

SURVEY NOTES

1. This survey and the description used are based on a First Amended Commitment for Title Insurance issued by Fidelity National Title Agency, Inc., issuing agent for Fidelity National Title Insurance Company, Order Number 55002399-055-KG2-DW, dated May, 15 2020, Amendment dated May 20, 2020.
2. BASIS OF BEARING: The monument line of Broadway Road, also being the North line of the Northeast quarter of Section 28, using a bearing of North 90 degrees 00 minutes 00 seconds East, per the Plat of EAST MESA CROSSROADS, recorded in Book 1316, Page 2, M.C.R.
3. 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.
4. 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).
5. The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or 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. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)659-7500 for the precise location and extent of all utilities in the area.
6. 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).
7. At the time of this survey there was no observable above ground evidence of earth moving work, building construction or building additions within recent months. The surveyor has no knowledge of street right of way changes, proposed or completed, and there was no observable above ground evidence of street or sidewalk construction. At the time of this survey there was no observable above ground evidence of wetlands delineated by an appropriate qualified specialist.

SCHEDULE "B" ITEMS

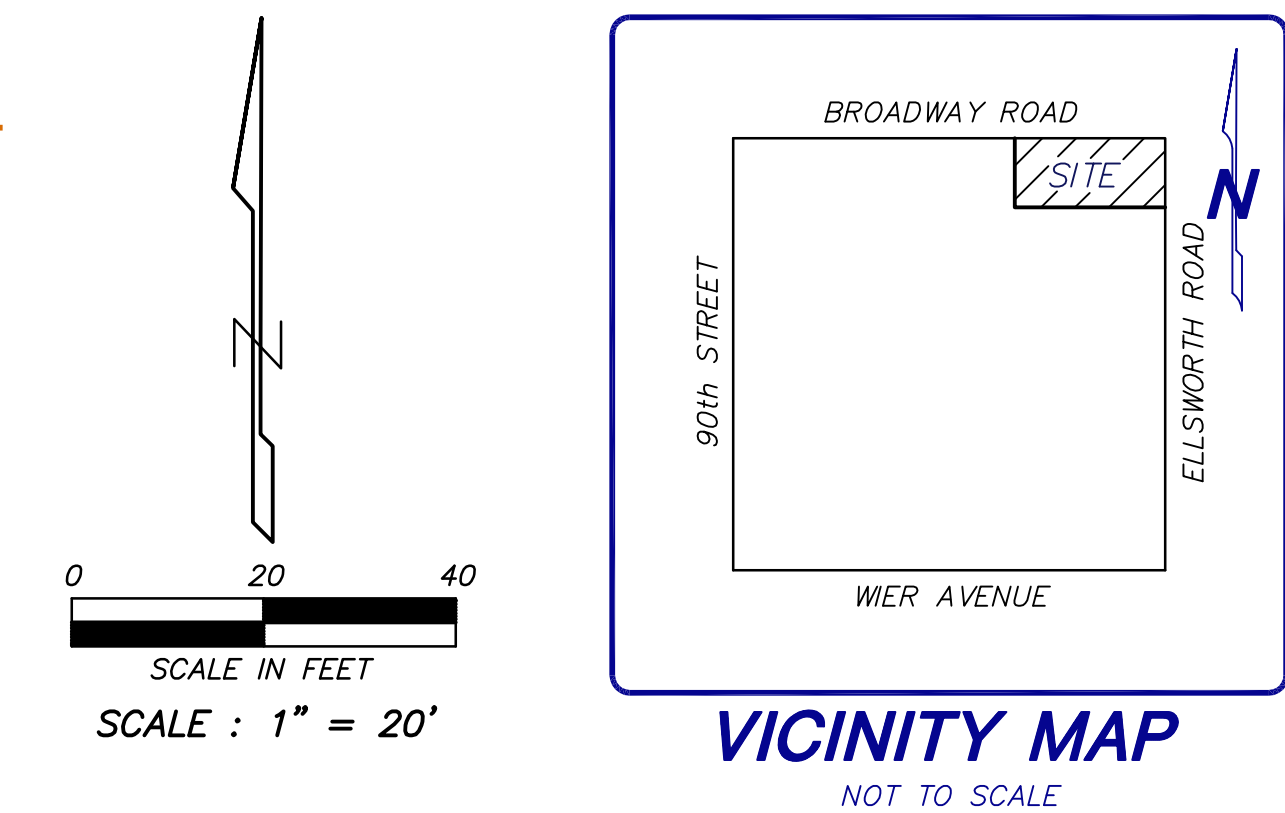
2. Reservations contained in the Patent From: The United States of America Recording Date: June 27, 1949 Recording No: Docket 406, Page 341 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
4. Matters shown on record of survey: Recording No.: Book 333 of Road Maps, Page 1 and Recording No: Book 335 of Maps, Page 17 and Road Declaration recorded November 20, 1998 in Recording No. 98-1050211 (PLOTTABLE MATTERS SHOWN HEREON)
5. Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 82 of Maps, Page 50. (PLOTTABLE MATTERS SHOWN HEREON)
6. Covenants, conditions, restrictions and easements 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, or 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 law, as set forth in the document. Recording No: Docket 2854, Page 237 Modification(s) of said covenants, conditions and restrictions Recording No: 2016-0771288 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE - DOC. NO. 2016-0771288, M.C.R. REMOVES THE SUBJECT PROPERTY FROM THE AUTHORITY OF THE DECLARATION IN DOCKET 2854, PAGE 237, M.C.R.)
7. Matters shown on record of survey: Recording No.: Book 1225 of Maps, Page 44 (DOCUMENT IS A RECORD OF SURVEY AND DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)
9. Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 1316 of Maps, Page 2. (PLOTTABLE MATTERS SHOWN HEREON)
10. Matters contained in that certain document Entitled: Declaration of Access and Drainage Easements Recording Date: May 11, 2018 Recording No: 2018-0360118 (PLOTTABLE MATTERS SHOWN HEREON)
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: Power distribution Recording Date: November 15, 2018 Recording No: 2018-0851092 (PLOTTABLE MATTERS SHOWN HEREON)

ALTA / N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LINE	BEARING	DISTANCE
L1(R&M)	S 90°00'00" W	249.83'
L2(R)	N 00°00'00" E	110.00'
L2(M)	N 00°00'27" W	110.00'
L3(R)	N 00°00'00" E	244.98'
L3(M)	N 90°00'00" E	244.97'
L4(R)	S 44°57'40" E	7.07'
L4(M)	S 44°57'58" E	7.07'
L5(R)	S 00°04'40" W	105.00'
L5(M)	S 00°04'04" W	105.00'
L6(R3)	N 00°04'59" W	23.00'
L6(M)	N 00°04'04" E	23.00'
L7(R3&M)	S 90°00'00" W	23.00'
L8(R3)	S 45°02'20" E	49.53'
L8(M)	S 44°57'58" E	49.47'
L9(R)	N 00°00'00" E	15.00'
L9(M)	N 00°00'27" W	15.00'
L10(R)	N 90°00'00" E	230.00'
L10(M)	N 90°00'00" E	229.99'
L11(R)	S 44°57'40" E	21.20'
L11(M)	S 44°57'58" E	21.20'
L12(R)	S 44°57'40" E	21.20'
L12(M)	S 44°57'58" E	21.20'
L13(R)	S 00°04'40" W	90.00'
L13(M)	S 00°04'04" W	90.00'
L14	N 90°00'00" W	15.00'
L15	N 00°00'27" W	40.00'
L16	N 90°00'00" E	40.00'

MONUMENT TABLE	
①	NE. COR. SEC. 28 - FND BRASS CAP IN HANDHOLE
②	N. 1/4 COR. SEC. 28 - FND A.D.O.T. ALUMINUM CAP L.S. 35870
③	FND BRASS CAP IN HANDHOLE
④	FND 1/2" REBAR W/CAP L.S. 46643 PER (R)
⑤	SET PK NAIL & WASHER L.S. 31020



PARCEL DESCRIPTION

PARCEL NO. 1: Lots 5, 6 and 7, of APACHE TRAILS, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 82 of Maps, Page 50; EXCEPT that portion of Lot 7 as conveyed to Maricopa County, a political subdivision of the State of Arizona, recorded December 21, 2009 in Recording No. 2009-1164644 and further described as follows: BEGINNING at a point on the East line of said Lot 7 which is South 75 feet from the North line of Section 28, Township 1 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Thence along said East line North 0 degrees 04 minutes 59 seconds West, a distance of 23 feet to a point of a tangent curve to the left, having a radius of 12.09 feet, a central angle of 89 degrees 12 minutes 02 seconds; Thence along said curvature to the left, an arc distance of 18.82 feet to a point on the North line of said Lot 7; Thence West along said North line of said Lot 7, South 90 degrees 00 minutes 00 seconds West, a distance of 23 feet, to a point which is 75 feet West of the East line of said Section 28; Thence South 45 degrees 02 minutes 20 seconds East a distance of 49.53 feet to THE POINT OF BEGINNING; and EXCEPT any portion thereof lying within Lots 1 and 2, of EAST MESA CROSSROADS, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 1316 of Maps, Page 2.

PARCEL NO. 2: Lot 1, of EAST MESA CROSSROADS, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 1316 of Maps, Page 2.

SITE INFORMATION

ADDRESS: 9147 E. BROADWAY ROAD, MESA, ARIZONA

A.P.N.: PARCEL NO. 1: 218-45-005A, 218-45-006A, 218-45-007B, 218-45-007C PARCEL NO. 2: 218-45-931

LAND AREA: 0.746 ACRES - 32,501 SQ. FT.

STRIPED PARKING SPACE TABULATION: Regular: 19 Disabled: 2 Total: 21

FLOOD ZONE: According to FEMA Flood Insurance Rate Map, Map Number 04013C2295L, dated October 16, 2013, the subject property is located in Zone X. Zone X is defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance 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."

REFERENCE DOCUMENTS

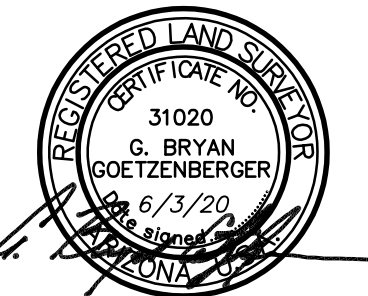
- (R) PLAT PER BOOK 1316, PAGE 2, M.C.R.
(R1) PLAT PER BOOK 82, PAGE 50, M.C.R.
(R2) R.O.S. PER BOOK 1225, PAGE 44, M.C.R.
(R3) DOC. NO. 2009-1164644, M.C.R.

CERTIFICATION

TO: Rucker Restaurant Holdings, LLC, a Delaware limited liability company; Allan Avenue, LLC, an Arizona limited liability company; Fidelity National Title Agency, Inc.; and Fidelity National 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 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, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on May 28, 2020.

June 3, 2020
G. Bryan Goetzenberger
R.L.S. 31020



JACK IN THE BOX
9147 E. BROADWAY ROAD, MESA, ARIZONA

ALLIANCE
LAND SURVEYING LLC

7900 N. 70th AVENUE, SUITE 104
GLENDALE, AZ 85303

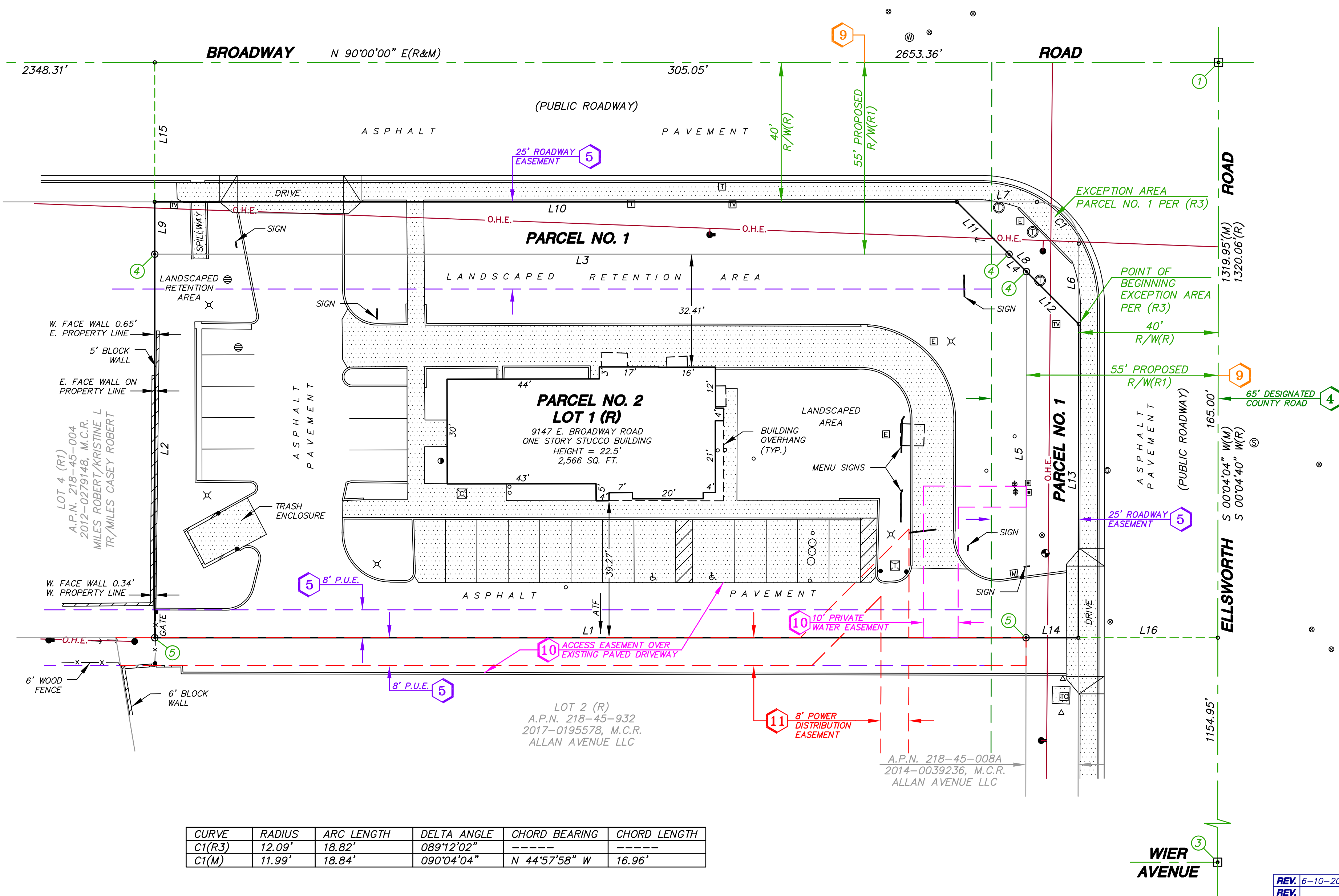
Phone: (623) 972-2200
contactus@azalls.com
www.alliancelandsurveying.com

REV.	6-10-20	Revised easement labels
REV.		
REV.		

SHEET: 1 of 1 DATE: 6-3-20 JOB NO: 200534

LEGEND

- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- (See Monument Table)
- Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Fence
- Wall
- Overhead Electric Line
- Back Flow Preventer
- Down Guy Wire
- Drywell Or Catch Basin
- Electric Box
- Electric Cabinet
- Electric Transformer
- Fire Hydrant
- Gas Meter
- Gas Valve
- Guard Post or Gate Post
- Disabled Space
- Light Pole
- Mail Box
- Manhole
- Power Pole
- Power Pole W/ Underground Electric
- Sewer Clean Out
- Sewer Manhole
- Telephone Cabinet
- Telephone Riser
- Traffic Signal Pole
- Telephone Junction Box
- TV Junction Box
- Water Meter
- Water Manhole
- Water Valve
- (R) See Reference Documents
- (M) Measured
- Physical Access To & From Adjoining Property
- P.U.E. Public Utility Easement



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(R3)	12.09'	18.82'	089°12'02"		
C1(M)	11.99'	18.84'	090°04'04"	N 44°57'58" W	16.96'