6 EASEMENT and rights incident thereto, as set forth in instrument: Recorded in: Docket 3647, Page 330

(PLOTTED HEREON)

(PLOTTED HEREON)

7 EASEMENT and rights incident thereto, as set forth in instrument: Recorded in: Docket 5808, Page 354
Purpose: highway

8 EASEMENTS, restrictions, reservations and conditions as set forth on the recorded Map of Dedication recorded in Book 191 of Maps, Page 37 and in Docket 12819, Page 1102.
(PLOTTED HEREON)

9 RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, including but not limited to any recitals creating easements or party walls, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin contained in instrument:

Recorded in Docket 12834, Page 863

(REFERENCES SUBJECT PROPERTY — NOT PLOTTABLE)

Resolution No. 1935 by the City of Scottsdale, regarding abandonment of a portion of the public right—of—way recorded in Docket 13618, Page 951. (PERTAINS TO ABANDONED PORTION OF R/W LYING NW. OF OSBORN ROAD—NOT PLOTTABLE)

EASEMENT and rights incident thereto, as set forth in instrument:
Recorded in Docket 14021, Page 102
Purpose underground utility, bicycle and pedestrian
(PLOTTED HEREON)

EASEMENT and rights incident thereto, as set forth in instrument:
Recorded in Docket 14489, Page 102
Purpose underground public utility and access
(PLOTTED HEREON)

AGREEMENT, according to the terms and conditions, contained therein:
Purpose reciprocal easement
Dated June 5, 1980
Recorded June 20, 1980
Recorded in Docket 14494, Page 634
(BLANKET EASEMENT FOR INGRESS & EGRESS, & ENJOYMENT OVER

ACROSS SHOPPING CENTER — ALSO PARCEL NO. 5)

AGREEMENT, according to the terms and conditions, contained therein:
Purpose reciprocal easement
Dated July 1, 1980
Recorded July 16, 1980

Recorded in Docket 14547, Page 57 (BLANKET EASEMENT FOR INGRESS & EGRESS, & ENJOYMENT OVER ACROSS SHOPPING CENTER — ALSO PARCEL NO. 5)

15 EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Docket 14718, Page 233
Purpose underground utility
(PLOTTED HEREON)

RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, including but not limited to any recitals creating easements or party walls, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin contained in instrument:

Recorded in Docket 14718, Page 242

Amended in Document No. 1983-0150223

Amended in Document No. 2017-0958865

(NON EXCLUSIVE EASEMENT OVER & ACROSS SUBJECT PROPERTY, & ADJOINING COMMON AREAS ADJOINING SHOPPING CENTER FOR INGRESS, EGRESS. MAINTENANCE, ACCESS, PEDESTRIAN & VEHICULAR TRAFFIC, &

EASEMENT and rights incident thereto, as set forth in instrument:
Recorded in Docket 15004, Page 1389
Purpose electric lines and appurtenant facilities
(PLOTTED HEREON)

UTILITIES - THIS IS ALSO PARCEL NO. 3)

18 EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Docket 15555, Page 551
Purpose underground utility
(PLOTTED HEREON)

19 EASEMENT and rights incident thereto, as set forth in instrument:
Recorded in Docket 15619, Page 571
Purpose sewer line
(PLOTTED HEREON)

EASEMENT and rights incident thereto, as set forth in instrument:
Recorded in Document No. 2000–0505887
Purpose sight distance
(PLOTTED HEREON)

21 EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Document No. 2000–0505896
Purpose sight distance
(PLOTTED HEREON)

EASEMENT and rights incident thereto, as set forth in instrument:
Recorded in Document No. 2000-0505897
Purpose sight distance
(PLOTTED HEREON)

EASEMENT and rights incident thereto, as set forth in instrument:
Recorded in Document No. 2004–0229301
Purpose electric lines and appurtenant facilities
(PLOTTED HEREON)

Matters contained in Resolution by the Flood Control District of Maricopa County recorded May 30, 2018 in Document No. 2018–0412708.

(REFERENCES SUBJECT PROPERTY — NOT PLOTTABLE)

All matters as set forth on that certain boundary survey recorded in Book 1474 of Records of Survey at page 32.
(NO PLOTTABLE EASEMENTS REFERENCING SUBJECT PROPERTY ARE CREATED BY THIS DOCUMENT)

SIGNIFICANT OBSERVATIONS

A EVIDENCE OF POTENTIAL ENCROACHMENT OF WALL OVER WEST BOUNDARY LINE BY A MAXIMUM OF 0.30 FEET.

ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DESCRIPTION

PARCEL NO. 1: A part of the Southeast quarter of Section Twenty—six (26), Township Two (2) North, Range Four (4) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the East quarter corner of Section 26;
THENCE South 00 degrees 14 minutes 21 seconds West along the East line of
the Southeast quarter of said Section 26 and along the centerline of Hayden
Road a distance of 554.25 feet to the TRUE POINT OF BEGINNING;
THENCE continuing South 00 degrees 14 minutes 21 seconds West along the
aforementioned line a distance of 228.23 feet;
THENCE North 89 degrees 56 minutes 59 seconds West a distance of 578.94

THÉNCE North 00 degrees 14 minutes 00 seconds East a distance of 245.85 feet; THENCE South 89 degrees 45 minutes 39 seconds East a distance of 35.02

feet;
THENCE South 89 degrees 45 minutes 39 seconds East a distance of 35.02
feet;
THENCE South 00 degrees 14 minutes 21 seconds West a distance of 2.09 feet;
THENCE South 89 degrees 45 minutes 39 seconds East a distance of 25.30

THENCE South 00 degrees 14 minutes 21 seconds West a distance of 6.00 feet;
THENCE South 89 degrees 45 minutes 39 seconds East a distance of 10.00

THENCE North 00 degrees 14 minutes 21 seconds East a distance of 6.00 feet; THENCE South 89 degrees 45 minutes 39 seconds East a distance of 170.62 feet; THENCE South 00 degrees 14 minutes 21 seconds West a distance of 13.62

THENCE South 89 degrees 45 minutes 39 seconds East a distance of 338.02 feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion conveyed to Rigel Corporation, a Nebraska corporation, in Deed recorded March 18, 1998 in Document No. 98-0207776 and more particularly described as follows:

That portion of the Southeast quarter of Section 26, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. described as follows:

COMMENCING at the East quarter corner of said Section 26;
THENCE South 00 degrees 14 minutes 21 seconds West along the East line of the Southeast quarter of said Section 26, a distance of 594.48 feet;
THENCE North 89 degrees 58 minutes 16 seconds West, 65.00 feet to the West right—of—way line of Hayden Road and the POINT OF BEGINNING;
THENCE South 00 degrees 14 minutes 21 seconds West along said West right—of—way line, 168.00 feet;

THENCE North 89 degrees 58 minutes 16 seconds West, 141.00 feet; THENCE North 00 degrees 14 minutes 21 seconds East, 168.00 feet; THENCE South 89 degrees 58 minutes 16 seconds East, 141.00 feet to the POINT OF BEGINNING; and

EXCEPT an undivided one—half (1/2) interest in and to all oil, petroleum, naphtha and other hydrocarbon substances and minerals lying below a depth of 500 feet, as reserved in the Deed recorded in Docket 9943, page 719, records of Maricopa County, Arizona.

PARCEL NO. 2:

A part of the Southeast quarter of Section Twenty—six (26), Township Two (2)

North, Range Four (4) East of the Gila and Salt River Base and Meridian,

Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the East quarter corner of said Section Twenty—six (26); THENCE South 00 degrees 14 minutes 21 seconds West along the East line of the Southeast quarter of said Section 26 and along the centerline of Hayden Road a distance of 240.00 feet to the TRUE POINT OF BEGINNING; THENCE continuing South 00 degrees 14 minutes 21 seconds West along the aforementioned line a distance of 158.21 feet;

THENCE North 89 degrees 45 minutes 39 seconds West a distance of 246.00 feet; THENCE North 00 degrees 14 minutes 21 seconds East a distance of 133.00

THENCE North 00 degrees 14 minutes 21 seconds East a distance of 133.00 feet; THENCE North 89 degrees 45 minutes 39 seconds West a distance of 120.17

feet; THENCE South 00 degrees 14 minutes 21 seconds West a distance of 104.48 feet;

THENCE North 89 degrees 45 minutes 39 seconds West a distance of 92.44 feet; THENCE North 00 degrees 14 minutes 21 seconds East a distance of 6.28 feet;

THENCE North 89 degrees 45 minutes 39 seconds West a distance of 6.00 feet; THENCE North 00 degrees 14 minutes 21 seconds East a distance of 16.19 feet; THENCE North 89 degrees 45 minutes 39 seconds West, a distance of 21.67 feet; THENCE North 00 degrees 14 minutes 21 seconds East a distance of 118.64

THENCE South 89 degrees 45 minutes 39 seconds East a distance of 59.00 feet;
THENCE North 00 degrees 14 minutes 21 seconds East a distance of 110.48

THENCE North 00 degrees 14 minutes 21 seconds East a distance of 110.48 feet; THENCE South 89 degrees 45 minutes 39 seconds East a distance of 68.64

THENCE North 00 degrees 14 minutes 21 seconds East a distance of 112.00 feet to a point on the centerline of Osborn Road, said point being on a curve concave Southerly the center line of which bears South 4 degrees 42 minutes 05 seconds East a distance of 1432.40 feet; THENCE Easterly along the arc of said curve and along the aforementioned centerline through a central angle of 3 degrees 45 minutes 05 seconds and a

distance of 93.79 feet; THENCE South 00 degrees 14 minutes 21 seconds West a distance of 239.78 feet; THENCE South 89 degrees 56 minutes 59 seconds East a distance of 265.00

feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion of the Southeast quarter of Section Twenty—six (26), Township Two (2) North, Range Four (4) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows: COMMENCING at the East quarter corner of said Section 26;
THENCE South 0 degrees 14 minutes 21 seconds West along the East line of
the Southeast quarter of said Section 26 and along the centerline of Hayden
Road for a distance of 265.21 feet to the TRUE POINT OF BEGINNING;
THENCE continuing South 0 degrees 14 minutes 21 seconds West along the
aforementioned line for a distance of 133.00 feet;
THENCE North 89 degrees 45 minutes 39 seconds West for a distance of

THENCE North 0 degrees 14 minutes 21 seconds East for a distance of 133.00 feet; THENCE South 89 degrees 45 minutes 39 seconds East for a distance of 246.00 feet to the TRUE POINT OF BEGINNING; and

EXCEPT an undivided one—half (1/2) interest in and to all oil, petroleum, naphtha and other hydrocarbon substances and minerals lying below a depth of 500 feet, as reserved in the Deed recorded in Docket 9943, page 719, records of Maricopa County, Arizona.

PARCEL NO. 3:
Non-exclusive easements for the ingress and egress and for the passage and parking of motor vehicles into, out of, on, over and across all parking areas, driveways and service areas; For the ingress and egress and passage for pedestrians into, out of, on, over and across the common areas; Together with non-exclusive easements under, through and across the common area for water drainage systems or structures, water mains, sewers, water sprinkler system lines, telephones or electric conduits or systems, gas mains and other public utilities and service easements, as provided in Declaration recorded September 29, 1980 in Docket 14718, page 242 and amended in Document No. 83 -150223.

PARCEL NO. 4:

246.00 feet;

A part of the Southeast quarter of Section Twenty—six (26), Township Two (2) North, Range Four (4) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows;

COMMENCING at the East quarter corner of said Section 26;
THENCE South 00 degrees 14 minutes 21 seconds West along the East line of
the Southeast quarter of said Section 26 and along the centerline of Hayden
Road a distance of 398.21 feet to the TRUE POINT OF BEGINNING;
THENCE continuing South 00 degrees 14 minutes 21 seconds West along the
aforementioned line a distance of 156.04 feet;

THENCE North 89 degrees 45 minutes 39 seconds West a distance of 338.02

THENCE North 00 degrees 14 minutes 21 seconds East a distance of 13.62 feet;

THENCE North 89 degrees 45 minutes 39 seconds West a distance of 170.62 feet;
THENCE South 00 degrees 14 minutes 21 seconds West a distance of 6.00 feet;
THENCE North 80 degrees 45 minutes 30 seconds West a distance of 10.00

THENCE North 89 degrees 45 minutes 39 seconds West a distance of 10.00 feet; THENCE North 00 degrees 14 minutes 21 seconds East a distance of 6.00 feet;

THENCE North 89 degrees 45 minutes 39 seconds West a distance of 25.30 feet;
THENCE North 00 degrees 14 minutes 21 seconds East a distance of 2.09 feet;
THENCE North 80 degrees 14 minutes 21 seconds East a distance of 2.09 feet;

THENCE North 89 degrees 45 minutes 39 seconds West a distance of 35.02 feet; THENCE North 00 degrees 14 minutes 00 seconds East a distance of 374.67

reet;

THENCE North 78 degrees 10 minutes 21 seconds East a distance of 108.14 feet; THENCE North 00 degrees 14 minutes 00 seconds East a distance of 120.58

feet to a point on the centerline of Osborn Road, said point being a point of a curve concave Southerly the center of which bears South 9 degrees 19 minutes 29 seconds East a distance of 1432.40 feet;
THENCE Easterly along the arc of said curve and along the aforementioned

centerline through a central angle of 4 degrees 37 minutes 24 seconds and a distance of 115.59 feet; THENCE South 00 degrees 14 minutes 21 seconds West a distance of 112.00

THENCE North 89 degrees 45 minutes 39 seconds West a distance of 68.64

THENCE South 00 degrees 14 minutes 21 seconds West a distance of 110.48 feet;

THENCE North 89 degrees 45 minutes 39 seconds West a distance of 59.00 feet; THENCE South 00 degrees 14 minutes 21 seconds West a distance of 118.64

feet; THENCE South 89 degrees 45 minutes 39 seconds East a distance of 21.67

feet; THENCE South 00 degrees 14 minutes 21 seconds West a distance of 16.19

THENCE South 89 degrees 45 minutes 39 seconds East a distance of 6.00 feet; THENCE South 00 degrees 14 minutes 21 seconds West a distance of 6.28 feet; THENCE South 89 degrees 45 minutes 39 seconds East a distance of 92.44

THENCE North 00 degrees 14 minutes 21 seconds East a distance of 104.48 feet; THENCE South 89 degrees 45 minutes 39 seconds East a distance of 120.17

feet; THENCE South 00 degrees 14 minutes 21 seconds West a distance of 133.00

THENCE South 00 degrees 14 minutes 21 seconds West a distance of 133.00 feet;
THENCE South 89 degrees 45 minutes 39 seconds East a distance of 246.00

EXCEPTING THEREFROM an undivided one—half interest in and to all oil, gas, petroleum, naptha and other hydrocarbon substances and minerals lying below a depth of 500 feet, as reserved in the Deed recorded in Docket 9943, page 719, records of Maricopa County, Arizona.

PARCEL NO. 5:

feet to the TRUE POINT OF BEGINNING;

PARCEL NO. 5:
Nonexclusive easements for ingress and egress and passage of pedestrians, parking and passage of motor vehicles into, out of, on, over and across all parking areas, driveways and service areas, all as set forth in instruments recorded in Docket 14494, page 634 and in Docket 14547, page 57.

INDIAN SCHOOL ROAD

OSBORN ROAD

THOMAS ROAD

VICINITY MAP

NOT TO SCALE

NOTES

1) The basis of bearing is the monument line of Hayden Road, also being the East line of the Southeast quarter of Section 26, using a bearing of North 00 degrees 14 minutes 21 seconds East per the MAP OF DEDICATION, Book 191 of Maps, Page 37, records of Maricopa County, Arizona.

2) The Benchmark used for this survey is Maricopa County Department of Transportation 3" brass cap in handhole (0.50' depth) marking the intersection of Osborn Road and Hayden Road having an elevation of 1235.015, NAVD88.

3) All title information and the description shown is based on a Commitment for Title Insurance issued by First American Title Insurance Company, File Number 06182763—128—V60, dated July 23, 2020 and Amended on July 27, 2020 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.

4) The number of striped parking spaces on the subject property are as follows:

Regular: 303

<u>Handicapped: 12</u>

5) 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.

6) According to FEMA Flood Insurance Rate Map, Map Number 04013C2235L, dated October 16, 2020, 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."

7) The underground utilities shown are based on information obtained from plans and markings, combined with observed evidence. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. If this site is to be improved, the utilities and their locations shown on this survey should be verified. 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) The spot elevations and contours shown on this survey are based on aerial topography provided by Kenney Aerial Mapping. Road cross sections shown are based on actual field measurements.

9) 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.

10) The subject property has direct physical access to Osborn Road and Hayden Road, being an improved and open public rights—of—way.

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

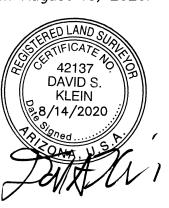
12) Use of the information contained in this instrument for other than the specific purpose for which it was intended is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. Superior Surveying Services, Inc. shall have no liability for any such unauthorized use of this information without their written consent.

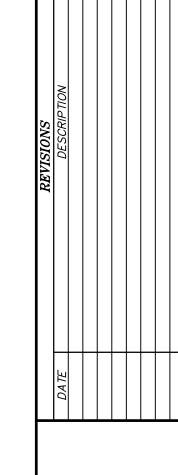
CERTIFICATION

To: CITY OF SCOTTSDALE; VILLAGE PROPERTY MANAGEMENT, LLC, a California limited liability company; 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 2016 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, and 15 of Table A thereof. The field work was completed on August 13, 2020.

Date of Plat or Map: August 14, 2020 David S. Klein R.L.S. 42137





TA / NSPS LAND TITLE SUR

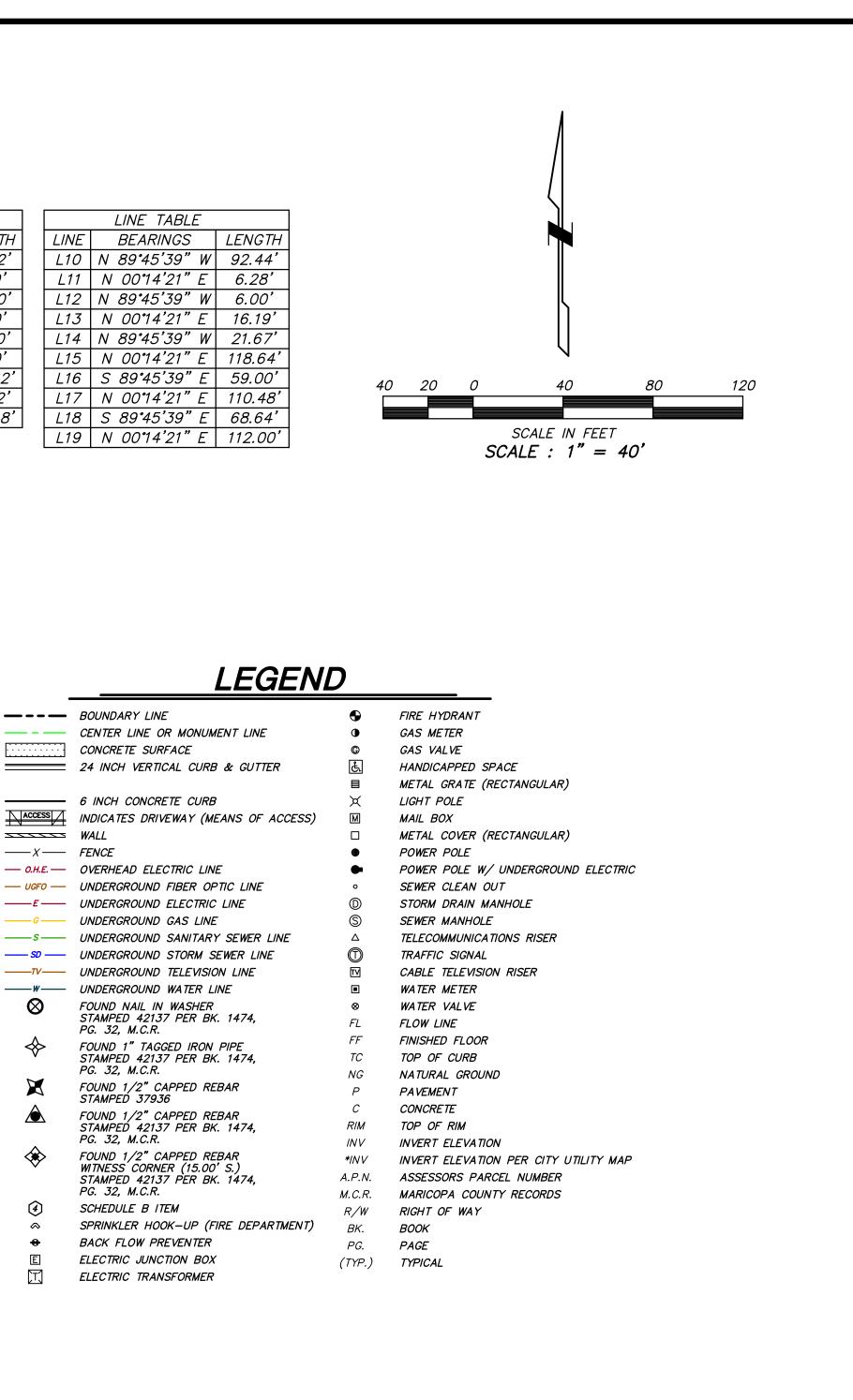
V

2122 W. Lone Cactus Drive, Suite Phoenix, AZ 85027 523—869—0223 (office) 623—869—0720 www.superiorsurveying.com



JOB: **202007066**

AREA = 6.442 ACRES





LINE TABLE

LINE

--- BOUNDARY LINE

WALL

——X— FENCE

CONCRETE SURFACE

6 INCH CONCRETE CURB

— O.H.E. — OVERHEAD ELECTRIC LINE

- UGFO - UNDERGROUND FIBER OPTIC LINE

----TV--- UNDERGROUND TELEVISION LINE

PG. 32, M.C.R.

PG. 32, M.C.R.

PG. 32, M.C.R.

SCHEDULE B ITEM

BACK FLOW PREVENTER

ELECTRIC JUNCTION BOX

ELECTRIC TRANSFORMER

UNDERGROUND GAS LINE

FOUND NAIL IN WASHER

STAMPED 42137 PER BK. 1474,

STAMPED 42137 PER BK. 1474,

FOUND 1" TAGGED IRON PIPE

FOUND 1/2" CAPPED REBAR STAMPED 37936

FOUND 1/2" CAPPED REBAR

FOUND 1/2" CAPPED REBAR

WITNESS' CORNER (15.00' S.)

STAMPED 42137 PER BK. 1474,

STAMPED 42137 PER BK. 1474,

——— E —— UNDERGROUND ELECTRIC LINE

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

AMENDED PLAT OF "TRAIL WEST UNIT TWO" RECORDED IN BOOK 92 OF MAPS, PAGE 37, MARICOPA COUNTY RECORDS

PLAT OF "SCOTTSDALE OFFICE CONDOMINIUMS" RECORDED IN BOOK 241 OF

MAP OF DEDICATION IN BOOK 191 OF MAPS, PAGE 37, MARICOPA COUNTY

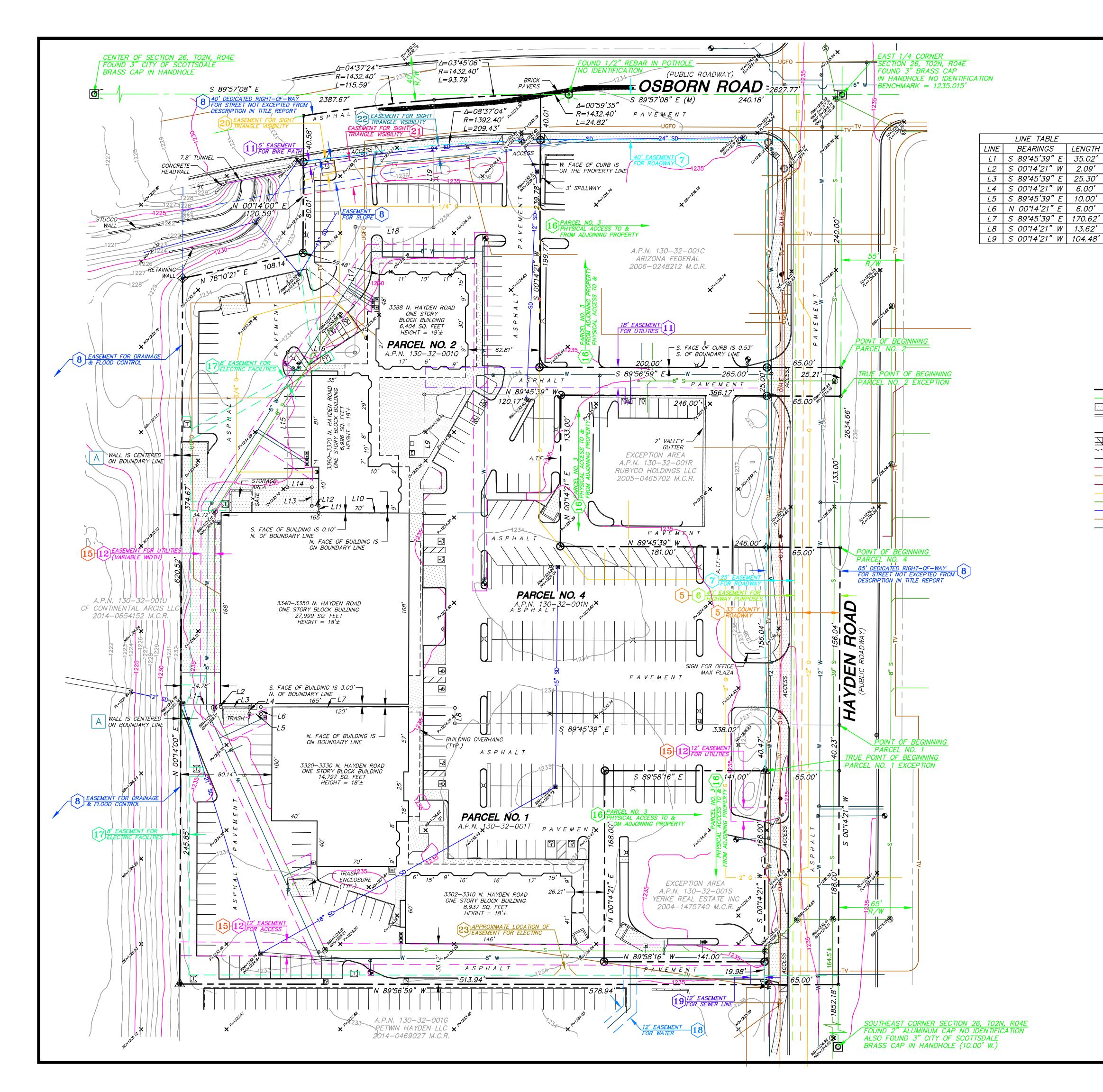
MAPS, PAGE 33, MARICOPA COUNTY RECORDS

HORIZONTAL REGIME MAP IN BOOK 236 OF MAPS, PAGE 49, MARICOPA COUNTY RECORDS





V



15-ZN-2020 09/23/20