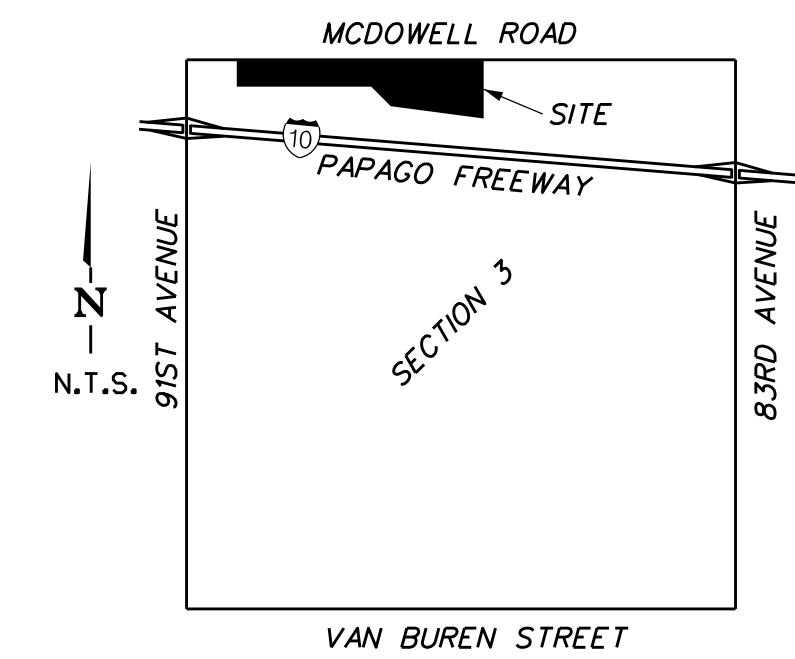


# A.L.T.A. - N.S.P.S. LAND TITLE SURVEY

OF

A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 EAST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## VICINITY MAP



### PARCEL NO. 1:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 3 BEARS NORTH 88 DEGREES 59 MINUTES 35 SECONDS EAST 551.54 FEET:

THENCE SOUTH 01 DEGREES 00 MINUTES 25 SECONDS EAST 40.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 59 MINUTES 35 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH 40 FEET OF SAID NORTHWEST QUARTER 785.00 FEET:

THENCE SOUTH 01 DEGREES 00 MINUTES 25 SECONDS EAST 423.97 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 10;

THENCE SOUTH 87 DEGREES 38 MINUTES 09 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 52.34 FEET:

THENCE SOUTH 24 DEGREES 58 MINUTES 33 SECONDS EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, 138.65 FEET:

THENCE SOUTH 78 DEGREES 30 MINUTES 42 SECONDS EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, 346.16 FEET:

THENCE SOUTH 89 DEGREES 20 MINUTES 05 SECONDS EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, 363.62 FEET TO A POINT FROM WHICH A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER BEARS SOUTH 89 DEGREES 20 MINUTES 05 SECONDS EAST 507.61 FEET:

THENCE NORTH 01 DEGREES 00 MINUTES 25 SECONDS WEST 54.23 FEET:

THENCE NORTH 88 DEGREES 59 MINUTES 35 SECONDS EAST 30 FEET:

THENCE NORTH 01 DEGREES 00 MINUTES 25 SECONDS WEST 135 FEET:

THENCE NORTH 88 DEGREES 59 MINUTES 35 SECONDS EAST 18 FEET:

THENCE NORTH 01 DEGREES 00 MINUTES 25 SECONDS WEST 135 FEET:

THENCE SOUTH 88 DEGREES 59 MINUTES 35 SECONDS WEST 73 FEET:

THENCE NORTH 01 DEGREES 00 MINUTES 25 SECONDS WEST 315 FEET TO THE POINT OF BEGINNING.

### PARCEL NO. 2:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER FROM WHICH THE NORTH QUARTER CORNER BEARS NORTH 88 DEGREES 59 MINUTES 35 SECONDS EAST 1336.54 FEET:

THENCE SOUTH 01 DEGREES 00 MINUTES 25 SECONDS EAST 40.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01 DEGREES 00 MINUTES 25 SECONDS EAST 423.97 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 10;

THENCE NORTH 87 DEGREES 38 MINUTES 09 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 1062.44 FEET:

THENCE NORTH 70 DEGREES 01 MINUTES 55 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 90.46 FEET:

THENCE NORTH 01 DEGREES 05 MINUTES 36 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF INTERSTATE 10, A DISTANCE OF 314.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 55 FEET OF SAID NORTHWEST QUARTER:

THENCE NORTH 88 DEGREES 59 MINUTES 35 SECONDS EAST ALONG SAID SOUTH LINE 290.03 FEET TO A POINT ON THE EAST LINE OF THE WEST 450 FEET OF SAID NORTHWEST QUARTER:

THENCE NORTH 00 DEGREES 10 MINUTES 52 SECONDS WEST ALONG SAID EAST LINE 15.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 40 FEET OF SAID NORTHWEST QUARTER:

THENCE NORTH 88 DEGREES 59 MINUTES 35 SECONDS EAST ALONG SAID SOUTH LINE 855.28 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF LYING WITHIN PARCEL NOS. 1 AND 2 AS CONVEYED TO THE CITY OF TOLLESON, A MUNICIPAL CORPORATION IN DEED RECORDED IN INSTRUMENT NO. 88-230748, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE SOUTH 15 FEET OF THE NORTH 55 FEET OF SAID NORTHWEST QUARTER OF SAID SECTION 3:

EXCEPT THE WEST 451 FEET, MORE OR LESS; AND

EXCEPT THE EAST 550 FEET THEREOF.

## SCHEDULE "B"

1 PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2016.

2 RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA  
RECORDING DATE: DECEMBER 9, 1891  
RECORDING NO: BOOK 28 OF DEEDS, PAGE 243  
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.

3 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

4 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.

5 ROADWAY AS SHOWN ON MAP RECORDED IN BOOK 21 OF ROAD MAPS, PAGE 16.

6 THE RIGHT OF THE STATE OF ARIZONA TO PROHIBIT, LIMIT, CONTROL OR RESTRICT ACCESS TO STATE HIGHWAY (INTERSTATE-10), AS SET FORTH IN THE DOCUMENT  
RECORDING DATE: JANUARY 10, 1985  
RECORDING NO.: 1985-012807

7 INTENTIONALLY DELETED

8 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: RECIPROCAL EASEMENT AND OPERATION AGREEMENT  
RECORDING DATE: DECEMBER 16, 1986  
RECORDING NO: 1986-693689  
AMENDMENT TO AND MODIFICATION OF SAID RECIPROCAL EASEMENT AND OPERATING AGREEMENT:  
RECORDING DATE: OCTOBER 6, 2006  
RECORDING NO: 2006-1328410  
RERECORDING DATE: DECEMBER 24, 2007  
RERECORDING NO: 2007-1339875  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
COVENANTS, CONDITIONS AND RESTRICTIONS 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, 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 LAWS, AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN.

## NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE AGENCY, INC. ORDER NO.: 22002309-022-LB1 COMMITMENT DATE: APRIL 19, 2016
- BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 EAST, BEARS NORTH 88° 59'35" EAST PER LEGAL DESCRIPTION.
- THIS SURVEY IS NOT INTENDED FOR ENGINEERING DESIGN OR LAYOUT.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- ANY INFORMATION, OTHER THAN SURVEY RELATED, DEPICTED ON THIS MAP ARE INFORMATIONAL ONLY. NO CERTIFICATION IS GIVEN AS TO IT'S ACCURACY. THIS WOULD INCLUDE, BUT NOT BE LIMITED TO, ALL MATTERS EASILY VERIFIED VIA PUBLIC RECORDS.
- ELEVATIONS ARE BASED UPON CITY OF TOLLESON BENCHMARK NO. 2 BRASS CAP ON THE TOP OF CURB AT THE SOUTHEAST CURB RETURN OF 91ST AVENUE AND MCDOWELL ROAD. ELEVATION=1027.72 CITY OF TOLLESON DATUM
- COUNTOURS SHOWN HEREON ARE 1' INTERVAL.

## SCHEDULE "B" (CONTINUED)

9 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: ROADWAY AND PUBLIC UTILITIES  
RECORDING DATE: MAY 13, 1988  
RECORDING NO: 1988-0230747

10 ANY ACTION THAT MAY BE TAKEN BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL, AS DISCLOSED BY DOCUMENT RECORDED AT RECORDING NO. 2001-0021439.

11 INTENTIONALLY DELETED

12 INTENTIONALLY DELETED

13 INTENTIONALLY DELETED

14 AN ORDINANCE (NO. 465, N.B) BY THE CITY OF TOLLESON

FOR: REZONING  
RECORDING DATE: FEBRUARY 14, 2008  
RECORDING NO: 2008-0130917

15 MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 1126 OF MAPS, PAGE 30

16 ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY,

JOB NO.: 160228  
DATED: FEBRUARY 29, 2016  
PREPARED BY: ALLIANCE LAND SURVEYING, LLC  
MATTERS SHOWN:  
A) EXISTING SIGN LOCATED IN THE SOUTHERLY PORTION OF PARCEL NO. 2  
B) EXISTING BUILDING LOCATED ON ADJACENT PROPERTY TO THE EAST ENCROACHES 1.10- FEET ONTO PARCEL NO. 1

17 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.

## SURVEYOR'S CERTIFICATION

TO: FIDELITY NATIONAL TITLE AGENCY, INC., VIRTUA 91ST, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 91ST AVENUE INCA LLC, A DELAWARE LIMITED LIABILITY 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 4, 8, 9, & 11A OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 8/15/2016.

DATE OF PLAT OR MAP: 8/19/2016



EXP. 9-30-2016

**EVERETTALAN**  
[GROUP]

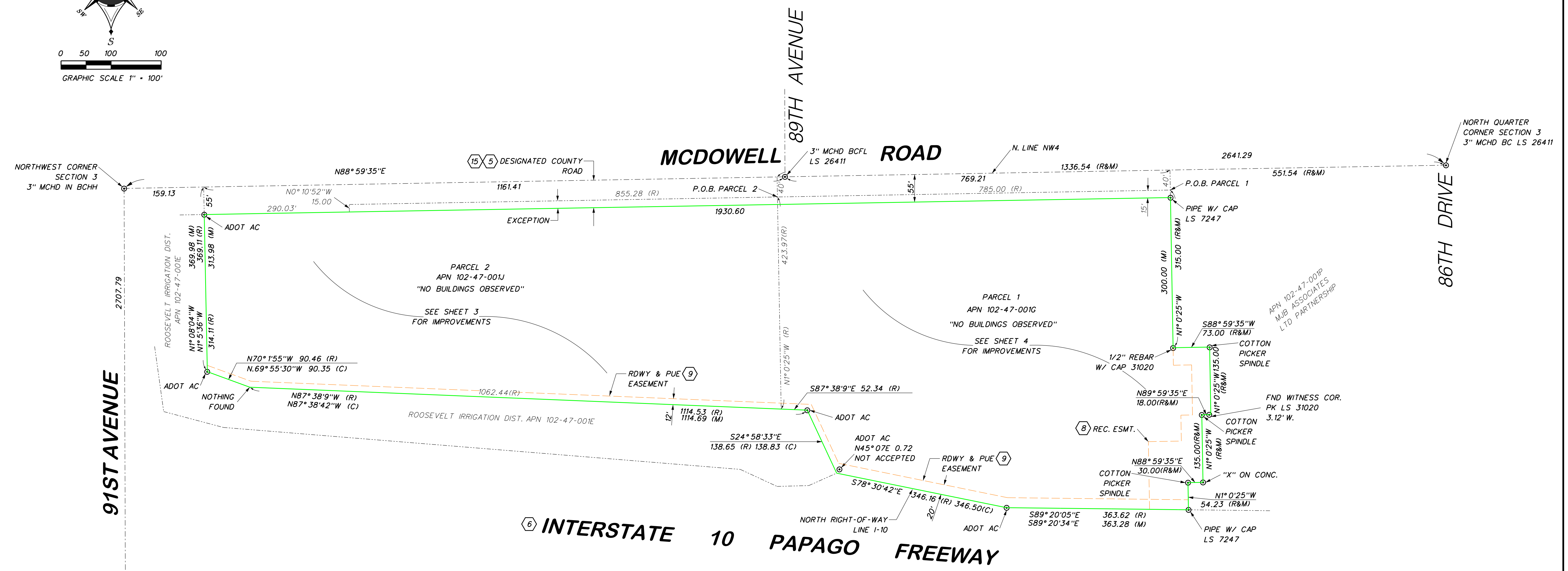
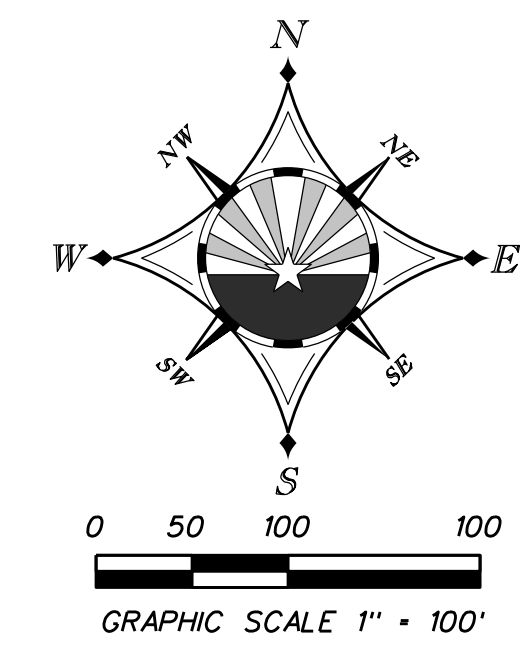
6300 East Cave Creek Road, Suite 202  
Cave Creek, Arizona 85331  
Phone 480.990.0545 Fax 480.994.9097  
www.EverettAlanGroup.com

JOB NO 160809



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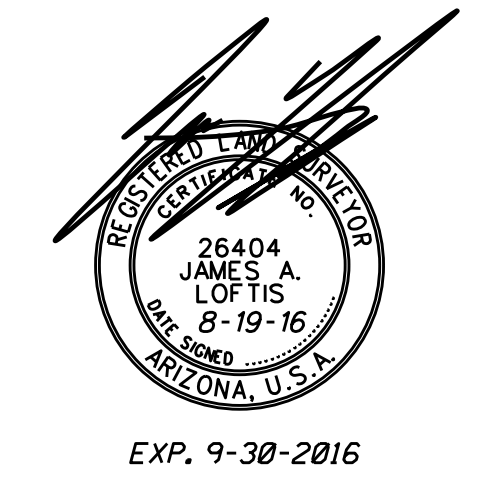
6 INTERSTATE 10 PAPAGO FREEWAY

### LEGEND

- FOUND MONUMENT (TYPE SHOWN)
- PARCEL LINE
- COT CITY OF TOLLESON
- BCFL BRASS CAP FLUSH
- AC ALUMINUM CAP
- ADOT AZ DEPT. OF TRANS.
- BCHH BRASS CAP IN HANDHOLE
- RDWY ROADWAY
- ESMT EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- MC MARICOPA COUNTY
- HD HIGHWAY DEPT.
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED

### AREA

AREA 20.647 ACRES



WEST QUARTER CORNER SECTION 3  
3" COT BCFL

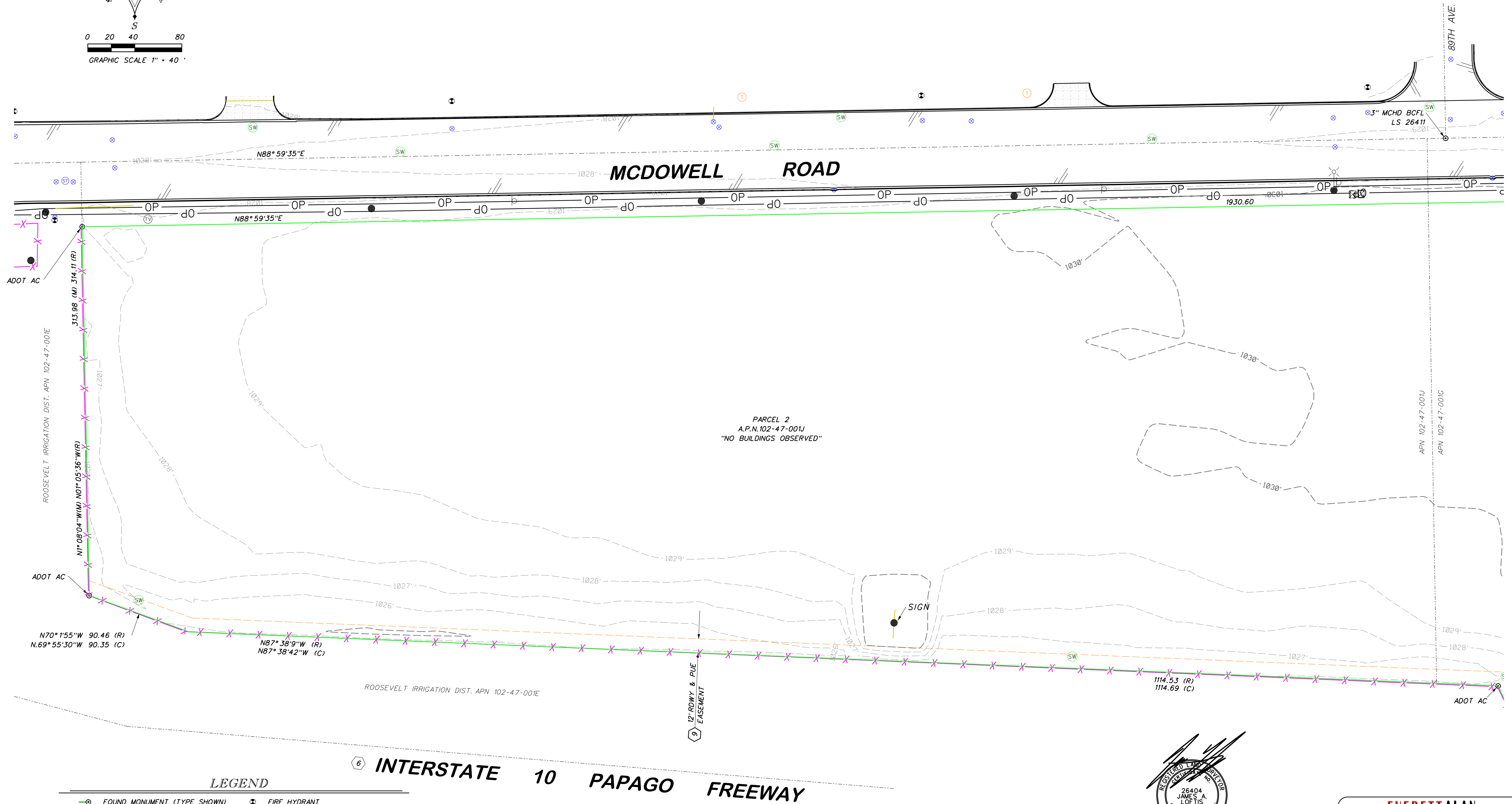
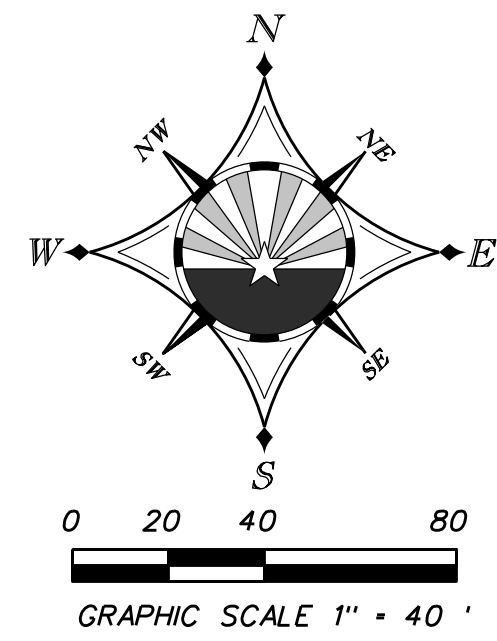
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## LEGEND

- |                             |                        |
|-----------------------------|------------------------|
| FOUND MONUMENT (TYPE SHOWN) | FIRE HYDRANT           |
| PROPERTY LINE               | STREET LIGHT           |
| CONCRETE SURFACE            | STORM MANHOLE          |
| PAVED SURFACE               | SEWER MANHOLE          |
| WATER VALVE                 | VERTICAL CURB & GUTTER |
| TELEPHONE MANHOLE           | POWER POLE             |
| 6' HIGH CHAIN LINK FENCE    | TELEVISION MANHOLE     |
|                             | ELECTRIC TRANSFORMER   |



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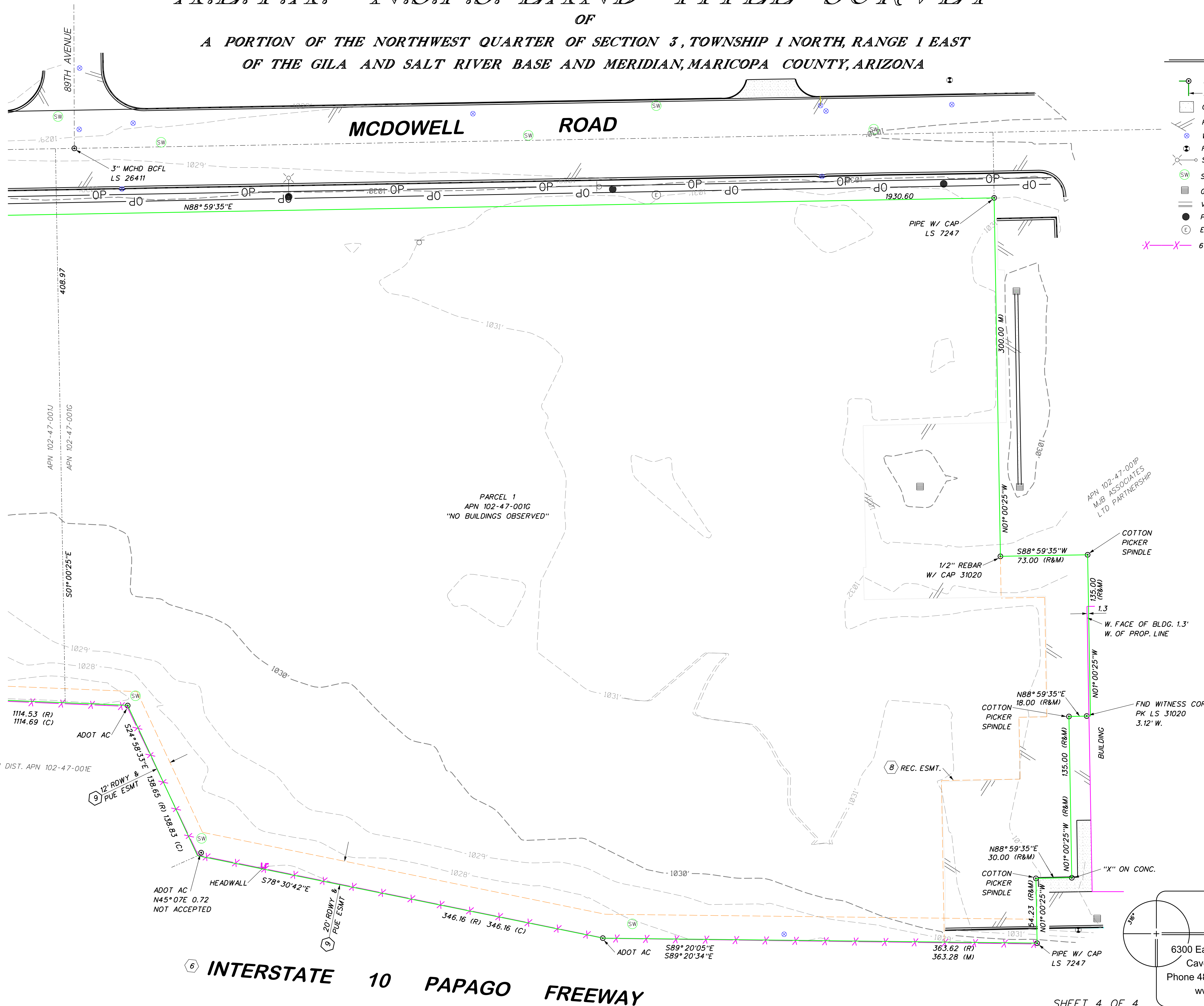
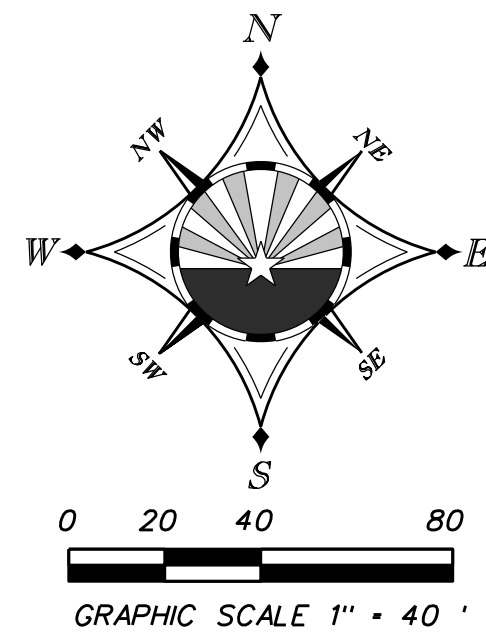
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## LEGEND

- FOUND MONUMENT (TYPE SHOWN)
- PROPERTY LINE
- CONCRETE SURFACE
- PAVED SURFACE
- WATER VALVE
- FIRE HYDRANT
- STREET LIGHT
- SEWER MANHOLE
- GRATE
- VERTICAL CURB & GUTTER
- POWER POLE
- ELECTRIC MANHOLE
- 6' HIGH CHAIN LINK FENCE



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