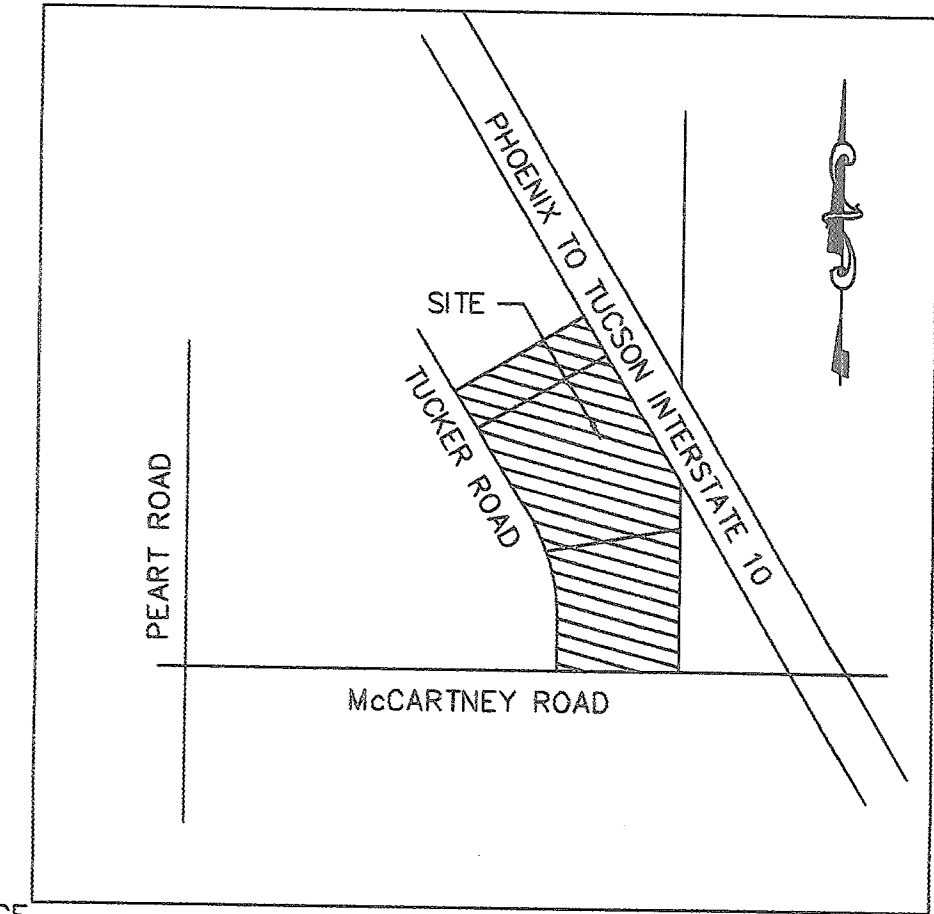


AN A.L.T.A./A.C.S.M. LAND TITLE SURVEY

OF A PART OF THE SOUTHEAST QUARTER OF SECTION 35 TOWNSHIP 5 SOUTH RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

VICINITY MAP
(NOT TO SCALE)



BENCH MARK

BRASS CAP IN A ROUND CONCRETE MONUMENT 100' NORTH OF THE EAST-WEST CENTER LINE OF SECTION 35, IN THE MEDIAN OF I-10 INTERSTATE HIGHWAY, STAMPED 'VAL 1962' ELEVATION= 1454.80 (PINAL COUNTY DATUM).

BASIS OF BEARING

THE EAST LINE OF SECTION 35 TOWNSHIP 5 SOUTH RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEGINNING AT THE SOUTH CORNER OF SAID SECTION 35 AND EXTENDING A LINE TO THE EAST QUARTER CORNER OF SECTION 35, HAVING A BEARING OF N00°21'59"W.

ZONING

ZONING OF PARCEL IS DESIGNATED AS PLANNED AREA DEVELOPMENT (P.A.D.) AS SET FORTH IN ORDINANCE NO. 1178.153 OF THE COUNCIL OF THE CITY OF CASA GRANDE, PASSED AND ADOPTED AUGUST 21, 2000, AND IS SUBJECT TO THE CONDITIONS THEREIN. (ALTA ITEM #6)

FLOOD NOTE

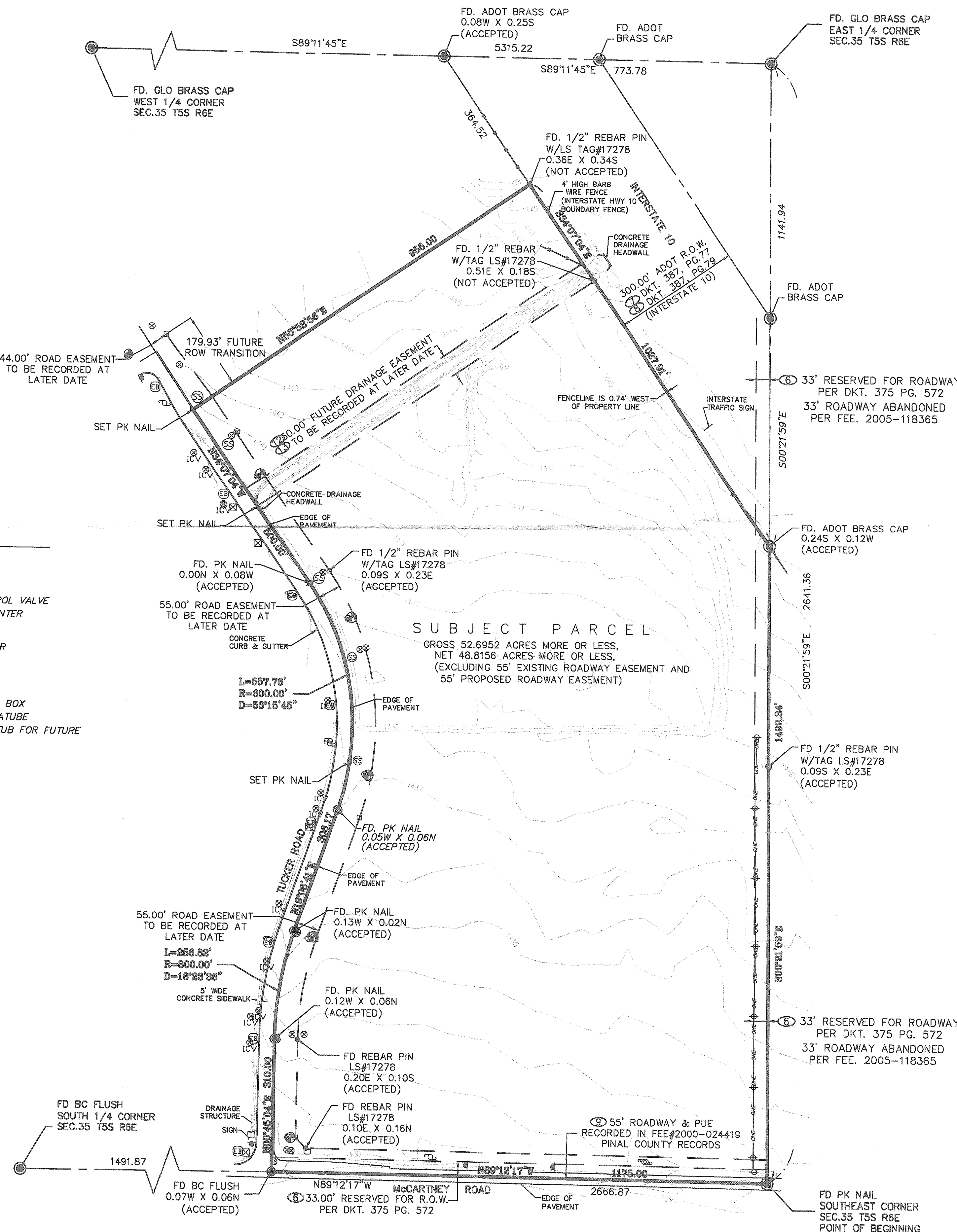
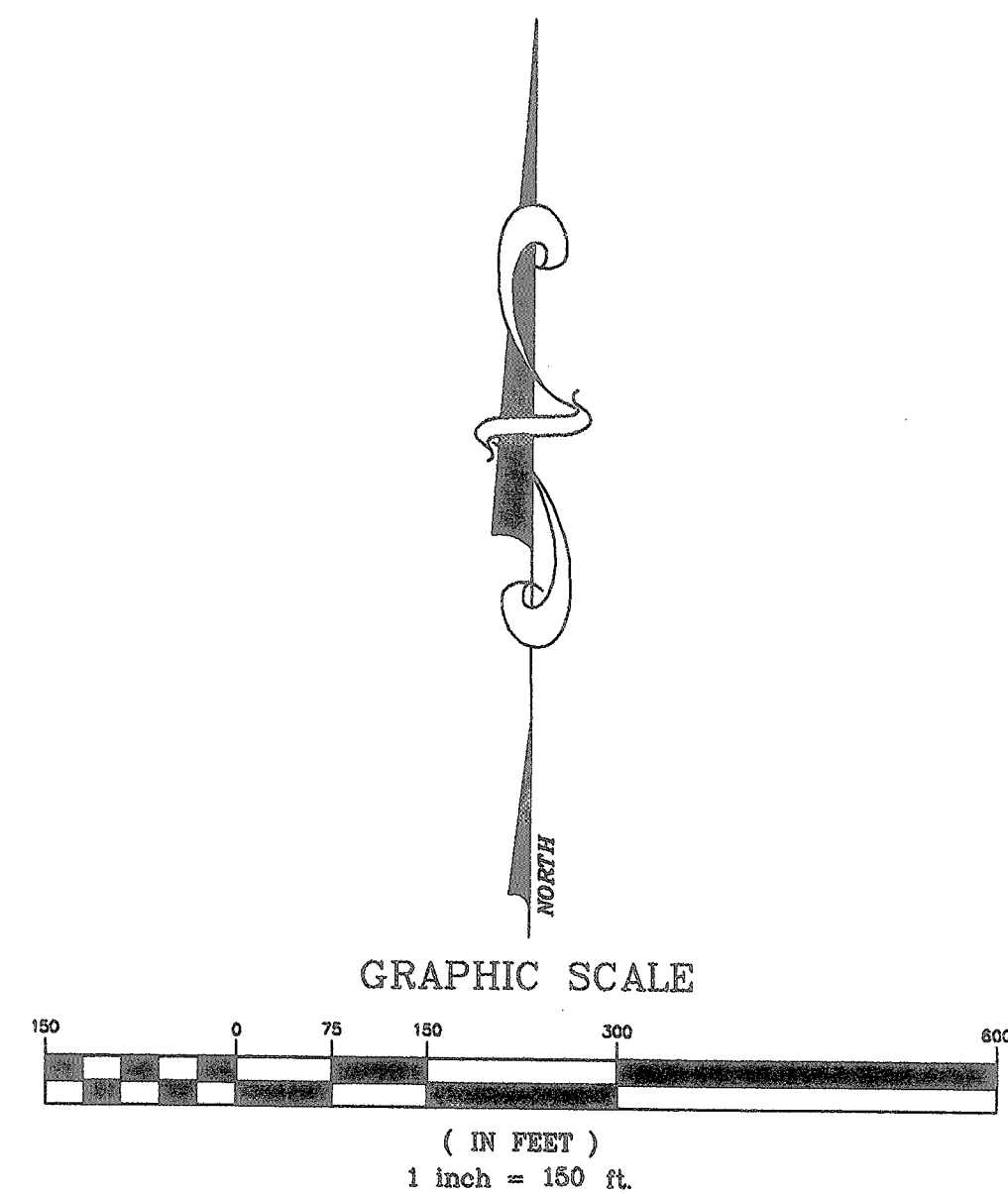
PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "C" DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 040770695D WITH A DATE IDENTIFICATION OF MARCH 5, 1990 FOR COMMUNITY NO. 040077 IN PINAL COUNTY, STATE OF ARIZONA.

ZONE "C" IS LABELED AS: AREAS OF MINIMAL FLOODING.

LEGEND

SOME SYMBOLS MAY NOT APPEAR ON DRAWING

- | | |
|--|-----------------------------------|
| □ — PROPERTY CORNER | ⊗ — WATER VALVE |
| □ — SET 1/2" REBAR U.O.N. | ⊗ — WATER METER |
| ● — PROPERTY CORNER | ⊗ — FIRE HYDRANT |
| ● — FND. 1/2" REBAR U.O.N. | ⊗ — IRRIGATION CONTROL VALVE |
| ⊗ — FND. BRASS CAP U.O.N. | ⊗ — BACKFLOW PREVENTER |
| ⊗ — FND. BRASS CAP IN HAND HOLE U.O.N. | ⊗ — CATCH BASIN |
| ⊗ — SANITARY SEWER MANHOLE | ⊗ — GUY ANCHOR |
| ⊗ — STORM DRAIN MANHOLE | ⊗ — APS TRANSFORMER |
| ⊗ — TELEPHONE MANHOLE | ⊗ — LIGHT POLE |
| ⊗ — SEWER CLEAN OUT | ⊗ — UTILITY POLE |
| ⊗ — ELECTRICAL VAULT | ⊗ — SIGN |
| ⊗ — ELECTRICAL BOX | ⊗ — GAS METER |
| ⊗ — TELEPHONE J-BOX | ⊗ — CABLE TELEVISION BOX |
| — — — — — OVERHEAD UTIL. LINES | ⊗ — STREETLIGHT SONATUBE |
| | ⊗ — ELEC. CONDUIT STUB FOR FUTURE |
| | — — — — — PAVEMENT |



SCHEDULE B

THIS SURVEY IS BASED UPON THE "COMMITMENT FOR TITLE INSURANCE" PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 773-221054-PHX3 SECOND AMENDED EFFECTIVE APRIL 28, 2006 AT 7:30 AM.

- 1.) TAXES FOR THE FULL YEAR OF 2006. (NOT PLOTTABLE)
- 2.) ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CENTRAL ARIZONA WATER CONSERVATION DISTRICT. (NOT PLOTTABLE)
- 3.) RESERVATIONS OF EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (NOT PLOTTABLE)
- 4.) THE RIGHT TO ENTER UPON, PROSPECT FOR, MINE AND REMOVE ALL OIL, GAS, MINERALS, AND PETROLEUM. (NOT PLOTTABLE)
- 5.) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
- 6.) A RESOLUTION BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, RECORDED FEBRUARY 21, 1964 IN DOCKET 375, PAGE 572, PURPORTING TO ESTABLISH A COUNTY ROADWAY; AND THEREAFTER ABANDONMENT RECORDED AS 2005-118365 OF OFFICIAL RECORDS. (PLOTTED)
- 7.) AN EASEMENT FOR ABUTTER'S RIGHTS AND ACCESS AND INCIDENTAL PURPOSES IN THIS DOCUMENT RECORDED JUNE 1, 1964 AS DOCKET 387, PAGE 77 OF OFFICIAL RECORDS. (PLOTTED)
- 8.) AN EASEMENT FOR DITCH AND DYKE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 1, 1964 AS DOCKET 387, PAGE 79 OF OFFICIAL RECORDS. (PLOTTED)
- 9.) AN EASEMENT FOR WATER, SEWER, UTILITIES AND ROADWAY PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 9, 2000 AS 2000-024419 OF OFFICIAL RECORDS. (PLOTTED)
- 10.) ANY FACT, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY HARVEY LAND SURVEYING, INC. ON JULY 19, 2005 DESIGNATED JOB NAME: PARCEL D, E AND F: (AS SHOWN)
 - A) CONCRETE HEADWALL LOCATED IN SOUTHWEST PORTION OF PARCEL F AND THE NORTHWEST PORTION OF PARCEL E
 - B) OVERHEAD ELECTRIC, UTILITY POLES, TELEPHONE BOX RUNNING ALONG THE EAST PROPERTY LINE OF PARCEL D AND E
 - C) ELECTRICAL CONDUIT, SIGN, WATER METER AND WATER VALVES LOCATED ALONG SOUTH PROPERTY LINE OF PARCEL D
 - D) WATER METERS RUNNING ALONG THE WEST PROPERTY LINE OF PARCEL D
 - E) ANY UNRECORDED EASEMENTS FOR UNDERGROUND UTILITIES WHICH ARE NOT IN EVIDENCE ON THE SURFACE OF THE LAND, BUT COULD BE ASCERTAINED FROM THE RECORDS OF THE UTILITY COMPANIES SERVING THE AREA.
- 11.) THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENENCIES AFFECT ANY PORTION OF THE WITHIN DESCRIBED PROPERTY. (NOT PLOTTABLE)
- 12.) AN EASEMENT FOR DRAINAGE EASEMENT AS DISCLOSED BY SPECIAL WARRANTY DEED AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS _____ OF OFFICIAL RECORDS. (PLOTTED)
- 13.) AN EASEMENT FOR PUBLIC DRAINAGE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED _____ AS _____ OF OFFICIAL RECORDS. (PLOTTED)
- 14.) THE POSSIBLE EFFECT OF SURVEY RECORDED AS BOOK 17, PAGES 16, 17 AND 18 OF OFFICIAL RECORDS.

SURVEYOR NOTES

- 1.) ALL WORK WAS COMPLETED IN THE MONTH OF APRIL, 2006.
- 2.) THIS SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR TAXES, ASSESSMENTS, RESERVATIONS IN PATENT, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, LIENS, COVENANTS, CONDITIONS AND RESTRICTIONS OR ANY OTHER RECORD INFORMATION THAT MAY BE DISCLOSED BY A CURRENT TITLE REPORT OR OTHER RESEARCH.
- 3.) THIS SURVEYOR ACCEPTS LIABILITY UP TO THE FULL PRICE OF THE SURVEY ONLY.
- 4.) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. (ITEM 16)

LEGAL DESCRIPTIONS

THAT PORTION OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

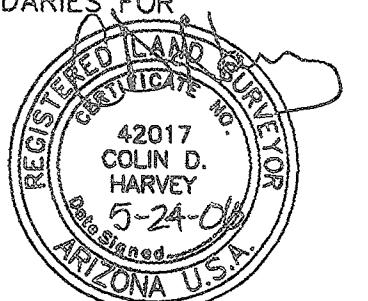
- BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 35;
- THENCE ALONG THE SOUTH LINE OF SAID SECTION 35, SAID LINE BEING THE CENTERLINE OF MCCARTNEY ROAD, NORTH 89 DEGREES 12 MINUTES 17 SECONDS WEST, 1,175.00 FEET;
- THENCE DEPARTING SAID SOUTH LINE OF SECTION 35, THE FOLLOWING (5) COURSES ALONG THE CENTERLINE OF TUCKER ROAD, NORTH 00 DEGREES 45 MINUTES 04 SECONDS EAST, 310.00 FEET TO THE BEGINNING OF THE CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 800.00 FEET;
- THENCE NORTHEASTERLY 256.82 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18 DEGREES 23 MINUTES 37 SECONDS;
- THENCE NORTH 19 DEGREES 08 MINUTES 41 SECONDS EAST, 306.17 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 600.00 FEET;
- THENCE NORTHERLY 557.76 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 53 DEGREES 15 MINUTES 45 SECONDS;
- THENCE NORTH 34 DEGREES 07 MINUTES 04 SECONDS WEST, 500.00 FEET;
- THENCE DEPARTING SAID CENTERLINE OF TUCKER ROAD, NORTH 55 DEGREES 52 MINUTES 58 SECONDS EAST, 955.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 10 AS RECORDED IN DOCKET 387, PAGE 77 P.C.R.;
- THENCE ALONG WESTERLY RIGHT-OF-WAY OF INTERSTATE 10 SOUTH 34 DEGREES 07 MINUTES 04 SECONDS EAST, 1027.91 FEET THE EAST LINE OF SAID SECTION 35, FROM WHICH THE EAST QUARTER CORNER BEARS NORTH 00 DEGREES 21 MINUTES 59 SECONDS WEST, 1141.94 FEET;
- THENCE ALONG SAID EAST LINE OF SECTION 35 SOUTH 00 DEGREES 21 MINUTES 59 SECONDS EAST, 1499.34 FEET TO THE POINT OF BEGINNING;
- EXCEPT THEREFROM, ALL COAL AND OTHER MINERAL, AS RESERVED IN PATENT RECORDED IN BOOK 48 OF DEEDS, PAGE 481.
- CONTAINING GROSS 52.8952 ACRES MORE OR LESS, NET 48.8158 ACRES MORE OR LESS, (EXCLUDING 55' EXISTING ROADWAY EASEMENT AND 55' PROPOSED ROADWAY EASEMENT)

SURVEYOR CERTIFICATE

TO: CASA GRANDE 313, LLC; AND TO 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 10, 11, 14, 15 AND 16 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED TO ACHIEVE RESULTS COMPARABLE TO "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

COLIN D. HARVEY
ARIZONA R.L.S. #42017



HARVEY LAND SURVEYING, INC.
461 E. DARTMOUTH
CASA GRANDE, ARIZONA 85222
PHONE: (520) 876-4786
E-MAIL: COLEHARVEY@COX.NET
AN A.L.T.A./A.C.S.M. LAND TITLE SURVEY
FOR CASA GRANDE 313, LLC

DRAWN BY: SRB CHECKED BY:
SCALE: 1" = 150
DATE: MAY 23, 2006
JOB NUMBER SHEET

1 OF 1

DRY UTILITY SERVICES
UTILITY PLAN
OCTOBER 5, 2015

NOTE:
ZIEBARTH ASSOCIATES HAS PREPARED THIS SITE PLAN BASED
ON INFORMATION PROVIDED BY THE PROPERTY OWNER.
ZIEBARTH ASSOCIATES ASSUMES NO LIABILITY FOR
DIMENSIONAL ACCURACY OF THE EXISTENCE OF ANY
IMPROVEMENT AND NOT READILY VISIBLE. THIS DRAWING IS
NOT INTENDED AS AN ALTA SURVEY.

Disclaimer: This is not an engineered drawing and is
conceptual in nature. Utilities are to be installed according
to municipal, utility, and improvement plan standards.

LEGEND

- Existing APS Overhead Facilities
- Existing APS Buried Facilities
- APS Switch Cabinet
- Existing Power Pole
- Existing Power Pole with Riser
- Existing Street Light
- Existing Anchor Guy
- Existing Cox Buried Facilities
Per Cox Communications, No Cox
As-Built Maps are available at this time.
- Existing CenturyLink Buried Facilities
- Existing CenturyLink Pedestal
- Existing Southwest Gas Facilities

CASA GRANDE
SITE #251
(VACANT)

SUMMARY

SITE AREA (NET) 52.70 ACRES OR 2,295,403 SF

SITE PLAN #251
CASA GRANDE
CASA GRANDE, ARIZONA

SUNBELT LAND HOLDINGS, L.P.

Proposed 4" Gas Facilities



NOT TO SCALE

Z ZIEBARTH ASSOCIATES
ARCHITECTURE & PLANNING
2900 FOURTH AVE., SUITE 204 • SAN DIEGO, CA 92103
(619) 233-6450 FAX (619) 233-6449

PROJECT NO:	97100.244
DATE:	10-15-01
REVISED:	9-19-14
FILE NAME:	SITE251.DWG

PARCEL E
FUTURE
COMMERCIAL TRACT
McCARTNEY CENTER

SHEET 5

PARCEL D
FUTURE
COMMERCIAL TRACT
McCARTNEY CENTER

SHEET 4

SHEET 6

SHEET 7

TUCKER ROAD

PROPOSED
McCARTNEY CENTER
PARCEL A-A

PARCEL C
FUTURE
COMMERCIAL TRACT
McCARTNEY CENTER

McCARTNEY ROAD

I-10

WATER

SEWER



KEY MAP

N.T.S.

SHEET INDEX:

- | | |
|-----|-------------------|
| 1 | COVER SHEET |
| 2 | DETAIL SHEET |
| 3-7 | WATER/SEWER PLANS |

#251

342 LF

FUTURE
PARCEL D

STA. 38+47
39' LT 3

STA. 38+37
49' LT 4

STA. 38+61.86
6.00' LT 4

EX.MH

STA.39+16.85S
STA.241+80.87E

EDGE OF PAVEMENT

37' BC
(FUTURE)

37' BC

37+00

38+00 310.00'

N00°45'04"E

EX.42"W

EX.42"S

24'S

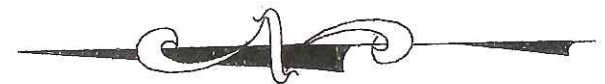
80.04'
S89°12'17"E

McCartney Road

McCartney Center
Parcel AA-CC

CKER ROAD

#251
Copy from
Sheet 7



Sunbelt Holdings, Inc.

**NEC of Tucker Road and McCartney Road
Casa Grande**

SITE REPORT

Prepared For:

Sunbelt Holdings, Inc.

Dennis O'Neil

San Diego, California

BY
DRY UTILITY SERVICES
Ron Watson
October 5th 2015



October 5, 2015

Mr. Dennis O'Neil
SUNBELT HOLDINGS, INC.
8095 Othello Avenue
San Diego, CA, 92111
Via Ground Delivery

**SUBJECT: NEC of Tucker Road and McCartney Road-Casa Grande
- SITE REPORT**

Dear Dennis,

Dry Utility Services (DUS) has completed our initial review and evaluation of the dry utility requirements and service opportunities for your proposed development at the northeast corner of Tucker Road and McCartney Road in Casa Grande, Arizona. Our focus has been on confirming the existing dry utility entities, identifying potential conflicts, and proposing possible options and/or requirements. Our evaluation has consisted of discussions with local utility representatives and a review of existing facility maps. As your development plans progress, additional effort will be necessary to finalize removal requirements and to confirm specific utility requirements for service to the new development.

We hope that the following information and exhibit will be beneficial as you move forward with the project. We look forward to working with you in the future to help ensure a successful project. After you have reviewed the following information, I am available to meet with you to review our findings and answer any questions that you may have.

Sincerely,

DRY UTILITY SERVICES

A handwritten signature in black ink, appearing to read 'Ron Watson', is written over the company name.

Ron Watson
President

Enclosure

ELECTRICITY: The electric provider for this project is **Arizona Public Service (APS)**.

APS Existing Facilities: APS has existing overhead 12kv lines that cross McCartney Road directly east of the project limits. On the north side of McCartney Road, the lines convert from overhead to underground conduit and continue west along the North side of McCartney Road. The 3 conductor wires are encased in a five -inch (5") conduit. In the same duct bank is an empty five -inch (5") conduit. A switch cabinet (SC465844) is located on the west side of Tucker Road approximately 80 feet north of McCartney Road.

At two separate locations, five-inch (5") conduits run east across Tucker Road. The conduits cross Tucker Road towards the northwest corner of the project. The conduits connect to the development to the west of Tucker Road and continue west along Frontier Road.

An existing street light is located on the NW curb return at the intersection of Tucker Road and McCartney Road. Underground conduit runs west from the existing street light along the north side of McCartney Road for future street lights.

Along Tucker Road, street lights are located on the west side beginning approximately 800 feet north of McCartney Road and continuing north.

APS Proposed New Business: We anticipate that one point of feed for the site would be the underground 12kv conductors which run along the north side of McCartney Road. This APS conduit line runs along the entire length of the southern project limit.

The switch cabinet located on the NWC of Tucker Road and McCartney Road may also be a point of feed for the project. An additional point of feed may be one of the five-inch (5") conduits which cross Tucker Road.

With the availability of a conceptual site plan, an electrical layout for the project can be determined. A conceptual layout was not available at the time of this report. However, costs can be reviewed on a per lineal foot and per item basis. APS Service Schedule 3 identifies the cost for individual items as well as costs on a per lineal foot basis. A copy of the APS Service Schedule 3 is attached as an exhibit at the end of the report.

Feeder conductor will be required from the point of feed to the location of a switch cabinet. The location of the switch cabinet and the length of the feeder conductor from the point of feed to the switch cabinet will be determined by the conceptual layout of the project. Per APS Service Schedule 3, underground three phase conductor costs \$24.03 per lineal foot. A pad mounted switch cabinet costs \$16,648 per location.

A primary conductor connects the switch cabinet and the location of a transformer. The number of transformers required and final location of the transformers will be determined by the site layout and final project electrical demand. Per APS Service Schedule 3, underground three phase primary conductor range in cost from \$17.97 to \$28.81 per lineal foot. The cost of a transformer depends upon the number of SES serviced per transformer and the SES amp size.

A service line connects the transformer to the SES location. Similar to the cost of the transformer, the cost of the service line is determined by the SES amp size.

Future Development - APS Service: For future development with Arizona Public Service electric distribution facilities, the developer will be responsible for:

1. Providing detailed plans, projected load information, development phasing and schedules.
2. Providing trench, backfill and pavement repair if required.
3. Provision and installation of all primary, secondary, service and streetlight conduits for the entire conversion.
4. Installation of utility provided vaults, manholes and junction boxes.
5. Provide final grade prior to the utility company pulling wire, setting equipment or energizing a system.
6. Negotiation of utility companies contracts, payment of fees, and grant of easements.

7. Installation of developer provided three-phase transformer pads.

Arizona Public Service will be responsible for:

1. Providing designs, installation specification and contracts.
2. Installation of all cable, connections, transformers, switch cabinets and fusing cabinets.
3. Providing single-phase transformer, switch and fuse pads, and below-ground vaults.
4. Trench and conduit inspections.
5. Easement document preparation.

TELEPHONE: CenturyLink Communications is the primary telephone service provider for this area.

Existing Facilities: CenturyLink has underground facilities along the west side of Tucker Road. The underground facilities continue west on Frontier Road through the existing development. The CenturyLink has underground facilities that cross Interstate 10 and run along the east side of the property.

Proposed New Business: We anticipate the point of feed for the site being the underground facilities along the west side of Tucker Road. To provide service to the future development, CenturyLink will provide a conduit layout to be joint trench with APS's final electric design wherever possible. Typically, CenturyLink requires to (2) 4" conduits for their main route with pedestals installed adjacent to APS transformers and (2) 4" conduits into each building's demarcation point.

Future Development - CenturyLink Service: Similar to any necessary relocation work, extending new CenturyLink service facilities requires the following developer responsibilities:

- 1) Provision of plans and development schedule.
- 2) Trench, both excavation and backfill.
- 3) Conduit and manholes, both provision and installation if required.
- 4) Establishment of final grade prior to CenturyLink splicing and service availability.
- 5) Grant of easements.

CenturyLink may request that the developer provide a location and exclusive easement for electronic equipment. Traditionally these equipment locations require a 15'x20' easement and a single-phase power source. These "electronic cabinets" will be required to convert the fiber to copper for distribution to the development.

CenturyLink will be responsible for:

- 1) Providing conduit recommendation and installation specifications.
- 2) Installation of all cable, connections and pedestals.
- 3) Inspections of conduit, backboard, etc.

CENTURYLINK BUDGETING: At this time, CenturyLink does not charge developers for extending their facilities to Commercial/Retail sites. There will need to be a Contractor Cost budget for the developer provided trench and conduit ((2) 4" Schedule 40 Conduits) for CenturyLink facilities. These conduits will be installed in the joint electrical trench as much as possible.

CATV: Cox Communications is a licensed CATV and telecommunications provider for this area.

Existing Facilities: At this time, Cox Communications noted that the as-built maps for this area are not available. Cox indicated that the reason for no as-built drawings being available could be that there are no plans to serve this area, the design department is currently updating the maps, or the area is an unincorporated area not served by Cox. Because of the rapid development of certain areas, Cox requests that plans or drawings still be submitted to Cox Communications.

Proposed New Business: Without Cox facilities in the area, it is impossible to anticipate a point of feed. Typically, Cox requires (2) 2" conduits for their main route with pedestals installed adjacent to APS transformers and (2) 2" conduit to each building's demarcation point.

Future Development – Cox Communications Service: Cox Communications charges developers for extending their facilities to Commercial/Retail sites. Cox will need to conduct a site survey to confirm the future Cox extension fees. These fees can be offset based on the developer entering into a service agreement with Cox. The financial contribution to Cox Communications cannot be determined at this time. The provision and installation of conduit for future Cox facilities during the Phase-1 improvements will minimize the financial contribution required by Cox to extend their facilities to the future facilities within the subject parcel(s). For the extension of new cable television/data facilities within this development the developer's responsibilities will include:

- 1) Provision of plans and development schedule.
- 2) Onsite trench, both excavation and backfill and conduit provision/installation.
- 3) Establishment of final grade prior to Cox splicing and service availability.
- 4) Grant of Public Utility Easements and/or Cox equipment easements for the CATV system installation.
- 5) Potentially locating an acceptable Cox Node location.

NATURAL GAS: Southwest Gas Corporation (SWG) supplies natural gas service in this area.

Existing Facilities: SWG has an existing 4" gas main approximately 1400 lineal feet west of Tucker Road on McCartney Road at the Palomino Parkway intersection.

Future Development - Southwest Gas Service: As indicated on drawings provided by Southwest Gas, four-inch (4") gas lines are proposed on both sides of McCartney Road running east from the existing gas lines at the Palomino Parkway and McCartney Road intersection. Additional inquiries with SWG will be required to determine the design and installation schedule of the proposed 4" gas lines. We anticipate that the point of feed for the site would be from the proposed 4" gas line on the north side of McCartney Road.

If this project requires natural gas, the SWG requirements and agreements will be based on the extent of facilities required. For budgeting purposes anticipate \$28.00 per linear foot for onsite SWG new service facilities. The SWG natural gas service will be installed in the developer provided trench (and backfill) for the onsite portion of this extension. SWG will extend the gas service from the source to the property line. SWG will pass on these fees to the developer. These fees include the actual installation, restoration, traffic control etc. For budgeting purposes anticipate \$75.00 per linear foot for the offsite SWG extension to the property line. Assuming that the closest point of feed for SWG is the existing 4" gas line at the McCartney Road and

Palomino Parkway intersection (approximately 1400 lineal feet from the project limits) the offsite cost to extend SWG services to the project would be approximately \$105,000.

ADDITIONAL CONSIDERATIONS: With the availability of a project layout, a conceptual utility plan can be developed. The conceptual utility plan will assist in developing a cost opinion for the electrical and natural gas layouts. Dry Utility Services utilized utility company as-built drawings to generate the existing utility plan. The identification of existing facilities and distances were measured from a Google Earth image.

SUMMARY:

As the development process moves forward and improvement plans are developed, the plans can be shared with the utility companies and more specific information regarding any onsite removals and servicing requirements can be obtained. Dry Utility Services appreciates the opportunity to participate in the preparation of this site investigation study and looks forward to helping the development team ensure a very successful project.

UTILITY COMPANY AS-BUILT MAPS

(List of As-Built Maps Received as of September 2nd, 2015)

- 1. Arizona Public Service**
- 2. CenturyLink**
- 3. Cox Communications**
- 4. Southwest Gas Corporation**

UTILITY COMPANY 'WILL SERVE' LETTERS

(Received as of September 18th, 2015)

1. **Arizona Public Service**
2. **CenturyLink**
3. **Cox Communications**
4. **Southwest Gas Corporation**



50 N. Brown Ave.
Casa Grande, Az. 85122

September 18, 2015

Mr. Dennis O'Neil
Sunbelt Holdings, Inc.
8095 Othello Ave.
San Diego, Ca. 92111

Re: Sunbelt 251 Casa Grande

Dear Mr. O'Neil,

The above referenced project is located in Arizona Public Service Company's electric service area. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities.

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

The enclosed policy governs the extension of overhead and underground electric facilities to customers whose requirements are deemed by Arizona Public Service to be usual and reasonable in nature.

Please give me a call at (520)421-8365 so that we may set up an appointment to discuss the details necessary for your project.

Sincerely,

Frank Garcia

Frank Garcia
Customer Project Manager, Sr.
SE Service Planning

Enclosures



CenturyLink™

CenturyLink Engineering
135 W. Orion St. 1st Floor
Tempe, AZ 85283
BICS@Centurylink.com

September 04, 2015

Mr. Dennis O'Neil
Sunbelt Holdings, Inc.
8095 Othello Avenue
San Diego, CA, 92111

RE: Sunbelt 251 Casa Grande

Mr. O'Neil,

The above mentioned project is located in a parcel of land located in Section 35, Township 5S and Range 6E in Maricopa County.

In response to your "Service Availability" request for the above mentioned development located at the northeast corner of Tucker Road and McCartney Road, Casa Grande, AZ, this letter is to acknowledge that this subject property is within CenturyLink serving territory.

The tariff Rates and Regulations prescribed for service for this area are on file with your State Utilities Commission, and may be examined at your local CenturyLink Business Office.

Sincerely,

Roni Jean Grant-Sloan
CenturyLink Supervisor Construction/Engineering Permits/Joint Use/Developer Administration
135 W Orion Street, 1st Floor
Tempe, AZ 85283
480/768-4294 (Office)
480/748-1352 (Cell)



20401 N. 29th Ave. Suite 100
Phoenix, AZ 85027
623-328-2431

September 18, 2015

Mr. Dennis O'Neil
Sunbelt Holdings Inc.
8095 Othello Ave.
Sand Diego, CA 92111

Dear Mr. O'Neil

Project: **Sunbelt 251 Casa Grande**
NEC Tucker Rd. and McCartney Rd
Casa Grande, AZ 85122

This letter is to confirm that Cox Communications is a licensed telecommunications operator for the City of Casa Grande in which this project resides. Cox Communications may be able to provide cable services and other required telecommunication services for this project, however, the final requirement of a service agreement may be necessary.

As you move forward with this project, please contact Jeff Reid, Account Executive at 623-328-4622 or email jeffrey.reid2@cox.com or Elvira Quijada, Account Executive at 623-328-2293 or email Elvira.quijada@cox.com for assistance with your telecommunication needs.

Sincerely,

Annie Sandoval
Cox Business Sales



SOUTHWEST GAS CORPORATION

September 8, 2015

Dennis O'Neil
Sunbelt Holdings, Inc
8095 Othello Ave
San Diego, CA 92111

Dear Mr. O'Neil:

Thank you for your inquiry concerning the availability of natural gas to the proposed project, located at the NEC of Tucker Rd and McCartney Rd, Casa Grande, AZ. Southwest Gas Corporation currently has a 4" natural gas main located on McCartney at Camino Mercado.

Natural gas is available to serve your project in accordance with our Rule Six as filed with the Arizona Corporation Commission. However, without reviewing a preliminary engineering plan, we cannot determine if existing Southwest Gas facilities will be adequate to serve the needs of the development.

If you have any questions, please feel free to contact me. I can be reached at (520)794-6536 or e-mail: Brad.Steninger@swgas.com.

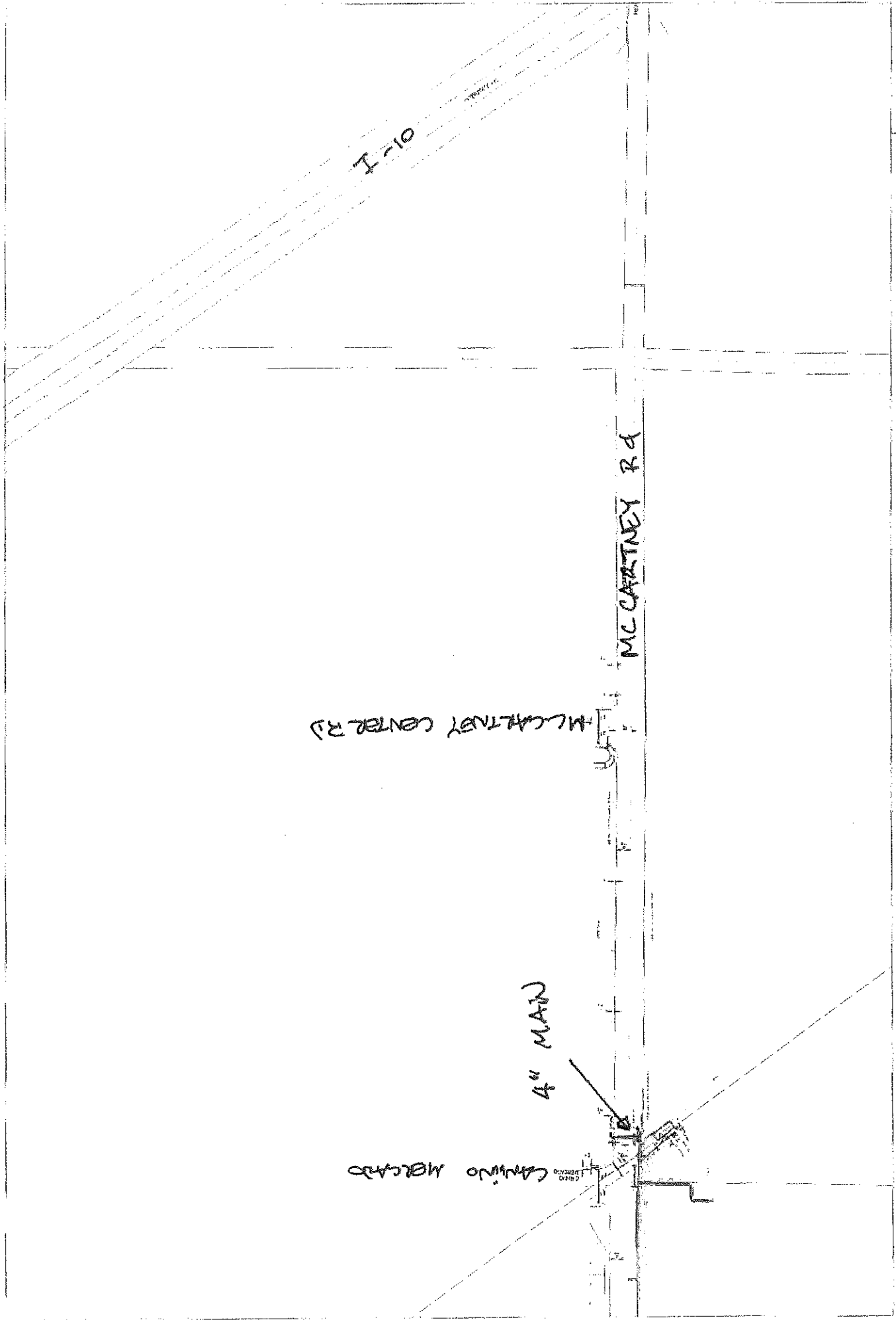
Sincerely,

Brad Steninger
Energy Analyst
Southern Arizona Division

Enclosure

jbs

cc: Danika Fronczyk



Southwest Gas WMS 09/08/15 13:15	TITLE: FILENAME:	ATLAS: 305006033 FILE: 4564/04	WRE: DRAWN BY:	SCALE 1 IN = 397 FT
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APS SERVICE SCHEDULE 3



SERVICE SCHEDULE 3 CONDITIONS GOVERNING EXTENSIONS OF ELECTRIC DISTRIBUTION LINES AND SERVICES

Attachment 1 Schedule of Charges – Three Phase

APS Schedule 3 Rev 12, Line Extension Schedule of Charges

FEEDER Three Phase	Overhead			Underground			Manhole (6-750)	Pull Box (6-750)	Pad Mount Switch Gear	Cost per Circuit Foot 1100A Cable (3-1100)	Cost per Circuit Foot 1100A Cable (6-1100)
	Cost per Circuit Foot	Cost per Circuit Foot	Cost per Circuit Foot	Cost per Circuit Foot	Cost per Circuit Foot	Cost per Circuit Foot					
OH/UG Transition	\$31.34	\$24.03	\$3.575	\$10.522	\$48.06	\$6,164	\$14,033	\$16,648	\$32.35	\$64.70	\$64.70
	Each Installation	Each Installation	Each Installation	Each Installation	Each Installation	Each Installation	Each Installation	Each Installation	Each Installation	Each Installation	Each Installation
PRIMARY Three Phase	\$21.24	\$17.97	\$28.81	\$1,257	\$15,648						
	Each Installation	Each Installation	Each Installation	Each Installation	Each Installation						
OH/UG Transition	\$21.24	\$17.97	\$28.81	\$1,257	\$15,648						
	Each Installation	Each Installation	Each Installation	Each Installation	Each Installation						
OVERHEAD Three Phase	SES Size	Transformer Size	120/208 Volts	Service wire/Linear Ft	SES Size	Transformer Size	277/480 Volts	Service wire/Linear Ft	SES Size	Transformer Size	277/480 Volts
	200 Amp	3-25KVA	\$9,978	\$5.41	200 Amp	3-50KVA	\$13,215	\$5.41	200 Amp	3-50KVA	\$13,215
UNDERGROUND Three Phase	400 Amp	112.5KVA	\$11,745	\$6.33	400 Amp	150KVA	\$12,213	\$6.33	400 Amp	150KVA	\$12,213
	600 Amp	150KVA	\$13,315	\$12.86	600 Amp	225KVA	\$14,804	\$12.86	600 Amp	225KVA	\$14,804
	800 Amp	225KVA	\$15,022	\$31.07	800 Amp	300KVA	\$17,539	\$31.07	800 Amp	300KVA	\$17,539
	1000 Amp	300KVA	\$15,022	\$31.07	1000 Amp	500KVA	\$19,519	\$31.07	1000 Amp	500KVA	\$19,519
	1200 Amp	500KVA	\$18,110	\$31.07	1200 Amp	750KVA	\$25,392	\$31.07	1200 Amp	750KVA	\$25,392
	1600 Amp	750KVA	\$22,432	\$52.15	1600 Amp	1000KVA	\$27,129	\$52.15	1600 Amp	1000KVA	\$27,129
	2000 Amp	1000KVA	\$22,432	\$52.15	2000 Amp	1500KVA	\$42,414	\$52.15	2000 Amp	1500KVA	\$42,414
	2500 Amp	1500KVA	\$28,233	\$108.72	2500 Amp	2000KVA	\$42,414	\$108.72	2500 Amp	2000KVA	\$42,414
	3000 Amp	2000KVA	\$28,233	\$139.86	3000 Amp	2500KVA	\$52,748	\$139.86	3000 Amp	2500KVA	\$52,748
	3000 Amp	2500KVA	\$37,272		3000 Amp	3000KVA			3000 Amp	3000KVA	

- 1) Extension Facilities that do not qualify for the Schedule of Charges will be determined by a project specific cost estimate.
- 2) Cost per foot charges will be determined from termination at the source to the next device in the circuit. Linear footage for each circuit will be summed to determine charges.
- 3) For Multiple services out of one three phase transformer, the service cost will be determined by each SES and the transformer cost will be determined from the combined total of each SES size in amps, rounded up to the nearest SES size, limited to a combined maximum of 3,000 amps.
- 4) Overhead feeder cost per foot is for 3/0 and above, including 4/77 & 795 conductors.
- 5) UG Primary circuit footage is 3 cables making up 3 phase; 2 circuits is parallel conductors.
- 6) Charges for services are based on linear footage from transformer to SES regardless for the number of sets.
- 7) All footages to be calculated by linear footages.
- 8) Transition is from the OH line to the UG line; includes wire down pole and accessories. Pole NOT included.