

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

SEC THORNTON ROAD & ASH AVENUE
A PORTION OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 6 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



EXPIRES 12/31/23
COMPLETED SURVEY FIELD WORK ON 12/08/2022
CHECKED BY BJD / GSR
CAD TECHNICIAN WSB
SCALE NTS
DATE 08/25/2023
JOB NUMBER WP# 225394.80
SHEET 1 OF 3

2:02222626NSPS Land Title Survey\334-A1102.dwg

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NOTES (CONTINUED)

- 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 2021 BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS.
- 4)

AREA OF PARCEL NO. 1 IS 696,952 SQUARE FEET OR 15.9998 ACRES, MORE OR LESS. AREA OF PARCEL NO. 2 IS 870,977 SQUARE FEET OR 19.9949 ACRES, MORE OR LESS. TOTAL AREA OF SUBJECT PROPERTY IS 1,567,929 SQUARE FEET OR 35.9947 ACRES, MORE OR LESS.

NET AREA OF SUBJECT PROPERTY (EXCLUDING 50' HWE DESCRIBED IN SCHEDULE B ITEM 17) IS 1,539,428 SQUARE FEET OR 35.3404 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 TITLE COMMITMENT
(R1) SAN CARLOS IRRIGATION AND DRAINAGE DRAINAGE WAIVER, FEE NUMBER 2007-127970, PCR
(R2) RECORD OF LAND SURVEY SECTION 30, T6S, R6E, BOOK 1, PAGE 148, 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. 04021C1535 E DATED DECEMBER 04, 2007, THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS ZONE X. OTHER AREAS ZONE X IS DESCRIBED AS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- 9)

ADJOINING LAND INFORMATION IS PER THE PINAL COUNTY ASSESSOR'S OFFICE GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ON DECEMBER 09, 2022.
- 10)

SCHEDULE B ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 23 AND 24 ARE NOT PLOTTABLE. HOWEVER, SAID SCHEDULE B ITEMS MAY OR MAY NOT AFFECT SUBJECT PROPERTY.
- 11)

SCHEDULE B ITEMS 14, 16, 19 AND 20 ARE BLANKET IN NATURE AND APPEAR TO AFFECT SUBJECT PROPERTY. PLOTTABLE PORTIONS, IF ANY, OF SAID ITEMS WITHIN THE VICINITY OF SUBJECT PROPERTY ARE SHOWN.
- 12)

NO EVIDENCE OF EXISTING BUILDINGS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- 13)

NO PARKING SPACES WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- 14)

THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF ARIZONA.
- 15)

THERE ARE NO VISIBLE ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO VISIBLE ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- 16)

THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY. PENDING FUTURE DEVELOPMENT OF THE PROPERTY, THERE IS POTENTIAL FOR CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY. HOWEVER, SPECIFIC STREET RIGHT OF WAY REQUIREMENTS WERE UNKNOWN AT THE TIME THIS SURVEY WAS PREPARED. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- 17)

THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 18)

BASED ON THE ZONING REPORT PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC., DATED AUGUST 22, 2023, PARTNER PROJECT NUMBER: 23-417494.1, SUBJECT PROPERTY IS ZONED "I-1 GARDEN AND LIGHT INDUSTRIAL", PROPERTY SPECIFICATIONS ARE AS FOLLOWS:

MINIMUM FRONT YARD SETBACK: 35 FEET
MINIMUM CORNER YARD SETBACK: 30 FEET
MINIMUM INTERIOR SIDE YARD SETBACK: 15 FEET
MINIMUM REAR YARD SETBACK: 15 FEET
FRONT PARKING LOT SETBACK: 4 FEET
INTERIOR SIDE PARKING LOT SETBACK: 3 FEET
CORNER SIDE PARKING LOT SETBACK: 4 FEET
REAR PARKING LOT SETBACK: 3 FEET
MAXIMUM BUILDING HEIGHT: 45 FEET

SEE SAID ZONING REPORT FOR ADDITIONAL CLARIFICATION REGARDING ZONING ORDINANCES, SETBACK, HEIGHT AND BULK RESTRICTIONS.
- 19)

NO EVIDENCE OF EXISTING ADDRESS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY OR IN RECORD DOCUMENTS PROVIDED.
- 20)

SPECIFIC PARTY WALL INFORMATION WAS NOT PROVIDED, NO EVIDENCE OF PARTY WALLS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- 21)

IN THE OPINION OF THE UNDERSIGNED, THERE ARE NO OFF-SITE EASEMENTS CONTAINED IN SAID TITLE COMMITMENT THAT PERTAIN TO THE INTENT OF TABLE A ITEM 18.
- 22)

SUBJECT PROPERTY APPEARS TO HAVE DIRECT ACCESS TO THORNTON ROAD THROUGH COUNTY ROADWAY AND HIGHWAY DESIGNATIONS DESCRIBED IN SCHEDULE B ITEMS 15 AND 17 AS SHOWN HEREON.

CERTIFICATION

TO: ORCHARD CG INVESTORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ORCHARD PARTNERS LLC
THORNTON AND ASH LLC, AN ARIZONA LIMITED LIABILITY COMPANY
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 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, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 11, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 8, 2022.

GABRIEL S. RIOS, RLS
WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE - SUITE 100
PHOENIX, ARIZONA 85021
602.335.8500 | SURVEYOR@WOODPATEL.COM

SCHEDULE "B" ITEMS

7.

Any lien or right to a lien for services, labor or material not shown by the Public Records.
8.

Second installment of 2022 taxes, a lien, payable on or before March 1, 2023, and delinquent May 1, 2023.
9.

Any charge upon said land by reason of its inclusion in San Carlos Irrigation and Drainage District. (All assessments due and payable are paid.)
10.

Any charge upon said land by reason of its inclusion in Central Arizona Water Conservation District. (All assessments due and payable are paid.)
11.

Intentionally Omitted.
12.

Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
13.

An easement for electric transmission line and incidental purposes, recorded as Book 2 of Judgements, Page 133.

Affects: 50 feet on either side of the centerline.

(Affects Parcel No. 1)
14.

An easement for electrical transmission line and incidental purposes, recorded as Docket 341, Page 461.

Note: it is expressly understood and agreed that the description indicates approximately the location of said right of way, but once the said transmission line and equipment is constructed the location of the same for all time shall determine the descriiption of the right of way granted.

(Affects Parcel No. 1)
15.

Certification by the Board of Supervisors of Pinal County, Arizona, recorded as Docket 375, Page 572, purporting to establish a county roadway.

(Affects Parcel No. 1)
16.

All matters as set forth in Record of Survey, recorded as Book 1 of Surveys, Page 148.

(Affects All Parcels)
17.

An easement for a 50 foot public highway and utilities and incidental purposes, recorded as docket 1046, page 604.

(Affects Parcel No. 1)
18.

An easement for 5 foot power line and incidental purposes, recorded as Docket 1132, Page 653.

(Affects Parcel No. 1)
19.

All matters as set forth in Waiver and Relinquishment of Rights to receive San Carlos Irrigation Project Water, recorded November 20, 2007 as 2007-127970 of Official Records.

(Affects All Parcels)
20.

All matters as set forth in Record of Survey, recorded as 2009-078623 of Official Records.

(Affects All Parcels)
21.

Intentionally Omitted.
22.

The following matters disclosed by an ALTA/NSPS survey made by Gabriel S. Rios, RLS of Wood, Patel & Associates, Inc. on December 8, 2022, designated Job No. WP#225394.80:

A) Asphalt located within easements along the West line of Parcel 1
B) Telephone Riser located in the Northeast corner of Parcel 1
C) Gas Line Marker located on the North property line of Parcel 2
D) A dirt road located through Parcel 2

NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement set forth herein.
23.

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.
24.

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

NOTES

- 1)

THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 600226991 WITH AN EFFECTIVE DATE OF DECEMBER 30, 2022 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- 2)

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM POST-PROCESSING SERVICE BASED ON RTX TECHNOLOGY PROVIDED BY TRIMBLE, WEBSITE WWW.TRIMBLERTX.COM, RESULTS ON DECEMBER 01, 2022.

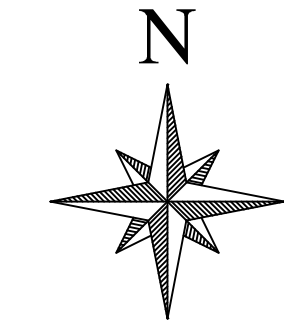
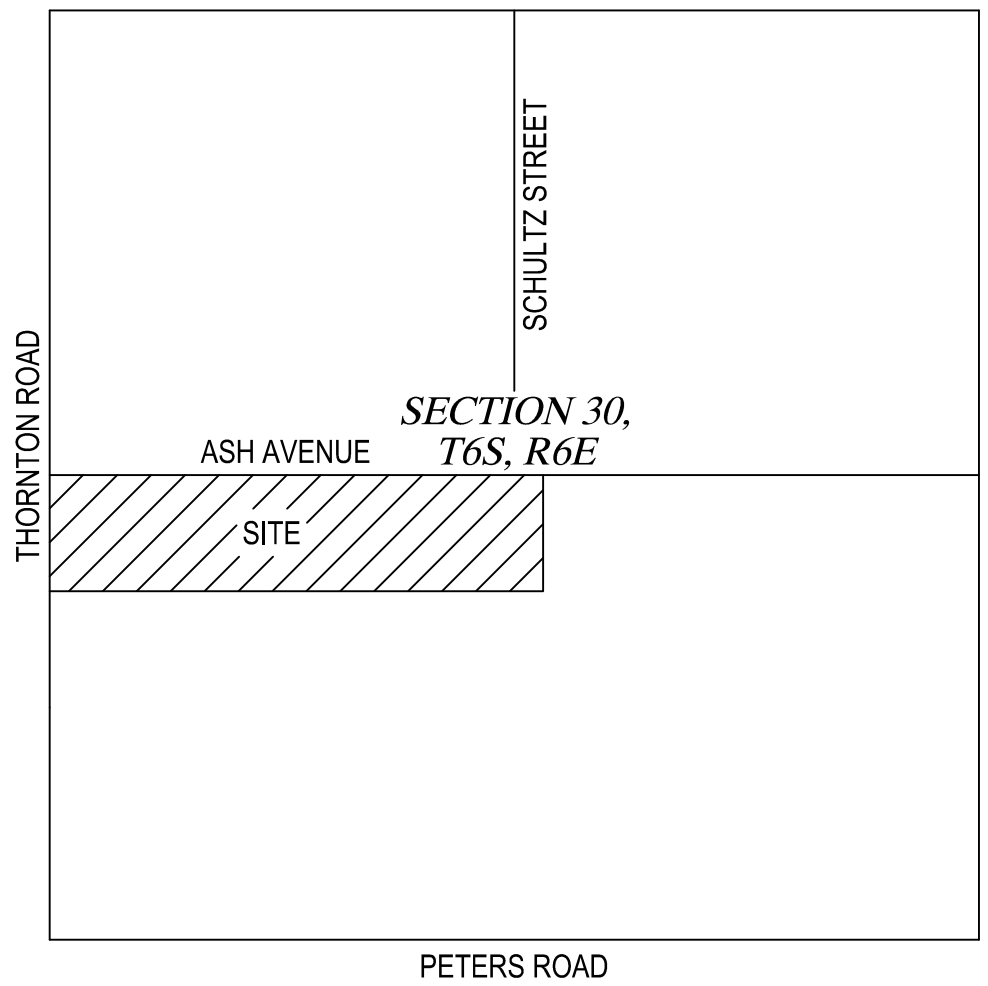
PROJECTION: ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 2010)
DATUM: GRS-80
UNITS: INTERNATIONAL FEET
GEOID MODEL: GEOID 2018

CONTROL POINT: WOODPATEL CONTROL POINT 100
LATITUDE: 32°52'19.13163"N
LONGITUDE: 111°46'27.01315"W
ELLIPSOID HEIGHT: 394.111 METERS
DESCRIPTION: SET 1/2-INCH REBAR WITH TRAVERSE CAP

MODIFIED TO GROUND AT (GRID) N: 680985.010, E: 743748.727, USING A SCALE FACTOR OF 1.0001597004.

HORIZONTAL ADJUSTMENT: NONE
HORIZONTAL ROTATION: NONE

GILA BEND HIGHWAY



VICINITY MAP

NTS

DESCRIPTION

PARCEL NO. 1:

THAT PORTION OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30;

THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE AND RUNNING NORTH 89 DEGREES 49 MINUTES 06 SECONDS EAST (RECORD), NORTH 89 DEGREES 49 MINUTES 01 SECONDS EAST (MEASURED), ALONG A LINE WHICH IS 30.00 FEET SOUTH OF AND PARALLEL WITH THE EAST-WEST MID-SECTION LINE OF SAID SECTION 30, A DISTANCE OF 1222.71 FEET;

THENCE RUNNING SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST, A DISTANCE OF 570.03 FEET;

THENCE RUNNING SOUTH 89 DEGREES 49 MINUTES 06 SECONDS WEST, A DISTANCE OF 1222.71 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30;

THENCE RUNNING NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 570.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THAT PORTION OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30;

THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 30.00 FEET;

THENCE DEPARTING SAID WEST LINE AND RUNNING NORTH 89 DEGREES 49 MINUTES 06 SECONDS EAST (RECORD), NORTH 89 DEGREES 49 MINUTES 01 SECONDS EAST (MEASURED), ALONG A LINE WHICH IS 30.00 FEET SOUTH OF AND PARALLEL WITH THE EAST-WEST MID-SECTION LINE OF SAID SECTION 30, A DISTANCE OF 1222.71 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID PARALLEL LINE NORTH 89 DEGREES 49 MINUTES 06 SECONDS EAST (RECORD), NORTH 89 DEGREES 49 MINUTES 01 SECONDS EAST (MEASURED), A DISTANCE OF 1332.31 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 30;

THENCE CONTINUING ALONG SAID PARALLEL LINE NORTH 89 DEGREES 48 MINUTES 58 SECONDS EAST (RECORD), NORTH 89 DEGREES 49 MINUTES 13 SECONDS EAST (MEASURED), A DISTANCE OF 195.80 FEET;

THENCE RUNNING SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST, A DISTANCE OF 570.04 FEET;

THENCE RUNNING SOUTH 89 DEGREES 48 MINUTES 58 SECONDS WEST, A DISTANCE OF 197.05 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION OF SAID SECTION 30;

THENCE RUNNING SOUTH 89 DEGREES 49 MINUTES 06 SECONDS WEST, A DISTANCE OF 1331.07 FEET;

THENCE RUNNING NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST, A DISTANCE OF 570.03 FEET TO THE POINT OF BEGINNING.

SCHEDULE "B" ITEMS

1.

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.
2.

(a) Taxes or assessments that 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; (b) proceedings by a public agency that 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.
3.

Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
4.

Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5.

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.
6.

(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, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

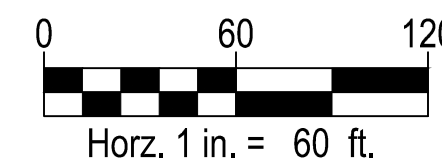
ALTA/NSPS LAND TITLE SURVEY

SEC THORNTON ROAD & ASH AVENUE

A PORTION OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 6 EAST,
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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
APN	ASSESSOR PARCEL NUMBER
BB	BOTTOM OF BANK
BCF	BRASS CAP FLUSH
BCH	BRASS CAP IN HANDHOLE
BP	BARRIER POST
CLF	CHAIN LINK FENCE
COCG	CITY OF CASA GRANDE
CTV	CABLE TV VAULT
DG	DOWN GUY
EC	EDGE OF CONCRETE
ECB	ELECTRIC CABINET
EE	ELECTRIC EASEMENT
EJB	ELECTRIC JUNCTION BOX
EP	EDGE OF PAVEMENT
FD	FOUND
GLM	GAS LINE MARKER
GBL	GRADE BREAK LINE
HWE	HIGHWAY EASEMENT
IE	IRRIGATION EASEMENT
LR	LANDSCAPE RIPRAP
(M)	MEASURED DATA
NB	MAILBOX
PCR	PINAL COUNTY RECORDS
PE	POWER EASEMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
(R)	RECORD DATA
SC	SINGLE CURB
SLM	STREET LIGHT MAST ARM
TB	TOP OF BANK
TR	TELEPHONE RISER
UP	UTILITY POLE
VCG	VERTICAL CURB & GUTTER
(E)	ELECTRIC MANHOLE
(S)	SEWER MANHOLE
□	SIGN
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
S	UNDERGROUND SEWER LINE
T	UNDERGROUND TELEPHONE LINE
W	UNDERGROUND WATER LINE
OHU	OVERHEAD UTILITY LINE
---	BOUNDARY LINE
- - -	EASEMENT LINE
- · -	SECTION LINE
- X -	FENCE LINE
▨	CONCRETE
☼	TREE OR BUSH



EXPIRES 12-31-23

COMPLETED SURVEY FIELD

WORK ON 12/08/2022

CHECKED BY

BJD / GSR

CAD TECHNICIAN

WSB

SCALE

1" = 60'

DATE

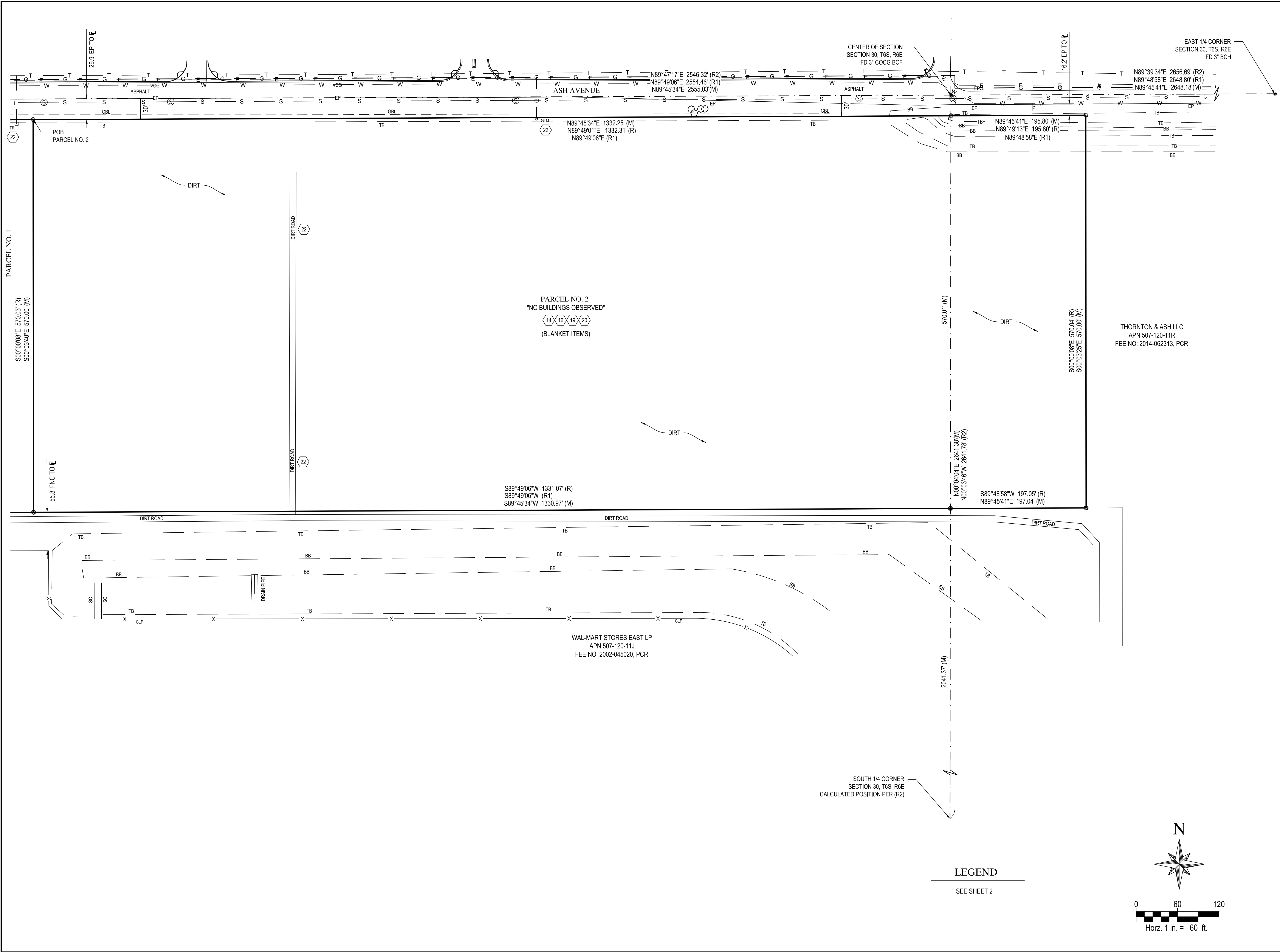
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SHEET

2 OF 3



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REGISTERED LAND SURVEYOR
CERTIFICATE NO. 48932
GABRIEL S. RIOS
EXPIRES 12-31-23

COMPLETED SURVEY FIELD WORK ON 12/08/2022
CHECKED BY BJD / GSR
CAD TECHNICIAN WSB
SCALE 1" = 60'
DATE 08/25/2023
JOB NUMBER WP# 225394.80
SHEET 3 OF 3

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