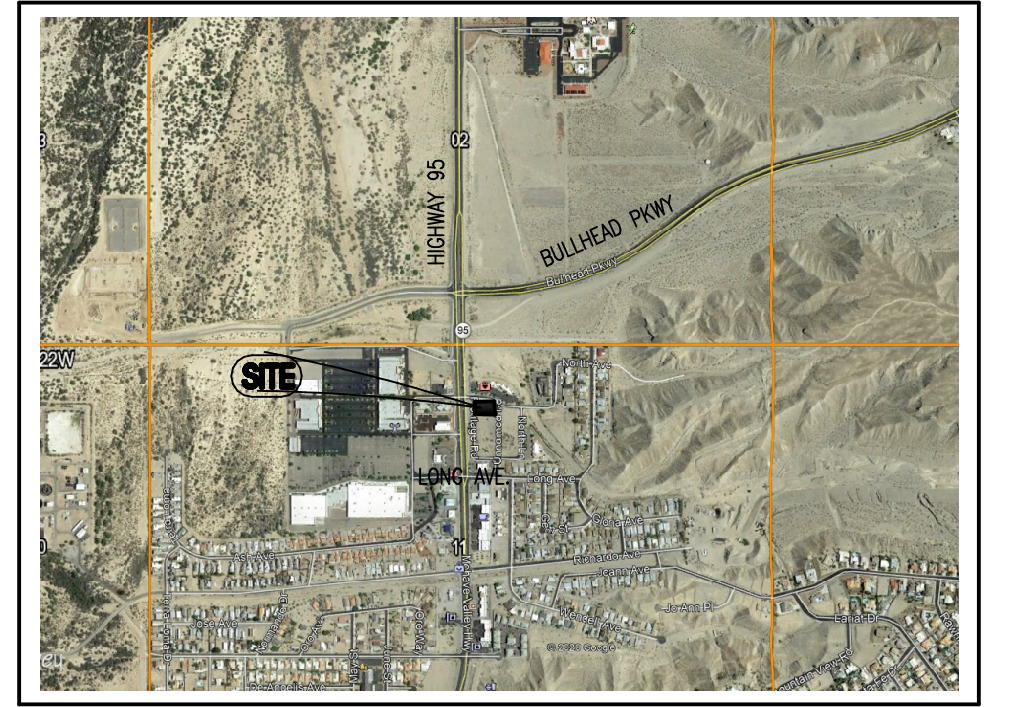


ALTA/NSPS LAND TITLE SURVEY

A DEPENDENT SURVEY OF LOT 1, BLOCK 2 OF TRACT 4032 DESERT RIDGE RECORDED ON MARCH 2, 1984, AT FILE No. 84-7583 AND SITUATE IN SECTION 11, TOWNSHIP 19 NORTH, RANGE 22 WEST OF THE GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA



VICINITY MAP
SEC. 11, T 19 N, R 22 W

NOTES

PERIOD OF SURVEY: AUGUST 26, 2020.
BASIS OF BEARING: THIS SURVEY IS BASED ON THE SOUTH LINE OF LOT 1, BLOCK 2 OF TRACT 4032 DESERT RIDGE RECORDED ON MARCH 2, 1984, AT FILE No. 84-7583 BEING NORTH 89°59'57" EAST AS MEASURED BETWEEN FOUND POINTS.

TABLE "A"

ITEMS ADDRESSED HEREON FROM TABLE "A" OF THE 2016 MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS

1. MONUMENTS FOUND AND SET AS SHOWN HEREON
2. ADDRESSES OBSERVED WHILE CONDUCTING THIS SURVEY ARE SHOWN HEREON.
3. FLOOD ZONE: A REVIEW OF FEMA F.I.R.M. PANEL No. 04015C4762H DATED DECEMBER 2, 2015 INDICATES THAT THE AREA AS SHOWN HEREON TO BE WITHIN ZONE "X SHADED": DEFINED AS AREAS BETWEEN THE LIMITS OF THE BASE FLOOD AND THE 0.2 PERCENT ANNUAL CHANCE (OR 500 YEAR) FLOOD AND ZONE "X" UNSHADED DEFINED AS AREAS OUTSIDE THE SFHA AND HIGHER THAN THE ELEVATION OF THE 0.2-PERCENT-ANNUAL-CHANCE FLOOD SHOWN HEREON.
4. GROSS LAND AREA: SUBJECT PARCEL= 0.43 ACRES, MORE OR LESS.
5. VERTICAL RELIEF SHOWN HEREON.
6. CURRENT ZONING CLASSIFICATION IS C3 - DENSITY D-9
COMMERCIAL AND MINOR INDUSTRIAL ESTABLISHES AND PRESERVES AREAS FOR THE HEAVIEST TYPE OF COMMERCIAL ACTIVITIES.
SETBACK REQUIREMENTS 5' ALONG FRONTAGE ROAD, 15' ALONG NORTH AVE.
REFERENCE SECTION 17.38 BHC CODE OF ORDINANCES.
7. NO BUILDING EXIST ON SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY SHOWN HEREON.
9. NO PARKING EXIST ON THIS PROPERTY AT THE TIME OF THIS SURVEY.
11. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY SHOWN HEREON.
13. NAMES OF ADJOINING OWNERS SHOWN HEREON.
14. DISTANT TO NEAREST INTERSECTING STREET SHOWN HEREON.
16. NO OBSERVED EVIDENCE OF CURRENT EARTHWORK OR IMPROVEMENTS AT THE TIME OF THIS SURVEY.
17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES DISCOVERED BY THIS SURVEYOR WHILE CONDUCTING THIS SURVEY.
18. NO WETLANDS OBSERVED WHILE CONDUCTING THIS SURVEY.
19. PLOTTABLE SERVITUDES OBSERVED WHILE CONDUCTING THIS SURVEY SHOWN HEREON.
20. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT \$2,000,000/\$2,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

LEGAL DESCRIPTION

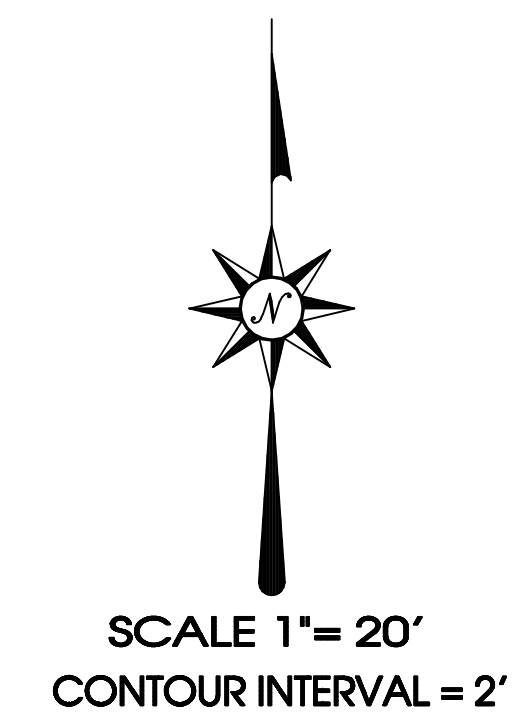
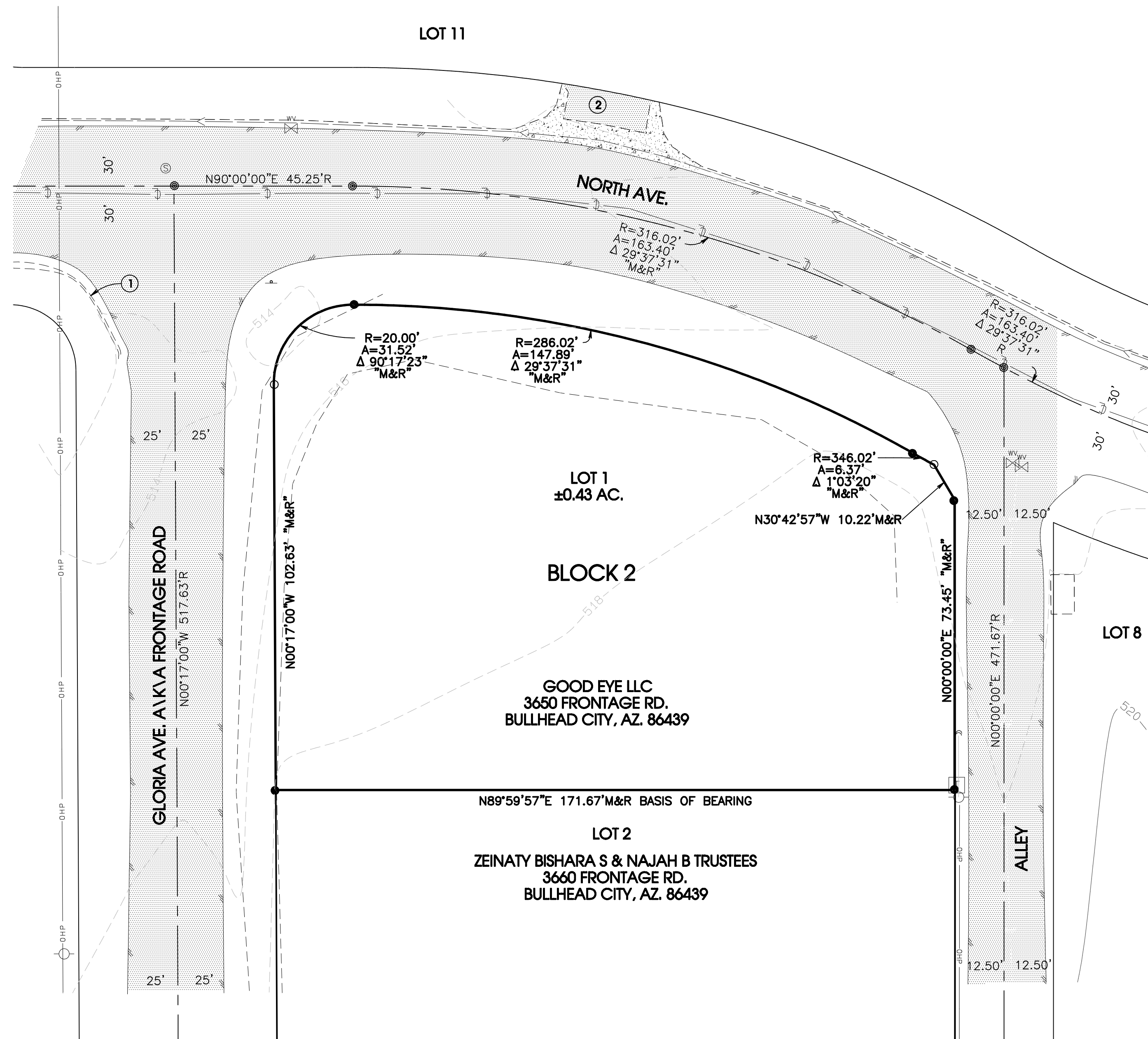
LOTS 1, BLOCK 2, DESERT RIDGE, TRACT 4032-A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA, RECORDED MARCH 2, 1984, AT FEE NO. 84-7583.

SCHEDULE B

SCHEDULE B II ITEMS PER PIONEER TITLE AGENCY, INC AN ARIZONA CORPORATION INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE: FILE No. 74508251-045-VWK DATED 8-28-20 SCHEDULE B - PART TWO EXCEPTIONS:

ITEMS 1 THRU 11 AND 13 THRU 16: RELATE TO POLITICAL FINANCIAL OR LEGAL MATTERS WHICH ARE NOT DESCRIPTIONS OF MATTERS WHICH EXIST ON THIS SUBJECT PROPERTY. ANY AFFECT, IMPACT OR INFLUENCE CANNOT BE ADDRESSED ON THIS MAP.

ITEM 12: ALL MATTERS PER AS SET FORTH ON THE PLAT RECORDED AT FEE NO. 84-7583 SHOWN HEREON.



LEGEND

- FOUND 5/8" REBAR W/ NO ID, REPORTEDLY SET BY RLS 11289, ATTACHED BRASS TAG, RLS 54890
- INDICATES SET 5/8" REBAR W/ GREEN PLASTIC CAP, RLS 54890
- INDICATES CALCULATED POSITION NOTHING FOUND OR SET
- R INDICATES RECORD DATA PER TRACT 4032 DESERT RIDGE RECORDED ON MARCH 2, 1984, AT FILE NO. 84-7583
- M INDICATES MEASURED DATA THIS SURVEY
- ALL DISTANCES AS SHOWN HEREON ARE MEASURED DISTANCES AT GROUND SURFACE AND ARE EXPRESSED IN INTERNATIONAL FEET.
- ⊙ EXISTING SEWER MAN HOLE
- EXISTING UTILITY POLE
- ⊗ EXISTING WATER VALVE
- ⊠ EXISTING TELEPHONE RISER
- ~ EXISTING GUIDE WIRE
- ⊣ EXISTING STREET SIGN
- EXISTING OVER HEAD ELECTRIC
- EXISTING EDGE OF PAVEMENT
- EXISTING CENTERLINE OF ROAD
- ▨ EXISTING PAVEMENT.

KEY NOTES

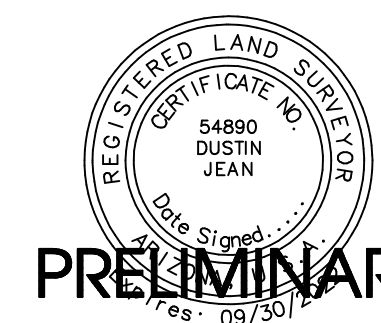
- ① CONCRETE CURB AND GUTTER
- ② EXISTING DRIVEWAY

SURVEYOR'S CERTIFICATE

TO: QUATTRO DEVELOPMENT L.L.C., QUATTRO BULLHEAD CITY, LLC, QUATTRO BULLHEAD CITY I, LLC, QUATTRO BULLHEAD II, LLC, AND THEIR SUCCESSORS, LENDERS, MORTGAGEES, AND ASSIGNS, AND TO PIONEER TITLE AGENCY, INC., AN ARIZONA CORPORATION AND FIRST AMERICAN TITLE INSURANCE AND BANK 34 STAND INDEPENDENT.

THIS IS TO CERTIFY THAT THIS MAP AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADAPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DAY OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE MAXIMUM RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THIS _____ DAY OF _____ 2020



PRELIMINARY

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PREPARED FOR
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