

SURVEY NOTES

- This survey and the description used are based on a second amended Commitment for Title Insurance issued by Premier Title Agency, issuing agent for First American Title Insurance Company, Order Number: A-159144, dated July 17, 2025.
- BASIS OF BEARING:** The monument line of Helm Drive, using a bearing of North 89 degrees 49 minutes 00 seconds West, per the Plot of THUNDERBIRD INDUSTRIAL AIRPARK NO. 2, recorded in Book 118, Page 10, M.C.R.
- The Boundary information shown on this survey is based on a prior survey prepared by Alliance Land Surveying, LLC, Job No. 220546, dated June 22, 2022, and recorded in Book 1678, Page, 39, M.C.R. The centerline and section monuments were not re-measured and are shown based on the prior survey. The Property corners for the subject property have been verified and exist in the ground as shown on this survey. 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 and/or records provided by the respective utility companies. This survey may not depict all of the underground utilities either in service or abandoned that may exist adjacent to or within the boundaries of the subject property. No representation is made to the accuracy or completeness of any third party maps, records or information used to depict the underground utilities. An underground utility locator was not contacted and should be retained prior to excavation or construction to determine the precise location of all utilities that may exist adjacent to or within the boundaries of the subject property. The certification on this survey does not guarantee or provide any 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).
- The Benchmark used for this survey is the South quarter corner of Section 11, monumented with a Maricopa County aluminum cap, having an elevation of 1428.335, NAVD88 datum per the MCDOT Survey Datasheet.

SCHEDULE "B" ITEMS

- The right to enter upon said land and prospect for, mine and remove all uranium, thorium, and all other materials which may be determined to be peculiarly essential to the production of fissionable materials as reserved by the United States of America in Quit Claim Deed recorded in Docket 1185, Page 139. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Easements, restrictions, reservations, conditions, set back lines and all other matters as set forth on the plat recorded in Book 118 of Maps, Page 10, 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. (PLAT DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)
- Easement for electric lines and appurtenant facilities and rights incident thereto, as set forth in instrument recorded in Docket 14978, Page 958. (PLOTTABLE MATTERS SHOWN HEREON)
- Easement for ingress and egress and rights incident thereto, as set forth in instrument recorded in Docket 14988, Page 666. (PLOTTABLE MATTERS SHOWN HEREON)

MONUMENT TABLE		
①	FND 5/8" REBAR NO I.D.	
②	FND 1/2" REBAR W/CAP L.S. 31020 PER (R2) - ALSO FND 1/2" REBAR W/CAP L.S. 26409, S. 65'11" E., 0.72' AS SHOWN ON (R2)	
③	FND PK NAIL & WASHER L.S. 31020 ON TOP OF WALL PER (R2)	
④	FND PK NAIL & WASHER L.S. 31020 PER (R5)	
⑤	FND 1/2" REBAR W/CAP L.S. 31020 PER (R5)	
⑥	FND 1/2" REBAR W/ILLEGIBLE CAP & TAG L.S. 31020 PER (R5)	
⑦	FND BRASS CAP 0.40' BELOW THE SURFACE	

LINE	BEARING	DISTANCE
L1(R)	S 88°53'01" E	220.00'
L1(M)	N 88°48'47" W	220.85'
L2(R)	S 01°06'59" W	153.64'
L2(M)	N 01°04'23" E	153.54'
L3(R)	S 89°49'00" E	228.16'
L3(R1)	S 89°49'00" E	227.96'
L3(M)	S 89°49'00" E	228.18'
L4	N 14°50'45" E	100.00'
L5	N 32°48'40" W	40.00'

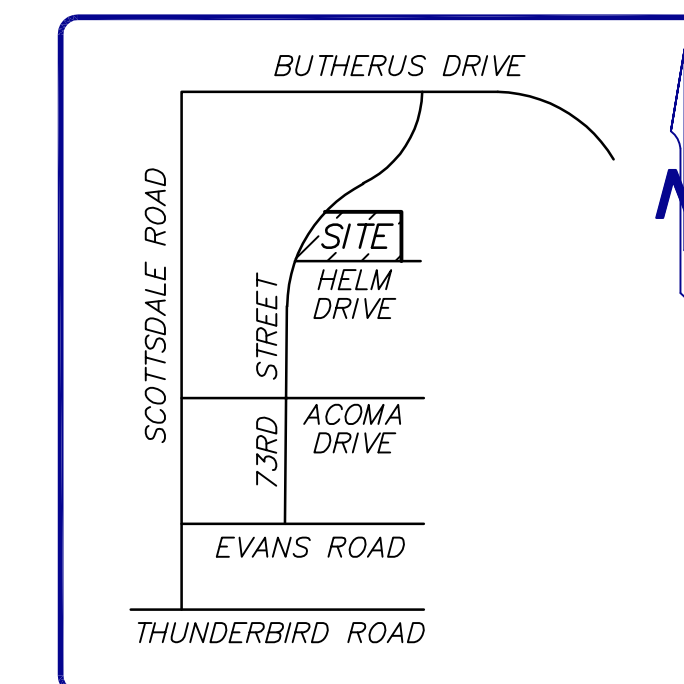
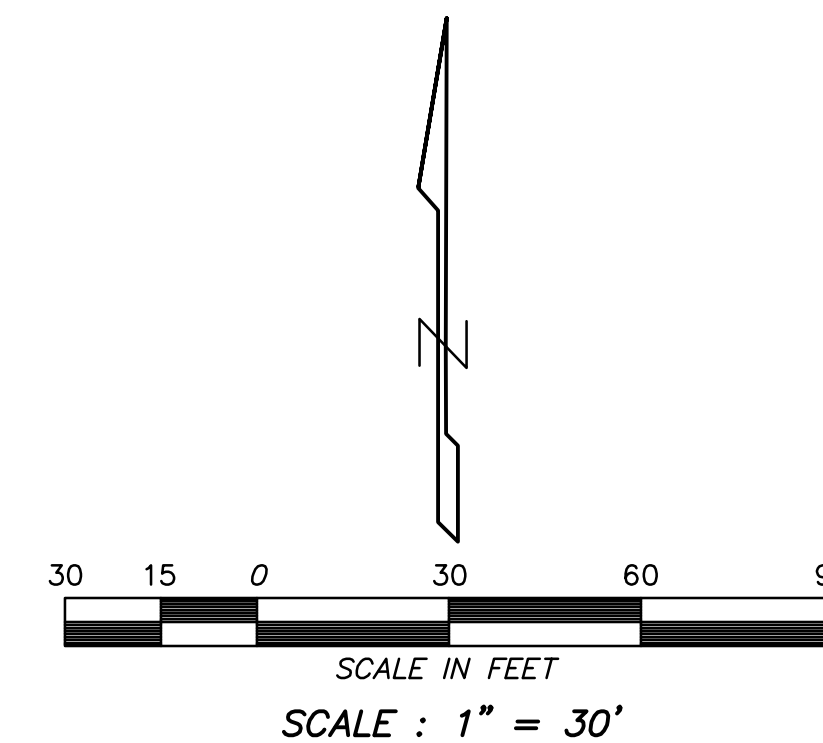
A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

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

LEGEND

- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- (See Monument Table)
- See Reference Documents Measured
- Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Wall
- Underground Water Line
- Underground Sewer Line
- Underground Electric Line
- Underground Cox Line
- Back Flow Preventer
- Electric Cabinet
- Electric Manhole
- Electric Transformer
- Fire Hydrant
- Flag Pole
- Quard Post or Gate Post
- Disabled Space
- Light Pole
- Mail Box
- Sewer Manhole
- Sprinkler Hook-Up (fire department)
- Telephone Riser
- TV Junction Box
- Underground Vault
- Water Valve
- Physical Access To & From Adjoining Property
- Pavement
- Natural Ground
- Top of Curb
- Flow Line

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(R1)	760.00'	392.46'	-----	-----	-----
C1(M)	760.00'	391.70'	29°31'48"	S 42°13'35" W	387.38'
C2(R1)	743.95'	727.77'	56°03'00"	-----	-----
C2(M)	743.95'	728.03'	56°04'11"	S 29°09'14" W	699.33'
C3(R)	783.95'	531.95'	38°50'22"	-----	-----
C3(R1)	783.95'	531.44'	-----	-----	-----
C3(M)	783.95'	531.71'	38°51'39"	N 37°45'30" E	521.58'
C4(R)	100.00'	126.41'	72°25'58"	-----	-----
C4(M)	100.00'	126.42'	72°25'53"	N 68°37'48" E	118.17'
C5(R)	50.00'	50.41'	57°46'09"	-----	-----
C5(M)	50.00'	50.41'	57°46'09"	N 61°17'56" E	48.30'
C6(R)	30.00'	66.21'	126°26'48"	-----	-----
C6(M)	30.00'	66.12'	126°16'55"	N 26°40'32" W	53.53'
C7(R)	720.00'	258.28'	20°33'12"	-----	-----
C7(M)	720.00'	257.80'	20°30'55"	S 46°43'23" W	256.43'



PARCEL DESCRIPTION

Parcel 1
That portion of Lot 23, of THUNDERBIRD INDUSTRIAL AIRPARK NO. 2, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 118 of Maps, Page 10, described as follows:
Commencing at the Southwest corner of Lot 21;
Thence Southwesterly along a curve concave Westerly and having a radius of 783.95 feet, through a central angle of 38 degrees 50 minutes 27 seconds, a curve distance of 531.95 feet (R), 531.44 feet (per Plat) to the TRUE POINT OF BEGINNING, such curve being the Easterly right of way line of 73rd Street;
Thence South 88 degrees 53 minutes 01 seconds East, a distance of 220.00 feet;
Thence South 01 degrees 06 minutes 59 seconds West, a distance of 153.64 feet to a point on the North right of way line of Helms Drive, being a point on a curve concave to the South having a radius of 100.00 feet;
Thence Southwesterly along said curve, a distance of 126.41 feet, through a central angle of 72 degrees 25 minutes 58 seconds to a point of reverse curvature with a curve concave to the Northwest, having a radius of 50.00 feet;
Thence Southwesterly along said curve, a distance of 50.41 feet, through a central angle of 57 degrees 46 minutes 09 seconds to a point of tangency;
Thence North 89 degrees 49 minutes 00 seconds West, a distance of 227.96 feet (R), 228.16 feet (M) to the beginning of a curve to the right having a radius of 30.00 feet;
Thence along said curve, a distance of 66.21 feet, through a central angle of 126 degrees 26 minutes 48 seconds to a point of compound curvature with a curve concave to the right, having a radius of 720.00 feet;
Thence along said curve, a distance of 258.28 feet, through a central angle of 20 degrees 33 minutes 12 seconds to a point of reverse curvature on the East right of way line of 73rd Street, and the TRUE POINT OF BEGINNING.

Except all uranium, thorium, and all other materials which may be determined to be peculiarly essential to the production of fissionable material as reserved by the United States of America in Quit Claim Deed recorded in Docket 1185, Page 139.

Parcel 2
A perpetual easement for ingress and egress as granted in instrument recorded in Docket 14988, Page 664, recorded in the office of the Maricopa County, Recorder's Office, Maricopa County, Arizona.

SITE INFORMATION

ADDRESS: 14805 N. 73rd STREET SCOTTSDALE, ARIZONA 85260

A.P.N.: 215-56-026C

LAND AREA: 1.590 ACRES - 69,255 SQ. FEET

STRIPED PARKING SPACE TABULATION:

Regular: 60
Disabled: 2
Total: 62

REFERENCE DOCUMENTS

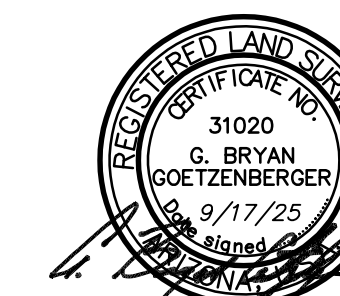
- (R) DEED 2022-0661532, M.C.R.
- (R1) PLAT PER BOOK 118, PAGE 10, M.C.R.
- (R2) R.O.S. PER BOOK 1144, PAGE 42, M.C.R.
- (R3) R.O.S. PER BOOK 1340, PAGE 31, M.C.R.
- (R4) PLAT PER BOOK 628, PAGE 40, M.C.R.
- (R5) R.O.S. PER BOOK 1678, PAGE 39, M.C.R.

CERTIFICATION

TO:
AB II SDL LLC; Brick Street Development, LLC, an Arizona limited liability company; Premier Title Agency; 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, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, and 14 of Table A thereof. The fieldwork was completed on September 4, 2025.

September 17, 2025
G. Bryan Goetzenberger
R.L.S. 31020



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

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