

RESULTS OF SURVEY

APN 304-54-104

PARCEL 2G, OF A RE-PLAT RECORDED IN BOOK 1347 OF MAPS, PAGE 9, MCR, LOCATED IN THE NE 1/4 OF SEC 5, T2S, R6E AND THE SE 1/4 OF SEC 32, T1S, R6E OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SURVEYOR

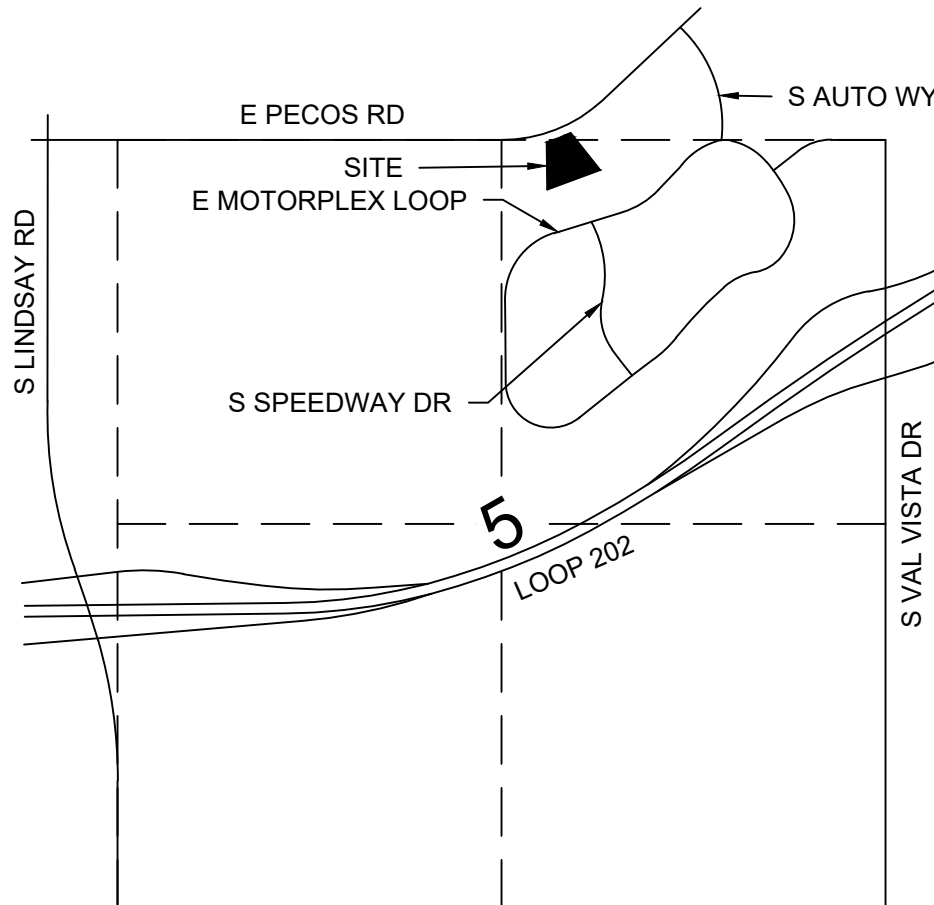
OUTER LIMITS LAND SURVEYING, LLC
BRIAN EARL SEARAN, RLS #54120
PO BOX 71957
PHOENIX, ARIZONA 85050
PHONE: 602.486.1154
EMAIL: bsearan@outerlimitsls.com

OWNER

SAN TAN MOTORPLEX INC
6638 N 66TH PL
PARADISE VALLEY, ARIZONA 85253

SITE INFO

APN 304-54-104



SECTION 5, T2S, R6E, G&SRM
VICINITY MAP
NTS

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARING N89°25'34"E, AS SHOWN IN BOOK 1250, PAGE 48, MCR.

LEGAL DESCRIPTION

PARCEL 2G, OF A RE-PLAT OF PARCEL 1A OF THE REPLAT OF PARCEL 1 SANTAN MOTORPLEX AND LOTS 2A AND 2B OF THE REPLAT OF PARCEL 2, SANTAN MOTORPLEX AND PARCEL 1B OF THE REPLAT OF PARCEL 1, SANTAN MOTORPLEX, ACCORDING TO THE PLAT OF RECORD, IN THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1347 OF MAPS, PAGE 9.

SURVEYORS NOTES

- THIS SURVEY IS BASED ON ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT: AMERICAN TITLE SERVICE AGENCY, LLC, ISSUING OFFICE FILE NO.: 307147-49, COMMITMENT DATE: JUNE 18, 2026 AT 08:00 AM.
- THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT. EXCEPT AS NOTED, SURVEYOR HAS MADE NO INVESTIGATIONS OR INDEPENDENT SEARCHES FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.
- PER ARIZONA REVISED STATUTES 32-151, 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 EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
- SURVEY IS VALID ONLY IF PRINT BEARS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- FIELD WORK WAS PERFORMED IN THE MONTH OF JULY, 2026.
- THIS SURVEY IS NOT A VEGETATION INVENTORY.
- NAMES OF ADJOINING OWNERS AND ADDRESSES SHOWN HEREON ARE TAKEN FROM MARICOPA COUNTY ASSESSORS WEBSITE ON 07/13/2026.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP 04013C2155M, DATED SEPTEMBER 18, 2020 THIS PROPERTY IS LOCATED IN ZONE X; 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
- SUBJECT PROPERTY CONTAINS 197,555 SQUARE FEET OR 4.535 ACRES, MORE OR LESS.
- AS OF THE DATE OF THIS SURVEY, SURVEYOR HAS NOT RECEIVED, EITHER BY CLIENT OR BY CLIENT REPRESENTATIVE, ANY SPECIFIC REPORT OR LETTER SPECIFYING CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, PARKING REQUIREMENTS, OR ANY OTHER ZONING SETBACK REQUIREMENTS SPECIFIC TO SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE

I BRIAN EARL SEARAN, A DULY LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA DO HEREBY STATE THAT THIS DRAWING IS BASED ON A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JULY 2026 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


BRIAN EARL SEARAN RLS #54120

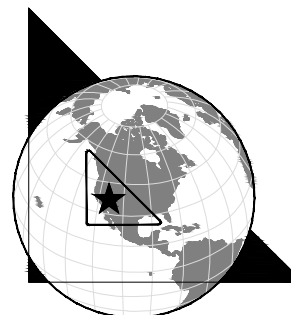
07/13/2026
DATE



RESULTS OF SURVEY

APN 304-54-104

PARCEL 2G, OF A RE-PLAT RECORDED IN BOOK 1347 OF MAPS, PAGE 9, MCR, LOCATED IN THE NE 1/4 OF SEC 5, T2S, R6E AND THE SE 1/4 OF SEC 32, T1S, R6E OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



**OUTER LIMITS
LAND SURVEYING**

PO Box 71957
Phoenix, AZ 85050
TEL: 602.486.1154
www.outerlimitslandsurveying.com

DATE: 07.13.26

DRN BY: BES

CHKD BY: BES

JOB NO. 26053

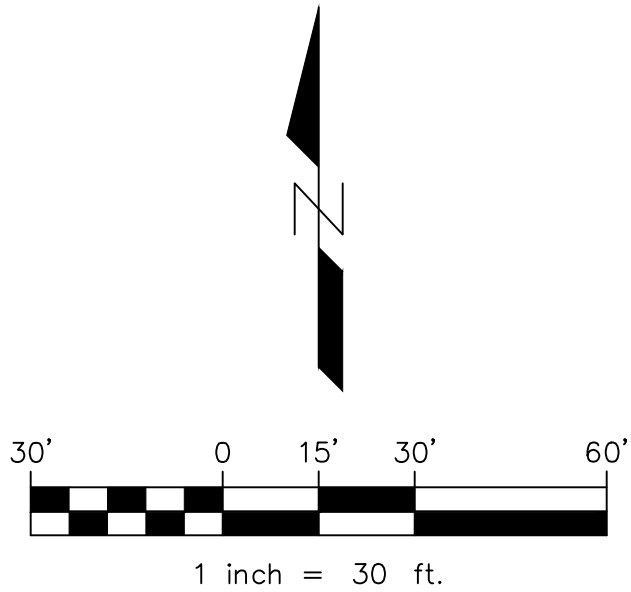
SHEET

1

OF 1

LEGEND

- SECTION LINE
- CENTER LINE
- SUBJECT PROPERTY LINE
- OFFSITE LOT LINE
- FOUND MONUMENT (AS NOTED)
- FOUND BRASS CAP (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- ASSESSORS PARCEL NUMBER
- MARICOPA COUNTY RECORDS
- CALCULATED
- MEASURED
- RECORDED
- PLOTTABLE SCHEDULE "B" ITEM
- CABLE BOX
- ELECTRIC BOX
- SEWER MANHOLE
- TELECOM PEDESTAL
- WATER METER
- WATER VALVE
- BACKFLOW PREVENTER
- TRANSFORMER
- LIGHT POLE
- UTILITY POLE
- CATCH BASIN
- BOLLARD



SUBJECT PROPERTY
86,287 SF±
1.981 AC±

SCHEDULE "B" EXCEPTION ITEMS

THE SCHEDULE B ITEMS REFERENCED IN THE DRAWING ARE IN THE SAME ORDER AS REPORTED IN THE ALTA COMMITMENT FOR TITLE INSURANCE DESCRIBED IN NOTE 1 OF SURVEYORS NOTES. THE SCHEDULE B ITEMS THAT AFFECT THE SUBJECT PROPERTY AND CAN BE SHOWN ON THIS SURVEY, ARE INDICATED BY THE FOLLOWING SYMBOL "B".

- TAXES FOR THE YEAR OF 2026, A LIEN, BUT NOT YET DUE AND PAYABLE. FIRST HALF DUE AND PAYABLE OCTOBER 1, 2026 AND DELINQUENT ON NOVEMBER 1 OF THAT YEAR. SECOND HALF PAYABLE ON OR BEFORE MARCH 1 OF THE FOLLOWING YEAR, AND DELINQUENT MAY 1 OF THAT SAME YEAR. (AFFECTS PROPERTY/NOT MAP RELATED).
- RESERVATIONS, RIGHTS, EASEMENTS OR OTHER MATTERS AS MAY BE SET FORTH IN THE PATENT TO SAID LAND RECORDED IN THE OFFICE OF THE COUNTY RECORDER, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (AFFECTS PROPERTY/NOT MAP RELATED).
- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SETBACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT RECORDED IN BOOK 916 OF MAPS, PAGE 24 ; CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 2008-0975992 , 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 U.S.C. 3604(C).
- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SETBACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT RECORDED IN BOOK 958 OF MAPS, PAGE 36 , 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 U.S.C. 3604(C).
- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SETBACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT RECORDED IN BOOK 958 OF MAPS, PAGE 36 , 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 U.S.C. 3604(C).

SCHEDULE "B" EXCEPTION ITEMS (CONTINUED)

- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SETBACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT RECORDED IN BOOK 1250 OF MAPS, PAGE 48 . 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 U.S.C. 3604(C).
- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SETBACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT RECORDED IN BOOK 1347 OF MAPS, PAGE 9 , 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 U.S.C. 3604(C).
- ALL MATTERS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2004-0886133; RE-RECORDED IN DOCUMENT NO. 2004-1348036; FIRST AMENDED IN DOCUMENT NO. 2006-1151618 ; USE VARIANCE, RECORDED IN DOCUMENT NO. 2015-0842517 ; AND IN DOCUMENT NO. 2017-0784853 , 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 U.S.C. 3604(C).
- AN EASEMENT FOR ELECTRICAL EQUIPMENT AND RIGHTS INCIDENTAL THERETO, RECORDED IN DOCUMENT NO. 2004-1307737.
- AN EASEMENT FOR IRRIGATION AND RIGHTS INCIDENTAL THERETO, RECORDED IN DOCUMENT NO. 2005-0350302.
- AN EASEMENT FOR POWER DISTRIBUTION AND RIGHTS INCIDENTAL THERETO, RECORDED IN DOCUMENT NO. 2006-0716644.
- AN EASEMENT FOR POWER DISTRIBUTION AND RIGHTS INCIDENTAL THERETO, RECORDED IN DOCUMENT NO. 2016-0485623.
- ALL MATTERS AS SET FORTH IN EASEMENT AGREEMENT, RECORDED IN DOCUMENT NO. 2016-0650578.
- ALL MATTERS AS SET FORTH IN DECLARATION REGARDING CROSS ACCESS AND UTILITY EASEMENTS, RECORDED IN DOCUMENT NO. 2017-0706294.
- ALL MATTERS AS SET FORTH IN DECLARATION REGARDING SEWER EASEMENT, RECORDED IN DOCUMENT NO. 2017-0740383.
- ALL MATTERS AS SET FORTH IN DECLARATION REGARDING ACCESS EASEMENT, RECORDED IN DOCUMENT NO. 2018-0307420.
- ALL MATTERS AS SET FORTH IN COST SHARING AGREEMENT, RECORDED IN DOCUMENT NO. 2018-0854358.
- AN EASEMENT FOR ACCESS AND RIGHTS INCIDENTAL THERETO, RECORDED IN DOCUMENT NO. 2019-1030341.