



SURVEYOR'S CERTIFICATION:
 TO: RPC REALTY HOLDINGS, LLC, EMPRE WEST TITLE AGENCY LLC AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, AND THE MATTHEWS COMPANY, INC.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 18, 2017.
 DATE OF PLAN OR MAP: SEPTEMBER 21, 2017.
 BY: LAWRENCE WILSON, L.S. 32238
 ADDRESS: 1406 E. MARYMONT CIRCLE
 FLAGSTAFF, AZ 86004
 TELEPHONE NO. 928/853-1590
 EMAIL: LARRYW@AZCAENG.COM



THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 7519EW, DATED AUGUST 28, 2017.

“ALTA / NSPS LAND TITLE SURVEY”

PREPARED FOR:



17220 Newhope Street, Suites 108 - 110, Fountain Valley, CA 92708
 Tel: (714) 979-7181 Fax: (714)-641-2840
 www.themattthewscompany.com

MARK	DATE	REVISION	BY	AP'VD

RPC Realty Holdings L.L.C.
 3735 N. Kaspar Drive
 Flagstaff, AZ
 (Advance Automotive)

SCALE: 1"=20'	CHKD./AP'VD: LW
DATE: 9/21/17	AZCA J.N. 17-4074
DWN. BY: BW	
CHKD. BY:	

- LEGEND:**
- A.C. ASPHALT CONCRETE
 - OHE OVERHEAD ELECTRIC LINES
 - CONC. CONCRETE
 - HC HANDICAPPED PARKING
 - B.S.L. BUILDING SETBACK LINE
 - SIGN
 - EP ELECTRIC TRANSFORMER PAD
 - LIGHT POLE
 - POWER POLE
 - TELEPHONE BOX
 - SEWER MANHOLE
 - SCOO SEWER CLEANOUT
 - GUY WIRE
 - BOLLARD
 - WATER METER
 - BACKFLOW PREVENTER
 - ELECTRIC BOX
 - GAS METER
 - FIRE HYDRANT
 - WATER VALVE
 - STREET LIGHT

LEGAL DESCRIPTION:
 A PARCEL OF LAND IN THE WEST HALF OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 7;
 THENCE NORTH 00 DEGREES 36 MINUTES 00 SECONDS WEST, A DISTANCE OF 171.64 FEET TO A POINT;
 THENCE SOUTH 89 DEGREES 39 MINUTES 00 SECONDS EAST, A DISTANCE OF 534.81 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 89 DEGREES 39 MINUTES 00 SECONDS EAST, A DISTANCE OF 148.49 FEET TO A POINT;
 THENCE SOUTH 45 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 183.27 FEET TO A POINT;
 THENCE SOUTH 47 DEGREES 29 MINUTES 31 SECONDS WEST, A DISTANCE OF 106.65 FEET TO A POINT;
 THENCE NORTH 45 DEGREES 05 MINUTES 00 SECONDS WEST, A DISTANCE OF 282.6 FEET TO THE TRUE POINT OF BEGINNING.

AS-SURVEYED LEGAL DESCRIPTION:
 A PARCEL OF LAND IN THE WEST HALF OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 8 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 7;
 THENCE ALONG THE WEST LINE OF OF SAID SECTION 7, NORTH 00 DEGREES 36 MINUTES 23 SECONDS WEST, A DISTANCE OF 171.64 FEET TO A POINT;
 THENCE SOUTH 89 DEGREES 43 MINUTES 56 SECONDS EAST, A DISTANCE OF 535.04 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 89 DEGREES 46 MINUTES 20 SECONDS EAST, A DISTANCE OF 149.92 FEET TO A POINT;
 THENCE SOUTH 45 DEGREES 09 MINUTES 19 SECONDS EAST, A DISTANCE OF 183.06 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF KASPAR AVENUE;
 THENCE ALONG SAID NORTHWESTERLY LINE OF KASPAR AVENUE, SOUTH 47 DEGREES 28 MINUTES 53 SECONDS WEST, A DISTANCE OF 105.90 FEET TO A POINT;
 THENCE NORTH 45 DEGREES 03 MINUTES 23 SECONDS WEST, A DISTANCE OF 284.90 FEET TO THE TRUE POINT OF BEGINNING.

- EXCEPTIONS:**
 FROM EMPRE WEST TITLE AGENCY, TITLE COMMITMENT NO. 7519EW, DATED AUGUST 28, 2017.
- ① ② ③ ITEMS ARE NOT SURVEY RELATED.
 - ④ AN EASEMENT FOR EXISTING ROADS AND PUBLIC HIGHWAYS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 99 OF OFFICIAL RECORDS, PAGE 576. EASEMENT AFFECTS AND IS BLANKET AND INDETERMINATE IN NATURE.
 - ⑤ AN EASEMENT FOR ELECTRIC TRANSMISSION LINES, WATER TRANSMISSION LINES, GAS PIPELINE AND TELEPHONE AND TELEGRAPH LINES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 99 OF OFFICIAL RECORDS, PAGE 576. EASEMENT AFFECTS AND IS BLANKET AND INDETERMINATE IN NATURE.
 - ⑥ AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES, RECORDED IN DOCKET 172, PAGE 385. EASEMENT IS SHOWN HEREON.
 - ⑦ AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED IN DOCKET 382, PAGE 411. EASEMENT IS NOT ON SUBJECT PROPERTY.
 - ⑧ AN EASEMENT FOR COMMUNICATION AND OTHER FACILITIES AND INCIDENTAL PURPOSES, RECORDED IN DOCKET 382, PAGE 413. EASEMENT IS SHOWN HEREON.
 - ⑨ AN EASEMENT FOR NATURAL GAS PIPELINES AND INCIDENTAL PURPOSES, RECORDED IN DOCKET 934, PAGE 148. EASEMENT IS NOT ON SUBJECT PROPERTY.
 - ⑩ AN EASEMENT FOR ELECTRIC LINES AND APPURTENANT FACILITIES AND INCIDENTAL PURPOSES, RECORDED IN DOCKET 974, PAGE 207. EASEMENT IS SHOWN HEREON.
 - ⑪ THE EFFECT, IF ANY, OF THE CERTAIN RESULTS OF SURVEY RECORDED AS INSTRUMENT NO. 08-3501438 OF OFFICIAL RECORDS. THE MAP WAS USED TO DETERMINE THE PROPERTY LINES SHOWN HEREON.

FD. 1/2" REBAR, 0.78' N.W. OF PROP. COR. ACCEPTED FOR POINT ON PROPERTY LINE AS RECORDED IN DEED INST. NO. 3729178, O.R.

- SURVEYOR'S NOTES:**
1. FLOOD ZONE DESIGNATION: COMMUNITY # 040220 PANEL #: 0402508296 DATE OF PANEL: 19/3/10 FLOOD ZONE: X
 2. BUILDING RESTRICTIONS/ZONING PER CITY OF FLAGSTAFF PLANNING DEPT. ZONING: HC (HIGHWAY COMMERCIAL) SETBACKS PER ZONING: NONE MAXIMUM HEIGHT: 60'
 3. BASIS OF BEARINGS: THE BEARING N0738'23"W ON THE WEST LINE OF THE N.W. 1/4 OF SECTION 7 AS MEASURED BY GPS OBSERVATION USING THE ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
 4. ACCESS TO PROPERTY: FROM KASPAR AVENUE, A PUBLIC STREET.
 5. EXISTING PARKING SPACES: 16 REGULAR, 1 HANDICAP REQUIRED PARKING FOR SERVICE USE: 2.5 SPACES PER SERVICE BAY FOR AUTO/VEHICLE REPAIR GARAGE USE.
 6. AREA OF PROPERTY: 24,709 SQ. FT. = 0.57 ACRES
 7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 8. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION.
 9. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 10. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, CEMETERY OR SANITARY LANDFILL.
 11. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
 12. ENCROACHMENTS: SUBJECT PROPERTY'S SIGN 2.3 FEET OVER SOUTHWEST PROPERTY LINE (A) WATER LINE EASEMENT RUNS THROUGH BUILDING AREA (B) EXISTING DRIVEWAY AREA ALONG SOUTHWEST PROPERTY LINE USED FOR ACCESS TO PROPERTY WITHOUT THE BENEFIT OF A RECORDED EASEMENT (C)

This survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and AZCA Engineering's prior written consent. The Matthews Company, Inc. and AZCA Engineering, Inc. expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification. Please be advised that The Matthews Company, Inc. and AZCA Engineering, Inc. will not include the providers of any third party reports in the Surveyor's Certification.

