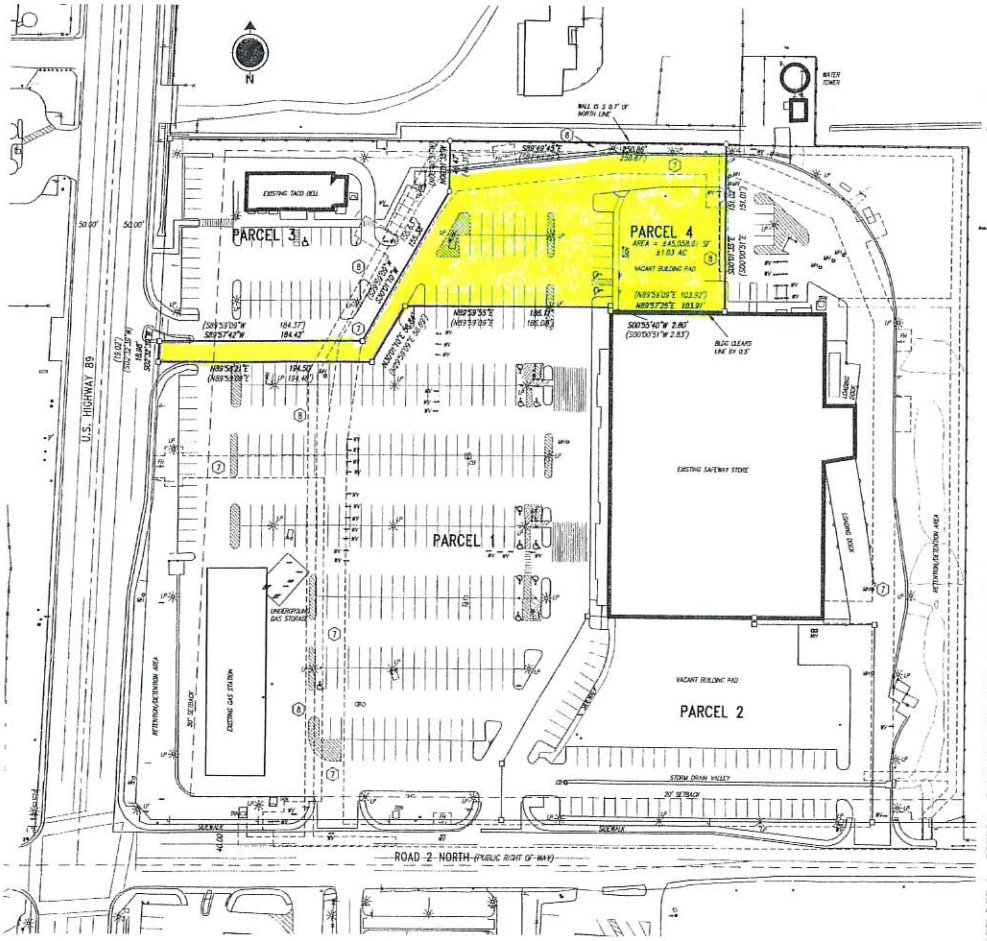

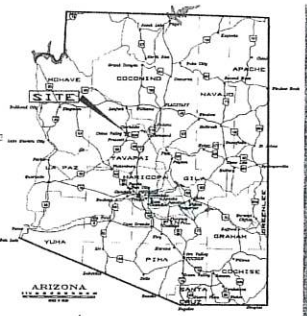

VICINITY MAP

NOTES

In addition to the standard requirements, the following items from Optional Table A are included in this survey: 1 boundary monumentation; 2 vicinity map; 3 flood zone designation; 4 land area; 6 setback restrictions of record as disclosed by zoning, building codes, or subdivision maps; 8 substantial, visible improvements; 9 parking areas, striping, and number of spaces; 10 access to a public way marked; 11(a) location of utilities serving the property based upon onsite observations; 13 rectified orthophotogrammetry and mapping; 16 observable evidence of earth moving or building construction in recent months.

Basis of bearings: The line between the found monuments at the Southwest and Southeast corners of Parcel 2 as shown hereon, bears South 89°41'14" West, the record value per the plat of Safeway Store #1747, as recorded in Book 49 of Maps and Plats, Page 94, Yavapai County Records.

Area of site: approximately 45,058.61 square feet, or 1.03 acres, more or less.

By graphical plotting only, this site appears to be subject to FEMA Zone X (area of 500-year or 100-year with less than 1 foot flood depth), per FIRM # 04025C1340 E, dated June 6, 2001.

Land Use Zoning on the site is noted as being Town of Chino Valley, Zone CL - Light Commercial. The specified minimum zoning setbacks are 10-feet rear and sideyard setbacks from interior & rear lot lines; 30-feet from street sideyard; and 50-feet from front. Special conditions may allow for 0-feet setback if approved and noted on final plat. The final plat makes reference to setbacks noted on approved site plan. Said site plan is not of public record - cannot determine effect, if any. Proper municipal authority should be consulted regarding specific ordinances and interpretation.

There are 31 regular and 2 handicap striped parking spaces on this site. There are a total of 436 regular and 13 handicap striped parking spaces throughout the entire development.

Site conditions are based upon an on-the-ground instrument survey performed on November 13, 2006, supplemented with aerial photogrammetry dated November 14, 2006, provided by Cooper Aerial Survey Co.

Survey based upon title commitment #NCS-228274-PHX3 (second amended) prepared by First American Title Insurance Company, with an effective date of November 22, 2006. The legal description used for the survey describes the same property as shown of record and in the title commitment.

RECORD LEGAL DESCRIPTION:
Parcel 4 of Safeway Store # 1747 US Highway 89 & Road 2 North, according to the plat of record in the Office of the County Recorder of Yavapai County, Arizona, recorded in Book 49 of Maps, Page 94.

SCHEDULE B ITEMS
1. Terms. Not Survey related.
2. Any change by inclusion in Chino Valley Irrigation District. Not survey related.
3. Reservations contained in Patent. Cannot be specifically plotted.
4. Water rights. Not survey related.
5. Terms of Development Agreement per Book 3722, Page 44. Cannot be specifically plotted.
6. Terms of Declaration of Easements, Covenants and Restrictions per Book 3818, Page 242. Creates a common area easement for access and utilities - blanket easement across Parcels 1-4.
7. Public utility easement per Book 3786, Page 26. As noted hereon.
8. Electrical easement per Book 3797, Page 836.
9. Intentionally deleted.
10. Matters disclosed by this ALTA survey. As noted hereon.
11. Rights of parties in possession. Cannot be specifically determined.
12. Restrictions, dedications, easements and other matters shown on plat recorded in Book 49, Pages 94-95. As noted hereon.

ALTA SURVEYOR'S CERTIFICATE

To: CVIMKT, LLC; Safeway, Inc.; 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 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1-4, 6, 8-10, 11a, 13 & 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a Land Surveyor registered in the State of Arizona, the maximum Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date of last field check: November 13, 2006
Revised: December 13, 2006 to add additional title exceptions.

David M. Sunne
Registered Land Surveyor
Arizona Reg. No. 35345

Stantec Consulting
403 N. Agassiz St. Ste. 2
Flagstaff, AZ U.S.A.
86001
Tel 928.233.3525
Fax 928.233.3534
www.stantec.com

Stantec

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This ALTA Survey represents conditions that existed as of the date of this survey and the effective date of the referenced preliminary commitment/title report only. Use of the information contained in this survey for other than the specific purpose for which it was originally intended and for other than the client for which it was originally prepared is prohibited without prior written consent of Stantec Consulting. Stantec Consulting shall have no liability to any use of the information without their written consent. The Copyright to all designs and drawings are the property of Stantec.

Legend

□	Indicates found rod w/Tag marked "27735 FARMS", held for control (except where noted)
○	Indicates set 1/2" rebar with cap "RLS 35345"
( )	Indicates record plat value Mr [ ] indicates measured value
	Indicates boundary line
	Indicates easement
LP	Indicates light pole
♿	Indicates handicap parking
1	Indicates Schedule B Item
MH	Indicates manhole
TRN	Indicates electrical transformer
FH	Indicates fire hydrant
WV	Indicates water valve
CB	Indicates catch basin

Notes

This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.

The word "certify" or "certificate" is an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, express or implied.

This is an ALTA/ACSM land title survey, and includes the following items as part of the standard requirements: all data necessary to define the boundary mathematically; record bearings and distances where they differ from measured; notation of any failure of the record description to close mathematically; names and widths of streets abutting the property surveyed; observable evidence of access (or lack thereof); all recorded plats; names of adjoining owners (if provided by the client); posted setback lines or which appear in a recorded document (if provided by the client); all indication of contiguity, gores, and overlaps; all evidence of monuments used in the survey; all evidence of possession; the location of all buildings on the site and ties to the property lines (or the notation "no buildings"); the street number if available; all easements evidenced by a record document (if provided by the client) shown or noted; all observable evidence of easements; the character and location of all walls, buildings, fences and other visible improvements within five feet of the boundary lines; all physical evidence of encroachments; otherwise and alleys on or crossing the property observed cemeteries and burial grounds, ponds, lakes, and rivers bordering or on the premises.

1	add additional title exceptions	DMS	06.12.13
Revision		By	Appr. YY.MM.DD

File Name: 8HALS21.dwg	DMS	KBH	06.12.14
	Dwn.	Chkd.	Dsgn. YY.MM.DD

Seal

Client/Project
Homkor, Inc.
CVIMKT, LLC

Parcel 4
Safeway Store #1747
Chino Valley AZ U.S.A.

Title
ALTA/ACSM Land Title Survey

Ptn Tract 54 & 56, T16N, R2W, G&SRM

Project No.	Scale	
185306943-111	1"=40'	0 40' 80' 160' ft.

Drawing No.	Sheet	Revision
2	1 of 1	1