

ALTA - ACSM Land Title Survey

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

THE EAST 710 FEET OF THE NORTH 710 FEET OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 207.94 FEET OF THE EAST 217.94 FEET THEREOF; AND

EXCEPT THE NORTH 55 FEET; AND

EXCEPT THE EAST 65 FEET;

EXCEPT THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION
35, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35;

THENCE NORTH 89 DEGREES 59 MINUTES 52 SECONDS WEST, ALONG THE NORTH LINE OF
THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 217.94 FEET;

THENCE SOUTH 00 DEGREES 08 MINUTES 06 SECONDS EAST, PARALLEL WITH THE EAST LINE
OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 204.06 FEET TO THE
POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 08 MINUTES 06 SECONDS LAST, A DISTANCE OF
3.88 FEET

THENCE SOUTH 89 DEGREES 59 MINUTES 52 SECONDS EAST, PARALLEL WITH SAID NORTH
LINE, A DISTANCE OF 152.94 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF
HAYDEN ROAD, SAID POINT BEING 65.00 FEET WEST OF SAID EAST LINE;

THENCE SOUTH 00 DEGREES 08 MINUTES 06 SECONDS EAST, ALONG THE WEST RIGHT OF
WAY LINE AND PARALLEL WITH SAID EAST LINE, A DISTANCE OF 200.10 FEET;

THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, SOUTH 89 DEGREES 51 MINUTES 55
SECONDS WEST, A DISTANCE OF 194.22 FEET;

THENCE NORTH 00 DEGREES 21 MINUTES 44 SECONDS EAST, A DISTANCE OF 204.39 FEET;

THENCE NORTH 89 DEGREES 54 MINUTES 48 SECONDS EAST, PARALLEL WITH SAID EAST
LINE, A DISTANCE OF 39.51 FEET TO THE POINT OF BEGINNING.

SCHEDULE B EXCEPTIONS

ALL MATTERS AS SHOWN ON FLOOD CONTROL DISTRICT OF MARICOPA COUNTY MAP RECORDED IN
BOOK 13 OF ROAD MAPS, PAGE 79. (AFFECTS — BLANKET IN NATURE)

A PLAT RECORDED IN BOOK 13 OF ROAD MAPS, PAGE 95 PURPORTING TO SHOW A COUNTY
ROADWAY. (SEE NOTE #7)

AN EASEMENT FOR UNDERGROUND PUBLIC UTILITIES AND RIGHTS INCIDENT THERETO AS SET FORTH IN
INSTRUMENT RECORDED IN DOCKET 12690, PAGE 1224. (AFFECTS AS SHOWN)

AN EASEMENT FOR WATER LINE AND FIRE HYDRANTS AND RIGHTS INCIDENT THERETO AS SET FORTH
IN INSTRUMENT RECORDED IN DOCKET 13058, PAGE 672. (AFFECTS AS SHOWN)

RESOLUTION TO ABANDON 20' ALLEY AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 13139,
PAGE 48.

AN EASEMENT FOR DOWN GUY AND RIGHTS INCIDENT THERETO AS SET FORTH IN INSTRUMENT
RECORDED IN DOCKET 13624, PAGE 111. (AFFECTS AS SHOWN)

AN EASEMENT FOR UNDERGROUND POWER AND RIGHTS INCIDENT THERETO AS SET FORTH IN
INSTRUMENT RECORDED IN DOCKET 14120, PAGE 833 AND 835. (AFFECTS AS SHOWN)

THE TERMS AND CONDITIONS AS SET FORTH IN INDEMNITY AGREEMENT RECORDED NOVEMBER 28,
1983 IN DOCUMENT NO. 83-474374.

AN EASEMENT FOR UNDERGROUND POWER AND RIGHTS INCIDENT THERETO AS SET FORTH IN
INSTRUMENT RECORDED IN DOCUMENT NO. 93-0356818. (AFFECTS AS SHOWN)

COVENANTS, CONDITIONS AND RESTRICTIONS BUT "BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF
ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL
ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY,
OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE
EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW" AS SET FORTH IN
INSTRUMENT RECORDED IN DOCUMENT NO. 96-0204312.

ANY ACTION THAT MIGHT BE TAKEN BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY FOR
THE ACQUISITION OF LAND FOR FLOOD CONTROL AS SET FORTH IN DOCUMENT NO. 98-08424.

AN UNRECORDED LEASE EXECUTED BY INDIAN RIVER PLAZA, L.L.C., AN ARIZONA LIMITED LIABILITY
COMPANY, LESSOR, TO OFFICE DEPOT, INC., A DELAWARE CORPORATION, LESSEE, DATED SEPTEMBER
18, 1998, AS DISCLOSED BY MEMORANDUM OF LEASE RECORDED FEBRUARY 18, 1999 IN DOCUMENT
NO. 99-0155390.

THE LIEN OF SAID LEASE WAS SUBORDINATED TO THE LIEN OF DEED OF TRUST RECORDED IN
DOCUMENT NO. 99-018026, BY INSTRUMENT RECORDED IN DOCUMENT NO. 20010229159;

THE LIEN OF SAID LEASE SUBORDINATED TO THE LIEN OF DEED OF TRUST RECORDED IN DOCUMENT
NO. 2002063504, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2002063507; THE LESSEE'S
INTEREST WAS ASSIGNED TO 99 CENT ONLY STORES, A CALIFORNIA CORPORATION AS DISCLOSED BY
INSTRUMENT RECORDED IN DOCUMENT NO. 2002063507.

AN UNRECORDED LEASE EXECUTED BY INDIAN RIVER PLAZA, L.L.C., AN ARIZONA LIMITED LIABILITY
COMPANY, LESSOR, TO HAMEL 1997, s.c. DBA MARGIE'S CARDS AND GIFTS, LESSEE, DATED DECEMBER
20, 1989, AS DISCLOSED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN AGREEMENT
RECORDED MARCH 23, 2001 IN DOCUMENT NO. 20010229155.

THE LIEN OF SAID LEASE WAS SUBORDINATED TO THE LIEN OF DEED OF TRUST RECORDED IN
DOCUMENT NO. 20020063504, BY INSTRUMENT RECORDED IN DOCUMENT NO. 20020132271.

AN UNRECORDED LEASE EXECUTED BY INDIAN RIVER PLAZA, L.L.C., AN ARIZONA LIMITED LIABILITY
COMPANY, LESSOR, TO NATURE'S ALTERNATIVE, INC., LESSEE, DATED MARCH 22, 2001, AS DISCLOSED
BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN AGREEMENT RECORDED MARCH 23, 2001
IN DOCUMENT NO. 20010229157,

THE LIEN OF SAID LEASE WAS SUBORDINATED TO THE LIEN OF DEED OF TRUST RECORDED IN
DOCUMENT NO. 20020063504, BY INSTRUMENT RECORDED IN DOCUMENT NO. 20020132273.

SCHEDULE B EXCEPTIONS

AN UNRECORDED LEASE EXECUTED BY INDIAN RIVER PLAZA, L.L.C., AN ARIZONA LIMITED LIABILITY
COMPANY, LESSOR, TO TUESDAY MORNING, INC., A TEXAS CORPORATION LESSEE, DATED MARCH 22,
2001, AS DISCLOSED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN AGREEMENT
RECORDED MARCH 23, 2001 IN DOCUMENT NO. 20010229158.

THE LIEN OF SAID LEASE WAS SUBORDINATED TO THE LIEN OF DEED OF TRUST RECORDED IN
DOCUMENT NO. 20020063504, BY INSTRUMENT RECORDED IN DOCUMENT NO. 20020132272.

THE LIEN OF SAID LEASE WAS SUBORDINATED TO THE LIEN OF DEED OF TRUST RECORDED IN
DOCUMENT NO. 2003-1372240, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2003-134488.

AN UNRECORDED LEASE EXECUTED BY INDIAN RIVER PLAZA, L.L.C., AN ARIZONA LIMITED LIABILITY
COMPANY, LESSOR, TO OSCO DRUG OF TEXAS, INC. A DELAWARE CORPORATION, LESSEE, DATED MAY
4, 2000, AS DISCLOSED BY MEMORANDUM OF LEASE RECORDED MARCH 29, 2001 IN DOCUMENT NO.
2001-0250210.

THE LIEN OF SAID LEASE WAS SUBORDINATED TO THE LIEN OF DEED OF TRUST RECORDED IN
DOCUMENT NO. 2003-1372240, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2003-1065017.

ALL MATTERS AS SET FORTH IN CITY OF SCOTTSDALE LOT SPLIT APPROVAL RECORDED IN DOCUMENT
NO. 2001-0923037.

THE TERMS AND CONDITIONS AS SET FORTH IN COVENANT AND AGREEMENT TO HOLD PROPERTY AS
ONE PARCEL RECORDED IN DOCUMENT NO. 2001-0923038.

COVENANTS, CONDITIONS AND RESTRICTIONS BUT "BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF
ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL
ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY,
OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE
EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW" AS SET FORTH IN
INSTRUMENT RECORDED IN DOCUMENT NO. 20020063503.

A DEED OF TRUST GIVEN TO SECURE AN INDEBTEDNESS IN THE ORIGINAL PRINCIPAL AMOUNT OF
\$7,350,000.00, DATED JANUARY 18, 2002, RECORDED JANUARY 22, 2002 IN DOCUMENT NO.
20020063504.

TRUSTOR: INDIAN RIVER PLAZA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

TRUSTEE: CHICAGO TITLE INSURANCE COMPANY

BENEFICIARY: CANADIAN IMPERIAL BANK OF COMMERCE, NEW YORK AGENCY

ASSIGNMENT OF LESSOR'S INTEREST IN LEASES AND RENTS AS ADDITIONAL SECURITY FROM INDIAN
RIVER PLAZA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ASSIGNOR, TO CANADIAN IMPERIAL BANK
OF COMMERCE, NEW YORK AGENCY, ASSIGNEE, DATED JANUARY 18, 2002, RECORDED JANUARY 22,
2002 IN DOCUMENT NO. 20020063505.

ARIZONA UNIFORM COMMERCIAL CODE FINANCING STATEMENT (FORM UCC-1) EXECUTED BY INDIAN
RIVER PLAZA, L.L.C., DEBTOR, TO CANADIAN IMPERIAL BANK OF COMMERCE, NEW YORK AGENCY,
SECURED PARTY, RECORDED JANUARY 22, 2002 IN DOCUMENT NO. 20020063506.

THE TERMS AND CONDITIONS AS SET FORTH IN CITY OF SCOTTSDALE DRAINAGE AND FLOOD CONTROL
EASEMENT AND PROVISION FOR MAINTENANCE RECORDED IN DOCUMENT NO. 2002-836507. (AFFECTS
AS SHOWN)

A DEED OF TRUST GIVEN TO SECURE AN INDEBTEDNESS IN THE ORIGINAL PRINCIPAL AMOUNT OF
\$7,500,000.00, DATED DECEMBER 19, 2002, RECORDED DECEMBER 19, 2002 IN DOCUMENT NO.
20021372240.

TRUSTOR: INDIAN RIVER PLAZA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

TRUSTEE: FIDELITY NATIONAL TITLE INSURANCE COMPANY

BENEFICIARY: WOODMEN OF THE WORLD LIFE INSURANCE SOCIETY AND/OR OMAHA WOODMEN LIFE
INSURANCE SOCIETY, A NEBRASKA CORPORATION

ARIZONA UNIFORM COMMERCIAL CODE FINANCING STATEMENT (FORM UCC-1) EXECUTED BY INDIAN
RIVER PLAZA, L.L.C., DEBTOR, TO WOODMEN OF THE WORLD LIFE INSURANCE SOCIETY, SECURED
PARTY, RECORDED DECEMBER 19, 2002, IN DOCUMENT NO. 20021372241.

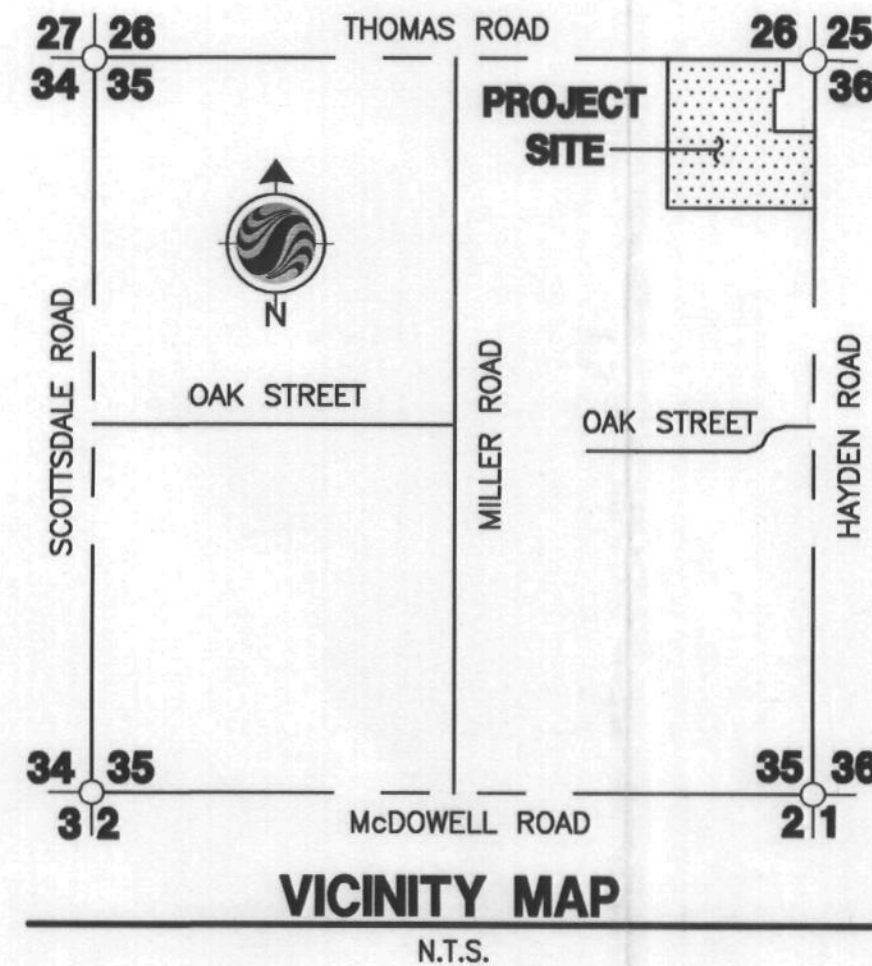
THEREAFTER CONTINUATION RECORDED DECEMBER 4, 2007 IN DOCUMENT NO. 2007-1275676.

ALL MATTERS AS SET FORTH IN ADDENDUM TO CITY OF SCOTTSDALE COVENANT AND AGREEMENT TO
HOLD PROPERTY AS ONE PARCEL RECORDED IN DOCUMENT NO. 2002-1404900.

AN UNRECORDED LEASE EXECUTED BY INDIAN RIVER PLAZA, L.L.C., AN ARIZONA LIMITED LIABILITY
COMPANY, LESSOR, TO 99 CENTS ONLY STORES, A CALIFORNIA CORPORATION, LESSEE, DATED
OCTOBER 7, 2002, AS DISCLOSED BY LEASE SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN
AGREEMENT RECORDED FEBRUARY 4, 2003 IN DOCUMENT NO. 2003-134488.

AN UNRECORDED LEASE EXECUTED BY INDIAN RIVER PLAZA, L.L.C., AN ARIZONA LIMITED LIABILITY
COMPANY, LESSOR, TO AMERICA'S HEALTH SYSTEMS, INC., DBA STOOGE'S, LESSEE, DATED OCTOBER 7,
2002, AS DISCLOSED BY LEASE SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN AGREEMENT
RECORDED FEBRUARY 4, 2003 IN DOCUMENT NO. 2003-134487.

THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR
MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE HEREIN DESCRIBED PROPERTY.



PARKING SPACES

349 REGULAR
13 HANDICAP
362 TOTAL SPACES

AREA

PARCEL GROSS — 406,895 SQUARE FEET OR 9.34 ACRES MORE OR LESS
PARCEL NET (EXCLUDING RIGHT-OF-WAY) — 360,199 SQUARE FEET OR 8.27 ACRES MORE OR LESS
BUILDINGS TOTAL — 93,759 SQUARE FEET

NOTES

- THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY TIGOR TITLE
AGENCY OF ARIZONA, INC., EFFECTIVE DATE: FEBRUARY 29, 2008, FILE NO. 00412472.
- THIS SITE MAY BE SUBJECT TO VARIOUS RESTRICTIONS OR RESERVATIONS AS LISTED IN
SAID TITLE REPORT.
- AS TO THE TITLE MATTERS SHOWN HEREON STANTEC CONSULTING, INC. HAS RELIED
SOLELY ON THE COMMITMENT FOR TITLE INSURANCE PREPARED BY TIGOR TITLE AGENCY
OF ARIZONA, INC. AS LISTED HEREON. STANTEC CONSULTING, INC. AND STEVEN R. LONG,
R.L.S. MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT
TITLE REPORT.
- ENCROACHMENTS OF SIGNS, ROADWAY AND OTHER FACILITIES MAY BE NOTED ON THIS
SURVEY. STANTEC CONSULTING MAKES NO GUARANTEE OF THEIR ACCURACY.
- SUBJECT PROPERTY IS CURRENTLY ZONED NEIGHBORHOOD COMMERCIAL (C-1) AND ANY
SETBACKS, HEIGHT AND BULK RESTRICTIONS WOULD BE PER APPLICABLE CITY OF
SCOTTSDALE ZONING ORDINANCE SITE DEVELOPMENT REGULATIONS.
- THIS SURVEY IS BASED ON FIELD CONDITIONS AS OF MARCH 17, 2008.
- DOCUMENT PURPORTS TO SHOW A 65' RIGHT-OF-WAY ALONG THOMAS ROAD. COUNTY
AND CITY RECORDS ONLY SHOW A 55' RIGHT-OF-WAY.

BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST MONUMENT LINE OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER, OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST, BEING A
BEARING OF S00°08'08"E PER THE LEGAL DESCRIPTION PROVIDED IN TITLE REPORT.

CERTIFICATION

TO: PRANKSTERS TWO, AN ARIZONA BUSINESS ENTITY
INDIAN RIVER PLAZA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
CITY OF SCOTTSDALE, ARIZONA
TIGOR TITLE AGENCY OF ARIZONA, INC.

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 2005, AND INCLUDES ITEMS 1, 2, 4,
7(a)(b1)(b2), 8, 9, 14 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 THE
POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE
ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

STEVEN R. LONG, R.L.S.
REGISTRATION NO. 22768 (AZ)



5-ZN-2008



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LEGEND

- △ SET PK NAIL W/WASHER TAG LS #22768
- SET 1/2" REBAR W/CAP LS #22768
- FOUND 1/2" REBAR OR AS NOTED
- FOUND ALUMINUM CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
- STREET LIGHT
- ☆ LIGHT POLE
- POWER POLE
- ↓ TRAFFIC SIGN
- BOLLARD/GUARD POST
- ① SCHEDULE B EXCEPTION PER TITLE REPORT
- ⑭ NUMBER OF PARKING SPACES
- ♿ HANDICAP PARKING SPACE

- CONCRETE AREA
- GUARDRAIL
- FENCE (TYPE AS NOTED)
- WALL

Revision	By	Appd.	Date
File Name: 221c101a.dwg	J.B.H.	S.R.L.	03.14.08
	Dwn.	Chkd.	Dsgn.

Permit/Seal

Client/Project

PRANKSTERS TWO
7919 E. THOMAS ROAD, STE. 101
SCOTTSDALE, ARIZONA 85251
Telephone: (480) 990-1114

SOUTHWEST CORNER OF HAYDEN ROAD
AND THOMAS ROAD
SCOTTSDALE, ARIZONA

Title

ALTA-ACSM Land Title Survey

Project No.	Scale	Revision
181960221	AS NOTED	
Drawing No.	Sheet	Revision

ALTA - ACSM Land Title Survey

A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

78TH STREET

602.99'

FND. PK NAIL

THOMAS ROAD

S89°59'52"E 1312.99'

UNDERGROUND POWER EASEMENT
DKT. 14120, PG. 833 & 835, M.C.R.

DRAINAGE AND FLOOD CONTROL EASEMENT
DOC. #02-0836507, M.C.R.

NE COR., SEC. 35,
T.2N., R.4E., G.&S.R.B.&M.
FND ALUMINUM CAP



1"=40'



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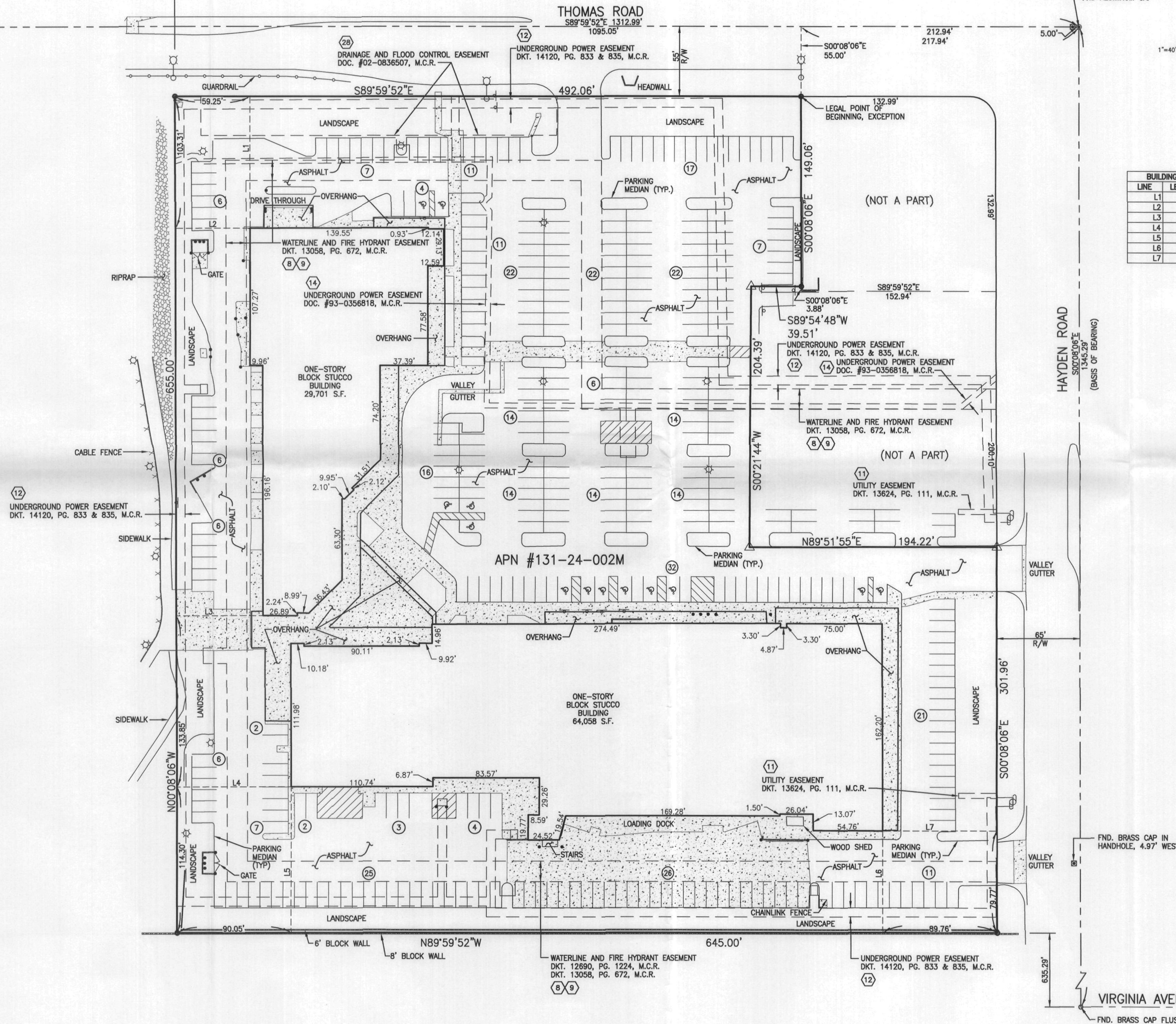
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LEGEND

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- FOUND 1/2" REBAR OR AS NOTED
- FOUND ALUMINUM CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
- STREET LIGHT
- ☆ LIGHT POLE
- POWER POLE
- ⊥ TRAFFIC SIGN
- BOLLARD/GUARD POST
- Ⓢ SCHEDULE B EXCEPTION PER TITLE REPORT
- ⑭ NUMBER OF PARKING SPACES
- ♿ HANDICAP PARKING SPACE

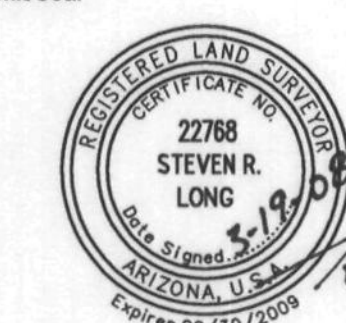
- CONCRETE AREA
- GUARDRAIL
- FENCE (TYPE AS NOTED)
- WALL

LINE	LENGTH	BEARING
L1	103.17	N00°00'08"E
L2	59.00	N89°51'54"E
L3	68.75	N89°51'54"E
L4	90.32	N89°51'54"E
L5	114.52	N00°00'08"E
L6	79.56	N00°00'08"E
L7	89.56	N89°51'54"E



Revision	By	Appd.	Date
File Name: 221c102a.dwg	J.B.H.	S.R.L.	03.14.08
	Dwn.	Chkd.	Dsgn.

Permit/Seal



Client/Project

PRANKSTERS TWO
7919 E. THOMAS ROAD, STE. 101
SCOTTSDALE, ARIZONA 85251
Telephone: (480) 990-1114

SOUTHWEST CORNER OF HAYDEN ROAD
AND THOMAS ROAD
SCOTTSDALE, ARIZONA

Title

ALTA-ACSM Land Title Survey

Project No.	Scale	
181960221	1" = 40'	
Drawing No.	Sheet	Revision