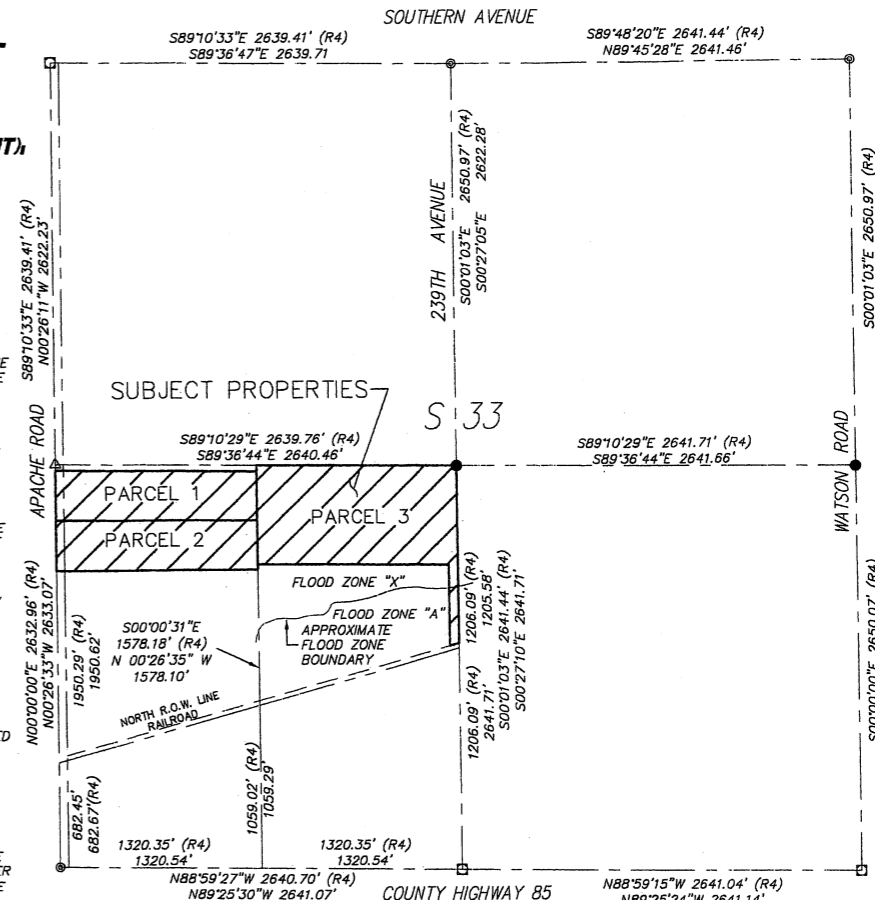


A.L.T.A./A.C.S.M. LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST ONE-QUARTER
OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 WEST, OF THE GILA AND SALT
RIVER MERIDIAN, TOWN OF BUCKEYE, MARICOPA COUNTY, ARIZONA



SECTION 33 T.1N. R.3W. BREAKDOWN DETAIL & VICINITY MAP
N.T.S.

NOTES

- FOR ALL TITLE RELATED MATTERS, V3 COMPANIES OF ARIZONA, INC. RELIED UPON THE FOLLOWING COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE OFFICER LYONNE A. STOCKERT (480.734.2900), ORDER NO. NCS-310154-PHX3, EFFECTIVE DATED SEPTEMBER 19, 2007 AT 7:30 A.M. AS TO THE RECORDS OF MARICOPA COUNTY RECORDERS OFFICE AND JULY 19, 2007 AT 7:30 A.M. THE LOCATION OF EACH EXCEPTION SET FORTH IN SUCH COMMITMENT TO THE EXTENT IT CAN BE HAS BEEN SHOWN HEREON. THIS SURVEY WAS CONDUCTED ON THE GROUND OF THE PREMISES AS DEPICTED HEREON IN AUGUST, 2007.
- THIS ALTA/ACSM SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
- PURSUANT TO TABLE A ITEM 3, SUBJECT PROPERTY FLOOD ZONE INFORMATION SHOWN HEREON IN TABLE PROVIDED.
- PURSUANT TO TABLE A ITEM 4, SUBJECT PROPERTY CONTAINS THE FOLLOWING CALCULATED AREA:

PARCEL NO.	GROSS	NET
1	436,933 SQ. FT. (40.793 AC)	418,551 SQ. FT. (9.609 AC)
2	437,424 SQ. FT. (10.042 AC)	419,023 SQ. FT. (9.619 AC)
3	N/A	902,580 SQ. FT. (20.720 AC)

TOTAL GROSS - 1,776,938 SQ. FT. (40.793 AC) MORE OR LESS.
- PURSUANT TO TABLE A ITEM 8, NO VISIBLE IMPROVEMENTS OR BUILDINGS PRESENT ON SUBJECT PROPERTY AT TIME OF SURVEY.
- PURSUANT TO TABLE A ITEM 10, ACCESS TO PUBLIC RIGHT OF WAY AND ROAD NAMES ARE PLOTTED AND SHOWN HEREON.
- PURSUANT TO TABLE A ITEM 11B, OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKINGS BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES ARE SHOWN HEREON. V3 COMPANIES OF ARIZONA MAKES NO WARRANTY OR GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE SURVEYED AREA, EITHER IN SERVICE OR ABANDONED. V3 COMPANIES OF ARIZONA FURTHER MAKES NO WARRANTY OR GUARANTEE THE UNDERGROUND UTILITIES SHOWN ON THE SURVEY ARE IN EXACT LOCATION. HOWEVER V3 COMPANIES OF ARIZONA REPRESENTS THE UTILITIES SHOWN ON THE SURVEY HAVE BEEN LOCATED AS ACCURATELY AS REASONABLY POSSIBLE BASED ON THE FIELD SURVEY INFORMATION AND EXISTING DRAWINGS, IF ANY, PROVIDED BY UTILITY COMPANIES AND LOCAL JURISDICTIONS WITH REGARD TO COMMUNICATION, GAS, ELECTRIC, WATER, STORM SEWER, AND SANITARY SEWER UTILITIES.
- PURSUANT TO TABLE A ITEM 17, RIGHT-OF-WAY LINES REFLECT AVAILABLE INFORMATION AT TIME OF SURVEY. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
- ALL COURSES ARE MEASURED UNLESS OTHERWISE NOTED.
- COURSES THAT WERE CALCULATED ARE ANNOTATED HEREON AS (C)
- RECORD COURSES ANNOTATED HEREON AS FOLLOWS:

(R1) PARCEL 1 RECORD AS PER FIRST AMERICAN TITLE INSURANCE COMPANY DOCUMENT No. NCS-310154-PHX3

(R2) PARCEL 2 RECORD AS PER FIRST AMERICAN TITLE INSURANCE COMPANY DOCUMENT No. NCS-310154-PHX3

(R3) PARCEL 1 RECORD AS PER FIRST AMERICAN TITLE INSURANCE COMPANY DOCUMENT No. NCS-310154-PHX3

(R4) RECORD AS PER BK. 751 PG. 4 M.C.R.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AD ZONE, USE DEPTH)
040039	04013C2040 SEPT. 30, 2005	G	SEPT. 30, 2005	ZONE X & A	

ZONE "X" IS DEFINED AS "AREAS OF 0.2% 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."

ZONE "A" IS PART OF A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.

SCHEDULE 'B' RESTRICTIONS

- TAXES FOR THE FULL YEAR OF 2007. (THE FIRST HALF IS DUE OCTOBER 1, 2007 AND IS DELINQUENT NOVEMBER 1, 2007. THE SECOND HALF IS DUE MARCH 1, 2008 AND IS DELINQUENT MAY 1, 2008.)
(AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.)
- ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN ROOSEVELT IRRIGATION DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.) (AFFECTS PARCEL NO. 1)
(AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.)
- ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN ROOSEVELT WATER CONSERVATION DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.) (AFFECTS PARCEL NOS. 3, 4 AND 5)
(AFFECTS PARCEL NOS. 3, 4 AND 5, NOT A SURVEY MATTER.)
- RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
(AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.)
- AN EASEMENT FOR CANALS, DITCHES, LATERALS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 42 OF MISCELLANEOUS, PAGE 226.
(SUBJECT PROPERTY SURVEY MATTER, AFFECTS PARCELS NO. 1 AND NO. 2 DOCUMENT SHOWS RIGHT OF WAY PLOTTED AND SHOWN HEREON AS WESTERLY 33 FEET OF THE SOUTHWEST ONE-QUARTER OF SECTION 33.)
- AN EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 4732, PAGE 327. (AFFECTS PARCEL NOS. 1 AND 2)
(SURVEY MATTER, AFFECTS PARCEL NOS. 1 AND 2, PLOTTED AND SHOWN HEREON.)
- A PLAT RECORDED IN BOOK 3, PAGE 16 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (AFFECTS PARCEL NOS. 1 AND 2)
(SURVEY MATTER, AFFECTS PARCEL NOS. 1 AND 2, PLOTTED AND SHOWN HEREON.)
- A PLAT RECORDED IN BOOK 26, PAGE 51 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (AFFECTS PARCEL NOS. 1 AND 2)
(SURVEY MATTER, AFFECTS PARCEL NOS. 1 AND 2, PLOTTED AND SHOWN HEREON.)
- A DOCUMENT ENTITLED ORDINANCE NO. 58-02 RECORDED APRIL 01, 2003 AS 2003-401349 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 1)
(SURVEY MATTER, AFFECTS PARCEL NO. 1, BY ANNEXATION TO THE TOWN OF BUCKEYE)
- AN UNRECORDED LEASE DATED FEBRUARY 15, 1995, EXECUTED BY HENRY J. FLORENCE AND A. JEAN FLORENCE, HIS WIFE AND T. ED PETERSON, JR. AND NADA M. PETERSON, HIS WIFE AND THE DESIGNATED TRUSTEES OF THE RESPECTIVE TRUSTS KNOWN AS THE SORANSON UNIFIED TRUST AND THE BERRIDGE FAMILY TRUST AS LESSOR AND DICK NAPOLITANO RANCHES INC., AN ARIZONA CORPORATION AS LESSEE, AS DISCLOSED BY A LEASE AGREEMENT RECORDED JULY 15, 1996 AS 96-493757 OF OFFICIAL RECORDS. (AFFECTS PARCEL NO. 3)
(AFFECTS PARCEL NO. 3, NOT SURVEY MATTER)
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY _____ ON _____ DESIGNATED JOB NUMBER _____
(NO INFORMATION GIVEN)
- THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.
NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.
(NO INFORMATION GIVEN)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
(NO INFORMATION GIVEN)

LEGAL DESCRIPTIONS (AS PER TITLE COMMITMENT), PARCEL NO. 1:

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (N 1/2, NW 1/4, SW 1/4) OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF BUCKEYE, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 33, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH 00°26'33" EAST A DISTANCE OF 2633.07 FEET, SAID COURSE BEING THE BASIS OF BEARING HEREIN;

THENCE SOUTH 00°26'33" EAST A DISTANCE OF 40.00 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID SOUTHWEST ONE-QUARTER TO THE POINT OF BEGINNING;

THENCE SOUTH 00°26'33" EAST CONTINUING ALONG SAID WESTERLY BOUNDARY LINE A DISTANCE OF 334.50 FEET;
THENCE SOUTH 89°55'02" EAST DEPARTING SAID WESTERLY BOUNDARY LINE A DISTANCE OF 1320.18 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NW 1/4, SW 1/4) OF SAID SECTION;

THENCE NORTH 00°26'51" WEST ALONG SAID EASTERLY BOUNDARY LINE A DISTANCE OF 327.47 FEET TO A POINT ON A LINE OFFSET 40 FEET SOUTH OF AND PARALLEL TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION;

THENCE NORTH 89°36'44" WEST DEPARTING SAID EASTERLY BOUNDARY LINE AND ALONG SAID SOUTH OFFSET LINE A DISTANCE OF 1320.23 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NW 1/4, SW 1/4) OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF BUCKEYE, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 33, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH 00°26'33" EAST A DISTANCE OF 2633.07 FEET, SAID COURSE BEING THE BASIS OF BEARING HEREIN;

THENCE SOUTH 00°26'33" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NW 1/4, SW 1/4) OF SAID SECTION A DISTANCE OF 374.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°26'33" EAST CONTINUING ALONG SAID WESTERLY BOUNDARY LINE A DISTANCE OF 335.08 FEET;

THENCE NORTH 89°45'32" EAST DEPARTING SAID WESTERLY BOUNDARY LINE A DISTANCE OF 1320.16 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NW 1/4, SW 1/4) OF SAID SECTION;

THENCE NORTH 00°26'51" WEST ALONG SAID EASTERLY BOUNDARY LINE A DISTANCE OF 327.62 FEET;

THENCE NORTH 89°55'02" WEST DEPARTING SAID EASTERLY BOUNDARY LINE A DISTANCE OF 1320.18 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

A PARCEL OF LAND LOCATED IN THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER (E 1/2, SW 1/4) OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF BUCKEYE, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER ONE-QUARTER OF SAID SECTION, FROM WHICH THE WEST ONE-QUARTER CORNER OF SAID SECTION BEARS NORTH 89°36'44" WEST A DISTANCE OF 2640.46 FEET, SAID COURSE BEING THE BASIS OF BEARING HEREIN;

THENCE SOUTH 00°27'10" EAST ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION A DISTANCE OF 1174.48 FEET TO A POINT ON A LINE OFFSET 30 FEET NORTH OF AND PARALLEL TO THE NORTHERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD;

THENCE SOUTH 74°34'12" WEST DEPARTING SAID NORTH-SOUTH MID-SECTION LINE AND ALONG SAID NORTH OFFSET LINE A DISTANCE OF 62.11 FEET TO A POINT 60 FEET WEST OF AND PARALLEL TO SAID MID-SECTION LINE;

THENCE NORTH 00°27'10" WEST DEPARTING SAID NORTH OFFSET LINE AND ALONG SAID WEST OFFSET LINE A DISTANCE OF 531.47 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE NORTHERLY 20 ACRES OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NE 1/4, SW 1/4) OF SAID SECTION;

THENCE NORTH 89°36'44" WEST ALONG SAID SOUTHERLY BOUNDARY LINE A DISTANCE OF 1260.28 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NE 1/4, SW 1/4) OF SAID SECTION;

THENCE NORTH 00°26'51" WEST DEPARTING SAID SOUTHERLY BOUNDARY LINE AND ALONG SAID WESTERLY BOUNDARY LINE A DISTANCE OF 659.94 FEET TO A POINT ON THE EAST-WEST MIDSECTION LINE OF SAID SECTION 33;

THENCE SOUTH 89°36'44" EAST DEPARTING SAID WESTERLY BOUNDARY LINE AND ALONG SAID EASTWEST MID-SECTION LINE A DISTANCE OF 1320.23 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 4:

AN EASEMENT FOR INGRESS AND EGRESS, AS CREATED BY INSTRUMENT RECORDED AS DOCKET 10415, PAGE 415 OF OFFICIAL RECORDS, OVER THE SOUTH 30 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 5:

AN EASEMENT FOR INGRESS AND EGRESS, AS CREATED BY INSTRUMENT RECORDED AS DOCKET 10415, PAGE 415 OF OFFICIAL RECORDS, OVER THE SOUTH 30 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING NORTH OF AND ADJACENT TO THE NORTH RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	AMD LEGAL/09-17-07	09-17-07	GPS
2	TITLE COM./09-27-07	09-27-07	B50
3	AMD LEGAL/10-03-07	10-03-07	GPS

V3 COMPANIES OF ARIZONA
1048 North 44th Street
Suite 100
Phoenix, Arizona 85008
P. 602.648.4800
www.V3co.com

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF BUCKEYE, MARICOPA COUNTY, ARIZONA



JOB NO.	A07051
DRAWN	B50/SRC
ACAD FILE	A07051A101
CHECKED	WWS
DATE	8-24-07

BASIS OF BEARING

BASIS OF BEARING IS THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 33, T. 1 N., R. 3 W., BEARING 500°26'33"E

CERTIFICATE OF SURVEY

TO: BUCKEYE 40, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
MPS PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES

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 AND NSPS IN 2003, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 10, 11(b) AND 17 OF TABLE A THEREOF, AND 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.

SHEET INDEX

SHEET 1 OF 2 NOTES AND TITLE INFORMATION
SHEET 2 OF 2 BOUNDARY SURVEY

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

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF BUCKEYE, MARICOPA COUNTY, ARIZONA

NO.	DESCRIPTION	DATE	BY
1	AND LEGAL	09-17-07	GPS
2	TITLE COM.	09-27-07	BSO
3	AND LEGAL	10-03-07	GPS



V3 COMPANIES OF ARIZONA
1048 North 44th Street
Suite 100
Phoenix, Arizona 85008
P. 602.648.4800
www.V3co.com

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

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF BUCKEYE, MARICOPA COUNTY, ARIZONA



JOB NO.	A07051
DRAWN	BSO/SRC
ACAD FILE	A07051AL02
CHECKED	IWS
DATE	8-24-07

