

LEGEND

- Property Corner (See Monument Table)
- Property Line
- End Survey Monument (See Monument Table)
- (See Monument Table)
- Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Fence
- Well
- Back Flow Preventer
- Catch Basin
- Drywell Or Catch Basin
- Electric Cabinet
- Electric Transformer
- Fire Indicator Post
- Fire Hydrant
- Flag Pole
- Gas Assembly
- Guard Post or Gate Post
- Disabled Space
- Key Post
- Light Pole
- Mail Box
- Manhole
- Metal Cover
- Sewer Clean Out
- Sewer Manhole
- Sprinkler Hook-Up (fire department)
- Telephone Riser
- TV Junction Box
- Water Meter
- Water Valve
- See Reference Documents
- Measured
- Public Utility Easement

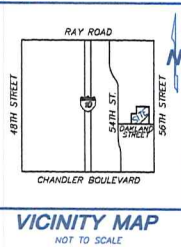
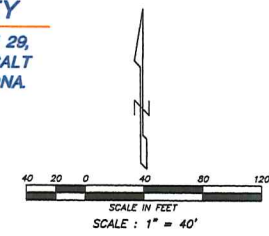
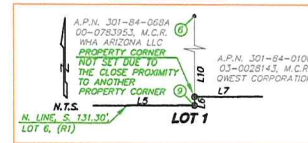
MONUMENT TABLE	
①	E. 1/4 COR. SEC. 29 - FND BRASS CAP FLUSH
②	FND BRASS CAP FLUSH L.S. 41076
③	FND BRASS CAP FLUSH
④	CALCD POSITION PER PREVIOUSLY FND BRASS CAP FLUSH PER (R3, R4, R5)
⑤	NW COR. LOT 6, (R1) - FND 1/2" REBAR W/CAP L.S. 31081
⑥	NE COR. LOT 6, (R1) - FND 1/2" REBAR W/CAP L.S. 19809
⑦	FND 1/2" REBAR W/CAP L.S. 42137 PER (R2)
⑧	FND 1/2" REBAR W/CAP L.S. 31020
⑨	SET 1/2" REBAR W/CAP L.S. 31020
⑩	FND BENT 1/2" REBAR NO I.D. - REHABILITATED & SET CAP L.S. 31020

LINE	BEARING	DISTANCE
L1(R)	S 89°40'27" W	435.76'
L1(W)	S 89°40'27" W	435.15'
L2(R)	N 00°00'30" W	285.00'
L2(W)	N 00°00'44" W	285.12'
L3(R)	N 89°40'27" E	156.59'
L3(W)	N 89°40'27" E	156.55'
L4(R)	N 00°00'30" W	131.30'
L4(W)	N 00°00'30" W	131.30'
L5(R)	N 89°40'27" E	156.55'
L5(W)	N 89°40'27" E	156.55'
L6(R)	N 00°00'03" E	0.01'
L6(W)	N 00°00'11" E	0.04'
L7(R)	N 89°40'27" E	123.70'
L7(W)	N 89°40'06" E	122.67'
L8(R)	N 00°00'03" E	413.31'
L8(W)	S 00°01'00" E	413.40'
L9(R)	N 00°00'36" W	166.70'
L9(W)	N 00°00'10" W	166.99'
L10(R)	N 00°00'03" E	166.69'
L10(W)	N 00°00'11" E	166.74'
L11	S 00°01'00" E	30.00'
L12	S 00°00'44" E	30.00'

ALTA / N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DETAIL



PARCEL DESCRIPTION

Lot 1, OAKLAND TECH II, according to Book 481 of Maps, Page 34, records of Maricopa County, Arizona.

SCHEDULE "B" ITEMS

1. EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS, AND RESERVATIONS, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin, as shown on the plat: Recorded in Book 233 of Maps, Page 17. (PLOTTABLE MATTERS SHOWN HEREON)
2. EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS, AND RESERVATIONS, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin, as shown on the plat: Recorded in Book 242 of Maps, Page 3. (PLOTTABLE MATTERS SHOWN HEREON)
3. EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS, AND RESERVATIONS, including but not limited to any real estate easements, liabilities, obligations or party walls, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin, as shown on the plat: Recorded in Document No. 1594-275292. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
4. EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS, AND RESERVATIONS, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin, as shown on the plat: Recorded in Book 481 of Maps, Page 34. (PLAT DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)
5. EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Document No. 1299-0165291. Purpose underground electrical conductors and appurtenant facilities (PLOTTABLE MATTERS SHOWN HEREON)
6. EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Document No. 2001-0002001. Purpose underground electrical conductors and appurtenant facilities (PLOTTABLE MATTERS SHOWN HEREON)
7. EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Document No. 2002-0846878. Purpose telecommunication facilities (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE - NO DEFINED EASEMENT AREA)

REFERENCE DOCUMENTS

- (R) PLAT PER BOOK 481, PAGE 34, M.C.R.
- (R1) PLAT PER BOOK 242, PAGE 3, M.C.R.
- (R2) R.O.S. PER BOOK 855, PAGE 40, M.C.R.
- (R3) R.O.S. PER BOOK 925, PAGE 13, M.C.R.
- (R4) R.O.S. PER BOOK 1112, PAGE 27, M.C.R.
- (R5) R.O.S. PER BOOK 1138, PAGE 49, M.C.R.
- (R6) R.O.S. PER BOOK 1362, PAGE 19, M.C.R.
- (R7) M.L.D. PER BOOK 548, PAGE 2, M.C.R.

CERTIFICATION

TO: UMB Bank; Jay Donkerloot; 7030 Tech Center, LLC, a Delaware limited liability company; Landmark Title Assurance Agency of Arizona LLC; and First American 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/NPS Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes Items 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, and 14 of Table A thereof. The fieldwork was completed on July 16, 2019.

July 25, 2019
G. Bryan Goetzberger
R.L.S. 31020



ALTA / N.S.P.S. LAND TITLE SURVEY
7030 W. OAKLAND STREET, CHANDLER, ARIZONA



SHEET: 1 of 1 DATE: 7-25-19 JOB NO: 190720

SITE INFORMATION

ADDRESS: 7030 W. OAKLAND STREET, CHANDLER, ARIZONA

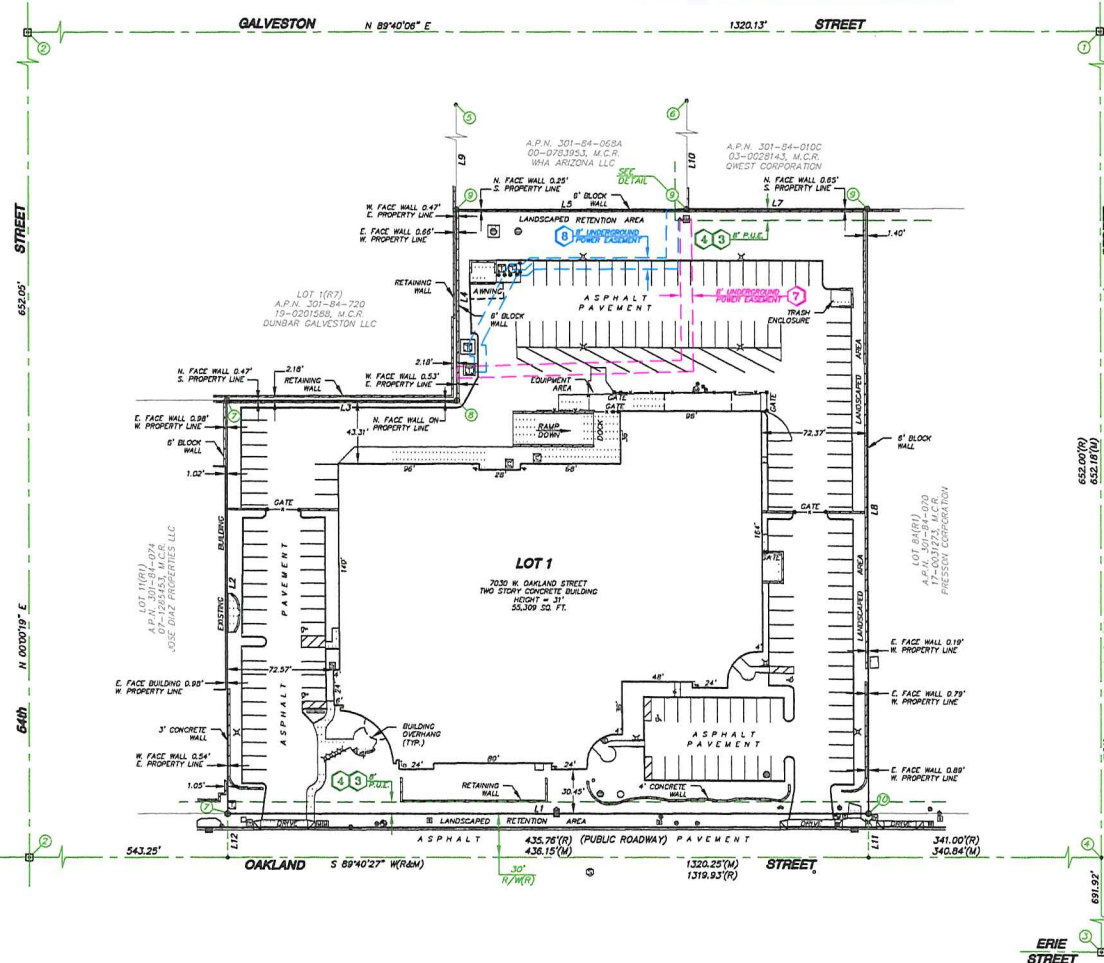
A.P.N. 301-84-208

LAND AREA:
3.663 ACRES - 159,662 SQ. FT.

STREET PARKING SPACE TABULATION:
Region: 150
Disabled: 4
Total: 154

SURVEY NOTES

1. This survey and the description used are based on a Commitment for Title Insurance issued by Landmark Title Assurance Agency of Arizona LLC, issuing agent for First American Title Insurance Company, File Number 06163555-128-100, dated July 8, 2019.
2. BASIS OF BEARING: The monument line of Oakland Street, using a bearing of South 89 degrees 40 minutes 27 seconds West, per the Plat of OAKLAND TECH II, recorded in Book 481, Page 34, M.C.R.
3. The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
4. The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
5. The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)559-7500 for the precise location and extent of all utilities in the area.
6. This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. 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 the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).



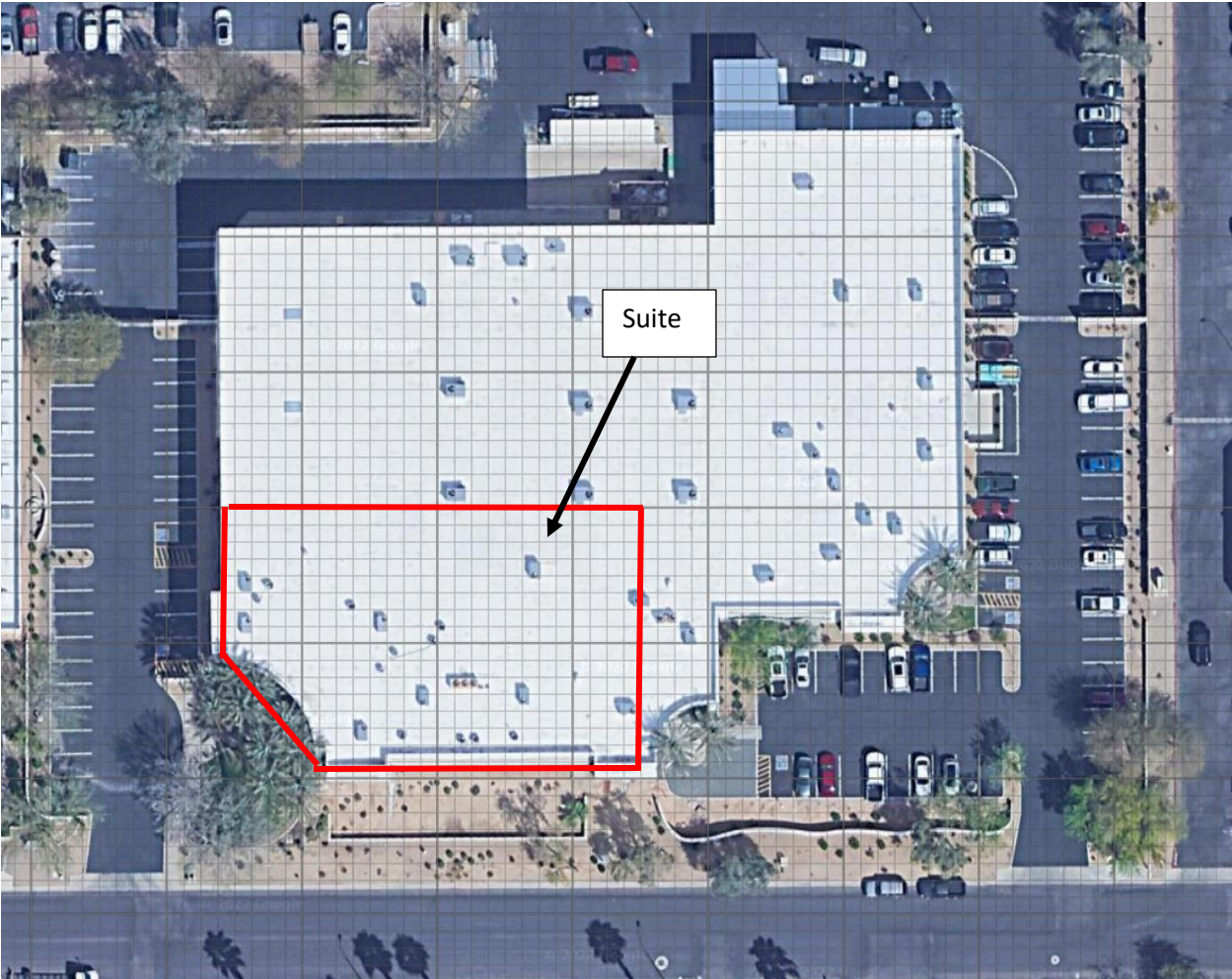
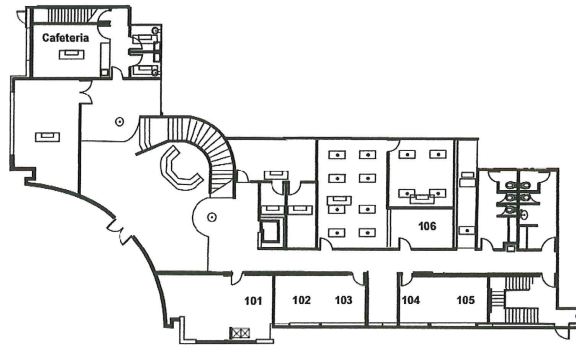
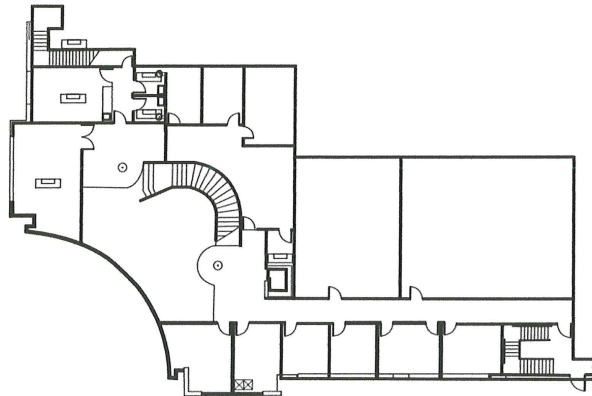


EXHIBIT "A"
DEPICTION OF PREMISES

First Floor



Second Floor



DS
[Signature]

DS
TD