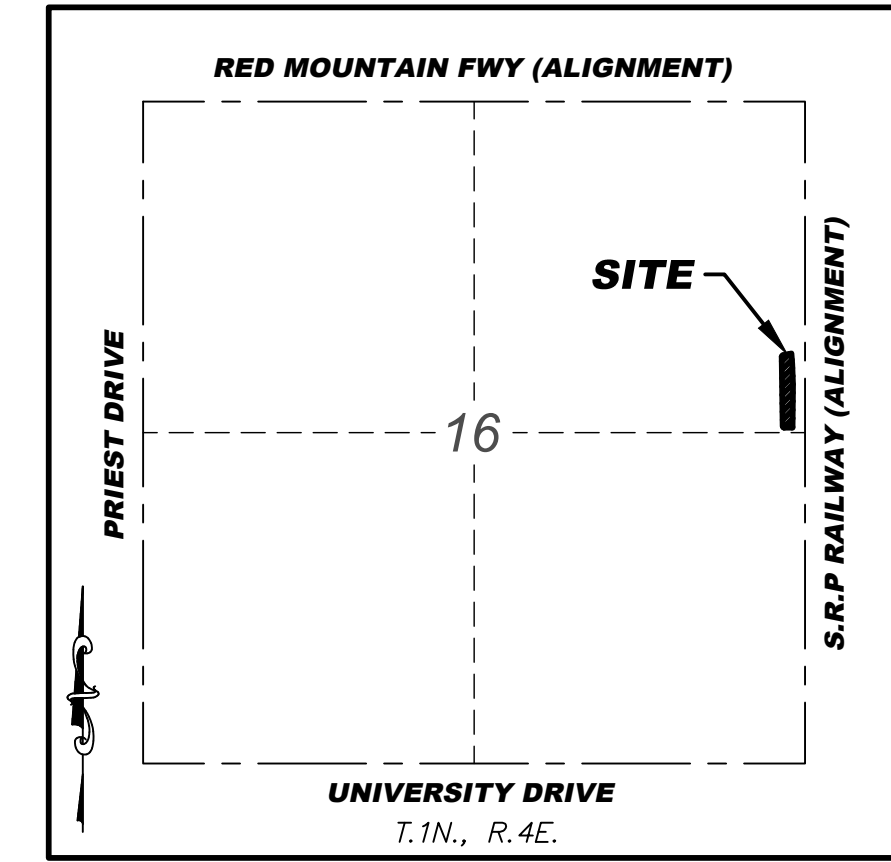


# ALTA / NSPS LAND TITLE SURVEY 1ST STREET & FARMER AVENUE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

**APPROVED**  
By Mariah Modson at 10:52 am, Feb 01, 2022



**VICINITY MAP**  
N.T.S.

## NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY NO. 2102597A-040-IH3 DATED NOVEMBER 17, 2021.

THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE LAND SURVEY PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY IN A MANNER THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN LEGAL COUNSEL FOR ADDITIONAL INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ADDITIONAL EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

THIS SURVEY WAS COMPLETED USING GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED AND SHOWN IN SECTION 3E OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2021.

THE SITE HAS PHYSICAL ACCESS TO AN ABUTTING STREET, FARMER STREET, AS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY FIELDWORK.

PURSUANT TO TABLE "A" ITEM 7, THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND OR NEAR GROUND LEVEL BASED ON FIELD MEASUREMENTS. THIS INFORMATION IS INTENDED TO DEPICT THE GENERAL CONFIGURATION OF THE BUILDING AT GROUND LEVEL AND MAY OR MAY NOT BE THE BUILDING FOUNDATION. THE BUILDING AREA SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASE AREA.

PURSUANT TO TABLE "A", ITEM 11(A), UNDERGROUND UTILITY INFORMATION SHOWN IS FROM PLANS AND/OR REPORTS PROVIDED BY THE CLIENT. THE SOURCE OF THE UTILITY PLANS AND REPORTS ARE THE OPERATING UTILITY AGENCY RESPONSIBLE FOR THIS JURISDICTION UNLESS OTHERWISE NOTED HEREON.

WITH REGARD TO TABLE "A", ITEM 11, INFORMATION FROM THE SOURCE NOTED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR DID NOT OBSERVE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 18, THE SURVEYOR HAS SHOWN ANY PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO THE SURVEYOR, OR AS SHOWN IN THE TITLE REPORT REFERENCED ON THIS SURVEY.

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED TEMPE, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 1E, OF STATE PLAT NO. 12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 69 OF MAPS, PAGE 38.

## SCHEDULE 'B' ITEMS

1. ANY OUTSTANDING LIABILITIES AND OBLIGATIONS, INCLUDING UNPAID ASSESSMENTS, IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSES OF OBTAINING WATER RIGHTS FOR SAID LAND.
2. RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF.
3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
4. ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT SAID LAND OR ANY PART THEREOF IS NOW OR AT ANY TIME HAS BEEN INCLUDED WITHIN A NAVIGABLE RIVER, SLOUGH, OR OTHER NAVIGABLE BODY OF WATER.
5. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 69 OF MAPS, PAGE 28 AND AMENDED IN BOOK 69 OF MAPS, PAGE 38. (AS SHOWN)

6. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: RIGHT OF WAY NO. 16-5232  
RECORDING DATE: AUGUST 10, 1973  
RECORDING NO: DOCKET 10263, PAGE 1083 AND AMENDMENT  
RECORDING DATE: NOVEMBER 7, 2003  
RECORDING NO: 2003-1549088  
RECORDING DATE: OCTOBER 19, 2009  
RECORDING NO: 2009-964219

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS SHOWN)

7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: RIGHT OF ENTRY AGREEMENT  
RECORDING NO: DOCKET 13263, PAGE 1323, RE-RECORDED IN  
RECORDING NO: DOCKET 13377, PAGE 573

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS SHOWN)

8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: RIGHT OF WAY NO. 16-71013  
RECORDING DATE: JULY 9, 1980  
RECORDING NO: DOCKET 14532, PAGE 854

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOCUMENT IS ILLEGIBLE)

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: CITY OF TEMPE RESOLUTION NO. 2010.77 (DOWNTOWN TEMPE ENHANCED SERVICES IMPROVEMENT DISTRICT)  
RECORDING DATE: JULY 6, 2010  
RECORDING NO: 2010-568113

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

10. MATTERS SHOWN ON RECORD OF SURVEY:

RECORDING NO.: BOOK 1118 OF MAPS, PAGE 42  
(AS SHOWN)

11. ANY FACTS, RIGHTS, INTEREST OR CLAIMS WHICH ARE NOT SHOWN BY THE RECORDS OF THE COUNTY RECORDER, BUT WHICH COULD BE ASCERTAINED BY AN EXAMINATION OF THE RECORDS OF THE STATE LAND DEPARTMENT OF THE STATE OF ARIZONA OR THE BUREAU OF LAND MANAGEMENT FOR THE UNITED STATES OF AMERICA.

12. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

13. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

## AREA

SUBJECT PROPERTY CONTAINS 48,541 SQUARE FEET OR 1.114 ACRES, MORE OR LESS.

## ADDRESS

302 W. 1ST STREET  
TEMPE, AZ 85281

APN: 124-24-003A

## BASIS OF BEARING

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 16 AS SHOWN IN BOOK 69, PAGE 38 MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 89 DEGREES 28 MINUTES 05 SECONDS WEST.

## ZONING

ZONE: GID  
ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

\*PER 2021 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

## FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2240 M, DATED 09/18/2020, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". 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.

## CERTIFICATION

TO: THE STATE OF ARIZONA, BY AND THROUGH ITS STATE LAND DEPARTMENT COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP 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 2, 3, 7(a)(b1)(c), 8, 11(a), 16, 17 AND 18 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED DECEMBER, 2021

ANTHONY SLATER  
22425 N. 16TH STREET, SUITE 1  
PHOENIX, ARIZONA 85024  
PHONE: 480-922-0780  
TSLATER@RICKENGINEERING.COM



SURVEYOR:

SURVEY INNOVATION GROUP, INC.  
Land Survey Services  
22425 N 16TH STREET SUITE #1  
PHOENIX, AZ 85024

A RICK ENGINEERING COMPANY

DRAWN BY: CS | SCALE: TS | DATE: 1/11/2022  
CHECKED BY: TS | DATE:

ALTA / NSPS LAND TITLE SURVEY

1ST ST & FARMER AVE

TEMPE, ARIZONA

Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com

PROJECT NO.  
**P6230**  
SHEET NO. 1 OF 2