

BASIS OF BEARING
 The Basis of Bearings for this survey is S89°44'51"E (assumed) along the centerline of West Palm Lane, as recorded in Book 900, Page 33, Records of Maricopa County, Arizona.

- OBSERVED SIGNIFICANT OBSERVATIONS**
- The fact a building resides within the 10' setback line along the southerly boundary of the Land by as much as 0.2'.
 - The fact a building resides in the 14.5' setback along the westerly boundary of the Land, to undisclosed amounts.
 - The fact a building resides the 78.7' setback along the northerly boundary of the Land, to undisclosed amounts.
 - The fact a sidewalk crosses the south boundary of the Land.

ZONING INFORMATION			
ITEM	REQUIRED	ACTUAL	STATUS
ZONING DESIGNATION	PAD (C-2) Planned Area Development		Conforming
MINIMUM LOT AREA (SQ. FT.)	69,920 square feet	69,933,246 sq ft	Conforming
MINIMUM FRONTAGE			1832 N Litchfield Road Goodyear, Arizona 85395
MINIMUM LOT WIDTH	None Specified	233.50 ft Litchfield Rd	Conforming
MAX IMPERVIOUS COVERAGE			Date of Report: November 11, 2022 Partner Project Number: 22-387561.3
MAX BUILDING HEIGHT	Proposed to be 25 feet	20 feet (Per Survey)	Conforming
MINIMUM SETBACKS			
STREET YARD			
ADJACENT TO RESIDENTIAL ZONE			
ADJACENT TO NONRESIDENTIAL ZONE			
MINIMUM FRONT YARD SETBACK	None Specified	78.7 Feet along West Palm Lane	Conforming
MINIMUM SIDE YARD SETBACK	None Specified	81.9 Feet along East Property Line	Conforming
MINIMUM REAR YARD SETBACK	None Specified	10 Feet along South Property Line	Conforming
MAXIMUM BUILDING COVERAGE	None Specified	26.8%±0.208% (14,999.699,933,246)	Conforming
MINIMUM LOT DEPTH	None Specified	219 Feet (Per Survey)	Conforming
PARKING REQUIREMENTS:			
Existing:			
Number of Regular Parking Spaces	41 Spaces		
Number of Covered Parking Spaces	0 Spaces		
Number of Handicapped Parking Spaces	3 Spaces		
Total Number of Provided Parking Spaces	44 Spaces		
Requirement:			
Per Planned Area Development Agreement	1 space per 375 square feet	Equation	
Total Required Parking Spaces = 39 Spaces		(14999.6 / 375) = 39 spaces	
Total Off-site Parking Spaces = 44 Spaces			
Parking Status: LEGAL CONFORMING			

FLOOD INFORMATION
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "SHADED X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 040340 MAP NO. 04013C2155M. THE FLOOD MAP FOR THIS LOCATION HAS A DATE OF 09/18/2020.
 THE SURVEYED PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "SHADED X" DENOTES 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.

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- NOTES CORRESPONDING TO SCHEDULE "B" ITEMS**
- Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof. [The item is blanket over the surveyed property—not plotted]
 - The right to enter upon said land, prospect for, mine and remove all oil, gas and minerals, as reserved in instrument set forth as Docket 5783, Page 229. [The item is blanket over the surveyed property—not plotted]
 - The terms and provisions contained in the document entitled "Community Facilities General District No. 1 Waiver and Development Agreement" recorded September 12, 1996 as 96-648332 of Official Records. [The item is blanket over the surveyed property—not plotted]
 - All matters as set forth in Reciprocal Easements Agreements with Covenants and Restrictions Affecting Land, recorded November 17, 1998 as 98-1038979 of Official Records. [The item is plotted & shown]
 - Declaration of Covenants, Conditions, Restrictions and Easements, recorded in 2001-790988 of Official Records and thereafter Supplemental Declaration recorded as 2007-1192489 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). [The item is plotted & shown]
 - The terms and provisions contained in the document entitled "Shared Driveway Maintenance Agreement" recorded August 28, 2001 as 2001-790990 of Official Records and thereafter amended by First Amendment to Shared Driveway Maintenance Agreement recorded February 23, 2007 as 2007-223303 of Official Records. [The item is plotted & shown]
 - The terms and provisions contained in the document entitled "Shared Driveway Maintenance Agreement" recorded August 28, 2001 as 2001-790991 of Official Records and thereafter amended by First Amendment to Shared Driveway Maintenance Agreement recorded February 23, 2007 as 2007-223304 of Official Records. [The item is plotted & shown]
 - Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Palm Valley Phase II Commerce Park, as recorded in Plat Book 582 of Maps, Page(s) 24, 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). [The item refers to the surveyed property, but has been superseded by subsequent re-plats and does not contain additional items to plot—not plotted]
 - Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Palm Valley Phase II Commerce Park Amended, as recorded in Plat Book 900 of Maps, Page(s) 33, 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). [The item is plotted & shown]
 - The terms, provisions and easement(s) contained in the document entitled "Declaration of Reciprocal Easement and Abandonment of Easement" recorded March 16, 2007 as 2007-318448 of Official Records. [The item refers to an easement which has been abandoned, the easement no longer touches they surveyed property plotted & shown]
 - An easement for ingress, egress and private utility and incidental purposes in the document recorded as 2007-318449 of Official Records. [The item refers to a private utility easement only over a portion of the insured land—plotted & shown]
 - An easement for utility and incidental purposes in the document recorded as 2010-0336300 of Official Records. [The item is plotted & shown]
 - An easement for water line and incidental purposes in the document recorded as 2010-0406605 of Official Records. [The item is plotted & shown]

BUILDING AREA

BUILDING 1:	3,921.4 SQ FT
BUILDING 2:	5,276.8 SQ FT
BUILDING 3:	5,401.4SQ FT

BUILDING HEIGHT

BUILDING 1:	20' ±
BUILDING 2:	20' ±
BUILDING 3:	20' ±

LAND AREA

TOTAL AREA:	69,933,246 SQ. FT.
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PARKING

REGULAR:	41
HANDICAP:	3
TOTAL PARKING:	44

UTILITY NOTE
 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

TITLE DESCRIPTION
 The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:
 PARCEL 1:
 LOT 7, PALM VALLEY PHASE II COMMERCE PARK AMENDED, ACCORDING TO BOOK 900 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPTING THEREFROM ALL ORES AND MINERALS AND ALL OIL, GAS OR OTHER HYDROCARBON SUBSTANCES AND RIGHTS THERETO AS RESERVED IN DEED RECORDED IN DOCKET 5783, PAGE 229, RECORDS OF MARICOPA COUNTY, ARIZONA.
 PARCEL 2:
 AN EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND RECIPROCAL EASEMENT (ARTICLE 2.1.1) AS RECORDED IN 2001-790988 OF OFFICIAL RECORDS, AND SUPPLEMENTAL DECLARATIONS RECORDED AS 2007-382464 OF OFFICIAL RECORDS, AND RECORDED AS 2007-573248 OF OFFICIAL RECORDS AND RECORDED AS 2007-1192489 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.
 BEING THE SAME PROPERTY AS SHOWN ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ORDER NO. NCS-1143643-SA1, HAVING AN EFFECTIVE DATE OF MARCH 3, 2023, AT 8:00 AM

TITLE COMMITMENT INFORMATION
 THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS ARE THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ORDER NO. NCS-1143643-SA1, HAVING AN EFFECTIVE DATE OF MARCH 3, 2023, AT 8:00 AM

SURVEYOR'S CERTIFICATE
 TO: BCL-CRE 3 LLC, ITS SUCCESSOR AND/OR ASSIGNS; FIRST AMERICAN TITLE INSURANCE COMPANY, QUATTRO GOODYEAR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, and 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/26/2022.
 DATE OF PLAT OR MAP: 11/07/2022
 REVISED: 03/20/2023
 ABEL BECERRA
 RLS # 47290
 STATE OF ARIZONA
 (Seal of the Surveyor: ABEL BECERRA, RLS # 47290, 03/20/2023, Expire 3/31/26)

- SURVEYOR'S NOTES**
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 - SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO WEST PALM LANE & SOUTH LITCHFIELD ROAD, A DEDICATED PUBLIC RIGHT-OF-WAY, VIA A PRIVATE DRIVE EASEMENT, AS RECORDED IN BOOK 900, PAGE 33 AND DRIVEWAY EASEMENTS PER DOCUMENT NUMBERS 98-1038979, 99-0134707, 01-0790990 & 01-0790991.
 - THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
 - THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
 - NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
 - THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
 - THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
 - THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
 - ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
 - THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
 - UNLESS SHOWN OTHERWISE, THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
 - UNLESS SHOWN OTHERWISE, NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
 - ALL RECORD DIMENSIONS SHOWN HEREON ARE ALSO MEASURED DIMENSIONS UNLESS OTHERWISE NOTED.

2021 ALTA/NSPS LAND TITLE SURVEY
 1832 N Litchfield Road
 SITE ADDRESS
 1832 N Litchfield Road
 Goodyear, AZ 85395
 PARTNER PROJECT NUMBER: 22-387561.4
 COORDINATED BY
PARTNER
 CORPORATE OFFICE
 2154 Torrance Boulevard
 Torrance, CA 90501
 Phone: 888-213-7479
 ALTA@partneresi.com
 www.partneresi.com

DATE	REVISIONS	DRAWN BY: AB	DRAWING SCALE: 1"= NA
11/07/2022		CHECKED BY:	JOB NO.: 22123-1
		FILENAME: 1832 N LITCHFIELD RD-REVISED.DWG	

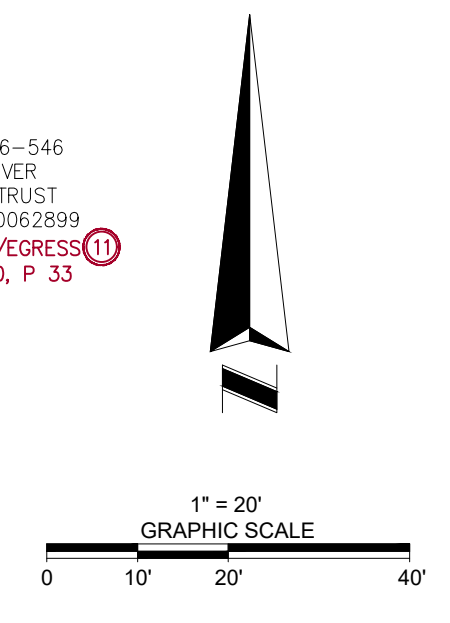
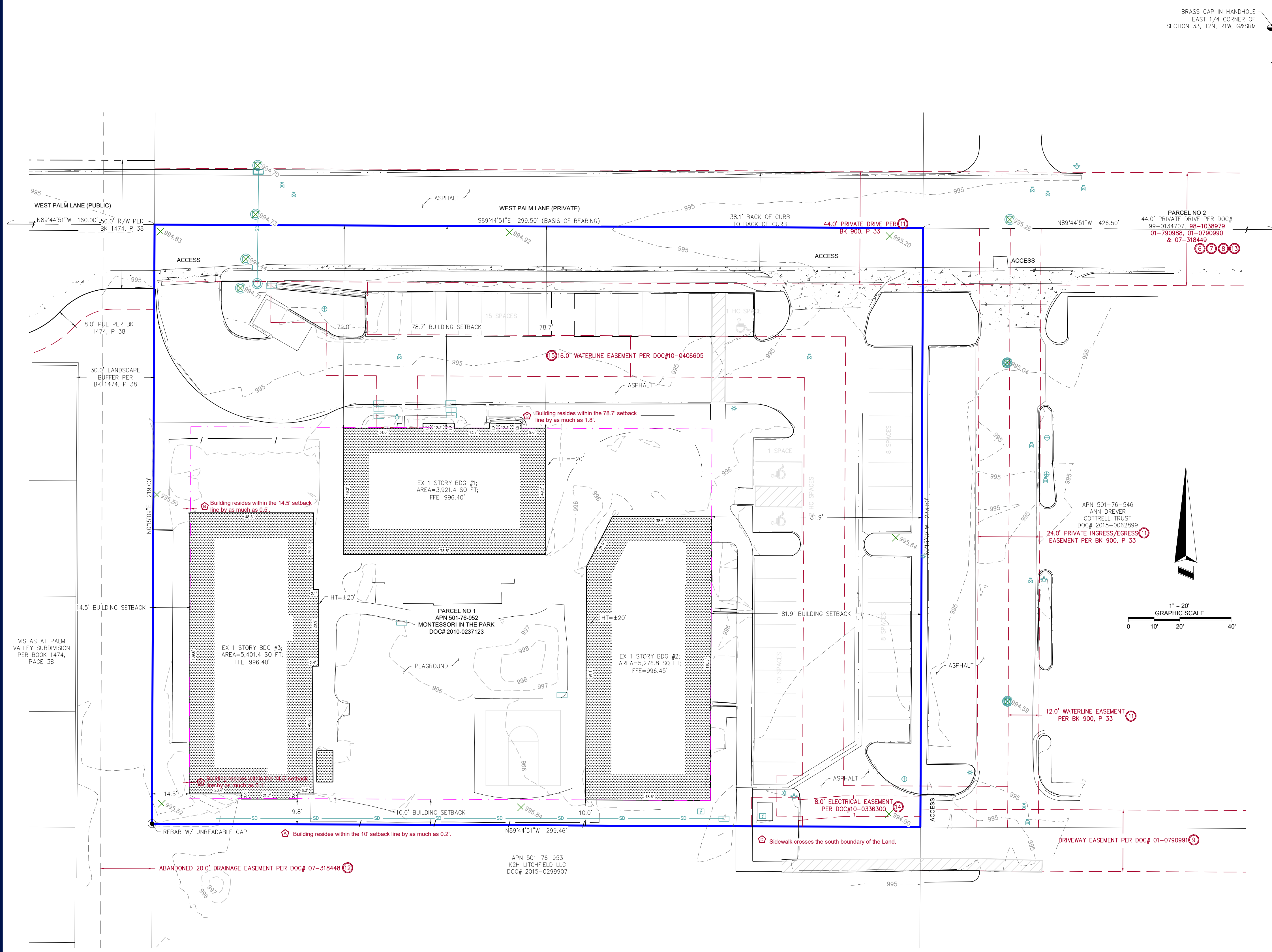
SURVEYED BY
A ABEL & ASSOCIATES, LLC
 10000 N 31st AVE
 SUITE 0317
 PHOENIX, AZ 85051
 602.501.6957
 ABEL@ABEL-LAND.COM

SHEET 1 OF 2

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED.

LEGEND

-  SECTION LINE
-  MATHEMATICAL TIE LINE
-  EASEMENT LINE
-  CENTER LINE
-  RIGHT-OF-WAY LINE
-  BOUNDARY LINE
-  BUILDING SETBACK LINE
-  FENCE LINE
-  APPROXIMATE ALIGNMENT OF UNDERGROUND STORM DRAIN LINE
-  PARCEL LINES PER DEED
-  BOLLARD
-  TELEPHONE RISER/UTILITY
-  FIRE HYDRANT
-  GAS VALVE/UTILITY
-  GUY ANCHOR
-  HANDICAP PARKING SPACE
-  LIGHT POLE
-  MANHOLE
-  NO PARKING AREA
-  ELECTRIC TRANSFORMER
-  CABLE RISER/UTILITY
-  UTILITY/POWER POLE
-  WATER VALVE
-  WATER METER
-  WATER VALVE
-  AIR CONDITIONER
-  STORM DRAIN GRATED MANHOLE
-  SITE VISIBILITY EASEMENT
-  ELECTRICAL EASEMENT
-  MARICOPA COUNTY RECORDS
-  DOCUMENT NUMBER
-  ASSESSOR PARCEL NUMBER
-  TELEPHONE EASEMENT
-  BUILDING
-  RIGHT-OF-WAY
-  TYPICAL
-  WATER EASEMENT
-  PUBLIC UTILITY EASEMENT
-  BOOK AND PAGE
-  CENTERLINE BRASS CAP
-  SECTION CORNER MONUMENT AS NOTED
-  REBAR W/ CAP# 47290 TO BE SET
-  FOUND 1/2" REBAR AS NOTED
-  DRAINAGE EASEMENT
-  RECORDED
-  MEASURED
-  UTILITY EASEMENT
-  ACCESS EASEMENT
-  ASSESSOR PARCEL NUMBER



SURVEY BENCHMARK:
 THE BENCHMARK FOR THIS SURVEY IS A BRASS CAP IN HANDHOLE AT THE SOUTHEAST CORNER OF SECTION 33, T2N, R1W, G&SRM. ELEV=992.55' (NAVD88 DATUM)

BRASS CAP IN HANDHOLE
 SOUTHEAST CORNER OF SECTION 33, T2N, R1W, G&SRM & PROJECT BENCHMARK
 ELEV=992.55' (NAVD88 DATUM)

2021 ALTA/NSPS LAND TITLE SURVEY

1832 N Litchfield Road
 SITE ADDRESS

1832 N Litchfield Road
 Goodyear, AZ 85395

PARTNER PROJECT NUMBER **22-387561.4**


COORDINATED BY



CORPORATE OFFICE
 2154 Torrance Boulevard
 Torrance, CA 90501
 Phone: 888-213-7479
 ALTA@partneresi.com
 www.partneresi.com

DATE	REVISIONS	DRAWN BY: AB	DRAWING SCALE: 1"= 40'
11/01/2022		CHECKED BY:	JOB NO.: 22123-1
			FILENAME: 1832 N LITCHFIELD RD-REVISED.DWG

SURVEYED BY



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SHEET 2
OF 2