

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

OF
A PORTION OF THE SOUTHEAST QUARTER OF SECTION
12, TOWNSHIP 6 SOUTH, RANGE 3 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

DESCRIPTION

Parcel No. 1:
The South half of the Northeast quarter of the Southeast quarter of Section 12, Township 6 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel No. 2:
The Southeast quarter of the Southeast quarter of Section 12, Township 6 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

SCHEDULE "B" ITEMS

- 9 Memorandum of Understanding and Agreement by and between MARICOPA STANFIELD IRRIGATION AND DRAINAGE DISTRICT and BENJAMIN W. and JO ANN KORTSEN, recorded May 11, 1984, in Docket 1224, Page 3. (AFFECTS SUBJECT PROPERTY - PERTAINS TO AGREEMENT FOR RIGHT OF WAY OVER SUBJECT PROPERTY FOR INGRESS & EGRESS, CONSTRUCTION, MAINTENANCE AND OPERATION OF DITCHES, CANALS, LATERALS AND TURNOUTS FOR WATER DISTRIBUTION SYSTEM)
- 10 Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in the document. Recorded: January 14, 1988, in Docket 1498, Page 885 (BLANKET EASEMENT OVER SUBJECT PROPERTY FOR INGRESS & EGRESS, REPAIR, MAINTENANCE AND OPERATION OF WELLSITES, DITCHES, CANALS, LATERALS, AND WATER DELIVERY SYSTEM)
- 11 Agreement by and between MARICOPA STANFIELD IRRIGATION AND DRAINAGE DISTRICT and WGF STANFIELD PARTNERS, recorded August 2, 1989, in Docket 1622, Page 69. thereafter, First Modification recorded February 18, 1994, in Docket 1984, Page 63. (AFFECTS SUBJECT PROPERTY - PERTAINS TO AGREEMENT FOR RIGHT OF WAY OVER SUBJECT PROPERTY FOR INGRESS & EGRESS, CONSTRUCTION, MAINTENANCE AND OPERATION OF DITCHES, CANALS, LATERALS AND TURNOUTS FOR WATER DISTRIBUTION SYSTEM)
- 12 Agreement by and between MARICOPA STANFIELD IRRIGATION AND DRAINAGE DISTRICT and NISSAN RESEARCH & DEVELOPMENT PARK, recorded October 18, 1989, in Docket 1636, Page 376. (AFFECTS SUBJECT PROPERTY - PERTAINS TO AGREEMENT FOR RIGHT OF WAY OVER SUBJECT PROPERTY FOR INGRESS & EGRESS, CONSTRUCTION, MAINTENANCE AND OPERATION OF DITCHES, CANALS, LATERALS AND TURNOUTS FOR WATER DISTRIBUTION SYSTEM)

NOTES

- 1) The basis of bearing is the East line of the Southeast quarter of Section 12, using a bearing of South 00 degrees 00 minutes 39 seconds West.
- 2) All title information and the description shown is based on a Commitment for Title Insurance issued by Fidelity National Title Insurance Company, Order Number 30025053, dated August 18, 2005.
- 3) There are no striped parking spaces on the subject property.
- 4) This survey shows visible evidence of underground utilities or facilities on the subject property. Many times in rural settings road graders, heavy equipment, vandalism or time will erase visible signs of these facilities. The fact that the survey may not show these signs is not an indication that facilities do not exist. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "BLUE STAKE" at 263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- 5) The Surveyor has made no attempt and has not obtained any information relating to, and has no knowledge of any proposed right of ways, easements, or dedications that any municipality, individual or governmental agency may have made or may require.
- 6) Use of the information contained in this A.L.T.A./A.C.S.M. Land Title Survey for other than the specific purpose for which it was intended ("title insurance matters") is forbidden unless expressly permitted in writing in advance by Southwestern States Surveying, Inc. Southwestern States Surveying, Inc. shall have no liability for any such unauthorized use of this information without their written consent.

CERTIFICATION

TO: WGF STANFIELD PARTNERS, an Arizona joint venture; B.E.T. INVESTMENTS, INC., an Arizona corporation and/or nominee; and FIDELITY NATIONAL 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 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 4, 6 (record only), 8, 9, 10, 11(a), 14, 15 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

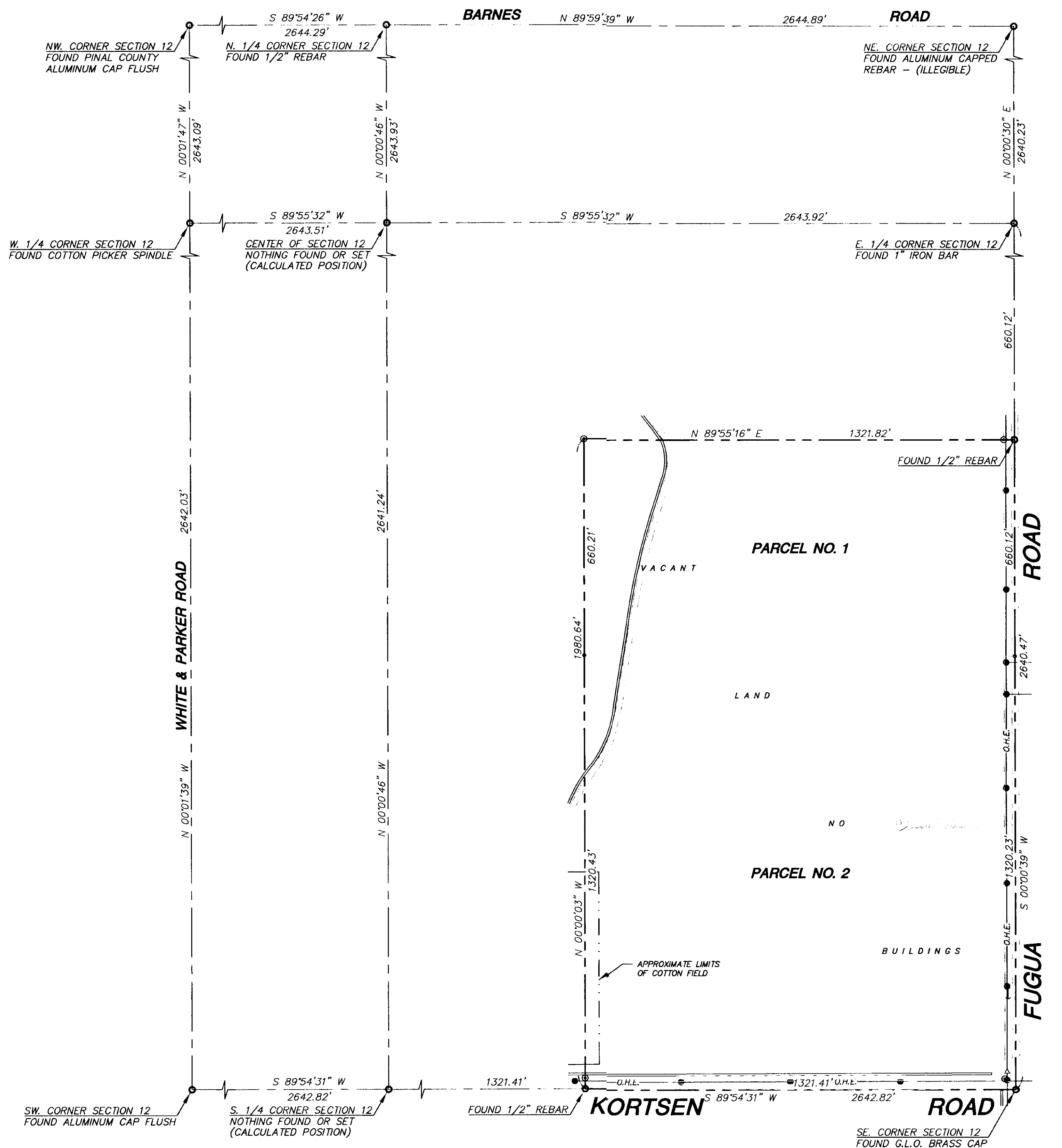
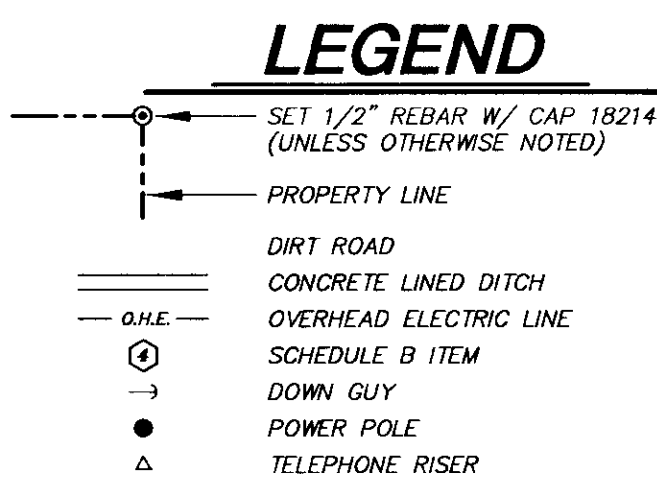
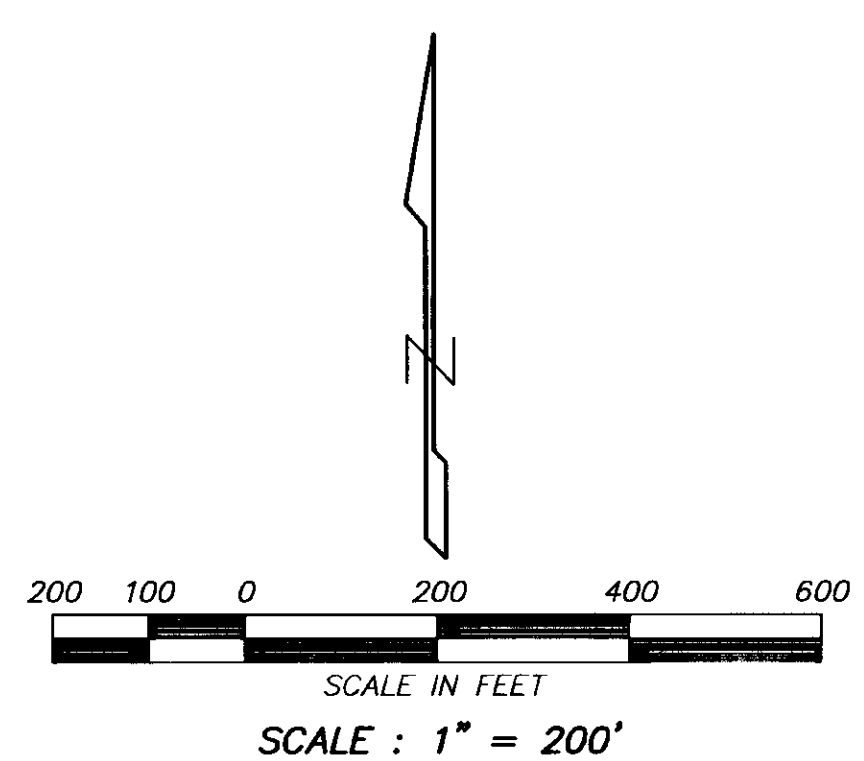
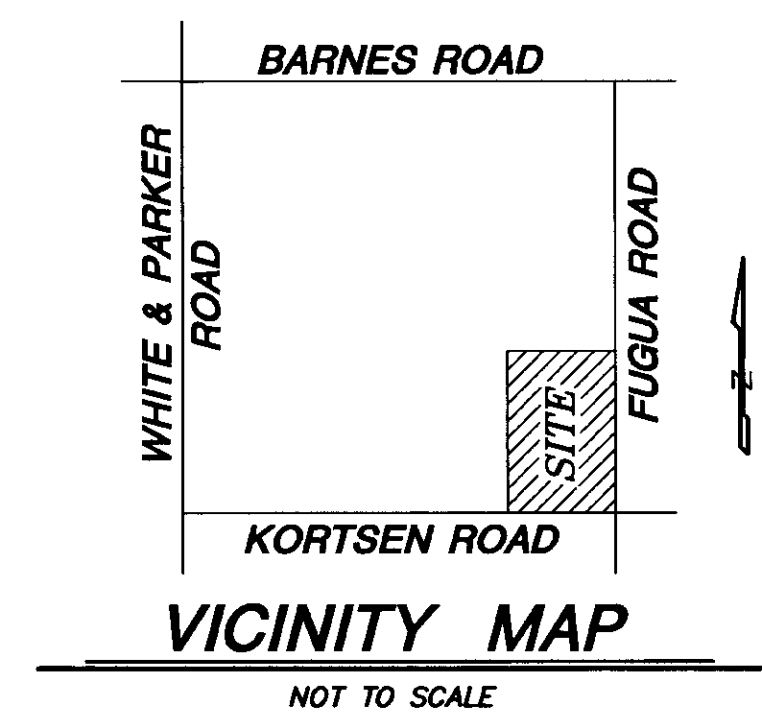
October 25, 2005
Randy S. Delbridge
R.L.S. 18214



A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

KORTSEN ROAD & FUGUA ROAD - B.E.T. INVESTMENTS

REVISIONS		DWN: CB	SHEET 1 OF 1
DATE	DESCRIPTION	CHK: RD	
		DATE: 10/25/05	
		JOB NO.: 251085	



GROSS AREA = 60.088 ACRES
NET AREA = 57.612 ACRES
NET AREA EQUALS GROSS AREA LESS EASEMENT #8