

NOTES

1) The basis of bearing is the monument line of Scottsdale Road, also being the West line of the Southwest quarter of Section 23, using a bearing of North 00 degrees 05 minutes 39 seconds East, per the "MARICOPA COUNTY GEODETIC DENSIFICATION & CADASTRAL SURVEY", Book 734 of Maps, Page 10, records of Maricopa County, Arizona.

2) All title information and the description shown is based on a second revised Commitment for Title Insurance issued by Stewart Title Guaranty Company, Commitment Number 2347844, dated May 15, 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 surveyed property are as follows:
Regular: 197
Handicapped: 23
Total: 220

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 04013C2235M, dated September 18, 2020, the subject property is located in Zone X. Zone X is defined as "Area of Minimal Flood Hazard"

6) The surveyor was not provided with zoning information by the owner pursuant to Table A item 6(a) and 6(b).

7) 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.

8) At the time the field work was performed, there was no observable evidence of recent earth moving work, building construction or building additions.

9) The Surveyor has not obtained any information relating to, and has no knowledge of any proposed changes to street right of way lines. Except as shown hereon no evidence of recent street or sidewalk construction or repairs was observed at the time of this survey.

10) 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.

11) The subject property has direct physical access to Miller Road, being an improved and open public right-of-way.

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

13) 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

A CONDOMINIUM OF "THIRD AVENUE LOFTS" RECORDED IN BOOK 580 OF MAPS, PAGE 27, MARICOPA COUNTY RECORDS

SUBDIVISION OF "THE HERITAGE SCOTTSDALE" RECORDED IN BOOK 291 OF MAPS, PAGE 35, MARICOPA COUNTY RECORDS

MAP OF DEDICATION OF "THE REGENCY AT LINCOLN CENTRE" RECORDED IN BOOK 527 OF MAPS, PAGE 43, MARICOPA COUNTY RECORDS

SUBDIVISION OF "THIRD AVENUE LOFTS" RECORDED IN BOOK 580 OF MAPS, PAGE 27, MARICOPA COUNTY RECORDS

SUBDIVISION OF "ECKERD DRUG STORE NO. 5331" RECORDED IN BOOK 688 OF MAPS, PAGE 33, MARICOPA COUNTY RECORDS

MARICOPA COUNTY GEODETIC DENSIFICATION & CADASTRAL SURVEY IN BOOK 734 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS

MINOR LAND DIVISION PLAT OF "INDIAN PLAZA PROPERTIES LOT 72A" RECORDED IN BOOK 1311 OF MAPS, PAGE 37, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 1973-0235108, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 1996-0704875, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 952 OF MAPS, PAGE 22, MARICOPA COUNTY RECORDS

ALTA / NSPS
LAND TITLE SURVEY
OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

SCHEDULE "B" ITEMS

15 Easement for electric transmission lines and rights incident thereto, as set forth in instrument recorded January 15, 1940, Docket 339, Page 146.

(APPROXIMATE LOCATION OF TRANSMISSION LINE EASEMENT PLOTTED HEREON PER LOCATION OF LINES & DESCRIPTION OF DOCUMENT)

16 Terms and conditions as contained in instrument entitled Ordinance No. S-932, recorded May 3, 1956, Docket 1893, Page 536.
(PLOTTED HEREON)

17 Easement for water mains and rights incident thereto, as set forth in instrument recorded May 3, 1956, Docket 1893, Page 565.
(PLOTTED HEREON)

18 Easement for electric lines and rights incident thereto, as set forth in instrument recorded August 6, 1956, Docket 1961, Page 569.
(PLOTTED HEREON)

19 Easement for road or highway purposes and rights incident thereto, as set forth in instrument recorded March 9, 1961, Docket 3616, Page 504.
(PLOTTED HEREON)

20 Easement for underground electric lines and rights incident thereto, as set forth in instrument recorded May 7, 1965, Docket 5542, Page 527.
(EASEMENT FOR UNDERGROUND ELECTRIC LINE LIES 663'± NORTH OF SURVEYED PROPERTY)

21 Restrictions, Conditions and Covenants, contained in instrument recorded June 2, 1965, Docket 5576, Page 65.
(PERTAINS TO SURVEYED PROPERTY – NOT PLOTTABLE)

22 Terms and conditions as contained in instrument entitled Declaration of Protective Religious Restriction, recorded March 16, 1971, Docket 8581, Page 148.
(PERTAINS TO SURVEYED PROPERTY – NOT PLOTTABLE)

23 Easement for a wellsite for water monitoring purposes and rights incident thereto, as set forth in instrument recorded July 1, 1991, Document No. 91-303303.
(PLOTTED HEREON)

24 Easement for electric lines and rights incident thereto, as set forth in instrument recorded October 24, 2001, Document No. 2001-0983863.
(PLOTTED HEREON)

25 Easement for landscaping and maintenance of said landscaping, together with the terms and conditions as set forth in instrument recorded March 4, 2005, Document No. 20050271615.
(NO EXACT LOCATION OR WIDTH WAS DEFINED FOR LANDSCAPE EASEMENT – APPROXIMATE LOCATION PLOTTED HEREON PER EXHIBIT C)

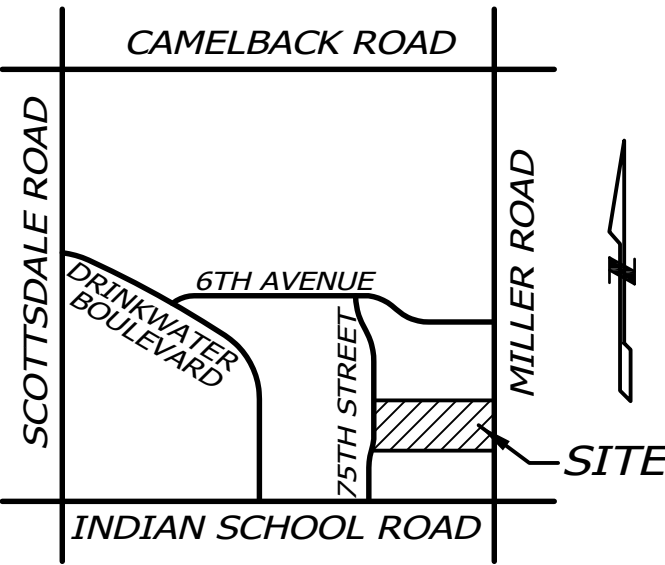
26 Easement for ingress and egress of emergency vehicles and rights incident thereto, as set forth in instrument recorded January 26, 2006, Document No. 20060117869 and as affected by Covenant to Provide Maintenance of Access Easement, recorded July 13, 2007, Document No. 20070801636.
(PLOTTED HEREON)

27 Easement for limited access and rights incident thereto, as set forth in instrument recorded May 16, 2007, Document No. 20070569452 and as affected by Covenant to Provide Maintenance of Access Easement, recorded July 13, 2007, Document No. 20070801636.
(PLOTTED HEREON)

28 Easement for electrical and telecommunication lines and rights incident thereto, as set forth in instrument recorded July 5, 2007, Document No. 20070768737.
(PLOTTED HEREON)

29 Easement for electrical and telecommunication lines and rights incident thereto, as set forth in instrument recorded February 22, 2008, Document No. 20080157529.
(PLOTTED HEREON)

30 Unrecorded lease under the terms and conditions contained therein made by Scottsdale United Methodist Church, an Arizona corporation who acquired title as Scottsdale Methodist Church, Lessor, and Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless, Lessee, dated June 25, 2018, as disclosed by Memorandum of Lease Agreement, recorded June 28, 2018, Document No. 20180495356.
(PERTAINS TO SURVEYED PROPERTY – NOT PLOTTABLE)



VICINITY MAP

NOT TO SCALE

DESCRIPTION

The North 331.59 feet of the South 631.59 feet of the East half of the Southeast quarter of the Southwest quarter of Section Twenty three (23), Township Two (2) North, Range Four (4) East of the Gila and Salt River Base and Meridian.

EXCEPT that portion conveyed to the City of Scottsdale in Warranty Deed recorded August 23, 1973 as Docket 10287, Page 551, records of Maricopa County, Arizona.

AREA TABLE

GROSS	NET
208,863 SQ. FEET 4.795 ACRES	195,600 SQ. FEET 4.490 ACRES

NOTE: NET AREA IS GROSS AREA LESS ANY EASEMENTS FOR PERMANENT ROADWAY PER DOCKET 3616, PAGE 504, M.C.R.

SIGNIFICANT OBSERVATIONS

AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF POTENTIAL ENCROACHMENTS OBSERVED ON SUBJECT PROPERTY

CERTIFICATION

To: CITY OF SCOTTSDALE; GORMAN & COMPANY, LLC, a Wisconsin limited liability company; SCOTTSDALE UNITED METHODIST CHURCH, an Arizona Corporation; STEWART TITLE & TRUST OF PHOENIX, INC.; and 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, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, and 17 of Table A thereof. The field work was completed on June 9, 2025.

Date of Plat or Map: June 12, 2025
David S. Klein
R.L.S. 42137



REVISIONS
DESCRIPTION

DATE

ALTA / NSPS LAND TITLE SURVEY

SUMC – 4140 N. MILLER ROAD
SCOTTSDALE, ARIZONA 85251

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
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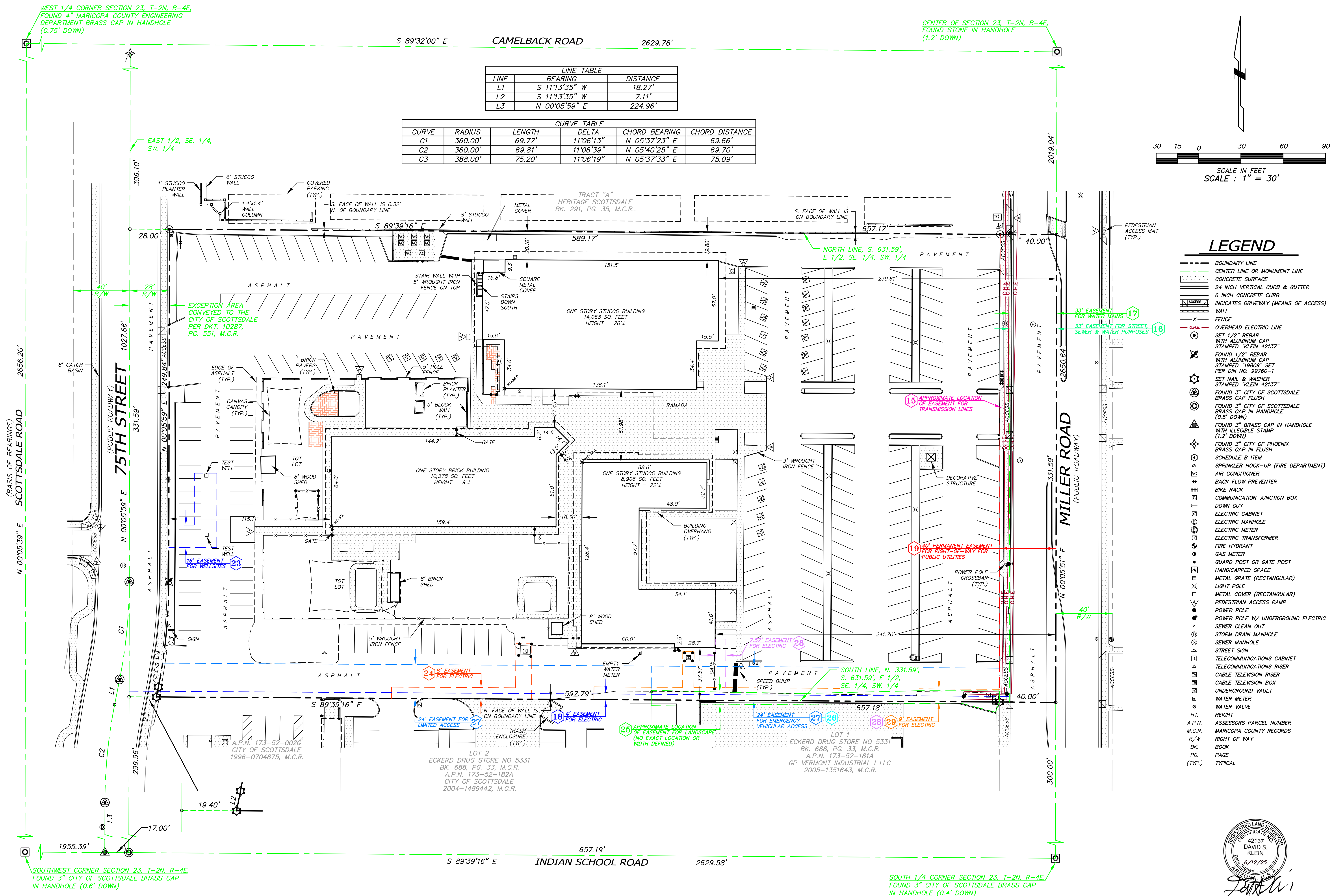
SUPERIOR
SURVEYING SERVICES, INC.

DWN: RL CHK: MD

SHEET 1 OF 2

DATE: 6/12/2025

JOB: 202505070

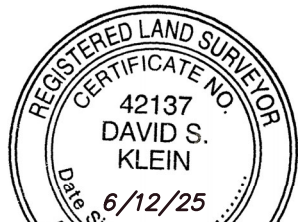


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 11°13'35" W	18.27'
L2	S 11°13'35" W	7.11'
L3	N 00°05'59" E	224.96'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	360.00'	69.77'	11°06'13"	N 05°37'23" E	69.66'
C2	360.00'	69.81'	11°06'39"	N 05°40'25" E	69.70'
C3	388.00'	75.20'	11°06'19"	N 05°37'33" E	75.09'

LEGEND

- BOUNDARY LINE
 --- CENTER LINE OR MONUMENT LINE
 CONCRETE SURFACE
 24 INCH VERTICAL CURB & GUTTER
 6 INCH CONCRETE CURB
 INDICATES DRIVEWAY (MEANS OF ACCESS)
 WALL
 X FENCE
 -O-E- OVERHEAD ELECTRIC LINE
 SET 1/2" REBAR
 WITH ALUMINUM CAP
 STAMPED "KLEIN 42137"
 FOUND 1/2" REBAR
 WITH ALUMINUM CAP
 STAMPED "19809" SET
 PER DIN NO. 99760-1
 SET NAIL & WASHER
 STAMPED "KLEIN 42137"
 FOUND 3" CITY OF SCOTTSDALE
 BRASS CAP FLUSH
 FOUND 3" CITY OF SCOTTSDALE
 BRASS CAP IN HANDHOLE
 (0.5' DOWN)
 FOUND 3" BRASS CAP IN HANDHOLE
 WITH RUBBLE STAMP
 (1.2' DOWN)
 FOUND 3" CITY OF PHOENIX
 BRASS CAP IN FLUSH
 SCHEDULE B ITEM
 SPRINKLER HOOK-UP (FIRE DEPARTMENT)
 AIR CONDITIONER
 BACK FLOW PREVENTER
 BIKE RACK
 COMMUNICATION JUNCTION BOX
 DOWN GUY
 ELECTRIC CABINET
 ELECTRIC MANHOLE
 ELECTRIC METER
 ELECTRIC TRANSFORMER
 FIRE HYDRANT
 GAS METER
 GUARD POST OR GATE POST
 HANDICAPPED SPACE
 METAL GRATE (RECTANGULAR)
 LIGHT POLE
 METAL COVER (RECTANGULAR)
 PEDESTRIAN ACCESS RAMP
 POWER POLE
 POWER POLE W/ UNDERGROUND ELECTRIC
 SEWER CLEAN OUT
 STORM DRAIN MANHOLE
 SEWER MANHOLE
 STREET SIGN
 TELECOMMUNICATIONS CABINET
 TELECOMMUNICATIONS RISER
 CABLE TELEVISION RISER
 CABLE TELEVISION BOX
 UNDERGROUND VAULT
 WATER METER
 WATER VALVE
 HT. HEIGHT
 A.P.N. ASSESSORS PARCEL NUMBER
 M.C.R. MARICOPA COUNTY RECORDS
 R/W RIGHT OF WAY
 BK. BOOK
 P.G. PAGE
 (TYP.) TYPICAL



[Signature]

ALTA / NSPS LAND TITLE SURVEY

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SUPERIOR
SURVEYING SERVICES, INC.

DWN: RL CHK: MD
SHEET 2 OF 2
DATE: 6/12/2025
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