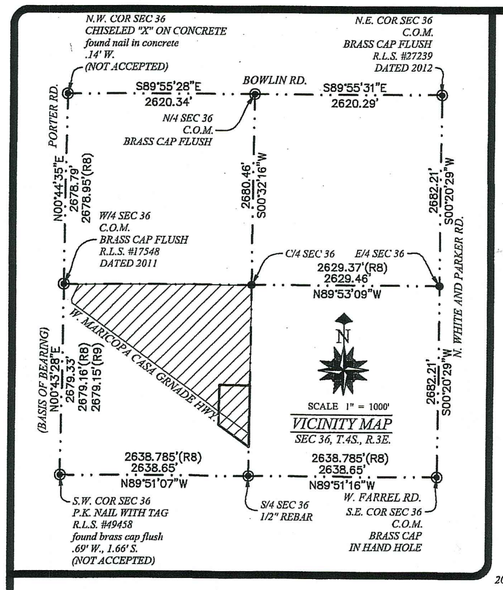
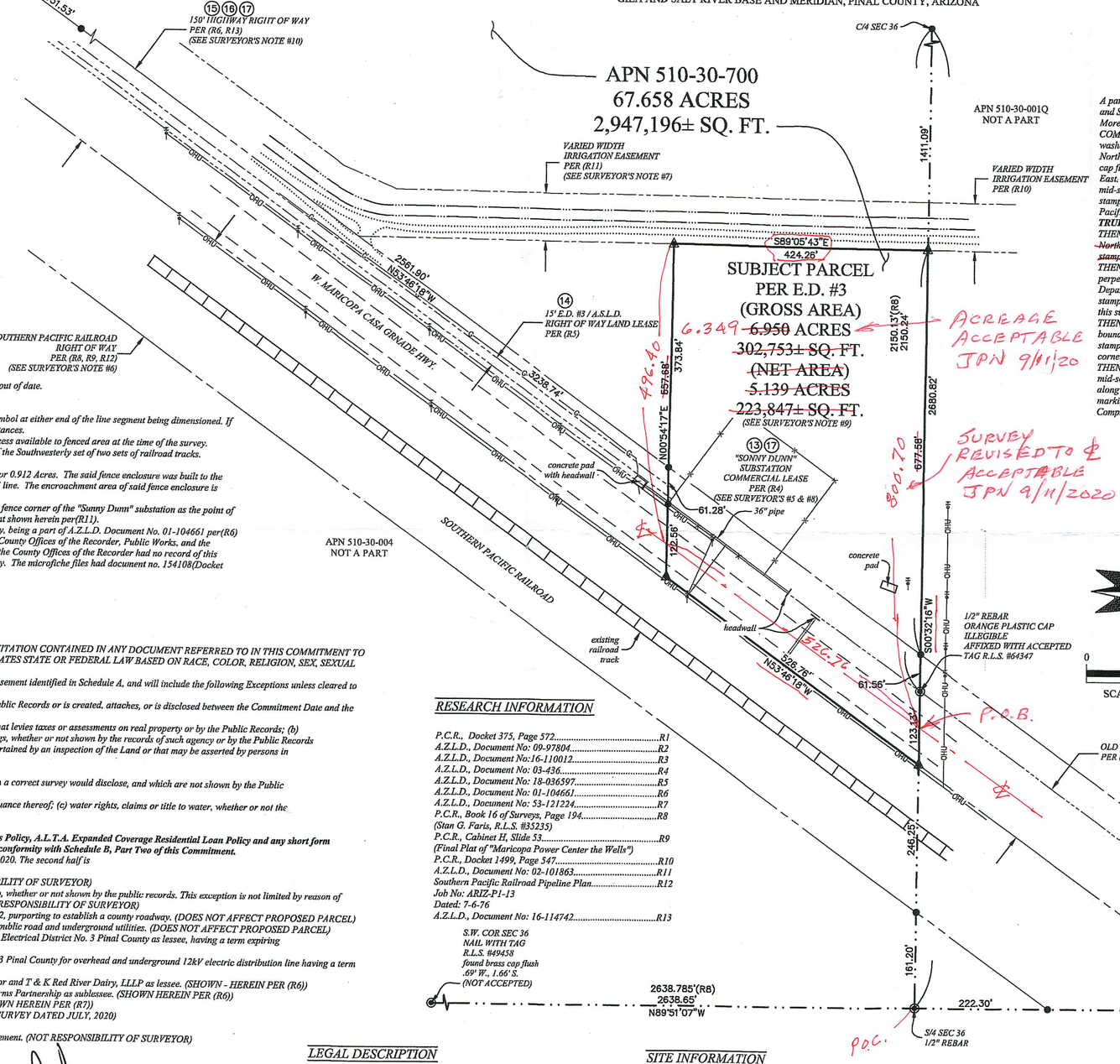
REVISED BY JPN 9/11/2020 TO ℄ OF CASA GRANDE-MARICOPA HWY

RECORD OF SURVEY

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA





LEGAL DESC. NOT ACCEPTABLE JPN 9/11/2020 REVISED TO ℄ OF CASA GRANDE-MARICOPA HWY

LEGAL DESCRIPTION

SUBJECT PARCEL FOR "SUNNY DUNN SUBSTATION

A parcel of land situated within the Southwest quarter of Section 36, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

More particularly described as follows:

*COMMENCING at a 1/2-rebar marking the South quarter corner of said Section 36, whence a P.K. Nail with washer tag stamped "R.L.S.#49458" marking the Southwest corner of said Section 36, bears North 89 Degrees 51 Minutes 07 Seconds West, a distance of 2638.65 feet, and whence a City of Maricopa brass cap flush marking the North quarter corner of said Section 36, bears North 00 Degrees 32 Minutes 16 Seconds East, a distance of 5361.28 feet; THENCE North 00 Degrees 32 Minutes 16 Seconds East along the North-South mid-section line of said Section 36, a distance of 407.45 feet to a 5/8-inch rebar with 2-inch aluminum cap stamped "R.L.S.#64347" ~~marking a point along the Northeasterly boundary line of the 200.00 foot wide Southern~~ Pacific Railroad right of way, also marking the Southeast corner of this subject parcel, and also marking the **TRUE POINT OF BEGINNING;***

THENCE leaving said North-South mid-section line North 53 Degrees 46 Minutes 18 Seconds West along said ~~Northeasterly right of way line, a distance of 526.76 feet to a 5/8-inch rebar with 2-inch aluminum cap stamped "R.L.S.#64347" marking~~ the Southwest corner of this subject parcel;

THENCE leaving said Northeasterly right of way line North 00 Degrees 54 Minutes 17 East along a line perpendicular to the South boundary line of an Irrigation Easement, as described in State of Arizona Land Department document no. 02-101863, a distance of 557.68 feet to a 5/8-inch rebar with 2-inch aluminum cap stamped "R.L.S.#64347" marking a point along said South boundary line, also marking the Northwest corner of this subject parcel;

THENCE leaving said perpendicular line South 89 Degrees 05 Minutes 43 Seconds East along said South boundary line, a distance of 424.26 feet to a 5/8-inch rebar with 2-inch aluminum cap stamped "R.L.S.#64347" marking a point along said North-South mid-section line, also marking the Northeast corner of this subject parcel;

*THENCE leaving said South boundary line South 00 Degrees 32 Minutes 16 Seconds West along said North-South mid-section line, a distance of 862.27 feet to a 2-inch aluminum cap stamped "R.L.S.#64347" marking a point along ~~said Northeasterly right of way line,~~ also marking the Southeast corner of this subject parcel, and also marking the **TRUE POINT OF BEGINNING;***

Comprising an area of ~~6.95~~ Acres or ~~302.753 Square Feet more or less.~~

6.349

SURVEYOR'S NOTES

1. *The "Owner of Record" information is from Pinal County Assessor's website, this information may be out of date.*
2. *This property is accessible with a 2 wheel drive vehicle.*
3. *No observed evidence of these parcels being used as a dump site or recent earthwork activity.*
4. *All distances shown that are not of Record (R), are either measured or calculated depending on the symbol at either end of the line segment being dimensioned. If either end shows a calculated position symbol(●), then dimensions to that position are calculated distances.*
5. *The structures and features within the fenced area of the lease site were not located. There was no access available to fenced area at the time of the survey.*
6. *The Southern Pacific Railroad right of way was determined utilizing the existing physical alignment of the Southwesterly set of two sets of railroad tracks.*
7. *This irrigation easement per (R11) is not acknowledged within the Title Report as referenced herein.*
8. *The fenced enclosure of the "Sunny Dunn" substation has an approximate area of 39,712 Square Feet or 0.912 Acres. The said fence enclosure was built to the previous 100' wide Highway R/W line, therefore encroaching into the existing 150' wide Highway R/W line. The encroachment area of said fence enclosure is approximately 9,982 Square Feet or 0.229 Acres.*
9. *The proposed Westerly boundary line of this subject parcel was determined utilizing the Southwesterly fence corner of the "Sunny Dunn" substation as the point of origin, then drawn Northerly to a perpendicular position along the South line of an Irrigation Easement shown herein per(R11).*
10. *The reference documents listed on the Maricopa-Casa Grande Highway Right of Way Exhibit of Survey, being a part of A.Z.L.D. Document No. 01-104661 per(R6) were not recovered within the Pinal County Offices. In regards to Map 11 of Highways, Page 26, the County Offices of the Recorder, Public Works, and the Surveying Department had no record of this map. In regards to Pinal County Document No. 154122, the County Offices of the Recorder had no record of this document. A detailed search for this document was performed with the microfiche files of Pinal County. The microfiche files had document no. 154108(Docket 176, Page 434), then skipped to document no. 154125(Docket 176, Page 435).*

SCHEDULE B

FILE NO: 5376TAZ

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

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 thereof.*
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 or material not shown by the Public Records.*

Exceptions above will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Homeowner's Policy, A.L.T.A. Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.

8. *Taxes for the full year of 2020. (The first half is due October 1, 2020 and is delinquent November 1, 2020. The second half is due March 1, 2021 and is delinquent May 1, 2021). (NOT RESPONSIBILITY OF SURVEYOR)*
9. *Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof. (NOT RESPONSIBILITY OF SURVEYOR)*
10. *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 disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B. (NOT RESPONSIBILITY OF SURVEYOR)*

(11) *Certification by the Board of Supervisors of Pinal County, Arizona, recorded as Docket 375, Page 572, purporting to establish a county roadway. (DOES NOT AFFECT PROPOSED PARCEL)*
(12) *Right-of-Way No. 16-110012 granted by the Arizona State Land Department to City of Maricopa for public road and underground utilities. (DOES NOT AFFECT PROPOSED PARCEL)*
(13) *Commercial Lease No. 03-436, dated August 27, 2010, executed by the State of Arizona as lessor and Electrical District No. 3 Pinal County as lessee, having a term expiring August 26, 2020. (SHOWN HEREIN PER (R4))*
(14) *Right-of-Way No. 18-36597 granted by the Arizona State Land Department to Electrical District No. 3 Pinal County for overhead and underground 12kV electric distribution line having a term expiring March 15, 2026. (SHOWN - HEREIN PER (R3))*
(15) *Agricultural Lease No. 01-104661, dated February 15, 2018, executed by the State of Arizona as lessor and T & K Red River Dairy, LLLP as lessee. (SHOWN - HEREIN PER (R6))*
(16) *A sublease dated August 12, 2019, executed by T & K Red River Dairy LLLP as sublessor and TK Farms Partnership as sublessee. (SHOWN HEREIN PER (R6))*
(17) *Application No. 53-121224 dated December 19, 2019 by Electrical District No. 3 for land sale. (SHOWN HEREIN PER (R7))*

18. *Any facts, rights, interests or claims that would be disclosed by a correct ALTA/NSPS survey. (THIS SURVEY DATED JULY, 2020)*
19. *Any rights, interest or claims of parties in possession of the land not shown by the public records.*
    NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement. (NOT RESPONSIBILITY OF SURVEYOR)

SURVEY CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY AND STATE OF ARIZONA, BY AND THROUGH ITS STATE LAND DEPARTMENT. ELECTRICAL DISTRICT NO. 3 OF PINAL COUNTY, ARIZONA.

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, AND 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 12, 2020.

DATE OF MAP: AUGUST 24, 2020

Registered Land Surveyor
CERTIFICATE NO.
64347
WILLIAM D. ZIEGLER
Bill Ziegler 9/4/2020
ARIZONA, U.S.A.
Expires 6/30/2020

RESEARCH INFORMATION

P.C.R., Docket 375, Page 572.....R1
A.Z.L.D., Document No: 09-97804.....R2
A.Z.L.D., Document No:16-110012.....R3
A.Z.L.D., Document No: 03-436.....R4
A.Z.L.D., Document No: 18-036597.....R5
A.Z.L.D., Document No: 01-104661.....R6
A.Z.L.D., Document No: 53-121224.....R7
P.C.R., Book 16 of Surveys, Page 194.....R8
(Stan G. Faris, R.L.S. #35235)
P.C.R., Cabinet H, Slide 53.....R9
(Final Plat of "Maricopa Power Center the Wells")
P.C.R., Docket 1499, Page 547.....R10
A.Z.L.D., Document No: 02-101863.....R11
Southern Pacific Railroad Pipeline Plan.....R12
Job No: ARIZ-P1-13
Dated: 7-6-76
A.Z.L.D., Document No: 16-114742.....R13

LEGAL DESCRIPTION

PER TITLE REPORT
BY FIRST AMERICAN TITLE
FILE NO: 5376TAZ

PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 3 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING NORTHEAST OF THE MARICOPA - CASA GRANDE HIGHWAY.

SITE INFORMATION

FEMA Flood Zone: "X" (An area that is determined to be outside the 1% and 0.2% annual chance floodplain).
"A" (An area to inundation by the 1% annual chance flood event).
FEMA Map Panel: 04021C0745F, effective date is 6/15/2014.

OWNER OF RECORD

State of Arizona

LEGEND

◉	=	*Found monument as noted*
▲	=	*Set 5/8" Rebar with 2" Aluminum Cap R.L.S. #64347 or noted otherwise*
●	=	*Calculated point / not set*
—·—·—	=	*Section line*
— — —	=	*Right of Way line*
———	=	*Old 100' Wide Right of Way line per (R7)*
—x—	=	*Fence line (as identified)*
—OHU—	=	*Overhead utility line*
—G—	=	*Gas line (bluestake)*
— — —	=	*Edge of pavement*
.....	=	*Edge of dirt road*
—···	=	*Edge of concrete*
	=	*Utility pole*
P.C.R.	=	*Pinal County Recorders*
C.O.M.	=	*City of Maricopa*
A.L.T.A.	=	*American Land Title Association*
N.S.P.S.	=	*National Society of Professional Surveyors*
(#)	=	*Schedule "B" exceptions number*
R.L.S.	=	*Registered Land Surveyor*
APN	=	*Assessor Parcel Number*
SEC	=	*Section*
COR	=	*Corner*
(R)	=	*Research document distance*
E.D. #3	=	*Electrical District No. 3*
A.S.L.D.	=	*Arizona State Land Department*

0 100 200
SCALE 1" = 100'

PROJECT ACCEPTABLE JPN 9/11/2020 AFTER REVISION TO ℄

another one in the books by
D2 SURVEYING
24468 N. Corn St.
Florence, AZ 85132
(480)221-1368
D2SURVEYING.COM

ELECTRICAL DISTRICT NO. 3

A.L.T.A./N.S.P.S. LAND SURVEY

Date: July 2020	Area: Maricopa	County: Pinal
Field work: ZNH MKW	Csys: Grnd AZ Cntrl	Project: 20-173
Drafter: EL	Review: WDZ	Sheet: 1 of 1

\\mac\home\desktop\d2 jobs\boundary jobs\20-173 ed3 alta\20-173 ed3 alta survey map-updated.dwg Savedate:9/4/2020 11:09 AM Plotdate:9/4/2020 11:10 AM

4S-3E-36 53-121224