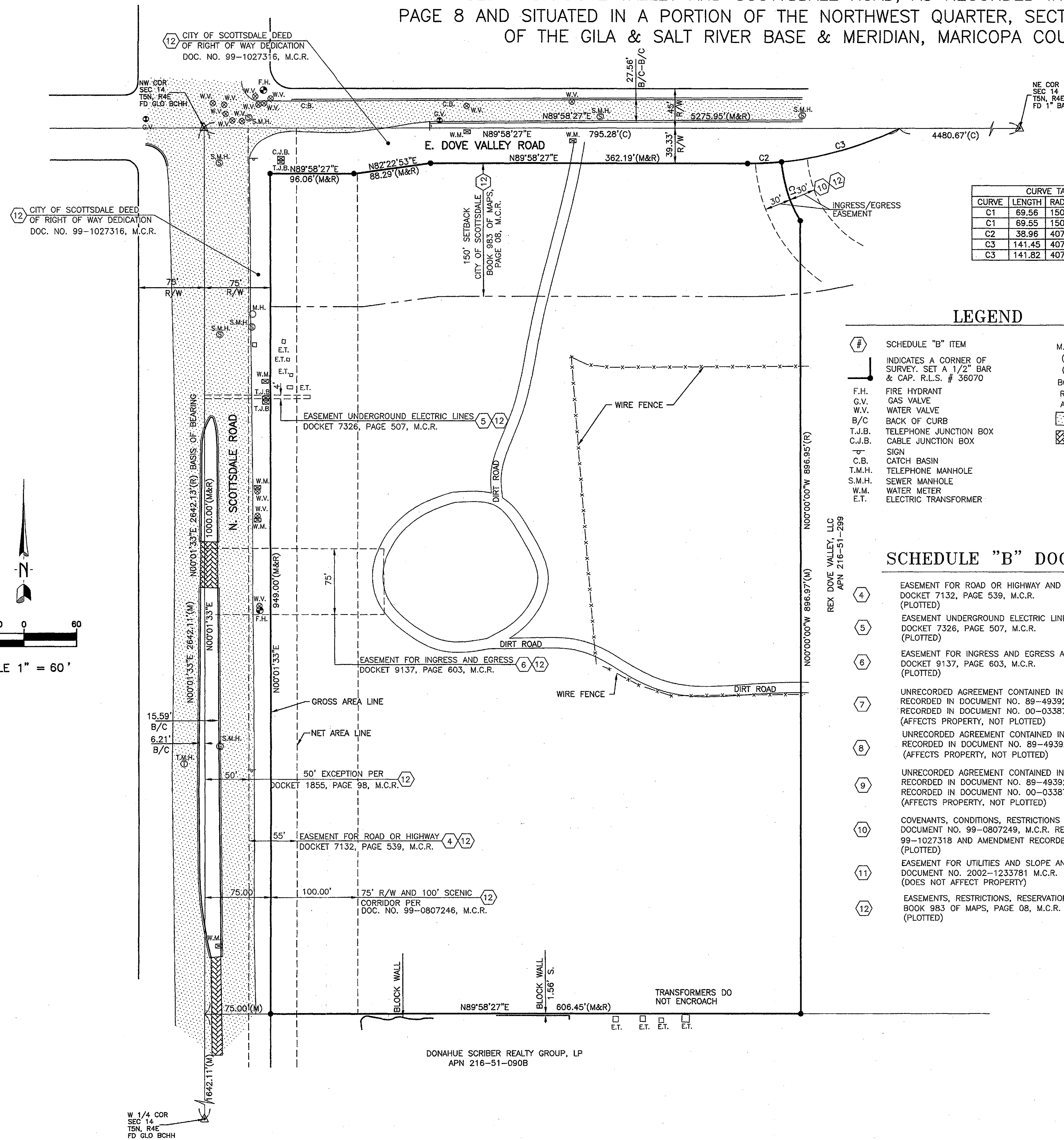


ALTA/ACSM LAND TITLE SURVEY

PARCEL 1 OF DOVE VALLEY AND SCOTTSDALE ROAD, AS RECORDED IN BOOK 983 OF MAPS, PAGE 8 AND SITUATED IN A PORTION OF THE NORTHWEST QUARTER, SECTION 14, T. 5 N., R. 4 E. OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



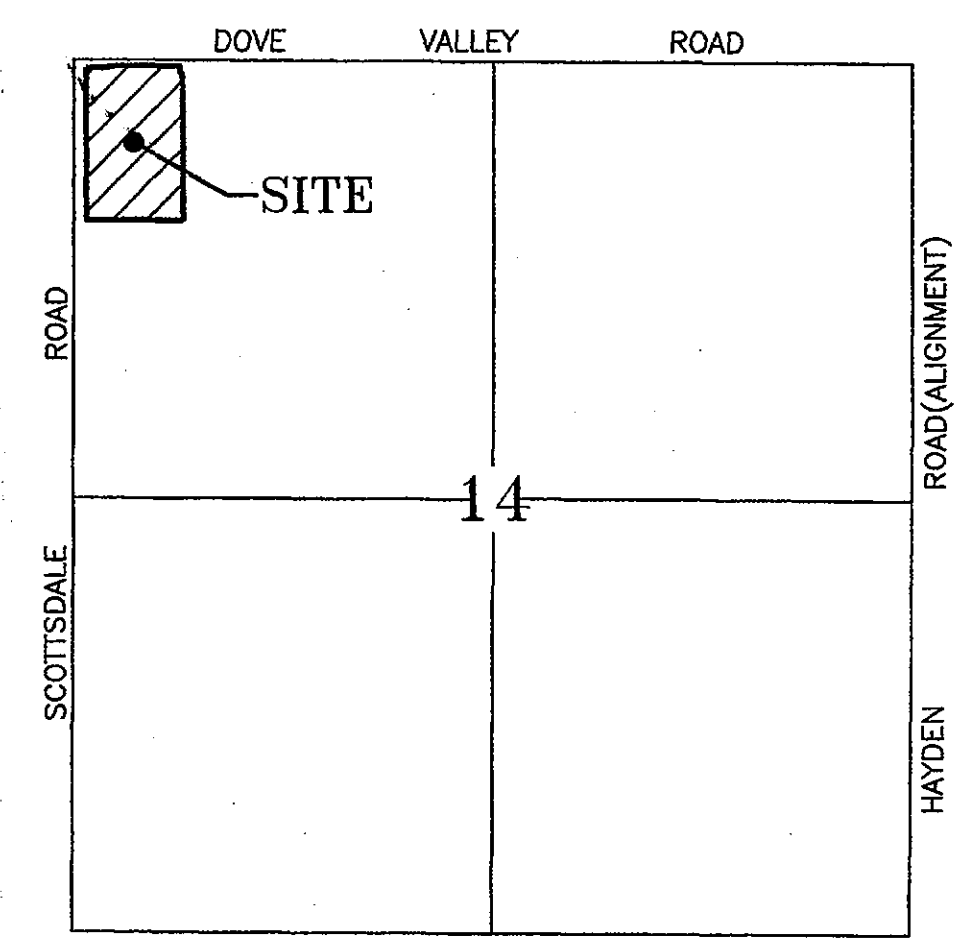
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	
C1	69.56	150.00	26°34'16"	(M)
C2	38.96	407.00	5°29'03"	(M&R)
C3	141.45	407.00	19°54'47"	(M)
C3	141.82	407.00	19°57'53"	(R)

LEGEND

- # SCHEDULE "B" ITEM
- INDICATES A CORNER OF SURVEY. SET A 1/2" BAR & CAP. R.L.S. # 36070
- F.H. FIRE HYDRANT
- G.V. GAS VALVE
- W.V. WATER VALVE
- B/C BACK OF CURB
- T.J.B. TELEPHONE JUNCTION BOX
- C.J.B. CABLE JUNCTION BOX
- SIGN
- C.B. CATCH BASIN
- T.M.H. TELEPHONE MANHOLE
- S.M.H. SEWER MANHOLE
- W.M. WATER METER
- E.T. ELECTRIC TRANSFORMER
- M.C.R. MARICOPA COUNTY RECORDER
- (M) MEASURED
- (R) RECORDED
- BCHH BRASS CAP IN HAND HOLE
- R/W RIGHT OF WAY
- APN ASSESSORS PARCEL NUMBER
- ASPHALT PAVEMENT
- BRICK PAVERS

SCHEDULE "B" DOCUMENTS

- 4 EASEMENT FOR ROAD OR HIGHWAY AND INCIDENTAL PURPOSES DOCKET 7132, PAGE 539, M.C.R. (PLOTTED)
- 5 EASEMENT UNDERGROUND ELECTRIC LINES AND INCIDENTAL PURPOSES DOCKET 7326, PAGE 507, M.C.R. (PLOTTED)
- 6 EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES DOCKET 9137, PAGE 603, M.C.R. (PLOTTED)
- 7 UNRECORDED AGREEMENT CONTAINED IN NOTICE OF REIMBURSEMENT AGREEMENT RECORDED IN DOCUMENT NO. 89-493927, M.C.R. AND PARTIAL RELEASE RECORDED IN DOCUMENT NO. 00-0338754, M.C.R. (AFFECTS PROPERTY, NOT PLOTTED)
- 8 UNRECORDED AGREEMENT CONTAINED IN NOTICE OF REIMBURSEMENT AGREEMENT RECORDED IN DOCUMENT NO. 89-493928, M.C.R. (AFFECTS PROPERTY, NOT PLOTTED)
- 9 UNRECORDED AGREEMENT CONTAINED IN NOTICE OF REIMBURSEMENT AGREEMENT RECORDED IN DOCUMENT NO. 89-493929, M.C.R. AND PARTIAL RELEASE RECORDED IN DOCUMENT NO. 00-0338753, M.C.R. (AFFECTS PROPERTY, NOT PLOTTED)
- 10 COVENANTS, CONDITIONS, RESTRICTIONS DOCUMENT NO. 99-0807249, M.C.R. RE-RECORDED AS DOCUMENT NO. 99-1027318 AND AMENDMENT RECORDED AS 2007-0989776, M.C.R. (PLOTTED)
- 11 EASEMENT FOR UTILITIES AND SLOPE AND INCIDENTAL PURPOSES DOCUMENT NO. 2002-1233781 M.C.R. (DOES NOT AFFECT PROPERTY)
- 12 EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, AND SET-BACK LINES BOOK 983 OF MAPS, PAGE 08, M.C.R. (PLOTTED)



SEC 14 T 5 N, R 4 E
VICINITY MAP
N.T.S.

NOTES

- THIS SURVEY WAS PERFORMED BASED ON INFORMATION CONTAINED IN A TITLE REPORT PREPARED BY CLEAR TITLE AGENCY OF ARIZONA, FILE NO. 10-517317, DATED JUNE 11, 2015
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE NORTHWEST QUARTER OF SECTION 14, T. 5 N., R. 4 E, ALSO BEING THE CENTER LINE OF SCOTTSDALE ROAD USING A BEARING OF N00°01'33"E
- NET AREA OF PARCEL IS 551,465 SQ. FT. OR 12.6599 ACRES. GROSS AREA OF PARCEL IS 579,935 SQ. FT. OR 13.3135 ACRES.
- SUBJECT PROPERTY IS ZONED C-2 ESL (CENTRAL BUSINESS DISTRICT) SETBACK, HEIGHT AND BULK RESTRICTIONS ARE NOT CLEARLY DEFINED AND MAY APPLY.
- ACCORDING TO FIRM FLOOD INSURANCE RATE MAP NO. 04013C0895L DATED OCTOBER 18, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND ZONE AE. ZONE X IS DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD." ZONE AE IS DESCRIBED AS: "BASE FLOOD ELEVATIONS DETERMINED."
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING, CURRENT OR RECENT CONSTRUCTION, NOR ANY EVIDENCE SITE HAS OR IS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE ARE NO WETLANDS ON PROPERTY

LEGAL DESCRIPTION

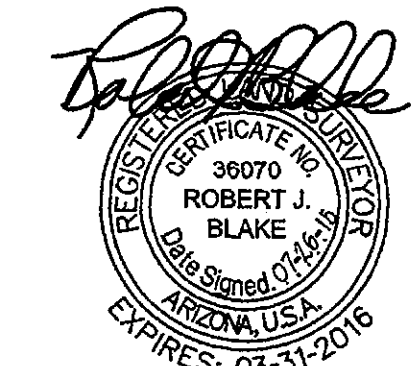
PARCEL 1 OF LAND DIVISION MAP FOR DOVE VALLEY AND SCOTTSDALE ROAD, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 983 OF MAPS, PAGE 08.

CERTIFICATION

TO: 124 SHEA INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
CLEAR TITLE AGENCY OF ARIZONA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 7a, 7b1, 7c, 8, 9, 10, 11b), 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 15, 2015.

ROBERT J. BLAKE
DATE OF MAP: JULY 24, 2015
REGISTERED SURVEYOR STATE OF ARIZONA
REGISTRATION NO. 36070



Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
1642 E. Chandlerwood Ave.
Phoenix, Arizona 85020
Tel: 602-386-9300 Fax: 602-386-9310

ALTA/ACSM LAND TITLE SURVEY
7225 EAST DOVE VALLEY ROAD
SCOTTSDALE, ARIZONA

Revised

Date
07-24-15
As-Built
Job No.
150701