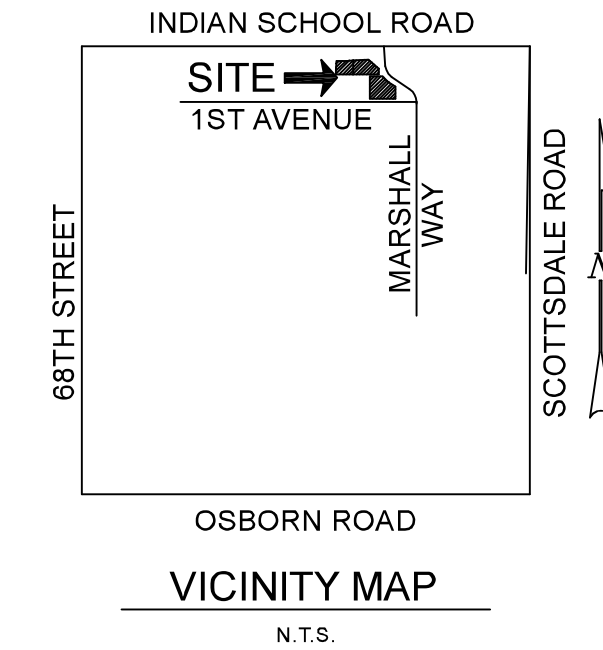


ALTA/NSPS LAND TITLE SURVEY

OF
**SWC INDIAN SCHOOL ROAD
 AND MARSHALL WAY**
SCOTTSDALE, ARIZONA
 BEING A PORTION OF
 THE NORTHEAST QUARTER OF SECTION 27,
 TOWNSHIP 2 NORTH, RANGE 4 EAST,
 OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
 MARICOPA COUNTY, ARIZONA.



PARCEL DESCRIPTION

PARCEL NO. 1:
 (130-12-031B, 130-12-032B)

Lots 5, 6 and 7, Block 2, of SCOTTSDALE, according to the plat recorded in Book 6 of Maps, page 26, records of Maricopa County, Arizona;

EXCEPT those portions conveyed and recorded in Recording No. 99-0400199 by City of Scottsdale in Final Order of Condemnation, records of Maricopa County, Arizona

PARCEL NO. 2:
 (130-12-033B)

A parcel of land located in the Northeast quarter of Section 27, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and being a portion of Lots 8, 9, and 10, Block 2, of SCOTTSDALE, according to the plat recorded in Book 6 of Maps, page 26, records of Maricopa County, Arizona, described as follows:

COMMENCING at the Northeast corner of said Lot 6;
 Thence South 0 degrees 11 minutes 07 seconds West along the East line of said Lot 8, a distance of 49.12 feet to the POINT OF BEGINNING;

Thence continuing South 0 degrees 11 minutes 07 seconds West, a distance of 81.03 feet to the Southeast corner of said Lot 8;

Thence South 89 degrees 08 minutes 00 seconds West along the South line of said Lot 8, a distance of 99.76 feet to the Southwest corner of said Lot 9;

Thence North 0 degrees 07 minutes 25 seconds East along the West line of said Lot 9, a distance of 29.15 feet to a point;

Thence North 89 degrees 52 minutes 35 seconds West, a distance of 0.19 feet to a point on the West line of that property described in Recording No. 87-361809, records of Maricopa County;

Thence North 0 degrees 00 minutes 26 seconds West along said West line, a distance of 49.99 feet to a point;

Thence North 89 degrees 08 minutes 22 seconds East, a distance of 63.50 feet to a point;

Thence North 86 degrees 12 minutes 15 seconds East, a distance of 36.73 feet to the POINT OF BEGINNING.

PARCEL NO. 3:
 (130-12-045, 130-12-046B, 130-12-047A)

Lots 20, 21, and 22, Block 2, of SCOTTSDALE, according to the plat recorded in Book 6 of Maps, page 26, records of Maricopa County, Arizona;

EXCEPT that portion conveyed and recorded in Recording No. 97-0682785 to the City of Scottsdale, described as follows:

A parcel of land located in the northeast quarter of Section 27, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and being a portion of Lots 21 and 22, Block 2, of SCOTTSDALE, according to the plat recorded in Book 6 of Maps, page 26, records of Maricopa County, Arizona; BEGINNING, at the Northeast corner of said Lot 22;

Thence South 00 degrees 19 minutes 11 seconds West along the East line of said Lot 22, a distance of 59.70 feet to a point;

Thence North 56 degrees 29 minutes 27 seconds West, a distance of 51.06 feet to a point of curvature with a radius of 126.50;

Thence, Northwesterly, along on said curve to the right, through a central angle of 20 degrees 4 minutes 30 seconds, an arc length of 44.32 feet to a point on the North line of said Lot 21;

Thence North 89 degrees 8 minutes 0 seconds East, along the North line of said Lot 21 and said Lot 22, a distance of 74.88 feet to the POINT OF BEGINNING.

BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE NORTH LINE OF THE NE QUARTER OF SECTION 27, T2N, R4E, USING A BEARING OF NORTH 89 DEGREES 08 MINUTES 46 SECONDS EAST, AS SHOWN ON MINOR LAND DIVISION MAP, RECORDED IN BOOK 1288, PAGE 43, MARICOPA COUNTY RECORDS.

SCHEDULE "B" ITEMS

1. Intentionally omitted

Any outstanding liabilities and obligations, including unpaid assessments, imposed upon said Land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purposes of obtaining water rights for said Land.

3. Reservations contained in the Patent

From: The United States of America
 To: Samuel A. Murphy
 Recording Date: November 24, 1890
 Recording No: Book 25 of Deeds, page 409

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

4. Water rights, claims or title to water, whether or not disclosed by the public records.

5. Intentionally omitted.

AFFECTS SUBJECT PROPERTY
 BLANKET IN NATURE

6. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: Book 124 of Deeds, page 611
 Recording No: Book 124 of Deeds, page 626
 Recording No: Book 134 of Deeds, page 66
 Recording No: Book 134 of Deeds, page 343
 Recording No: Book 212 of Deeds, page 476
 Recording No: Book 392 of Deeds, page 328

7. Intentionally omitted.

8. Intentionally omitted.

AFFECTS SUBJECT PROPERTY
 PLOTTED AND SHOWN ON MAP

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Public utility
 Recording Date: March 23, 1973
 Recording No: Docket 10057, page 1100
 (affects Lots 6 & 7)

10. Intentionally omitted.

11. Intentionally omitted.

12. Intentionally omitted.

13. Matters which may be disclosed by an inspection of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

14. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the Public Records.

15. Property taxes, including any personal property taxes and any assessments collected with taxes, for the Second installment of 2020 Taxes. (a lien not yet due)

GENERAL NOTES

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. 20000929-040-KG, AMENDMENT NO. 8, AMENDMENT DATE: JANUARY 14, 2021.
- 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 AUGUST 5, 2020.
- 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.

NOTES: (Table "A" Items")

- SET A PK NAIL WITH TAG "AWLS 45377" AT PROPERTY CORNERS AS SHOWN HEREON UNLESS OTHERWISE NOTED.
- PROPERTY ADDRESS PER MARICOPA ASSESSOR WEBSITE.
 APN: 130-12-031B - 7033 E INDIAN SCHOOL ROAD
 APN: 130-12-032B - 7029 E INDIAN SCHOOL ROAD
 APN: 130-12-033B - 7017 E INDIAN SCHOOL ROAD
 APN: 130-12-045, 130-12-046B & 130-12-047A - ADDRESS NOT AVAILABLE
- PARCEL NO. 1 (APN: 130-12-031B & 130-12-032B)
 AREA IS 10,976 SQUARE FEET OR 0.25 ACRES, MORE OR LESS.

 PARCEL NO. 2 (APN: 130-12-033B)
 AREA IS 7,935 SQUARE FEET OR 0.18 ACRES, MORE OR LESS.

 PARCEL NO. 3 (APN: 130-12-045, 130-12-046B & 130-12-047A)
 AREA IS 16,794 SQUARE FEET OR 0.39 ACRES, MORE OR LESS.
- 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 2011 ALTA STANDARDS: WITH REGARD TO TABLE A, ITEM 11(B), 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 EXCAVATION MAY BE NECESSARY.
- ADJOINER INFORMATION IS PER MARICOPA COUNTY ASSESSOR WEBSITE.

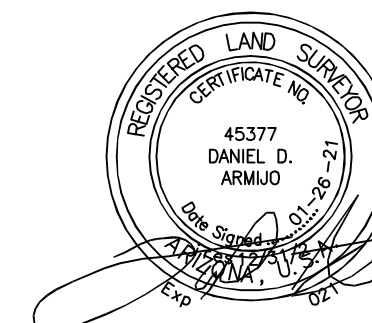
FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

AT THE TIME OF THIS SURVEY, SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (DOTTED) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 04013C2235L, DATED OCTOBER 16, 2013. ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL 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.

CERTIFICATION

To: JACKSON DEARBORN PARTNERS, LLC
 BOLOUR ASSOCIATES, INC., A CALIFORNIA CORPORATION
 THE ARTISAN OWNER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
 COMMONWEALTH 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, 3, 4, 11 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 5, 2020.



BENCHMARK

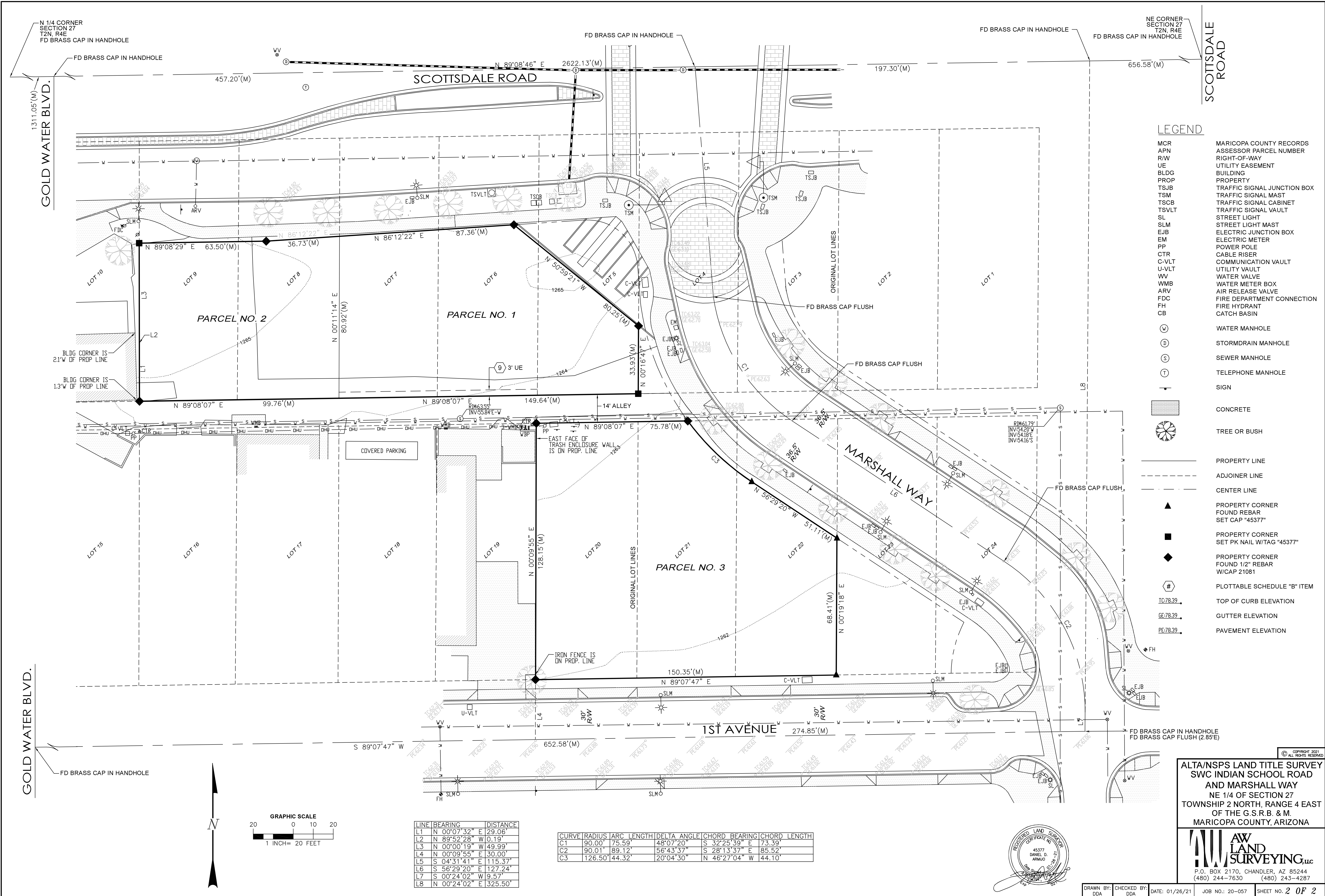
BENCHMARK IS A CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD & INDIAN SCHOOL ROAD BEING THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST.

ELEVATION = 1260.366' NAVD 88 (CITY OF SCOTTSDALE DATUM)

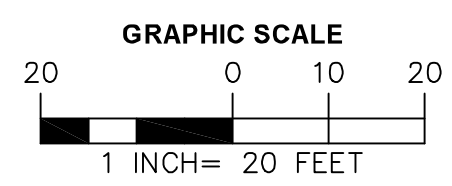
ALTA/NSPS LAND TITLE SURVEY
 SWC INDIAN SCHOOL ROAD
 AND MARSHALL WAY
 NE 1/4 OF SECTION 27
 TOWNSHIP 2 NORTH, RANGE 4 EAST
 OF THE G.S.R.B. & M.
 MARICOPA COUNTY, ARIZONA

AW LAND SURVEYING, LLC
 P.O. BOX 2170, CHANDLER, AZ 85244
 (480) 244-7630 (480) 243-4287

DRAWN BY: DDA CHECKED BY: DDA DATE: 01/26/21 JOB NO.: 20-057 SHEET NO. 1 OF 2

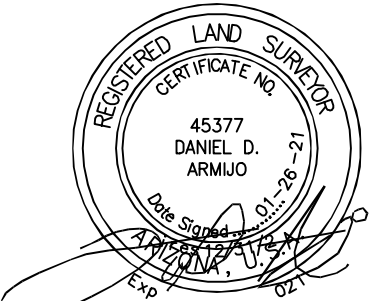


- LEGEND**
- MCR MARICOPA COUNTY RECORDS
 - APN ASSESSOR PARCEL NUMBER
 - R/W RIGHT-OF-WAY
 - UE UTILITY EASEMENT
 - BLDG BUILDING
 - PROP PROPERTY
 - TSJB TRAFFIC SIGNAL JUNCTION BOX
 - TSM TRAFFIC SIGNAL MAST
 - TSCB TRAFFIC SIGNAL CABINET
 - TSVLT TRAFFIC SIGNAL VAULT
 - SL STREET LIGHT
 - SLM STREET LIGHT MAST
 - EJB ELECTRIC JUNCTION BOX
 - EM ELECTRIC METER
 - PP POWER POLE
 - CTR CABLE RISER
 - C-VLT COMMUNICATION VAULT
 - U-VLT UTILITY VAULT
 - WV WATER VALVE
 - WMB WATER METER BOX
 - ARV AIR RELEASE VALVE
 - FDC FIRE DEPARTMENT CONNECTION
 - FH FIRE HYDRANT
 - CB CATCH BASIN
 - W WATER MANHOLE
 - D STORMDRAIN MANHOLE
 - S SEWER MANHOLE
 - T TELEPHONE MANHOLE
 - SIGN
 - CONCRETE
 - TREE OR BUSH
 - PROPERTY LINE
 - ADJOINER LINE
 - CENTER LINE
 - ▲ PROPERTY CORNER FOUND REBAR SET CAP "45377"
 - PROPERTY CORNER SET PK NAIL W/TAG "45377"
 - ◆ PROPERTY CORNER FOUND 1/2" REBAR W/CAP 21081
 - # PLOTTABLE SCHEDULE "B" ITEM
 - IC-78.39 TOP OF CURB ELEVATION
 - GE-78.39 GUTTER ELEVATION
 - PE-78.39 PAVEMENT ELEVATION

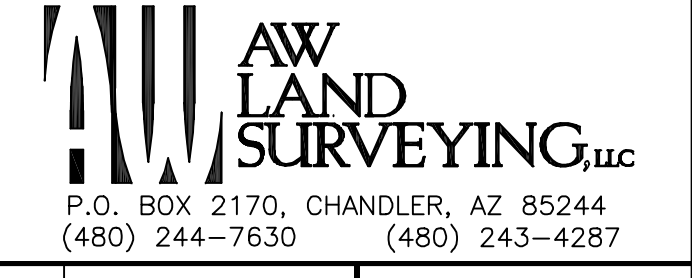


LINE	BEARING	DISTANCE
L1	N 00°07'32" E	29.06'
L2	N 89°52'28" W	0.19'
L3	N 00°00'19" W	49.99'
L4	N 00°09'55" E	30.00'
L5	S 04°31'41" E	115.37'
L6	S 56°29'20" E	127.24'
L7	N 00°24'02" W	9.57'
L8	N 00°24'02" E	325.50'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	90.00'	75.59'	48°07'20"	S 32°25'39" E	73.39'
C2	90.01'	89.12'	56°43'37"	S 28°13'37" E	85.52'
C3	126.50'	44.32'	20°04'30"	N 46°27'04" W	44.10'



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DRAWN BY: DDA CHECKED BY: DDA DATE: 01/26/21 JOB NO.: 20-057 SHEET NO. 2 OF 2