TITLE REPORT

ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data for reference only:

Issuing Agent: Stewart Title & Trust of Tucson
Issuing Office: 7042 E. Broadway Blvd, Tucson, AZ 85710 (520) 721-3550
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 429075
Issuing Office File Number: 429075
Property Address: 0000 Vacant Land, AZ
Revision Number: 1ST
Reference No.: 19000330555
Title Officer:
Escrow Officer:

1. Commitment Date: February 12, 2020 at 8:00AM

2. Policy to be issued: Proposed Policy Amount

   (a) ALTA Owner's LEASHOLD AND EASEMENT
   Proposed Insured: Torch Clean Energy

   (b) ALTA Loan
   Proposed Insured: None.

3. The estate or interest in the Land described or referred to in this Commitment is:

   LEASEHOLD

4. The Title is, at the Commitment Date, vested in:

   The State of Arizona, by and through its State Land Department

5. The Land is described as follows:

   See Exhibit "A" Attached Hereto

6. The Deed of Trust to be insured and the assignments thereof, if any are described as follows:

   None.

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 429075

PARCEL 1: (SOLAR BOUNDARY)

ALL THAT PORTION OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36, BEING A 3.25 INCH ALUMINUM CAP STAMPED "LS 11758", FROM WHICH A 2.25 INCH GLO BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 36 BEARS NORTH 00°26'18" WEST AT A DISTANCE OF 2662.34 FEET;
THENCE NORTH 00°26'18" WEST, UPON THE EAST LINE OF SAID SECTION, 1027.22 FEET;
THENCE SOUTH 89°33'42" WEST 40.01 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 83°37'14" WEST 227.44 FEET;
THENCE NORTH 81°14'14" WEST 688.76 FEET;
THENCE NORTH 82°23'10" WEST 378.97 FEET;
THENCE NORTH 20°22'32" WEST 160.65 FEET;
THENCE NORTH 00°00'00" EAST 411.67 FEET;
THENCE SOUTH 90°00'00" WEST 280.91 FEET;
THENCE SOUTH 00°00'00" EAST 581.44 FEET;
THENCE SOUTH 87°07'09" WEST 759.34 FEET;
THENCE NORTH 28°20'22" WEST 298.92 FEET;
THENCE NORTH 00°05'27" WEST 456.22 FEET;
THENCE NORTH 17°27'04" WEST 243.57 FEET;
THENCE NORTH 29°15'00" WEST 440.10 FEET;
THENCE NORTH 00°00'00" EAST 481.23 FEET;
THENCE NORTH 62°22'28" WEST 256.50 FEET;
THENCE NORTH 00°01'17" WEST 431.00 FEET;
THENCE NORTH 89°58'43" EAST 164.87 FEET;
THENCE SOUTH 70°14'11" EAST 426.65 FEET;
THENCE SOUTH 49°37'55" EAST 589.10 FEET;
THENCE SOUTH 86°36'02" EAST 487.81 FEET;
THENCE SOUTH 64°44'11" EAST 472.60 FEET;
THENCE SOUTH 48°00'55" EAST 449.67 FEET;
THENCE SOUTH 13°28'57" EAST 421.79 FEET;
THENCE SOUTH 65°49'54" EAST 441.38 FEET;
THENCE SOUTH 36°44'43" EAST 448.60 FEET;
THENCE SOUTH 00°17'43" EAST 482.37 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (BATTERY AND SWITCH YARD)

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36, BEING A 3.25 INCH ALUMINUM CAP STAMPED "LS 11758", FROM WHICH A 2.25 INCH GLO BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 36 BEARS NORTH 00°26'18" WEST AT A DISTANCE OF 2662.34 FEET;
THENCE NORTH 00°26'18" WEST UPON THE EAST LINE OF SAID SECTION, 75.00 FEET TO THE NORTH LINE OF A 30-FOOT RIGHT OF WAY EASEMENT, AS DESCRIBED IN A STATE LAND DEPARTMENT, STATE OF ARIZONA DOCUMENT, R/W NO. 14-96451;
THENCE SOUTH 89°14'42" WEST UPON SAID NORTH LINE, PARALLEL WITH AND 75.00 NORTH OF THE SOUTH LINE OF SAID SECTION, 301.95 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 89°14'42" WEST UPON SAID NORTH LINE 457.47 FEET;
THENCE NORTH 36°11'51" WEST 380.39 FEET;
THENCE NORTH 00°00'00" EAST 195.32 FEET;
THENCE NORTH 90°00'00" EAST 682.07 FEET;
THENCE SOUTH 00°00'00" EAST 496.26 FEET TO THE POINT OF BEGINNING

PARCEL 3: (SOLAR TO BATTERY CONNECTOR)

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36, BEING A 3.25 INCH ALUMINUM CAP STAMPED "LS 11758", FROM WHICH A 2.25 INCH GLO BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 36 BEARS NORTH 00°26'18" WEST AT A DISTANCE OF 2662.34 FEET;

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
Job No. 4492
rickengineering.com
San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver

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TITLE REPORT CONT.

THENCE NORTH 00°26'18" WEST, UPON THE EAST LINE OF SAID SECTION 36, 1007.33 FEET;
THENCE NORTH 83°37'14" WEST 269.84 FEET;
THENCE NORTH 81°14'14" WEST 556.30 FEET;
THENCE SOUTH 08°45'46" WEST 15.00 FEET TO THE POINT OF BEGINNING.
THENCE SOUTH 30°00'00" WEST 50.00 FEET;
THENCE SOUTH 00°00'00" EAST 204.65 FEET;
THENCE SOUTH 45°00'00" EAST 412.90 FEET;
THENCE SOUTH 90°00'00" WEST 70.71 FEET;
THENCE NORTH 45°00'00" WEST 383.61 FEET;
THENCE NORTH 00°00'00" EAST 240.78 FEET;
THENCE NORTH 30°00'00" WEST 50.00 FEET;
THENCE SOUTH 81°14'14" EAST 101.18 FEET TO THE POINT OF BEGINNING.

PARCEL 4: (ACCESS ROAD WEST)

THAT PORTION OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
A 30 FOOT WIDE STRIP OF LAND LYING 15 FEET ON EITHER SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36, BEING A 3.25 INCH ALUMINUM CAP STAMPED "LS 11758", FROM WHICH A 2.25 INCH GLO BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 36 BEARS NORTH 00°26'18" WEST AT A DISTANCE OF 2662.34 FEET;

THENCE NORTH 00°26'18" WEST, UPON THE EAST LINE OF SAID SECTION 36, 1007.33 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 83°37'14" WEST 269.84 FEET;
THENCE NORTH 81°14'14" WEST 688.92 FEET;
THENCE NORTH 82°23'10" WEST 377.39 FEET;
THENCE SOUTH 86°44'29" WEST 336.01 FEET;
THENCE SOUTH 87°07'09" WEST 759.39 FEET TO THE POINT OF TERMINUS.

PARCEL 5: (ACCESS ROAD EAST)

THAT PORTION OF SECTION 31 TOWNSHIP 10 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA AND SECTION 5, TOWNSHIP 11 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
A 30 FOOT WIDE STRIP OF LAND LYING 15 FOOT ON EITHER SIDE OF AN EXISTING DIRT ROAD COMMONLY KNOW AS EDWIN ROAD - RAIL X RANCH ACCESS ROAD, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36, BEING A 3.25 INCH ALUMINUM CAP STAMPED "LS 11758", FROM WHICH A 2.25 INCH GLO BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 36 BEARS NORTH 00°26'18" WEST AT A DISTANCE OF 2662.34 FEET;
THENCE NORTH 00°26'18" WEST, UPON THE EAST LINE OF SAID SECTION 36, 1007.33 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 83°37'14" EAST 325.93 FEET;
THENCE SOUTH 89°10'27" EAST 886.12 FEET;
THENCE NORTH 89°03'12" EAST 488.96 FEET;
THENCE NORTH 82°56'38" EAST 213.44 FEET;
THENCE NORTH 87°59'24" EAST 372.89 FEET;
THENCE NORTH 89°55'17" EAST 160.55 FEET;
THENCE NORTH 86°41'07" EAST 159.04 FEET;
THENCE NORTH 89°42'54" EAST 277.17 FEET;
THENCE SOUTH 87°16'21" EAST 113.57 FEET TO A CURVE CONCAVE SOUTHERLY;
THENCE EASTERLY UPON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 900.00 FEET AND A CENTRAL ANGLE OF 25°43'07", FOR AN ARC DISTANCE OF 403.99 FEET;
THENCE SOUTH 61°33'14" EAST 180.27 FEET;
THENCE SOUTH 56°04'36" EAST 218.24 FEET;
THENCE SOUTH 54°34'41" EAST 266.33 FEET;
THENCE SOUTH 52°19'26" EAST 267.94 FEET;
THENCE SOUTH 51°22'49" EAST 169.73 FEET;
THENCE SOUTH 55°04'19" EAST 103.28 FEET;
THENCE SOUTH 62°08'11" EAST 286.79 FEET TO A CURVE CONCAVE NORTHERLY;
THENCE EASTERLY UPON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 25°49'40", FOR AN ARC DISTANCE OF 225.39 FEET;
THENCE SOUTH 87°57'50" EAST 290.13 FEET;
THENCE SOUTH 89°45'23" EAST 811.40 FEET;
THENCE NORTH 89°21'19" EAST 368.52 FEET;
THENCE SOUTH 89°40'36" EAST 242.28 FEET TO THE WEST RIGHT OF WAY OF EDWIN ROAD AS DEDICATED ON THE FINAL PLAT OF LOT 1 OF BONANZA HEIGHTS RECORDED IN BOOK 18 OF MAPS AND PLATS AT PAGE 83 IN THE OFFICE OF THE PIMA COUNTY RECORDER, THE POINT OF TERMINUS. SAID POINT OF TERMINUS BEING SOUTH 00°40'04" EAST 60.85 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5, A 1.5 INCH LEAD CAPPED PIPE.
THE SIDELINES OF SAID EASEMENT TO BE LENGTHENED AND SHORTENED TO TERMINATE AT THE EDWIN ROAD RIGHT OF WAY LINE.

SCHEDULE B PART II (EXCEPTIONS)

1. Taxes and assessments collectible by the County Treasurer, not yet due and payable for the full year of 2020.

2. Any action by the County Assessor and/or Treasurer, altering the current or prior tax assessment, subsequent to the date of the Policy of Title Insurance.

3. Water rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records. This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.

4. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.

5. Contract And Grant of Easement No. 85-98 filed in State of Arizona records dated January 7, 1942, from the United States of America to The State of Arizona, by and through its State Land Department, for an electric transmission line as set forth therein, as filed in the records of the State of Arizona.(PARCELS 1-4)

6. 50 Year Right Of Way Contract And Grant of Easement No. 14-96451, dated November 18, 1991, from The State of Arizona, by and through its State Land Department to Trico Electric Cooperative, Inc., an Arizona Corporation, for an overhead electric transmission and distribution lines as set forth therein, as filed in the records of the State of Arizona;
Amendment To Right Of Way No. 14-96451, dated March 25, 1994, from The State of Arizona, by and through its State Land Department to Trico Electric Cooperative, Inc., an Arizona Corporation, for additional underbuild electric transmission and distribution line as set forth therein, as filed in the records of the State of Arizona. (PARCELS 1-5 (SECTIONS 31 AND 36)

7. Application To Purchase State Land No.53-110135-00-000, dated June 8, 2005, by Eagle Crest West LLC, as filed in the records of the State of Arizona. (PARCEL 5 SECTION 31)

8. Right Of Way No. 16-112195 dated November 30, 2011, from The State of Arizona, by and through its State Land Department to RAIL X ROW, LLC for a perpetual term, for non-exclusive right of ingress and egress over an access road as set forth therein, as filed in the records of the State of Arizona. (PARCELS 1-5)

9. Unrecorded Grazing Lease No. 05-962 under the terms and conditions contained therein made by the State of Arizona by and through the Arizona Land Department as Lessor, and Martin Ranch Company, LLC as Lessee, dated July 1, 2015, for a term ending on June 20, 2025, as disclosed by lease, as filed in the records of the State of Arizona. (PARCELS 1-5)

10. Water rights with Right of Entry for the purposes of withdrawal, removal and use of ground waters and conditions and covenants as set forth in Docket 5006 at Page 342, in the office of the Pima County Recorder. (PARCEL 5 SECTION 5)

11. Water rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.
This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B. (PARCELS 5 SECTION 5)

SCHEDULE B PART II (EXCEPTIONS) CONT.

12. Notification Of Pending Application No. 29-119884-00-100 dated December 14, 2017, by Pima Community College for archeological research and student training program, with right of entry, as filed in the records of the State of Arizona. (PARCELS 1-5)
Notification Of Pending Application No. 03-120685-99-100 dated March 5, 2019, by TCE Real Estate Holdings, LLC, for solar voltaic generation facility, as filed in the records of the State of Arizona. (PARCEL 1-5 SECTIONS 31 AND 36)

13. State Land Department State of Arizona Original Non-Competitive Oil And Gas Lease under the terms and conditions contained therein made by The State Of Arizona by and through its State Land Department as Lessor, and The Anschutz Corporation as Lessee, dated November 17, 1977 for a term of 5 years and as long thereafter as oil and gas are procured and produced therefrom, and rights and obligations incident thereto, as set forth in instrument recorded in Docket 910 at Page 903 ; and

    Notice By Nominee executed by the Anschutz Corporation was recorded in Docket 996 at Page 699; and

    Assignment Of Overriding Royalty Interest to Continental Illinois Energy Development Corporation as Assignee, was recorded in Docket 1016 at Page 357; and

    Assignment Of Overriding Royalty Interest to mesne assignees as set forth therein, was recorded in Docket 1031 at Page 283; and

    Assignment Of Overriding Royalty Interest to Harp Limited Partnership as Assignee, was recorded in Docket 1042 at Page 765; and

    Overriding Royalty Assignment to mesne assignees as set forth therein, was recorded in Docket 1058 at Page 279; and

    Assignment Of Overriding Royalty Interest to Robert H. Clements as Trustee of Continental Illinois Employees Pension Trust as Assignee, was recorded in Docket 1058 at Page 554 , all in Pinal County records.

    No Affidavit Of Non-Production was found of record. The present ownership of any leasehold interests and any other matters affecting the interests of the lessees are not shown herein. (PARCEL 5 SECTION 31)

14. State Land Department State of Arizona Original Non-Competitive Oil And Gas Lease under the terms and conditions contained therein made by The State Of Arizona by and through its State Land Department as Lessor, and The Anschutz Corporation as Lessee, dated November 17, 1977 for a term of 5 years and as long thereafter as oil and gas are procured and produced therefrom, and rights and obligations incident thereto, as set forth in instrument recorded in Docket 910 at Page 532; and

    Notice By Nominee executed by the Anschutz Corporation was recorded in Docket 996 at Page 699; and

    Assignment Of Overriding Royalty Interest to Continental Illinois Energy Development Corporation as Assignee, was recorded in Docket 1016 at Page 357; and

    Assignment Of Overriding Royalty Interest to mesne assignees as set forth therein, was recorded in Docket 1031 at Page 283; and

    Assignment Of Overriding Royalty Interest to Harp Limited Partnership as Assignee, was recorded in Docket 1042 at Page 765; and

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    Assignment Of Overriding Royalty Interest to Robert H. Clements as Trustee of Continental Illinois Employees Pension Trust as Assignee, was recorded in Docket 1058 at Page 554 , all in Pinal County records.

    No Affidavit Of Non-Production was found of record. The present ownership of any leasehold interests and any other matters affecting the interests of the lessees are not shown herein. (PARCELS 1-4 SECTION 36)

15. Water rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, pursuant to the Revised Certificate Of Water Right recorded in Docket 1496 at Page 917, in Pinal County records. This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B. (PARCEL 1-4 SECTION 36)

16. License Agreement from the United States of America to Trico Electric Cooperative, Inc. for electric transmission facilities and rights incident thereto, as set forth in instrument recorded in Docket 1814 at Page 774, in Pinal County records. (PARCELS 1-4 SECTION 36)

17. Resolution Of Establishment by the State of Arizona by and through the Arizona Department of Transportation , to provide for the Tucson-Oracle Jct.-Globe Highway Route No. US-89 & SR 77, and rights incident thereto, as set forth in Docket 1808 at Page 860, in Pinal County records. (PARCEL 5 SECTION 31)

18. License Agreement To Provide Cable Services executed by and between Pinal County, Arizona and Comcast Of Arizona, Inc., and cable facilities pursuant, recorded in Fee No. 2003-085630, in Pinal County records.(PARCEL 5 SECOND 31)

19. Resolution No. 120303-COA by the Pinal County Board of Supervisors granting a cable television license to Comcast Of Arizona, Inc., and cable facilities pursuant, as set forth in instrument recorded in Fee No. 2003-086406, in Pinal County records. (PARCEL 5 SECTION 31)

20. Franchise from the Pinal County Board of Supervisors to Trico Electric Cooperative, Inc., for electric transmission facilities and rights incident thereto, as set forth in instrument recorded in Fee No. 2005-055342, in Pinal County records. (PARCELS 1-5 SECTIONS 31 AND 36)

21. Resolution No. 100406-COA by the Pinal County Board of Supervisors granting a non-exclusive expansion of the Service Area, and cable facilities pursuant, as set forth in instrument recorded in Fee No. 2006-141378, in Pinal County records. (PARCEL 5 SECTION 31)

22. Matters shown on survey recorded in Fee No. 2008-123716, in Pinal County records. (PARCELS 1-5 SECTIONS 31 AND 36)

23. Resolution Of Establishment No. 2013-06-A-20 by the State of Arizona by and through the Arizona Department of Transportation, to provide for the Tucson-Oracle Jct.-Globe Highway State Route No. 77, and rights incident thereto, as set forth in Sequence No. 20131700626, in the office of the Pima County Recorder.

24. Non-Exclusive Franchise For Southwest Gas Corporation from the Pinal County Board of Supervisors to Southwest Gas Corporation, for natural gas facilities and rights incident thereto, as set forth in instrument recorded in Fee No. 2016-039825, in Pinal County records. (PARCELS 1-5 SECTIONS 31 AND 36)

25. License Agreement To Provide Cable Services between Pinal County, Arizona and Comcast Of Arizona, LLC, and cable facilities pursuant, as set forth in instrument recorded in Fee. No. 2017-051029, in Pinal County records. (PARCEL 5 SECTION 31)

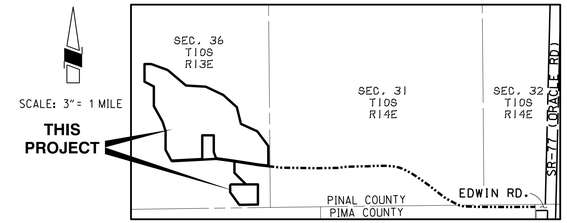
26. Matters shown on survey of Hardin Road recorded in Book 11 of Street Maps at Page 27, in the office of the Pima County Recorder.

27. Matters shown on survey recorded in Book 67 of Surveys at Page 94, in the office of the Pima County Recorder.

28. Rights of parties in possession of the subject property by reason of unrecorded leases, if any.

29. Any failure to comply with the terms, covenants and conditions of the Agreement for Sale referred to in Schedule A.

NOTE:
THIS SURVEY CONSISTS OF 7 SHEETS AND SHALL NOT BE CONSIDERED A COMPLETE DOCUMENT UNLESS ALL SHEETS ARE INCLUDED.



LOCATION MAP

PORTION OF SECTION 36, T 10 S, R 13 E &
SECTIONS 31 & 32, T 10 S, R 14 E,
G & SRM, PINAL COUNTY, ARIZONA

COMMENTS TO SCHEDULE B PART II EXCEPTIONS

ITEM(S)	COMMENT
1-4	NO COMMENT
5	IS NOT ON/DOES NOT TOUCH THE SUBJECT PROPERTY
6	SHOWN ON SURVEY
7	BLANKET IN NATURE TO WEST 400' OF SEC 31
8	SHOWN ON SURVEY
9	BLANKET IN NATURE
10,11	NO COMMENT
12	THE DOCUMENT INDICATES THAT IT MAY HAVE BEEN RE-LEASED OR OTHERWISE TERMINATED (29-119884-00-100): BLANKET IN NATURE TO EAST 1/2 & EAST 1/2 OF THE NW QUARTER OF SECTION 36 (03-120685-99-100)
13,14	THE DOCUMENT INDICATES THAT IT MAY HAVE BEEN RELEASED OR OTHERWISE TERMINATED, NO OIL OR GAS PRODUCTION FACILITIES WERE OBSERVED
15	NO COMMENT
16	NOT A SURVEY MATTER, EXHIBIT 'B' OF DOCUMENT NOT PROVIDED
17	NO COMMENT
18,19	BLANKET IN NATURE TO SEC 31
20	BLANKET IN NATURE
21	BLANKET IN NATURE TO SEC 31
22,23	NO COMMENT
24	BLANKET IN NATURE
25	BLANKET IN NATURE TO SEC 31
26	IS NOT RELEVANT TO THE PROPERTY
27-29	NO COMMENT

CERTIFICATION

TO: Torch Clean Energy; Stewart Title Guaranty Company; Stewart Title & Trust of Tucson

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 1, 2, 3, 4, 8, 11 AND 13 OF TABLE A THEREOF. THE INITIAL FIELDWORK WAS COMPLETED ON 05/17/19.

DATE OF PLAT OR MAP: 07/23/19
Douglas E. Schneider, R.L.S.
AZ Registration No. 17479
EMAIL: dschneider@rickengineering.com

SUBJECT TO GENERAL NOTE #2.

CERTIFICATE NO. 17479 DOUGLAS E. SCHNEIDER 3-2-20 Date Signed ARIZONA, U.S.A.

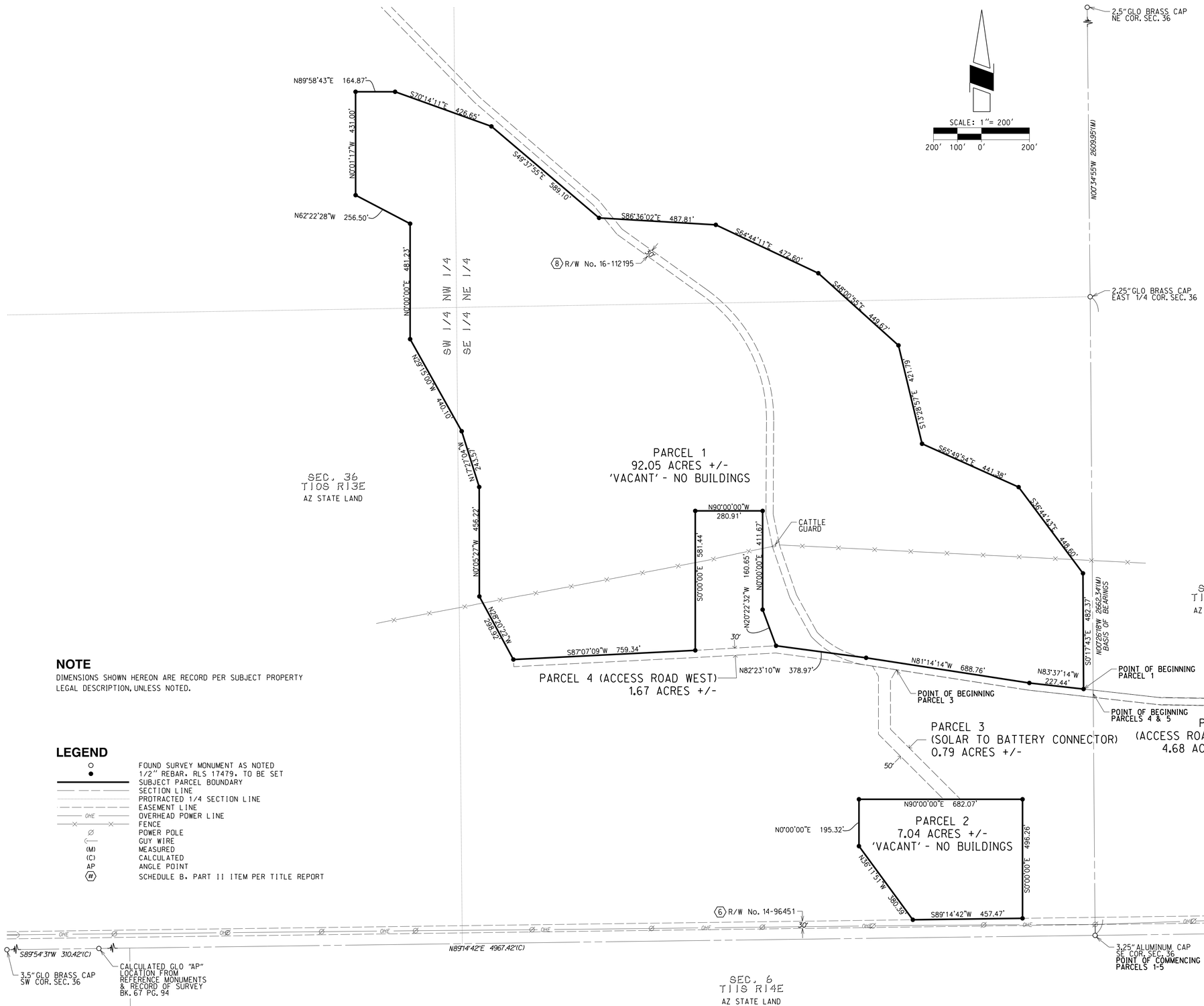
MEMBER OF ARIZONA PROFESSIONAL
LAND SURVEYORS ASSOCIATION (APLS)

DATE OF REVISION: 07/25/19 - UPDATED TITLE BLOCK
DATE OF REVISION: 03/02/20 - UPDATED USING NEW TITLE REPORT

ALTA/NSPS
AMERICAN LAND TITLE ASSOCIATION
NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
LAND TITLE SURVEY

CHIRREON ENERGY

A PORTION OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 13 EAST,
GILA & SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.



GENERAL NOTES

1. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH A STEWART TITLE GUARANTY COMPANY ALTA COMMITMENT FOR TITLE INSURANCE TITLE REPORT, COMMITMENT NUMBER: 429075 WITH A COMMITMENT DATE OF FEBRUARY 12, 2020 AND INCORPORATES A FIELD SURVEY BY RICK ENGINEERING COMPANY.

2. DEFINITION OF CERTIFY/CERTIFICATION FROM ARIZONA REVISED STATUTE, TITLE 32, CHAPTER 1, ARTICLE 3:

   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 THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

3. REFERENCE MATERIAL USED.

   A) TITLE REPORT NOTED ABOVE.

   B) ALL DOCUMENTS LISTED IN THE SCHEDULE "B" ITEMS.

   C) MAPS & PLATS RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE, NOTED AS FOLLOWS:

      BOOK 18 PAGE 83 - BONANZA HEIGHTS, LOT 1

   D) RECORD OF SURVEY RECORDED IN PIMA COUNTY:

      BOOK 67 OF SURVEYS AT PAGE 94.

   E) RECORD OF SURVEY RECORDED IN PINAL COUNTY:

      FEE NO: 2017-038824

4. SITE ADDRESS: NONE

5. FLOOD ZONE DESIGNATIONS ARE: "OTHER AREAS - ZONE X"- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PER FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP PANEL 04021C2475E, WITH AN EFFECTIVE DATE OF DECEMBER 4, 2007.

6. SUBJECT PROPERTY AREA: 4,627,361 SQURE FEET (SF) OR 106.23 ACRES (AC) +/-

PARCEL 1 (SOLAR BOUNDARY)	4,009,683 SF	OR 92.05 AC +/-
PARCEL 2 (BATTERY AND SWITCH YARD)	306,740 SF	OR 7.04 AC +/-
PARCEL 3 (SOLAR TO BATTERY CONNECTOR)	34,296 SF	OR 0.79 AC +/-
PARCEL 4 (ACCESS ROAD WEST)	72,946 SF	OR 1.67 AC +/-
PARCEL 5 (ACCESS ROAD EAST)	203,696 SF	OR 4.68 AC +/-

7. REGARDING TABLE A, ITEM 11: OVERHEAD POWERLINES WERE THE ONLY OBSERVED EVIDENCE OF UTILITIES.

8. TOPOGRAPHIC MAPPING SHOWN ON SHEET 4 AND 7 OF THIS SURVEY PROVIDED BY COOPER AERIAL SURVEY CO. AND IS FROM FLIGHT ON 06/04/2019.

9. PROPERTY CORNERS SHOWN AS, TO BE SET, ON THIS SURVEY WILL BE SET FOLLOWING CLIENT AND STATE LAND DEPARTMENT APPROVAL.

NOTE

DIMENSIONS SHOWN HEREON ARE RECORD PER SUBJECT PROPERTY LEGAL DESCRIPTION, UNLESS NOTED.

LEGEND

○	FOUND SURVEY MONUMENT AS NOTED
●	1/2" REBAR, RLS 17479, TO BE SET
	SUBJECT PARCEL BOUNDARY
	SECTION LINE
	PROTRACTED 1/4 SECTION LINE
	EASEMENT LINE
OHE	OVERHEAD POWER LINE
	FENCE
Ø	POWER POLE
	GUY WIRE
(M)	MEASURED
(C)	CALCULATED
AP	ANGLE POINT
(#)	SCHEDULE B, PART II ITEM PER TITLE REPORT

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 36, T10S, R13E, AS MONUMENTED BY A 3.25" ALUMINUM CAP, STAMPED "LS 11758" AT THE SOUTHEAST CORNER AND A 2.25" GLO BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION. SAID BEARING BEING: N00°26'18"W (BASED ON ARIZONA STATE PLANE CENTRAL GRID BEARINGS)

REGISTERED LAND SURVEYOR CERTIFICATE NO. 17479 DOUGLAS E. SCHNEIDER 3-2-20 Date Signed ARIZONA U.S.A.

NOTE:
THIS SURVEY CONSISTS OF 7 SHEETS AND SHALL NOT BE CONSIDERED A COMPLETE DOCUMENT UNLESS ALL SHEETS ARE INCLUDED.

ALTA/NSPS
AMERICAN LAND TITLE ASSOCIATION
NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
LAND TITLE SURVEY

CHIRREON ENERGY

A PORTION OF SECTION 36, TOWNSHIP 10 SOUTH, RANGE 13 EAST, GILA & SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

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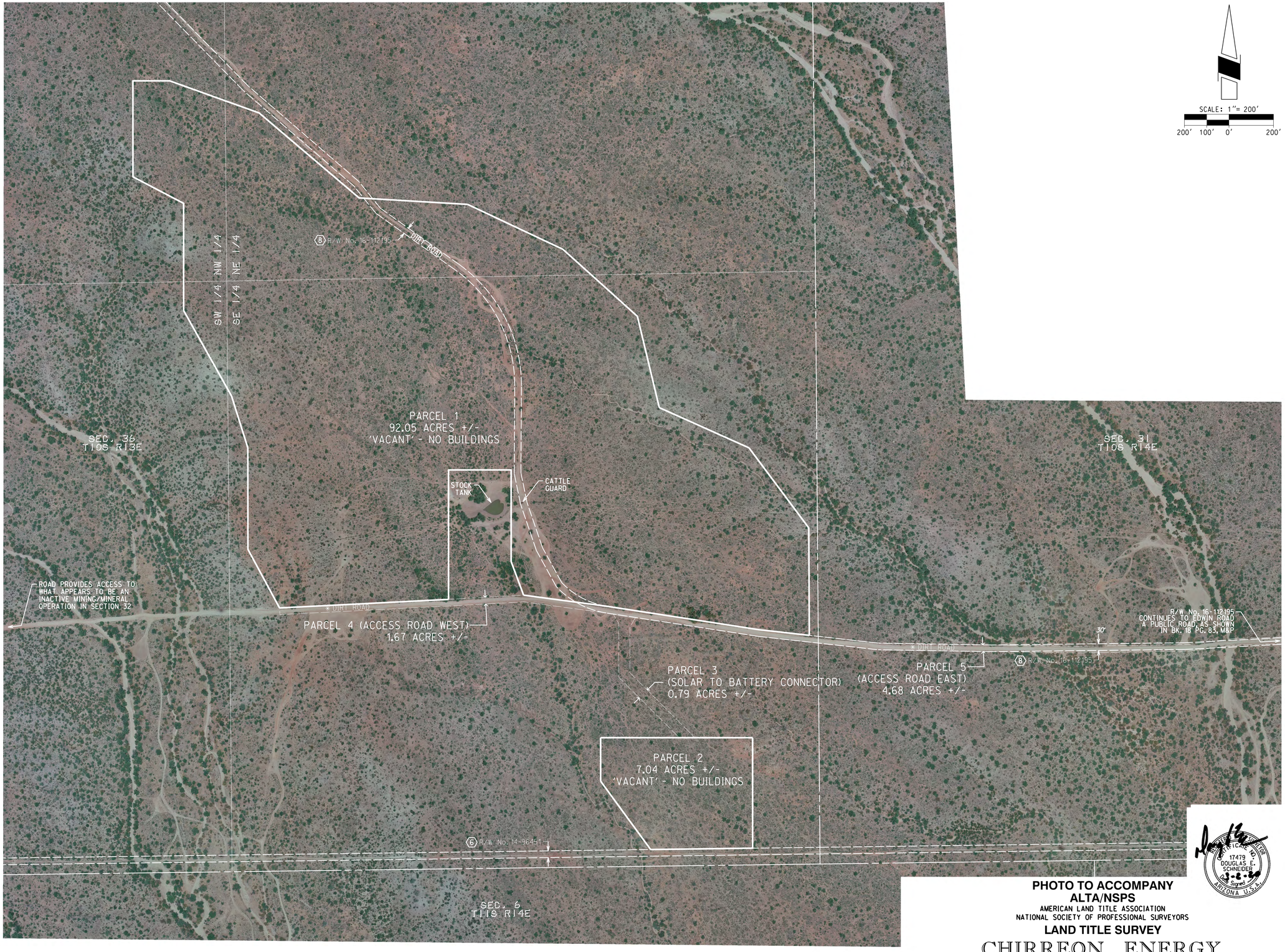

* DIRT ROAD SHOWS AS EDWIN ROAD ON PINAL COUNTY GIS

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17479
DOUGLAS E. SCHNEIDER
3-2-20
Signed
ARIZONA U.S.A.

PHOTO TO ACCOMPANY
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SHEET 3 OF 7

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AERIAL IMAGE PROVIDED BY COOPER AERIAL SURVEYS CO.
DATE OF FLIGHT: 06/04/2019

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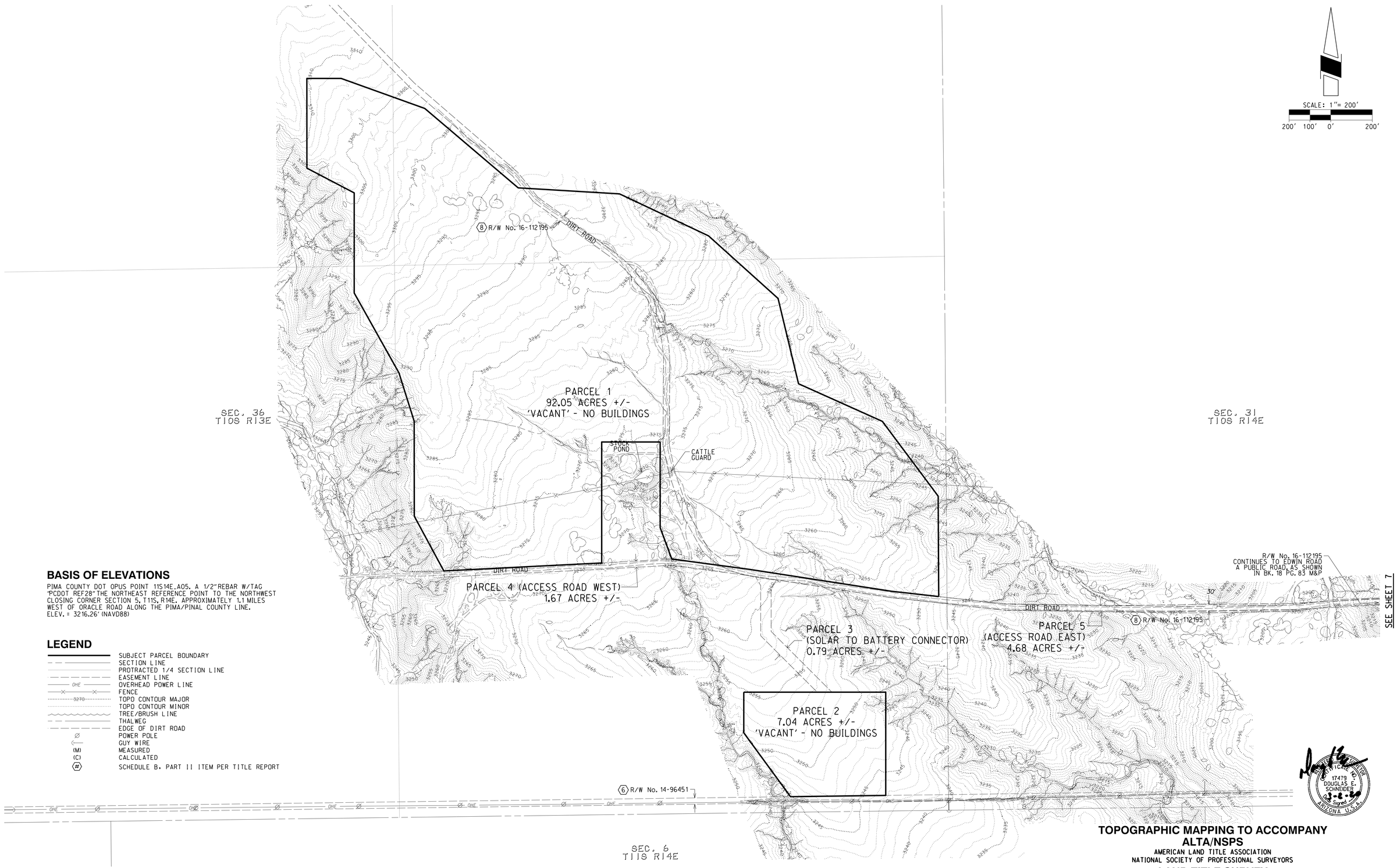

BASIS OF ELEVATIONS

PIMA COUNTY DOT OPUS POINT 11S14E_A05, A 1/2"REBAR W/TAG "PCDOT REF28" THE NORTHEAST REFERENCE POINT TO THE NORTHWEST CLOSING CORNER SECTION 5, T11S, R14E. APPROXIMATELY 1.1 MILES WEST OF ORACLE ROAD ALONG THE PIMA/PINAL COUNTY LINE.
ELEV. = 3216.26' (NAVD88)

LEGEND

- SUBJECT PARCEL BOUNDARY
- SECTION LINE
- PROTRACTED 1/4 SECTION LINE
- EASEMENT LINE
- OHE — OVERHEAD POWER LINE
- FENCE
- 3270 — TOPO CONTOUR MAJOR
- TOPO CONTOUR MINOR
- TREE/BRUSH LINE
- THALWEG
- EDGE OF DIRT ROAD
- Ø — POWER POLE
- GUY WIRE
- (M) — MEASURED
- (C) — CALCULATED
- (#) — SCHEDULE B, PART II ITEM PER TITLE REPORT

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TOPOGRAPHIC MAPPING TO ACCOMPANY ALTA/NSPS

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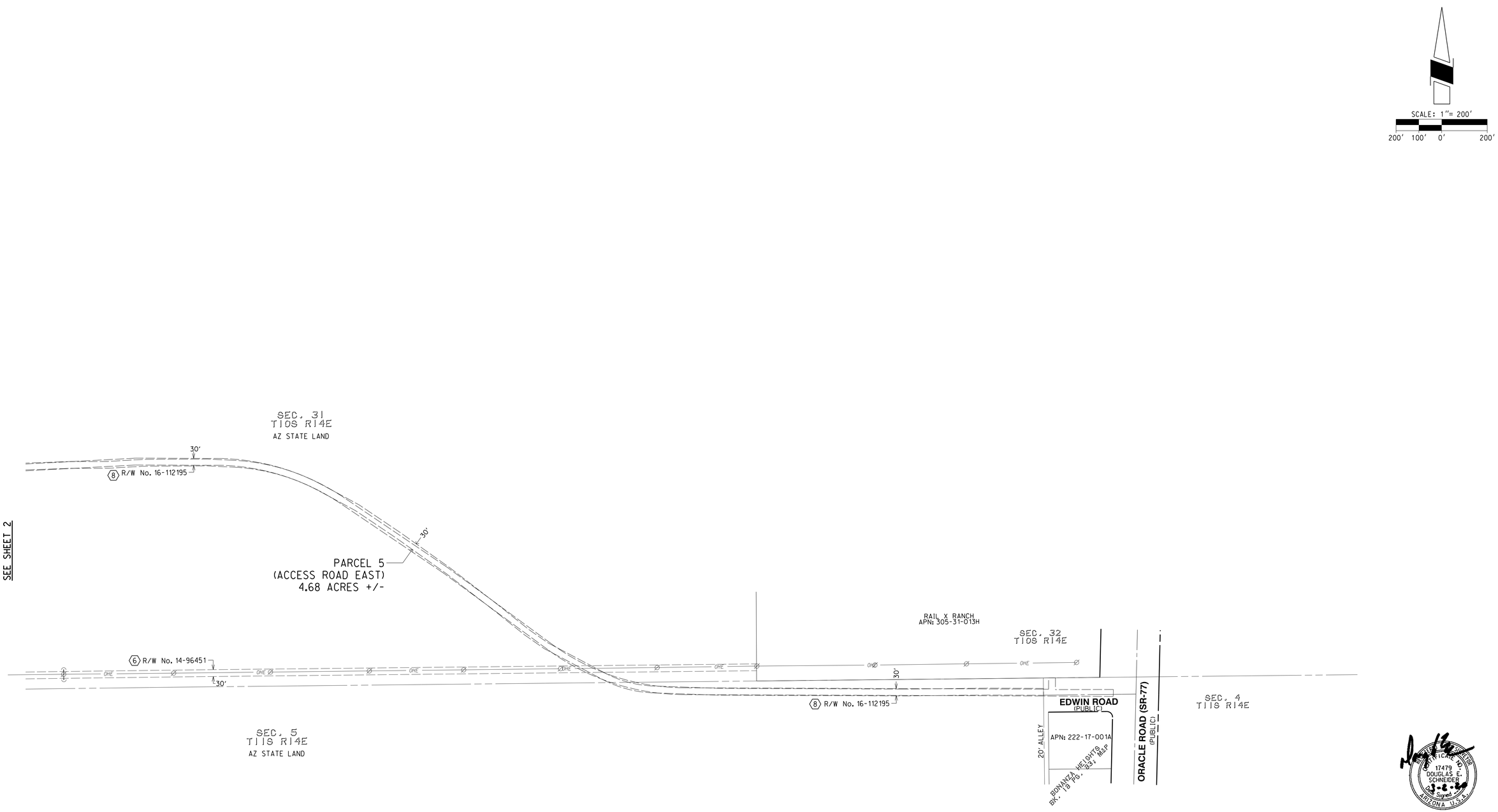
SHEET 4 OF 7



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LAND TITLE SURVEY

CHIRREON ENERGY

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SCALE: 1"= 200'

200' 100' 0' 200'

SEE SHEET 3

* DIRT ROAD SHOWS AS EDWIN ROAD ON PINAL COUNTY GIS

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SHEET 6 OF 7

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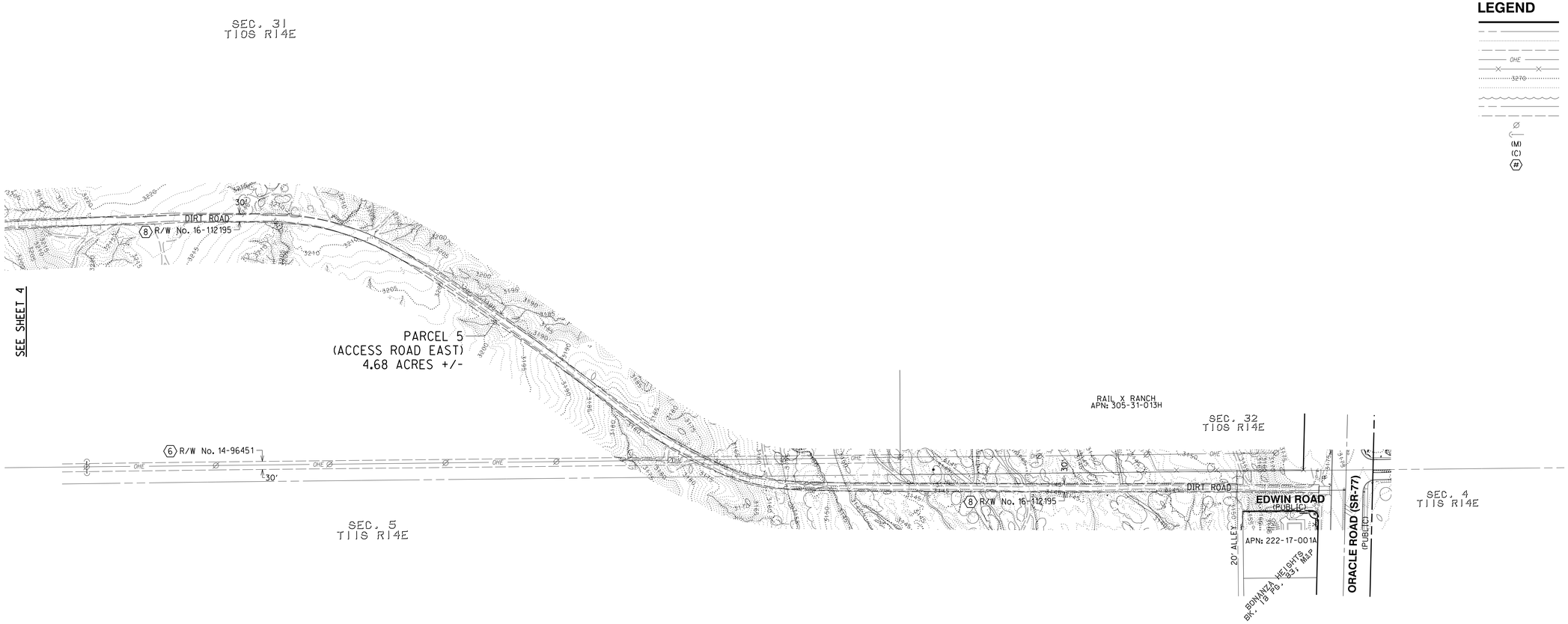

CERTIFICATE OF SURVEY
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