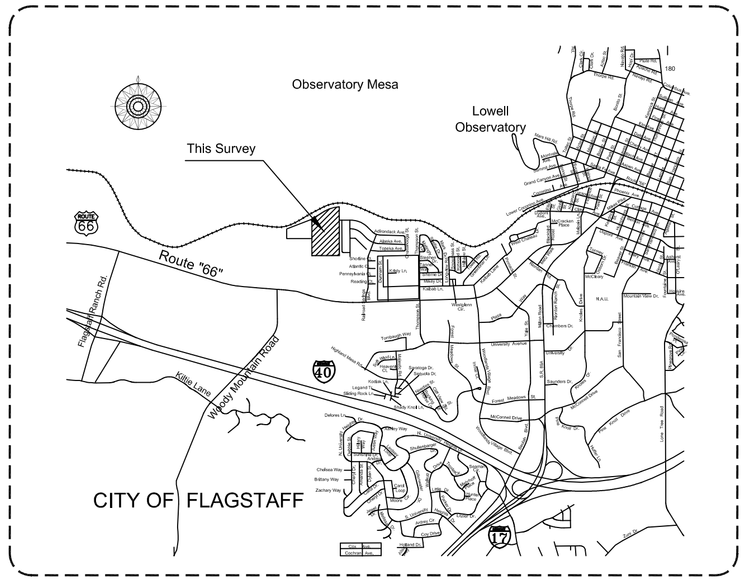



## Note:

1. No Building exist on the Subject Parcel.
2. There are no apparant encroachments onto or of the Subject Parcel.
3. Several unimproved Trail Roads meander the property.

## LEGEND:

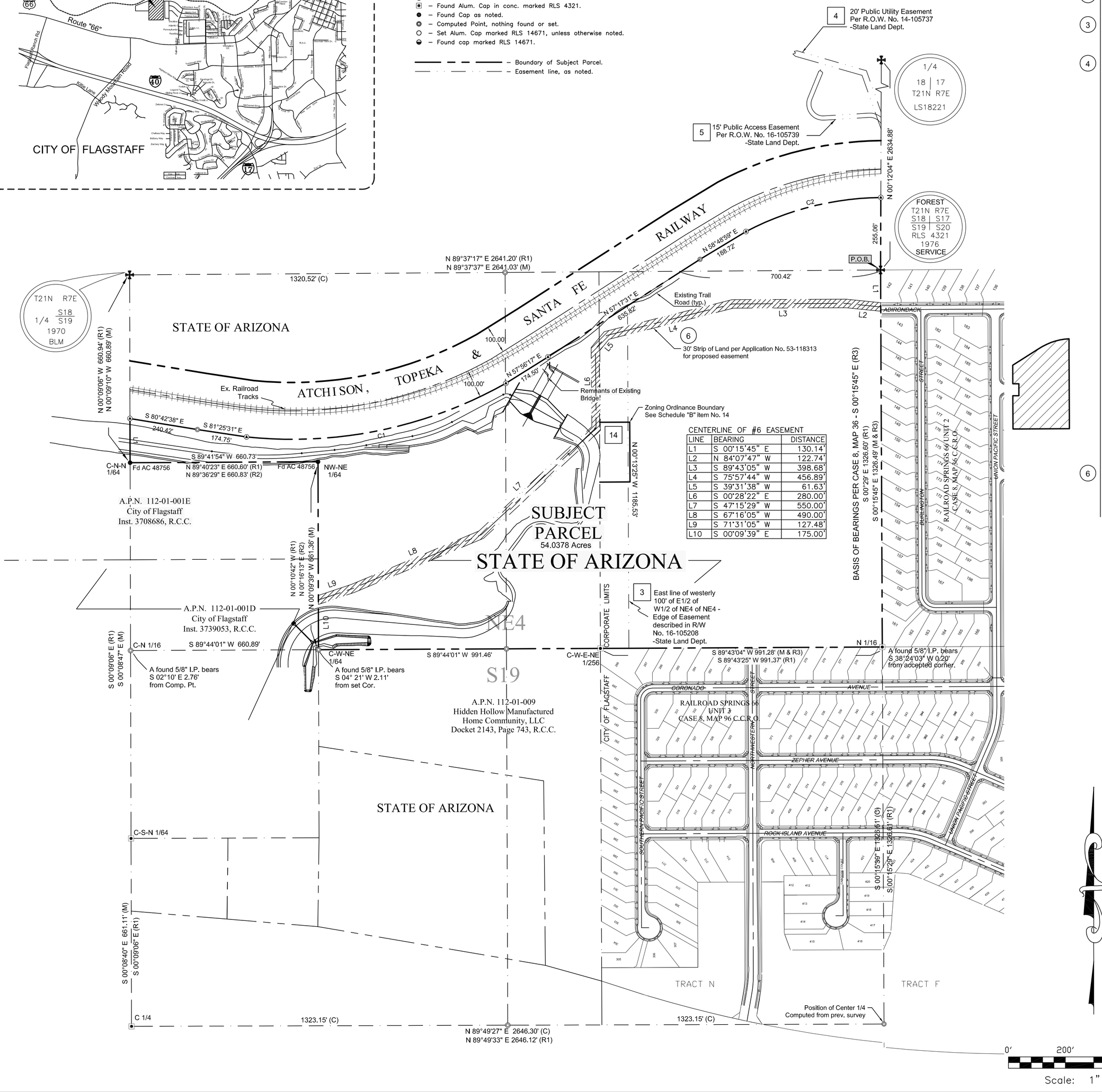
- ✠ – Found Sectional Corner as noted:
- ⊡ – Found Alum. Cap in conc. marked RLS 4321.
- ● – Found Cap as noted.
- ⊙ – Computed Point, nothing found or set.
- ○ – Set Alum. Cap marked RLS 14671, unless otherwise noted.
- ◒ – Found cap marked RLS 14671.
- Boundary of Subject Parcel.
- Easement line, as noted.

*CURVE DATA:*

| CURVE | DELTA | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|---|---|---|---|---|---|
| C1 | 35°23'02" | 1532.40' | 946.35' | 931.39' | N 78°18'17" E |
| C2 | 27°02'34" | 1045.92' | 493.66' | 489.09' | N 75°49'41" E |

*LINE TABLE:*

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 00°12'02" W | 155.55' |




CENTERLINE OF #6 EASEMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°15'45" E | 130.14' |
| L2 | N 84°07'47" W | 122.74' |
| L3 | S 89°43'05" W | 398.68' |
| L4 | S 75°57'44" W | 456.89' |
| L5 | S 39°31'38" W | 61.63' |
| L6 | S 00°28'22" E | 280.00' |
| L7 | S 47°15'29" W | 550.00' |
| L8 | S 67°16'05" W | 490.00' |
| L9 | S 71°31'05" W | 127.48' |
| L10 | S 00°09'39" E | 175.00' |

## SCHEDULE "B" ITEMS:

The following Schedule "B" items are per Pioneer Title Agency Report of Title, order No. 90300117, dated January 19, 2016 at 7:30 a.m. and Allands Condition of Title Report File No. 2016-01-050T, dated January 26, 2016. Items per Pioneer Title Agency are denoted by a boxed number and items per Allands Condition of Title Report are denoted by a circled number.

1. Right of Entry reserved to the state of Arizona and its lessees in connection with the mineral estate and the production of oil and gas as set forth in Arizona Revised Statutes. This item is not a matter of survey.

2. Right of way as disclosed by records of State Land Office No. 09-97816, renumbered as 78-106907 granted to Burlington Northern and Santa Fe Railway Company (BNSF RWY), a Delaware corporation. The term of use is perpetual.

(1)

3. Right of way as disclosed by records of State Land Office No. 16-105208, granted to City of Flagstaff for detention basin and berm. Shown hereon.

(2) 3

4. Right of way as disclosed by records of State Land Office No. 14-105737, granted to the City of Flagstaff for underground 18 inch water transmission line, dated January 18, 2002 for a term of 50 years. Shown hereon. Does not affect Subject Parcel.

(3) 4

5. Right of way as disclosed by records of State Land Office: No. 16-105739, granted to the City of Flagstaff for non-exclusive access road and non-motorized public access trail within right-of-way. Shown hereon. Does not affect Subject Parcel.

(4) 5

6. The effect of Application by the City of Flagstaff as disclosed by records of State Land Office, application No. 35-109613, dated January 02, 2004 concerning petition to Nominate Trust Land as suitable for Conservation Purposes. Not a matter of survey.

7. Certificate of Purchase issued by State of Arizona to Voyager Investment Properties, LLC, C.P. No. 53-107566, dated January 27, 2007 and recorded in Instrument No. 3482790, R.C.C. The buyers interest was transferred by transfer Incorporated therein to Voyager Flagstaff 54 Investors, LLC, dated March 11, 2008 and disclosed by Consent to Assignment recorded April 11, 2008 in Document No. 3482791, R.C.C. Not a matter of survey.

8. Matters shown on Survey recorded in Book 11 of Surveys, Page 19, R.C.C. This item affects the Subject Parcel only in that surveys shows measurements along aliquot lines in the vicinity of the Subject Parcel.

9. The effect of Ordinance by the City of Flagstaff, recorded in Document No. 3078057, R.C.C., concerning the acquisition of real property for flood control and redevelopment. Not a matter of survey.

10. Matters shown on Survey recorded in Instrument No. 3394061, and Amended in Instrument No. 3396969, R.C.C. This item affects the Subject Parcel only in that surveys shows measurements along boundary lines in the vicinity of the Subject Parcel.

11. Matters shown on Survey recorded in Instrument No. 3436476, R.C.C. This item does not affect the Subject Parcel.

12. Matters shown on Survey recorded in Instrument No. 3501439, R.C.C. This survey shows the current boundary of the Subject Parcel.

13. Agreement according to the terms and conditions contained therein for the purposes of development, dated February 23, 2009 and recorded February 24, 2009 in Document No. 3514798, R.C.C. This item does affect the Subject Parcel but is not a survey matter.

14. The effect of Ordinance by the City of Flagstaff, recorded in Document No. 3517322, R.C.C. concerning zoning. The zoning ordinance concerns the portion of the Subject Parcel shown at left.

(14)

15. Matters shown on Survey, recorded in Instrument No. 3678974, R.C.C. This item affects the Subject Parcel only in that surveys shows measurements along boundary lines in the vicinity of the Subject Parcel.

5. Application No. 35-109613 dated 1-2-2004 by the City of Flagstaff for Petition to Nominate Trust Land as Suitable for Conservation Purposes. This item is not a survey matter.

6. Application for purchase State Land No. 53-118313 for proposed easement purposes, dated 12-14-2015 by Voyager Flagstaff 54 Investors, LLC. The 30' Strip of land described herein is plotted hereon.

(6)

## LEGAL DESCRIPTION:

That part of the Southeast quarter of Section 18 and the North half of the Northeast quarter of Section 19, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, lying South of the Burlington Northern and Santa Fe Railroad right-of-way, and more particularly described as follows:

BEGINNING at the Northeast corner of said Section 19;

THENCE South 00° 15' 45" East along the East line of said Section 19, a distance of 1326.49 feet to the Southeast corner of the North half of the Northeast quarter of Section 19;

THENCE South 89° 43' 04" West along the South line of the North half of the Northeast quarter, a distance of 991.28 feet;

THENCE continue South 89° 44' 01" West along the South line of the North half of the Northeast quarter, a distance of 991.46 feet to the Southeast quarter of the Southwest quarter of the Northwest quarter of the Northeast quarter of Section 19;

THENCE North 00° 09' 39" West along the East line of the Southwest quarter or the Northwest quarter of the Northeast quarter, a distance of 661.36 feet to the Northeast corner of the Southwest quarter of the Northwest quarter of the Northeast quarter;

THENCE South 89° 41' 54" West along the North line of the Southwest quarter of the Northwest quarter of the Northeast quarter, a distance of 660.73 feet to the Northwest corner of the Southwest quarter of the Northwest quarter of the Northeast quarter, also being the North-South midsection line of section 19;

THENCE North 00° 12' 02" West along the said North-South line, a distance of 155.55 feet to a point on the South line of the Atchison, Topeka and Santa Fe Railroad;

THENCE South 80° 42' 38" East along the said South line of the railroad, a distance of 240.42 feet to a point;

THENCE South 81° 25' 31" East along the said South line of the railroad, a distance of 174.75 feet to a non-tangent point of curvature;

THENCE Southeasterly and Northeasterly along the said South line of the railroad, along a curve to the left, having a central angle of 35° 23' 02" and a radius of 1532.40 for a distance of 946.35 feet, the chord of said curve bears North 78° 18' 17" East a distance of 931.39 feet to a non-tangent point;

THENCE North 57° 56' 17" East along the said South line of the railroad, a distance of 174.50 feet to a point;

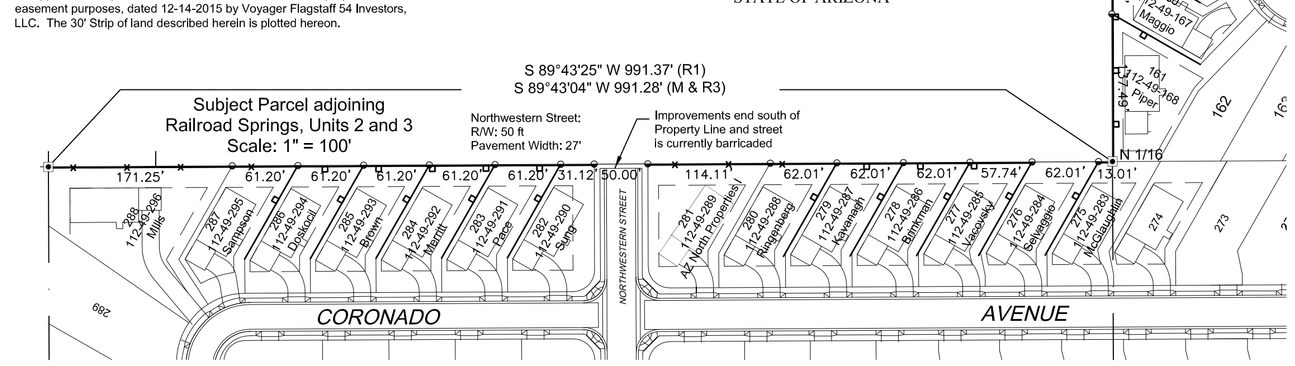
THENCE North 57° 17' 31" East along the said South line of the railroad, a distance of 635.82 feet to a point;

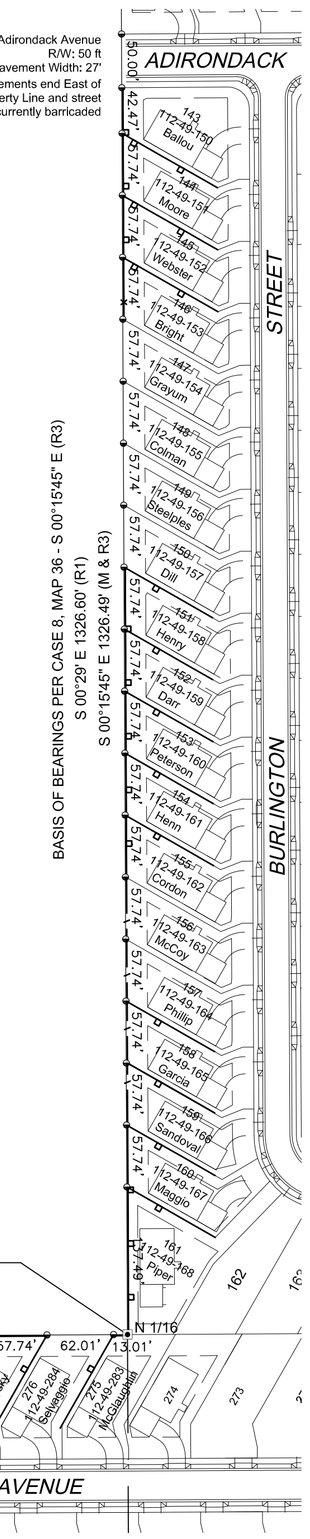
THENCE North 58° 48' 59" East along the said South line of the railroad, a distance of 188.72 feet to a non-tangent point of curvature;

THENCE Northeasterly along the said South line of the railroad, along a curve to the right, having a central angle of 27° 02' 34" and a radius of 1045.92 feet for a distance of 493.66 feet, the chord of said curve bears North 75° 49' 41" East a distance of 489.09 feet, said point being on the said East line of Section 19;

THENCE South 00° 12' 04" West along the East line of said Section 18, a distance of 255.06 feet, to the Southeast corner of Section 18, also being the Northeast corner of Section 19 and the POINT OF BEGINNING;

EXCEPT all oil, gas and other hydrocarbon substances, helium or other substances of a gaseous nature, geothermal resources, coal, metals, minerals, fossils, fertilizer of every name and description and except all uranium, thorium, or any other materials which may be essential to production of fissionable material as reserved in Arizona Revised Statutes.




## CERTIFICATION:

To Voyager Investment Properties and 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes no items of Table A thereof. The field work was completed on January 14, 2016.

Date of Plat or Map: _____

REGISTERED LAND SURVEYOR CERTIFICATE NO. 14671 KENNETH A. KRENKE 03/30/2016 Not Valid Without Signature ARIZONA, U.S.A. EXPIRES 06/30/2016

Fence Legend

- Barbed Wire Fence
- Wood Slat Fence
- Chain Link Fence

RECORD INFORMATION:

(R1) – Unrecorded Results of Survey, prepared by ARENCO – Job # 76–06

(R2) – Results of Survey recorded in Book 11, Page 19D, C.C.R.O.

(R3) – Final Plat of Railroad Springs 66 Unit 2, Recorded in Case 8, Map 36, C.C.R.O.

(R4) – BNSF map entitled "MAP SHOWING DOUBLE TRACK LINE OF RAILROAD OF THE ATCHISON, TOPEKA, AND SANTA FE RAILWAY COMPANY BETWEEN FLAGSTAFF AND WILLIAMS IN THE COCONINO AND TUSAYAN NATIONAL FORESTS IN COCONINO COUNTY, STATE OF ARIZONA", prepared under the direction of G.W. Harris, Chief Engineer, Los Angeles, CA, November, 1914, C.E.C.L. No. 49–1114B, hence forth referred to as (R4)

(R5) – Final Plat of Railroad Springs 66 Unit 3, Recorded in Case 8, Map 96, C.C.R.O.

(C) – Computed bearings and distances.

(M) – Measured bearings and distances.

Revisons

Added centerline information for Title Item # 6


Northland Exploration Surveys, Inc.
528 West Aspen Avenue, Flagstaff, Arizona 86001 (928) 774–5058 FAX (928) 774–3089


| | |
|---|---|
| SCALE: | 1" = 200 ft |
| SURVEYOR: | JB AJ |
| DRAWN: | J Winters |
| CHECKED: | K. A. Krenke |
| DATE: | March 30, 2016 |

ALTA/ACSM Land Title Survey of A portion of the Southeast 1/4 Section 18 and the Northeast 1/4 Section 19 Township 21 North, Range 7 East, Gila and Salt River Meridian Coconino County, Arizona

SHEET 1 OF 1

JOB NO. 16-017