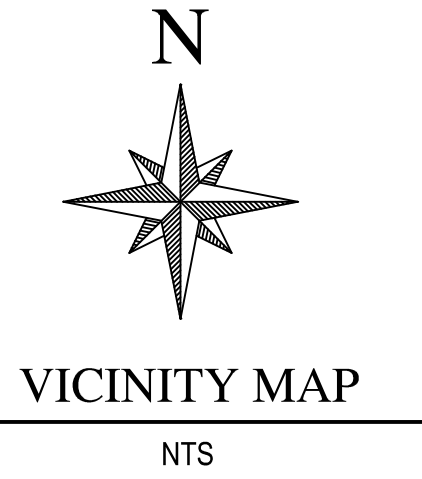
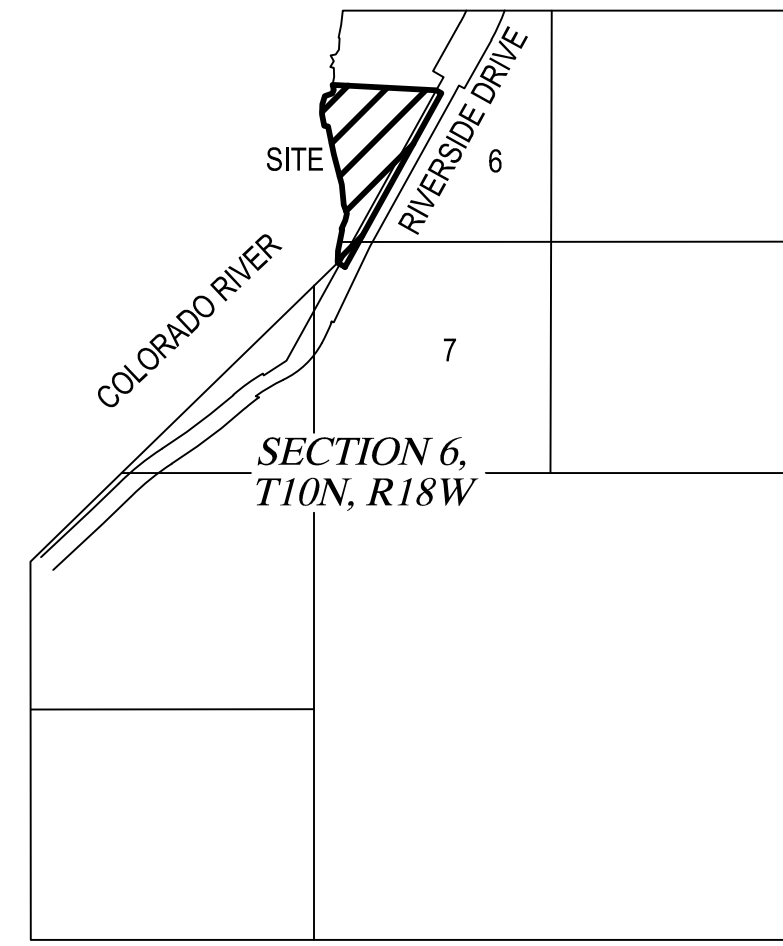


APPROVED
By chomuth at 1:41 pm, Jun 24, 2024



CONDITION OF TITLE REPORT DESCRIPTION

A portion of Assessor's No.: 310-15-006

Located in Lots 6 and 7, aka the West half of the Northeast quarter of Section 6, Township 10 North, Range 18 West, Gila and Salt River Base and Meridian

SURVEYED PARCEL DESCRIPTION

A PORTION OF GENERAL LAND OFFICE (GLO) LOT 6 AND GLO LOT 7, SECTION 6, TOWNSHIP 10 NORTH, RANGE 18 WEST, OF THE GILA AND SALT RIVER MERIDIAN, LA PAZ COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, A 3-INCH GLO BRASS CAP STAMPED S31 S32 S6 S5 T11N R18 T10N 1915, FROM WHICH A MEANDER CORNER ALONG THE NORTH LINE OF SAID SECTION, A 10-INCH STONE ON TOP OF OPEN END PIPE, BEARS NORTH 89°42'21" WEST, (BASIS OF BEARING), A DISTANCE OF 2499.77 FEET; THENCE ALONG THE NORTH LINE OF SAID SECTION, NORTH 89°42'21" WEST, A DISTANCE OF 1939.46 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 00°17'39" WEST, A DISTANCE OF 463.02 FEET, TO THE CENTERLINE OF RIVERSIDE DRIVE AND THE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE, SOUTH 29°10'36" WEST, A DISTANCE OF 595.23 FEET, TO THE BEGINNING OF A CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5660.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 03°09'15", A DISTANCE OF 311.59 FEET, TO THE CURVES END; THENCE SOUTH 26°01'21" WEST, A DISTANCE OF 129.45 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 6682.00 FEET, CONCAVE SOUTHEASTERLY, WHOSE RADIUS BEARS SOUTH 63°58'38" EAST, THROUGH A CENTRAL ANGLE OF 00°37'33", A DISTANCE OF 72.98 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE LEAVING SAID CENTERLINE, NORTH 64°36'11" WEST, A DISTANCE OF 54.77 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, CONTINUING NORTH 64°36'11" WEST, A DISTANCE OF 15.15 FEET, TO THE EASTERLY LINE OF THE ORDINARY HIGH WATERMARK OF THE COLORADO RIVER AS SHOWN ON ARIZONA STATE LAND DEPARTMENT COLORADO RIVER SOVEREIGN BOUNDARY SURVEY RECORDED IN DOCUMENT 2006-05533, LA PAZ COUNTY RECORDS; THENCE ALONG SAID EASTERLY LINE, NORTH 02°34'09" EAST, A DISTANCE OF 67.15 FEET; THENCE NORTH 12°37'36" EAST, A DISTANCE OF 53.94 FEET; THENCE NORTH 10°20'34" EAST, A DISTANCE OF 63.33 FEET; THENCE NORTH 14°48'12" WEST, A DISTANCE OF 7.79 FEET; THENCE NORTH 22°58'25" EAST, A DISTANCE OF 52.47 FEET; THENCE NORTH 12°53'18" EAST, A DISTANCE OF 39.23 FEET; THENCE NORTH 17°04'42" WEST, A DISTANCE OF 13.76 FEET; THENCE NORTH 20°49'02" WEST, A DISTANCE OF 38.27 FEET; THENCE NORTH 04°05'02" WEST, A DISTANCE OF 23.45 FEET; THENCE NORTH 04°55'04" WEST, A DISTANCE OF 89.47 FEET; THENCE NORTH 12°50'04" WEST, A DISTANCE OF 58.17 FEET; THENCE NORTH 13°26'06" WEST, A DISTANCE OF 52.00 FEET; THENCE NORTH 16°45'02" WEST, A DISTANCE OF 66.28 FEET; THENCE NORTH 12°34'28" WEST, A DISTANCE OF 81.95 FEET; THENCE NORTH 10°07'28" WEST, A DISTANCE OF 76.69 FEET; THENCE NORTH 79°40'37" WEST, A DISTANCE OF 22.43 FEET; THENCE NORTH 09°25'02" WEST, A DISTANCE OF 66.80 FEET; THENCE NORTH 02°11'33" WEST, A DISTANCE OF 28.49 FEET; THENCE NORTH 04°53'08" EAST, A DISTANCE OF 26.54 FEET; THENCE NORTH 16°47'57" EAST, A DISTANCE OF 35.12 FEET; THENCE NORTH 23°03'40" EAST, A DISTANCE OF 13.68 FEET; THENCE NORTH 71°08'32" EAST, A DISTANCE OF 42.85 FEET; THENCE NORTH 22°51'11" EAST, A DISTANCE OF 21.35 FEET; THENCE NORTH 13°22'09" WEST, A DISTANCE OF 30.62 FEET; THENCE LEAVING SAID EASTERLY LINE, SOUTH 86°36'37" EAST, A DISTANCE OF 582.35 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 60°49'24" EAST, A DISTANCE OF 32.47 FEET, TO THE POINT OF BEGINNING.

CONTAINING 335,239 SQUARE FEET OR 7.6960 ACRES, MORE OR LESS.

CONDITION OF TITLE REPORT SCHEDULE "B" ITEMS

- 1. Right of Way No. 72-80583 dated 8-26-1942 to Western Area Power Administration for transmission line.
2. Perpetual Right of Way No. 16-94427 dated 3-29-1988 to Arizona Department of Transportation for public roadway, water and sewer.
3. Perpetual Right of Way No. 16-95828 dated 8-1-1989 to Arizona Department of Transportation for a public roadway.
4. Perpetual Right of Way No. 16-98045 dated 11-13-1992 to Arizona Department of Transportation for a public roadway, water and sewer, drainage easement.
5. Right of Way No. 18-91029 dated 6-14-2015 to Arizona Public Service Company for an overhead 12kV electric distribution line; to expire 6-13-2025.
6. Long Term Lease No. 03-107447 dated 4-27-2014 to Spencer W. Low and Catherine E. Low, husband and wife, assigned to TUOES, L L C on 6-27-2014, as amended; expires 4-26-2024.
7. Special Land Use Permit No. 23-120786 dated 6-26-2021 to The Sandbar Resort L L C for storage yard consisting of a security fence and lighting; to expire 6-25-2031.
8. Special land Use Permit No. 23-121021 dated 1-9-2022 to TUOES, L L C for storage yard consisting of a security fence and lighting; to expire 4-26-2024.
9. Notification of Pending Application No. 18-123801 dated 10-14-2022 by Frontier Communications of the Southwest Inc. for underground fiber optic communication line.
10. Commercial Application No. 23-124297 dated 10-18-2022 by The Sandbar Resort L L C for RV Campgrounds, RV Storage with a restaurant.
11. Right of Way Application No. 18-123925 dated 12-20-2022 by Frontier Communications of the Southwest Inc. for underground fiber optic communication line (existing).
12. Application for Land Purchase No. 53-124185 dated 4-12-2023.
13. Application for Land Purchase No. 53-124186 dated 4-12-2023.

PIONEER TITLE DOCUMENTS

- Deed of Trust, Document No. 2006-07393, Dated 11-22-2006
Long Term Commercial Lease 03-105501, Document 2006-07395
Resolution No. 2013-09, Document 2013-02561, Dated 05-21-2013
Modification Agreement - Deed of Trust, Document 2013-04490, Dated 11-04-2013
Arizona State Land Department Colorado River Sovereign Boundary Survey - Reach 5, Document No. 2008-3298.

Legend

Table with 2 columns: SYMBOLS and DESCRIPTIONS. Includes symbols for palm tree, single tree, flag, gate, signs, post/bollard, meter/utility, manhole, utility pole, light pole, street light, street sign, building, canopy, traffic lane paint, road/pavement, dirt road/trail, concrete, fence, retaining wall, guard rail, and vegetation line.

LEGEND

Table with 3 columns: #, PLOTTABLE SCHEDULE "B" ITEM, and RECORD DATA. Includes items like survey monument, assessor parcel number, building, barrier post, communication easement, chain link fence, cable TV riser, cable TV vault, document, edge of concrete, electric cabinet, electric junction box, electric meter, edge of pavement, electric transformer, found, general land office, highway, identification, invert, LA Paz County Recorder, measured data, mailbox, overhead utility, point of beginning, point of commencement, property line, record data, recreational vehicle, right-of-way, sewer clean out, special land use permit, telephone riser, utility pole, water backflow preventor, water meter, overhead utility line, boundary line, easement line, right-of-way line, centerline, section line, fence line, block wall, building, concrete, palm tree, tree or bush, gate, and sign.

NOTES

- 1) ALL TITLE INFORMATION IS BASED ON A CONDITION OF TITLE REPORT ISSUED BY ALLANDS FILE NO. 2024-04-138T DATED APRIL 17, 2024, RECEIVED ON APRIL 17, 2024. ADDITIONAL RECORD DOCUMENTS WERE PROVIDED BY PIONEER TITLE AGENCY, RECEIVED ON APRIL 10, 2024. PLOTTABLE RECORDED DOCUMENTS ARE SHOWN HEREON.
SURVEYED PARCEL SHOWN HEREON LIES ENTIRELY WITHIN THE CONDITION OF TITLE REPORT DESCRIPTION.
2) THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM ON-LINE POSITIONING USER SERVICE (OPUS) PROVIDED BY THE NGS WEBSITE WWW.NGS.NOAA.GOV, OPUS RESULTS ON APRIL 3, 2024.
PROJECTION ARIZONA WEST ZONE, NAD 83, (EPOCH 2010)
DATUM GRS-80
UNITS INTERNATIONAL FEET
GEOID MODEL GEOID 2018
SOLUTION 04000710.240 OP1712180146556
LATITUDE 34°14'34.34618"N
LONGITUDE 114°10'27.75947"W
ELLIPSOID HEIGHT 85.220 (METERS)
DESCRIPTION WOODPATEL CONTROL POINT #100 - SET 1/2-INCH REBAR WITH TRAVERSE CAP
MODIFIED TO GROUND AT (GRID) N: 1180069.875, E: 571746.625, USING A SCALE FACTOR OF 1.0000612170.
HORIZONTAL ADJUSTMENT NONE
HORIZONTAL ROTATION NONE
3) THIS SURVEY WAS PERFORMED WITH GLOBAL POSITIONING SYSTEM EQUIPMENT UTILIZING REAL TIME KINEMATICS SURVEYING METHODS. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED IN THE ALTA/NSPS SURVEY REQUIREMENTS ADOPTED FOR USE IN 2021 BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS.
4) GROSS AREA OF SUBJECT PARCEL IS 335,239 SQUARE FEET OR 7.6960 ACRES, MORE OR LESS. NET AREA OF SUBJECT PARCEL IS 294,240 SQUARE FEET OR 6.7548 ACRES, MORE OR LESS.
5) UNDERGROUND UTILITIES ARE NOT SHOWN. NO UNDERGROUND INVESTIGATION WAS PERFORMED.
6) THE ABBREVIATIONS THAT APPEAR WITH THE RECORD INFORMATION REPRESENT THE FOLLOWING:
(R) GENERAL LAND OFFICE SURVEY, TOWNSHIP 10 NORTH, RANGE 18 WEST, GILA AND SALT RIVER MERIDIAN, ARIZONA, FILED 7-2-1919.
(R1) STATE ROUTE 95 PROJECT NO. S 895-A-800
7) ANY DISTANCES, BEARINGS, DESCRIPTIONS, ETC., WHICH MAY VARY FROM THE PROVISIONS OF THE RECORD INFORMATION NOTED ABOVE REFLECT ACTUAL MEASURED DATA, OR THE BEST INTERPRETATION OF THE UNDERSIGNED.
8) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C2035 H DATED SEPTEMBER 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN OTHER FLOOD AREAS ZONE X AND SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE.
OTHER FLOOD AREAS ZONE X IS DESCRIBED AS: "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."
SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD IS DESCRIBED AS THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.
9) ADJOINING LAND INFORMATION IS PER THE LA PAZ COUNTY ASSESSOR'S OFFICE GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ON APRIL 24, 2024.
10) PIONEER TITLE DOCUMENTS LISTED HEREON ARE NOT SURVEY IN NATURE AND MAY OR MAY NOT AFFECT SUBJECT PROPERTY.
11) SCHEDULE B ITEMS 10 AND 12 ARE BLANKET IN NATURE AND APPEAR TO AFFECT SUBJECT PROPERTY. PLOTTABLE PORTIONS, IF ANY, OF SAID ITEMS WITHIN THE VICINITY OF SUBJECT PROPERTY ARE SHOWN.
12) IN THE OPINION OF THE UNDERSIGNED, SCHEDULE B ITEMS 1, 4, 5, 6, 7, 8 AND 13 DO NOT APPEAR TO AFFECT SUBJECT PROPERTY. HOWEVER, BECAUSE OF THEIR VICINITY, SOME OF THESE SCHEDULE B ITEMS ARE PLOTTED AND SHOWN HEREON.
13) NO IDENTIFIABLE PARKING SPACES WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
14) EVIDENCE OF EXISTING BUILDINGS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
15) ALL TOPOGRAPHY SHOWN ON THIS SURVEY WAS OBTAINED FROM AEROTECH MAPPING, INC., PROJECT NO. AZ0224-019, FLIGHT DATE FEBRUARY 24, 2024 AND SUPPLEMENTED BY ON THE GROUND SURVEY INFORMATION.

CERTIFICATION

TO: THE STATE OF ARIZONA, BY AND THROUGH ITS STATE LAND DEPARTMENT ALLANDS PIONEER TITLE AGENCY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, AND 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 19, 2024.

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ALTA/NSPS LAND TITLE SURVEY

SANDBAR RESORT SITE
A PORTION OF GENERAL LAND OFFICE LOTS 6 AND 7, SECTION 6, TOWNSHIP 10 NORTH, RANGE 18 WEST, OF THE GILA AND SALT RIVER MERIDIAN, LA PAZ COUNTY, ARIZONA

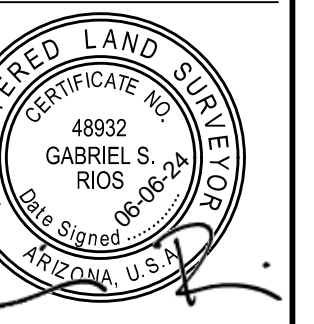


Table with 2 columns: FIELD/DESCRIPTION and VALUE. Includes fields for EXPRES (12-31-2028), COMPLETED SURVEY FIELD WORK ON (04/19/2024), CHECKED BY (GSR), CAD TECHNICIAN (WSB), SCALE (NTS), DATE (06/06/2024), JOB NUMBER (WP# 245552.80), SHEET (1 OF 2).

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ALTANSPS LAND TITLE SURVEY

SANDBAR RESORT SITE
 A PORTION OF GENERAL LAND OFFICE LOTS 6 AND 7, SECTION 6, TOWNSHIP 10 NORTH, RANGE 18 WEST,
 OF THE GILA AND SALT RIVER MERIDIAN, LA PAZ COUNTY, ARIZONA



EXPIRES 12-31-2028
 COMPLETED SURVEY FIELD WORK ON 04/19/2024
 CHECKED BY GSR
 CAD TECHNICIAN WSB
 SCALE 1" = 40'
 DATE 06/06/2024
 JOB NUMBER WP# 245552.80
 SHEET 2 OF 2



CURVE TABLE

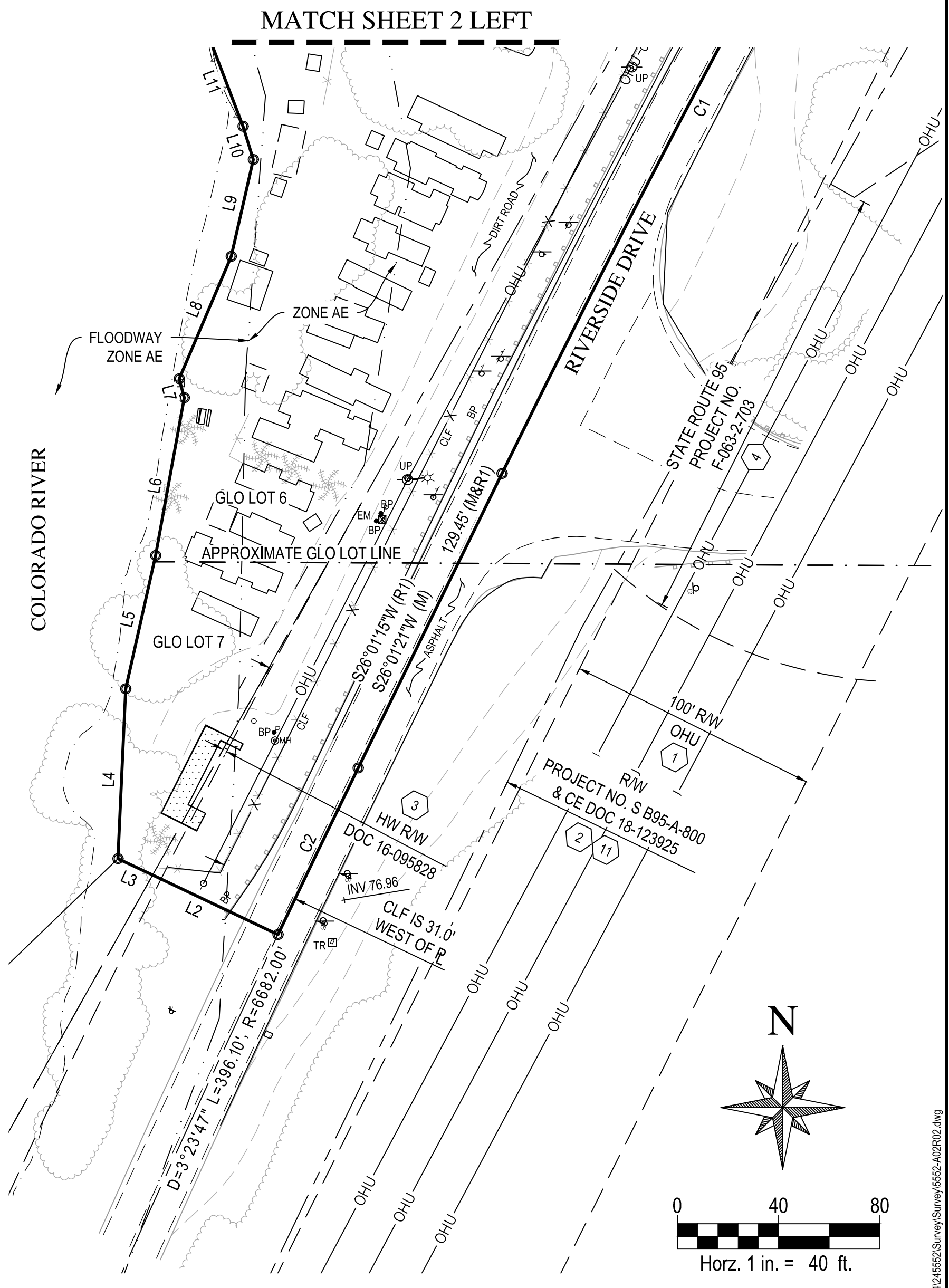
CURVE	DELTA	RADIUS	ARC
C1	3°09'15"	5660.00'	311.59'
C2	0°37'33"	6682.00'	72.98'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°17'39"W	463.02'
L2	N64°36'11"W	54.77'
L3	N64°36'11"W	15.15'
L4	N02°34'09"E	67.15'
L5	N12°37'36"E	53.94'
L6	N10°20'34"E	63.33'
L7	N14°48'12"W	7.79'
L8	N22°58'25"E	52.47'
L9	N12°53'18"E	39.23'
L10	N17°04'42"W	13.76'
L11	N20°49'02"W	38.27'
L12	N04°05'02"W	23.45'
L13	N04°55'04"W	89.47'
L14	N12°50'04"W	58.17'

LINE TABLE

LINE	BEARING	DISTANCE
L15	N13°26'06"W	52.00'
L16	N16°45'02"W	66.28'
L17	N12°34'28"W	81.95'
L18	N10°07'28"W	76.69'
L19	N79°40'37"W	22.43'
L20	N09°25'02"W	66.80'
L21	N02°11'33"W	28.49'
L22	N04°53'08"E	26.54'
L23	N16°47'57"E	35.12'
L24	N23°03'40"E	13.68'
L25	N71°08'32"E	42.85'
L26	N22°51'11"E	21.35'
L27	N13°22'09"W	30.62'
L28	S60°49'24"E	32.47'



MATCH SHEET 2 RIGHT

