

## **68<sup>th</sup> & ISR Legal Description**

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

PARCEL NO. 1:

LOTS 1 AND 2, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, BY RIGHT OF WAY DEDICATION DEED RECORDED AS 2010-0072426 OF OFFICIAL RECORDS.

PARCEL NO. 2:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO A POINT;

THENCE EAST 25.88 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 16.00 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL, A DISTANCE OF 354.54 FEET TO A CORNER OF LOT 1, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 38 DEGREES 11 MINUTES 30 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, VALLEY PLAZA, A DISTANCE OF 120.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF WESTERN PARK DRIVE, AS ESTABLISHED BY INSTRUMENT RECORDED IN DOCKET 1906, PAGE 67, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTHERLY, 143.69 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 51 DEGREES 48 MINUTES 30 SECONDS, AND A RADIUS OF 158.91 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, AS SHOWN IN BOOK 5 OF ROAD MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 292.19 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO A POINT;

THENCE EAST 25.88 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, AS SHOWN IN BOOK 5 OF ROAD MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 190.00 FEET TO A POINT;

THENCE NORTH, ALONG A LINE PERPENDICULAR TO SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 83.00 FEET TO A POINT;

THENCE NORTH 38 DEGREES 11 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 1, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA AND PERPENDICULAR TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF ARIZONA CANAL, A DISTANCE OF 52.23 FEET TO A POINT 16.00 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERLY RIGHT OF WAY LINE;

THENCE SOUTHWESTERLY, ALONG A LINE PARALLEL TO AND 16.00 FEET SOUTHEASTERLY FROM THE RIGHT OF WAY LINE OF ARIZONA CANAL, SOUTH 51 DEGREES 48 MINUTES 30 SECONDS WEST, A DISTANCE OF 200.66 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22;

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, 53.37 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL TO A POINT;

THENCE EAST 25.88 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN;

THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, AS SHOWN IN BOOK 5 OF ROAD MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 190.00 FEET TO A POINT;

THENCE NORTH, ALONG A LINE PERPENDICULAR TO SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 83.00 FEET TO A POINT;

THENCE NORTH 38 DEGREES 11 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL TO THE SOUTHWESTERLY LINE OF LOT 1, VALLEY PLAZA, ACCORDING TO BOOK 72 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA AND PERPENDICULAR TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF ARIZONA CANAL, A DISTANCE OF 52.23 FEET TO A POINT 16.00 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERLY RIGHT OF WAY LINE;

THENCE SOUTHWESTERLY, ALONG A LINE PARALLEL TO AND 16.00 FEET SOUTHEASTERLY FROM THE RIGHT OF WAY LINE OF ARIZONA CANAL, SOUTH 51 DEGREES 48 MINUTES 30 SECONDS WEST, A DISTANCE OF 200.66 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT THAT PORTION DEEDED TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, RECORDED AS 2016-819172.

PARCEL NO. 4:

THAT PORTION OF PUBLIC ALLEY AS ABANDONED BY RESOLUTION NO. 7674 RECORDED JANUARY 28, 2010 AS INSTRUMENT NO. 2010-0073886 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, THENCE NORTH 51°48'24" EAST A DISTANCE OF 100.43 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ARIZONA CANAL, TO THE POINT OF BEGINNING;

THENCE NORTH 51°48'40" EAST A DISTANCE OF 363.83 FEET;

THENCE SOUTH 38°11'20" EAST A DISTANCE OF 15.99 FEET;

THENCE SOUTH 51°48'30" WEST A DISTANCE OF 363.83 FEET;

THENCE NORTH 38°11'30" WEST A DISTANCE OF 16.00 FEET, TO THE POINT OF BEGINNING.

PARCEL NO. 5:

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO BEING A PART OF THAT 16.00 FOOT ALLEY DESCRIBED IN BOOK 72 OF MAPS, PAGE 28, ABANDONED IN INSTRUMENT #2010-0073886, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22 (BRASS CAP IN HANDHOLE), FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 22 (BRASS CAP IN HANDHOLE) BEARS NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 2622.17 FEET (BASIS OF BEARINGS);

THENCE NORTH 51 DEGREES 48 MINUTES 30 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ARIZONA CANAL PER BOOK 72 OF MAPS, PAGE 28, M.C.R., A DISTANCE OF 53.37 FEET TO A LINE BEING 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE ALONG SAID PARALLEL LINE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.62 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 51 DEGREES 50 MINUTES 36 SECONDS EAST, A DISTANCE OF 27.01 FEET;

THENCE NORTH 38 DEGREES 09 MINUTES 24 SECONDS WEST, A DISTANCE OF 16.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ARIZONA CANAL;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 51 DEGREES 50 MINUTES 36 SECONDS EAST, A DISTANCE OF 152.86 FEET;

THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 123.71 FEET TO A LINE BEING 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 22;

THENCE ALONG SAID PARALLEL LINE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 131.56 FEET TO THE POINT OF BEGINNING

EXCEPT ANY PORTION LYING WITHIN PARCEL 4 ABOVE.