

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, T.10S., R.14E., OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9, A FOUND G.L.O. STONE, FROM WHICH THE WEST QUARTER CORNER OF SECTION 9, A FOUND G.L.O. STONE BEARS S00°27'29"E 2708.02 FEET DISTANT;
 THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9 S00°27'29"E, A DISTANCE OF 1030.71 FEET;
 THENCE LEAVING SAID WEST LINE AT RIGHT ANGLES N89°32'31"E A DISTANCE OF 362.64 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE N38°29'36"W, A DISTANCE OF 295.00 FEET;
 THENCE N51°30'24"E, A DISTANCE OF 295.00 FEET;
 THENCE S38°29'36"E, A DISTANCE OF 295.00 FEET;
 THENCE S51°30'24"W, A DISTANCE OF 295.00 FEET TO THE TRUE POINT OF BEGINNING.
 THE ABOVE-DESCRIBED PARCEL CONTAINS 87,025 SQUARE FEET OR 2.0 ACRES, MORE OR LESS.

SCHEDULE 'B' ITEMS

Order No. 4707005704
 Ref. No. FIRE STATION
 Guarantee No. A02040-CTG-118605
 Liability \$500.00
 Date of Guarantee AUGUST 17TH, 2021 at 8:00:00 AM
 Fee \$450.00

1. RESERVATIONS TO THE UNITED STATES OF AMERICA AS SHOWN IN CLEAR LIST NO. 18 AND VESTING TITLE IN THE STATE OF ARIZONA, WHICH READ AS FOLLOWS: "SUBJECT TO ANY VALID INTERFERING RIGHTS EXISTING AT DATE OF SELECTION, BUT EXCEPTING AND RESERVING UNTO THE UNITED STATES RIGHTS OF WAY OVER AND ACROSS SAID SELECTED LANDS FOR DITCHES OR CANALS CONSTRUCTED BY THEIR AUTHORITY, ALL AS DIRECTED AND REQUIRED BY THE ACT OF CONGRESS APPROVED AUGUST 30, 1890 (26 STAT., 391)."

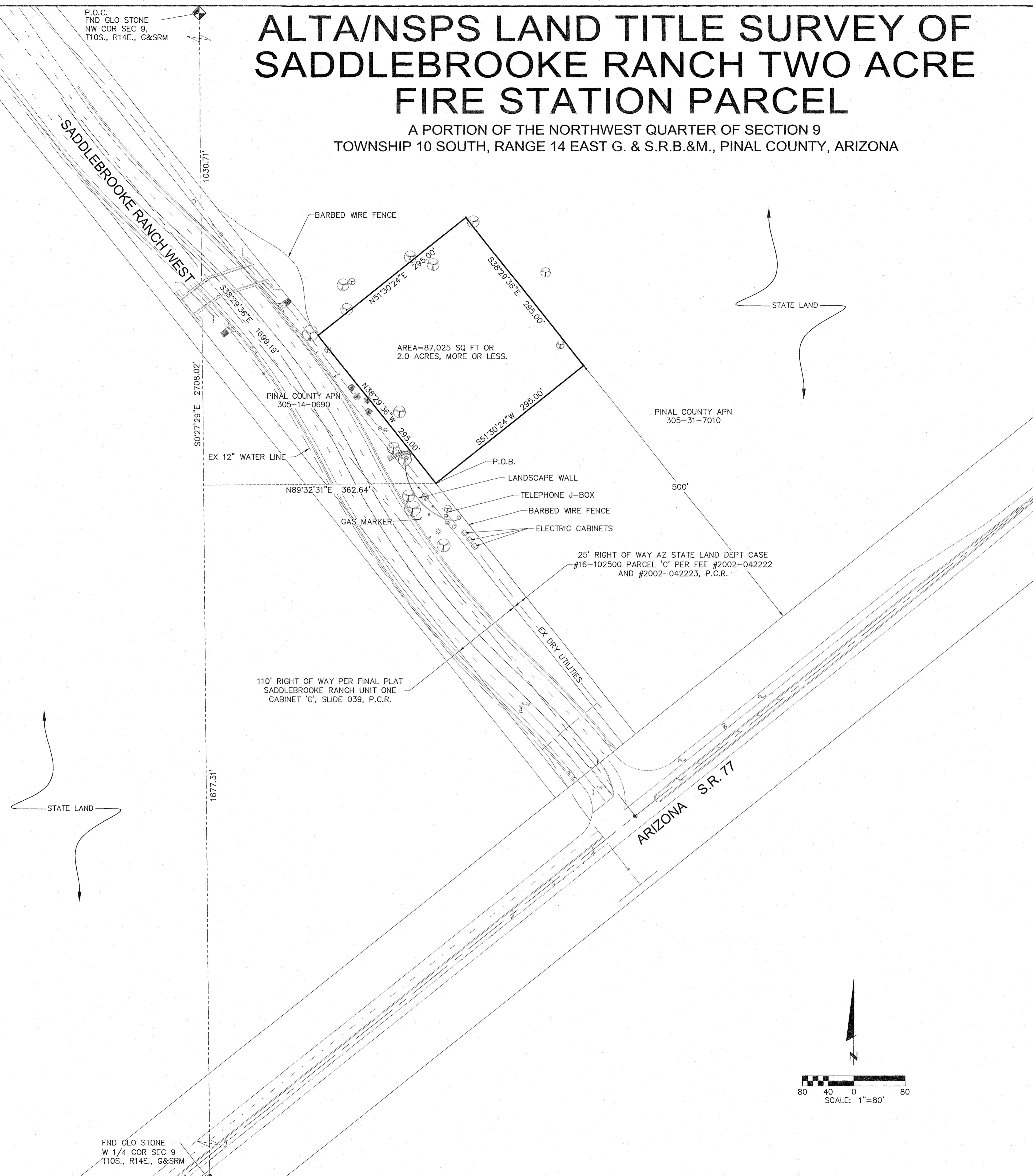
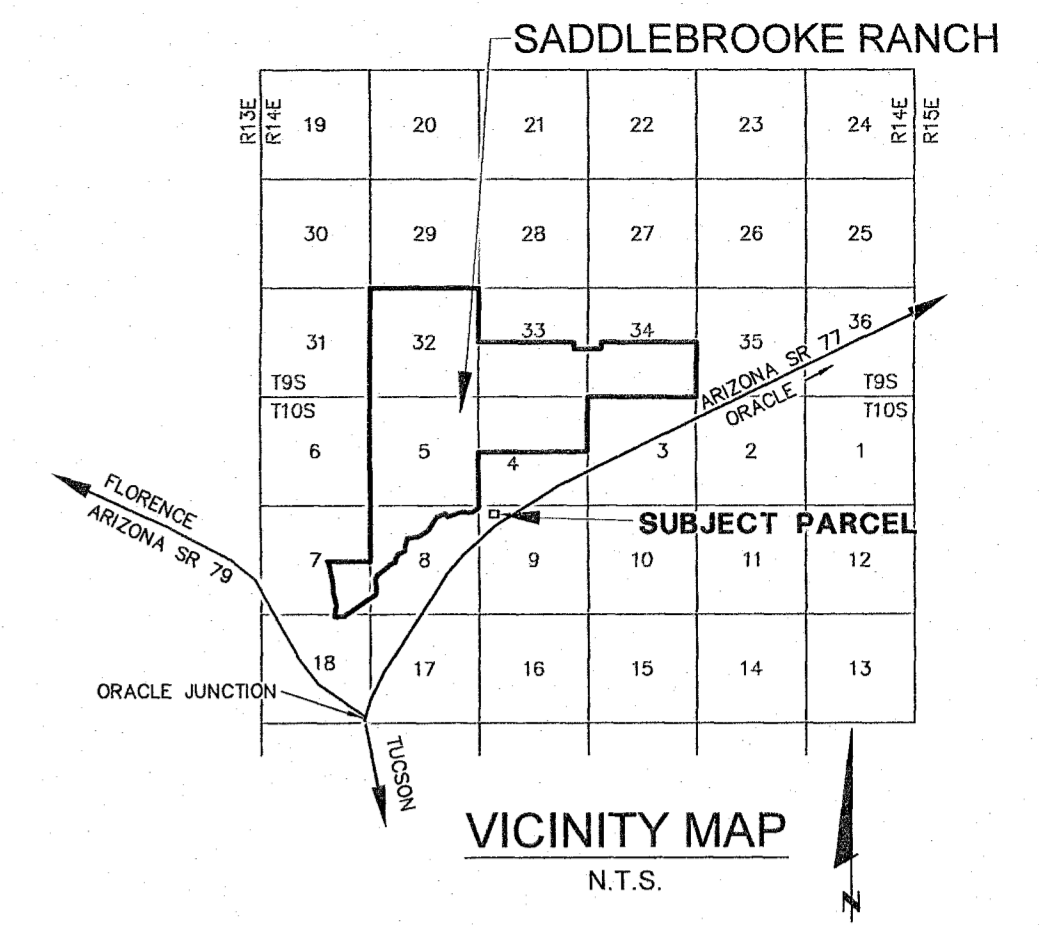
2. A GRAZING LEASE AND ALL MATTERS SET FORTH THEREIN, FOR : PURPOSES OF RANGING LIVESTOCK AND FOR USES RELATED THERETO NO. : 05-627
 LESSOR : STATE OF ARIZONA, BY AND THROUGH THE ARIZONA STATE LAND DEPARTMENT LESSEE : FALCON VALLEY RANCH, INC. COMMENCING : 7/28/2017
 TERM : EXPIRES 7/27/2027
 MEMORANDUM OF ORIGINAL LEASE RECORDED JULY 28, 1993 IN DOCKET 1930 OF PINAL COUNTY RECORDS, PAGE 169.

3. DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, AND FINANCING STATEMENT TO SECURE AN INDEBTEDNESS OF THE AMOUNT STATED BELOW AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF, AMOUNT : \$2,540,991.99
 TRUSTOR : FALCON VALLEY RANCH, INC., AN ARIZONA CORPORATION
 TRUSTEE : ARIZONA TRUST DEED CORPORATION, AN ARIZONA CORPORATION
 BENEFICIARY : BANK ONE, ARIZONA, NA
 DATED : JULY 22, 1993
 RECORDED : JULY 28, 1993 IN DOCKET 1930 OF PINAL COUNTY RECORDS, PAGE 196 (AFFECTS LEASEHOLD ESTATE)

4. AN APPLICATION FOR LAND PURCHASE AND RIGHTS INCIDENT THERETO AS SET FORTH THEREIN, NO. : 53-122387-00-100
 FOR : PURCHASE LAND TO PROVIDE LAND TO GOLDFER FIRE DISTRICT FOR A NEW FIRE STATION AND MEDICAL SERVICE FACILITY
 APPLICANT : GOLDFER RANCH FIRE DISTRICT
 DATED : 8/12/2021
 STATUS : PENDING FINAL APPROVAL AND SALE

ALTA/NSPS LAND TITLE SURVEY OF SADDLEBROOKE RANCH TWO ACRE FIRE STATION PARCEL

A PORTION OF THE NORTHWEST QUARTER OF SECTION 9
 TOWNSHIP 10 SOUTH, RANGE 14 EAST G. & S.R.B.&M., PINAL COUNTY, ARIZONA



REFERENCES

GENERAL LAND OFFICE PLATS:
 T10S, R14E, G&SRM #1871
 T10S, R14E, G&SRM #1873
 SADDLEBROOKE RANCH UNIT I FEE #2006-081629, P.C.R.
 RECORD OF SURVEY RECORDED AT FEE #2009-124031, P.C.R.

BASIS OF BEARINGS

THE BEARING OF S89°29'41"W ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, T10S, R14E, G&SRB&M., PER RECORD OF SURVEY RECORDED AT FEE #2009-124031, P.C.R.

NOTES

1. THIS SURVEY IS BASED ON A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 4707005704 EFFECTIVE DATE: AUGUST 17, 2021.
2. ALL DISTANCES AND BEARINGS PLATTED HEREON RESULT FROM ACTUAL FIELD MEASUREMENTS COMPLETED JULY 2021.
3. NO BUILDINGS ON PROPERTY.
4. FLOOD ZONE: INFORMATION DERIVED FROM FLOOD INSURANCE RATE MAP(FIRM) COMMUNITY-PANEL NUMBER 04021C2475E EFFECTIVE DATE DECEMBER 4, 2007. ZONE 'X'(AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

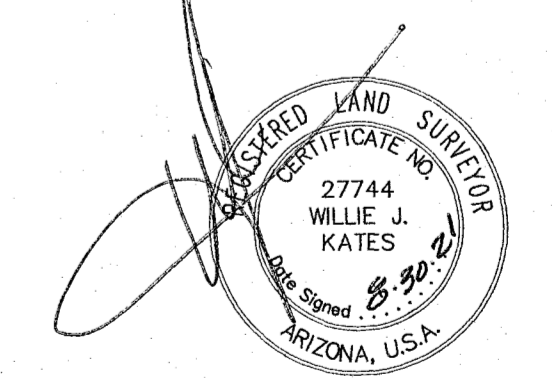
LEGEND

- ◆ INDICATES SECTIONAL MONUMENT FOUND AS NOTED
- INDICATES FOUND 3" SURVEY MONUMENT
- INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH RLS TAG #27744, UNLESS NOTED OTHERWISE
- INDICATES BOUNDARY MONUMENT FOUND
- INDICATES PARCEL BOUNDARY
- - - INDICATES PLSS SECTION LINE
- - - INDICATES ROADWAY CENTER LINE
- - - INDICATES EASEMENT LINE
- P.C.R. PINAL COUNTY RECORDER
- ☆ STREET LIGHT
- † STREET SIGN
- ⊙ LANDSCAPE BOULDER
- ⊙ SAGUARO CACTUS
- ⊙ OCOTILLO CACTUS
- ⊙ MESQUITE TREE

CERTIFICATION

TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND GOLDFER RANCH FIRE DISTRICT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "THE 2019 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2019, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.



ALTA/NSPS LAND TITLE SURVEY OF SADDLEBROOKE RANCH TWO ACRE FIRE STATION PARCEL

A PORTION OF THE NORTHWEST QUARTER OF SECTION 9,
 TOWNSHIP 10 SOUTH, RANGE 14 EAST
 G. & S.R.B.&M., PINAL COUNTY, ARIZONA

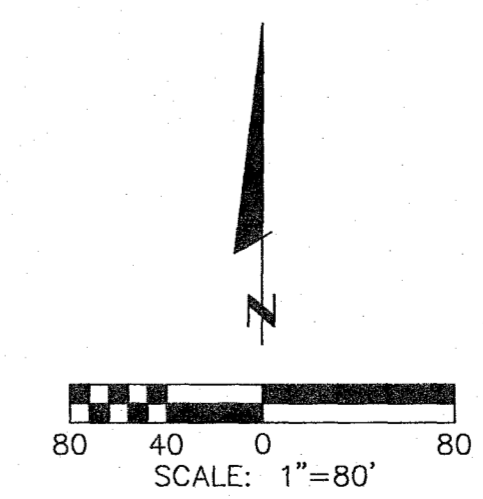
DATE: 8/30/2021 SHEET 1 OF 1

DESERT SKY SURVEYING, INC.

BOUNDARY, A.L.T.A. & TOPOGRAPHIC
 SURVEYS / AERIAL MAPPING / G.I.S.
 CONSTRUCTION LAYOUT

13845 E. VISTA VERDE DRIVE, CHANDLER, AZ 85249 PH 602-499-0884
 © 2021 DESERT SKY SURVEYING, INC. PROPOSED SBR FIRE STA ALTA

APPROVED
 By Mariah Modson at 12:03 pm, Nov 16, 2021



P:\WORKS-SURVEY\SRV\ALTA\FIRE STATION\ALTA\FIRE STA ALTA REVISED SBR FIRE STA ALTA-REVISIONS 8/13/20