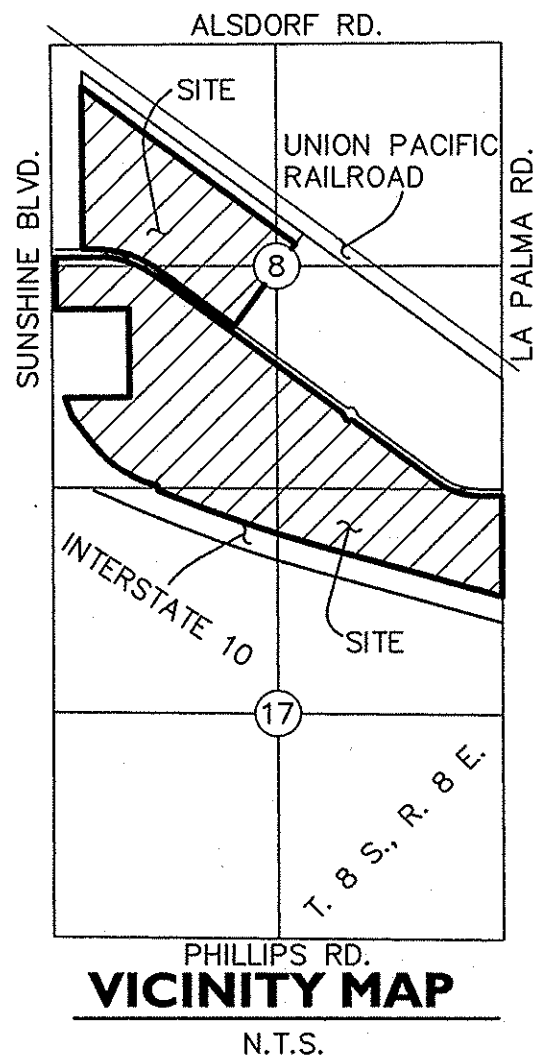


ALTA/ACSM LAND TITLE SURVEY

A portion of Section 8 & Section 17, T. 8 S., R. 8 E., of the Gila and Salt River Meridian, Pinal County, Arizona



COUNTY SEAL

STATE OF ARIZONA
COUNTY OF PINAL
I hereby certify that the within instrument is filed in the official records of this County in Cabinet _____ Slide _____
Date: _____
Request of: _____ Witness
my hand and official seal,
Laura Dean-Lytle, Pinal County Records
By: _____ Deputy

LEGAL DESCRIPTION

PARCEL 1:

A PORTION OF SECTION 8 AND THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 8, FROM WHICH A 3/4" PIPE AT THE SOUTH QUARTER CORNER OF SAID SECTION 8 BEARS N89°46'45"W (AN ASSUMED BEARING) AT A DISTANCE OF 2636.32 FEET; THENCE S00°24'55"E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, FOR A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S00°24'55"E, ALONG SAID EAST LINE, FOR A DISTANCE OF 1,180.19 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE INTERSTATE 10 RIGHT OF WAY; THENCE N74°33'00"W, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 2183.69 FEET (2184.64 FEET RECORD) TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS N15°26'50"E AT A DISTANCE OF 17,038.73 FEET; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°52'22" FOR A DISTANCE OF 2043.84 FEET; THENCE N15°30'00"W (N16°18'47"W RECORD), NOT TANGENT TO SAID CURVE, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 68.57 FEET (69.56 FEET RECORD); THENCE N76°16'11"W, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 162.81 FEET; THENCE N64°07'58"W, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 175.17 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS N25°52'01"E AT A DISTANCE OF 1177.86 FEET; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°45'05" FOR A DISTANCE OF 549.94 FEET TO A POINT OF TANGENCY; THENCE N37°22'54"W, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 440.46 FEET; THENCE N18°56'27"W, ALONG SAID NORTHEASTERLY LINE, FOR A DISTANCE OF 230.92 FEET; THENCE N89°30'00"E, LEAVING SAID NORTHEASTERLY LINE OF THE INTERSTATE 10 RIGHT OF WAY, FOR A DISTANCE OF 753.11 FEET; THENCE N00°30'00"W, ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, FOR A DISTANCE OF 1045.21 FEET; THENCE S89°30'00"W FOR A DISTANCE OF 858.11 FEET TO A POINT ON THE EAST LINE OF THE WEST 50.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE N00°30'00"W, ALONG SAID EAST LINE, FOR A DISTANCE OF 514.51 FEET TO A POINT ON THE EAST-WEST MIDSECTION LINE OF SAID SECTION 8; THENCE N00°29'38"W, ALONG THE EAST LINE OF THE WEST 50.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 8, FOR A DISTANCE OF 96.11 FEET; THENCE N89°46'44"E FOR A DISTANCE OF 350.00 FEET; THENCE N88°05'27"E FOR A DISTANCE OF 246.49 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, THE CENTER OF WHICH BEARS S05°46'24"W AT A DISTANCE OF 1,160.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°33'03" FOR A DISTANCE OF 618.52 FEET TO A POINT OF TANGENCY; THENCE S53°40'34"E FOR A DISTANCE OF 2,739.64 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, THE CENTER OF WHICH BEARS S36°19'26"W AT A DISTANCE OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°45'12" FOR A DISTANCE OF 22.58 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS N88°04'38"E AT A DISTANCE OF 80.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 103°30'24" FOR A DISTANCE OF 144.52 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTH, THE CENTER OF WHICH BEARS S15°25'46"E AT A DISTANCE OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°45'12" FOR A DISTANCE OF 22.58 FEET TO A POINT OF TANGENCY; THENCE S53°40'34"E FOR A DISTANCE OF 1,210.52 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, THE CENTER OF WHICH BEARS N36°19'26"E AT A DISTANCE OF 840.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°06'12" FOR A DISTANCE OF 529.30 FEET TO A POINT OF TANGENCY ON THE SOUTH LINE OF THE NORTH 80.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE S89°46'45"E, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 270.29 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL NO. 1 AS SHOWN IN BOOK 19 OF SURVEYS, PAGE 178A, IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 8 EAST, PINAL COUNTY, ARIZONA;

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 8, AS MONUMENTED BY A 3-INCH ALUMINUM DISK IN CONCRETE MARKED "2005 ¼ COR S7 S8 T8S R8E LS 15573" BEARING S00°39'26"E, 2615.20 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 8, AS MONUMENTED BY A BRASS DISK IN HANDHOLE MARKED "ARIZONA HIGHWAY DEPT 19"; THENCE CONTINUE UPON SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, N89°47'44"E, 50.00 FEET TO THE POINT OF BEGINNING ON THE WEST LINE OF SAID PARCEL 1;

THENCE CONTINUE UPON SAID SOUTH LINE, N89°47'44"E, 12.00 FEET; THENCE PARALLEL WITH AND 12.00 FEET EAST OF SAID WEST LINE, N00°39'26"W, 71.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE UPON SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°16'13", FOR AN ARC DISTANCE OF 39.39 FEET TO A POINT OF CUSP ON THE SOUTH LINE OF PARCEL NO. 3 AS SHOWN IN SAID BOOK OF SURVEYS; THENCE UPON SAID SOUTH LINE, S89°36'47"W, 37.12 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL NO. 3; THENCE UPON THE WEST LINE OF SAID PARCEL NO. 1, S00°39'26"E, 96.25 FEET TO THE POINT OF BEGINNING;

PARCEL 2:

A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 8, FROM WHICH A 3/4" PIPE AT THE SOUTH QUARTER CORNER OF SAID SECTION 8 BEARS N89°46'45"W (AN ASSUMED BEARING) AT A DISTANCE OF 2636.32 FEET; THENCE N00°13'36"W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, FOR A DISTANCE OF 1301.21 FEET TO A POINT ON THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE N53°40'34"W, ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 2900.00 FEET; THENCE S36°19'26"W, LEAVING SAID SOUTHERLY LINE, FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S36°19'26"W FOR A DISTANCE OF 1,200.00 FEET; THENCE N53°40'34"W FOR A DISTANCE OF 1,107.19 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, THE CENTER OF WHICH BEARS S36°19'26"W AT A DISTANCE OF 1,240.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°24'53"FOR A DISTANCE OF 744.81 FEET TO A POINT OF TANGENCY; THENCE N88°05'27"W FOR A DISTANCE OF 170.70 FEET; THENCE S89°46'44"W FOR A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 367.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE N00°29'38"W FOR A DISTANCE OF 1,915.16 FEET TO A POINT ON A LINE PARALLEL WITH AND 150 FEET SOUTHWEST OF THE SOUTHWESTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE S53°40'34"E, ALONG SAID SOUTHWESTERLY LINE, FOR A DISTANCE OF 3,123.05 FEET TO THE POINT OF BEGINNING.

SCHEDULE B

FIRST AMERICAN TITLE INSURANCE COMPANY REPORT OF TITLE NO. NCS-392846-PHX1 DATED MARCH 30, 2009.

- 4

AGREEMENT FOR PROJECT WATER SERVICE, DOCKET 1670, PAGE 31, DOCKET 1857, PAGE 23, INSTRUMENT NO. 1996-001435, INSTRUMENT NO. 2000-15943 & INSTRUMENT NO. 2007-004535, PCR. THIS IS A BLANKET EASEMENT. LOCATIONS OF EXCEPTIONS ARE INDICATED ON THIS SURVEY.
- 5

AGREEMENT RELATING TO EXTENSION OF SEWER COLLECTION FACILITITES, INSTRUMENT NO. 2000-005303, PCR. NO PLOTTABLE COURSES.
- 6

UTILITIES EASEMENT, INSTRUMENT NO. 2000-015945, PCR, AS SHOWN HEREON.
- 7

AGREEMENT REGARDING EASEMENT, INSTRUMENT NO. 2000-015946, PCR, AS SHOWN HEREON.
- 8

ROADWAY AND UTILITY CONSTRUCTION EASEMENT AND MAINTENANCE AGREEMENT, 2007-009791, PCR, AS SHOWN HEREON.
- 9

DEVELOPMENT AGREEMENT (STIRLING), 2007-28003, PCR, NO PLOTTABLE COURSES.
- 11

MAP OF DEDICATION, CABINET H, SLIDE 37, PCR, AS SHOWN HEREON.
- 13

16.5' COMMUNICATIONS EASEMENT, BOOK 25 OF MISC., PAGE 23, PCR. NO PLOTTABLE COURSES.
- 14

33' X 33' COMMUNICATION SYSTEM EASEMENT & 30' ACCESS EASEMENT (UNDEFINED LOCATION), BOOK 25 OF MISC., PAGE 93, PCR. NO PLOTTABLE COURSES.
- 15

ELECTRICAL EASEMENT, DOCKET 334, PAGE 587, PCR, AS SHOWN HEREON.
- 16

ELECTRICAL EASMENT, 2000-048122, PCR, AS SHOWN HEREON.
- 17

GAS EASEMENT, 2007-140460, PCR, AS SHOWN HEREON.
- 18

ESTABLISHMENT OF ROADWAY, DOCKET 375, PAGE 572, PCR.
- 19

RIGHT OF THE STATE OF ARIZONA TO PROHIBIT, LIMIT OR ACCESS TO INTERSTATE 10, DOCKET 512, PAGE 812. COPY PROVIDED ILLEGIBLE.
- 20

RESOLUTIONS ADOPTING STATE ROUTE PLAN FOR THE INTERSTATE 10 AND ANY AMENDMENTS THERETO FOR THE PURPOSE OF CONTROLLING ACCESS AND ACQUIRING LANDS IN ADVANCE FOR RIGHTS-OF-WAY, 2008-114574, PCR, NO ACCESS FROM PROPERTY TO I-10.

○ - INDICATES SHOWN ON SURVEY

NOTES

1. ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
2. GROSS AREA = NET AREA 277.0566 ACRES
PARCEL 1 GROSS AREA = 200.2673 ACRES
PARCEL 2 GROSS AREA = 76.7893 ACRES
3. NO BUILDINGS
4. THE POSITION OF THE WEST QUARTER CORNER OF SECTION 8 WAS DETERMINED FROM SOUTHWESTERN STATES SURVEYING ALTA/ACSM LAND TITLE SURVEYS JOB NO. 230577, DATED 6/30/03 AND JOB NO. 2509128 DATED 9/27/05 AND FROM PHYSICAL EVIDENCE OF PROPERTY CORNERS FOUND ALONG THE SUNSHINE BOULEVARD RIGHT-OF-WAY.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, T. 8 S., R. 8 E. BEARING: N89°46'27"W

CERTIFICATION

TO: WALTON INTERNATIONAL GROUP (USA), INC.,
BRALU, L.L.C. &
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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 4, 8, 10, 11b & 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN AFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

SURVEYOR MAKES NO GUARANTEE FOR ANY NON-VISIBLE RIGHTS-OF-WAY OR EASEMENTS NOT DISCLOSED IN SCHEDULE B, OF FIRST AMERICAN TITLE INSURANCE COMPANY, REPORT OF TITLE NO. NCS-392846-PHX1 SECOND AMENDED, DATED MAY 14, 2009.

eps group, Inc.
Engineers, Planners & Surveyors
2045 S. Vineyard, Ste. 101, Mesa, Arizona 85210
Phone (602) 305-1230 Fax (602) 305-1230

I-10/SUSHINE BOULEVARD

ALTA/ACSM LAND TITLE SURVEY

Project

Revisions:

06-22-09 REV. CERTIFICATION

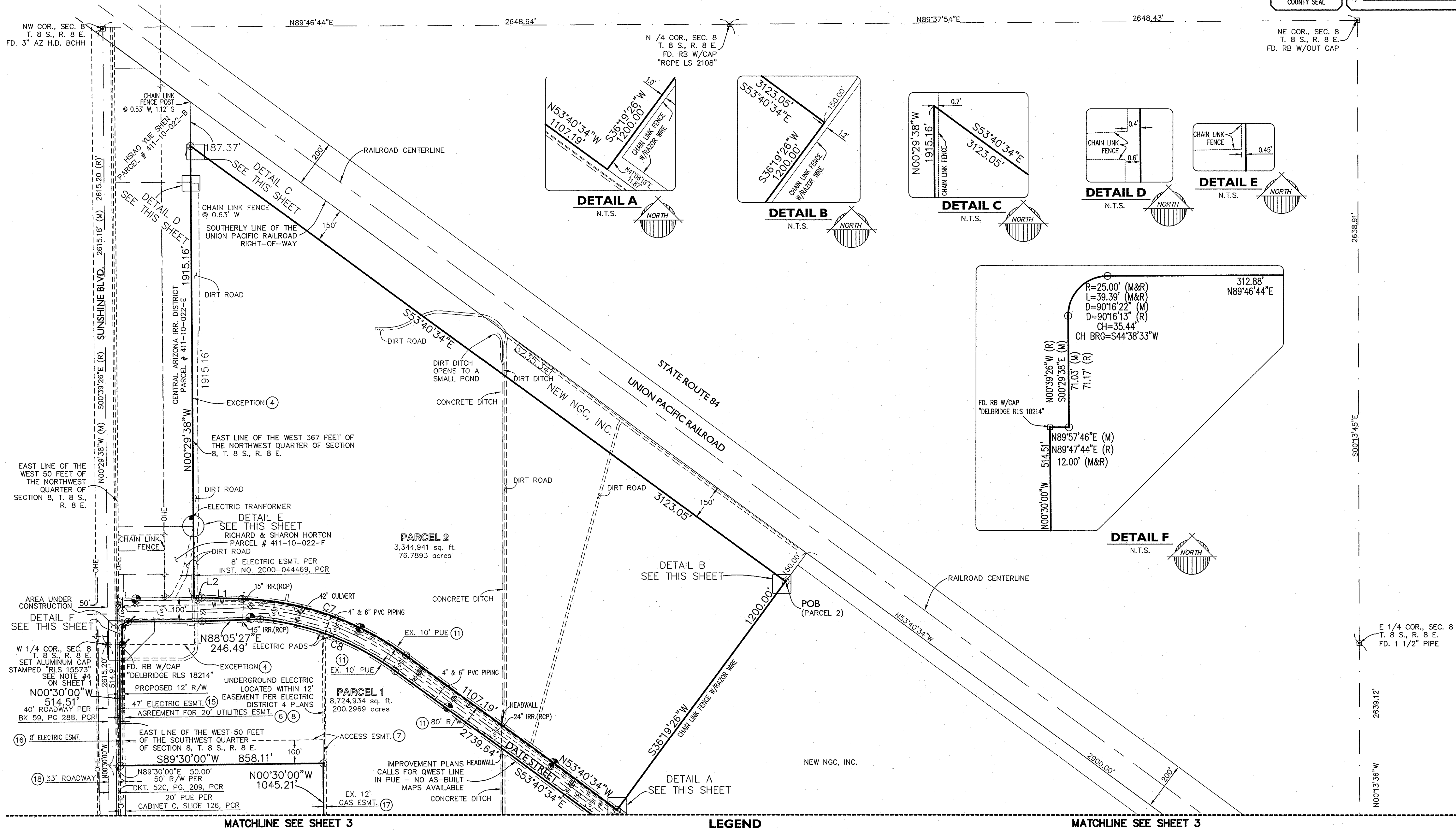
CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Designer: GM
Drawn by: JK

REGISTERED LAND SURVEYOR
15573
GERALD HUGHES
ARIZONA U.S.A.

EXPIRES: 3/31/2012
Job No.
06-031

Sheet No.
1
of 3



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	CHD BRG
C7	1240.00'	744.81'	384.02'	34°24'53"	733.66'	N70°53'00"W
C8	1160.00'	618.52'	316.80'	30°33'03"	611.22'	N68°57'05"W

LINE TABLE

LINE	BEARING	LENGTH
L1	N88°05'27"W	170.70'
L2	S89°46'44"W	33.00'

LEGEND

- EXISTING MONUMENT, AS NOTED
- ⊙ SET #4 REBAR W/CAP "RLS 15573", UNLESS OTHERWISE NOTED
- ⊕ EXISTING IRRIGATION STAND PIPE
- ⊕ EXISTING SEWER MANHOLE
- ⊕ EXISTING TELEPHONE RISER
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING DOWN GUY
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING SIGN
- ⊕ EXISTING BOLLARD
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING FIRE HYDRANT

COUNTY SEAL

STATE OF ARIZONA

SS

COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet _____ Slide _____

Date: _____
Request of: _____ Witness
my hand and official seal, Pinal County Records
Laura Dean-Lytle,

By: _____ Deputy

ceps group, inc.
Engineers, Planners & Surveyors
2045 S. Vineyard, Ste. 101, Mesa, Arizona 85210
Phone (602) 505-2250

I-10/SUNSHINE BOULEVARD

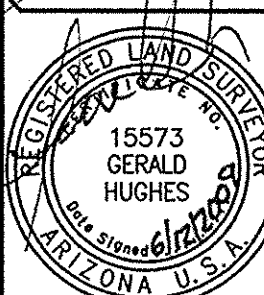
ALTA/ACSM LAND TITLE SURVEY

Project

CALL TWO WORKING DAYS BEFORE YOU SET
283-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Designer: GM

Drawn by: JJK



EXPIRES: 3/31/2012

Job No.

06-031

Sheet No.

2

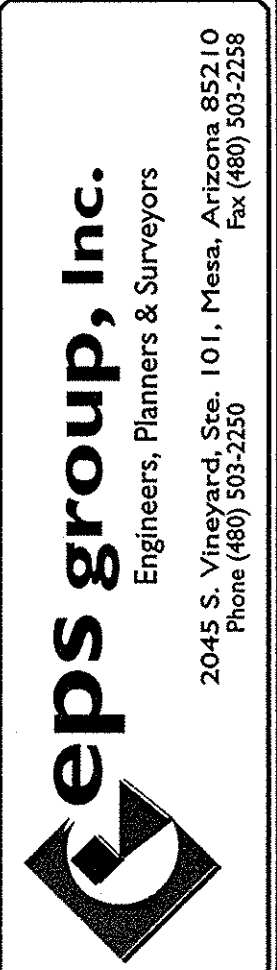
of 3



06-031

COUNTY SEAL

STATE OF ARIZONA
COUNTY OF PINAL
I hereby certify that the within instrument is filed in the official records of this County in Cabinet _____, Slide _____
Date: _____
Request of: _____ Witness
my hand and official seal,
Laura Dean-Lytle, Pinal County Records
By: _____ Deputy



I-10/SUSHINE BOULEVARD
ALTA/ACSM LAND TITLE SURVEY

Project

CALL TWO WORKING DATES BEFORE YOU GO
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)
Designer:
Drawn by:

EXPIRES: 3/31/2012
Job No.
06-031
Sheet No.
3 of 3

