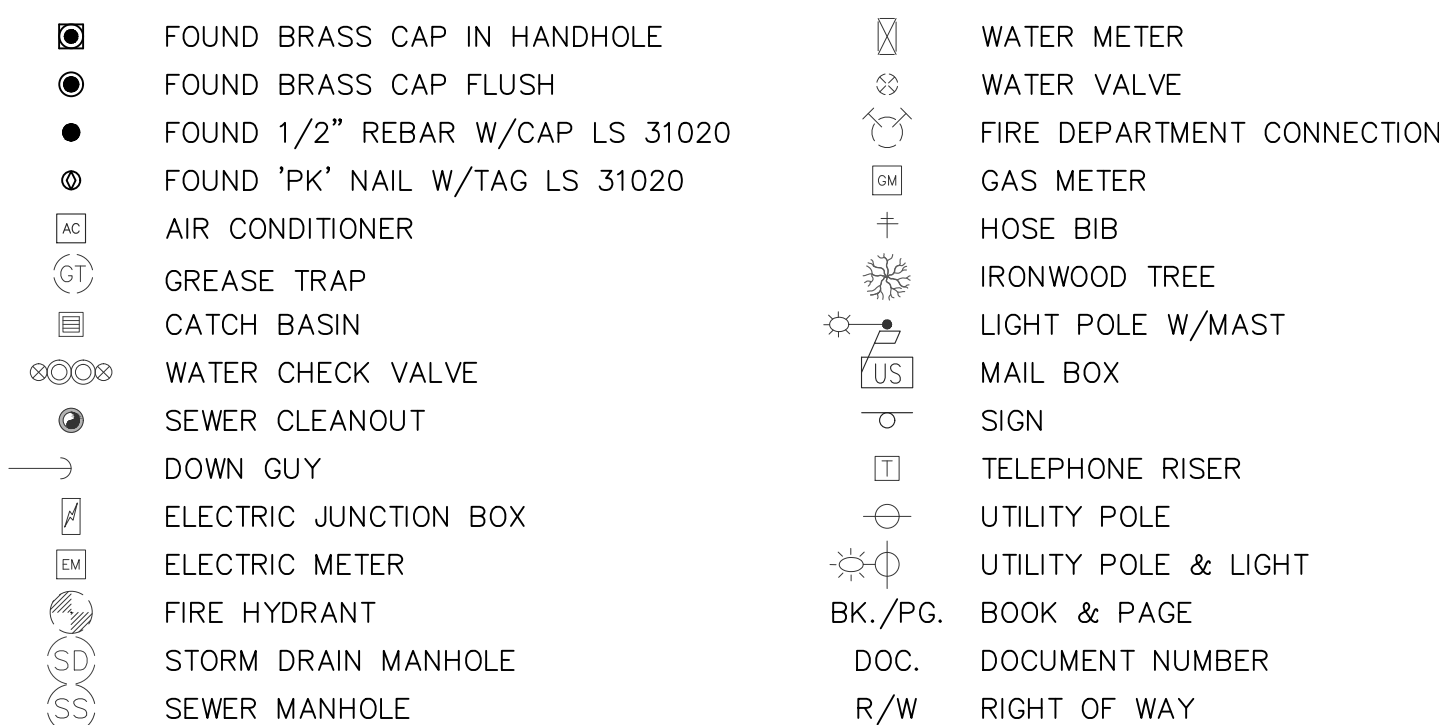
DRAWN: LKB

CHECKED: MAB

DATE: 10/10/2022

SCALE: N.T.S.

SHEET: 1 OF 2



B/C	BACK OF CURB
P/L	PROPERTY LINE
<hr/>	
	BOUNDARY LINE
_____ . .	SECTION LINE
<hr/>	
	CENTER LINE
<hr/>	
-----	EASEMENT LINE
<hr/>	
	ADJACENT BOUNDARY LINE
_____ O	CHAIN LINK FENCE
_____ W	WATER LINE
_____ S	SEWER LINE
_____ G	GAS
_____ E	BLUE STAKE LINE
_____ ONE	UNDERGROUND ELECTRIC LINE
	OVERHEAD ELECTRIC LINE



REVISONS:	
△	NEW TITLE REPORTS 05/20/2019
△	NEW TITLE REPORT 09/09/2022
△	
DRAWING NAME: ALTA	
JOB NO. 2018-236	
DRAWN: LKB	
CHECKED: MAB	
DATE: 10/10/2022	
SCALE: 1"=20'	
SHEET: 2 OF 2	