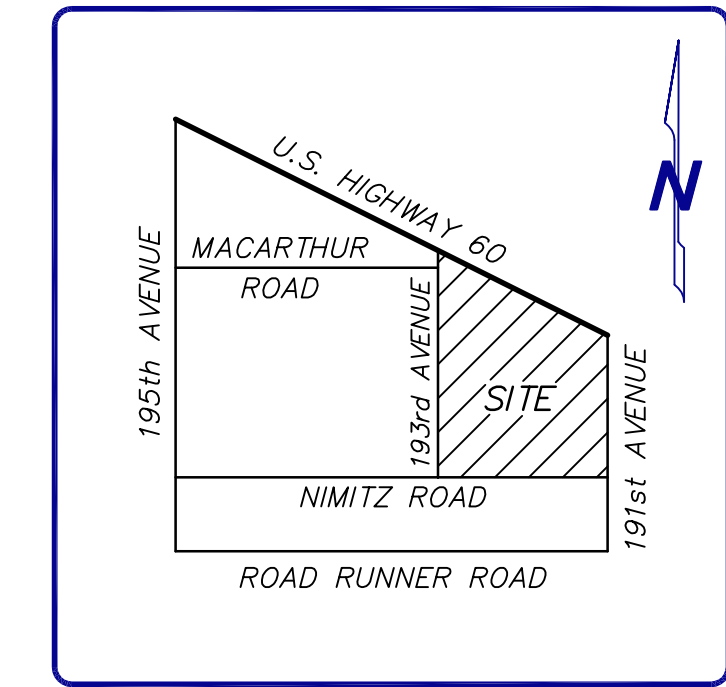


**ALTA / N.S.P.S. LAND TITLE SURVEY**  
**A PORTION OF THE NORTHWEST QUARTER OF SECTION 33,**  
**TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT**  
**RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**



**VICINITY MAP**  
NOT TO SCALE

**SURVEY NOTES**

- This survey and the description used are based on a Commitment for Title Insurance issued by Thomas Title and Escrow Agency, issuing agent for First American Title Insurance Company, File Number: 76107AZ, dated January 21, 2021.
- BASIS OF BEARING:** The monument line of Nimitz Road, also being the South Line of the Northwest quarter of Section 33, using a bearing of North 89 degrees 37 minutes 15 seconds West, per the Plat of CHURCHILL SOUTH, recorded in Book 76, Page 22, M.C.R.
- The Boundary information shown on this survey is based on a prior survey prepared by Alliance Land Surveying, LLC, dated June 27, 2011, recorded in Book 1089, Page, 22, M.C.R. The centerline and section monuments were not re-measured and are shown based 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.
- 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. 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.
- 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).

**REFERENCE DOCUMENTS**

- (R) PLAT PER BOOK 76, PAGE 22, M.C.R.
- (R1) R.O.S. PER BOOK 473, PAGE 17, M.C.R.
- (R2) R.O.S. PER BOOK 504, PAGE 27, M.C.R.
- (R3) R.O.S. PER BOOK 589, PAGE 22, M.C.R.
- (R4) R.O.S. PER BOOK 656, PAGE 21, M.C.R.
- (R5) R.O.S. PER BOOK 656, PAGE 21, M.C.R.
- (R6) M.L.D. PER BOOK 806, PAGE 35, M.C.R.
- (R7) R.O.S. PER BOOK 1089, PAGE 22, M.C.R.

**PARCEL DESCRIPTION**

TRACT C, OF CHURCHILL SOUTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 76 OF MAPS, PAGE 22;

EXCEPT THEREFROM THE FOLLOWING DESCRIBED PROPERTY:  
 THAT PORTION OF TRACT "C", CHURCHILL SOUTH, ACCORDING TO BOOK 76 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN SECTION 33, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
 COMMENCING AT A 1/2" REBAR WITH TAG #21080, MARKING THE CENTER OF SECTION 33, BEING SOUTH 0 DEGREES 20 MINUTES 16 SECONDS WEST 2638.42 FEET FROM A GENERAL LAND OFFICE (G.L.O.) BRASS CAP ON A 1" IRON PIPE, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 33;  
 THENCE ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 33, NORTH 0 DEGREES 20 MINUTES 16 SECONDS EAST, 543.16 FEET;  
 THENCE NORTH 46 DEGREES 37 MINUTES 41 SECONDS WEST 39.29 FEET TO THE SOUTHEASTERLY LINE OF SAID TRACT "C", ALSO BEING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 191ST AVENUE AND THE POINT OF BEGINNING;  
 THENCE CONTINUING NORTH 46 DEGREES 37 MINUTES 41 SECONDS WEST, 1505.27 FEET;  
 THENCE NORTHWESTERLY ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 288.00 FEET, A LENGTH OF 145.77 FEET TO A COMPOUND CURVE;  
 THENCE FROM A LOCAL TANGENT BEARING OF NORTH 75 DEGREES 37 MINUTES 44 SECONDS WEST, NORTHWESTERLY ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, A LENGTH OF 52.67 FEET TO THE WEST LINE OF SAID TRACT "C", ALSO BEING THE EAST RIGHT-OF-WAY LINE OF 193RD AVENUE;  
 THENCE ALONG SAID WEST LINE OF TRACT "C", NORTH 0 DEGREES 18 MINUTES 40 SECONDS EAST, 85.17 FEET;  
 THENCE CONTINUING ALONG SAID WEST LINE, NORTHEASTERLY ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 253.68 FEET, A LENGTH OF 52.11 FEET;  
 THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 12 DEGREES 04 MINUTES 50 SECONDS WEST, SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, A LENGTH OF 62.91 FEET TO A REVERSE CURVE;  
 THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 78 DEGREES 01 MINUTES 46 SECONDS EAST, SOUTHEASTERLY ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 348.00 FEET, A LENGTH OF 72.17 FEET TO THE NORTHEASTERLY LINE OF SAID TRACT "C";  
 THENCE ALONG SAID NORTHEASTERLY LINE OF TRACT "C", SOUTH 46 DEGREES 37 MINUTES 41 SECONDS EAST, 1603.46 FEET TO SAID SOUTHEASTERLY LINE OF TRACT "C";  
 THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 22 DEGREES 48 MINUTES 52 SECONDS WEST, SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF TRACT "C", BEING A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 333.78 FEET, A LENGTH OF 43.93 FEET TO THE POINT OF BEGINNING; AND  
 EXCEPT THEREFROM THE FOLLOWING DESCRIBED PROPERTY:  
 THAT PORTION OF TRACT "C", CHURCHILL SOUTH, ACCORDING TO BOOK 76 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, RECORDERS OFFICE, SITUATED IN SECTION 33, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
 COMMENCING AT A 1/2" REBAR WITH TAG #21080, MARKING THE CENTER OF SECTION 33, BEING SOUTH 0 DEGREES 20 MINUTES 16 SECONDS WEST, 2638.42 FEET FROM A GENERAL LAND OFFICE (G.L.O.) BRASS CAP ON A 1" IRON PIPE, MARKING THE NORTH QUARTER CORNER OF SAID SECTION 33;  
 THENCE ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 33, NORTH 0 DEGREES 20 MINUTES 16 SECONDS EAST, 543.16 FEET;  
 THENCE NORTH 46 DEGREES 37 MINUTES 41 SECONDS WEST 39.29 FEET TO THE SOUTHEASTERLY LINE OF SAID TRACT "C" ALSO BEING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 191ST AVENUE AND A NON-TANGENT CURVE;  
 THENCE FROM A LOCAL TANGENT BEARING OF NORTH 15 DEGREES 16 MINUTES 25 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE AND NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 333.78 FEET, A LENGTH OF 43.93 FEET TO THE NORTHEAST CORNER OF SAID TRACT "C";  
 THENCE ALONG THE NORTHEASTERLY LINE OF SAID TRACT "C" NORTH 46 DEGREES 37 MINUTES 41 SECONDS WEST, 1603.46 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE NORTH 46 DEGREES 37 MINUTES 41 SECONDS WEST, 129.83 FEET TO THE NORTHWEST CORNER OF SAID TRACT "C";  
 THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 16 DEGREES 37 MINUTES 41 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT "C", ALSO BEING THE EAST RIGHT-OF-WAY LINE OF 193RD AVENUE AND A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 253.68 FEET, A LENGTH OF 20.13 FEET TO A COMPOUND CURVE;  
 THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 12 DEGREES 04 MINUTES 50 SECONDS WEST, ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, A LENGTH OF 62.91 FEET TO A REVERSE CURVE;  
 THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 78 DEGREES 01 MINUTES 46 SECONDS EAST, SOUTHEASTERLY ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 348.00 FEET, A LENGTH OF 72.17 FEET TO THE POINT OF BEGINNING.

**SCHEDULE "B" ITEMS**

- 12 Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as Book 76 of Maps, Page 22 and thereafter Quitclaim Deed recorded as 85-533362, 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 42 USC 3604(c). (DOES NOT AFFECT SUBJECT PROPERTY - NOT PLOTTABLE)
- 13 All matters as set forth in Resolution of Establishment, recorded March 16, 2001 as 2001-0207173, of Official Records. (PLOTTABLE MATTERS SHOWN HEREON)
- 14 All matters as set forth in Resolution 07-54, recorded June 21, 2007 as 2007-0712802, of Official Records. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 15 The effect of a map purporting to show the land recorded as Book 1089 of Maps, Page 22. (DOCUMENT IS A RECORD OF SURVEY AND DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)

**SITE INFORMATION**

ADDRESS: UNAVAILABLE  
 No buildings existing on the surveyed property.  
 A.P.N.: 503-51-076A  
 LAND AREA: 32.244 ACRES - 1,404,538 SQ. FT.  
 STRIPED PARKING SPACE TABULATION:  
 There are no striped parking spaces on the subject property.

**CERTIFICATION**

TO:  
 David Joseph McHenry, Trustee of the David J. McHenry Family Trust, dated December 19, 1985 and Restated, August 30, 1996; Thomas Title and Escrow Agency, 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 2016 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(b)(1), 7(c), 8, 9, 13, and 14 of Table A thereof. The fieldwork was completed on February 14, 2021.

February 20, 2021  
 G. Bryan Goetzenberger  
 R.L.S. 31020

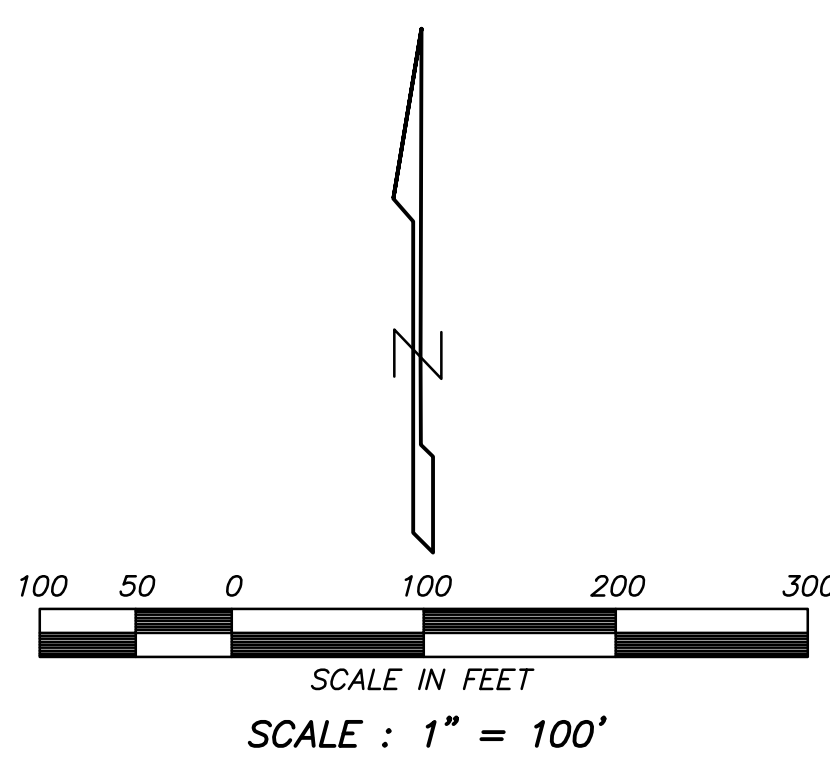
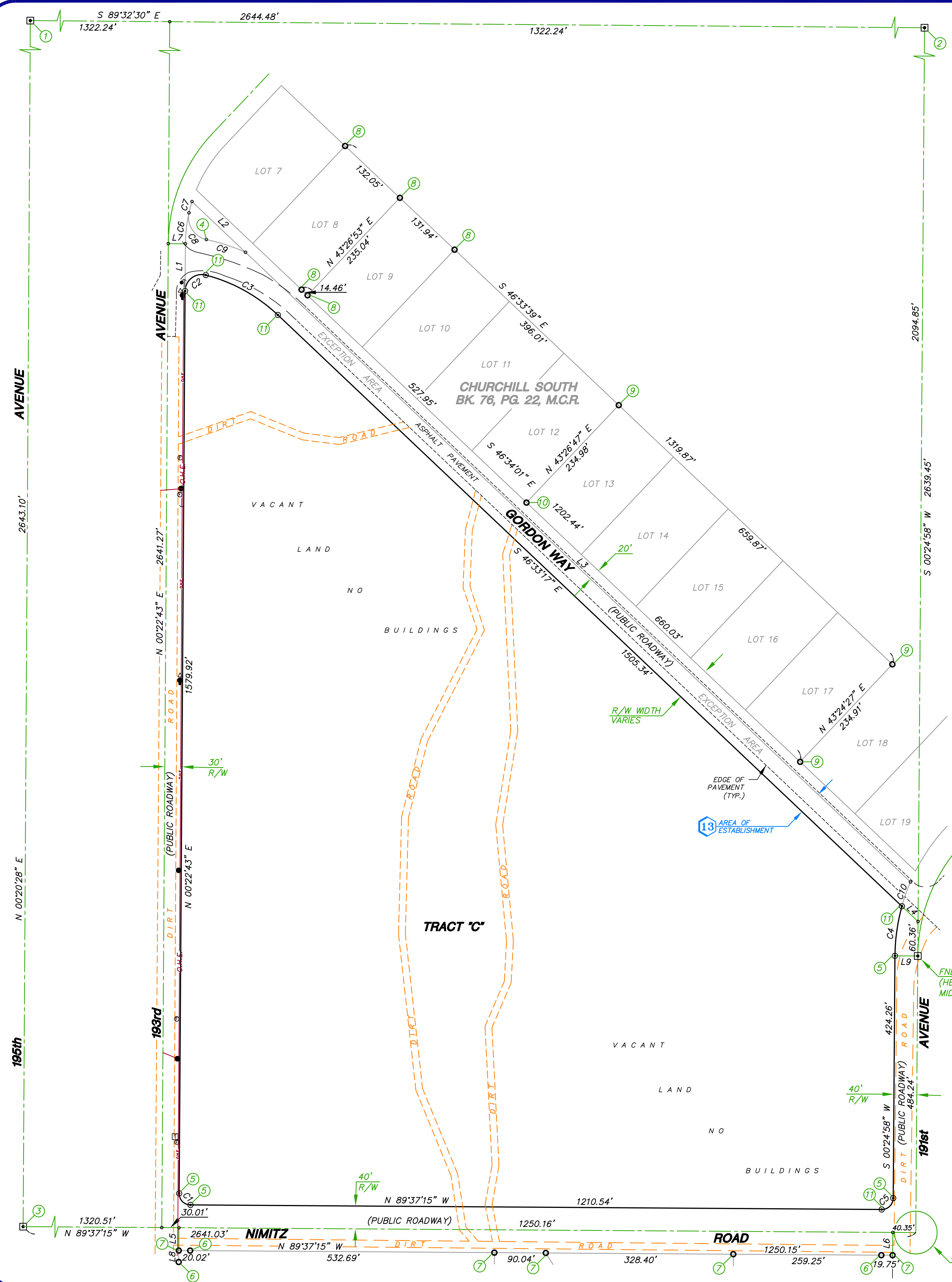


**ALTA / N.S.P.S. LAND TITLE SURVEY**  
**GRAND AVENUE & 191st AVENUE, SURPRISE, ARIZONA**

**ALLIANCE**  
**LAND SURVEYING LLC**

7900 N. 70th AVENUE, SUITE 104  
 GLENDALE, AZ 85303  
 Phone: (623) 872-2200  
 contactus@azalss.com  
 www.alliancelandsurveying.com





**LEGEND**

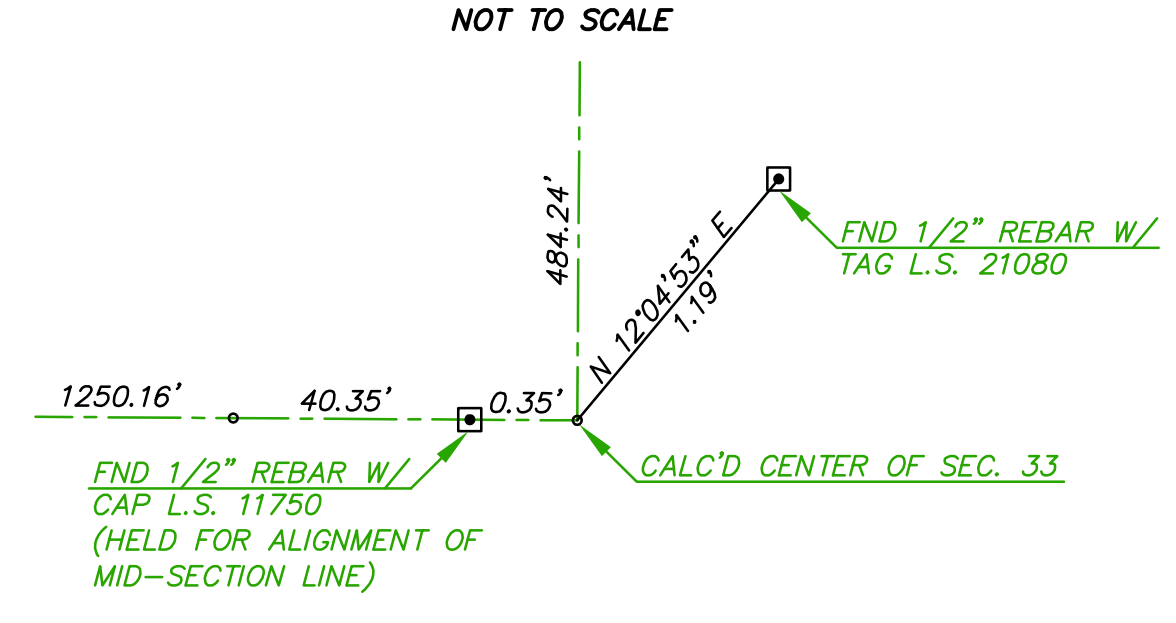
- Property Corner (See Monument Table)
- Property Line
- Fnd Survey Monument (See Monument Table)
- Fnd Survey Monument (See Monument Table)
- Fnd Survey Monument (See Monument Table)
- Schedule "B" Item
- == Dirt Road
- O.H.E. — Overhead Electric Line
- Down Guy Wire
- Fiber Optic Marker
- Guard Post or Gate Post
- Power Pole
- Power Pole W/ Underground Electric
- △ Telephone Riser
- Telephone Box

MONUMENT TABLE	
①	NW COR. SEC. 33 - FND G.L.O. BRASS CAP
②	N. 1/4 COR. SEC. 33 - FND G.L.O. BRASS CAP
③	W. 1/4 COR. SEC. 33 - FND BRASS CAP FLUSH, MCDOT 21782 ALSO FND MCDOT BRASS CAP FLUSH, N 14' W 2.32'
④	FND 1/2" REBAR W/CAP L.S. 23949 AS SHOWN ON (R7)
⑤	FND 3/4" IRON PIPE NO I.D. W/TAG L.S. 31020 PER (R7)
⑥	FND 3/4" IRON PIPE NO I.D.
⑦	FND 1/2" REBAR W/CAP L.S. 11750 AS SHOWN ON (R7)
⑧	FND 1/2" REBAR W/CAP L.S. 12600 AS SHOWN ON (R7)
⑨	FND 1/2" REBAR W/CAP L.S. 26404 AS SHOWN ON (R7)
⑩	FND 1/2" REBAR W/CAP ILLEGIBLE
⑪	FND 1/2" REBAR WITH NO I.D. - SET CAP L.S. 31020

LINE	BEARING	DISTANCE
L1	N 00°22'43" E	82.70'
L2	S 46°34'01" E	129.17'
L3	S 46°34'01" E	1603.46'
L4	S 46°33'17" E	38.96'
L5	S 00°22'45" W	40.00'
L6	S 00°22'45" W	40.00'
L7	N 89°37'17" W	30.00'
L8	S 00°22'26" W	20.08'
L9	N 89°35'02" W	40.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.42'	89°59'58"	N 44°37'16" W	28.28'
C2	29.00'	52.68'	104°04'38"	N 52°25'02" E	45.73'
C3	288.00'	145.72'	28°59'21"	S 61°02'58" E	144.17'
C4	333.78'	87.96'	15°05'54"	N 07°57'55" E	87.70'
C5	20.01'	31.42'	89°57'47"	S 45°23'51" W	28.29'
C6	253.68'	54.63'	12°20'23"	N 06°32'54" E	54.53'
C7	253.68'	20.44'	04°37'01"	N 15°01'36" E	20.44'
C8	40.00'	61.78'	88°29'45"	N 33°06'56" W	55.82'
C9	348.00'	72.27'	11°53'53"	S 71°59'00" E	72.14'
C10	333.78'	45.06'	07°44'03"	N 19°22'54" E	45.02'

**DETAIL**



ALTA / N.S.P.S. LAND TITLE SURVEY  
 GRAND AVENUE & 191st AVENUE, SURPRISE, ARIZONA

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 Phone: (623) 872-2200  
 contact@azalls.com  
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SHEET: 2 of 2 DATE: 2-20-21 JOB NO: 210185

REV	
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