

- 1) The basis of bearing is the monument line of Haystack Road, using a bearing of North 20 degrees 00 minutes 20 seconds West.
- 2) All title information is based on a Second Amended Commitment for title insurance issued by Stewart Title & Trust of Phoenix, Inc., Order Number 01712610, dated January 11, 2001.
- 3) The number of striped parking spaces on the subject property are as follows:

| | |
|-------------|-----|
| Regular | 277 |
| Handicapped | 2 |
| Total | 279 |
- 4) The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not reflect the dimensions of the building foundation. The building exterior footings shown are based on the exterior building footprint and are not intended to depict the interior or leaseable area of any building. The building offset distances shown are to actual building corners.
- 5) Based on Zoning Map 09 from the City of Scottsdale Development & Services Department, the subject property is zoned R-1/2/3/4. Planned Neighborhood District/Planned Community Districts and C-2/R-2/3/4 Central Business District/Planned Community Development District. The City of Scottsdale Zoning Ordinance Manual and may or may not be applicable to the subject property as shown. The building setbacks applicable to the subject property are as shown. The building setbacks depicted on the approved site plan of the site of development.
- 6) The underground utilities have been shown based on records provided by the respective utility companies without verification by the surveyor; therefore, the surveyor does not warrant the existence of the utilities available, either in service or abandoned, nor to their exact location. Please call "BLUE STAKE" at 263-1100 prior to any survey location.
- 7) The Surveyor has obtained no information relating to, and has no knowledge of, any proposed right of way, easements, or dedications that may municipality or governmental agency may require.
- 8) Use of the information contained in this instrument for other than the specific purpose for which it was intended is forbidden unless the information is obtained in writing from the Surveyor or the Surveying Services, Inc. Superior Surveying Services, Inc. also disclaims liability for any such unauthorized use of the information without their consent.

SCHEDULE "B" ITEMS

- 1 Reservation of Architectural Control recorded December 28, 1971 in Deed 91-448, page 701; thereafter all rights were assigned by Deed 14-943, page 384 and instrument recorded June 3, 1987 of Records No. 81-2-25251.
(AFFECTS SUBJECT PROPERTY)
- 2 Terms, prohibitions, covenants, conditions, and restrictions, easements, covenants, covenants and less provisions for the Commons Conditions recorded December 28, 1971 in Deed 91-448, page 708; July 31, 1973 in Deed 3355, page 576, July 31, 1979 in Deed 13-058, page 384, and Deed 14-943, page 384 of Records No. 81-2-25251.
(AFFECTS SUBJECT PROPERTY)
- 3 **PLANNED EASEMENT OVER COMMON AREA OF SUBJECT PROPERTY FOR ACCESS & PARKING**
Deed Easement and Parking Agreement recorded April 15, 1965 of Records No. 81-13833.
(AFFECTS SUBJECT PROPERTY)
- 4 **COVENANT AND NOTICE SUBJECT THEREIN FOR UNDERGROUND UTILITY (WATER AND GAS) IN INSTRUMENT** recorded July 18, 1957 of Records No. 81-2-25249.
(AFFECTS SUBJECT PROPERTY AND HAS NOT BEEN ABANDONED PER RECORDERS NO. 84-17023A M.C.R. AND HAS NOT BEEN PLOTTED ON THIS SURVEY)
- 5 **Subsequent and rights incident thereto for underground utility (water and gas) in instrument** recorded July 15, 1963 of Records No. 81-2-25250.
- 6 **Consented, Planning and Use Agreement** recorded March 15, 1904 of Records No. 81-107474.
(AFFECTS SUBJECT PROPERTY AND HAS NOT BEEN ABANDONED PER RECORDERS NO. 84-17023A M.C.R. AND HAS NOT BEEN PLOTTED ON THIS SURVEY)
- 7 **PLANNED EASEMENT OVER SUBJECT PROPERTY FOR ACCESS & EGRESS TO COMMON AREAS OF SHOPPING CENTER**
Reserved and right to benefit therefor for road on highway or rail right in instrument recorded July 1, 1956 of Records No. 81-138370.
- 8 **Easement and rights incident thereto for underground electric wire (water and gas) in instrument** recorded April 3, 1933 of Records No. 81-2-25249.
- 9 **Easement and rights incident thereto for utility (sanitary) sewer (water and gas) in instrument** recorded April 14, 1953 of Records No. 81-2-25249.
- 10 **PLANNED EASEMENT** recorded June 17, 1999 of Records No. 99-020518.
(AFFECTS SUBJECT PROPERTY)

A PARCEL OF LAND LOCATED IN SECTION TWENTY-FIVE (25), TOWNSHIP THREE (3) NORTH, RANGE FOUR (4) EAST OF THE GLA AND SALT RIVER BASIN AND MERIDIAN, TARRANT COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25, 1700 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 25 BEARS S 89 DEGREES 42 MINUTES 30 SECONDS EAST, THENCE 88 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 96.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 58 MINUTES 33 SECONDS, A DISTANCE OF 52.02 FEET TO A POINT OF

THENCE NORTH 70 DEGREES 20 MINUTES 30 SECONDS EAST, A DISTANCE OF 208.84 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1500.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38 DEGREES 58 MINUTES 03 SECONDS, A DISTANCE OF 100.00 FEET TO THE POINT OF

THENCE LEAVING SAID CURVE SOUTH 17 DEGREES 05 MINUTES 59 SECONDS WEST ALONG A STRAIGHT LINE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 48 MINUTES 00 SECONDS, OF A WAY LINE OF MOUNTAIN VIEW ROAD AND THE TRUE POINT OF BEGINNING, THENCE SOUTH 10 DEGREES 07 MINUTES 51 SECONDS WEST, A DISTANCE OF 505.73 FEET TO THE POINT OF BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1500.00 FEET;

THENCE NORTH 88 DEGREES 42 MINUTES 34 SECONDS WEST, A DISTANCE OF 638.47 FEET TO THE POINT OF BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE NORTH 20 DEGREES 00 MINUTES 20 SECONDS WEST, A DISTANCE OF 480.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE

THENCE NORTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 58 MINUTES 33 SECONDS, A DISTANCE OF 52.02 FEET TO A POINT OF

THENCE NORTHEASTERLY TO THE RIGHT, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1445.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0 DEGREES 58 MINUTES 03 SECONDS, A DISTANCE OF 24.40 FEET TO THE EASTERN LINE OF SAID SECTION 25, BEING THE TEMPORARY DRAINAGE EASEMENT (DOCKET 12336, PAGE 1450, MAP 1);

THENCE SOUTH 88 DEGREES 42 MINUTES 30 SECONDS EAST ALONG SAID EASEMENT, A DISTANCE OF 194.44 FEET;

THENCE SOUTH 88 DEGREES 42 MINUTES 34 SECONDS EAST, A DISTANCE OF 180.09 FEET TO THE POINT OF BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1506.36 FEET;

THENCE NORTH 1 DEGREE 06 MINUTES 26 SECONDS EAST, A DISTANCE OF 178.81 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1500.00 FEET AND AN ARC LENGTH OF 178.81 FEET;

THENCE 44 DEGREES EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1500.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY POINT-OF-WAY LINE OF MOUNTAIN VIEW ROAD, THROUGH A CENTRAL ANGLE OF 17 DEGREES 42 MINUTES 48 SECONDS, A DISTANCE OF 194.52 FEET;

THENCE 17 DEGREES 42 MINUTES 48 SECONDS WEST, LEAVING SAID POINT-OF-WAY LINE, A DISTANCE OF 150.89 FEET (RECORDED 150.80 FEET (MEASURED));

THENCE SOUTH 88 DEGREES 53 MINUTES 34 SECONDS EAST, A DISTANCE OF 150.39 FEET TO THE POINT OF BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1506.36 FEET;

THENCE NORTH 3 DEGREES 05 MINUTE 00 SECONDS WEST, A DISTANCE OF 152.08 FEET TO THE POINT OF BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1445.00 FEET AND A RADIAL POINT WHICH BEARS

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17 DEGREES 42 MINUTE 48 SECONDS, A DISTANCE OF 194.52 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY POINT-OF-WAY LINE OF MOUNTAIN VIEW ROAD, THROUGH A CENTRAL ANGLE OF 17 DEGREES 48 MINUTES 00 SECONDS, A DISTANCE OF 150.89 FEET (RECORDED 150.80 FEET (MEASURED));

THENCE SOUTH 88 DEGREES 53 MINUTES 34 SECONDS EAST, A DISTANCE OF 150.39 FEET TO THE POINT OF BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1506.36 FEET;

EXCEPT FROM THAT PORTION LYING WITHIN THE NORTHWEST QUARTER OF SAID SECTION 25, ALL GAS, OIL, METAL AND MINERAL RIGHTS, AS RESERVED IN THE PATENT FROM THE STATE OF ARIZONA INCORPORATED IN BOOK 193 OF DEEDS, PAGE 446; AND

EXCEPT THE RIGHTS TO TAKE, WITHDRAW AND USE ALL UNDERGROUND WATER LYING

[illegible]

February 2, 2001
G. Bryan Gostzenberger
R.L.S. 31020



**Superior
Surveying
Services, Inc.**

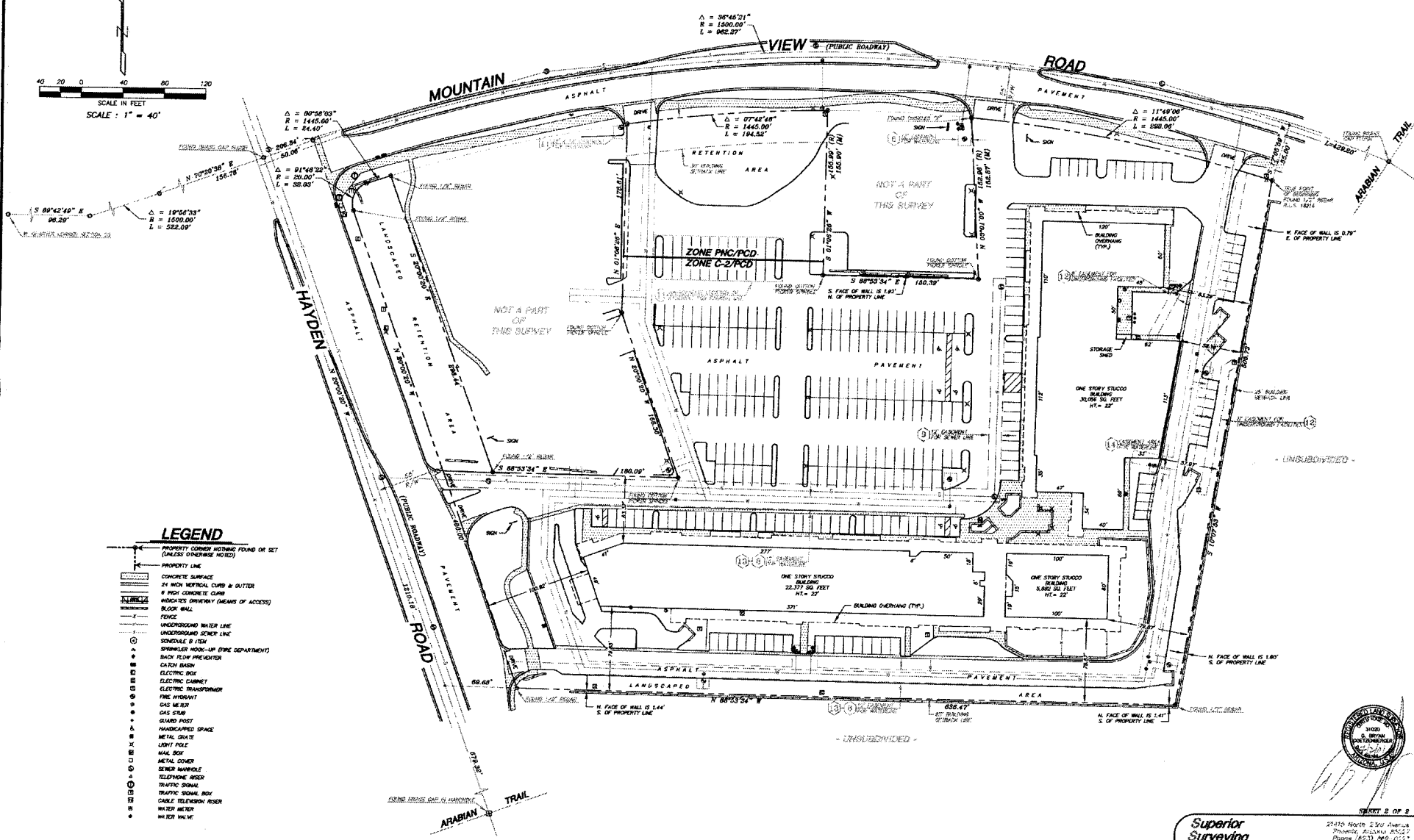
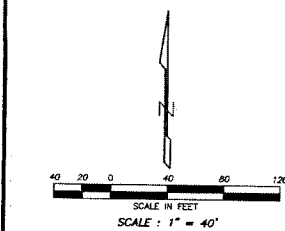
PROFESSIONAL LAND SURVEYING - ARIZONA, CALIFORNIA, NEVADA
ARIZONA NO. 18274 - CALIFORNIA NO. 19080 - NEVADA NO. 7630

| | | |
|--------|----------|-----------------|
| 2-2-01 | REVISED: | JOB NO.: 210138 |
|--------|----------|-----------------|

MOUNTAIN VIEW PLAZA: 9619-9899 N. HAYDEN ROAD; SCOTTSDALE, ARIZONA

DATE: 2-2-0

JOB NO.: 210138



LEGEND

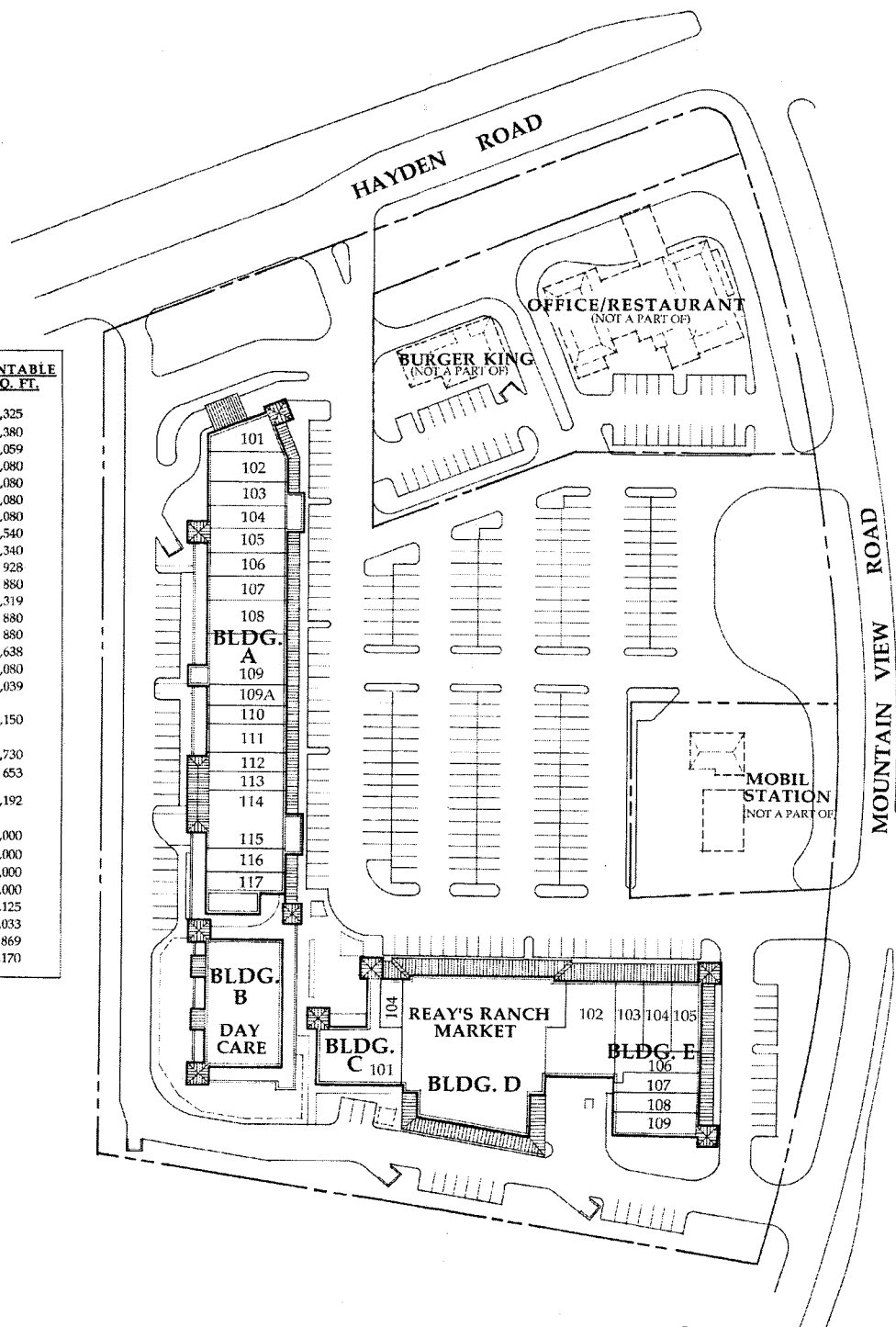
- PROPERTY CORNER MONUMENT FOUND OR SET (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- CONCRETE SURFACE
- 24" HIGH CONCRETE CURB & GUTTER
- 6" HIGH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- BRICK WALL
- FENCE
- UNDERGROUND WATER LINE
- UNDERGROUND SENEY LINE
- SCHEDULE 40 IRON
- SPRINKLER HOOD-UP (FIRE DEPARTMENT)
- BACK FLOW PREVENTION
- CATCH BASIN
- ELECTRIC BOX
- ELECTRIC CABINET
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- GAS METER
- GAS CUB
- GUARD POST
- HANDICAPPED SPACE
- METAL DRIVE
- LIGHT POLE
- MAIL BOX
- METAL COVER
- SENEY MANHOLE
- TELEPHONE RISER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- CABLE TELEVISION RISER
- WIRE METER
- WIRE VALVE



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 PROFESSIONAL LAND SURVEYORS - ARIZONA, CALIFORNIA, NEVADA
 ARIZONA REG. 16774 - CALIFORNIA REG. 12085 - NEVADA REG. 23491
 DATE: 2-2-01 REVISED: 108 70: 21038

MOUNTAIN VIEW PLAZA; 9618-9698 N. HAYDEN ROAD; SCOTTSDALE, ARIZONA

| | <u>SUITE NO.</u> | <u>RENTABLE SQ. FT.</u> |
|---------|----------------------|-----------------------------|
| BLDG. A | 101 | 1,325 |
| | 102 | 1,380 |
| | 103 | 1,059 |
| | 104 | 1,080 |
| | 105 | 1,080 |
| | 106 | 1,080 |
| | 107 | 1,080 |
| | 108 | 1,540 |
| | 109 | 2,340 |
| | 109A | 928 |
| | 110 | 880 |
| | 111 | 1,319 |
| | 112 | 880 |
| | 113 | 880 |
| | 114, 115 | 2,638 |
| | 116 | 1,080 |
| | 117 | 1,039 |
| BLDG. B | | 6,150 |
| BLDG. C | 101 | 3,730 |
| | 104 | 653 |
| BLDG. D | | 16,192 |
| BLDG. E | 102 | 3,000 |
| | 103 | 1,000 |
| | 104 | 1,000 |
| | 105 | 1,000 |
| | 106 | 1,125 |
| | 107 | 1,033 |
| | 108 | 869 |
| | 109 | 1,170 |



SITE PLAN 

MOUNTAIN VIEW PLAZA