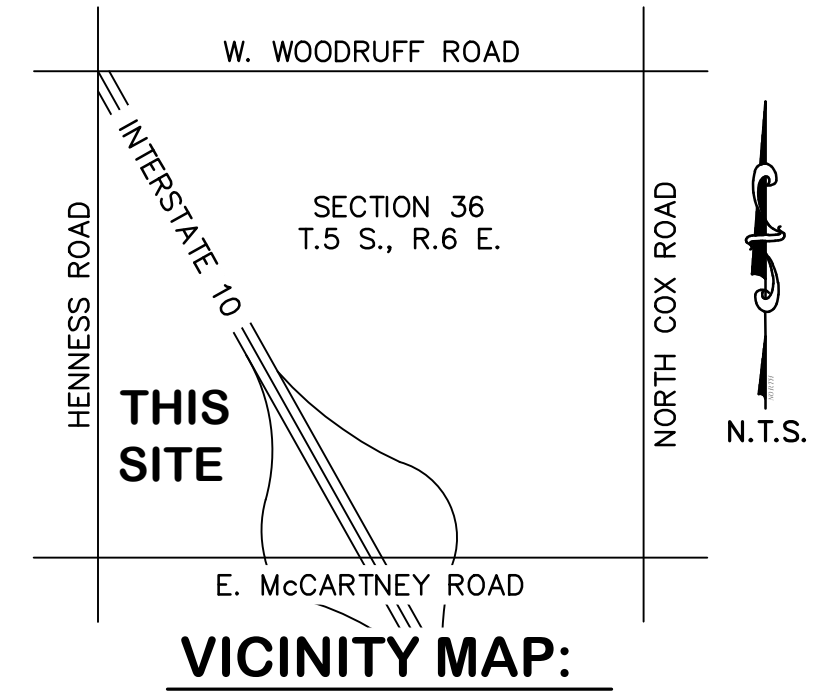


**APPROVED**  
By chomuth at 2:49 pm, Mar 25, 2025

# ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



NO.	DATE	REVISION	BY

PURPOSE:  
A.L.T.A. SURVEY

DRAWN BY: BMM  
CHECKED BY: JDH

## SCHEDULE "B" ITEMS:

- 1 ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.
- 2 (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
- 3 ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
- 4 EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- 5 DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCRoACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
- 6 (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
- 7 ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN.
- 8 THE PROPERTY WAS EXEMPT FROM PROPERTY TAXES FOR THE YEAR 2023.
- 9 ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR(S) 2024, 2025.
- 10 RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- 11 THE FOLLOWING MATTERS AS DISCLOSED BY PATENT RECORDED \_\_\_\_\_ IN \_\_\_\_\_ OF OFFICIAL RECORDS: \_\_\_\_\_

NOTE: THIS EXCEPTIONS IS NECESSARY IF ANY MINERAL RESERVATIONS, RESTRICTIONS OR OTHER MATTERS ARE SET FORTH IN PATENT TO BE RECORDED IN COMPLIANCE WITH REQUIREMENTS HEREIN.

- 12 RIGHT-OF-WAY NO. 09-003171 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO ARIZONA STATE HIGHWAY COMMISSION OF PHOENIX, STATE OF ARIZONA FOR HIGHWAY AND HAVING A TERM FOR AS LONG AS IT IS USED FOR PURPOSE DESIGNATED. (BLANKET IN NATURE)
- 13 RIGHT-OF-WAY NO. 16-26401 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO ARIZONA DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION FOR RIGHT-OF-WAY FOR TRAFFIC INTERCHANGE ON PHOENIX-CASA GRANDE HIGHWAY, MCCARTNEY RD. PROJECT I-10-3-824; PARCEL 11-114 AND HAVING A TERM FOR AS LONG AS IT IS USED FOR PURPOSE DESIGNATED. (AS SHOWN ON THE SURVEY)  
THEREAFTER, RECORDED NOVEMBER 24, 1980 IN DOCKET 1037, PAGE 341. (BLANKET IN NATURE)
- 14 ALL MATTERS AS SET FORTH IN RESOLUTION 123L85-NC, RECORDED JANUARY 8, 1986 IN DOCKET 1332, PAGE, 599. (BLANKET IN NATURE)
- 15 ALL MATTERS AS SET FORTH IN DOCUMENT ENTITLED "CREATION OF THE ARIZONA WATER COMPANY FRANCHISE", RECORDED AUGUST 10, 2010 AS FEE NUMBER 2010-074864.(BLANKET IN NATURE)
- 16 RIGHT-OF-WAY NO. 18-090818 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO ARIZONA PUBLIC SERVICE COMPANY FOR OVERHEAD 12KV ELECTRIC DISTRIBUTION LINE AND HAVING A TERM EXPIRING MARCH 19, 2025. (AS SHOWN ON THE SURVEY)
- 17 ALL MATTERS AS SET FORTH IN DOCUMENT ENTITLED "NON-EXCLUSIVE FRANCHISE FOR SOUTHWEST GAS CORPORATION" RECORDED JUNE 21, 2016 AS FEE NUMBER 2016-039825. (BLANKET IN NATURE)
- 18 RIGHT-OF-WAY NO. 18-120488 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO ARIZONA WATER COMPANY FOR UNDERGROUND 24" WATER TRANSMISSION MAIN AND HAVING A TERM EXPIRING JANUARY 16, 2029. (AS SHOWN ON THE SURVEY)
- 19 SPECIAL LAND USE PERMIT NO. 23-094650 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO JOE AUZA SHEEP COMPANY FOR LIVESTOCK GRAZING AND HAVING A TERM EXPIRING FEBRUARY 28, 2025. (BLANKET IN NATURE)
- 20 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- 21 ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
- 22 THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.

NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.

## FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04021C C1200 E (EFFECTIVE REVISED DATE DECEMBER 4, 2007), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X.

ZONE: X IS DEFINED 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.

## LOT AREAS:

PARCEL 2 = 386,126 SQ./FT. ±, 8.864 ACRES ±

## NOTES:

1. ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1217705A-PHX1, COMMITMENT DATE: MAY 09, 2024.
2. THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON RECORDS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES WITHOUT VERIFICATION BY THE SURVEYOR; THEREFORE, NO GUARANTEE CAN BE MADE AS TO THE EXTENT OF THE UTILITIES AVAILABLE, EITHER IN SERVICE ABANDONED, NOR GUARANTEE TO THEIR EXACT LOCATION. PLEASE CALL "BLUE-STAKE" AT 602-263-1100, PRIOR TO ANY EXCAVATION OR TO DETERMINE WHAT UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES, EITHER FROM CONTIGUOUS PROPERTY OR ADJOINING STREETS.
3. BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 89°14'59" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1217705-PHX1, COMMITMENT DATE: MAY 09, 2024.
4. THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT-OF-WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
5. USE OF THE INFORMATION, CONTAINED IN THIS A.L.T.A./N.S.P.S. LAND TITLE SURVEY, FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED ("TITLE INSURANCE MATTERS"), IS FORBIDDEN, UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY HUNTER ENGINEERING, INC. AND THEREFORE SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES.

## LEGAL DESCRIPTION:

### EXHIBIT A:

A PARCEL OF LAND WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP FLUSH STAMPED "2007 W SEC LBL'S" MARKING THE SOUTHWEST CORNER OF SAID SECTION 36, FROM WHICH A FOUND 2 INCH PINAL COUNTY HIGHWAY DEPARTMENT ALUMINUM CAP, MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 36, BEARS SOUTH 89 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 2640.55 FEET;

THENCE NORTH 00 DEGREES 28 MINUTES 45 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1499.27 FEET TO A FOUND 3 INCH ARIZONA HIGHWAY ALUMINUM CAP FLUSH STAMPED "P.O.T. 2382+78.14";

THENCE SOUTH 34 DEGREES 11 MINUTES 29 SECONDS EAST, ALONG THE WEST RIGHT OF WAY LINE OF STATE HWY 1-10, A DISTANCE OF 321.79 FEET, TO A FOUND 3 INCH ARIZONA HIGHWAY ALUMINUM CAP FLUSH STAMPED "2386+00";

THENCE SOUTH 21 DEGREES 19 MINUTES 22 SECONDS EAST, A DISTANCE OF 358.77 FEET, TO A FOUND 3 INCH ARIZONA HIGHWAY ALUMINUM CAP FLUSH STAMPED "2389+50";

THENCE SOUTH 08 DEGREES 35 MINUTES 51 SECONDS EAST, A DISTANCE OF 277.71 FEET, TO A FOUND 3 INCH ARIZONA HIGHWAY ALUMINUM CAP FLUSH STAMPED "2392+00";

THENCE SOUTH 01 DEGREES 37 MINUTES 18 SECONDS WEST, A DISTANCE OF 553.64 FEET, TO A FOUND 3 INCH ARIZONA HIGHWAY ALUMINUM CAP FLUSH STAMPED "11+25";

THENCE NORTH 89 DEGREES 14 MINUTES 58 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY OF MCCARTNEY ROAD, A DISTANCE OF 124.93 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 06 SECONDS WEST, A DISTANCE OF 25.04 FEET, TO A FOUND 3 INCH ARIZONA HIGHWAY ALUMINUM CAP FLUSH STAMPED "10+00";

THENCE NORTH 89 DEGREES 11 MINUTES 44 SECONDS WEST, A DISTANCE OF 160.06 FEET, TO A FOUND 3 INCH ARIZONA HIGHWAY ALUMINUM CAP FLUSH STEM ONLY;

THENCE SOUTH 00 DEGREES 43 MINUTES 59 SECONDS WEST, A DISTANCE OF 50.19 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 36;

THENCE NORTH 89 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 38.66 FEET TO THE POINT OF BEGINNING.

## SURVEYOR'S CERTIFICATION:

TO: THE STATE OF ARIZONA  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS, AND INCLUDES ITEMS 5 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 20TH, 2024.

DATE OF PLAT OR MAP: AUGUST 6, 2024



## ALTA/NSPS LAND TITLE SURVEY

A PORTION OF STATE LAND, AS RECORDED IN TITLE REPORT COMMITMENT NUMBER: NCS-1217705A-PHX1, COMMITMENT DATE: MAY 09, 2024, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

SECTION: 36  
TWNHP: 5S  
RANGE: 6E

JOB NO.:  
BELT053

SCALE:  
NTS

SHEET  
1 OF 2

MATCH LINE, SEE BELOW RIGHT

FOUND 3" ARIZONA HIGHWAY ALUMINUM CAP FLUSH STAMPED "2386+00 ELEV. 1443.00 1975" DN. 0.30'

FOUND 3" ARIZONA HIGHWAY ALUMINUM CAP FLUSH STAMPED "2389+50 ELEV. 1440.89 1975"

FOUND 3" ARIZONA HIGHWAY ALUMINUM CAP FLUSH STAMPED "2392+00 ELEV. 1439.03 1975"

EXHIBIT A STATE OF ARIZONA, TRACT 1 (STATE HIGHWAY PROJECT I-10-3-824; PARCEL 11-114) APN 509-24-7020 8.864 ACRES ±

FOUND 3" ARIZONA HIGHWAY ALUMINUM CAP FLUSH STAMPED "11+25 ELEV. 1435.67 1975"

SW COR. SEC. 36, T.5S., R.6E., FOUND ALUMINUM CAP FLUSH STAMPED "2007 W SEC LBL" POINT OF BEGINNING

ARIZONA HIGHWAY DEPT. BRASS CAP N89°11'44"W 160.06'

ARIZONA HIGHWAY DEPT. BRASS CAP N89°14'58"W 124.93' (M) (R)

ELEC. ESMT. DOC# 18-120488 (18)

ARIZONA HIGHWAY DEPT. BRASS CAP MARKED: 32+00 ELEV: 1437.54 DATE: 1975

S1/4 COR. SEC.36, T.5S., R.6E., FOUND 2" PINAL COUNTY HEY DEPT. ALUMINUM CAP IN HANDHOLD

T. 5 S., R. 6 E. T. 6 S., R. 6 E. NORTH 1/4 CORNER SEC. 2 BRASS CAP IN HAND HOLD

ARIZONA HIGHWAY DEPT. BRASS CAP (16) APROX LOCATION OF ONE LINE DOC# 18-090818

ARIZONA HIGHWAY DEPT. BRASS CAP MARKED ELEV: 1433.39 DATE: 1975

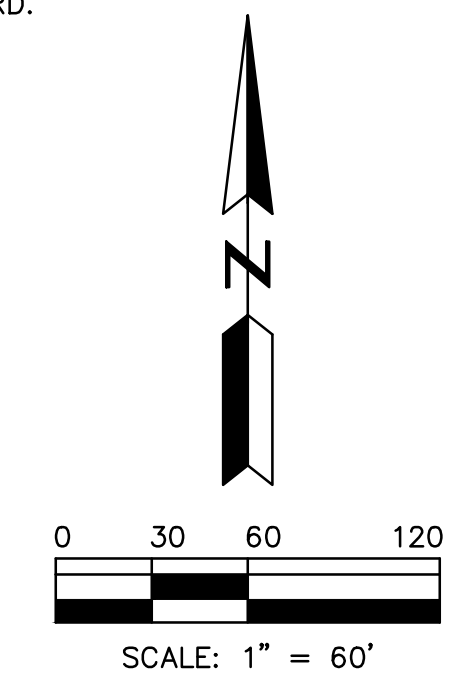
ARIZONA HIGHWAY DEPT. BRASS CAP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°45'06"W	25.04'
L2	S00°43'59"W	50.19'
L3	N89°14'59"W	38.66'

AC PVMT ASPHALT HATCH COLOR & PATTERN

LEGEND:

- PK/WASHER
- BRASS CAP IN HANDHOLE
- ALUMINUM CAP FLUSH
- FIBER OPTIC MARKER
- TELEPHONE RISER
- WATER VALVE
- WATER MARKER
- POWER POLE
- ONE POST SIGN
- TWO POST SIGN
- SCHEDULE B HEX
- ARIZONA STATE LAND DEPARTMENT TO ARIZONA DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION FOR RIGHT OF WAY FOR TRAFFIC INTERCHANGE ON PHOENIX-CASA GRANDE HIGHWAY, McCARTNY RD. PROJECT I-10-3-824; PARCEL 11-114
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- (R) RECORDED DATA ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1217705-PHX1, COMMITMENT DATE: MAY 09, 2024.
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.



INTERSTATE 10 HIGHWAY

INTERSTATE 10 HIGHWAY SOUTH BOUND OFF RAMP

INTERSTATE 10 HIGHWAY

McCartney Road

NO. DATE	REVISION	BY	PURPOSE: <b>AL.T.A. SURVEY</b>

DRAWN BY: BMM  
CHECKED BY: JDH

**HUNTER ENGINEERING**  
 10450 N. 74TH ST., SUITE 200  
 SCOTTSDALE, AZ 85258  
 T 480 991 3985  
 F 480 991 3986

**ALTANSPS LAND TITLE SURVEY**  
 A PORTION OF STATE LAND, AS RECORDED IN TITLE REPORT COMMITMENT NUMBER: NCS-1217705-PHX1, PARCEL 11-114, LOCATED WITHIN THE SOUTHWEST AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

SECTION: 36	JOB NO.: BELT053
TWNESHIP: 5S	SCALE: 1"=60'
RANGE: 6E	SHEET: 2 OF 2