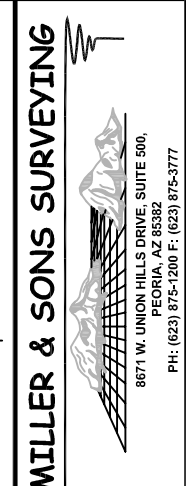
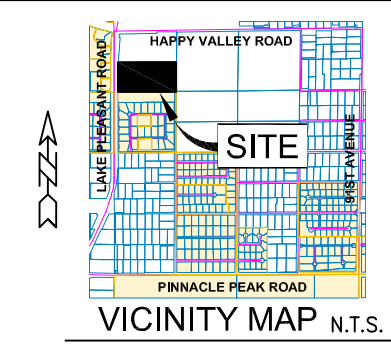


ALTA / ACSM LAND TITLE SURVEY

OF
A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH,
RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGAL DESCRIPTION

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH 20 FEET THEREOF; AND EXCEPT DEDICATED ROWWAYS.

NOTE

THE LOCATION OF EXISTING UTILITIES SHOWN HEREON IS BASED ON INFORMATION OBTAINED IN THE FIELD AND FROM MAPS SUPPLIED BY VARIOUS UTILITY COMPANIES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITIES NOT SHOWN HEREON.

BASIS OF BEARING

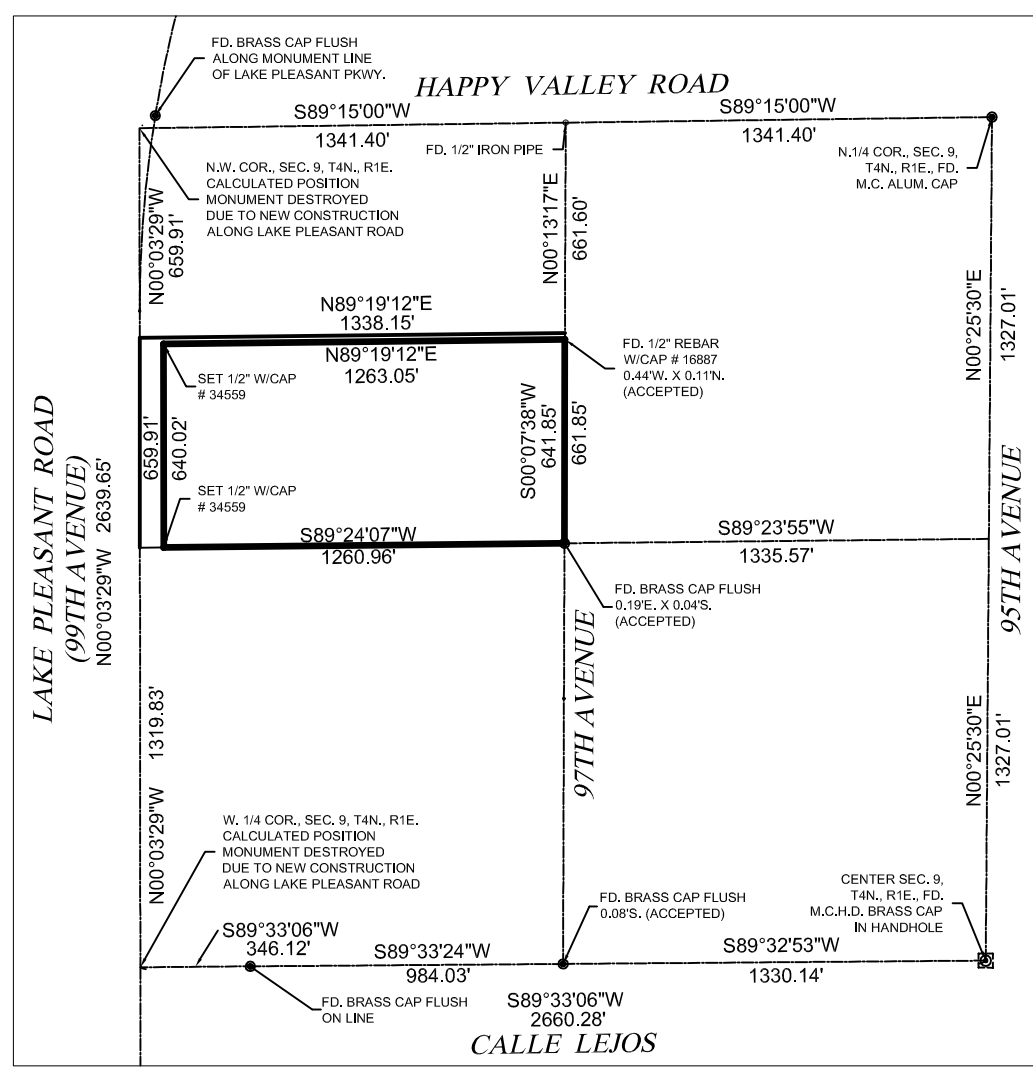
THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA IS RECORDED IN BOOK 962 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA.

SITE AREA

NET AREA 80881.37 SQUARE FEET OR 18.5675 ACRES MORE OR LESS.

SCHEDULE B

1. TAXES FOR THE YEAR 2007, A LIEN BUT NOT YET DUE. (NOT SURVEY RELATED).
2. AN EASEMENT AND RIGHTS INCIDENT THERETO FOR GAS LINES AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 2020, PAGE 982. (AS SHOWN)
3. A PLAT RECORDED IN BOOK 2 OF MAPS, PAGE 43A AND IN BOOK 21 OF ROAD MAPS, PAGE 14 PURSUANT TO SUBDIVISION COUNTY ROADWAY. (AS SHOWN)
4. AN EASEMENT AND RIGHTS INCIDENT THERETO FOR COMMUNICATION FACILITIES AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 1408, PAGE 42. (DOES NOT AFFECT SUBJECT PROPERTY).
5. ALL MATTERS AS DISCLOSED IN AFFIDAVIT OF UNDERGROUND WATER FACILITIES RECORDED IN DOCUMENT NO. 1985-68351. (SITE SUBJECT TO BURNETT IN NATURE).
6. RESOLUTION NO. 03-86 BY THE CITY OF PEORIA TO AUTHORIZE FOR ACQUIRING ROADS UNDER POWER OF EMINENT DOMAIN RECORDED IN DOCUMENT NO. 03-075494. (SITE SUBJECT TO THIS SURVEYOR IS STILL WAITING FOR DIBET #7 FROM THE CITY OF PEORIA CITY CLERKS OFFICE AS CALLED OUT FOR IN THIS INSTRUMENT).
7. ALL MATTERS AS DISCLOSED IN RESULTS OF SURVEY RECORDED IN BOOK 602 OF MAPS, PAGE 37 AND CORRECTION RECORDED IN DOCUMENT NO. 04-036986. (AS SHOWN).
8. AN EASEMENT AND RIGHTS INCIDENT THERETO FOR DRAINAGE FACILITIES AND PUBLIC UTILITIES AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 05-078781. (AS SHOWN).
9. RESOLUTION NO. 05-180 BY THE CITY OF PEORIA ACCEPTING DEEDS AND EASEMENTS AS RECORDED IN DOCUMENT NO. 05-124776. (SITE SUBJECT TO AND AS SHOWN).
10. A DEED OF TRUST EXECUTED BY MATTHEW ROADLAND, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTOR, TO JACQUELINE G. JONES, TRUSTEE OF THE JACQUELINE G. JONES REVOCABLE LIVING TRUST DATED OCTOBER 8, 1985, AS AMENDED, AS BENEFACTORY, AND AT TITLE AGENCY OF ARIZONA, AS TRUSTEE, DATED MAY 5, 1999, RECORDED JULY 15, 1999, IN DOCUMENT NO. 99-0689517; TO SECURE \$332,000.00, AND OTHER AMOUNTS PAYABLE THEREUNDER, (NOT SURVEY RELATED).



PERIMETER CONTROL
1"=300'

BENCH MARK

CITY OF PEORIA BENCHMARK NO. P-4095, PK. N.M. IN CONCRETE AT EDGE OF MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE AT THE INTERSECTION OF 95TH AVENUE AND CALLE LEJOS. ELEVATION 4133.04 (CITY OF PEORIA DATUM).

REFERENCE

THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS, AS SHOWN HEREON, REPRESENTS THAT INFORMATION IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CAPITAL TITLE AGENCY, INC., COMMITMENT NO. 0807048, EFFECTIVE DATE AUGUST 23, 2007. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENT OF THE ABOVE REPORT REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY. THE SURVEYOR ASSUMES NO LIABILITY FOR MATTERS OTHER THAN THOSE LISTED.

FLOOD ZONE

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 04012C11094, DATED SEPTEMBER 30, 2005, THIS SITE IS IN ZONE X, DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

CERTIFICATION

TO: CAPITAL TITLE AGENCY, INC., CITY OF PEORIA, AND HAPPY ROAD LAND, L.L.C., AN ARIZONA LIMITED LIABILITY 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 1991, AND INCLUDES ITEMS 1, 6, 8, 10, 11, 13, 14, 15 AND 16 OF TABLE A THEREOF; AND IS PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN URBAN SURVEY.



BY: PAUL M. MILLER
REGISTERED LAND SURVEYOR
REGISTRATION NO. 34559, AZ.

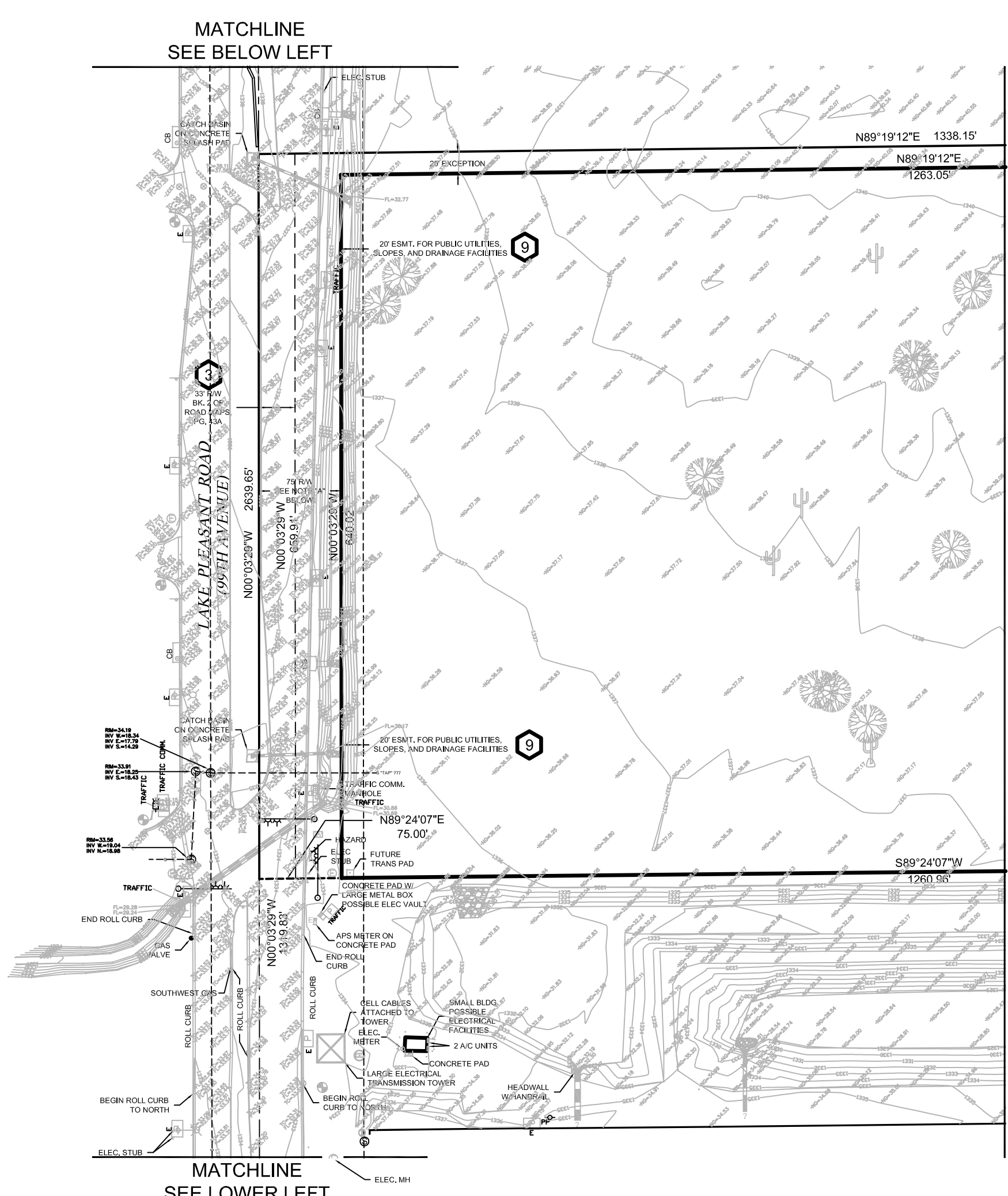
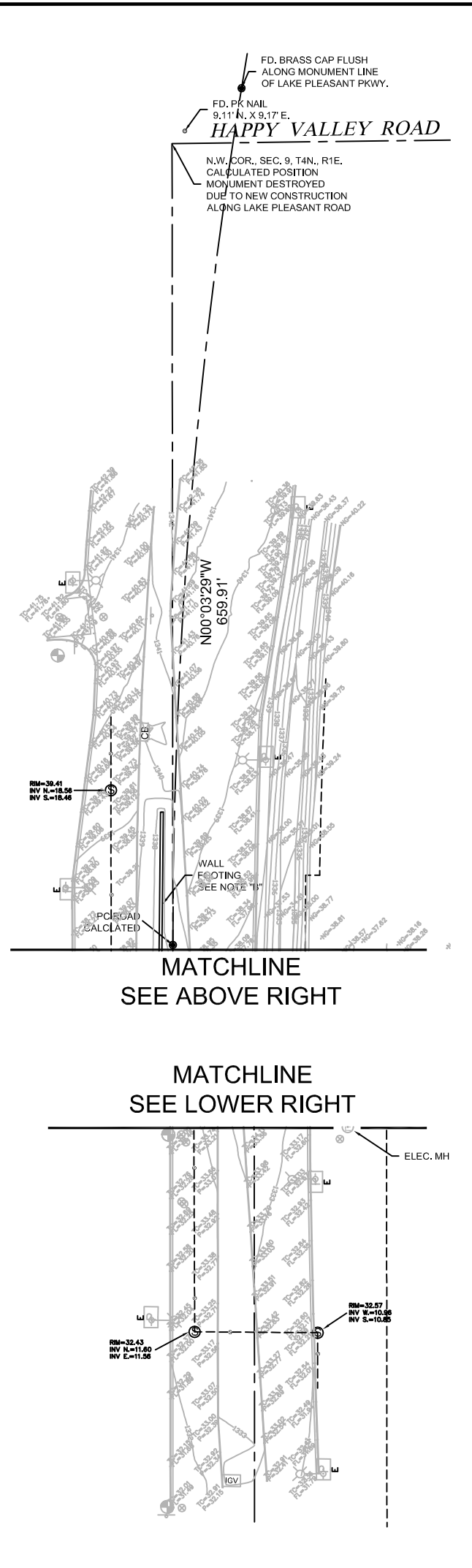
DATE: 1/23/07

ALTA / ACSM LAND TITLE SURVEY
OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 4 NORTH, RANGE 1 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

REVISIONS:

| |
|------------------|
| REV. 1 |
| REV. 2 |
| REV. 3 |
| DESIGN BY: N/A |
| DESIGNED BY: N/A |
| SCALE: 1"=300' |
| DATE: 1/23/07 |
| JOB NO. 07-198 |

1 of 3



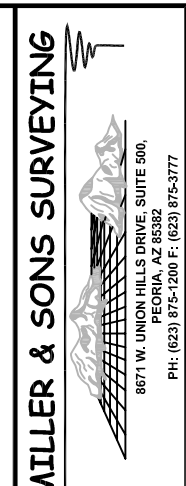
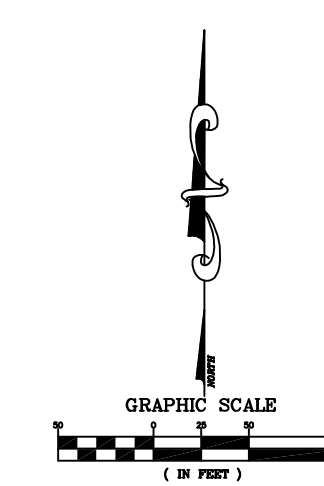
MATCHLINE SEE SHEET 3 OF 3

NOTE "A"
A RIGHT-OF-WAY REFERRED TO IN MULTIPLE DOCUMENTS THROUGHOUT THE ABOVE REFERENCED TITLE REPORT. HOWEVER, TO DATE THE SURVEYOR HAS NOT BEEN ABLE TO FIND DOCUMENTATION WHICH CLEARLY DEDICATES THE RIGHT-OF-WAY TO THE PUBLIC.

NOTE "B"
WALL FOOTINGS IN MEDIAN ALONG LAKE PLEASANT PARKWAY ARE CURRENTLY UNDER CONSTRUCTION AND ARE ALSO BEING LANDSCAPED. ELEVATIONS WITHIN MEDIAN CONSTANTLY CHANGING DUE TO ONGOING CONSTRUCTION AND LANDSCAPING INSTALLATION.

NOTE "C" (SHEET 3 OF 3)
PER DKT. 2020, PAGE 582, NOTES A-D, WHERE RIGHT-OF-WAY AND EASEMENT FOR GAS LINES, TELEPHONE LINES, POWER TRANSMISSION LINES AND ROAD TOGETHER WITH NOTHING TO BE BUILT WITHIN 10' OF SAID EASEMENT WERE WRITTEN CONSISTENT FROM THE PROPOSED NATURAL GAS. THIS DOCUMENT DOES NOT DEFINE THE ACTUAL ALIGNMENT OF THIS EASEMENT. HOWEVER, ROLLS ALONG THE GAS LINE DEDICATED BY SURVEY OR TO BE MADE. THE SURVEYOR HAS PLACED THE EASEMENT ALONG THE APPARENT ALIGNMENT OF A GAS LINE FROM EVIDENCE FOUND DURING THE FIELD SURVEY BASED UPON MARKERS BY "BLUE STAKE" AND GAS WAKING BEING. THIS MAY OR MAY NOT BE THE INTENDED LOCATION OR ALIGNMENT OF THIS DOCUMENT.

| LEGEND | |
|----------|---------------------------------|
| [Symbol] | LIGHT POLE |
| [Symbol] | WATER VALVE |
| [Symbol] | IRRIGATION CONTROL VALVE |
| [Symbol] | FIRE HYDRANT |
| [Symbol] | WATER METER |
| [Symbol] | TRIP |
| [Symbol] | SON |
| [Symbol] | POWER POLE |
| [Symbol] | BRASS CAP FLUSH |
| [Symbol] | BRASS CAP IN HANDHOLE |
| [Symbol] | SANITARY SEWER MANHOLE |
| [Symbol] | ELECTRIC PULL BOX (OR AS NOTED) |
| [Symbol] | GAS VALVE |
| [Symbol] | SAGUARO CACTUS |
| [Symbol] | IRRIGATION CONTROL VALVE BOX |
| [Symbol] | CABLE MANHOLE |
| [Symbol] | ELECTRIC MANHOLE |
| [Symbol] | TRAFFIC SIGNAL W/ OVERHANG |
| [Symbol] | TRAFFIC SIGNAL POST |
| [Symbol] | SET 1/2" REBAR W/ LS CAP 34559 |
| [Symbol] | TELEPHONE "Y" BOX |



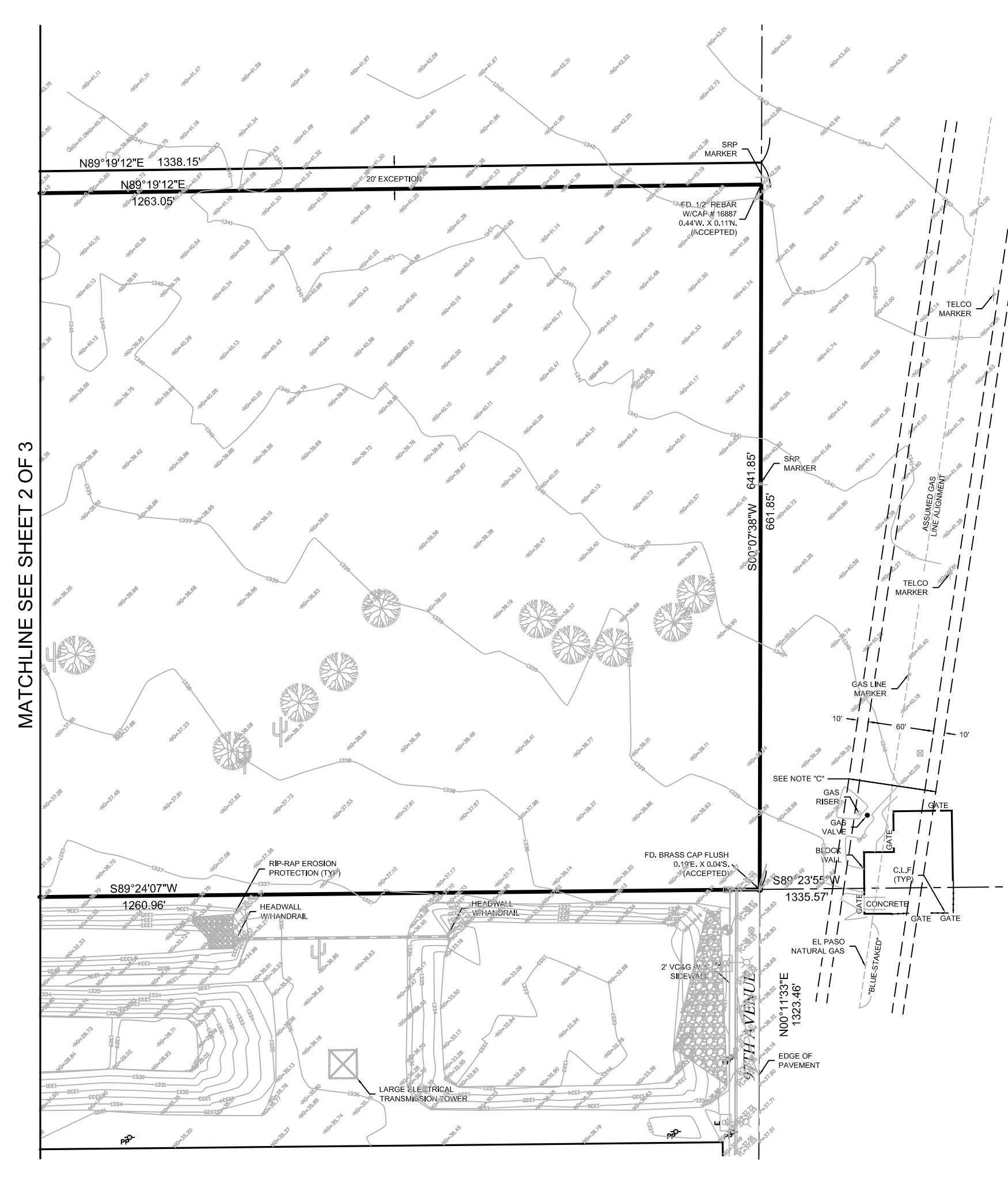
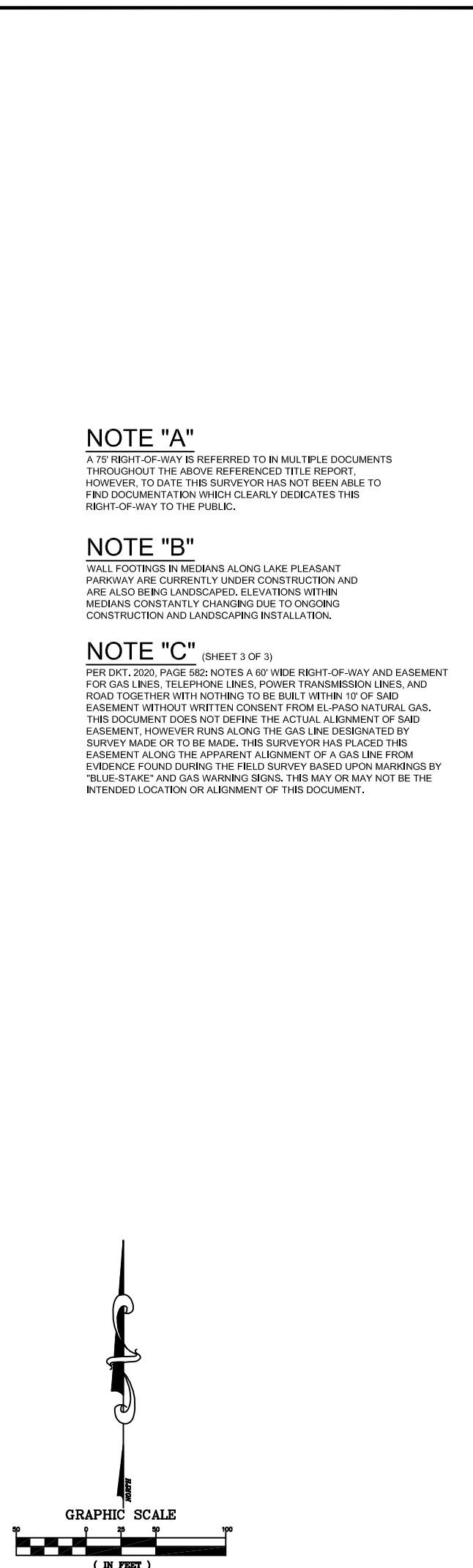
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| REV. 1 |
| REV. 2 |
| REV. 3 |
| DESIGN BY: N/A |
| DESIGNED BY: N/A |
| SCALE: 1"=300' |
| DATE: 1/23/07 |
| JOB NO. 07-198 |

2 of 3



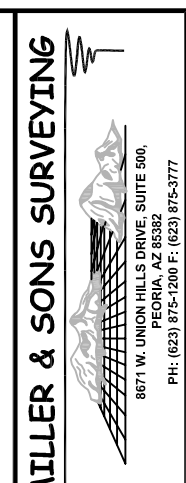
MATCHLINE SEE SHEET 2 OF 3

NOTE "A"
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| [Symbol] | WATER VALVE |
| [Symbol] | IRRIGATION CONTROL VALVE |
| [Symbol] | FIRE HYDRANT |
| [Symbol] | WATER METER |
| [Symbol] | TRIP |
| [Symbol] | SON |
| [Symbol] | POWER POLE |
| [Symbol] | BRASS CAP FLUSH |
| [Symbol] | BRASS CAP IN HANDHOLE |
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| DESIGN BY: N/A |
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3 of 3