

**FIRST AMERICAN TITLE INSURANCE CORPORATION
COMMITMENT NO. NCS-431278-A-SA1 - SCHEDULE A:**

PARCEL NO. 1:
THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH,
RANGE 25 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA.
EXCEPT THE SOUTH 466.00 FEET OF THE WEST 466.00 FEET THEREOF.
AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF ARIZONA BY WARRANTY DEED RECORDED AS
99-017188 OF OFFICIAL RECORDS OF YUMA COUNTY, ARIZONA.
PARCEL NO. 2:
THE NORTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 10 SOUTH,
RANGE 25 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YUMA COUNTY, ARIZONA.
EXCEPT THAT PORTION CONVEYED TO THE STATE OF ARIZONA BY WARRANTY DEED RECORDED AS 99-017188
OF OFFICIAL RECORDS OF YUMA COUNTY, ARIZONA.

**FIRST AMERICAN TITLE INSURANCE CORPORATION
COMMITMENT NO. NCS-431278-A-SA1 - SCHEDULE B:**

13. An easement for county road and incidental purposes in the document recorded as Survey Map No. 28 file
December 04, 1916 as Fee No. 4133 of Official Records.
AFFECT SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
14. An easement for county road and incidental purposes in the document recorded as Survey Map No. 109
file April 02, 1916 as Fee No. 1794 of Official Records.
AFFECT SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
15. An easement for road or highway and public utility services and incidental purposes in the document
recorded as Docket 2018, Page 510.
AFFECT SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
16. An easement for electric lines and incidental purposes in the document recorded as 99-022713 of Official
Records.
AFFECT SUBJECT PROPERTY - BLANKET IN NATURE
17. An easement for electric lines and incidental purposes in the document recorded as 99-020256 of Official
Records.
AFFECT SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

ZONING:

Zoning Classification: I-1 (Light Industrial)
Permitted Use: Yes
Minimum Building Setbacks:
Front: 15 feet
Side Street: 10 feet
Side: 5 feet, 20 feet abutting residential
Rear: 10 feet, 25 feet abutting residential
Parking/Other Setbacks: none
Maximum Building Height: 60 ft
Parking Ratio: 1 space per 600 sq. ft. GFA

SOURCE:
City of San Luis
Planning and Zoning
(928) 341-8565

NOTE: The City does not presently have a zoning classification allowing Heavy Industrial use,
but is in the process of re-writing its zoning code to allow for such uses and would support
that use if the owner so desires. Per:
Sharon E. Williams
Planning Director
(928) 341-8565

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone (X
Unshaded). Areas determined to be outside the 1:25 annual chance floodplain according to the Flood
Insurance Rate Map for the County of Yuma, Community Panel No. 04027C1820E, Effective Date
08/28/08.

PARKING:

135 Parking Spaces
7 Handicapped Spaces
142 Total Parking Spaces

MISCELLANEOUS NOTES:

- There is direct access to the subject property via 20th Street, a public right-of-way.
- The current zoning classification allows for the subject property to be used as Light Industrial.
- The locations of utilities shown on the survey are from visible evidence.
- At the time of this survey there was no observable surface evidence of earth moving work, building
construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as
a solid waste dump, dump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street
right-of-way lines either
completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk
construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of
First American Title Insurance Corporation Commitment No. NCS-431278-A-SA1 with an effective date
of March 01, 2010.

LINE	BEARING	DISTANCE
L1	N45°31'37"E	64.49'
L2	S00°23'42"W	40.00'

METES AND BOUNDS DESCRIPTION:

SITUATED IN THE CITY OF SAN LUIS, THE COUNTY OF YUMA AND THE STATE OF ARIZONA.

KNOWN AS BEING PART OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER
AND PART OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION
25, TOWNSHIP 10 SOUTH, RANGE 25 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
YUMA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 4" BRASS DISK "LS 22767" MARKING THE WEST QUARTER CORNER
OF SECTION 25, TOWNSHIP 10 SOUTH, RANGE 25 WEST, THENCE S.89°36'18"E., A DISTANCE OF
128.70 FEET TO A SET 5/8" REBAR W/CAP STAMPED "MILLMAN 330-342-0723" AND THE POINT
OF BEGINNING OF THE PARCEL, HEREIN DESCRIBED;

THENCE CONTINUE S.89°36'18"E. ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID
SECTION 25, A DISTANCE OF 1,196.00 FEET TO A SET 5/8" REBAR W/CAP STAMPED "MILLMAN
330-342-0723";

THENCE S.002°29'15"W., A DISTANCE OF 2,666.84 FEET TO A SET 5/8" REBAR W/CAP STAMPED
"MILLMAN 330-342-0723" IN THE SOUTH LINE OF SECTION 25;

THENCE N.89°19'32"W., A DISTANCE OF 856.69 FEET ALONG THE AFOREMENTIONED SECTION LINE
TO A SET 5/8" REBAR W/CAP STAMPED "MILLMAN 330-342-0723";

THENCE N.002°4'04"E., A DISTANCE OF 466.01 FEET TO A POINT BEING 83.00' EAST OF THE
WEST LINE OF SECTION 25 TO A FOUND IRON ROD W/ CAP "LS 16528";

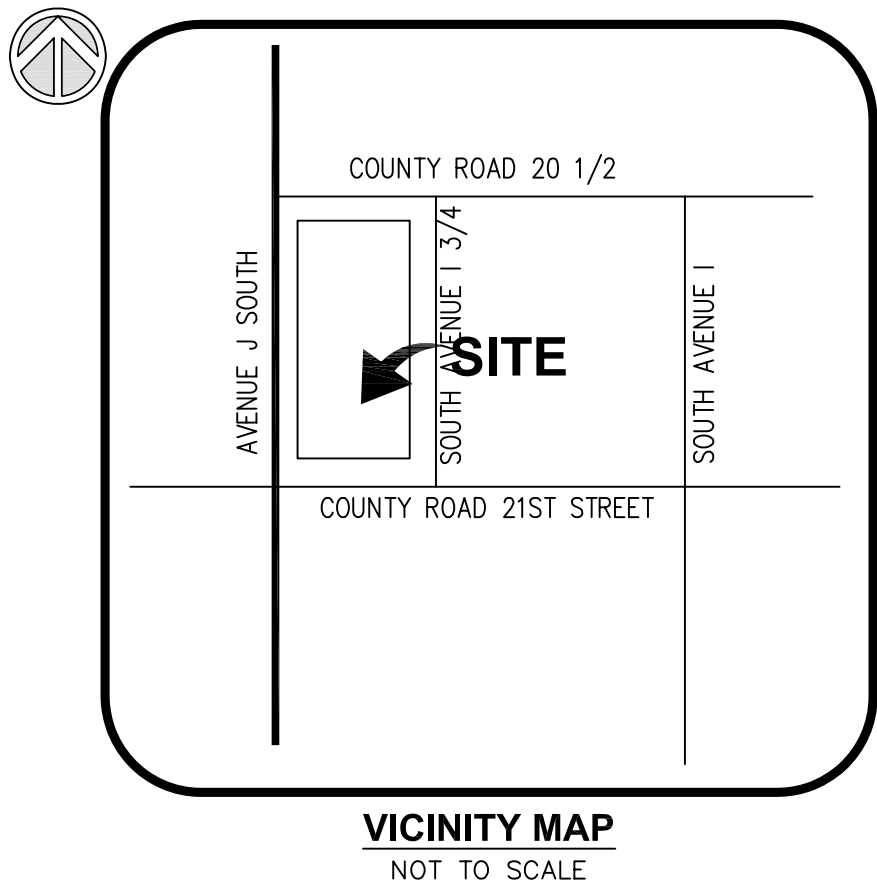
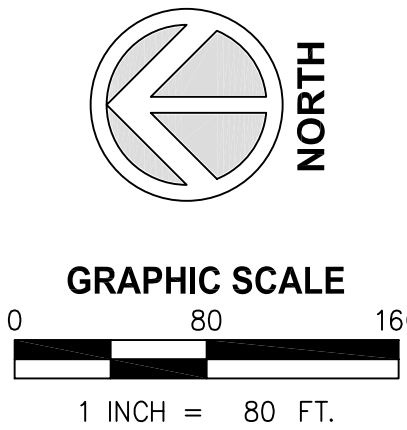
THENCE N.89°19'32"W., ALONG A LINE PARALLEL TO AND 83.00 FEET EAST OF THE WEST LINE
OF SECTION 25 A DISTANCE OF 383.00 FEET TO A SET 5/8" REBAR W/CAP STAMPED "MILLMAN
330-342-0723";

THENCE N.002°4'04"E., A DISTANCE OF 2,109.28 FEET TO A FOUND 4" DISK "LS 22767";

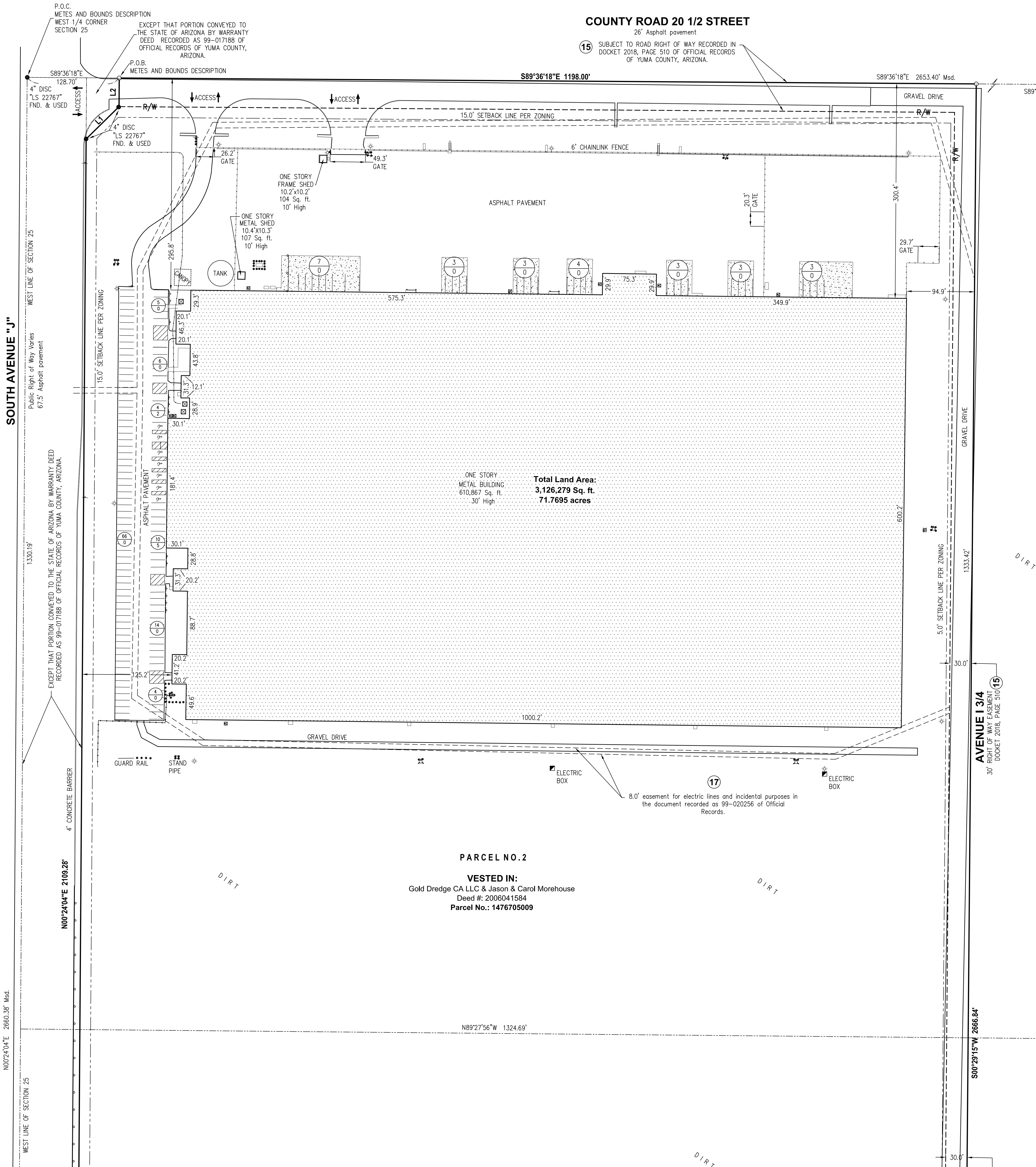
THENCE N.45°31'37"E., A DISTANCE OF 64.49 FEET TO A FOUND 4" DISK "LS 22767";

THENCE N.002°3'42"E., A DISTANCE OF 40.00 FEET TO A SET 5/8" REBAR W/CAP STAMPED
"MILLMAN 330-342-0723" TO THE POINT OF BEGINNING.

CONTAINING 3,126,279.37 SQUARE FEET OR 71.7695 ACRES, MORE OR LESS.



VICINITY MAP
NOT TO SCALE



SYMBOL LEGEND

- R/W - Right-of-Way
- P/A - Adjacent Property Line
- C - Centerline
- P.O.B. - Place/Point of Beginning
- P.O.C. - Place/Point of Commencement
- (X) - Schedule B-Section II Item
- Calc. - Calculated
- Md. - Measured
- Dd. - Deed
- Sur. - Surveyed
- (Record) - Actual
- N.R.D. - No Recorded Distance
- - Monumentation Found as Noted
- - Monument in Monument Box
- - 5/8" Rebar w/Cap Set
- △ - MAG Nail or PK Nail Set
- ⊙ - No. of Regular Parking Spaces
- ⊙ - No. of Handicap Parking Spaces
- ⊙ - Manhole
- ⊙ - Catch Basin
- ⊙ - Cleanout
- ⊙ - Fire Hydrant
- ⊙ - Water Valve
- ⊙ - Air Condition Unit
- ⊙ - Utility Pedestal (As Noted)
- ⊙ - Electric Meter
- ⊙ - Electric Transformer
- ⊙ - Telephone Manhole
- ⊙ - Railroad Post
- ⊙ - Handicap Space
- ⊙ - Sign
- ⊙ - Well (As Noted)
- ⊙ - Utility Pole
- ⊙ - Flag Pole
- ⊙ - Light Pole
- ⊙ - Guy Wire
- ⊙ - Guardrail
- ⊙ - Fence (As Noted)
- ⊙ - Gas
- ⊙ - Underground Electric
- ⊙ - Underground Telephone
- ⊙ - Overhead Utilities
- ⊙ - Concrete Area
- ⊙ - No Parking Area
- ⊙ - Building Area

CERTIFICATION:

To: WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS NOMINEE, SUCCESSORS AND ASSIGNS, FIRST
AMERICAN TITLE INSURANCE COMPANY.

This is to certify that this survey was prepared by me or under my supervision in accordance
with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly
established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7(i),
7(ii), 7(iii), 7(iv), 7(v), 8, 9, 10, 10(i), 13, 14, 15, 17 and 18 of Table A thereof and to the
extent possible, shows the location of all setback lines listed pursuant to item 6 of Table A.
Pursuant to the Accuracy Standards adopted by ALTA and NSPS and in effect on the date of this
certification, undersigned further certifies that in my professional opinion, as a land surveyor
registered in the State of Arizona, the Relative Position Accuracy of this survey does not
exceed that which is specified therein.

By:
Deron J. Milman, L.S.
Arizona Land Surveyor No. 37599
For and on behalf of Milman Surveying, Inc.
Date of Survey: 6/22/2010

**ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:**

WELLS FARGO BANK
123 N. Wacker Drive Suite 1150
Chicago, IL, 60606
Phone: 312-368-6464

10793 W County 20 1/2 St.
City of San Luis
County of Yuma
State of Arizona

Drawn By: JDT
Date: 06/22/10
Checked: DJM
Project Manager: NW
Scale: 1"=80'
Sheet: 1 of 2

REVISION NOTES

By: Date: Comment:

AKK 07/02/10 CLIENT COMMENTS

National Commercial Division
MS Site No.: 20025

MILMAN SURVEYING, Inc.
1000 N. 10th Street, Suite H
Tucson, AZ 85705
Phone: (520) 342-0834
Fax: (520) 342-0834





SYMBOL LEGEND	
R/W	- Right-of-Way
P/L	- Adjacent Property Line
C	- Centerline
P.O.B.	- Place/Point of Beginning
P.O.C.	- Place/Point of Commencement
△	- Erosion/Protrusion
⊗	- Schedule B-Section II Item
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Dd.	- Deed
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⊗	- Handicap Space
⊗	- Sign
⊗	- Wall (As Noted)
⊗	- Utility Pole
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⊗	- Underground Telephone
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⊗	- Concrete Area
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ARIZONA BLUE STAKE
CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
1-800-782-5348
(OUTSIDE MARICOPA COUNTY)