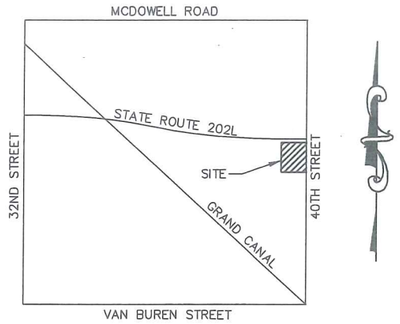


SECTION 1, T1N, R3E
VICINITY MAP
N.T.S.

GENERAL NOTES

1. TITLE INFORMATION AND EASEMENTS OF RECORD ARE BASED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE NO. AZ-FMPC-IMP-N/A-1-20-10005460 DATED MAY 13, 2020 AT 7:30 A.M. AND RESEARCH PERFORMED BY AZTEC AT THE ARIZONA STATE LAND DEPARTMENT.

2. THE BASIS OF BEARINGS IS THE EAST LINE OF SOUTHEAST QUARTER OF SECTION 1, T.1N., R.3E., SAID LINE BEARS S00°51'30"E.

3. THE GROSS LAND AREA OF THE SURVEYED PROPERTY IS 9.68 ACRES MORE OR LESS.

ACCEPTABLE
J PN 12/10/2020

REFERENCE DOCUMENTS

R1 STATE PLAT NO. 19, RECORDED IN BOOK 332, PAGE 26, M.C.R.

R2 ASLD LEASE NO. 16-097754.

R3 AMENDED RECORD OF SURVEY FOR PLSS SUBDIVISION OF T.1N., R.3E., RECORDED IN BOOK 1089, PAGE 41, M.C.R.

R4 AMENDED RESULTS OF SURVEY FOR PLSS SUBDIVISION OF T.1N., R.4E. RECORDED IN BOOK 1046, PAGE 28, M.C.R.

FLOOD ZONE CLASSIFICATION

THE PROJECT LIES WITHIN ZONE "X" WHICH IS WITHIN THE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT FLOOD INSURANCE RATE MAP NUMBER 04013C2230L, DATED SEPTEMBER 16, 2013.

OWNER

ARIZONA STATE LAND DEPARTMENT
1616 W. ADAMS ST.
PHOENIX, AZ 85007

ADDRESS OF SURVEYED PROPERTY

750 NORTH 40TH STREET
PHOENIX, AZ 85008

LEGEND

BCHH = BRASS CAP IN HANDHOLE
ASLD = ARIZONA STATE LAND DEPARTMENT
R/W = RIGHT OF WAY
COP = CITY OF PHOENIX
FD. = FOUND
MC = MARICOPA COUNTY
(M) = MEASURED
(R) = RECORD MEASUREMENT
⊕ = FOUND MONUMENT AS NOTED
● = SET ½" REBAR WITH CAP RLS 35316
ASLD = ARIZONA STATE LAND DEPARTMENT
BCFL = BRASS CAP FLUSH
ACFL = ALUMINUM CAP FLUSH
M.C.R = MARICOPA COUNTY RECORDS
ADOT = ARIZONA DEPARTMENT OF TRANSPORTATION
(8) = SCHEDULE B ITEM SHOWN ON SHEET 3 OF 3

SCHEDULE B EASEMENTS

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2020.

2. 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. (NOT PLOTTABLE)

3. RESERVATIONS CONTAINED IN THE PATENT

   FROM: THE UNITED STATES OF AMERICA
   TO: RAMON C. VALENCIA
   RECORDING DATE: OCTOBER 24, 1916
   RECORDING NO: BOOK 120 OF DEEDS, PAGE 233

   WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:

   SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS. THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW. (NOT PLOTTABLE)

4. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

   ENTITLED: NOTICE TO PROSPECTIVE PURCHASERS OF PROXIMITY TO AIRPORT
   RECORDING DATE: OCTOBER 3, 2007
   RECORDING NO: 20071087761

   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (NOT PLOTTABLE)

(5.) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

   ENTITLED: EASEMENT AGREEMENT
   RECORDING DATE: DECEMBER 24, 2009
   RECORDING NO: 20091181534

   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

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: 20091181535

   MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS

   RECORDING NO: 20100780755

   THE EFFECT OF TERMINATION OF DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN RECORDING NO. 20180901765. (AS SHOWN ON THE SURVEY)

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

   PURPOSE: NATURAL GAS PIPELINE
   RECORDING DATE: JULY 9, 2010
   RECORDING NO: 20100582179 (AS TO ALL) (NOT PLOTTABLE)

(8.) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

   ENTITLED: EASEMENT AGREEMENT
   RECORDING DATE: AUGUST 31, 2010
   RECORDING NO: 20100749941 (AS TO ALL)

   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

SCHEDULE B EASEMENTS (CON'T)

(9.) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

   PURPOSE: UTILITIES
   RECORDING DATE: SEPTEMBER 1, 2010
   RECORDING NO: 20100756836 (AS TO ALL)

(10.) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

   ENTITLED: EASEMENT AGREEMENT
   RECORDING DATE: SEPTEMBER 14, 2010
   RECORDING NO: 20100794550

   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

(11.) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

   PURPOSE: UTILITIES
   RECORDING DATE: SEPTEMBER 16, 2010
   RECORDING NO: 20100800768

12. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,

   AMOUNT: $35,357,018.00
   DATED: JANUARY 29, 2019
   TRUSTOR/GRANTOR SCOPE 1 OASIS LLC
   TRUSTEE: CHICAGO TITLE INSURANCE COMPANY
   BENEFICIARY: SIEMENS FINANCIAL SERVICES, INC.
   RECORDING DATE: JANUARY 31, 2019
   RECORDING NO: 20190068482

   2019 TAX NOTE:

   TAX PARCEL NO: 121-13-007H (PARCEL NO'S. 4, 5 & 6)
   TOTAL TAX: NOT ASSESSED/EXEMPT
   FIRST INSTALLMENT AMOUNT: $0.00
   SECOND INSTALLMENT AMOUNT: $0.00

   TAX PARCEL NO: 121-13-007J (PARCEL NO'S. 1 & 3)
   TOTAL TAX: NOT ASSESSED/EXEMPT
   FIRST INSTALLMENT AMOUNT: $0.00
   SECOND INSTALLMENT AMOUNT: $0.00

   TAX PARCEL NO: 121-13-007K (PARCEL NO. 2)
   TOTAL TAX: NOT ASSESSED/EXEMPT
   FIRST INSTALLMENT AMOUNT: $0.00
   SECOND INSTALLMENT AMOUNT: $0.00 (NOT PLOTTABLE)

SURVEY CERTIFICATION

TO: ARIZONA STATE LAND DEPARTMENT
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, 8, AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MAY 2020.

CHAD W. HUBER RLS #35316

AZTEC
4561 E. MCDOWELL RD.
PHOENIX, AZ 85008
PHONE 602-454-0402
FAX 602-454-0403

ALTA/NSPS LAND TITLE SURVEY
OF A PORTION OF STATE PLAT NO. 19 LOCATED IN SECTION 1, T1N, R3E, IN A PORTION OF SALT RIVER MERIDIAN, OF THE GILA AND SALT RIVER MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35316
CHAD
HUBER
11/18/2020
Date Signed
ARIZONA, U.S.A.

DRAWN	GG
CHECKED	CWH
DATE	11/17/2020
SCALE	N/A
JOB NO.	AZSVY2006
SHEET	1 OF 3

R:\Phoenix\Projects\AZSVY2006-Oasis-Hospital-ALTA-Survey\CADD\Survey\Dwg\AZSVY2006-ALTA.dwg
chuber Nov 17, 2020 - 11:28am

LEGAL DESCRIPTION PER TITLE REPORT

PARCEL NO. 1:

A PORTION OF "TRACT 13" AND "EAST PAPAGO FREEWAY", ACCORDING TO STATE PLAT NO. 19, AS RECORDED IN BOOK 332, PAGE 26, RECORDS OF MARICOPA COUNTY, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 3 EAST AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 1 ALSO BEING THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SOUTH 89°24'41" EAST, A DISTANCE OF 46.62 FEET TO A POINT ON THE WEST LINE OF NORTH 40TH STREET (80 FEET WIDE); THENCE CONTINUING ALONG THE WEST LINE OF NORTH 40TH TREET, SOUTH 00°57'22" WEST, A DISTANCE OF 623.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF SAID NORTH 40TH STREET, SOUTH 00°57'22" WEST, A DISTANCE OF 304.39 FEET TO A POINT; THENCE LEAVING THE WEST LINE OF SAID 40TH STREET, NORTH 89°02'38" WEST, A DISTANCE OF 25.00 FEET TO A POINT; THENCE CONTINUING ALONG A LINE PARALLEL TO THE WEST LINE OF SAID 40TH STREET, NORTH 00°57'22" EAST, A DISTANCE OF 304.39 FEET TO A POINT; THENCE SOUTH 89°02'38" EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A PORTION OF "TRACT 13" ACCORDING TO STATE PLAT NO. 19, AS RECORDED IN BOOK 332, PAGE 26, RECORDS OF MARICOPA COUNTY, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 3 EAST AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 1 ALSO BEING THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SOUTH 89°24'41" EAST, A DISTANCE OF 46.62 FEET TO A POINT ON THE WEST LINE OF NORTH 40TH STREET (80 FEET WIDE); THENCE CONTINUING ALONG THE WEST LINE OF NORTH 40TH STREET, SOUTH 00°57'22" WEST,

A DISTANCE OF 927.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF SAID NORTH 40TH STREET SOUTH 00°57'22" WEST, A DISTANCE OF 95.40 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND AS DESCRIBED IN ARIZONA STATE LAND PATENT NO. 6105, RECORDED IN DOCKET 9941, PAGE 799 OF MARICOPA COUNTY RECORDS; THENCE CONTINUING ALONG THE NORTH LINE OF SAID PARCEL OF LAND AND ITS EXTENSION THEREOF, NORTH 89°50'31" WEST, A DISTANCE OF 701.80 FEET TO A POINT; THENCE NORTH 00°57'27" EAST, A DISTANCE OF 164.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 820.00 FEET WHICH BEARS SOUTH 22°05'55" WEST; THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 494.08 FEEL THROUGH A CENTRAL ANGLE OF 34°31'21" TO A POINT ON A TANGENT REVERSE CURVE TO THE RIGHT; CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 480.00 FEET; THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 112.27 FEET THROUGH A CENTRAL ANGLE OF 13°24'13" TO A POINT ON A TANGENT LINE; THENCE SOUTH 89°01'24" EAST A DISTANCE OF 79.96 FEET TO A POINT: THENCE SOUTH 00°57'22" WEST, A DISTANCE OF 39.52 FEET TO A POINT; THENCE SOUTH 89°02'38" EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

A PORTION OF "TRACT 13" ACCORDING TO STATE PLAT NO. 19, AS RECORDED IN BOOK 332, PAGE 26, RECORDS OF MARICOPA COUNTY, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 3 EAST AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 1 ALSO BEING THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SOUTH 89°24'41" EAST, A DISTANCE OF 46.62 FEET TO A POINT ON THE WEST LINE OF NORTH 40TH STREET (80 FEET WIDE); THENCE CONTINUING ALONG THE WEST LINE OF NORTH 40TH STREET, SOUTH 00°57'22" WEST, A DISTANCE OF 848.22 FEET TO A POINT; THENCE NORTH 89°01'24" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°57'22" WEST, A DISTANCE OF 40.00 FEET TO A POINT; THENCE NORTH 89°01'24" WEST, A DISTANCE OF 79.96 FEET TO A POINT ON TANGENT CURVE TO THE LEFT, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 480.00 FEET; THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 112.27 FEET THROUGH A CENTRAL ANGLE OF 13°24'03" TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 820.00 FEET; THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 536.79 FEET THROUGH A CENTRAL ANGLE OF 37°30'24" TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 930.00 FEET;

LEGAL DESCRIPTION PER TITLE REPORT

THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 46.21 FEET, THROUGH A CENTRAL ANGLE OF 02°50'48" TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 22°14'09" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 970.00 FEET WHICH BEARS NORTH 22°14'09" EAST; THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 48.20 FEET THROUGH A CENTRAL ANGLE OF 02°50'48" TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 780.00 FEET; THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 510.60 FEET THROUGH A CENTRAL ANGLE OF 37°90'24" TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 520.00 FEET; THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 121.62 FEET THROUGH A CENTRAL ANGLE OF 13°24'03" TO A POINT ON A TANGENT LINE; THENCE SOUTH 89°01'24" EAST, A DISTANCE OF 79.95 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4:

A PORTION OF "TRACT 13" AND "EAST PAPAGO FREEWAY", ACCORDING TO STATE PLAT NO. 19, AS RECORDED IN BOOK 332, PAGE 26, RECORDS OF MARICOPA COUNTY, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 3 EAST AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 1 ALSO BEING THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SOUTH 89°24'41" EAST, A DISTANCE OF 46.62 FEET TO A POINT ON THE WEST LINE OF NORTH 40TH STREET (80 FEET WIDE); THENCE CONTINUING ALONG THE WEST LINE OF NORTH 40TH STREET, SOUTH 00°57'22" WEST, A DISTANCE OF 588.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF SAID NORTH 40TH STREET, SOUTH 00°57'22" WEST, A DISTANCE OF 34.61 FEET TO A POINT; THENCE LEAVING THE WEST LINE OF SAID 40TH STREET, NORTH 89°02'38" WEST, A DISTANCE OF 25.00 FEET TO A POINT; THENCE CONTINUING ALONG A LINE PARALLEL TO THE WEST LINE OF SAID 40TH STREET, SOUTH 00°57'22" WEST, A DISTANCE OF 224.87 FEET TO A POINT; THENCE NORTH 89°01'24" WEST, A DISTANCE OF 79.95 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 520.00 FEET; THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 121.62 FEET THROUGH A CENTRAL ANGLE OF 13°24'03" TO A POINT ON A TANGENT REVERSE CURVE TO THE RIGHT; CONCAVE NORTHERLY, AND HAVING A RADIUS OF 780.00 FEET; THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 485.50 FEET THROUGH A CENTRAL ANGLE OF 35°39'48" TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 00°57'27" EAST, A DISTANCE OF 297.08 FEET TO A POINT; THENCE NORTH 83°28'12" EAST, A DISTANCE OF 276.56 FEET TO A POINT; THENCE SOUTH 71°24'17" EAST, A DISTANCE OF 299.77 FEET TO A POINT; THENCE SOUTH 89°02'33" EAST, A DISTANCE OF 42.54 FEET TO A POINT; THENCE SOUTH 77°30'37" EAST, A DISTANCE OF 32.29 FEET TO A POINT; THENCE SOUTH 89°36'48" EAST, A DISTANCE OF 67.67 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 5:

A PORTION OF "TRACT 13", ACCORDING TO STATE PLAT NO. 19, AS RECORDED IN BOOK 332, PAGE 26, RECORDS OF MARICOPA COUNTY, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 1 ALSO BEING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 4 EAST; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, NORTH 89°24'41" WEST, A DISTANCE OF 46.62 FEET TO A POINT ON THE WEST LINE OF NORTH 40TH STREET (80 FEET WIDE); THENCE CONTINUING ALONG THE WEST LINE OF NORTH 40TH STREET, SOUTH 00°5722" WEST, A DISTANCE OF 848.22 FEET; THENCE LEAVING THE WEST LINE OF SAID NORTH 40TH STREET, NORTH 89°01'24" WEST, A DISTANCE OF 104.95 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 520.00 FEET; THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 121.62 FEET THROUGH A CENTRAL ANGLE OF 13°24'03" TO A POINT ON A TANGENT REVERSE CURVE TO THE RIGHT; CONCAVE NORTHERLY, AND HAVING A RADIUS OF 780.00 FEET; THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 485.50 FEET THROUGH A CENTRAL ANGLE OF 35°39'48" TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT; CONCAVE NORTHERLY, AND HAVING A RADIUS OF 780.00 FEET, A DISTANCE OF 25.10 FEET THROUGH A CENTRAL ANGLE OF 01°50'37" TO A POINT ON REVERSE CURVE TO THE LEFT, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 970.00 FEET; THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 48.20 FEET THROUGH A CENTRAL ANGLE OF 02°50'48" TO A POINT ON A NON-TANGENT LINE;

LEGAL DESCRIPTION PER TITLE REPORT

THENCE NORTH 22°14'09" EAST, A DISTANCE OF 13.00 FEET TO A POINT; THENCE NORTH 86°45'39" EAST, A DISTANCE OF 18.59 FEET TO A POINT; THENCE NORTH 00°57'27" EAST, A DISTANCE OF 137.68 FEET TO A POINT; THENCE SOUTH 89°02'33" EAST, A DISTANCE OF 44.26 FEET TO A POINT; THENCE SOUTH 00°57'27" WEST, A DISTANCE OF 179.64 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 6:

A PORTION OF "TRACT 13" AND "EAST PAPAGO FREEWAY", ACCORDING TO STATE PLAT NO. 19, AS RECORDED IN BOOK 332, PAGE 26, RECORDS OF MARICOPA COUNTY, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 3 EAST AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 1 ALSO BEING THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SOUTH 89°24'41" EAST, A DISTANCE OF 46.62 FEET TO A POINT ON THE WEST LINE OF NORTH 40TH STREET (80 FEET WIDE); THENCE CONTINUING ALONG THE WEST LINE OF NORTH 40TH STREET, SOUTH 00°57'22" WEST, A DISTANCE OF 520.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF SAID NORTH 40TH STREET, SOUTH 00°57'22" WEST, A DISTANCE OF 68.30 FEET TO A POINT; THENCE LEAVING THE WEST LINE OF SAID NORTH 40TH STREET; THENCE NORTH 89°36'48" WEST, A DISTANCE OF 67.67 FEET TO A POINT; THENCE NORTH 77°30'37" WEST, A DISTANCE OF 32.29 FEET TO A POINT; THENCE NORTH 89°02'33" WEST, A DISTANCE OF 42.54 FEET TO A POINT; THENCE NORTH 71°24'17" WEST, A DISTANCE OF 299.77 FEET TO A POINT; THENCE NORTH 86°43'41" EAST, A DISTANCE OF 235.10 FEET TO A POINT; THENCE SOUTH 68°16'35" EAST, A DISTANCE OF 128.74 FEET TO A POINT; THENCE SOUTH 89°02'34" EAST, A DISTANCE OF 72.69 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 7:

NON-EXCLUSIVE EASEMENTS AS SET FORTH IN EASEMENT AGREEMENT RECORDED DECEMBER 24, 2009 IN RECORDING NO. 20091181534 OF OFFICIAL RECORDS.

OVERALL LEGAL DESCRIPTION (BASED ON THIS SURVEY)

ACCEPTABLE JPN 12/10/2020

A PORTION OF "TRACT 13", ACCORDING TO STATE PLAT NO. 19, AS RECORDED IN BOOK 332, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 3 EAST AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 4 EAST, ALONG WITH A PORTION OF 40TH STREET RIGHT OF WAY LOCATED IN SECTION 6, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN ADOT RIGHT OF WAY MARKER, BEING AN ALUMINUMM CAP WITH ANGLE IRON STAMPED "STA 1107+89.01", FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 1 BEARS SOUTH 01°04'15" WEST, A DISTANCE OF 26.09 FEET (SAID RIGHT OF WAY MARKER WAS ERRONEOUSLY USED AS THE EAST QUARTER CORNER OF SAID SECTION 1 IN THE LEGAL DESCRIPTION RECORDED DOCUMENT 2009-1181529 OF MARICOPA COUNTY RECORDS);

THENCE SOUTH 89°21'13" EAST, A DISTANCE OF 46.77 FEET TO THE WEST RIGHT OF WAY LINE OF 40TH STREET;

THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 01°00'50" WEST, A DISTANCE OF 520.62 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 88°51'51" EAST, A DISTANCE OF 80.00 FEET TO THE EAST RIGHT OF WAY LINE OF 40TH STREET;

THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 01°00'50" WEST, A DISTANCE OF 501.31 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTH LINE OF A PARCEL OF LAND AS DESCRIBED IN ARIZONA STATE LAND DEPARTMENT PATENT NO. 6105 RECORDED IN DOCKET 9941, PAGE 799 OF MARICOPA COUNTY RECORDS;

THENCE LEAVING SAID RIGHT OF WAY LINE, ALONG SAID NORTH LINE AND IT'S EASTERLY PROLONGATION, NORTH 89°47'01" WEST, A DISTANCE OF 781.88 FEET;

THENCE NORTH 01°00'08" EAST, A DISTANCE OF 164.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS BEARS NORTH 22°03'21" EAST;

THENCE WESTLERY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 820.00 FEET AND A CENTRAL ANGLE OF 2°59'06", FOR AN ARC LENGTH OF 42.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS SOUTH 25°14'30" WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 930.00 FEET AND A CENTRAL ANGLE OF 2°50'58", FOR AN ARC LENGTH OF 46.25 FEET;

THENCE NORTH 22°19'13" EAST, A DISTANCE OF 53.09 FEET;

THENCE NORTH 87°02'07" EAST, A DISTANCE OF 18.65 FEET;

THENCE NORTH 01°00'25" EAST., A DISTANCE OF 137.68 FEET;

THENCE SOUTH 89°06'33" EAST, A DISTANCE OF 44.18 FEET;

THENCE NORTH 01°02'34" EAST, A DISTANCE OF 117.34 FEET;

THENCE NORTH 83°31'28" EAST, A DISTANCE OF 276.36 FEET;

THENCE NORTH 86°48'34" EAST, A DISTANCE OF 235.31 FEET;

THENCE SOUTH 68°15'46" EAST, A DISTANCE OF 128.59 FEET;

THENCE SOUTH 88°51'51" EAST, A DISTANCE OF 72.85 FEET TO THE POINT OF BEGINNING.

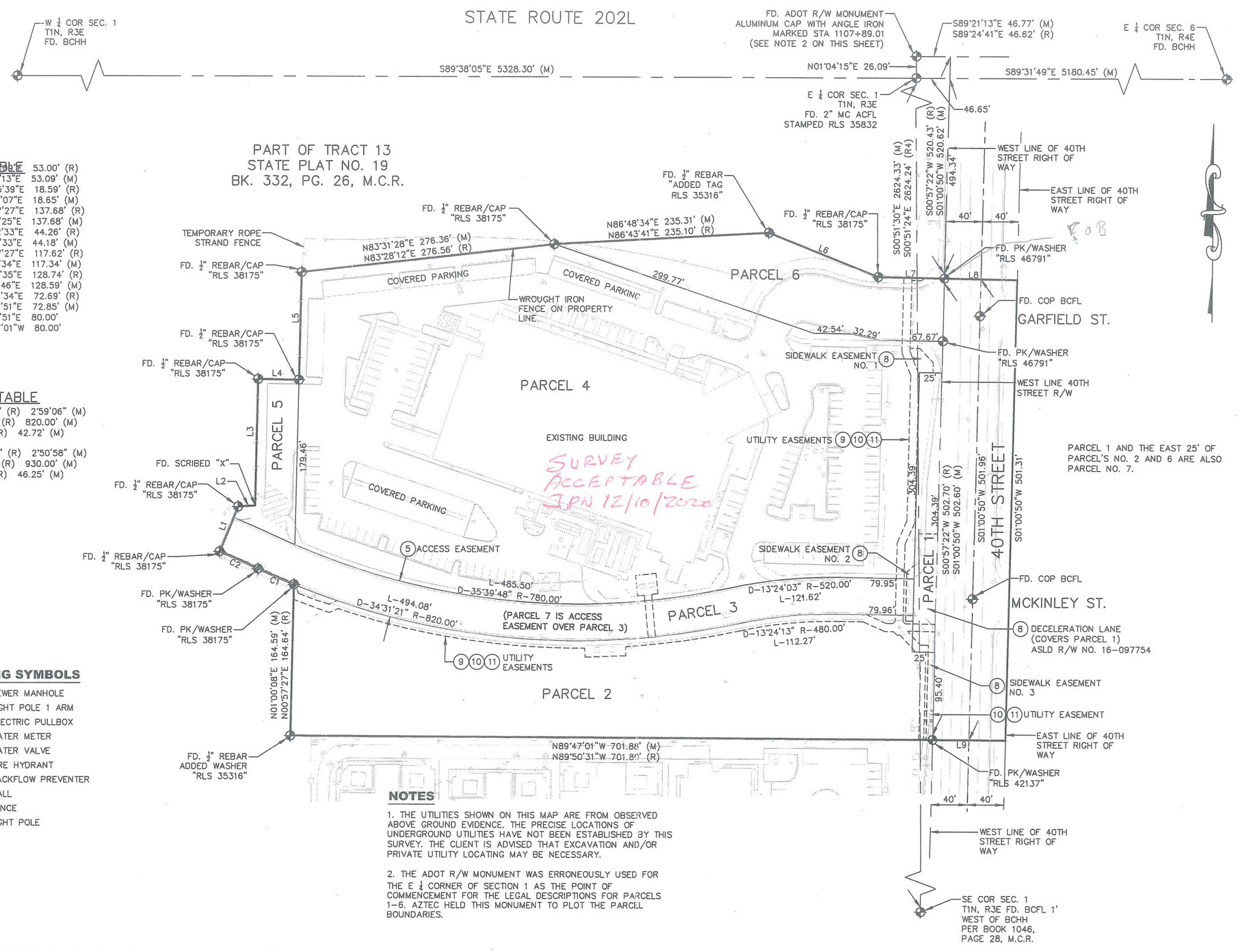
AZTEC
4561 E. MCDOWELL RD.
PHOENIX, AZ 85008
PHONE 602-454-0402
FAX 602-454-0403

ALTA/NSPS LAND TITLE SURVEY
OF A PORTION OF STATE PLAT NO. 19 LOCATED IN A PORTION OF SECTION 1, T1N, R3E, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR CERTIFICATE NO. 35316 CHAD HUBER 11/18/2020 Date Signed ARIZONA, U.S.A.

DRAWN	GG
CHECKED	CWH
DATE	11/17/2020
SCALE	N/A
JOB NO.	AZSVY2006
SHEET	2 OF 3

R:\Phoenix\Projects\AZSVY2006-Oasis-Hospital-ALTA-Survey\CADD\Survey\Dwg\AZSVY2006-ALTA.dwg
chuber Nov 17, 2020 - 11:33am



LINE TABLE

L1 =	N22°19'13"E	53.00' (R)
	N22°19'13"E	53.09' (M)
L2 =	N86°45'39"E	18.59' (R)
	N87°02'07"E	18.65' (M)
L3 =	N00°57'27"E	137.68' (R)
	N01°00'25"E	137.68' (M)
L4 =	S89°02'33"E	44.26' (R)
	S89°06'33"E	44.18' (M)
L5 =	N00°57'27"E	117.62' (R)
	N01°02'34"E	117.34' (M)
L6 =	S68°16'35"E	128.74' (R)
	S68°15'46"E	128.59' (M)
L7 =	S89°02'34"E	72.69' (R)
	S88°51'51"E	72.85' (M)
L8 =	S88°51'51"E	80.00'
L9 =	N89°47'01"W	80.00'

CURVE TABLE

C1 =	D=2°59'03" (R)	2°59'06" (M)
	R=820.00' (R)	820.00' (M)
	L=42.71' (R)	42.72' (M)
C2 =	D=2°50'48" (R)	2°50'58" (M)
	R=930.00' (R)	930.00' (M)
	L=46.21' (R)	46.25' (M)

MAPPING SYMBOLS

- (M) = SEWER MANHOLE
- = LIGHT POLE 1 ARM
- [E] = ELECTRIC PULLBOX
- [M] = WATER METER
- = WATER VALVE
- = FIRE HYDRANT
- = BACKFLOW PREVENTER
- = WALL
- = FENCE
- = LIGHT POLE

NOTES

1. THE UTILITIES SHOWN ON THIS MAP ARE FROM OBSERVED ABOVE GROUND EVIDENCE. THE PRECISE LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN ESTABLISHED BY THIS SURVEY. THE CLIENT IS ADVISED THAT EXCAVATION AND/OR PRIVATE UTILITY LOCATING MAY BE NECESSARY.

2. THE ADOT R/W MONUMENT WAS ERRONEOUSLY USED FOR THE E ¼ CORNER OF SECTION 1 AS THE POINT OF COMMENCEMENT FOR THE LEGAL DESCRIPTIONS FOR PARCELS 1–6. AZTEC HELD THIS MONUMENT TO PLOT THE PARCEL BOUNDARIES.

AZTEC
4561 E. MCDOWELL RD.
PHOENIX, AZ 85008
PHONE 602-454-0402
FAX 602-454-0403

ALTA/NSPS LAND TITLE SURVEY
OF A PORTION OF STATE PLAT NO. 19 LOCATED IN A PORTION OF SECTION 1, T1N, R3E, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35316
CHAD
HUBER
11/18/2020
Date Signed
ARIZONA, U.S.A.

DRAWN	GG
CHECKED	CWH
DATE	11/17/2020
SCALE	1" = 50'
JOB NO.	AZSVY2006
SHEET	3 OF 3

Nov 17, 2020 – 11:46am
chuber
R:\Phoenix\Projects\AZSVY2006-Oasis-Hospital-ALTA-Survey\CADD\Survey\Dwg\AZSVY2006-ALTA.dwg