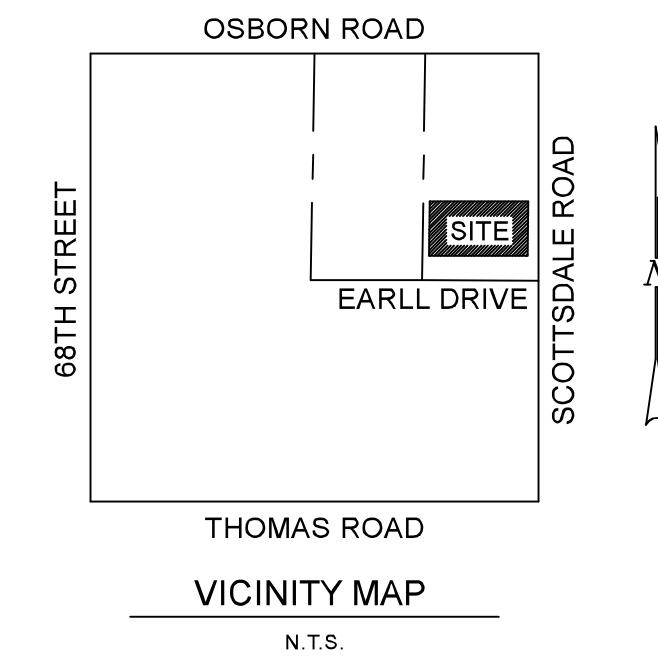


ALTA/NSPS LAND TITLE SURVEY

OF
3202 N SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA

BEING
A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF
SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



PARCEL DESCRIPTION

THE NORTH HALF OF LOT 4, BLOCK 29, OF SECURITY ACRES AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 8 OF MAPS, PAGE 59.

EXCEPT THE EAST 7 FEET, AND

EXCEPT THE WEST 15 FEET OF THE EAST 22 FEET, AND

EXCEPT THE EAST 5 FEET OF THE WEST 30 FEET.

NOTES: (Table "A" Items")

- SET A 1/2" REBAR W/CAP "AWLS 45377" AT PROPERTY CORNERS AS SHOWN HEREON UNLESS OTHERWISE NOTED.
- AREA IS 91,855 SQUARE FEET OR 2.11 ACRES, MORE OR LESS.
- AT THE TIME OF THIS SURVEY, SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION FROM OWNER PURSUANT TO TABLE A ITEM 6(a) & 6(b). ACCORDING TO THE CITY OF SCOTTSDALE WEBSITE, SUBJECT PROPERTY IS ZONED HIGHWAY COMMERCIAL (C-3).
- ADJOINER INFORMATION IS PER MARICOPA COUNTY ASSESSOR WEBSITE.

FLOOD ZONE DESIGNATION

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.

SCHEDULE "B" ITEMS

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession thereof.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- Any lien or right to a lien for services, labor or material not shown by the Public Records.
- Taxes for the full year of 2021. (The first half is due October 1, 2021 and is delinquent November 1, 2021. The second half is due March 1, 2022 and is delinquent May 1, 2022).
- The liabilities and obligations imposed upon the 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 purpose of obtaining water rights for said land.
- Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof.
- Water rights, claims or title to water, whether or not shown by the public records.
- AFFECTS SUBJECT PROPERTY (DOCUMENT CREATES LOT; NO EASEMENTS DEDICATED) 12. Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as Book 8 of Maps, Page 59, 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 SUBJECT PROPERTY (PLOTTED AND SHOWN ON SURVEY) 13. An easement for electric lines and poles and incidental purposes recorded as Docket 1350, Page 508.
- AFFECTS SUBJECT PROPERTY (PLOTTED AND SHOWN ON SURVEY) 14. An easement for electric lines and poles and incidental purposes recorded as Docket 1879, Page 553.
- AFFECTS SUBJECT PROPERTY (PLOTTED AND SHOWN ON SURVEY) 15. An easement for gas main and incidental purposes recorded as Docket 5291, Page 248.
- AFFECTS SUBJECT PROPERTY (PLOTTED AND SHOWN ON SURVEY) 16. An easement for road or highway, public utilities and pipes or poles and incidental purposes recorded as Docket 5580, Page 90.
- AFFECTS SUBJECT PROPERTY (PLOTTED AND SHOWN ON SURVEY) 17. The terms, conditions, provisions and easements contained in the document entitled City of Scottsdale Easement recorded October 28, 1987 as 87-656782, of Official Records.
- AFFECTS SUBJECT PROPERTY (BLANKET IN NATURE) 18. The terms, conditions and provisions contained in the document entitled Indemnity Agreement recorded October 16, 1995 as 95-0632952, of Official Records.
- Any facts, rights, interests or claims that would be disclosed by a correct ALTA/NSPS survey.
- Any rights, interest or claims of parties in possession of the land not shown by the public records.
NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement.

GENERAL NOTES

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 836TAZ, WITH A COMMITMENT DATE OF APRIL 5, 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 MAY 11, 2021.
- 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.

BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST, USING A BEARING OF NORTH 00°09'06" EAST AS SHOWN ON THE PROPERTY ASSEMBLAGE FOR FIRST BAPTIST CHURCH, RECORDED IN BOOK 960, PAGE 5, MARICOPA COUNTY RECORDS.

CERTIFICATION

TO: 3202 SCOTTSDALE, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY

DESERT TROON COMPANIES, LLC

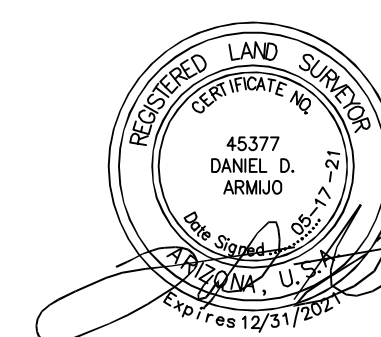
LORRIANE HAUSMANN-ELLIS, TRUSTEE OF THE LORRAINE HAUSMANN-ELLIS FAMILY TRUST DATED MARCH 9, 1990

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, 6 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 11, 2021.

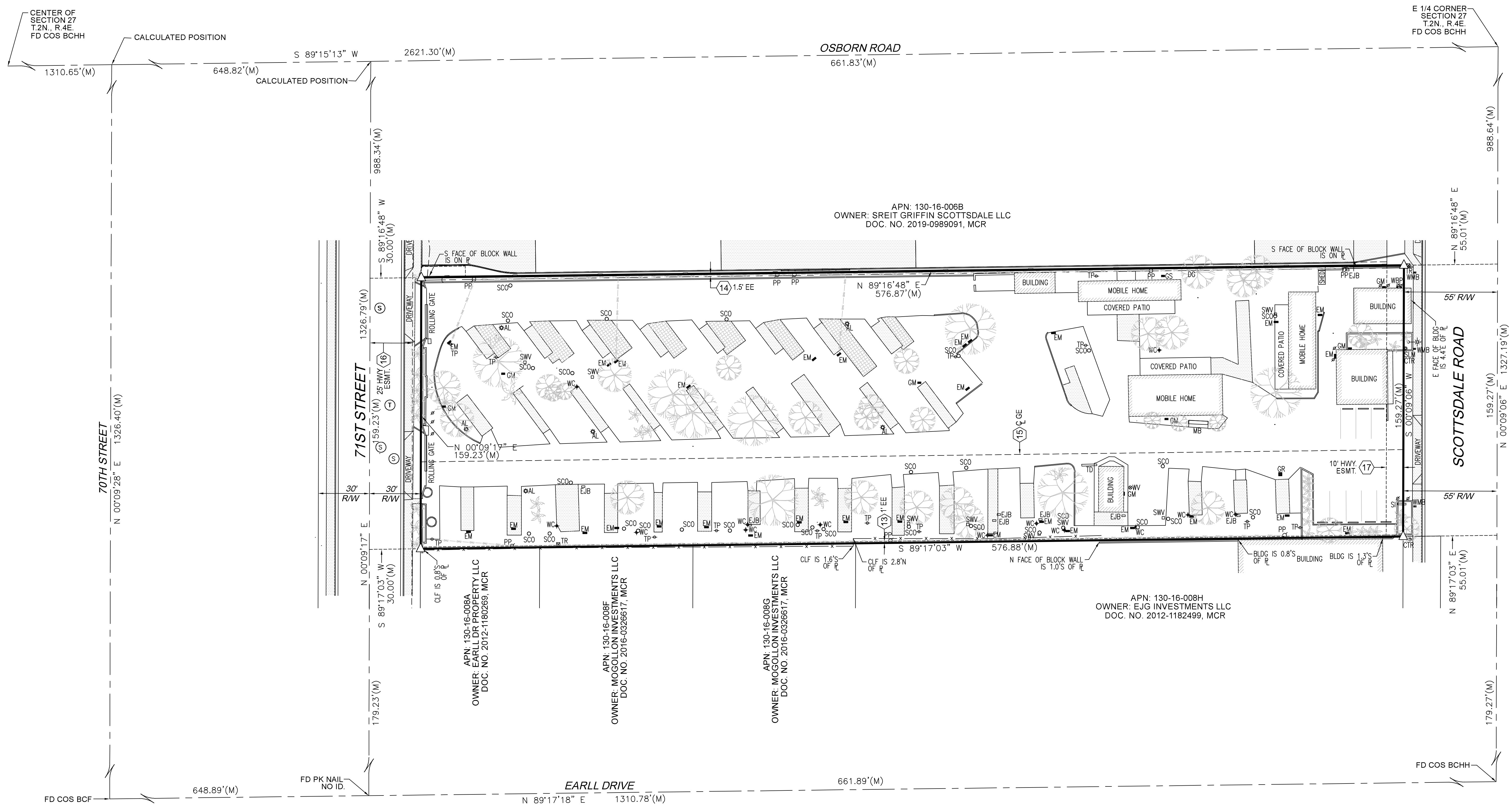
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ALTA/NSPS LAND TITLE SURVEY
SECTION 27
TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE G.S.R.B. & M.
MARICOPA COUNTY, ARIZONA



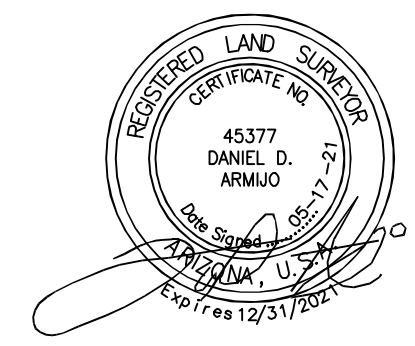
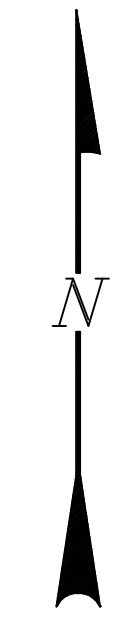
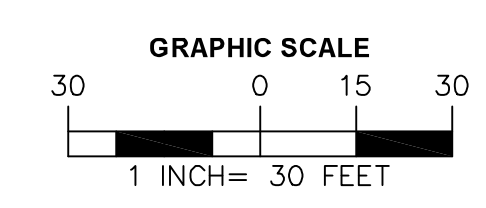
AW LAND SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287

DRAWN BY: DDA CHECKED BY: DDA DATE: 05/17/21 JOB NO.: 21-038 SHEET NO. 1 OF 2



LEGEND

MCR	MARICOPA COUNTY RECORDS	PP	POWER POLE	Ⓢ	SEWER MANHOLE	▨	CONCRETE
APN	ASSESSOR PARCEL NUMBER	SCO	SEWER CLEANOUT	Ⓣ	TELEPHONE MANHOLE	🌳	TREE
DOC.	DOCUMENT	SWV	SEWER VENT	—	PROPERTY LINE	🌴	PALM TREE
NO.	NUMBER	TP	TELEPHONE POLE	—	ADJOINER LINE	△	PROPERTY CORNER SET 1/2" REBAR W/CAP "AWLS 45377" UNLESS OTHERWISE NOTED
R/W	RIGHT-OF-WAY	EM	ELECTRIC METER	---	CENTER LINE		
BCHH	BRASS CAP IN HANDHOLE	WC	WATER CONNECTION	---	EASEMENT LINE AS NOTED		
BCF	BRASS CAP FLUSH	TR	TELEPHONE RISER				
COS	CITY OF SCOTTSDALE	AL	AREA LIGHT				
HWY ESMT.	HIGHWAY EASEMENT	EJB	ELECTRIC JUNCTION BOX				
EE	ELECTRIC EASEMENT	WV	WATER VALVE				
GE	GAS EASEMENT	GM	GAS METER				
CL	CENTERLINE	WMB	WATER METER BOX				
PL	PROPERTY LINE	GR	GRATE				
BLDG	BUILDING	CTR	CABLE TV RISER				
CLF	CHAINLINK FENCE	SLM	STREET LIGHT MAST				



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