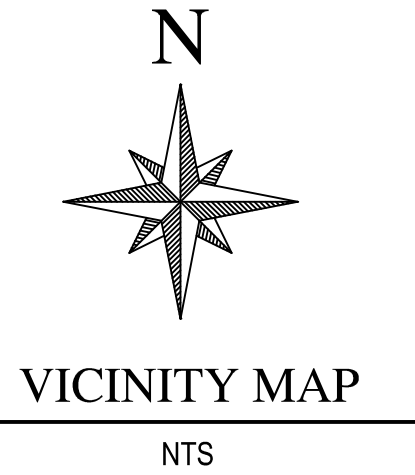
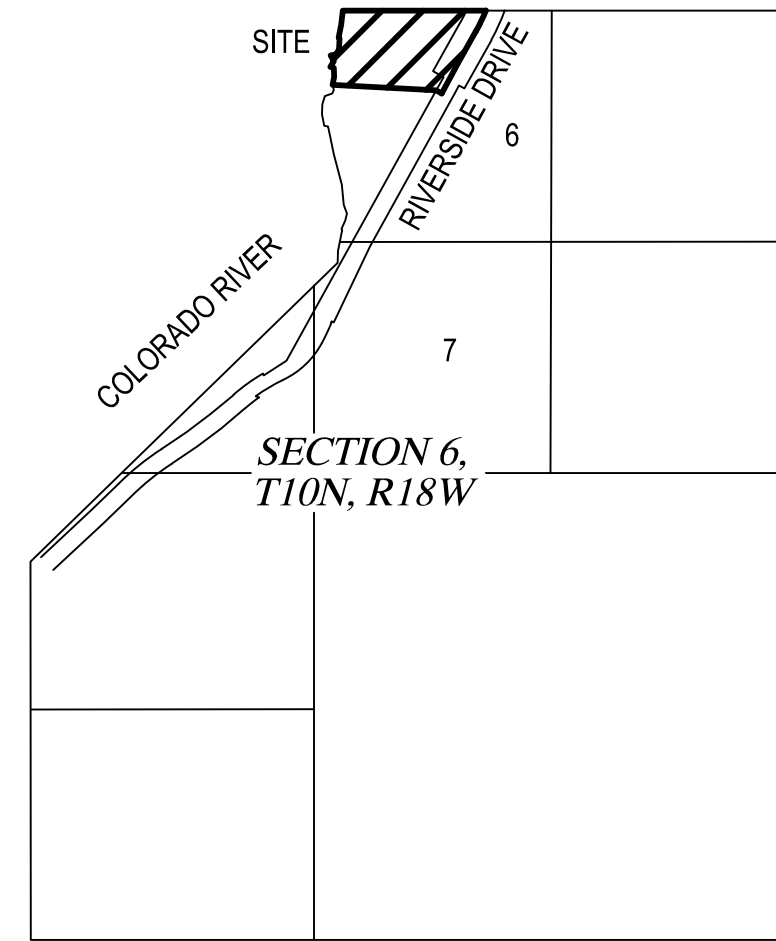


APPROVED
By chomuth at 2:18 pm, Jun 24, 2024



CONDITION OF TITLE REPORT DESCRIPTION

A portion of Assessor's No.: 310-15-006

Located in Lots 6 and 7, aka the West half of the Northeast quarter of Section 6, Township 10 North, Range 18 West, Gila and Salt River Base and Meridian

SURVEYED PARCEL DESCRIPTION

A PORTION OF GENERAL LAND OFFICE (GLO) LOT 6, SECTION 6, TOWNSHIP 10 NORTH, RANGE 18 WEST, OF THE GILA AND SALT RIVER MERIDIAN, LA PAZ COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, A 3-INCH GLO BRASS CAP STAMPED S31 S32 S6 S5 T11N R18 T10N 1915, FROM WHICH A MEANDER CORNER ALONG THE NORTH LINE OF SAID SECTION, A 10-INCH STONE ON TOP OF OPEN END PIPE, BEARS NORTH 89°42'21" WEST, (BASIS OF BEARING), A DISTANCE OF 2499.77 FEET; THENCE ALONG THE NORTH LINE OF SAID SECTION, NORTH 89°42'21" WEST, A DISTANCE OF 1689.30 FEET, TO THE CENTERLINE OF RIVERSIDE DRIVE, A POINT OF INTERSECTION WITH A NON-TANGENT CURVE AND THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, ALONG SAID CENTERLINE, SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 954.91 FEET, CONCAVE NORTHWESTERLY, WHOSE RADIUS BEARS NORTH 67°59'15" WEST, THROUGH A CENTRAL ANGLE OF 07°41'01", A DISTANCE OF 128.06 FEET, TO THE CURVES END; THENCE SOUTH 29°41'46" WEST, A DISTANCE OF 310.79 FEET; THENCE SOUTH 29°10'36" WEST, A DISTANCE OF 87.73 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 60°49'24" WEST, A DISTANCE OF 32.47 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 86°36'37" WEST, A DISTANCE OF 582.35 FEET, TO THE EASTERLY LINE OF THE ORDINARY HIGH WATERMARK OF THE COLORADO RIVER AS SHOWN ON ARIZONA STATE LAND DEPARTMENT COLORADO RIVER SOVEREIGN BOUNDARY SURVEY RECORDED IN DOCUMENT 2006-05533, LA PAZ COUNTY RECORDS; THENCE ALONG SAID EASTERLY LINE, NORTH 12°03'43" EAST, A DISTANCE OF 45.13 FEET; THENCE NORTH 01°21'43" WEST, A DISTANCE OF 51.33 FEET; THENCE NORTH 74°19'36" WEST, A DISTANCE OF 20.55 FEET; THENCE NORTH 31°50'45" EAST, A DISTANCE OF 37.66 FEET; THENCE NORTH 28°10'32" WEST, A DISTANCE OF 36.92 FEET; THENCE NORTH 80°46'44" EAST, A DISTANCE OF 30.08 FEET; THENCE NORTH 32°53'02" EAST, A DISTANCE OF 30.56 FEET; THENCE NORTH 03°30'34" EAST, A DISTANCE OF 25.16 FEET; THENCE NORTH 04°05'31" EAST, A DISTANCE OF 38.68 FEET; THENCE NORTH 50°26'06" WEST, A DISTANCE OF 7.32 FEET; THENCE NORTH 11°41'04" EAST, A DISTANCE OF 38.42 FEET; THENCE NORTH 11°36'13" EAST, A DISTANCE OF 36.34 FEET; THENCE NORTH 07°02'10" EAST, A DISTANCE OF 78.58 FEET, TO THE NORTH LINE OF SAID GLO LOT 6, SECTION 6; THENCE LEAVING SAID EASTERLY LINE, ALONG SAID NORTH LINE, SOUTH 89°42'21" EAST, A DISTANCE OF 801.70 FEET, TO THE POINT OF BEGINNING.

CONTAINING 312,433 SQUARE FEET OR 7.1725 ACRES, MORE OR LESS.

CONDITION OF TITLE REPORT SCHEDULE "B" ITEMS

- 1. Right of Way No. 72-80583 dated 8-26-1942 to Western Area Power Administration for transmission line.
2. Perpetual Right of Way No. 16-94427 dated 3-29-1988 to Arizona Department of Transportation for public roadway, water and sewer.
3. Perpetual Right of Way No. 16-95828 dated 8-1-1989 to Arizona Department of Transportation for a public roadway.
4. Perpetual Right of Way No. 16-98045 dated 11-13-1992 to Arizona Department of Transportation for a public roadway, water and sewer, drainage easement.
5. Right of Way No. 18-91029 dated 6-14-2015 to Arizona Public Service Company for an overhead 12kV electric distribution line; to expire 6-13-2025.
6. Long Term Lease No. 03-107447 dated 4-27-2014 to Spencer W. Low and Catherine E. Low, husband and wife, assigned to TUOES, L L C on 6-27-2014, as amended; expires 4-26-2024.
7. Special Land Use Permit No. 23-120786 dated 6-26-2021 to The Sandbar Resort L L C for storage yard consisting of a security fence and lighting; to expire 6-25-2031.
8. Special Land Use Permit No. 23-121021 dated 1-9-2022 to TUOES, L L C for storage yard consisting of a security fence and lighting; to expire 4-26-2024.
9. Notification of Pending Application No. 18-123801 dated 10-14-2022 by Frontier Communications of the Southwest Inc. for underground fiber optic communication line.
10. Commercial Application No. 23-124297 dated 10-18-2022 by The Sandbar Resort L L C for RV Campgrounds, RV Storage with a restaurant.
11. Right of Way Application No. 18-123925 dated 12-20-2022 by Frontier Communications of the Southwest Inc. for underground fiber optic communication line (existing).
12. Application for Land Purchase No. 53-124185 dated 4-12-2023.
13. Application for Land Purchase No. 53-124186 dated 4-12-2023.

PIONEER TITLE DOCUMENTS

- Deed of Trust, Document No. 2006-07393, Dated 11-22-2006
Long Term Commercial Lease 03-105501, Document 2006-07395
Resolution No. 2013-09, Document 213-02561, Dated 05-21-2013
Modification Agreement - Deed of Trust, Document 2013-04490, Dated 11-04-2013
Arizona State Land Department Colorado River Sovereign Boundary Survey - Reach 5, Document No. 2008-3298.

NOTES

1) ALL TITLE INFORMATION IS BASED ON A CONDITION OF TITLE REPORT ISSUED BY ALLANDS FILE NO. 2024-04-138T DATED APRIL 17, 2024, RECEIVED ON APRIL 17, 2024. ADDITIONAL RECORD DOCUMENTS WERE PROVIDED BY PIONEER TITLE AGENCY, RECEIVED ON APRIL 10, 2024. PLOTTABLE RECORDED DOCUMENTS ARE SHOWN HEREON.

SURVEYED PARCEL SHOWN HEREON LIES ENTIRELY WITHIN THE CONDITION OF TITLE REPORT DESCRIPTION.

2) THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM ON-LINE POSITIONING USER SERVICE (OPUS) PROVIDED BY THE NGS WEBSITE WWW.NGS.NOAA.GOV, OPUS RESULTS ON APRIL 3, 2024.

Table with 2 columns: PROJECTION, DATUM, UNITS, GEOID MODEL, SOLUTION, LATITUDE, LONGITUDE, ELLIPSOID HEIGHT, DESCRIPTION. Values include ARIZONA WEST ZONE, NAD 83, (EPOCH 2010), GRS-80, INTERNATIONAL FEET, GEOID 2018, 04000710.240 OP1712180146556, 34°14'34.34618"N, 114°10'27.75947"W, 85,220 (METERS), WOODPATEL CONTROL POINT #100 - SET 1/2-INCH REBAR WITH TRAVERSE CAP.

MODIFIED TO GROUND AT (GRID) N: 1180069.875, E: 571746.625, USING A SCALE FACTOR OF 1.0000612170.

HORIZONTAL ADJUSTMENT NONE
HORIZONTAL ROTATION NONE

3) THIS SURVEY WAS PERFORMED WITH GLOBAL POSITIONING SYSTEM EQUIPMENT UTILIZING REAL TIME KINEMATICS SURVEYING METHODS. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED IN THE ALTA/NSPS SURVEY REQUIREMENTS ADOPTED FOR USE IN 2021 BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS.

4) GROSS AREA OF SUBJECT PARCEL IS 312,433 SQUARE FEET OR 7.1725 ACRES, MORE OR LESS. NET AREA OF SUBJECT PARCEL IS 268,165 SQUARE FEET OR 6.1562 ACRES, MORE OR LESS.

5) UNDERGROUND UTILITIES ARE NOT SHOWN. NO UNDERGROUND INVESTIGATION WAS PERFORMED.

6) THE ABBREVIATIONS THAT APPEAR WITH THE RECORD INFORMATION REPRESENT THE FOLLOWING: (R) GENERAL LAND OFFICE SURVEY, TOWNSHIP 10 NORTH, RANGE 18 WEST, GILA AND SALT RIVER MERIDIAN, ARIZONA, FILED 7-2-1919. (R1) ARIZONA DEPARTMENT OF TRANSPORTATION STATE ROUTE 95 PROJECT NO. S B95-A-800

7) ANY DISTANCES, BEARINGS, DESCRIPTIONS, ETC., WHICH MAY VARY FROM THE PROVISIONS OF THE RECORD INFORMATION NOTED ABOVE REFLECT ACTUAL MEASURED DATA, OR THE BEST INTERPRETATION OF THE UNDERSIGNED.

8) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C2035 H DATED SEPTEMBER 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN OTHER FLOOD AREAS ZONE X AND SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE.

OTHER FLOOD AREAS ZONE X IS DESCRIBED 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 AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD IS DESCRIBED AS THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.

9) ADJOINING LAND INFORMATION IS PER THE LA PAZ COUNTY ASSESSOR'S OFFICE GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ON APRIL 24, 2024.

10) PIONEER TITLE DOCUMENTS LISTED HEREON ARE NOT SURVEY IN NATURE AND MAY OR MAY NOT AFFECT SUBJECT PROPERTY.

11) SCHEDULE B ITEMS 6 AND 13 ARE BLANKET IN NATURE AND APPEAR TO AFFECT SUBJECT PROPERTY. PLOTTABLE PORTIONS, IF ANY, OF SAID ITEMS WITHIN THE VICINITY OF SUBJECT PROPERTY ARE SHOWN.

12) IN THE OPINION OF THE UNDERSIGNED, SCHEDULE B ITEMS 1, 3, 4, 5, 7, 8, 9, 10 AND 12 DO NOT APPEAR TO AFFECT SUBJECT PROPERTY, HOWEVER, BECAUSE OF THEIR VICINITY, SOME OF THESE SCHEDULE B ITEMS ARE PLOTTED AND SHOWN HEREON.

13) NO IDENTIFIABLE PARKING SPACES WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

14) EVIDENCE OF EXISTING BUILDINGS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

15) ALL TOPOGRAPHY SHOWN ON THIS SURVEY WAS OBTAINED FROM AEROTECH MAPPING, INC., PROJECT NO. A20224-019, FLIGHT DATE FEBRUARY 24, 2024 AND SUPPLEMENTED BY ON THE GROUND SURVEY INFORMATION.

CERTIFICATION

TO: THE STATE OF ARIZONA, BY AND THROUGH ITS STATE LAND DEPARTMENT
ALLANDS
PIONEER 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, AND 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 19, 2024.

GABRIEL S. RIOS, RLS
WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE - SUITE 100
PHOENIX, ARIZONA 85021
602.335.8500
SURVEYOR@WOODPATEL.COM

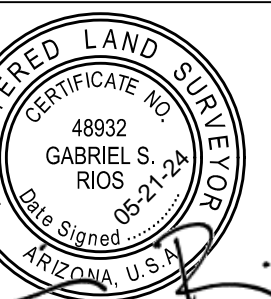
WOOD
PATEL

Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com

ALTA/NSPS LAND TITLE SURVEY

TUOS SITE

A PORTION OF GENERAL LAND OFFICE LOT 6, SECTION 6, TOWNSHIP 10 NORTH, RANGE 18 WEST, OF THE GILA AND SALT RIVER MERIDIAN, LA PAZ COUNTY, ARIZONA



EXPIRES 12-31-2028

COMPLETED SURVEY FIELD WORK ON 04/19/2024

CHECKED BY GSR

CAD TECHNICIAN WSB

SCALE NTS

DATE 05/21/2024

JOB NUMBER WP# 245553.80

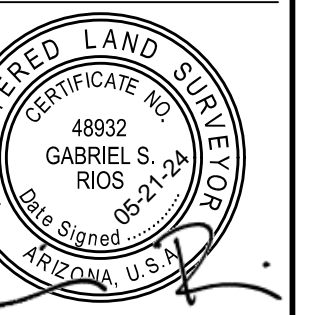
SHEET 1 OF 2

202404190520Survey\2024\0521\0521.dwg

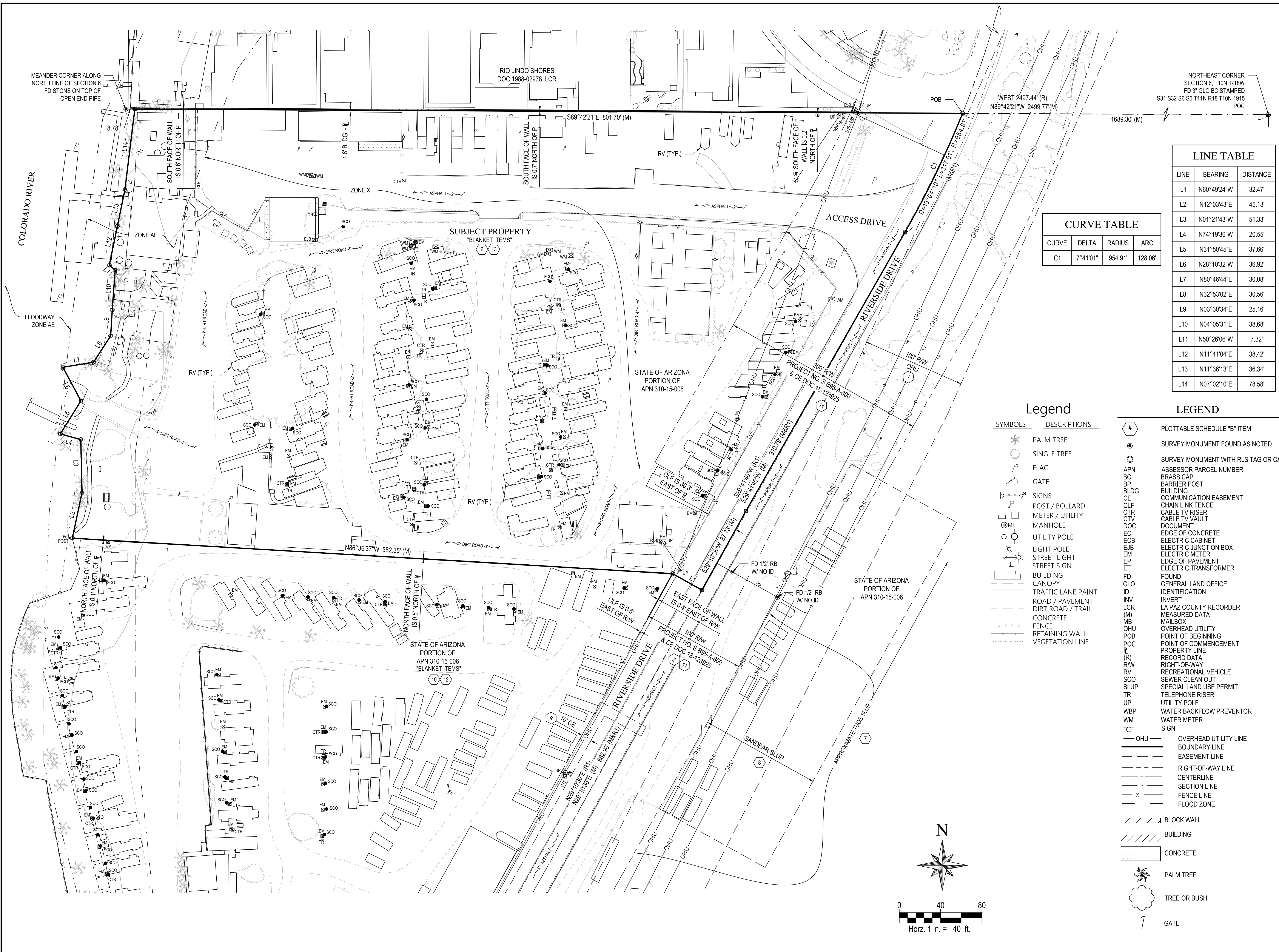
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ALTANSPS LAND TITLE SURVEY

TUOS SITE
A PORTION OF GENERAL LAND OFFICE LOT 6, SECTION 6, TOWNSHIP 10 NORTH, RANGE 18 WEST,
OF THE GILA AND SALT RIVER MERIDIAN, LA PAZ COUNTY, ARIZONA



EXPIRES 12-31-2028
COMPLETED SURVEY FIELD WORK ON 04/19/2024
CHECKED BY GSR
CAD TECHNICIAN WSB
SCALE 1" = 40'
DATE 05/21/2024
JOB NUMBER WP# 245553.80
SHEET 2 OF 2



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N60°49'24"W	32.47'
L2	N12°03'43"E	45.13'
L3	N01°21'43"W	51.33'
L4	N74°19'36"W	20.55'
L5	N31°50'45"E	37.66'
L6	N28°10'32"W	36.92'
L7	N80°46'44"E	30.08'
L8	N32°53'02"E	30.56'
L9	N03°30'34"E	25.16'
L10	N04°05'31"E	38.68'
L11	N50°26'06"W	7.32'
L12	N11°41'04"E	38.42'
L13	N11°36'13"E	36.34'
L14	N07°02'10"E	78.58'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	7°41'01"	954.91'	128.06'

- Legend**
- | SYMBOLS | DESCRIPTIONS |
|---------|--------------------|
| | PALM TREE |
| | SINGLE TREE |
| | FLAG |
| | GATE |
| | SIGNS |
| | POST / BOLLARD |
| | METER / UTILITY |
| | MANHOLE |
| | UTILITY POLE |
| | LIGHT POLE |
| | STREET LIGHT |
| | STREET SIGN |
| | BUILDING CANOPY |
| | TRAFFIC LANE PAINT |
| | ROAD / PAVEMENT |
| | DIRT ROAD / TRAIL |
| | CONCRETE |
| | FENCE |
| | RETAINING WALL |
| | VEGETATION LINE |
-
- | # | DESCRIPTIONS |
|---|-------------------------------------|
| | PLOTTABLE SCHEDULE "B" ITEM |
| | SURVEY MONUMENT FOUND AS NOTED |
| | SURVEY MONUMENT WITH RLS TAG OR CAP |
| | ASSESSOR PARCEL NUMBER |
| | BRASS CAP |
| | BARRIER POST |
| | BUILDING |
| | COMMUNICATION EASEMENT |
| | CHAIN LINK FENCE |
| | CABLE TV RISER |
| | CABLE TV VAULT |
| | DOCUMENT |
| | EDGE OF CONCRETE |
| | ELECTRIC CABINET |
| | ELECTRIC JUNCTION BOX |
| | ELECTRIC METER |
| | EDGE OF PAVEMENT |
| | ELECTRIC TRANSFORMER |
| | FOUND |
| | GENERAL LAND OFFICE |
| | IDENTIFICATION |
| | INVERT |
| | LA PAZ COUNTY RECORDER |
| | MEASURED DATA |
| | MAILBOX |
| | OVERHEAD UTILITY |
| | POINT OF BEGINNING |
| | POINT OF COMMENCEMENT |
| | PROPERTY LINE |
| | RECORD DATA |
| | RIGHT-OF-WAY |
| | RECREATIONAL VEHICLE |
| | SEWER CLEAN OUT |
| | SPECIAL LAND USE PERMIT |
| | TELEPHONE RISER |
| | UTILITY POLE |
| | WATER BACKFLOW PREVENTOR |
| | WATER METER |
| | SIGN |
-
- | | | |
|--|-------------------|-----------------------|
| | OHU | OVERHEAD UTILITY LINE |
| | BOUNDARY LINE | BOUNDARY LINE |
| | EASEMENT LINE | EASEMENT LINE |
| | RIGHT-OF-WAY LINE | RIGHT-OF-WAY LINE |
| | CENTERLINE | CENTERLINE |
| | SECTION LINE | SECTION LINE |
| | FENCE LINE | FENCE LINE |
| | FLOOD ZONE | FLOOD ZONE |
-
- | | |
|--|--------------|
| | BLOCK WALL |
| | BUILDING |
| | CONCRETE |
| | PALM TREE |
| | TREE OR BUSH |
| | GATE |

