

RIGHT OF WAY
DEDICATION

City of  Scottsdale

PROJECT REVIEW
7447 E. INDIAN SCHOOL RD
SCOTTSDALE, AZ 85251

PROJECT 134-Z-85
QUARTER SECTION NO. 36-48

C & H Development, Ltd., a partnership

_____, Grantor(s),
for a valuable consideration, hereby grant(s) to the CITY OF SCOTTSDALE, ARIZONA, a municipal corporation, its successors and assigns, a perpetual easement and right of way for the following purposes, namely: The right to enter upon the hereinafter described land and grade, level, fill, drain, pave, construct, operate, maintain, repair, and rebuild a road or highway, together with such bridges, culverts, drainageways, ramps, sidewalks, curbs, gutters, and cuts as may be necessary and to construct, operate and maintain any public utility lines, pipes or poles, on, over, under, and across the ground embraced within the right-of-way situated in the City of Scottsdale, State of Arizona and described as follows:

As described on the legal description attached hereto and made a part hereof.

The said easement to include the right to cut back and trim such portion of the branches and tops of the trees now growing or that may hereafter grow or extend over said right-of-way, so as to prevent the same from interfering with the efficient maintenance and operation of said public highway and public utilities.

And the Grantors hereby covenant that they are lawfully seized and possessed on this aforementioned tract or parcel of land; that they have a good and lawful right to sell and convey it; and that they warrant the title and quiet possession thereto against the lawful claim of all persons.

DATED This _____ day of _____
By C & H DEVELOPMENT, LTD.
Bobbie L. Hansen
General Partner

By C & H DEVELOPMENT, LTD.
Richard V. Campana
General Partner

STATE OF ARIZONA
County of Maricopa } SS

This instrument was acknowledged before me this 31st
day of July, 19 86, by

DAVID HANSEN, BOBBIE L. HANSEN, and RICHARD V. CAMPANA, General Partners
of C & H DEVELOPMENT, LTD., a partnership.

My commission will expire
January 15, 1988

Lois V. Johnson
Notary Public

DEED OF
RIGHT OF WAY
DEDICATION

City of  Scottsdale

PROJECT REVIEW
7447 E. INDIAN SCHOOL RD
SCOTTSDALE, AZ 85251

PROJECT 134-Z-85
QUARTER SECTION NO. 36-48

C & H Development, Ltd., a partnership

_____, Grantor(s),
for a valuable consideration, hereby grant(s) to the CITY OF SCOTTSDALE, ARIZONA, a municipal corporation, its successors and assigns, a perpetual easement and right of way for the following purposes, namely: The right to enter upon the hereinafter described land and grade, level, fill, drain, pave, construct, operate, maintain, repair, and rebuild a road or highway, together with such bridges, culverts, drainageways, ramps, sidewalks, curbs, gutters, and cuts as may be necessary and to construct, operate and maintain any public utility lines, pipes or poles, on, over, under, and across the ground embraced within the right-of-way situated in the City of Scottsdale, State of Arizona and described as follows:
Commencing at the northeast corner of Section 1, Township 3 North, Range 4 East;
running thence north 89 degrees 27 minutes 36 seconds west a distance of 65 feet to the True Point of Beginning; running thence south 00 degrees 32 minutes 24 seconds west with a line parallel to the east line of Section 1 a distance of 564.60± feet to a point; thence north 89 degrees 27 minutes 36 seconds west a distance of 30 feet to a point; thence north 00 degrees 32 minutes 24 seconds east with a line parallel to the east line of Section 1 a distance of 564.60± feet to a point; thence south 89 degrees 27 minutes 36 seconds east a distance of 30 feet to the True Point of Beginning.

The said easement to include the right to cut back and trim such portion of the branches and tops of the trees now growing or that may hereafter grow or extend over said right-of-way, so as to prevent the same from interfering with the efficient maintenance and operation of said public highway and public utilities.

And the Grantors hereby covenant that they are lawfully seized and possessed on this aforementioned tract or parcel of land; that they have a good and lawful right to sell and convey it; and that they will warrant the title and quiet possession thereto against the lawful claim of all persons.

DATED This 27th day of May, 1986

STATE OF _____ }
County of _____ } SS

This instrument was acknowledged before me this _____
day of _____ 19 _____ by

My commission will expire _____

Notary Public

RIGHT OF WAY
DEDICATION

City of  Scottsdale

PROJECT REVIEW
7447 E. INDIAN SCHOOL RD
SCOTTSDALE, AZ 85251

PROJECT 134-Z-85

QUARTER SECTION NO. 36-48

C & H Development, Ltd., a partnership

_____, Grantor(s),
for a valuable consideration, hereby grant(s) to the CITY OF SCOTTSDALE, ARIZONA, a municipal corporation, its successors and assigns, a perpetual easement and right of way for the following purposes, namely: The right to enter upon the hereinafter described land and grade, level, fill, drain, pave, construct, operate, maintain, repair, and rebuild a road or highway, together with such bridges, culverts, drainageways, ramps, sidewalks, curbs, gutters, and cuts as may be necessary and to construct, operate and maintain any public utility lines, pipes or poles, on, over, under, and across the ground embraced within the right-of-way situated in the City of Scottsdale, State of Arizona and described as follows:

As described on the legal description attached hereto and made a part hereof.

The said easement to include the right to cut back and trim such portion of the branches and tops of the trees now growing or that may hereafter grow or extend over said right-of-way, so as to prevent the same from interfering with the efficient maintenance and operation of said public highway and public utilities.

And the Grantors hereby covenant that they are lawfully seized and possessed on this aforementioned tract or parcel of land; that they have a good and lawful right to sell and convey it; and that they will warrant the title and quiet possession thereto against the lawful claim of all persons.

DATED This _____ day of _____

STATE OF _____ }
County of _____ } SS

This instrument was acknowledged before me this _____
day of _____ 19____ by

My commission will expire _____ Notary Public

00859250 continued

LEGAL DESCRIPTION - CONTINUEDPARCEL NO. 2:

All that portion of Lot 1 and the Southeast quarter of the Northeast quarter of section 1, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying Northerly of the following described line:

BEGINNING at a point in the West boundary of said Lot 1 that bears North $70^{\circ} 11' 29''$ East 4,230.34 feet from the West quarter corner of said Section 1; thence from said point of beginning and leaving said West boundary South $80^{\circ} 58' 42''$ East 839.40 feet; thence South $75^{\circ} 31' 10''$ East 109.98 feet; thence North $11^{\circ} 07' 33''$ East 1,086.44 feet; thence South $88^{\circ} 40' 25''$ East 190.00 feet to a point in the East boundary of said Lot 1; said point bears North $17^{\circ} 17' 00''$ West 3,678.24 feet from the Southeast corner of Lot 6 of Section 6, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 3:

That part of Lot 2 of Section 1, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a point on the West line of the said Lot 2, which bears North $57^{\circ} 19' 48''$ East 3173.17 feet from the west quarter corner of said Section 1, said point of beginning being a point on the Northerly right-of-way line of the C. A. P. Canal; thence North $00^{\circ} 58' 33''$ East along the said West line of Lot 2, a distance of 889.93 feet (more or less) to the North quarter corner of the said Section 1; thence South $89^{\circ} 49' 14''$ East along the North line of the said Lot 2, a distance of 735.17 feet; thence South $00^{\circ} 58' 33''$ West parallel to the said West line of Lot 2, a distance of 1072.31 feet (more or less) to a point on the said North right-of-way line of the C. A. P. Canal; thence North $75^{\circ} 50' 35''$ West along the said right-of-way line, a distance of 754.99 feet to the point of beginning;

EXCEPT that part of Lot 2 of Section 1, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a point on the West line of the said Lot 2, which bears North $57^{\circ} 18' 48''$ East 3173.17 feet from the West quarter corner of the said Section 1, said point of beginning being a point on the Northerly right-of-way line of the C. A. P. Canal; thence North $00^{\circ} 58' 33''$ East along the said West line of Lot 2, a distance of 889.93 feet (more or less) to the North quarter corner of the said Section 1; thence South $89^{\circ} 49' 14''$ East along the North line of the said Lot 2, a distance of 5.22 feet; thence South $00^{\circ} 58' 33''$ West parallel to the said West line of Lot 2, a distance of 891.22 feet (more or less) to a point on the said North right-of-way line of the C. A. P. Canal; thence North $75^{\circ} 50' 35''$ West along the said right-of-way line, a distance of 5.36 feet to the point of beginning.

EXHIBIT "A"

LEGAL DESCRIPTION

The north 55 feet of the following described parcels 1, 2 and 3.

Parcel No. 1:

That part of Lot 2 of Section 1, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

From the West quarter corner of the said Section 1; measure thence North $57^{\circ} 18' 48''$ East 3173.17 feet to a point on the West line of Lot 2, said Section 1, said point also being described as the intersection of the West line of the said Lot 2, Section 1, with the Northerly right-of-way line of the C. A. P. Canal and said point lying South $00^{\circ} 58' 33''$ West 889.93 feet from the Northwest corner of the said Lot 2, Section 1; thence South $75^{\circ} 50' 36''$ East along the said Northerly right-of-way line, a distance of 754.99 feet to the point of beginning; thence North $00^{\circ} 58' 33''$ East parallel to the West line of the said Lot 2, Section 1, a distance of 1072.31 feet to a point on the North line of the said Lot 2, which bears South $89^{\circ} 49' 14''$ East 735.17 feet from the Northwest corner of the said Lot 2, Section 1; thence South $89^{\circ} 49' 14''$ East 582.50 feet to the Northeast corner of the said Lot 2, Section 1; thence South $01^{\circ} 09' 08''$ West along the East line of the said Lot 2, Section 1, a distance of 1165.99 feet to a point on the said North right-of-way line of the C. A. P. Canal; thence along the said right-of-way line as follows: North $80^{\circ} 58' 42''$ West 543.76 feet; thence North $75^{\circ} 50' 36''$ West 41.54 feet to the point of beginning;

EXCEPT that part of Lot 2 of Section 1, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

From the west quarter corner of the said Section 1; measure thence North $57^{\circ} 18' 48''$ East 3173.17 feet to a point on the West line of Lot 2, said Section 1, said point also being described as the intersection of the West line of the said Lot 2, Section 1, with the Northerly right-of-way line of the C. A. P. Canal and said point lying South $00^{\circ} 58' 33''$ West 889.93 feet from the Northwest corner of the said Lot 2, Section 1; thence South $75^{\circ} 50' 36''$ East along the said Northerly right-of-way line, a distance of 754.99 feet; thence North $00^{\circ} 58' 33''$ East parallel to the west line of the said Lot 2, Section 1, a distance of 1072.31 feet to a point on the North line of the said Lot 2, which bears South $89^{\circ} 49' 14''$ East 735.17 feet from the Northwest corner of the said Lot 2, Section 1; thence South $89^{\circ} 49' 14''$ East 574.96 feet to the point of beginning; thence continuing South $89^{\circ} 49' 14''$ East 7.54 feet to the Northeast corner of said Lot 2, Section 1; thence South $01^{\circ} 09' 08''$ West along the East line of the said Lot 2, Section 1, a distance of 1165.99 feet to a point on the said North right-of-way line of the C. A. P. Canal; thence North $80^{\circ} 58' 42''$ West along the said right-of-way line a distance of 7.61 feet; thence North $01^{\circ} 09' 08''$ East parallel to the said East line of Lot 2, Section 1, a distance of 1164.82 feet to the point of beginning.

continued

CHICAGO TITLE AGENCY OF ARIZONA

CONDITION OF TITLE REPORT

NO. DO859250

SCHEDULE B.

QS 36-48

1. Taxes for the full year 1984, plus interest.
2. Taxes for the full year 1985.
3. Easement and rights incident thereto for roadway, as set forth in instrument recorded in Docket 601, page 289, over the East 40 feet of the North half of said Section.
4. Easement and rights incident thereto for roadway, as set forth in instrument recorded in Docket 885, page 152, over the North 33 feet.
5. Roadway shown in Book 11 of Road Maps, page 66, over the North 65 feet.
6. Easement and rights incident thereto for roadway and public utilities, as set forth in instrument recorded September 22, 1981, in Docket 15531, page 606, over the East 65 feet.
7. Deed of Trust to secure an original stated principal amount of \$1,311,243.00, made by:
Trustor: David L. Hansen and Bobbie L. Hansen, husband and wife
Trustee: USLife Co. of Arizona, an Arizona corporation
Beneficiary: Daniel F. Norton, Trustee under that certain Revocable Trust Agreement dated June 1, 1982
Dated December 6, 1982, recorded January 4, 1983, in Recording No. 83-24199.
(Covers Parcel 2)
8. NOTE: Richard V. Campana and David L. Hansen are the general partners of C & H Development, Ltd., a partnership.

947-6351

991-1913

This report is for informational purposes only and is not to be considered as a commitment to issue any form of title insurance policy. The report is for the use and benefit of the addressee only, and liability is hereby limited to the amount of the fee paid therefor.

THIS IS NOT A COMMITMENT TO INSURE OR A TITLE INSURANCE POLICY.

UNDERGROUND UTILITY EASEMENT

PROJECT REVIEW
7447 E. INDIAN SCHOOL RD
SCOTTSDALE, AZ 85251

PROJECT ~~PUE - Raw Water Line~~ 134-2-85
QUARTER SECTION NO. 36-48

C & H Development, Ltd., a partnership,

Grantor(s), for valuable consideration, does (do) hereby grant to the CITY OF SCOTTSDALE, a municipal corporation, Grantee, its successors and assigns, a perpetual easement to construct, operate, and maintain underground

Public utilities

under and across the following described real estate situated in the City of Scottsdale, State of Arizona and described as follows:

Commencing at the northeast corner of Section 1, Township 3 North, Range 4 East; running thence north 89 degrees 27 minutes 36 seconds west a distance of 95 feet to the True Point of Beginning; running thence south 00 degrees 32 minutes 24 seconds west with a line parallel to the east line of Section 1 a distance of 564.60+ feet to a point; thence north 89 degrees 27 minutes 36 seconds west a distance of 1030 feet to a point; thence north 00 degrees 32 minutes 24 seconds east with a line parallel to the east line of Section 1 a distance of 564.60+ feet to a point; thence south 89 degrees 27 minutes 36 seconds east a distance of 10 feet to the True Point of Beginning.

And the Grantors hereby covenant that they are lawfully seized and possessed on this aforementioned tract or parcel of land; that they have a good and lawful right to sell and convey it; and that they will warrant the title and quiet possession thereto against the lawful claims of all persons.

DATED THIS 22nd day of May, 1986.

STATE OF Arizona)

COUNTY OF Maricopa)

This instrument was acknowledged before me this _____ day of _____, 19____

BY Richard V. Campana, general partner of C & H Development, Ltd.,
a partnership, in the capacity thereof.

My commission will expire _____

Notary Public

STATE OF _____)

COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____, 19____

Richard V. Campana, general partner

My commission will expire _____

Notary Public