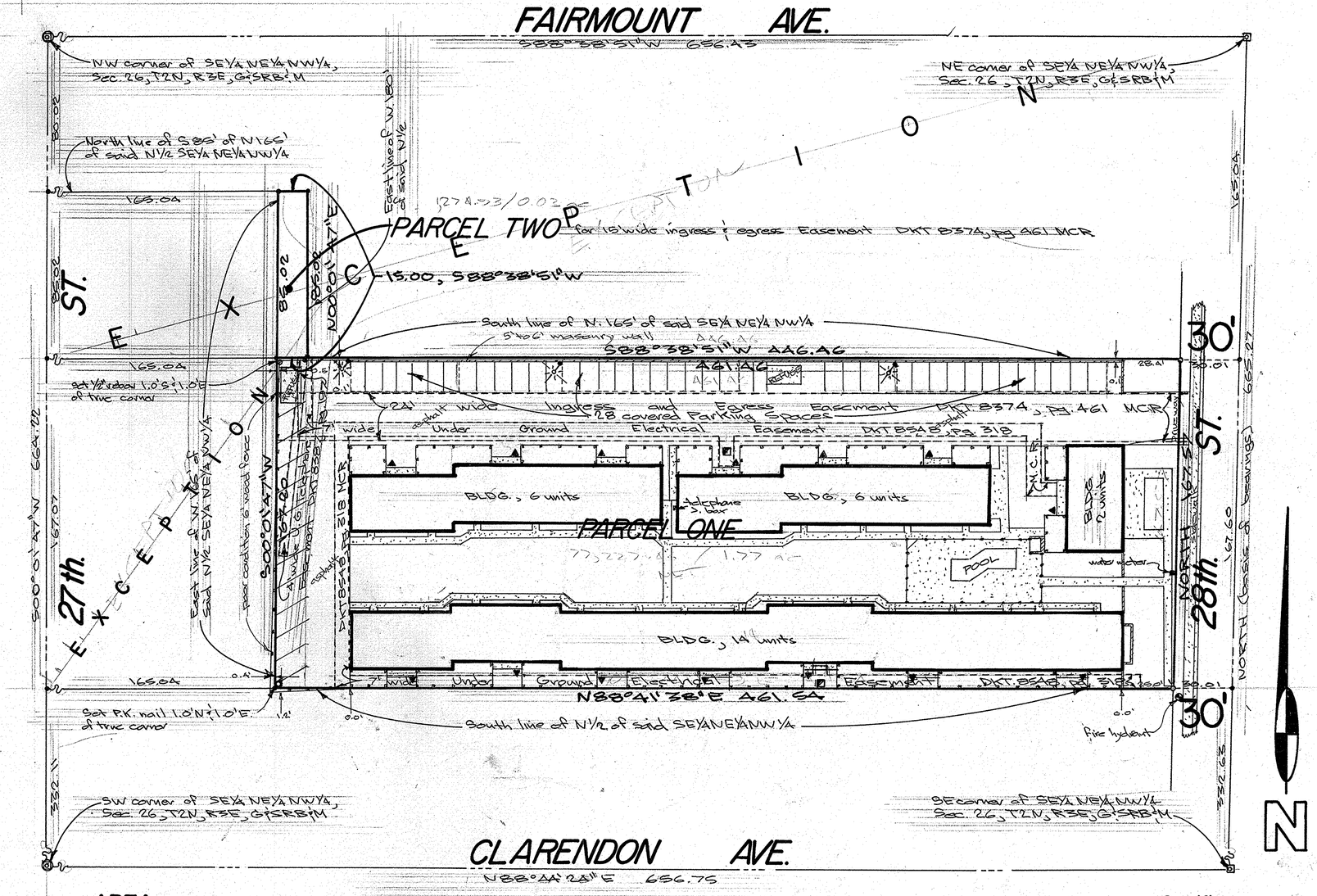
RESULTS of SURVEY

Maricopa County, Arizona

Legend

- found brass cap flush with surface
- found brass cap in hand hole
- nothing found or set
- set ½" rebar with cap
- electrical tranformer for U.G. lines
- double gas meter
- power pole with light standard



Legal Description

PARCEL NO. 1:

The North half of the Southeast quarter of the Northeast quarter of the Northwest quarter of Section 26, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the North 165 feet; and

EXCEPT the East 30 feet; and

EXCEPT the West 165 feet; and

EXCEPT all the oil, gas, coal and other minerals as reserved unto the United States of America, as set forth in instrument recorded July 7, 1945, in Book 441 of Deeds, page 222.

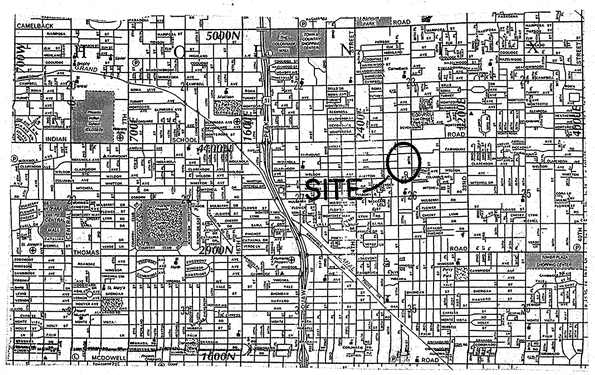
PARCEL NO. 2:

The East 15 feet of the West 180 feet of the South 85 feet of the North 165 feet of the North half of the Southeast quarter of the Northeast quarter of the Northwest quarter of Section 26, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT all the oil, gas, coal and other minerals as reserved unto the United States of America, as set forth in instrument recorded July 7, 1945, in Book 441 of Deeds, page 222.

Vicinity Map

Scale ← 1 mile →



SURVEYOR'S COMMENTS

1.) This survey is based upon Fidelity National Title Agency of Maricopa County prelim. title report # 3-2001312, dated Nov. 5, 1993.
2.) In said title report schedule "B", item 23 regarding an easement for cable T.V., said easement is a blanket easement covering all of parcel one; (Int.#89-498223).
3.) In said schedule "B" there is no reference to an easement for natural gas line althought on site there is gas meters serving all apartments.
4.) In said schedule "B", item 21 regarding Refuse collection description dosen't cover the area where the dumpsters exsist but is probably adiquit for access; (Dkt.9062,pg.977).
5.) In said title report exhibit "A" parcel two it is apparent that said parcel is not held or used by the apartment complex that exist on parcel one.
6.) Also as stated in Dkt.8374,pg.461 item an ingress and egress Easement exists over all of parcel two; on said parcel buildings exist that make it impossible to use said easement for said purpose.
7.) The only Encroachment is in the southwest corner of parcel one and consist of an old wood fence as shown hereon.

Scale 1" = 30'

0' 30' 75' 150'

67842-1

NO.	DATE	REVISION	BY	CK.

AREA

Parcel One contains 77,227.46 ± sq.ft. or 1.77 ac. net
Parcel Two contains 1,274.93 ± sq.ft. or 0.03 ac. net

UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area' either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

FLOOD PLAIN STATEMENT

Said described property is located within an area having a zone "B" designation by the secretary of housing & urban development on flood insurance rate map no. 2135 with date identification of April 15, 1988 for community no. 040051 in Maricopa county, state of Arizona which is the current flood insurance rate map for the community in which said premises is situated.

Certificate

I hereby certify to Fidelity National Title Agency of Maricopa County, Inc., James R. and Diana L. Heydalauff and La Jolla Bank that this map and the survey on which it was based were made in accordance with "minimum standard detail requirements for ALTA/ASCM land title surveys", jointly established and adopted by ALTA and ASCM in 1992 and meets the accuracy requirements of an urban class survey as defined ther

Ronnie L. Fannin, L.S. 14177

5002 South Tenth Street
Phoenix, Arizona 85040
AFFILIATED SURVEYORS INTERNATIONAL 243-3141

REGISTERED LAND SURVEYOR CERTIFICATE NO. 14177 RONNIE L. FANNIN ARIZONA U.S.A.

CLIENT:
Mr. James Heydlauff
7115 E. Oakmont Dr.
Paradise Valley, AZ.
85253
(602) 483-6495

SCALE: 1" = 30'
DESIGNED:
DRAWN: RLF
CHECKED:
DATE: Dec 20, 1993
JOB NO.: 93V22A
SHEET 1 OF 1