

A.L.T.A./N.S.P.S. LAND TITLE SURVEY
LOCATED IN PORTIONS OF SECTION 15, SECTION 22, SECTION 23, AND
SECTION 26, TOWNSHIP 5 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT
RIVER MERIDIAN, PINAL COUNTY, ARIZONA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1

THAT PORTION OF THE NORTH HALF OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING SOUTH AND WEST OF THE RIGHT OF WAY OF SOUTHERN PACIFIC RAILROAD.

PARCEL NO. 2

THAT PORTION OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING SOUTH AND WEST OF THE RIGHT OF WAY OF SOUTHERN PACIFIC RAILROAD.

PARCEL NO. 3

THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 4

THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 5

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22 ALL IN TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, PINAL COUNTY, ARIZONA, LYING SOUTH AND WEST OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD; EXCEPT ANY PORTION LYING IN THE RIGHT OF WAY OF ANDERSON ROAD.

BASIS OF BEARING

THE BEARING OF N 00° 11' 30" W ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 4 EAST, AS SHOWN ON THE RECORD OF SURVEY RECORDED IN REC. NO. 2010-102246.

ZONING INFORMATION

THE MAJORITY OF THE PROPERTY IS ZONED 3-2, EXCEPT FOR THE VERY NORTHWEST CORNER OF THE PROPERTY. (APN 502-10-0020) ZONED PA0.

TITLE REPORT

THIS SURVEY WAS MADE WITH REFERENCE TO A CONDITION OF TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, NO. A2-FMSX-WF-N/A-1-14-26140249, DATED AUGUST 31, 2017.

SCHEDULE B EXCEPTIONS

1. Intentionally omitted.

2. Reservations, exceptions and provisions contained in the patent and in the acts authorizing the issuance thereof. (NOTHING PLOTTABLE)

3. Water rights, claims or title to water, whether or not disclosed by the public records. (NOTHING KNOWN)

4. Any rights, liens, claims or equities, if any, in favor of Central Arizona Water Conservation District, Pinal County Flood Control District, Maricopa/Stamfield Irrigation District and Midway Flood Control District. (NOTHING PLOTTABLE)

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document, telephone and telegraph lines. Recording No. Book 24 of Miscellaneous, page 280 (affects Parcels 2 and 5) (AS SHOWN)

6. Matters contained in that certain document. Entitled: Resolution for County Roads. Recording No. Docket 375, page 572. Reference is hereby made to said document for full particulars. (AS SHOWN)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document. Purpose: electric lines. Recording No. Docket 979, page 889. Thereafter: Consent recorded in Docket 1005, page 516 (AFFECTS PARCEL 4 AS SHOWN)

8. Matters contained in that certain document. Entitled: Memorandum of Understanding and Agreement. Recording No. Docket 102246, page 22. Reference is hereby made to said document for full particulars.(BLANKET IN NATURE, NOTHING PLOTTABLE)

9. Matters contained in that certain document. Recording No. docket 1409, page 719 and in Docket 1613, page 853, relating to a water delivery system and use of irrigation water for the Central Arizona Project. Reference is hereby made to said document for full particulars. (AFFECTS PARCEL 1&2 AS SHOWN)

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document. Purpose: pump station, waterline and communications facilities. Recording No. 2001-030849 (AFFECTS PARCEL 2 AS SHOWN)

11. Matters contained in that certain document. Entitled: Affidavit of Zoning Exemption. Recording No. 2005-180234. Reference is hereby made to said document for full particulars. (ZONING CHANGE FROM INDUSTRIAL TO RURAL COMMUNITY, AFFECTS PARCELS 1-4, NOTHING PLOTTABLE)

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document. Purpose: pipelines and valves. Recording No. 2005-001971. Thereafter: Amendment in 2006-053248 (affects Parcels 1 and 2) (AS SHOWN)

13. Matters contained in that certain document. Entitled: Affidavit Zoning Exemptions. Recording No. 2005-001971. Reference is hereby made to said document for full particulars. (AFFECTS PARCELS 1-4, NOTHING PLOTTABLE)

14. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document. Purpose: highway. Recording No. Docket 272, page 382. (affects Parcel 5) (UTTERABLE DOC, POTENTIAL 40' COUNTY ROAD, AS SHOWN)

15. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document. Purpose: flood control. Recording No. Docket 473, page 76. (affects Parcel 5) (NO LOCATION IN DOCUMENT, POTENTIAL ESMT FOR SANTA CRUZ WASH)

16. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document. Right of way. Recording No. Docket 598, page 334. (affects Parcels 2 and 4) (AS SHOWN)

17. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document. Purpose: electric lines. Recording No. docket 721, page 43. (affects Parcel 4) (AS SHOWN)

18. Matters contained in that certain document. Entitled: Notice of Exercise of Reserved Right-of-way. Recording No. Docket 1418, page 64. (affects parcel 5) (AS SHOWN)

19. Matters contained in that certain document. Entitled: Agreement. Recording No. Docket 1621, page 9. (affects Parcel 5) (RIGHT TO PUMP GROUND WATER FOR IRRIGATION, NOTHING PLOTTABLE). Reference is hereby made to said document for full particulars.

20. Matters contained in that certain document. Entitled: Affidavit of Zoning Exemption. Recording No. 2006-014217. (affects Parcels 1, 2, 3 and 4) (DEDIC CONTAINING SCHEDULE B ITEMS AND PREVIOUS SURVEY MATTERS ALSO SHOWN ON THIS SURVEY). Reference is hereby made to said document for full particulars.

21. Matters contained in that certain document. Entitled: Survey. Recording No. 2010-102246. (affects Parcels 1, 2, 3 and 4) (PREVIOUS SURVEY SHOWING BOUNDARY AND SURVEY MONUMENTS FOUND AND SET, ALSO SHOWN ON THIS SURVEY). Reference is hereby made to said document for full particulars.

22. Matters contained in that certain document. Entitled: Pre-Annexation Development Agreement. Recording No. 2012-324004. (NOTHING PLOTTABLE). Reference is hereby made to said document for full particulars.

23. Matters contained in that certain document. Entitled: Santo Cruz Water Company, LLC Water Utility Franchise Expansion. Recording No. 2007-108947 (EXPANSION OF FRANCHISE, AFFECTS PARCELS 1-5, NOTHING PLOTTABLE). Reference is hereby made to said document for full particulars.

24. Matters contained in that certain document. Entitled: Pre-Annexation Development Agreement. Recording No. 2007-108949 (EXPANSION OF FRANCHISE, AFFECTS PARCELS 1-5, NOTHING PLOTTABLE). Reference is hereby made to said document for full particulars.

25. Matters contained in that certain document. Entitled: Annexation Petition. Recording No. 2013-98814 (AFFECTS PARCEL 1-5, NOTHING PLOTTABLE). Reference is hereby made to said document for full particulars.

26. Matters contained in that certain document. Entitled: Annexation Petition. Recording No. 2013-084715 (AFFECTS PARCEL 1-5, NOTHING PLOTTABLE). Reference is hereby made to said document for full particulars.

27. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document. Purpose: roadway and public utilities (AFFECTS PARCEL 1, 2 & 5, AS SHOWN). Recording No. 2013-093920.

28. Matters contained in that certain document. Entitled: Agreement to Donate Easement and Waiver of Appraisal and Compensation. Recording No. 2013-093921 (DONATION OF EASEMENT, B-I-TEM 27). Reference is hereby made to said document for full particulars.

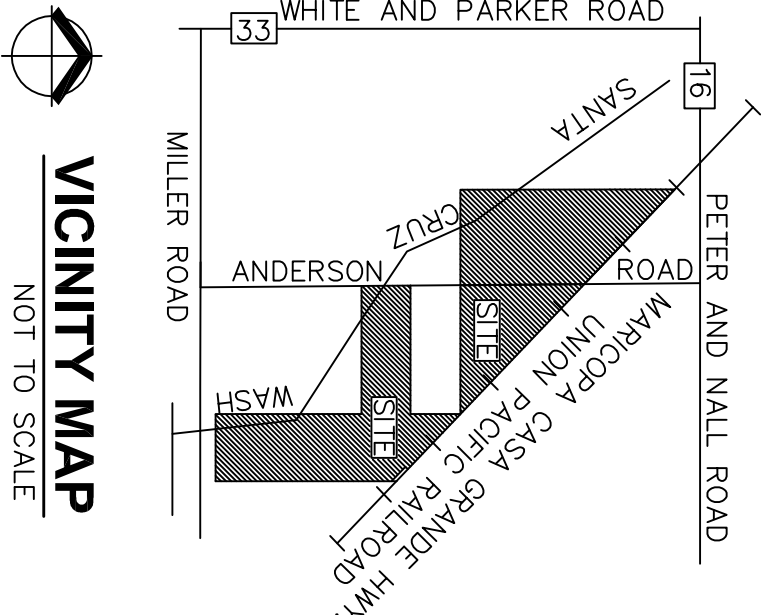
29. Matters contained in that certain document. Entitled: Affidavit of Zoning Exemption. Recording No. 2011-68814 (AFFECTS PARCEL 3 & 4, NOTHING PLOTTABLE). Reference is hereby made to said document for full particulars.

30. Property taxes, including any personal property taxes and any assessments collected with taxes, for the year of 2017 Taxes. (NOT A SURVEY MATTER)

31. A financing statement as follows:
Debtor: Rhodes
Secured Party: RABO Agrifinance, Inc.
Recording Date: February 15, 2016
Recording No. 2016-007170
(Affects Parcels 1, 2 and 3) (NOT A SURVEY MATTER)

32. A household deed of trust to secure an indebtedness in the amount shown below.
Amount: \$260,000.00
Dated: January 7, 2016
Trustor/Gantor: Brian Scott Rhodes and April Beth Rhodes, married spouses
Trustee/Beneficiary: A&B Farms, LLC, a Delaware limited liability company
Recording Date: February 4, 2016
Recording No. 2016-007116
(Affects Parcels 1, 2 and 3) (NOT A SURVEY MATTER)

33. Matters contained in that certain document. Entitled: Severance Agreement. Dated: January 15, 2016
Parties: Brian Scott Rhodes and April Beth Rhodes, married spouses, A&B Farms, LLC, an Arizona limited liability company and A&B Farms II, LLC an Arizona limited liability company. A&B Farms, LLC, on an Arizona general partnership with A&B Farms II, LLC. (Affects Parcels 1, 2 and 3) (Affects Parcels 1, 2 and 3) (NOT A SURVEY MATTER). Reference is hereby made to said document for full particulars.



P.O. BOX 73487
PHOENIX, ARIZONA 85050
PHONE: 623-445-2003

NOTES

- 1) (TABLE A ITEM 18) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 2) (TABLE A ITEM 17) NO CHANGES IN STREET RIGHT-OF-WAY OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 3) (TABLE A ITEM 18) THE PROPERTY IS NOT DELINEATED AS A WETLANDS AREA.
- 4) THE GAS LINE SHOWN IS AN APPROXIMATE LOCATION BASED OFF OF THE GAS LINE WARNING SIGNS, STRUCTURES AND UTILITIES THAT ARE FENCED IN WERE NOT LOCATED DUE TO LACK OF AUTHORIZED ACCESS.

GROSS & NET AREAS

GROSS AREA IS THE PROPERTY AS DESCRIBED IN THE TITLE REPORT, NOT INCLUDING ANY ROADWAYS. NET AREA EQUALS GROSS AREA MINUS RIGHT-OF-WAY EASEMENT ALONG ANDERSON ROAD.
GROSS AREA=33,794,532 SQ FT, 775,8187 ACRES, MORE OR LESS.
NET AREA=33,611,080 SQ FT, 771,6042 ACRES, MORE OR LESS.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REFERENCE INFORMATION

RECORD OF SURVEY 2010-102246
RECORD OF SURVEY 2013-031831
PINAL COUNTY CONTROL NETWORK
PINAL COUNTY ASSESSOR
ALTA SURVEY PREPARED BY CARBINO WMS 9-16-13 #4130440000

SURVEYORS CERTIFICATE

TO: ANDERSON RUSSELL LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE AGENCY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARIZONA SURVEYING ACT AND THE RULES OF THE ARIZONA SURVEYORS' JUDICIY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 3, 4, 6(G), 8, 11, AND 16-18, INCLUSIVE, OF TABLE "A", THEREOF. THE FIELD WORK WAS COMPLETED ON 9-22-17.
DATE OF MAP: 9-25-17
RICHARD D. TABOR
RIS #19857

EXPIRES 9-30-2019

REVISIONS:

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DRAWING NAME:
303.1-RST ALTA

JOB NO. 303.1

DRAWN: JB

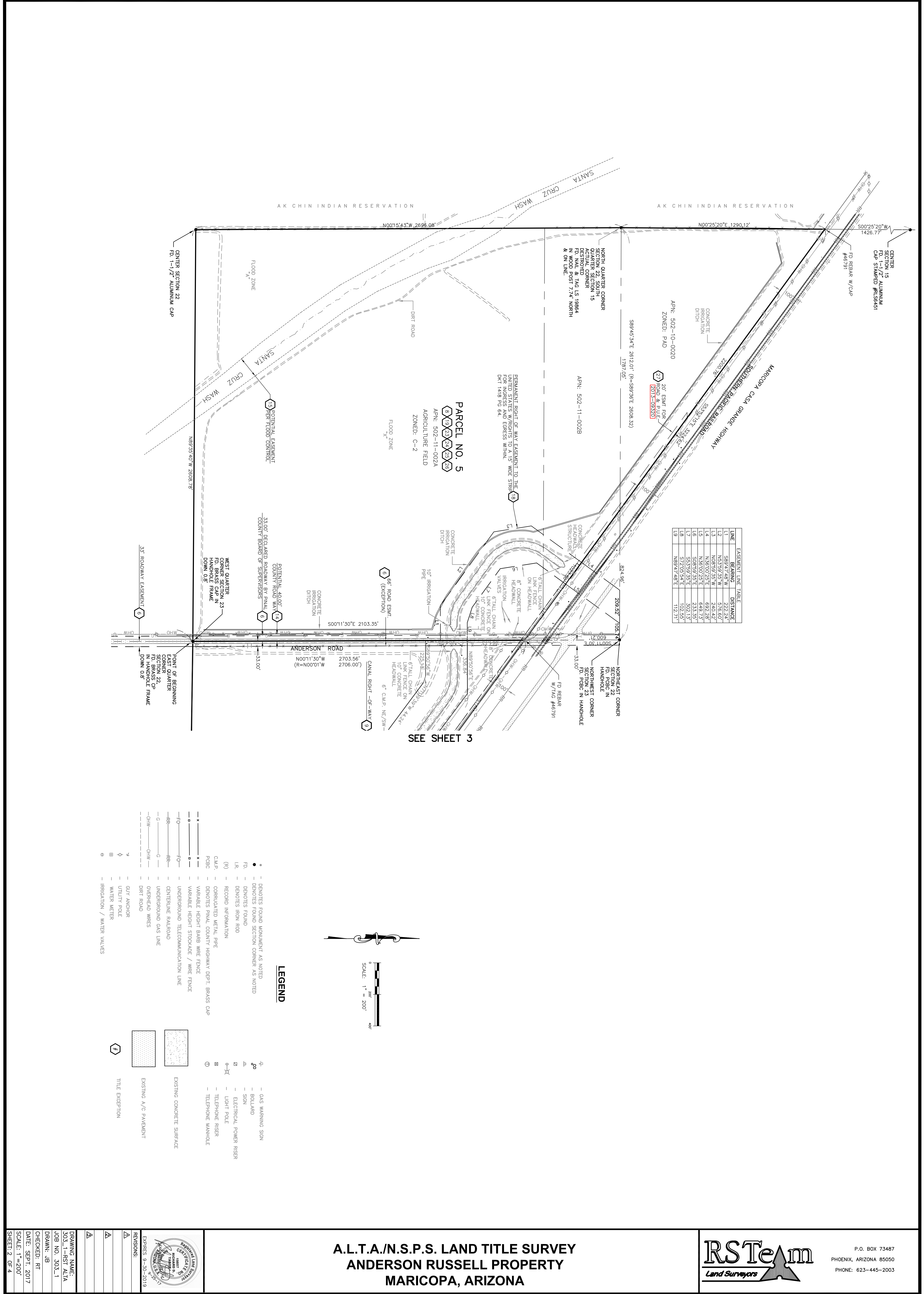
CHECKED: RT

DATE: SEPT. 2017

SCALE: 1"=200'

SHEET: 1 OF 4

A.L.T.A./N.S.P.S. LAND TITLE SURVEY
ANDERSON RUSSELL PROPERTY
MARICOPA, ARIZONA



A.L.T.A./N.S.P.S. LAND TITLE SURVEY
ANDERSON RUSSELL PROPERTY
MARICOPA, ARIZONA



P.O. BOX 73487
PHOENIX, ARIZONA 85050
PHONE: 623-445-2003

DRAWING NAME:
303.1-RST ALTA

JOB NO. 303.1

DRAWN: JB

CHECKED: RT

DATE: SEPT. 2017

SCALE: 1"=200'

SHEET: 2 OF 4

EXPIRES 9-30-2019

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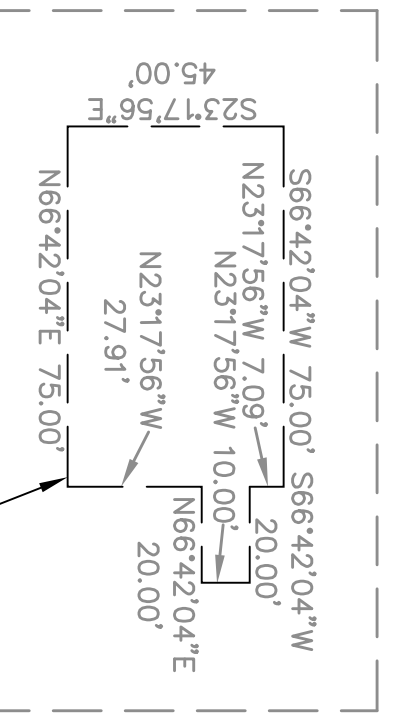
SEE SHEET 2

EASEMENT LINE TABLE			
LINE	LENGTH	BEARING	
L1	234.67'	S52°33'33"E	
L2	118.62'	S53°39'49"E	
L3	238.00'	S74°46'03"E	
LINE TABLE			
LINE	LENGTH	BEARING	
L4	342.89'	N89°08'27"W	

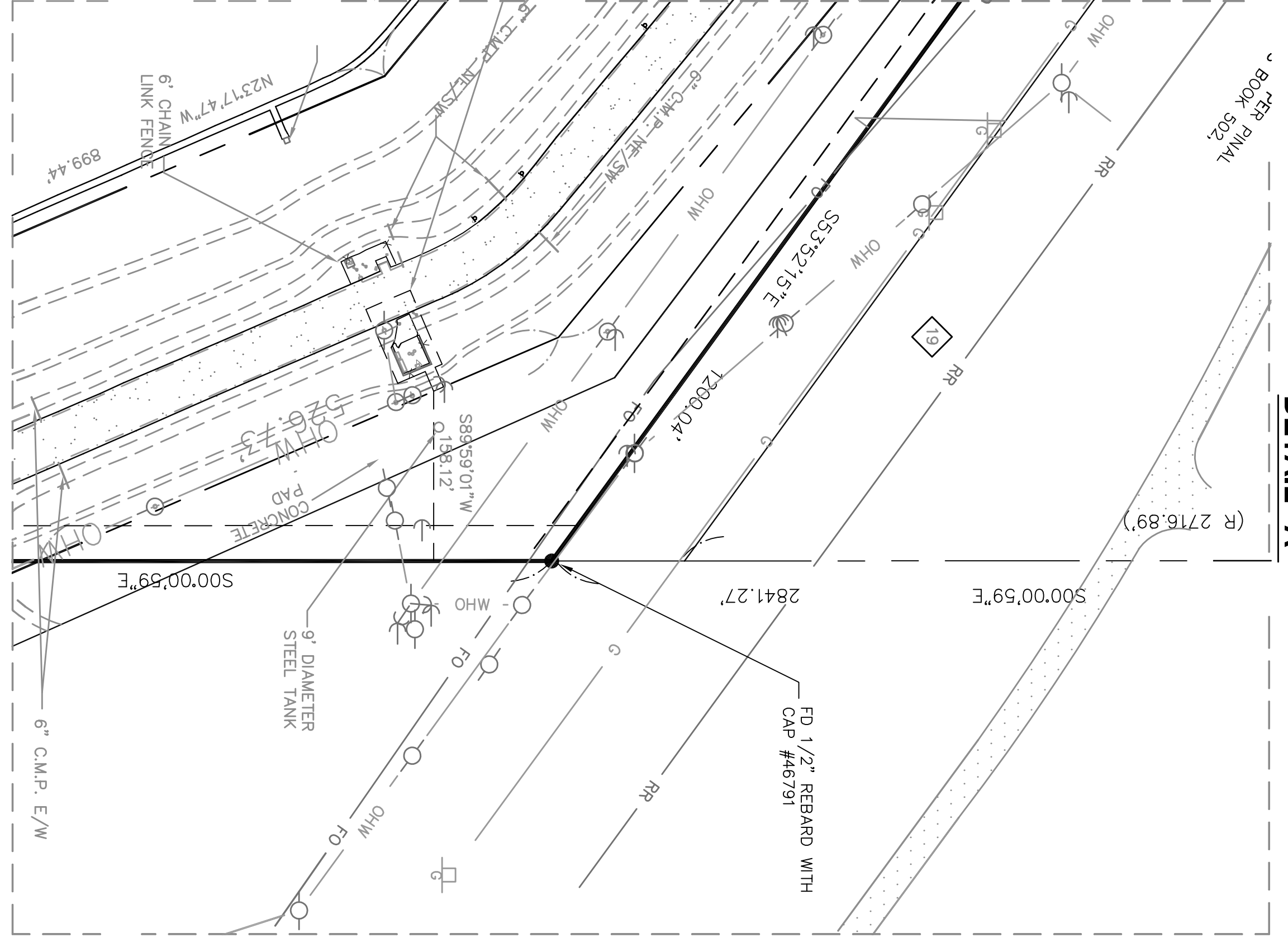
- LEGEND**
- DENOTES FOUND MONUMENT AS NOTED
 - DENOTES FOUND SECTION CORNER AS NOTED
 - FD. DENOTES FOUND
 - LR. DENOTES FOUND
 - (f) RECORD INFORMATION
 - C.M.P. - CORRUGATED METAL PIPE
 - PCBC - DENOTES PINAL COUNTY HIGHWAY DEPT. BRASS CAP
 - PCBC - VARIABLE HEIGHT BARB WIRE FENCE
 - FO - VARIABLE HEIGHT STOCKADE / WIRE FENCE
 - FO - UNDERGROUND TELECOMMUNICATION LINE
 - RR - CENTERLINE RAILROAD
 - G - UNDERGROUND GAS LINE
 - OHW - OVERHEAD WIRES
 - DR - DIRT ROAD
 - GA - GUY ANCHOR
 - UT - UTILITY POLE
 - WM - WATER METER
 - IR - IRRIGATION / WATER VALVES

- GAS MARKING SIGN
 - BOLLARD
 - SIGN
 - ELECTRICAL POWER RISER
 - LIGHT POLE
 - TELEPHONE RISER
 - TELEPHONE MANHOLE
- EXISTING CONCRETE SURFACE
- EXISTING A/C PAVEMENT
- TITLE EXCEPTION

DETAIL "B"



DETAIL "A"



NOT A PART OF THIS SURVEY

STATE OF ARIZONA

NOT A PART OF THIS SURVEY

STATE OF ARIZONA

PARCEL NO. 2

APN: 502-12-0020
ZONED: C-2

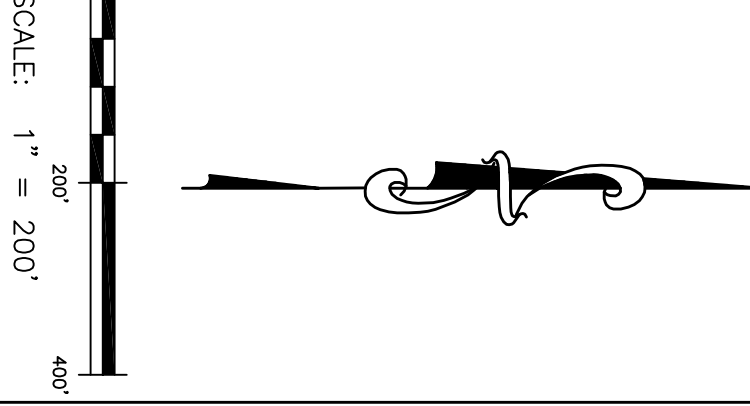
GROSS SITE AREA

±337,945.52 SQUARE FEET
±7726.2 ACRES

PARCEL NO. 2

APN: 502-12-0020
ZONED: C-2

MATCH LINE SHEET 4



A.L.T.A./N.S.P.S. LAND TITLE SURVEY
ANDERSON RUSSELL PROPERTY
MARICOPA, ARIZONA



P.O. BOX 73487
PHOENIX, ARIZONA 85050
PHONE: 623-445-2003



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DRAWING NAME:
JOB NO. 303-1
DRAWN: JB
CHECKED: RT
DATE: SEPT. 2017
SCALE: 1"=200'
SHEET: 3 OF 4

