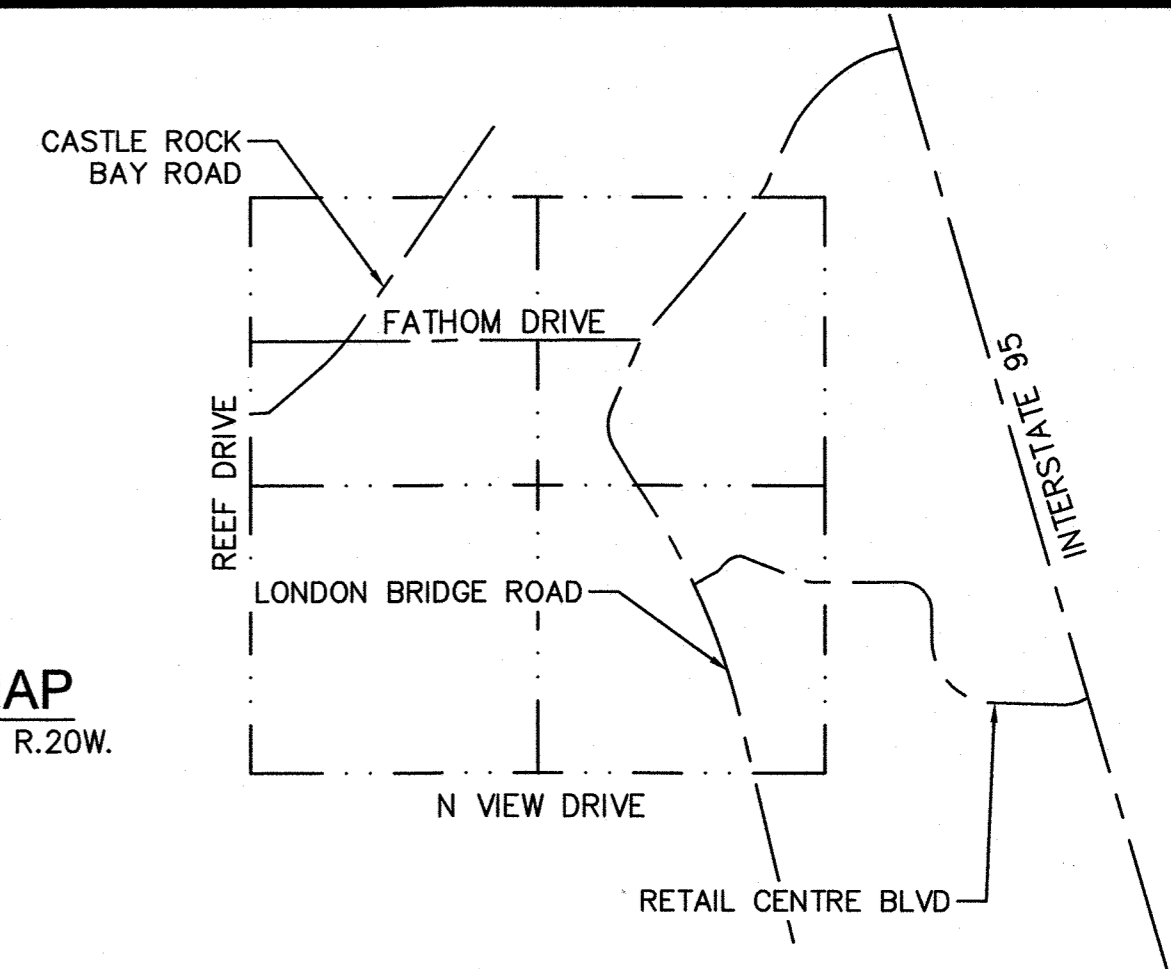


ALTA/NSPS LAND TITLE SURVEY

LAKE HAVASU MIXED USE DEVELOPMENT

LOCATED IN A PORTION OF
SECTION 08, TOWNSHIP 14 NORTH, RANGE 20 WEST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN
MOHAVE COUNTY, ARIZONA

N.T.S.
VICINITY MAP
SECTION 08, T.14N., R.20W.



TITLE REFERENCE

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE PREPARED BY PIONEER TITLE AGENCY, INC., ORDER NO. 90803346-908-KAZ DATED NOVEMBER 21, 2021 AT 7:30 AM

ATWELL LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE COMMITMENT OF TITLE REPORT AND SCHEDULE B DOCUMENTS PROVIDED BY PIONEER TITLE AGENCY, INC., AS LISTED HEREON. ATWELL LLC AND JAMES G. SPRING (PLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MOHAVE, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

SECTION 8, TOWNSHIP 14 NORTH, RANGE 20 WEST OF THE GILA AND SALT RIVER, BASE AND MERIDIAN, MOHAVE COUNTY, ARIZONA;

EXCEPT THEREFROM THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

AND

FURTHER EXCEPTING

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF NORTHWEST QUARTER.

SCHEDULE B II DOCUMENTS

THE FOLLOWING EXCEPTION NOS. 8 THROUGH 14, INCLUSIVE, WERE FOUND BY A SEARCH OF THE ARIZONA STATE LAND DEPARTMENT RECORDS:

8. RIGHT OF WAY NO. 72-35651, DATED OCTOBER 27, 1966 TO SOUTHERN UNION GAS COMPANY FOR A 4" GAS PIPELINE; ASSIGNED TO EL PASO NATURAL GAS PIPELINE ON OCTOBER 10, 1967; FURTHER ASSIGNED TO UNS GAS INCORPORATED ON JANUARY 30, 1968. (SHOWN HEREON) (FIELD EVIDENCE USED FOR LOCATION OF EASEMENT)
9. PERPETUAL RIGHT OF WAY NO. 16-108143, DATED JANUARY 11, 2006 TO LAKE HAVASU CITY FOR AN 8" FORCED MAIN SEWER LINE. (PLOTTED HEREON)
10. RIGHT OF WAY NO. 18-107823, DATED MAY 08, 2013 TO UNS ELECTRIC INCORPORATED FOR AN OVERHEAD ELECTRIC DISTRIBUTION LINE UP TO 20.8KV; TO EXPIRE MAY 07, 2023. (PLOTTED HEREON)
11. RIGHT OF WAY NO. 18-108263, DATED MARCH 25, 2015 TO UNS ELECTRIC INC. FOR AN OVERHEAD DOUBLE CIRCUIT 13.2KV ELECTRIC DISTRIBUTION LINE; TO EXPIRE MARCH 24, 2025. (PLOTTED HEREON)
12. RIGHT OF WAY NO. 18-109307, DATED OCTOBER 07, 2012 TO UNS GAS INC. FOR AN UNDERGROUND 89" OR LESS NATURAL GAS DISTRIBUTION LINE; TO EXPIRE OCTOBER 06, 2022. (NOT PLOTTABLE) (NO HORIZONTAL TIE OR WIDTH PROVIDED PER DOCUMENT)
13. STATE OF ARIZONA DEPARTMENT OF TRANSPORTATION RESOLUTION NO. 80-10-A-35, ABANDONMENT OF A PORTION RIGHT OF WAY OF THE PARKER - TOPOCK HIGHWAY, LAKE HAVASU CITY - I-40, STATE ROUTE 95 AND TEMPORARY STATE ROUTE 95, PROJECT S-405 (GEN.), AND ALL MATTERS SET FORTH THEREIN, RECORDED IN BOOK 658 OF OFFICIAL RECORDS, PAGE 784. (BLANKET IN NATURE) (AFFECTS LONDON BRIDGE ROAD)
14. MOHAVE COUNTY BOARD OF SUPERVISORS RESOLUTION NO. 1756, RIGHT OF WAY KNOWN AS FATHOM DRIVE, AS ESTABLISHMENT AS A COUNTY HIGHWAY, DATED FEBRUARY 22, 1983 IN BOOK 906 OF OFFICIAL RECORDS, PAGE 474. (SHOWN HEREON) (84' RIGHT OF WAY DESIGNATED FROM DOCUMENT NO. 2015-030814)
15. ASSIGNMENT AND CONVEYANCE OF OIL AND GAS LEASE MADE BY THE STATE OF ARIZONA, AS LESSOR FOR A TERM OF (NONE SHOWN) YEARS AND SO LONG THEREAFTER AS OIL AND GAS, AS DISCLOSED IN INSTRUMENT RECORDED:
DATED AUGUST 10, 1984
LESSEE COOK INTERNATIONAL, INC., A DELAWARE CORPORATION
RECORDED: JUNE 05, 1985
BOOK 1120 OF OFFICIAL RECORDS,
PAGE 157 (BLANKET IN NATURE)
16. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN BOOK 3386 OF OFFICIAL RECORDS
PAGE 496
PURPOSE UTILITY (OUTSIDE PROJECT BOUNDARY)
17. RIGHT OF WAY NO. 16-110157, FOR INGRESS AND EGRESS GRANTED BY THE STATE LAND DEPARTMENT OF THE STATE OF ARIZONA TO MOHAVE COUNTY, AND MATTERS SET FORTH THEREIN RECORDED SEPTEMBER 11, 2006 IN BOOK 6443 OF OFFICIAL RECORDS, PAGE 893. (PLOTTED HEREON)
18. RIGHT OF WAY NO. 16-114383, FROM THE STATE LAND DEPARTMENT OF THE STATE OF ARIZONA TO MOHAVE COUNTY FLOOD CONTROL DISTRICT FOR PUBLIC ROAD AND/OR DRAINAGE CHANNEL AND ALL MATTERS SET FORTH THEREIN, RECORDED JULY 13, 2015 AT FEE NO. 2015-030814. (PLOTTED HEREON)
19. MOHAVE COUNTY STORMWATER ORDINANCE - 2018, ORDINANCE NO. 2018-05 AND MATTERS SET FORTH THEREIN RECORDED AUGUST 21, 2018 AT FEE NO. 2018-041589. (BLANKET IN NATURE)
20. THE EFFECT OF THE MOHAVE COUNTY ASSESSOR'S RECORDS, BOOK 120, MAP 01 DISCLOSING N. CASTLE ROCK BAY EXISTING AND THE FAILURE OF THE PUBLIC RECORD TO DISCLOSE AN INSTRUMENT CREATING THE ROAD. (BLANKET IN NATURE)

2021 ALTA/NSPS STANDARD TABLE "A" ITEMS

2. THE ADDRESS OF THE SURVEYED PROPERTY WAS NOT DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.
3. SUBJECT PROPERTY LIES IN ZONE "X" (OTHER FLOOD AREAS) AO AND AE PER FEMA FLOOD INSURANCE RATE MAP NUMBERS 04015C5910H, 04015C5920H, 04015C5936H & 04015C5950H, COMMUNITY - MOHAVE COUNTY, NUMBERS 040058 & 040058, PANELS 5910, 5920, 5936 & 5950, SUFFIX H, EFFECTIVE DATES DECEMBER 2ND, 2015.
4. GROSS LAND AREA = 623.74 ACRES± AND/OR 271,701,781 SQUARE FEET±. ASSESSED NET LAND AREA = 610.76 ACRES± AND/OR 26,604,511 SQUARE FEET±.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (SHOWN HEREON)
11. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY. (SHOWN HEREON)
13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. (SHOWN HEREON)
16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (NO NEW CONSTRUCTION OR IMPROVEMENTS WITNESSED AT TIME OF SURVEY)
18. PLOTTABLE OFFSITE OR APPURTENANT EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR PURSUANT TO SECTIONS 5 AND 6. (APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1.)

APPROVED
By chomuth at 8:24 am, Feb 08, 2022

LEGEND

-----	SECTION LINE
-----	CENTERLINE
-----	RIGHT-OF-WAY LINE
-----	PROPERTY LINE
-----	PARCEL LINE
-----	EXISTING EASEMENT
-----	CHAIN LINK FENCE
-----	BARBED WIRE FENCE
-----	UNDERGROUND GAS LINE
-----	OVERHEAD UTILITY LINE
-----	UNDERGROUND TELEPHONE LINE
-----	MONUMENT AS NOTED
○	POWER POLE
⊕	GUY ANCHOR
⊙	FIRE HYDRANT
⊗	WATER VALVE
⊘	WATER METER
⊙	WATER MARKER
⊙	GAS VALVE
⊙	GAS PEDESTAL
⊙	GAS MARKER
⊙	FIBER OPTIC MARKER
⊙	TELEPHONE PEDESTAL
⊙	TELEPHONE MARKER
⊙	STORM DRAIN MANHOLE
⊙	SIGN
⊙	CONCRETE
T.	TOWNSHIP
R.	RANGE
APN	ASSESSOR PARCEL NUMBER
BK PG	BOOK PAGE
DOC	DOCUMENT
DKT	DOCKET
R	RECORD BEARING AND OR DISTANCE
M	MEASURED BEARING AND OR DISTANCE
C	CALCULATED BEARING AND OR DISTANCE
PLS/LS	PROFESSIONAL LAND SURVEYOR

GENERAL NOTES

1. THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.
2. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY, AND TO THOSE PARTIES LISTED IN THE SURVEYOR'S CERTIFICATION.
3. THIS SURVEY IS VALID ONLY WHEN BEARING THE SEAL AND SIGNATURE OF SURVEYOR.
4. THIS SURVEY IS BASED ON FIELD WORK PERFORMED BY ATWELL DURING THE MONTH OF DECEMBER, 2021. SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE REFLECTED HEREON.
5. BEARINGS, DISTANCES AND CURVATURE DATA SHOWN HEREON ARE MEASURED VALUES UNLESS SPECIFIED OTHERWISE.

BASIS OF BEARING

BASIS OF BEARING IS ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, T.14N., R.20W. BEING N00°17'01"E WITH A DISTANCE OF 2632.51 FEET.

BENCHMARK

BENCHMARK DATUM: NGS PID NO. EU1257
HORIZONTAL LOCATION=N:1298019.78, E:515893.35, NAD83, AZ WEST, INTERNATIONAL FOOT COORDINATES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT REFLECT THE COORDINATES ASSOCIATED WITH THIS PROJECT.
ELEVATION = 696.85'

SURVEYOR'S CERTIFICATION:

TO:

1. VIEWPOINT ESTATES LLC, AN ARIZONA LIMITED LIABILITY COMPANY.
2. THE STATE OF ARIZONA, BY AND THROUGH ITS STATE LAND DEPARTMENT.
3. PIONEER TITLE AGENCY, INC.

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 2, 3, 4, 8, 11, 13, 16 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 11TH, 2021.

DATE OF MAP: 1/6/2022

JAMES G. SPRING PLS 22282



NOTE:

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.

COUNTY: MOHAVE
SECTION: 8 NORTH
TOWNSHIP: 14 NORTH
RANGE: 20 WEST

ALTA/NSPS LAND TITLE SURVEY
LAKE HAVASU MIXED USE DEVELOPMENT
LAKE HAVASU CITY, ARIZONA

JANUARY 2022

REVISIONS:

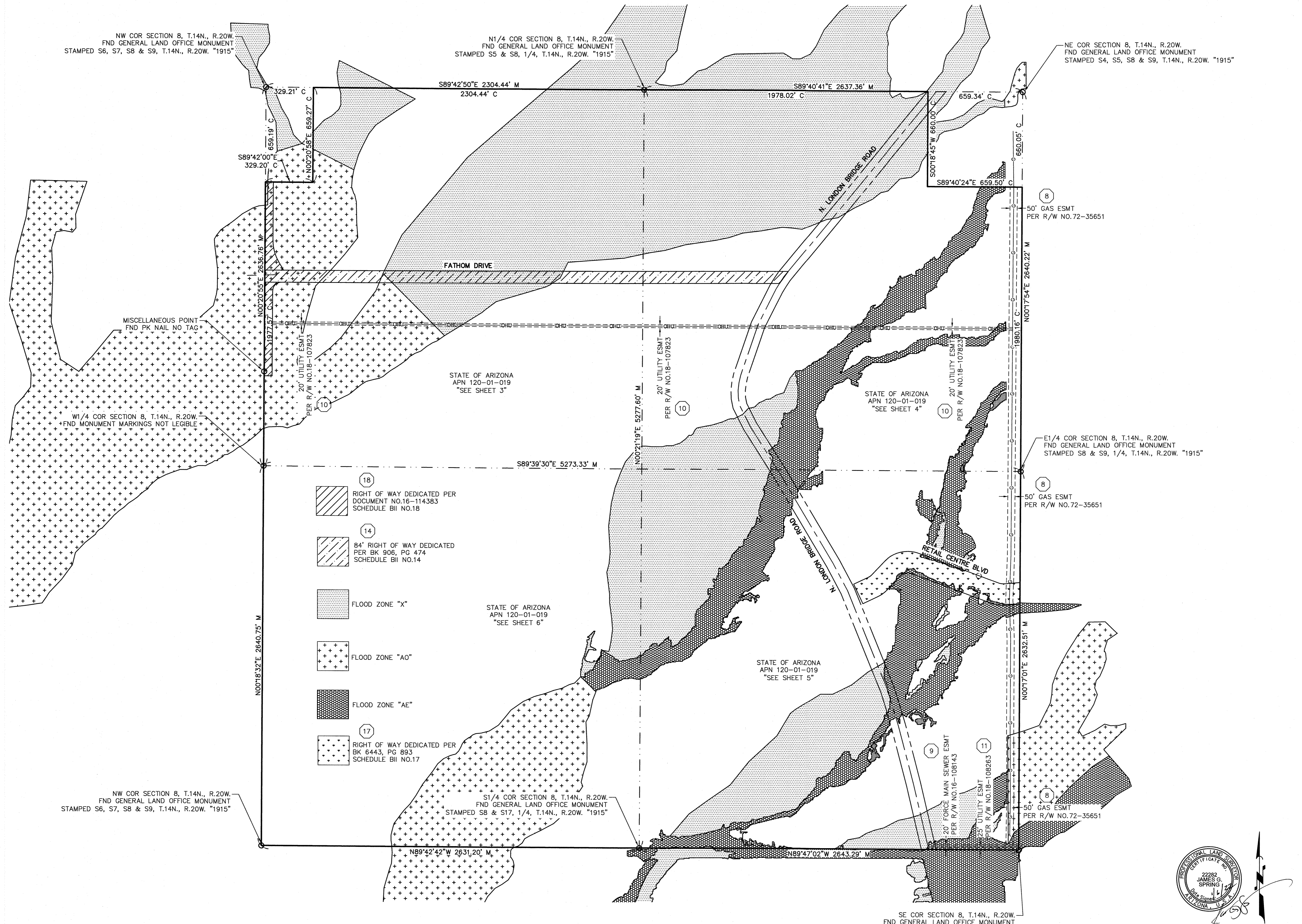
ATWELL
P.M. J. SPRING
DR. R. GILES
JOB NO. 21004736

N.T.S.

21004736 LHMU ALTDWG

SHEET NO. 1 OF 6

S:\21004736 - LAKE HAVASU MIXED USE\DWG\SURVEY\21004736.LHMU ALTDWG SAVEDATE:1/3/2022 9:53 AM PLOTDATE:1/6/2022 8:19 AM



NW COR SECTION 8, T.14N., R.20W.
FND GENERAL LAND OFFICE MONUMENT
STAMPED S6, S7, S8 & S9, T.14N., R.20W. "1915"

N1/4 COR SECTION 8, T.14N., R.20W.
FND GENERAL LAND OFFICE MONUMENT
STAMPED S5 & S8, 1/4, T.14N., R.20W. "1915"

NE COR SECTION 8, T.14N., R.20W.
FND GENERAL LAND OFFICE MONUMENT
STAMPED S4, S5, S8 & S9, T.14N., R.20W. "1915"

W1/4 COR SECTION 8, T.14N., R.20W.
FND MONUMENT MARKINGS NOT LEGIBLE

NW COR SECTION 8, T.14N., R.20W.
FND GENERAL LAND OFFICE MONUMENT
STAMPED S6, S7, S8 & S9, T.14N., R.20W. "1915"

S1/4 COR SECTION 8, T.14N., R.20W.
FND GENERAL LAND OFFICE MONUMENT
STAMPED S8 & S17, 1/4, T.14N., R.20W. "1915"

SE COR SECTION 8, T.14N., R.20W.
FND GENERAL LAND OFFICE MONUMENT
STAMPED S8, S9, S16 & S17, T.14N., R.20W. "1915"

- RIGHT OF WAY DEDICATED PER DOCUMENT NO.18-114383 SCHEDULE BII NO.18
- 84' RIGHT OF WAY DEDICATED PER BK 906, PG 474 SCHEDULE BII NO.14
- FLOOD ZONE "X"
- FLOOD ZONE "AO"
- FLOOD ZONE "AE"
- RIGHT OF WAY DEDICATED PER BK 6443, PG 893 SCHEDULE BII NO.17

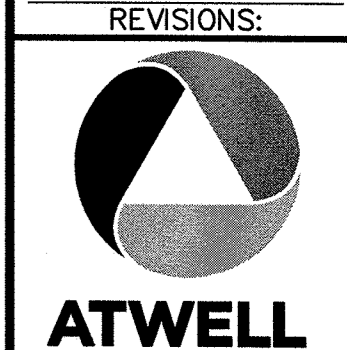


ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.216.6551

COUNTY: MOHAVE
SECTION: 8 NORTH
TOWNSHIP: 14 NORTH
RANGE: 20 WEST

ALTANSPS LAND TITLE SURVEY
LAKE HAVASU MIXED USE DEVELOPMENT
LAKE HAVASU CITY, ARIZONA

JANUARY 2022



REVISIONS:

PM. J. SPRING
DR. R. GILES
JOB NO. 21004736
SCALE 0 150 300
1" = 300 FEET
21004736 LHMU.ATL.DWG
SHEET NO. 2 OF 6

NOT A PART
234 E BROADWAY LLC
APN 120-02-023

NOT A PART
UNITED STATES
OF AMERICA
APN 120-01-015

STATE OF ARIZONA
APN 120-01-019
"MISC DIRT TRAILS TRAVERSE SITE"
"NO PERMANENT STRUCTURES FOUND ON-SITE"
GROSS LAND AREA = 623.74 ACRES± AND/OR
271,701,781 SQUARE FEET±.
ASSESSED NET LAND AREA = 610.76
ACRES± AND/OR 26,604,511 SQUARE FEET±.

NOT A PART
VIEWPOINT ESTATES
APN MULTIPLE UNITS

N00°18'32"E 2640.75' M

S89°39'30"E 5273.33' M

OLD SITE FENCE
NOT COMPLETE
THROUGHOUT

BOX CULVERT
WITH HEADWALLS

N89°42'42"W 2631.20' M
E. NORTH VIEW ROAD

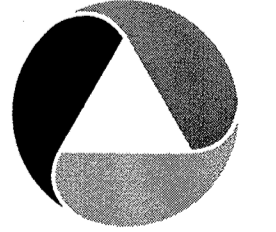


ALTANSPS LAND TITLE SURVEY

LAKE HAVASU MIXED USE
DEVELOPMENT
LAKE HAVASU CITY, ARIZONA

JANUARY 2022

REVISIONS:



PM. J. SPRING

DR. R. GILES

JOB NO.
21004736

SCALE 0 75 150
1" = 150 FEET

21004736 LHMU ALTA.DWG

SHEET
NO.

6 OF 6

COUNTY: MOHAVE
SECTION: 8 NORTH
TOWNSHIP: 14 NORTH
RANGE: 20 WEST

