

SURVEY NOTES

- This survey and the description used are based on a Trustee's Sale Guarantee issued by Empire West Title Agency, LLC, issuing agent for First American Title Insurance Company, File Number 30810EW, dated December 30, 2013.
- BASIS OF BEARING:** The monument line of Cave Creek Road, using a bearing of South 51 degrees 06 minutes 30 seconds West, per the Plat of NICHOLS PLACE, recorded in Book 38, Page 23, M.C.R.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
- The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
- The utility information shown is limited to visible above ground evidence and/or records provided by the respective utility companies. This survey may not depict all of the underground utilities either in service or abandoned that may exist adjacent to or within the boundaries of the subject property. No representation is made to the accuracy or completeness of any third party maps, records or information used to depict the underground utilities. An underground utility locator should be retained prior to excavation or construction to determine the precise location of all utilities that may exist adjacent to or within the boundaries of the subject property. The certification on this survey does not guarantee or provide any warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. 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 facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

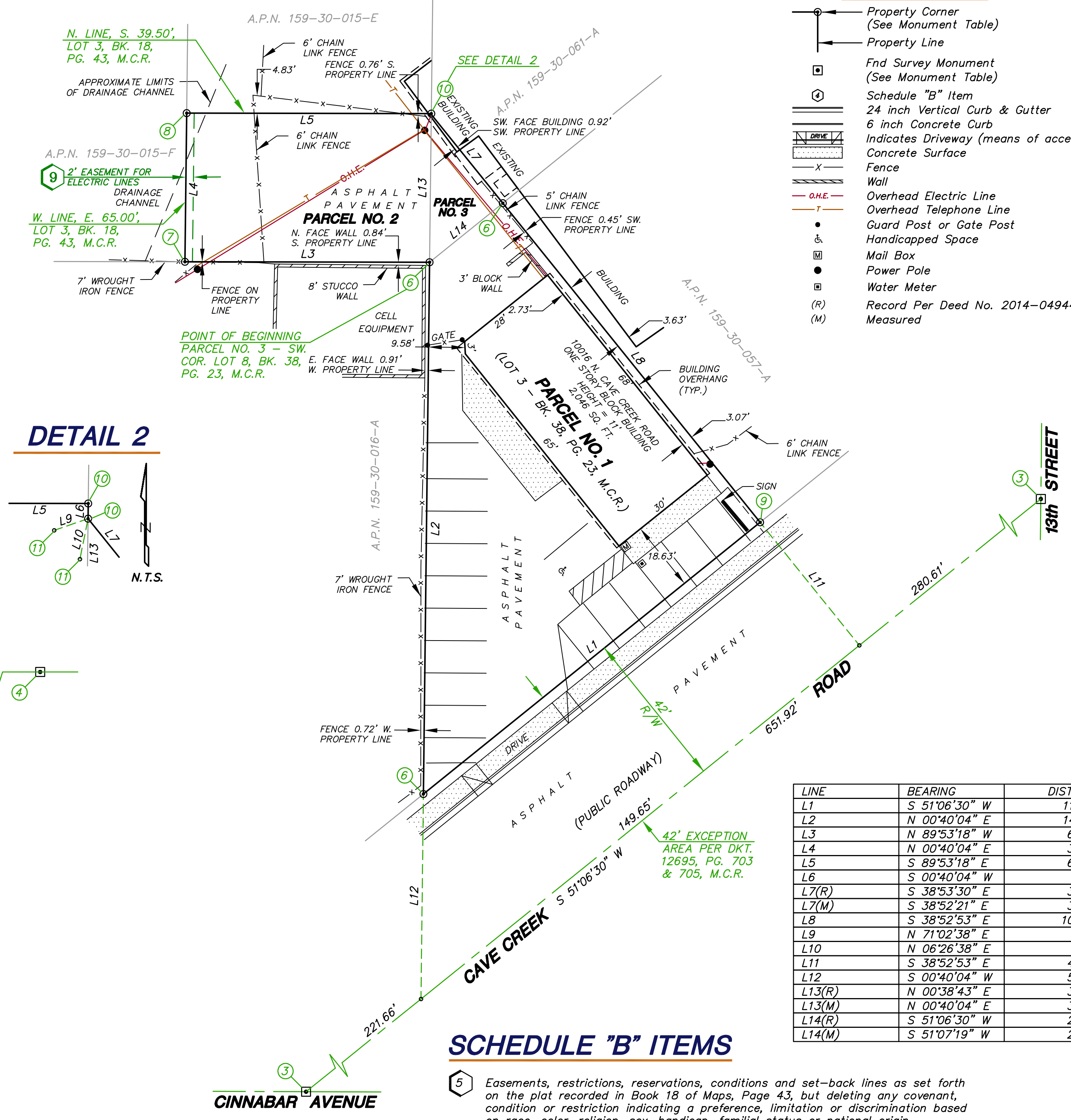
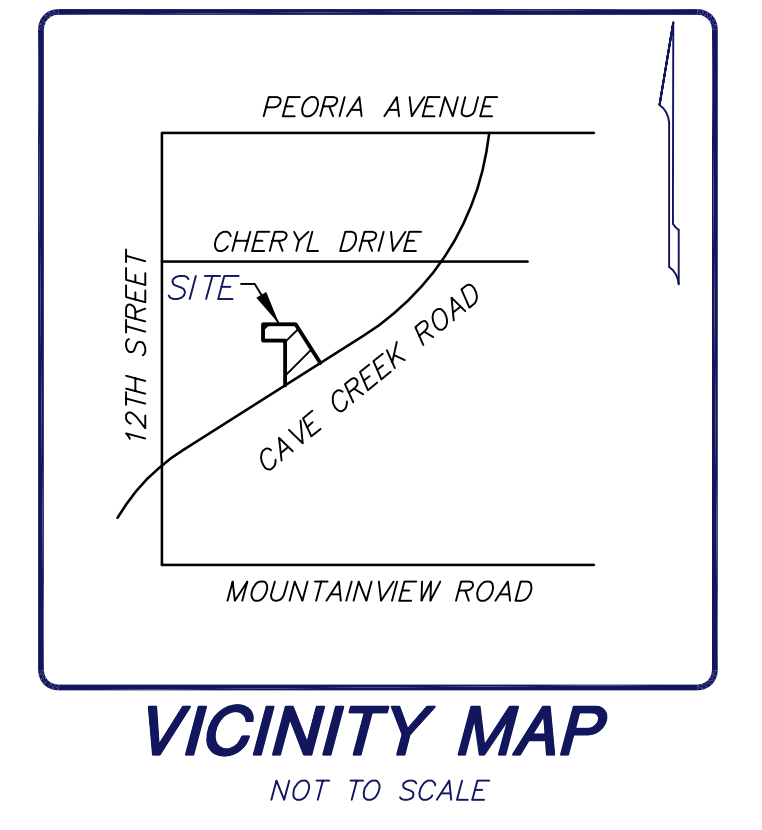
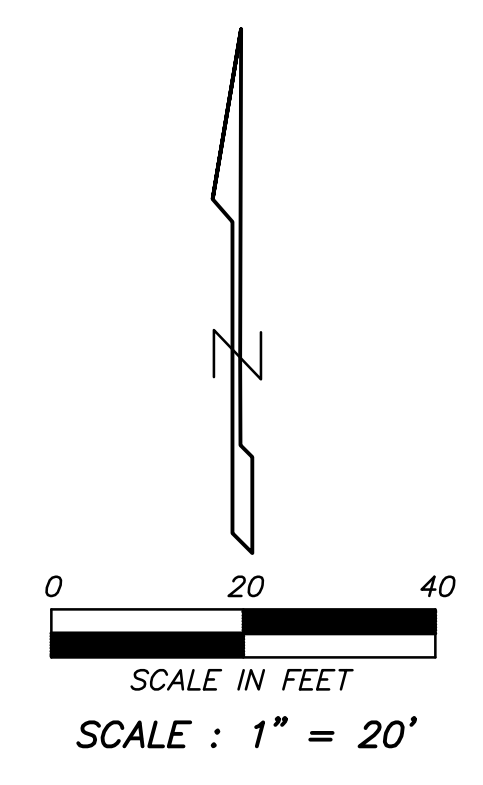
MONUMENT TABLE	
①	N. 1/4 COR. SEC. 28 - FND BRASS CAP FLUSH
②	CEN. OF SEC. 28 - FND BRASS CAP FLUSH
③	FND BRASS CAP FLUSH
④	FND BRASS CAP IN HANDHOLE
⑤	FND 1/2" REBAR W/ILLEGIBLE CAP
⑥	SET PK NAIL & WASHER L.S. 31020
⑦	FND 1/2" REBAR NO I.D. - SET CAP L.S. 31020
⑧	SET 1/2" REBAR W/CAP L.S. 31020
⑨	SET 1/2" REBAR W/CAP L.S. 31020 - ALSO FND 1/2" REBAR NO I.D., S. 29°42'40" W., 1.39'
⑩	PROPERTY CORNER NOT SET - LANDS IN BUILDING - SET REFERENCE MONUMENTS - SEE DETAIL 2
⑪	REFERENCE MONUMENT - SET PK NAIL & WASHER L.S. 31020 STAMPED "R.M."

AL.T.A. / A.C.S.M. LAND TITLE SURVEY

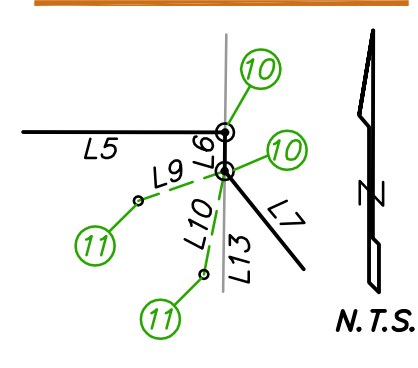
A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGEND

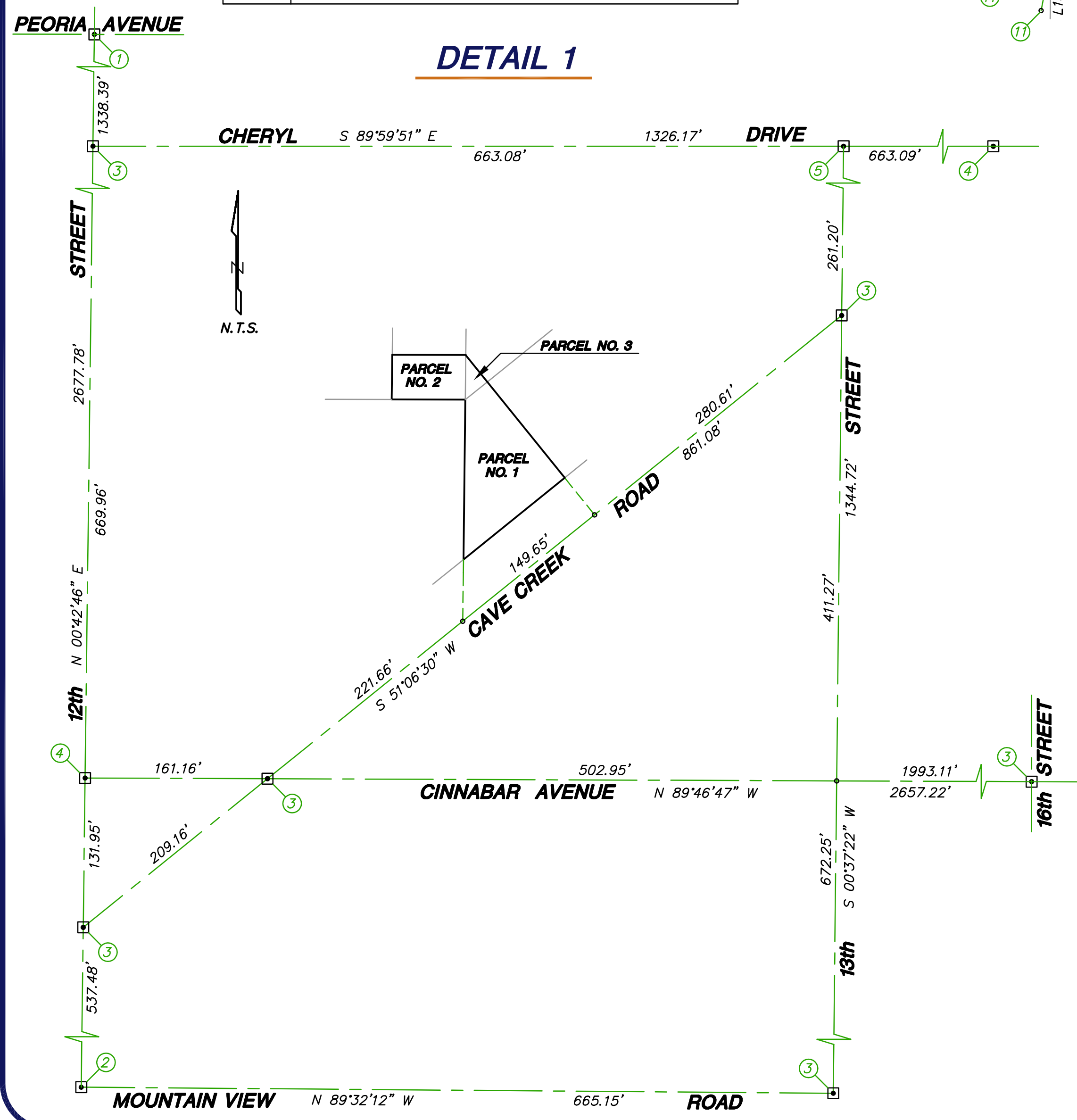
- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- ① Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Fence
- Wall
- Overhead Electric Line
- Overhead Telephone Line
- Guard Post or Gate Post
- Handicapped Space
- Mail Box
- Power Pole
- Water Meter
- Record Per Deed No. 2014-0494410, M.C.R.
- Measured



DETAIL 2



DETAIL 1



LINE	BEARING	DISTANCE
L1	S 51°06'30" W	114.97'
L2	N 00°40'04" E	141.29'
L3	N 89°53'18" W	65.00'
L4	N 00°40'04" E	39.50'
L5	S 89°53'18" E	65.00'
L6	S 00°40'04" W	0.23'
L7(R)	S 38°53'30" E	30.29'
L7(M)	S 38°52'21" E	30.28'
L8	S 38°52'53" E	108.93'
L9	N 71°02'38" E	9.52'
L10	N 06°26'38" E	11.03'
L11	S 38°52'53" E	42.00'
L12	S 00°40'04" W	54.48'
L13(R)	N 00°38'43" E	39.27'
L13(M)	N 00°40'04" E	39.27'
L14(R)	S 51°06'30" W	25.00'
L14(M)	S 51°07'19" W	25.00'

SCHEDULE "B" ITEMS

- Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded in Book 18 of Maps, Page 43, 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 § 604(c). (PLAT DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)
- Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded in Book 38 of Maps, Page 23, 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 § 604(c). (PLAT DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)
- Covenants, conditions, restrictions liabilities and obligations in the document recorded in Docket 74, page 417 of Official Records, 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 Title 42 Section 3604(c), of the United States Codes. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- An easement for electric lines and incidental purposes, recorded in Docket 10542, page 797 of Official Records.
- The fact that the land lies within the boundaries of the Target Area F Redevelopment Project Area, as disclosed by the document recorded as Docket 14183, page 274 of Official Records. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- The effect of inclusion within the flood control district of said county as disclosed by instrument recorded as 93-898081 of official Records. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)

PARCEL DESCRIPTION

PARCEL NO. 1: Lot 3, NICHOLS PLACE, according to Book 38 of Maps, page 23, records of Maricopa County, Arizona; EXCEPT that portion taken by condemnation in Stipulation and Judgment recorded in Docket 12695, Page 705, and Final Decree in Condemnation recorded in Docket 12695, page 703, described as follows: That portion of said Lot 3 lying Southeastery of a line which is parallel with and 42 feet Northwestery of the line described as follows: BEGINNING at a point on the South line of the Northwest quarter of Section 28, Township 3 North, Range 3 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, from which the center of said Section bears South 89 degrees 31 minutes 52 seconds East a distance of 350.01 feet; THENCE North 29 degrees 12 minutes 26 seconds East a distance of 300.54 feet to the point of curvature of a circular curve, concave Southeastery have a radius of 1100.00 and a central angle of 21 degrees 58 minutes 17 seconds; THENCE to the right along the arc of said curve a distance of 421.82 feet to the point of tangency; THENCE North 51 degrees 10 minutes 43 seconds East a distance of 714.10 feet to the terminus of the line herein described.

PARCEL NO. 2: The South 39.5 feet of the East 65 feet of Lot 3, MOUNTAIN HOME TRACT, according to Book 18 of Maps, Page 43, records of Maricopa County, Arizona.

PARCEL NO. 3: That part of Lot 8, NICHOLS PLACE, according to Book 38 of Maps, page 23, records of Maricopa County, Arizona, described as follows: BEGINNING at the Southwest corner of said Lot 8; THENCE North 0 degrees 38 minutes 43 seconds East along the West line of Lot 8 a distance of 39.27 feet; THENCE South 38 DEGREES 53 MINUTES 30 SECONDS East 30.29 feet to the Southwestery line of Lot 8; THENCE South 51 degrees 06 minutes 30 seconds West 25 feet to the POINT OF BEGINNING.

SITE INFORMATION

ADDRESS: 10016 N. CAVE CREEK ROAD, PHOENIX, ARIZONA
 A.P.N.: 159-30-015-D, 159-30-056, 159-30-062
 LAND AREA: 0.243 ACRES - 10,570 SQ. FT.
 STRIPED PARKING SPACE TABULATION:
 Regular: 17
 Handicapped: 1
 Total: 18

REFERENCE DOCUMENTS

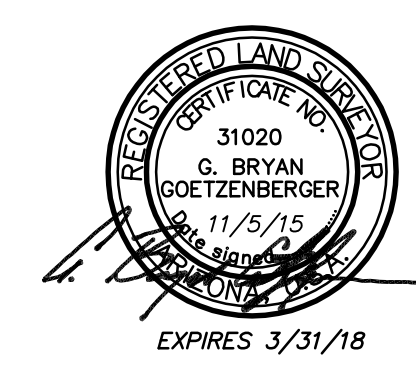
- PLAT PER BOOK 18, PAGE 43, M.C.R.
- PLAT PER BOOK 38, PAGE 23, M.C.R.
- PLAT PER BOOK 326, PAGE 47, M.C.R.
- PLAT PER BOOK 542, PAGE 15, M.C.R.
- PLAT PER BOOK 1082, PAGE 3, M.C.R.
- PLAT PER BOOK 446, PAGE 39, M.C.R.
- R.O.S. PER BOOK 592, PAGE 6, M.C.R.
- R.O.S. PER BOOK 969, PAGE 39, M.C.R.
- R.O.S. PER BOOK 970, PAGE 9, M.C.R.

CERTIFICATION

TO: CONSTANCE E. SUTTON, a member of the State Bar of Arizona, as successor Trustee and JD LLC, BH Farm LLC and Tortoiseshell IRS Investments LLC, as Beneficiary; EMPIRE WEST TITLE AGENCY, LLC, and 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM 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, 9, 10(a), 11(a), and 14 of Table A thereof. The field work was completed on October 29, 2015.

November 5, 2015
 G. Bryan Goetzenberger
 R.L.S. 31020



AL.T.A. / A.C.S.M. LAND TITLE SURVEY
 10016 N. CAVE CREEK ROAD, PHOENIX, ARIZONA

STATEWIDE SERVICE IN ARIZONA
 www.allianceandsurveying.com

7900 N. 70th AVENUE TEL (623) 972-2200
 SUITE 104 FAX (623) 972-1616
 GLENDALE, AZ 85303

REV. _____
 SHEET: 1 OF 1 DATE: 11-5-15 JOB NO: 151042