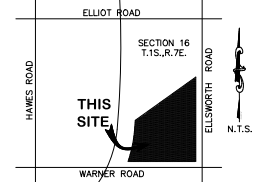


ALT/NSPS LAND TITLE SURVEY

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP:

NO.	DATE	REVISION	BY

DRAWN BY: JR
CHECKED BY: JAB

HUNTER ENGINEERING

CIVIL AND SURVEY

10450 N. 7TH ST. SUITE 200
SCOTTSDALE, AZ 85258
TEL: 480.991.3989
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ALT/NSPS LAND TITLE SURVEY

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 16
TOWNSHIP: 1S
RANGE: 7E

JOB NO.:
BAKE004-SA

SCALE
1"=100'

SHEET
1 OF 3

SCHEDULE "B" ITEMS:

1. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
2. A PLAT RECORDED IN BOOK 1, PAGE 49 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (AS SHOWN ON THE SURVEY)
3. A PLAT RECORDED IN BOOK 9, PAGE 80 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (AS SHOWN ON THE SURVEY)
4. RIGHT-OF-WAY NO.9-1611 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO BOARD OF SUPERVISORS OF MARICOPA COUNTY FOR HIGHWAY AND HAVING A TERM (PERPETUAL). (AFFECTS THE PARCEL BUT NOT THE SURVEY)
SAID LEASE RECORDED AS DOCKET 2779, PAGE 533.
5. RIGHT-OF-WAY NO.9-2177 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO BOARD OF SUPERVISORS OF MARICOPA COUNTY FOR HIGHWAY AND HAVING A TERM (PERPETUAL). (AFFECTS THE PARCEL BUT NOT THE SURVEY)
SAID LEASE RECORDED AS DOCKET 3196, PAGE 55.
6. RIGHT-OF-WAY NO.9-1628 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO BOARD OF SUPERVISORS OF MARICOPA COUNTY FOR HIGHWAY AND HAVING A TERM (PERPETUAL). (AFFECTS THE PARCEL BUT NOT THE SURVEY)
SAID LEASE RECORDED AS DOCKET 3609, PAGE 535.
7. THE EFFECT OF RESOLUTIONS ADOPTING STATE ROUTE PLAN FOR THE SR 202 LOOP AND ANY AMENDMENTS THERETO FOR THE PURPOSE OF CONTROLLING ACCESS AND ACQUIRING LANDS IN ADVANCE FOR RIGHTS-OF-WAY, RECORDED IN 85-212890 AND AS 89-66727 AND AS 2003-524897 AND AS 2016-3568430F OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
8. RIGHT-OF-WAY NO.16-105142 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO FLOOD CONTROL DISTRICT OF MARICOPA COUNTY FOR DRAINAGE CHANNELS, STRUCTURES, BASINS, NON-COMMERCIAL RECREATIONAL USES AND FLOWAGE EASEMENTS AND HAVING A TERM PERPETUAL. (AS SHOWN ON THE SURVEY)
SAID LEASE RECORDED AS 2001-831141, RE-CORDED AS 2006-474572 AND ASSIGNMENT RECORDED AS 2007-473485 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
9. RIGHT-OF-WAY NO.14-108318 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT FOR 69 KV / 12 KV ELECTRICAL DISTRIBUTION SUBSTATION AND HAVING A TERM ENDING SEPTEMBER 08, 2055.SAID LEASE RECORDED AS 2005-1693660 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
10. RIGHT-OF-WAY NO.16-107525 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TOMARICOPA COUNTYFORPUBLIC ROADAND HAVING A TERM PERPETUAL. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
SAID LEASE WAS RECORDED AS 2007-594796 OF OFFICIAL RECORDS.
11. RIGHT-OF-WAY NO.14-106406 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO SALT RIVER AGRICULTURAL IMPROVEMENT AND POWER DISTRICT FOR AN OVERHEAD 69 KV ELECTRIC POWER LINE AND HAVING A TERM ENDING DECEMBER 13, 2051. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
SAID LEASE RECORDED AS 2002-195465 OF OFFICIAL RECORDS.
AND THEREAFTER SAID LEASE WAS AMENDED AS 2012-371086 OF OFFICIAL RECORDS.
12. RIGHT-OF-WAY NO.18-109039 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT FOR UNDERGROUND 12 KV ELECTRIC DISTRIBUTION LINE AND SERVICE ROAD AND HAVING A TERM EXPIRING JUNE 09, 2024. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
AND THEREAFTER SAID LEASE RECORDED AS 2015-390459 OF OFFICIAL RECORDS.
13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED MAY 04, 2020AS2020-379927 OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
14. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED MAY 05, 2020 AS 2020-381380F OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
15. ALL MATTERS AS SET FORTH IN RESOLUTION NO. 5565, RECORDED MAY 13, 2020AS 2020-410202OF OFFICIAL RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
16. RIGHT-OF-WAY NO.14-120570 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT FOR OVERHEAD DOUBLE CIRCUIT 230 KV, A DOUBLE CIRCUIT 69 KV ELECTRICAL TRANSMISSION LINES AND A 96-COUNT INTERNAL USE ONLY FIBER OPTIC LINE (OPGW) AND HAVING A TERM ENDING APRIL 10, 2070. (AS SHOWN ON THE SURVEY)
AND THEREAFTER SAID LEASE RECORDED AS 2020-530744 OF OFFICIAL RECORDS.
17. RIGHT-OF-WAY NO.16-62240 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT FOR ERECTING, RECONSTRUCTING, REPLACING, REPAIRING, MAINTAINING TOWERS AND WIRES OR CABLES FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND HAVING A TERM PERPETUAL. (AFFECTS THE PARCEL BUT NOT THE SURVEY)

SCHEDULE "B" ITEMS:

18. RIGHT-OF-WAY NO.14-96059 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY FOR AN UNDERGROUND COMMUNICATION LINE AND HAVING A TERM 50 YEARS COMMENCING ON AUGUST 9, 1988.
AND THEREAFTER CHANGE OF GRANTEE NAME DATED MARCH 1991 TO U.S. WEST COMMUNICATIONS, INC., CORPORATION, A COLORADO CORPORATION
AND THEREAFTER CHANGE OF GRANTEE NAME DATED DECEMBER 15, 2000 TO QWEST CORPORATION, A COLORADO CORPORATION AND THERAFTER SAID LEASE WAS AMENDED ON NOVEMBER 8, 1995 (AS SHOWN ON SURVEY)
19. SPECIAL LAND USE PERMIT NO. 23-115734-19 GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO FULTON HOMES CORPORATION FOR SIGN OR BILLBOARD AND HAVING A TERM EXPIRING JUNE 8, 2023.20 (AFFECTS THE PARCEL BUT NOT THE SURVEY)
20. RIGHT-OF-WAY NO.16-109324GRANTED BY THE ARIZONA STATE LAND DEPARTMENT TO ARIZONA DEPARTMENT OF TRANSPORTATION FOR PUBLIC ROAD AND HAVING A TERM INDEFINITE. (AS SHOWN ON THE SURVEY)
21. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
22. 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 WITHTHE APPLICABLE REQUIREMENT(S)SET FORTH HEREIN.
23. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

NOTES:

1. ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-1059070-PHX1, SEARCH MADE TO MARCH 30, 2021 AT 7:30 A.M. AS TO THE RECORDS OF THE MARICOPA COUNTY RECORDS OFFICE AND APRIL 9, 2021, AT 8:00 AM, AS TO THE RECORDS OF THE ARIZONA STATE LAND DEPARTMENT
2. THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON RECORDS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES WITHOUT VERIFICATION BY THE SURVEYOR; THEREFORE, NO GUARANTEE CAN BE MADE AS TO THE EXTENT OF THE UTILITIES AVAILABLE, EITHER IN SERVICE, ABANDONED, NOR GUARANTEE TO THEIR EXACT LOCATION. PLEASE CALL "BLUE-STAKE" AT 602-263-1100, PRIOR TO ANY EXCAVATION OR TO DETERMINE WHAT UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES, EITHER FROM CONTIGUOUS PROPERTY OR ADJOINING STREETS.
3. BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 89°33'29" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE RECORD OF SURVEY MARICOPA COUNTY GEODETIC AND CADASTRAL SURVEY, RECORDED IN BOOK 509, PAGE 29, MARICOPA COUNTY RECORDS, ARIZONA.
4. THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT-OF-WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
5. USE OF THE INFORMATION, CONTAINED IN THIS ALTA/NSPS LAND TITLE SURVEY, FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED ("TITLE INSURANCE MATTERS"), IS FORBIDDEN, UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY HUNTER ENGINEERING, INC. AND THEREFORE SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE.
6. THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND LEVEL BASED ON FIELD MEASUREMENTS. THIS INFORMATION IS INTENDED TO DEPICT THE GENERAL CONFIGURATION OF THE BUILDING AT GROUND LEVEL AND MAY OR MAY NOT BE THE EXACT DIMENSIONS OF THE BUILDING FOUNDATION. THE BUILDING SQUARE FOOTAGE SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASABLE AREA OF ANY BUILDING. THE BUILDING OFFSET DISTANCES SHOWN ARE TO ACTUAL BUILDING CORNERS.
7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
8. THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES.
10. WETLANDS DESIGNATION DID NOT EXIST AT TIME OF THIS SURVEY PER THE NATIONAL WETLANDS INVENTORY MAP AS SHOWN ON WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML

LEGAL DESCRIPTION:

A PORTION SOUTH OF STORM DISTRICT RIGHT OF WAY LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2760L, (EFFECTIVE: REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

ZONE X IS DEFINED 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.

LOT AREAS:

PARCEL AREA 154.320 ACRES: 6,722,179 SQUARE FEET:

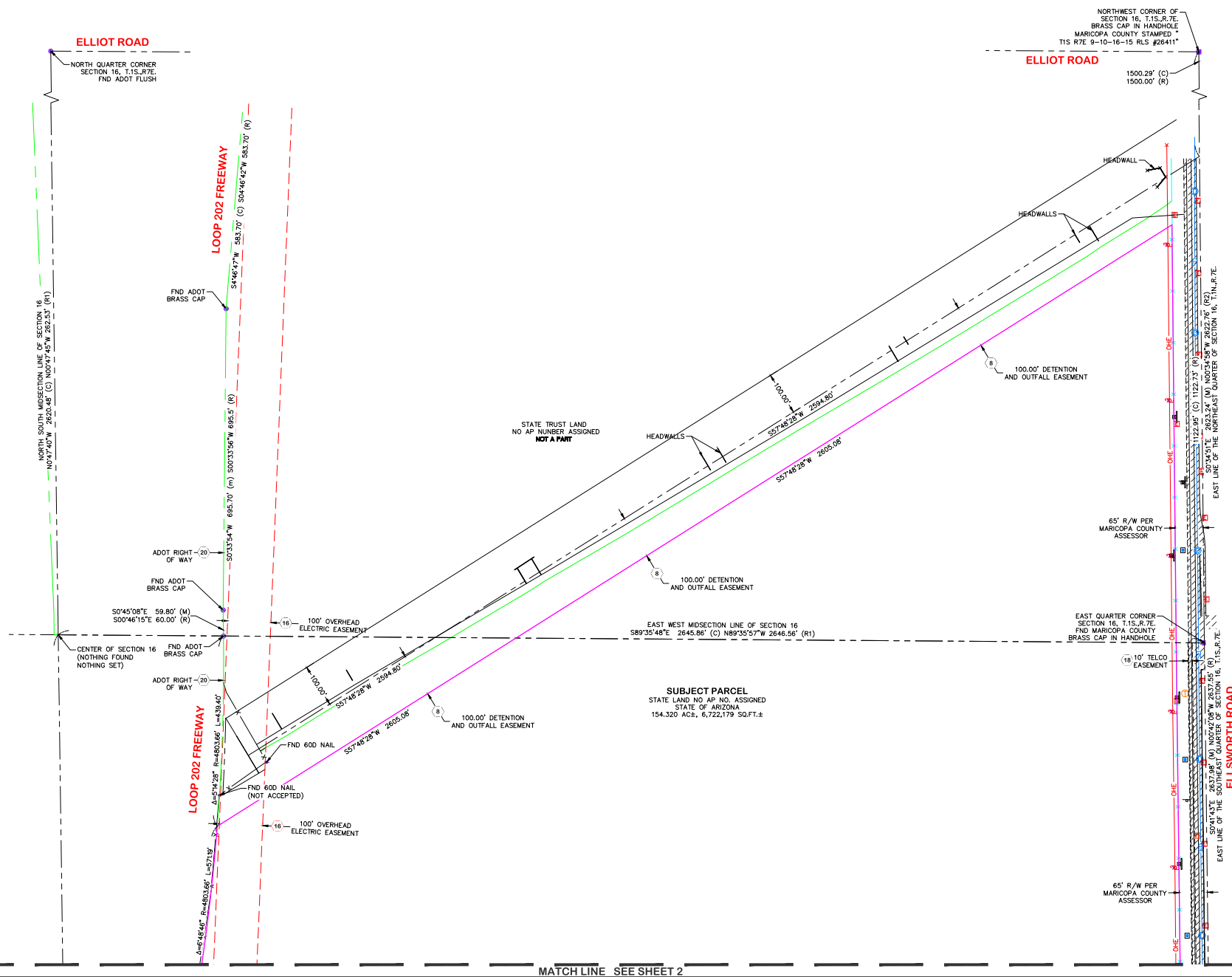
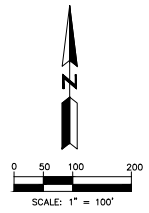
SURVEYOR'S CERTIFICATION:

TO: BAKER DEVELOPMENT CORPORATION
STATE OF ARIZONA
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 4, 8, 11(a), 11(b), 14, & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 4/20/2021.

DATE OF PLAT OR MAP: 5/05/2021





NO.	DATE	REVISION	BY

DRAWN BY: JR
CHECKED BY: JAB

HUNTER
ENGINEERING
10450 N. 70TH ST. SUITE 200
SCOTTSDALE, AZ 85258
F 480.991.3989



ALTANSPS LAND TITLE SURVEY
A PART OF A SURVEY OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 16, T15S, R7E, MARICOPA COUNTY, ARIZONA.

SECTION: 16
TOWNSHIP: 15
RANGE: 7E

JOB NO.:
BAKE004-SA

SCALE:
1" = 100'

SHEET
OF 3

3 OF 3