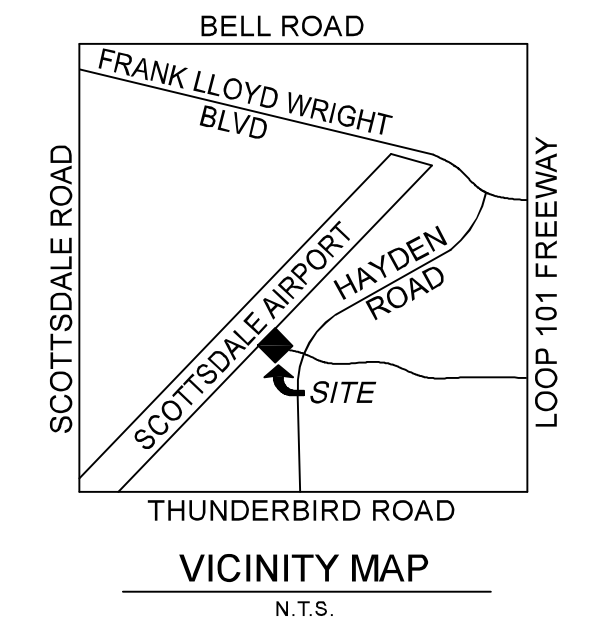


ALTA/NSPS LAND TITLE SURVEY

FOR

14930 N 78TH WAY
SCOTTSDALE, ARIZONA

BEING A PORTION OF
THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

PARCEL DESCRIPTION

PARCEL NO. 1:

LOT 1, RAINTREE CORPORATE AVIATION CENTER, ACCORDING TO BOOK 855 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THAT PROPERTY AS SET FORTH IN FINAL JUDGMENT IN CONDEMNATION RECORDED AS 2019-0422091 OF OFFICIAL RECORDS AND RECORDED AS 2019-0565398 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

ACCESS EASEMENTS AS SET FORTH ON THE FINAL PLAT OF RAINTREE CORPORATE AVIATION CENTER, ACCORDING TO BOOK 855 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

THAT PART OF TRACT A, SCOTTSDALE INDUSTRIAL AIRPARK NO. 6, ACCORDING TO BOOK 221 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT A, SAID CORNER ALSO BEING A CORNER OF LOT 3;

THENCE SOUTH 43 DEGREES 55 MINUTES 22 SECONDS WEST A DISTANCE OF 100.00 FEET;

THENCE NORTH 46 DEGREES 04 MINUTES 38 SECONDS WEST A DISTANCE OF 205.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS BEARS SOUTH 43 DEGREES 55 MINUTES 22 SECONDS WEST A DISTANCE OF 45.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 70.69 FEET;

THENCE NORTH 43 DEGREES 55 MINUTES 22 SECONDS EAST A DISTANCE OF 145.00 FEET;

THENCE SOUTH 46 DEGREES 04 MINUTES 38 SECONDS EAST A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

EASEMENT IS BLANKET IN NATURE → PARCEL NO. 4

NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN, VEHICULAR AND AIRCRAFT INGRESS AND EGRESS AS SET FORTH IN EASEMENT AGREEMENT RECORDED AS 95-0030662 OF OFFICIAL RECORDS.

EASEMENT IS BLANKET IN NATURE → PARCEL NO. 5

EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DOCUMENT RECORDED AS DOCKET 14495, PAGE 134.

SCHEDULE "B" ITEMS

1. Taxes for the full year of 2022. (The first half is due October 1, 2022 and is delinquent November 1, 2022. The second half is due March 1, 2023 and is delinquent May 1, 2023.)

2. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.

AFFECTS SUBJECT PROPERTY PLOTTED AND SHOWN ON SURVEY 3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Scottsdale Industrial Airpark No. 6, as recorded in Plat Record Book 221 of Maps, Page(s) 19, 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 to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects all parcels)

AFFECTS SUBJECT PROPERTY PLOTTED AND SHOWN ON SURVEY 4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Raintree Corporate Aviation Center, as recorded in Plat Record Book 855 of Maps, Page(s) 27, 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 to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Thereafter, Release of Easement recorded May 21, 2014 as 2014-0329774 of Official Records. (Affects Parcel No. 1)

AFFECTS SUBJECT PROPERTY → 5. The terms, provisions and easement(s) contained in the document entitled "Easement Agreement" recorded January 18, 1995 as 95-0030662 of Official Records. (Affects all parcels)

AFFECTS SUBJECT PROPERTY → 6. The terms and provisions contained in the document entitled "Underground Storage Requirements" recorded October 20, 2006 as 2006-1388418 of Official Records. (Affects all parcels)

AFFECTS SUBJECT PROPERTY → 7. The terms and provisions contained in the document entitled "Easement for Ingress-Egress" recorded as Docket 14495, Page 134 of Official Records. (Affects all parcels)

AFFECTS SUBJECT PROPERTY PLOTTED AND SHOWN ON SURVEY 8. An easement for temporary construction and incidental purposes in the document recorded as 2019-0422091 of Official Records and recorded as 2019-0565398 of Official Records. (Affects Parcel No. 1)

9. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by _____ on _____, designated Job Number _____:

10. The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property. NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.

11. Water rights, claims or title to water, whether or not shown by the public records.

BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE NORTH LINE OF LOT 1, USING A BEARING OF NORTH 43 DEGREES 55 MINUTES 22 SECONDS EAST, AS SHOWN ON ON THE PLAT OF RAINTREE CORPORATE AVIATION CENTER, AS RECORDED IN PLAT RECORD BOOK 855 OF MAPS, PAGE 27, MCR.

BENCHMARK

BENCHMARK IS A CITY OF SCOTTSDALE BRASS CAP FLUSH LOCATED AT THE INTERSECTION OF THUNDERBIRD ROAD AND HAYDEN ROAD.

ELEVATION: 1432.66' NAVD 88

GENERAL NOTES

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1144557-PHX1, WITH A COMMITMENT DATE OF AUGUST 18, 2022.
- A R.S. 32-151 STATES THAT 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 THE FACTS OR FINDINGS THAT ARE SUBJECT TO THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE.
- SURVEY FIELD WORK WAS COMPLETED ON MARCH 1, 2024.
- THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL DISTANCES AND BEARINGS SHOWN ARE MEASURED VALUES UNLESS OTHERWISE NOTED.

NOTES: (Table "A" Items")

- SURVEY MONUMENT (1/2" REBAR W/CAP OR PK NAIL W/TAG "AWLS 45377") SET AT ALL PROPERTY CORNERS UNLESS ALREADY MARKED BY AN EXISTING SURVEY MONUMENT AS NOTED AND SHOWN ON SURVEY MAP.
- 14930 N 78TH WAY, SCOTTSDALE, ARIZONA
- ACCORDING TO THE FLOOD INSURANCE RATE MAP 04013C1760L, 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.

	SQUARE FEET	ACRES
PARCEL NO. 1	360,618	8.28
PARCEL NO. 2	-	-
PARCEL NO. 3	25,435	0.58
PARCEL NO. 4	-	-
PARCEL NO. 5	-	-

- THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ADDITIONALLY AS PER THE 2021 ALTA STANDARDS. WITH REGARD TO TABLE A, ITEM 11. SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT POTHOLING MAY BE NECESSARY.
- ADJOINER INFORMATION IS PER MARICOPA COUNTY ASSESSOR WEBSITE.

CERTIFICATION

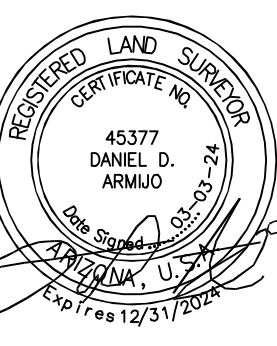
To: A YAM ENTITY
BOEING V LLC, AN ARIZONA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

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, 3, 4, 8, 11 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 1, 2024.

AW
LAND
SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 EMAIL: DARMUJO@AWLANDSURVEY.COM

ALTA/NSPS LAND TITLE SURVEY

14930 N 78TH WAY
SCOTTSDALE, ARIZONA

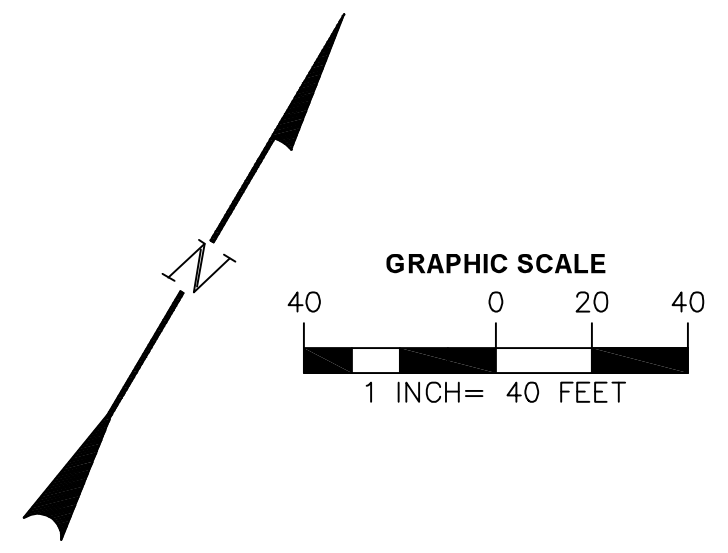


ORIGINAL PLAN DATE
03-29-2024

LATEST REVISION DATE
03-29-2024

JOB NUMBER
24-026

SHEET NUMBER
1 OF 2



APN: 215-56-413E
 OWNER: CITY OF SCOTTSDALE
 DOCUMENT NO. 2021-1030325, MCR

APN: 215-56-413E
 OWNER: CITY OF SCOTTSDALE
 DOCUMENT NO. 2021-1030325, MCR

APN: 215-56-247A
 OWNER: LAPA/LEGEND AIR PLAZA ASSOCIATION
 DOCUMENT NO. 2020-1236906, MCR

APN: 215-56-247B
 OWNER: 14930 N 78TH WAY LLC
 DOCUMENT NO. 2022-0810053, MCR

APN: 215-56-428A
 OWNER: KITCHNELL AIRPARK OWNERS ASSOCIATION
 KITCHNELL AIRPARK CONDOMINIUM
 BOOK 362, PAGE 16, MCR

APN: 215-56-224A
 OWNER: DJLJ LLC
 DOCUMENT NO. 2021-0253683, MCR

LOT 1
 PARCEL NO. 1
 APN: 215-56-421B

LEGEND

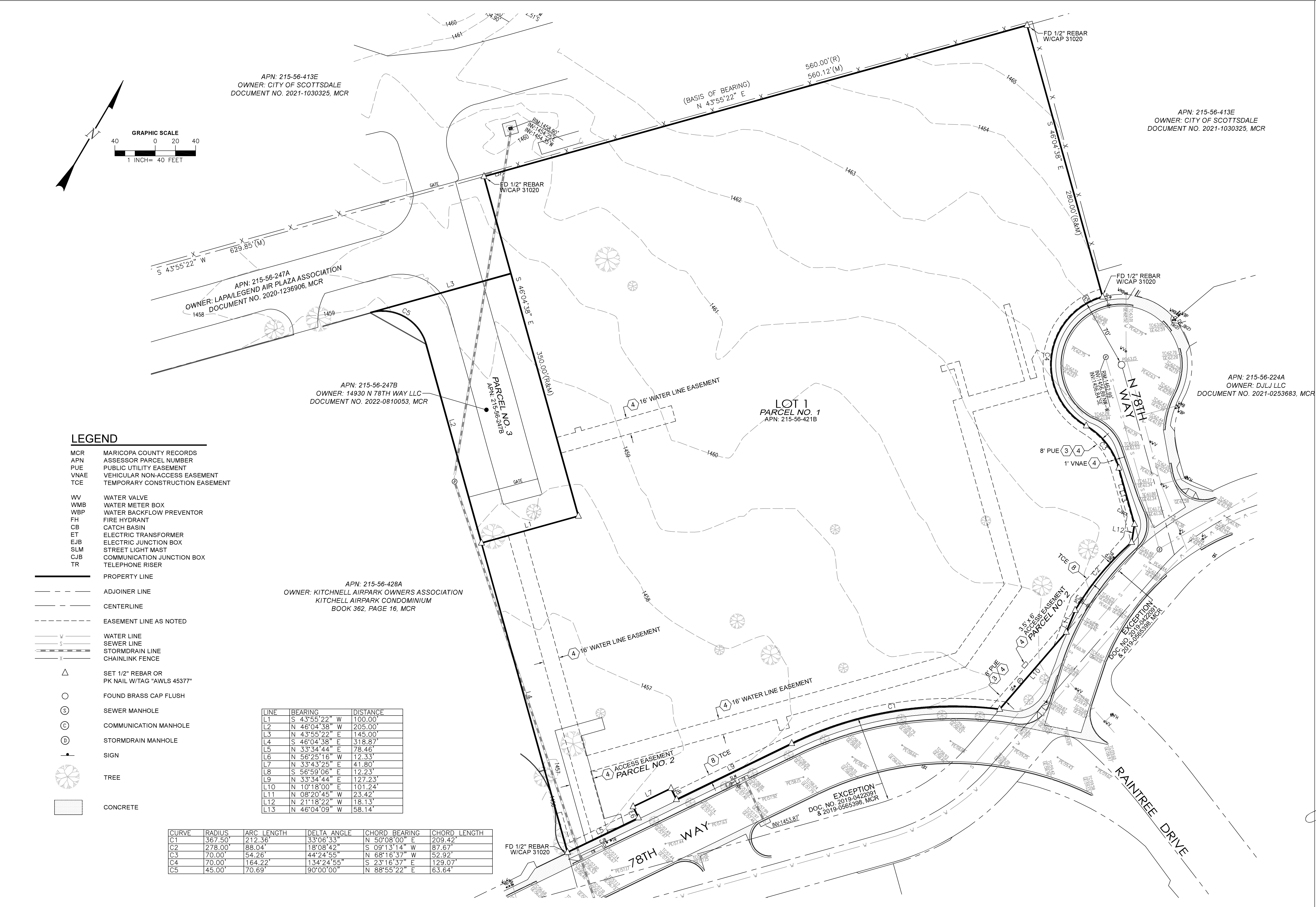
- MCR MARICOPA COUNTY RECORDS
- APN ASSESSOR PARCEL NUMBER
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- TCE TEMPORARY CONSTRUCTION EASEMENT
- WV WATER VALVE
- WMB WATER METER BOX
- WBP WATER BACKFLOW PREVENTOR
- FH FIRE HYDRANT
- CB CATCH BASIN
- ET ELECTRIC TRANSFORMER
- EJB ELECTRIC JUNCTION BOX
- SLM STREET LIGHT MAST
- CJB COMMUNICATION JUNCTION BOX
- TR TELEPHONE RISER

- PROPERTY LINE
- - - ADJOINER LINE
- - - CENTERLINE
- - - EASEMENT LINE AS NOTED
- W WATER LINE
- S SEWER LINE
- STORMDRAIN LINE
- X CHAINLINK FENCE

- △ SET 1/2" REBAR OR PK NAIL W/TAG "AWLS 45377"
- FOUND BRASS CAP FLUSH
- ⊙ SEWER MANHOLE
- ⊙ COMMUNICATION MANHOLE
- ⊙ STORMDRAIN MANHOLE
- SIGN
- ⊙ TREE
- CONCRETE

LINE	BEARING	DISTANCE
L1	S 43°55'22" W	100.00'
L2	N 46°04'38" W	205.00'
L3	N 43°55'22" E	145.00'
L4	S 46°04'38" E	318.87'
L5	N 33°34'44" E	78.46'
L6	N 56°25'16" W	12.33'
L7	N 33°43'25" E	41.80'
L8	S 56°59'06" E	12.23'
L9	N 33°34'44" E	127.23'
L10	N 10°18'00" E	101.24'
L11	N 08°20'45" W	23.42'
L12	N 21°18'22" W	18.13'
L13	N 46°04'09" W	58.14'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	367.50'	212.36'	33°08'33"	N 50°08'00" E	209.42'
C2	278.00'	88.04'	18°08'42"	S 09°13'14" W	87.67'
C3	70.00'	54.26'	44°24'55"	N 68°16'37" W	52.92'
C4	70.00'	164.22'	134°24'55"	S 23°16'37" E	129.07'
C5	45.00'	70.69'	90°00'00"	N 88°55'22" E	63.64'



ALTA/NSPS LAND TITLE SURVEY

14930 N 78TH WAY

SCOTTSDALE, ARIZONA

REGISTERED LAND SURVEYOR

45377 DANIEL O. ARMAO

STATE OF ARIZONA

EXPIRES 12/31/2024

ORIGINAL PLAN DATE

03-29-2024

LATEST REVISION DATE

03-29-2024

JOB NUMBER

24-026

SHEET NUMBER

2 OF 2