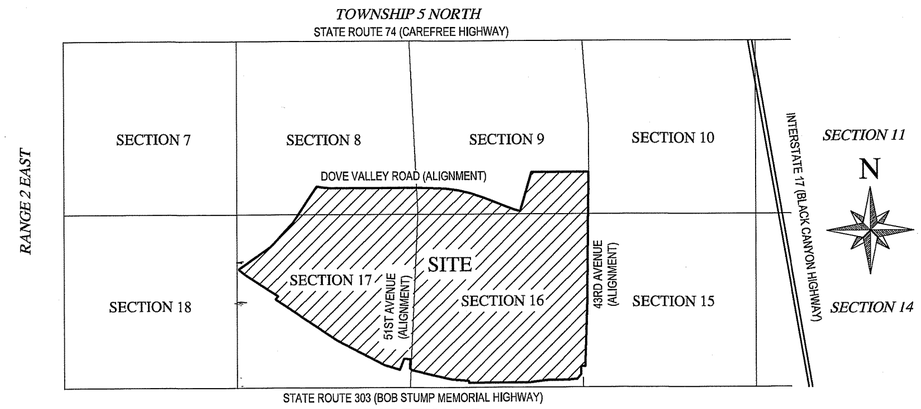

VICINITY MAP
N.T.S.

Not Acceptable JPN 8/10/20

SPECIAL REPORT DESCRIPTION

A PORTION OF SECTIONS 7, 8, 10, 11, 14, 16, 17, 18, 21, 22 AND 23 AND ALL OF SECTIONS 9 AND 15, ALL OF TOWNSHIP 5 NORTH, RANGE 2 EAST, ALL OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 10, TO THE CENTERLINE OF INTERSTATE 17 BLACK CANYON HIGHWAY, AND THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH LINE, SOUTHERLY ALONG SAID CENTERLINE, TO THE CENTERLINE OF STATE ROUTE 303 BOB STUMP MEMORIAL HIGHWAY;

THENCE LEAVING SAID CENTERLINE OF INTERSTATE 17, WESTERLY ALONG SAID CENTERLINE OF STATE ROUTE 303, TO THE CENTERLINE OF DEADMAN WASH;

THENCE LEAVING SAID CENTERLINE OF STATE ROUTE 303, NORTHEASTERLY ALONG SAID CENTERLINE OF DEADMAN WASH THROUGH SAID SECTIONS 18, 7, AND 8, TO THE NORTH LINE OF SAID SECTION 8;

THENCE LEAVING SAID CENTERLINE, EASTERLY ALONG THE NORTH LINE OF SAID SECTIONS 8, 9, AND 10, TO THE POINT OF BEGINNING.

SCHEDULE "B" ITEMS

1. Taxes for the year 2019-2020 are exempt
2. A plat recorded in Book 13, Page 61 of Road Maps, purporting to show a county roadway.

   (Affects Sections 8, 9 and 10)
3. Right-of-Way No. 15-00147 granted by the Arizona State Land Department to American Telephone and Telegraph Company of Wyoming for telephone and telegraph and having a term indefinite.

   And thereafter said right of way assigned to Mountain States Telephone and Telegraph Company on July 12, 1965

   And thereafter change of lessee name to U.S. West Communications, Inc., on March 5, 1991.

   And thereafter change of grantee name to QWEST Corporation on December 15, 2000.

   (Affects Section 8 and 17)
4. Right-of-Way No. 09-1905 granted by the Arizona State Land Department to Arizona State Highway Commission for highway and having a term indefinite.

   (Affects Section 10, 11, 14 and 23)
5. Right-of-Way No. 09-2279 granted by the Arizona State Land Department to Maricopa Board of Supervisors for highway and having a term indefinite.

   And thereafter change of grantee name to City of Phoenix on November 15, 1995.

   (Affects Section 11)
6. Right-of-Way No. 09-2387 granted by the Arizona State Land Department to Maricopa County Board of Supervisors for highway and having a term indefinite.

   Said right of way was recorded May 11, 1960 as Docket 3272, Page 105.

   (Affects Section 10)
7. Right-of-Way No. 09-2283 granted by the Arizona State Land Department to Maricopa County Board of Supervisors for highway and having a term indefinite.

   And thereafter said right of way was recorded May 12, 1960 as Docket 3274, Page 188.

   (Affects Section 8)
8. Right-of-Way No. 09-2284 granted by the Arizona State Land Department to Maricopa County Board of Supervisors for highway and having a term indefinite.

   And thereafter said right of way was recorded May 12, 1960 as Docket 3274, Page 191.

   (Affects Section 9)

SCHEDULE "B" ITEMS (CONTINUED)

9. Right-of-Way No. 09-2299 granted by the Arizona State Land Department to Maricopa County Board of Supervisors for highway and having a term indefinite.

   And thereafter said right of way was recorded May 11, 1960 as Docket 3272, Page 114.

   (Affects Section 7)
10. Right-of-Way No. 09-3195 granted by the Arizona State Land Department to Arizona State Highway Commission for highway and having a term indefinite.

    (Affects Sections 10, 11, and 23)
11. Right-of-Way No. 09-3416 granted by the Arizona State Land Department to Arizona State Highway Commission for highway and having a term indefinite.

    (Affects Sections 10, 11, and 23)
12. Right-of-Way No. 09-3602 granted by the Arizona State Land Department to Maricopa County Board of Supervisors for highway and having a term indefinite.

    Change of grantee name to the City of Phoenix dated February 7, 2006.

    (Affects Section 11)
13. Right-of-Way No. 18-3903 now known as 71-3903 granted by the Arizona State Land Department to Black Mountain Gas Company, an Arizona corporation for natural gas lines, meters and regulators used as a public utility and having a term indefinite.

    said lease was assigned to Southwest Gas Corporation

    said lease was amended on September 18, 2006

    said lease was amended on January 7, 2008

    (Affects Sections 8, 9, 10,11,12)
14. Right-of-Way No. 14-111275 granted by the Arizona State Land Department to Arizona Public Service Company for 500/230 kV electrical substation and having a term ending December 10, 2082.

    (Affects Section 15)
15. Right-of-Way No. 16-111642 granted by the Arizona State Land Department to Arizona Department of Transportation for public road and having a term perpetual.

    (Affects Sections 10, 11, 14, 23)
16. Right-of-Way No. 14-112086 granted by the Arizona State Land Department to Qwest Corporation for four 4" Conduits and having a term ending May 8, 2058.

    (Affects Sections 10, 11, 14, 23)
17. Right-of-Way No. 14-112625 granted by the Arizona State Land Department to CoxCom, Inc. for one overhead 264 paired fiber optic communication cable of Parcels 1 through 4 of Exhibition A and four 2 inch underground fiber optic conduits with one 264 paired fiber optic cable in one conduits in Parcel 5 through 11 in Exhibit A and having a term ending July 29, 2060.

    (Affects Sections 11, 14, 23)
18. Right-of-Way No. 14-112792 granted by the Arizona State Land Department to AT&T for underground 36# fiber optic communication line for internal use only and having a term ending August 14, 2058.

    (Affects Sections 10, 11, 14, 23)
19. Right-of-Way No. 16-112646 granted by the Arizona State Land Department to Arizona Department of Transportation for public road and two pending areas and having a term perpetual.

    And thereafter said lease was recorded October 29, 2009 as 2009-1003155

    (Affects Sections 7, 15, 16, 17, 18, 21, 22)
20. Right-of-Way No. 14-113155 granted by the Arizona State Land Department to Arizona Public Service Company for overhead 69 kV transmission line with 12kV under build electric distribution line and having a term ending April 9, 2059.

    (Affects Sections 8, 17)

SCHEDULE "B" ITEMS (CONTINUED)

21. Right-of-Way No. 16-109061 granted by the Arizona State Land Department to City of Phoenix for 78" underground water transmission line described in Exhibit I, underground sewer transmission line described in Exhibit II, underground fiber optic communication line, described in Exhibit III and having a term indefinite.

    And thereafter said lease was recorded May 20, 2005 as 2005-672065.

    And thereafter said lease was amended June 16, 2006 as 2006-814583.

    (Affects Sections 10, 11)
22. Right-of-Way No. 16-109021 granted by the Arizona State Land Department to City of Phoenix for 42" underground water transmission line and having a term indefinite.

    And thereafter said lease was recorded June 3, 2005 as 2005-745724.

    (Affects Sections 8, 17)
23. Right-of-Way No. 16-112562 granted by the Arizona State Land Department to Arizona Public Service Company for one overhead 500kV electrical transmission line with one 230 kV electrical sub transmission line and having a term perpetual.

    (Affects Sections 7, 8, 9, 10, 15, 22, 23)
24. Right-of-Way No. 16-113080 granted by the Arizona State Land Department to City of Phoenix for underground utilities under existing road easement and having a term perpetual.

    And thereafter said lease was recorded January 22, 2009 as 2009-055672.

    (Affects Section 11)
25. Right-of-Way No. 18-77943-00 granted by the Arizona State Land Department to Arizona Public Service Company for one overhead 7.2 kV electric distribution line and having a term ending December 10, 2029.

    (Affects Sections 8, 9, 10)
26. Right-of-Way No. 18-112193-00 granted by the Arizona State Land Department to Arizona Public Service Company for underground 12kV electric distribution line and having a term ending February 6, 2028.

    (Affects Section 9)
27. Special Land Use Permit No. 23-100487-01 granted by the Arizona State Land Department to Aleksander Ostrowski and Krystyna Ostrowski, husband and wife for Apiary Sites and having a term expiring January 14, 2025.

    (Affects Sections 7, 9)
28. Special Land Use Permit No. 23-114766-26 granted by the Arizona State Land Department to Rainbow Ryders, Inc. for Commercial hot air balloon launching and retrieval and having a term expiring August 28, 2022.

    (Affects Sections 9)
29. Special Land Use Permit No. 23-117557-26 granted by the Arizona State Land Department to Randy Long Companies, LLC, dba Arizona Balloon Safaris for 2 Balloons only for Commercial hot air balloon launching and retrieval and having a term expiring May 7, 2021.

    (Affects Sections 9)
30. The effect of resolutions adopting State Route Plan for the I-17 Highway and any Amendments thereto for the purpose of controlling access and acquiring lands in advance for rights-of-way, recorded in 2003-1103787 of Official Records and recorded as 2004-1508465 of Official Records and recorded as 2005-692016 of Official Records and recorded as 2007-953709 of Official Records and as 2009-1087461 of Official Records. .

    (Affects Sections 8, 9, 10, 11, 14, 15, 16, 17, 18, 21, 22 and 23)
31. The rights of the State of Arizona for prohibit, limit and control access to the limited access highways known as Interstate 17, Carefree Highway and State Route 303 (Bob Stump Memorial Highway).
32. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
33. 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.
34. Water rights, claims or title to water, whether or not shown by the public records.

NOTES

1) ALL TITLE INFORMATION IS BASED ON A SPECIAL REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NO. NCS-1018405-PHX1 DATED JULY 2, 2020, RECEIVED ON JULY 10, 2020.

2) BASIS OF BEARING
NATIONAL GEODETIC SURVEY (NGS) GEODETIC NORTH BASED ON:

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON STATIC GPS OBSERVATIONS, POST PROCESSED WITH THE NATIONAL GEODETIC SURVEY (NGS) NETWORK OF CONTINUOUS OPERATION REFERENCE STATIONS (CORS), ON 07/06/2020.
PROJECTION: ARIZONA CENTRAL ZONE, NAD 83
DATUM: GRS-80
UNITS: INTERNATIONAL FEET
GEOID MODEL: GEOID 18

CORS STATIONS USED FOR SOLUTION AZPA-PEORIA FOREST 195, AZSV-STAR VALLEY, AZUP-USERY MOUNTAIN PK
LATITUDE: 33°47'01.36814"N
LONGITUDE: 112°08'03.70324"W
ELLIPSOID HEIGHT: 1557.071 INTERNATIONAL FEET
DESCRIPTION SET PK NAIL IN CONRETE MEDIAN

MODIFIED TO GROUND AT PK NAIL SET IN CONCRETE (GRID) N: 1012752.426 E: 633856.400, USING A SCALE FACTOR OF 1.0001695126.

HORIZONTAL ADJUSTMENT <NONE>
HORIZONTAL ROTATION <NONE>

BENCHMARK
THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON SET PK NAIL IN CONCRETE MEDIAN LOCATED AT DEER VALLEY ROAD, 17' EAST OF MEDIAN TERMINUS WEST OF I-17, HAVING AN ELEVATION OF 1653.232' BASED ON STATIC GPS OBSERVATIONS, POST PROCESSED WITH NATIONAL GEODETIC SURVEY (NGS) NETWORK OF CONTINUOUS OPERATION REFERERNCE STATIONS (CORS), ON 07/06/2020, NAVD 88 DATUM.

3) THIS SURVEY WAS PERFORMED WITH GLOBAL POSITIONING SYSTEM EQUIPMENT UTILIZING REAL TIME KINEMATICS SURVEYING METHODS. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED IN THE ALTA/NSPS SURVEY REQUIREMENTS ADOPTED FOR USE IN 2016 BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS.

4) AREA OF SUBJECT PROPERTY IS 49,155,956 SQUARE FEET OR 1128.4655 ACRES, MORE OR LESS. 1128.466 1128.47AC.

ACREAGE OK JPN 8/10/20

SECTION	SQUARE FEET	ACRES	
Section 8	2,751,935	63.1757	63.176
Section 9	4,673,771	107.2950	107.295
Section 16	25,903,592	594.6646	594.665
Section 17	15,826,658	363.3301	363.330

5) UNDERGROUND UTILITIES SHOWN ARE FROM FURNISHED INFORMATION PROVIDED BY UTILITY COMPANY. NOT ALL UTILITY MAPS WERE PROVIDED AT THE TIME OF SURVEY. NO UNDERGROUND INVESTIGATION WAS PERFORMED.

6) THE ABBREVIATIONS THAT APPEAR WITH THE RECORD INFORMATION REPRESENT THE FOLLOWING:
(R) ABOVE NAMED TITLE COMMITMENT
(R1) GDACS RECORD OF SURVEY BOOK 588, PAGE 02, M.C.R. (GRID DISTANCES PER RECORD ARE CALCULATED TO GROUND LENGTH)
(R2) ADOT 303 303L-MA-025-H5946-01R, DATED MARCH 2007

7) ANY DISTANCES, BEARINGS, DESCRIPTIONS, ETC., WHICH MAY VARY FROM THE PROVISIONS OF THE RECORD INFORMATION NOTED ABOVE REFLECT ACTUAL MEASURED DATA, OR THE BEST INTERPRETATION OF THE UNDERSIGNED.

PROJECT OK JPN 8/10/2020

CERTIFICATION

TO: STATE OF 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 JULY 15, 2020.

DENNIS HARMON JR., RLS 68083
WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE - SUITE 100
PHOENIX, ARIZONA 85021
(602) 335-8500
SURVEYOR@WOODPATEL.COM

WOOD PATEL
Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
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ALTA/NSPS LAND TITLE SURVEY

SOUTH BISCUIT FLATS - TECH CAMPUS
LYING WITHIN SECTIONS 7, 8, 9, 16, 17 AND 18 OF TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
68083
DENNIS
HARMON JR.
Date Signed 8/7/20
ARIZONA, U.S.A.
EXPIRES 03-31-22

COMPLETED SURVEY FIELD WORK ON	7/15/2020
CHECKED BY	DHJ
CAD TECHNICIAN	JKP
SCALE	N.T.S.
DATE	8/7/2020
JOB NUMBER	WP# 205159
SHEET	1 OF 8

Z:\2020\205159\Survey\95159-403.dwg

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SW 2E 8,9,16,17 53-121524

NOTES (CONTINUED)

8) ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS NO. 04013C0840L AND 04013C0845L BOTH DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN OTHER FLOOD AREA ZONE X (SHADED), AND SPECIAL FLOOD AREAS ZONE A AND ZONE AE. OTHER FLOOD AREAS ZONE X (SHADED) IS DESCRIBED 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." SPECIAL FLOOD AREA ZONE A IS DESCRIBED AS: "NO BASE FLOOD ELEVATIONS DETERMINED. SPECIAL FLOOD AREA ZONE AE IS DESCRIBED AS: "BASE FLOOD ELEVATONS DETERMINED." APPROXIMATE ZONE LIMITS ARE SHOWN HEREON

9) ADJOINING OWNER INFORMATION IS PER THE MARICOPA COUNTY ASSESSOR'S OFFICE GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ON JULY 20, 2020.

10) IN THE OPINION OF THE UNDERSIGNED, SCHEDULE B ITEMS 1, 27, 32, 33 AND 34 ARE NOT PLOTTABLE. HOWEVER, SAID SCHEDULE B ITEMS MAY OR MAY NOT AFFECT SUBJECT PROPERTY.

11) IN THE OPINION OF THE UNDERSIGNED, SCHEDULE B ITEM 6, HAS A SCRIVENERS ERROR AND SHOULD BE RIGHT-OF-WAY NO. 9-2287. HOWEVER, THE ITEM DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY AS SHOWN.

12) IN THE OPINION OF THE UNDERSIGNED, SCHEDULE "B" ITEMS 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 21, AND 24, DO NOT APPEAR TO AFFECT SUBJECT PROPERTY AS SHOWN HEREON.

13) IN THE OPINION OF THE UNDERSIGNED, SCHEDULE "B" ITEM 3, APPEARS TO AFFECT SECTIONS 8 AND 17; HOWEVER, EXACT LOCATION IS NOT PROVIDED.

14) IN THE OPINION OF THE UNDERSIGNED, SCHEDULE "B" ITEM 13, APPROXIMATE LOCATION/SIZE IS SHOWN HEREON. SAID ITEM IS BASED ON EVIDENCE FOUND WITHIN DOCUMENTS PROVIDED, WIDTH AGREES WITH ACREAGE LISTED WITHIN SAID DOCUMENTS. LOCATION OF EASEMENT AGREES WITH ASBUILT LOCATION OF GAS MARKERS. LOCATION AGREES WITH R/W PLANS FOR SR-74 STP-434(5), SHOWS "BLACK MOUNTAIN GAS PIPELINE" ALONG SOUTH R/W FOR SR-74.

15) IN THE OPINION OF THE UNDERSIGNED, SCHEDULE "B" ITEM 27, APPEARS TO AFFECT 1.0 ACRE WITHIN SECTIONS 7 AND 9; HOWEVER, EXACT LOCATION IS NOT PROVIDED.

16) IN THE OPINION OF THE UNDERSIGNED, SCHEDULE "B" ITEM 28 AND 29, APPEAR TO AFFECT 267.02 ACRES WITHIN SECTION 9; HOWEVER, EXACT LOCATION IS NOT PROVIDED.

17) IN THE OPINION OF THE UNDERSIGNED, SCHEDULE "B" ITEM 30, APPEARS TO HAVE A SCRIVENERS ERROR, ITEM 2009-1087461 SHOULD READ 2008-1087461.

18) NO EVIDENCE OF EXISTING BUILDINGS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

19) NO EVIDENCE OF EXISTING ADDRESS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY OR IN RECORD DOCUMENTS PROVIDED.

20) SUBJECT PROPERTY CONTAINS TRAILS, VEGETATION AND WASHES THAT ARE CONSISTENT WITH LOCAL DESERT TERRAIN.

21) PER CLIENT DIRECTION THIS SURVEY REFLECTS THE SURVEY PARCEL DESCRIPTION WHICH LIES ENTIRELY WITHIN THE TITLE COMMITMENT DESCRIPTION, SEE "AS-SURVEYED DESCRIPTION" FOR PARCEL OF LAND AS DEPICTED HEREON.

LEGEND

#	PLOTTABLE SCHEDULE "B" ITEM
◉	SURVEY MONUMENT FOUND AS NOTED
○	SURVEY MONUMENT WITH RLS TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED
A.C.	ALUMINUM CAP
A.D.O.T.	ARIZONA DEPARTMENT OF TRANSPORTATION
A.L.	AREA LIGHT
A.P.N.	ASSESSOR PARCEL NUMBER
APS	ARIZONA PUBLIC SERVICE
B.C.	BRASS CAP
B.C.F.	BRASS CAP FLUSH
B.C.H.	BRASS CAP IN HANDHOLE
C.B.	CATCH BASIN
C.L.F.	CHAIN LINK FENCE
C.O.P.	CITY OF PHOENIX
E.C.	EDGE OF CONCRETE
E.J.B.	ELECTRIC JUNCTION BOX
E.M.	ELECTRIC METER
E.P.	EDGE OF PAVEMENT
ESMT.	EASEMENT
E.V.T.	ELECTRIC VAULT
FD.	FOUND
F.V.T.	FIBER VAULT
H.W.	HEADWALL
J.B.	JUNCTION BOX
(M)	MEASURED DATA
M.C.B.C.	MARICOPA COUNTY BRASS CAP
M.C.D.O.T.	MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
M.C.R.	MARICOPA COUNTY RECORDS
℄	PROPERTY LINE
(R)	RECORD DATA
RB.	REBAR
R.W.E.	RIGHT-OF-WAY EASEMENT
R/W	RIGHT-OF-WAY
S.L.M.	STREET LIGHT MAST ARM
T.B.	TOP OF BANK
T.J.M.	TELEPHONE JUNCTION BOX
T.L.M.	TELEPHONE LINE MARKER
U.P.	UTILITY POLE
	SIGN
Ⓓ	STORM DRAIN MANHOLE
— OHE —	OVERHEAD ELECTRIC LINE
	BOUNDARY LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	SECTION LINE
— x —	FENCE LINE
	GATE
	CONCRETE

OK JPN 8/10/2020

AS-SURVEYED DESCRIPTION

A portion of Sections 8, 9, 16 and 17 of Township 5 North, Range 2 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the north quarter corner of Section 10, Township 5 North, Range 2 East, of said Gila and Salt River Meridian, a 2-inch aluminum cap in pothole, from which, the northeast corner of said Section 10, a 3-inch Arizona Department of Transportation (ADOT) brass cap flush, bears North 88°29'17" East (basis of bearing), a distance of 2480.60 feet;

THENCE along the north line of said Section 10, South 88°29'30" West, a distance of 2478.71 feet, to the northeast corner of said Section 9,

THENCE leaving said north line of Section 10, along the east line of said Section 9, South 00°29' 00" West, a distance of 2654.24 feet, to the east quarter corner of said Section 9;

THENCE South 00°29'57" West, a distance of 1327.13 feet, to the **POINT OF BEGINNING**;

THENCE continuing South 00°29'57" West, a distance of 1326.60 feet, to the southeast corner of said Section 9;

THENCE leaving said east line of Section 9, along the east line of said Section 16, South 00°45'32" West, a distance of 2651.56 feet, to the east quarter corner of said Section 16;

THENCE South 01°53'34" West, a distance of 1864.28 feet, to the northerly line of State Route 303 (SR-303) ADOT right of way easement per Arizona State Land Department Document 16-112646 and ADOT right of way plans S 303-A-700;

THENCE leaving said east line of Section 16, along said northerly line of SR-303, North 88°33'24" West, a distance of 123.18 feet;

THENCE South 01°26'02" West, a distance of 255.01 feet;

THENCE South 42°58'19" West, a distance of 165.64 feet;

THENCE South 84°21'08" West, a distance of 326.54 feet;

THENCE North 89°56'40" West, a distance of 579.96 feet;

THENCE South 82°23'32" West, a distance of 591.07 feet;

THENCE North 89°59'36" West, a distance of 1784.31 feet;

THENCE North 00°26'32" West, a distance of 63.86 feet;

THENCE North 85°13'18" West, a distance of 517.52 feet;

THENCE North 77°06'38" West, a distance of 1238.81 feet;

THENCE North 38°01'02" West, a distance of 78.35 feet;

THENCE North 04°16'47" East, a distance of 260.09 feet;

THENCE North 84°08'25" West, a distance of 199.99 feet;

THENCE South 21°11'17" West, a distance of 355.34 feet;

THENCE North 71°55'10" West, a distance of 474.39 feet;

THENCE North 62°33'23" West, a distance of 1604.10 feet;

THENCE North 55°59'58" West, a distance of 2234.95 feet;

THENCE North 34°01'54" East, a distance of 115.92 feet;

THENCE North 56°23'23" West, a distance of 1154.18 feet;

THENCE North 53°10'48" West, a distance of 277.77 feet;

THENCE leaving said northerly line of SR-303, North 54°50'51" East, a distance of 1187.49 feet;

THENCE North 43°02'25" East, a distance of 985.55 feet;

THENCE North 33°44'44" East, a distance of 1297.95 feet, to a point of intersection with a non-tangent curve;

THENCE easterly along said non-tangent curve to the left, having a radius of 4000.00 feet, concave northerly, whose radius bears North 09°12'15" East, through a central angle of 09°12'15", a distance of 642.57 feet, to the curves end;

THENCE North 90°00'00" East, a distance of 2875.92 feet, to the beginning of a curve;

THENCE easterly along said curve to the right, having a radius of 4000.00 feet, concave southerly, through a central angle of 21°30'00", a distance of 1500.99 feet, to the curves end;

THENCE South 68°30'00" East, a distance of 845.51 feet, to the beginning of a curve;

THENCE easterly along said curve to the left, having a radius of 4000.00 feet, concave northerly, through a central angle of 05°20'36", a distance of 373.04 feet, to a point of intersection with a non-tangent line;

THENCE North 16°09'24" East, a distance of 1233.06 feet;

THENCE South 89°30'03" East, a distance of 1722.90 feet, to the **POINT OF BEGINNING.**

CONTAING 1128.47 ACRES MORE OR LESS

LINE TABLE (M)

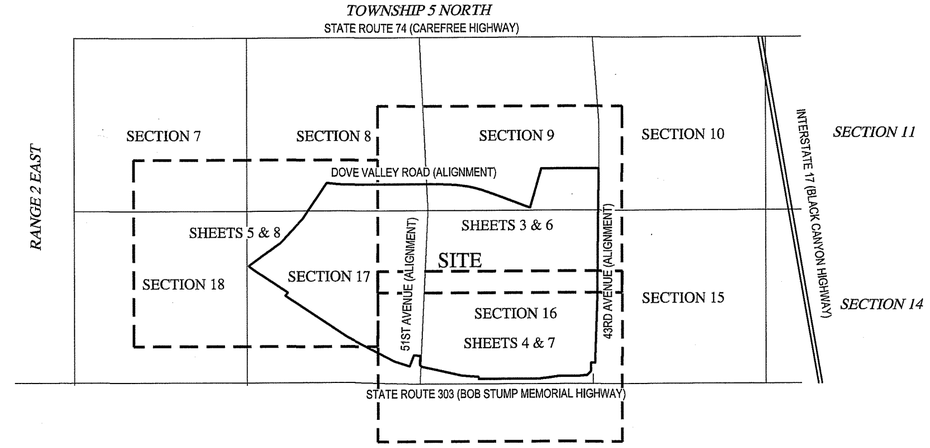
LINE	BEARING	DISTANCE
L1	N34°01'54"E	115.92'
L2	N71°55'10"W	474.39'
L3	S21°11'17"W	355.34'
L4	N84°08'25"W	199.99'
L5	N04°16'47"E	260.09'
L6	N38°01'02"W	78.35'
L7	N00°26'32"W	63.86'
L8	S84°21'08"W	326.54'
L9	S42°58'19"W	165.64'
L10	S01°26'02"W	255.01'
L11	S88°33'24"E	229.97'

LINE TABLE (R2)

LINE	BEARING	DISTANCE
L1	S34°00'00"W	116.00'
L2	S71°57'48"E	474.51'
L3	N21°10'40"E	355.29'
L4	S84°10'04"E	200.00'
L5	S04°17'24"W	260.09'
L6	S37°54'08"E	78.28'
L7	S00°11'24"E	64.00'
L8	N84°20'56"E	326.57'
L9	N42°55'05"E	165.66'
L10	N01°26'30"E	255.00'
L11	S88°33'30"E	230.00'

CURVE TABLE (M)

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	9°12'15"	4000.00'	642.57'	S85°23'53"E	641.88
C2	21°30'00"	4000.00'	1,500.99'	N79°15'00"W	1492.20
C3	5°20'36"	4000.00'	373.04'	S71°10'18"E	372.90



SHEET INDEX
N.T.S.

N

PROJECT ACCEPTABLE
JPN 8/10/2020

WOOD PATEL

Wood, Patel & Associates, Inc.

Civil Engineering
Water Resources
Land Survey
Construction Management

602.335.8500

www.woodpatel.com

ALTA/NSPS LAND TITLE SURVEY

SOUTH BISCUIT FLATS - TECH CAMPUS
LYING WITHIN SECTIONS 7, 8, 9, 16, 17 AND 18 OF TOWNSHIP 5 NORTH, RANGE 2 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
68083
DENNIS
HARMON JR.
Date Signed 8-7-20
ARIZONA, U.S.A.

EXPIRES 03-31-22

COMPLETED SURVEY FIELD WORK ON	7/15/2020
CHECKED BY	DHJ
CAD TECHNICIAN	JKP
SCALE	N.T.S.
DATE	8/7/2020
JOB NUMBER	WP# 205159
SHEET	2 OF 8

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EAST QUARTER CORNER SECTION 8,
WEST QUARTER CORNER SECTION 9, T.5N., R.2E.
FD. 3" M.C.B.C. 0.3' UP T5NR2E 1/4S8 1/4S9 2001 29891, BENT

EAST QUARTER CORNER SECTION 9,
WEST QUARTER CORNER SECTION 10, T.5N., R.2E.
FD. 3" M.C.D.O.T. B.C.F. LS 29891 2001 T5N R2E S9/S10 1/4

N00°22'20"W 2729.47'(M) N00°21'52"W 2728.82'(R1)

1327.13' (M)

SECTION 10,
TOWNSHIP 5 NORTH, RANGE 2 EAST
NOT A PART

STATE TRUST LAND
UNSUBDIVDED

PORTION OF SECTION 9,
TOWNSHIP 5 NORTH, RANGE 2 EAST
NOT A PART

POINT OF BEGINNING

S89°30'03"E 1722.90' (M)

S00°29'57"W 2653.72'(M) N00°29'49"E 2654.38'(R1)

PORTION OF SECTION 8,
TOWNSHIP 5 NORTH, RANGE 2 EAST
NOT A PART

APPROXIMATE FLOOD ZONE A

N16°09'24"E 1233.08' (M)

STATE TRUST LAND
UNSUBDIVDED

SECTION 9,
TOWNSHIP 5 NORTH,
RANGE 2 EAST

SUBJECT PROPERTY
BLANKET ITEM(S) NOT IN TITLE COMMITMENT
PROVIDED BY CITY OF PHOENIX
AGREEMENT 1990-321845, M.C.R.
ANNEXATION 1998-0493049/1998-0493050, M.C.R.
"NO BUILDINGS OBSERVED"
DESERT TERRAIN (SEE NOTE 20)

1326.60' (M)

N90°00'00"E 2875.92' (M)

DOVE VALLEY ROAD (ALIGNMENT)

C2

S88°30'00"E 845.51' (M)

C3

STATE TRUST LAND
UNSUBDIVDED
SECTION 8,
TOWNSHIP 5 NORTH,
RANGE 2 EAST

SUBJECT PROPERTY
BLANKET ITEM(S) NOT IN TITLE COMMITMENT
PROVIDED BY CITY OF PHOENIX
AGREEMENT 1990-321845, M.C.R.
ANNEXATION 1998-0493049/1998-0493050, M.C.R.
"NO BUILDINGS OBSERVED"
DESERT TERRAIN (SEE NOTE 20)

APPROXIMATE FLOOD ZONE X

23 APS ESMT. 150'

N89°40'56"W 2641.12'(M) S89°40'59"E 2641.05'(R1)

N89°57'46"E 2640.88'(M) N89°57'50"E 2640.90'(R1)

N89°57'08"E 2652.41'(M) S89°57'52"W 2652.48'(R1)

SOUTHEAST CORNER SECTION 8,
SOUTHWEST CORNER SECTION 9,
NORTHWEST CORNER SECTION 16,
NORTHEAST CORNER SECTION 17, T.5N., R.2E.
FD. 2 1/2" B.C. 0.6' UP T5NR2E 8 9 16 17 LS 6177

SOUTH QUARTER CORNER SECTION 9,
NORTH QUARTER CORNER SECTION 16, T.5N., R.2E.
FD. STONE

SOUTHEAST CORNER SECTION 9,
SOUTHWEST CORNER SECTION 10,
NORTHWEST CORNER SECTION 15,
NORTHEAST CORNER SECTION 16, T.5N., R.2E.
FD. STONE

43RD AVENUE (ALIGNMENT)

30' APS ESMT. 20

SHEET 5
SHEET 3

51ST AVENUE (ALIGNMENT)

APPROXIMATE FLOOD ZONE A

STATE TRUST LAND
UNSUBDIVDED

SECTION 16,
TOWNSHIP 5 NORTH,
RANGE 2 EAST

SUBJECT PROPERTY
BLANKET ITEM(S) NOT IN TITLE COMMITMENT
PROVIDED BY CITY OF PHOENIX
AGREEMENT 1990-321845, M.C.R.
ANNEXATION 1998-0493049/1998-0493050, M.C.R.
"NO BUILDINGS OBSERVED"
DESERT TERRAIN (SEE NOTE 20)

A.P.N. 204-09-001

APPROXIMATE FLOOD ZONE X

STATE TRUST LAND
UNSUBDIVDED

S00°07'24"W 2640.19'(R1)

S00°07'25"W 2640.19'(M)

S00°45'32"W 2651.56'(M) S00°45'39"W 2650.97'(R1)

SECTION 15,
TOWNSHIP 5 NORTH, RANGE 2 EAST
NOT A PART

N

0 250 500

Horz. 1 in. = 250 ft.

LEGEND

SEE SHEET 2

LINE AND CURVE TABLE

SEE SHEET 2

SURVEY ACCEPTABLE
JPN 8/10/20

80' C.O.P. ESMT. 22

30' APS ESMT. 20

SHEET 3
SHEET 4

SHEET 3
SHEET 4

WEST QUARTER CORNER SECTION 16,
EAST QUARTER CORNER SECTION 17, T.5N., R.2E.
FD. STONE 0.4' UP 1/4 WEST SIDE

WEST QUARTER CORNER SECTION 15,
EAST QUARTER CORNER SECTION 16, T.5N., R.2E.
FD. STONE

STATE TRUST LAND
UNSUBDIVDED

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ALTA/NSPS LAND TITLE SURVEY

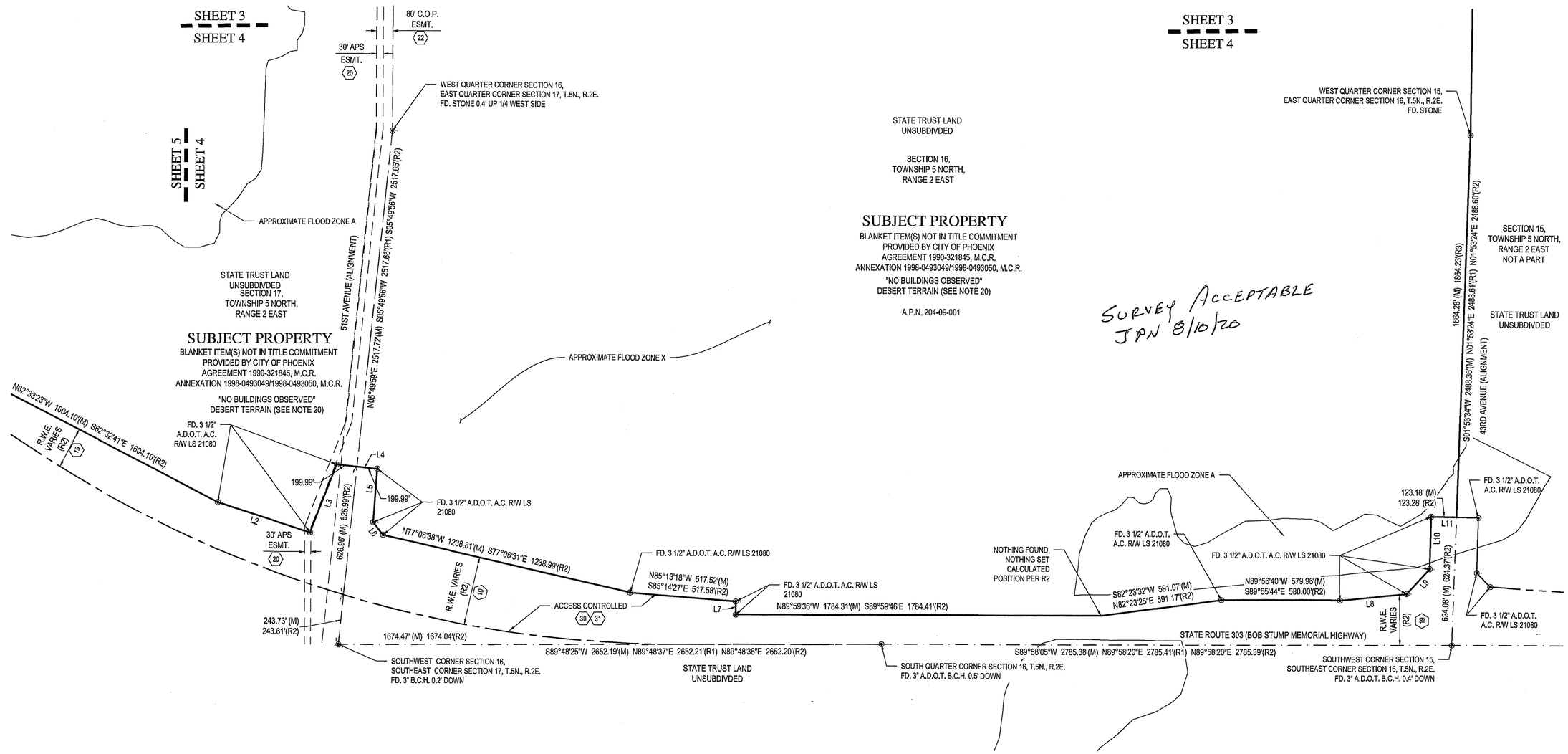
SOUTH BISCUIT FLATS - TECH CAMPUS

LYING WITHIN SECTIONS 7, 8, 9, 16, 17 AND 18 OF TOWNSHIP 5 NORTH, RANGE 2 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
69083
DENNIS
HARMON JR.
Date Signed 8/10/20
ARIZONA, U.S.A.

EXPIRES 03-31-22

COMPLETED SURVEY FIELD WORK ON	7/15/2020
CHECKED BY	DHJ
CAD TECHNICIAN	JKP
SCALE	1" = 250'
DATE	8/7/2020
JOB NUMBER	WP# 205159
SHEET	3 OF 8



Survey Acceptable
JPN 8/10/20

LEGEND

SEE SHEET 2

LINE AND CURVE TABLE

SEE SHEET 2

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ALTA/NSPS LAND TITLE SURVEY

SOUTH BISCUIT FLATS - TECH CAMPUS

LYING WITHIN SECTIONS 7, 8, 9, 16, 17 AND 18 OF TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
66063
DENNIS
HARMON JR.
Date Signed 8/7/20
ARIZONA, U.S.A.

EXPIRES 03-31-22

COMPLETED SURVEY FIELD WORK ON	7/15/2020
CHECKED BY	DHJ
CAD TECHNICIAN	JKP
SCALE	1" = 250'
DATE	8/7/2020
JOB NUMBER	WP# 205159
SHEET	4 OF 8

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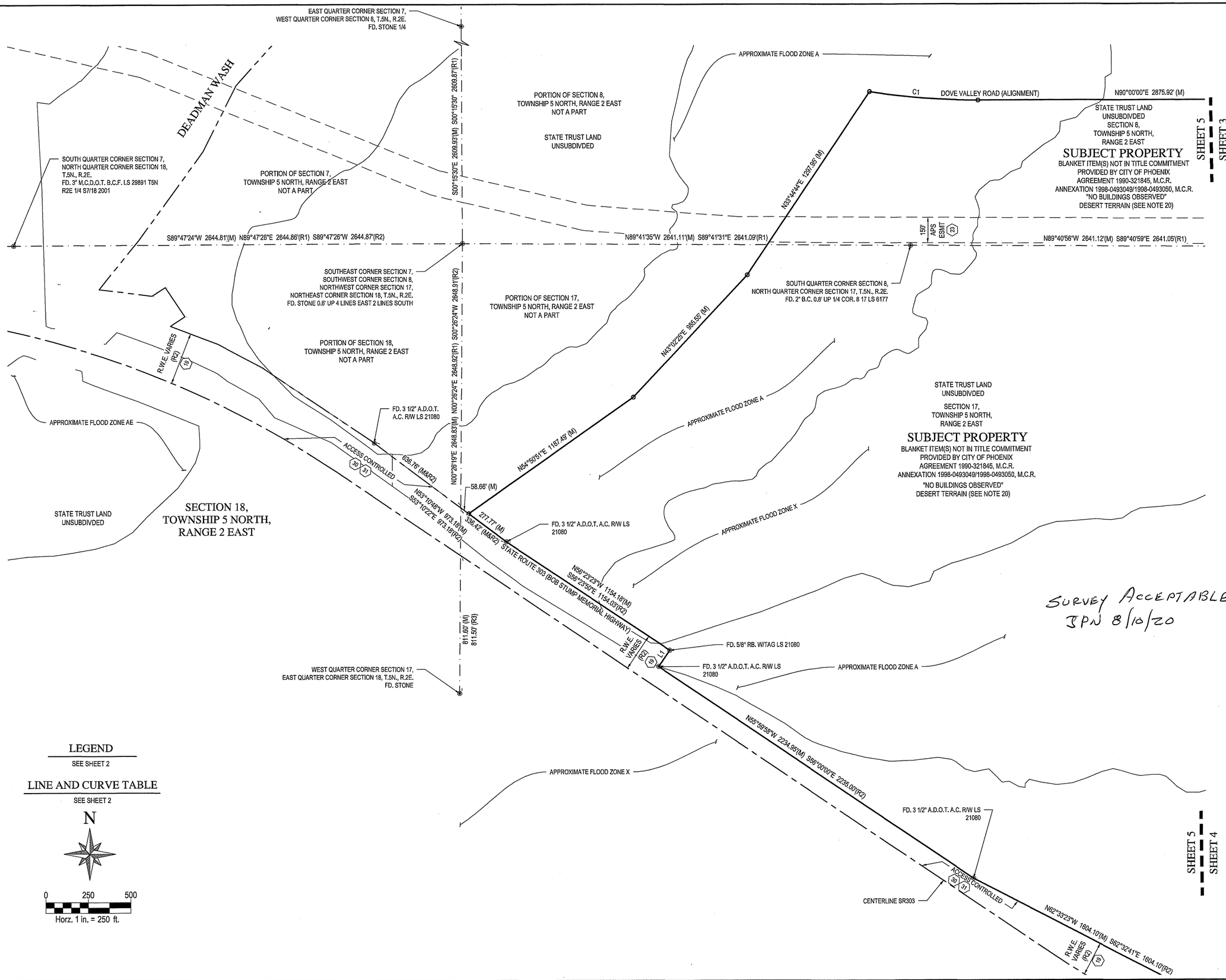

LEGEND

SEE SHEET 2

LINE AND CURVE TABLE

SEE SHEET 2

N

0 250 500

Horz. 1 in. = 250 ft.

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ALTA/NSPS LAND TITLE SURVEY

SOUTH BISCUIT FLATS - TECH CAMPUS

LYING WITHIN SECTIONS 7, 8, 9, 16, 17 AND 18 OF TOWNSHIP 5 NORTH, RANGE 2 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
68083
DENNIS
HARMON JR.
Date Signed 8-7-20
ARIZONA, U.S.A.

EXPIRES 03-31-22

COMPLETED SURVEY FIELD WORK ON	7/15/2020
CHECKED BY	DHJ
CAD TECHNICIAN	JKP
SCALE	1" = 250'
DATE	8/7/2020
JOB NUMBER	WP# 205159
SHEET	5 OF 8

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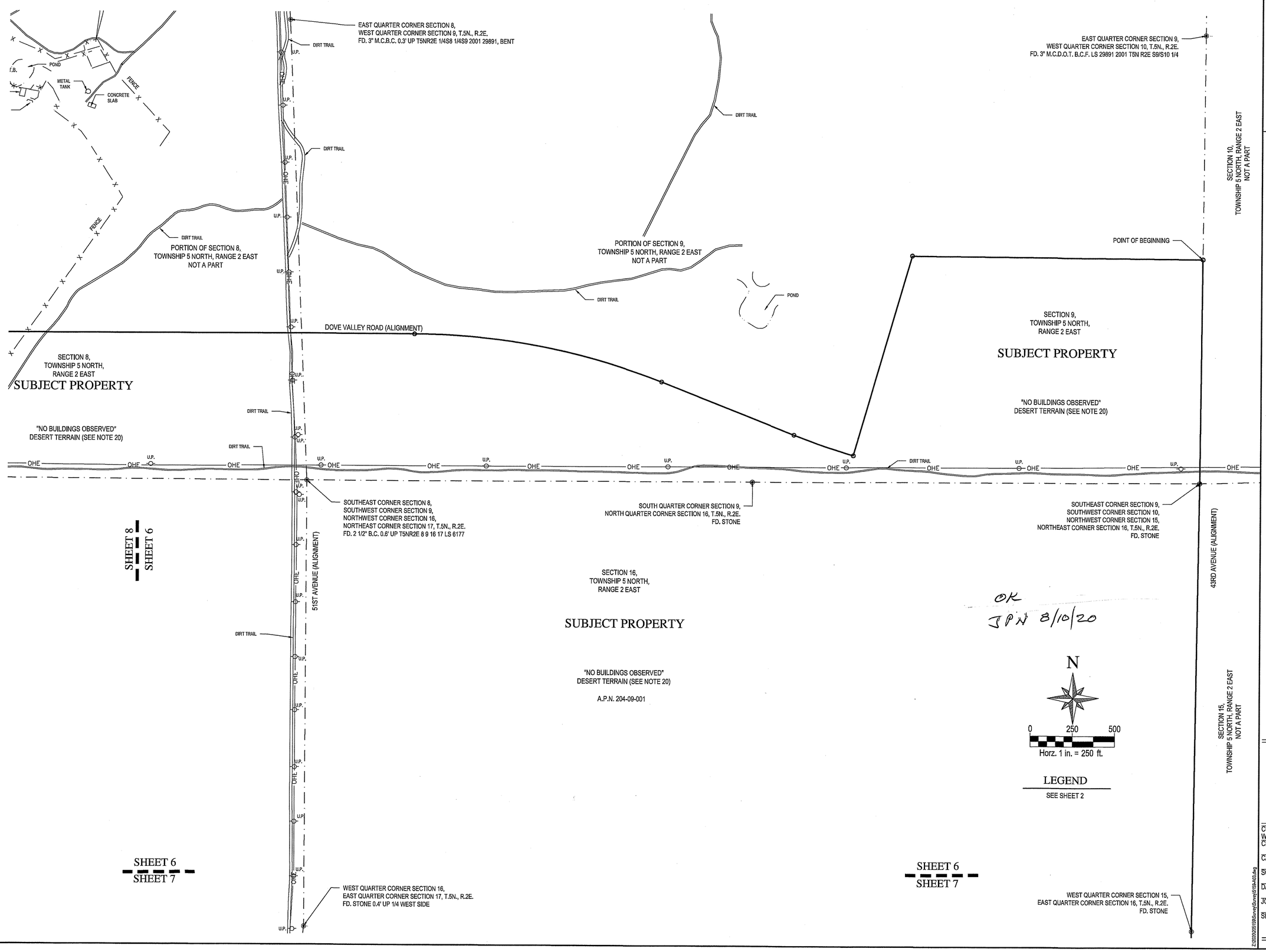

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ALTA/NSPS LAND TITLE SURVEY

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OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
DENNIS HARMON JR.
68083
Date Signed 8/7/20
ARIZONA, U.S.A.

EXPIRES 03-31-22

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JOB NUMBER	WP# 205159
SHEET	6 OF 8

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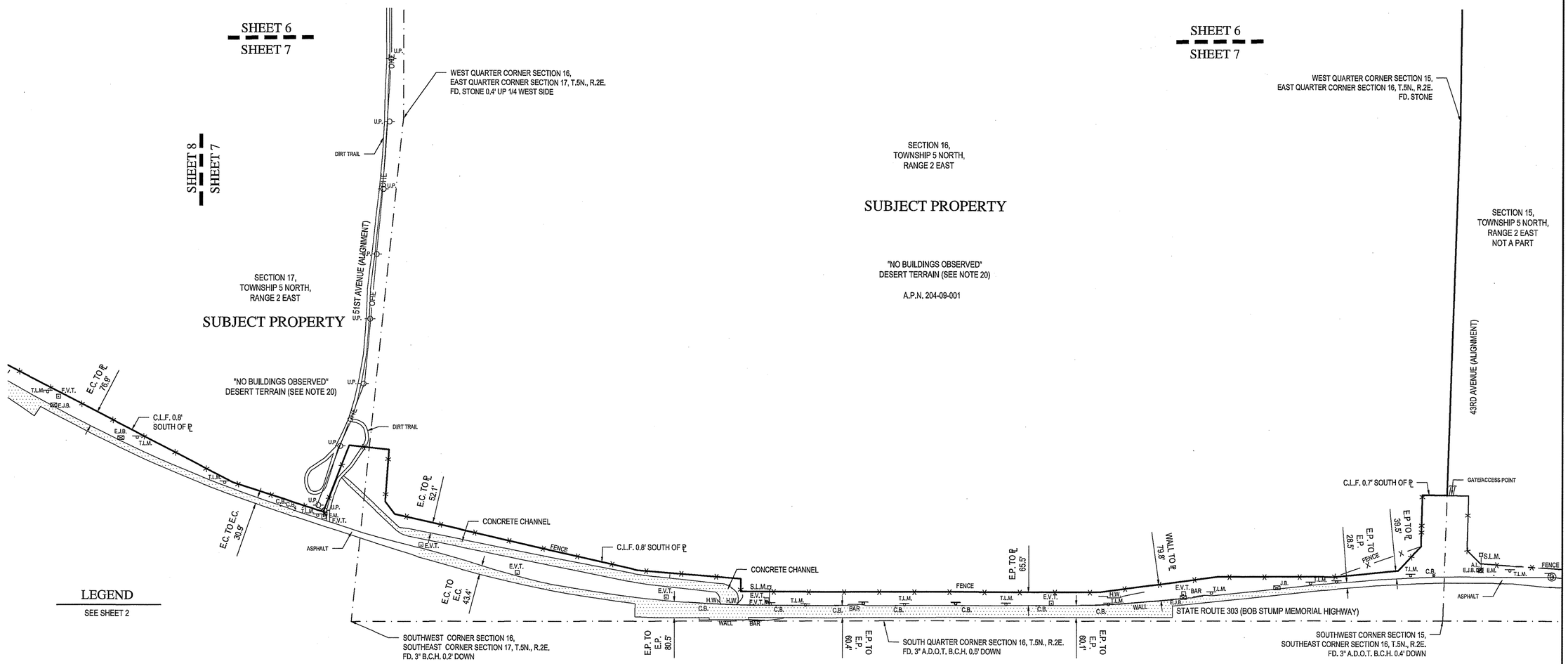

OK
JPN 8/10/20

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ALTA/NSPS LAND TITLE SURVEY

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OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
Certificate No. 68083
DENNIS HARMON JR.
Date Signed 08-10-20
ARIZONA, U.S.A.

EXPIRES 03-31-22

COMPLETED SURVEY FIELD WORK ON	7/15/2020
CHECKED BY	DHJ
CAD TECHNICIAN	JKP
SCALE	1" = 250'
DATE	8/7/2020
JOB NUMBER	WP# 205159
SHEET	7 OF 8

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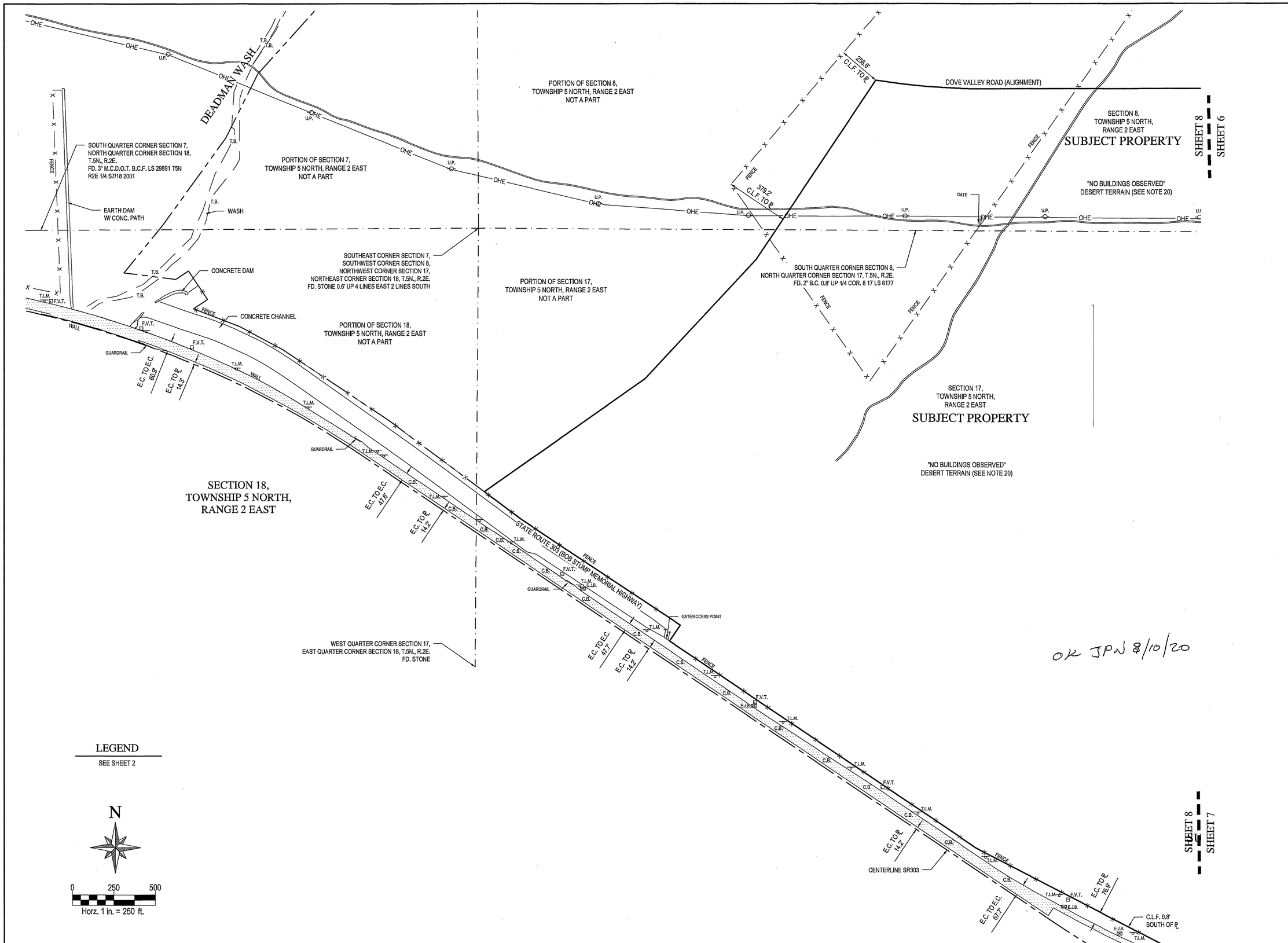

LEGEND

SEE SHEET 2

N

0 250 500

Horz. 1 in. = 250 ft.

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SCALE	1" = 250'
DATE	8/7/2020
JOB NUMBER	WP# 205159
SHEET	8 OF 8

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