### **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 ——X— Fence 

Overhead Electric Line

Back Flow Preventer Down Guy Wire Drywell Or Catch Basin Electric Box Electric Cabinet Electric Meter Electric Transformer

Fire Hydrant Flag Pole Gas Meter Gas Valve

Guard Post or Gate Post Disabled Space

Light Pole Power Pole W/ Underground Electric

Sewer Manhole Sprinkler Hook-Up (fire department)

Water Meter Water Valve

Sewer Clean Out

See Reference Documents

Measured

LINE	BEARING	DISTANCE
L1(R&M)	N 00°11'33" E	<i>55.00</i> '
L2(R&M)	N 00°11'33" E	600.00'
L3(R)	S 90°00'00" W	<i>307.25</i> '
L3(M)	S 89°59'48" W	<i>307.16</i> '
L4(R)	S 00°00'00" W	600.00'
L4(M)	S 00°00'08" W	599.98'
L5(R)	N 90°00'00" E	<i>305.23</i> '
L5(M)	N 90°00'00" E	<i>305.17</i> '
L6	N 00°11'33" E	10.00'
L7	N 00°11'33" E	590.00'
L8	S 00°00'08" W	589.98'
L9	S 00°00'08" W	10.00'
L10	S 00°00'08" W	<i>55.00</i> '
L11	N 90°00'00" E	<i>305.20</i> '

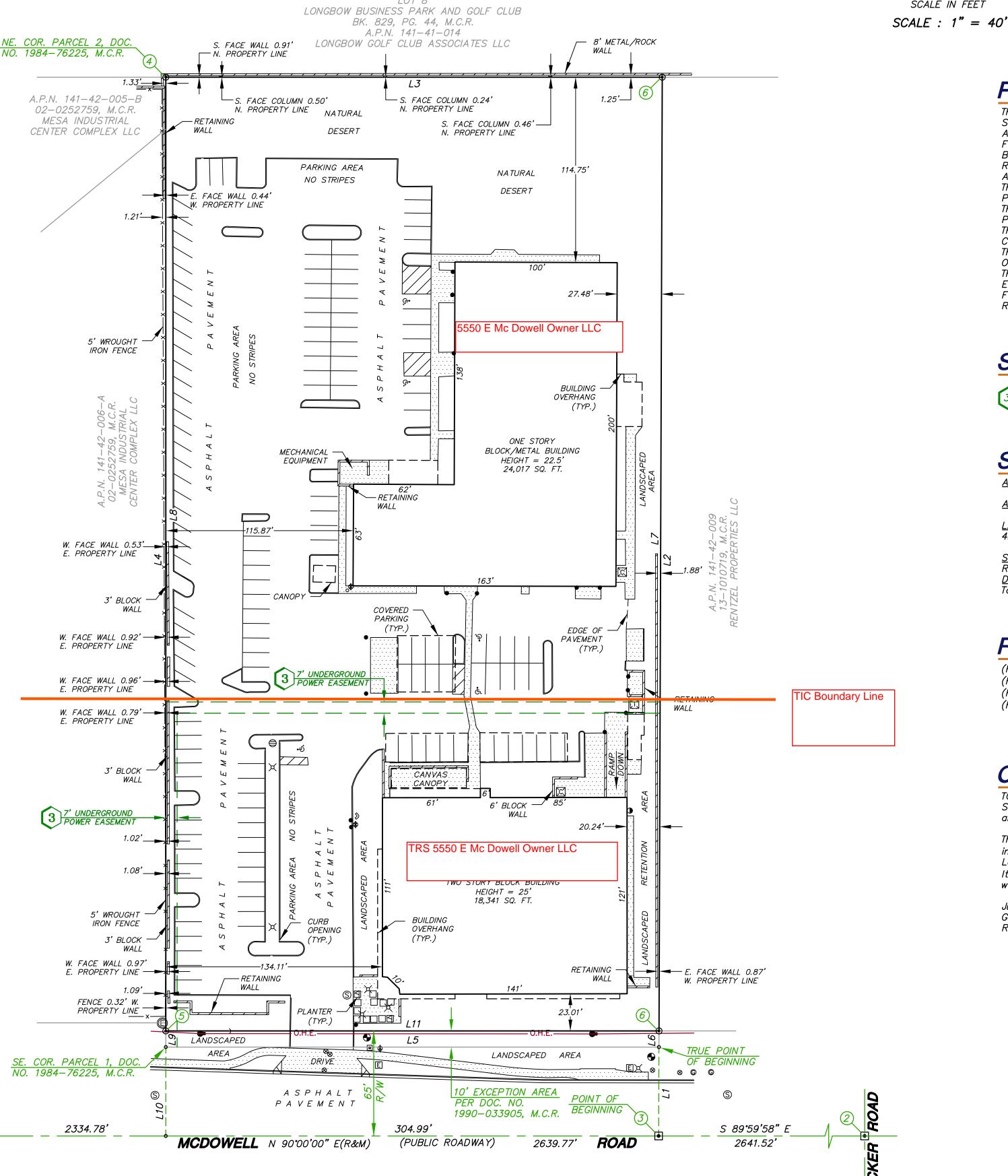
MONUMENT TABLE		
1	SW. COR. SEC. 35 - FND BRASS CAP IN HANDHOLE	
2	SE. COR. SEC. 35 — FND BRASS CAP IN HANDHOLE	
3	S. 1/4 COR. SEC. 35 — FND BRASS CAP IN HANDHOLE	
4	FND 1/2" REBAR W/CAP L.S. 44007	
5	FND 3/8" REBAR NO I.D. SOUTH 0.30' — REHABILITATED & SET 1/2" REBAR W/CAP L.S. 31020	
<u>(6)</u>	SET 1/2" REBAR W/CAP L.S. 31020	

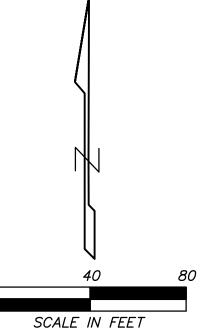
### SURVEY NOTES

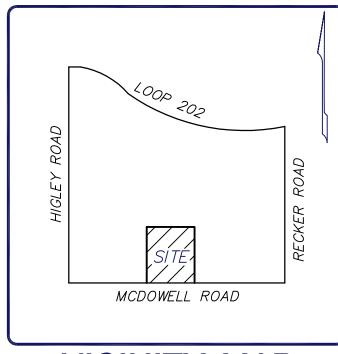
- 1. This survey and the description used are based on a Commitment for Title Insurance issued by First American Title Insurance Company, Commitment Number NCS-797971-PHX1, dated June 13, 2016.
- 2. BASIS OF BEARING: The monument line of McDowell Road, also being the South line of the Southwest quarter of Section 35, using a bearing of North 90 degrees 00 minutes 00 seconds East, per the Deed No. 2013-1010719, 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 and/or records provided by the respective utility companies. This survey may not depict all of the underground utilities either in service or abandoned that may exist adjacent to or within the boundaries of the subject property. No representation is made to the accuracy or completeness of any third party maps, records or information used to depict the underground utilities. An underground utility locator was not contacted and should be retained prior to excavation or construction to determine the precise location of all utilities that may exist adjacent to or within the boundaries of the subject property. The certification on this survey does not guarantee or provide any 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.
- 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).

# A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.







**VICINITY MAP** 

NOT TO SCALE

## PARCEL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. MARICOPA COUNTY. THENCE NORTH OO DEGREES 11 MINUTES 33 SECONDS EAST 55 FEET TO THE TRUE

POINT OF BEGINNING: THENCE CONTINUING NORTH OO DEGREES 11 MINUTES 33 SECONDS EAST 600 FEET TO A

THENCE DUE WEST 307.25 FEET TO A POINT: SAID POINT BEING THE NORTHEAST CORNER OF PARCEL 2 DESCRIBED IN DEED RECORDED AT RECORDERS NO. 84-76225; THENCE DUE SOUTH 600 FEET TO A POINT; SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL 1 DESCRIBED IN DEED RECORDED AT RECORDERS NO. 84-76225; THENCE DUE EAST 305.23 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE SOUTH 10.00 FEET THEREOF AS DESCRIBED IN DEED TO THE CITY OF MESA FOR ROADWAY RECORDED JULY 14, 1989 AT RECORDERS NO. 89-323162 AND RE-RECORDED JANUARY 24, 1990 AT RECORDERS NO. 90-033905.

## SCHEDULE "B" ITEMS



An easement for underground electrical and incidental purposes in the document recorded as 87-439751 of Official Records. (PLOTTABLE MATTERS SHOWN HEREON)

### SITE INFORMATION

ADDRESS: 5550 E. MCDOWELL ROAD, MESA, ARIZONA

A.P.N.: 141-42-004-X

<u>LAND AREA:</u> 4.147 ACRES — 180,643 SQ. FT.

STRIPED PARKING SPACE TABULATION:

<u>Disabled:</u>

### REFERENCE DOCUMENTS

(R) DEED 2013-1010719, M.C.R.

(R1) PLAT PER BOOK 829, PAGE 44, M.C.R.

(R2) PLAT PER BOOK 1055, PAGE 8, M.C.R. (R3) R.O.S. PER BOOK 1200, PAGE 12, M.C.R.

## **CERTIFICATION**

S8 Rental Services, LLC, an Arizona limited liability company; Rentzel Properties, L.L.C., an Oklahoma limited liability company; 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 June 28, 2016.

June 29, 2016 G. Bryan Goetzenberger R.L.S. 31020



#### A.L.T.A. / N.S.P.S. LAND TITLE SURVEY 5550 E. MCDOWELL ROAD, MESA, ARIZONA



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GLENDALE, AZ 85303 contactus@azals.com

JOB NO.: 160629

SHEET: 1 OF 1 DATE: 6-29-16