

Resentencing contained in the Patent
From the United States of America
Recording Date: December 23, 1940
Recording No. Book 351 of Deeds, page 258
Which among other things recites as follows:
"In witness whereof, the undersigned, after
manufacturing or other purposes and rights
local customs, laws and decisions of the courts, and the reservation from
the undersigned of the United States
(DOES NOT AFFECT SUBJECT PROPERTY)

- 5 Easements, covenants, conditions and restrictions as set forth on the recorded plat of Broadway Palms, recorded June 21, 1973 recorded in Book 163 of Maps, page 17.
(PLAT DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)

6 Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: underground power.

7 Easements, covenants, conditions as set forth on the recorded plot of 101 & Broadway Corporate Center, recorded June 26, 2001 recorded in

8
Matters contained in that certain document
Entitled: "Restriction, Covenant
(PLOTTABLE MATTERS SHOWN HEREON)
Book 365 of Maps, page 47.

Entitled: Restructuring Commitment
Recording Date: December 30, 2002
Recording No: 2002147418
Reference is hereby made to said document for full particulars.
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)

9 Matters shown on record of survey;
Recording No.: Book 1001 of Maps, page 46
(DOCUMENT IS A RECORD OF SURVEY AND DOES NOT CREATE ANY PLOTTABLE
EASEMENTS OVER THE SUBJECT PROPERTY)

10 Mothers shown on record of survey:
Recording No.: Book 1056 of Maps, page 33
(DOCUMENT IS A RECORD OF SURVEY AND DOES NOT CREATE ANY PLOTTABLE
ENCUMBRANCE OVER THE SUBJECT PROPERTY)

11 Covenants, conditions, restrictions and easements as described in that certain Reciprocal Easement and Maintenance Agreement, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, or

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: 2001-0787626
Modification(s) of said Amended and Restated Reciprocal Easement and
Maintenance Agreement
Beverly Hills, 90210-4155

recruiting no. 20240491000
 Liens and charges as set forth in the above mentioned declaration.
 Payable to: Cottonwood Business Owners' Association, an Arizona nonprofit
 (PLOTTABLE MATTERS SHOWN HEREON)

(R) PLAT PER BOOK 565, PAGE 47, M.C.R.
(R1) DEED 2022-0471174, M.C.R.
(R2) PLAT PER BOOK 163, PAGE 17, M.C.R.
(R3) R.O.S. PER BOOK 1001, PAGE 46, M.C.R.
(R4) R.O.S. PER BOOK 1056, PAGE 33, M.C.R.

 Property Corner
 (See Monument Table)
 Property Line

 First Survey Monument
 (See Monument Table)

 See Reference Documents
 (R)
 (M)
 (G)
 24 inch Vertical Curb & Gutter
 6 inch Concrete Curb
 12 inch Concrete
 Concrete Surface (means of access)
 Fence

 x

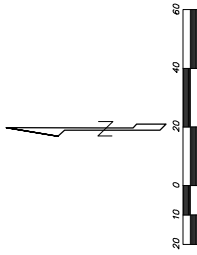
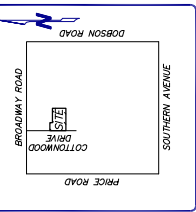
- Back Flow Preventer
- Drywell or Catch Basin
- Fire Alarm (Alarm, Optical)
- Fire Hydrant
- Fire Sprinkler
- Disinfectant
- Disinfectant Space
- Gate Valve
- Light Pole
- Manhole
- Steam Clean Out
- Water Meter
- Telephone Room-Up (Fire Department)
- Underground Vault (Unknown Purpose)
- Water Valve
- Water Meter
- Physical Access To Entry

A PORTION OF THE NORTHWEST QUARTER OF SECTION 30
TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALI
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

MONUMENT TABLE	
1	NW COR. SEC. 30 - FND BRASS CAP IN HANDHOLE
2	N. 1/4 COR. SEC. 30 - FND BRASS CAP IN HANDHOLE
3	NOTHING FND OR SET - CALC'D POSITION AS SHOWN ON (R4)
4	FND CHISELED "x" IN CONCRETE PER (R4)
5	FND PK & WASHER L.S. 31020 PER (R4)
6	FND 1/2" REBAR W/CAP L.S. 31020 PER (R4)

LINE	BEARING	DISTANCE
L1 (R&M)	N 00°05'51" E	144.84'
L2 (R&M)	N 89°36'36" E	64.70'
L3 (R&M)	S 00°23'24" E	11.17'
L4 (R&M)	N 89°36'36" E	95.73'
L5 (R&M)	S 00°23'24" E	57.05'
L6 (R&M)	N 89°36'36" E	3.74'
L7 (R&M)	S 00°23'24" E	76.61'
L8 (R&M)	S 89°36'36" W	165.40'
L9	N 89°36'36" W	30.01'
L10	S 89°36'36" W	30.01'

SCALE : 1" = 20'



Lot 4, of 101 & BROADWAY CORPORATE CENTER, according to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 565 of Maps, page 47.

1. This survey and the description used are based on a Commitment for Title Insurance issued by Chicago Title Agency, Inc., dated July 31, 2025. Commitment Number C1347220143, dated July 31, 2025.
2. BASIS OF BEARING: The monument line of Broadway Road, also being the North line of the Northwest quarter of Section 30, using a bearing of North 89 degrees 36 minutes 36 seconds East, per the P.L.C. of BROADWAY CORPUS CENTER, recorded in Book 565, Page 47, M.C.R.

3. The Boundary information shown on this survey is based on a prior survey prepared by Alliance Land Surveying, LLC, Job No. 100315, dated March 30, 2010, and recorded in Book 1056, Page 33, M.C.R. The centerline and section corners, made, used, and measured, shown on this survey, are based on the same survey.

monuments were not re-measured as they were shown correct on the prior survey. The property corners for the subject property have been verified and exist in the ground as shown on this survey. 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.

6. 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 this survey

7. The utility information shown is limited to visible above ground evidence. This information does not include information about underground utilities.

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 at 811 or 1-877-586-7600.

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 recorded at 2004/0001, 2006/0001, 2006/0002, 2006/0003 for the precise location and extent of all utilities in the area.

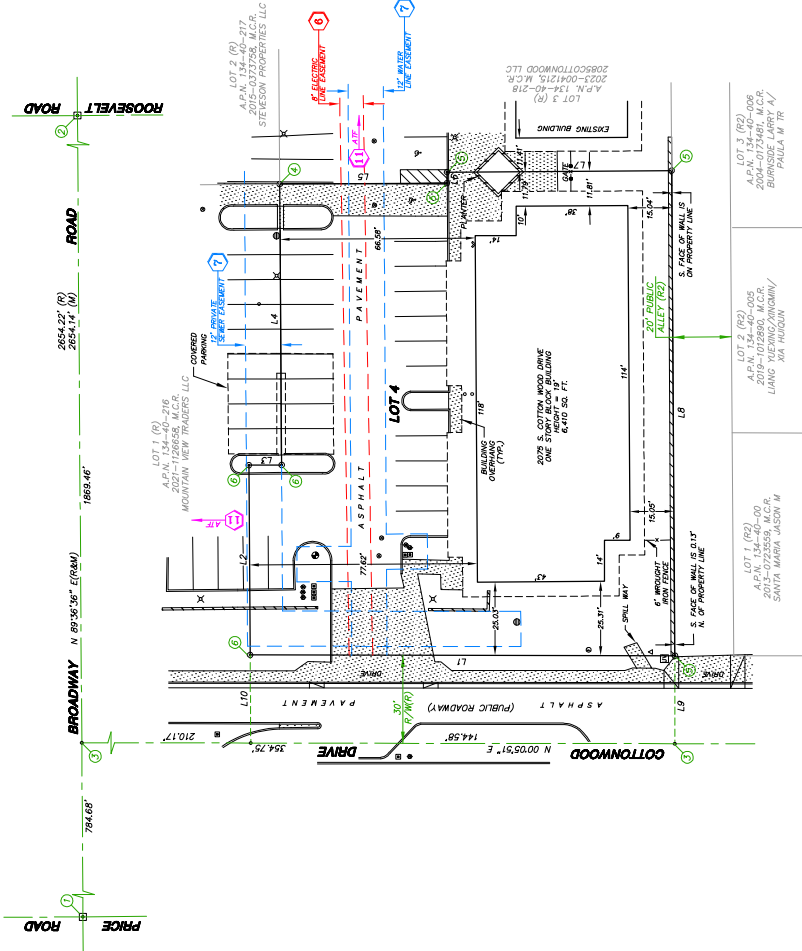
No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an

ADDRESS: 2075 S. COTTONWOOD DRIVE TEMPE, ARIZONA 85282
A.P.N.: 134-40-219

LAND AREA:
0.517 ACRES - 22,542 SQ. FT.

TC: Assist Enterprises LLC; Chicago Title Agency, Inc.; and Chicago Title Insurance Company.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 7(c), 8, 9, 13, and 14 of Table A thereof. The fieldwork was completed on August 8, 2025.



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



ALLIANCE
LAND SURVEYING LLC

SHEET: 1 OF 1	DATE: 8-21-25	JOB NO: 250759
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