

# ALTA / ACSM LAND TITLE SURVEY SEC SCOTTSDALE RD. & McDOWELL RD.

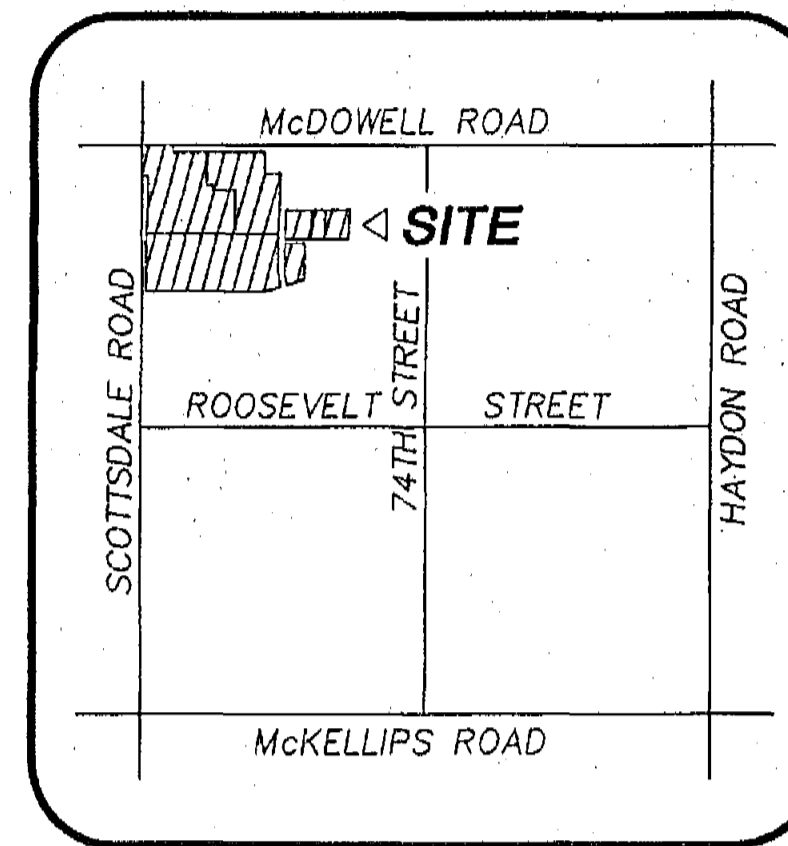
A PORTION OF THE NORTHWEST QUARTER (NW 1/4) AND NORTHWEST QUARTER (NW 1/4) OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

## TITLE COMMITMENT

THIS ALTA/ACSM LAND TITLE SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY TRANSNATION TITLE INSURANCE COMPANY, FILE NO. 01515452 REFERENCE #06-047760, DATED JANUARY 19, 2006. HORIZON CONSULTANTS OF ARIZONA ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE COMPLETENESS OR ACCURACY OF THE ABOVE MENTIONED COMMITMENT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH AND IS SUBJECT TO THE EXCLUSIONS, RESTRICTIONS AND EXCEPTIONS LISTED IN THE REFERENCES AND DESCRIBED IN SAID COMMITMENT FOR TITLE INSURANCE.

## TITLE COMMITMENT SCHEDULE "B" EXCEPTIONS

- 1 RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, READING AS FOLLOWS: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA.
- 2 WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.  
THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.
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VICINITY MAP  
N.T.S.



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## TITLE COMMITMENT SCHEDULE "B" EXCEPTIONS

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## UTILITIES

ANY BURIED UTILITIES OR PIPELINES ARE SHOWN PER SURFACE EVIDENCE AND INFORMATION DERIVED FROM AS-BUILT DRAWINGS OBTAINED FROM THE LOCAL UTILITY COMPANIES. HORIZON CONSULTANTS OF ARIZONA AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF ANY OTHER NON-VISIBLE UTILITIES. AS-BUILT DRAWINGS SHOULD BE CONSIDERED A GUIDE AND NOT AN EXACT INDICATION OF EXISTING FACILITIES.

## BASIS OF BEARING

NORTH 88°52'30" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## FLOOD PLAIN NOTE

SCALING OF FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 04013C2160F, EFFECTIVE SEPTEMBER 30, 2005, INDICATED THAT THE SUBJECT SITE LIES WITHIN:

ZONE "X" : AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

## ZONING

CITY OF SCOTTSDALE PCD ZONING

- 1) BUILDING SETBACKS ALONG SCOTTSDALE ROAD AND McDOWELL ROAD SHALL BE 30 FEET FROM BACK OF CURB.
- 2) BUILDING SETBACKS ALONG 74TH STREET SHALL BE 25 FEET FROM BACK OF CURB.
- 3) BUILDING ALONG THE SOUTH PROPERTY LINE UP TO 45 FEET IN HEIGHT SHALL BE SETBACK A MINIMUM OF 35 FEET FROM THE SOUTH PROPERTY LINE. BUILDING OVER 45 FEET IN HEIGHT SHALL BE SETBACK AN ADDITIONAL 65 FEET FOR A TOTAL OF 100 FEET. SIDEWALKS ALONG SCOTTSDALE ROAD AND McDOWELL ROAD SHALL BE 10-FOOT MINIMUM AND SHALL BE SEPARATED FROM THE ROADWAY BY LANDSCAPING. SIDEWALKS ON 74TH STREET SHALL BE (8) FEET IN WIDTH THE FRONT SETBACKS AREA. PEDESTRIAN ZONE ALONG EACH SIDE OF THE MAIN BOULEVARD/MALL SHALL BE FIFTEEN (15) FEET MINIMUM IN WIDTH.

PER ASU-SCOTTSDALE CENTER FOR NEW TECHNOLOGY AND INNOVATION 26-ZN-2004. ATTACHMENT #3A CITIZEN REVIEW & ATTACHMENT #3B DESIGN GUIDE AND DEVELOPMENT FRAMEWORK

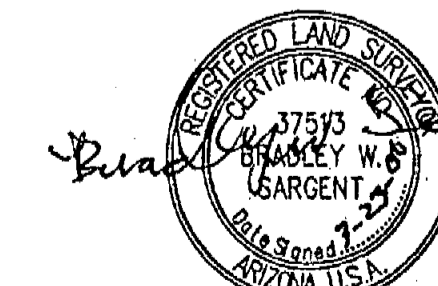
## CERTIFICATION

CERTIFIED TO: ASUP SCOTTSDALE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
TRANSNATION TITLE INSURANCE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT (I) THIS SURVEY WAS MADE UPON THE GROUND OF THE PROPERTY REFLECTED HEREON, FOR THE BENEFIT OF AND RELIANCE BY PURCHASER AND THE TITLE COMPANY, AND CORRECTLY REPRESENTS THE REALTY AND ALL IMPROVEMENTS THEREON, (II) THE DESCRIPTION CONTAINED HEREON IS CORRECT, AND ALL PHYSICAL EVIDENCE OF BOUNDARY LINES AND LINES OF POSSESSION OR OCCUPANCY HAVE BEEN SHOWN AND PROPER NOTATION MADE WHERE IN CONFLICT WITH THE LEGAL DESCRIPTION, (III) THE REALTY HAS ACCESS TO AND FROM A DEDICATED PUBLIC ROADWAY, AND ALL PUBLIC ROADS, HIGHWAYS, STREETS, AND ALLEYS RUNNING ADJACENT TO OR UPON THE REALTY ARE SHOWN, (IV) EXCEPT AS SHOWN HEREON, THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, IMPROVEMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR ROADWAYS, (V) THERE ARE NO GAPS, GORES, OR OVERLAPS BETWEEN PARCELS OR ROADS, HIGHWAYS, STREETS, OR ALLEYS AND ALL PARCELS THAT COMPRISE THE REALTY ARE CONTIGUOUS, (VI) THE GROSS AND NET AREAS (BOTH ACREAGE AND SQUARE FOOTAGE) SHOWN HEREON ARE CORRECT, AND THERE ARE NO BOUNDARY LINE DISCREPANCIES AND NO DEFICIENCIES IN THE QUANTITY OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION OF THE REALTY, (VII) THE AREA OF THE REALTY IS SHOWN, IF ANY, WHICH LIES WITHIN THE ONE HUNDRED (100) YEAR FLOOD PLAIN OR ANY AREA HAVING SPECIAL HAZARDS AS DESIGNATED BY A GOVERNMENT AGENCY, INCLUDING, WITHOUT LIMITATION, ANY MAPS ENTITLED: "FLOOD INSURANCE RATE MAP", "FLOOD HAZARD FLOODWAY BOUNDARY MAP", "FLOOD HAZARD BOUNDARY MAP" OR "FLOOD BOUNDARY AND FLOODWAY MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR A "FLOOD HAZARD BOUNDARY MAP" PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND (VIII) THIS SURVEY OTHERWISE CONFORMS WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS OF ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, NSPS AND ACSM IN 1999, INCLUDES TABLE "A" ITEMS 1, 2, 3, 4, 6, 7(A)(B), 8, 9, 10 AND 11 THEREIN 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."

*Bradley W. Sargent*  
BRADLEY W. SARGENT  
REGISTERED LAND SURVEYOR  
ARIZONA CERTIFICATE NO. 37513

MARCH 23, 2006



SCALE: N/A	SCALE: N/A	DRAWN BY: JMR	CHECKED BY: DWL
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SCALE: N/A	SCALE: N/A	DRAWN BY: JMR	CHECKED BY: DWL
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ALTA / ACSM LAND TITLE SURVEY  
SEC SCOTTSDALE RD. & McDOWELL RD.  
HIGGINS DEVELOPMENT  
COVER SHEET  
ARIZONA  
CITY OF SCOTTSDALE  
MARICOPA COUNTY

HORIZON CONSULTANTS OF ARIZONA  
7878 NORTH 18TH STREET, SUITE 235  
PHOENIX, ARIZONA 85020  
PHONE (602) 870-1657  
FAX (602) 870-1660  
WWW.HORIZONSURVEYS.COM

DWG: A60604ALTA  
DATE: 03/23/06  
JOB NUMBER  
A606.044  
SHEET 1 OF 6

**SURVEYOR'S LEGAL DESCRIPTION**

**PARCEL NO. 1:**

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE FOR THE NORTHWEST CORNER OF SAID SECTION 2;

THENCE SOUTH 00 DEGREES 00 MINUTES 06 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 290.00 FEET;

THENCE NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 65.00 FEET TO A POINT ON THE EAST LINE OF SCOTTSDALE ROAD;

THENCE SOUTH 00 DEGREES 00 MINUTES 06 SECONDS WEST, ALONG THE EAST LINE OF SCOTTSDALE ROAD, 544.80 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT SOUTH 834.66 FEET, RECORD, 834.81 FEET MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF SAID SECTION 2;

THENCE NORTH 88 DEGREES 52 MINUTES 24 SECONDS EAST, ALONG SAID PARALLEL LINE, 819.61 FEET RECORD, 819.50 FEET MEASURED;

THENCE NORTH 01 DEGREES 08 MINUTES 01 SECONDS WEST, 413.47 FEET;

THENCE SOUTH 88 DEGREES 54 MINUTES 11 SECONDS WEST, A DISTANCE OF 212.37 FEET;

THENCE NORTH 01 DEGREES 07 MINUTES 47 SECONDS WEST, 45.75 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 54 SECONDS WEST, 55.22 FEET;

THENCE NORTH 01 DEGREES 08 MINUTES 01 SECONDS WEST, 310.48 FEET TO A POINT ON THE SOUTH LINE OF MCDOWELL ROAD;

THENCE SOUTH 88 DEGREES 52 MINUTES 30 SECONDS WEST, ALONG SAID SOUTH LINE, 311.28 FEET RECORD, 311.49 FEET MEASURED TO THE EAST LINE OF THE WEST 290 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE NORTH 00 DEGREES 00 MINUTES 06 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 65.01 FEET TO THE NORTH LINE OF SAID SECTION 2;

THENCE SOUTH 88 DEGREES 52 MINUTES 30 SECONDS WEST, ALONG SAID NORTH LINE, 290.06 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 2:**

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT SOUTH 00 DEGREES 12 MINUTES 40 SECONDS WEST 65 FEET AND NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST 30 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST ALONG A LINE PARALLEL WITH AND 65 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 2 (SAID LINE BEING ALONG THE SOUTH LINE OF MCDOWELL ROAD) A DISTANCE OF 590.00 FEET TO ITS INTERSECTION WITH THE WEST LINE OF AN ACCESS ROAD RUNNING NORTH AND SOUTH THROUGH THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE SOUTH 00 DEGREES 12 MINUTES 40 SECONDS WEST ALONG SAID WEST LINE, 545.00 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT SOUTHERLY 544.85 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF MCDOWELL ROAD;

THENCE SOUTH 88 DEGREES 55 MINUTES 33 SECONDS WEST ALONG SAID PARALLEL LINE, 222.39 FEET TO A POINT OF INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT EAST 367.55 FEET, MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF 74TH STREET AND THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 17 MINUTES 43 SECONDS WEST ALONG LAST MENTIONED PARALLEL LINE 276.21 FEET TO A POINT ON THE NORTH LINE OF AN ACCESS ROAD RUNNING EAST AND WEST THROUGH THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE NORTH 88 DEGREES 53 MINUTES 43 SECONDS EAST ALONG SAID NORTH LINE, 222.14 FEET TO A POINT ON THE WEST LINE OF SAID ACCESS ROAD RUNNING NORTH AND SOUTH;

THENCE NORTH 00 DEGREES 20 MINUTES 54 SECONDS EAST ALONG SAID WEST LINE, 276.10 FEET TO THE LINE WHICH IS PARALLEL WITH AND DISTANT SOUTHERLY 544.85 FEET, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE OF MCDOWELL ROAD;

THENCE SOUTH 88 DEGREES 55 MINUTES 35 SECONDS WEST ALONG LAST MENTIONED PARALLEL LINE, 222.39 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 3:**

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST, (ASSUMED BEARING), A DISTANCE OF 65.00 FEET AND SOUTH 01 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 65.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 2, (SAID CORNER BEING THE INTERSECTION OF MCDOWELL ROAD AND SCOTTSDALE ROAD);

THENCE NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST ALONG A LINE PARALLEL WITH AND DISTANT SOUTHERLY 65.00 FEET FROM THE NORTH LINE OF SECTION 2, (SAID LINE BEING ALSO THE SOUTH LINE OF MCDOWELL ROAD), A DISTANCE OF 538.48 FEET TO THE POINT OF BEGINNING; BEING THE NORTHWEST CORNER OF PARCEL 1 CONVEYED BY INSTRUMENT RECORDED IN DOCKET 7340, PAGE 398, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE CONTINUING NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST, ALONG SAID PARALLEL LINE AND THE SOUTH LINE OF MCDOWELL ROAD, A DISTANCE OF 541.47 FEET, BEING THE NORTHWEST CORNER OF PARCEL CONVEYED BY INSTRUMENT RECORDED IN DOCKET 4277, PAGE 314, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 01 DEGREES 06 MINUTES 42 SECONDS EAST, A DISTANCE OF 199.87 FEET;

THENCE NORTH 88 DEGREES 53 MINUTES 51 SECONDS EAST, A DISTANCE OF 145.25 FEET TO A CHISELED "X" FOUND AT THE INTERSECTION WITH A LINE PARALLEL WITH AND 30.00 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2 SAME BEING THE WEST LINE OF 74TH STREET;

THENCE SOUTH 00 DEGREES 12 MINUTES 41 SECONDS WEST, ALONG LAST SAID PARALLEL LINE AND WEST LINE OF 74TH STREET, A DISTANCE OF 569.84 FEET;

THENCE SOUTH 88 DEGREES 52 MINUTES 30 SECONDS WEST, A DISTANCE OF 405.55 FEET, TO THE SOUTHWEST CORNER OF PARCEL NO. 2 CONVEYED BY INSTRUMENT RECORDED IN DOCKET 7340, PAGE 398, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 01 DEGREES 08 MINUTES 01 SECONDS WEST, A DISTANCE OF 413.47 FEET;

THENCE SOUTH 88 DEGREES 54 MINUTES 11 SECONDS WEST, A DISTANCE OF 212.37 FEET;

THENCE NORTH 01 DEGREES 17 MINUTES 47 SECONDS WEST, A DISTANCE OF 45.75 FEET;

THENCE SOUTH 88 DEGREES 39 MINUTES 54 SECONDS WEST, A DISTANCE OF 55.22 FEET;

THENCE NORTH 01 DEGREES 08 MINUTES 01 SECONDS WEST, A DISTANCE OF 310.48 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 4:**

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT SOUTH 00 DEGREES 12 MINUTES 40 SECONDS WEST (ASSUMED BEARING), 65.00 FEET AND NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST, 30.00 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE SOUTH 00 DEGREES 12 MINUTES 40 SECONDS WEST ALONG A LINE PARALLEL WITH AND DISTANT EAST 30.00 FEET FROM THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2 SAME BEING ALSO THE EAST LINE OF 74TH STREET, A DISTANCE OF 545.00 FEET TO THE POINT OF BEGINNING, BEING THE NORTHWEST CORNER OF PARCEL CONVEYED BY INSTRUMENT RECORDED IN DOCKET 6310, PAGE 585, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST, A DISTANCE OF 247.87 FEET;

THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST, A DISTANCE OF 276.96 FEET;

THENCE SOUTH 88 DEGREES 51 MINUTES 51 SECONDS WEST, A DISTANCE OF 247.96 FEET, TO THE INTERSECTION OF LAST SAID PARALLEL LINE AND THE EAST LINE 74TH STREET;

THENCE NORTH 00 DEGREES 12 MINUTES 40 SECONDS EAST ALONG SAID PARALLEL LINE AND THE EAST LINE OF 74TH STREET, A DISTANCE OF 276.01 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 5:**

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES SOUTH (SOUTH 00 DEGREES 00 MINUTES 06 SECONDS WEST, MEASURED), 1390.55 FEET AND NORTH 88 DEGREES 59 MINUTES 20 SECONDS EAST, 65.01 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 2, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF AN ALLEY SHOWN ON A PLAT OF NEW PAPAGO PARKWAY UNIT 9, ACCORDING TO BOOK 85 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE EASTERLY LINE OF SCOTTSDALE ROAD;

THENCE NORTH 88 DEGREES 59 MINUTES 19 SECONDS EAST ALONG SAID NORTH LINE, 1099.30 FEET TO A FOUND CHISELED "X".

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 73 DEGREES 01 MINUTES 20 SECONDS EAST, 164.31 FEET TO A POINT FROM WHICH A FOUND CHISELED "X" LIES 0.27 FEET EAST AND BEING IN THE WEST LINE OF 74TH STREET, SAID POINT LYING IN A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 534.01 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 73 DEGREES 02 MINUTES 20 SECONDS EAST;

THENCE NORTHERLY ALONG SAID CURVE AND ALONG SAID WEST LINE OF 74TH STREET THROUGH A CENTRAL ANGLE OF 17 DEGREES 10 MINUTES 39 SECONDS AND AN ARC DISTANCE OF 160.10 FEET;

THENCE CONTINUING ALONG SAID WEST LINE NORTH 00 DEGREES 12 MINUTES 41 SECONDS EAST, 354.87 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT SOUTH 834.66 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF MCDOWELL ROAD;

THENCE SOUTH 88 DEGREES 52 MINUTES 30 SECONDS WEST ALONG SAID PARALLEL LINE, 1225.05 FEET TO THE EAST LINE OF SAID SCOTTSDALE ROAD;

THENCE SOUTH (SOUTH 00 DEGREES 00 MINUTES 16 SECONDS WEST, MEASURED) ALONG SAID EAST LINE 555.78 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 6:**

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A CHISELED "X" AT THE INTERSECTION OF A LINE WHICH IS PARALLEL WITH AND DISTANT EAST, 30.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2, BEING THE CENTERLINE OF 74TH STREET AND A LINE WHICH IS PARALLEL WITH AND DISTANT SOUTH, 925.92 FEET, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID SECTION 2 BEARS NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST AND IS THE SOUTH LINE OF A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RECORDED AS PARCEL NO. 1 IN DOCKET 4551, PAGE 138, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 88 DEGREES 53 MINUTES 51 SECONDS EAST ALONG SAID LINE, 182.39 FEET TO THE WEST LINE OF A PARCEL OF LAND CONVEYED IN DOCUMENT# 90397-0635, RECORDS OF SAID MARICOPA COUNTY;

THENCE SOUTH 00 DEGREES 13 MINUTES 27 SECONDS WEST ALONG SAID WEST LINE, 359.51 FEET TO A 1/2" REBAR FOUND IN THE NORTHERLY LINE OF AN ALLEY SHOWN ON A PLAT OF NEW PAPAGO PARKWAY UNIT 8, ACCORDING TO BOOK 85 OF MAPS, PAGE 21, RECORDS OF SAID MARICOPA COUNTY;

THENCE SOUTH 73 DEGREES 01 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY LINE, 168.64 FEET TO A POINT IN THE EAST LINE OF 74TH STREET, FROM WHICH A MAG NAIL FOUND W/TAG RLS# 71187, LIES 0.28 FEET EAST AND 0.20 FEET SOUTH, AND A 1/2" REBAR FOUND W/CAP RLS# 30343, LYING 1.59 FEET WEST AND 0.49 FEET SOUTH SAID POINT BEING ON A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 474.01 FEET, A RADIAL THROUGH SAID POINT BEARS NORTH 73 DEGREES 02 MINUTES 20 SECONDS EAST;

THENCE NORTHERLY ALONG SAID CURVE AND ALONG SAID EAST LINE OF 74TH STREET THROUGH A CENTRAL ANGLE OF 17 DEGREES 10 MINUTES 39 SECONDS AND AN ARC DISTANCE OF 142.07 FEET;

THENCE NORTH 00 DEGREES 12 MINUTES 41 SECONDS EAST, 265.14 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 7:**

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT SOUTH 00 DEGREES 12 MINUTES 40 SECONDS WEST, 65 FEET AND NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST, 30 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST ALONG A LINE PARALLEL WITH AND 65 FEET SOUTH OF THE NORTH LINE OF SECTION 2, AND BEING THE SOUTH LINE OF MCDOWELL ROAD, A DISTANCE OF 590.00 FEET TO THE INTERSECTION OF THE SOUTH LINE OF MCDOWELL ROAD AND THE WEST LINE OF AN ACCESS ROAD RUNNING NORTH AND SOUTH THROUGH THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE SOUTH 00 DEGREES 12 MINUTES 40 SECONDS WEST ALONG SAID WEST LINE, 545.00 FEET TO A POINT ON THE LINE WHICH IS PARALLEL WITH AND DISTANT SOUTHERLY, 544.85 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF MCDOWELL ROAD, FROM WHICH A 1/2" REBAR W/CAP RLS# 30343 LIES 0.27 FEET EAST.

THENCE SOUTH 88 DEGREES 52 MINUTES 30 SECONDS WEST ALONG SAID PARALLEL LINE, 222.39 FEET TO THE POINT OF INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT EAST, 367.55 FEET, MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF 74TH STREET AND THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 17 MINUTES 45 SECONDS WEST ALONG LAST MENTIONED PARALLEL LINE, 276.21 FEET TO A POINT ON THE NORTH LINE OF AN ACCESS ROAD RUNNING EAST AND WEST THROUGH THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE SOUTH 88 DEGREES 52 MINUTES 41 SECONDS WEST ALONG SAID NORTH LINE, 119.25 FEET TO A POINT OF INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT EAST, 247.96 FEET, MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID 74TH STREET;

THENCE NORTH 00 DEGREES 11 MINUTES 34 SECONDS EAST ALONG SAID PARALLEL LINE, 275.96 FEET TO THE LINE WHICH IS PARALLEL WITH AND DISTANT SOUTH, 544.85 FEET MEASURED AT RIGHT ANGLES FROM SOUTH LINE OF MCDOWELL ROAD;

THENCE NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST ALONG SAID PARALLEL LINE, 119.92 FEET TO THE POINT OF BEGINNING.

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SCALE (R)	N/A
SCALE (M)	N/A
DRAWN BY:	JMR
CHECKED BY:	DWL

ALTA / ACSM LAND TITLE SURVEY  
 SEC SCOTTSDALE RD. & MCDOWELL RD.  
 HIGGINS DEVELOPMENT  
 SURVEYOR'S LEGAL DESCRIPTION SHEET  
 CITY OF SCOTTSDALE  
 MARICOPA COUNTY  
 ARIZONA

HORIZON CONSULTANTS  
 OF ARIZONA  
 7878 NORTH 16TH STREET, SUITE 205  
 PHOENIX, ARIZONA 85020  
 PHONE (602) 870-1657  
 FAX (602) 870-1660  
 WWW.HORIZONSURVEYS.COM

DWG: A605044ALTA  
 DATE: 03/23/08

JOB NUMBER  
 A605.044

SHEET 3 OF 8

**TITLE REPORT LEGAL DESCRIPTION**

**PARCEL NO. 1:**

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2;

THENCE SOUTH, ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 290.00 FEET;

THENCE NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 65.00 FEET TO A POINT ON THE EAST LINE OF SCOTTSDALE ROAD;

THENCE SOUTH, ALONG THE EAST LINE OF SCOTTSDALE ROAD, 544.80 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND DISTANT SOUTH 834.66 FEET, RECORD, 834.81 FEET MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF SAID SECTION 2;

THENCE NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST, ALONG SAID PARALLEL LINE, 819.33 FEET RECORD, 819.61 FEET MEASURED;

THENCE NORTH 01 DEGREES 07 MINUTES 30 SECONDS WEST, 413.50 FEET;

THENCE SOUTH 88 DEGREES 52 MINUTES 30 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 212.68 FEET;

THENCE NORTH 01 DEGREES 07 MINUTES 30 SECONDS WEST, 45.70 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 30 SECONDS WEST, 55.25 FEET;

THENCE NORTH 01 DEGREES 07 MINUTES 30 SECONDS WEST, 310.46 FEET TO A POINT ON THE SOUTH LINE OF MCDOWELL ROAD;

THENCE SOUTH 88 DEGREES 52 MINUTES 30 SECONDS WEST, ALONG SAID SOUTH LINE, 311.28 FEET RECORD, 311.46 FEET MEASURED TO THE EAST LINE OF THE WEST 290 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE NORTH, ALONG SAID EAST LINE, A DISTANCE OF 65.00 FEET TO THE NORTH LINE OF SAID SECTION 2;

THENCE SOUTH 88 DEGREES 52 MINUTES 30 SECONDS WEST, ALONG SAID NORTH LINE, 290.00 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 2:**

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT SOUTH 00 DEGREES 12 MINUTES 40 SECONDS WEST 65 FEET AND NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST 30 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST ALONG A LINE PARALLEL WITH AND 65 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 2 (SAID LINE BEING ALONG THE SOUTH LINE OF MCDOWELL ROAD) A DISTANCE OF 590.00 FEET TO ITS INTERSECTION WITH THE WEST LINE OF AN ACCESS ROAD RUNNING NORTH AND SOUTH THROUGH THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE SOUTH 00 DEGREES 12 MINUTES 40 SECONDS WEST ALONG SAID WEST LINE, 545.00 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT SOUTHERLY 544.85 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF MCDOWELL ROAD;

THENCE SOUTH 88 DEGREES 52 MINUTES 30 SECONDS WEST ALONG SAID PARALLEL LINE, 222.35 FEET TO A POINT OF INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT EAST 367.55 FEET, MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF 74TH STREET AND THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 12 MINUTES 40 SECONDS WEST ALONG LAST MENTIONED PARALLEL LINE 276.14 FEET TO A POINT ON THE NORTH LINE OF AN ACCESS ROAD RUNNING EAST AND WEST THROUGH THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST ALONG SAID NORTH LINE, 222.35 FEET TO A POINT ON THE WEST LINE OF SAID ACCESS ROAD RUNNING NORTH AND SOUTH;

THENCE NORTH 00 DEGREES 12 MINUTES 40 SECONDS EAST ALONG SAID WEST LINE, 276.14 FEET TO THE LINE WHICH IS PARALLEL WITH AND DISTANT SOUTHERLY 544.85 FEET, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE OF MCDOWELL ROAD;

THENCE SOUTH 88 DEGREES 52 MINUTES 30 SECONDS WEST ALONG LAST MENTIONED PARALLEL LINE, 222.35 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 3:**

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST, (ASSUMED BEARING), A DISTANCE OF 65.00 FEET AND SOUTH 01 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 65.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 2, (SAID CORNER BEING THE INTERSECTION OF MCDOWELL ROAD AND SCOTTSDALE ROAD);

THENCE NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST ALONG A LINE PARALLEL WITH AND DISTANT SOUTHERLY 65.00 FEET FROM THE NORTH LINE OF SECTION 2, (SAID LINE BEING ALSO THE SOUTH LINE OF MCDOWELL ROAD), A DISTANCE OF 536.46 FEET TO THE POINT OF BEGINNING, BEING THE NORTHWEST CORNER OF PARCEL 1 CONVEYED BY INSTRUMENT RECORDED IN DOCKET 7340, PAGE 398, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE CONTINUING NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST, ALONG SAID PARALLEL LINE AND THE SOUTH LINE OF MCDOWELL ROAD, A DISTANCE OF 541.69 FEET, BEING THE NORTHWEST CORNER OF PARCEL CONVEYED BY INSTRUMENT RECORDED IN DOCKET 4277, PAGE 314, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 01 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 200.00 FEET;

THENCE NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST, A DISTANCE OF 145.34 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 30.00 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2 SAME BEING THE WEST LINE OF 74TH STREET;

THENCE SOUTH 00 DEGREES 12 MINUTES 40 SECONDS WEST, ALONG LAST SAID PARALLEL LINE AND WEST LINE OF 74TH STREET, A DISTANCE OF 569.81 FEET;

THENCE SOUTH 88 DEGREES 52 MINUTES 30 SECONDS WEST, A DISTANCE OF 405.81 FEET, TO THE SOUTHWEST CORNER OF PARCEL NO. 2 CONVEYED BY INSTRUMENT RECORDED IN DOCKET 7340, PAGE 398, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 01 DEGREES 07 MINUTES 30 SECONDS WEST, A DISTANCE OF 413.50 FEET;

THENCE SOUTH 88 DEGREES 52 MINUTES 30 SECONDS WEST, A DISTANCE OF 212.68 FEET;

THENCE NORTH 01 DEGREES 07 MINUTES 30 SECONDS WEST, A DISTANCE OF 45.70 FEET;

THENCE SOUTH 88 DEGREES 52 MINUTES 30 SECONDS WEST, A DISTANCE OF 55.25 FEET;

THENCE NORTH 01 DEGREES 07 MINUTES 30 SECONDS WEST, A DISTANCE OF 310.46 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 4:**

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT SOUTH 00 DEGREES 12 MINUTES 40 SECONDS WEST (ASSUMED BEARING), 65.00 FEET AND NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST, 30.00 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE SOUTH 00 DEGREES 12 MINUTES 40 SECONDS WEST ALONG A LINE PARALLEL WITH AND DISTANT EAST 30.00 FEET FROM THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2 SAME BEING ALSO THE EAST LINE OF 74TH STREET, A DISTANCE OF 545.00 FEET TO THE POINT OF BEGINNING, BEING THE NORTHWEST CORNER OF PARCEL CONVEYED BY INSTRUMENT RECORDED IN DOCKET 6310, PAGE 585, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST, A DISTANCE OF 247.73 FEET;

THENCE SOUTH 00 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 276.14 FEET;

THENCE SOUTH 88 DEGREES 52 MINUTES 30 SECONDS WEST, A DISTANCE OF 247.73 FEET, TO THE INTERSECTION OF LAST SAID PARALLEL LINE AND THE EAST LINE 74TH STREET;

THENCE NORTH 00 DEGREES 12 MINUTES 40 SECONDS EAST ALONG SAID PARALLEL LINE AND THE EAST LINE OF 74TH STREET, A DISTANCE OF 276.14 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 5:**

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES SOUTH (SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, MEASURED), 1390.55 FEET AND NORTH 88 DEGREES 59 MINUTES 20 SECONDS EAST, 65.01 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 2, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF AN ALLEY SHOWN ON A PLAT OF NEW PAPAGO PARKWAY UNIT 9, ACCORDING TO BOOK 85 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE EASTERLY LINE OF SCOTTSDALE ROAD;

THENCE NORTH 88 DEGREES 59 MINUTES 20 SECONDS EAST ALONG SAID NORTH LINE, 1089.41 FEET (1089.95 FEET, MEASURED);

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 73 DEGREES 02 MINUTES 20 SECONDS EAST, 164.55 FEET TO A POINT IN THE WEST LINE OF 74TH STREET, SAID POINT LYING IN A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 534.01 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 73 DEGREES 02 MINUTES 20 SECONDS EAST;

THENCE NORTHERLY ALONG SAID CURVE AND ALONG SAID WEST LINE OF 74TH STREET THROUGH A CENTRAL ANGLE OF 17 DEGREES 10 MINUTES 20 SECONDS AND AN ARC DISTANCE OF 160.05 FEET;

THENCE CONTINUING ALONG SAID WEST LINE NORTH 00 DEGREES 12 MINUTES 40 SECONDS EAST, 354.94 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT SOUTH 834.66 FEET, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF MCDOWELL ROAD;

THENCE SOUTH 88 DEGREES 52 MINUTES 30 SECONDS WEST ALONG SAID PARALLEL LINE, 1224.95 FEET (1225.42 FEET, MEASURED) TO THE EAST LINE OF SAID SCOTTSDALE ROAD;

THENCE SOUTH (SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, MEASURED) ALONG SAID EAST LINE 555.87 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 6:**

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE WHICH IS PARALLEL WITH AND DISTANT EAST, 30.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2, BEING THE CENTERLINE OF 74TH STREET AND A LINE WHICH IS PARALLEL WITH AND DISTANT SOUTH, 925.92 FEET, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID SECTION 2 BEARS NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST AND IS THE SOUTH LINE OF A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RECORDED AS PARCEL NO. 1 IN DOCKET 4551, PAGE 138, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST ALONG SAID LINE, 182.49 FEET TO THE WEST LINE OF A PARCEL OF LAND CONVEYED IN DOCKET 4551 PAGE 142, RECORDS OF SAID MARICOPA COUNTY;

THENCE SOUTH 00 DEGREES 12 MINUTES 40 SECONDS WEST ALONG SAID WEST LINE, 359.43 FEET TO THE NORTHERLY LINE OF AN ALLEY SHOWN ON A PLAT OF NEW PAPAGO PARKWAY UNIT 8, ACCORDING TO BOOK 85 OF MAPS, PAGE 21, RECORDS OF SAID MARICOPA COUNTY;

THENCE SOUTH 73 DEGREES 02 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY LINE, 168.83 FEET TO A POINT IN THE EAST LINE OF 74TH STREET, SAID POINT BEING ON A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 474.01 FEET, A RADIAL THROUGH SAID POINT BEARS NORTH 73 DEGREES 02 MINUTES 20 SECONDS EAST;

THENCE NORTHERLY ALONG SAID CURVE AND ALONG SAID EAST LINE OF 74TH STREET THROUGH A CENTRAL ANGLE OF 17 DEGREES 10 MINUTES 20 SECONDS AND AN ARC DISTANCE OF 142.07 FEET;

THENCE NORTH 00 DEGREES 12 MINUTES 40 SECONDS EAST, 265.06 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 7:**

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT SOUTH 00 DEGREES 12 MINUTES 40 SECONDS WEST, 65 FEET AND NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST, 30 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST ALONG A LINE PARALLEL WITH AND 65 FEET SOUTH OF THE NORTH LINE OF SECTION 2, AND BEING THE SOUTH LINE OF MCDOWELL ROAD, A DISTANCE OF 590.00 FEET TO THE INTERSECTION OF THE SOUTH LINE OF MCDOWELL ROAD AND THE WEST LINE OF AN ACCESS ROAD RUNNING NORTH AND SOUTH THROUGH THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE SOUTH 00 DEGREES 12 MINUTES 40 SECONDS WEST ALONG SAID WEST LINE, 545.00 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT SOUTHERLY, 544.85 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF MCDOWELL ROAD;

THENCE SOUTH 88 DEGREES 52 MINUTES 30 SECONDS WEST ALONG SAID PARALLEL LINE, 222.35 FEET TO A POINT OF INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT EAST, 367.55 FEET, MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF 74TH STREET AND THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 12 MINUTES 40 SECONDS WEST ALONG LAST MENTIONED PARALLEL LINE, 276.14 FEET TO A POINT ON THE NORTH LINE OF AN ACCESS ROAD RUNNING EAST AND WEST THROUGH THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE SOUTH 88 DEGREES 52 MINUTES 30 SECONDS WEST ALONG SAID NORTH LINE, 119.92 FEET TO A POINT OF INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT EAST, 247.66 FEET, MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID 74TH STREET;

THENCE NORTH 00 DEGREES 12 MINUTES 40 SECONDS EAST ALONG SAID PARALLEL LINE, 276.14 FEET TO THE LINE WHICH IS PARALLEL WITH AND DISTANT SOUTH, 544.85 FEET MEASURED AT RIGHT ANGLES FROM SOUTH LINE OF MCDOWELL ROAD;

THENCE NORTH 88 DEGREES 52 MINUTES 30 SECONDS EAST ALONG SAID PARALLEL LINE, 119.92 FEET TO THE POINT OF BEGINNING.

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SCALE	
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CHECKED BY	

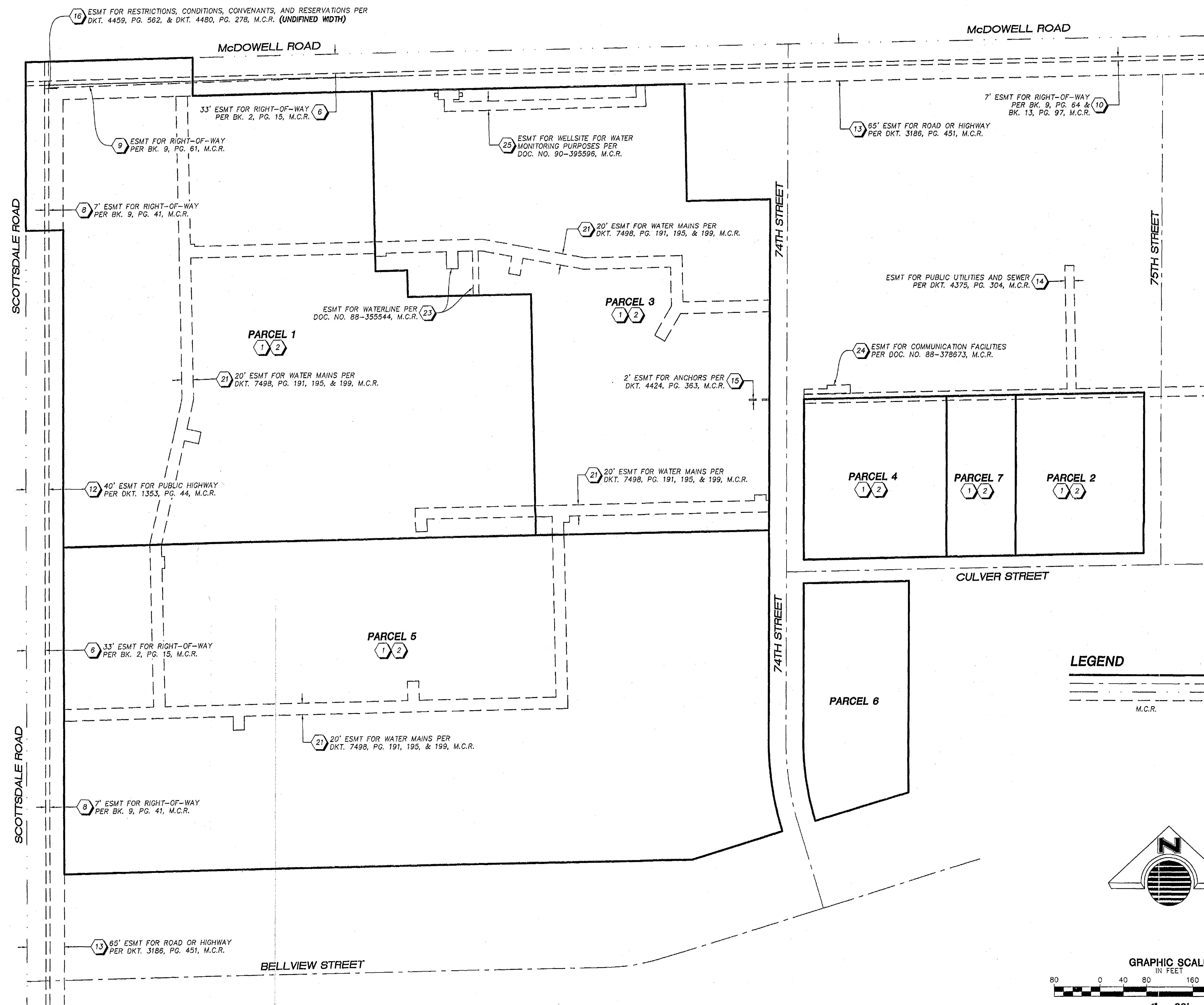
SCALE	N/A
SCALE	N/A
DRAWN BY	JMR
CHECKED BY	DWL

ALTA / ACSM LAND TITLE SURVEY  
 SEC SCOTTSDALE RD. & MCDOWELL RD.  
 HIGGINS DEVELOPMENT  
 LEGAL DESCRIPTION SHEET  
 CITY OF SCOTTSDALE  
 MARICOPA COUNTY  
 ARIZONA

HORIZON CONSULTANTS  
 OF ARIZONA  
 7878 NORTH 16TH STREET, SUITE 235  
 PHOENIX, ARIZONA 85020  
 PHONE (602) 870-1657  
 FAX (602) 870-1660  
 WWW.HORIZONSURVEYS.COM

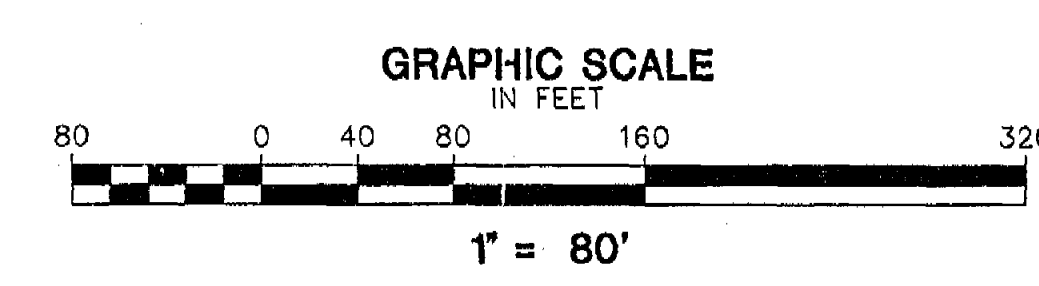
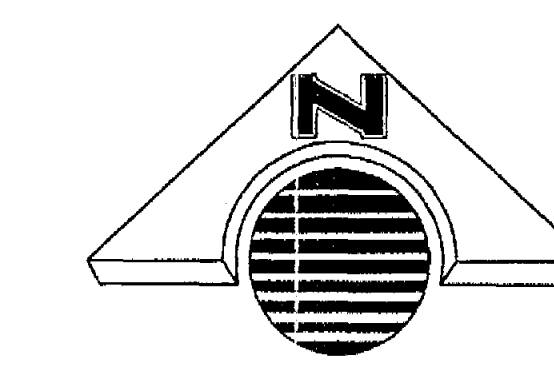
DWG: A605044ALTA  
 DATE: 03/23/08  
 JOB NUMBER  
 A605.044  
 SHEET 2 OF 8





**LEGEND**

————— PROPERTY LINE  
 - - - - - CENTERLINE  
 - - - - - SECTION LINE  
 - - - - - EASEMENT LINE  
 M.C.R. MARICOPA COUNTY RECORDS



DATE	
APPROVAL	
NO.	
DESCRIPTION	

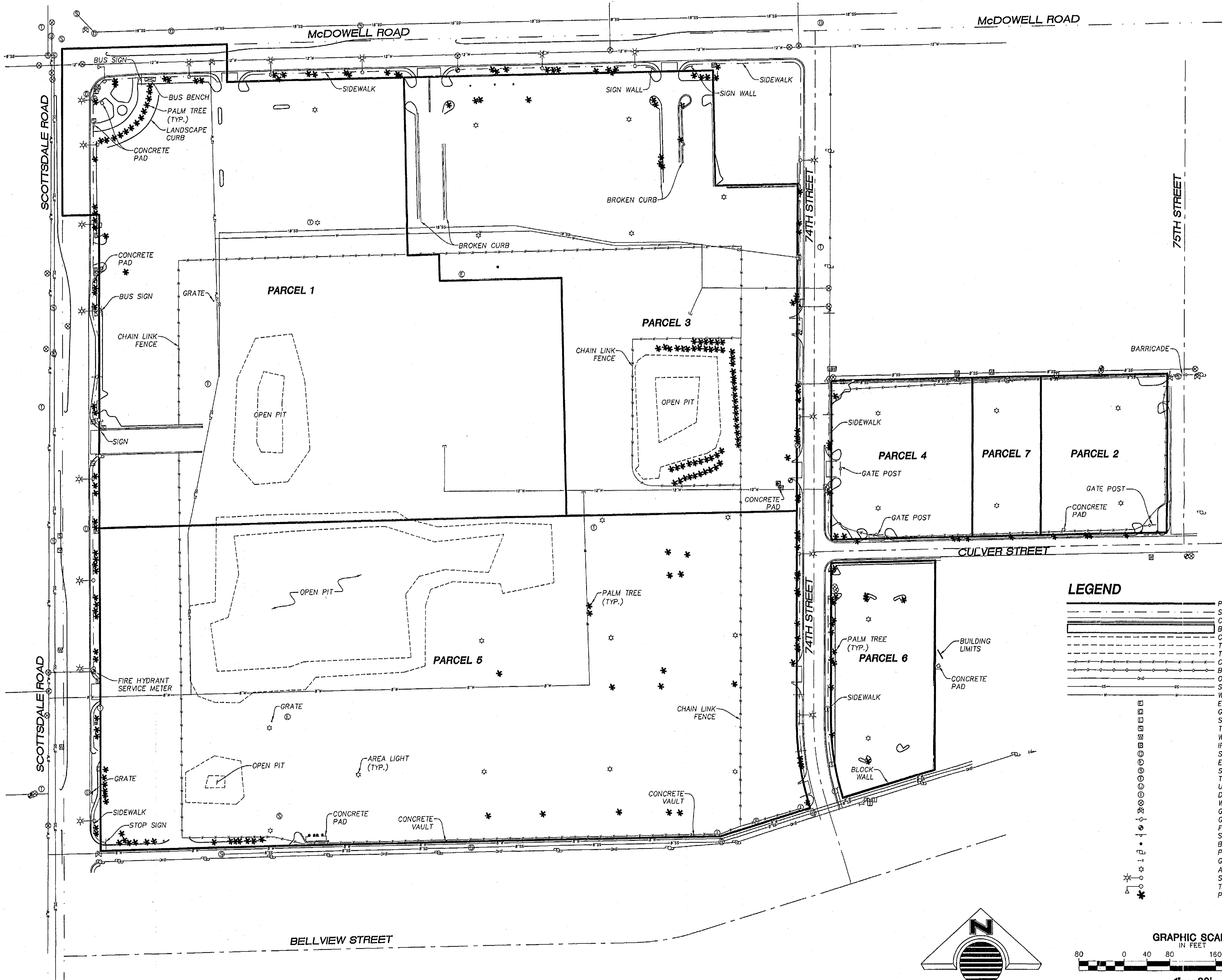
SCALE (SHEET)	T-80
SCALE (PROJECT)	N/A
DRAWN BY:	JMR
CHECKED BY:	DWL

ALTA / ACSM LAND TITLE SURVEY  
 SEC SCOTTSDALE RD. & McDOWELL RD.  
 HIGGINS DEVELOPMENT  
 EASEMENT SHEET

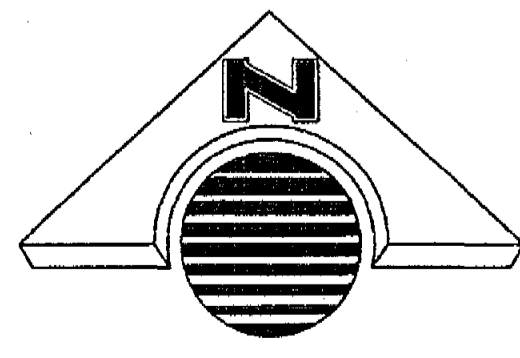
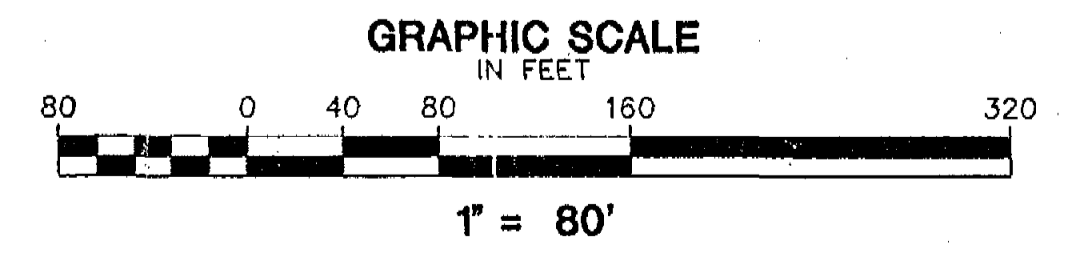
CITY OF SCOTTSDALE MARICOPA COUNTY ARIZONA

**HORIZON CONSULTANTS OF ARIZONA**  
 7878 NORTH 18TH STREET, SUITE 285  
 PHOENIX, ARIZONA 85020  
 PHONE (602) 870-1857  
 FAX (602) 870-1860  
 WWW.HORIZONSURVEYS.COM

DWG: A605044ALTA  
 DATE: 09/23/08  
 JOB NUMBER  
 A605.044  
 SHEET 6 OF 8



- LEGEND**
- PROPERTY LINE
  - - - SIDEWALK
  - CURB & GUTTER
  - BUILDING
  - CONCRETE
  - - - TOP OF SLOPE
  - - - TOE OF SLOPE
  - - - CHAIN LINK FENCE
  - - - BARRICADE (GATE)
  - - - OVERHEAD ELECTRIC
  - - - SEWER LINE (SIZE AS NOTED)
  - - - WATER LINE (SIZE AS NOTED)
  - ELECTRIC BOX
  - GAS METER
  - STREET LIGHT BOX
  - TRAFFIC SIGNAL BOX
  - WATER METER
  - IRRIGATION BOX
  - STORM DRAIN MANHOLE
  - ELECTRIC MANHOLE
  - SANITARY SEWER MANHOLE
  - TELEPHONE MANHOLE
  - UTILITY MANHOLE
  - DROP INLET MANHOLE
  - WATER VALVE
  - GAS TEST VALVE
  - GAS LINE MARKER
  - FIRE HYDRANT
  - SIGN
  - BOLLARD
  - POWER POLE
  - GUY
  - AREA LIGHT
  - STREET LIGHT
  - TRAFFIC LIGHT
  - PALM TREE



DATE	
APPROVAL	
NO.	
DESCRIPTION	

SCALE OR:	1"=80'
SCALE (V):	N/A
DRAWN BY:	JMR
CHECKED BY:	DWL

**ALTA / ACSM LAND TITLE SURVEY**  
**SEC SCOTTSDALE RD. & McDOWELL RD.**  
**HIGGINS DEVELOPMENT**  
**TOPOGRAPHY SHEET**  
 CITY OF SCOTTSDALE MARICOPA COUNTY ARIZONA

**HORIZON CONSULTANTS OF ARIZONA**  
 7878 NORTH 49TH STREET, SUITE 236  
 PHOENIX, ARIZONA 85020  
 PHONE (602) 870-1657  
 FAX (602) 870-1660  
 WWW.HORIZONSURVEYS.COM

DWG: A505044ALTA  
 DATE: 03/23/08  
 JOB NUMBER  
 A505.044  
 SHEET 8 OF 8