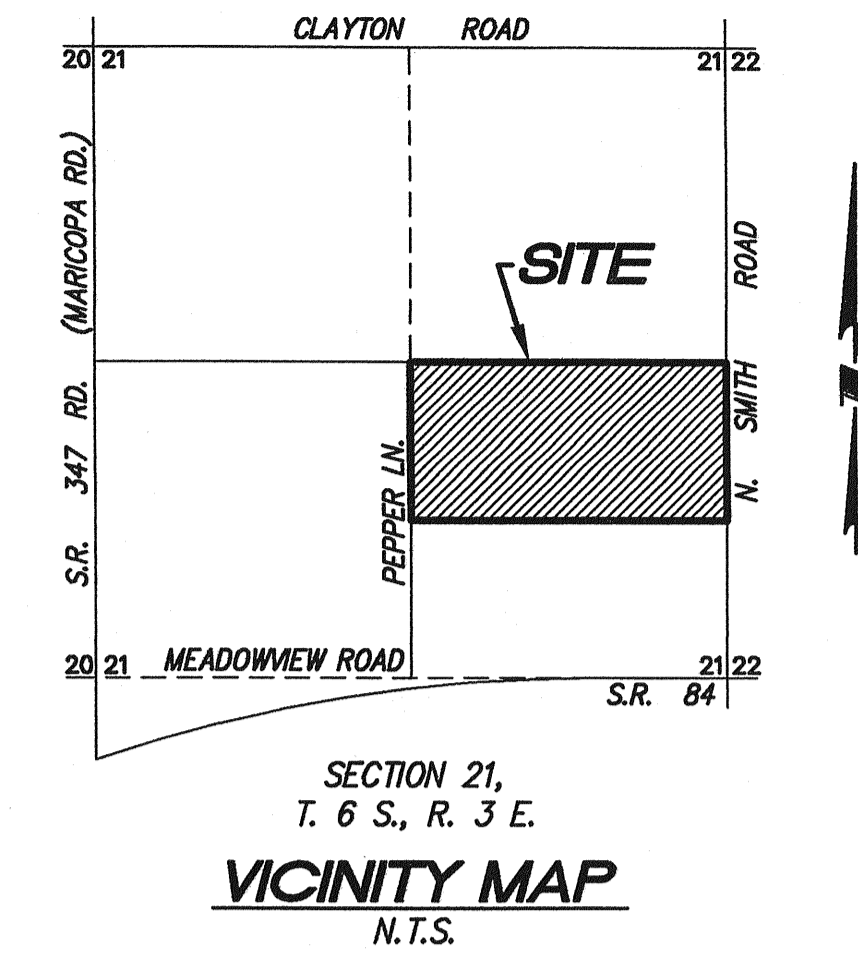


A.L.T.A. / A.C.S.M. LAND TITLE SURVEY
OF
MARICOPA RD. AND S.R. 84
THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21,
AND
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 6 SOUTH, RANGE 3 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA



LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA; AND

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

SCHEDULE B ITEMS

2. LIABILITIES AND OBLIGATIONS EXISTING OR WHICH MAY ARISE AGAINST THE SAID LAND BY REASON OF ITS INCLUSION WITHIN FIRE DISTRICT ASSISTANCE TAX, CENTRAL ARIZONA WATER CONSERVATION DISTRICT, PINAL COUNTY FLOOD CONTROL DISTRICT, PINAL COUNTY LIBRARY DISTRICT, MARICOPA CID DISTRICT.
(A NON-PLOTTABLE EASEMENT)

3. ALL MATTERS AS SET FORTH IN DECLARATION OF ROAD BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, RECORDED IN DOCKET 375, PAGE 572.

4. AN EASEMENT AND RIGHTS INCIDENT THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITIES AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1261, PAGE 757.

GENERAL NOTES

1. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH CAPITAL TITLE AGENCY, INC. COMMITMENT FOR TITLE INSURANCE, FILE NO. 41040186, DATED JULY 1, 2004.

2. THIS SITE IS CURRENTLY ZONED GR (GENERAL RURAL) ZONING. ALL PROPERTY TO THE EAST AND SOUTH ARE ZONED GR. THE PROPERTY TO THE NORTH AND WEST IS ZONED SR (SUBURBAN RANCH). GR SETBACKS ARE:

BUILDING HEIGHT:	MAXIMUM 30 FEET
MINIMUM LOT AREA:	54,450 SQUARE FEET (1.25 ACRES)
MINIMUM LOT WIDTH:	100 FEET
MINIMUM AREA PER DWELLING:	54,450 SQUARE FEET (1.25 ACRES)
MINIMUM FRONT YARD:	40 FEET
MINIMUM SIDE YARDS:	20 FEET EACH
MINIMUM REAR YARD:	40 FEET
MINIMUM DISTANCE BETWEEN MAIN BUILDINGS:	25 FEET

3. GROSS AREA IS DEFINED AS THE AREA OF THE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION. NET AREA IS DEFINED AS GROSS AREA MINUS THE AREAS FOR ROAD RIGHTS-OF-WAY AND EASEMENTS FOR INGRESS/EGRESS AND UTILITIES PURPOSES.

4. NO INFORMATION AVAILABLE FOR EXISTING UNDERGROUND UTILITIES.

5. UTILITIES LISTED AS PROVIDING SERVICES AVAILABLE TO THIS SITE ARE:

UTILITY	PROVIDER
WATER	NONE
SANITARY SEWER	NONE
ELECTRIC	ARIZONA PUBLIC SERVICE (APS) (NONE OBSERVED)
TELEPHONE	QWEST COMMUNICATIONS (NONE OBSERVED)
GAS	SOUTHWEST GAS COMPANY (NONE OBSERVED)
CABLE T.V.	UNKNOWN (NONE OBSERVED)
IRRIGATION	MARICOPA STANFIELD IRRIGATION DISTRICT

6. THE PROPERTY HAS NO OBSERVABLE PHYSICAL ACCESS TO AN IMPROVED, DEDICATED PUBLIC RIGHT OF WAY.

UTILITY NOTE

NO UTILITIES WERE OBSERVED SERVING THE SITE.

FLOOD PLAIN NOTE

THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE "C" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 0400770900C, DATED AUGUST 15, 1983. FLOOD ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING.

CLIENT

UNITED ENGINEERING GROUP
4505 EAST CHANDLER BOULEVARD, SUITE 270
PHOENIX, ARIZONA 85048

ENGINEER

GEODIMENSIONS, INC.
3030 EAST CAMELBACK ROAD, SUITE 260
PHOENIX, ARIZONA 85016
PHONE: (602) 952-8788

AREA

PARCEL AREA = 3,491,307 SQ. FT. OR 80.15 AC. (MORE OR LESS) (GROSS)
3,404,115 SQ. FT. OR 78.15 AC. (MORE OR LESS) (NET)

BASIS OF BEARINGS

N 00°00'54" W ALONG THE EAST LINE OF SECTION 21.
(ASSUMED)

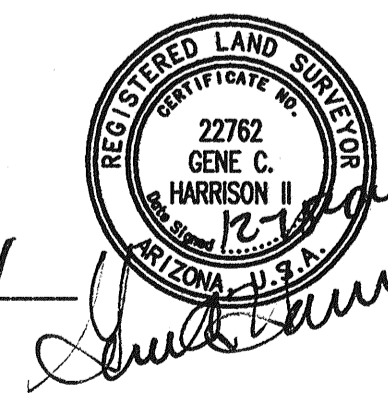
CERTIFICATION

TO: E.O.M.R. INC.
CAPITAL TITLE AGENCY INC., AS AGENT FOR
UNITED TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) 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 1-4 INCLUSIVE, 6 (LIMITED TO SETBACKS OF RECORD) 8, 10, 11(b), 13 AND 14 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A URBAN CLASS SURVEY.

Gene C. Harrison, II
GENE C. HARRISON, II, R.L.S., #22762

12-15-04
DATE



GeoDimensions
3030 E Camelback Road Suite 260
Phoenix, Arizona 85016
Phone (602) 952-8788 Fax 952-9905

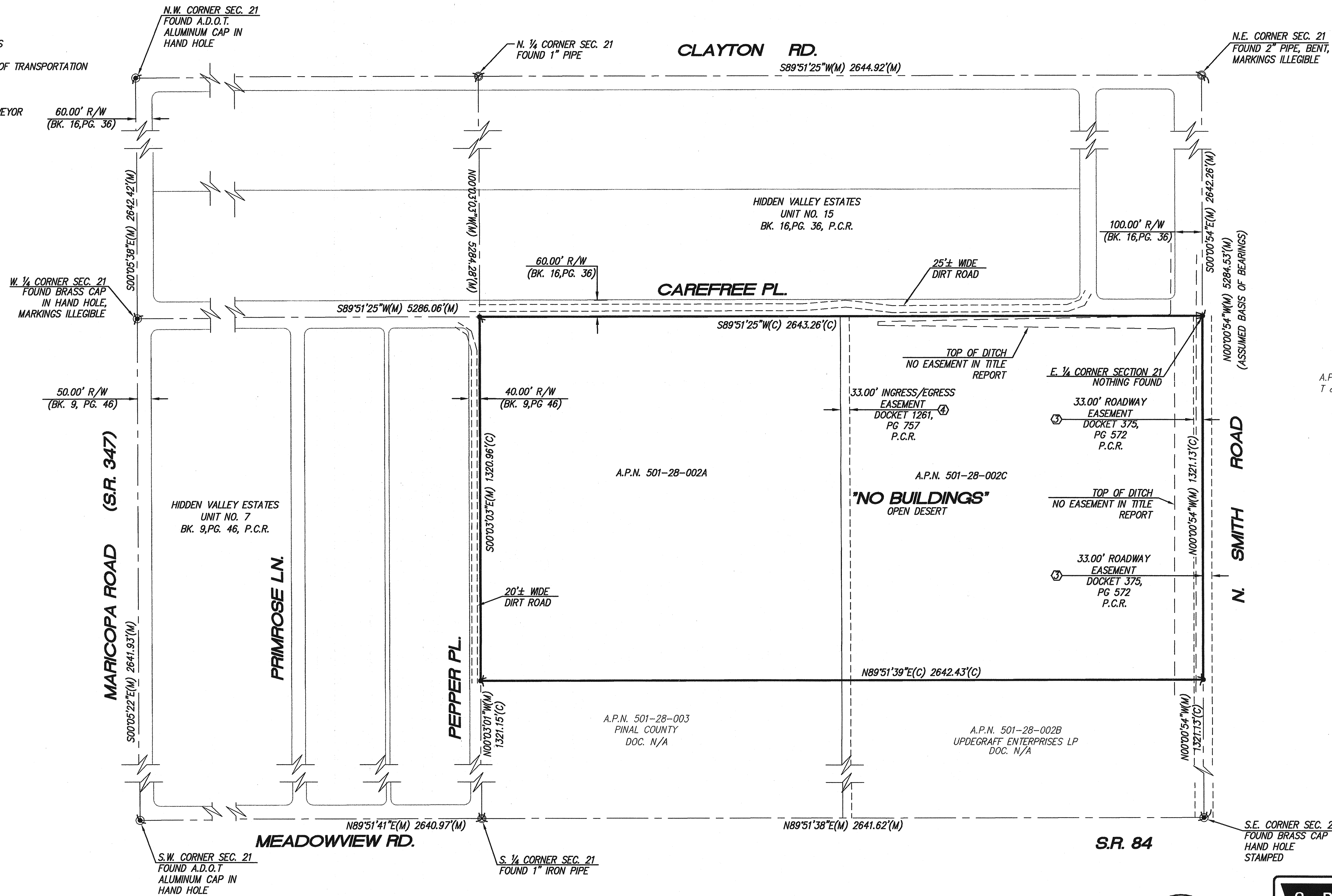
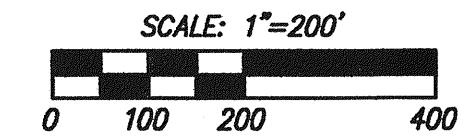
- Planning
- Civil Engineering
- Land Surveying
- Water Resources
- Construction Services

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY
OF
MARICOPA RD. AND S.R. 84
 SHEET 1 OF 2

LEGEND

- SECTION LINE
- PROPERTY LINE
- R/W LINE
- B.C. OR ALUM. CAP AS NOTED
- MONUMENT AS NOTED
- ALUM. CAP ALUMINUM CAP
- SET 1/2 REBAR W/ CAP STAMPED "RLS 22762" (UNLESS NOTED OTHERWISE)
- A.P.N. ACCESSORS PARCEL NUMBER
- B.C. BRASS CAP
- DOC. DOCUMENT
- P.C.R. PINAL COUNTY RECORDS
- A.D.O.T. ARIZONA DEPARTMENT OF TRANSPORTATION
- N/A NOT AVAILABLE
- RLS REGISTERED LAND SURVEYOR
- (M) MEASURED DISTANCE
- (C) CALCULATED DISTANCE

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY OF MARICOPA RD. AND S.R. 84



A.P.N. 501-15-012G
T & K INVESTMENTS
DOC. N/A

21 | 22
28 | 27



GeoDimensions 3030 E Camelback Road • Planning
Suite 260 • Civil Engineering
Phoenix, Arizona 85016 • Land Surveying
Phone (602) 952-8788 • Water Resources
Fax 952-9805 • Construction Services

**A.L.T.A. / A.C.S.M. LAND TITLE SURVEY
OF
MARICOPA RD. AND S.R. 84**

SHEET 2 OF 2