RESULTS of SURVEY

Maricopa County, Arizona

Legend

- ■ found brass cap in hand hole
- □ found brass cap flush
- ○ set ½" rebar with cap marked R.L. Fannin L.S. 14177
- • nothing found or set
- (R) record information
- (S) Yost & Gardner Survey #2900, 1954: information

Legal Description Lease Parcels

Parcel "A" EXCEPT S.R.P. LEASE LAND

BEGINNING at the intersection of the East line of the Northwest quarter of said Section 7, with the old Southerly 50 foot right of way line of Washington Boulevard, which point bears South 01°05'54" East a distance of 1150.77 feet; thence South 89°22' West along said Southerly line a distance of 310.72 feet; thence South 00°38' East a distance of 22.00 feet to the point of curve concaved Northerly as described in the Records of Maricopa County Docket 85-105816; thence North 89°22' East along said new right of way line a distance of 37.67 feet to the TRUE POINT OF BEGINNING; thence South 00°29'09" East a distance of 198.00 feet; thence South 89°22' West a distance of 40.36 feet; thence South 00°29'09" East a distance of 73.75 feet; thence South 54°20'49" East a distance of 245.22 feet; thence North 01°05'54" West a distance of 413.81 feet to a point of curve concaved Southerly from which the radius point bears South 10°51'50" West; thence Westerly along said curve having a radius of 172.00 feet through a central angle of 10°51'50" an arc distance of 32.61 feet to the point of tangency; thence South 89°22' West a distance of 99.50 feet; thence South 00°38' East a distance of 5.00 feet; thence South 89°22' West a distance of 10.00 feet; thence North 00°38' West a distance of 5.00 feet; thence South 89°22' West a distance of 7.33 feet returning to the point of beginning.

Parcel "B"

BEGINNING at the intersection of the East line of the Northwest quarter of said Section 7, with the old Southerly 50 foot right of way line of Washington Boulevard, which point bears South 01°05'54" East a distance of 1150.77 feet; thence South 89°22' West along said Southerly line a distance of 310.72 feet; thence South 00°38' East a distance of 22.00 feet to the point of curve concaved Northerly as described in the Records of Maricopa County Docket 85-105816 also being the TRUE POINT OF BEGINNING; thence Westerly along said curve having a radius of 5466.67 through a central angle of 00°01'41" an arc distance of 2.69 feet; thence South 00°29'09" East a distance of 198.01 feet; thence North 89°22' East a distance of 40.36 feet; thence North 00°29'09" West a distance of 198.00 feet; thence South 89°22' West a distance of 37.67 feet returning to the point of beginning.

Parcel "C" EXCEPT S.R.P. LEASE LAND

BEGINNING at the intersection of the East line of the Northwest quarter of said Section 7, with the old Southerly 50 foot right of way line of Washington Boulevard, which point bears South 01°05'54" East a distance of 1150.77 feet; thence South 89°22' West along said Southerly line a distance of 310.72 feet; thence South 00°38' East a distance of 22.00 feet to the point of curve concaved Northerly as described in the Records of Maricopa County Docket 85-105816; thence Westerly along said curve having a radius of 5466.67 feet through a central angle of 00°01'41" an arc distance of 2.69 feet to the TRUE POINT OF BEGINNING; thence continuing along said curve in a Westerly direction through a central angle of 00°24'58" an arc distance of 39.64 feet; thence South 00°38' East a distance of 143.77 feet; thence South 89°22' West a distance of 20.50 feet; thence South 00°38' East a distance of 84.52 feet; thence South 54°20'49" East a distance of 73.74 feet; thence North 00°29'09" West a distance of 271.76 feet returning to the point of beginning.

Parcel "D"

BEGINNING at the intersection of the East line of the Northwest quarter of said Section 7, with the old Southerly 50 foot right of way line of Washington Boulevard, which point bears South 01°05'54" East a distance of 1150.77 feet; thence South 89°22' West along said Southerly line a distance of 310.72 feet; thence South 00°38' East a distance of 22.00 feet to the point of curve concaved Northerly as described in the Records of Maricopa County Docket 85-105816; thence Westerly along said curve having a radius of 5466.67 feet through a central angle of 01°04'48" an arc distance of 103.03 feet to the TRUE POINT OF BEGINNING; thence continuing along said curve in a Westerly direction through a central angle of 00°34'40" an arc distance of 55.12 feet; thence South 00°38' East a distance of 79.00 feet; thence South 35°46'13" West a distance of 46.85 feet; thence South 00°38' East a distance of 22.07 feet; thence South 54°20'49" East a distance of 153.46 feet; thence North 00°38' West a distance of 145.12 feet; thence South 89°22' West a distance of 20.10 feet; thence North 00°38' West a distance of 83.63 feet returning to the point of beginning.

Parcel "E" EXCEPT S.R.P. LEASE LAND

BEGINNING at the intersection of the East line of the Northwest quarter of said Section 7, with the old Southerly 50 foot right of way line of Washington Boulevard, which point bears South 01°05'54" East a distance of 1150.77 feet; thence South 89°22' West along said Southerly line a distance of 310.72 feet; thence South 00°38' East a distance of 22.00 feet to the point of curve concaved Northerly as described in the Records of Maricopa County Docket 85-105816; thence Westerly along said curve having a radius of 5466.67 feet through a central angle of 01°39'31" an arc distance of 158.15 feet to the TRUE POINT OF BEGINNING; thence continuing along said curve in a Westerly direction through a central angle of 00°25'17" an arc distance of 40.20 feet; thence South 00°38' East a distance of 83.98 feet; thence North 89°22' East a distance of 40.20 feet; thence North 00°38' West a distance of 83.37 feet returning to the point of beginning.

Parcel "F" EXCEPT S.R.P. LEASE LAND

BEGINNING at the intersection of the East line of the Northwest quarter of said Section 7, with the old Southerly 50 foot right of way line of Washington Boulevard, which point bears South 01°05'54" East a distance of 1150.77 feet; thence South 89°22' West along said Southerly line a distance of 310.72 feet; thence South 00°38' East a distance of 22.00 feet to the point of curve concaved Northerly as described in the Records of Maricopa County Docket 85-105816; thence Westerly along said curve having a radius of 5466.67 feet through a central angle of 03°08'53" an arc distance of 300.36 feet; thence North 87°29'07" West a distance of 7.39 feet; thence South 01°05'54" East a distance of 57.42 feet to the TRUE POINT OF BEGINNING; thence continuing South 01°05'54" East a distance of 85.00 feet; thence North 87°29'07" West a distance of 139.07 feet; thence North 00°38' West a distance of 68.93; thence North 54°20'49" West a distance of 149.60 feet returning to the point of beginning.

Parcel "G"

BEGINNING at the intersection of the East line of the Northwest quarter of said Section 7, with the old Southerly 50 foot right of way line of Washington Boulevard, which point bears South 01°05' East a distance of 1150.77 feet; thence South 89°22' West along said Southerly line a distance of 310.72 feet; thence South 00°38' East a distance of 22.00 feet to the point of curve concaved Northerly as described in the Records of Maricopa County Docket 85-105816; thence Westerly along said curve having a radius of 5466.67 feet through a central angle of 00°26'37" an arc distance of 42.33 feet to the TRUE POINT OF BEGINNING; thence continuing along said curve in a Westerly direction through a central angle of 00°12'54" an arc distance of 20.50 feet; thence South 00°38' East a distance of 143.96 feet; thence North 89°22' East a distance of 20.50 feet; thence North 00°38' West a distance of 143.77 feet returning to the point of beginning.

Parcel "A" that part lying within S.R.P. LEASE LAND

BEGINNING at the intersection of the East line of the Northwest quarter of said Section 7, with the old Southerly 50 foot right of way line of Washington Boulevard, which point bears South 01°05'54" East a distance of 1150.77 feet; thence South 89°22 West along said Southerly line a distance of 310.72 feet; thence South 00°38' East a distance of 22.00 feet to the point of curve concaved Northerly as described in the Records of Maricopa County Docket 85-105816; thence North 89°22' East along said new right of way line a distance of 37.67 feet; thence South 00°29'09" East a distance of 198.00 feet; thence South 89°22' West a distance of 40.36 feet; thence South 00°29'09" East a distance of 73.75 feet to the TRUE POINT OF BEGINNING; thence continuing South 00°29'09" East a distance of 40.05 feet; thence South 60°11'19" East a distance of 147.92 feet; thence North 01°05'54" West a distance of 21.59 feet; thence North 54°20'49" West a distance of 157.86 feet returning to the point of beginning.

Parcel "C" that part lying within S.R.P. LEASE LAND

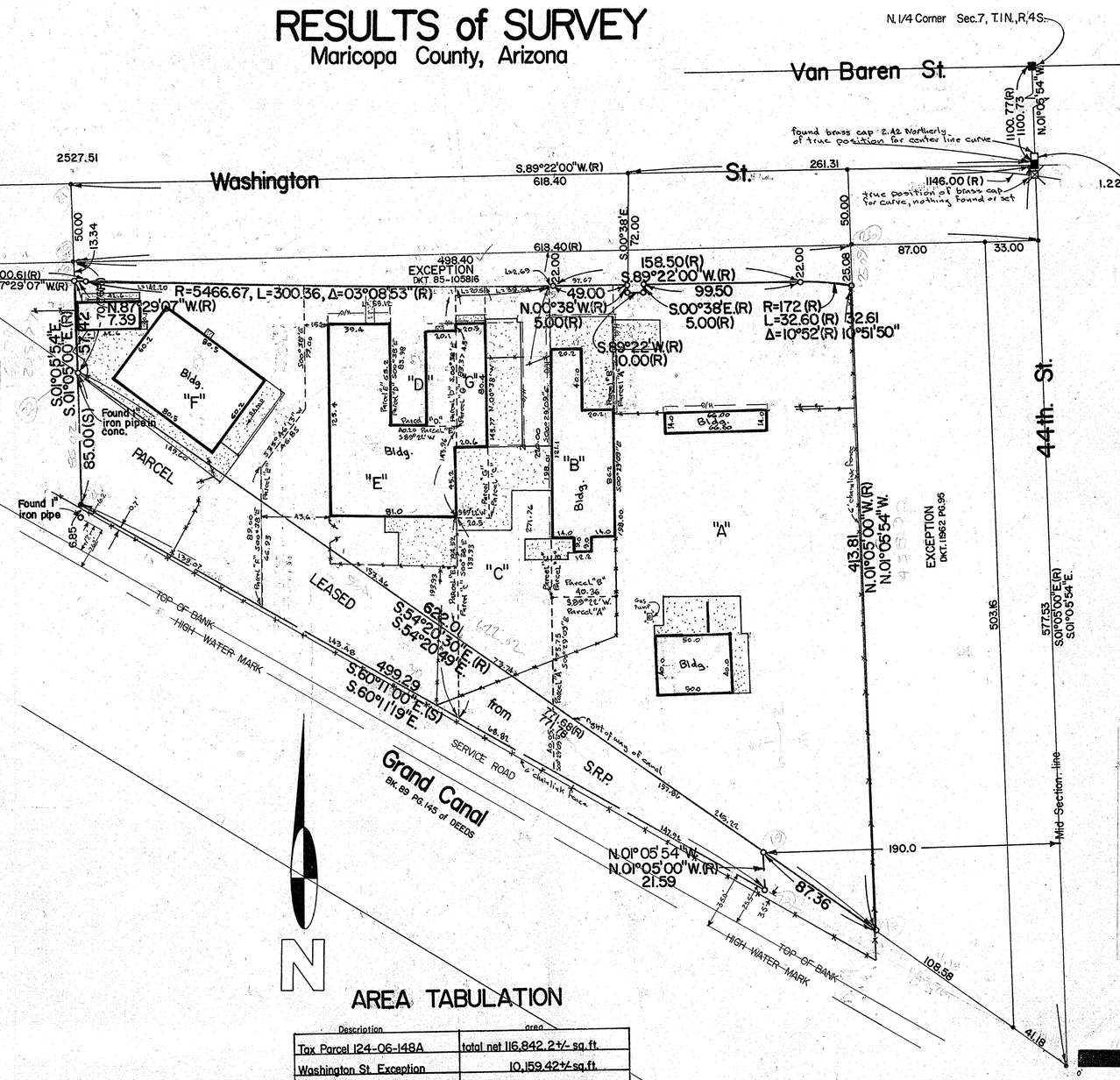
BEGINNING at the intersection of the East line of the Northwest quarter of said Section 7, with the old Southerly 50 foot right of way line of Washington Boulevard, which point bears South 01°05'54" East a distance of 1150.77 feet; thence South 89°22' West along said Southerly line a distance of 310.72 feet; thence South 00°38' East a distance of 22.00 feet to the point of curve concaved Northerly as described in the Records of Maricopa County Docket 85-105816; thence Westerly along said curve having a radius of 5466.67 feet through a central angle of 00°26'37" an arc distance of 42.33 feet; thence South 00°38' East a distance of 143.77 feet; thence South 89°22' West a distance of 20.50 feet; thence South 00°38' East a distance of 84.52 feet to the TRUE POINT OF BEGINNING; thence continuing South 00°38' East a distance of 48.81 feet; thence South 60°11'19" East a distance of 68.82 feet; thence North 00°29'09" West a distance of 40.05 feet; thence North 54°20'49" West a distance of 73.74 feet returning to the point of beginning.

Parcel "E" that part lying within S.R.P. LEASE LAND

BEGINNING at the intersection of the East line of the Northwest quarter of said Section 7, with the old Southerly 50 foot right of way line of Washington Boulevard, which point bears South 01°05'54" East a distance of 1150.77 feet; thence South 89°22' West along said Southerly line a distance of 310.72 feet; thence South 00°38' East a distance of 22.00 feet to the point of curve concaved Northerly as described in the Records of Maricopa County Docket 85-105816; thence Westerly along said curve having a radius of 5466.67 feet through a central angle of 01°39'28" an arc distance of 158.15 feet; thence South 00°38' East a distance of 79.00 feet; thence South 35°46'13" West a distance of 46.85 feet; thence South 00°38' East a distance of 22.07 feet to the TRUE POINT OF BEGINNING; thence continuing South 00°38' East a distance of 86.83 feet; thence South 60°11'19" East a distance of 143.48 feet; thence North 00°38' West a distance of 48.81 feet; thence North 54°20'49" West a distance of 153.46 feet returning to the point of beginning.

Parcel "F" that part lying within S.R.P. LEASE LAND

BEGINNING at the intersection of the East line of the Northwest quarter of said Section 7, with the old Southerly 50 foot right of way line of Washington Boulevard, which point bears South 01°05'54" East a distance of 1150.77 feet; thence South 89°22' West along said Southerly line a distance of 310.72 feet; thence South 00°38' East a distance of 22.00 feet to the point of curve concaved Northerly as described in the Records of Maricopa County Docket 85-105816; thence Westerly along said curve having a radius of 5466.67 feet through a central angle of 03°08'53" an arc distance of 300.36 feet; thence North 87°29'07" West a distance of 7.39 feet; thence South 01°05'54" East a distance of 57.42 feet to the TRUE POINT OF BEGINNING; thence continuing South 01°05'54" East a distance of 85.00 feet; thence South 62°11'19" East a distance of 139.07 feet; thence North 00°38' West a distance of 68.93; thence North 54°20'49" West a distance of 149.60 feet returning to the point of beginning.



AREA TABULATION

Description	area
Tax Parcel 124-06-148A	total net 116,842.2+/- sq.ft.
Washington St. Exception	10,159.42+/-sq.ft.
44th. St. Exception	40,977.8+/-sq.ft.
S.R.P. leased area	22,827.8+/-sq.ft.
Lease area "A" in 124-06-148A	59,184.4+/-sq.ft.
" in S.R.P. area	3,921.9+/-sq.ft.
Lease area "B" in 124-06-148A	7,991.7+/-sq.ft.
Lease area "C" in 124-06-148A	12,008.8+/-sq.ft.
" in S.R.P. area	2,640.5+/-sq.ft.
Lease area "D" in 124-06-148A	3,362.6+/-sq.ft.
Lease area "E" in 124-06-148A	14,678.1+/-sq.ft.
" in S.R.P. area	9,106.5+/-sq.ft.
Lease area "F" in 124-06-148A	16,667.6+/-sq.ft.
" in S.R.P. area	7,158.8+/-sq.ft.
Lease area "G" in 124-06-148A	2,949.1+/-sq.ft.

AREA PRECENTAGES

% of Tax Parcel	% of S.R.P. Parcel	% of Total Parcel
50.65		42.37
	17.18	2.81
6.84		5.72
10.28		8.60
	11.57	1.89
2.88		2.41
12.56		10.51
	39.89	6.52
14.27		11.93
	31.36	5.13
2.52		2.11

Certificate

I hereby certify to all parties interested in title that this survey was made on the ground and under my direction during the month of March, 1987 A.D.; and that this plat correctly shows the property lines and that there are no discrepancies, conflicts, encroachments, except as shown hereon. All to the best of my knowledge and belief.

Ronnie L. Fannin, L.S. 14177

Legal Description

124-06-148A

That part of the East half of the East half of the Northwest quarter of Section Seven (7), Township One (1) North, Range Four (4) East of the Gila and Salt River Base and Meridian, Maricopa County Arizona described as follows:

BEGINNING at the intersection of the line of the East line of the Northwest quarter of said Section 7, with the South line of Washington Boulevard, which point bears South 01°05'00" East a distance of 1150.77 feet from the Northeast corner of said Northwest quarter; thence South 89°22'00" West a distance of 618.40 feet along the South line of said Washington Boulevard; thence South 01°05'00" East a distance of 70.76 feet to the North right of way line of the Grand Canal; thence South 54°20'30" East a distance of 771.68 feet along said right of way line to the East line of said Northwest quarter; thence North 01°05'00" West a distance of 527.53 feet along the East line of said Northwest quarter to the Place of Beginning.

EXCEPT the East 120.00 feet thereof.

EXCEPT any portion which may be within the right of way of the Grand Canal:

EXCEPT any portion thereof taken by Final Order of Condemnation by the City of Phoenix in Civil No. 504044 and recorded in 85-105816. Official Records and listed below as Part No. 1 and Part No. 2; for the public purpose of widening and improving Washington Street:

PART NO. 1:

That part of the East half of the East half of the Northwest quarter of Section 7, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, described as follows:

BEGINNING at the intersection of the monument lines of 40th Street and Washington Street; thence Easterly along said monument line of Washington Street a distance of 1517.90 feet to an orthogonal line; thence Southerly along said orthogonal line a distance of 50.00 feet to the South right of way line of said Washington Street and the TRUE POINT OF BEGINNING, being on a circular curve concave Southerly, having a radius of 5450.67 feet and being tangent to said South right of way line; thence Easterly along the arc of said curve through a central angle of 03°08'53" a distance of 299.48 feet to the Point of Tangency; thence Easterly, tangent to said curve, a distance of 100.61 feet to the Point of Curvature of a circular curve concave Northerly having a radius of 5466.67 feet; thence Easterly along the arc of said curve through a central angle of 03°08'53" a distance of 300.36 feet to the Point of Tangency; thence Easterly parallel with and 72.00 feet South of, as measured at right angles to said monument line of Washington Street, a distance of 158.50 feet to the Point of Curvature of a circular curve concave Southerly, having a radius of 172.00 feet; thence Easterly along the arc of said curve through a central angle of 10°52'00" a distance of 32.6 feet to the West line of the East 120.00 feet to said Northwest quarter; thence Northerly along said West line to the former South right of way line of Washington Street as shown (as the existing right of way line) on the Road Map recorded in Book 4 of Road Maps, at Page 39, records of Maricopa County Arizona; thence Westerly along said South right of way line and the Westerly prolongation thereof, to the TRUE POINT OF BEGINNING;

EXCEPT that part thereof lying West of the line described as follows:

Beginning at the intersection of the East line of said Northwest quarter with the former South right of way line of Washington Street (formerly Washington Boulevard) as shown (as the existing right of way line) on the Road Map recorded in Book 4 of Road maps, at Page 39, records of Maricopa County, Arizona, which intersection bears South 01°05'00" East a distance of 1150.77 feet from the Northeast corner of said Northwest quarter; thence South 89°22'00" West along said former right of way line a distance of 618.40 feet to the TRUE POINT OF BEGINNING; thence South 01°05'00" East a distance of 70.76 feet to the terminus of the line described herein.

PART NO.2:

That part of the East half of the East half of the Northwest quarter of Section 7, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, described as follows:

BEGINNING at the intersection of the monument lines of 40th Street and Washington Street; thence Easterly along said monument line of Washington Street a distance of 2266.90 feet to an orthogonal line; Thence Southerly along said orthogonal line a distance of 72.00 feet to the TRUE POINT OF BEGINNING; thence continuing Southerly along said orthogonal line a distance of 5.00 feet; thence Easterly, parallel with and 77.00 feet Southerly of, as measured at right angles to said monument line of Washington Street, a distance of 10.00 feet to an orthogonal line; thence Northerly along last said orthogonal line a distance of 5.00 feet; thence Westerly a distance of 10.00 feet to the TRUE POINT OF BEGINNING.

Scale 1" = 40'

0' 40' 100' 200'

NO.	DATE	REVISION	BY	CK.
2	5-20-87	changed legal on Leased Properties		
1	3-17-87	Lease legals, lines changed		

5002 South Tenth Street
Phoenix, Arizona 85040
AFFILIATED SURVEYORS INTERNATIONAL 256-0335

REGISTERED PROFESSIONAL LAND SURVEYOR 14177 RONNIE L. FANNIN Date Signed 3-11-87 ARIZONA, U.S.A.

CLIENT:
ASH, Inc.
2630 W. Buckeye Road
Phoenix, Arizona 85036
602-269-9721
Attn: Kirk Amster

SCALE: 1" = 40'
DESIGNED:
DRAWN:
CHECKED:
DATE: 3-11-87
JOB NO.: 870310
SHEET 1 OF 1

DIN # 67695-1