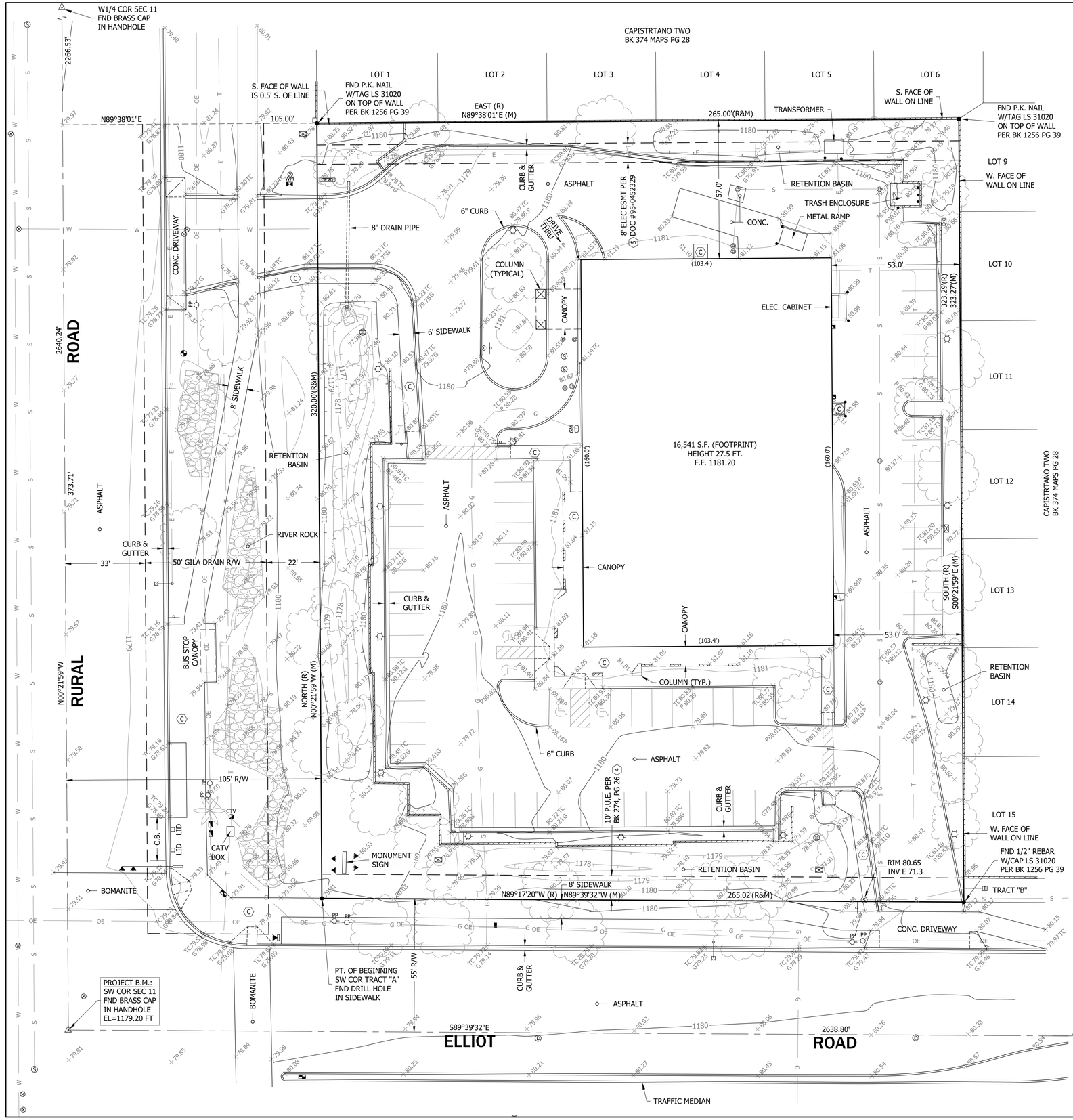

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

That part of Tract A, of GALLERIA, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, in Book 274 of Maps, page 26, described as follows:

BEGINNING at the Southwest corner of said Tract A;
Thence North along the West line of said Tract A, a distance of 320.00 feet;
Thence East perpendicular of the said West line, a distance of 265.00 feet;
Thence South parallel to the said West line, a distance of 323.29 feet to the point on the South line of said Tract A;
Thence North 89 degrees, 17 minutes, 20 seconds West along the said South line, a distance of 265.02 feet to the POINT OF BEGINNING.

NOTES

1. This survey is based upon a title commitment prepared by First American Title Insurance Company, File No. NCS-1024213-CO, dated August 4, 2020.
2. The Surveyor has relied on said title commitment to disclose all matters of record affecting the subject property. The Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other matters that may affect the property.
3. This property lies in Flood Zone X-Shaded (areas of 0.2% annual chance of flood; areas of 1% annual chance of 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) according to FIRM No. 04013C2710L as published by FEMA on October 16, 2013.
4. This property is zoned PCC-1 by the City of Tempe.
5. The Basis of Bearings shown hereon is the monument line of Rural Road, being North 00° 21' 59" West as taken from the plat of CAPISTRANO TWO as recorded in Book 374 of Maps, page 28.
6. © Copyright 2020. These drawings are an instrument of service and are the property of Land Survey Services, PLC. No reproduction or use of design concepts are allowed without written permission of Land Survey Services. Any violation of this copyright shall be subject to legal action.

CERTIFICATION

To First American Title Insurance Company and CDP-MS Tempe, LLC, an Arizona 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 1, 2, 3, 4, 5, 7(a)(b1)(c1), 8, 9, 11, 16, 17, and 19 from Table A thereof. The field work was completed on September 29, 2020.

Thomas L. Rope, R.L.S. No. 21081

BENCHMARK

Brass cap in handhole at the intersection of Elliot Road and Lakeshore Drive, being the South quarter corner of Section 11, T1S, R4E.

Elevation = 1181.58 feet (City of Tempe NGVD 29 Datum)

SCHEDULE B EXCEPTIONS

1. Taxes for the full year of 2020. (The first half is due October 1, 2020 and is delinquent November 1, 2020. The second half is due March 1, 2021 and is delinquent May 1, 2021 .)
2. The liabilities and obligations 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 purpose of obtaining water rights for said land. (All assessments due and payable are paid.)
3. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Galleria, as recorded in Plat Book 274 of Maps, Page(s) 26. (Plotted hereon)
5. An easement for transmission and distribution of electricity and incidental purposes in the document recorded as Instrument No. 95-0452329 of Official Records. (Plotted hereon)
6. All matters as set forth in General And Final Plan of Development For Osco Drug Store, recorded as Book 395 of Maps, Page 16.
7. All matters as set forth in Record of Survey, recorded as Book 942 of Maps, Page 14.
8. All matters as set forth in Record of Survey, recorded as Book 1256 of Maps, Page 39.
9. Terms and provisions of an unrecorded lease dated September 11, 2007, by and between Phoenix 7 Portfolio, LLC, a Delaware limited liability company as to an undivided 88.25% interest; and 4337 & Associates, LLC, an Arizona limited liability company, as to an undivided 11.75% interest, as tenants in common as lessor and Wal-Mart Stores, Inc., a Delaware corporation as lessee, as disclosed by a Memorandum of Lease Agreement recorded October 4, 2007 as Instrument No. 2007-1093282 of Official Records. Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein.
10. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
11. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Land Survey Services, PLC in October, 2020, designated Job Number 20090:
12. The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property. NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.
13. Water rights, claims or title to water, whether or not shown by the public records.
14. Restrictions as set forth in Special Warranty Deed recorded May 23, 2007 as Instrument No. 20070601816.

AREA

1.9567 Acres 85,233 S.F.

LEGEND

△	SECTION CORNER	◤	ROOF DRAIN
●	MONUMENT AS NOTED	PP ○	POWER POLE
⊜	DRYWELL	○—	SIGN
Ⓓ	STORM DRAIN MANHOLE	Ⓒ	CONCRETE
Ⓢ	SANITARY SEWER MANHOLE	①	SCHEDULE B ITEM NO.
◎	SEWER CLEANOUT	(M)	MEASURED
WM	WATER METER	(R)	RECORD
⊗	WATER VALVE	(25.1)	BUILDING DIMENSION
⊜	WATER CHECK VALVE	C.B.	CATCH BASIN
♡	FIRE DEPT. CONNECTOR		MASONRY WALL
◕	FIRE HYDRANT		PROPERTY LINE
CTV	CABLE TV BOX		EDGE OF EAVE/CANOPY
GM	GAS RISER		EASEMENT LINE
◪	ELECTRICAL JUNCTION BOX	OE	OVERHEAD ELECTRIC
▀	TRAFFIC SIGNAL BOX	G	GAS LINE
▶△◁ ○	TRAFFIC SIGNAL	S	SANITARY SEWER LINE
✉	IRRIGATION CONTROL BOX	T	COMMUNICATION LINE
☼	LIGHT POLE	W	WATER LINE
⊠—○	STREET LIGHT		PALM TREE
T	TELEPHONE BOX		MISC. TREE
◀	FLOOD LIGHT		

N

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.
Contour Interval = 1 ft.

Land Survey Services PLC
20651 W. Pasadena Avenue
Buckeye, AZ 85396-1255
Phone No. 602.703.7010
LandSurveyServices@cox.net

ALTA/NSPS LAND TITLE SURVEY

A PART OF THE SOUTHWEST QUARTER OF SECTION 11
T1S, R4E, G.&S.R.B.M., MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
21081
THOMAS L.
ROPE
10/1/2020
Arizona, U.S.A.

Drawn By: Thomas Rope
Date: OCT 2020
Job No.: 20090
Sheet No.: 1 of 1

910 E. ELLIOT ROAD
TEMPE, ARIZONA 85283