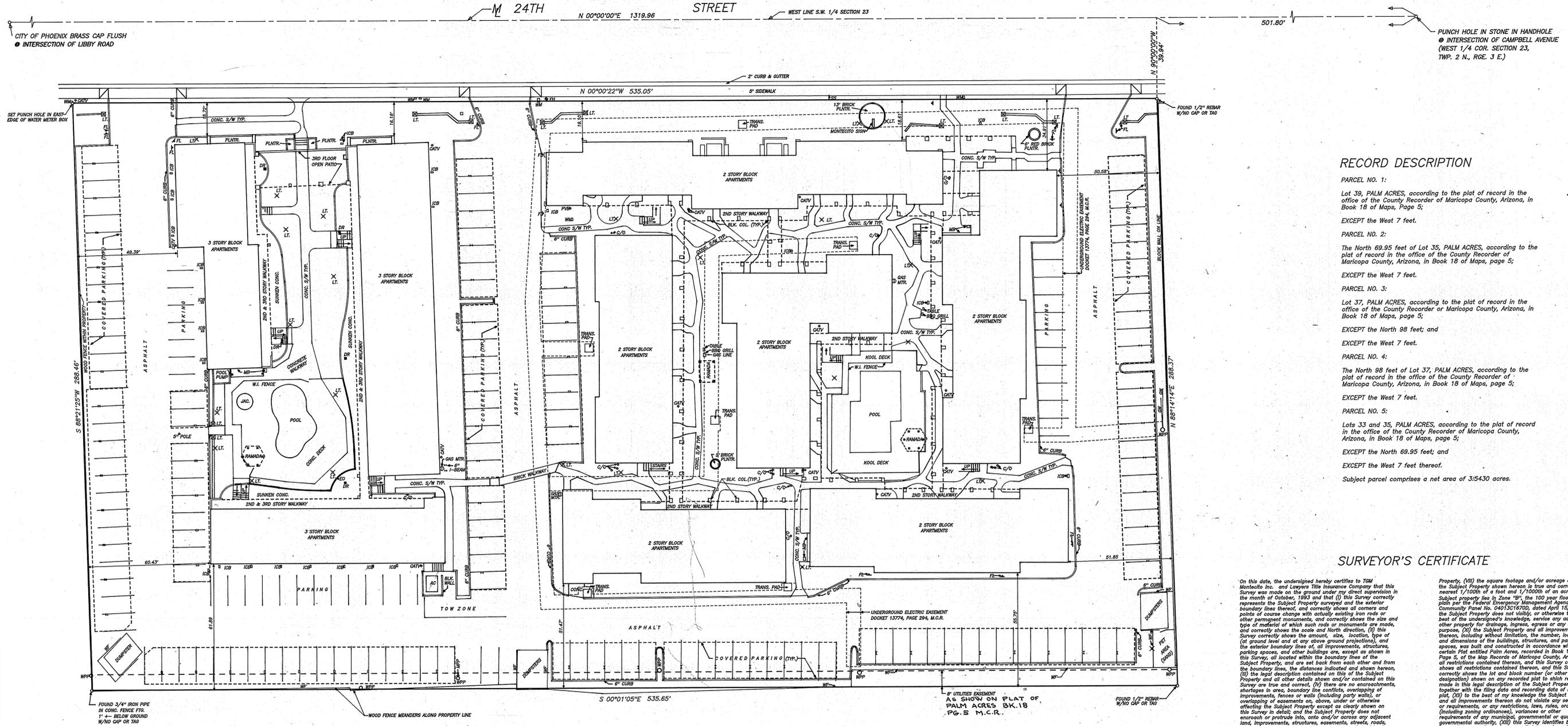


A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

LOTS 33, 35, 37, AND 39 OF PALM ACRES
AS RECORDED IN BOOK 18 OF MAPS, PAGE 5, M.C.R.,
MARICOPA COUNTY, ARIZONA



RECORD DESCRIPTION

PARCEL NO. 1:
Lot 39, PALM ACRES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 18 of Maps, Page 5;
EXCEPT the West 7 feet.

PARCEL NO. 2:
The North 69.95 feet of Lot 35, PALM ACRES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 18 of Maps, page 5;
EXCEPT the West 7 feet.

PARCEL NO. 3:
Lot 37, PALM ACRES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 18 of Maps, page 5;
EXCEPT the North 98 feet; and
EXCEPT the West 7 feet.

PARCEL NO. 4:
The North 98 feet of Lot 37, PALM ACRES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 18 of Maps, page 5;
EXCEPT the West 7 feet.

PARCEL NO. 5:
Lots 33 and 35, PALM ACRES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 18 of Maps, page 5;
EXCEPT the North 69.95 feet; and
EXCEPT the West 7 feet thereof.
Subject parcel comprises a net area of 3:5430 acres.

SURVEYOR'S CERTIFICATE

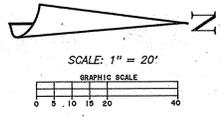
On this date, the undersigned hereby certifies to TGM Montecito Inc. and Lawyers Title Insurance Company that this Survey was made on the ground under my direct supervision in the month of October, 1993 and that (i) this Survey correctly represents the Subject Property surveyed and the exterior boundary lines thereof, and correctly shows all corners and points of course change with actually existing iron rods or other permanent monuments, and correctly shows the size and type of material of which such rods or monuments are made, and correctly shows the size and North direction, (ii) this Survey correctly shows the amount, size, location, type of (at ground level and at any above ground projections), and the exterior boundary lines of, all improvements, structures, parking spaces, and other buildings on, except as shown in this Survey, all located within the boundary lines of the Subject Property, and are set back from each other and from the boundary lines, the distances indicated and shown hereon, (iii) the legal description contained on this of the Subject Property and all other details shown and/or contained on this Survey are true and correct, (iv) there are no encroachments, shortages in area, boundary line conflicts, overlapping of improvements, fences or walls (including party walls), or overlapping of easements on, above, under or otherwise affecting the Subject Property except as clearly shown on this Survey in detail; and the Subject Property does not encroach or protrude into, onto and/or across any adjacent land, improvements, structures, easements, streets, roads, drives, driveways or rights-of-way, and no adjacent land, improvements, structures, easements, streets, roads, drives, driveways or rights-of-way encroach or protrude into, onto and/or under the Subject Property and/or any improvements, buildings or structures located thereon, (v) this Survey correctly shows the location, dimensions and square footage or acreage area (and the recording date, if recorded) for any easements, setback lines or other matters visible, of public record and/or of which the undersigned is aware, (vi) this Survey correctly shows the location, dimensions and square footage of all ditches, ponds, water courses, bodies of water, fences, boundary line conflicts and encroachments affecting the Subject Property which are either visible, of Public record and/or of which the undersigned is aware, (vii) this Survey correctly shows all curb cuts, drives, driveways, roads, streets, rights-of-way and other thoroughfares, and the widths thereof, which traverse, adjoin, bound, abut, or are adjacent to, are within, and/or otherwise affect the Subject Property, and no gap, strip or gore exists between any such road, street, right-of-way or other thoroughfare and the Subject Property, and the Subject Property has direct access to and direct frontage on and along (without any gap, strip, or gore) a publicly dedicated, completed and maintained road, street, or other publicly dedicated right-of-way is shown hereon, (viii) this Survey shows all existing power and other utility lines, curbs, driveways, sidewalks, sewer pipes and improvements located on or adjacent to the Subject Property, (ix) the square footage and/or acreage area of the Subject Property shown hereon is true and correct to the nearest 1/1000th of an acre, (x) the Subject Property lies in Zone "B", the 100 year flood plain per the Federal Emergency Management Agency Rate Map, Community Panel No. 04013076700, dated April 15, 1988, (xi) the Subject Property does not visibly, or otherwise to the best of the undersigned's knowledge, service any adjoining or other property for drainage, ingress, egress or any other purpose, (xii) the Subject Property and all improvements thereon, including without limitation, the number, location and dimensions of the buildings, structures, and parking spaces, was built and constructed in accordance with that certain Plat entitled Palm Acres, recorded in Book 18 of Maps, Page 5, of the Map Records of Maricopa County, Arizona and all restrictions contained thereon, and this Survey correctly shows all restrictions contained thereon, and (xiii) the undersigned certifies that the lot and block number (or other similar designation) shown on any recorded plat to which reference is made in this legal description of the Subject Property, together with the filing date and recording date of such plat, (xiv) to the best of my knowledge the Subject Property and all improvements thereon do not violate any setback lines or requirements, or any restrictions, laws, rules, ordinances (including zoning ordinances), variances or other requirements of any municipal, governmental or quasi-governmental authority, (xv) this Survey identifies by appropriate recording references all documents and instruments of public record referenced in Lawyers Title Insurance Corporation commitment No. 233,441, dated September 30, 1993 which affect the Subject Property, including but not limited to all easements, and (xvi) without limiting any of the foregoing, this Survey was made in accordance with "Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992, and meets the accuracy requirements of an "Urban" Survey, as defined therein.

The undersigned expressly understands and agrees that (a) this Certificate is expressly made to and for the benefit of TGM Montecito Inc. and Lawyers Title Insurance Company, which are entitled to rely upon this Survey as being true and correct in all respects, and (b) the consideration paid to the undersigned for the preparation and certification of this Survey has been paid by and/or for the benefit of TGM Montecito Inc. in anticipation of its reliance hereon.

ROBERT M. WILLIAMS, R.L.S.
ARIZONA REG. NO. 4123

- LEGEND**
- FL — FIRE LANE SIGN
 - CATV — CABLE TELEVISION RISER
 - ICB — IRRIGATION CONTROL BOX
 - C/O — SEWER CLEAN OUT
 - LT. — LIGHT ON STEEL POLE
 - GAS MTR. — GAS METER
 - PVB — PRESSURE VACUUM BREAKER
 - WM — WATER METER
 - FH — FIRE HYDRANT
 - SS — SPEED LIMIT SIGN
 - MB — MAILBOXES
 - WPP — WOOD POWER POLE
 - MPP — METAL POWER POLE
 - GW — GUY WIRE
 - WF — WOOD FENCE
 - AC — AIR CONDITIONING UNIT
 - JAC — JACUZZI
 - DR — DRAIN
 - EO — ELECTRICAL OUTLET
 - COL — COLUMN
 - (M) — MEASURED DIMENSION

- NOTES**
1. This survey is based on the Commitment for Title Insurance issued by Lawyers Title Insurance Corporation under Case No. 233,441 and dated September 30, 1993.
 2. The error of closure of the unadjusted traverse created for control of this survey is 1 : 107,898.
 3. The Basis of Bearings is assumed North between the center-line monuments in 24th Street from Libby Road to Campbell Avenue.
 4. The property is subject to a blanket easement over the property for the installation and maintenance of cable television services as recorded in Document No. 87-265736 and Document No. 91-088601 in the Maricopa County records.
 5. The electrical easements shown hereon were calculated from Exhibit "A" recorded in Docket 13774, page 294, Maricopa County records.
 6. There exists 146 covered parking spaces and 40 uncovered parking spaces within the property. All parking areas are asphalt pavement. The parking covers are steel metal roofs supported by steel beams.
 7. All features shown hereon were located by instruments in the field.
 8. LOTS 33, 35, 37 & 39 AS REFERRED TO IN THE RECORD DESCRIPTION ARE CONTIGUOUS WITH NO GAPS OR OVERLAPS.



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