

ALTA/NSPS LAND TITLE SURVEY

PORTIONS OF THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 5 NORTH, RANGE 4 EAST, GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY ARIZONA.

PARCEL 1:

TITLE DOCUMENT INFORMATION:
COMPANY: DHI TITLE AGENCY
20410 N. 19TH AVE. STE 120
PHOENIX ARIZONA, 85027
602-395-3700

TITLE OFFICER: BRENT INGERSOLL
DOC NUMBER: 295-180400034
TYPE: CONDITION OF TITLE REPORT

PROPERTY DESCRIPTION:

THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 20 FEET THEREOF; AND

EXCEPT THE SOUTH 40 FEET THEREOF; AND

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

SCHEDULE B ITEMS: BLANKET PROPERTY, NONE PLOTTED

- WATER RIGHTS, CLAIMS, OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- RESERVATIONS, EXCEPTIONS, AND PROVISIONS CONTAINED IN THE PATENT ISSUED ON SAID LAND.
- TAXES FOR THE YEAR 2018, A LIEN NOT YET DUE AND PAYABLE.
- DEED OF TRUST GIVEN TO SECURE THE ORIGINAL AMOUNT SHOWN BELOW AND ANY OTHER INDEBTEDNESS UNDER THE TERMS THEREOF:

TRUSTOR: CAS STAGECOACH PASS WINDMILL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
TRUSTEE: TIMOTHY D. RONAN, ESQ.
BENEFICIARY: CENTENNIAL AS, A NORWEGIAN STOCK-BASED COMPANY
AMOUNT: \$5,179,843.44
DATED: FEBRUARY 28, 2013
RECORDED: DECEMBER 20,2013 AT DOCUMENT NO. 2013-1077792
(COVERS ADDITIONAL PROPERTY)

PARCEL 2:

TITLE DOCUMENT INFORMATION:
COMPANY: DHI TITLE AGENCY
20410 N. 19TH AVE. STE 120
PHOENIX ARIZONA, 85027
602-395-3700

TITLE OFFICER: BRENT INGERSOLL
DOC NUMBER: 295-180400033
TYPE: CONDITION OF TITLE REPORT

PROPERTY DESCRIPTION:

THE NORTH HALF OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

SCHEDULE B ITEMS: =PLOTTED

- WATER RIGHTS, CLAIMS, OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. BLANKETS PROPERTY
- RESERVATIONS, EXCEPTIONS, AND PROVISIONS CONTAINED IN THE PATENT ISSUED ON SAID LAND. BLANKETS PROPERTY
- TAXES FOR THE YEAR 2018, A LIEN NOT YET DUE AND PAYABLE.
- AN EASEMENT FOR ROADWAY AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS 85-0167497, OF OFFICIAL RECORDS.
- AN EASEMENT FOR ROADWAY AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS 85-0167498, OF OFFICIAL RECORDS.
- AN EASEMENT FOR ROADWAY AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS 85-0167499, OF OFFICIAL RECORDS.
- DEED OF TRUST GIVEN TO SECURE THE ORIGINAL AMOUNT SHOWN BELOW AND ANY OTHER INDEBTEDNESS UNDER THE TERMS THEREOF:

TRUSTOR: CAS STAGECOACH PASS WINDMILL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
TRUSTEE: TIMOTHY D. RONAN, ESQ.
BENEFICIARY: CENTENNIAL AS, A NORWEGIAN STOCK-BASED COMPANY
AMOUNT: \$5,179,843.44
DATED: FEBRUARY 28, 2013
RECORDED: DECEMBER 20,2013 AT DOCUMENT NO. 2013-1077792
(COVERS ADDITIONAL PROPERTY)
BLANKETS PROPERTY

PARCEL 3:

TITLE DOCUMENT INFORMATION:
COMPANY: DHI TITLE AGENCY
20410 N. 19TH AVE. STE 120
PHOENIX ARIZONA, 85027
602-395-3700

TITLE OFFICER: BRENT INGERSOLL
DOC NUMBER: 295-180400032
TYPE: CONDITION OF TITLE REPORT

PROPERTY DESCRIPTION:

THE NORTH HALF OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

SCHEDULE B ITEMS: =PLOTTED

- WATER RIGHTS, CLAIMS, OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. BLANKETS PROPERTY
- RESERVATIONS, EXCEPTIONS, AND PROVISIONS CONTAINED IN THE PATENT ISSUED ON SAID LAND. BLANKETS PROPERTY
- TAXES FOR THE YEAR 2018, A LIEN NOT YET DUE AND PAYABLE.
- AN EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 6015, PAGE 385.
- AN EASEMENT FOR ROADWAY AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS 83-0281398, OF OFFICIAL RECORDS.
- AN EASEMENT FOR ROADWAY AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS 83-0327649, OF OFFICIAL RECORDS.
- AN EASEMENT FOR ROADWAY AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS 85-0167497, OF OFFICIAL RECORDS.
- AN EASEMENT FOR ROADWAY AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS 85-0167498, OF OFFICIAL RECORDS.
- AN EASEMENT FOR ROADWAY AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS 85-0167499, OF OFFICIAL RECORDS.
- DEED OF TRUST GIVEN TO SECURE THE ORIGINAL AMOUNT SHOWN BELOW AND ANY OTHER INDEBTEDNESS UNDER THE TERMS THEREOF:

TRUSTOR: CAS STAGECOACH PASS WINDMILL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
TRUSTEE: TIMOTHY D. RONAN, ESQ.
BENEFICIARY: CENTENNIAL AS, A NORWEGIAN STOCK-BASED COMPANY
AMOUNT: \$5,179,843.44
DATED: FEBRUARY 28, 2013
RECORDED: DECEMBER 20,2013 AT DOCUMENT NO. 2013-1077792
(COVERS ADDITIONAL PROPERTY)
BLANKETS PROPERTY

REFERENCE DOCUMENTS

- FINAL PLAT FOR TECOLOTE MONTANA MCR BOOK 418, PAGE 28.
- FINAL PLAT SAND FLOWER II MCR BOOK 394, PAGE 43.
- LOT SPLIT MCR BOOK 624, PAGE 36.
- FINAL PLAT ANDALUZA, MCR BOOK 1201, PAGE 25.
- FINAL PLAT ROSEWOOD RANCH ESTATES, MCR BOOK 1371, PAGE 26.
- BLM/GLO RECORD PLAT OF T5N & R4E APPROVED 2/26/1921, RECORD NUMBER 00202.
- MARICOPA COUNTY GDACS PLAT MCR: BOOK 640, PAGE 6.

LEGEND

- PROPERTY LINES
- EASEMENT LINES
- SECTION LINES
- FENCE LINE
- SURVEY TIE LINE
- RIGHT OF WAY LINE
- BRASS CAP FLUSH
- BRASS CAP IN HAND HOLE
- SET PROPERTY CORNER
- CALC'ED POSTION
- FOUND MONUMENT

PARCEL 4:

TITLE DOCUMENT INFORMATION:
COMPANY: DHI TITLE AGENCY
20410 N. 19TH AVE. STE 120
PHOENIX ARIZONA, 85027
602-395-3700

TITLE OFFICER: BRENT INGERSOLL
DOC NUMBER: 295-180400035
TYPE: CONDITION OF TITLE REPORT

PROPERTY DESCRIPTION:

THE EAST HALF OF LOT 3, OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH AND EAST 40 FEET THEREOF; AND

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

SCHEDULE B ITEMS: BLANKET PROPERTY, NONE PLOTTED

- WATER RIGHTS, CLAIMS, OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- RESERVATIONS, EXCEPTIONS, AND PROVISIONS CONTAINED IN THE PATENT ISSUED ON SAID LAND.
- TAXES FOR THE YEAR 2018, A LIEN NOT YET DUE AND PAYABLE.
- THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WATER REIMBURSEMENT AGREEMENT" RECORDED AT DOCUMENT NO. 98-227668 AND RE-RECORDED AT DOCUMENT NO. 04-297634 OF OFFICIAL RECORDS.
- DEED OF TRUST GIVEN TO SECURE THE ORIGINAL AMOUNT SHOWN BELOW AND ANY OTHER INDEBTEDNESS UNDER THE TERMS THEREOF:

TRUSTOR: CAS STAGECOACH PASS WINDMILL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
TRUSTEE: TIMOTHY D. RONAN, ESQ.
BENEFICIARY: CENTENNIAL AS, A NORWEGIAN STOCK-BASED COMPANY
AMOUNT: \$5,179,843.44
DATED: FEBRUARY 28,2013
RECORDED: DECEMBER 20,2013 AT DOCUMENT NO. 2013-1077711

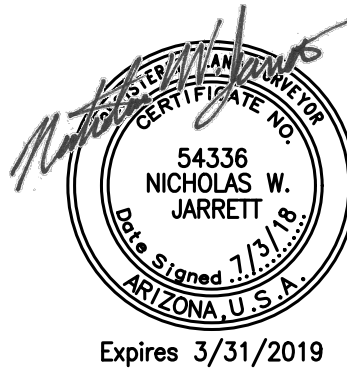
ALTA/NSPS CERTIFICATION

TO "ARE GROUP INC.", AND DHI TITLE AGENCY:

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 1,5, & 15 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN THE MONTHS OF JUNE & JULY.

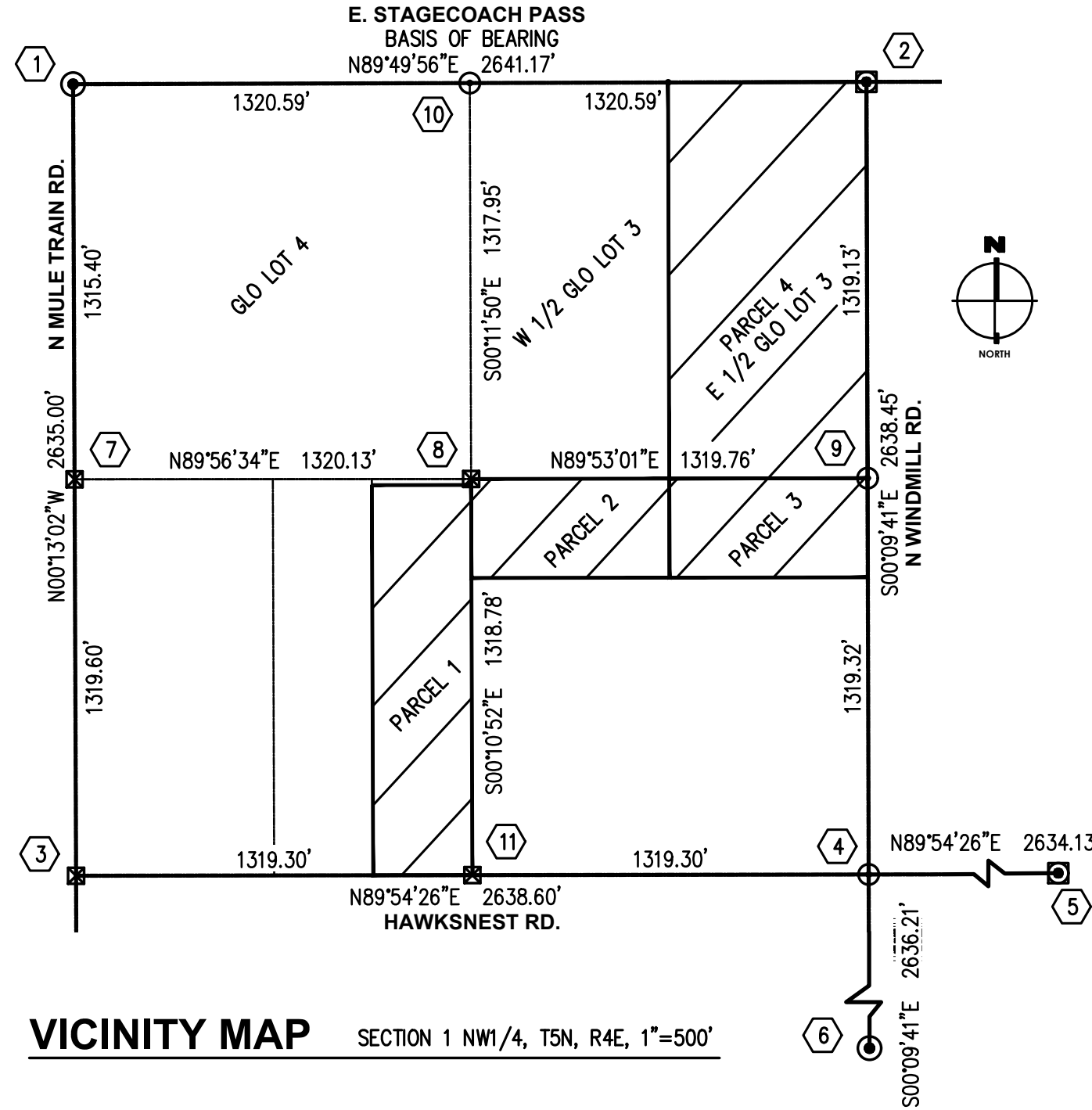
DATE OF PLAT OR MAP: 7-3-18

NICHOLAS W. JARRETT



MONUMENT DESCRIPTIONS

- FOUND MARICOPA COUNTY BRASS CAP FLUSH, ACCEPTED AS NORTHWEST CORNER OF SECTION 1.
- FOUND BRASS CAP IN HAND HOLE, 1FT+/- DOWN, ACCEPTED AS NORTH QUARTER CORNER OF SECTION 1.
- FOUND GLO BRASS CAP, 1.3FT+/- UP, ACCEPTED AS WEST QUARTER CORNER OF SECTION 1.
- CALCULATED CENTER OF SECTION 1. INTERSECTION OF NORTH-SOUTH & EAST-WEST MID SECTION LINES. SEE REFERENCE DOCUMENTS 4 & 5. BRASS MONUMENTS THAT FALL ON SAID MID SECTION LINES WERE FOUND IN ACCEPTABLE POSITION AS STATED ON SAID DOCUMENTS 4 & 5. THE CENTER OF SECTION MONUMENT WAS NOT REESTABLISHED, AS IT IS BELIEVED MARICOPA COUNTY DOT WILL ESTABLISH SAID MONUMENT AFTER A CONSTRUCTION PROJECT AT HAWKSNEST AND WINDMILL ROADS COMPLETES.
- FOUND CITY OF SCOTTSDALE BRASS CAP IN HAND HOLE, 1FT+/- DOWN, ACCEPTED AS EAST QUARTER CORNER OF SECTION 1
- FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH, ACCEPTED AS SOUTH QUARTER CORNER OF SECTION 1.
- FOUND 1/2" REBAR, ACCEPTED AS SOUTHWEST CORNER OF GLO LOT 4, SECTION 1. AFFIXED 54336 TAG.
- FOUND 1/2" REBAR, ACCEPTED AS SOUTHWEST CORNER OF GLO LOT 3, SECTION 1. AFFIXED 54336 TAG.
- CALCULATED POSITION OF THE SOUTHEAST CORNER OF GLO LOT 3 SECTION 1, REFERENCED BY FOUND MONUMENT TO THE WEST. SEE PAGE 2 OF THIS DOCUMENT.
- CALCULATED POSITION OF THE NORTHEAST CORNER OF GLO LOT 3 SECTION 1, NOTHING FOUND, NOTHING SET.
- FOUND 1/2" REBAR WITH 7141 TAG, ACCEPTED, FOUND 1/2" REBAR WITH 11890 TAG, 1.0 FT WEST, REJECTED



VICINITY MAP SECTION 1 NW1/4, T5N, R4E, 1"=500'

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN BEING N89°49'56"E BETWEEN THE NORTHWEST CORNER OF SAID SECTION 1, BEING A MARICOPA COUNTY DOT BRASS CAP FLUSH, AND THE NORTH 1/4 CORNER OF SAID SECTION 1, BEING BRASS CAP IN HAND HOLE.

BENCHMARK

MCDOT SURVEY DATASHEET UNIQUE ID: 5880
DESCRIPTION: MCDOT BRASS CAP IN HANDHOLE NORTH 1/4 COR., SEC. 1, T5N, R4E 2507.98' (NAVD '88) PROVIDED BY MCDOT
ELEVATION:

NOTES

THE WORDS CERTIFY, CERTIFICATE AND CERTIFICATION, SHOWN AND USED HEREON, ARE DEFINED/OUTLINED BY ARS 32-151; IN THAT A PERSON OR FIRM REGISTERED BY THE BOARD IS EXPRESSING A PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE OR EXPRESS IMPLIED WARRANTY OR GUARANTEE.

ALL DIMENSIONS ARE MEASURED UNLESS STATED OR NOTED OTHERWISE.

ZONING AND SETBACK INFORMATION, IF SHOWN OR STATED, IS BASED UPON PUBLICLY AVAILABLE DOCUMENTS FROM THE GOVERNING AGENCIES OF THIS SUBJECT PROPERTY. ZONING AND SETBACKS ARE SUBJECT TO CHANGES AND VARIANCES AT ANYTIME, THEREFORE LANDCOR CONSULTING WILL TAKE NO RESPONSIBILITY IN THESE MATTERS.

THE EASEMENTS DESCRIBED WITHIN THE CONDITION OF TITLE ARE SHOWN HEREON. NO WARRANTY IS GIVEN BY THIS SURVEY TO THE POSSIBILITY OF OTHER EASEMENTS OR RESTRICTIONS RECORDED OR NOT RECORDED THAT COULD AFFECT THIS PROPERTY.

ALL UTILITY, HARDSCAPE AND GROUND TOPOGRAPHY ITEMS SHOWN HEREON WERE LOCATED WITH AERIAL MAPPING. ALL UTILITY AND HARDSCAPE STRUCTURES SHOWN HEREON WILL NEED TO BE FIELD VERIFIED BY SITE IMPROVEMENT ENGINEERS/CONTRACTORS BEFORE DESIGN CALCULATIONS AND CONSTRUCTION BEGINS. A FIELD VERIFICATION TO FIND POSSIBLE NONE VISIBLE AND UNDERGROUND UTILITY ITEMS IS RECOMMENDED. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEERS AND SITE IMPROVEMENT CONTRACTORS TO VERIFY AND LOCATE NON-VISIBLE/COVERED HARDSCAPE, NON-VISIBLE/COVERED UTILITY ITEMS OR UNDERGROUND UTILITIES.

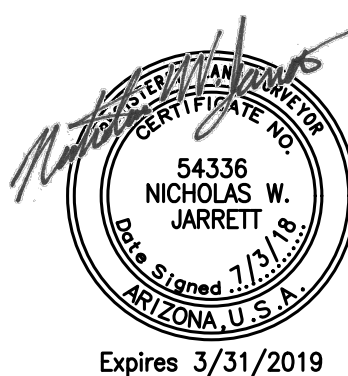
SURVEYORS NARRATIVE

THE PARCELS OF THIS SURVEY ARE WITHIN THE NORTHWEST QUARTER OF SECTION 1, T5N, R4E, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA. SAID NORTHWEST QUARTER IS BOUND BY THE NORTHWEST, NORTH QUARTER, WEST QUARTER AND CENTER OF SECTION AS SHOWN HEREON. THE CENTER OF SECTION IS A INTERSECTION OF THE NORTH-SOUTH & EAST-WEST MIDSECTION LINES AS FOUND IN THE FIELD AND WITHIN RECORDED DOCUMENTS. THE CENTER OF SAID NORTHWEST QUARTER WAS FOUND IN THE FIELD AND FITS WITH LINES OF OCCUPATION AND WITHIN REASON OF THE PROPORTION DESCRIBED IN THE GLO PLAT FOR LOTS 3 & 4. FURTHERMORE, LINES OF THE SUBJECT PARCELS ARE BORDERED BY LONG STANDING PLATS AND IT WAS FOUND THAT PROPERTY CORNERS FOR THE SURROUNDING PLATS ARE ONLINE WITH THE SUBJECT LINES OF THIS SURVEY WITHIN REASON.

NOTE: ALL FENCE LINES/OCCUPATION ARE IN HARMONY WITH MEASURED LOT LINES ON THE SUBJECT PARCEL AND SURROUNDING ADJOINERS AS SHOWN.

SURVEYORS CERTIFICATION

I, NICHOLAS W. JARRETT, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA, HOLDING ARIZONA PROFESSIONAL SURVEYOR LICENSE NUMBER 54336 AS PRESCRIBED BY THE STATE OF ARIZONA, AND THAT THE SURVEY OF THE DESCRIBED PROPERTY HERON WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTHS OF JUNE & JULY, 2018. FURTHERMORE, ALL MEASUREMENTS AND DIMENSIONS ARE SHOWN TO BE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



2663 E. Hobart Street
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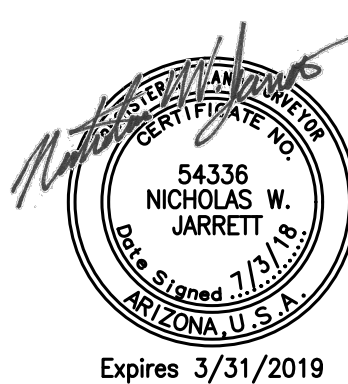
LANDCOR
CONSULTING

WINDMILL
ALTA/NSPS LAND TITLE SURVEY
CAREFREE, ARIZONA

DATE:			
REVISIONS:			

ALTA/NSPS LAND TITLE SURVEY
DATE: 7/3/18
PROJ. #: 1544
S-1
1 OF 3

PROJECT BOUNDARY AND SCHEDULE B ITEMS



ALTA/NSPS LAND TITLE SURVEY	
DATE: 7/3/18	
PROJ. # : 1544	
S-2	
2	OF 3

ALTA/NSPS LAND TITLE SURVEY

PROJECT TOPOGRAPHY



WINDMILL
ALTA/NSPS LAND TITLE SURVEY

CAREFREE, ARIZONA

DATE:

REVISIONS:

ALTA/NSPS LAND
TITLE SURVEY

DATE: 7/3/18

PROJ. #: 1544

S-3

3 OF 3

2663 E. Hobart Street
Carefree, AZ 85929
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landcorconsulting.com