

APPENDIX G

**American Land Title Association (ALTA)/National Society of
Professional Surveyors (NSPS) Land Title Survey
(prepared by Superior Surveying Services, Inc.)**

ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15 AND
SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY,
ARIZONA

NOTES

- The basis of bearing is the monument line of Humphreys Street using a bearing of North 20 degrees 58 minutes 53 seconds East.
- All title information and the description shown is based on a Commitment for Title Insurance issued by Lawyers Title of Arizona, Inc., Order Number 01891949-295-NA-1ER, dated June 29, 2018 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- The number of striped parking spaces on the subject property are as follows:
Regular: 80
Handicapped: 0
Total: 80
- The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leasable area of any building. The building offset distances shown are to actual building corners. Building heights shown are the measurement between the adjacent natural ground to the highest point on the building visible from the ground.
- This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.
- The subject property has direct physical access to Dale Avenue, Humphreys Street, Cherry Avenue & Beaver Street, being improved and open public right-of-way.
- The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.
- This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

REFERENCES

"PLAT OF THE TOWNSHIP OF FLAGSTAFF" RECORDED IN BOOK 1 OF MAPS, PAGE 1, COCONINO COUNTY RECORDS
"FLAGSTAFF EAST" RECORDED IN BOOK 1 OF MAPS, PAGE 7, COCONINO COUNTY RECORDS
"MAP OF FLAGSTAFF" RECORDED IN BOOK 1 OF MAPS, PAGE 16, COCONINO COUNTY RECORDS
UNRECORDED ALTA/NSPS LAND TITLE SURVEY PREPARED BY THE WLB GROUP, DATED MARCH 23, 2016

DESCRIPTION

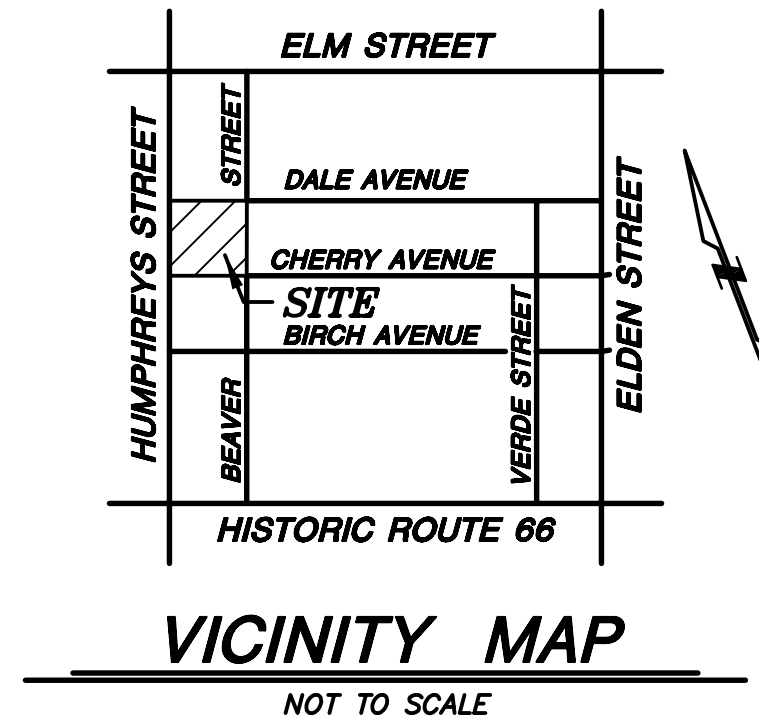
LOTS 1 THROUGH 24 (INCLUSIVE) AND ALL OF THE EAST AND WEST ALLEY AND ALL OF THE NORTH AND SOUTH ALLEY, ALL IN BLOCK 45, TOWNSHIP OF FLAGSTAFF, AS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 1 OF MAPS, PAGE 7 RECORDS OF COCONINO COUNTY, ARIZONA AS SURVEYED AND PLATTED BY H. C. NUTT, TRUSTEE FOR THE ATLANTIC AND PACIFIC RAILROAD COMPANY IN COCONINO COUNTY, STATE OF ARIZONA.

EXCEPTING THEREFROM A TRIANGULAR-SHAPED PORTION OF LOT 12, BLOCK 45 OF SAID FLAGSTAFF TOWNSHIP;
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12;
THENCE NORTHEASTERLY 15.00 FEET ALONG THE WESTERLY LINE OF SAID LOT 12;
THENCE SOUTHWESTERLY TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 12 WHICH LIES SOUTHEASTERLY 15.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 12;
THENCE NORTHWESTERLY TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM A TRIANGULAR-SHAPED PORTION OF LOT 18, BLOCK 45 OF SAID FLAGSTAFF TOWNSHIP;
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18;
THENCE SOUTHEASTERLY 15.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT 18;
THENCE SOUTHWESTERLY TO A POINT ON THE WESTERLY LINE OF SAID LOT 18 WHICH LIES SOUTHWESTERLY 15.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 18;
THENCE NORTHEASTERLY TO THE TRUE POINT OF BEGINNING.

SCHEDULE "B" ITEMS

- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: pipelines
Recording No.: Docket 24, Page 205
(PLOTTED HEREON)
- Reservations, exceptions and provisions contained in the patent recorded November 24, 1902 in Book 15 of Deeds, page 340 and recorded February 18, 1903 in Book 14 of Deeds, page 494, (PERTAINS TO LAND PATENT OVER SUBJECT PROPERTY - NOT PLOTTABLE)



SIGNIFICANT OBSERVATIONS

- EVIDENCE OF POTENTIAL ENCROACHMENT OF WALL OVER SOUTHWEST BOUNDARY LINE BY A MAXIMUM OF 0.31 FEET.
- EVIDENCE OF POTENTIAL ENCROACHMENT OF WALL OVER NORTHEAST BOUNDARY LINE BY A MAXIMUM OF 0.31 FEET.
- EVIDENCE OF POTENTIAL ENCROACHMENT OF BUILDING OVER EASEMENT BY A MAXIMUM OF 23.84 FEET.

AREA = 2.064 ACRES

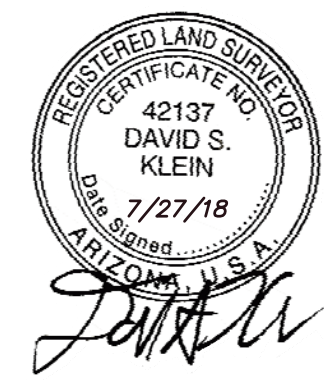
89,903 SQ. FT.

CERTIFICATION

To: FSL HOLDINGS PROPERTIES, LLC, an Arizona limited liability company; U.S. BANK, NATIONAL ASSOCIATION, a national banking association, its successors and/or assigns; LAWYERS TITLE OF ARIZONA, INC.

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/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 4, 7(a), 7(b)(1), 7(c), 8, and 9 of Table A thereof. The field work was completed on June 15, 2018.

Date of Plat or Map: June 18, 2018
Date Last Revised: July 27, 2018
David S. Klein
R.L.S. 42137



EXPIRES 3/31/20

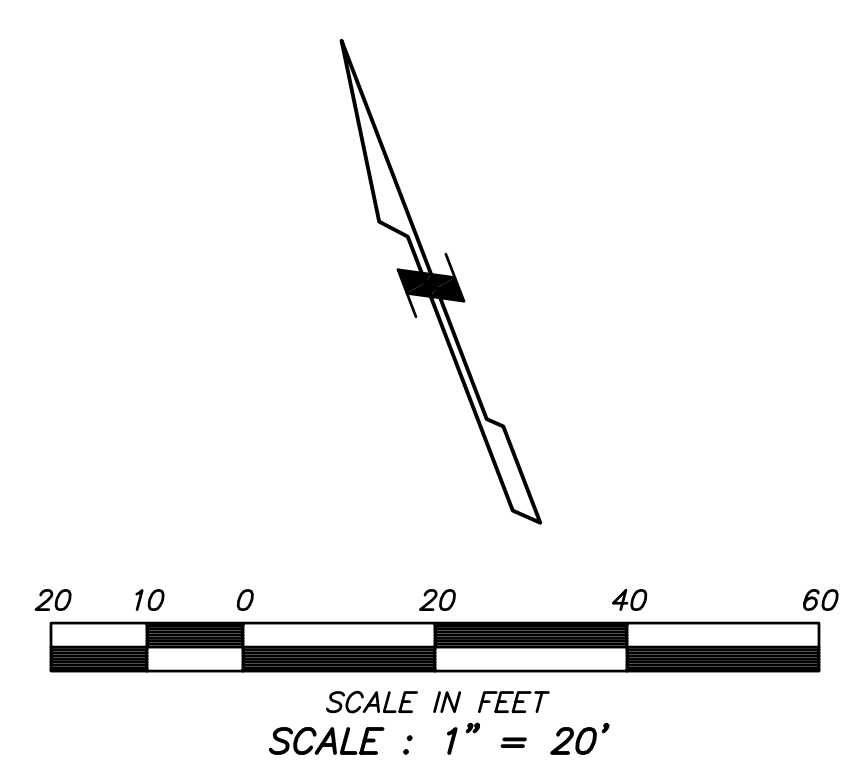
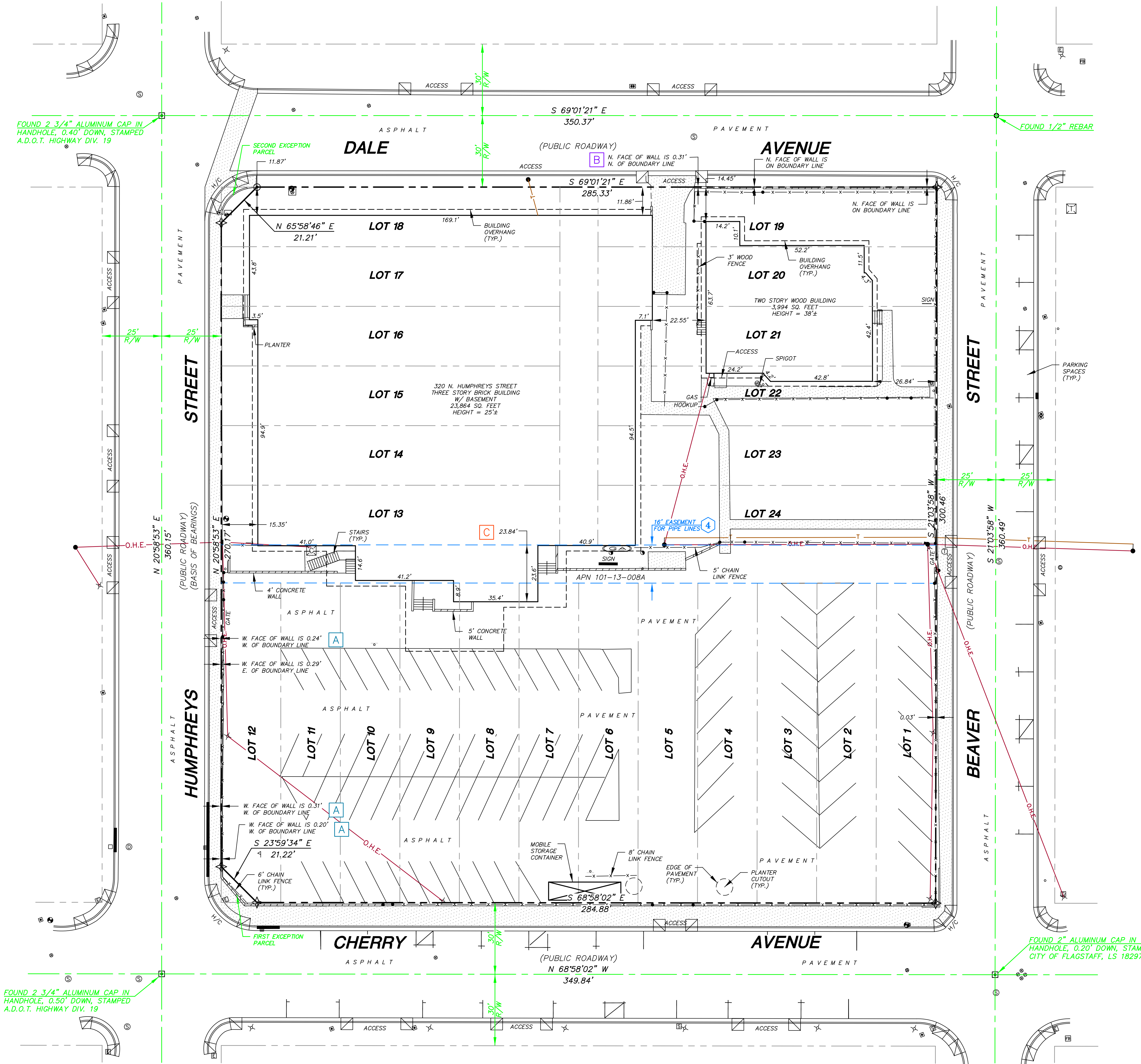
REVISIONS
DATE 7/27/18
REVISED PER ATTORNEY'S COMMENTS.

ALTA / NSPS LAND TITLE SURVEY
320 N. HUMPHREYS STREET
FLAGSTAFF, AZ 86001

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Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN:ELR CHK:DK
SHEET 1 OF 2
DATE: 6/18/18
JOB NO.: 180590



- ### LEGEND
- BOUNDARY LINE
 - - - CENTER LINE OR MONUMENT LINE
 - ▨ CONCRETE SURFACE
 - ▨ 24 INCH VERTICAL CURB & GUTTER
 - ▨ 24 INCH ROLLED CURB
 - ▨ 6 INCH CONCRETE CURB
 - ▨ CATCH BASIN
 - ▨ INDICATES DRIVEWAY (MEANS OF ACCESS)
 - ▨ WALL
 - ▨ FENCE
 - ▨ GATE
 - O.H.E.
 - OVERHEAD TELECOMMUNICATIONS LINE
 - SET 1/2" REBAR WITH ALUMINUM CAP STAMPED 42137
 - SET WALL IN WASHER STAMPED 42137
 - SCHEDULE B ITEM
 - SPRINKLER HOOK-UP (FIRE DEPARTMENT)
 - BACK FLOW PREVENTER
 - BASKETBALL GOAL
 - DOWN GUY
 - ELECTRIC BOX
 - ELECTRIC CABINET
 - ELECTRIC TRANSFORMER
 - FIRE HYDRANT
 - FLAG POLE
 - GAS ASSEMBLY
 - GAS METER
 - GUARD POST OR GATE POST
 - GAS VALVE
 - METAL GRATE (RECTANGULAR)
 - LIGHT POLE
 - MAIL BOX
 - METAL COVER (RECTANGULAR)
 - PEDESTRIAN ACCESS RAMP
 - POWER POLE
 - SEWER CLEAN OUT
 - STORM DRAIN MANHOLE
 - STREET LIGHT JUNCTION BOX
 - SEWER MANHOLE
 - STUB OUT
 - TELECOMMUNICATIONS MANHOLE
 - WATER METER
 - WATER VALVE
 - A.P.N. ASSESSORS PARCEL NUMBER
 - M.C.R. MARICOPA COUNTY RECORDS
 - R/W RIGHT OF WAY
 - BK. BOOK
 - PG. PAGE
 - (TYP.) TYPICAL

REVISIONS

DATE	DESCRIPTION
7/27/18	Revised per attorney's comments.

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 FLAGSTAFF, AZ 86001

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