

ALTA/NSPS LAND TITLE SURVEY KINZE MANUFACTURING

LOCATED IN SECTION 1,
TOWNSHIP 7 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

TITLE COMMITMENT SCHEDULE B - SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED WERE PROVIDED BY FIDELITY NATIONAL TITLE AGENCY, INC., FILE NO. 55005083-055-KG2-DW, EFFECTIVE DATE: JULY 26, 2023 AT 7:30 AM, AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B - SECTION II OF THE TITLE INSURANCE COMMITMENT WITH RESPECT TO THE SURVEYED PROPERTY:

- (a) THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY, THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.
- (b) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY OR UNLESS OTHERWISE EXPLAINED AS HOW THEY AFFECT THE SURVEYED PROPERTY:
- (c) DENOTES SCHEDULE B ITEMS SHOWN HEREON.

xx

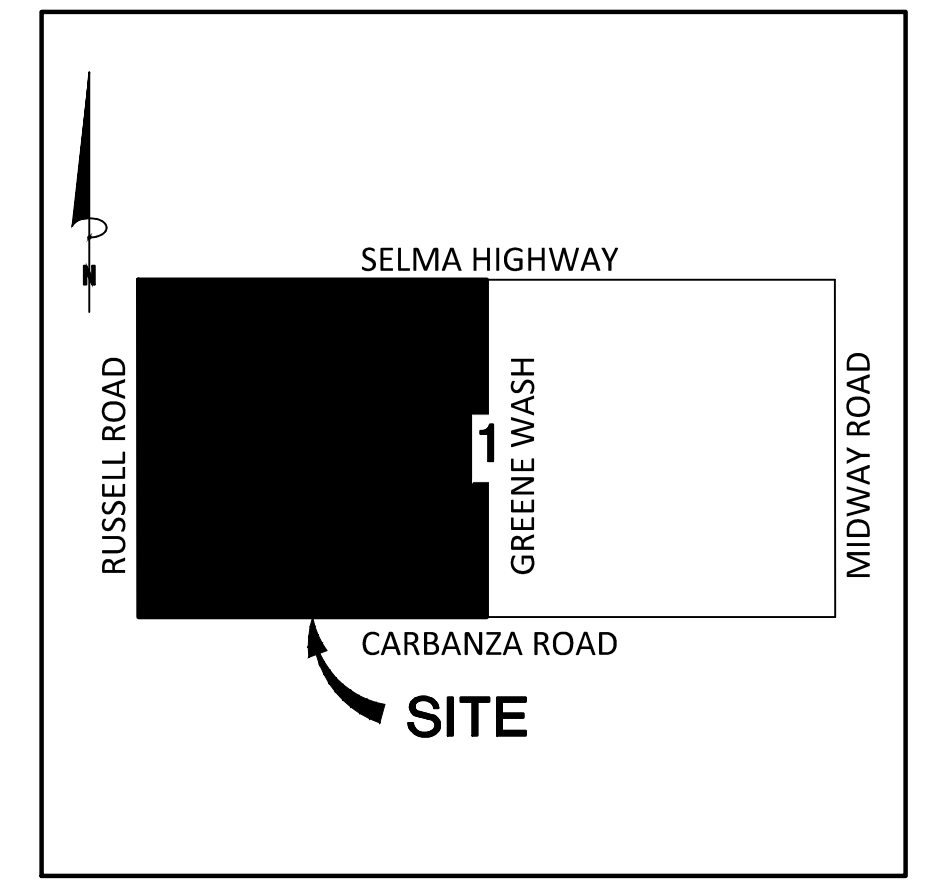
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|---------|--|
| ITEM 1 | PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2023. (BLANKET ITEM, NOT SHOWN) |
| ITEM 2 | ANY RIGHTS, LIENS, CLAIMS OR EQUITIES, IF ANY, IN FAVOR OF CENTRAL ARIZONA WATER CONSERVATION DISTRICT AND PINAL COUNTY FLOOD CONTROL DISTRICT. (BLANKET ITEM, NOT SHOWN) |
| ITEM 3 | THE LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE MARICOPA/STANFIELD IRRIGATION AND DRAINAGE DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE MARICOPA/STANFIELD IRRIGATION AND DRAINAGE DISTRICT AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSES OF OBTAINING WATER RIGHTS FOR SAID LAND. (BLANKET ITEM, NOT SHOWN) |
| ITEM 4 | LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES. (BLANKET ITEM, NOT SHOWN) |
| ITEM 5 | WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (BLANKET ITEM, NOT SHOWN) |
| ITEM 6 | THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS EXCEPTED FROM THE DESCRIPTION OF SAID LAND IN SCHEDULE A. (AS TO PARCEL NO. 2) (BLANKET ITEM, NOT SHOWN) |
| ITEM 7 | RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA, TO: WILLIAM A. GRIFFIN RECORDING DATE: SEPTEMBER 07, 1923, RECORDING NO: BOOK 38 OF DEEDS, PAGE 478, (AS TO THE SOUTH HALF OF THE SOUTHWEST QUARTER) (BLANKET ITEM, NOT SHOWN) |
| ITEM 8 | RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA, TO: INA C. LONG RECORDING DATE: OCTOBER 06, 1924, RECORDING NO: BOOK 39 OF DEEDS, PAGE 411, (AS TO LOTS 7, 8 AND THE NORTH HALF OF THE SOUTHWEST QUARTER) (BLANKET ITEM, NOT SHOWN) |
| ITEM 9 | RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA, TO: MARVIN F. WILEY RECORDING DATE: JANUARY 19, 1926, RECORDING NO: BOOK 41 OF DEEDS, PAGE 24, (AS TO LOTS 9, 10, 19 AND 20) (BLANKET ITEM, NOT SHOWN) |
| ITEM 10 | RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA, TO: SAMUEL F. NORMAN RECORDING DATE: MAY 08, 1929, RECORDING NO: BOOK 46 OF DEEDS, PAGE 133, (AS TO LOTS 5 AND 6) (BLANKET ITEM, NOT SHOWN) |
| ITEM 11 | EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: GAS PIPELINE AND APPURTENANT FACILITIES, RECORDING DATE: JUNE 07, 1946 RECORDING NO: BOOK 77 OF DEEDS, PAGE 225, (AS TO THE NORTH HALF OF THE SOUTHWEST QUARTER -PARCEL NO. 2) (DOCUMENT IS ILLEGIBLE AND APPEARS TO BE LOCATED IN A DIFFERENT SECTION THAN SUBJECT PROPERTY) |
| 12 | EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: PUBLIC HIGHWAY, RECORDING DATE: FEBRUARY 19, 1948, RECORDING NO: BOOK 84 OF DEEDS, PAGE 129, (AS TO LOT 8 AND THE SOUTHWEST QUARTER) (SHOWN HEREON) |
| 13 | EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: GAS PIPELINE AND APPURTENANT FACILITIES, RECORDING DATE: JUNE 15, 1949, RECORDING NO: DOCKET 12, PAGE 558, (AS TO LOT 5) (ITEM CONTAINS NO GEOMETRIC DATA FOR PLOTTING. LOCATION SHOWN HEREON IS BASED ON GAS LINE MARKERS LOCATED ON THE GROUND AND THE EASEMENT LOCATION SHOWN ON THE ALTA SURVEY BY HANSEN ENGINEERING AND SURVEY, JOB NO. 050068, DATED 5/16/2005) |
| ITEM 14 | EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: METER STATION AND/OR PIPELINE AND APPURTENANT FACILITIES, RECORDING DATE: AUGUST 30, 1954, RECORDING NO: DOCKET 108, PAGE 581 (AS TO LOT 5) (ITEM CONTAINS NO GEOMETRIC DATA FOR PLOTTING) |
| 15 | A RESOLUTION IN FAVOR OF PINAL COUNTY, ARIZONA, FOR: ROAD DECLARATION, RECORDING DATE: FEBRUARY 21, 1964, RECORDING NO: DOCKET 375, PAGE 572 (AS TO ALL, EXCEPT LOTS 9 AND 10) (SHOWN HEREON) |
| 16 | EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: RIGHT OF WAY TO MAINTAIN DITCHES, LATERALS AND CANALS, RECORDING DATE: JULY 17, 1973, RECORDING NO: DOCKET 713, PAGE 610. (SHOWN HEREON) |
| 17 | EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ELECTRIC LINES AND APPURTENANT FACILITIES, RECORDING DATE: MAY 15, 1975, RECORDING NO: DOCKET 784, PAGE 520 AND ASSIGNMENT ON RECORDING DATE: SEPTEMBER 30, 2010, RECORDING NO: 2010-092661 (AS TO LOTS 10 AND 19) (SHOWN HEREON) |
| 18 | MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF EXERCISE OF RESERVED RIGHT-OF-WAY TO PRIVATE INTEREST OR CORPORATION FOR OPEN CANAL, RECORDING DATE: JANUARY 29, 1987, RECORDING NO: DOCKET 1418, PAGE 40 AND THEREAFTER AGREEMENT, RECORDING DATE: JULY 27, 1988, RECORDING NO: DOCKET 1544, PAGE 303 (AS TO LOTS 10 AND 19, COVERS MORE) (SHOWN HEREON) |
| 19 | MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: NOTICE OF EXERCISE OF RESERVED RIGHT-OF-WAY TO PRIVATE INTEREST OR CORPORATION FOR OPEN CANAL, RECORDING DATE: JULY 07, 1987, RECORDING NO: DOCKET 1455, PAGE 311 AND THEREAFTER AGREEMENT, RECORDING DATE: AUGUST 25, 1983, RECORDING NO: DOCKET 1550, PAGE 450 (AS TO LOTS 5, 20 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER) (SHOWN HEREON) |
| ITEM 20 | MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: PURCHASE AGREEMENT, RECORDING DATE: SEPTEMBER 18, 1989, RECORDING NO: DOCKET 1631, PAGE 1. (BLANKET ITEM, NOT SHOWN) |
| ITEM 21 | MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF. (BLANKET ITEM, NOT SHOWN) |
| ITEM 22 | ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. (BLANKET ITEM, NOT SHOWN) |
| ITEM 23 | ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 499A ET SEQ., THE PACKERS AND STOCKYARD ACT OF 1921, AS AMENDED, 7 USC 181 ET SEQ., OR ANY SIMILAR STATE LAWS. (BLANKET ITEM, NOT SHOWN) |

NOTES

- PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
- PURSUANT TO TABLE "A", ITEM NUMBER 1, MONUMENTS WILL BE PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES.
- PURSUANT TO TABLE "A", ITEM NUMBER 2, THE CURRENT ADDRESS IS NOT AVAILABLE.
- PURSUANT TO TABLE "A", ITEM NUMBER 3, ACCORDING TO THE FLOOD INSURANCE RATE MAP #04021C1525E, DATED DECEMBER 4 2007, THIS PROPERTY IS LOCATED IN FLOOD ZONE "A": SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED AND FLOOD ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- PURSUANT TO TABLE "A", ITEM NUMBER 4, THE GROSS AREA OF THE SUBJECT PARCEL AS DESCRIBED IN THE LEGAL DESCRIPTION IS 19,349,708 SQUARE FEET OR 444.2082 ACRES, MORE OR LESS.
- PURSUANT TO TABLE "A", ITEM NUMBER 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE, ETC ARE SHOWN HEREON.
- PURSUANT TO TABLE "A", ITEM NUMBER 9, THERE ARE NO STRIPED PARKING SPACES EXISTING ON THE SURVEYED PROPERTY.
- PURSUANT TO TABLE "A", ITEM NUMBER 11, VISIBLE SURFACE UTILITIES WITHIN THE SUBJECT PARCEL ARE SHOWN HEREON. NO RECORD MAPS FROM UTILITY OPERATING AGENCIES WERE REVIEWED. LOCATION OF UNDERGROUND UTILITIES ARE UNKNOWN.
- PURSUANT TO TABLE "A", ITEM NUMBER 13, NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS ARE SHOWN HEREON.
- PURSUANT TO TABLE "A", ITEM NUMBER 14, THE SUBJECT PROPERTY IS AT THE INTERSECTION OF SELMA HIGHWAY AND RUSSELL ROAD, BOTH PUBLICLY DEDICATED ROADWAYS.
- PURSUANT TO TABLE "A", ITEM NUMBER 16, AND TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF EARTH MOVING WORK OR SITE CONSTRUCTION UNDERWAY OR RECENTLY COMPLETED (EXCEPT AS SHOWN HEREON.) THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.
- PURSUANT TO TABLE "A", ITEM NUMBER 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY BY TITLE INFORMATION OR CLIENT KNOWLEDGE ON WHICH THIS SURVEY IS BASED. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION. THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.
- PURSUANT TO TABLE "A", ITEM NUMBER 18, PLOTTABLE OFFSITE EASEMENTS OR SERVIDITUDES DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR ARE SHOWN HEREON.
- ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.

LEGEND

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| ● BRASS CAP IN HAND HOLE | ————— SUBJECT PROPERTY |
| ● SURVEY MONUMENT AS NOTED | ----- SECTION LINE |
| ● BRASS CAP FLUSH | - - - - - EASEMENT LINE AS NOTED |
| ⊕ WELL PUMP | - - - - - G - - - - - NATURAL GAS LINE |
| ⊕ UTILITY POLE | - - - - - OHE - - - - - OVERHEAD ELECTRIC LINE |
| ⊕ ELECTRIC BOX | +++++ FLOOD ZONE "A" |
| ⊕ TELCO BOX | |
| ⊕ GAS LINE MARKER | |
| ○ GAS VALVE | |
| P.C.R. PINAL COUNTY RECORDS | |
| RLS REGISTERED LAND SURVEYOR | |
| BOR BUREAU OF RECLAMATION | |



VICINITY MAP
N.T.S.

SHEET INDEX

- COVER, NOTES, SCHEDULE "B" ITEMS
- SITE DETAIL & EASEMENTS
- ORTHO PHOTO

LEGAL DESCRIPTION PER TITLE COMMITMENT

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

PARCEL NO. 1:
GOVERNMENT LOTS 5, 6, 9, 10, 19 AND 20; THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO.2:
GOVERNMENT LOTS 7 AND 8; THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NUMBERS: 500-13-001

BASIS OF BEARINGS

NORTH 00°11'30" EAST ALONG THE WEST LINE OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO SURVEY BOOK 19, PAGE 96, PINAL COUNTY RECORDS.

REFERENCE DOCUMENTS

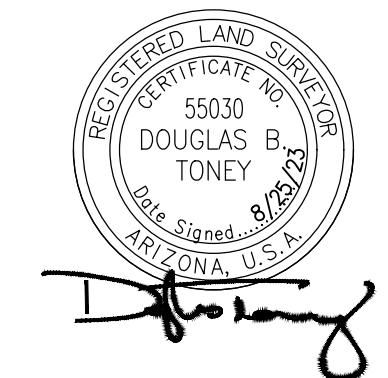
- BOOK 12, PAGE 256, P.C.R.
- BOOK 12, PAGE 295, P.C.R.
- BOOK 19, PAGE 96, P.C.R.
- FEE 2020-037768, P.C.R.
- FEE 2023-031749, P.C.R.

SURVEYOR'S CERTIFICATE

TO: KINZE MANUFACTURING, INC.;
FOOT CREEK CORPORATION OF ARIZONA, AN ARIZONA CORPORATION AS TO AN UNDIVIDED 31.33% INTEREST AND GRANDILLA (ARIZONA), INC., AN ARIZONA CORPORATION AS TO AN UNDIVIDED 68.67% INTEREST AS TENANTS IN COMMON;
FIDELITY NATIONAL TITLE AGENCY, INC.;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 11, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8/10/23.

Douglas B. Toney 8/25/23
DOUGLAS B. TONEY R.L.S. #55030 DATE
dtoney@bowman.com



ALTA/NSPS LAND TITLE SURVEY
KINZE MANUFACTURING
STANFIELD, ARIZONA

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CONSULTING
Bowman Consulting Group, Ltd.
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Tempe, AZ 85288
www.bowman.com

DATE	8/25/23
PROJ NO:	051591-01
TASK NUM:	001
DRAWN BY:	DT
CHECKED:	
QUALITY:	
CLIENT NO:	
SCALE	N.T.S.
	1 of 3

