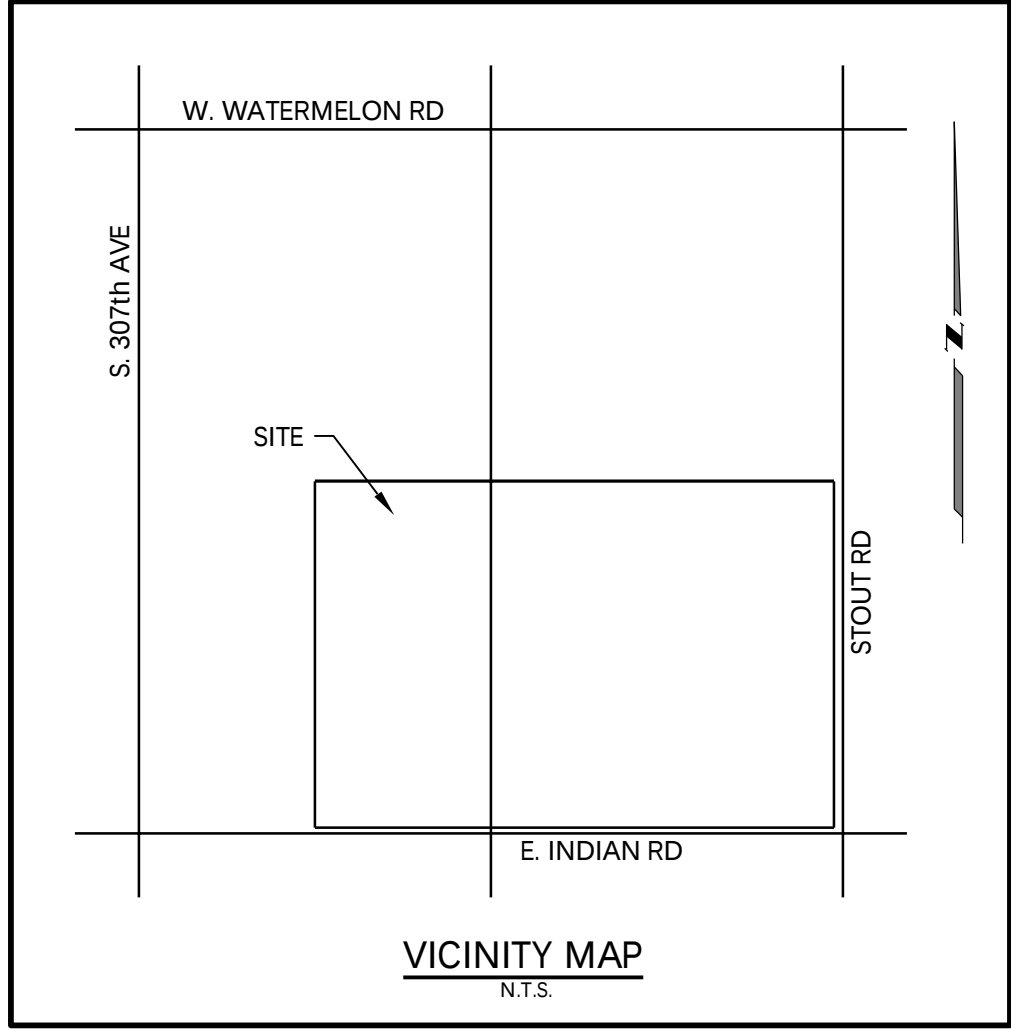


ALTA/NSPS LAND TITLE SURVEY

GILA BEND 240

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 5 SOUTH, RANGE 4 WEST, OF THE
GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



SCHEDULE 'B' ITEMS

EASEMENTS THAT CAN BE PLOTTED ARE INDICATED WITH A HEXAGON. OTHER SCHEDULE 'B' ARE INCLUDED FOR REFERENCE. ALL ITEMS ARE PER THE TITLE REPORT REFERENCED HEREIN UNLESS NOTED OTHERWISE.

**SURVEYOR NOTES ADDED IN ITALICS.*

- TAXES FOR THE FULL YEAR OF 2018.
(THE FIRST HALF IS DUE OCTOBER 1, 2018 AND IS DELINQUENT NOVEMBER 1, 2018. THE SECOND HALF IS DUE MARCH 1, 2019 AND IS DELINQUENT MAY 1, 2019)
- RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- AN EASEMENT FOR ROAD OR HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 4452, PAGE 380.
AFFECTS PROPERTY AS SHOWN
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- ALL MATTERS AS SET FORTH IN RECORD OF SURVEY, RECORDED AS BOOK 1024 OF MAPS, PAGE 3.
AFFECTS PROPERTY, NOT PLOTTABLE
- ALL MATTERS AS SET FORTH IN RECORD OF SURVEY, RECORDED AS BOOK 1055 OF MAPS, PAGE 33.
AFFECTS PROPERTY, NOT PLOTTABLE

- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY WESTWOOD PROFESSIONAL SERVICES ON AUGUST 29, 2018, DESIGNATED JOB NUMBER 0015969:

- 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.

- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

LEGAL DESCRIPTION

THAT PORTION OF THE FOLLOWING PROPERTY:

THE EAST HALF OF THE SOUTHWEST QUARTER AND ALL OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL URANIUM, THORIUM AND OTHER FISSIONABLE MATERIALS, ALL OIL, GAS, PETROLEUM, ASPHALTUM, AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS AND MINERAL ORES OF EVERY KIND AND CHARACTER, AS RESERVED BY INSTRUMENT RECORDED IN DOCKET 15410, PAGE 352, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTE: EXACT LEGAL DESCRIPTION TO BE FURNISHED PRIOR TO CLOSE OF ESCROW.

LEGEND

	PROPERTY LINE
	SECTION LINE
	EASEMENT LINE
	EDGE OF PAVEMENT
	CONTOUR LINE
	OVERHEAD ELECTRIC
	FOUND SURVEY MONUMENT, TYPE AS NOTED
	SET SURVEY MONUMENT, AS NOTED
	FIBER OPTIC MANHOLE
	FIBER OPTIC MARKER
	DOWN GUY
	POWER POLE
	GAS MARKER
	SIGN (2-POST)
	SIGN
	OVERHEAD ELECTRIC
	TREE
DKT.	DOCKET
PG.	PAGE
(C)	CALCULATED
(R)	RECORD
(M)	MEASURED
M.C.R.	MARICOPA COUNTY RECORDER OFFICE
A.P.N.	ASSESSOR PARCEL NUMBER
N/F	NOW OR FORMERLY

ITEMS 16 TABLE "A"

- AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF EARTH

REFERENCE DOCUMENTS

- | | |
|----|---|
| R1 | RESULTS OF SURVEY, RECORDED IN BOOK 991, PAGE 93, PER MARICOPA COUNTY RECORDS. |
| R2 | BOUNDARY SURVEY, RECORDED IN BOOK 980, PAGE 42, PER MARICOPA COUNTY RECORDS. |
| R3 | RECORD OF SURVEY, RECORDED IN BOOK 1024, PAGE 3, PER MARICOPA COUNTY RECORDS. |
| R4 | RESULTS OF SURVEY, RECORDED IN BOOK 1055, PAGE 33, PER MARICOPA COUNTY RECORDS. |

UTILITY NOTE

UNDERGROUND UTILITIES & STORM DRAIN LOCATIONS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND "BLUE STAKE" MARKINGS AND AVAILABLE MAPS OBTAINED FROM UTILITY COMPANIES AND THE TOWN OF GILA BEND, AZ. ACTUAL LOCATIONS MAY VARY FROM LOCATIONS SHOWN HEREON. MAPS ORDERED BUT NOT YET RECEIVED.

NOTES

TOPOGRAPHIC MAPPING WAS PROVIDED BY AEROTECH MAPPING, INC. UNDER PROPOSAL "EAST INDIAN ROAD", DATED JUNE 18, 2018.

SITE ADDRESS

EAST INDIAN ROAD AND STOUT ROAD

SITE AREA

10,483.178.67- SQ. FT. OR 240.66 - ACRES MORE OR LESS

ASSESSORS PARCEL NUMBER

A.P.N. 402-10-004, 402-10-006, 402-10-007, 402-10-008, 402-10-009 AND 402-10-010

BENCHMARK

NGS PID DA0613, BENCHMARK DISK SET IN THE TOP OF CONCRETE MONUMENT, STAMPED L28S 1949 CGS.
ELEVATION 876.71, NAVD88

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30, T. 5 S., R. 4 W., G.&S.R.M. WHICH BEARS NORTH 89° 51' 13" WEST, MEASURED, ARIZONA STATE PLANE GRID, ESTABLISHED BY GPS OBSERVATION.

FLOOD ZONE

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN SHADED ZONE "X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; A PORTION OF THE SUBJECT PROPERTY IS ALSO LOCATED "AE" BASE FLOOD ELEVATION DETERMINED, SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, PER FIRM MAP NO. 04013C3555L DATED OCTOBER 16, 2013.

ZONING

THE SUBJECT PROPERTY LIES WITHIN THE TOWN OF GILA BEND "SINGLE FAMILY RESIDENTIAL" (R-1) AND "MULTI-FAMILY RESIDENTIAL" (R-5) AS SHOWN BY MARICOPA COUNTY ASSESSORS.

OWNER

GILA BEND LAND, LLC
4222 EAST CAMELBACK ROAD, SUITE H100
PHOENIX, ARIZONA 85018

SURVEYOR

WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, AZ 85254
TELE 480-747-6558
CONTACT: MICHAEL A. BANTA
MICHAEL.BANTA@WESTWOODPS.COM

TITLE NOTE

THE RECORD DOCUMENTS NOTED ON THIS PLAT OF SURVEY ARE THOSE DOCUMENTS, AND ONLY THOSE DOCUMENTS, DETERMINED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND SET FORTH IN ORDER NUMBER NCS-893543-PHX1, WITH AN EFFECTIVE DATE OF MARCH 9, 2018, AS AFFECTING THE PROPERTY DEPICTED ON THIS LAND TITLE SURVEY. BY NOTING SAID DOCUMENTS ON THIS PLAT OF SURVEY, THE UNDERSIGNED SURVEYOR MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THE SURVEYED PROPERTY.

CERTIFICATION

TO:
GILA BEND LAND, LLC, A ARIZONA LIMITED LIABILITY COMPANY;
GILA BEND, LLC, A NEVADA 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 2016 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, 5, 7(a), 8, 11, 13, AND 16 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 24, 2018

DATE OF PLAT OR MAP AUGUST 28, 2018

MICHAEL A. BANTA
ARIZONA REGISTRATION NO. 38175
MICHAEL.BANTA@WESTWOODPS.COM

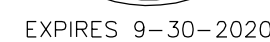
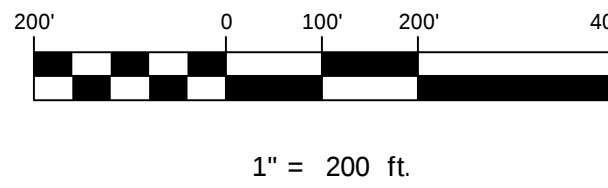
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CHECKED: ###/###/###	REV: ###/###/###
DRAWN: ###/###/###	REV: ###/###/###
FIELD CREW: ###/###/###	REV: ###/###/###
FIELD WORK DATE: 07/31/18	REV: ###/###/###
SCALE: 1" = N/A	REV: ###/###/###
SCALE: 1" = N/A	REV: ###/###/###

Westwood

(480) 747-6558
(480) 367-5025
westwoodps.com

6909 East Greenway Parkway, Suite 250
Scottsdale, AZ 85254
Westwood Professional Services, Inc.





DESIGNED:	#####	RENTAL ISSUE	#####
CHECKED:	MAB	REV: $\triangle$	#####
DRAWN:	SEM	REV: $\triangle$	#####
FIELD CREW:	MDS	REV: $\triangle$	#####
FIELD WORK DATE:	07-31-18		
SCALE: 1" =	1"=200'		
	HORIZONTAL		
	VERTICAL		