

# ALTA / ACSM LAND TITLE SURVEY

OF A PORTION OF THE NW 1/4 SECTION 14, T-4-N, R-4-E, G. & S.R.M.  
MARICOPA COUNTY, ARIZONA.

## LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.  
EXCEPT THE NORTH 55 FEET; AND EXCEPT THE EAST 40 FEET; AND EXCEPT THE WEST 55 FEET; AND EXCEPT THE SOUTH 40 FEET!

## BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14, THE BEARING OF WHICH IS S 00°00'17" W ACCORDING TO STATE PLAT NO. 34, ACCORDING TO BOOK 416 OF MAPS, PAGE 12, MARICOPA COUNTY RECORDS.

## AREA

GROSS AREA - 697,745.3 SQUARE FEET OR 160,180 ACRES MORE OR LESS (PROPERTY DESCRIBED BEFORE EXCEPTIONS)  
NET AREA - 6,456,138 SQ.FT. OR 148,2814 ACRES MORE OR LESS (PROPERTY DESCRIBED IN LEGAL LESS EXCEPTIONS AND ROW'S)

## FLOOD ZONE

THIS PROJECT IS SHOWN TO LIE WITHIN A FLOOD ZONE "AO" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 04013C1235 E DATED 12/3/93.  
ZONE "AO" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH AVERAGE DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); FOR AREAS OF ALLUVAL FAN FLOODING, VELOCITIES ARE ALSO DETERMINED. (3-4 FEET PER SECOND FOR THIS SITE)

## ZONING

THIS PROPERTY IS ZONED W.P. WESTERN THEME PARK DISTRICT FOR SPECIFIC ZONING QUESTIONS CONTACT THE CITY OF SCOTTSDALE PLANNING DEPARTMENT AT 480-312-2500.

## SITE ADDRESS

23023 N. SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA

## EASEMENT LEGEND

- ▲ 4" WIDE ELECTRIC EASEMENT PER DKT.8085,PG.647 (SCHED."B",ITEM 7)
- ▲ 8" WIDE ELECTRIC EASEMENT PER DKT.9629,PG.130 (SCHED."B",ITEM 8)
- ▲ 8" WIDE ELECTRIC EASEMENT PER DKT.14423,PG.994 (SCHED."B",ITEM 9)
- ▲ 6" WIDE ELECTRIC EASEMENT PER DKT.15079,PG.102 (SCHED."B",ITEM 10)
- ▲ 6" WIDE ELECTRIC EASEMENT PER DKT.15079,PG.105 (SCHED."B",ITEM 11)
- ▲ 6" WIDE ELECTRIC EASEMENT PER DKT.16234,PG.754 (SCHED."B",ITEM 12)
- ▲ 6" WIDE ELECTRIC EASEMENT PER DKT.16234,PG.755 (SCHED."B",ITEM 13)
- ▲ 6" WIDE ELECTRIC EASEMENT PER REC.NO.85-591290 (SCHED."B",ITEM 14)
- ▲ 20" WIDE WATERLINE EASEMENT AS PER REC.NO.90-194309 (SCHED."B",ITEM 15)
- ▲ 8" WIDE ELECTRIC EASEMENT AS PER REC.NO.91-383008 (SCHED."B",ITEM 16)
- ▲ 8" WIDE ELECTRIC EASEMENT AS PER REC.NO.95-070201 (SCHED."B",ITEM 17)

## REMAINING SCHEDULE "B" ITEMS

- 4 A PLAT RECORDED IN BOOK 13, PAGE 94 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY

## NOTES

THE PREMISES SURVEYED HAVE NO KNOWN DISCREPANCIES, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN, AND HAS ACCESS TO OR FROM A DEDICATED ROADWAY.  
THIS IS AN ABOVE GROUND SURVEY. THE UNDERGROUND UTILITIES AS SHOWN ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES, NOT SHOWN ON THIS DRAWING.  
BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.  
THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN PRELIMINARY TITLE REPORT NO. 30003023 - A BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY DATE: MAY 26, 2005 ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.  
UNLESS OTHERWISE NOTED, POSITION OF "FOUND" MONUMENTS ARE ACCEPTED.

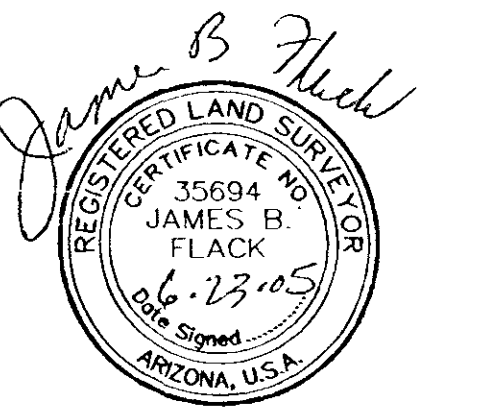
## CERTIFICATION

TO: RHVT LIMITED PARTNERSHIP, an Arizona Limited Partnership; NEW WESTERN TOWN, L.L.C., an Arizona Limited Liability Company; WILD HORSE PASS DEVELOPMENT AUTHORITY, a tribal enterprise of the Gila River Indian Community, a Federally recognized Indian Tribe; W.M.P. GROUP L.L.C., an Arizona Limited Liability Company

THIS IS TO CERTIFY THAT THIS MAP OR 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, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1,3,4,8,10,11A,12,14,15,16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

Date: June 23, 2005  
Registration no. 35694

James B. Flack  
2929 E. Camelback Road, Suite 130  
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16177.01.00

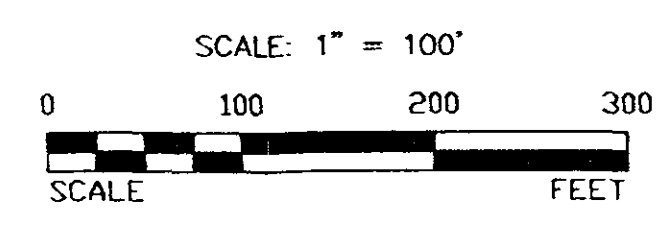
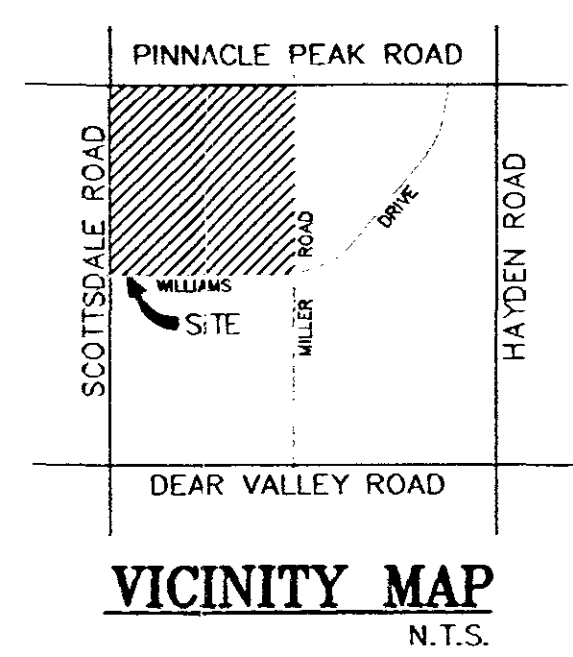
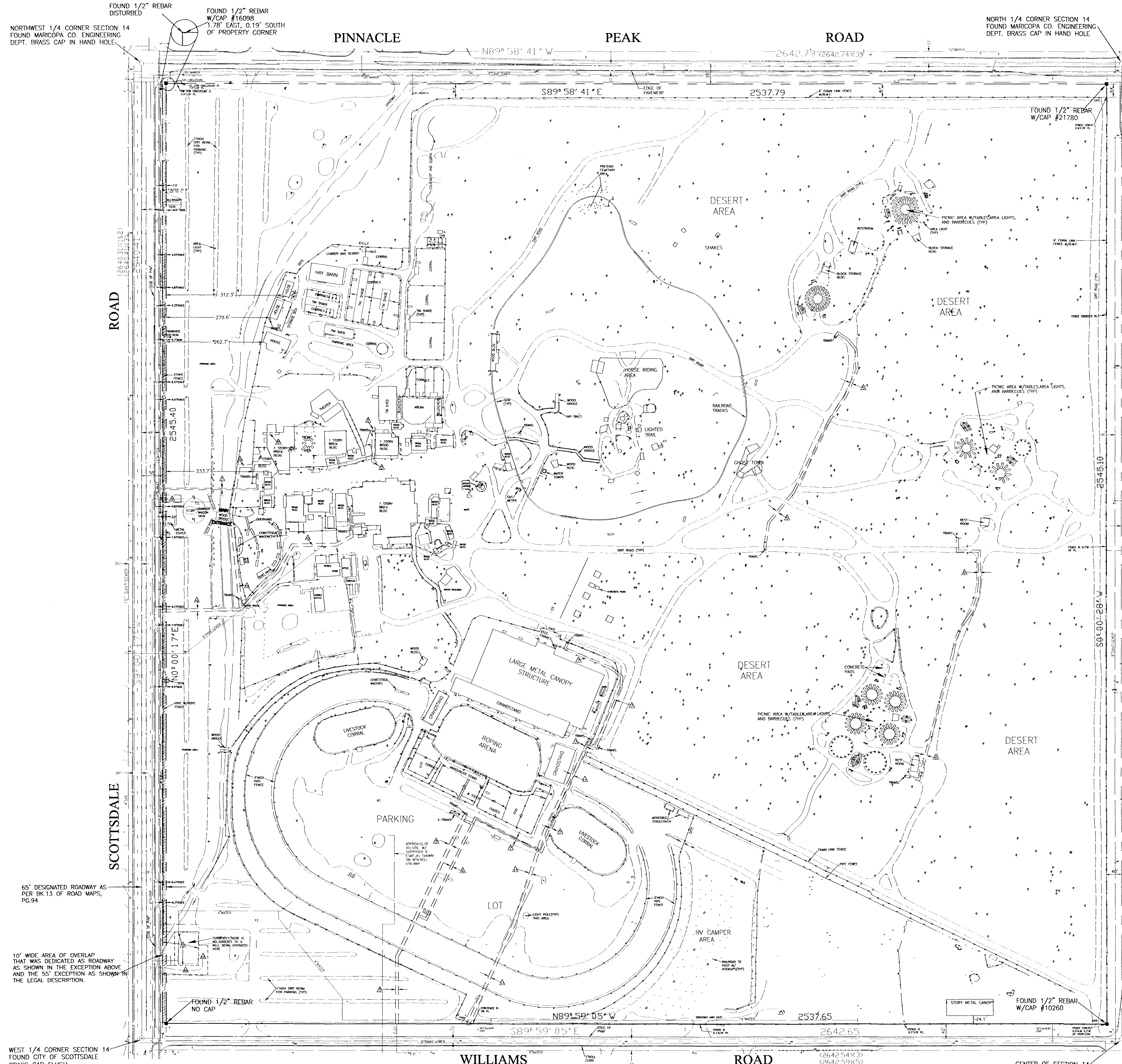


4-28-04	DES.	JBF
UPDATED CLOTTED PARTIES	APP.	JBF
REMOVED 90-194310	DATE:	5-19-05
PER QUIT CLAIM 97-0522592	SHEET	1 of 1
11-21-04	DATE:	6-23-05
MODIFIED CERTIFICATION	DATE:	6-23-05
REVISIONS:	DATE:	

PREPARED FOR  
**RHVT, Limited Partnership**  
P.O. BOX 16460  
PHOENIX, ARIZONA 85011

FIELD BOOK 608 & 680  
SEE SCI JOB # 14117  
SEE SCI JOB # 16385

NOTE: ANGULAR AND DISTANCE RELATIONSHIPS ALONG THE SECTIONAL LINES SHOWN HEREON, ARE IN AGREEMENT WITH THOSE SHOWN ON ALTA SURVEY PERFORMED BY ANDERSON-NELSON, INC., JOB #PC 5343, DATED OCT. 11, 1993.  
ALL BEARINGS AND DISTANCES SHOWN ARE AS MEASURED UNLESS OTHERWISE NOTED



### LEGEND

W.V. WATER VALVE	▲ SAGUARO CACTUS
F.H. FIRE HYDRANT	P.P. POWER POLE
M.H. MANHOLE	C.L.F. CHAIN LINK FENCE
*-o-o- AREA LIGHT	- - - FENCING
W.M. WATER METER	- - - BLOCK WALL
□ SIGN	TRANS. ELECT. TRANSFORMER
□ TRAFFIC SIGNAL POLE	B.W.F. BARBED WIRE FENCE
	PL. PROPERTY LINE

### DISTANCE REFERENCES

- (1) = STATE PLAT NO.34,BOOK 416 OF MAPS,PG.12,M.C.R.
- (2) = RESULTS OF SURVEY IN BK.386 OF MAPS,PG.7,M.C.R.
- (3) = CITY OF SCOTTSDALE GEODETIC SURVEY REPORT DATED JANUARY 17,1991
- (4) = RESULTS OF SURVEY BY METTEE/MCGILL/MURPHY, PROJ.#599-2,DATED 7/23/85
- (5) = METTEE/MCGILL/MURPHY MAPPING PROJ.#696-3, DATED 7/1/87

65' DESIGNATED ROADWAY AS PER BK.13 OF ROAD MAPS, PG.94

10' WIDE AREA OF OVERLAP THAT WAS DEDICATED AS ROADWAY AS SHOWN IN THE EXCEPTION ABOVE AND THE 55' EXCEPTION AS SHOWN IN THE LEGAL DESCRIPTION.

WEST 1/4 CORNER SECTION 14 FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH

NORTHWEST 1/4 CORNER SECTION 14 FOUND MARICOPA CO. ENGINEERING DEPT. BRASS CAP IN HAND HOLE.

FOUND 1/2" REBAR DISTURBED  
FOUND 1/2" REBAR W/CAP #16098  
7.78' EAST, 0.19' SOUTH OF PROPERTY CORNER

NORTH 1/4 CORNER SECTION 14 FOUND MARICOPA CO. ENGINEERING DEPT. BRASS CAP IN HAND HOLE.

FOUND 1/2" REBAR W/CAP #10260

CENTER OF SECTION 14 FOUND PK NAIL