

DESCRIPTION

ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF TREKELL ROAD (FORMERLY MYERS AVENUE) AND THE SOUTH LINE OF FLORENCE BOULEVARD (FORMERLY CASA GRANDE-COOLIDGE HIGHWAY), AS SHOWN ON THE MAP OF EASTLAND PARK ON FILE IN BOOK 6, PAGE 8 OF MAPS, PINAL COUNTY RECORDS;

THENCE EAST, ALONG THE SOUTH LINE OF SAID FLORENCE BOULEVARD, A DISTANCE OF 235.00 FEET TO A POINT;

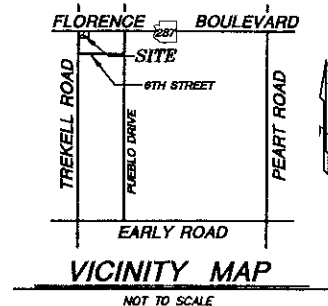
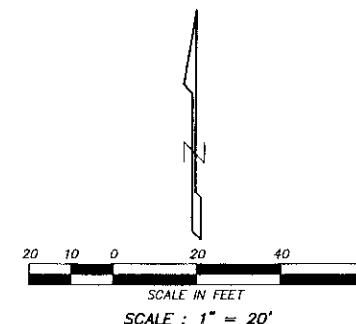
THENCE SOUTH 00 DEGREES 36 MINUTES 54 SECONDS WEST, PARALLEL TO THE EAST LINE OF SAID TREKELL ROAD, A DISTANCE OF 160.00 FEET TO A POINT;

THENCE WEST, PARALLEL TO THE SOUTH LINE OF SAID FLORENCE BOULEVARD, A DISTANCE OF 235.00 FEET TO A POINT ON THE EAST LINE OF SAID TREKELL ROAD;

THENCE NORTH 00 DEGREES 36 MINUTES 54 SECONDS EAST, ALONG THE EAST LINE OF SAID TREKELL ROAD, A DISTANCE OF 160.00 FEET TO THE TRUE POINT OF BEGINNING.

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

OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.



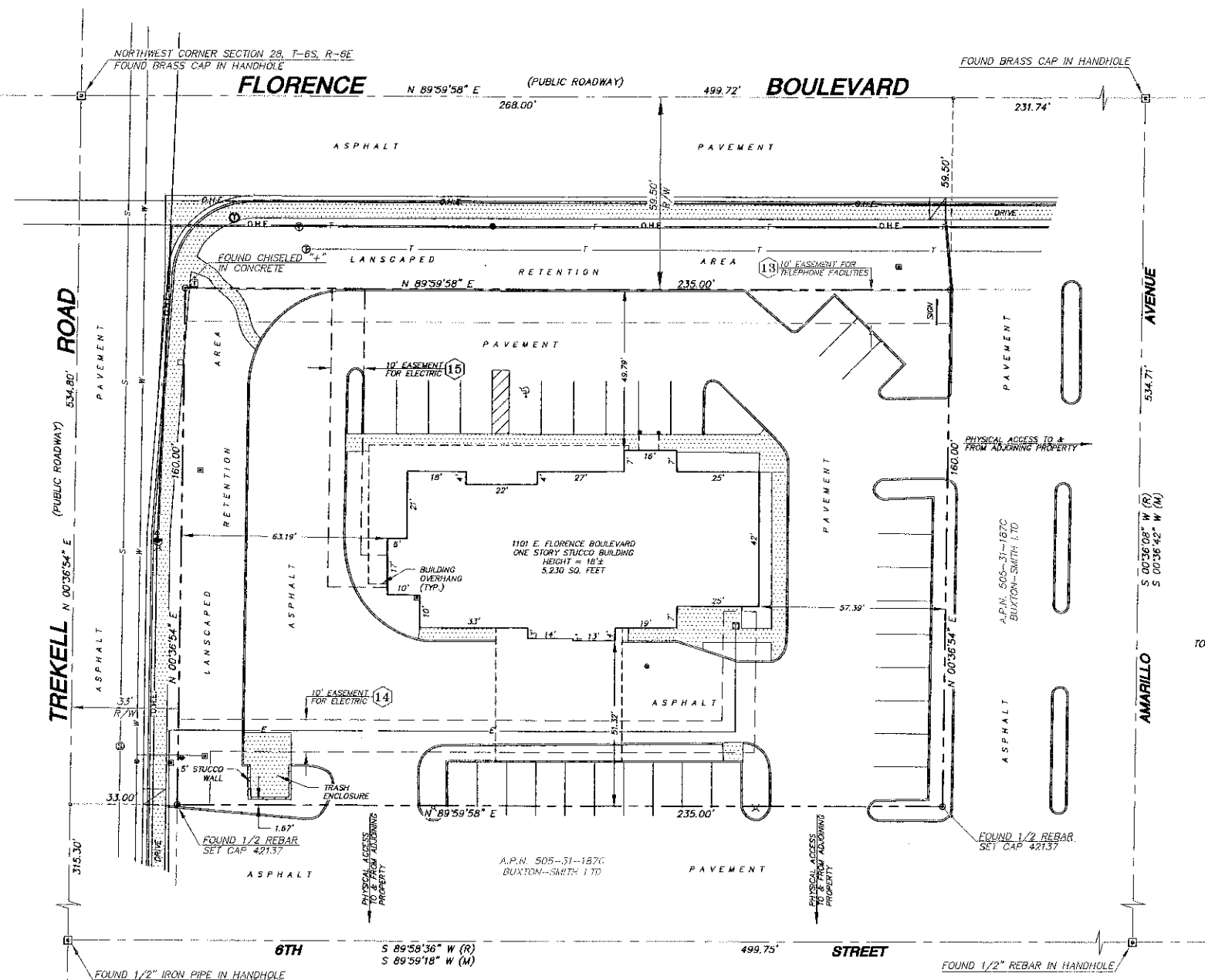
AREA = 0.863 ACRES
37,598 SQ. FT.

SCHEDULE 'B' ITEMS

- 7) An easement for water mains and incidental purposes, recorded as Docket 162, Page 49. (DOCUMENT ILLEGIBLE AND UNABLE TO DETERMINE EXACT LOCATION)
- 8) An easement for electric underground lines and incidental purposes, recorded as Docket 382, Page 42. (DOCUMENT ILLEGIBLE AND UNABLE TO DETERMINE EXACT LOCATION)
- 9) A Resolution by the Board of Supervisors of Pinal County, Arizona, recorded February 21, 1984 in Docket 374, Page 372, purporting to establish a county roadway. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 10) An easement for electric underground lines and incidental purposes, recorded as Docket 662, Page 138. (EASEMENT FOR ELECTRIC LINES LIES 50± S. OF SUBJECT PROPERTY)
- 11) An easement for cross easement agreement for parking and ingress and egress and pipelines and incidental purposes, recorded as Docket 1338, Page 977. (EASEMENT OVER & ACROSS SUBJECT PROPERTY FOR INGRESS, EGRESS, PARKING, ACCESS, & PIPELINES)
- 12) All matters as set forth in Reciprocal Easement Agreement, recorded May 22, 1986 as Docket 1362, Page 954. (EASEMENT OVER & ACROSS SUBJECT PROPERTY FOR INGRESS, EGRESS, PARKING, ACCESS, MAINTENANCE, INSTALLATION, REPAIR OF FACILITIES)
- 13) An easement for right-of-way and incidental purposes, as Docket 1380, Page 934.
- 14) An easement for utility and incidental purposes, recorded as Docket 1381, Page 690.
- 15) An easement for right-of-way and incidental purposes, recorded as Docket 1385, Page 558.
- 16) All matters contained in that certain Cable Television Service Agreement and Easement for the purpose of constructing, operating and maintaining cable television services, recorded in 99-30599 of Official Records and as 00-24966 of Official Records. (AGREEMENT TO PROVIDE CABLE SERVICES OVER SUBJECT PROPERTY)

NOTES

- 1) The basis of bearing is the monument line of Trekell Road, also being the West line of the Northwest Quarter of Section 28, using a bearing of North 00 degrees 36 minutes 54 seconds East per the plat of EASTLAND PARK, Book 6, Page 8 of Maps, Pinal County Records.
- 2) All title information and the description shown is based on a Commitment for Title Insurance issued by First American Title Insurance Company, Commitment Number 242-4633154, dated November 21, 2005.
- 3) The number of striped parking spaces on the subject property are as follows:
Regular: 31
Handicapped: 1
Total: 32
- 4) The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leasable area of any building. The building offset distances shown are to actual building corners.
- 5) The underground utilities that have been shown are based on physical evidence or records provided by the respective utility companies, without verification by the surveyor. Due to the inconsistency inexact nature and ambiguity in the aforementioned records, no guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. If this site is to be improved, the utilities and their locations shown on this survey should be verified. Please call an underground utility locator or "BLUE STAKE" at 263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- 6) The Surveyor has not obtained any information relating to, and has no knowledge of any proposed right of ways, easements, or dedications that any municipality, individual or governmental agency may require.
- 7) This A.L.T.A./A.C.S.M. Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.



LEGEND

- SET 1/2" REBAR W/ CAP 42137 (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- OVERHEAD ELECTRIC LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- SCHEDULE B ITEM
- BACK FLOW PREVENTER
- DOWN SPOUT
- ELECTRIC TRANSFORMER
- GUARD OR GATE POST
- HANDICAPPED SPACE
- LIGHT POLE
- METAL COVER
- POWER POLE
- POWER POLE W/ UNDERGROUND ELECTRIC
- SEWER MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- WATER METER
- WATER VALVE
- RECORD PER DESCRIPTION
- MEASURED

CERTIFICATION

TO: BV DEVELOPMENT, LLC, JEFF ZHEN and XUAN NGUYEN, husband and wife, as joint tenants with rights of survivorship; and FIRST AMERICAN TITLE INSURANCE COMPANY;

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, 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(b), 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.

March 21, 2006
David S. Klein
R.L.S. 42137



Superior Surveying Services, Inc.
Professional Land Surveying

21415 North 23rd Avenue, Phoenix, Arizona 85027
Phone (623) 869-0223 Fax (623) 869-0726

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY
1101 E. FLORENCE BOULEVARD, CASA GRANDE, AZ 85222

REVISIONS		DATE	DESCRIPTION	DATE	BY	DESCRIPTION

DATE: 3/21/06
JOB NO.: 260240