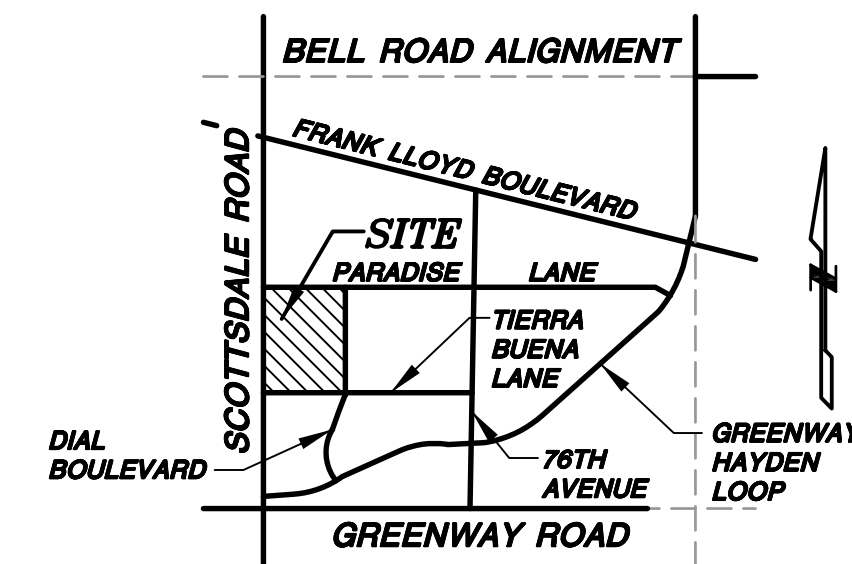


ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA



VICINITY MAP

NOT TO SCALE

NOTES

- 1) The basis of bearing is the monument line of Scottsdale Road, also being the West line of the Southwest quarter of Section 2, using a bearing of North 00 degrees 49 minutes 25 seconds East, per the MAP OF DEDICATION FOR SCOTTSDALE RESEARCH PARK, Book 259 of Maps, Page 38, records of Maricopa County, Arizona.
- 2) All title information and the description shown is based on a Commitment for Title Insurance issued by Chicago Title Insurance Company, File Number 6191922A-026-NM2, dated July 21, 2022, and 1st Amended on July 26, 2022 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 subject property are as follows:
Regular: 336
Handicapped: 7
Total: 343
- 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) 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.
- 6) 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.
- 7) The subject property has direct physical access to Dial Boulevard and Tierra Buena Lane, being an improved and open public rights-of-way.
- 8) The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.
- 9) 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
- FINAL PLAT OF "KEIRLAND AND PARCELS 4C & 6B" RECORDED IN BOOK 259 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS
- MAP OF DEDICATION "SCOTTSDALE RESEARCH PARK" RECORDED IN BOOK 259 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS
- RESULTS OF SURVEY IN BOOK 763 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS
- RECORD OF SURVEY IN BOOK 1313 OF MAPS, PAGE 27, MARICOPA COUNTY RECORDS

SCHEDULE "B" ITEMS

- 2 EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, including but not limited to any recitals creating liabilities, obligations or party walls, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin set forth on plat:
Recorded in Book 259 of Maps, Page 38
Which, among other matters, includes an easement which restricts direct access to Scottsdale Road.
(PLOTTED HEREON)
- 3 EASEMENT and rights incident thereto, as set forth in instrument:
Recorded in Document No. 93-0038342; and
Document No. 93-0038343
Purpose underground water line
Recorded: January 23, 1993
(Parcel No. 1)
(PLOTTED HEREON)
- 4 EASEMENT and rights incident thereto, as set forth in instrument:
Recorded in Document No. 93-0466871
Purpose underground electric lines and appurtenant facilities
Recorded: July 19, 1993
(Parcel No. 1)
(PLOTTED HEREON)
- 5 Reservations, exceptions and provisions contained in the patent to said land:
Recorded May 3, 1976
Recorded in Docket 11657, Page 293
and in the acts authorizing the issuance thereof, including, but not limited to, the following matters:
A. Subject to existing reservations, easements or rights of way heretofore legally obtained and now in full force and effect.
B. The right of the State of Arizona, its lessees or permittees to enter upon said land for the purpose of exploration, development and removal of the mineral estate reserved from said land.
(PERTAINS TO LAND PATENT OVER SURVEYED PROPERTY - NOT PLOTTABLE)

SIGNIFICANT OBSERVATIONS

- A EVIDENCE OF BUILDING OVER 10' ELECTRIC EASEMENT BY A MAXIMUM OF 10.64 FEET.

DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SCOTTSDALE, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
That portion of the South half of the North half of the Southwest quarter of Section 2, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying West of the East line of 73rd Street as shown on the Scottsdale Research Park Map of Dedication recorded December 8, 1983 in Book 259 of Maps, Page 38, records of Maricopa County, Arizona;

EXCEPT any streets dedicated by Book 259 of Maps, page 38, records of Maricopa County; and

EXCEPT one-sixteenth of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all uranium, thorium or any other material which is, or may be, determined by the laws of the United States, the State of Arizona or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Arizona Revised Statutes and in the Patent to said land recorded May 3, 1976 in Docket 11657, Page 293, records of Maricopa County, Arizona.

PARCEL NO. 2:
That portion of the North half of the North half of the Southwest quarter of Section 2, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying West of the East line of 73rd Street as shown on the Scottsdale Research Park Map of Dedication recorded December 8, 1983 in Book 259 of Maps, Page 38, records of Maricopa County, Arizona;

EXCEPT any streets dedicated by Book 259 of Maps, page 38, records of Maricopa County; and

EXCEPT one-sixteenth of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all uranium, thorium or any other material which is, or may be, determined by the laws of the United States, the State of Arizona or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Arizona Revised Statutes and in the Patent to said land recorded May 3, 1976 in Docket 11657, Page 293, records of Maricopa County, Arizona.

AREA = 27.719 ACRES

1,207,435 SQ. FT.

CERTIFICATION

To: CITY OF SCOTTSDALE; CRACKERJAX LAND COMPANY, LLC, a Delaware limited liability company; and CHICAGO 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, 7(a), 7(b)(1), 7(c), 8, and 9 of Table A thereof. The field work was completed on August 8, 2022.

Date of Plat or Map: August 10, 2022
David S. Klein
R.L.S. 42137



David S. Klein

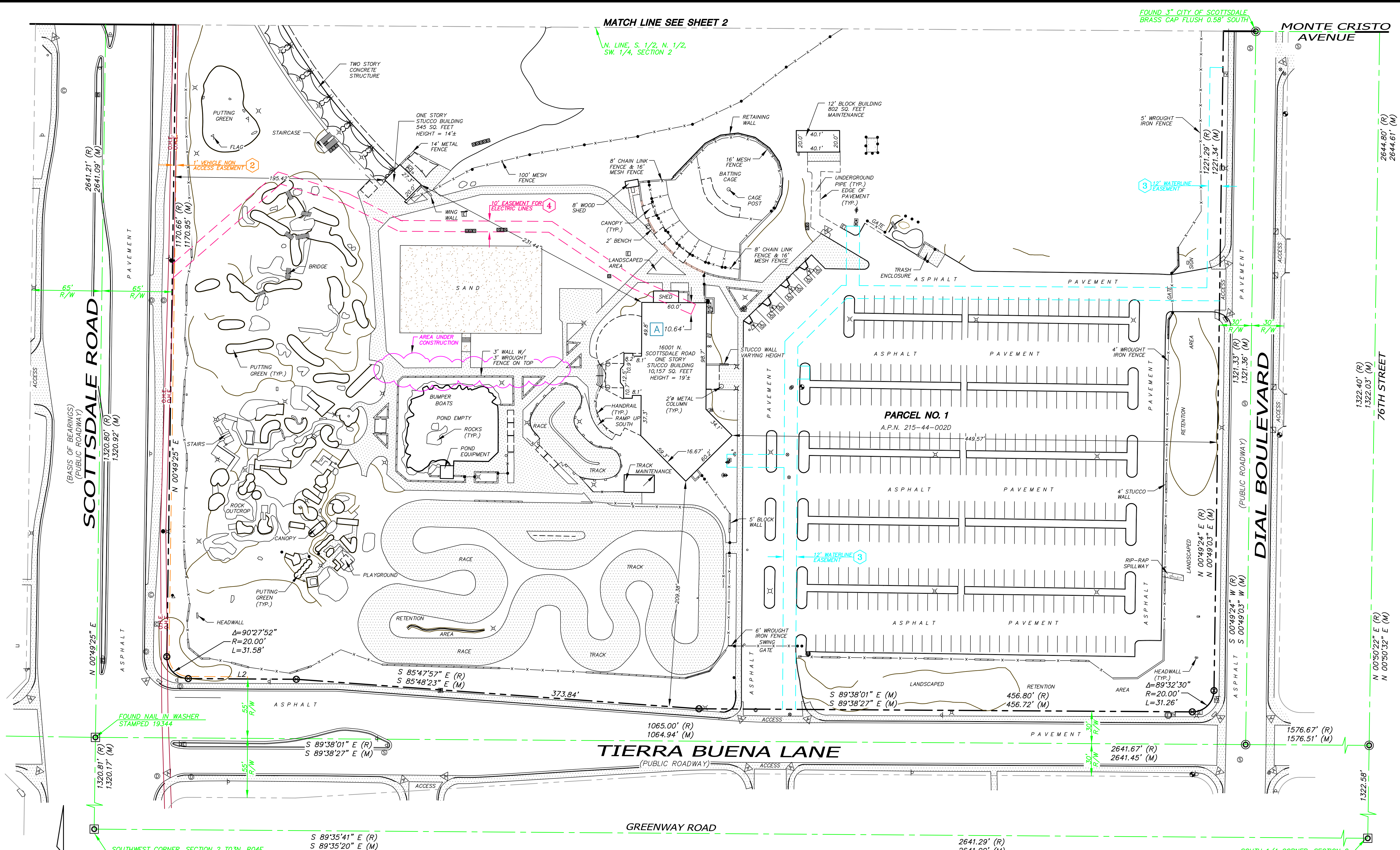
REVISIONS
DESCRIPTION
DATE

ALTA / NSPS LAND TITLE SURVEY
16001 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85254

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: GBF CHK: GBF
SHEET 1 OF 3
DATE: 8/10/2022
JOB: 202207062



MATCH LINE SEE SHEET 2

N. LINE, S. 1/2, N. 1/2, SW. 1/4, SECTION 2

FOUND 3" CITY OF SCOTTSDALE BRASS CAP FLUSH 0.58' SOUTH

MONTE CRISTO AVENUE

SCOTTSDALE ROAD (BASIS OF BEARINGS) (PUBLIC ROADWAY)

DIAL BOULEVARD (PUBLIC ROADWAY)

TIERRA BUENA LANE (PUBLIC ROADWAY)

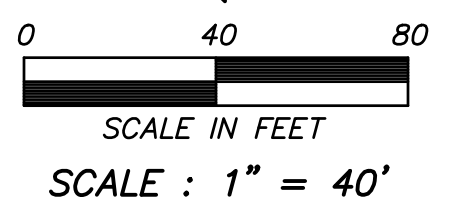
GREENWAY ROAD

PARCEL NO. 1 A.P.N. 215-44-002D

LEGEND

- BOUNDARY LINE
- - - CENTER LINE OR MONUMENT LINE
- ▨ CONCRETE SURFACE
- ▨ 24 INCH VERTICAL CURB & GUTTER
- ▨ CATCH BASIN
- ▨ 6 INCH CONCRETE CURB
- ▨ INDICATES DRIVEWAY (MEANS OF ACCESS)
- ▨ WALL
- - - FENCE
- ⊗ FOUND 1/2" REBAR W/ CAP STAMPED 42137 PER BK. 1313, PG. 27, M.C.R.
- ⊕ INDICATES MONUMENTS (FOUND AS NOTED)
- ⊙ FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH
- ⊖ SCHEDULE B ITEM
- ⊕ SPRINKLER HOOK-UP (FIRE DEPARTMENT)
- ⊖ AIR CONDITIONER
- ⊕ BACK FLOW PREVENTER
- ⊕ COMMUNICATION JUNCTION BOX
- ⊕ DRYWELL OR CATCH BASIN
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC CABINET
- ⊕ ELECTRIC JUNCTION BOX
- ⊕ FIRE HYDRANT
- ⊕ FLAG POLE
- ⊕ GAS METER
- ⊕ GUARD POST OR GATE POST
- ⊕ HANDICAPPED SPACE
- ⊕ METAL GRATE (CIRCULAR)
- ⊕ LIGHT POLE
- ⊕ METAL COVER (CIRCULAR)
- ⊕ MANHOLE
- ⊕ PEDESTRIAN ACCESS RAMP
- ⊕ POWER POLE
- ⊕ SEWER CLEAN OUT
- ⊕ SEWER MANHOLE
- ⊕ STREET SIGN
- ⊕ TELECOMMUNICATIONS MANHOLE
- ⊕ TELECOMMUNICATIONS RISER
- ⊕ TRAFFIC SIGNAL
- ⊕ CABLE TELEVISION RISER
- ⊕ UNDERGROUND VAULT
- ⊕ WATER METER
- ⊕ WATER VALVE
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD PER BK. 259, PG. 38, M.C.R.
- (M) MEASURED

LINE	BEARINGS	LENGTH
L1	S 89°40'21" E (R) S 89°39'54" E (M)	100.00'
L2	N 89°38'01" W (R) N 89°38'27" W (M)	100.00'



REVISIONS	DESCRIPTION

DATE

ALTA / NSPS LAND TITLE SURVEY
16001 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85254

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
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SHEET 3 OF 3
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