

TITLE REPORT SCHEDULE 'B' ITEMS:

(PER COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIDELITY NATIONAL TITLE AGENCY, ORDER NO: 71002711-071-CH1, EFFECTIVE APRIL 20, 2015 AT 7:30 A.M.)

A. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

B. EXCEPTIONS AND EXCLUSIONS FROM COVERAGE WHICH WILL APPEAR IN THE POLICY OR POLICIES TO BE ISSUED AS SET FORTH IN ATTACHMENT ONE ATTACHED.

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2015.

2. RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA TO: FRANK E. LESTER RECORDING DATE: JANUARY 8, 1932 RECORDING NO: BOOK 262 OF DEEDS, PAGE 216 WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

(BLANKET IN NATURE)

3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (AFFECTS LOAN POLICY)

④ RIGHT OF WAY FOR ROAD SHOWN ON RECORD OF SURVEY : RECORDING NO.: BOOK 27 OF ROAD MAPS, PAGE 62 (PLOTIED)

5. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 430 OF MAPS, PAGE 1 AND RE-PLATTED IN BOOK 435 OF MAPS, PAGE 17. (DOES NOT AFFECT)

6. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 610 OF MAPS, PAGE 30 THEREAFTER AMENDED IN BOOK 640 OF MAPS, PAGE 6 THEREAFTER 2ND AMENDED IN BOOK 665 OF MAPS, PAGE 18 (DOES NOT AFFECT)

7. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF. (AFFECTS LOAN POLICY)

8. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. (AFFECTS LOAN POLICY)

MONUMENT INFORMATION

#	DESCRIPTION
1	FOUND REBAR W/TAG LS4123 (HELD)/ REBAR & CAP, ILLEGIBLE (0.2'NX2.2'W)
2	FOUND REBAR (ONLINE), AFFIXED TAG LS33175/ REBAR & CAP, ILLEGIBLE (0.7'NX0.1'E)
3	FOUND REBAR W/TAG LS4123 HELD FOR WEST LINE, NOT HELD FOR SOUTH LINE, (0.7'S)/ REBAR & CAP (1.5'SX0.2'E)/ REBAR & CAP (0.5'SX1.3'W)
4	FOUND REBAR & CAP, ILLEGIBLE (ONLINE, HELD FOR SOUTH LINE), AFFIXED TAG LS38175
5	FOUND REBAR & CAP, LS26404 (HELD FOR SOUTH LINE AND EAST LINE)/ FOUND REBAR & CAP, ILLEGIBLE (0.9'W)
6	FOUND REBAR, NO CAP (ONLINE), AFFIXED TAG LS33175
7	FOUND REBAR, NO CAP (ONLINE), AFFIXED TAG LS33175
8	FOUND REBAR, NO CAP (ONLINE), AFFIXED TAG LS33175
9	FOUND REBAR & CAP, LS12451

ADJACENT PROPERTY INFORMATION

#	APN#	OWNER	PLAT INFO
1	211-45-003U	CARRINGTON, JUDY E.	PARCEL B (R2)
2	211-45-003W	VACAR LLC	PARCEL D (R2)
3	211-45-003S	FARMER, JACK/KIM	UNPLATTED
4	211-45-319	FARMER, JACK/KIM	UNPLATTED
5	211-45-003P	ALBRECHT, JAMES/MARLENE	UNPLATTED
6	211-45-003G	GUNDERSON, ERIN/CHAD BROWN, EARL/CHERYL	UNPLATTED
7	211-45-271	CURLER,KENNETH/KIMBERLY	LOT 18 (R3)
8	211-45-270	KABAT, WALTER	LOT 17 (R3)
9	211-45-269	NORMAN, DARRELL/PATRICIA	LOT 16 (R3)
10	211-45-268	YACEY, SEAN/CYNTHIA	LOT 15 (R3)
11	211-45-256	BIRD, DAVID/JULIE	LOT 14 (R3)
12	211-45-255	ERICKSON, ROBERT/TERESA	LOT 13 (R3)

RECORD SURVEYS:

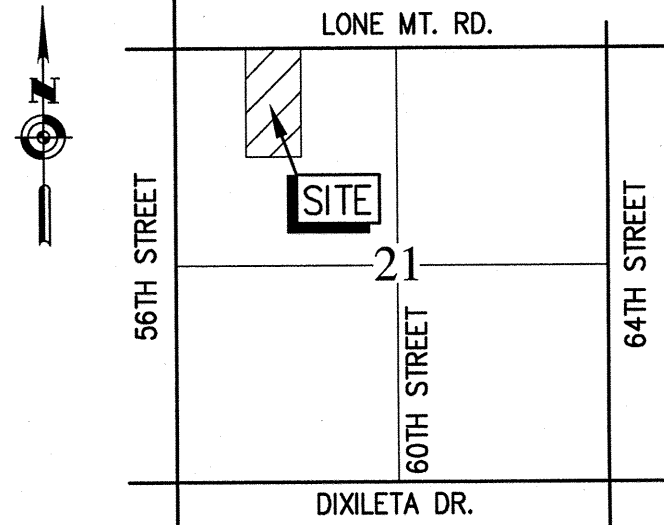
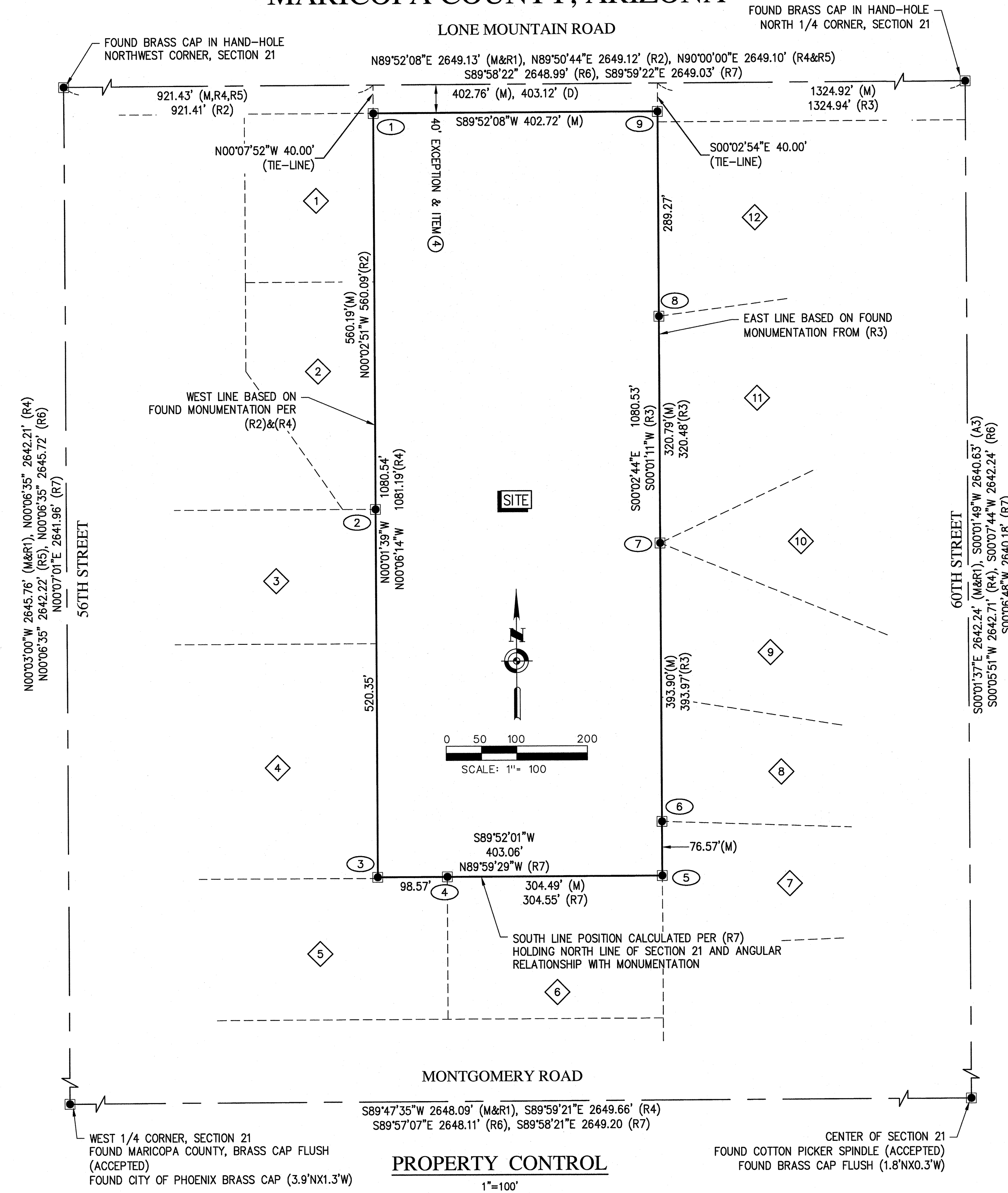
- R1 - MINOR LAND DIVISION (BOOK 785, PAGE 16, MCR)
R2 - RECORD OF SURVEY "MINOR LAND DIVISION" (BOOK 756, PAGE 32, MCR)
R3 - REPLAT OF LONE MOUNTAIN RANCH (BOOK 430, PAGE 01, MCR)
R4 - A.L.T.A./A.C.S.M. LAND TITLE SURVEY, BY ROBERT WILLIAMS RLS 4123, UNRECORDED
R5 - A.L.T.A./A.C.S.M. LAND TITLE SURVEY (BOOK 731, PAGE 43, MCR)
R6 - RECORD OF SURVEY, (BOOK 1082, PAGE 18, MCR)
R7 - RECORD OF SURVEY, OF SOUTH 200' OF NW 1/4 OR NW 1/4, BY JAMES LOFTIS RLS 26404, UNRECORDED
D - WARRANTY DEED, INSTRUMENT #2005-1903784

SHEET INDEX:

SHEET 1	COVER, NOTES, SECTION CONTROL, LEGEND
SHEET 2	SURVEY

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP:
SECTION 21, T-5-N, R-4-E
NOT TO SCALE

SITE INFORMATION:

APN: 211-45-003D ZONING: RU-43

SITE AREA:
435,382 SQUARE FEET OR 9.995 ACRES (ASSESSOR)
435,351 SQUARE FEET OR 9.994 ACRES (AS SHOWN)

OWNER:
MICHAEL MIOLA AND MICHELLE MIOLLA, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

LEGAL DESCRIPTION:

THE EAST 403.12 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 200 FEET;

AND

EXCEPT THE NORTH 40 FEET.

NOTES:

- EXCEPT AS NOTED, SURVEYOR HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTER THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.
 - DECLARATION IS MADE TO ORIGINAL PURCHASER ONLY. SURVEY IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR ADDITIONAL INSTITUTIONS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
 - SURVEY IS VALID ONLY IF PRINT BEARS SEAL AND/OR SIGNATURE OF SURVEYOR.
 - FIELDWORK PERFORMED DURING JUNE 2015.
 - CONDITIONS SHOWN ARE THOSE THAT EXISTED AT THE TIME OF THE SURVEY.
 - ALL BOUNDARY DIMENSIONS SHOWN ARE MEASURED (M) UNLESS OTHERWISE NOTED.
 - BLUESTAKE MARKINGS BEING SHOWN ON SAID SURVEY, IF ANY, ARE AT THE TIME OF SURVEY. SURVEYOR DOES NOT GUARANTEE NOR WARRANT COMPLETENESS OR ACCURACY OF MARKINGS. BEFORE ANY DIGGING, BLUESTAKE MUST BE NOTIFIED. (1-800-STAKE IT)
 - THE WORD CERTIFY AS SHOWN OR USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
 - NO CONSTRUCTION/GRADING WAS OBSERVED, PER TABLE-A #16.
 - THE SURVEYOR DID NOT OBSERVE EVIDENCE THAT THE SUBJECT SITE WAS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL, PER TABLE-A #18
- ** SURVEYOR'S CERTIFICATION IS SUBJECT TO A LIMITATION LIABILITY. THE ENTITIES LISTED BELOW AND THE GENERAL PUBLIC ARE ON NOTICE THAT THIS ALTA/ACSM LAND TITLE SURVEY IS SUBJECT TO THOSE TERMS AND CONDITIONS CONTAINED IN THE CONTRACT DATED MAY 6, 2015, BETWEEN HOSKIN RYAN CONSULTANTS, INC. AND LONE MOUNTAIN CAPITAL MANAGEMENT, LLC, COPIES OF THE TERMS AND CONDITIONS ARE AVAILABLE UPON REQUEST.

SURVEYOR'S CERTIFICATION:

TO:

FIDELITY NATIONAL TITLE AGENCY

LONE MOUNTAIN CAPITOL MANAGEMENT LLC, AND ARIZONA LIMITED LIABILITY COMPANY, AND/OR NOMINEE.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11(A), 13, 16, & 18 OF TABLE A THEREOF, THE FIELD WORK WAS COMPLETED IN JUNE 2015.

MICHAEL A. BANTA
ARIZONA R.L.S. 38175



EXPIRES 9/30/2017

ALTA/ACSM
FOR
56TH STREET & LONE MT.

AREA 9.994 AC

SHEET 1 OF 2

Job No: 15-040

Date: 7/15/2015



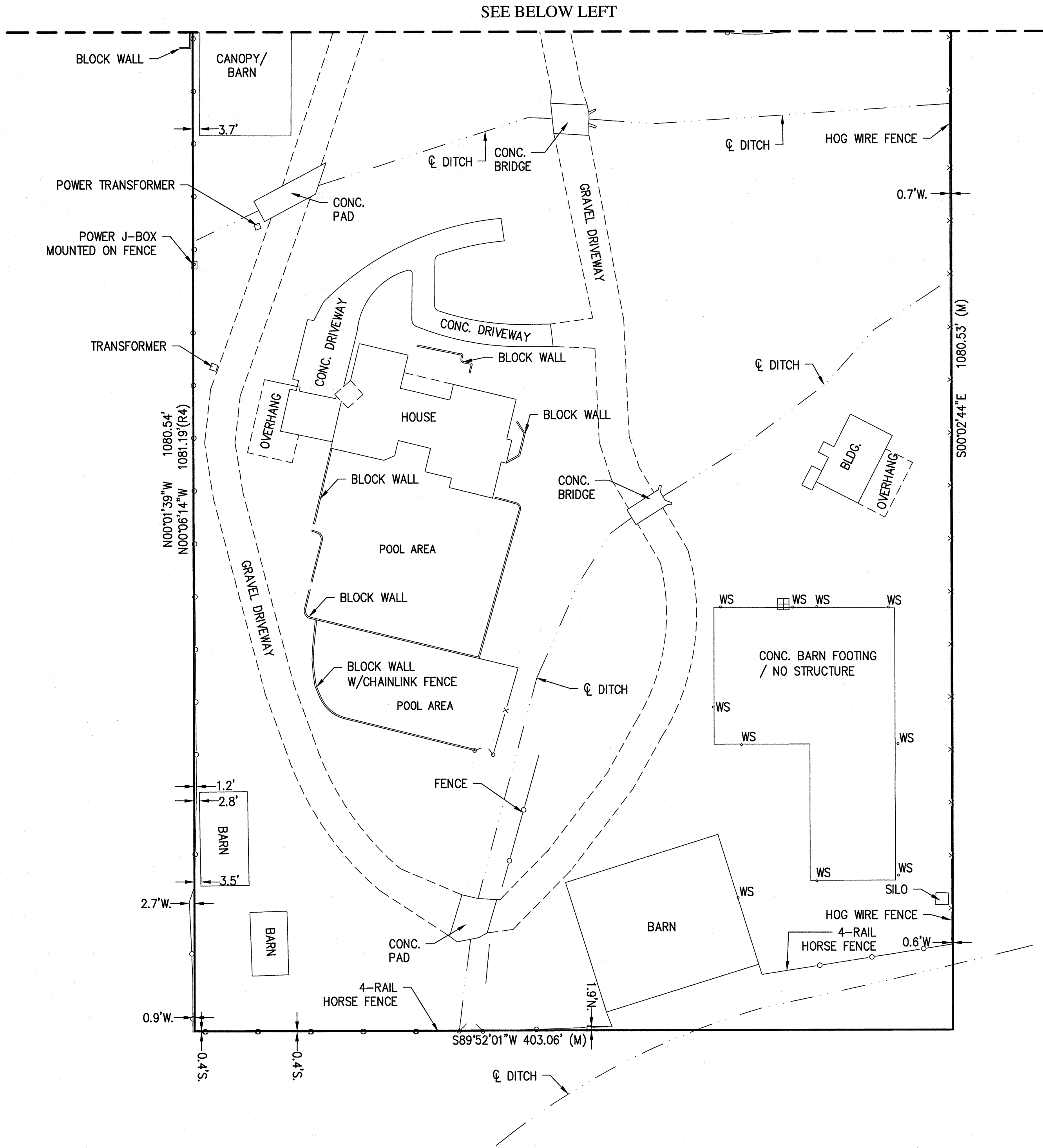
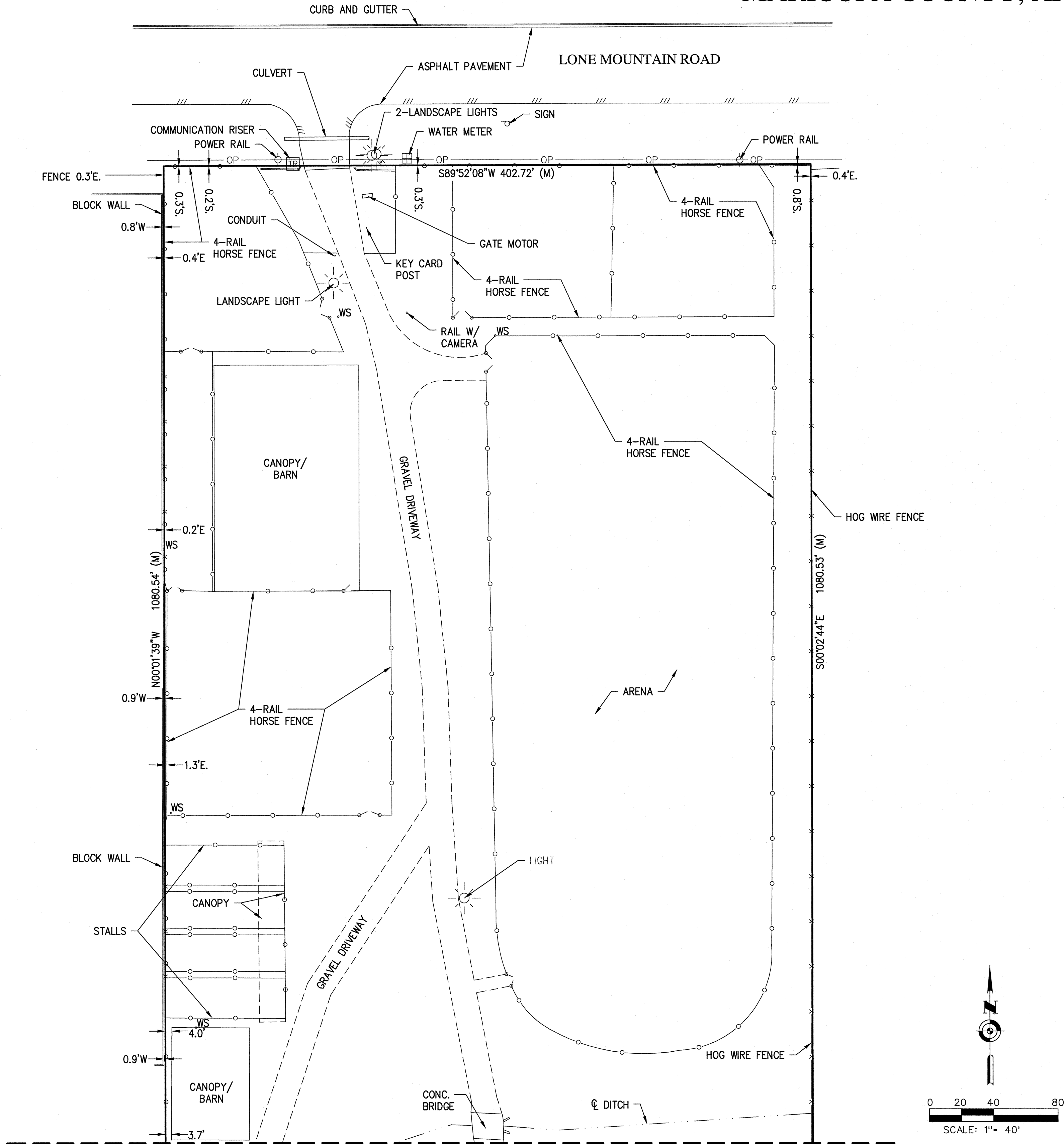
Hoskin • Ryan Consultants, Inc.
creative engineering solutions

6245 N. 24th Parkway, Suite #100
Phoenix, Arizona 85016
Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com

Land Planning • Hydrology • Land Development • Civil Engineering • Surveying

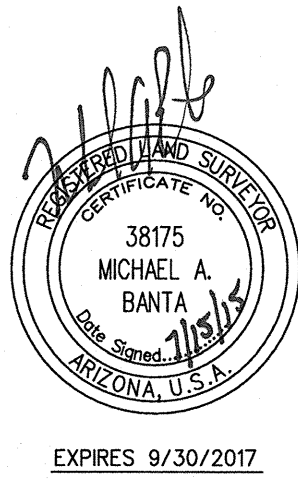
ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 5
NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



LEGEND:

- FOUND MONUMENT AS NOTED
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- 4 RAIL HORSE FENCE
- CHAIN-LINK FENCE
- WATER SPIGOT



ALTA/ACSM FOR 60TH ST/DYNAMITE		 Hoskin-Ryan Consultants Inc. creative engineering solutions 6245 N. 24th Parkway, Suite #100 Phoenix, Arizona 85016 Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com
AREA 9.994 AC	SHEET 2 OF 2	
Job No: 15-040	Date: 7/15/2015	Land Planning • Hydrology • Land Development • Civil Engineering • Surveying