ALTA/ACSM LAND TITLE SURVEY

FOR THOSE PARCELS OF LAND AS DESCRIBED IN DOCUMENT NUMBERS 88-092153, 86-262635, 87-629344 AND 94-0814651, RECORDS OF MARICOPA COUNTY, SITUATE IN THE E1/2 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

N

0 200' 400'
SCALE
1"=200'

LEGEND:

- (a) Fd 1" ODIP, 4.97' EAST OF EAST LINE OF SECTION 3. INDICATES APPARENT ENCROACHMENT OF FENCE LINE INTO NW1/4 OF SECTION 2, T 6 N, R 4 W. SET 5/8" REBAR W/1 1/2" ALUM CAP ON SECTION LINE. THE POSITION OF THE Fd 1" ODIP BEST FITS LEGAL DESCRIPTION BUT ENCROACHES INTO SECTION 2. SEE NOTE "J"
- (b) Fd 1" ODIP, LS 16171
- (c) Fd 3/4" ODIP, NO ID, N 15°17'E, 0.32' FROM RECORD POSITION
- (d) Fd 3" AZ HWY DEPT (AHD) BRASS DISC IN CONCRETE
- (e) Fd 1/2" REBAR W/YPC, RLS 28730, N 10°02'30"W, 0.32' FROM RECORD POSITION
- (f) Fd 1/2" REBAR W/YPC, RLS 15331, S 11°58'E, 0.42' FROM RECORD POSITION
- (g) Fd RAILROAD SPIKE IN ASPHALT, NO ID, S 79°39'W, 0.32' FROM RECORD POSITION
- (h) Fd 1/2" REBAR W/YPC, RLS 15331, S 25°58'W, 0.21' FROM RECORD POSITION
- (i) Fd 1/2" REBAR W/YPC, RLS 15331, N 29°39'E, 0.24' FROM RECORD POSITION
- (j) Fd 1/2" REBAR W/YPC, RLS 15331, S 47°10'E, 0.50' FROM RECORD POSITION
- (k) Fd 1/2" REBAR W/YPC, RLS 15331
- (l) Fd 1/2" REBAR W/YPC, RLS 15331, S 40°01'W, 0.21' FROM RECORD POSITION
- (m) Fd 1/2" REBAR W/YPC, RLS 15331, S 31°01'W, 0.34' FROM RECORD POSITION
- (n) Fd 2 1/2" 1916 USGLO BRASS CAP ON 1" IP, BENT OVER AT GROUND LEVEL. SET 1/2" CONDUIT IN BEST ORIGINAL POSITION BASED ON ALL AVAILABLE EVIDENCE
- ○ SET 5/8" REBAR W/1 1/2" ALUM CAP, RLS 24514
- * PER CHICAGO TITLE INSURANCE CO., ESCROW/TITLE No. 9800888 LEGAL DESCRIPTIONS

NOTES:

PERIOD OF SURVEY: FEBRUARY-MARCH 1998
BASIS OF BEARINGS: THIS SURVEY IS BASED UPON THE WORLD GEODETIC SYSTEM 1984 (WGS84) DERIVED FROM OBSERVATIONS TAKEN WITH A LEICA MODEL 200 GLOBAL POSITIONING SYSTEM (GPS) BEING THE SOUTH HALF OF THE EAST LINE OF SECTION 3, N 00°25'31"E
R1 = DOCUMENT No. 88-092153, OFFICIAL RECORDS OF MARICOPA COUNTY, LEGAL DESCRIPTION
R2 = DOCUMENT No. 86-262635, OFFICIAL RECORDS OF MARICOPA COUNTY, LEGAL DESCRIPTION
R3 = DOCUMENT No. 87-629344, OFFICIAL RECORDS OF MARICOPA COUNTY, LEGAL DESCRIPTION
R4 = DOCUMENT No. 94-0814651, OFFICIAL RECORDS OF MARICOPA COUNTY, LEGAL DESCRIPTION

LINE	BEARING	DISTANCE
L 1	N 08°23' 51" E	76. 99' M, 77. 49' R3
L 2	N 11°09' 03" E	143. 51' M, 143. 19' R3
L 3	N 89°31' 09" W	82. 84' M&R3
L 4	N 40°24' 17" W	171. 19' M&R3
L 5	S 52°34' 40" E	177. 44'
L 6	N 59°39' 59" E	183. 72'

ITEMS AS GIVEN IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ESCROW/TITLE NO 9800888 41, SCHEDULE B, SECTION 2, SPECIAL EXCEPTIONS

NOTE "A" ITEM NO. 4: Easements and rights incident thereto for roadway as set forth in instrument recorded in Docket 393 of Deeds, Page 303 and again in ITEM NO. 5: Easements and rights incident thereto for roadway in instrument recorded in Docket 829, Page 429.

NOTE "B" ITEM NO. 6: Easements and rights incident thereto for gas mains as set forth in instrument recorded in Docket 1540, Page 458: Note this surveyor: Document provided this surveyor is illegibe and the legal description appears to be insufficient, it appears that the easement intended by this legal is for existing gas main as shown hereon.

NOTE "C" ITEM NO. 7: Easements and right incident thereto for highways as set forth in instrument recorded in docket 4696, page 374. area lying southwest of described boundary of Parcel No 5 granted as perpetual easement to Arizona Hwy Dept

NOTE "D" ITEM NO. 8: Easement and rights incident thereto for line of poles or steel towers and wires or cables suspended thereon as set forth in instrument recorded in Docket 4964, Page 488. Defined as a 20.00 foot right of way easement granted to Arizona Public Service Company.

NOTE "E" ITEM NO. 9: License and Easement and right incident thereto, for the purpose of construction and maintenance of State Highways, for a term of five years to expire on February 28, 1982 as set forth in instrument recorded in Docket 15758, Page 1012 and amended in docket 15933, page 92. Appears to have expired.

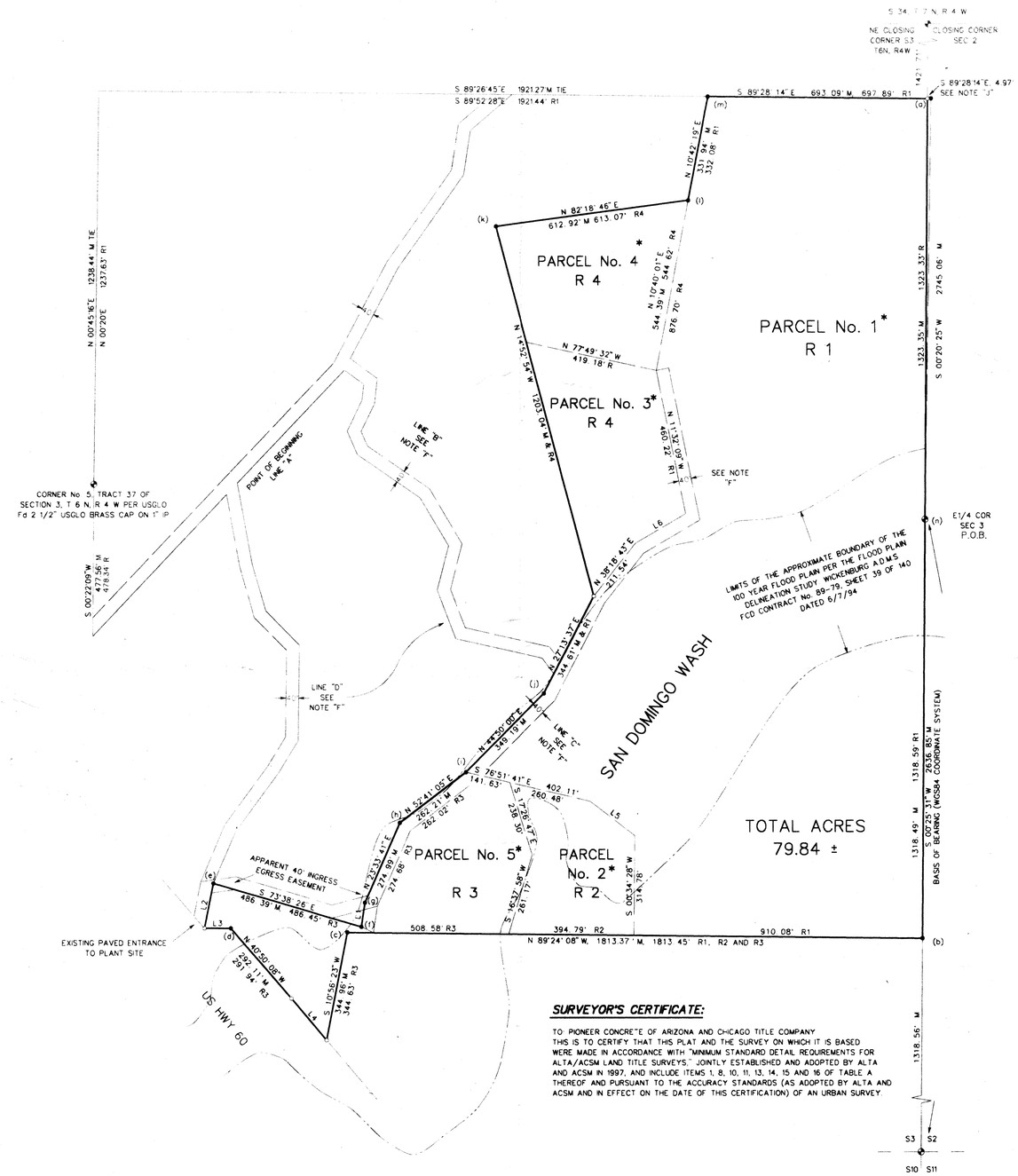
NOTE "F" ITEM NO. 10: Easement and rights incident thereto for roadway and utilities as set forth in instrument recorded in Recording No. 86-0375479. Includes roadway or ingress, egress and utility easements as shown hereon for parcels "A" thru "D" per document descriptions.

NOTE "G" ITEM NO. 11: Easement and rights incident thereto for electric line as set forth in instrument recorded in Recording No. 88-515497. A 6.00 foot wide easement granted to Arizona Public Service Company for electric lines. Easement and power line as shown hereon.

NOTE "H" ITEM NO. 12: Easement and rights incident thereto for gas lines as set forth in instrument recorded in Recording No. 88-557281. Consists of an eight foot easement granted to Southwest Gas Corporation for gas line servicing plant. Location as shown hereon.

NOTE "I" ITEM NO. 13: Easement and rights incident thereto for electric line and appurtenant facilities as set forth in instrument recorded in Recording No. 96-0278359. Consists of six foot wide easement granted to Arizona Public Service Company for electric lines, location as shown hereon.

NOTE "J" Area of confusion. Original legal description, fence line and corner monumental on extends into Section 2. Ownership not determined by this survey. See Legend item (a)



CORRECTIVE LEGAL DESCRIPTION

A parcel of land located in a portion of Government Lot 8, the Southeast quarter of the Northeast quarter and the South half of the Southeast quarter of Section 3, Township 6 North, Range 4 West of the Gila and Salt River Meridian, Maricopa County, Arizona and being more particularly described as follows:

BEGINNING at the East one-quarter section corner of said Section 3 and running thence, South 00°25'31" West, along the East Line of said Section 3, a distance of 1318.49 feet;

Thence, North 89°24'08" West, 1813.37 feet;

Thence, South 10°56'23" West, 344.96 feet to a point on the Northeasterly right-of-way of US Highway 60;

Thence, North 40°24'17" West, along said Northeasterly right-of-way, 171.19 feet;

Thence, North 40°50'08" West, along said Northeasterly right-of-way, 292.11 feet;

Thence, North 89°31'09" West, along said Northeasterly right-of-way, 82.84 feet;

Thence, North 11°09'03" East, 143.51 feet;

Thence, South 73°38'26" East, 486.39 feet;

Thence, North 08°23'51" East, 76.99 feet;

Thence, North 23°33'41" East, 274.99 feet;

Thence, North 52°41'05" East, 262.21 feet;

Thence, North 44°50'00" East, 349.19 feet;

Thence, North 27°13'37" East, 344.61 feet;

Thence, North 14°52'54" West, 1203.04 feet;

Thence, North 82°18'46" East, 612.92 feet;

Thence, North 10°42'19" East, 331.94 feet;

Thence, South 89°28'14" East, 693.09 feet to a point on the East Line of said Section 3;

Thence, South 00°20'25" West, along the East Line of said Section 3, a distance of 1323.35 feet to the POINT OF BEGINNING.

The parcel of land herein described containing 79.84 acres, more or less. The basis of bearing for this survey being the WGS84 Coordinate System obtained from the use of a Lieco System 200 GPS System.

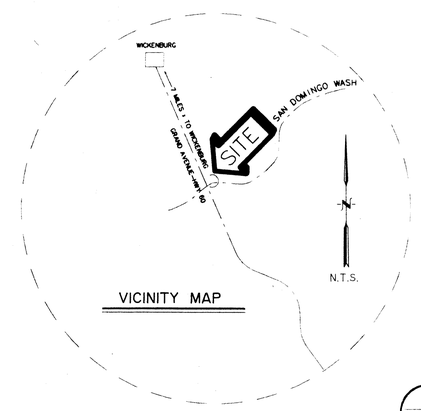
END OF DESCRIPTION

TOTAL ACRES
79.84 ±

SURVEYOR'S CERTIFICATE:

TO: PIONEER CONCRETE OF ARIZONA AND CHICAGO TITLE COMPANY
THIS IS TO CERTIFY THAT THIS 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 AND ACSM IN 1997, AND INCLUDE ITEMS 1, 8, 10, 11, 13, 14, 15 AND 16 OF TABLE A THEREOF AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 24514
THOMAS R. CHRISTOPHER
3/13/98



VICINITY MAP

PREPARED FOR:
PIONEER CONCRETE OF ARIZONA
P.O. BOX 20370
MESA, AZ 85277
(602) 654-3000

MOHAVE ENGINEERING ASSOCIATES, INC
405 E. BEALE STREET
KINGMAN, AZ 86401
(520) 753-2627

JOB No. 98-8-1
DRAWING No. 98-8-1AL
DRAWN BY: jd

SURVEY DEPARTMENT

SHEET 1 OF 2

DIN# 60567-1

ALTA/ASCM SURVEY SHEET No. 2
DEPICTING UTILITY EASEMENTS AND PHYSICAL LOCATIONS OF APPURTENANCES FOR THE EXISTING WICKENBURG CONCRETE AND MATERIALS PLANT SITE.
SITE CONSISTS OF ONGOING SAND AND GRAVEL PIT MINING OPERATION AND CONCRETE BATCH PLANT WITH SUPPORTING UTILITIES

SCALE
1"=150'

ITEMS AS GIVEN IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ESCROW/TITLE NO. 9800888 41, SCHEDULE B, SECTION 2, SPECIAL EXCEPTIONS:

NOTE "A" ITEM NO. 4: Easements and rights incident thereto for roadway as set forth in instrument recorded in Docket 393 of Deeds, Page 303 and again in ITEM NO 5: Easements and rights incident thereto for roadway in instrument recorded in Docket 829, Page 429

NOTE "B" ITEM NO. 6: Easements and rights incident thereto for gas mains as set forth in instrument recorded in Docket 1540, Page 458. Note this surveyor: Document provided this surveyor is illegible and the legal description appears to be insufficient, it appears that the easement intended by this legal is for existing gas main as shown hereon.

NOTE "C" ITEM NO. 7: Easements and right incident thereto for highways as set forth in instrument recorded in docket 4696, page 374: area lying southwest of described boundary of Parcel No 5 granted as perpetual easement to Arizona Hwy Dept.

NOTE "D" ITEM NO. 8: Easement and rights incident thereto for line of poles or steel towers and wires or cables suspended thereon as set forth in instrument recorded in Docket 4964, Page 488: Defined as a 20.00 foot right of way easement granted to Arizona Public Service Company.

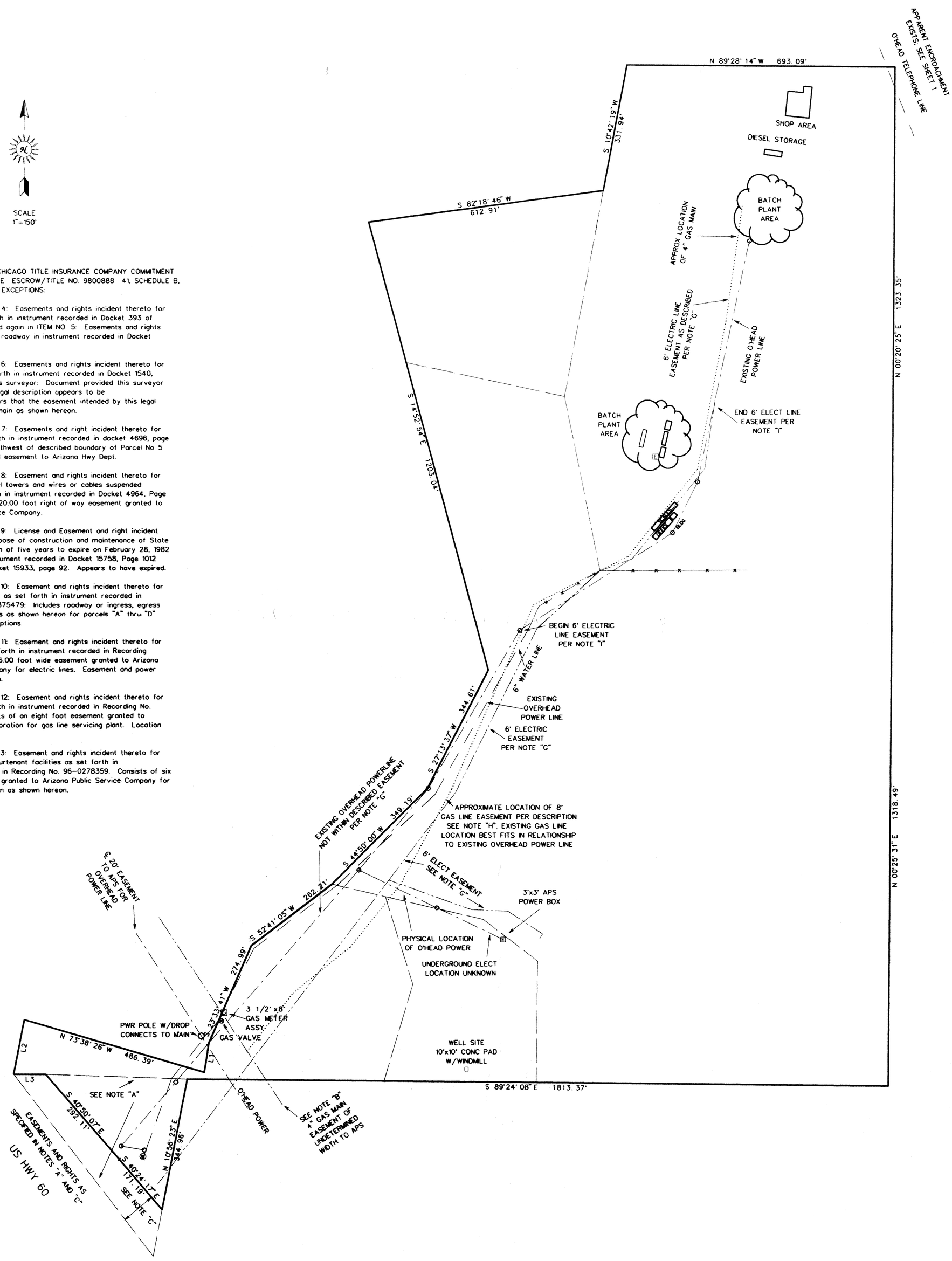
NOTE "E" ITEM NO. 9: License and Easement and right incident thereto, for the purpose of construction and maintenance of State Highways, for a term of five years to expire on February 28, 1982 as set forth in instrument recorded in Docket 15758, Page 1012 and amended in docket 15933, page 92. Appears to have expired.

NOTE "F" ITEM NO. 10: Easement and rights incident thereto for roadway and utilities as set forth in instrument recorded in Recording No. 86-0375479: Includes roadway or ingress, egress and utility easements as shown hereon for parcels "A" thru "D" per document descriptions.

NOTE "G" ITEM NO. 11: Easement and rights incident thereto for electric line as set forth in instrument recorded in Recording No. 88-515497. A 6.00 foot wide easement granted to Arizona Public Service Company for electric lines. Easement and power line as shown hereon.

NOTE "H" ITEM NO. 12: Easement and rights incident thereto for gas lines as set forth in instrument recorded in Recording No. 88-557281. Consists of an eight foot easement granted to Southwest Gas Corporation for gas line servicing plant. Location as shown hereon.

NOTE "I" ITEM NO. 13: Easement and rights incident thereto for electric line and appurtenant facilities as set forth in instrument recorded in Recording No. 96-0278359. Consists of six foot wide easement granted to Arizona Public Service Company for electric lines, location as shown hereon.



LINE	BEARING	DISTANCE
L 1	N 08°23' 51" E	76.99' M, 77.49' R3
L 2	N 11°09' 03" E	143.51' M, 143.19' R3
L 3	N 89°31' 09" W	82.84' M&R3
L 4	N 40°24' 17" W	171.19' M&R3
L 5	S 52°34' 40" E	177.44'
L 6	N 59°39' 59" E	183.72'

O'HEAD TELEPHONE
O'HEAD POWER
WATER LINE
NATURAL GAS LINE
APPROXIMATE LOCATION OF 4" GAS MAIN
POWER POLE
WELL
ELECTRICAL J-BOX
FENCE LINE

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 24514
THOMAS R. CHRISTOPHER
Date Signed 3/13/98
ARIZONA U.S.A.

PREPARED FOR:
PIONEER CONCRETE OF ARIZONA
P.O. BOX 20370
MESA, AZ 85277
(602) 654-3000

MOHAVE ENGINEERING ASSOCIATES, INC
405 E. BEALE STREET
KINGMAN, AZ 86401
(520) 753-2627
JOB No. 97
DRAWING No.
DRAWN BY: jd
SHEET 2 OF 2

SURVEY DEPARTMENT

DIN# 60567-2