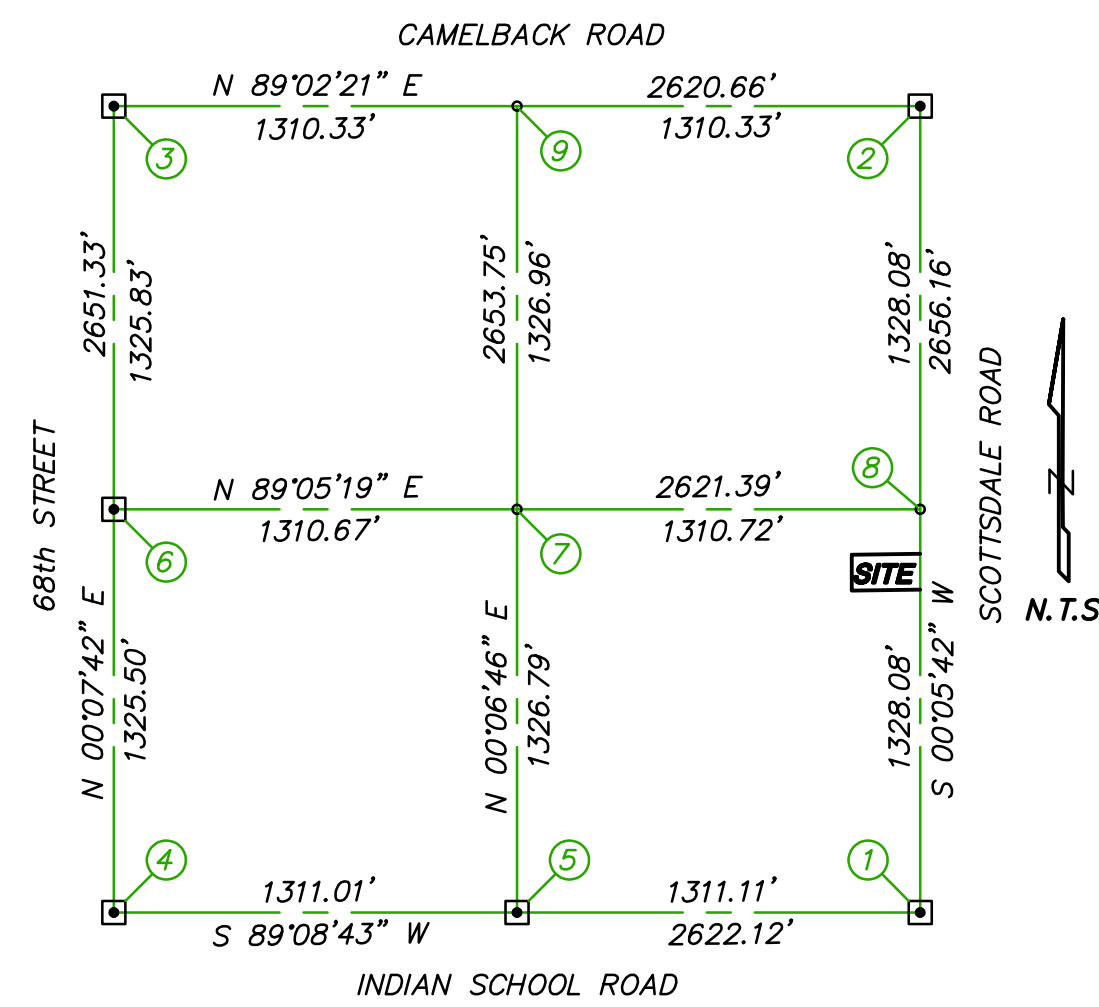


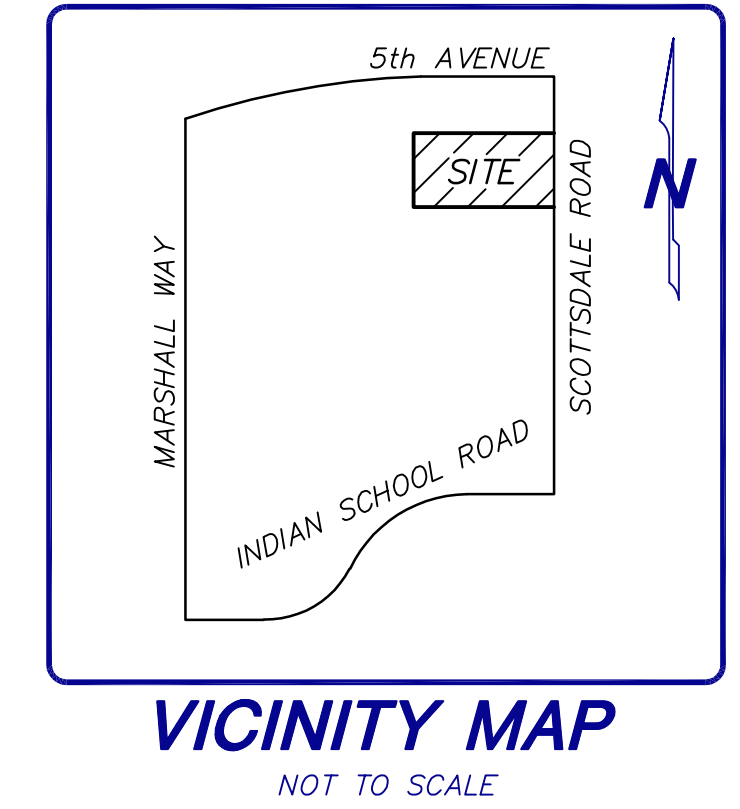
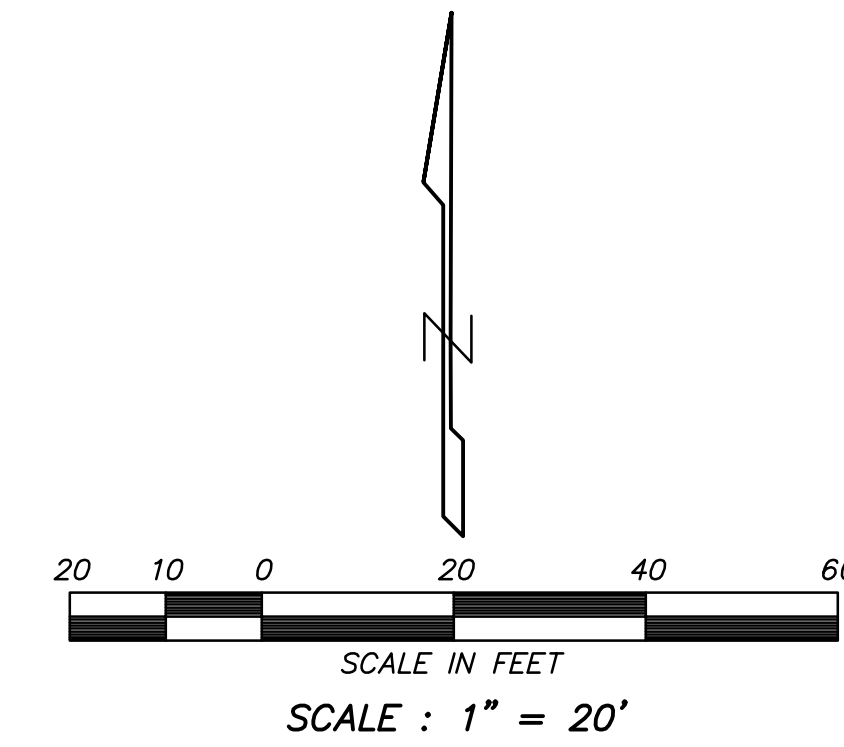
SE. 1/4, SEC. 22, T2N, R4E



A.L.T.A. / N.S.P.S. LAND TITLE SURVEY
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22,
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

MONUMENT TABLE	
①	SE. COR. SEC. 22 - FND BRASS CAP IN HANDHOLE
②	E. 1/4 COR. SEC. 22 - FND BRASS CAP IN HANDHOLE
③	CEN. OF SEC. 22 - FND BRASS CAP IN HANDHOLE
④	S. 1/4 COR. SEC. 22 - FND BRASS CAP IN HANDHOLE
⑤	SW. COR., SE. 1/4, SE. 1/4, SEC. 22 - FND BRASS CAP IN HANDHOLE, SOUTH 0.38'
⑥	NW. COR., SW. 1/4, SE. 1/4, SEC. 22 - FND BRASS CAP IN POT HOLE
⑦	NW. COR., SE. 1/4, SE. 1/4, SEC. 22 - CALC'D POSITION
⑧	NE. COR., SE. 1/4, SE. 1/4, SEC. 22 - CALC'D POSITION
⑨	NW. COR., NE. 1/4, SE. 1/4, SEC. 22 - CALC'D POSITION
⑩	SET PK NAIL & WASHER L.S. 31020

LINE	BEARING	DISTANCE
L1	S 89°05'19" W	183.03'
L2	S 89°05'19" W	40.01'
L3	S 89°05'19" W	143.02'
L4	S 00°05'42" W	100.02'
L5	S 00°05'42" W	100.02'
L6	N 89°05'19" E	40.01'
L7	N 89°05'19" E	183.03'
L8	N 89°05'19" E	143.02'



PARCEL DESCRIPTION

PARCEL NO. 1:
 THE SOUTH 50 FEET OF THE EAST 183 FEET OF THE NORTH 214 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
 THE SOUTH 50 FEET OF THE EAST 183 FEET OF THE NORTH 264 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, 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 First American Title Insurance Company, Commitment Number: 255-6292994, dated October 12, 2023.
- BASIS OF BEARING:** The monument line of Scottsdale Road, also being the East line of the Southeast quarter of Section 22, using a bearing of South 00 degrees 05 minutes 42 seconds West, per the Plat of FISH HOUSE, recorded in Book 1227, Page 3, 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.
- 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).

REFERENCE DOCUMENTS

- (R) DEED 2016-0819224, M.C.R.
- (R1) PLAT PER BOOK 1227, PAGE 3, M.C.R.
- (R2) PLAT PER BOOK 1253, PAGE 43, M.C.R.
- (R3) PLAT PER BOOK 66, PAGE 3, M.C.R.
- (R4) PLAT PER BOOK 67, PAGE 41, M.C.R.
- (R5) PLAT PER BOOK 62, PAGE 23, M.C.R.
- (R6) CITY OF SCOTTSDALE QUARTER SECTION R/W MAP NO. 17-44
- (R7) R.O.S. PER BOOK 1309, PAGE 46, M.C.R.
- (R8) R.O.S. PER BOOK 1363, PAGE 49, M.C.R.

CERTIFICATION

TO:
 Ryan Jocque, a married man; William Asher; and First American Title Insurance Company.

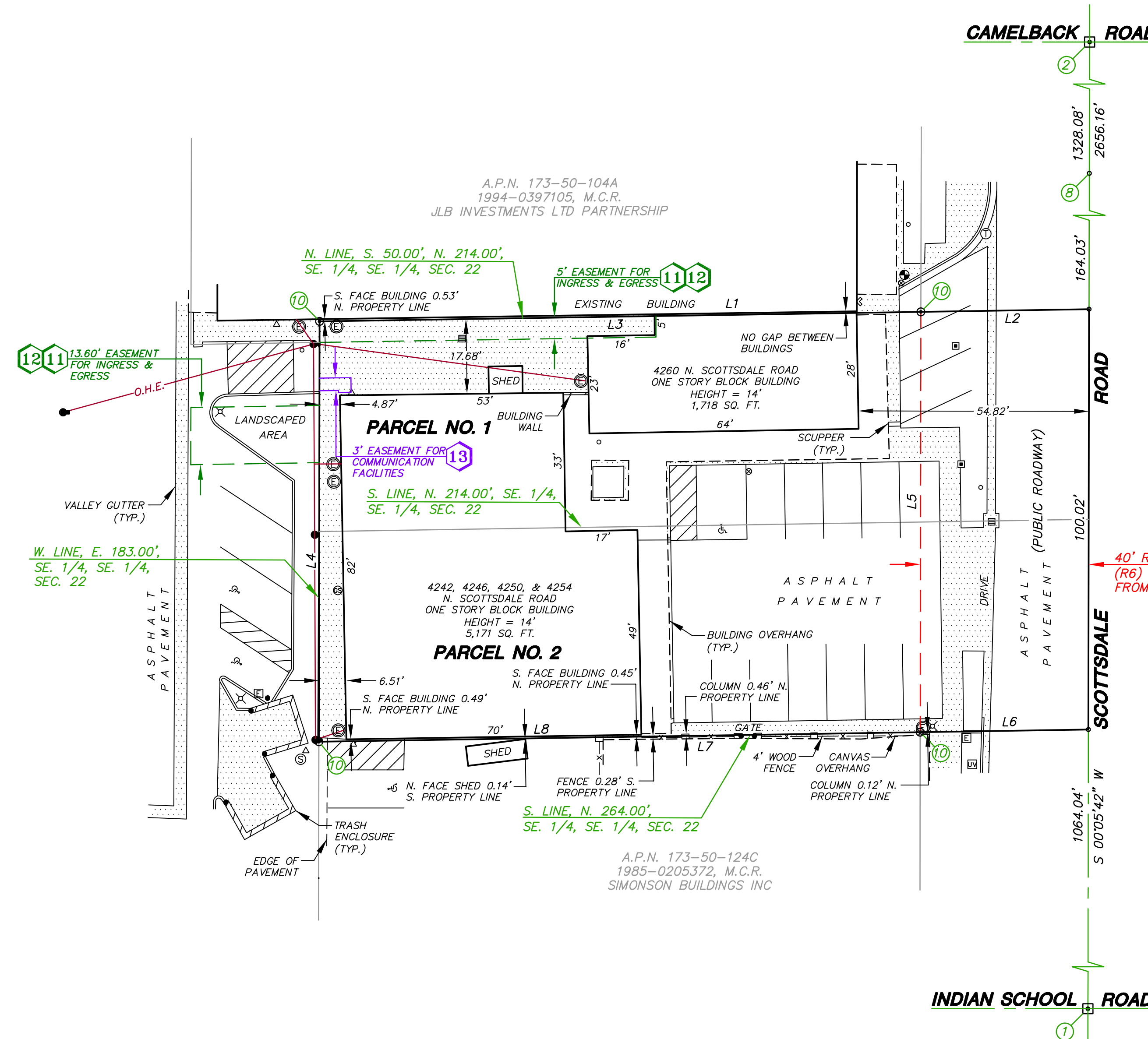
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, and 14 of Table A thereof. The fieldwork was completed on November 7, 2023.

November 13, 2023
 G. Bryan Goetzenberger
 R.L.S. 31020



LEGEND

- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- (See Monument Table)
- (R) See Reference Documents Measured
- (M) Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Fence
- Wall
- O.H.E. Overhead Electric Line
- Electric Box
- Electric Meter
- Fire Hydrant
- Gas Stub
- Guard Post or Gate Post
- Disabled Space
- Light Pole
- Metal Grate
- Power Pole
- Power Pole W/ Underground Electric
- Sewer Clean Out
- Sewer Manhole
- Sprinkler Hook-Up (fire department)
- Telephone Manhole
- Telephone Riser
- TV Underground Vault
- Water Meter
- Water Valve



SCHEDULE "B" ITEMS

- ⑩ A plat recorded in Book 6 of Road Map, Page 45 of Maps, purporting to show a county roadway. (DOES NOT AFFECT SUBJECT PROPERTY)
- ⑪ The terms, provisions and easement(s) contained in the document entitled "Reciprocal Easement" recorded as Docket 1797, Page 238 of Official Records. (Affects Parcel No. 1) (PLOTTABLE MATTERS SHOWN HEREON)
- ⑫ The terms, provisions and easement(s) contained in the document entitled "Reciprocal Easement" recorded as Docket 8129, Page 611 of Official Records. (Affects Parcel No. 1) (PLOTTABLE MATTERS SHOWN HEREON)
- ⑬ An easement for right-of-way for communication and other facilities and incidental purposes in the document recorded as Docket 8469, Page 73. (Affects Parcel No. 1) (PLOTTABLE MATTERS SHOWN HEREON)
- ⑭ The terms and provisions contained in the document entitled "Resolution No. 6060" recorded May 28, 2002 as 2002-0538464 of Official Records. (Affects all Parcels) (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- ⑮ The terms and provisions contained in the document entitled "License Agreement" recorded August 31, 2020 as 2020-0810592 of Official Records. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)

SITE INFORMATION

ADDRESS: 4242, 4246, 4250, 4254, & 4260 N. SCOTTSDALE ROAD
 SCOTTSDALE, ARIZONA 85251

A.P.N.: 173-50-127 & 173-50-126

LAND AREA:
 GROSS AREA = 0.420 ACRES - 18,303 SQ. FT.
 NET AREA = 0.328 ACRES - 14,302 SQ. FT.
 NET AREA IS THE GROSS AREA LESS THE 40' RIGHT-OF-WAY AS SHOWN ON THE CITY OF SCOTTSDALE QUARTER SECTION R/W MAP NO. 17-44.

STRIPED PARKING SPACE TABULATION:
 Regular: 14
 Disabled: 1
 Total: 15

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