

ALTA/ACSM LAND TITLE SURVEY
LOCATED WITHIN A PORTION OF SECTIONS 5 & 8,
TOWNSHIP 1 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

PARCEL NO. 1:

LOTS THREE (3) AND FOUR (4) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION FIVE (5), TOWNSHIP ONE (1) NORTH, RANGE FIVE (5) WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION LYING WITHIN THE PHOENIX-ENRENBURG HIGHWAY (I-10) DESCRIBED HEREIN AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 00 DEGREES 08 MINUTES 55 SECONDS EAST 187.60 FEET (SOUTH 187.18 FEET RECORD) ALONG THE EAST LINE OF SAID LOT 3 TO THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY;

THENCE NORTH 75 DEGREES 01 MINUTES 17 SECONDS WEST 725.36 FEET (NORTH 75 DEGREES 01 MINUTES 36 SECONDS WEST 725.36 FEET RECORD) ALONG SAID RIGHT-OF-WAY TO THE NORTH LINE OF SAID LOT 3;

THENCE SOUTH 89 DEGREES 59 MINUTES 34 SECONDS EAST 700.57 FEET (EAST 700.80 FEET RECORD) TO THE POINT OF BEGINNING; AND

EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

PARCEL NO. 2:

THE WEST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 5 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

AN EASEMENT FOR ROAD PURPOSES OVER THE SOUTH 15 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, TOWNSHIP 1 NORTH, RANGE 5 WEST, AS GRANTED BY INSTRUMENT RECORDED JULY 9, 1958, IN DOCKET 2532, PAGE 528.

PARCEL NO. 5:

THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 40 FEET THEREOF.

SCHEDULE 'B' EXCEPTION ITEMS:

1. SECOND INSTALLMENT OF 2005 TAXES, A LIEN, PAYABLE ON OR BEFORE MARCH 1, 2006, AND DELINQUENT MAY 1, 2006.

2. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.

3. THE RIGHT TO ENTER UPON SAID LAND AND PROSPECT FOR AND REMOVE ALL COAL, OIL, GAS, MINERALS OR OTHER SUBSTANCES, AS RESERVED IN THE PATENT TO SAID LAND.

4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

5. AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 12, 1978 AS DOCKET 13326, PAGE 600 OF OFFICIAL RECORDS.

(AFFECTS PARCEL NO. 2)

6. A PLAT RECORDED IN BOOK 25, PAGE 35 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY.

(AFFECTS PARCEL NO. 2)

7. A DOCUMENT ENTITLED "ROAD DECLARED (ROAD FILE NO. 2623)" RECORDED OCTOBER 5, 1978 AS DOCKET 13199, PAGE 107 OF OFFICIAL RECORDS.

(AFFECTS PARCEL NO. 2)

8. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY JMA ENGINEERING CORPORATION ON OCTOBER 26, 2004, DESIGNATED JOB NUMBER 0447:

A) "DICKY WASH" THROUGH PARCEL NOS. 1 AND 2.

B) ONE ACROSS NORTHERN PORTION OF PARCEL NO. 1

C) FENCE ALONG NORTHERN PROPERTY LINE OF PARCEL NO. 1

D) FENCE ALONG NORTHEAST PROPERTY LINE OF PARCEL NO. 2

E) DIRT ROAD ALONG SOUTHSIDE MIDSECTION LINE.

F) ANY UNRECORDED EASEMENTS FOR UNDERGROUND UTILITIES WHICH ARE NOT IN EVIDENCE ON THE SURFACE OF THE LAND BUT COULD BE ASCERTAINED FROM THE RECORDS OF THE UTILITY COMPANIES SERVING THE AREA.

(AFFECTS OWNERS POLICY ONLY)

9. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.

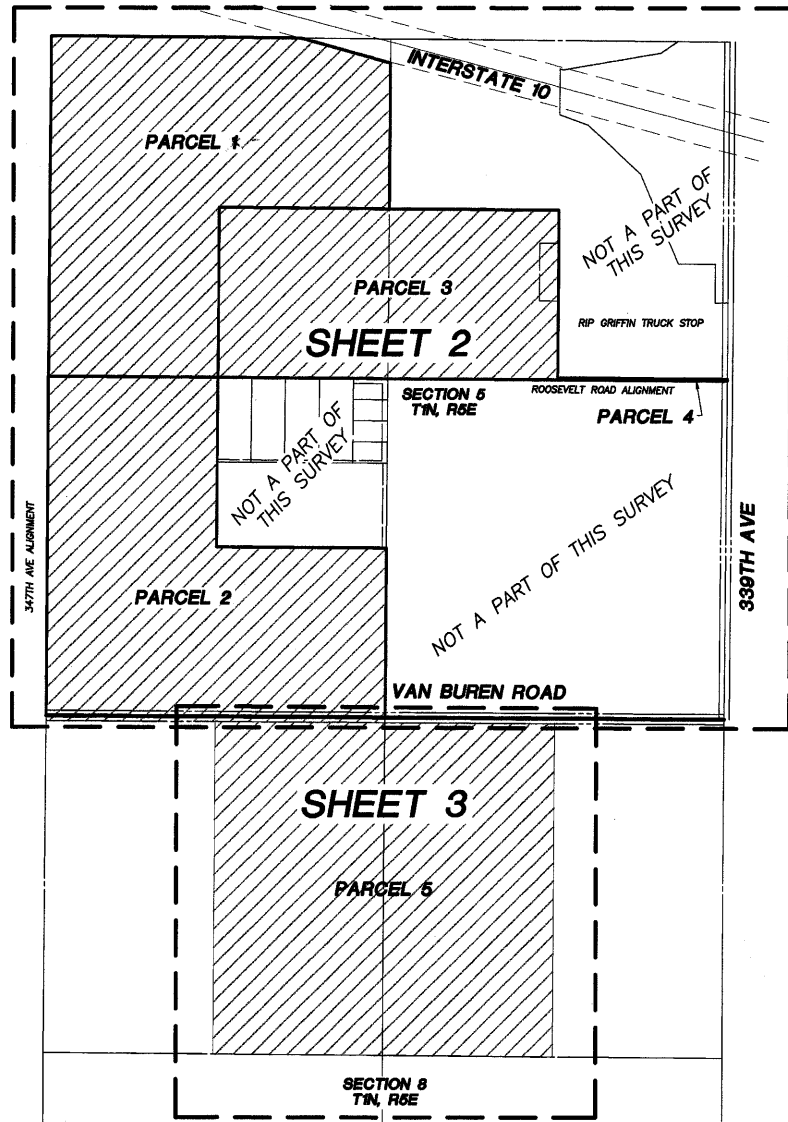
NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.

10. A PLAT RECORDED IN BOOK 25, PAGE 35 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY.

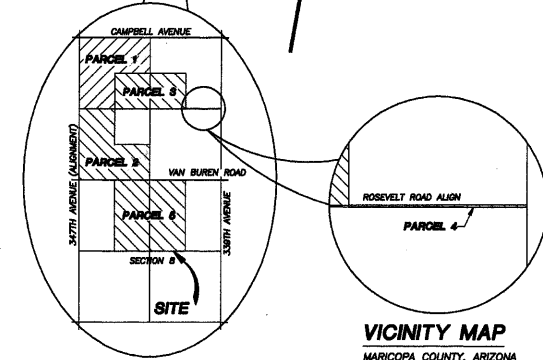
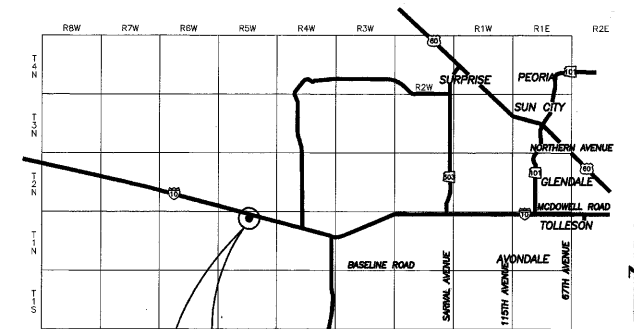
(AFFECTS PARCEL NO. 5)

11. THE RIGHTS OR CLAIMS OF TITLE IF ANY, BY THE STATE OF ARIZONA TO ANY PORTION OF THE PROPERTY DESCRIBED IN SCHEDULE A BEING LOCATED IN THE BED OF ANY RIVER OR DRY WASH.

12. ALL MATTERS AS SET FORTH IN EASEMENT DEED, RECORDED AS 89-298741 OF OFFICIAL RECORDS.



PARCEL MAP



BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, BEARING = S89°42'12"E. (ASSUMED FROM PLSS SUBDIVISION RECORD OF SURVEY, RECORDED AT BOOK 656, PAGE 43 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER) MARICOPA COUNTY, ARIZONA.

FLOOD ZONE CLASSIFICATION

PER FEMA FLOOD MAP NUMBER 04013C2000F, DATED JULY 19, 2001 AND LETTER OF MAP REVISION DATED MAY 7, 2004, PORTIONS OF SITE ARE DESIGNATED AS BEING SUBJECT TO A 100-YEAR FLOOD DENOTED BY ZONE A. THESE ARE AREAS SUBJECT TO FLOODING BUT WITHOUT A BASE FLOOD ELEVATION DETERMINED.

SITE AREAS

PARCEL NO. 2	5,241,398 SQ. FT.	120.3259 ACRES
PARCEL NO. 1	5,199,249 SQ. FT.	119.3583 ACRES
PARCEL NO. 3	3,492,454 SQ. FT.	80.1757 ACRES
PARCEL NO. 4	19,840 SQ. FT.	.4556 ACRES
PARCEL NO. 5	8,857,374 SQ. FT.	187.4236 ACRES
OVERALL	20,810,515 SQ. FT.	477.7391 ACRES

GENERAL NOTES

- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH FIRST AMERICAN TITLE INSURANCE COMPANY A CALIFORNIA CORPORATION COMMITMENT NO. NCS-154029-PHX1 EFFECTIVE DATE: OCTOBER 19, 2005 AT 7:30AM.
- UNDERGROUND UTILITY SERVICE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY.
- KNOWN UTILITY SERVICES AVAILABLE TO THIS SITE ARE:
SEWER.....NONE AVAILABLE AT TIME OF SURVEY
WATER.....NONE AVAILABLE AT TIME OF SURVEY
ELECTRIC.....APS
GAS.....NONE AVAILABLE AT TIME OF SURVEY
TELEPHONE.....QWEST
CABLE TV.....NONE AVAILABLE AT TIME OF SURVEY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:

- FIRST AMERICAN TITLE INSURANCE COMPANY
A CALIFORNIA CORPORATION
- NATIONAL BANK OF ARIZONA
- 339TH & I-10, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
- COVE ONE PARTNERS, LLC, A DELAWARE LIMITED COMPANY AS TO PARCELS NO. 1 THROUGH 4 AND VANBUREN 339 ASSOCIATES, LLC, AN ARIZONA LIMITED COMPANY AS TO PARCEL NO. 5

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999; AND INCLUDES ITEMS 1, 6, 8, 10, 11(b), 14, 15 AND 16 OF TABLE "A" THEREOF AND (II) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT 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 ALTA/ACSM LAND TITLE SURVEYS".

Bruce L. Rutter
BRUCE L. RUTTER
RLS NO 34408

Nov 20 2005
DATE

ALTA/ACSM LAND TITLE SURVEY
PART OF SECTION 5 & 8, T1N, R5W

JMA	JMA ENGINEERING CORPORATION
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FIELD	AC
CAD	BLR
Checked	11/05
Date	0447
Job No	1 of 3
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