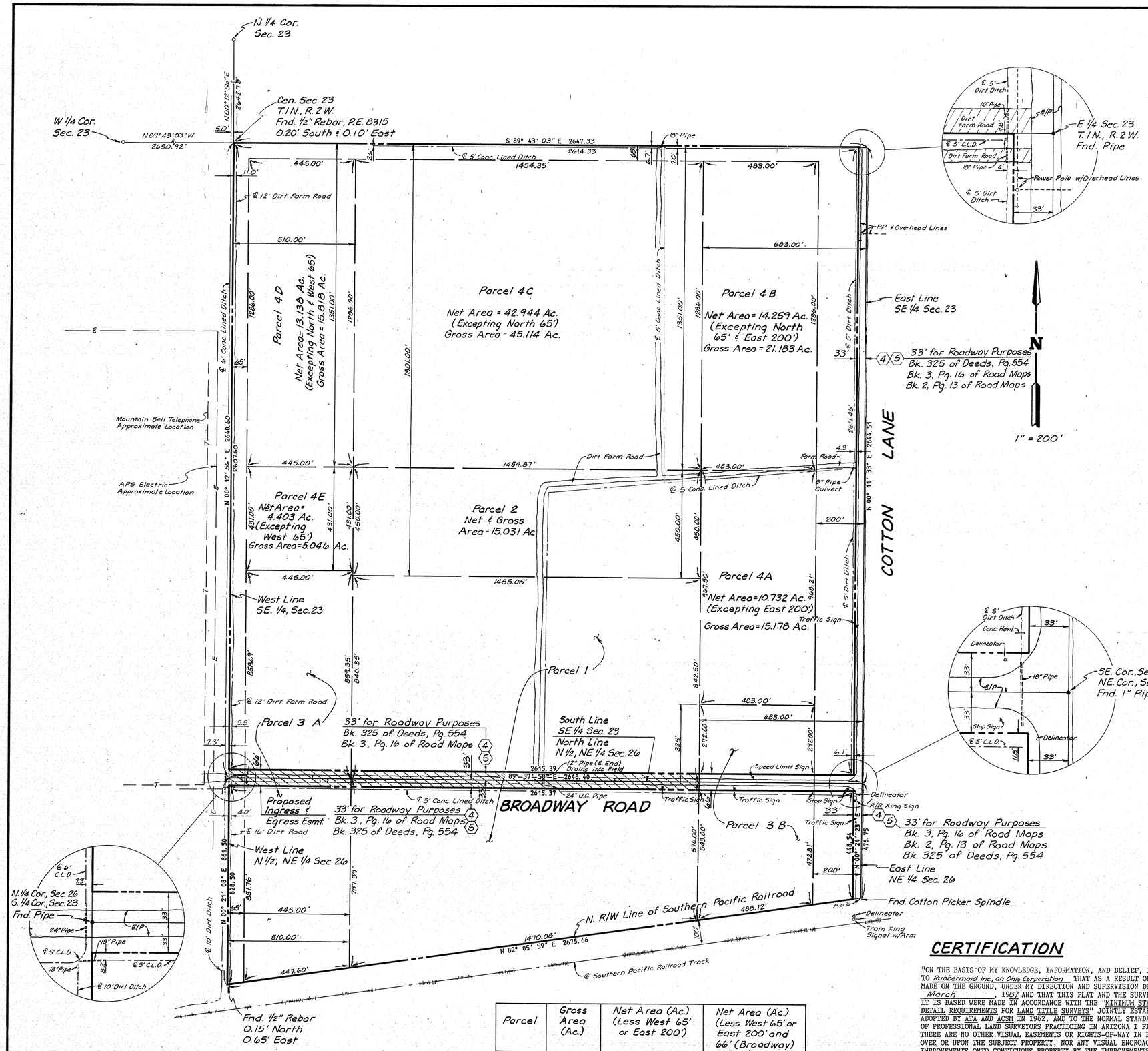

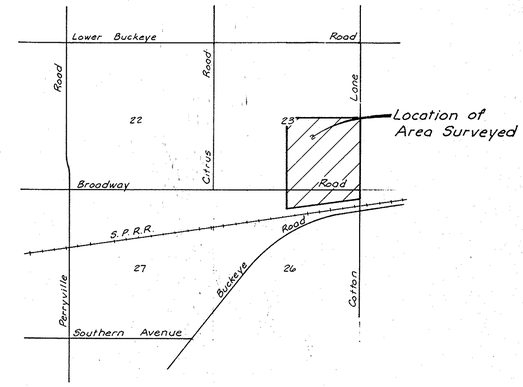

VICINITY MAP

LEGAL DESCRIPTION

FIFTH AMENDED
Commitment No. 857772

PARCEL NO. 1 (FEE PARCEL):

That portion of the Southeast quarter of Section 23 and that portion of the Northeast quarter of Section 26, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying Northerly of the right-of-way of the Southern Pacific Railroad.

EXCEPT the North 1801.00 feet of the Southeast quarter of said Section 23; and
EXCEPT the West 510.00 feet of the Southeast quarter of said Section 23; and
EXCEPT the East 683.00 feet of said Section 23; and
EXCEPT the East 683.00 feet of said Section 26; and
EXCEPT the West 510.00 feet of the Northeast quarter of said Section 26;

Together with a non-exclusive easement for vehicular and pedestrian ingress and egress as created by that certain easement Agreement recorded in , Official Records over the following described property all being in Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The South 33 feet of the West 510 feet of the Southeast quarter of Section 23. And the North 33 feet of the West 510 feet of the Northeast quarter of Section 26.

PARCEL NO. 2 (OPTION PARCEL):

That portion of the Southeast quarter of Section 23, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

The South 450.00 feet of the North 1801.00 feet of the Southeast quarter of said Section 23.

EXCEPT the West 510.00 feet; and
EXCEPT the East 683.00 feet

PARCEL NO. 3A (OPTION PARCEL):

That portion of the Southeast quarter of Section 23 and that portion of the Northeast quarter of Section 26, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

The East 445.00 feet of the West 510.00 feet of the Southeast quarter of said Section 23, and the East 445.00 feet of the West 510.00 feet of the Northeast quarter of said Section 26, lying Northerly of the right-of-way of the Southern Pacific Railroad.

EXCEPT the North 1782.00 feet of the Southeast quarter of said Section 23.

Subject to: Existing rights-of-way and easements

Net parcel containing 746,177 square feet or 17.130 acres, more or less

PARCEL NO. 3B (OPTION PROPERTY):

That portion of the Southeast quarter of Section 23 and that portion of the Northeast quarter of Section 26, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

The West 483.00 feet of the East 683.00 feet of the South 325.00 feet of the Southeast quarter of said Section 23; and

The West 483.00 feet of the East 683.00 feet of the Northeast quarter of said Section 26, lying Northerly of the right-of-way of the Southern Pacific Railroad.

EXCEPT the North 33.00 feet of said Section 26; and
EXCEPT the South 33.00 feet of said Section 23

PARCEL NO. 4A (OPTION PROPERTY):

That portion of the Southeast quarter of Section 23, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

The West 483.00 feet of the East 683.00 feet of the Southeast quarter of said Section 23.

EXCEPT the North 1351.00 feet; and
EXCEPT the South 325.00 feet

PARCEL NO. 4B (OPTION PROPERTY):

That portion of the Southeast quarter of Section 23, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

The East 683.00 feet of the North 1351.00 feet of the Southeast quarter of said Section 23.

EXCEPT the North 65.00 feet; and
EXCEPT the East 200.00 feet

PARCEL NO. 4C (OPTION PROPERTY):

That portion of the Southeast quarter of Section 23, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

The North 1351.00 feet of the Southeast quarter of said Section 23.

EXCEPT the East 683.00 feet; and
EXCEPT the West 510.00 feet; and
EXCEPT the North 65.00 feet

PARCEL NO. 4D (OPTION PROPERTY):

That portion of the Southeast quarter of Section 23, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

The West 510.00 feet of the North 1351.00 feet of the Southeast quarter of said Section 23.

EXCEPT the North 65.00 feet; and
EXCEPT the West 65.00 feet

PARCEL NO. 4E (OPTION PROPERTY):

That portion of the Southeast quarter of Section 23, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

The South 431.00 feet of the North 1782.00 feet of the East 445.00 feet of the West 510.00 feet of the Southeast quarter of said Section 23.

This Survey Plotted Hereon was Performed in Accordance with Title Report Fifth Amended #857772 from First American Title Insurance Company of Arizona Dated March 23, 1987.

LEGEND

Proposed Broadway Road Abandonment

(4) Items Per Schedule "B" of Title Report

Revised 4/1/87 Per Title Report Fifth Amended # 857772
Revised 3/24/87 Per Title Report Third Amended # 857772
Revised 7/8/87 Legal Descriptions

CERTIFICATION

"ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, I CERTIFY TO Rubbermaid Inc. an Ohio Corporation THAT AS A RESULT OF A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION DURING, March, 1987 AND THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ATA AND ACSM IN 1962, AND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN ARIZONA I FIND THAT THERE ARE NO OTHER VISUAL EASEMENTS OR RIGHTS-OF-WAY IN EVIDENCE, OVER OR UPON THE SUBJECT PROPERTY, NOR ANY VISUAL ENCROACHMENT OF IMPROVEMENTS ONTO CONTIGUOUS PROPERTY BY THE IMPROVEMENTS LOCATED ON THE SUBJECT PROPERTY NOR ANY VISUAL ENCROACHMENT OF IMPROVEMENTS FROM ADJOINING PROPERTY ONTO THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN."

Parcel	Gross Area (Ac.)	Net Area (Ac.) (Less West 65' or East 200')	Net Area (Ac.) (Less West 65' or East 200' and 66' (Broadway)
3B	13.349	8.870	8.870
1	50.881	50.881	48.676
3A	19.709	17.130	16.456

NOTE:

The title report furnished does not contain recording information for the Abandonment of Broadway Road or Creation of the non-exclusive easement for vehicular and pedestrain ingress and egress, nor the location or recording data of the Easements for public utilities.

DIN# 56955-1

A.L.T.A.
COTTON LANE & BROADWAY ROAD

DRAWN: P.S.S. CHECK: F.L.B.	DATE March '87	JOB NO. 2013	SCALE 1"=200'	SHEET 1 OF 1

BAKER LAND SURVEYING
4120 N. 20TH ST. PHX., AZ (602) 957-8387