## LEGEND: CMU M.C.A. M.C.R. A.P.N. 0 $\odot$ SURVEY PREPARED FOR: OMNIS INTERNATIONAL LLC 3655 TORRANCE BOULEVARD TORRANCE, CALIFORNIA 90503 PROVIDED BY THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BENCHMARK GDAC POINT: 64014-1 TITLE REPORT PREPARED CHICAGO TITLE INSURANCE COMPANY NO. CTA1208833. 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. DESCRIPTION: MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE, SOUTH 1/4 CORNER SECTION 28, TOWNSHIP 1 NORTH, RANGE 4 EAST E/W STREET ALIGNMENT: SOUTHERN AVENUE N/S STREET ALIGNMENT: HARDY DRIVE AREA CALCULATED PER PLAT: ZONING PER M.C.A.: GID OWNER OR RECORD: MAILING ADDRESS: APN: 123-40-015 1004-03 M.C.R. DEED 2012-0932565 M.C.R. 210-48 M.C.R. SUPPORTING DOCUMENTS OWNER CO: FM GROUP INC 15974 N. 77TH STREET, SUITE 100 SCOTTSDALE, AZ 85260 P.U.E. EASEMENT LINE EASEMENT LINE MONUMENT LINE FOUND BRASS CAP IN HAND HOLE MARICOPA COUNTY RECORDER FOUND 1/2" REBAR W/CAP RLS 16546 CONCRETE MASONRY UNIT OUND 1/2" REBAR W/CAP RLS 16924 FOUND BRASS CAP FLUSH MARICOPA COUNTY ASSESSOR ASSESSOR PARCEL NUMBER 1164.66 (NAVD '88) 0F 1005 WEST GEVEVA DRIVE TEMPE, ARIZONA 85282 OMNIS INTERNATIONAL LLC 3655 TORRANCE BOULEVARD TORRANCE, CALIFORNIA 90503 RECORD 53,309 SQUARE FEET +/-SITE U.P.E. P.U.E. M.C.A. M.C.R. A.P.N. INFORMATION CABLE TV TRANSFORMER PAD TELEPHONE RISER FIRE HYDRANT SEWER MANHOLE WATER VALVE IRRIGATION CONTROL WATER METER MARICOPA COUNTY ASSESSOR UNDERGROUND PUBLIC UTILITY EASEMENT MARICOPA COUNTY RECORDER ASSESSOR PARCEL NUMBER POWER EASEMENT 8 FIRE DEPARTMENT CONNECTION LOT 13, 201-48 M.C.R. APN 123-40-016 FBI HOLDINGS LLC 1031 WEST GENEVA TREE CHECK VALVE VAULT ELECTRIC VAULT SIGN PINE 8' P.U.E. N89°53'53"W 33' RIGHT OF WAY 8' — U.P.E. U.P.E. EXISTING BUILDING 5 CMUVALLEY GUTTER NO0°06'07"E 285.09' (R) VALLEY GUTTER £911-L3 (R) CMU WROUGHT IRON FENCE 8 TRASH 7911 CHAIN LINK FENCE 040054 -MROUGHT IRON GATE LOT 12, BROADWAY SOUTHWEST QUARTE GILA & SALT RIVE GENERATOR AND TRANSFORMER AREA 8 1858.33' (R) (R) U.P.E. PANEL 9 *95.50*° DRIVEWAY 2165 CONC. P, W/STEPS *PAVED PARKING LOT* 10.00 39.95 33.00 34.00 1858.26 8'P.U.E. RIP RAP J SPILL WAY 9/30/2005 QUARTER, LT RIVER (M)5 24.00 8 BASIS OF BEARING 204.31 (R) FIRM ZONE N89°59'20" GENEVA BUILDING FINISHED F LOW = 1164.3' HIGH = 1165.9BUILDING MEASURED SQUARE AT GROUND LEVEL 15,059 SQUARE FEET +/-ROOF = 1182.5'BUILDING DATA CONCRETE VERTICAL CURB & GUTTER INDUSTRIAL ER, SECTION ER BASE & N PAVED PARKING LOT N89°53'53"₩ BASE FLOOD E ON AO ZONE DRIVE APN 123-40-003-B LINCOLN ELECTRIC GARAGE ( 3210 SOUTH HARDY COVERED . CMU 🏶 ELEVATION USE DEPTH 200.00 × 150.83 MERIDIAN, PARK 28, T (R)RIP RAP SPILL WAY G COMPANY K 4, SITUATED TOWNSHIP 1 N (R)CONC. WALK $\otimes$ LINK 119.50 WROUGHT IRON FENCE MARICOPA SOUTH QUARTER CORNER SECTION 28 RETENTION AREA -1163 M.80.80N NORTH, RANGPA COUNTY, 135.68'(尺) 8' P.U.E CONCRETE VERTICAL CURB & GUTTER D=1.28,23., T=133.73., K=60.00. (R)N00°09'02"W 435.60 436.05' (M) N00°08'26"W C3 (W) PORTION RANGE 4 HARDY DRIVE DRIVEWAY £6, W.84.80.80N M.10.01.80N 147.84° (R) $\frac{L1}{L2} \frac{(R)}{(M)}$ ARIZONA. 147.53' (W) D=8.00.43., T=138.83., K=1000.00. OF THI EAST, (W) THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 6B, 7A, 7C 8, 9, 11(a), 13, 14 & 16 OF TABLE A THEREOF. THE FIELD WORK DURING JANUARY, 2013 THE TO: OMNIS INTERNATIONAL LLC 3655 TORRANCE BOULEVARD, CERTIFICATION PER TITLE REPORT LOT 12, BROADWAY INDUS ACCORDING TO BOOK 210 OF MARICOPA COUNTY, AF 7. AN EASEMENT FOR UNDERGROUND POWER IN DOCKET 14872, PAGE OFFICIAL RECORDS MARICOPA COUNTY. 5. EASEMENTS, CONVENANTS, CONDITIONS AND RESTRICTIONS AS FORTH ON THE PLAT OF RECORD IN BOOK 210 OF MAPS, PAGE 4 OFFICIAL RECORDS MARICOPA COUNTY. TITLE THIS SURVEY IS BASED UPON THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY NCTA1208833. ITEMS 1—4, 6 AND 10—11 ARE NON—DELINEABLE OR (NA) NON—APPLICABLE TO THIS SURVEY. 9. AN EASEMENT FOR UNDERGROUND POWER RECORDED IN DOCUMENT 1997—0898548 OFFICIAL RECORDS MARICOPA COUNTY. 8. AN EASEMENT FOR ELECTRIC LINES AND APPURTENANCES RECORDED IN DOCUMENT 1993—0021051 OFFICIAL RECORDS MARICOPA COUNTY. RJR SURVEYS INC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE WISURANCE COMPANY AS LISTED HEREON. RJR SURVEYS INC AND JOHN M. WARE (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT. PROPERTY SCHEDULE REFERENCE DESCRIPTION DUSTRIAL PARK UNIT 4, 210 OF MAPS PAGE 48, 1 ARIZONA. TORRANCE, CALIFORNIA 90503 **EXCEPTIONS** *8*0 Scale DRAWN: CHECK: SCALE: ALTA/ACSM LAND TITLE SURVEY \*\*SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR. 2. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO. NCS-575561-PHX1. THIS SURVEY MAKES NO WARRANTY AS TO THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD AND/OR RESTRICTIONS TO AFFECTED PARCELS. 9. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO OR OBTAINED BY THIS SURVEYOR. OTHER DOCUMENTS OF RECORD MAY EXIST WHICH WOULD AFFECT THIS PARCEL. 1. MONUMENTS FOUND DURING THIS OTHERWISE NOTED HEREIN. SURVEYORS 12. 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. 11. 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. 7. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. 4. 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. 3. IT IS RECOMMENDED THAT THE CLIENT RETAIN LEGAL CONSULTATION TO THOROUGHLY EXAMINE TITLE FOR ANY CLAIMS, DEFECTS OR LIABILITY UNDISCLOSED BY THIS SURVEY. 14. THIS FIRM IS LICENSED TO PERFORM SPECIFIC SURVEY TASKS. ZONING MATTERS, A.D.A. REQUIREMENTS; LOCAL ORDINANCES, ETC. MATTERS AND SHOULD BE REVIEWED BY AN ATTORNEY. 13. THE POTENTIAL BUYER(S) OF THIS SITE IS HEREBY ADVISED THAT THIS IS SUBJECT TO ARIZONA PLATTING LAWS PRIOR TO THE DEVELOPMENT OF SITE. 8. THIS SURVEYOR WAS NOT CONTRACTED TO PERFORM AN ALTA / ACSM LAND TITLE SURVEY OR A TOPOGRAPHIC SURVEY. 6. 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; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. 5. LOT AND MONUMENT LINE BEARINGS AND DISTANCES SHOWN ARE RECORD PLAT, 362—16 M.C.R., BUILDING BEARINGS AND DISTANCES ARE MEASURED THE SURVEY OTHERWISE NOTED. SEE 362—16 M.C.R. FOR RECORD BUILDING DIMENSIONS. 10. ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS SUBJECT PARCEL ARE NOT NECESSARILY SHOWN. JMW 1" = 20' JOB NO: 13ALTA1-FM SURVEYOR: JMW SHEET 1 OF 1 ARIZONA SURVEYORS NOTES 11259 EAST VIA LINDA SUITE 100-938 SCOTTSDALE, ARIZONA 85259 PHONE (480) 816-9773 FAX (480) 816-9735 E-MAIL FIELD SITE SURVEY WERE azrls<sup>®</sup>gmail.com WEB SITE HARDY $\infty$ DATE: MAP

RECORD

RAILROAD

SOUTHERN PACIFIC

01/18/2013