

LEGAL DESCRIPTION (TFLP PARCELS)

PARCEL NO. 1: LOT 4 OF THE COTTONWOODS, ACCORDING TO CABINET D, SLIDE 7, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 2: THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 19, SAID POINT BEING A FOUND BRASS CAP IN A HAND HOLE; THENCE SOUTH 00° 07' 02" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,851.89 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89° 11' 48" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SHULTZ STREET AS RECORDED IN CABINET O, SLIDE 007 IN THE OFFICE OF THE PINAL COUNTY RECORDER, PINAL COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89° 11' 48" WEST, A DISTANCE OF 1,987.15 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD;

THENCE NORTH 53° 45' 00" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 709.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 00° 16' 08" WEST, ALONG SAID WEST LINE, A DISTANCE OF 823.95 FEET TO A POINT SITUATED 1,400.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 58° 48' 32" EAST, A DISTANCE OF 1,479.72 FEET;

THENCE NORTH 00° 12' 49" WEST, A DISTANCE OF 2,227.86 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 89° 11' 00" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 591.70 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LEWIS STREET AS RECORDED IN SAID CABINET O, SLIDE 007;

THENCE SOUTH 00° 07' 02" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 86.50 FEET;

THENCE SOUTH 45° 28' 01" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 21.88 FEET;

THENCE SOUTH 00° 07' 02" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 490.25 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY AND HAVING A RADIUS POINT WHICH BEARS SOUTH 89° 52' 58" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 90° 00' 00", A DISTANCE OF 31.42 FEET TO A POINT ON A RADIAL LINE;

THENCE SOUTH 00° 07' 02" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS POINT WHICH BEARS SOUTH 89° 07' 02" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 90° 00' 00", A DISTANCE OF 31.42 FEET TO A POINT ON A TANGENT LINE;

THENCE SOUTH 45° 07' 02" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 81.52 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS POINT WHICH BEARS SOUTH 44° 52' 58" WEST, A DISTANCE OF 490.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 45° 00' 00", A DISTANCE OF 361.28 FEET TO A POINT ON A TANGENT LINE, SAID LINE BEING THE WESTERLY RIGHT-OF-WAY LINE AT THE TERMINATION OF LEWIS STREET AND COMMENCEMENT OF SHULTZ STREET;

THENCE SOUTH 00° 07' 02" EAST, ALONG SAID LINE AND WESTERLY RIGHT-OF-WAY LINE OF SHULTZ STREET, A DISTANCE OF 833.95 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP AT THE WEST QUARTER CORNER OF SAID SECTION 19; THENCE NORTH 00° 16' 08" WEST, A DISTANCE OF 427.29 FEET, ALONG THE WEST LINE OF SAID SECTION 19 TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00° 16' 08" WEST, A DISTANCE OF 823.95 FEET, ALONG THE WEST LINE OF SAID SECTION 19, TO A POINT;

THENCE SOUTH 89° 08' 30" EAST, A DISTANCE OF 1,479.72 FEET TO A POINT;

THENCE SOUTH 00° 12' 49" WEST, A DISTANCE OF 423.87 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER, TO A POINT;

THENCE SOUTH 89° 11' 48" WEST, A DISTANCE OF 684.25 FEET, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER, TO A POINT;

THENCE NORTH 53° 45' 00" WEST, A DISTANCE OF 709.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3: THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP AT THE WEST QUARTER CORNER OF SAID SECTION 19; THENCE NORTH 00° 16' 08" WEST, A DISTANCE OF 427.29 FEET, ALONG THE WEST LINE OF SAID SECTION 19 TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00° 16' 08" WEST, A DISTANCE OF 823.95 FEET, ALONG THE WEST LINE OF SAID SECTION 19, TO A POINT;

THENCE SOUTH 89° 08' 30" EAST, A DISTANCE OF 1,479.72 FEET TO A POINT;

THENCE SOUTH 00° 12' 49" WEST, A DISTANCE OF 423.87 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER, TO A POINT;

THENCE SOUTH 89° 11' 48" WEST, A DISTANCE OF 684.25 FEET, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER, TO A POINT;

THENCE NORTH 53° 45' 00" WEST, A DISTANCE OF 709.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4: THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 19, SAID POINT BEING A FOUND BRASS CAP IN A HAND HOLE;

THENCE SOUTH 00 DEGREES 02 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,851.89 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 11 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,987.15 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD;

THENCE NORTH 53 DEGREES 45 MINUTES 00 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 709.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 18 MINUTES 08 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 823.95 FEET TO A POINT SITUATED 1,400.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 18 MINUTES 08 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 727.19 FEET;

THENCE NORTH 89 DEGREES 11 MINUTES 12 SECONDS EAST, A DISTANCE OF 818.03 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 39 SECONDS WEST, A DISTANCE OF 682.88 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 89 DEGREES 11 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 818.33 FEET;

THENCE SOUTH 00 DEGREES 12 MINUTES 49 SECONDS EAST, A DISTANCE OF 2,227.86 FEET;

THENCE NORTH 56 DEGREES 48 MINUTES 35 SECONDS WEST, A DISTANCE OF 1,479.72 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (SGF PARCEL)

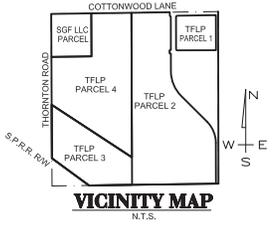
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE PINAL STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER OF LOT 1, SECTION 19, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, RECORDS OF PINAL COUNTY, ARIZONA.

NOTE: THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF D & M ENGINEERING, ANY UNAUTHORIZED REPRODUCTIONS, REVISIONS, ADDITIONS, OR ALTERATIONS OF THESE DRAWINGS IS STRICTLY PROHIBITED, AND WILL BE CONSIDERED TO BE IN VIOLATION OF ARIZONA STATE TECHNICAL BOARD, CODE 32-125 AND 32-142.

A.L.T.A / A.C.S.M. LAND TITLE SURVEY FOR TARANTINI FAMILY LIMITED PARTNERSHIP AND SGF, LLC

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



SCHEDULE 'B' ITEMS (TFLP PARCELS)

AS SHOWN 11 EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS AS SET FORTH ON THE PLAT RECORDED IN CABINET D, SLIDE 7.

RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, INCLUDING BUT NOT LIMITED TO ANY RESTRICTIONS CREATING EASEMENTS, LIABILITIES, OBLIGATIONS OR PARTY WALLS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS REGARDING RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT;

RECORDED IN FEE NO. 2003-061803, AND AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION.

EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT; RECORDED IN DOCKET 567

PURPOSE: UTILITY

EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT; RECORDED IN DOCKET 714

PURPOSE: UTILITY

EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT; RECORDED IN DOCKET 1120

PURPOSE: ELECTRIC TRANSMISSION LINES

EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT; RECORDED IN DOCKET 1185

PURPOSE: RIGHT-OF-WAY

EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT; RECORDED IN DOCKET 1189

PURPOSE: PUBLIC HIGHWAY

EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT; RECORDED IN BOOK 43 OF DEEDS

PURPOSE: SEWER LINE

EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT; RECORDED IN BOOK 53 OF DEEDS

PURPOSE: ELECTRIC TRANSMISSION LINES

EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT; RECORDED IN DOCKET 109

PURPOSE: HIGHWAY

EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT; RECORDED IN DOCKET 111

PURPOSE: ELECTRIC LINES

A RESOLUTION BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, RECORDED IN DOCKET 376, PAGE 572, PURPORTING TO ESTABLISH A ROADWAY OVER A WIDTH CONSISTENT WITH THE RIGHT OF WAY.

EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT; RECORDED IN DOCKET 828

PURPOSE: ELECTRIC LINES

EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT; RECORDED IN DOCKET 1306

PURPOSE: SEWER LINES

EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT; RECORDED IN DOCUMENT NO. 2011-020960

PURPOSE: HIGH VOLTAGE LINES

SCHEDULE 'B' ITEMS (SGF PARCEL)

EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT; RECORDED IN DOCKET 567

PURPOSE: UTILITY

EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT; RECORDED IN DOCKET 714

PURPOSE: UTILITY

EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT; RECORDED IN DOCKET 1120

PURPOSE: ELECTRIC TRANSMISSION LINES

EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT; RECORDED IN DOCKET 1185

PURPOSE: RIGHT-OF-WAY

RIGHTS OF WAY FOR ROADS 33 FEET WIDE ON EACH SIDE OF ALL SECTION LINES DECLARED TO BE PUBLIC HIGHWAYS BY BOARD OF SUPERVISORS, AS SHOWN BY INSTRUMENT

RECORDED: DECEMBER 30, 1927

BOOK 7 OF MINUTES

PAGE 386 AND

RESOLUTION RECORDED IN DOCKET 375

PAGE 972.

LEGEND

- BOUNDARY CORNER (MONUMENT AS NOTED)
PROPERTY LINE
ADJACENT PROPERTY LINE
SECTION LINE
EASEMENT LINE
RECORD DISTANCE BASED ON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY PIONEER TITLE AGENCY, INC. ORDER NUMBER: 7190850-0194-CD EFFECTIVE DATE: FEBRUARY 6, 2019
CALCULATED DISTANCE
FOUND BRASS CAP FLUSH
FOUND BRASS CAP IN HAND HOLE
RIGHT OF WAY
T.6S. TOWNSHIP 6 SOUTH
R.6E. RANGE 6 EAST
F.W.D. FOUND
SEC. SECTION
COR. CORNER
(TYP.) TYPICAL
B.C. IN H.H. BRASS CAP IN HAND HOLE
B.C.F. BRASS CAP FLUSH
EX. CATV EXIST. CABLE TV BOX
EX. O.H.E. EXIST. OVERHANG ELEC.

- EXIST. CATCH BASIN
EXIST. MANHOLE
EXIST. MANHOLE
EXIST. TRANSFORMER
EXIST. WATER METER
EXIST. WATER VALVE
EXIST. FIRE HYDRANT
EXIST. CONCRETE
EXIST. POWER POLE
EXIST. STREET LIGHT
SCHEDULE 'B' ITEM
EXIST. FENCE
EXIST. PAVEMENT

SURVEYOR'S NOTE

1. THIS SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY PIONEER TITLE AGENCY, INC. ORDER NUMBER: 7190850-0194-CD (TFLP) EFFECTIVE DATE: FEBRUARY 6, 2019

2. THIS SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY PIONEER TITLE AGENCY, INC. ORDER NUMBER: 7190850-0194-CD (SGF) EFFECTIVE DATE: FEBRUARY 13, 2019

3. PROJECT ADDRESS NOT ASSIGNED AT TIME OF SURVEY. (TABLE A ITEM 2)

4. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION ZONE X ON FLOOD INSURANCE RATE MAP NO. 04021C11E WITH A DATE OF IDENTIFICATION OF DECEMBER 4TH, 2007. FOR COMMUNITY NUMBER 040201, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PREMISES IS SITUATED. (TABLE A ITEM 3)

5. GROSS AREA: (TABLE A ITEM 4)
SGF 409,741 sq-ft - 9,406 AC
TFLP 5,485,429 sq-ft - 125,928 AC

6. THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. NO RECORD PLANS OBTAINED FROM UTILITY COMPANIES WERE PROVIDED TO THE SURVEYOR. (TABLE A ITEM 11)

7. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. (TABLE A ITEM 16)

8. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF CHANGES IN STREET RIGHT OF WAY, STREET OR SIDEWALK CONSTRUCTION WITHIN RECENT MONTHS. (TABLE A ITEM 17)

9. THE SURVEYOR DID NOT OBSERVE LOCATION OF WETLAND AREAS. (TABLE A ITEM 18)

10. NO RECORD DOCUMENTS WERE PROVIDED TO THE SURVEYOR INDICATING OFFSITE EASEMENTS OR SERVITUDE BENEFITING THE SURVEY PROPERTY. (TABLE A ITEM 19)

SURVEYOR

D & M ENGINEERING
ATTN: DURAN THOMPSON R.L.S.
102 EAST OLYMPIA DRIVE, SUITE D
TEMPE, AZ 85281
(480) 350-9590

OWNER/DEVELOPER

TARANTINI FAMILY LIMITED PARTNERSHIP
C/O TARANTINI
5915 E. SPRING ROAD
SCOTTSDALE, ARIZONA 85264
PHONE: 602-785-0200
FAX: 602-785-3117

BASIS OF BEARING

THE NORTHLINE OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA SAID LINE BEARS N89°11'01" E BETWEEN THE NORTHWEST CORNER (B.C.) AND THE NORTH 1/4 CORNER (B.C.F.)

SURVEYOR'S CERTIFICATE

THIS SURVEY WAS MADE FOR THE BENEFIT OF: THE TARANTINI FAMILY LIMITED PARTNERSHIP AN ARIZONA LIMITED PARTNERSHIP AND SGF, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND TO PIONEER TITLE AGENCY, INC.

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'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11 (AS TO UTILITIES SURFACE MATTERS ONLY), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 26th, 2018.



EXPRES 12/31/2020

D&M Engineering
DURAN THOMPSON, P.E.
1833 W. MAIN ST., SUITE 141
MESA, AZ 85201
Ph: (480) 350-9590
Fax: (480) 350-0446
E-Mail: dmenge@dmeng.com



THE COTTONWOODS
N. W. 1/4, Sec. 19, T. 6S., R. 6E., PINAL COUNTY, ARIZONA
A.L.T.A./A.C.S.M.

Table with columns: NO., DATE, APP., REVISIONS, DESCRIPTION. Contains revision history for the drawing.

DESIGNED: DTT
DRAWN: AEW
CHECKED: DTT
DATE: 03-25-19
SCALE: N.T.S.
PROJECT: 031004
FILE NAME: A.L.T.A.dwg
SHEET 1 OF 3



