SCHEDULE "B" ITEMS

1. Taxes for the year 2020 are exempt.

2. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.

3. The terms and provisions contained in the document entitled "Contract and Grant of Easement" recorded August 30, 1950 in Docket 31, Page 436.

   (Affects both Parcels)

4. Right-of-Way No. 9-1371 granted by the Arizona State Land Department to Pinal County for highway and having a term perpetual.

   And thereafter said right of way recorded in Docket 1091, Page 394.

   (Affects Parcel No. 1)

5. Right-of-Way No. 9-2341 granted by the Arizona State Land Department to Pinal County Board of Supervisors for highway and having a term perpetual.

   And thereafter said right of way recorded in Docket 256, Page 16.

   Said right of way was amended in Resolution No. 070908-SLD, recorded as 2008-065670 and in Resolution 082014-RD14-014, recorded as 2014-049304, both of Official Records.

   (Affects both Parcels)

6. Resolution 111004-IGR, recorded November 16, 2004 as 2004-093152, of Official Records.

   (Affects both Parcels)

7. Right-of-Way No. 9-1372 granted by the Arizona State Land Department to Pinal County for highway and having a term perpetual.

   And thereafter said right of way recorded in Docket 235, Page 398.

   (Affects Parcel No. 2)

8. Right-of-Way No. 14-110785 granted by the Arizona State Land Department to Salt River Project for overhead 69 KV and 12 KV electric lines and having a term expiring March 8, 2057.

   And thereafter said right of way recorded as 2007-118128, of Official Records.

   Said right of way was amended as 2008-067576, of Official Records.

   (Affects Parcel No. 2)

9. Right-of-Way No. 16-110357 granted by the Arizona State Land Department to Pinal County for public roadway and having a term perpetual.

   And thereafter said right of way recorded in Resolution recorded August 12, 2008 as 2008-076344, of Official Records.

   Said right of way was amended in Resolution recorded November 7, 2016 as 2016-075097 and in Resolution recorded November 14, 2016 as 2016-076684 and amended as 2017-018728 and amended as 2017-022458 and amended as 2018-045911 and amended as 2018-046278, all of Official Records.

   (Affects both Parcels)

10. The terms and provisions contained in the document entitled "Pre-Annexation Development Agreement" recorded May 30, 2019 as 2019-042122 of Official Records.

    Annexation Affidavit recorded as 2019-049265, of Official Records.

    Queen Creek Annexation No. P19-0115, recorded as 2019-076238 and as 2019-077326, both of Official Records.

    (Affects Parcel No. 1)

11. The terms and provisions contained in the document entitled "Contract and Grant of Easement" recorded September 9, 2020 as 2020-089912 of Official Records.

    (Affects Parcel No. 1)

12. Right-of-Way No. 16-120703 granted by the Arizona State Land Department to Arizona Department of Transportation for public road and having a term perpetual.

    And thereafter said right of way recorded April 30, 2020 as 2020-040635, of Official Records.

    (Affects Parcel No. 1)

13. All matters disclosed on Record of Survey Map, recorded in Book 19 of Surveys, Page 23.

14. GrazingLease No. 05-0026, executed by the Arizona State Land Department as lessor and J-P Cattle Co., LLC as lessee, for the purpose of ranging livestock and having a term expiring December 30, 2024.

    (Affects both Parcels

15. Special Land Use Permit No. 23-121755-03 granted by the Arizona State Land Department to FNF Construction, Inc. for construction lay-down yard and having a term expiring October 31, 2022.

    (Affects Parcel No. 1)

16. Temporary Right of EntryLease No. 30-121647-00-100, executed by the Arizona State Land Department as lessor and Marla Bowen as lessee, for the purpose of Construction of that portion of underground communication line and having a term expiring September 9, 2021.

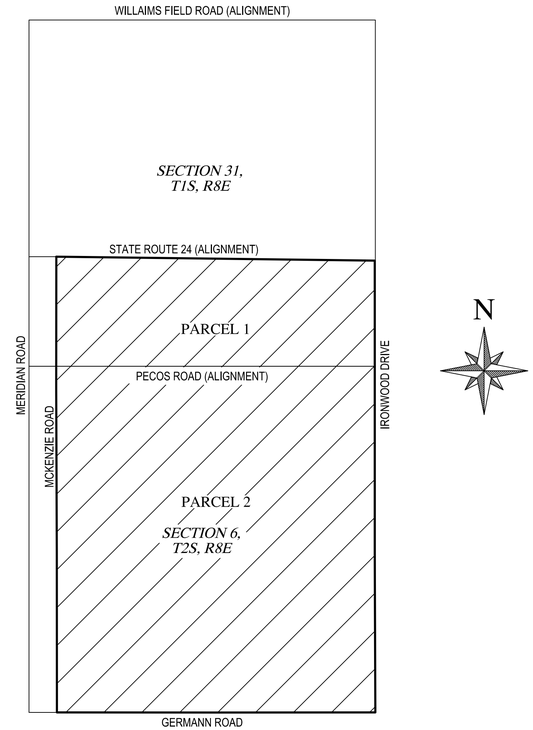
    (Affects Parcel No. 1)

17. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

18. 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.

19. Water rights, claims or title to water, whether or not shown by the public records.



VICINITY MAP

NTS

SUBJECT PROPERTY DESCRIPTION

GENERAL LAND OFFICE (GLO) LOTS 11 AND 12, A PORTION OF GLO LOTS 7 AND 8, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 8 EAST, AND GLO LOTS 1, 2, 3, 4, 7, 8, 9, 10, 13 AND 14, THE SOUTH HALF OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 6, A 3-INCH PINAL COUNTY PUBLIC WORKS BRASS CAP FLUSH, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 6, A 3-INCH PINAL COUNTY PUBLIC WORKS BRASS CAP IN HAND HOLE DOWN 0.7' STAMPED RLS 31021 2008, BEARS NORTH 00°26'59" WEST (BASIS OF BEARING), A DISTANCE OF 2642.23 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 6, SOUTH 89°46'06" WEST, A DISTANCE OF 2641.31 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 6;

THENCE SOUTH 89°46'35" WEST, A DISTANCE OF 2641.26 FEET, TO THE SOUTHWEST CORNER OF SAID GLO LOT 13;

THENCE LEAVING SAID SOUTH LINE, ALONG THE WEST LINE OF SAID GLO LOTS 13 AND 10, NORTH 00°17'03" WEST, A DISTANCE OF 2642.64 FEET, TO THE NORTHWEST CORNER OF SAID GLO LOT 10, ALSO BEING THE SOUTHWEST CORNER OF SAID GLO LOT 7 IN SAID SECTION 6;

THENCE LEAVING THE WEST LINE OF SAID GLO LOTS 13 AND 10, ALONG THE WEST LINE OF SAID GLO LOTS 7 AND 4 IN SAID SECTION 6, NORTH 00°24'03" WEST, A DISTANCE OF 2731.67 FEET, TO THE NORTHWEST CORNER OF SAID GLO LOT 4, ALSO BEING THE SOUTHWEST CORNER OF SAID GLO LOT 11;

THENCE LEAVING THE WEST LINE OF SAID GLO LOTS 7 AND 4 IN SAID SECTION 6, ALONG THE WEST LINE OF SAID GLO LOTS 11 AND 8 IN SAID SECTION 31, NORTH 00°13'04" WEST, A DISTANCE OF 2189.66 FEET, TO THE MEDIAN CONSTRUCTION CENTERLINE OF STATE ROUTE 24, PER ARIZONA STATE LAND DEPARTMENT (ASLD) RIGHT-OF-WAY NUMBER 16-120703, RECORDED IN DOCUMENT 2020-040635, PINAL COUNTY RECORDS (PCR);

THENCE LEAVING SAID WEST LINE, ALONG SAID MEDIAN CONSTRUCTION CENTERLINE, SOUTH 89°30'09" EAST, A DISTANCE OF 5284.00 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 31 THAT BEARS SOUTH 00°14'55" EAST, A DISTANCE OF 513.94 FEET, FROM THE EAST QUARTER CORNER OF SAID SECTION 31;

THENCE LEAVING SAID MEDIAN CONSTRUCTION CENTERLINE, ALONG THE EAST LINE OF SAID SECTION 31, SOUTH 00°14'55" EAST, A DISTANCE OF 2126.66 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 31, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 6;

THENCE LEAVING THE EAST LINE OF SAID SECTION 31, ALONG THE EAST LINE OF SAID SECTION 6, SOUTH 00°11'42" EAST, A DISTANCE OF 2728.21 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION 6;

THENCE SOUTH 00°26'59" EAST, A DISTANCE OF 2642.23 FEET, TO THE POINT OF BEGINNING.

SPECIAL REPORT DESCRIPTION

PARCEL NO. 1:

THE SOUTH HALF OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA,

EXCEPTION ANY PORTION LYING WITHIN "SUPERSTITION VIEW RANCHETTES", RECORDED IN BOOK 9 OF MAPS, PAGE 41.

PARCEL NO. 2:

SECTION 6, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA,

EXCEPTION ANY PORTION LYING WITHIN "SUPERSTITION VIEW RANCHETTES", RECORDED IN BOOK 9 OF MAPS, PAGE 41.

NOTES

1) ALL TITLE INFORMATION IS BASED ON A SPECIAL REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NO. NCS-1045800-PHX1, DATED JANUARY 8, 2021, RECEIVED ON JANUARY 13, 2021. THE SUBJECT PROPERTY DESCRIPTION LIES ENTIRELY WITHIN THE SPECIAL REPORT DESCRIPTION.

2) THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE NATIONAL GEODETIC SURVEY (NGS) WEBSITE "WWW.NGS.NOAA.GOV", ON JANUARY 7, 2021.

   PROJECTION: ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 2010)
   DATUM: GRS-80
   UNITS: INTERNATIONAL FEET
   GEOID MODEL: GEOID 18

   CONTROL POINT # 2CO1
   PID # AJ3654
   LATITUDE: N33°17'29.63663"
   LONGITUDE: W111°34'59.36649"
   ELLIPSOID HEIGHT: 410.113 (METERS)
   DESCRIPTION: ALUMINUM CAP ON STAINLESS STEEL ROD

   MODIFIED TO GROUND AT (GRID) N: 833775.023, E: 801908.019, USING A SCALE FACTOR OF 1.0001525079.

   HORIZONTAL ADJUSTMENT: NONE
   HORIZONTAL ROTATION: NONE

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 39,766,846 SQUARE FEET OR 912.9212 ACRES, MORE OR LESS.

5) UNDERGROUND UTILITIES SHOWN ARE FROM FURNISHED INFORMATION PROVIDED BY UTILITY COMPANY. NO UNDERGROUND INVESTIGATION WAS PERFORMED.

6) THE ABBREVIATIONS THAT APPEAR WITH THE RECORD INFORMATION REPRESENT THE FOLLOWING:
   (R) ABOVE NAMED SPECIAL REPORT & SUBJECT PROPERTY DESCRIPTION
   (R1) SUPERSTITION VIEW RANCHETTES FINAL PLAT, BOOK 09, PAGE 41, PCR
   (R2) RESULTS OF SURVEY BOOK 19, PAGE 23, PCR
   (R3) GDACS RECORD OF SURVEY, BOOK 609, PAGE 29, MCR
   (R4) GDACS RECORD OF SURVEY, BOOK 1143, PAGE 21, MCR
   (R5) ASLD R/W 16-120703 DOCUMENT 2020-040635, PCR

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.

8) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04021C0200E DATED DECEMBER 4, 2007, THE SUBJECT PROPERTY IS LOCATED IN OTHER FLOOD AREAS ZONE A AND ZONE X NOT SHADED. ZONE A IS DESCRIBED AS "NO BASE FLOOD ELEVATION". OTHER FLOOD AREAS ZONE X NOT SHADED IS DESCRIBED AS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

9) ADJOINING OWNER INFORMATION IS PER THE PINAL COUNTY ASSESSOR'S OFFICE GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ON JANUARY 28, 2021.

10) SCHEDULE B ITEMS 1, 2, 17, 18 AND 19 ARE NOT PLOTTABLE. HOWEVER, SAID SCHEDULE B ITEMS MAY OR MAY NOT AFFECT SUBJECT PROPERTY.

11) SCHEDULE B ITEMS 10 AND 14 ARE BLANKET IN NATURE AND APPEAR TO AFFECT SUBJECT PROPERTY.

12) NO ADDRESSES WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

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

14) THE APPROXIMATE LOCATION OF THE SPECIAL LAND USE PERMIT AREA OF SCHEDULE B ITEM 15 IS SHOWN HEREON BASED ON THE UNDERSIGNED'S INTERPRETATION OF THE HAND DRAWN SKETCH CONTAINED IN SAID SCHEDULE B ITEM.

CERTIFICATION

TO: STATE OF ARIZONA
FIRST AMERICAN TITLE INSURANCE COMPANY

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 JANUARY 15, 2021.

THOMAS R. GETTINGS, RLS 27239
WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE - SUITE 100
PHOENIX, ARIZONA 85021
(602) 335-8500
SURVEYOR@WOODPATEL.COM

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ALTA/NSPS LAND TITLE SURVEY

ASLD EVEREST - EAST VALLEY

LYING WITHIN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 8 EAST
OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 27239
THOMAS R. GETTINGS
Date Signed 2-2-21
ARIZONA U.S.A.

EXPIRES 06-30-23

COMPLETED SURVEY FIELD WORK ON	01/15/2021
CHECKED BY	BJD/TRG
CAD TECHNICIAN	JKP
SCALE	NTS
DATE	2/2/2021
JOB NUMBER	WP# 215218.80
SHEET	1 OF 8

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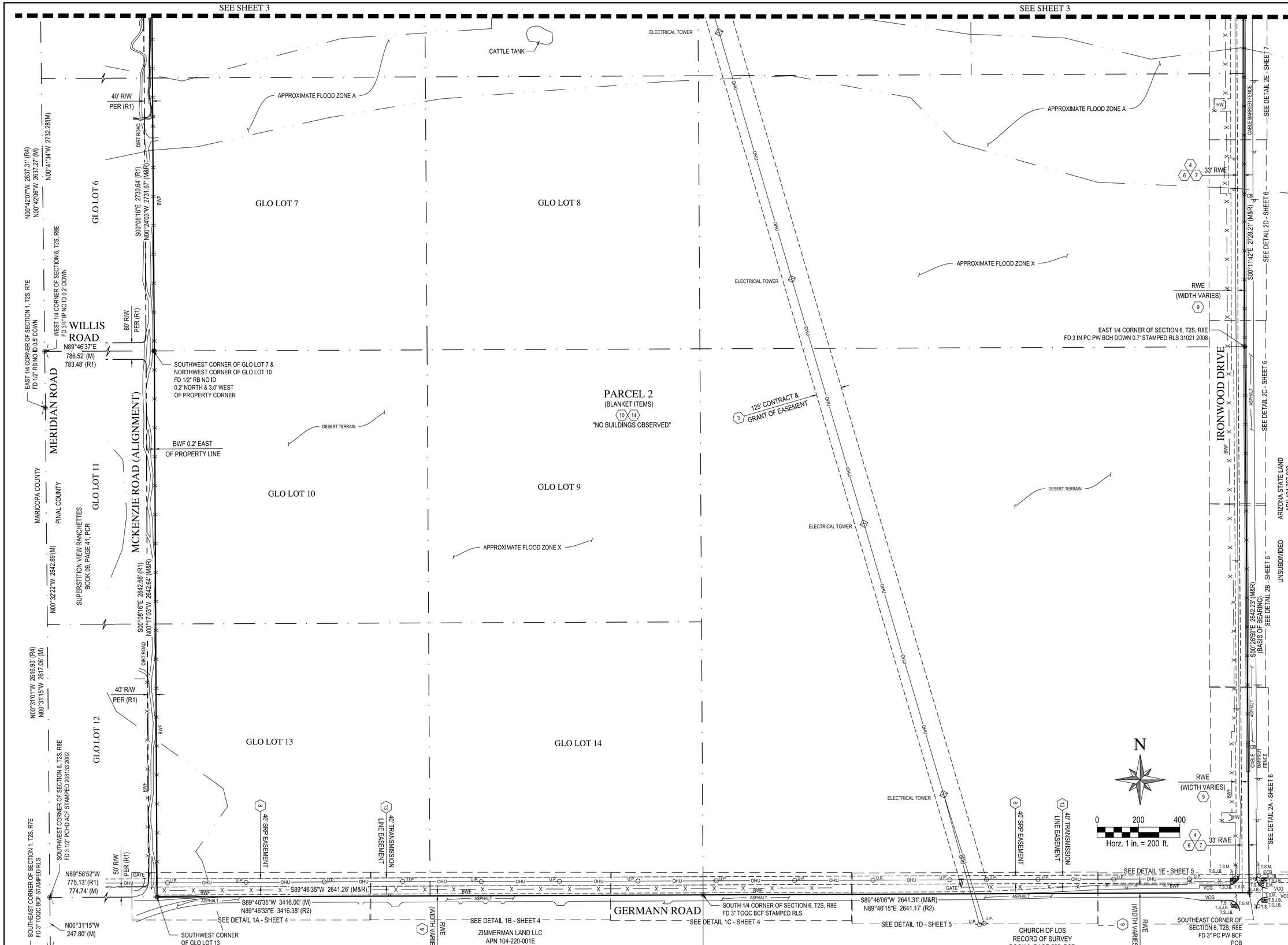

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Not Valid Unless Signed

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SCALE	1" = 200'
DATE	2/2/2021
JOB NUMBER	WP# 215218.80
SHEET	2 OF 8

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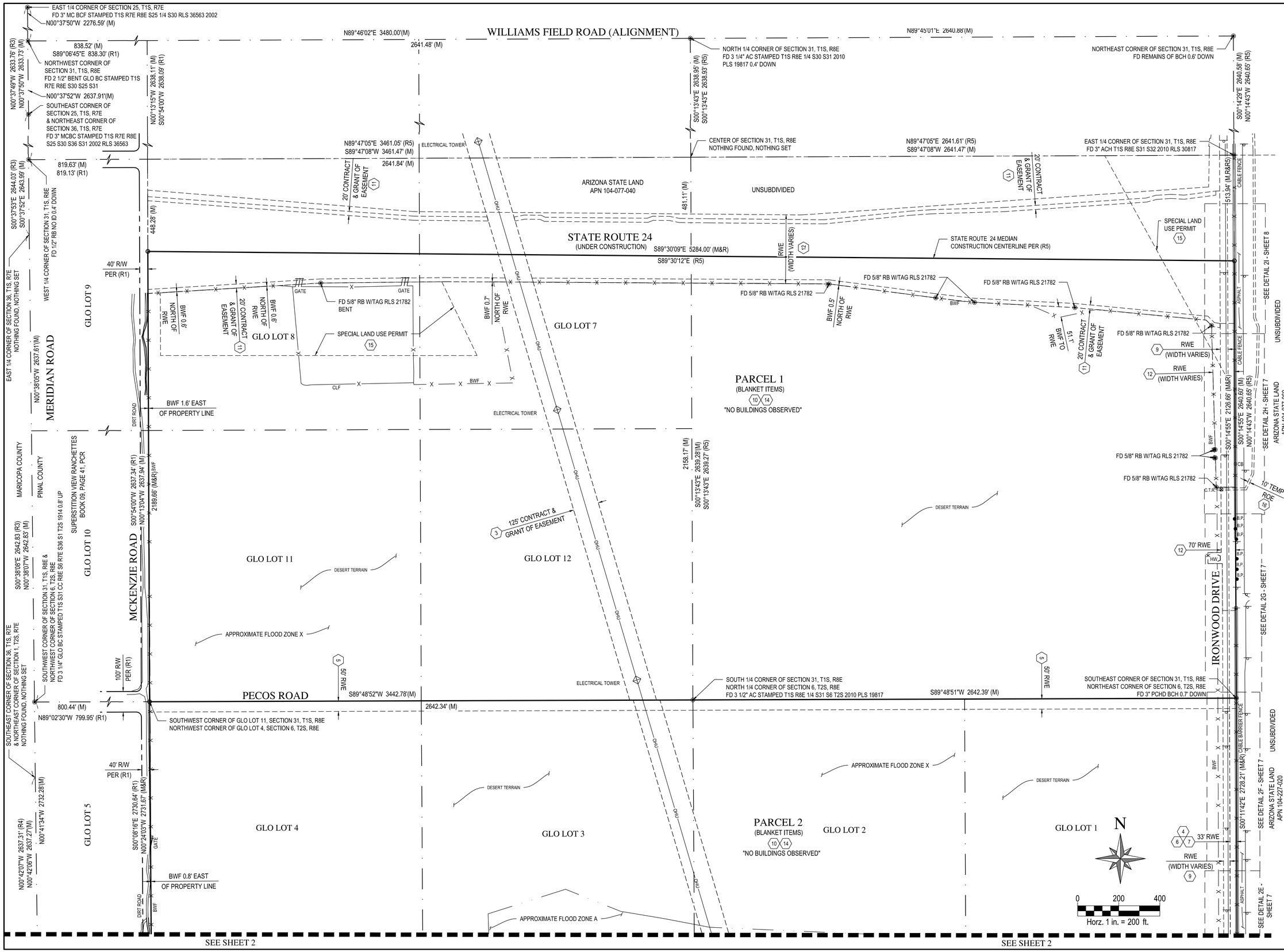

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CAD TECHNICIAN	JKP
SCALE	1" = 200'
DATE	2/2/2021
JOB NUMBER	WP# 215218.80
SHEET	3 OF 8

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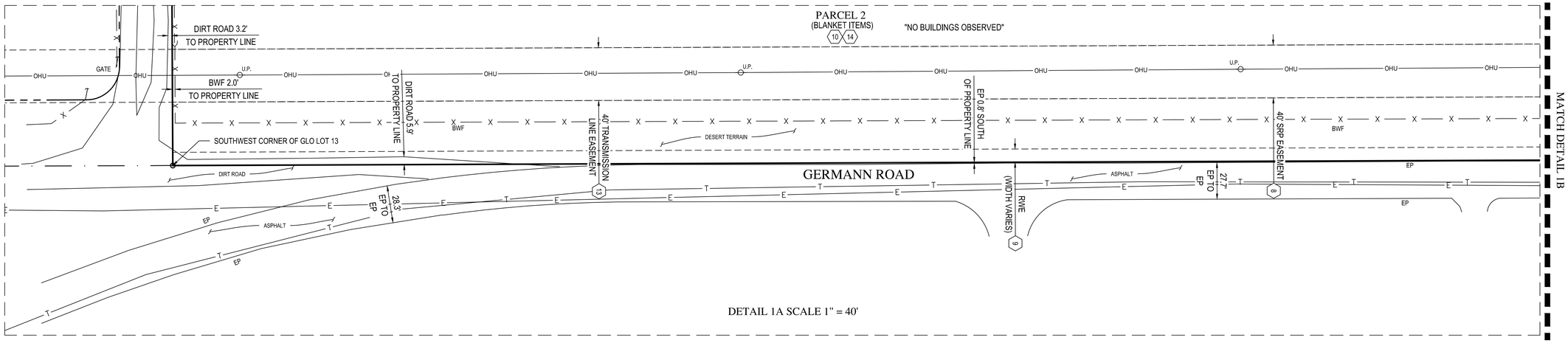
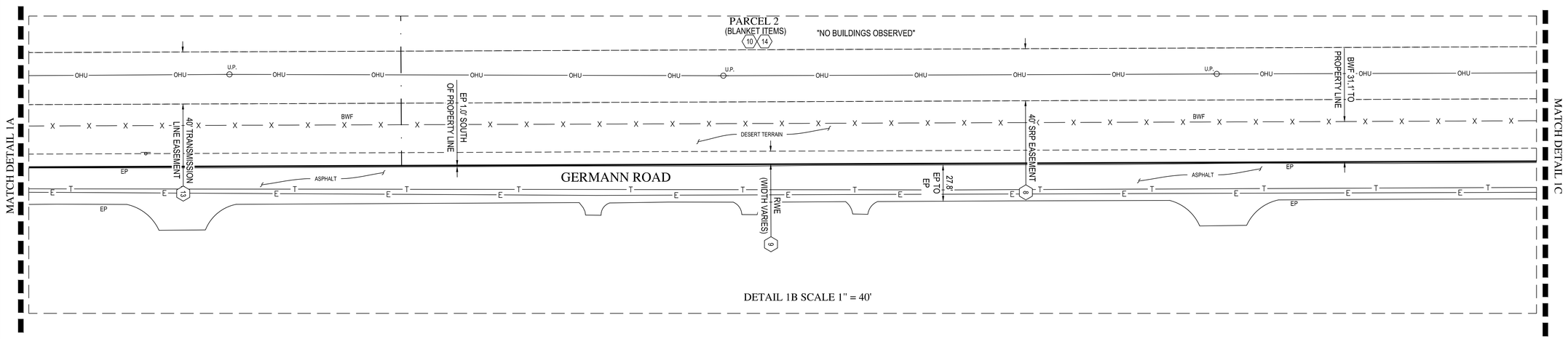
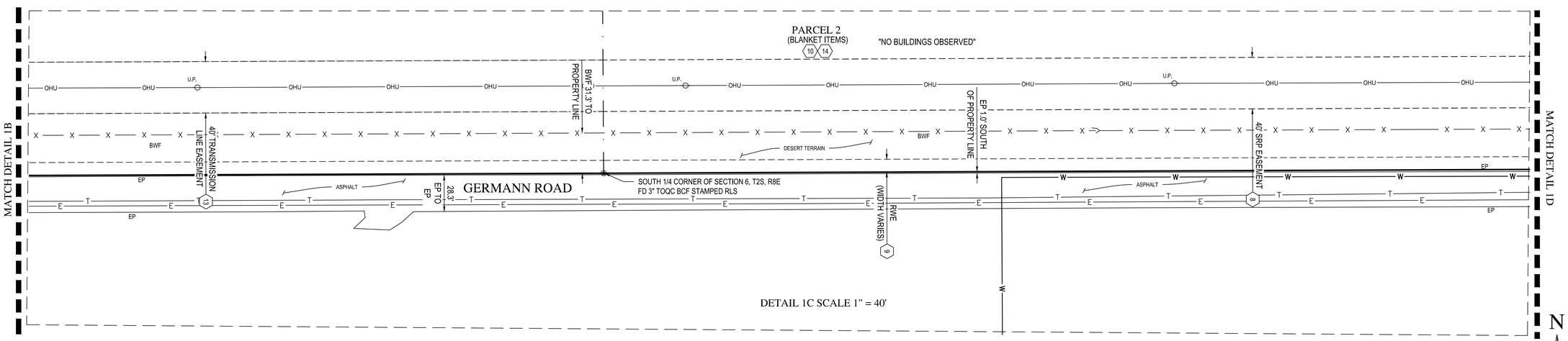


DETAIL 1A SCALE 1" = 40'



DETAIL 1B SCALE 1" = 40'



DETAIL 1C SCALE 1" = 40'

N

0 40 80

Horz. 1 in. = 40 ft.

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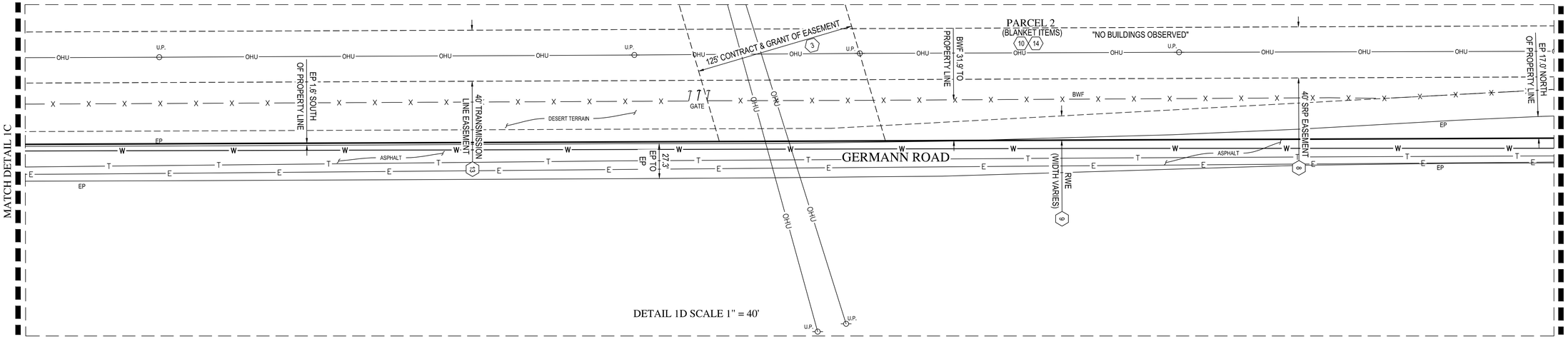

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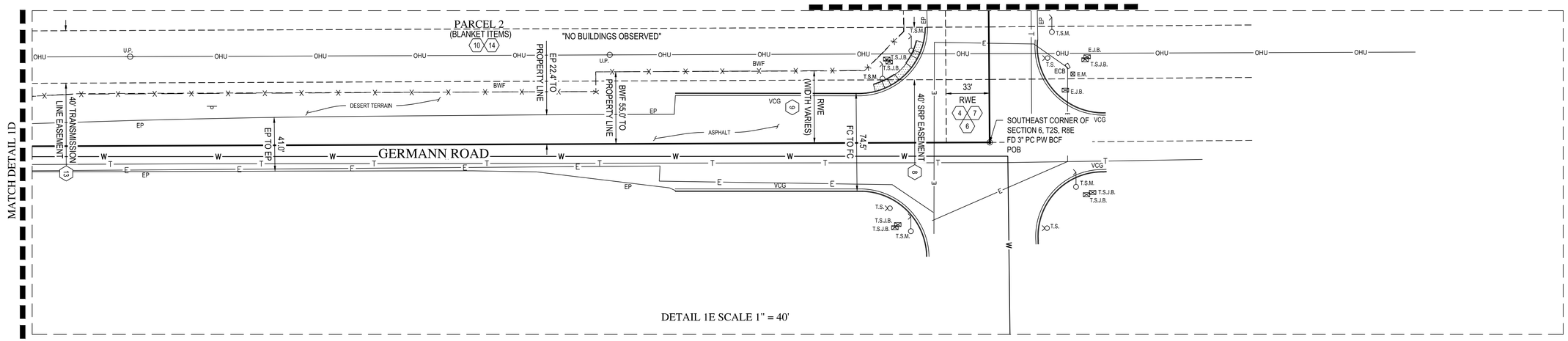

DETAIL 1E SCALE 1" = 40'

N

0 40 80

Horz. 1 in. = 40 ft.

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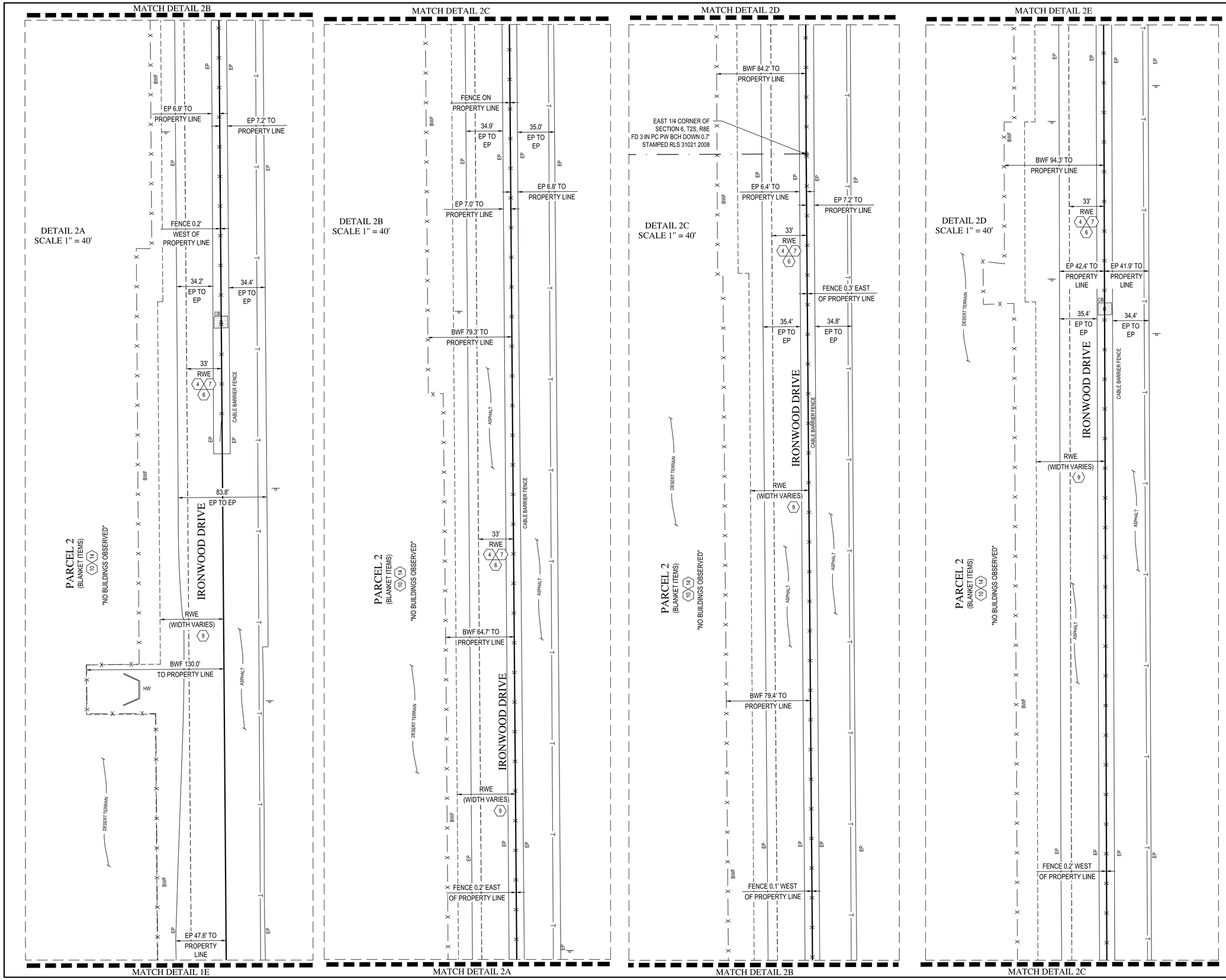

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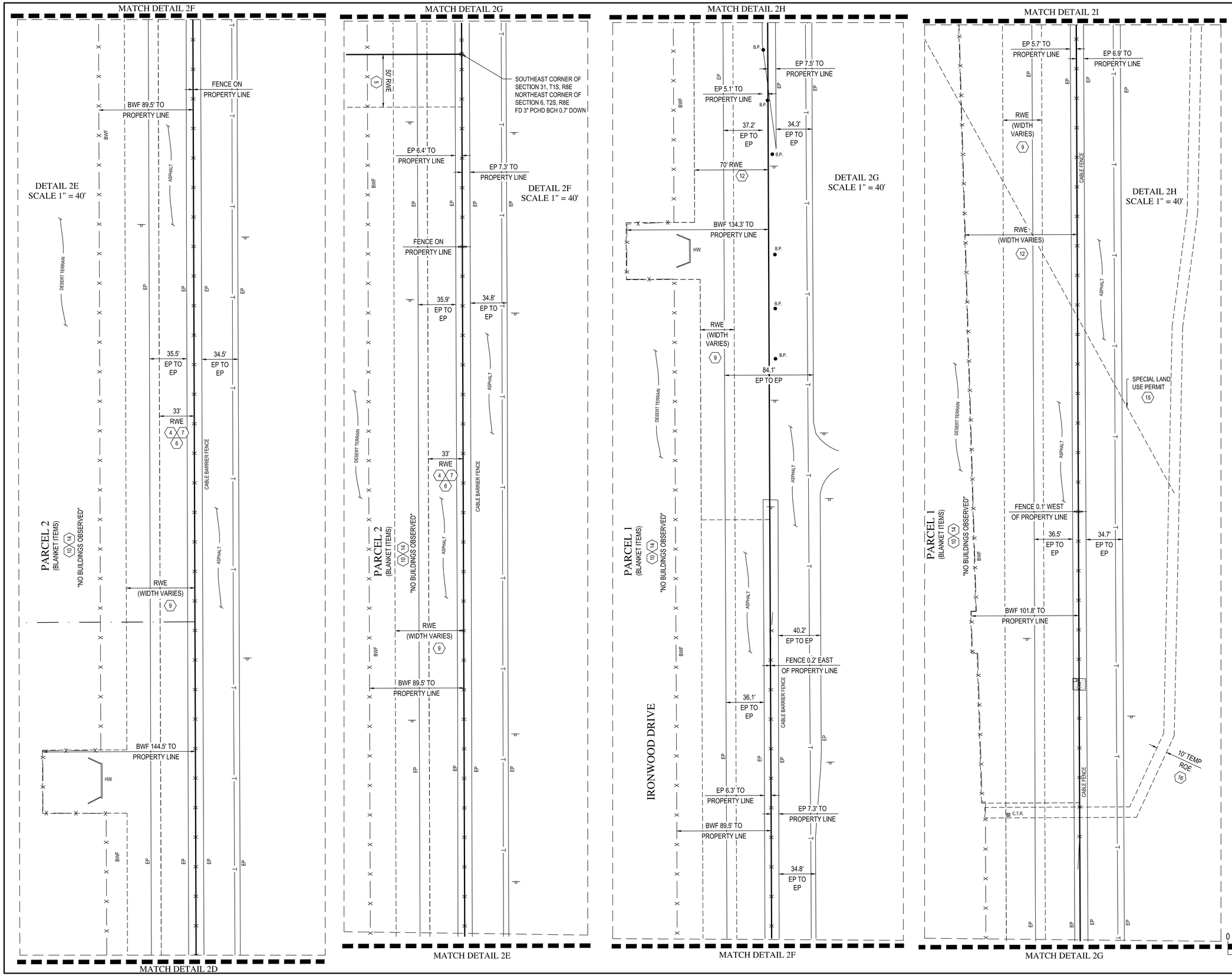

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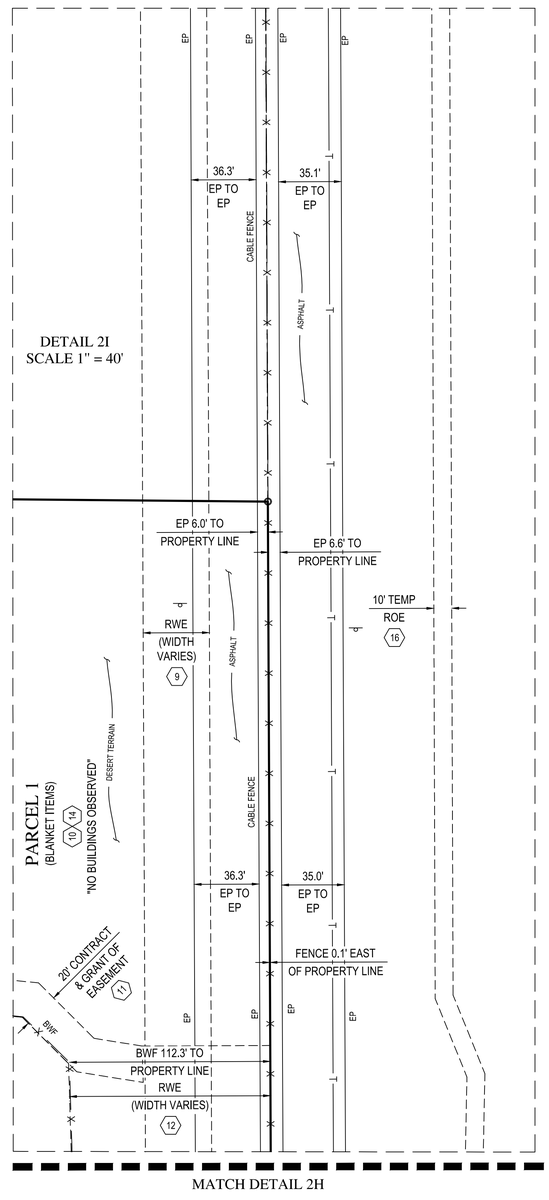

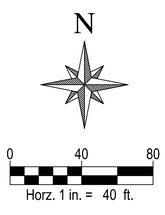

LEGEND

#	PLOTTABLE SCHEDULE "B" ITEM
	SURVEY MONUMENT FOUND AS NOTED
	SURVEY MONUMENT WITH RLS TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED
AC	ALUMINUM CAP
ACF	ALUMINUM CAP FLUSH
ACH	ALUMINUM CAP IN HANDHOLE
APN	ASSESSOR PARCEL NUMBER
BC	BRASS CAP
BCF	BRASS CAP FLUSH
BCH	BRASS CAP IN HANDHOLE
B.P.	BARRIER POST
BWF	BARBED WIRE FENCE
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
C.T.R.	CABLE T.V. RISER
ECB	ELECTRIC CABINET
E.J.B.	ELECTRIC JUNCTION BOX
E.M.	ELECTRIC METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FD	FOUND
GLO	GENERAL LAND OFFICE
HW	HEADWALL
ID	IDENTIFICATION
IP	IRON PIPE
(M)	MEASURED DATA
MC	MARICOPA COUNTY
MCBC	MARICOPA COUNTY BRASS CAP
MCR	MARICOPA COUNTY RECORDS
POB	POINT OF BEGINNING
PC	PINAL COUNTY
PCHD	PINAL COUNTY HIGHWAY DEPARTMENT
PCR	PINAL COUNTY RECORDS
PW	PUBLIC WORKS
(R)	RECORD DATA
RB	REBAR
ROE	RIGHT OF ENTRY
RWE	RIGHT-OF-WAY EASEMENT
SRP	SALT RIVER PROJECT
TEMP	TEMPORARY
TOQC	TOWN OF QUEEN CREEK
T.S.	TRAFFIC SIGNAL
T.S.J.B.	TRAFFIC SIGNAL JUNCTION BOX
T.S.M.	TRAFFIC SIGNAL MAST ARM
U.P.	UTILITY POLE
V.C.G.	VERTICAL CURB & GUTTER
	GATE
	SIGN
E	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
W	UNDERGROUND WATER LINE
OHU	OVERHEAD UTILITY LINE
	BOUNDARY LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	SECTION LINE
X	FENCE LINE
	APPROXIMATE FLOODPLAIN LIMITS
	CONCRETE

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

ASLD EVEREST - EAST VALLEY

LYING WITHIN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 8 EAST, AND SECTION 6, TOWNSHIP 2 SOUTH, RANGE 8 EAST
OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 27239
THOMAS R. GETTINGS
Date Signed 2-2-21
ARIZONA U.S.A.

EXPIRES 06-30-23

COMPLETED SURVEY FIELD WORK ON	1/29/2021
CHECKED BY	BJD/TRG
CAD TECHNICIAN	JKP
SCALE	1" = 40'
DATE	2/2/2021
JOB NUMBER	WP# 215218.80
SHEET	8 OF 8

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