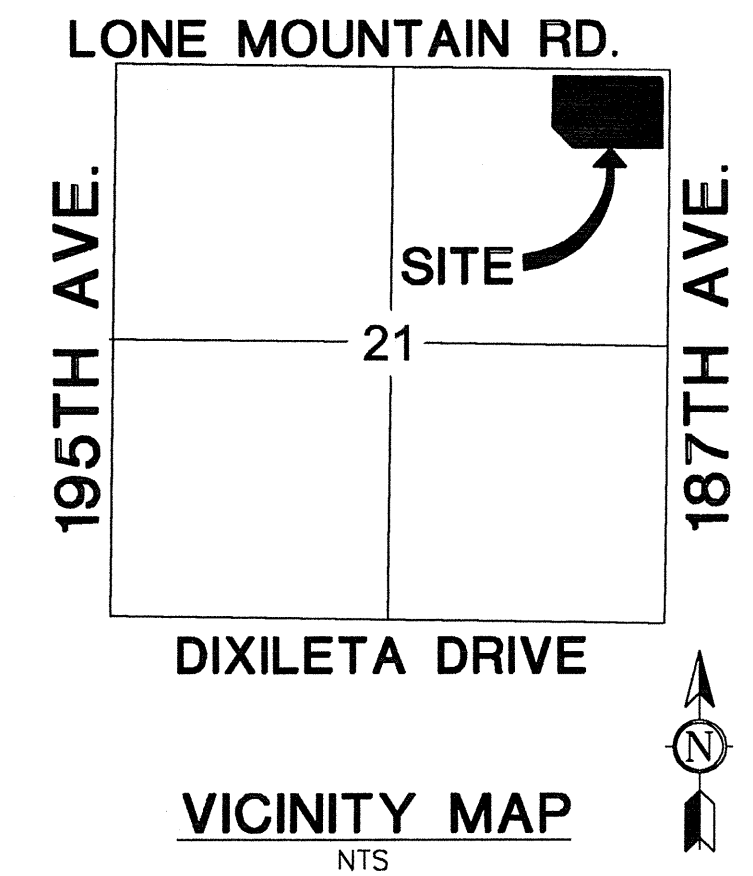
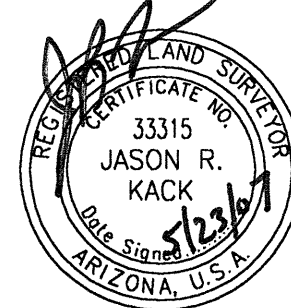


# ALTA/ACSM LAND TITLE SURVEY SUNHAVEN PARCEL "A-34"

## LOCATED WITHIN NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



1982-2007  
**25**  
YEARS OF  
EXCELLENCE  
DEI Professional  
Services, L.L.C.



### NOTES

1. THIS SURVEY IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-158463-PHX1 (TENTH AMENDED) DATED MARCH 17, 2007 AT 7:30 A.M. AND FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-288348-PHX1 (SECOND AMENDED) DATED APRIL 12, 2007 AT 7:30 A.M.
2. SCHEDULE B ITEMS 3, 8 AND 9 PER ORDER NO. NCS-158463-PHX1 (TENTH AMENDED) DATED MARCH 17, 2007 AND ITEMS 1 AND 5-8 PER ORDER NO. NCS-288348-PHX1 (SECOND AMENDED) DATED APRIL 12, 2007 ARE BEYOND THE REVIEW AND SCOPE OF THIS SURVEY.
3. THIS SURVEY CONTAINS OPTIONAL TABLE "A" ITEMS 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17 AND 18.
4. THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.
5. VISIBLE SURFACE UTILITIES WITHIN SUBJECT PARCEL ARE SHOWN HEREON. NO RECORD MAPS FROM UTILITY OPERATING AGENCIES WERE REVIEWED. LOCATION OF UNDERGROUND UTILITIES ARE UNKNOWN.
6. PURSUANT TO TABLE "A", ITEM NUMBER 6, THE SURVEYOR HAS PRESENTED SETBACKS, HEIGHT AND BULK RESTRICTIONS OF RECORD AS IDENTIFIED IN THE TITLE REPORT REFERENCED IN THE CERTIFICATION HEREON, OR AS PROVIDED TO THE SURVEYOR BY THE LOCAL AGENCY OF JURISDICTION RELATIVE TO THE EXISTING OR PROPOSED USE IDENTIFIED HEREON AND TO THE BEST OF THE SURVEYOR'S KNOWLEDGE THE EXISTING (OR PROPOSED USE IDENTIFIED HEREON) MEETS THESE EXISTING REQUIREMENTS AND RESTRICTIONS. HOWEVER, OTHER RESTRICTIONS MAY APPLY. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM AN ATTORNEY OR DESIGN PROFESSIONAL QUALIFIED TO INTERPRET AND IDENTIFY SUCH OTHER BUILDING CODE OR ZONING RESTRICTIONS.
7. PURSUANT TO TABLE "A", ITEM 16, AND TO THE BEST OF HIS KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF EARTH MOVING WORK OR SITE CONSTRUCTION UNDERWAY OR RECENTLY COMPLETED (EXCEPT AS SHOWN HEREON.) THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.
8. PURSUANT TO TABLE "A", ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY BY TITLE INFORMATION OR CLIENT KNOWLEDGE ON WHICH THIS SURVEY IS BASED. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. TO THE BEST OF HIS KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION. THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.
9. PURSUANT TO TABLE "A", ITEM 18, THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED TO IDENTIFY EVIDENCE WHICH WOULD INDICATE ADVERSE ENVIRONMENTAL CONDITIONS OF SITE. INTERESTED OR AFFECTED PARTIES SHOULD SEEK CONSULTATION BY AN ENVIRONMENTAL ENGINEERING CONSULTANT OR OTHER QUALIFIED PROFESSIONAL.
10. SUBJECT PROPERTY CONTAINS NO BUILDINGS.

### SCHEDULE "B" ITEMS - ORDER NO. NCS-158463-PHX1

- 1 THIS ITEM HAS BEEN INTENTIONALLY DELETED
- 2 PROPERTY IS SUBJECT TO RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED IN BOOK 196 OF DEEDS, PAGE 472, READING AS FOLLOWS:  
THERE IS RESERVED FROM THE LANDS HEREBY GRANTED A RIGHT OF WAY THEREON FOR DITCHED OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. (ITEM IS BLANKET IN NATURE AND NOT SHOWN HEREON)
- 4 PROPERTY IS SUBJECT TO THE RIGHT TO ENTER UPON SAID LAND, PROSPECT FOR, MINE AND REMOVE ALL THE COAL AND OTHER MINERALS PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916, (39 STAT., 862) AS RESERVED IN DEED RECORDED AS BOOK 196 OF DEEDS, PAGE 472. (ITEM IS BLANKET IN NATURE AND NOT SHOWN HEREON)
- 5 THIS ITEM HAS BEEN INTENTIONALLY DELETED
- 6 THIS ITEM HAS BEEN INTENTIONALLY DELETED
- 7 THIS ITEM HAS BEEN INTENTIONALLY DELETED
- 10 PROPERTY IS SUBJECT TO TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUNHAVEN PRE-ANNEXATION DEVELOPMENT AGREEMENT" RECORDED MARCH 15, 2007 AS 2007-0309860 OF OFFICIAL RECORDS. AND AS DISCLOSED IN BOOK 357 OF MAPS, PAGE 25. (ITEM IS BLANKET IN NATURE AND NOT SHOWN HEREON)

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 21, FROM WHICH THE EAST ONE-QUARTER CORNER OF SAID SECTION BEARS SOUTH 00 DEGREES 02 MINUTES 56 SECONDS EAST A DISTANCE OF 2,640.92 FEET RECORD (SOUTH 00 DEGREES 41 MINUTES 08 SECONDS WEST A DISTANCE OF 2,640.93 FEET MEASURED);

**THENCE** SOUTH 00 DEGREES 02 MINUTES 56 SECONDS EAST 97.44 FEET RECORD (SOUTH 00 DEGREES 41 MINUTES 08 SECONDS WEST 97.47 FEET MEASURED) ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 21;

**THENCE** SOUTH 89 DEGREES 57 MINUTES 04 SECONDS WEST RECORD (NORTH 89 DEGREES 18 MINUTES 52 SECONDS WEST MEASURED) A DISTANCE OF 67.50 FEET TO THE **POINT OF BEGINNING**;

**THENCE** SOUTH 00 DEGREES 02 MINUTES 56 SECONDS EAST A DISTANCE OF 635.00 FEET RECORD (SOUTH 00 DEGREES 41 MINUTES 08 SECONDS WEST 635.02 FEET MEASURED), 67.50 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21;

**THENCE** SOUTH 89 DEGREES 57 MINUTES 04 SECONDS WEST A DISTANCE OF 878.34 FEET RECORD (NORTH 89 DEGREES 18 MINUTES 51 SECONDS WEST 878.32 FEET MEASURED);

**THENCE** NORTH 45 DEGREES 01 MINUTES 17 SECONDS WEST RECORD (NORTH 44 DEGREES 17 MINUTES 12 SECONDS WEST MEASURED) A DISTANCE OF 282.71 FEET;

**THENCE** NORTH 00 DEGREES 00 MINUTES 21 SECONDS EAST A DISTANCE OF 466.03 FEET RECORD (NORTH 00 DEGREES 44 MINUTES 26 SECONDS EAST 466.15 FEET MEASURED) TO A POINT 67.50 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 21;

**THENCE** SOUTH 89 DEGREES 59 MINUTES 39 SECONDS EAST A DISTANCE OF 1,047.70 FEET RECORD (SOUTH 89 DEGREES 15 MINUTES 21 SECONDS EAST 1047.64 FEET MEASURED) 67.50 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE;

**THENCE** SOUTH 45 DEGREES 01 MINUTES 17 SECONDS EAST A DISTANCE OF 42.45 FEET RECORD (SOUTH 44 DEGREES 17 MINUTES 12 SECONDS EAST 42.50 FEET MEASURED), TO THE **POINT OF BEGINNING**.

### FLOOD ZONE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1165H, DATED JULY 19, 2001 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD

### AREA

SUBJECT PARCEL CONTAINS 697,071.29 SQ.FT. OR 16.00 ACRES GROSS  
SUBJECT PARCEL CONTAINS 697,071.29 SQ.FT. OR 16.00 ACRES NET  
ADDITIONAL RIGHT OF WAY CONTAINS 870.07 SQ.FT. OR 0.02 ACRES  
SUBJECT PARCEL CONTAINS 696,201.22 SQ.FT. 15.98 ACRES NET OF  
ADDITIONAL RIGHT OF WAY

### SCHEDULE "B" ITEMS - ORDER NO. NCS-288348-PHX1

- 2 PROPERTY IS SUBJECT TO RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED IN BOOK 196 OF DEEDS, PAGE 472, READING AS FOLLOWS:  
THERE IS RESERVED FROM THE LANDS HEREBY GRANTED A RIGHT OF WAY THEREON FOR DITCHED OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. (ITEM IS BLANKET IN NATURE AND NOT SHOWN HEREON)
- 3 PROPERTY IS SUBJECT TO THE RIGHT TO ENTER UPON SAID LAND, PROSPECT FOR, MINE AND REMOVE ALL THE COAL AND OTHER MINERALS PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916, (39 STAT., 862) AS RESERVED IN DEED RECORDED AS BOOK 196 OF DEEDS, PAGE 472. (ITEM IS BLANKET IN NATURE AND NOT SHOWN HEREON)
- 4 PROPERTY IS SUBJECT TO TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUNHAVEN PRE-ANNEXATION DEVELOPMENT AGREEMENT" RECORDED MARCH 15, 2007 AS 2007-0309860 OF OFFICIAL RECORDS. (ITEM IS BLANKET IN NATURE AND NOT SHOWN HEREON)

### BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, THE BEARING IS S00°41'08"W.

### SURVEYORS CERTIFICATE ORDER NO. NCS-158463-PHX1

THE UNDERSIGNED HEREBY CERTIFIES TO:

SUN HAVEN ASSOCIATES, L.L.C.  
187 PROPERTIES, L.L.C.  
BT SUNHAVEN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
WACHOVIA FINANCIAL SERVICES, INC., A NATIONAL BANKING ASSOCIATION  
FIRST AMERICAN TITLE INSURANCE COMPANY

THAT:

(i) THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1 THROUGH 4, 6 THROUGH 11(b), 13, 14 AND 16 THROUGH 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA.

THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

(ii) THE DRAWING HEREON IS A CORRECT REPRESENTATION OF A TRUE AND ACCURATE SURVEY MADE BY THE UNDERSIGNED AS OF THE DATE SHOWN HEREON;

(iii) THE PERIMETER OF THE SURVEY WAS ESTABLISHED BY ACCURATE FIELD MEASUREMENTS;

(iv) THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN TITLE COMMITMENT NO. NCS-158463-PHX1 (TENTH AMENDED) DATED MARCH 17, 2007 AT 7:30 A.M. AND COMMITMENT NO. NCS-288348-PHX1 (SECOND AMENDED) DATED APRIL 12, 2007;

(v) THE MONUMENTS WERE FOUND OR SET AS INDICATED HEREON;

(vi) ALL THE PROPERTY SURVEYED AND DESCRIBED IS CONTIGUOUS ALONG THE ENTIRE BOUNDARY THEREOF, AND IS ENCLOSED WITHIN THE PERIMETER SHOWN;

(vii) EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS;

(viii) THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD;

(ix) THE RIGHTS OF WAY LINES OF NO ROADS ARE ADJACENT TO AND CONTIGUOUS TO THE PROPERTY SURVEYED, AND THE PROPERTY DOES NOT ABUT UPON AND HAS NO ACCESS TO PUBLICLY DEDICATED AND PHYSICALLY OPEN STREET(S) WHERE INGRESS AND EGRESS IS PERMITTED THEREFROM AND THERETO; AND

(x) THE SUBJECT PARCEL CONTAINS 696,986.7 SQUARE FEET OR 16.00 GROSS ACRES. THE SUBJECT PARCEL CONTAINS 696,986.7 SQUARE FEET OR 16.00 NET ACRES. NET ACREAGE EXCLUDES THE PORTION OF THE PROPERTY LYING WITHIN (a) THE EXISTING RIGHT-OF-WAY FOR GRAND AVENUE, 203RD AVENUE AND DOVE VALLEY ROAD AND (b) THE EXISTING RIGHT-OF-WAY FOR THE CALIFORNIA, ARIZONA AND SANTA FE RAILROAD.

THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO ENCROACHMENTS, EASEMENTS OR GAPS OR OVERLAPS RELATING TO THE PROPERTY SURVEYED OTHER THAN AS SHOWN HEREON.

*JRK*  
JASON R. KACK R.L.S. #33315 DATE 5/23/07

### SURVEYORS CERTIFICATE ORDER NO. NCS-288348-PHX1

I HEREBY CERTIFY TO 203 PROPERTIES, L.L.C., BT SUNHAVEN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WACHOVIA FINANCIAL SERVICES, INC., A NATIONAL BANKING ASSOCIATION AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT A SURVEY OF PARCEL "A-34" WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION ON MAY, 2007. THIS IS A TRUE AND CORRECT SURVEY OF THE ABOVE DESCRIBED LAND AND SHOWS THE TRUE AND CORRECT LOCATION OF THE BUILDINGS, STRUCTURES AND IMPROVEMENTS SITUATE ON SUCH LAND, AND ALL EASEMENTS, RIGHTS-OF-WAY, SET-BACK LINES, AND SIMILAR RESTRICTIONS THAT ARE LISTED IN TITLE COMMITMENT NUMBER NCS-288348-PHX1 (SECOND AMENDED) DATED APRIL 12, 2007. ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, VISIBLE OR OTHERWISE KNOWN TO ME, THE BUILDINGS AND IMPROVEMENTS DO NOT OVERHANG OR ENCRUCH UPON ANY EASEMENTS OR RIGHTS-OF-WAY (AS IDENTIFIED BY TITLE REFERENCED HEREON) OF OTHERS, AND THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE BOUNDARY LINES OF SUCH LAND EXCEPT AS SHOWN. THE PROPERTY SURVEYED CONTAINS 696,986.7 SQUARE FEET OR 16.00 GROSS ACRES. THE SUBJECT PARCEL CONTAINS 696,986.7 SQUARE FEET OR 16.00 NET ACRES AND IS NOT LOCATED WITHIN A FLOOD PLAIN AREA OR ANY SPECIAL FLOOD HAZARD AREA OR GENERAL HAZARD AREA BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS. I HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

*JRK*  
JASON R. KACK R.L.S. #33315 DATE 5/23/07

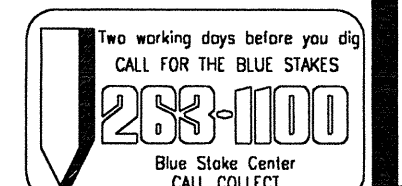
ALTA/ACSM LAND TITLE SURVEY  
SUNHAVEN PARCEL "A-34"  
SURPRISE, ARIZONA

REVISIONS	DATE	DESCRIPTION
1	10/16/06	REVISED FOR NEW TITLE
2	11/1/06	REVISED PER CLIENTS COMMENTS
3	11/8/06	REVISED PER CLIENTS COMMENTS
4	04/03/07	REVISED PER NEW TITLE REPORT
5	5/22/07	REVISED PER NEW TITLE REPORT

DATE:	06/28/06
PROJ. NO.:	04043
DESIGN:	
DRAWN:	HMR
CHECK:	JRK
SCALE:	N.T.S.
CAD FILE:	SEE LEFT

ALTA/ACSM  
SURVEY

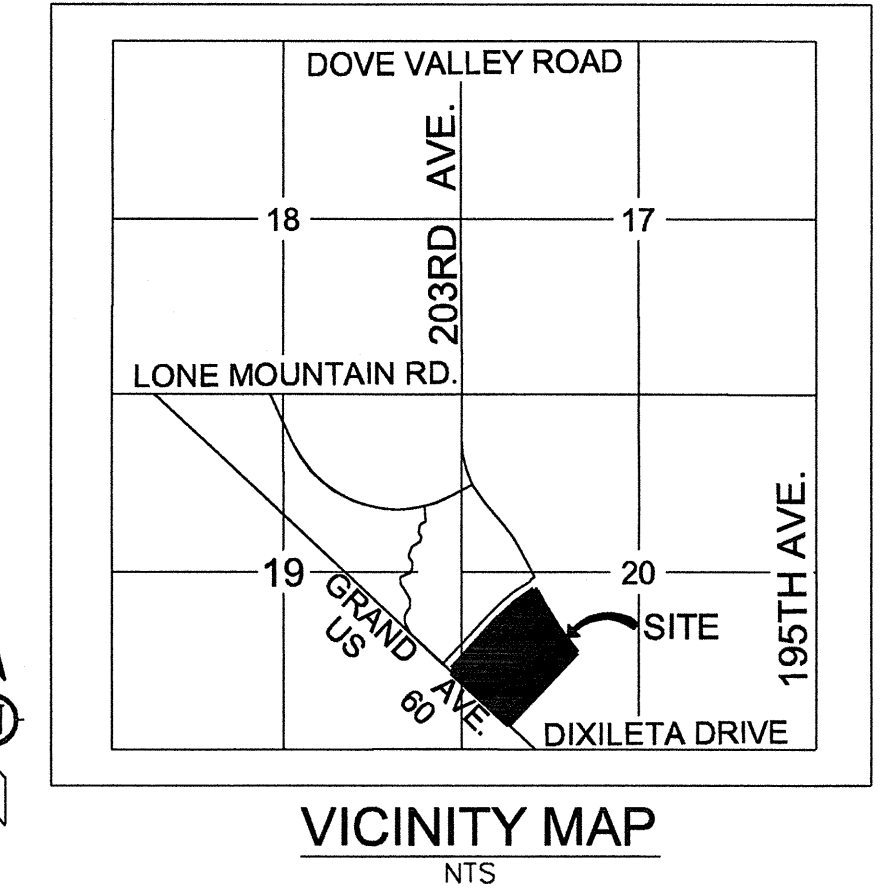
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# ALTA/ACSM LAND TITLE SURVEY SUNHAVEN PARCEL "A-1"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, AND WITHIN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



## NOTES

- THIS SURVEY IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-286161-PHX1 (THIRD AMENDED) DATED APRIL 10, 2007 AT 7:30 A.M.
- SCHEDULE B ITEMS 1, 2 AND 6-9 ARE BEYOND THE REVIEW AND SCOPE OF THIS SURVEY.
- THIS SURVEY CONTAINS OPTIONAL TABLE "A" ITEMS 1, 2, 3, 4, 6, 7(c), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17 AND 18.
- THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.
- VISIBLE SURFACE UTILITIES WITHIN SUBJECT PARCEL ARE SHOWN HEREON. NO RECORD MAPS FROM UTILITY OPERATING AGENCIES WERE REVIEWED. LOCATION OF UNDERGROUND UTILITIES ARE UNKNOWN.
- PURSUANT TO TABLE "A", ITEM NUMBER 6, THE SURVEYOR HAS PRESENTED SETBACKS, HEIGHT AND BULK RESTRICTIONS OF RECORD AS IDENTIFIED IN THE TITLE REPORT REFERENCED IN THE CERTIFICATION HEREON, OR AS PROVIDED TO THE SURVEYOR BY THE LOCAL AGENCY OF JURISDICTION RELATIVE TO THE EXISTING OR PROPOSED USE IDENTIFIED HEREON AND TO THE BEST OF THE SURVEYORS KNOWLEDGE THE EXISTING (OR PROPOSED USE IDENTIFIED HEREON) MEETS THESE EXISTING REQUIREMENTS AND RESTRICTIONS. HOWEVER, OTHER RESTRICTIONS MAY APPLY. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM AN ATTORNEY OR DESIGN PROFESSIONAL QUALIFIED TO INTERPRET AND IDENTIFY SUCH OTHER BUILDING CODE OR ZONING RESTRICTIONS.
- PURSUANT TO TABLE "A", ITEM 16, AND TO THE BEST OF HIS KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF EARTH MOVING WORK OR SITE CONSTRUCTION UNDERWAY OR RECENTLY COMPLETED (EXCEPT AS SHOWN HEREON.) THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.
- PURSUANT TO TABLE "A", ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY BY TITLE INFORMATION OR CLIENT KNOWLEDGE ON WHICH THIS SURVEY IS BASED. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. TO THE BEST OF HIS KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION. THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.
- PURSUANT TO TABLE "A", ITEM 18, THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED TO IDENTIFY EVIDENCE WHICH WOULD INDICATE ADVERSE ENVIRONMENTAL CONDITIONS OF SITE. INTERESTED OR AFFECTED PARTIES SHOULD SEEK CONSULTATION BY AN ENVIRONMENTAL ENGINEERING CONSULTANT OR OTHER QUALIFIED PROFESSIONAL.
- SUBJECT PROPERTY CONTAINS NO BUILDINGS.

## SCHEDULE "B" ITEMS

- PROPERTY IS SUBJECT TO RIGHT TO ENTER UPON SAID LAND, PROSPECT FOR, MINE, AND REMOVE ALL THE COAL AND OTHER MINERALS AS RESERVED IN DEED RECORDED AS BOOK 215 OF DEEDS, PAGE 105. M.C.R. (ITEM IS BLANKET IN NATURE AND NOT SHOWN HEREON)
- PROPERTY IS SUBJECT TO AN EASEMENT FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 250 OF DEEDS, PAGES 241, 254, AND 258. M.C.R. (ITEM SHOWN HEREON)
- PROPERTY IS SUBJECT TO AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN DOCUMENT RECORDED AS DKT. 15037, PAGE 986 M.C.R. (ITEM SHOWN HEREON)
- PROPERTY IS SUBJECT TO TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUNHAVEN PRE-ANNEXATION DEVELOPMENT AGREEMENT" RECORDED MARCH 15, 2007 AS 2007-0309860 OF OFFICIAL RECORDS. (ITEM IS BLANKET IN NATURE AND NOT SHOWN HEREON)

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 19, AND WITHIN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 19, FROM WHICH THE EAST ONE-QUARTER CORNER OF SAID SECTION BEARS NORTH 00 DEGREES 04 MINUTES 24 SECONDS WEST RECORD (NORTH 00 DEGREES 39 MINUTES 34 SECONDS EAST MEASURED) 2,637.80 FEET;

**THENCE** NORTH 00 DEGREES 04 MINUTES 24 SECONDS WEST RECORD (NORTH 00 DEGREES 39 MINUTES 34 SECONDS EAST MEASURED) A DISTANCE OF 1,022.41 FEET ALONG THE EASTERLY LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 19, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE TWO HUNDRED (200) FOOT WIDE ATCHISON, TOPEKA AND SANTA FE RAILWAY CORRIDOR, AND THE **POINT OF BEGINNING**;

**THENCE** NORTH 46 DEGREES 57 MINUTES 56 SECONDS WEST RECORD (NORTH 46 DEGREES 13 MINUTES 52 SECONDS WEST MEASURED) A DISTANCE OF 194.68 FEET ALONG SAID RIGHT-OF-WAY LINE;

**THENCE** NORTH 43 DEGREES 02 MINUTES 04 SECONDS EAST RECORD (NORTH 43 DEGREES 46 MINUTES 08 SECONDS EAST MEASURED) LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET;

**THENCE** NORTH 46 DEGREES 57 MINUTES 56 SECONDS WEST RECORD (NORTH 46 DEGREES 13 MINUTES 52 SECONDS WEST MEASURED) A DISTANCE OF 40.00 FEET;

**THENCE** NORTH 43 DEGREES 02 MINUTES 04 SECONDS EAST RECORD (NORTH 43 DEGREES 46 MINUTES 08 SECONDS EAST MEASURED) A DISTANCE OF 350.00 FEET;

**THENCE** NORTH 46 DEGREES 57 MINUTES 56 SECONDS WEST RECORD (NORTH 46 DEGREES 13 MINUTES 52 SECONDS WEST MEASURED) A DISTANCE OF 7.50 FEET;

**THENCE** NORTH 43 DEGREES 02 MINUTES 04 SECONDS EAST RECORD (NORTH 43 DEGREES 46 MINUTES 08 SECONDS EAST MEASURED) A DISTANCE OF 601.93 FEET TO A POINT OF TANGENT CURVATURE TO THE RIGHT, HAVING A RADIAL DISTANCE OF 2,432.50 FEET;

**THENCE** NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17 DEGREES 13 MINUTES 48 SECONDS AND A DISTANCE OF 731.50 FEET;

**THENCE** SOUTH 73 DEGREES 35 MINUTES 15 SECONDS EAST RECORD (SOUTH 72 DEGREES 51 MINUTES 10 SECONDS EAST MEASURED) A DISTANCE OF 41.57 FEET;

**THENCE** SOUTH 27 DEGREES 26 MINUTES 21 SECONDS EAST RECORD (SOUTH 26 DEGREES 42 MINUTES 16 SECONDS EAST MEASURED) A DISTANCE OF 286.89 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIAL DISTANCE OF 2,067.50 FEET;

**THENCE** SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 07 MINUTES 59 SECONDS AND A DISTANCE OF 365.65 FEET;

**THENCE** SOUTH 37 DEGREES 34 MINUTES 20 SECONDS EAST RECORD (SOUTH 36 DEGREES 50 MINUTES 15 SECONDS EAST MEASURED) A DISTANCE OF 435.52 FEET;

**THENCE** SOUTH 43 DEGREES 02 MINUTES 04 SECONDS WEST RECORD (SOUTH 43 DEGREES 46 MINUTES 08 SECONDS WEST MEASURED) A DISTANCE OF 1,482.92 FEET;

**THENCE** NORTH 46 DEGREES 57 MINUTES 56 SECONDS WEST RECORD (NORTH 46 DEGREES 13 MINUTES 52 SECONDS WEST MEASURED) A DISTANCE OF 957.82 FEET TO THE **POINT OF BEGINNING**.

## BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, THE BEARING IS N00°39'34"E.

## AREA

SUBJECT PARCEL CONTAINS 1,895,320.6 SQUARE FEET OR 43.51 ACRES GROSS  
SUBJECT PARCEL CONTAINS 1,809,662.15 SQUARE FEET OR 41.54 ACRES NET  
ADDITIONAL RIGHT OF WAY CONTAINS 1,231.32 SQUARE FEET OR 0.03 ACRES  
SUBJECT PARCEL CONTAINS 1,808,430.83 SQUARE FEET OR 41.51 ACRES NET  
OF ADDITIONAL RIGHT OF WAY

## FLOOD ZONE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1145 G, DATED SEPTEMBER 30, 2005 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL 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.

## SURVEYORS CERTIFICATE

I HEREBY CERTIFY TO 203 PROPERTIES, L.L.C., BT SUNHAVEN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WACHOVIA FINANCIAL SERVICES, INC., A NATIONAL BANKING ASSOCIATION AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT A SURVEY OF PARCEL "A-1" WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION ON MAY, 2007. THIS IS A TRUE AND CORRECT SURVEY OF THE ABOVE DESCRIBED LAND AND SHOWS THE TRUE AND CORRECT LOCATION OF THE BUILDINGS, STRUCTURES AND IMPROVEMENTS SITUATE ON SUCH LAND, AND ALL EASEMENTS, RIGHTS-OF-WAY, SET-BACK LINES, AND SIMILAR RESTRICTIONS THAT ARE LISTED IN TITLE COMMITMENT NUMBER NCS-286161-PHX1 (THIRD AMENDED), DATED APRIL 10, 2007, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, VISIBLE OR OTHERWISE KNOWN TO ME, THE BUILDINGS AND IMPROVEMENTS DO NOT OVERHANG OR ENCROACH UPON ANY EASEMENTS OR RIGHTS-OF-WAY (AS IDENTIFIED BY TITLE REFERENCED HEREON) OF OTHERS, AND THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE BOUNDARY LINES OF SUCH LAND EXCEPT AS SHOWN. THE PROPERTY SURVEYED CONTAINS 1,895,320.6 SQUARE FEET OR 43.51 GROSS ACRES. THE SUBJECT PARCEL CONTAINS 1,809,662.15 SQUARE FEET OR 41.54 NET ACRES AND IS NOT LOCATED WITHIN A FLOOD PLAIN AREA OR ANY SPECIAL FLOOD HAZARD AREA OR GENERAL HAZARD AREA BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS. I HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(c), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

*J.R.K.*  
JASON R. KACK R.L.S. #33315 DATE 5/23/07

**DEI**  
Professional Services, LLC  
4225 N. 24th St., Ste. 200  
Phoenix, AZ 85016  
Phone: (602) 944-0018  
Fax: (602) 944-0005

1982-2007  
**25**  
YEARS OF EXCELLENCE  
DEI Professional Services, L.L.C.

ARIZONA SURVEYORS ASSOCIATION  
JASON R. KACK  
No. 33315  
5/23/07  
ARIZONA, U.S.A.

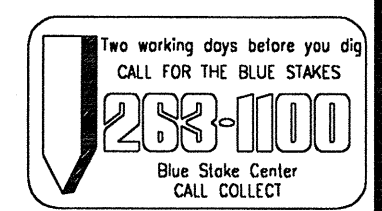
ALTA/ACSM LAND TITLE SURVEY  
SUNHAVEN PARCEL "A-1"  
SURPRISE, ARIZONA

REVISIONS	DATE	DESCRIPTION
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2	11/1/06	REVISED PER CLIENTS COMMENTS
3	11/8/06	REVISED PER CLIENTS COMMENTS
4	04/02/07	REVISED PER NEW TITLE REPORT
5	5/15/07	REVISED PER NEW TITLE REPORT

DATE:	9/30/06
PROJ. NO.:	04043
DESIGN:	
DRAWN:	ALS
CHECK:	DAM
SCALE:	N.T.S.
CAD FILE:	SEE LEFT

ALTA/ACSM SURVEY

1 of 2



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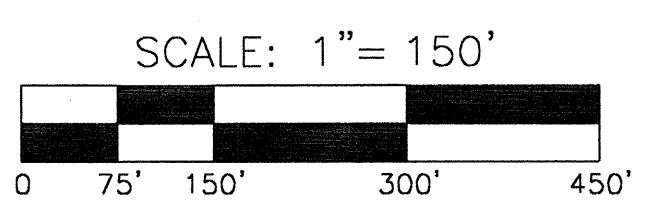
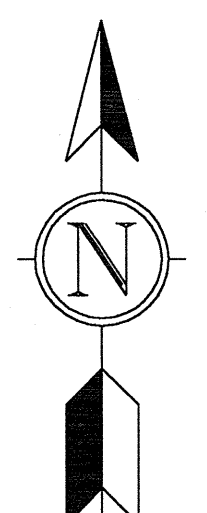
**ALTA/ACSM LAND TITLE SURVEY  
SUNHAVEN PARCEL "A-1"  
SURPRISE, ARIZONA**

REVISIONS

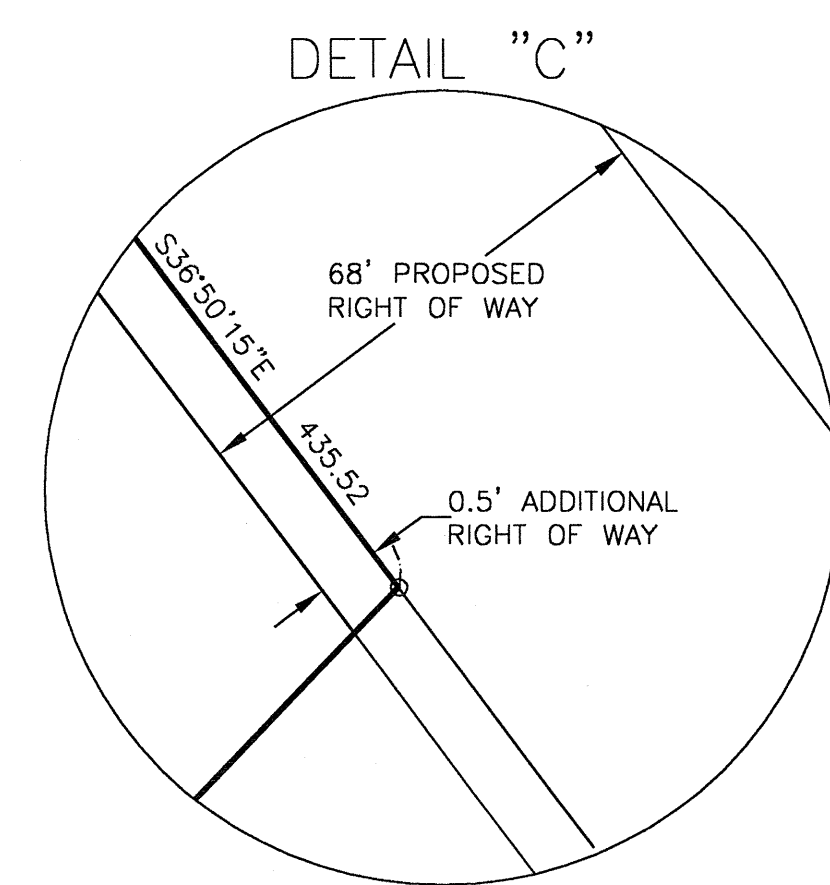
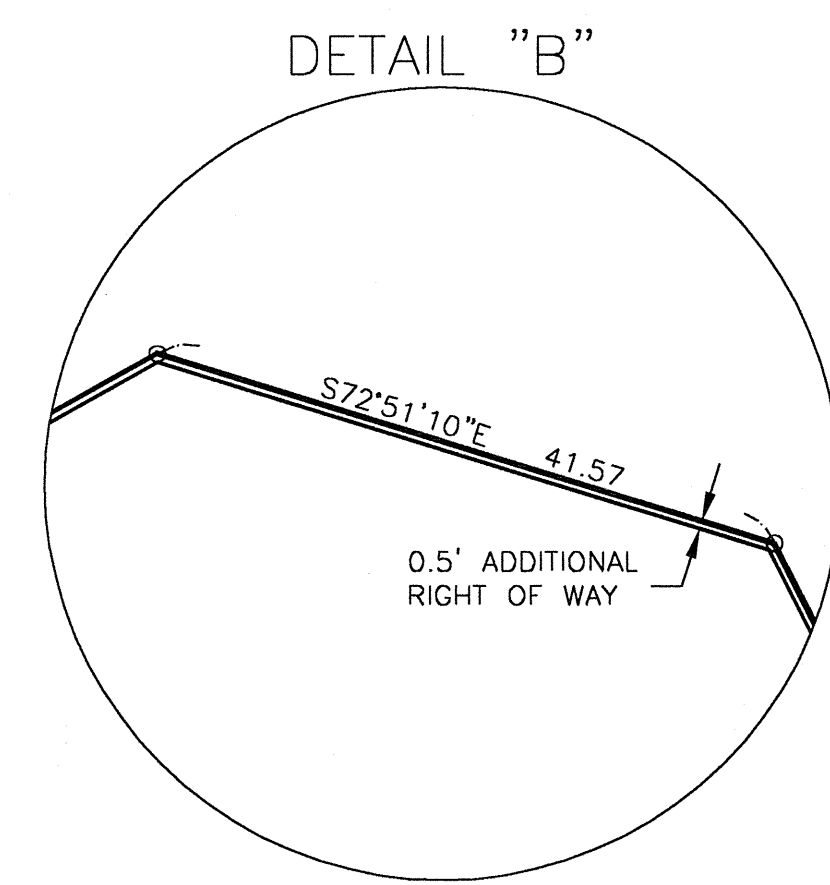
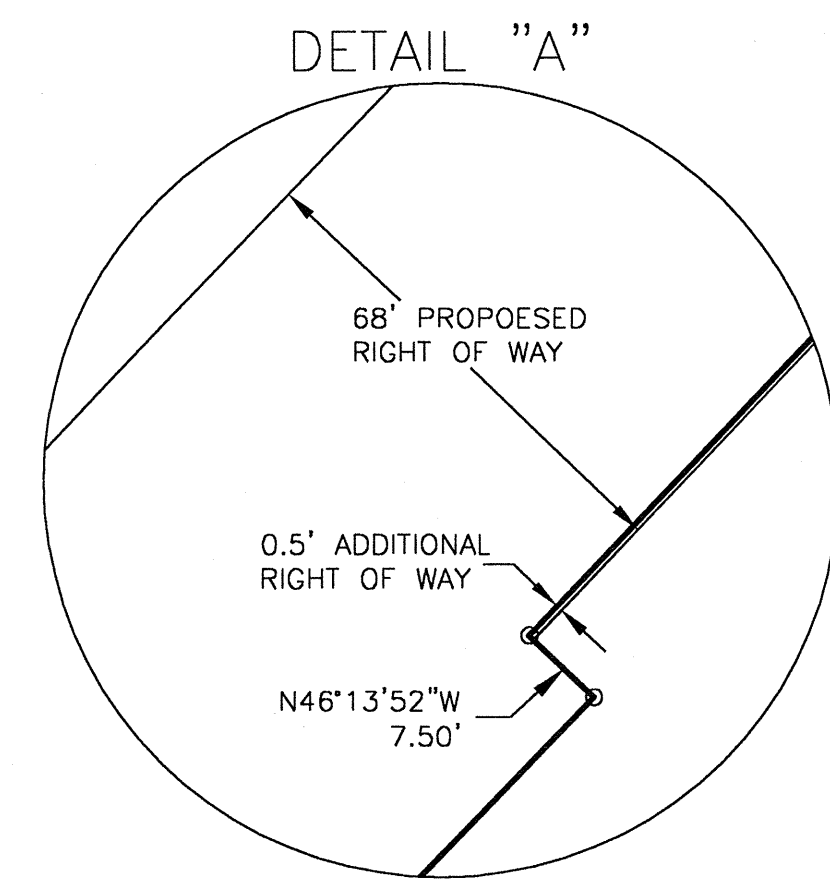
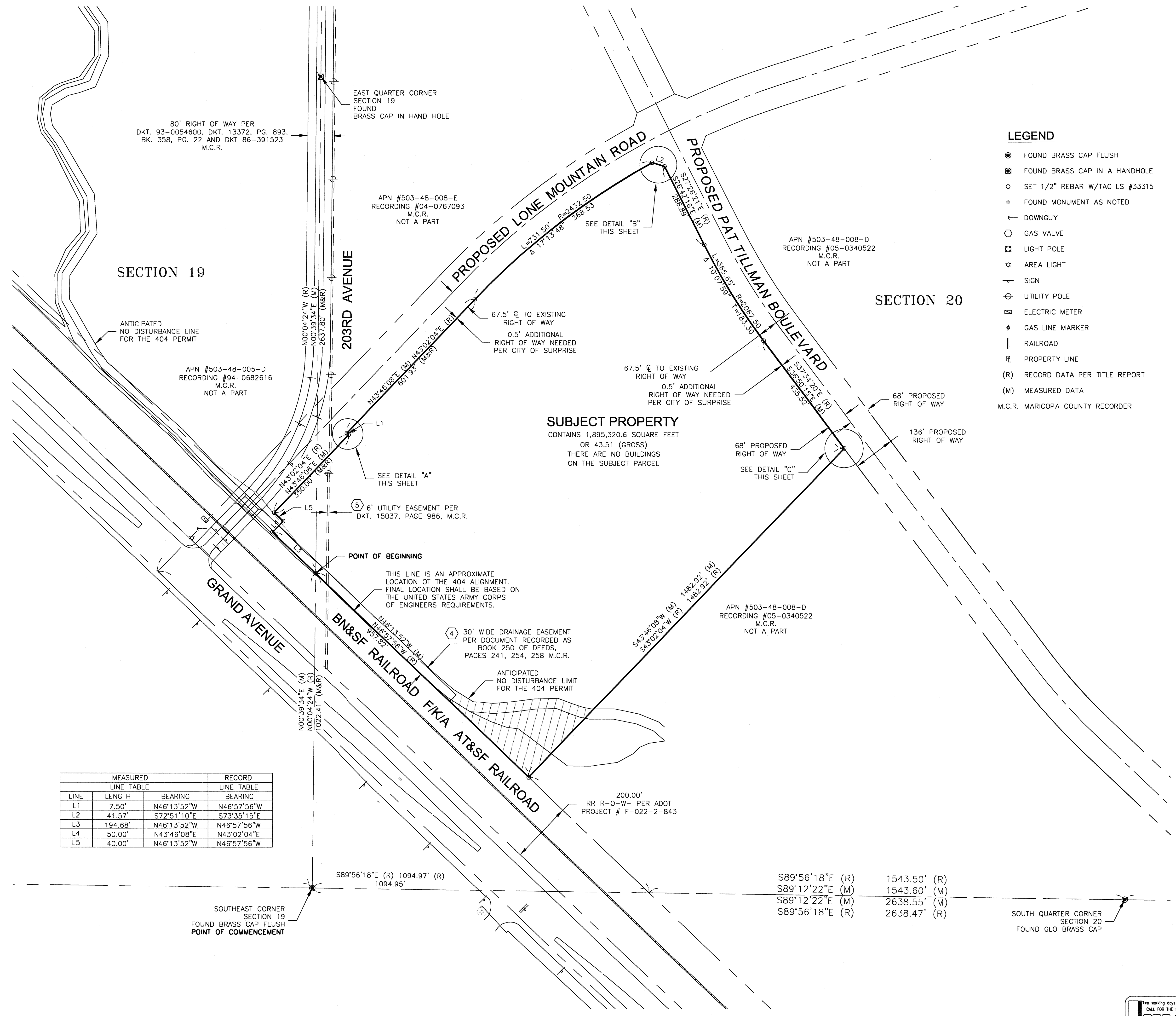
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2	REVISED PER CLIENTS COMMENTS 11/1/06
3	REVISED PER CLIENTS COMMENTS 11/8/06
4	REVISED PER NEW TITLE REPORT 04/02/07
5	REVISED PER NEW TITLE REPORT 5/15/07

DATE: 9/30/06  
PROJ. NO.: 04043  
DESIGN: ALS  
DRAWN: ALS  
CHECK: DAM  
SCALE: 1"=150'  
CAD FILE: SEE LEFT

ALTA/ACSM SURVEY  
2 of 2



- LEGEND**
- FOUND BRASS CAP FLUSH
  - ⊠ FOUND BRASS CAP IN A HANDHOLE
  - SET 1/2" REBAR W/TAG LS #33315
  - FOUND MONUMENT AS NOTED
  - ← DOWNGUY
  - GAS VALVE
  - ⊠ LIGHT POLE
  - ☆ AREA LIGHT
  - ↑ SIGN
  - UTILITY POLE
  - ⊠ ELECTRIC METER
  - ⊠ GAS LINE MARKER
  - || RAILROAD
  - ⊠ PROPERTY LINE
  - (R) RECORD DATA PER TITLE REPORT
  - (M) MEASURED DATA
  - M.C.R. MARICOPA COUNTY RECORDER

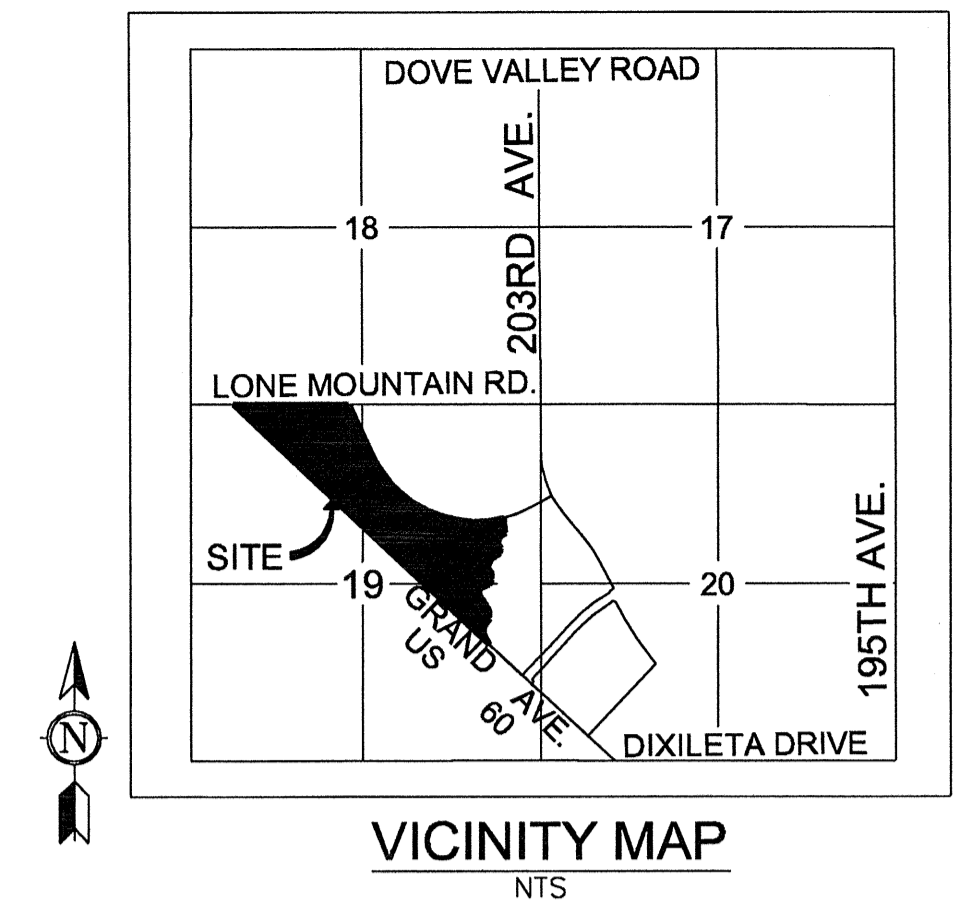


MEASURED LINE TABLE			RECORD LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	7.50'	N46°13'52"W	L1	7.50'	N46°57'56"W
L2	41.57'	S72°51'10"E	L2	41.57'	S73°35'15"E
L3	194.68'	N46°13'52"W	L3	194.68'	N46°57'56"W
L4	50.00'	N43°46'08"E	L4	50.00'	N43°02'04"E
L5	40.00'	N46°13'52"W	L5	40.00'	N46°57'56"W

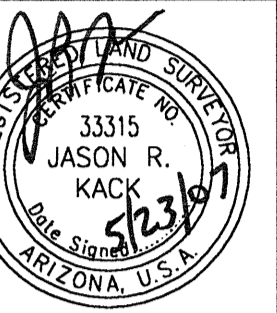
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# ALTA/ACSM LAND TITLE SURVEY SUNHAVEN PARCEL "B-2"

LOCATED WITHIN SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE  
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



1982-2006  
**24**  
YEARS OF  
EXCELLENCE  
DEI Professional  
Services, L.L.C.



## NOTES

- THIS SURVEY IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-286164-PHX1 (FIFTH AMENDED) DATED APRIL 6, 2007 AT 7:30 A.M.
- SCHEDULE B ITEMS 1, 2, 6-9 AND 11 ARE BEYOND THE REVIEW AND SCOPE OF THIS SURVEY.
- THIS SURVEY CONTAINS OPTIONAL TABLE "A" ITEMS 1, 2, 3, 4, 6, 7(c), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17 AND 18.
- THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.
- THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECORD INFORMATION PROVIDED TO THE SURVEYOR BY LOCAL AGENCIES OF JURISDICTION AND ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.
- PURSUANT TO TABLE "A", ITEM NUMBER 6, THE SURVEYOR HAS PRESENTED SETBACKS, HEIGHT AND BULK RESTRICTIONS OF RECORD AS IDENTIFIED IN THE TITLE REPORT REFERENCED IN THE CERTIFICATION HEREON, OR AS PROVIDED TO THE SURVEYOR BY THE LOCAL AGENCY OF JURISDICTION RELATIVE TO THE EXISTING OR PROPOSED USE IDENTIFIED HEREON AND TO THE BEST OF THE SURVEYOR'S KNOWLEDGE THE EXISTING (OR PROPOSED USE IDENTIFIED HEREON) MEETS THESE EXISTING REQUIREMENTS AND RESTRICTIONS. HOWEVER, OTHER RESTRICTIONS MAY APPLY. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM AN ATTORNEY OR DESIGN PROFESSIONAL QUALIFIED TO INTERPRET AND IDENTIFY SUCH OTHER BUILDING CODE OR ZONING RESTRICTIONS.
- PURSUANT TO TABLE "A", ITEM 16, AND TO THE BEST OF HIS KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF EARTH MOVING WORK OR SITE CONSTRUCTION UNDERWAY OR RECENTLY COMPLETED (EXCEPT AS SHOWN HEREON.) THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.
- PURSUANT TO TABLE "A", ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY BY TITLE INFORMATION OR CLIENT KNOWLEDGE ON WHICH THIS SURVEY IS BASED. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. TO THE BEST OF HIS KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION, THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.
- PURSUANT TO TABLE "A", ITEM 18, THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED TO IDENTIFY EVIDENCE WHICH WOULD INDICATE ADVERSE ENVIRONMENTAL CONDITIONS OF SITE. INTERESTED OR AFFECTED PARTIES SHOULD SEEK CONSULTATION BY AN ENVIRONMENTAL ENGINEERING CONSULTANT OR OTHER QUALIFIED PROFESSIONAL.
- SUBJECT PROPERTY CONTAINS NO BUILDINGS.

## SCHEDULE "B" ITEMS

- PROPERTY IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AFFIDAVIT OF UNDERGROUND FACILITY LOCATION" RECORDED NOVEMBER 22, 1985 AS 85-558352 OF OFFICIAL RECORDS. **(ITEM IS BLANKET IN NATURE AND NOT SHOWN HEREON)**
- PROPERTY IS SUBJECT TO AN EASEMENT FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 250 OF DEEDS, PAGE 254. **(ITEM SHOWN HEREON)**
- PROPERTY IS SUBJECT TO AN EASEMENT FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 250 OF DEEDS, PAGE 258. **(ITEM SHOWN HEREON)**
- PROPERTY IS SUBJECT TO TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUNHAVEN PRE-ANNEXATION DEVELOPMENT AGREEMENT" RECORDED MARCH 15, 2007 AS 2007-0309860 OF OFFICIAL RECORDS. **(ITEM IS BLANKET IN NATURE AND NOT SHOWN HEREON)**

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 19 BEING AN IRON PIPE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 19, BEING AN ALUMINUM CAP, BEARS SOUTH 89 DEGREES 17 MINUTES 58 SECONDS EAST, A DISTANCE OF 2543.69 FEET;

**THENCE** SOUTH 89 DEGREES 17 MINUTES 58 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 629.39 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF THE ATCHISON TOPEKA AND SANTA FE RAILWAY PER ARIZONA DEPARTMENT OF TRANSPORTATION PROJECT NUMBER F-022-2-843, AND THE **POINT OF BEGINNING** OF THE PARCEL DESCRIBED HEREIN;

**THENCE** SOUTH 89 DEGREES 17 MINUTES 58 SECONDS EAST, CONTINUING ALONG SAID LINE, A DISTANCE OF 1,716.34 FEET;

**THENCE** SOUTH 24 DEGREES 26 MINUTES 32 SECONDS EAST, DEPARTING SAID LINE, A DISTANCE OF 818.99 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,700.00 FEET;

**THENCE** SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 78 DEGREES 51 MINUTES 29 SECONDS, A DISTANCE OF 2,339.76 FEET;

**THENCE** SOUTH 01 DEGREES 02 MINUTES 24 SECONDS EAST, A DISTANCE OF 88.04 FEET;

**THENCE** SOUTH 03 DEGREES 59 MINUTES 55 SECONDS EAST, A DISTANCE OF 132.88 FEET;

**THENCE** SOUTH 11 DEGREES 18 MINUTES 47 SECONDS WEST, A DISTANCE OF 17.55 FEET;

**THENCE** SOUTH 63 DEGREES 21 MINUTES 46 SECONDS WEST, A DISTANCE OF 74.73 FEET;

**THENCE** SOUTH 39 DEGREES 45 MINUTES 23 SECONDS WEST, A DISTANCE OF 39.93 FEET;

**THENCE** SOUTH 02 DEGREES 21 MINUTES 00 SECONDS WEST, A DISTANCE OF 91.84 FEET;

**THENCE** SOUTH 31 DEGREES 50 MINUTES 21 SECONDS EAST, A DISTANCE OF 71.77 FEET;

**THENCE** SOUTH 14 DEGREES 39 MINUTES 02 SECONDS WEST, A DISTANCE OF 71.10 FEET;

**THENCE** SOUTH 63 DEGREES 58 MINUTES 27 SECONDS WEST, A DISTANCE OF 70.61 FEET;

**THENCE** SOUTH 51 DEGREES 03 MINUTES 45 SECONDS WEST, A DISTANCE OF 82.54 FEET;

**THENCE** SOUTH 26 DEGREES 41 MINUTES 14 SECONDS WEST, A DISTANCE OF 68.11 FEET;

**THENCE** SOUTH 14 DEGREES 55 MINUTES 29 SECONDS WEST, A DISTANCE OF 80.39 FEET;

**THENCE** SOUTH 34 DEGREES 09 MINUTES 19 SECONDS EAST, A DISTANCE OF 93.07 FEET;

**THENCE** SOUTH 00 DEGREES 48 MINUTES 45 SECONDS EAST, A DISTANCE OF 90.98 FEET;

**THENCE** SOUTH 28 DEGREES 48 MINUTES 27 SECONDS WEST, A DISTANCE OF 87.57 FEET;

**THENCE** SOUTH 71 DEGREES 43 MINUTES 41 SECONDS WEST, A DISTANCE OF 78.57 FEET;

**THENCE** SOUTH 56 DEGREES 47 MINUTES 28 SECONDS WEST, A DISTANCE OF 75.45 FEET;

**THENCE** SOUTH 07 DEGREES 24 MINUTES 04 SECONDS WEST, A DISTANCE OF 56.99 FEET;

**THENCE** SOUTH 12 DEGREES 20 MINUTES 52 SECONDS EAST, A DISTANCE OF 47.36 FEET;

**THENCE** SOUTH 36 DEGREES 24 MINUTES 33 SECONDS EAST, A DISTANCE OF 58.86 FEET;

**THENCE** SOUTH 28 DEGREES 20 MINUTES 38 SECONDS EAST, A DISTANCE OF 199.40 FEET;

**THENCE** SOUTH 02 DEGREES 50 MINUTES 35 SECONDS EAST, A DISTANCE OF 108.06 FEET;

**THENCE** SOUTH 36 DEGREES 21 MINUTES 41 SECONDS WEST, A DISTANCE OF 83.67 FEET;

**THENCE** SOUTH 28 DEGREES 16 MINUTES 41 SECONDS WEST, A DISTANCE OF 77.21 FEET;

**THENCE** SOUTH 00 DEGREES 04 MINUTES 35 SECONDS EAST, A DISTANCE OF 91.24 FEET;

**THENCE** SOUTH 26 DEGREES 13 MINUTES 50 SECONDS EAST, A DISTANCE OF 176.44 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF THE ATCHISON TOPEKA AND SANTA FE RAILWAY PER ARIZONA DEPARTMENT OF TRANSPORTATION PROJECT NUMBER F-022-2-843;

**THENCE** NORTH 46 DEGREES 13 MINUTES 52 SECONDS WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 5,192.05 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL DESCRIBED HEREIN.

## FLOOD ZONE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1145 G, DATED SEPTEMBER 30, 2005 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL 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.

## AREA

SUBJECT PARCEL CONTAINS 4,102,439.2079 SQ.FT. OR 94.1790 ACRES GROSS  
SUBJECT PARCEL CONTAINS 4,102,439.2079 SQ.FT. OR 94.1790 ACRES NET

## BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, THE BEARING IS S89°17'58"E.

## SURVEYORS CERTIFICATE

I HEREBY CERTIFY TO 203 PROPERTIES, L.L.C., BT SUNHAVEN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WACHOVIA FINANCIAL SERVICES, INC., A NATIONAL BANKING ASSOCIATION AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT A SURVEY OF PARCEL "A-1" WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION ON MAY, 2007. THIS IS A TRUE AND CORRECT SURVEY OF THE ABOVE DESCRIBED LAND AND SHOWS THE TRUE AND CORRECT LOCATION OF THE BUILDINGS, STRUCTURES AND IMPROVEMENTS SITUATE ON SUCH LAND, AND ALL EASEMENTS, RIGHTS-OF-WAY, SET-BACK LINES, AND SIMILAR RESTRICTIONS THAT ARE LISTED IN TITLE COMMITMENT NUMBER NCS-286164-PHX1 (FIFTH AMENDED) DATED APRIL 6, 2007, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, VISIBLE OR OTHERWISE KNOWN TO ME, THE BUILDINGS AND IMPROVEMENTS DO NOT OVERHANG OR ENCROACH UPON ANY EASEMENTS OR RIGHTS-OF-WAY (AS IDENTIFIED BY TITLE REFERENCED HEREON) OF OTHERS, AND THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE BOUNDARY LINES OF SUCH LAND EXCEPT AS SHOWN. THE PROPERTY SURVEYED CONTAINS 4,102,439.2079 SQUARE FEET OR 94.1790 GROSS ACRES. THE SUBJECT PARCEL CONTAINS 4,102,439.2079 SQUARE FEET OR 94.1790 NET ACRES AND IS NOT LOCATED WITHIN A FLOOD PLAIN AREA OR ANY SPECIAL FLOOD HAZARD AREA OR GENERAL HAZARD AREA BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS. I HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(c), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

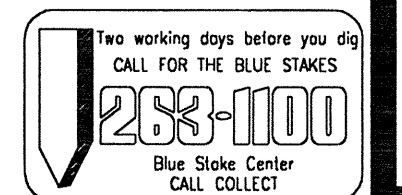
JASON R. KACK R.L.S. #33315 DATE 5/23/07

ALTA/ACSM LAND TITLE SURVEY  
SUNHAVEN PARCEL B-2  
SURPRISE, ARIZONA

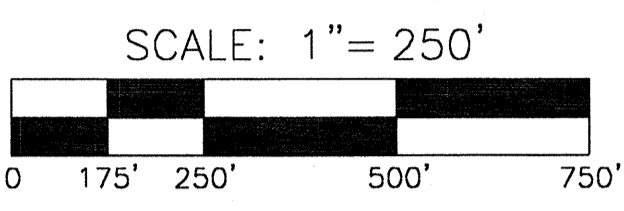
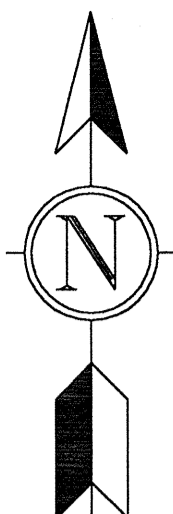
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1/ REVISED PER CLIENTS COMMENTS	11/1/06
2/ REVISED PER COMMENTS	3/14/07
3/ REVISED PER NEW TITLE REPORT	04/02/07
4/ REVISED PER NEW TITLE REPORT	05/15/07

DATE:	10/10/06
PROJ. NO.:	04043
DESIGN:	
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SCALE:	N.T.S.
CAD FILE:	SEE LEFT

ALTA/ACSM SURVEY



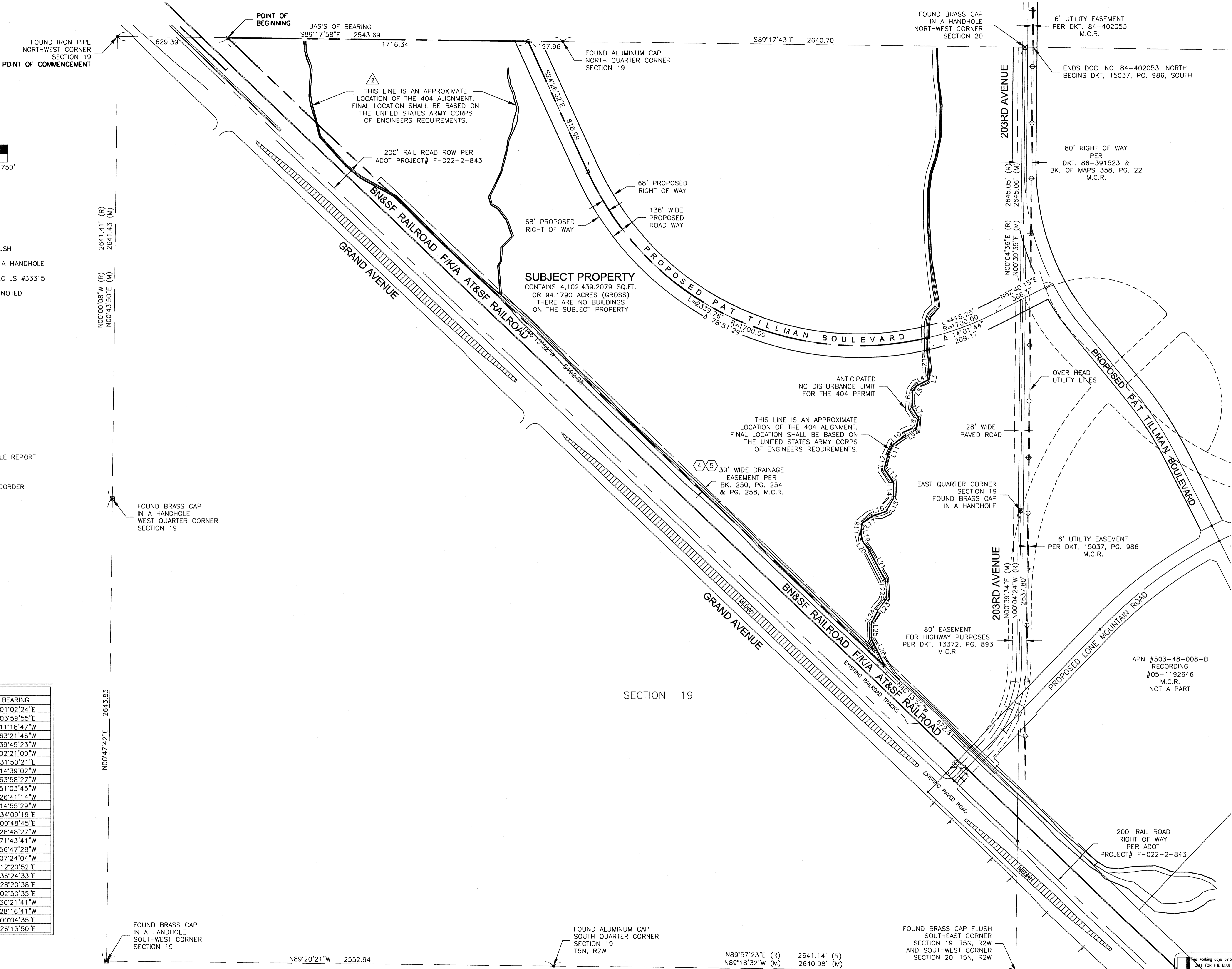
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**LEGEND**

- FOUND BRASS CAP FLUSH
  - ⊙ FOUND BRASS CAP IN A HANDHOLE
  - SET 1/2" REBAR W/TAG LS #33315
  - FOUND MONUMENT AS NOTED
  - ← DOWNGUY
  - GAS VALVE
  - ⊠ LIGHT POLE
  - ☆ AREA LIGHT
  - SIGN
  - ⊙ UTILITY POLE
  - ⊠ ELECTRIC METER
  - ⊠ GAS LINE MARKER
  - ⊠ RAILROAD
  - ⊠ PROPERTY LINE
  - (R) RECORD DATA PER TITLE REPORT
  - (M) MEASURED DATA
- M.C.R. MARICOPA COUNTY RECORDER

LINE	LENGTH	BEARING
L1	88.04	S01°02'24"E
L2	132.88	S03°59'55"E
L3	17.55	S11°18'47"W
L4	74.73	S63°21'46"W
L5	39.93	S39°45'23"W
L6	91.84	S02°21'00"W
L7	71.77	S31°50'21"E
L8	71.10	S14°39'02"W
L9	70.61	S63°58'27"W
L10	82.54	S51°03'45"W
L11	68.11	S26°41'14"W
L12	80.39	S14°55'29"W
L13	93.07	S34°09'19"E
L14	90.98	S00°48'45"E
L15	87.57	S28°48'27"W
L16	78.57	S71°43'41"W
L17	75.45	S56°47'28"W
L18	56.99	S07°24'04"W
L19	47.36	S12°20'52"E
L20	58.86	S36°24'33"E
L21	199.40	S28°20'38"E
L22	108.06	S02°50'35"E
L23	83.67	S36°21'41"W
L24	77.21	S28°16'41"W
L25	91.24	S00°04'35"E
L26	176.44	S26°13'50"E



2641.41' (R)  
 2641.43 (M)  
 N00°00'08"W (R)  
 N00°43'50"E (M)  
 2643.83  
 N00°47'42"E

FOUND BRASS CAP  
IN A HANDHOLE  
SOUTHWEST CORNER  
SECTION 19

FOUND ALUMINUM CAP  
SOUTH QUARTER CORNER  
SECTION 19  
T5N, R2W

FOUND BRASS CAP FLUSH  
SOUTHEAST CORNER  
SECTION 19, T5N, R2W  
AND SOUTHWEST CORNER  
SECTION 20, T5N, R2W

N89°20'21"W 2552.94

N89°57'23"E (R) 2641.14' (R)  
 N89°18'32"W (M) 2640.98' (M)

200' RAIL ROAD  
RIGHT OF WAY  
PER ADOT  
PROJECT# F-022-2-843

APN #503-48-008-B  
 RECORDING  
 #05-1192646  
 M.C.R.  
 NOT A PART



1982-2006  
**24**  
 YEARS OF  
 EXCELLENCE  
 DEI Professional  
 Services, L.L.C.



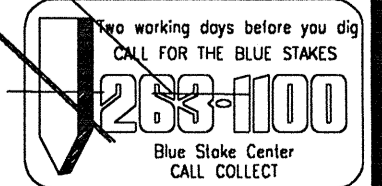
**ALTA/ACSM LAND TITLE SURVEY**  
**SUNHAVEN PARCEL B-2**  
**SURPRISE, ARIZONA**

REVISIONS	DATE	BY
REVISOR PER CLIENTS COMMENTS	11/1/06	
REVISED PER COMMENTS	3/14/07	
REVISED PER NEW TITLE REPORT	04/02/07	
REVISED PER NEW TITLE REPORT	05/15/07	

DATE: 10/10/06  
 PROJ. NO.: 04043  
 DESIGN:  
 DRAWN: ALS  
 CHECK: DAM  
 SCALE: 1"=250'  
 CAD FILE: SEE LEFT

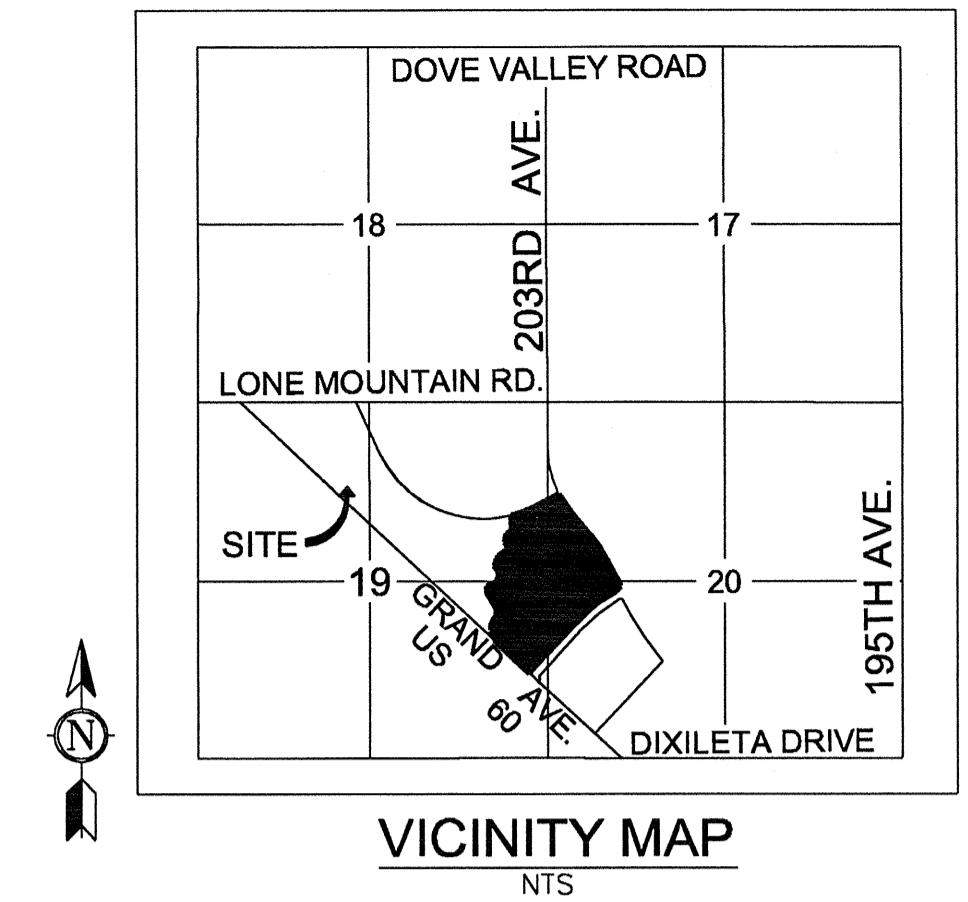
ALTA/ACSM  
 SURVEY  
 2 of 2

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# ALTA/ACSM LAND TITLE SURVEY SUNHAVEN PARCEL "B-4"

LOCATED WITHIN THE EAST HALF OF SECTION 19 AND WITHIN THE WEST HALF OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



## NOTES

- THIS SURVEY IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-286164-PHX1 (FIFTH AMENDED) DATED APRIL 6, 2007 AT 7:30 A.M.
- SCHEDULE B ITEMS 1-3, 12, 13 AND 16 ARE BEYOND THE REVIEW AND SCOPE OF THIS SURVEY.
- THIS SURVEY CONTAINS OPTIONAL TABLE "A" ITEMS 1, 2, 3, 4, 6, 7(c), 7(b), 7(c), 8, 9, 10, 11(o), 11(b), 13, 14, 16, 17 AND 18.
- THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.
- THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECORD INFORMATION PROVIDED TO THE SURVEYOR BY LOCAL AGENCIES OF JURISDICTION AND ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.
- PURSUANT TO TABLE "A", ITEM NUMBER 6, THE SURVEYOR HAS PRESENTED SETBACKS, HEIGHT AND BULK RESTRICTIONS OF RECORD AS IDENTIFIED IN THE TITLE REPORT REFERENCED IN THE CERTIFICATION HEREON, OR AS PROVIDED TO THE SURVEYOR BY THE LOCAL AGENCY OF JURISDICTION RELATIVE TO THE EXISTING OR PROPOSED USE IDENTIFIED HEREON AND TO THE BEST OF THE SURVEYOR'S KNOWLEDGE THE EXISTING (OR PROPOSED USE IDENTIFIED HEREON) MEETS THESE EXISTING REQUIREMENTS AND RESTRICTIONS. HOWEVER, OTHER RESTRICTIONS MAY APPLY. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM AN ATTORNEY OR DESIGN PROFESSIONAL QUALIFIED TO INTERPRET AND IDENTIFY SUCH OTHER BUILDING CODE OR ZONING RESTRICTIONS.
- PURSUANT TO TABLE "A", ITEM 16, AND TO THE BEST OF HIS KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF EARTH MOVING WORK OR SITE CONSTRUCTION UNDERWAY OR RECENTLY COMPLETED (EXCEPT AS SHOWN HEREON.) THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.
- PURSUANT TO TABLE "A", ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY BY TITLE INFORMATION OR CLIENT KNOWLEDGE ON WHICH THIS SURVEY IS BASED. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. TO THE BEST OF HIS KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION. THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.
- PURSUANT TO TABLE "A", ITEM 18, THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED TO IDENTIFY EVIDENCE WHICH WOULD INDICATE ADVERSE ENVIRONMENTAL CONDITIONS OF SITE. INTERESTED OR AFFECTED PARTIES SHOULD SEEK CONSULTATION BY AN ENVIRONMENTAL ENGINEERING CONSULTANT OR OTHER QUALIFIED PROFESSIONAL.
- SUBJECT PROPERTY CONTAINS NO BUILDINGS.

## SCHEDULE "B" ITEMS

- PROPERTY IS SUBJECT TO AN EASEMENT FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 250 OF DEEDS, PAGE 254. **(ITEM SHOWN HEREON)**
- PROPERTY IS SUBJECT TO AN EASEMENT FOR DRAINAGE FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 250 OF DEEDS, PAGE 258. **(ITEM SHOWN HEREON)**
- PROPERTY IS SUBJECT TO AN EASEMENT FOR HIGHWAY PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 13372, PAGE 893 OF OFFICIAL RECORDS. **(ITEM SHOWN HEREON)**
- PROPERTY IS SUBJECT TO AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 15037, PAGE 986 OF OFFICIAL RECORDS. **(ITEM SHOWN HEREON)**
- PROPERTY IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT "AFFIDAVIT OF UNDERGROUND FACILITY LOCATION" RECORDED NOVEMBER 22, 1985 AS 85-558352 OF OFFICIAL RECORDS. **(ITEM APPEARS TO BE BLANKET IN NATURE AND NOT SHOWN HEREON)**
- PROPERTY IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ROAD DECLARED (ROAD FILE NO. 4184)" RECORDED JULY 28, 1986 AS 86-391523 OF OFFICIAL RECORDS. AND AS DISCLOSED IN BOOK 358 OF MAPS, PAGE 22. **(ITEM SHOWN HEREON)**
- THIS ITEM HAS BEEN INTENTIONALLY DELETED
- THIS ITEM HAS BEEN INTENTIONALLY DELETED
- PROPERTY IS SUBJECT TO TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUNHAVEN PRE-ANNEXATION DEVELOPMENT AGREEMENT" RECORDED MARCH 15, 2007 AS 2007-0309860 OF OFFICIAL RECORDS. **(ITEM IS BLANKET IN NATURE AND NOT SHOWN HEREON)**
- PROPERTY IS SUBJECT TO AN EASEMENT FOR INGRESS/EGRESS AS RECORDED IN THE DOCUMENT NUMBER 04-0767095. **(ITEM SHOWN HEREON)**

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE EAST HALF OF SECTION 19 AND WITHIN THE WEST HALF OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SECTION 20 BEING A BRASS CAP FLUSH, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 20, BEING A BRASS CAP IN A HANDHOLE, BEARS NORTH 00 DEGREES 39 MINUTES 34 SECONDS EAST, A DISTANCE OF 2637.80 FEET;

**THENCE** NORTH 00 DEGREES 39 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 1,575.06 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL DESCRIBED HEREIN;

**THENCE** SOUTH 43 DEGREES 46 MINUTES 08 SECONDS WEST, DEPARTING SAID LINE, A DISTANCE OF 284.24 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS BEARS NORTH 52 DEGREES 00 MINUTES 57 SECONDS WEST, A DISTANCE OF 635.00 FEET;

**THENCE** SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05 DEGREES 47 MINUTES 25 SECONDS, A DISTANCE OF 64.17 FEET;

**THENCE** SOUTH 43 DEGREES 46 MINUTES 08 SECONDS WEST, A DISTANCE OF 55.16 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF THE ATCHISON TOPEKA AND SANTA FE RAILWAY PER ARIZONA DEPARTMENT OF TRANSPORTATION PROJECT NUMBER F-022-2-843;

**THENCE** NORTH 46 DEGREES 13 MINUTES 52 SECONDS WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 672.81 FEET;

**THENCE** NORTH 26 DEGREES 13 MINUTES 50 SECONDS WEST, DEPARTING SAID RIGHT OF WAY, A DISTANCE OF 176.44 FEET;

**THENCE** NORTH 00 DEGREES 04 MINUTES 35 SECONDS WEST, A DISTANCE OF 91.24 FEET;

**THENCE** NORTH 28 DEGREES 16 MINUTES 41 SECONDS EAST, A DISTANCE OF 77.21 FEET;

**THENCE** NORTH 36 DEGREES 21 MINUTES 41 SECONDS EAST, A DISTANCE OF 83.67 FEET;

**THENCE** NORTH 02 DEGREES 50 MINUTES 35 SECONDS WEST, A DISTANCE OF 108.06 FEET;

**THENCE** NORTH 28 DEGREES 20 MINUTES 38 SECONDS WEST, A DISTANCE OF 199.40 FEET;

**THENCE** NORTH 36 DEGREES 24 MINUTES 33 SECONDS WEST, A DISTANCE OF 58.86 FEET;

**THENCE** NORTH 12 DEGREES 20 MINUTES 52 SECONDS WEST, A DISTANCE OF 47.36 FEET;

**THENCE** NORTH 07 DEGREES 24 MINUTES 04 SECONDS EAST, A DISTANCE OF 56.99 FEET;

**THENCE** NORTH 56 DEGREES 47 MINUTES 28 SECONDS EAST, A DISTANCE OF 75.45 FEET;

**THENCE** NORTH 71 DEGREES 43 MINUTES 41 SECONDS EAST, A DISTANCE OF 78.57 FEET;

**THENCE** NORTH 28 DEGREES 48 MINUTES 27 SECONDS EAST, A DISTANCE OF 87.57 FEET;

**THENCE** NORTH 00 DEGREES 48 MINUTES 45 SECONDS WEST, A DISTANCE OF 90.98 FEET;

**THENCE** NORTH 34 DEGREES 09 MINUTES 19 SECONDS WEST, A DISTANCE OF 93.07 FEET;

**THENCE** NORTH 14 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 80.39 FEET;

**THENCE** NORTH 26 DEGREES 41 MINUTES 14 SECONDS EAST, A DISTANCE OF 68.11 FEET;

**THENCE** NORTH 51 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 82.54 FEET;

**THENCE** NORTH 63 DEGREES 58 MINUTES 27 SECONDS EAST, A DISTANCE OF 70.61 FEET;

**THENCE** NORTH 14 DEGREES 39 MINUTES 02 SECONDS EAST, A DISTANCE OF 71.10 FEET;

**THENCE** NORTH 31 DEGREES 50 MINUTES 21 SECONDS WEST, A DISTANCE OF 71.77 FEET;

**THENCE** NORTH 02 DEGREES 21 MINUTES 00 SECONDS EAST, A DISTANCE OF 91.84 FEET;

**THENCE** NORTH 39 DEGREES 45 MINUTES 23 SECONDS EAST, A DISTANCE OF 39.93 FEET;

**THENCE** NORTH 63 DEGREES 21 MINUTES 46 SECONDS EAST, A DISTANCE OF 74.73 FEET;

**THENCE** NORTH 11 DEGREES 18 MINUTES 47 SECONDS EAST, A DISTANCE OF 17.55 FEET;

**THENCE** NORTH 03 DEGREES 59 MINUTES 55 SECONDS WEST, A DISTANCE OF 132.88 FEET;

**THENCE** NORTH 01 DEGREES 02 MINUTES 24 SECONDS WEST, A DISTANCE OF 88.04 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHERLY WHOSE RADIUS BEARS NORTH 13 DEGREES 18 MINUTES 00 SECONDS WEST, A DISTANCE OF 1,700.00 FEET;

**THENCE** EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14 DEGREES 01 MINUTES 44 SECONDS, A DISTANCE OF 416.25 FEET;

**THENCE** NORTH 62 DEGREES 40 MINUTES 15 SECONDS EAST, A DISTANCE OF 366.37 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS BEARS NORTH 62 DEGREES 40 MINUTES 15 SECONDS EAST, A DISTANCE OF 1,450.00 FEET;

**THENCE** SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12 DEGREES 08 MINUTES 58 SECONDS, A DISTANCE OF 307.47 FEET;

**THENCE** SOUTH 39 DEGREES 28 MINUTES 43 SECONDS EAST, A DISTANCE OF 459.46 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,000.00 FEET;

**THENCE** SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12 DEGREES 46 MINUTES 27 SECONDS, A DISTANCE OF 445.90;

**THENCE** SOUTH 26 DEGREES 42 MINUTES 16 SECONDS EAST, A DISTANCE OF 446.36 FEET;

**THENCE** SOUTH 63 DEGREES 17 MINUTES 44 SECONDS WEST, A DISTANCE OF 68.00 FEET;

**THENCE** SOUTH 17 DEGREES 22 MINUTES 10 SECONDS WEST, A DISTANCE OF 43.11 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS BEARS SOUTH 28 DEGREES 53 MINUTES 28 SECONDS EAST, A DISTANCE OF 2,568.00 FEET;

**THENCE** SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17 DEGREES 20 MINUTES 23 SECONDS, A DISTANCE OF 777.17 FEET;

**THENCE** SOUTH 43 DEGREES 46 MINUTES 08 SECONDS WEST, A DISTANCE OF 598.46 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL DESCRIBED HEREIN.

## FLOOD ZONE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1145 G, DATED SEPTEMBER 30, 2005 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD.

## AREA

SUBJECT PARCEL CONTAINS 3,022,519.1939 SQ.FT. OR 69.3875 ACRES GROSS  
SUBJECT PARCEL CONTAINS 2,758,128.6540 SQ.FT. OR 63.3179 ACRES NET

## BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, THE BEARING IS N00°39'34"E.

## SURVEYORS CERTIFICATE

I HEREBY CERTIFY TO 203 PROPERTIES, L.L.C., BT SUNHAVEN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WACHOVIA FINANCIAL SERVICES, INC., A NATIONAL BANKING ASSOCIATION AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT A SURVEY OF PARCEL "A-1" WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION ON MAY 2007. THIS IS A TRUE AND CORRECT SURVEY OF THE ABOVE DESCRIBED LAND AND SHOWS THE TRUE AND CORRECT LOCATION OF THE BUILDINGS, STRUCTURES AND IMPROVEMENTS SITUATE ON SUCH LAND, AND ALL EASEMENTS, RIGHTS-OF-WAY, SET-BACK LINES, AND SIMILAR RESTRICTIONS THAT ARE LISTED IN TITLE COMMITMENT NUMBER NCS-286164-PHX1 (FIFTH AMENDED) DATED APRIL 6, 2007, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, VISIBLE OR OTHERWISE KNOWN TO ME, THE BUILDINGS AND IMPROVEMENTS DO NOT OVERHANG OR ENCRDACH UPON ANY EASEMENTS OR RIGHTS-OF-WAY (AS IDENTIFIED BY TITLE REFERENCED HEREON) OF OTHERS, AND THERE ARE NO ENCRDACHMENTS EITHER WAY ACROSS THE BOUNDARY LINES OF SUCH LAND EXCEPT AS SHOWN. THE PROPERTY SURVEYED CONTAINS 3,022,519.1939 SQUARE FEET OR 69.3875 ACRES GROSS. SUBJECT PARCEL CONTAINS 2,758,128.6540 SQUARE FEET OR 63.3179 ACRES NET ACRES AND IS NOT LOCATED WITHIN A FLOOD PLAIN AREA OR ANY SPECIAL FLOOD HAZARD AREA OR GENERAL HAZARD AREA BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS. I HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(o), 11(b), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

JASON R. KACK R.L.S. #33315 DATE 5/23/07



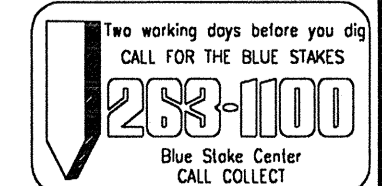
1982-2006  
**24**  
YEARS OF EXCELLENCE  
DEI Professional Services, L.L.C.



ALTA/ACSM LAND TITLE SURVEY  
SUNHAVEN PARCEL B-4  
SURPRISE, ARIZONA

REVISIONS	
1	REVISED PER CLIENTS COMMENTS 11/1/06
2	REVISED PER CLIENTS COMMENTS 11/8/06
3	REVISED PER NEW TITLE 04/02/07
4	REVISED PER NEW TITLE 05/15/07
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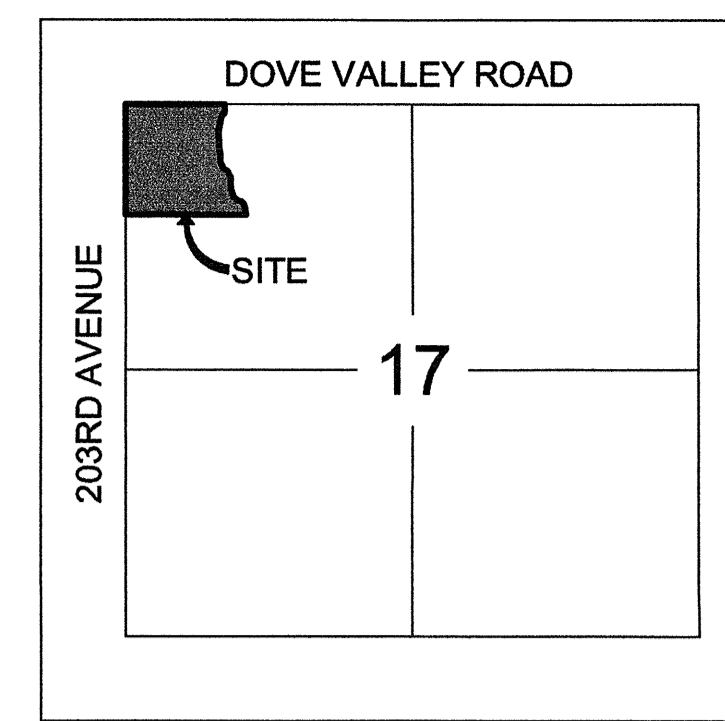
ALTA/ACSM SURVEY  
1 of 2





# ALTA/ACSM LAND TITLE SURVEY SUNHAVEN B22 PARCEL

LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP  
NTS

## NOTES

- THIS SURVEY IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-286164-PHX1 (FIFTH AMENDED) DATED APRIL 6, 2007 AT 7:30 A.M.
- SCHEDULE B ITEMS 1, 2, 6 AND 7 ARE BEYOND THE REVIEW AND SCOPE OF THIS SURVEY.
- THIS SURVEY CONTAINS OPTIONAL TABLE "A" ITEMS 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17 AND 18.
- THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.
- THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECORD INFORMATION PROVIDED TO THE SURVEYOR BY LOCAL AGENCIES OF JURISDICTION AND ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.
- PURSUANT TO TABLE "A", ITEM NUMBER 6, THE SURVEYOR HAS PRESENTED SETBACKS, HEIGHT AND BULK RESTRICTIONS OF RECORD AS IDENTIFIED IN THE TITLE REPORT REFERENCED IN THE CERTIFICATION HEREON, OR AS PROVIDED TO THE SURVEYOR BY THE LOCAL AGENCY OF JURISDICTION RELATIVE TO THE EXISTING OR PROPOSED USE IDENTIFIED HEREON AND TO THE BEST OF THE SURVEYOR'S KNOWLEDGE THE EXISTING (OR PROPOSED USE IDENTIFIED HEREON) MEETS THESE EXISTING REQUIREMENTS AND RESTRICTIONS. HOWEVER, OTHER RESTRICTIONS MAY APPLY. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM AN ATTORNEY OR DESIGN PROFESSIONAL QUALIFIED TO INTERPRET AND IDENTIFY SUCH OTHER BUILDING CODE OR ZONING RESTRICTIONS.
- PURSUANT TO TABLE "A", ITEM 16, AND TO THE BEST OF HIS KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF EARTH MOVING WORK OR SITE CONSTRUCTION UNDERWAY OR RECENTLY COMPLETED (EXCEPT AS SHOWN HEREON.) THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.
- PURSUANT TO TABLE "A", ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY BY TITLE INFORMATION OR CLIENT KNOWLEDGE ON WHICH THIS SURVEY IS BASED. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. TO THE BEST OF HIS KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION. THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.
- PURSUANT TO TABLE "A", ITEM 18, THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED TO IDENTIFY EVIDENCE WHICH WOULD INDICATE ADVERSE ENVIRONMENTAL CONDITIONS OF SITE. INTERESTED OR AFFECTED PARTIES SHOULD SEEK CONSULTATION BY AN ENVIRONMENTAL ENGINEERING CONSULTANT OR OTHER QUALIFIED PROFESSIONAL.
- SUBJECT PROPERTY CONTAINS NO BUILDINGS.

## SCHEDULE "B" ITEMS

- PROPERTY IS SUBJECT TO TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ROAD DECLARED (ROAD FILE NO. 4184)" RECORDED JULY 28, 1986 AS 86-391523 OF OFFICIAL RECORDS AND AS DISCLOSED IN BOOK 358 OF MAPS, PAGE 22. **(ITEM SHOWN HEREON)**
- PROPERTY IS SUBJECT TO AN EASEMENT FOR ELECTRICAL LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 15037, PAGE 986 AND AS 84-402053 OF OFFICIAL RECORDS. **(ITEM SHOWN HEREON)**
- THIS ITEM HAS BEEN INTENTIONALLY DELETED
- PROPERTY IS SUBJECT TO TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ROAD DECLARED (ROAD FILE NO. 4565)" RECORDED MAY 13, 1991 AS 91-212959 OF OFFICIAL RECORDS, AND AS DISCLOSED IN BOOK 357 OF MAPS, PAGE 25. **(ITEM SHOWN HEREON)**
- PROPERTY IS SUBJECT TO TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SUNHAVEN PRE-ANNEXATION DEVELOPMENT AGREEMENT" RECORDED MARCH 15, 2007 AS 2007-0309880 OF OFFICIAL RECORDS. **(ITEM IS BLANKET IN NATURE AND NOT SHOWN HEREON)**

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID SECTION 17, BEING A BRASS CAP IN A HANDHOLE, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 17, BEING A BRASS CAP IN A HANDHOLE BEARS SOUTH 00 DEGREES 40 MINUTES 46 SECONDS WEST, A DISTANCE OF 2640.95 FEET;

**THENCE** SOUTH 89 DEGREES 14 MINUTES 58 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 973.81 FEET;

**THENCE** SOUTH 00 DEGREES 45 MINUTES 02 SECONDS WEST, A DISTANCE OF 68.00 FEET;

**THENCE** SOUTH 21 DEGREES 47 MINUTES 03 SECONDS WEST, A DISTANCE OF 23.47 FEET;

**THENCE** SOUTH 43 DEGREES 05 MINUTES 29 SECONDS WEST, A DISTANCE OF 36.37 FEET;

**THENCE** SOUTH 11 DEGREES 30 MINUTES 44 SECONDS WEST, A DISTANCE OF 93.87 FEET;

**THENCE** SOUTH 12 DEGREES 14 MINUTES 21 SECONDS WEST, A DISTANCE OF 72.11 FEET;

**THENCE** SOUTH 05 DEGREES 17 MINUTES 29 SECONDS EAST, A DISTANCE OF 90.06 FEET;

**THENCE** SOUTH 01 DEGREES 30 MINUTES 29 SECONDS EAST, A DISTANCE OF 60.74 FEET;

**THENCE** SOUTH 05 DEGREES 54 MINUTES 34 SECONDS EAST, A DISTANCE OF 70.11 FEET;

**THENCE** SOUTH 00 DEGREES 37 MINUTES 47 SECONDS EAST, A DISTANCE OF 78.15 FEET;

**THENCE** SOUTH 26 DEGREES 56 MINUTES 43 SECONDS EAST, A DISTANCE OF 68.61 FEET;

**THENCE** SOUTH 53 DEGREES 27 MINUTES 08 SECONDS EAST, A DISTANCE OF 44.45 FEET;

**THENCE** SOUTH 32 DEGREES 54 MINUTES 07 SECONDS EAST, A DISTANCE OF 28.32 FEET;

**THENCE** SOUTH 21 DEGREES 25 MINUTES 23 SECONDS EAST, A DISTANCE OF 40.09 FEET;

**THENCE** SOUTH 00 DEGREES 38 MINUTES 30 SECONDS EAST, A DISTANCE OF 48.99 FEET;

**THENCE** SOUTH 03 DEGREES 48 MINUTES 53 SECONDS EAST, A DISTANCE OF 57.47 FEET;

**THENCE** SOUTH 07 DEGREES 22 MINUTES 02 SECONDS EAST, A DISTANCE OF 48.82 FEET;

**THENCE** SOUTH 22 DEGREES 59 MINUTES 37 SECONDS EAST, A DISTANCE OF 56.42 FEET;

**THENCE** SOUTH 52 DEGREES 57 MINUTES 00 SECONDS EAST, A DISTANCE OF 51.54 FEET;

**THENCE** SOUTH 74 DEGREES 03 MINUTES 30 SECONDS EAST, A DISTANCE OF 34.60 FEET;

**THENCE** SOUTH 47 DEGREES 53 MINUTES 55 SECONDS EAST, A DISTANCE OF 29.22 FEET;

**THENCE** SOUTH 21 DEGREES 15 MINUTES 19 SECONDS EAST, A DISTANCE OF 35.35 FEET;

**THENCE** SOUTH 01 DEGREES 22 MINUTES 50 SECONDS EAST, A DISTANCE OF 49.39 FEET;

**THENCE** SOUTH 14 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF 31.87 FEET TO A POINT 1103.19 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER;

**THENCE** NORTH 89 DEGREES 14 MINUTES 58 SECONDS WEST, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 1,183.82 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER;

**THENCE** NORTH 00 DEGREES 40 MINUTES 46 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 1,103.19 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

## FLOOD ZONE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C0715 G, DATED SEPTEMBER 30, 2005, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL 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.

## AREA

SUBJECT PARCEL CONTAINS 1,094,952.1604 SQUARE FEET OR 25.1366 ACRES GROSS  
SUBJECT PARCEL CONTAINS 958,343.1961 SQUARE FEET OR 22.0005 ACRES NET

## ZONING

SUBJECT PARCEL IS ZONED PAD (PLANNED AREA DEVELOPMENT) PER CITY OF SURPRISE ZONING ORDINANCE NUMBER 07-04. ZONING DESIGNATION WAS OBTAINED FROM THE MARICOPA COUNTY ASSESSORS WEBSITE @ <http://www.maricopa.gov/Assessor/gis/map.html>. FOR MORE DETAILED ZONING STIPULATIONS PLEASE REFER TO THE CITY OF SURPRISE ZONING ORDINANCE.

## BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, THE BEARING IS N00°40'46"E.

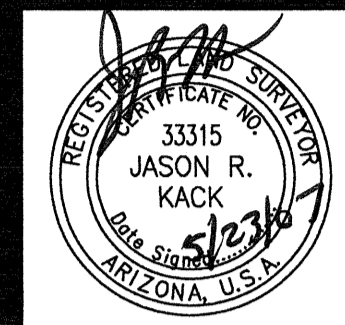
## SURVEYORS CERTIFICATE

I HEREBY CERTIFY TO 203 PROPERTIES, L.L.C., BT SUNHAVEN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WACHOVIA FINANCIAL SERVICES, INC., A NATIONAL BANKING ASSOCIATION AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT A SURVEY OF PARCEL "A-1" WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION ON MAY, 2007. THIS IS A TRUE AND CORRECT SURVEY OF THE ABOVE DESCRIBED LAND AND SHOWS THE TRUE AND CORRECT LOCATION OF THE BUILDINGS, STRUCTURES AND IMPROVEMENTS SITUATE ON SUCH LAND, AND ALL EASEMENTS, RIGHTS-OF-WAY, SET-BACK LINES, AND SIMILAR RESTRICTIONS THAT ARE LISTED IN TITLE COMMITMENT NUMBER NCS-286164-PHX1 (FIFTH AMENDED) DATED APRIL 6, 2007, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, VISIBLE OR OTHERWISE KNOWN TO ME, THE BUILDINGS AND IMPROVEMENTS DO NOT OVERHANG OR ENCROACH UPON ANY EASEMENTS OR RIGHTS-OF-WAY (AS IDENTIFIED BY TITLE REFERENCED HEREON) OF OTHERS, AND THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE BOUNDARY LINES OF SUCH LAND EXCEPT AS SHOWN. THE PROPERTY SURVEYED CONTAINS 1,094,952.1604 SQUARE FEET OR 25.1366 ACRES GROSS. SUBJECT PARCEL CONTAINS 958,343.1961 SQUARE FEET OR 22.0005 ACRES NET ACRES AND IS NOT LOCATED WITHIN A FLOOD PLAIN AREA OR ANY SPECIAL FLOOD HAZARD AREA OR GENERAL HAZARD AREA BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS. I HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

JASON R. KACK R.L.S. #33315 DATE 5/23/07



1982-2007  
25 YEARS OF EXCELLENCE  
DEI Professional Services, L.L.C.

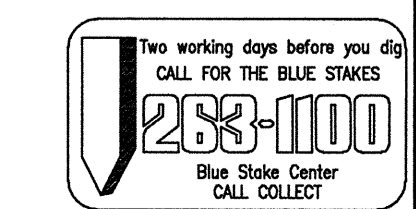


ALTA/ACSM LAND TITLE SURVEY  
SUNHAVEN B22 PARCEL  
SURPRISE, ARIZONA

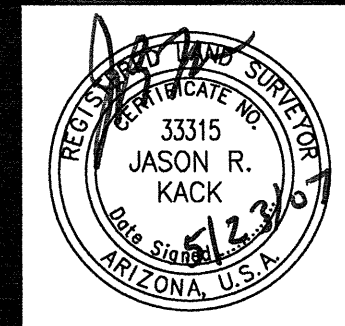
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ALTA/ACSM SURVEY  
1 of 2





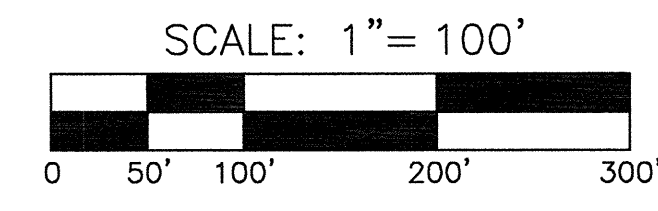
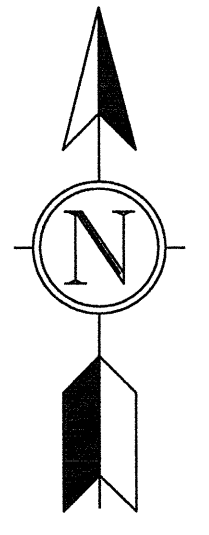


**ALTA/ACSM LAND TITLE SURVEY  
SUNHAVEN B222 PARCEL  
SURPRISE, ARIZONA**

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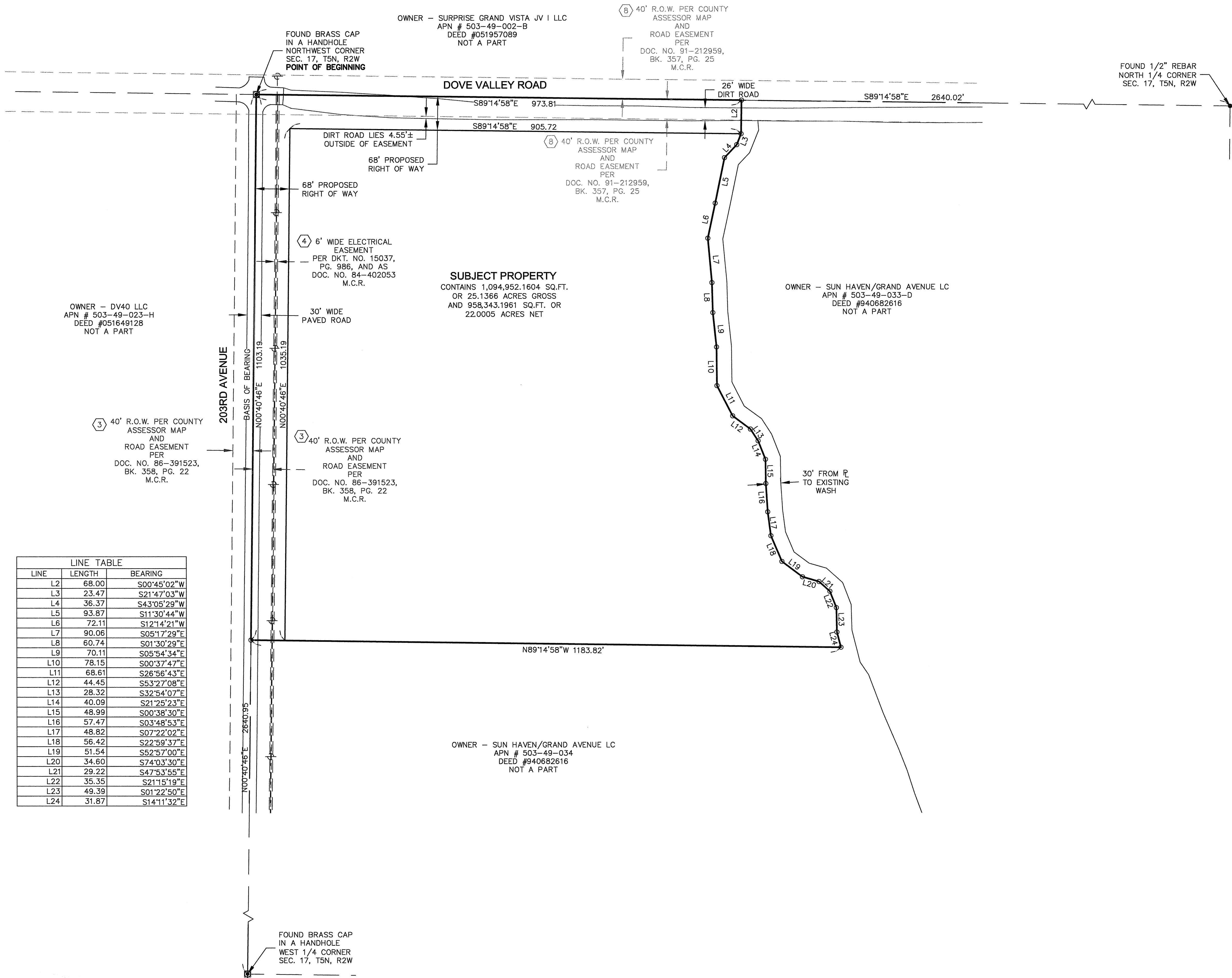
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ALTA/ACSM SURVEY



**LEGEND**

- ▣ FOUND BRASS CAP IN A HANDHOLE
- ⊙ FOUND BRASS CAP FLUSH
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/TAG LS#33315
- ☆ AREA LIGHT
- DOWNGUY
- ⊕ UTILITY POLE
- ⊗ ELECTRIC METER



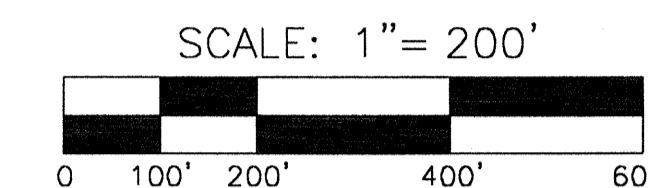
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REVISIONS	DATE
1/ REVISOR FOR NEW TITLE 10/16/06	10/16/06
2/ REVISED PER CLIENTS COMMENTS 11/1/06	11/1/06
3/ REVISED PER CLIENTS COMMENTS 11/8/06	11/8/06
4/ REVISED PER NEW TITLE REPORT 04/03/07	04/03/07
5/ REVISED PER NEW TITLE REPORT 5/22/07	5/22/07

DATE: 06/28/05  
PROJ. NO: 04043  
DESIGN:  
DRAWN: HMR  
CHECK: JRK  
SCALE: 1"=200'  
CAD FILE: SEE LEFT

ALTA/ACSM  
SURVEY



**LEGEND**

- FOUND BRASS CAP FLUSH
- ⊙ FOUND BRASS CAP IN HAND HOLE
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/CAP RLS# 33315 OR AS NOTED
- (M) MEASURED INFORMATION
- (R) RECORD INFORMATION PER LEGAL DESCRIPTION

