

ALTA/NSPS LAND TITLE SURVEY  
 In the Northeast quarter of Section 5, Township 1 North, Range 5 West  
 of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Assessor Parcel No. (APN): Unassessed.

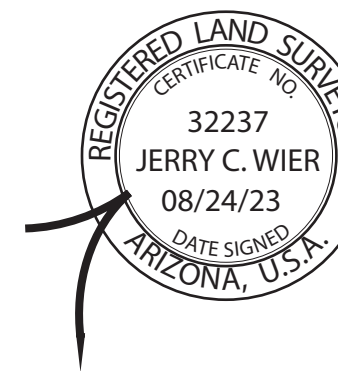
Address: Not Assigned.

To the Arizona State Land Department; Tratt Properties, LLC, and First American Title Insurance Company, its successors and/or assigns; and to all proposed insured by Commitment No. NCS-1185957-PHX1:

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, 2, 3, 4, 8, 9, 11, 16, 17, and 18 of Table A thereof. The fieldwork was completed on 08/18/2023.

Date of Plat or Map: 08/21/2023.

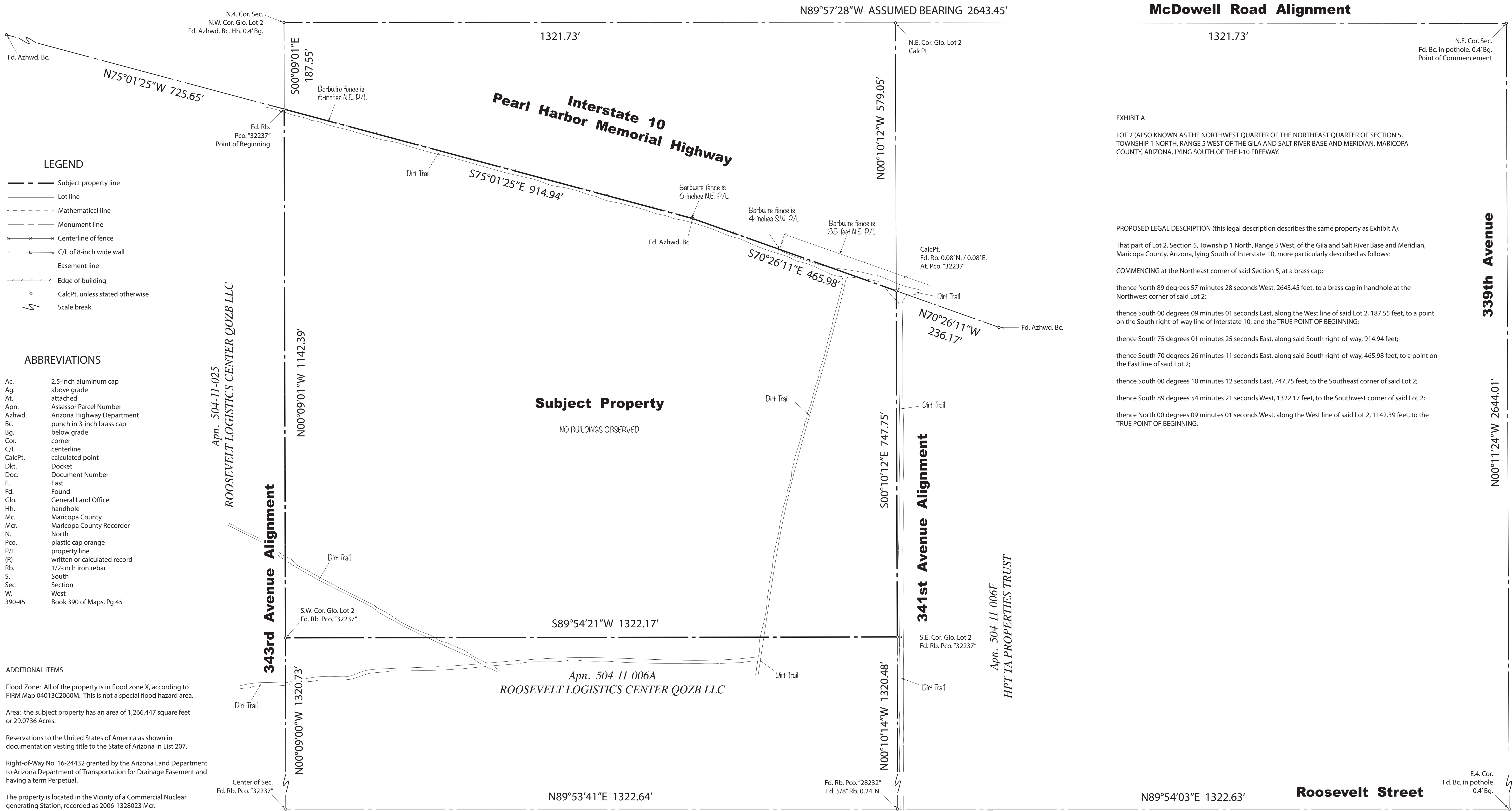
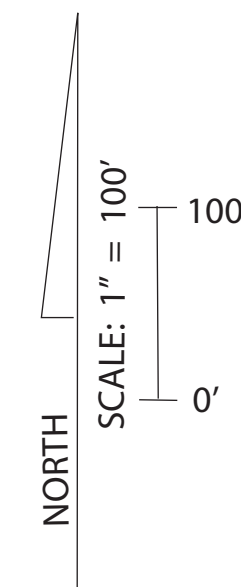
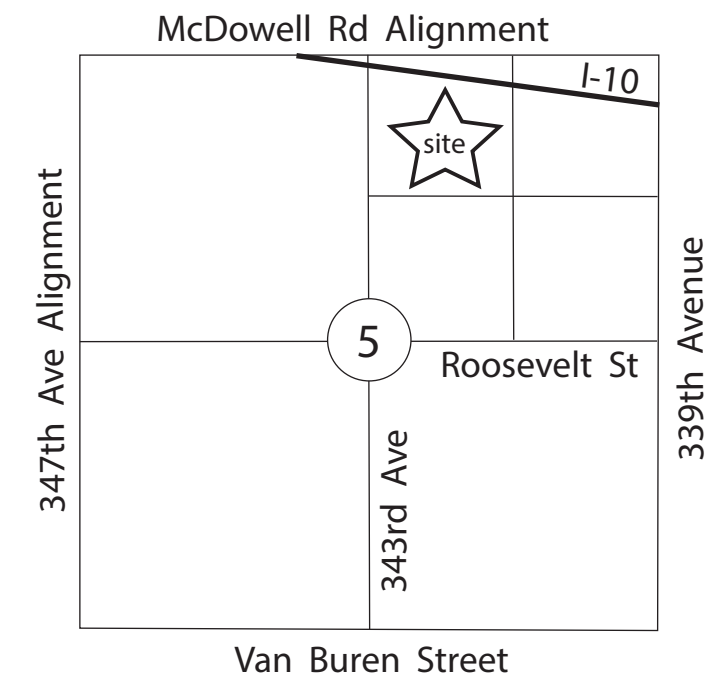
Job No. 230807



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**APPROVED**  
 By chomuth at 8:44 am, Dec 04, 2023

VICINITY MAP



**EXHIBIT A**

LOT 2 (ALSO KNOWN AS THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING SOUTH OF THE I-10 FREEWAY.

**PROPOSED LEGAL DESCRIPTION** (this legal description describes the same property as Exhibit A).

That part of Lot 2, Section 5, Township 1 North, Range 5 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying South of Interstate 10, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 5, at a brass cap;

thence North 89 degrees 57 minutes 28 seconds West, 2643.45 feet, to a brass cap in handhole at the Northwest corner of said Lot 2;

thence South 00 degrees 09 minutes 01 seconds East, along the West line of said Lot 2, 187.55 feet, to a point on the South right-of-way line of Interstate 10, and the TRUE POINT OF BEGINNING;

thence South 75 degrees 01 minutes 25 seconds East, along said South right-of-way, 914.94 feet;

thence South 70 degrees 26 minutes 11 seconds East, along said South right-of-way, 465.98 feet, to a point on the East line of said Lot 2;

thence South 00 degrees 10 minutes 12 seconds East, 747.75 feet, to the Southeast corner of said Lot 2;

thence South 89 degrees 54 minutes 21 seconds West, 1322.17 feet, to the Southwest corner of said Lot 2;

thence North 00 degrees 09 minutes 01 seconds West, along the West line of said Lot 2, 1142.39 feet, to the TRUE POINT OF BEGINNING.

- LEGEND**
- Subject property line
  - Lot line
  - - - - - Mathematical line
  - Monument line
  - × × × Centerline of fence
  - □ □ C/L of 8-inch wide wall
  - - - Easement line
  - /// Edge of building
  - CalcPt. unless stated otherwise
  - ~ Scale break

- ABBREVIATIONS**
- Ac. 2.5-inch aluminum cap
  - Ag. above grade
  - At. attached
  - Apn. Assessor Parcel Number
  - Azhwd. Arizona Highway Department
  - Bc. punch in 3-inch brass cap
  - Bg. below grade
  - Cor. corner
  - C/L centerline
  - CalcPt. calculated point
  - Dkt. Docket
  - Doc. Document Number
  - E. East
  - Fd. Found
  - Glo. General Land Office
  - Hh. handhole
  - Mc. Maricopa County
  - Mcr. Maricopa County Recorder
  - N. North
  - Pco. plastic cap orange
  - P/L property line
  - (R) written or calculated record
  - Rb. 1/2-inch iron rebar
  - S. South
  - Sec. Section
  - W. West
  - 390-45 Book 390 of Maps, Pg 45

**ADDITIONAL ITEMS**

Flood Zone: All of the property is in flood zone X, according to FIRM Map 04013C2060M. This is not a special flood hazard area.

Area: the subject property has an area of 1,266,447 square feet or 29.0736 Acres.

Reservations to the United States of America as shown in documentation vesting title to the State of Arizona in List 207.

Right-of-Way No. 16-24432 granted by the Arizona Land Department to Arizona Department of Transportation for Drainage Easement and having a term Perpetual.

The property is located in the Vicinity of a Commercial Nuclear generating Station, recorded as 2006-1328023 Mcr.

339th Avenue  
 N00°11'24"W 2644.01'

**Roosevelt Street**

Improved gravel road with access to 339th Ave