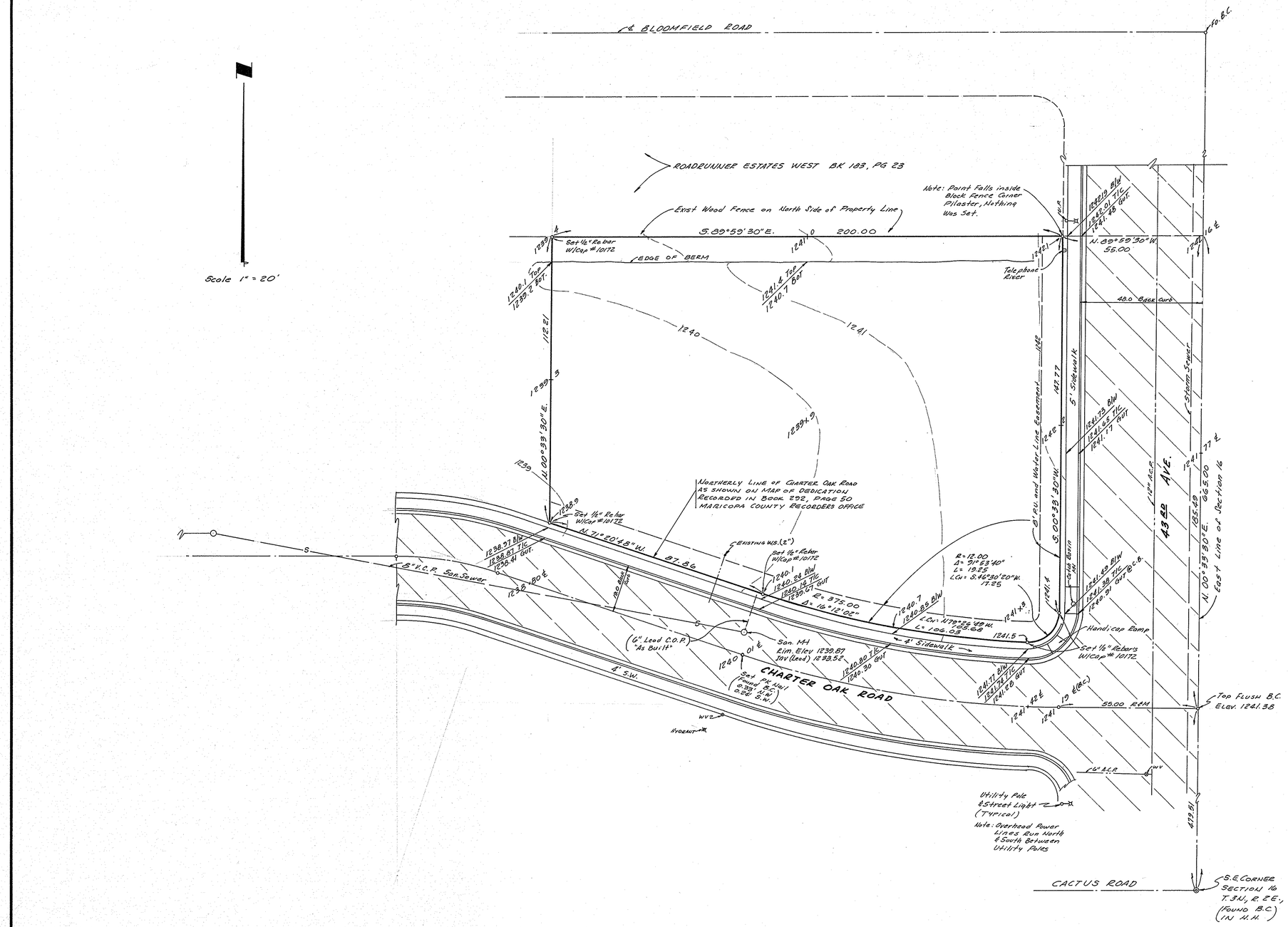

DESCRIPTION

OFFICE C-O

NWC 43rd AVE & CHARTER OAK ROAD

A PARCEL OF LAND LOCATED IN AND BEING A PART OF THE S.E.1/4 OF SECTION 16, T.3 N., R.2 E., G. & S. R. B. & M., MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.E. CORNER OF SECTION 16,
THENCE N.00°33'30"E., ALONG THE EAST LINE OF SECTION 16, 665.00 FT.,
THENCE N.89°59'30"W., 55.00 FT. TO THE TRUE POINT OF BEGINNING,
THENCE S.00°33'30"W., ALONG A LINE PARALLEL WITH AND 55.00 FT. WEST OF THE EAST LINE OF SECTION 16, 147.77 FT.,
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, ALONG THE NORTHWESTERLY LINE OF 43rd AVE & CHARTER OAK ROAD, 19.25 FT., RADIUS 12.00 FT., CENTRAL ANGLE 91°53'40", WHOSE LONG CHORD BEARS S.46°30'20"W. 17.25 FT., TO A POINT OF COMPOUND CURVATURE,
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, ALONG THE NORTHERLY LINE OF CHARTER OAK ROAD, 106.03 FT., RADIUS 375.00 FT., CENTRAL ANGLE 16°12'02", WHOSE LONG CHORD BEARS N.79°26'49"W. 105.68 FT.,
THENCE N.71°20'48"W., ALONG THE NORTHERLY LINE OF CHARTER OAK ROAD, 87.86 FT.,
THENCE N.00°33'30"E., 112.21 FT., TO A POINT ON A BOUNDARY OF ROADRUNNER ESTATES WEST, ACCORDING TO BOOK 183 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA,
THENCE S.89°59'30"E., ALONG THE BOUNDARY LINE OF SAID ROADRUNNER ESTATES WEST, 200.00 FT., TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 28365 SQUARE FEET MORE OR LESS AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD OR OTHERWISE.

LEGEND

T/C ------ TOP OF CURB
GUT -------- GUTTER
BW ------- BACK OF WALK
SW ------- SIDEWALK
UP ------- UTILITY POLE
WV ------- WATER VALVE
S ------- SANITARY SEWER
MH ------- MANHOLE
T -------- TELEPHONE
B.C. ----- BRASS CAP
BOT ------ BOTTOM OF BERM

(1239.2) ------ EXISTING GRADE

NOTES:

1. UTILITIES SHOWN HEREON WERE TAKEN INPART FROM CITY OF PHOENIX "AS BUILT" AND OTHER RECORDS AND THERE IS NO GUARANTEE BY US THAT THEY ARE IN THE LOCATION INDICATED IN THESE RECORDS. (CALL BLUE STAKE PRIOR TO ANY CONSTRUCTION IN THE AREA)

2. THIS SURVEY WAS BASED, IN PART UPON INFORMATION OBTAINED FROM PRELIMINARY TITLE REPORT OF TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, POLICY NUMBER 87100406, DATED OCT. 14, 1987.

BASIS OF BEARING:

N.00°33'30"E. Being the East line of Section 16, as shown on "ROADRUNNER ESTATES WEST" Recorded BK. 183, PG. 23, M.C.R. and Map of Dedication, Recorded BK. 292, PG. 50, M.C.R.

BENCH MARK
Top Brass Cap in H.H. at intersection of
43rd Avenue and Cactus Road
ELEV. 1238.77 City of Phoenix Datum

SURVEYORS CERTIFICATE

THIS SURVEY WAS DONE UNDER MY DIRECTION DURING THE MONTHS OCT & NOV 1987

REGISTERED LAND SURVEYOR CERTIFICATE NO. 10172 ARIZONA, U.S.A.

D.W. # 57444 1/1 APPS

BOUNDARY AND TOPOGRAPHICAL SURVEY
OF
Part of the S.E.1/4 of Section 16, T.3 N., R.2 E.,
G.& S.R.B.& M., Maricopa County, Arizona

TMA CONSULTING ENGINEERS AND LAND SURVEYORS
P.O. BOX 8513, MESA, ARIZONA,
(602) 833-2007

Job No 87012 11-14-87