

ALTA/NSPS LAND TITLE SURVEY

A PART OF THE NORTHWEST QUARTER OF SECTION 25
T4S, R3E, G.&S.R.B.M., PINAL COUNTY, ARIZONA

LEGAL DESCRIPTIONS

PARCEL NO. 1:

That portion of the North half of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest quarter corner of said Section 25 from whence the North quarter corner of Section 25 bears North 89° 44' 05" East a distance of 2630.76 feet; Thence South 00° 12' 47" East (Basis of Bearings) along the West line of the Northwest quarter of Section 25 a distance of 670.50 feet to the Northwest corner of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25 as shown on the plat of SEQUOIA PATHWAY recorded as 2011-13999, records of Pinal County, Arizona;

Thence North 89° 43' 44" East along the Northerly line of said Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25 as shown on said plat a distance of 657.26 feet to the Northwest corner of Lot 1 of said SEQUOIA PATHWAY; Thence South 00° 10' 13" East along the West line of said Lot 1 a distance of 111.75 feet POINT OF BEGINNING;

Thence continuing South 00° 10' 13" East along said West line a distance of 223.50 feet to the Southeast corner of the North half of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25;

Thence South 89° 43' 02" West along the South line thereof a distance of 328.51 feet; Thence North 00° 11' 18" West a distance of 223.55 feet; Thence North 89° 43' 30" East a distance of 328.59 feet to the POINT OF BEGINNING.

Also described as Lot 2 of Minor Land Division recorded as 2020-51641.

PARCEL NO. 2:

That portion of Lot 1 of RECORD OF SURVEY as recorded in Fee No. 2020-051641, records of Pinal County, Arizona and lying within the North half of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest quarter corner of said Section 25 from whence the North quarter corner of Section 25 bears North 89° 44' 05" east a distance of 2630.76 feet; Thence South 00° 12' 47" East (Basis of Bearings) along the West line of the Northwest quarter of Section 25 a distance of 670.50 feet to the Northwest corner of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25 as shown on the plat of SEQUOIA PATHWAY recorded as Fee No. 2011-013999, records of Pinal County, Arizona;

Thence North 89° 43' 44" East along the northerly line of said Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25 as shown on said plat a distance of 70.00 feet to the East line of the West 70.00 feet of the Northwest quarter of Section 25;

Thence South 00° 12' 47" East along said East line a distance of 111.79 feet to the POINT OF BEGINNING;

Thence North 89° 43' 30" East a distance of 258.60 feet to the Northwest corner of Lot 2 of said RECORD OF SURVEY;

Thence South 00° 11' 18" East along the West line of said Lot 2 a distance of 223.55 feet to the South line of the North half of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25;

Thence South 89° 43' 02" West along said South line a distance of 258.50 feet to the East line of the West 70.00 feet of the Northwest quarter of Section 25;

Thence North 00° 12' 47" West along said East line a distance of 223.58 feet to the POINT OF BEGINNING.

PARCEL NO. 3:

That portion of Parcel B as shown on "19287 N. Porter Road Minor Land Division" as recorded in Document No. 2018-007060, Official Records and being a part of the Southwest quarter of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest quarter corner of said Section 25 from whence the North quarter corner of Section 25 bears North 89° 44' 05" East a distance of 2630.76 feet; Thence South 00° 12' 47" East (Basis of Bearings) along the West line of the Northwest quarter of Section 25 a distance of 1005.88 feet to the Northwest corner of the Southwest quarter of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25;

Thence North 89° 43' 02" East along the North line of said Southwest quarter a distance of 70.00 feet to the Northwest corner of said Parcel B;

Thence continuing North 89° 43' 02" East along said North line a distance of 94.25 feet to the East line of the West half of the Southwest quarter of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25 and the POINT OF BEGINNING;

Thence continuing North 89° 43' 02" East along said North line a distance of 164.25 feet to the Northeast corner of Parcel B

Thence South 00° 11' 18" East along the East line of Parcel B a distance of 100.28 feet to the Southeast corner of Parcel B;

Thence South 89° 42' 38" West along the South line of Parcel B a distance of 164.22 feet to the East line of the West half of the Southwest quarter of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25;

Thence North 00° 12' 09" West along said East line a distance of 100.30 feet to the POINT OF BEGINNING.

PARCEL NO. 4:

That portion of Parcel B as shown on "19287 N. Porter Road Minor Land Division" as recorded in Document No. 2018-007060, Official Records and being a part of the Southwest quarter of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest quarter corner of said Section 25 from whence the North quarter corner of Section 25 bears North 89° 44' 05" East a distance of 2630.76 feet; Thence South 00° 12' 47" East (Basis of Bearings) along the West line of the Northwest quarter of Section 25 a distance of 1005.88 feet to the Northwest corner of the Southwest quarter of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25;

Thence North 89° 43' 02" East along the North line of said Southwest quarter a distance of 70.00 feet to the Northwest corner of said Parcel B and the POINT OF BEGINNING;

Thence continuing North 89° 43' 02" East along said North line a distance of 94.25 feet to the East line of the West half of the Southwest quarter of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25;

Thence South 00° 12' 09" East along said East line a distance of 100.30 feet to the South line of Parcel B;

Thence South 89° 42' 38" West along said South line a distance of 94.23 feet to the Southwest corner of Parcel B;

Thence North 00° 12' 47" West along the West line of Parcel B a distance of 100.31 feet to the POINT OF BEGINNING.

NOTES

- This survey is based upon a title commitment prepared by Empire Title Agency, File No. 1625662, dated March 31, 2022.
- The Surveyor has relied on said title commitment to disclose all matters of record affecting the subject property. The Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other matters that may affect the property.
- This property lies in Flood Zone X according to FIRM No. 04021C0745F as published by FEMA on June 16, 2014.
- This property is zoned CB-2 by the City of Maricopa.
- There are no buildings on this property.
- The Basis of Bearings shown hereon is the North line of the Northwest quarter of Section 25, being North 89° 44' 05" East as taken from the plat for SEQUOIA PATHWAY as recorded in Fee No. 2011-013999.
- © Copyright 2022. These drawings are an instrument of service and are the property of Land Survey Services, PLC. No reproduction or use of design concepts are allowed without written permission of Land Survey Services, PLC. Any violation of this copyright shall be subject to legal action.

AREAS

Parcel No. 1: 1.6859 Acres	73,437 S.F.
Parcel No. 2: 1.3270 Acres	57,802 S.F.
Parcel No. 3: 0.3783 Acres	16,477 S.F.
Parcel No. 4: 0.2171 Acres	9,456 S.F.
Total Area: 3.6082 Acres	157,173 S.F.

CERTIFICATION

To First American Title Insurance Company, Empire Title Agency and Alpine Development Partners, LLC, a Delaware limited liability company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 5, 7(a)(b1)(c1), 8, 9, 11, 17, 18 and 19 from Table A thereof. The field work was completed on April 4, 2022.

Thomas L. Rope, R.L.S. No. 21081

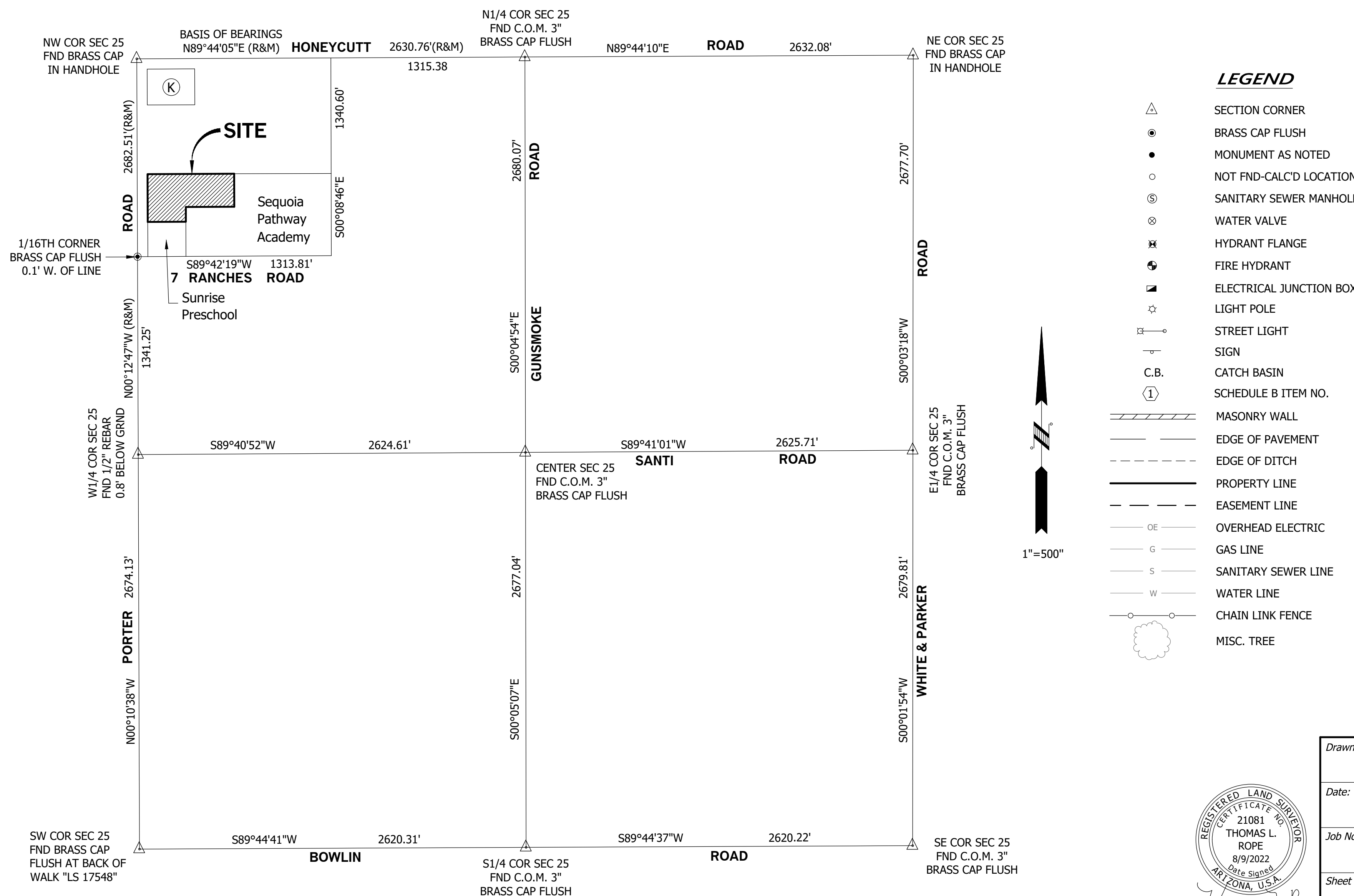
BENCHMARK

All NGS benchmarks approved by the City of Maricopa lying within a 5 mile radius have been destroyed by construction. The benchmark used for this project is taken from "Improvement Plans for Circle K at the SE Corner of Honeycutt/Porter as provided by the City of Maricopa Engineering Department, Sheet C-3, existing gutter grade at the Southwest corner of the Circle K site, opposite an existing water valve:

Existing Elevation = 1177.45 feet (NAVD 88 Datum)

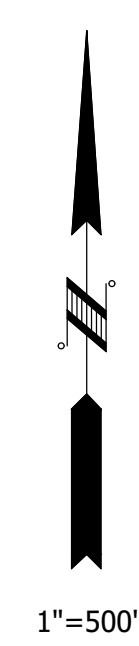
VICINITY MAP

SECTION 25, T4S, R3E

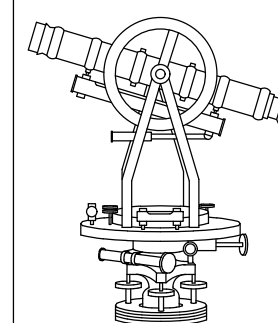


LEGEND

- △ SECTION CORNER
- BRASS CAP FLUSH
- MONUMENT AS NOTED
- NOT FND-CALCD LOCATION
- ⊕ SANITARY SEWER MANHOLE
- ⊗ WATER VALVE
- ⊕ HYDRANT FLANGE
- ⊕ FIRE HYDRANT
- ⊕ ELECTRICAL JUNCTION BOX
- ☆ LIGHT POLE
- ⊕ STREET LIGHT
- ⊕ SIGN
- ⊕ C.B.
- ① SCHEDULE B ITEM NO.
- ▬ MASONRY WALL
- ▬ EDGE OF PAVEMENT
- ▬ EDGE OF DITCH
- ▬ PROPERTY LINE
- ▬ EASEMENT LINE
- OE — OVERHEAD ELECTRIC
- G — GAS LINE
- S — SANITARY SEWER LINE
- W — WATER LINE
- CHAIN LINK FENCE
- MISC. TREE



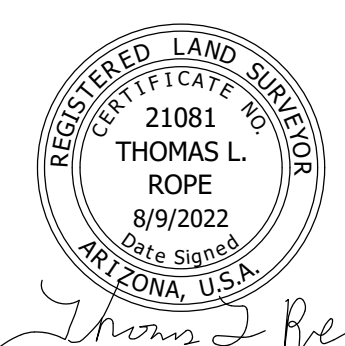
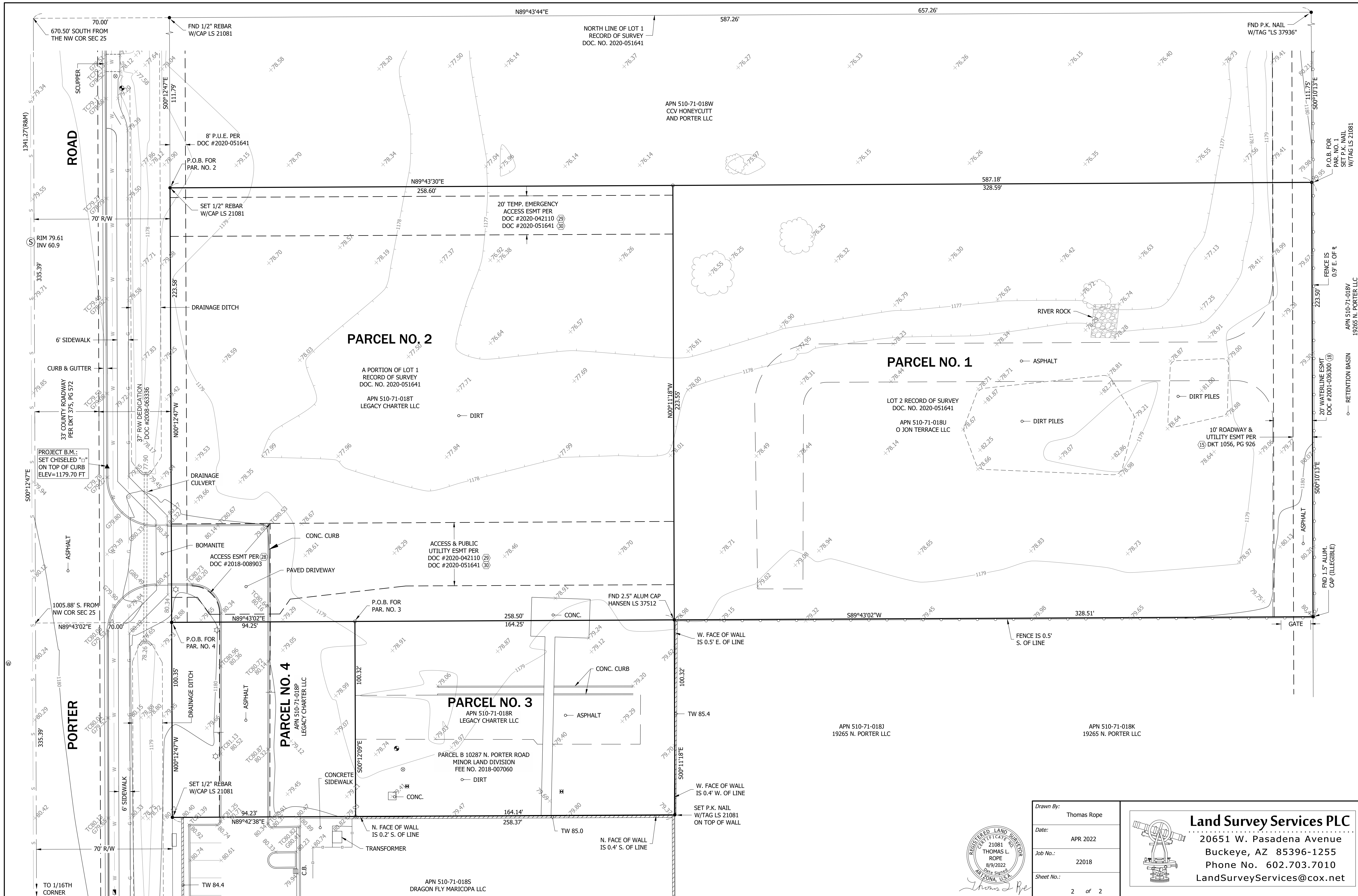
Drawn By:	Thomas Rope
Date:	APR 2022
Job No.:	22018
Sheet No.:	1 of 2



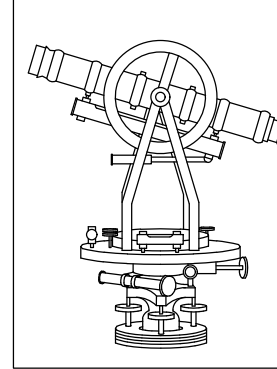
Land Survey Services PLC
20651 W. Pasadena Avenue
Buckeye, AZ 85396-1255
Phone No. 602.703.7010
LandSurveyServices@cox.net

SCHEDULE B EXCEPTIONS

- 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.
- Taxes or assessments which 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. Proceedings by a public agency which 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.
- Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
- Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
- 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.
 - (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.
- Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in Schedule A, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing in this paragraph shall modify or limit the extent to which the ordinary right of an abutting owner for access to a physically open street or highway is insured by this policy.
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- Taxes for the year 2022, a lien not yet due and payable.
- ANY ACTION by the County Assessor and/or Treasurer, altering the current or prior tax assessment, subsequent to the date of the Policy of Title Insurance.
- Taxes, assessments, obligations and liabilities on the insured property by reason of the City of Maricopa Sewer System, Improvement District, Revenue and General Obligation Bonds.
- Any charge upon said land by reason of its inclusion in Central Arizona Water Conservation District and Maricopa Stanfield Irrigation District and Seven Ranches Domestic Water Improvement District and Electric District No. 3.
- All matters as set forth in Survey, recorded as Book 1 of Surveys, page 83 of Official Records.
- The terms, conditions, provisions, liabilities, obligations and easements contained in the document entitled Grant of Easement recorded in Docket 1016, page 705 of Official Records. (Exact location unspecified)
- Easement(s) for roads and utilities and incidental purposes, recorded as Docket 1029, page 572 of Official Records. (Exact location unspecified)
- Easement(s) for roads and public utilities and incidental purposes, recorded as Docket 1056, page 926 of Official Records. (Plotted hereon)
- All matters as set forth in Maricopa Rural Road Improvement District, recorded as Docket 1590, page 738, of Official Records.
- All matters as set forth in Designating the Unincorporated Community of Seven Ranches as Colonia, recorded as Document No. 1999-48730, of Official Records.
- Easement(s) for water line and incidental purposes, recorded as 2001-36300 of Official Records.
- The terms, conditions, provisions, liabilities and obligations contained in the document entitled Legacy Development Agreement recorded as Document No. 2007-55891 of Official Records.
- All matters as set forth in Agreement for Waiver of Claim for Diminution in Value, recorded as Document No. 200758555, of Official Records.
- All matters as set forth in Survey, recorded as Book 19 of Surveys, page 97 of Official Records.
- All matters as set forth in Survey, recorded as Book 19 of Surveys, page 102 of Official Records.
- All matters as set forth in Survey, recorded as Book 19 of Surveys, page 103 of Official Records.
- All matters as set forth in Survey recorded as Book 22 of Surveys, page 298 and amended as Book 22 of Surveys, page 299 of Official Records.
- The terms, conditions, provisions, liabilities and obligations contained in the document entitled Legacy Development Settlement Agreement recorded as Document No.2008-96493 of Official Records.
- Easement(s) for temporary construction and incidental purposes, recorded as 2009-81037 of Official Records. (Blanket over Parcel Nos. 1 and 2)
- All matters as set forth in Letter Agreement, recorded as 2010-105672 of Official Records.
- The terms, conditions, provisions, liabilities, obligations and easements contained in the document entitled Grant of Easement and Agreement recorded as Document No. 2018-8903 of Official Records. (Plotted hereon)
- All matters as set forth in Minor Land Division, recorded as 2020-42110 of Surveys of Official Records. (Plotted hereon)
- Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as 2020-51641 of Surveys but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Plotted hereon)
- Rights of tenant(s) in the land, if any, and rights of all parties claiming by, through or under said tenant(s).



Drawn By:	Thomas Rope
Date:	APR 2022
Job No.:	22018
Sheet No.:	2 of 2



Land Survey Services PLC
 20651 W. Pasadena Avenue
 Buckeye, AZ 85396-1255
 Phone No. 602.703.7010
 LandSurveyServices@cox.net