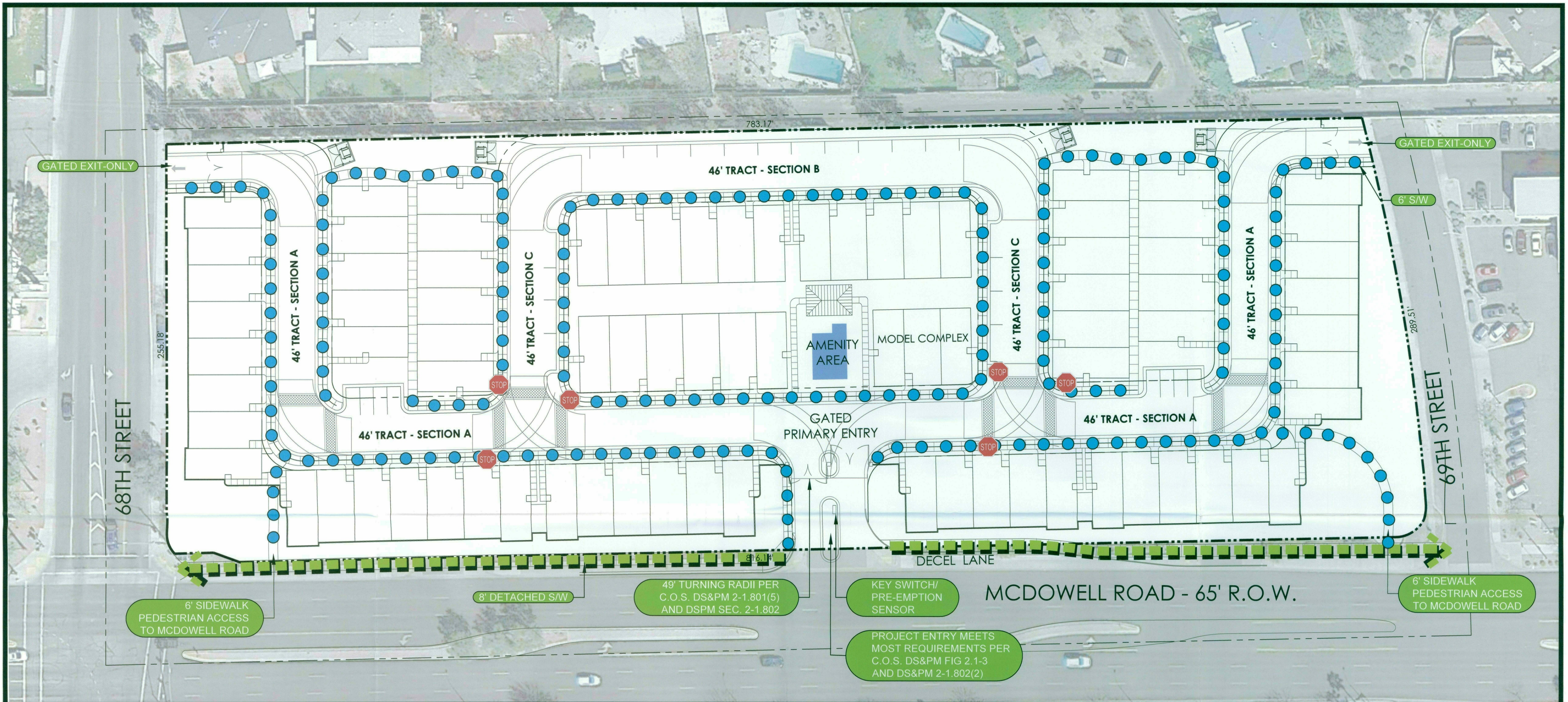


Full Size

8.5 x 11

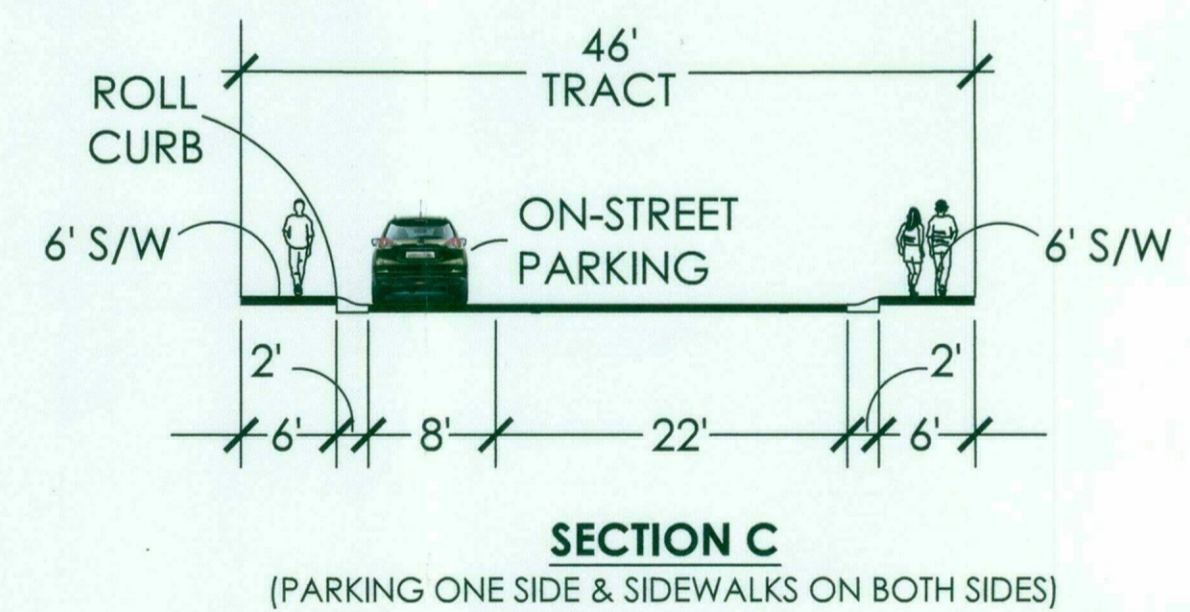
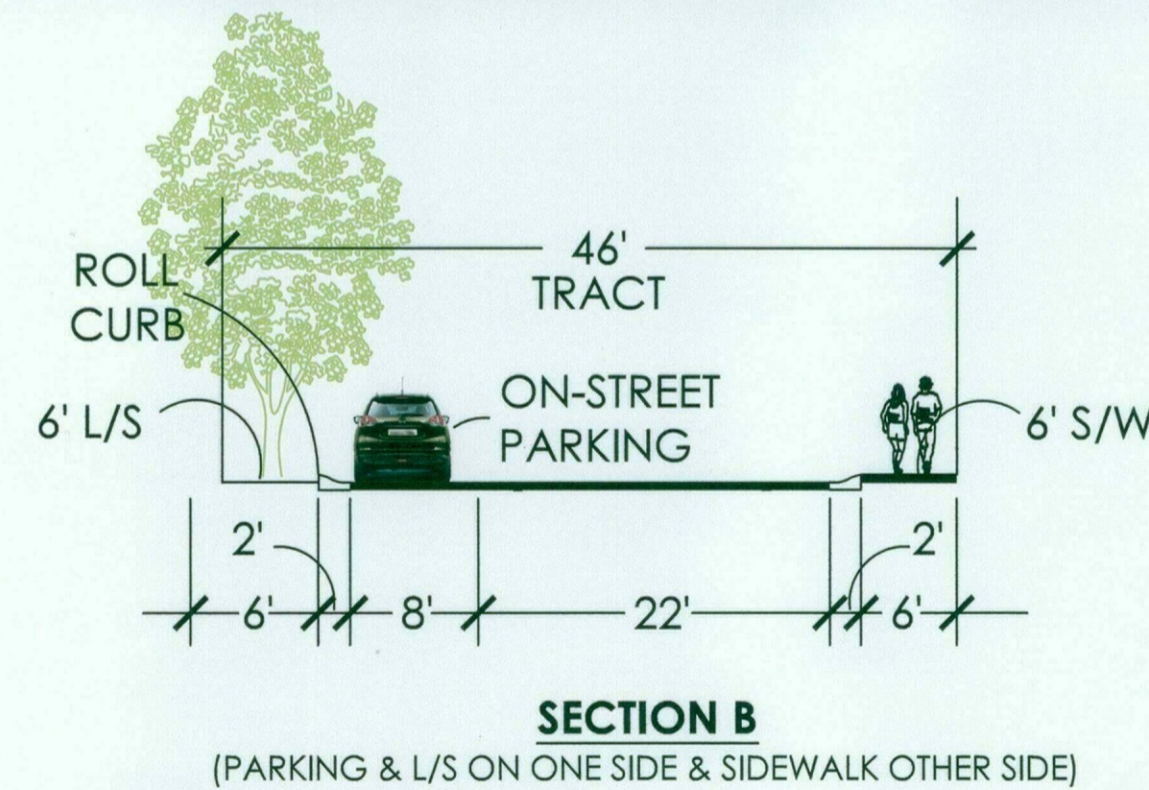
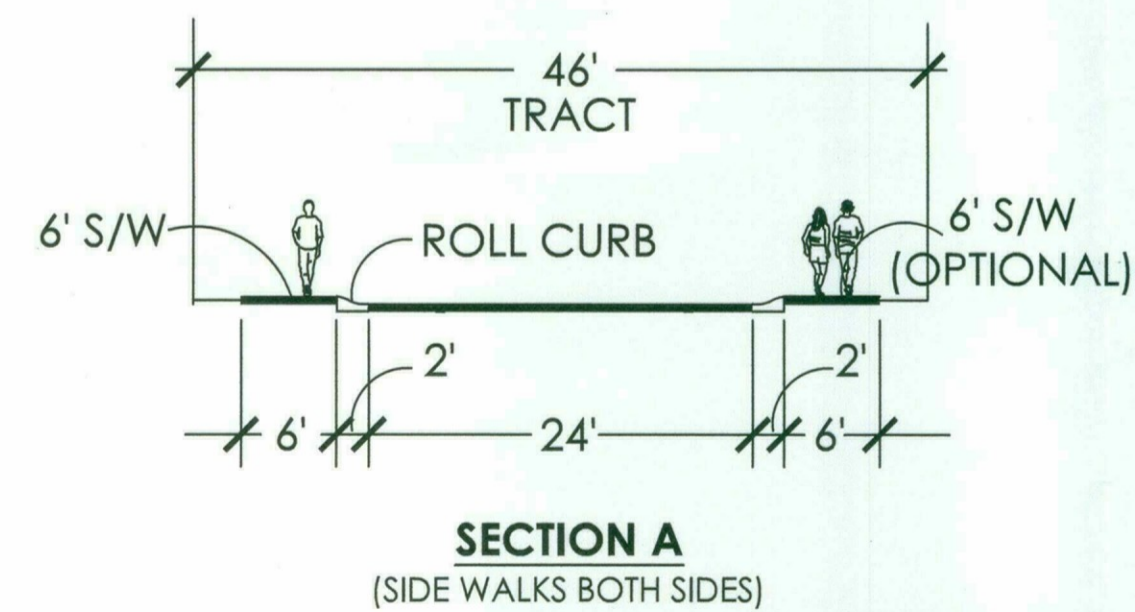
11 x 17

(site plan, landscape, elevations)



LEGEND

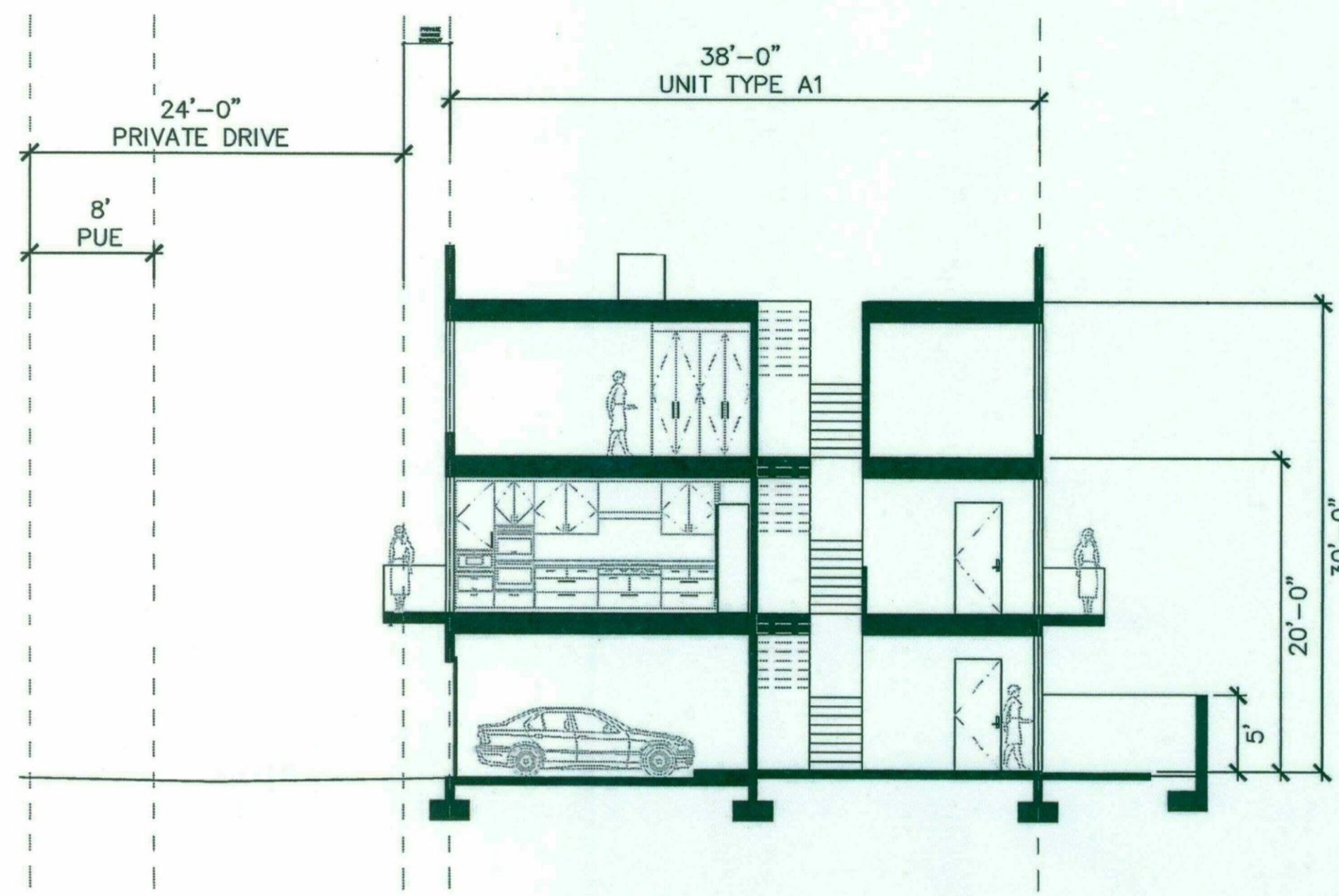
- PROPERTY BOUNDARY
- ● ● 6' SIDEWALK
- ■ ■ 8' DETACHED SIDEWALK
- STOP STOP SIGN (THREE-WAY STOP)



PRECEDENT IMAGERY



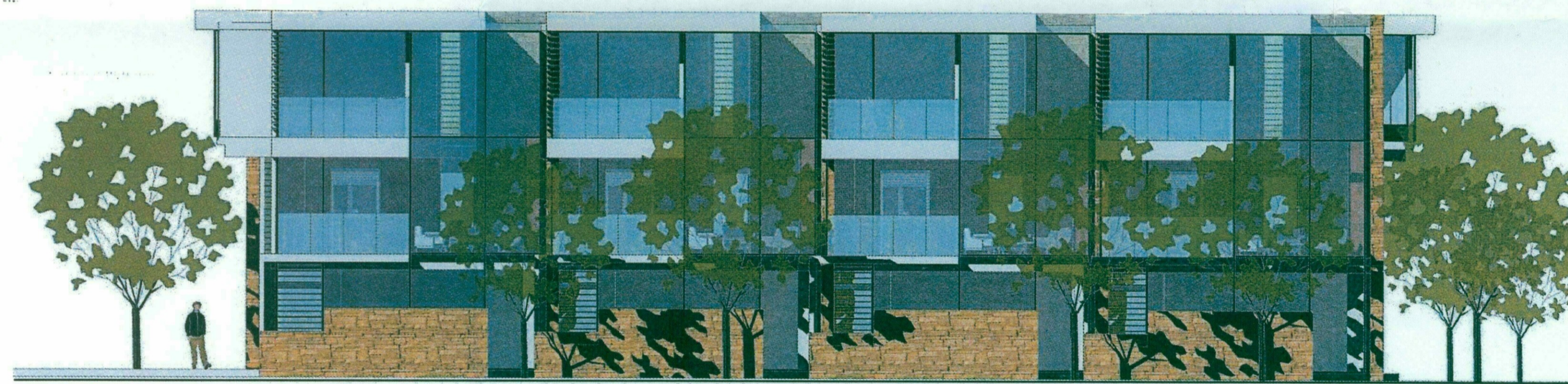
RESERVED FOR CITY APPROVAL BLOCK



1 BUILDING SECTION - TYPICAL

DETAIL

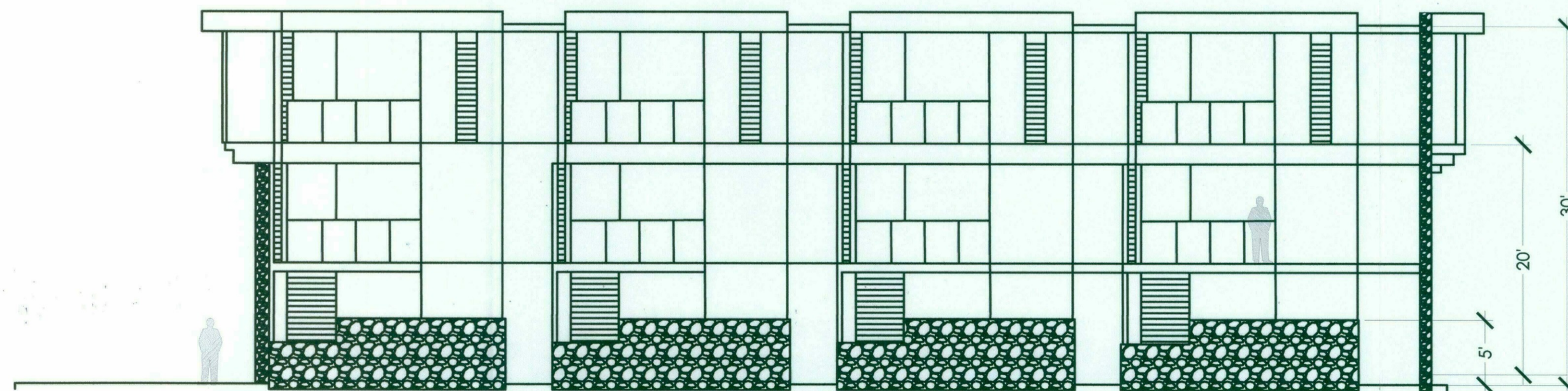
SCALE: 1/8"=1'-0"



2 BUILDING ELEVATION - TYPICAL

DETAIL

SCALE: NTS



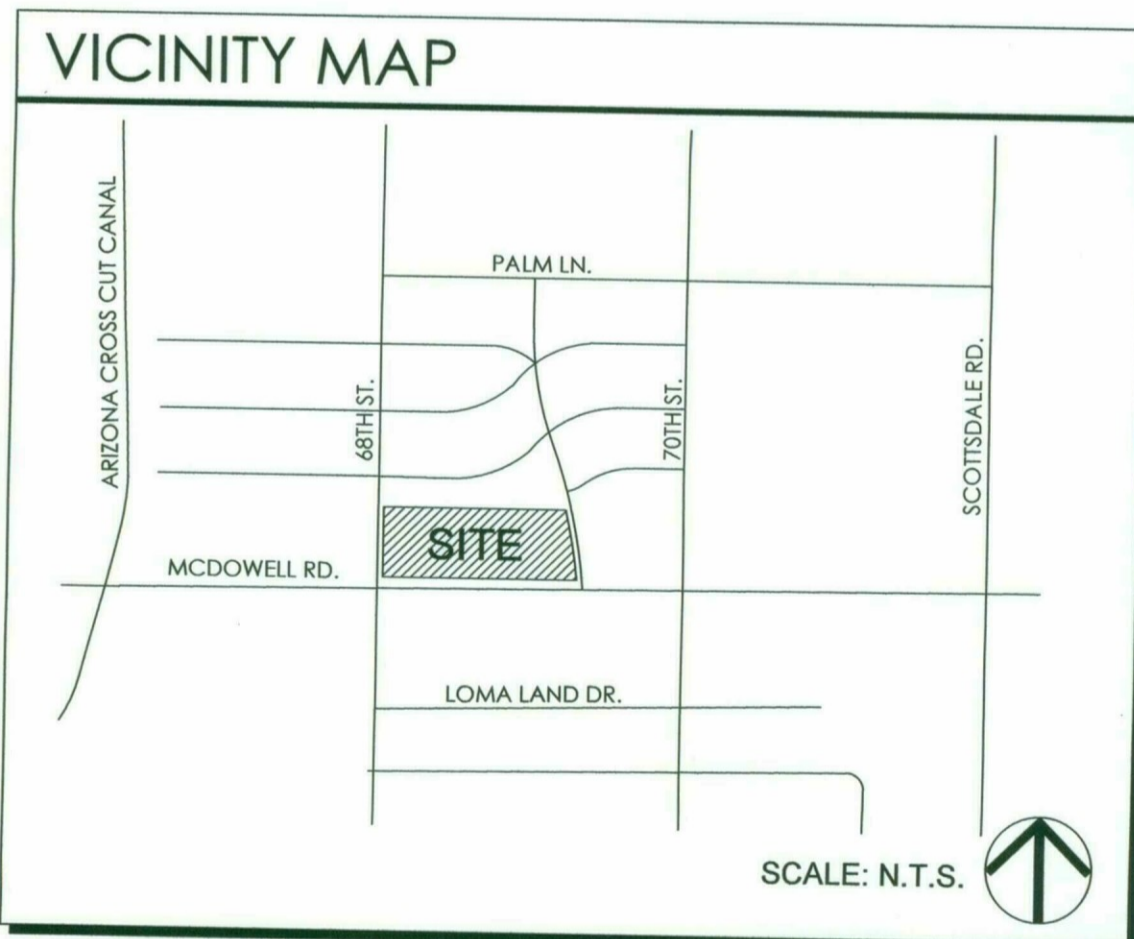
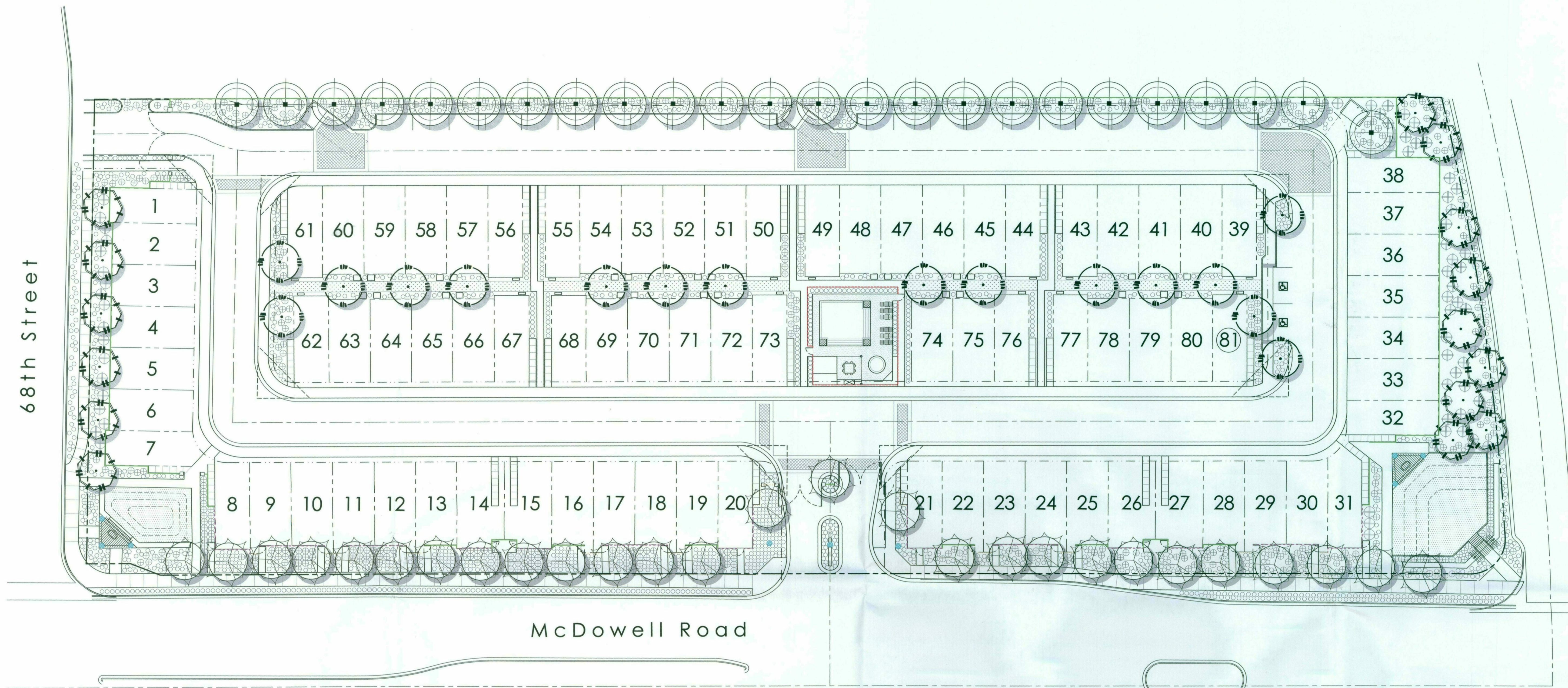
otak
 Architecture
 Engineering
 Landscape Planning
 Surveying
 Urban Design
 Planning
 Resources



REVISIONS	NO.	DATE	DESCRIPTION
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

06.03.2015

PRELIMINARY SITE SECTION



PROJECT TEAM	
Discipline	Company Contact Info.
Client	K. Hovnanian Homes Chuck Chisholm 480.824.4175 cchisholm@khov.com
Planner / Landscape Architect	LVA Urban Design Studio Alex Stedman Laura Thelen, RLA, LEED-AP 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 astedman@lvadesign.com lthelen@lvadesign.com

PROJECT DATA	
ON-SITE LANDSCAPE AREA:	
RIGHT-OF-WAY LANDSCAPE AREA:	
TOTAL TREES PROVIDED:	98
MATURE TREES REQUIRED:	49
MATURE TREES PROVIDED:	82
Pursuant to Section 10.501.B, all trees shall have a 15 gallon minimum container size and at least 50% must be mature. For developments where buildings have more than one story, 50% of the trees shall meet the following standards:	
Palm Trees:	12 feet tall
Single-Trunk Trees:	3 inch caliper
Multiple-Trunk Trees:	1-1/2" caliper average trunk

CONCEPTUAL PLANT LEGEND

TREES	SIZE	QTY
ULMUS PARVIFLORA	36" BOX (2" CAL.)	30
CERCIDIUM HYBRID	24" BOX (1.5" CAL.)	16
EUCALYPTUS PAPAUNA	24" BOX (2" CAL.)	24
JACARANDA MIMOSIFOLIA	48" BOX (3" CAL.)	12
SMALL PATIO TREES		
CHITALPA TASHKENTENSIS	24" BOX	16
THEVETIA PERUVIANA	24" BOX (1.5" CAL.)	
BAUHINIA CONGESTA	24" BOX (1" CAL.)	
CAESALPINIA MEXICANA	15 GAL	
EVERGREEN ELM	36" BOX (2" CAL.)	30
DESERT MUSEUM PALO VERDE	24" BOX (1.5" CAL.)	16
GHOST GUM EUCALYPTUS	24" BOX (2" CAL.)	24
JACARANDA	48" BOX (3" CAL.)	12
CHITALPA	24" BOX	16
YELLOW OLEANDER	24" BOX (1.5" CAL.)	
ANACACHO ORCHID	24" BOX (1" CAL.)	
YELLOW BIRD OF PARADISE	15 GAL	

—	THEME WALL
- - -	ART WALL
- · - · -	VIEW / POOL FENCE
· · · · ·	GREENSCREEN WALL

SHRUBS / VINES / ACCENTS		
TECOMARIA CAPENSIS	CAPE HONEYSUCKLE (ON TRELLIS)	5 GAL
EQUISETUM HYMENALE	HORSETAIL REED	1 GAL
HESPERALOE PARVIFLORA "PERPA"	BRAKELIGHTS YUCCA	1 GAL
*HIBISCUS ROSA-SINENSIS	CHINESE HIBISCUS	5 GAL
MUHLENBERGIA CAPILLARIS	REGAL MIST	1 GAL
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL
PEDILANTHUS MACROCARPUS	SLIPPER PLANT	5 GAL
*SANSEVIERIA TRIFASCIATA	SNAKE PLANT	5 GAL

GROUNDCOVERS		
LANTANA "NEW GOLD"	GOLD LANTANA	1 GAL
LANTANA MONTEVIDENSIS	TRAILING PURPLE LANTANA	1 GAL
RUELLIA BRITTONIANA "KATIE"	KATIE RUELLIA	1 GAL
*TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL
WEDELIA TRILOBATA	YELLOW DOT	1 GAL

■	INERT GROUNDCOVERS
■	MID-IRON SOD / TURF
■	SYNTHETIC TURF
■	SEASONAL ANNUALS

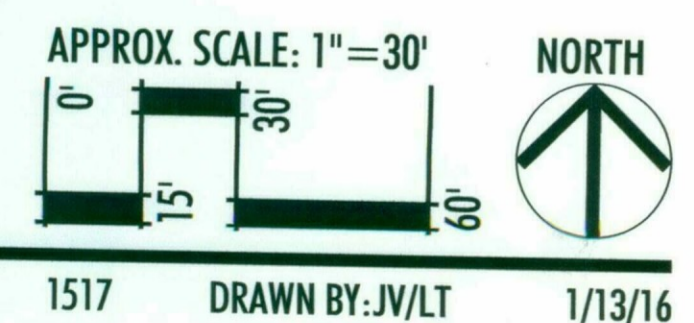
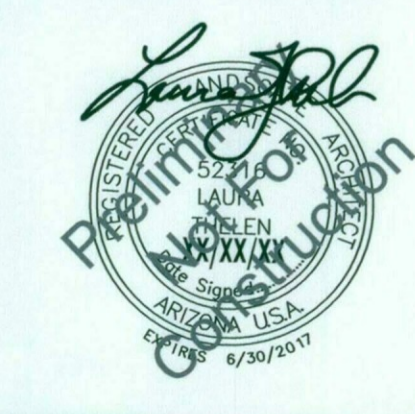
DECOMPOSED GRANITE IN ALL PLANTER BEDS

* NOT ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST (APPROX. 3,570 S.F. OF PLANT MATERIAL SHOWN ON PLAN IS NOT ON LOW WATER USE LIST)

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AIRE ON MCDOWELL

PRELIMINARY LANDSCAPE PLAN
SHEET L-1



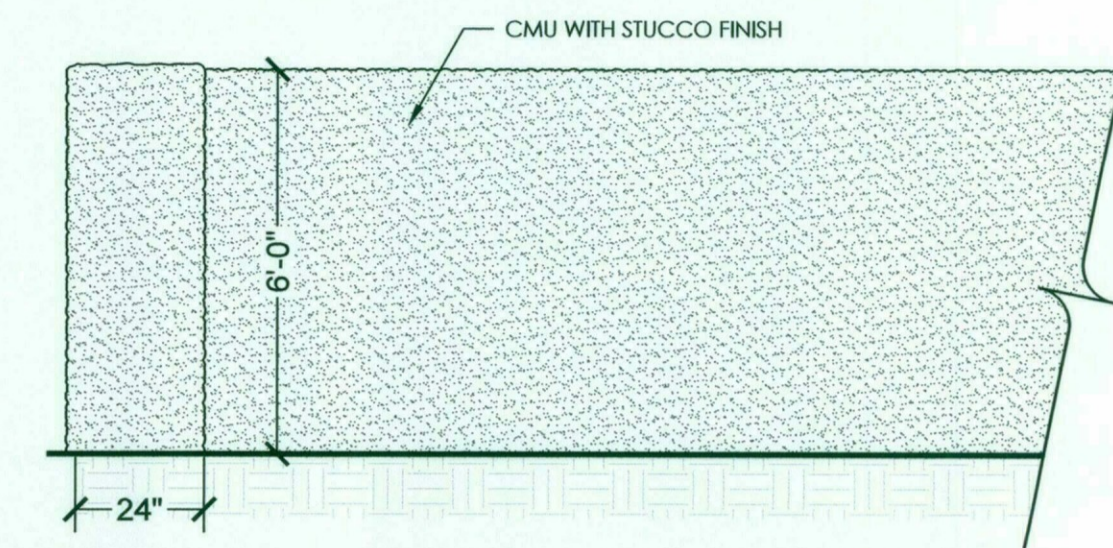
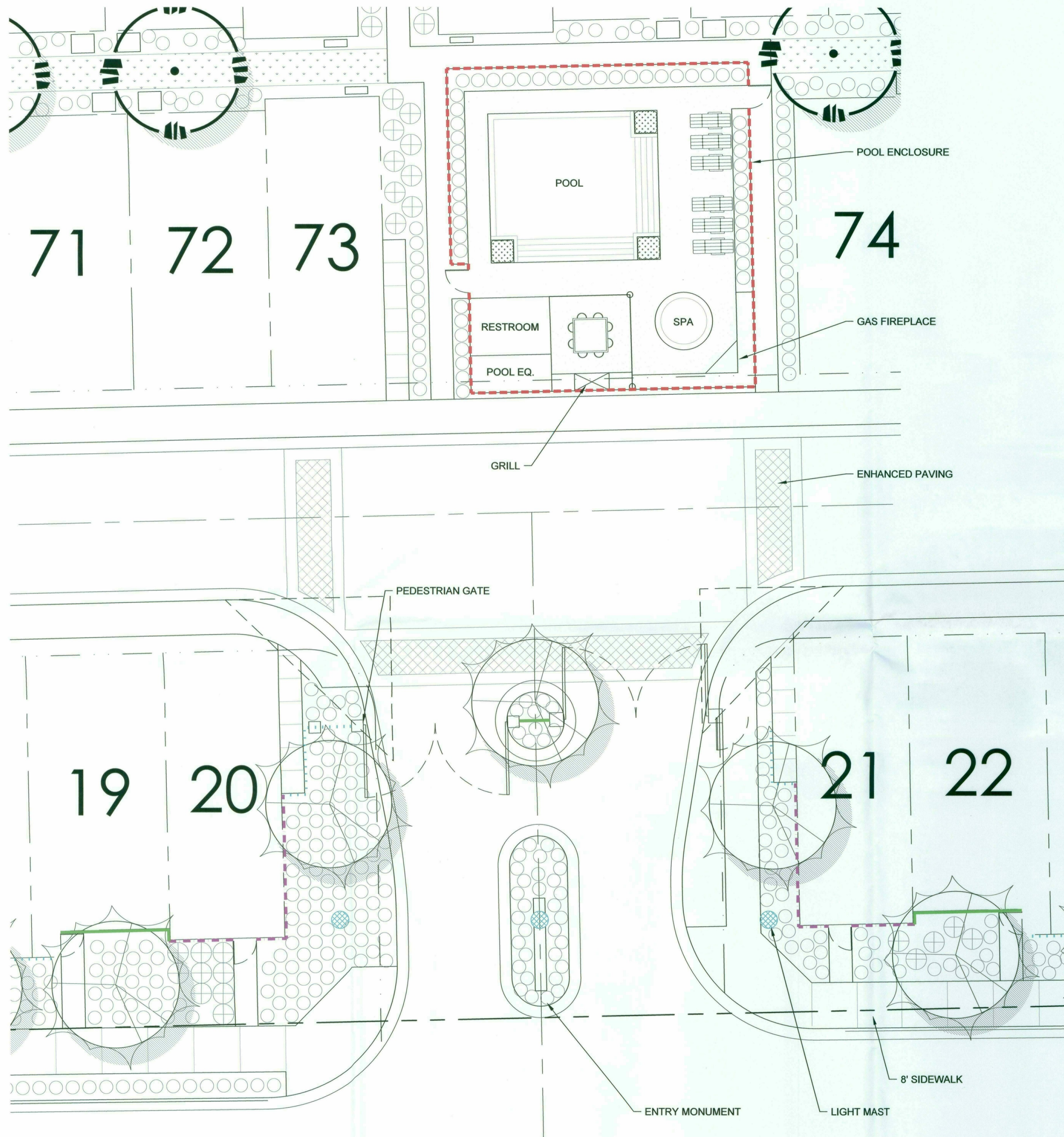
4-GP-15/15-ZN-15
01/13/16

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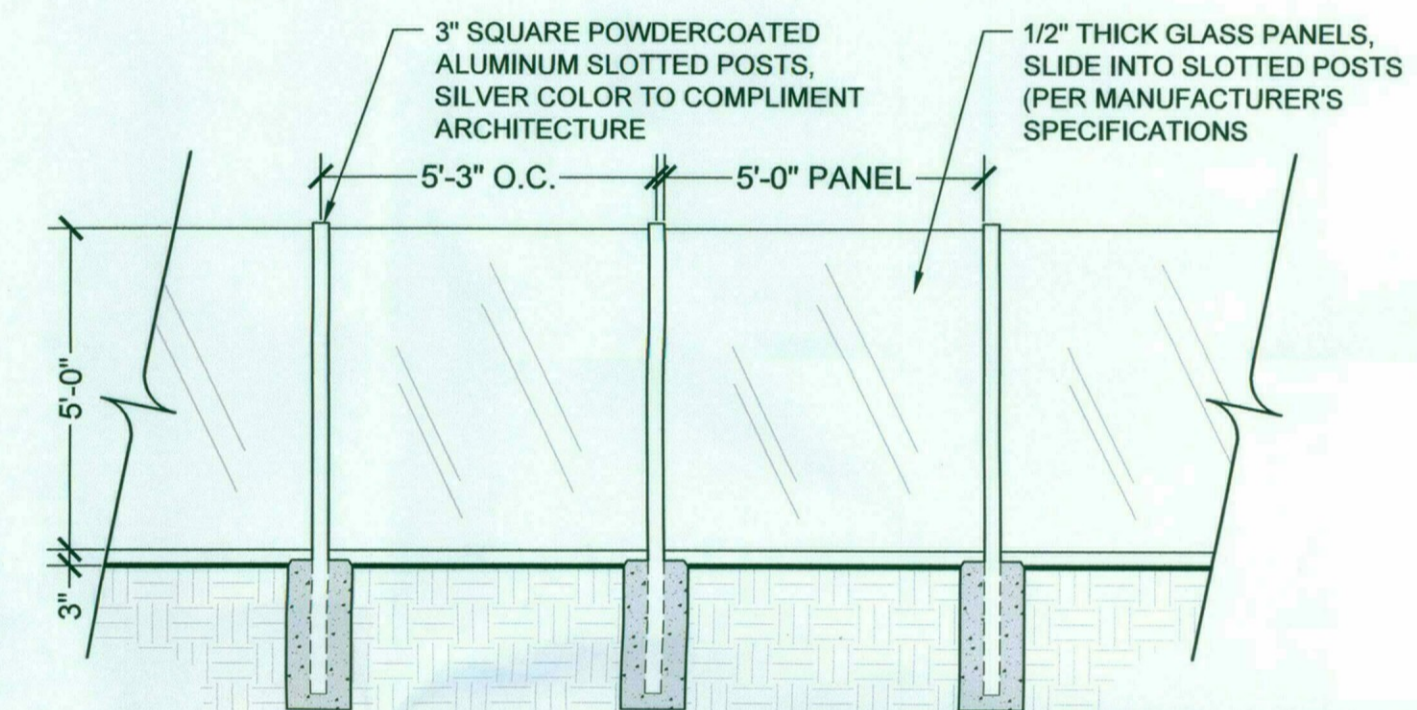
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S:\1517-68th & McDowell\CAD\LVALLS\EXHIBITS\Conceptual Landscape Plan - Aire.dwg Jan 13, 2016

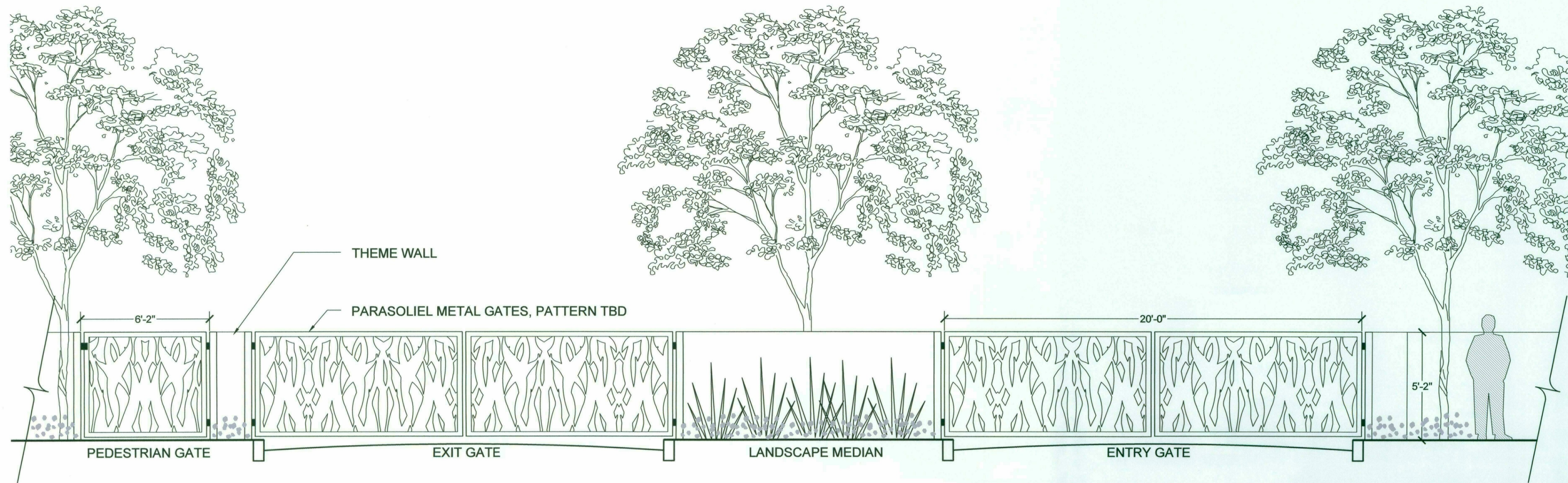
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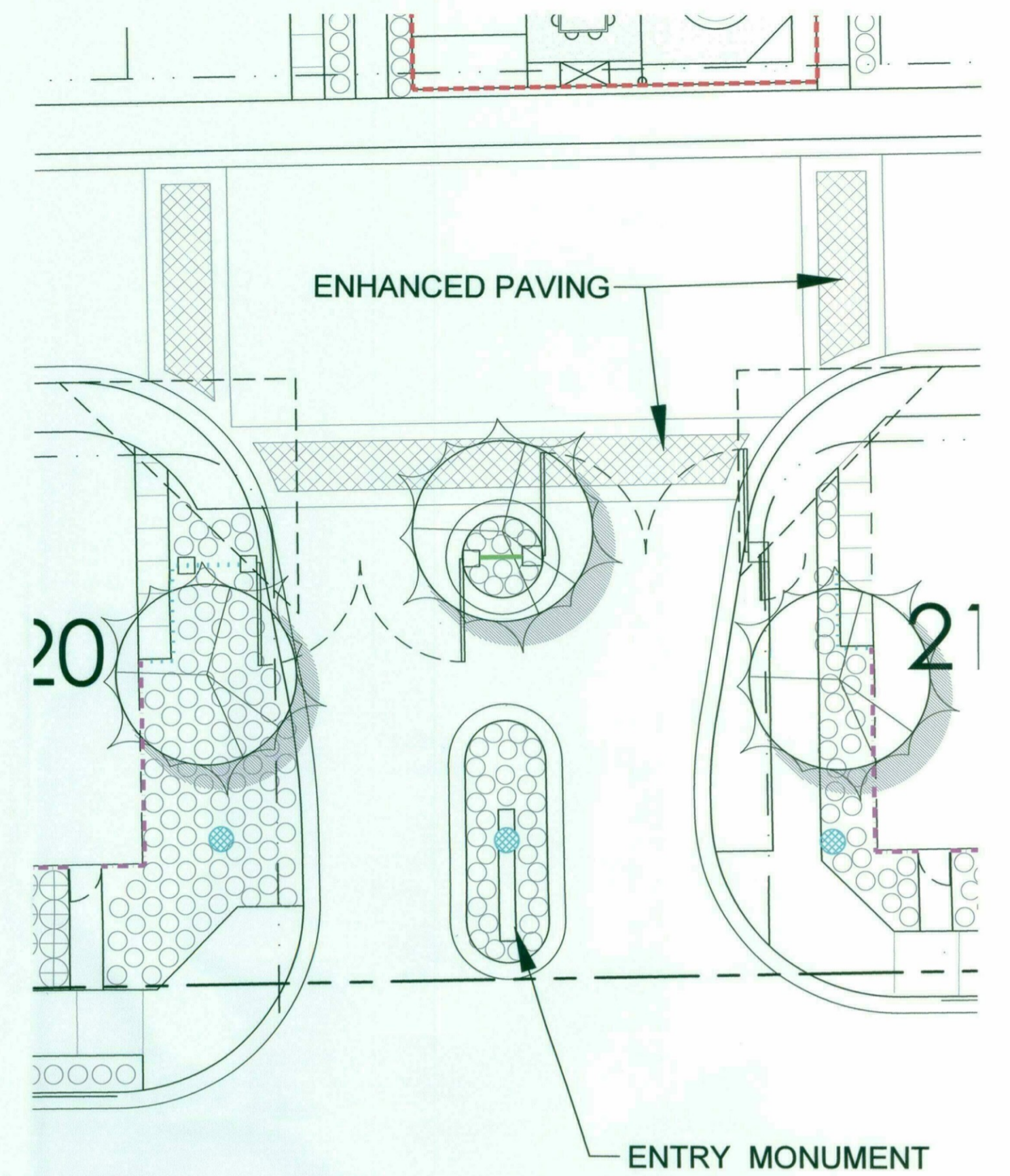
1 THEME WALL
SCALE: N.T.S.



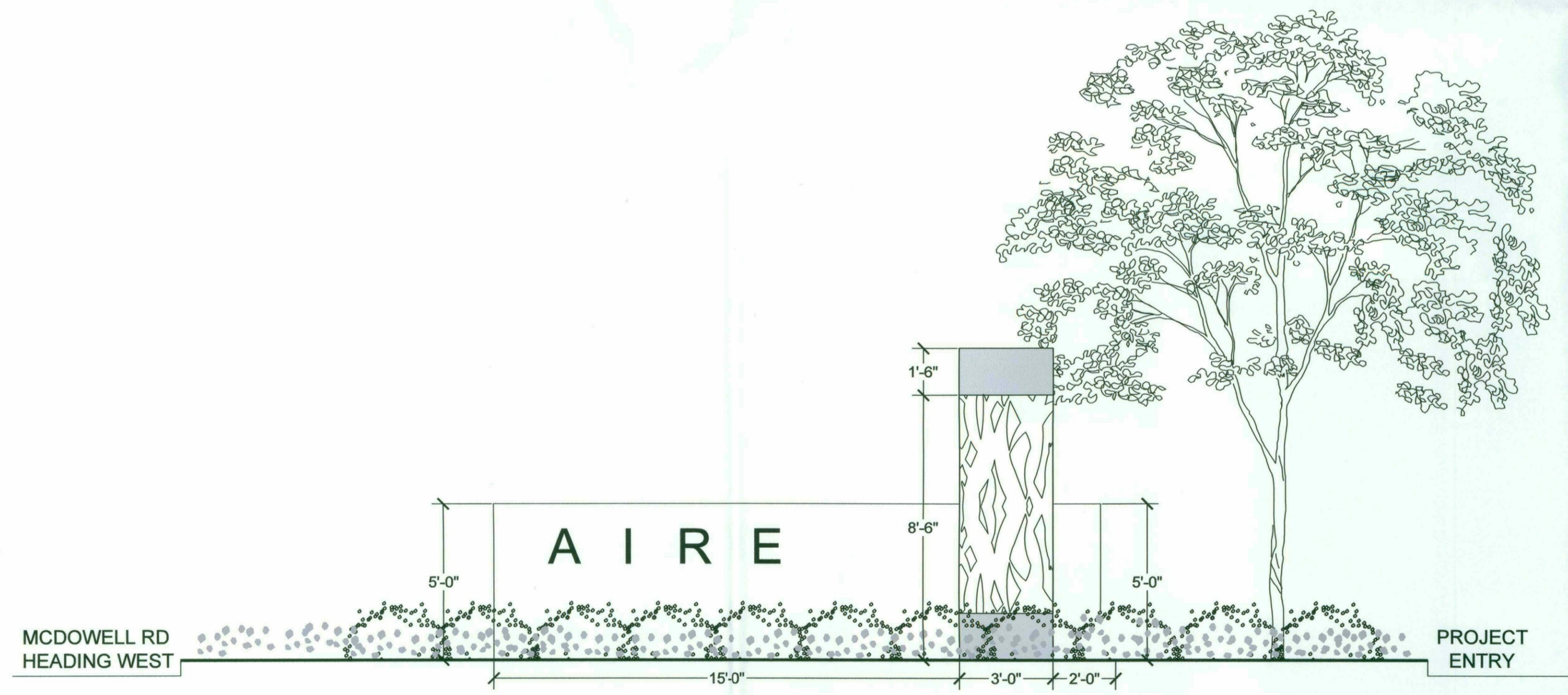
2 POOL FENCE
SCALE: N.T.S.



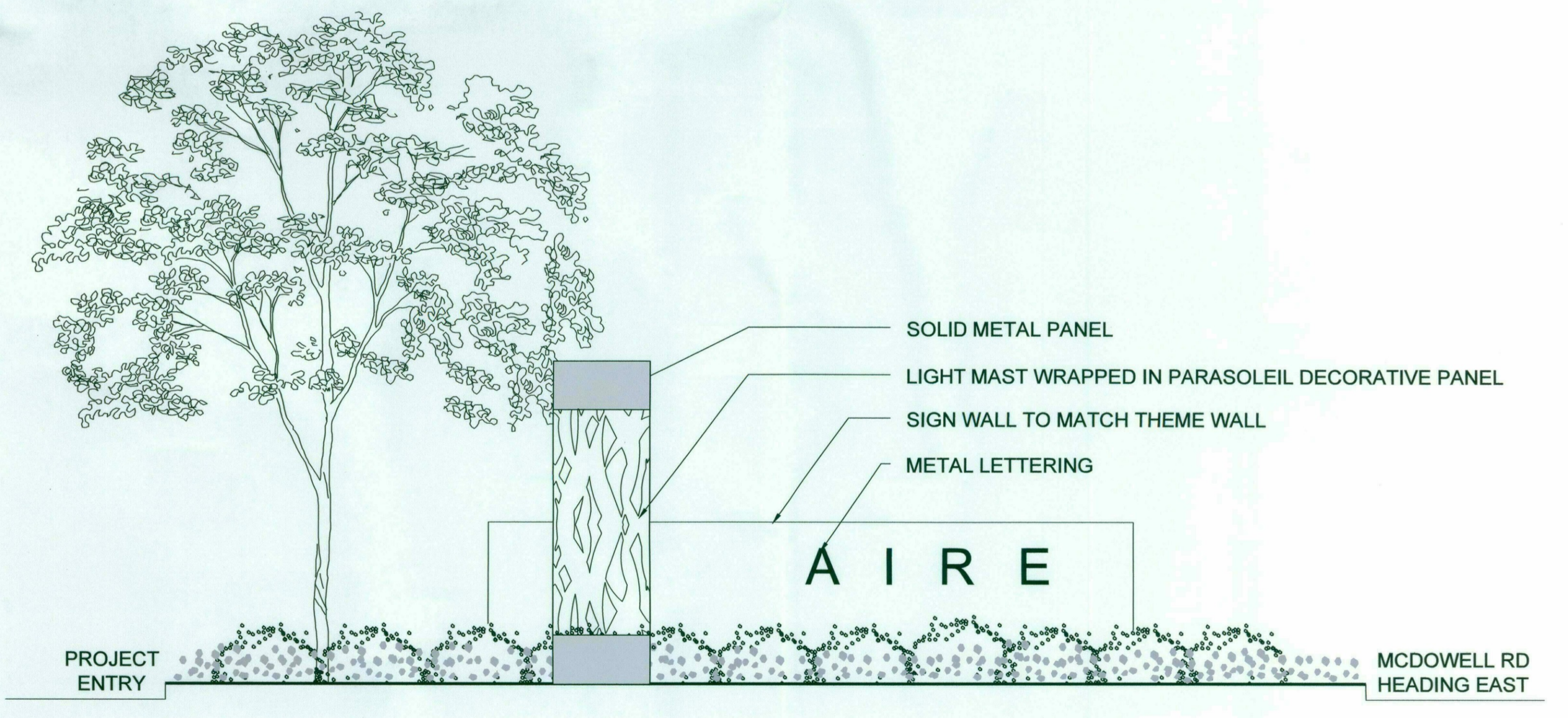
1 ENTRY GATES
SCALE: N.T.S.

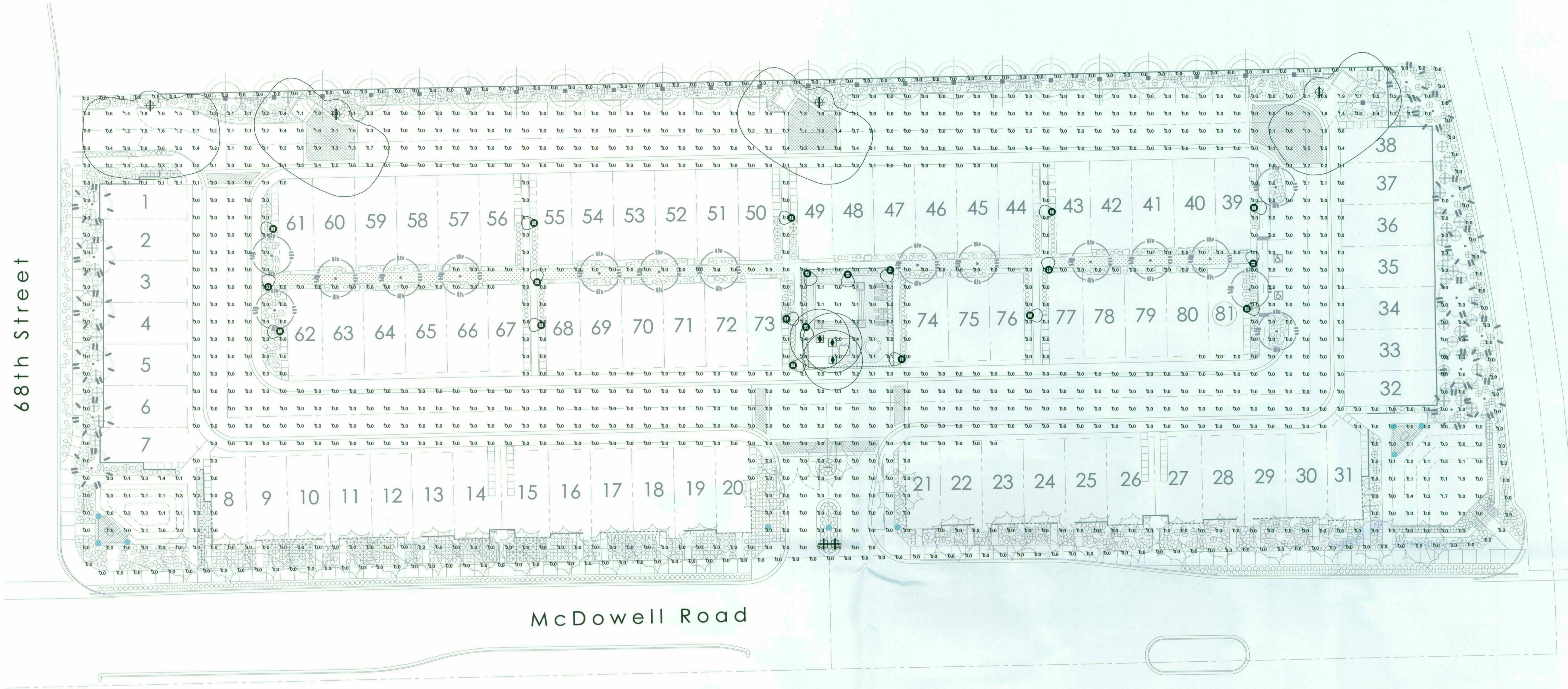


2 ENTRY AREA CONTEXT
SCALE: N.T.S.



3 ENTRY MONUMENT
SCALE: N.T.S.





LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
⊕	A	2	HYDREL DALTON A M20 12 NFL L3 BRS	INGRADE UPLIGHT	GREEN CREATIVE 7MR16G4DIM/830FL36	PDX10_22LED_WHT53K_MF_L.ies	Absolute	1.00	7
■	B	12	HYDREL MILLERTON M20 12 NFL L3 C2 CSL BRS	DOWNLIGHT	GREEN CREATIVE 7MR16G4DIM/830FL36	7.5MR16G4DI M930FL36_JES NA2002.IES	507	1.00	7
⊕	C	4	USARCHITECTUR AL RZR-M-IV-24LED-NW-350-HS/SS12	FULL CUTOFF AREA LIGHT MOUNTED AT 12 FT AFG	4000K LED	RZRM-4S-24PLED-NW-350.ies	Absolute	1.00	27
⊕	D	3	USARCHITECTUR AL LN20 E26 A19 RAL8019T	FULL CUTOFF WALL MOUNT AT 84 INCHES	GREEN CREATIVE RETROFIT LED 9A19G4DIM/840	9A19G4DIM-840_IESNA2002.IES	960	1.00	9.4
○	E	20	SLV 4232145U	27.5 INCH HIGH BOLLARD	LED	232135.ies	87	1.00	6
T	XFMR	2	HYDREL BPTA 60LED	INGRADE TRANSFORMER	NA	PDX10_22LED_WHT53K_MF_L.ies	Absolute	0.01	7

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
fc values at grade	+	0.1 fc	5.6 fc	0.0 fc	N / A	N / A
Property line calculations	+	0.0 fc	0.1 fc	0.0 fc	N / A	N / A



DALTON 12V MR16 & P20 Incandescent Integral Transformer

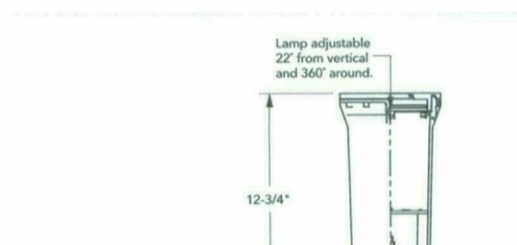


DESCRIPTION
The Dalton upgrade luminaires are multi-purpose adjustable units designed for softening architectural and landscape features. These fixtures can be mounted into a variety of substrates or landscape materials.

ORDERING INFORMATION
EXAMPLE: DALTON A M50 277 SP WSL IHL GLS DNA

Color	Material	Finish	Base	Wattage	Beam Spread	Wattage	Wattage
DALTON	A	Aluminum	M50	M510 20W	120	NSP	Non-Beam Spot
DALTON	B	BR	M55	M510 20W	277	NFL	Non-Beam Flood
DALTON			M50	M510 20W		WSLS	Washed-Lens non-slip
DALTON			M50	M510 20W		WFL	Wash Flood

Internal Filter	Internal Filter	External Lens	All Material	Base Only	
FL	Black Textured	BL	Black Textured	BK	Black Base w/ Satin Clear
FL	White	BS	Black Smooth	NAT	Natural Base w/ Satin Clear
L1	Phosphor Lens	FD	Green Dichroic	OS	Orange Smooth
L2	Linear Spread Lens	FL	Light Blue	CF	Concrete pour ring
L3	Softening Lens	FM	Medium Blue	CF	Concrete pour ring
		FMB	Medium Blue Dichroic	VE	Vertical Textured
		FR	Red	CF	Custom Finish
		FRD	Red Dichroic		

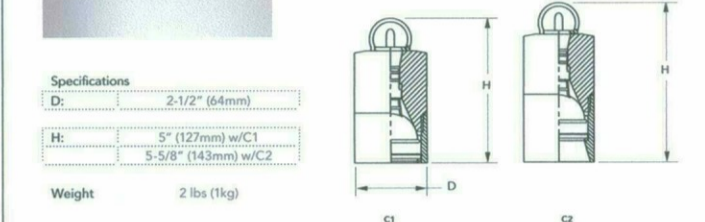


HOUSINGS SHIP SEPARATELY
NOTE: Hybrid Resins The Right To Modify Specification Without Notice. Any dimension on this sheet is to be assumed as a reference dimension. Used for information purposes only. It does not govern manufacturing or inspection requirements. (MFG 11-13-15)

9144 Deering Avenue, Second Floor • Chatsworth, CA 91311 • www.hydel.com • 62014-2015 Acuity Brands Lighting, Inc. Rev. 04/14/15
Phone: 866.533.9901 • Fax: 866.533.5291



MILLERTON MR16 12V MR16



DESCRIPTION
The Millerton series is a non-adjustable down light suitable for hanging from a ceiling or tree to provide accent or general lighting. Wet location, outdoor rated, machined from billet aluminum, stainless steel hardware, optically clear heat strengthening borosilicate glass and powder coated with a super durable TGIC powder coat finish. This fixture is designed to withstand the test of time. This fixture requires a remote 12V Transformer, purchased separately, to function.

ORDERING INFORMATION
EXAMPLE: MILLERTON M35 12 NSP IHL FA C1 CSL20 LPI BL

Color	Material	Finish	Base	Wattage	Beam Spread	Wattage	Wattage
MILLERTON	M35	Aluminum	M35	M3510 20W	120	NSP	Non-Beam Spot
MILLERTON	M35	BR	M35	M3510 20W	277	NFL	Non-Beam Flood
MILLERTON			M35	M3510 20W		WSLS	Washed-Lens non-slip
MILLERTON			M35	M3510 20W		WFL	Wash Flood

HOUSINGS SHIP SEPARATELY
NOTE: Hybrid Resins The Right To Modify Specification Without Notice. Any dimension on this sheet is to be assumed as a reference dimension. Used for information purposes only. It does not govern manufacturing or inspection requirements. (MFG 11-13-15)

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Phone: 866.533.9901 • Fax: 866.533.5291



SOLID STATE AREA LIGHTING RAZAR SERIES-LED SPECIFICATIONS

DESCRIPTION
The RAZAR series is a non-adjustable down light suitable for hanging from a ceiling or tree to provide accent or general lighting. Wet location, outdoor rated, machined from billet aluminum, stainless steel hardware, optically clear heat strengthening borosilicate glass and powder coated with a super durable TGIC powder coat finish. This fixture is designed to withstand the test of time. This fixture requires a remote 12V Transformer, purchased separately, to function.

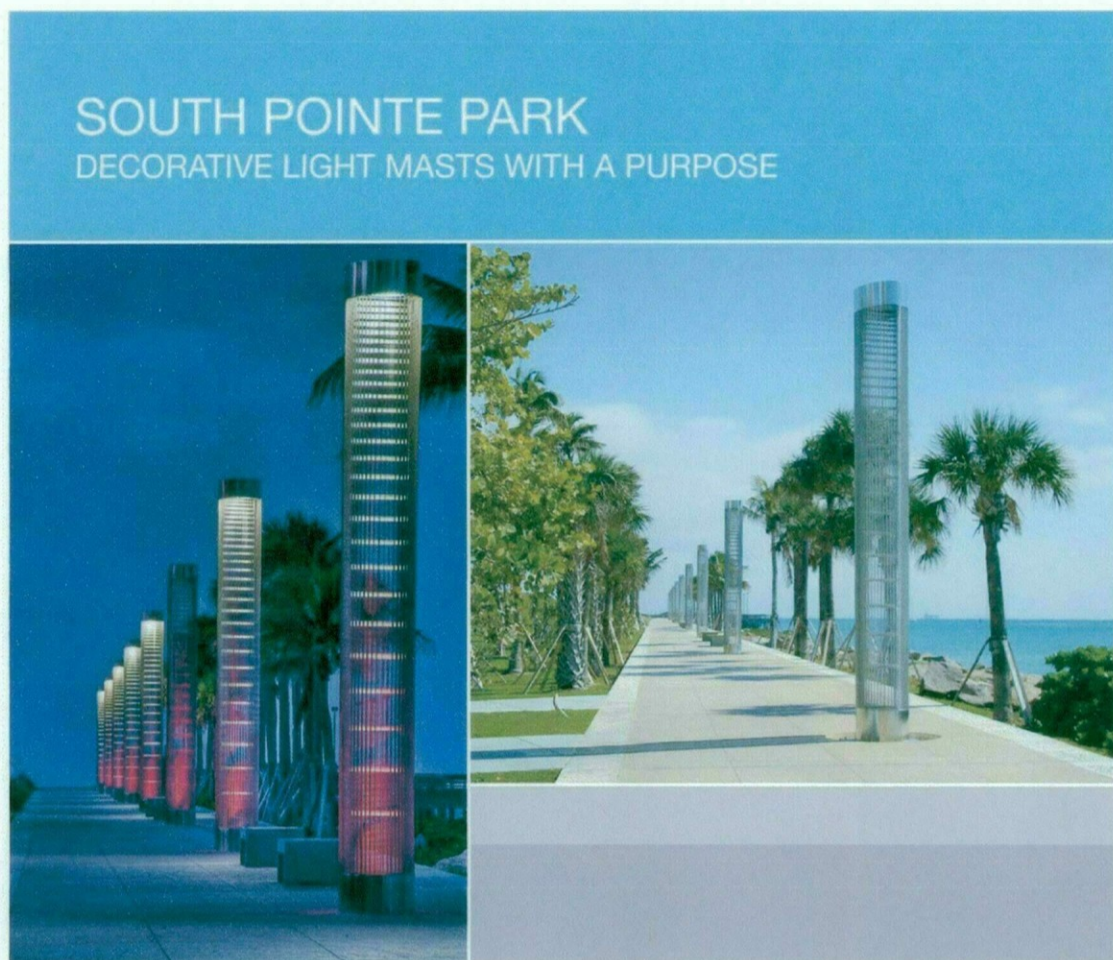
ORDERING INFORMATION
EXAMPLE: RAZAR R20M 60W R20-G

Color	Material	Finish	Base	Wattage	Beam Spread	Wattage	Wattage
RAZAR	R20M	Aluminum	R20M	R20M 60W	60	R20-G	60
RAZAR	R20M	BR	R20M	R20M 60W	60	R20-G	60

HOUSINGS SHIP SEPARATELY
NOTE: Hybrid Resins The Right To Modify Specification Without Notice. Any dimension on this sheet is to be assumed as a reference dimension. Used for information purposes only. It does not govern manufacturing or inspection requirements. (MFG 11-13-15)

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Phone: 866.533.9901 • Fax: 866.533.5291

LIGHT MAST REFERENCE IMAGES



SOUTH POINTE PARK
DECORATIVE LIGHT MASTS WITH A PURPOSE

- Eighteen conical-shaped light masts that are 20 ft tall
- 118 "See-View" with 1" support rods and a 3/8" in. slot opening
- Decorative screen on the inside of the bottom collar
- Continuous ladder tower with a conduit for lights running
- Bulging flange on the bottom of the screen for easy installation
- Thirty-two conical water fountain shields

Johnson Screens®
U.S. ARCHITECTURAL LIGHTING



WALL MOUNT LIGHTING LIGHT NODES SPECIFICATIONS

HOUSING
Wall Mounting Plate is .125" aluminum with top edge angled to receive the Light Node housing and slotted for mounting and leveling against a 4" recessed outlet box. Mounting plate is gasketed closed cell E.P.D.M. around the J-box entry. Housing is of durable, corrosion resistant cast aluminum (A356 alloy - 0.02% copper) construction. Housing has 2 hex head screws on top that tighten against the angled top of the mounting plate and draw the housing against the mounting surface. An internal bracket secures the housing to the mounting plate.

LAMP SOCKET
Lamp socket is either a medium base E26 (standard) or bi-pin twist-lock G10 (optional). Lamp socket is vertically adjustable.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

LISTINGS AND RATINGS
UL Listed for wet locations (down only).

PROJECT NAME:
PROJECT TYPE:



U.S. ARCHITECTURAL LIGHTING
2015175

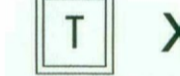


SLOTBOX 40 / 70

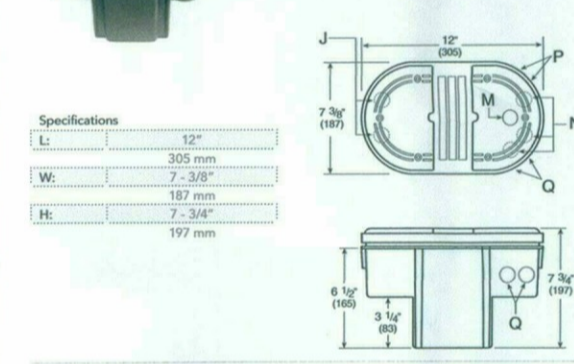


Lamp [incl.]:
PowerLED 4.3W
Material:
Aluminum
Accessories/Included:
LED driver [incl.]
Note:
Supply line open cable end.

SLV Lighting North America, Inc.
5731 Benjamin Center Drive • Tampa, FL 33634
Main Line: (813) 349-1900 • Fax Line: (813) 349-1907 • www.slvlighting.com



BPTA/BPTB BIG POLYMERIC TRANSFORMER BOX



Model	Wattage	Dimensions (W x H x D)
BPTA	150W	3.00 x 2.00 x 2.00
BPTB	300W	3.00 x 2.00 x 2.00

U.S. ARCHITECTURAL LIGHTING
2015175

"Architecture is the skillful, correct, magnificent play of volumes in light."
- Le Corbusier



Johnson Screens® illuminated fixtures can be used for indoor and outdoor applications. Lighting aspect and density can vary, depending on the set opening, wire orientation and light positions.

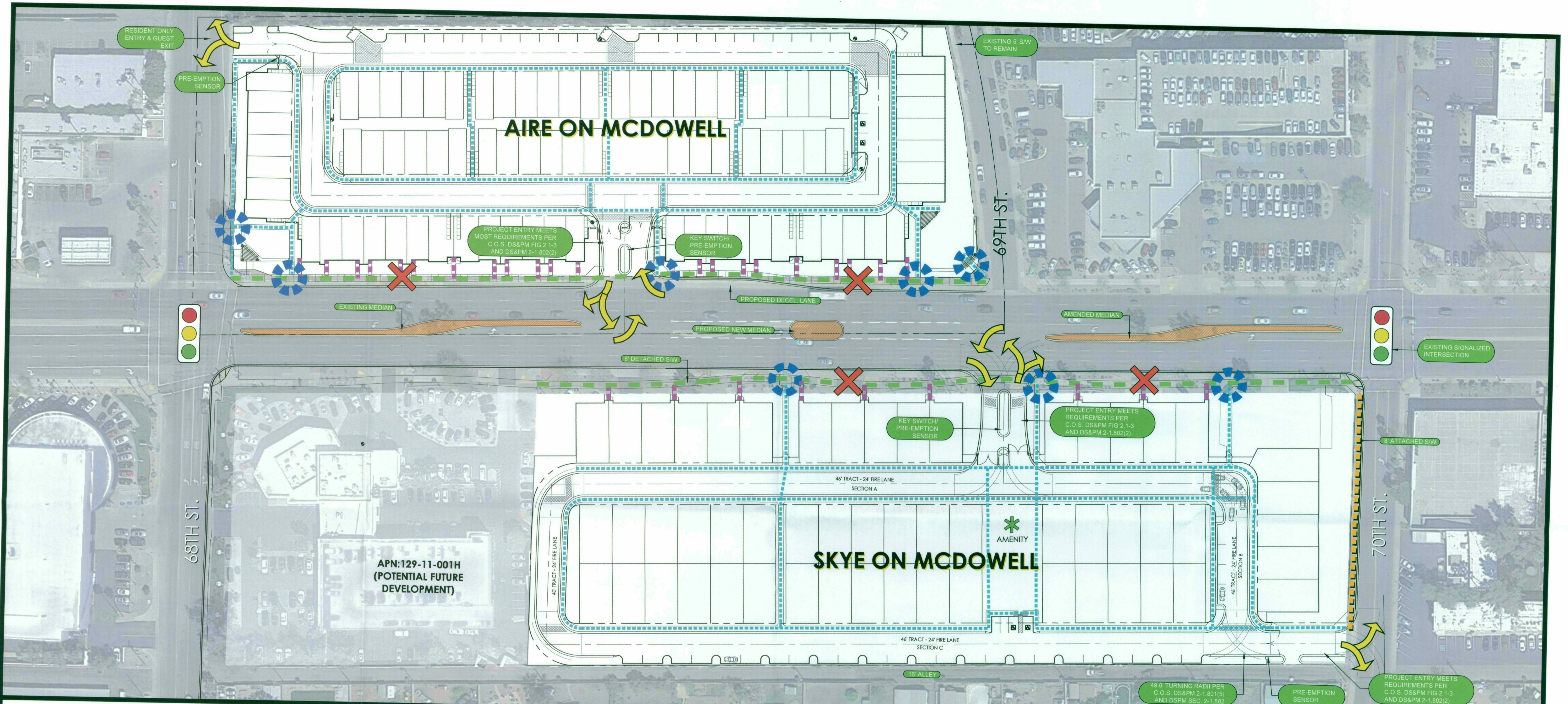
U.S. ARCHITECTURAL LIGHTING
2015175

SOUTH POINTE PARK



Owner: City of Miami Beach
Location: Miami Beach, FL, USA
Architect: Hargreaves Associates
General Contractor: MCM Corp.

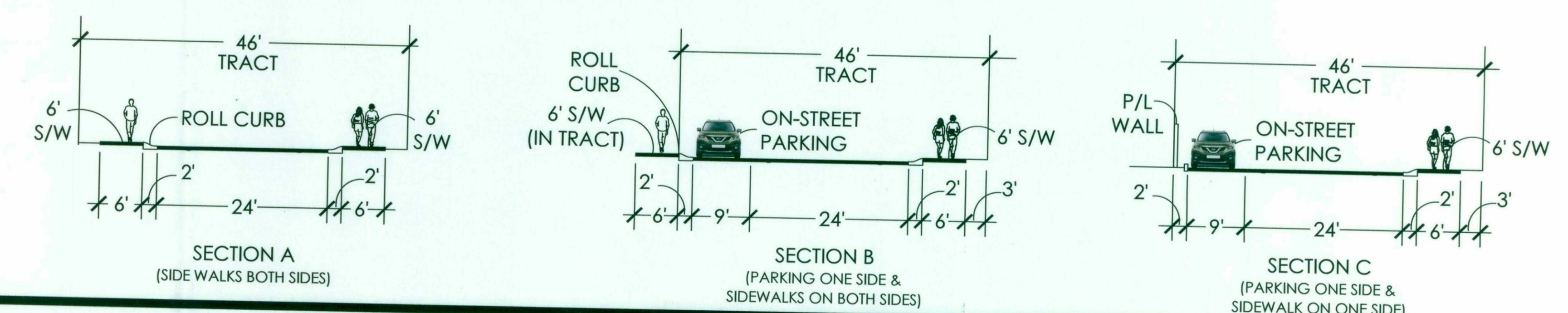
U.S. ARCHITECTURAL LIGHTING
2015175



LEGEND

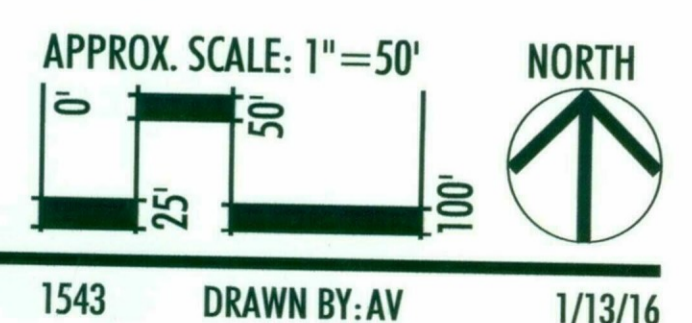
- 4' PRIVATE PATHWAYS
- 6' PRIVATE SIDEWALK
- 8' ATTACHED PUBLIC SIDEWALK
- 8' DETACHED PUBLIC SIDEWALK
- PEDESTRIAN NODE
- SIGNALIZED INTERSECTION
- EXISTING DRIVEWAY TO BE REMOVED
- PROPOSED TURNING MOVEMENT
- COMMERCIAL TURNING RADII (49')

ROADWAY CROSS SECTIONS



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SKYE ON MCDOWELL
 MASTER CIRCULATION PLAN

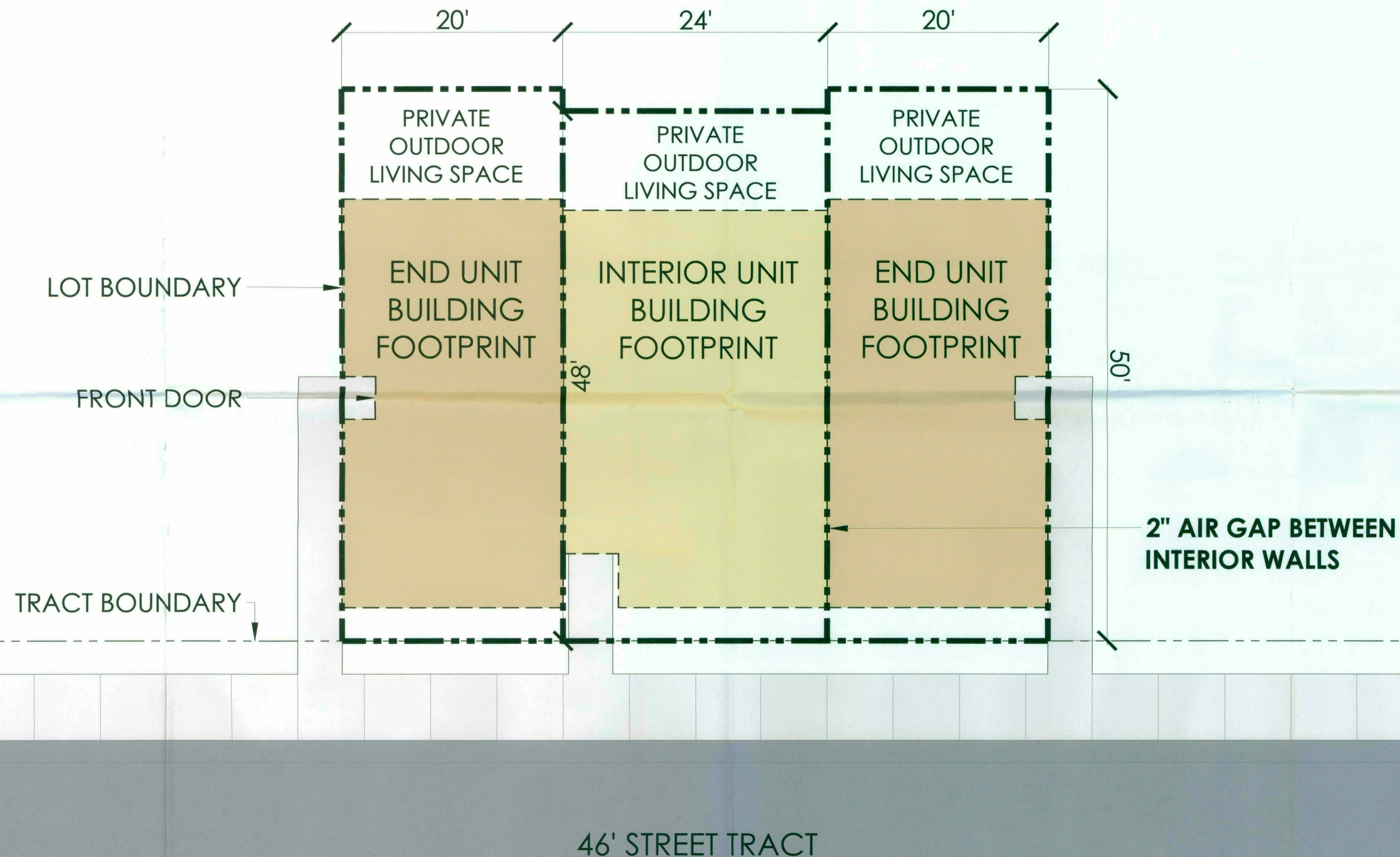


4-GP-15/15-ZN-15
 01/13/16

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 S:\1543-SEC 68TH & McDowell\CAD\LVA\SITE ANALYSIS\LVA-1543-MASTER CIRCULATION PLAN.dwg Jan 13, 2016

APPROX. SCALE: 1"=50'
 1543 DRAWN BY: AV 1/13/16

TYPICAL LOT CONFIGURATION





LEGAL DESCRIPTION:

PARCEL NO. 1:

TRACT *A*, STEWART PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 71 OF MAPS, PAGE 24;

EXCEPT THAT PART OF TRACT *A*, STEWART PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 71 OF MAPS, PAGE 24, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT *A*;

THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT *A*, 130.00 FEET TO A POINT DISTANT 125.00 FEET NORTH OF THE POINT OF CURVE AT THE SOUTH TERMINUS OF THE WEST LINE OF SAID TRACT *A*;

THENCE NORTH 88 DEGREES 43 MINUTES 01 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID TRACT *A*, 145.00 FEET;

THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID TRACT *A*, 145.00 FEET TO THE SOUTH LINE OF SAID TRACT *A*;

THENCE NORTH 88 DEGREES 43 MINUTES 01 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT *A*, 592.26 FEET TO A POINT DISTANT 80.00 FEET WEST OF THE POINT OF CURVE AT THE EAST TERMINUS OF THE SOUTH LINE OF SAID TRACT *A*;

THENCE NORTH, A DISTANCE OF 275.00 FEET MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID TRACT *A*, SAID POINT BEING DISTANT 58.00 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT *A*;

THENCE WEST ALONG THE NORTH LINE OF SAID TRACT *A*, 724.88 FEET TO THE POINT OF BEGINNING; AND

EXCEPT A PARCEL OF LAND LOCATED IN TRACT *A*, STEWART PLAZA, A SUBDIVISION RECORDED IN BOOK 71, PAGE 24, MARICOPA COUNTY RECORDS, AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTH QUARTER CORNER OF SAID SECTION 34;

THENCE NORTH (ASSUMED BEARING) ALONG THE WEST LINE THEREOF, A DISTANCE OF 85 FEET;

THENCE NORTH 88 DEGREES 43 MINUTES 01 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID TRACT *A*, A DISTANCE OF 40 FEET TO A POINT ON THE WEST LINE OF SAID TRACT *A* AND THE TRUE POINT OF BEGINNING;

THENCE NORTH ALONG THE WEST LINE OF SAID TRACT *A*, A DISTANCE OF 125 FEET;

THENCE NORTH 88 DEGREES 43 MINUTES 01 SECONDS EAST, PARALLEL TO THE SOUTH LINE OF SAID TRACT *A*, A DISTANCE OF 145 FEET;

THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID TRACT *A*, A DISTANCE OF 145 FEET TO THE SOUTH LINE OF SAID TRACT *A*;

THENCE SOUTH 88 DEGREES 43 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT *A*, A DISTANCE OF 125 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A TANGENT OF 20 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT TO ITS POINT OF TANGENCY IN THE WEST LINE OF SAID TRACT *A*, TO THE TRUE POINT OF BEGINNING; AND

EXCEPT ALL MINERALS AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500.00 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED IN DOCKET 12171, PAGE 281, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THAT PART OF TRACT *A*, STEWART PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 71 OF MAPS, PAGE 24, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT *A*;

THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT *A*, 130.00 FEET TO A POINT DISTANT 125.00 FEET NORTH OF THE POINT OF CURVE AT THE SOUTH TERMINUS OF THE WEST LINE OF SAID TRACT *A*;

THENCE NORTH 88 DEGREES 43 MINUTES 01 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID TRACT *A*, 145.00 FEET;

THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID TRACT *A*, 145.00 FEET TO THE SOUTH LINE OF SAID TRACT *A*;

THENCE NORTH 88 DEGREES 43 MINUTES 01 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT *A*, 592.26 FEET TO A POINT DISTANT 80.00 FEET WEST OF THE POINT OF CURVE AT THE EAST TERMINUS OF THE SOUTH LINE OF SAID TRACT *A*;

THENCE NORTH, A DISTANCE OF 275.00 FEET MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID TRACT *A*, SAID POINT BEING DISTANT 58.00 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT *A*;

THENCE WEST ALONG THE NORTH LINE OF SAID TRACT *A*, 724.88 FEET TO THE POINT OF BEGINNING;

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

AREAS:

PARCEL 1 - ±22,985 SQUARE FEET OR ±0.53 ACRES
PARCEL 2 - ±178,586 SQUARE FEET OR ±4.10 ACRES
PARCEL 3 - ±20,743 SQUARE FEET OR ±0.48 ACRES
TOTALS - ±222,314 SQUARE FEET OR ±5.11 ACRES NET
GROSS TOTAL - INCLUDING TO THE CENTER OF ADJACENT STREETS ±298,775 SQUARE FEET OR ±6.86 ACRES GROSS

LEGAL DESCRIPTION CONTINUED:

EXCEPT ALL MINERALS AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500.00 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED IN DOCKET 12171, PAGE 281, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

A PARCEL OF LAND LOCATED IN TRACT *A*, STEWART PLAZA, A SUBDIVISION RECORDED IN BOOK 71, PAGE 24, MARICOPA COUNTY RECORDS, AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTH QUARTER CORNER OF SAID SECTION 34;

THENCE NORTH (ASSUMED BEARING) ALONG THE WEST LINE THEREOF, A DISTANCE OF 85 FEET;

THENCE NORTH 88 DEGREES 43 MINUTES 01 SECONDS EAST PARALLEL TO THE SOUTH LINE OF SAID TRACT *A*, A DISTANCE OF 40 FEET TO A POINT ON THE WEST LINE OF SAID TRACT *A* AND THE TRUE POINT OF BEGINNING;

THENCE NORTH ALONG THE WEST LINE OF SAID TRACT *A*, A DISTANCE OF 125 FEET;

THENCE NORTH 88 DEGREES 43 MINUTES 01 SECONDS EAST, PARALLEL TO THE SOUTH LINE OF SAID TRACT *A*, A DISTANCE OF 145 FEET;

THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID TRACT *A*, A DISTANCE OF 145 FEET TO THE SOUTH LINE OF SAID TRACT *A*;

THENCE SOUTH 88 DEGREES 43 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT *A*, A DISTANCE OF 125 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A TANGENT OF 20 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT TO ITS POINT OF TANGENCY IN THE WEST LINE OF SAID TRACT *A*, TO THE TRUE POINT OF BEGINNING;

EXCEPT A PARCEL OF LAND LOCATED IN TRACT *A*, STEWART PLAZA, A SUBDIVISION RECORDED IN BOOK 71, PAGE 24, MARICOPA COUNTY RECORDS, AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34;

THENCE NORTH 88 DEGREES 43 MINUTES 01 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 88.01 FEET;

THENCE NORTH, A DISTANCE OF 65.02 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT *A*, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 43 MINUTES 01 SECONDS WEST, A DISTANCE OF 28.00 FEET ALONG THE SOUTH LINE OF SAID TRACT *A* TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY WITH A RADIUS OF 19.56 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49 DEGREES 23 MINUTES 27 SECONDS, A DISTANCE OF 16.86 FEET TO A POINT ON THE EAST LINE OF THE WEST 5.00 FEET OF SAID TRACT *A*, AS DESCRIBED IN DOCUMENT NO. 89-578133, MARICOPA COUNTY RECORDS;

THENCE NORTH 88 DEGREES 43 MINUTES 01 SECONDS EAST PARALLEL TO THE SOUTH LINE OF TRACT *A*, A DISTANCE OF 25.55 FEET;

THENCE SOUTH 70 DEGREES 20 MINUTES 55 SECONDS EAST, A DISTANCE OF 19.11 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL MINERALS AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500.00 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED IN DOCKET 12171, PAGE 281, RECORDS OF MARICOPA COUNTY, ARIZONA.

SCHEDULE "B" ITEMS:

- 1) ANY ACTION BY THE COUNTY ASSESSOR AND/OR TREASURER, ALTERING THE CURRENT OR PRIOR TAX ASSESSMENT, SUBSEQUENT TO THE DATE OF THE POLICY OF TITLE INSURANCE. (NOT RESPONSIBILITY OF SURVEYOR)
2) TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE YEAR 2015. (NOT RESPONSIBILITY OF SURVEYOR)
3) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (NOT RESPONSIBILITY OF SURVEYOR)
4) WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
5) EASEMENT FOR ELECTRIC TRANSMISSION LINE AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 2799, PAGE 318. (SHOWN)
6) EASEMENT FOR ELECTRIC TRANSMISSION LINE AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 3014, PAGE 496. (SHOWN)
7) EASEMENT FOR UNDERGROUND WATER LINES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 15471, PAGE 806. (SHOWN)
8) ALL MATTERS SET FORTH IN INDEMNITY AGREEMENT BY AND BETWEEN SCOTT TOYOTA AND CITY OF SCOTTSDALE RECORDED IN DOCKET 16176, PAGE 89. (BLANKET OVER PARCEL 2)
9) EASEMENT FOR UNDERGROUND ELECTRICAL CONDUITS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 16502, PAGE 417. (SHOWN)
10) EASEMENT FOR UNDERGROUND ELECTRICAL CONDUITS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 87-307251. (SHOWN)
11) EASEMENT FOR ROAD OR HIGHWAY AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 89-578133. (SHOWN)
12) TERMS, CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN AN INSTRUMENT ENTITLED COST SHARING AND MAINTENANCE AGREEMENT MCDOWELL ROAD STREETScape IMPROVEMENT PROJECT, RECORDED IN DOCUMENT NO. 20051284874. (BLANKET)
13) ITEM AMENDED THE FOLLOWING MATTER(S) DISCLOSED BY SURVEY OF SAID LAND BY ARIZONA SURVEYING AND MAPPING, JOB NO. P15-075, DATED MAY 5, 2015:
A.) ENCROACHMENT OF AN IMPROVEMENT CONSISTING OF A TWO STORY STUCCO BUILDING (LABELED BUILDING A ON SAID SURVEY) ONTO THE AREA OF THE EASEMENT RECORDED IN DOCKET 2799, PAGE 318.
B.) ENCROACHMENT OF AN IMPROVEMENT CONSISTING OF A TWO STORY PARKING GARAGE ONTO THE AREA OF THE EASEMENTS RECORDED IN DOCKET 3014, PAGE 496, DOCKET 15471, PAGE 806, AND DOCKET 16502, PAGE 417.
C.) ENCROACHMENT OF AN IMPROVEMENT CONSISTING OF A BUS STOP ALONG THE WEST BOUNDARY OF PARCELS 2 AND 3.
D.) METAL STAND PIPES AND ELECTRIC CABINET LOCATED WITHIN THE RIGHT OF WAY DEDICATION SHOWN IN DOCUMENT NO. 89-578133 ON PARCEL 3.
E.) ELECTRIC CABINETS, ELECTRIC BOX, TRAFFIC SIGNAL, AND TRAFFIC SIGNAL BOX LOCATED IN THE SOUTHWESTERLY PORTION OF PARCEL 3.
F.) ENCROACHMENT OF IMPROVEMENTS CONSISTING CONCRETE SURFACES, LANDSCAPING LIGHTS, AND 2-FOOT BLOCK WALLS ONTO MCDOWELL ROAD.
14) ALL MATTERS SET FORTH IN RESOLUTION NO. B356, BY THE CITY OF SCOTTSDALE FOR THE LOS ARROS REDEVELOPMENT AREA, RECORDED IN DOCUMENT NO. 2010-0549775. (BLANKET)
15) RIGHTS OF PARTIES IN POSSESSION.
NOTE: THIS EXCEPTION MAY BE MADE MORE SPECIFIC UPON OUR EXAMINATION OF DOCUMENTS, WHICH ENTITLE THE OCCUPANTS TO POSSESSION. (NOT RESPONSIBILITY OF SURVEYOR)

RECORD OWNER:

APN# 129-08-052B, 129-08-052C, 129-08-052D
EJG INVESTMENT LLC
PROPERTY ADDRESS
6880 E MCDOWELL ROAD
SCOTTSDALE, AZ 85257
MAILING ADDRESS
PO BOX 8449
SCOTTSDALE, AZ 85257

BASIS OF BEARING:

S88°43'01"W ALONG THE MONUMENT LINE OF MCDOWELL ROAD AS MEASURED BETWEEN MONUMENTS NUMBERED (1) AND (3) SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES. ALSO SHOWN ON THE FINAL PLAT FOR STEWART PLAZA, RECORDED IN BOOK 71 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS.

FLOODZONE:

CURRENT FLOOD ZONE IS "ZONE X" (AREA OF 0.2% ANNUAL CHANCE FLOOD); AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WIDTH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD); PER FIRM MAP NO. 04013C2235L, DATED OCTOBER 16, 2013.

SURVEYOR'S NOTES:

- 1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY ORDER NUMBER 05501-6638-AMENDMENT NO. 1, DATED MAY 19, 2015 AT 5:00 P.M.
2. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.
3. THIS ALTA/ACSM LAND TITLE SURVEY WAS PREPARED SPECIFICALLY FOR THE USE OF THE PARTIES NAMED IN THE CERTIFICATION AND THEIR REPRESENTATIVES. USE OF THIS SURVEY IS NOT PERMITTED UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY ARIZONA SURVEYING AND MAPPING. THIS SURVEY IS NOT TO BE USED FOR DESIGN PURPOSES. ARIZONA SURVEYING AND MAPPING SHALL HAVE NO LIABILITY FOR ANY UNAUTHORIZED USE OF THIS INFORMATION WITHOUT THEIR PRIOR WRITTEN CONSENT.
4. IF A DISCREPANCY IS DISCOVERED IN THE TOPOGRAPHY OF THIS MAP THE SURVEYOR MUST BE CONTACTED TO RESOLVE ANY ISSUES PRIOR TO ANY DESIGN OR CONSTRUCTION.
5. THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.
6. OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE AND MAY BE INACCURATE OR OUT-OF-DATE.
7. RELATIVE TO OPTIONAL TABLE "A" ITEM NO. 16 THE SURVEYOR DID NOT NOTICE ANY EARTH MOVING DURING THIS SURVEY.
8. NO FIELD WORK OR CHECKS HAVE BEEN DONE SINCE PREVIOUSLY SIGNED SURVEY IN JUNE 2015.

CERTIFICATION:

TO: K. HOVNANIAN GREAT WESTERN HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
EJG INVESTMENTS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
STEWART TITLE GUARANTY COMPANY
STEWART TITLE & TRUST OF PHOENIX, INC

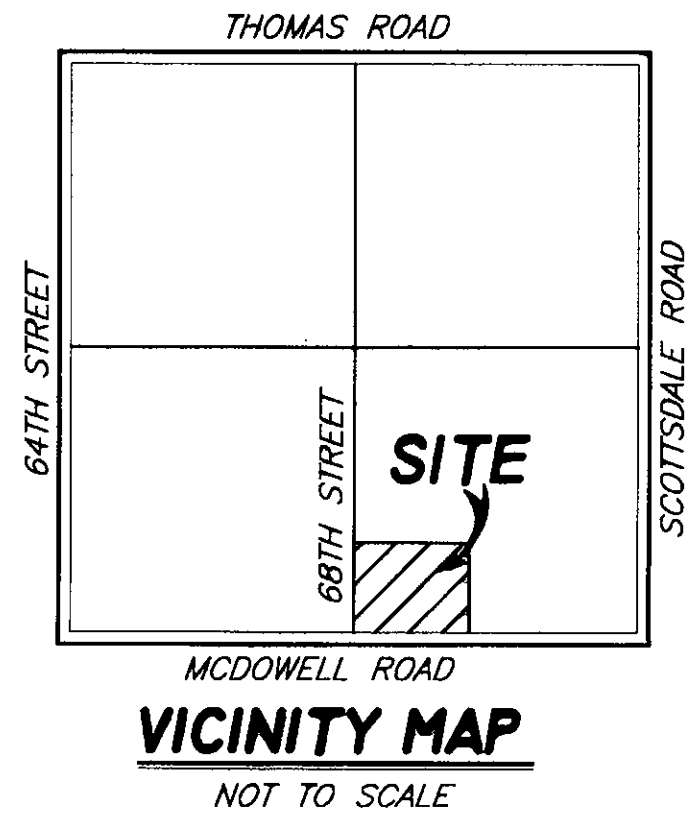
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 10(a), 11(a), 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 01, 2015

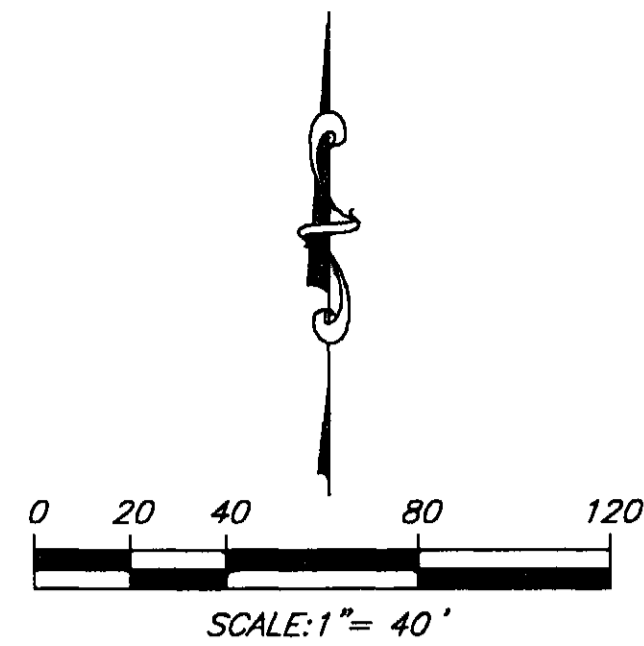
LANCE C. DICKSON RLS #46643 DATE



EXPIRES 06/30/2016

REVISIONS table, vertical title 'ALTA/ACSM LAND TITLE SURVEY', 'Arizona Surveying and Mapping Absolute Confidence Since 1988', '2411 WEST NORTHERN AVENUE, SUITE 110 PHOENIX, ARIZONA 85021', 'TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com', 'FIELDWORK BY: WDZ', 'DRAWN BY: CRS', 'CHECKED BY: LCD', 'JOB # P15-075', 'DATE: 11/24/15', 'SHEET NO. 1 OF 3', '15-ZN-2015 12/02/15'





MONUMENT NOTES:

ALL MONUMENTATION SHOWN HEREON WAS ACCEPTED UNLESS OTHERWISE NOTED

- 1 FOUND CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, SOUTHEAST CORNER SECTION 34, T2N, R4E, INTERSECTION OF MCDOWELL ROAD AND SCOTTSDALE ROAD
- 2 FOUND COTTON PICKER SPINDLE, 0.25' DOWN FROM PAVEMENT, INTERSECTION OF MCDOWELL ROAD AND 69TH STREET 0.12' NORTH (ACCEPTED)
- 3 FOUND CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, SOUTH QUARTER CORNER SECTION 34, T2N, R4E, SOUTH MONUMENT AT INTERSECTION OF MCDOWELL ROAD AND 68TH STREET
- 4 FOUND CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, NORTH MONUMENT AT INTERSECTION OF MCDOWELL ROAD AND 68TH STREET
- 5 FOUND COTTON PICKER SPINDLE
- 6 FOUND 1/2" REBAR WITH CAP (DESTROYED) 0.11' SOUTH & 0.02' WEST (ACCEPTED) AFFIXED CAP RLS-46643
- 7 FOUND "X" IN CONCRETE SIDEWALK
- 8 FOUND 1/2" REBAR WITHOUT CAP 0.18' SOUTH & 0.03' WEST (ACCEPTED) AFFIXED CAP RLS-46643
- 9 FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH, CENTER OF SECTION 34, T2N, R4E, INTERSECTION OF OAK STREET & 68TH STREET
- 10 FOUND 1/2" REBAR WITHOUT TAGS, INTERSECTION OF 69TH ST AND ALMERIA ROAD
- 11 FOUND 1/2" REBAR WITH RED CAP RLS# 42137

REFERENCE DATA:

THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

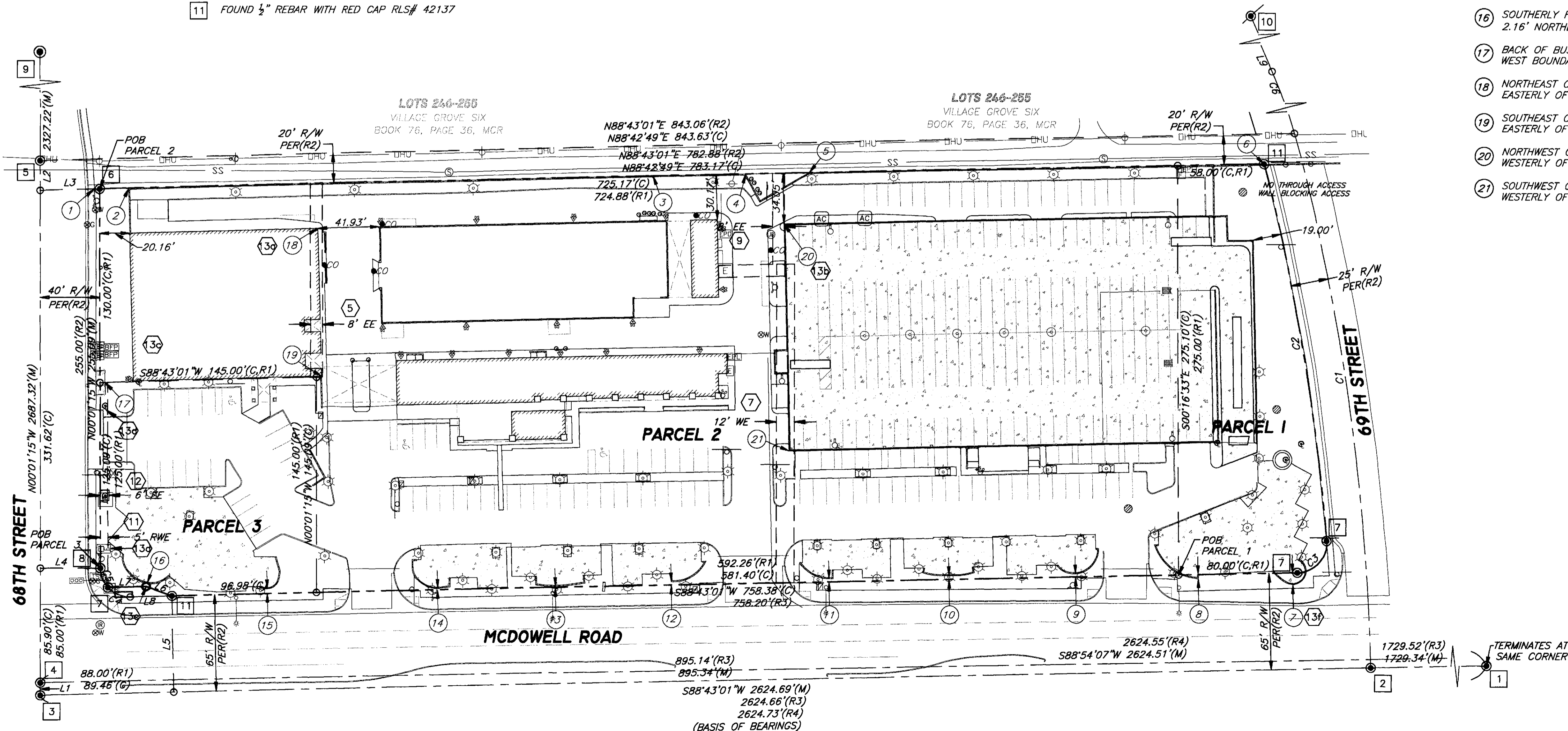
- (R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY ORDER NUMBER 05501-6638, DATED APRIL 14, 2015 AT 5:00 P.M.
- (R2) FINAL PLAT OF STEWART PLAZA, RECORDED IN BOOK 71 OF MAPS, PAGE 24, MCR
- (R3) RECORD OF SURVEY BY SUPERIOR SURVEYING SERVICES INC. RECORDED IN BOOK 1040, PAGE 36, MCR
- (R4) UNRECORDED ALTA/ACSM LAND TITLE SURVEY BY BYRD & ASSOCIATES LLC, JOB #249-17, DATED 01/30/06
- (R5) FINAL PLAT OF VILLAGE GROOVE SIX RECORDED IN BOOK 76 OF MAPS, PAGE 36, MCR
- (R6) AMENDED RECORD OF SURVEY PLSS SUBDIVISION, MCGDACS, RECORDED IN BOOK 1046, PAGE 28, MCR
- (R7) PLSS SUBDIVISION RECORD OF SURVEY, MCGDACS, RECORDED IN BOOK 734, PAGE 10, MCR
- (R8) SPECIAL WARRANTY DEED 2012-1175008, MCR

LINE TABLE		
LINE	LENGTH	DIRECTION
L1(C)	8.48	N00°01'15"W
L1(R4)	8.47	N00°13'05"W
L2(C)	20.00	N00°01'15"W
L3(C)	40.01	N88°42'49"E
L4(C)	40.00	S89°58'45"W
L5(C)	65.00	N01°16'59"W
L6(C)	18.60	N69°44'57"W
L6(R1)	19.11	N70°20'55"W
L7(C)	25.56	S88°43'01"W
L7(R1)	25.55	S88°43'01"W
L8(C)	28.02	S88°43'01"W
L8(R1)	28.00	S88°43'01"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1(C)	363.60	1507.36	13°49'14"	182.68
C1(R1)	363.52	1507.36	13°49'03"	
C2(C)	256.91	1482.36	9°55'49"	128.78
C2(R1)	255.83	1482.36	9°55'44"	
C3(C)	32.59	20.00	93°21'18"	21.21
C3(R3)	32.58	20.00	93°20'33"	
C4(C)	16.86	19.56	49°22'39"	8.99
C4(R3)	16.86	19.56	49°22'37"	
C5(C)	14.30	19.56	41°53'35"	7.49
C5(R3)	14.30	19.56	41°53'33"	
C6(C)	215.18	1507.36	8°10'45"	107.77
C6(R3)	215.22	1507.36	8°10'51"	

BOUNDARY NOTES:

- 1 EAST EDGE BACK OF SIDEWALK IS 3.60' WESTERLY OF NORTHWEST BOUNDARY CORNER
- 2 NORTHWEST CORNER OF 7.5' HIGH BLOCK WALL IS 0.25' SOUTHERLY OF NORTH BOUNDARY LINE
- 3 NORTHERLY FACE OF 7.5' HIGH BLOCK WALL IS 0.04' NORTHERLY OF NORTH BOUNDARY LINE
- 4 NORTHWEST CORNER OF 7.5' HIGH BLOCK WALL 0.13' SOUTHERLY OF NORTH BOUNDARY LINE
- 5 NORTHEAST CORNER OF 7.5' HIGH BLOCK WALL IS LOCATED ON NORTH BOUNDARY LINE
- 6 NORTHERLY FACE OF 7.5' HIGH BLOCK WALL IS 0.25' SOUTHERLY OF NORTH BOUNDARY LINE
- 7 SOUTHERLY FACE OF 1.5' HIGH BLOCK WALL IS 8.0' SOUTHERLY OF SOUTH BOUNDARY LINE
- 8 SOUTHEAST CORNER OF 1.5' HIGH BLOCK WALL IS 2.80' SOUTHERLY OF SOUTH BOUNDARY LINE
- 9 SOUTHERLY FACE OF 1.5' HIGH BLOCK WALL IS 2.10' NORTHERLY OF SOUTH BOUNDARY LINE
- 10 SOUTHERLY FACE OF 1.5' HIGH BLOCK WALL IS 2.60' NORTHERLY OF SOUTH BOUNDARY LINE
- 11 SOUTHERLY FACE OF 1.5' HIGH BLOCK WALL IS 2.05' NORTHERLY OF SOUTH BOUNDARY LINE
- 12 SOUTHWEST CORNER OF 1.5' HIGH BLOCK WALL IS 2.0' NORTHERLY OF SOUTH BOUNDARY LINE
- 13 SOUTHERLY FACE OF 1.5' HIGH BLOCK WALL IS 0.50' NORTHERLY OF SOUTH BOUNDARY LINE
- 14 SOUTHERLY FACE OF 1.5' HIGH BLOCK WALL IS 0.88' NORTHERLY OF SOUTH BOUNDARY LINE
- 15 SOUTHERLY FACE OF 1.5' HIGH BLOCK WALL IS 3.15' NORTHERLY OF SOUTH BOUNDARY LINE
- 16 SOUTHERLY FACE OF 1.5' HIGH BLOCK WALL IS 2.16' NORTHERLY OF SOUTH BOUNDARY LINE
- 17 BACK OF BUS STOP IS 3.45' EASTERLY OF WEST BOUNDARY LINE
- 18 NORTHEAST CORNER OF BUILDING IS 5.0' EASTERLY OF WEST EASEMENT LINE
- 19 SOUTHEAST CORNER OF BUILDING IS 7.35' EASTERLY OF WEST EASEMENT LINE
- 20 NORTHWEST CORNER OF BUILDING IS 0.30' WESTERLY OF EAST EASEMENT LINE
- 21 SOUTHWEST CORNER OF BUILDING IS 3.50' WESTERLY OF EAST EASEMENT LINE



REVISIONS

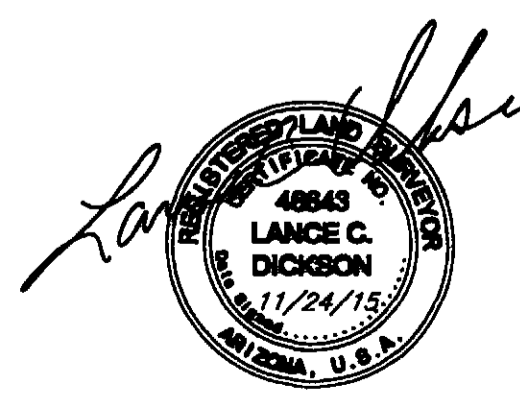
NO.	DESCRIPTION

ALTA/ACSM LAND TITLE SURVEY
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

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 2411 WEST NORTHERN AVENUE, SUITE 110
 PHOENIX, ARIZONA 85021
 TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com



FIELDWORK BY: WDW
 DRAWN BY: CRS
 CHECKED BY: LCD
 JOB #: P15-075
 DATE: 11/24/15



EXPIRES 06/30/2016

SHEET NO.
 2
 2 OF 3

