ALTA/ACSM LAND TITLE SURVEY

A PORTION OF SECTION 18, AND ALL OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION PARCEL No. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH , RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3-1/2" G.L.O. BRASS CAP, FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 18;

THENCE NORTH 00°20'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 685.26 FEET;

THENCE SOUTH 58°48'35" EAST, A DISTANCE OF 595.04 FEET TO A POINT OF CURVATURE, CONCAVE NORTHEASTERLY, WHOSE RADIUS IS 2600.00 FEET;

THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THOUGH A CENTRAL ANGLE OF 31°13'45", AN ARC DISTANCE OF 1417.13 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18;

THENCE SOUTH 89°57'40" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 1861.39 FEET TO A 3-1/2" G.L.O. BRASS CAP, AND THE TRUE POINT OF BEGINNING.

NOTES PARCEL No. 1

1. THIS SURVEY WAS BASED ON A SPECIAL REPORT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-84838-4335, FIRST AMENDED, DATED MAY 25, 2004 AT 7:30 AM.
2. UTILITIES LOCATIONS SHOWN ON THIS MAP ARE APPROXIMATE, BASED ON ABOVE GROUND FIELD SURVEY AND VARIOUS UTILITY QUARTER-SECTION MAPS AND SHOULD BE VERIFIED BY "BLUESTAKE" AND OR POTHOLING PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
3. THIS PROPERTY IS SUBJECT TO THOSE MATTERS, REFERENCED IN SCHEDULE B, OF THE ABOVE TITLE REPORT INCLUDING THOSE SHOWN ON THIS SURVEY, AND THE FOLLOWING:

A. ITEM 2. AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 86-111065 OF OFFICIAL RECORDS AND THEREAFTER PARTIAL ABANDONMENT OF GRANT OF EASEMENTS RECORDED AS 2001-0675718 OF OFFICIAL RECORDS.

B. ITEM 3. ALL MATTERS AS SET FORTH IN DEVELOPMENT AGREEMENT DATED NOVEMBER 30, 2000 BETWEEN THE TOWN OF BUCKEYE AND E.W. GARDNER FAMILY PARTNERSHIP NO. 1 AND E.W. GARDNER FAMILY LIMITED PARTNERSHIP NO. 2, RECORDED DECEMBER 1, 2000 AS 2000-0922143 OF OFFICIAL RECORDS AND ORDINANCE NO. 88-00 RECORDED JANUARY 11, 2001 AS 2001-231159 OF OFFICIAL RECORDS.

C. ITEM 4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF RESOLUTION ADOPTING WATER AND WASTEWATER GUIDELINE" RECORDED DECEMBER 11, 1998 AS 98-1121262 OF OFFICIAL RECORDS.

D. ITEM 5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TARTESSO NORTH ACKNOWLEDGEMENT" RECORDED AS 2003-1177933 OF OFFICIAL RECORDS.

E. ITEM 6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED AS 2003-1177933 OF OFFICIAL RECORDS.

F. ITEM 7. ALL MATTERS DISCLOSED BY ORDINANCE NO. 39-03 APPROVING BOTH A DEVELOPMENT AGREEMENT AND THE COMMUNITY MASTER PLAN RECORDED AUGUST 25, 2003 AS 2003-1177936 OF OFFICIAL RECORDS AND THEREAFTER RECORDED OCTOBER 9, 2003 AS 2003-1417959 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION PARCEL No. 2

ALL OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES PARCEL No. 2

1. THIS SURVEY WAS BASED ON A SPECIAL REPORT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-84838-4335, FIRST AMENDED, DATED MAY 25, 2004 AT 7:30 AM.
2. UTILITIES LOCATIONS SHOWN ON THIS MAP ARE APPROXIMATE, BASED ON ABOVE GROUND FIELD SURVEY AND VARIOUS UTILITY QUARTER-SECTION MAPS AND SHOULD BE VERIFIED BY "BLUESTAKE" AND OR POTHOLING PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
3. THIS PROPERTY IS SUBJECT TO THOSE MATTERS, REFERENCED IN SCHEDULE B, OF THE ABOVE TITLE REPORT INCLUDING THOSE SHOWN ON THIS SURVEY, AND THE FOLLOWING:

A. ITEM 2. AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 86-111065 OF OFFICIAL RECORDS AND THEREAFTER PARTIAL ABANDONMENT OF GRANT OF EASEMENTS RECORDED AS 2001-0675718 OF OFFICIAL RECORDS.

B. ITEM 3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED OCTOBER 13, 2000 AS 00-0787997 OF OFFICIAL RECORDS AND THEREAFTER ASSIGNMENT RECORDED JULY 26, 2001 AS 2001-0675715 OF OFFICIAL RECORDS.

C. ITEM 4. AN ORDINANCE OF THE TOWN OF BUCKEYE APPROVING A COMMUNITY MASTER PLAN FOR SUN VALLEY SOUTH RECORDED AS 00-0817697 OF OFFICIAL RECORDS.

D. ITEM 5. ALL MATTERS AS SET FORTH IN DEVELOPMENT AGREEMENT DATED NOVEMBER 30, 2000 BETWEEN THE TOWN OF BUCKEYE AND E.W. GARDNER FAMILY PARTNERSHIP NO. 1 AND E. W. GARDNER FAMILY LIMITED PARTNERSHIP NO. 2, RECORDED DECEMBER 1, 2000 AS 2000-0922143 OF OFFICIAL RECORDS AND ORDINANCE NO. 88-00 RECORDED JANUARY 11, 2001 AS 2001-23159 OF OFFICIAL RECORDS.

E. ITEM 6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF RESOLUTION ADOPTING WATER AND WASTEWATER GUIDELINE" RECORDED DECEMBER 11, 1998 AS 98-1121262 OF OFFICIAL RECORDS.

F. ITEM 7. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TARTESSO NORTH ACKNOWLEDGEMENT" RECORDED AS 2003-1177933 OF OFFICIAL RECORDS.

G. ITEM 8. ALL MATTERS AS SET FORTH IN ACKNOWLEDGEMENT OF ADDITIONAL REQUIREMENTS WITH RESPECT TO SUN VALLEY SOUTH COMMUNITY MASTER PLAN, RECORDED AUGUST 25, 2003 AS 2003-1177934 OF OFFICIAL RECORDS.

H. ITEM 9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED AS 2003-1177935 OF OFFICIAL RECORDS.

I. ITEM 10. ALL MATTERS DISCLOSED BY ORDINANCE NO. 39-03 APPROVING BOTH A DEVELOPMENT AGREEMENT AND THE COMMUNITY MASTER PLAN RECORDED AUGUST 25, 2003 AS 2003-1177936 OF OFFICIAL RECORDS AND THEREAFTER RECORDED OCTOBER 9, 2003 AS 2003-1417959 OF OFFICIAL RECORDS.

BASIS OF BEARING

BEARINGS ARE BASED UPON STATE PLANE COORDINATE GRID, NAD 83 ARIZONA CENTRAL ZONE.

LEGEND

- INDICATES SET CORNER, SET 1/2" REBAR WITH CAP "DEA 14959", UNLESS OTHERWISE NOTED
- INDICATES FOUND BRASS CAP, AS NOTED
- INDICATES FOUND BRASS CAP IN HANDHOLE
- INDICATES FOUND 1/2" REBAR, UNLESS OTHERWISE NOTED
- (M) MEASURED
- (R1) GLO PLAT
- (R2) BOUNDARY PREPARED BY CMX GROUP, INC. TITLED SUN VALLEY SOUTH, DATED 7-27-2000
- (R3) A.L.T.A. SURVEY PREPARED BY THOMAS L. ROPE, DATED 5-21-01
- DIRT ROAD
- EASEMENT LINE
- MONUMENT LINE
- BOUNDARY LINE
- OHE — OVERHEAD ELECTRIC LINE
- X — EXISTING FENCE LINE
- GLO — GENERAL LAND OFFICE
- 504-03-15B — ASSESOR PARCEL NO. (TYP)
- M.C.R. — MARICOPA COUNTY RECORDER'S OFFICE

0 200 400 800

SCALE: 1"=400'

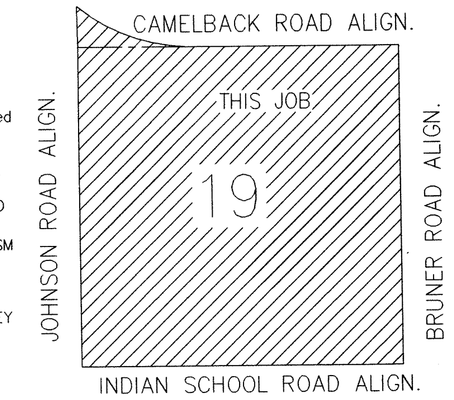
CO. ASSESSOR PARCEL NO.	ACREAGE	OWNER
504-04-014A	10.00	STARDUST STRUCTURED INVESTMENTS NO.4 LLC
504-04-004	290.58	STARDUST STRUCTURED INVESTMENTS NO.4 LLC
504-04-016	40.04	STARDUST STRUCTURED INVESTMENTS NO.4 LLC
Part of 504-04-017	326.08	STARDUST STRUCTURED INVESTMENTS NO.4 LLC
Part of 504-04-017	2.67	STARDUST - TARTESSO W12, INC.
Part of 504-04-006F	33.46	STARDUST STRUCTURED INVESTMENTS NO.4 LLC
Part of 504-04-006F	5.60	STARDUST - TARTESSO W12, INC.
504-04-007C	38.89	STARDUST STRUCTURED INVESTMENTS NO.4 LLC
504-07-001	157.85	SUN VALLEY PARTNERS LLC
Part of 504-07-002A	29.49	STARDUST - TARTESSO W12, INC.
Part of 504-07-002A	10.10	SUN VALLEY PARTNERS LLC
504-07-002C	19.84	STARDUST - TARTESSO W12, INC.
Part of 504-07-002D	14.79	STARDUST - TARTESSO W12, INC.
Part of 504-07-002D	5.09	SUN VALLEY PARTNERS LLC
Part of 504-07-009	201.40	STARDUST - TARTESSO W12, INC.
Part of 504-07-009	0.93	SUN VALLEY PARTNERS LLC
Part of 504-07-009	16.94	SUN VALLEY PARTNERS LLC
Part of 504-07-009	15.79	REX MAUGHAN AND RUTH MAUGHAN
Part of 504-07-003F	375.93	STARDUST - TARTESSO W12, INC.
Part of 504-07-003F	9.57	CHERRY PROPERTIES, LLC
Part of 504-07-003F	19.45	REX MAUGHAN AND RUTH MAUGHAN
Part of 504-07-003F	3.56	SUN VALLEY PARTNERS LLC
Part of 504-07-003F	0.10	SUN VALLEY PARTNERS LLC
Part of 504-07-003F	2.64	SUN VALLEY PARTNERS LLC
Part of 504-07-003F	0.66	SUN VALLEY PARTNERS LLC
Part of 504-07-003G	143.80	STARDUST - TARTESSO W12, INC.
Part of 504-07-003G	8.48	SUN VALLEY PARTNERS LLC
Part of 504-07-003G	6.03	SUN VALLEY PARTNERS LLC
Part of 504-07-005	76.33	STARDUST - TARTESSO W12, INC.
Part of 504-07-005	5.41	CHERRY PROPERTIES, LLC
Part of 504-07-005	2.65	SUN VALLEY PARTNERS LLC
504-07-008	160.92	SUN VALLEY PARTNERS LLC
504-03-008	239.07	STARDUST STRUCTURED INVESTMENTS NO.4 LLC
504-03-014A	80.13	STARDUST STRUCTURED INVESTMENTS NO.4 LLC
504-03-014B	160.05	STARDUST STRUCTURED INVESTMENTS NO.4 LLC
504-03-009	322.23	STARDUST STRUCTURED INVESTMENTS NO.4 LLC
504-03-015A	161.14	STARDUST STRUCTURED INVESTMENTS NO.4 LLC
504-03-015B	161.05	STARDUST STRUCTURED INVESTMENTS NO.4 LLC
504-03-005A	160.39	STARDUST STRUCTURED INVESTMENTS NO.4 LLC
504-03-005B	160.72	STARDUST STRUCTURED INVESTMENTS NO.4 LLC
504-03-013	321.36	STARDUST STRUCTURED INVESTMENTS NO.4 LLC
504-03-012A	320.20	STARDUST STRUCTURED INVESTMENTS NO.4 LLC
Part of 504-08-192	318.12	STARDUST STRUCTURED INVESTMENTS NO.4 LLC
Part of 504-08-192	2.58	STARDUST - TARTESSO W12, INC.
Part of 504-08-193	310.93	STARDUST - TARTESSO W12, INC.
Part of 504-08-193	10.36	SUN VALLEY PARTNERS LLC
504-08-004E	39.77	BIF-BUCKEYE LLC
504-08-004F	39.85	BIF-BUCKEYE LLC
504-08-004G	39.84	BIF-BUCKEYE LLC
Part of 504-08-004J	150.41	BIF-BUCKEYE LLC
Part of 504-08-004J	5.52	STARDUST - TARTESSO W12, INC.
Part of 504-08-004K	1.58	BIF-BUCKEYE LLC
Part of 504-08-004K	0.80	STARDUST - TARTESSO W12, INC.
504-08-004L	36.24	BIF-BUCKEYE LLC
504-08-004M	3.72	BIF-BUCKEYE LLC
504-08-005J	113.66	BIF-BUCKEYE LLC
504-08-005K	0.31	BIF-BUCKEYE LLC
Part of 504-08-005M	17.69	BIF-BUCKEYE LLC
Part of 504-08-005M	21.74	STARDUST - TARTESSO W12, INC.
Part of 504-08-005N	1.23	STARDUST - TARTESSO W12, INC.
504-08-006A	120.39	BIF-BUCKEYE LLC
504-08-008C	20.11	BIF-BUCKEYE LLC
504-08-006D	20.10	BIF-BUCKEYE LLC
	5396.35	TOTAL

CERTIFICATION

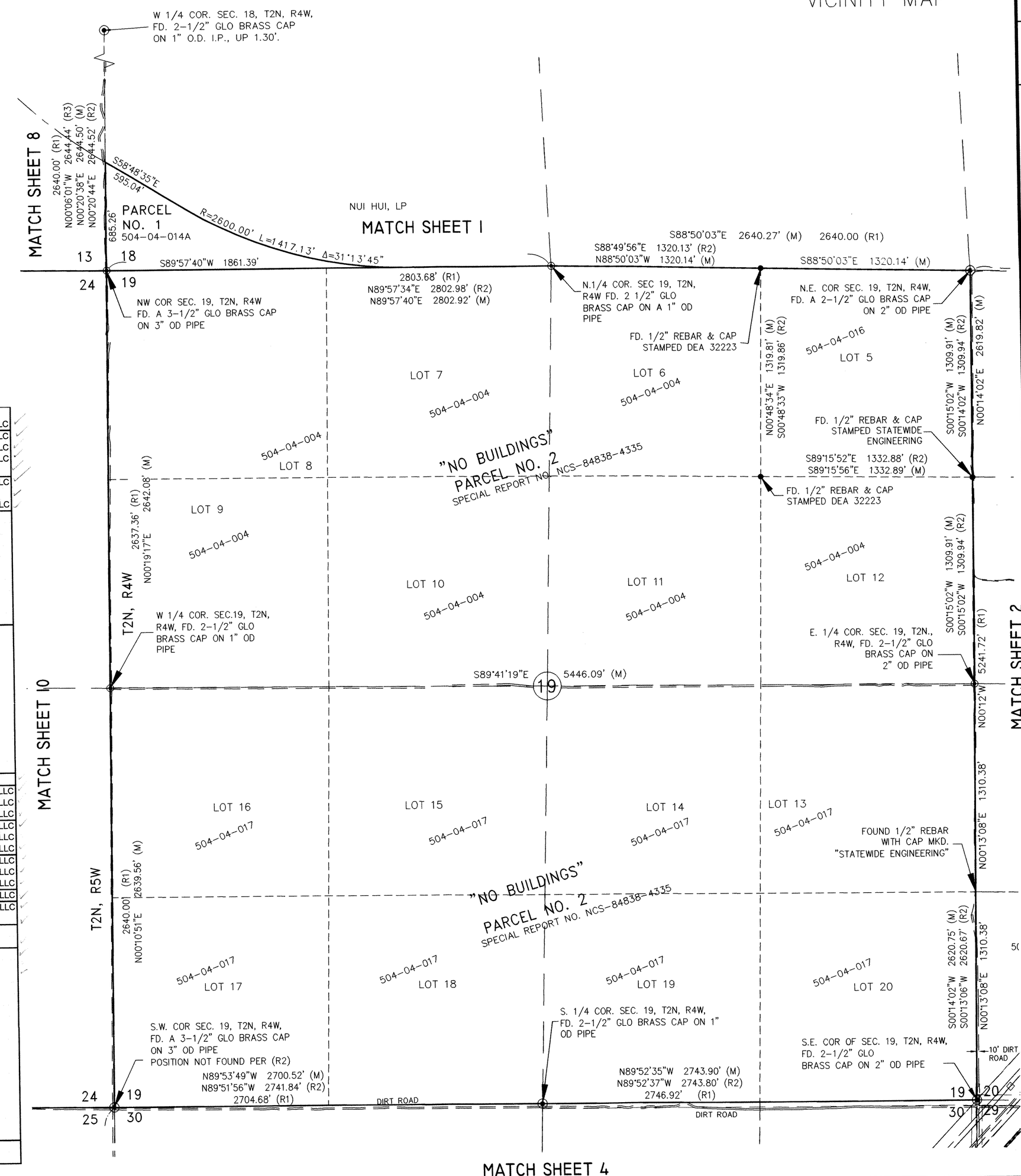
TO: BIF-BUCKEYE, L.L.C., an Arizona limited liability company, STARDUST-TARTESSO W12, INC., an Arizona corporation, SUN VALLEY PARTNERS, L.L.C., an Arizona limited liability company, STARDUST STRUCTURED INVESTMENTS NO. 4, L.L.C., an Arizona limited liability company, REX MAUGHAN AND RUTH MAUGHAN, husband and wife, CHERRY PROPERTIES, L.L.C., an Arizona limited liability company, GILLIGAN SUN VALLEY, L.L.C., an Arizona limited liability company, AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "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, 2, 4, 8, 9, 10, 11(b), 12, 13 AND 15 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

THOMAS J. LUTE, RLS 14959



VICINITY MAP



DRAWN BY: MGMA
CHECKED BY:
DATE: 06/04

BY	REVISION	DATE

DAVID EVANS AND ASSOCIATES INC.
2141 East Highland Avenue, Suite 200
Phoenix, Arizona 85016
Phone: 602.678.5151

REGISTERED LAND SURVEYOR 14959 THOMAS J. LUTE ARIZONA, U.S.A.
Date Signed 7/14/04

A.L.T.A. SURVEY
PARCELS NO. 1 AND NO. 2
TARTESSO CFD

SCALE: 1"=400'
SECTION: 18&19
TWNSHP: 2N
RANGE: 4W
SHEET 1 OF 12
JOB NO.: STAR0112

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