

RESULTS OF SURVEY

OF A PORTION OF THE NORTHEAST 1/4 SECTION 27, T-2-N, R-4-E, G.&S.R.B.&M. MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

PARCEL NO. 1:

The West half of the Northwest quarter of the Northwest quarter of the Northeast quarter of Section 27, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the West 20 feet of the South 142 feet; and EXCEPT that part of said West half lying Northerly of the following described line:

BEGINNING at the intersection of the South line of the North 60 feet of said West half with the West line thereof; thence East along said South line to the East line of the West 35 feet of said Northeast quarter; thence Northerly to the intersection of the East line of the West 50 feet thereof; thence East along said South line to the East line of the West 245 feet of said Northeast quarter; thence East along a line which extends to the Southeast corner of the North 40 feet of said Northeast quarter of the Northwest quarter of the Northeast quarter, the POINT OF TERMINUS of said line.

PARCEL NO. 2:

The East half of the Northwest quarter of the Northwest quarter of the Northeast quarter of Section 27, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the South 25 feet; and EXCEPT that part of said East half lying Northerly of the following described line:

BEGINNING at the intersection of the South line of the North 60 feet of said Northeast quarter of the Northwest quarter with the West line thereof; thence East along said South line to the East line of the West 35 feet of said Northeast quarter; thence Northerly to the intersection of the East line of the West 50 feet of said Northeast quarter with the South line of the North 60 feet thereof; thence East along said South line to the East line of the West 245 feet of said Northeast quarter; thence East along a line which extends to the Southeast corner of the North 40 feet of said Northeast quarter of the Northwest quarter of the Northeast quarter, the POINT OF TERMINUS of said line.

TOTAL SITE FOR TRANSFER OF FEE TITLE

That portion of the Northeast quarter of the Northwest quarter of the Northeast quarter of Section 27, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, including that portion of a 20.00 foot wide alley to be abandoned, more particularly described as follows:

Commencing at the north quarter corner of said Section 27; thence East a distance of 42.57 feet along the north line of said Northeast quarter of Section 27 and monument line of Indian School Road; thence South a distance of 30.00 feet to a point on the east line of the west 43.00 feet of said Northeast quarter, being on the south right of way line of Indian School Road as deeded to the City of Phoenix in Docket 9219, Page 292 Records of Maricopa County and the Point of Beginning; thence East a distance of 202.01 feet along said south right of way line; thence N 89°37'53" E a distance of 398.64 feet along the south right of way line of Indian School Road as deeded to the City of Phoenix in Docket 7404, Page 765, Records of Maricopa County to a point on the east line of the west 20.00 feet of said Northeast quarter of the Northwest quarter of the Northeast quarter; thence S 00°27'17" W a distance of 327.90 feet along said west line to a point on the south line of the north 20.00 foot wide alley as described in Docket 5998, Page 519, Records of Maricopa County; thence S 89°57'47" E a distance of 20.00 feet along said south line to a point on the east line of the Northwest quarter of said Section 27; thence S 00°27'17" W a distance of 267.00 feet to a point on the north line of the south 25.00 feet of said Northeast quarter of the Northwest quarter of the Northeast quarter and the north right of way line of Fairmount Avenue; thence N 89°57'47" W a distance of 331.92 feet along said north line to a point on the east line of the west half of said Northeast quarter of the Northwest quarter of the Northeast quarter of Section 27; thence S 00°27'17" W a distance of 25.00 feet along said east line to a point on the south line of said Northeast quarter of the Northwest quarter of the Northeast quarter of Section 27; thence N 89°57'47" W a distance of 311.92 feet along said south line to a point on a line parallel with and 20.00 feet east of the west line of said Northeast quarter of Section 27; thence N 00°29'29" E a distance of 142.00 feet along said line to a point on the north line of the south 142.00 feet of said Northeast quarter of the Northwest quarter of the Northeast quarter of Section 27; thence N 89°57'47" W a distance of 20.00 feet along said north line to a point on the west line of said Northeast quarter of Section 27; thence N 00°29'29" E a distance of 497.96 feet along the west line of said Northeast quarter of Section 27 and the monument line of 20th Street to a point on the south line of the north 60.00 feet of said Northeast quarter of Section 27; thence East a distance of 35.00 feet along said south line to a point on the east line of the west 35.00 feet of said Northeast quarter of said Section 27; thence N 45°14'41" E a distance of 14.20 feet to the Point of Beginning.

WESTERN PORTION OF SITE FOR TRANSFER OF FEE TITLE

That portion of the Northwest quarter of the Northwest quarter of the Northeast quarter of Section 27, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, including that portion of a 20.00 foot wide alley to be abandoned, more particularly described as follows:

Commencing at the north quarter corner of said Section 27; thence East a distance of 42.57 feet along the north line of said Northeast quarter of Section 27 and the monument line of Indian School Road; thence South a distance of 30.00 feet to a point on the east line of the west 43.00 feet of said Northeast quarter, being on the south right of way line of Indian School Road as deeded to the City of Phoenix in Docket 9219, Page 292 Records of Maricopa County and the Point of Beginning; thence East a distance of 202.01 feet along said south right of way line; thence N 89°37'53" E a distance of 93.25 feet along the south right of way line of Indian School Road as deeded to the City of Phoenix in Docket 7404, Page 765, Records of Maricopa County; thence S 00°29'29" E a distance of 387.41 feet along a line parallel with and 338.20 feet east of the west line of said Northeast quarter of said Section 27, to a point on the north line of the south 25.00 feet of said Northeast quarter of the Northwest quarter of the Northeast quarter of Section 27 and the north right of way line of Fairmount Avenue; thence N 89°57'47" W a distance of 6.50 feet along said north right of way line to a point on the east line of the west half of said Northeast quarter of the Northwest quarter of the Northeast quarter of Section 27; thence S 00°27'17" W a distance of 25.00 feet along said east line to a point on the south line of said Northeast quarter of the Northwest quarter of the Northeast quarter of Section 27; thence N 89°57'47" W a distance of 311.92 feet along said south line to a point on a line parallel with and 20.00 feet east of the west line of said Northeast quarter of Section 27; thence N 00°29'29" E a distance of 142.00 feet along said line to a point on the north line of the south 142.00 feet of said Northeast quarter of the Northwest quarter of the Northeast quarter of Section 27; thence N 89°57'47" W a distance of 20.00 feet along said north line to a point on the west line of said Northeast quarter of Section 27; thence N 00°29'29" E a distance of 497.96 feet along the west line of said Northeast quarter of Section 27 and the monument line of 20th Street to a point on the south line of the north 60.00 feet of said Northeast quarter of Section 27; thence East a distance of 35.00 feet along said south line to a point on the east line of the west 35.00 feet of said Northeast quarter of said Section 27; thence N 45°14'41" E a distance of 14.20 feet to the Point of Beginning.

PROPOSED EASTERN PORTION OF SITE

That portion of the northeast quarter of the Northwest quarter of the Northeast quarter of Section 27, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, including that portion of a 20.00 foot wide alley to be abandoned, more particularly described as follows:

Commencing at the north quarter corner of said Section 27; thence East a distance of 55.57 feet along the north line of said northeast quarter of Section 27 and the monument line of Indian School Road; thence South a distance of 30.00 feet to a point on the east line of the west 43.00 feet of said northeast quarter, being on the south right of way line of Indian School Road as deeded to the City of Phoenix in Docket 9219, Page 292 Records of Maricopa County; thence East a distance of 189.01 feet along said north right of way line; thence N 89°37'53" E a distance of 98.25 feet along the south right of way line of Indian School Road Deeded to the City of Phoenix in Docket 7404, Page 765, Records of Maricopa County to a point on the east line of the west 338.20 feet of said northeast quarter of the northeast quarter of the Northwest quarter of the Northeast quarter and the Point of Beginning; thence continue N 89°37'53" E a distance of 305.39 feet along said south right of way line to a point on the west line of the east 20.00 feet of said northeast quarter of the northeast quarter of the Northwest quarter; thence S 00°27'17" W a distance of 327.90 feet along said west line to a point on the south line of a 20.00 foot wide alley as described in Docket 5998, Page 519, Records of Maricopa County; thence S 89°57'47" E a distance of 20.00 feet along said south line to a point on the east line of the northeast quarter of the Northwest quarter of the Northeast quarter of said Section 27; thence S 00°27'17" W a distance of 267.00 feet to a point on the north line of the south 25.00 feet of said northeast quarter of the Northwest quarter of the Northeast quarter of the Northwest quarter of the Northeast quarter and the north right of way line of Fairmount Avenue; thence N 89°57'47" W a distance of 325.62 feet along said north right of way line to a point on the east line of the west 338.20 feet of the northeast quarter of said Section 27; thence N 00°29'29" E a distance of 387.41 feet along a line parallel with and 338.20 feet east of the west line of said northeast quarter of Section 27 to the Point of Beginning.

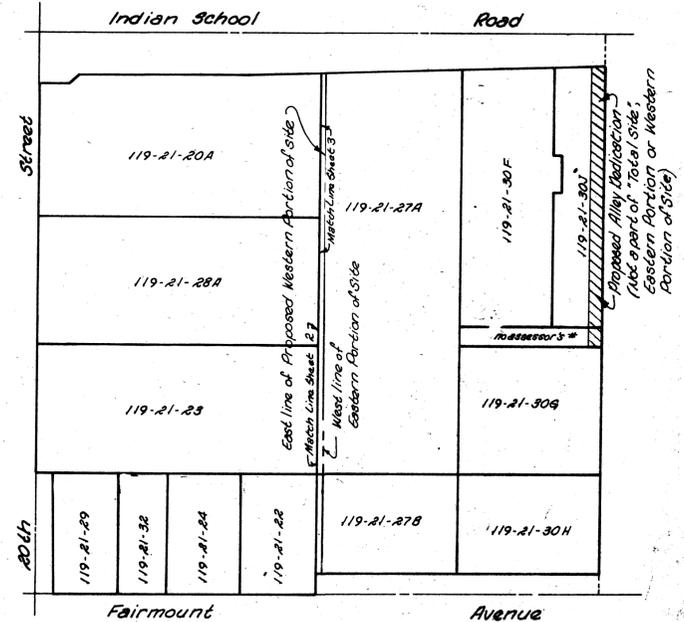
NOTES

1. THE PREMISES SURVEYED HAVE NO KNOWN DISCREPANCIES, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN, AND HAS ACCESS TO AND FROM A DEDICATED ROADWAY
2. UNDERGROUND UTILITIES, BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
3. THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS, SHOWN HEREON, REPRESENTS THAT INFORMATION PROVIDED IN PRELIMINARY TITLE REPORT NO. 75005544-C BY: TRANSAMERICA TITLE INSURANCE COMPANY DATE: 3/27/2008, 1987 ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.

AREAS

1. PROPOSED WESTERN PARCEL INCLUDES THAT PORTION OF ALLEY TO BE ABANDONED. Net 178,410 S.F. OR 4.094 ACRES
2. PROPOSED EASTERN PARCEL INCLUDES THAT PORTION OF ALLEY TO BE ABANDONED, DOES NOT INCLUDE THAT ALLEY TO BE DEDICATED. Net 185,892 S.F. OR 4.268 ACRES
3. PROPOSED NET AREA OF SITE - THE PROPERTY LESS EXISTING DEDICATIONS AND/OR EASEMENTS FOR PERIMETER STREETS, INCLUDING THAT PORTION OF ALLEY TO BE ABANDONED, EXCLUDING THAT ALLEY TO BE DEDICATED, DOES NOT INCLUDE THAT 23' X 23' RIGHT OF WAY AT NORTHWEST CORNER OF SITE Net 364,302 S.F. OR 8.343 ACRES
4. ALLEY TO BE DEDICATED 6,563 S.F. OR 0.151 ACRES

Area of Parcel 119-21-30J
17999 Sq. Ft. or 0.413 Acres



Proposed Parcel Split & Assessor Parcel No. Schematic

not to scale
Proposed parcel split is enhanced with gray shading along exterior lines on the following two sheets.

ALTA / ACB LAND TITLE SURVEY
TO THE LIEHOLDERS, OWNERS, AND TITLE COMPANY OF THE PREMISES SURVEYED
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACB LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACB IN 1961 AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS A SURVEY, AS DEFINED THEREIN.
REGISTRATION NO. 17,578

PREPARED FOR

TWENTIETH STREET ASSOCIATES
3208 EAST ROMA
PHOENIX, ARIZONA 85018

BASIS OF BEARINGS

THE MONUMENT LINE OF INDIAN SCHOOL ROAD
THE BEARING OF WHICH IS ASSUMED:
EAST

7-28-87 // 7-30-87 legal	DES. 3	CKD. MFK.
updated 9-12-87	APP. 27	
10-14-87	DATE: July 1987	
REVISIONS:	DATE:	
FIELD BOOK NO. 505	SHEET 1 of 3	PROJ. NO. 742-1

DIN #55190 1/3