

ALTA/ACSM LAND TITLE SURVEY

LOT 12, BROADWAY INDUSTRIAL PARK 4, SITUATED IN A PORTION OF THE
SOUTHWEST QUARTER, SECTION 28, TOWNSHIP 1 NORTH, RANGE 4 EAST,
GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

SUPPORTING DOCUMENTS

TITLE REPORT PREPARED CHICAGO TITLE INSURANCE
COMPANY NO. C1A1208833
DEED 2012-0932965 M.C.R.
210-48 M.C.R.
1004-03 M.C.R.

OWNER OF RECORD & SITE INFORMATION

OWNER OR RECORD: OMNIS INTERNATIONAL LLC
MAILING ADDRESS: 3655 TORRANCE BOULEVARD
TORRANCE, CALIFORNIA 90503
SITE ADDRESS: 1005 WEST GENEVA DRIVE
TEMP. ARIZONA 85282
APN: 123-40-015
ZONING PER M.C.A.: 00
AREA CALCULATED PER PLAT: 53,309 SQUARE FEET +/-

BENCHMARK

GOAL POINT: 64014-1
E/W STREET ALIGNMENT: SOUTHERN AVENUE
N/S STREET ALIGNMENT: HARDY DRIVE
DESCRIPTION: MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS
CAP IN HANDHOLE, SOUTH 1/4 CORNER SECTION 28, TOWNSHIP
1 NORTH, RANGE 4 EAST
ELEVATION: 1164.66 (NAVD 89)

PROVIDED BY THE MARICOPA COUNTY DEPARTMENT OF
TRANSPORTATION

BASIS OF BEARING

THE MONUMENT LINE OF GENEVA DRIVE AS SHOWN ON
210-48 M.C.R., BEARING SOUTH 89° 53' 53" EAST,
BASED UPON SHOWN FOUND MONUMENTS.

SURVEY PREPARED FOR:
OMNIS INTERNATIONAL LLC
3655 TORRANCE BOULEVARD
TORRANCE, CALIFORNIA 90503
CO: FM GROUP INC
15974 N. 77TH STREET, SUITE 100
SCOTTSDALE, AZ 85260

LEGEND:

	ASSESSOR PARCEL NUMBER		SEWER MANHOLE
	MARICOPA COUNTY RECORDER		FIRE HYDRANT
	MARICOPA COUNTY ASSESSOR		WATER VALVE
	CONCRETE MASONRY UNIT		WATER METER
	FOUND BRASS CAP IN HAND HOLE		CABLE TV
	FOUND 1/2" REBAR W/CAP RLS 16546		TELEPHONE RISER
	FOUND 1/2" REBAR W/CAP RLS 18924		IRRIGATION CONTROL VALVE
			FIRE DEPARTMENT CONNECTION
			CHECK VALVE
			LIGHT POLE
			PINE
			TREE
			SIGN
			VALUT
			ELECTRIC VAULT

CURVE	LENGTH	RADIUS	DELTA
C1	28.54	20.00	87°45'10"
C2 (R)	32.63	1000.00	75°31'0"
C3 (M)	32.95	1000.00	75°31'6"

LINE	LENGTH	BEARING
L1	40.00	S89°39'20"E
L2	39.95	N89°33'07"W
L3	33.00	N00°06'07"E

COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM	FIRM	ZONE	BASE FLOOD ELEVATION ON AO ZONE USE DEPTH
040054	265	H	9/30/2005	X	NA	NA

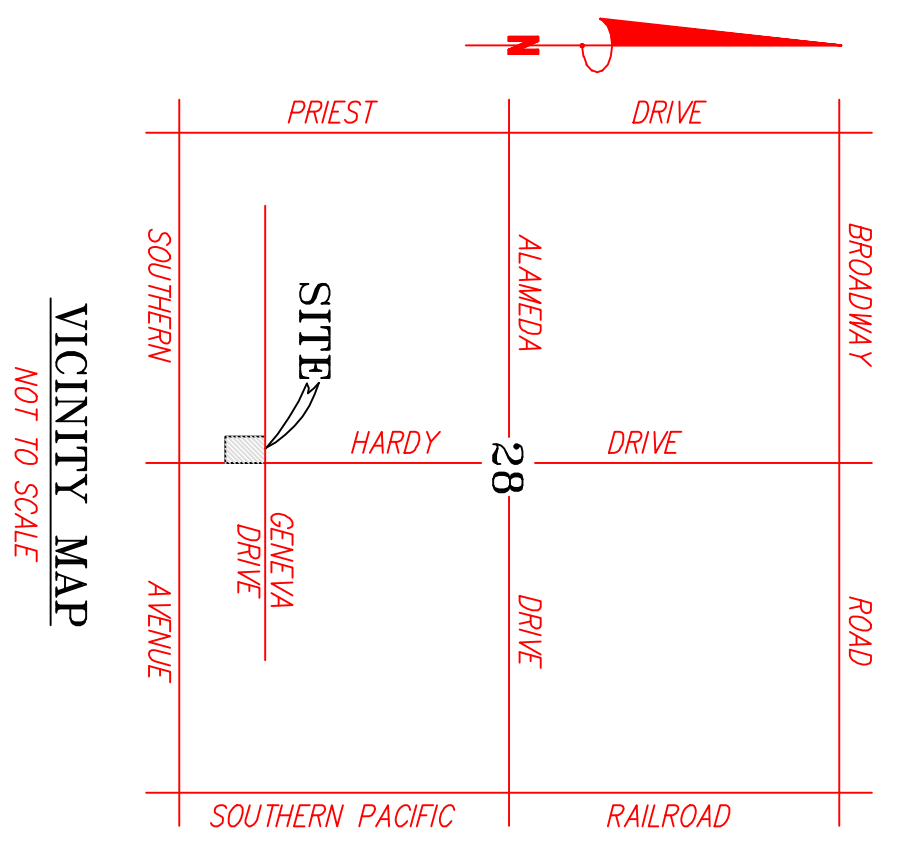
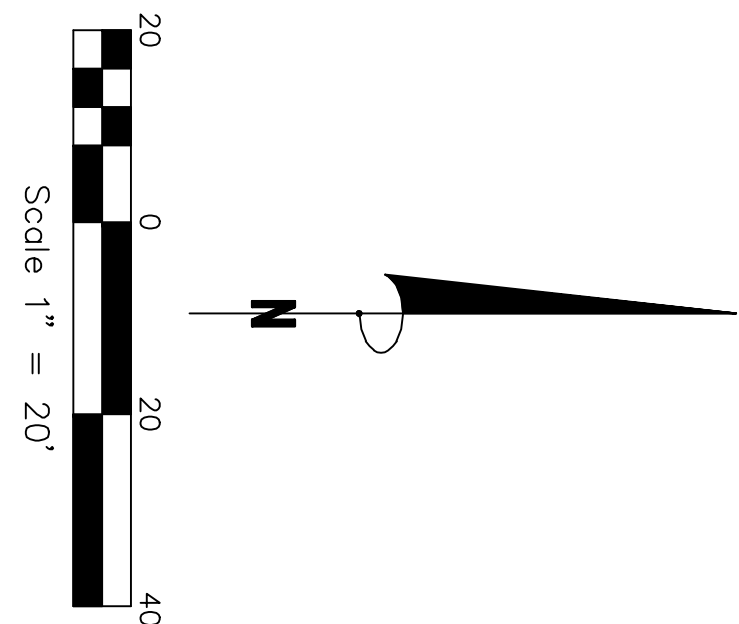
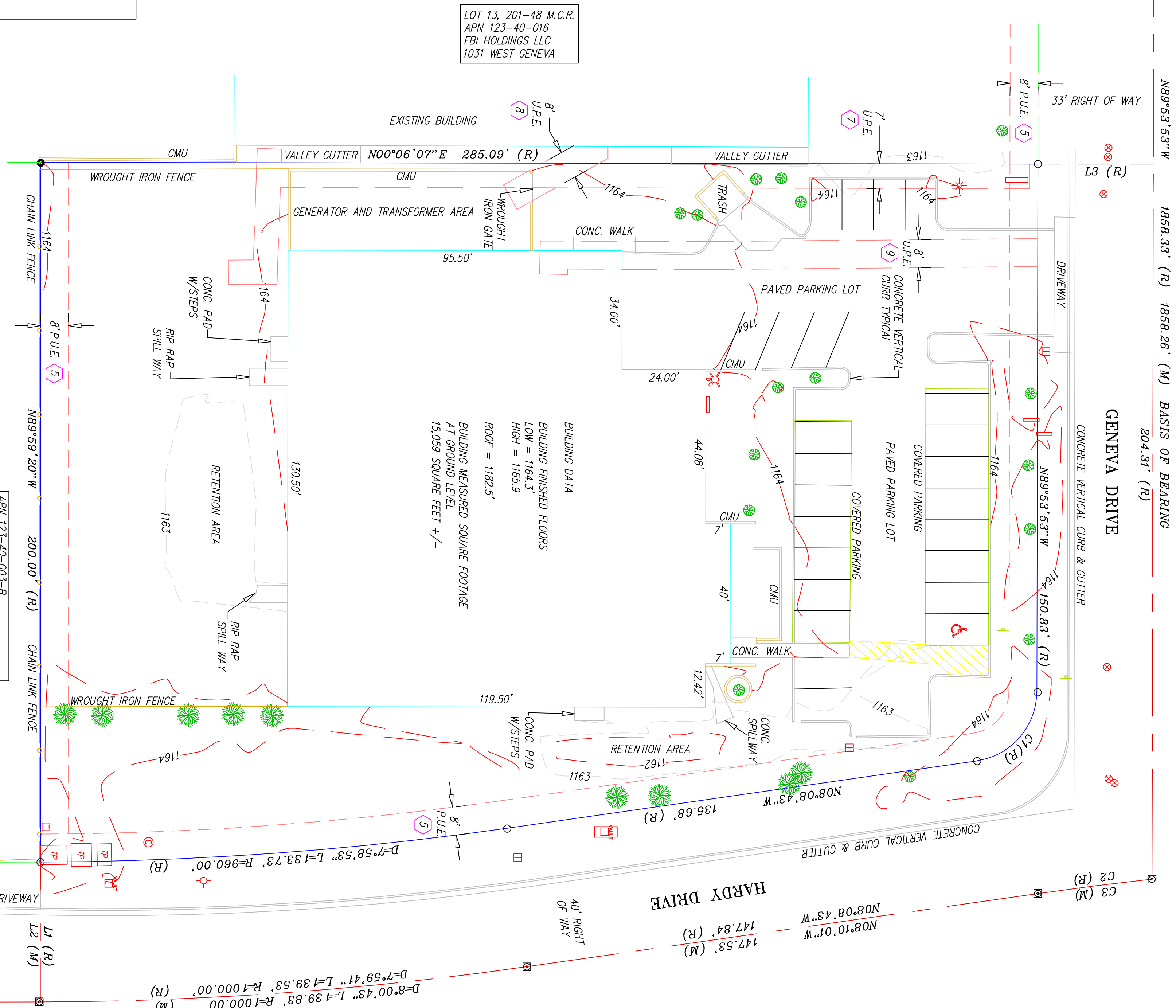
APN 123-40-003-B
LINCOLN ELECTRIC GARAGE COMPANY
3210 SOUTH HARDY

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SCHEDULE "B" - EXCEPTIONS

- EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT OF RECORD IN BOOK 210 OF MAPS, PAGE 48, OFFICIAL RECORDS MARICOPA COUNTY.
- AN EASEMENT FOR UNDERGROUND POWER IN DOCKET 14872, PAGE 196, OFFICIAL RECORDS MARICOPA COUNTY.
- AN EASEMENT FOR ELECTRIC LINES AND APPURTENANCES RECORDED IN DOCUMENT 1993-0021091 OFFICIAL RECORDS MARICOPA COUNTY.
- AN EASEMENT FOR UNDERGROUND POWER RECORDED IN DOCUMENT 1997-0898948 OFFICIAL RECORDS MARICOPA COUNTY.

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY NO. C1A1208833.

PROPERTY DESCRIPTION

PER TITLE REPORT
LOT 12, BROADWAY INDUSTRIAL PARK UNIT 4,
ACCORDING TO BOOK 210 OF MAPS PAGE 48, RECORDS
OF MARICOPA COUNTY, ARIZONA.

SURVEYORS NOTES

- MONUMENTS FOUND DURING THIS FIELD SURVEY WERE ACCEPTED UNLESS OTHERWISE NOTED HEREIN.
- THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO. NCS-575561-PH4. THIS SURVEY MAKES NO WARRANTY AS TO THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD AND/OR RESTRICTIONS TO AFFECTED PARCELS.
- IT IS RECOMMENDED THAT THE CLIENT RETAIN LEGAL CONSULTATION TO THOROUGHLY EXAMINE TITLE FOR ANY CLAIMS, DEFECTS OR LIABILITY UNDISCLOSED BY THIS SURVEY.
- THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUE AT THE SURVEY DATE WITH ITS ORIGINAL SEAL TO ENSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER ENSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE.
- LOT AND MONUMENT LINE BEARINGS AND DISTANCES SHOWN ARE RECORD PLAT, 362-16 M.C.R., BUILDING BEARINGS AND DISTANCES ARE MEASURED THIS SURVEY OTHERWISE NOTED. SEE 362-16 M.C.R. FOR RECORD BUILDING DIMENSIONS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESERVATION COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEYOR WAS NOT CONTACTED TO PERFORM AN ALTA / ACSM LAND TITLE SURVEY ON A TOPOGRAPHIC SURVEY.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS TO BE REFERRED BY THE DOCUMENTS NOTED HEREON WHERE SURVEYED TO BE OBTAINED BY THIS SURVEYOR. OTHER DOCUMENTS OF RECORD MAY EXIST WHICH WOULD AFFECT THIS PARCEL.
- ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SUBJECT PARCEL ARE NOT NECESSARILY SHOWN.
- THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- A.R.S. 32-151 STATES THAT 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 SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.
- THE POTENTIAL RISKS OF THIS SITE IS HEREBY ADVISED THAT THIS SITE IS SUBJECT TO ARIZONA PLATTING LAWS PRIOR TO THE DEVELOPMENT OF THIS SITE.
- THIS FIRM IS LICENSED TO PERFORM SPECIFIC SURVEY TASKS. C & P'S ZONING MATTERS, A.D.A. REQUIREMENTS, LOCAL ORDINANCES, ETC. ARE LEGAL MATTERS AND SHOULD BE REVIEWED BY AN ATTORNEY.

***SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

ARIZONA SURVEYORS INC.

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SCOTTSDALE, ARIZONA 85259
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E-MAIL: jmax@arizona.com
WEB SITE: www.arizonasurveyors.com



ALTA/ACSM LAND TITLE SURVEY
DRAWN: JMW
JOB NO.: 13A11A1-FM
DATE: 01/18/2013
CHECK: JMW
SURVEYOR: JMW
SCALE: 1" = 20'
SHEET 1 OF 1