

NOTES

1) The basis of bearing is the monument line of Scottsdale Road, also being the East line of the Southeast quarter of Section 22, using a bearing of North 00 degrees 13 minutes 09 seconds East per the Record of Survey "GEODETIC DENSIFICATION AND CADASTRAL SURVEY", in Book 763 of Maps, Page 38, records of Maricopa County, Arizona.

2) All title information and the description shown is based on a Commitment for Title Insurance issued by Stewart Title Guaranty Company, File Number 25AZ3704, dated February 11, 2025 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

3) The number of striped parking spaces on the subject property are as follows:
Regular: 253
Handicapped: 12
Garaged regular: 289
Garaged handicapped: 20
Garaged motorcycle: 1
Total: 575

4) The building lines and dimensions shown depict the exterior building footprint at 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 exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leasable area of any building. The building offset distances shown are to actual building corners. Building heights shown are the measurement between the adjacent natural ground to the highest point on the building visible from the ground.

5) According to FEMA Flood Insurance Rate Map, Map Number 04013C1760L, dated October 16, 2013, the subject property is located in Zone X (shaded). Zone X (shaded) is defined as "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."

6) This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.

7) There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.

8) The subject property has direct physical access to Sahuaro Road, 70th Street and Shea Boulevard, being improved and open public rights-of-way.

9) The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.

10) This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

FINAL PLAT OF "AGUA CALIENTE" RECORDED IN BOOK 303 OF MAPS, PAGE 32, MARICOPA COUNTY RECORDS

SUBDIVISION OF "SUNDOWN PLAZA" RECORDED IN BOOK 65 OF MAPS, PAGE 40, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 941 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS

LAND ASSEMBLAGE MAP OF "SUNDOWN PLAZA" RECORDED IN BOOK 1009 OF MAPS, PAGE 18, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1173 OF MAPS, PAGE 35, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 880 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 1214 OF MAPS, PAGE 41, MARICOPA COUNTY RECORDS

RESULT OF SURVEY IN BOOK 1231 OF MAPS, PAGE 5, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 19830287291, MARICOPA COUNTY RECORDS

GENERAL WARRANTY DEED IN 1994-0741747, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 20130306603, MARICOPA COUNTY RECORDS

SIGNIFICANT OBSERVATIONS

A EVIDENCE OF BUILDING OVER EASEMENT FOR WATER BY A MAXIMUM OF 22.49 FEET.

B EVIDENCE OF BUILDING OVER EASEMENT FOR ELECTRIC BY A MAXIMUM OF 35.65 FEET.

C EVIDENCE OF PARKING OVER EAST BOUNDARY LINE BY A MAXIMUM OF 13.28 FEET.

ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SCHEDULE "B" ITEMS

14 Easements, restrictions, reservations, conditions, set-back lines and all other matters as set forth on the FINAL PLAT OF 7000 E. SHEA BOULEVARD, recorded October 17, 2022, Book 1701 of Maps, Page 37 (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. (PLOTTED HEREON)

15 Matters shown on survey recorded August 5, 1945, Book 5 of Road Maps, Page 32. (PLOTTED HEREON)

16 Easement for roadway and rights incident thereto, as set forth in instrument recorded May 15, 1946, Book 511 of Deeds, Page 581. (PLOTTED HEREON)

17 Easement for right of entry for drainage and rights incident thereto, as set forth in instrument recorded July 22, 1982, Docket 16170, Page 478. (PLOTTED HEREON)

18 Easement for drainage and rights incident thereto, as set forth in instrument recorded July 21, 1983, Document No. 83287292 and recorded September 29, 1983, Document No. 83393573. (PLOTTED HEREON)

19 Easement for public highway, public utilities and rights incident thereto, as set forth in instrument recorded September 29, 1983, Document No. 83393579.

20 Easement for highway, public utilities and rights incident thereto, as set forth in instrument recorded April 6, 1984, Document No. 84144732. (PLOTTED HEREON)

21 Easement for public water lines and rights incident thereto, as set forth in instrument recorded June 6, 1985, Document No. 85259840. (PLOTTED HEREON)

22 Easement for public water lines and rights incident thereto, as set forth in instrument recorded October 10, 1985, Document No. 85484416 re-recorded January 24, 1986, Document No. 86036871. (PLOTTED HEREON)

23 Terms and conditions as contained in instrument entitled Declaration of Restrictions and Grant of Easement, recorded March 10, 1986, Document No. 86115195 and Amendment recorded October 14, 1994, Document No. 94-0741750. (PERTAINS TO EASEMENT FOR INGRESS, EGRESS, UTILITIES, ENCROACHMENTS, AND DRAINAGE OVER COMMON AREAS OF SHOPPING CENTER - NOT PLOTTABLE)

24 Easement for public highway, public utilities and rights incident thereto, as set forth in instrument recorded July 5, 1988, Document No. 88327765. (PLOTTED HEREON)

25 Easement for electric lines and rights incident thereto, as set forth in instrument recorded October 11, 1988, Document No. 88501812. (PLOTTED HEREON)

26 Terms and conditions as contained in instrument entitled Grant of Easement and Declaration of Restriction, recorded October 14, 1994, Document No. 94-0741748 and Amended and Restated, recorded April 25, 2001, Document No. 2001-0335672. (PLOTTED HEREON - THIS IS ALSO PARCEL NO. 2)

27 Terms and conditions as contained in instrument entitled Covenant and Agreement to Hold Property as One Parcel, recorded March 9, 2001, Document No. 2001-0249941. (PERTAINS TO SURVEYED PROPERTY - NOT PLOTTABLE)

28 Terms and conditions as contained in instrument entitled Grant of Easement, recorded April 25, 2001, Document No. 2001-0335673. (PLOTTED HEREON)

29 Terms and conditions as contained in instrument entitled Covenant and Agreement to Hold Property as One Parcel, recorded April 16, 2002, Document No. 2002-0389103. (PERTAINS TO SURVEYED PROPERTY - NOT PLOTTABLE)

30 Easement for electric lines and rights incident thereto, as set forth in instrument recorded September 19, 2002, Document No. 2002-0962300. (PLOTTED HEREON)

31 Easement for cross access and parking and rights incident thereto, as set forth in instrument recorded October 7, 2008, Document No. 2008-0866501. (NON EXCLUSIVE EASEMENT OVER & ACROSS SURVEYED PROPERTY, FOR CROSS ACCESS AND PARKING - NOT PLOTTABLE)

32 Terms and conditions as contained in instrument entitled Waiver of Right to Make a Claim Under Proposition 207, recorded April 8, 2015, Document No. 20150238850. (PERTAINS TO SURVEYED PROPERTY - NOT PLOTTABLE)

33 Terms and conditions as contained in instrument entitled Waiver of Right to Make a Claim Under Proposition 207, recorded April 8, 2015, Document No. 20150238851. (PERTAINS TO SURVEYED PROPERTY - NOT PLOTTABLE)

34 Matters shown on survey recorded January 30, 2018, Book 1366 of Maps, Page 41. (NO PLOTTABLE EASEMENTS REFERENCING SURVEYED PROPERTY ARE CREATED BY THIS DOCUMENT)

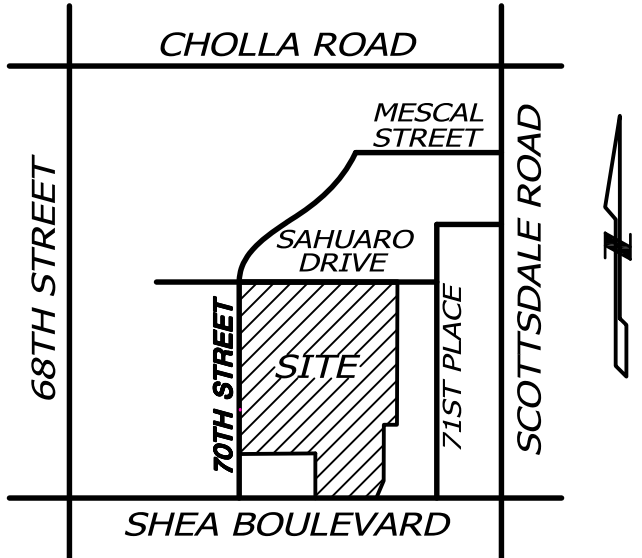
35 Easement for cross access and rights incident thereto, as set forth in instrument recorded November 8, 2022, Document No. 20220826830. (NON EXCLUSIVE EASEMENT OVER & ACROSS SURVEYED PROPERTY, FOR INGRESS, EGRESS, ACCESS, PEDESTRIAN & VEHICULAR TRAFFIC - NOT PLOTTABLE)

36 Terms and conditions as contained in instrument entitled Easements with Covenants and Restrictions Agreement, recorded December 22, 2022, Document No. 20220907252. (NON EXCLUSIVE EASEMENT OVER & ACROSS SURVEYED PROPERTY, FOR DRAINAGE, INGRESS & EGRESS & UTILITIES - NOT PLOTTABLE)

37 Unrecorded lease under the terms and conditions contained therein made by New 7000 East Shea, LLC, a Colorado limited liability company, Lessor, and VIXXO Corporation, a Maryland corporation, Lessee, dated May 15, 2020, as disclosed by Subordination, Non-Disturbance and Attornment Agreement, recorded August 24, 2023, Document No. 20230444555. (PERTAINS TO SURVEYED PROPERTY - NOT PLOTTABLE)

38 Terms and conditions as contained in instrument entitled Development Agreement, recorded December 20, 2024, Document No. 20240677617. (PERTAINS TO SURVEYED PROPERTY - NOT PLOTTABLE)

39 Terms and conditions as contained in instrument entitled Agreement for the Waiver of Claims for Diminution in Value of Property, recorded January 10, 2025, Document No. 20250017302. (PERTAINS TO SURVEYED PROPERTY - NOT PLOTTABLE)



VICINITY MAP

NOT TO SCALE

DESCRIPTION

Parcel No. 1:
Lot 1 of 7000 E. SHEA BOULEVARD, according to the Plat of record in the office of the county recorded of Maricopa County, Arizona in Book 1701 of Maps, Page 37.
APN: 175-42-140

Parcel No. 2:
An easement for motor vehicle parking and incidental vehicular and pedestrian access by or pursuant to that Certain Grant of easements and declaration of restrictions recorded October 14, 1994, in Document No. 94-0741748 and that Certain Amended and restated grant of easements and declaration of restrictions recorded April 25, 2001, in Document No. 2001-0335672, records of Maricopa County, Arizona, across the following described Parcel A and Parcel B:

Parcel A:
A portion of the West half of the Southeast quarter of the Southeast quarter of Section 22, Township 3 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 Southeast corner of said Section 22;
Thence South 89 degrees 31 minutes 16 seconds West along the South section line, 680.48 feet, said line being the monument line of Shea Boulevard;
Thence North 00 degrees 00 minutes 01 seconds West, 65.02 feet to the POINT OF BEGINNING;
Thence South 89 degrees 31 minutes 16 seconds West, 74.00 feet along the North right of way line of Shea Boulevard;
Thence North 00 degrees 00 minutes 01 seconds West, 8.00 feet; thence North 22 degrees 45 minutes 38 seconds East, 62.03 feet;
Thence North 00 degrees 00 minutes 01 seconds West, 10.00 feet; thence North 89 degrees 31 minutes 16 seconds East, 50.00 feet to a point on the West line of a 20 foot wide public alley;
Thence South 00 degrees 00 minutes 01 seconds East, 75.00 feet along the said West line to the POINT OF BEGINNING.

Parcel B:
A portion of the West half of the Southeast quarter of the Southeast quarter of Section 22, Township 3 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 Southeast corner of said Section 22;
Thence South 89 degrees 31 minutes 16 seconds West along the South section line, 680.48 feet, said line being the monument line of Shea Boulevard;
Thence North 00 degrees 00 minutes 01 seconds West, 140.02 feet along the West line of a 20 foot wide public alley to the POINT OF BEGINNING;
Thence South 89 degrees 31 minutes 16 seconds West, 50.00 feet;
Thence North 00 degrees 00 minutes 01 seconds West, 200.01 feet;
Thence North 89 degrees 31 minutes 16 seconds East, 50.00 feet to a point on the West line of said 20 foot public alley;
Thence South 00 degrees 00 minutes 01 seconds East, 200.01 feet along said West line to the POINT OF BEGINNING.

CERTIFICATION

To: CITY OF SCOTTSDALE, a municipal corporation; New 7000 East Shea, LLC, a Colorado limited liability company; and THOMAS TITLE & ESCROW, LLC as issuing agent for 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, 7(a), 7(b)(1), 7(c), 8, and 9 of Table A thereof. The field work was completed on January 20, 2025.

Date of Plat or Map: January 21, 2025
Last Revised: March 1, 2025
James M. Williamson
R.L.S. 76041



TOPOGRAPHIC SURVEY
7000 E. SHEA BOULEVARD
SCOTTSDALE, ARIZONA 85254

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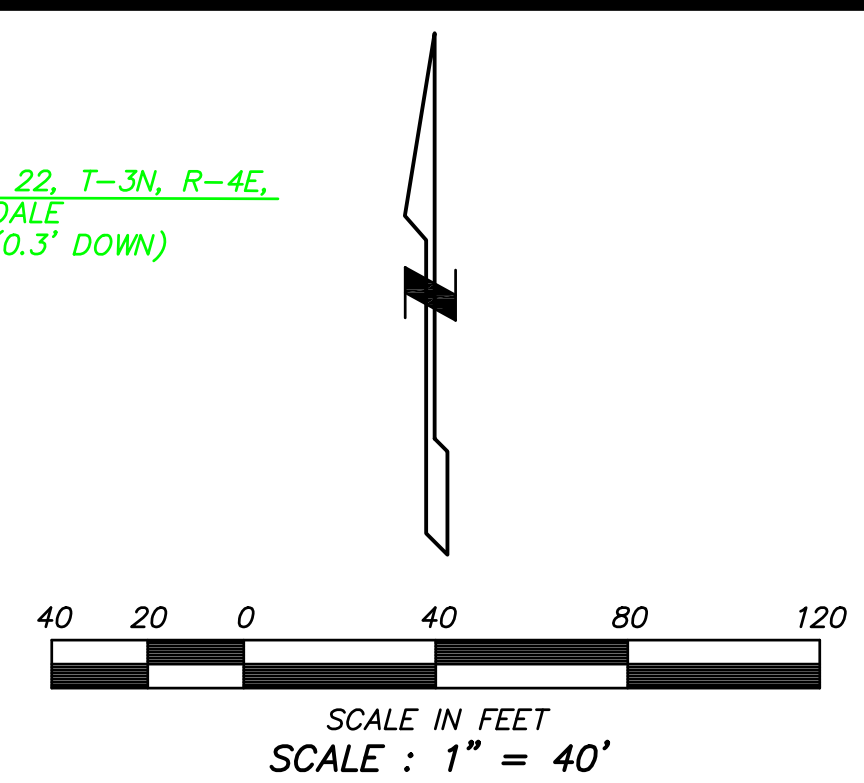
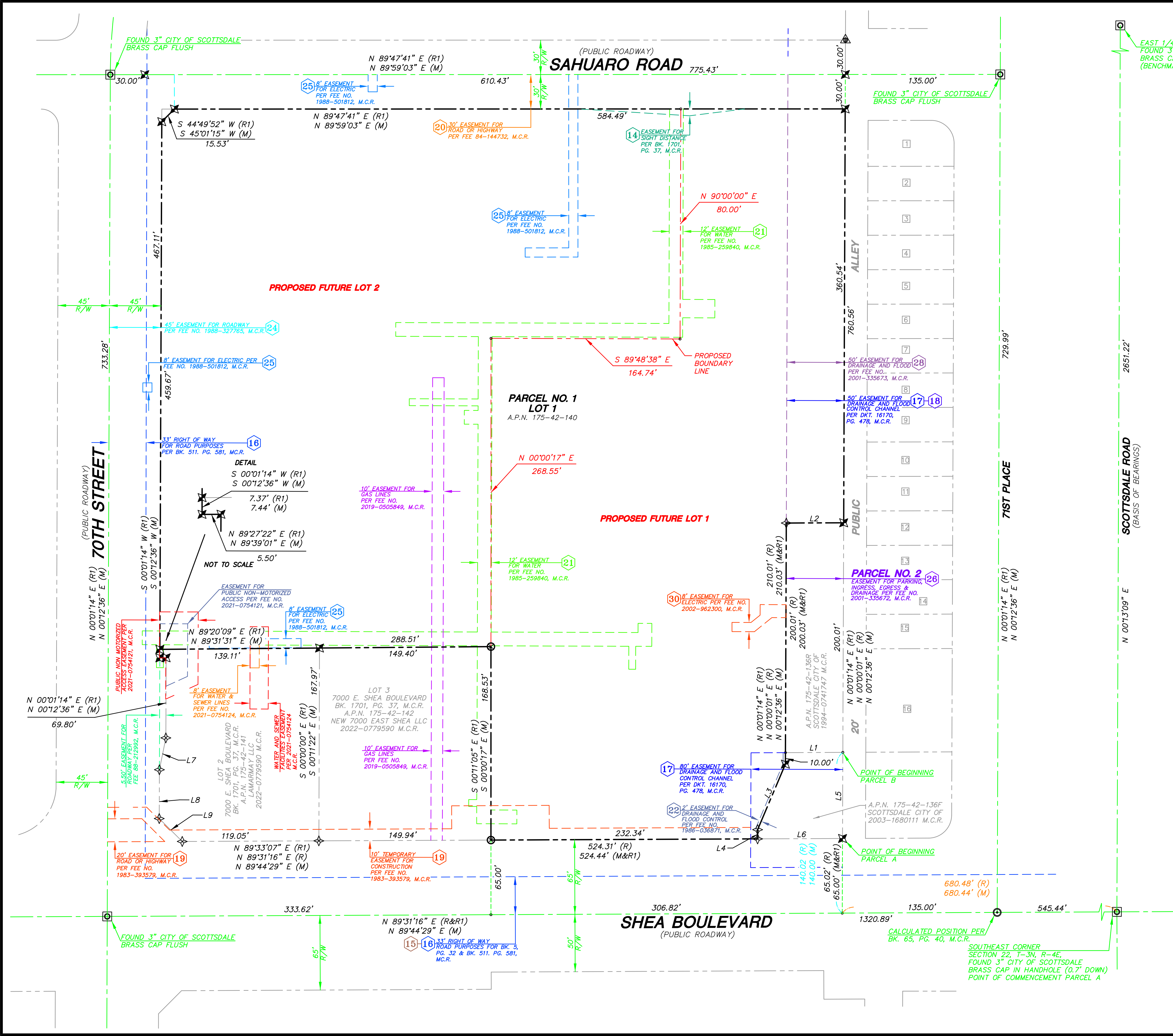
SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW

SHEET 1 OF 4

DATE: 1/21/25

JOB: 202501047



LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 89°33'07" E (R1)	50.00'
	N 89°31'16" E (R)	
	N 89°44'29" E (M)	
L2	N 89°33'07" E (R1)	50.00'
	N 89°31'16" E (R)	
	N 89°44'29" E (M)	
L3	S 22°46'59" W (R1)	62.03'
	S 22°45'38" W (R)	
	S 22°58'22" W (M)	
L4	N 00°01'14" E (R1)	8.00'
	N 00°00'01" E (R)	
	N 00°12'36" E (M)	
L5	N 00°01'14" E (R1)	75.00'
	N 00°00'01" E (R)	
	N 00°12'36" E (M)	
L6	N 89°33'07" E (R1)	74.00'
	N 89°31'16" E (R)	
	N 89°44'29" E (M)	
L7	S 11°13'34" W (R1)	28.30'
	S 11°24'57" W (M)	
L8	S 00°01'14" W (R1)	74.00'
	S 00°12'36" W (M)	
L9	N 45°18'32" W (R1)	74.00'
	N 45°07'09" W (M)	

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- INDICATES BOUNDARY CORNER
- NOTHING FOUND OR SET
- FOUND NAIL IN WASHER
- STAMPED "KLEIN 42137"
- FOUND 1/2" REBAR
- WITH ALUMINUM CAP
- STAMPED "KLEIN 42137"
- FOUND 1/2" REBAR
- WITH ALUMINUM CAP
- STAMPED "RLS 28236"
- CALCULATED POSITION
- NO MONUMENT FOUND OR SET
- INDICATES ROADWAY MONUMENT
- (FOUND AS NOTED)
- ASSESSORS PARCEL NUMBER
- MARICOPA COUNTY RECORDS
- RIGHT OF WAY
- BOOK
- PAGE
- (TYP.)
- TYPICAL
- RECORD PER PARCELS
- A & B DESCRIPTION
- (R1) RECORD PER BK. 1701,
- PG. 37, M.C.R.
- (M) MEASURED



NOTE: SEE SHEET NO. 3 & 4 FOR IMPROVEMENTS
SEE SHEET NO. 1 FOR ADJOINER TABLE

REVISIONS

DATE	DESCRIPTION
3/1/25	Revised per new Title Commitment

TOPOGRAPHIC SURVEY

7000 E. SHEA BOULEVARD
SCOTTSDALE, ARIZONA 85254

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623-869-0223 (office) 623-869-0726 (fax)
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SUPERIOR

SURVEYING SERVICES, INC.

DWN: LE

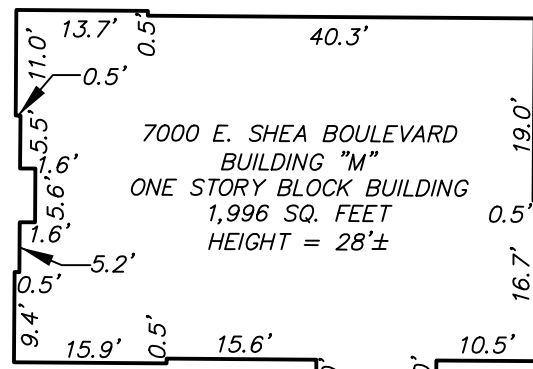
CHK: JW

SHEET 2 OF 4

DATE: 1/21/25

JOB: 202501047





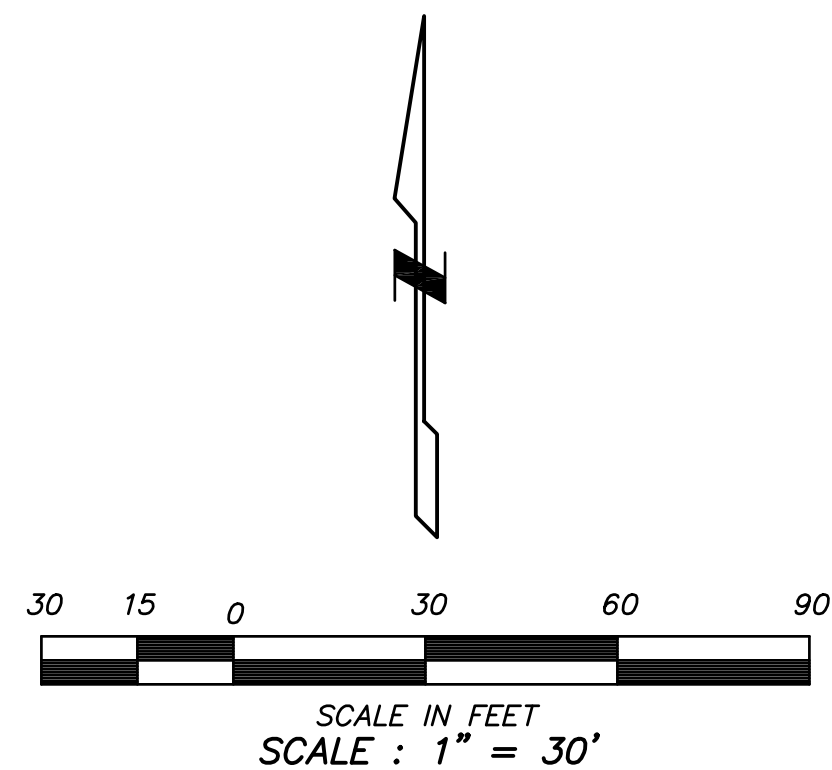
BUILDING DETAIL "A"
NOT TO SCALE

MATCH LINE SEE BELOW

MATCH

LINE

SCOTTSDALE ROAD



LEGEND

- | | | |
|--------------------------------------|-------------------------------------|--------------------------------|
| BOUNDARY LINE | SPRINKLER HOOK-UP (FIRE DEPARTMENT) | SEWER CLEAN OUT |
| CENTER LINE OR MONUMENT LINE | BACK FLOW PREVENTER | STORM DRAIN MANHOLE |
| CONCRETE SURFACE | BIKE RACK | SEWER MANHOLE |
| 24 INCH VERTICAL CURB & GUTTER | CATCH BASIN | STREET SIGN |
| 6 INCH CONCRETE CURB | COMMUNICATION JUNCTION BOX | TELEPHONE CABINET |
| INDICATES DRIVEWAY (MEANS OF ACCESS) | ELECTRIC BOX | TELEPHONE RISER |
| WALL | ELECTRIC CABINET | TRAFFIC SIGNAL |
| X FENCE | ELECTRIC JUNCTION BOX | TRAFFIC SIGNAL BOX |
| O.H.E. OVERHEAD ELECTRIC LINE | ELECTRIC METER | CABLE TELEVISION RISER |
| UNDERGROUND ELECTRIC LINE | ELECTRIC TRANSFORMER | CABLE TELEVISION BOX |
| UNDERGROUND GAS LINE | ELECTRIC VAULT | UNDERGROUND VAULT |
| UNDERGROUND SEWER LINE | FIRE HYDRANT | WATER METER |
| UNDERGROUND STORM SEWER LINE | POST INDICATOR VALVE | WATER VALVE |
| UNDERGROUND TELEVISION LINE | GAS METER | UPPER LEVEL |
| UNDERGROUND WATER LINE | GUARD POST OR GATE POST | HT. HEIGHT |
| INDICATES BOUNDARY CORNER | GAS VALVE | A.P.N. ASSESSORS PARCEL NUMBER |
| NOTHING FOUND OR SET | HANDICAPPED SPACE | M.C.R. MARICOPA COUNTY RECORDS |
| FOUND NAIL IN WASHER | METAL GRATE (CIRCULAR) | R/W RIGHT OF WAY |
| STAMPED "KLEIN 42137" | METAL GRATE (RECTANGULAR) | BK. BOOK |
| FOUND 1/2" REBAR | LIGHT POLE | PG. PAGE |
| WITH ALUMINUM CAP | METAL COVER (RECTANGULAR) | (TYP.) TYPICAL |
| STAMPED "KLEIN 42137" | METAL COVER (CIRCULAR) | (R) RECORD PER PARCELS |
| FOUND 1/2" REBAR | PEDESTRIAN ACCESS RAMP | A & B DESCRIPTION |
| WITH ALUMINUM CAP | POWER POLE | (R1) RECORD PER BK. 1701, |
| STAMPED "RLS 28236" | POWER POLE W/ UNDERGROUND ELECTRIC | PG. 37, M.C.R. |
| CALCULATED POSITION | | (M) MEASURED |
| NO MONUMENT FOUND OR SET | | |
| INDICATES ROADWAY MONUMENT | | |
| (FOUND AS NOTED) | | |
| SCHEDULE B ITEM | | |

SHEET

3

SHEA BOULEVARD
(PUBLIC ROADWAY)

MATCH LINE SEE ABOVE

NOTE: SEE SHEET NO. 1 FOR ADJOINER TABLE
FOR BOUNDARY INFORMATION SEE SHEET NO. 2



TOPOGRAPHIC SURVEY
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SCOTTSDALE, ARIZONA 85254

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SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 4 OF 4
DATE: 1/21/25
JOB: 202501047