

Superior Surveying Services, Inc.

Professional Land Surveying in Arizona, California & Nevada

21415 North 23rd Avenue in Phoenix, Arizona 85027
Phone: (623)869-0223 in Fax: (623)869-0726
info@ssincor.com

Randy S. Delbridge, President
A. J. Wadsworth, Vice President
David S. Klein, Vice President

Job No.: 260808

Exhibit "A"
(The Proposed Project)

October 30, 2006
Page 1 of 2

A portion of Lots 11, 12, 14 and 15 of State Plat No. 9, according to the plat recorded in Book 23 of Maps, Page 48 and Lots 8E, 9E, 10E, and 11E of State Plat No. 12 Amended, according to the plat recorded in Book 69 of Maps, Page 36, both records of Maricopa County, Arizona, lying within the Northeast quarter of Section 16, Township 1 North, Range 4 East of the Gila and said River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a City of Tempe brass cap flush with the pavement marking the center of said Section 16 at the intersection of Hardy Drive and 1st Street from which a City of Tempe aluminum cap marking the East quarter corner of said Section 16 bears North 89 degrees 28 minutes 05 seconds East 2,674.63 feet;
THENCE North 89 degrees 28 minutes 05 seconds East 1005.71 along the monument line of said Hardy Drive and the South line of the Northeast quarter of said Section 16 to the Southerly extension of the West line of said Lot 15;
THENCE North 01 degree 04 minutes 55 seconds West 33.00 feet along said Southerly extension to the Southwest corner of said Lot 15 and the POINT OF BEGINNING;
THENCE continuing North 01 degrees 04 minutes 55 seconds West 410.48 feet along the West line of said Lot 15 to the Northwest corner of said Lot 15;
THENCE South 89 degrees 04 minutes 55 seconds East 260.53 feet;
THENCE North 80 degrees 14 minutes 05 seconds East 293.02 feet;
THENCE South 01 degrees 04 minutes 25 seconds East 443.91 feet along the East line of said Lot 8E and its Northerly extension to the Southeast corner of said Lot 8E;
THENCE South 89 degrees 28 minutes 05 seconds West 199.98 feet to the Southwest corner of said Lot 9E;
THENCE South 01 degrees 05 minutes 55 seconds East 7.00 feet to the Southeast corner of said Lot 13;
THENCE South 89 degrees 28 minutes 05 seconds West 100.01 feet to the Southwest corner of said Lot 13;
THENCE North 01 degrees 06 minutes 55 seconds West 7.00 feet to the Southeast corner of said Lot 10E;



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Exhibit "A"
(The Proposed Project)

October 30, 2006

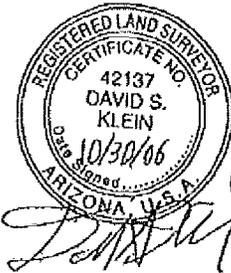
Page 2 of 2

THENCE South 89 degrees 28 minutes 05 seconds West 175.00 feet to the Southwest corner of said Lot 11E;

THENCE South 01 degrees 05 minutes 25 seconds East 7.00 feet to the Southeast corner of said Lot 15;

THENCE South 89 degrees 28 minutes 05 seconds West 75.00 feet to the POINT OF BEGINNING.

COMPRISING 5.215 acres or 227,182 square feet, more or less, subject to all easements of record.



RIO SALADO PARKWAY

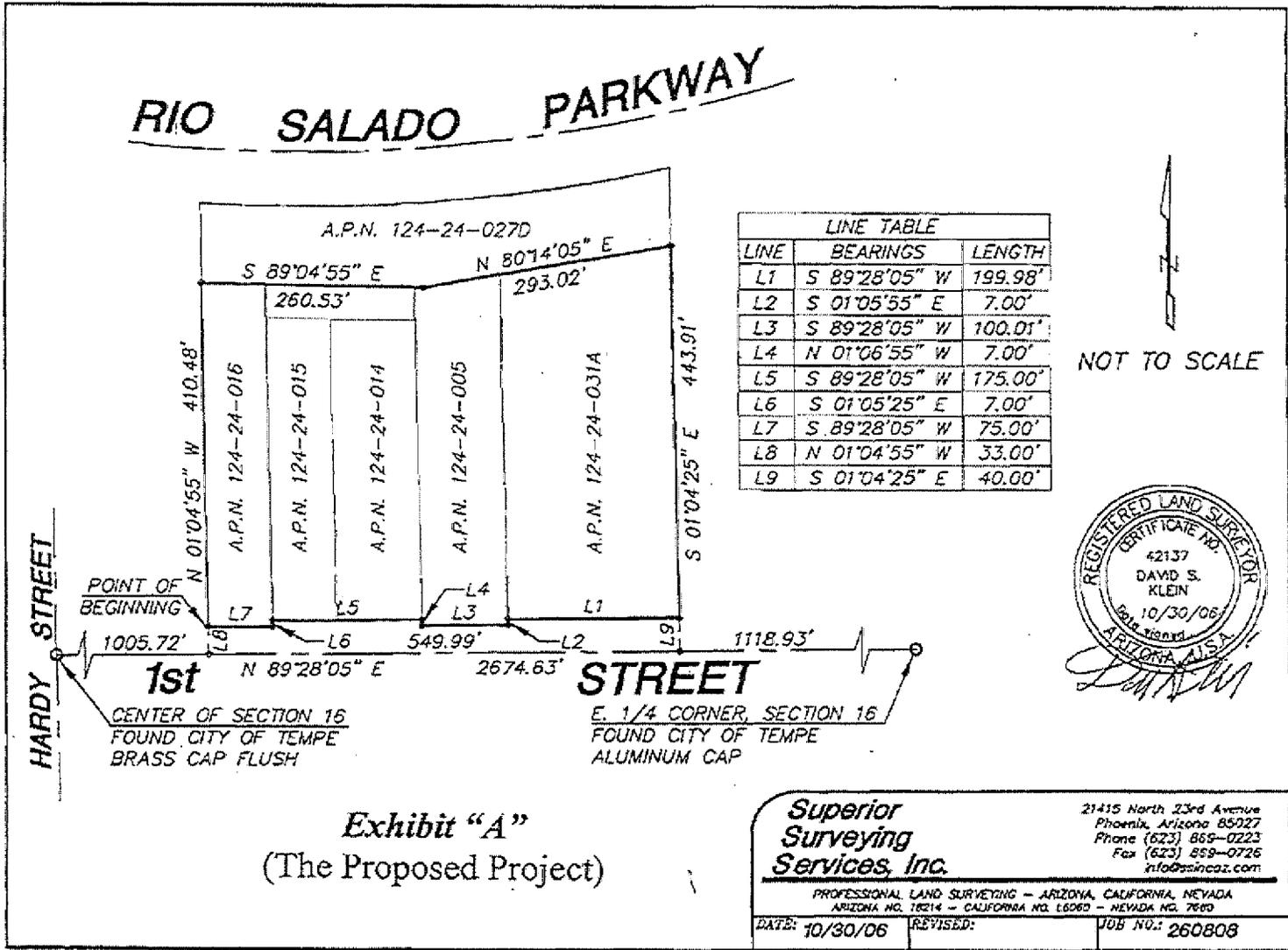


Exhibit "A"
(The Proposed Project)

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PROFESSIONAL LAND SURVEYING - ARIZONA, CALIFORNIA, NEVADA
 ARIZONA NO. 18214 - CALIFORNIA NO. L6060 - NEVADA NO. 7660

DATE: 10/30/06 REVISED: JOB NO.: 260808

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Exhibit "B1"

Job No.: 260808

(Old Second Avenue)

August 24, 2006

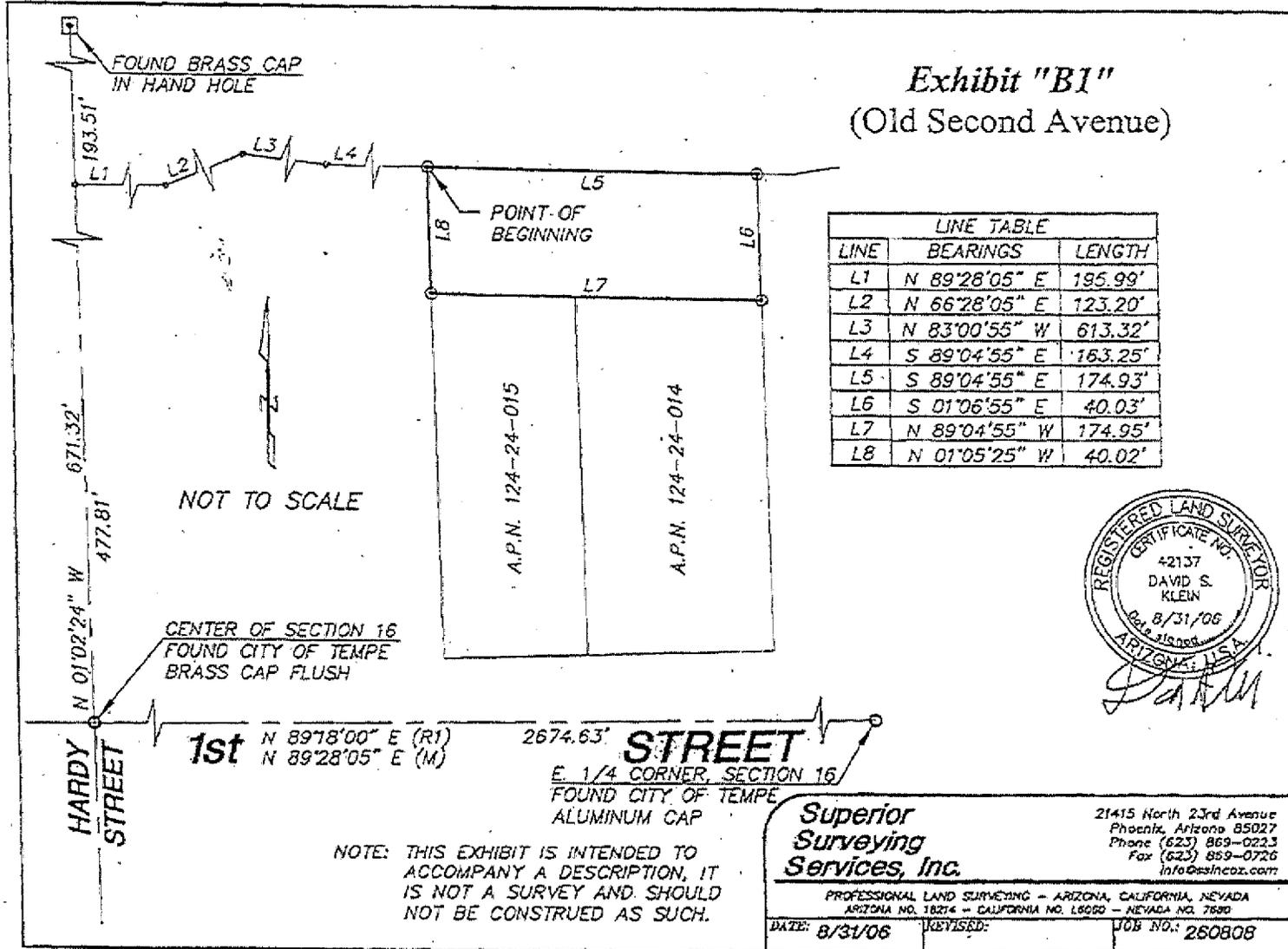
**DESCRIPTION OF UNASSESSED LAND ADJACENT
TO A.P.N. 124-24-014 & 124-24-015, TEMPE, ARIZONA**

That portion of 2nd Avenue as shown on STATE PLAT NO. 12 AMENDED, recorded in Book 69 of Maps, Page 38, records of Maricopa County, Arizona, lying within the Northeast quarter of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona being more particularly described as follows:

COMMENCING at a City of Tempe brass cap flush with the pavement marking the center of said Section 16 at the intersection of Hardy Drive and 1st Street from which a City of Tempe aluminum cap marking the East quarter corner of said Section 16 bears North 89 degrees 28 minutes 05 seconds East 2,674.63 feet;
THENCE North 01 degree 02 minutes 24 seconds West 477.81 feet to the Northerly line of said 2nd Avenue as shown on said STATE PLAT NO. 12 AMENDED;
THENCE Easterly along said Northerly line the following four courses and distances:
THENCE North 89 degrees 28 minutes 05 seconds East 195.99 feet;
THENCE North 66 degrees 28 minutes 05 seconds East 123.20 feet;
THENCE South 83 degrees 00 minutes 55 seconds East 613.32 feet;
THENCE South 89 degrees 04 minutes 55 seconds East 163.25 feet to the intersection of said North line with the Northerly extension of the West line of Lot 11E of said STATE PLAT NO. 12 AMENDED and the POINT OF BEGINNING;
THENCE continuing along said Northerly line South 89 degrees 04 minutes 55 Seconds East 174.93 feet;
THENCE South 01 degree 06 minutes 55 seconds East 40.03 feet along the Northerly extension of the East line of Lot 10E of said STATE PLAT NO. 12 AMENDED to the Northeast corner of said Lot 10E;
THENCE North 89 degrees 04 minutes 55 seconds West 174.95 feet along the North line of said Lots 10E and 11E to the Northwest corner of said Lot 11E;
THENCE North 01 degree 05 minutes 25 seconds West 40.02 feet along the Northerly extension of the West line of said Lot 11E to the POINT OF BEGINNING.

Comprising 0.161 acres or 6,998 square feet more or less,
subject to all easements of record.





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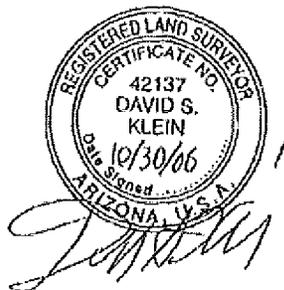
Exhibit "B2"
(The Easement Parcel)

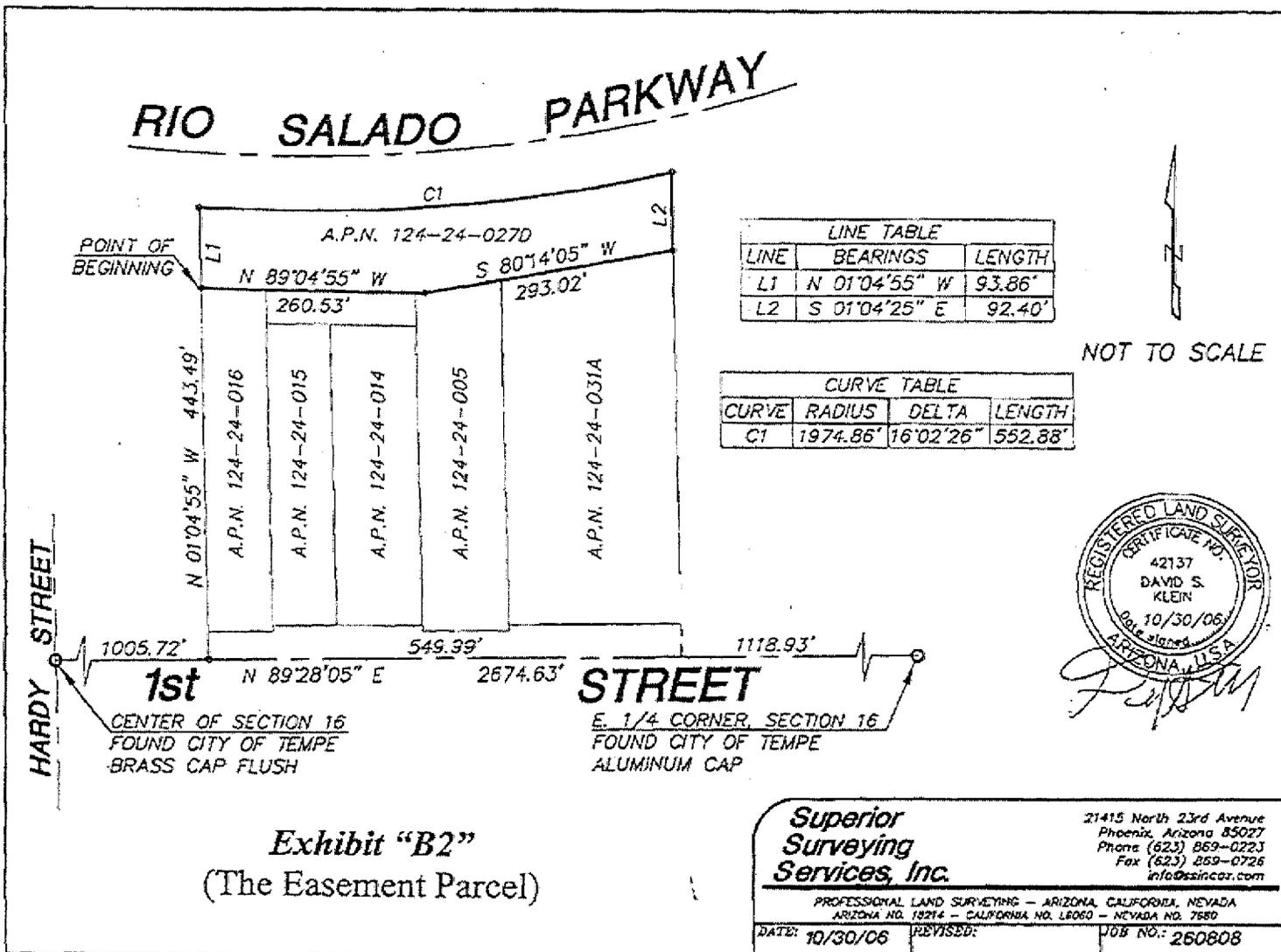
October 30, 2006

A portion of the Northeast quarter of Section 16, Township 1 North, Range 4 East of the Gila and said River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a City of Tempe brass cap flush with the pavement marking the center of said Section 16 at the intersection of Hardy Drive and 1st Street from which a City of Tempe aluminum cap marking the East quarter corner of said Section 16 bears North 89 degrees 28 minutes 05 seconds East 2,674.63 feet;
THENCE North 89 degrees 28 minutes 05 seconds East 1005.71 along the monument line of said Hardy Drive and the South line of the Northeast quarter of said Section 16 to the Southerly extension of the West line of Lot 15, State Plat No. 9, recorded in Book 23 of Maps, Page 48, records of Maricopa County, Arizona;
THENCE North 01 degree 04 minutes 55 seconds West 443.49 feet along said Southerly extension and the West line of said Lot 15 to the Northwest corner of said Lot 15 and the POINT OF BEGINNING;
THENCE continuing North 01 degree 04 minutes 55 seconds West 93.86 feet along Northerly extension of said West line to the Southerly right of way line of Rio Salado Parkway as described in Document Number 89-023644, Official Records of Maricopa County, Arizona, being the beginning of a non-tangent curve the center of which bears North 03 degrees 26 minutes 01 second East 1974.86 feet;
THENCE Easterly along the arc of said curve and said Southerly right of way line through a central angle of 16 degrees 02 minutes 26 seconds and arc length of 552.88 feet to the Northerly extension of the East line of Lot 8E, State Plat No. 12 Amended, recorded in Book 69 of Maps, Page 38, records of Maricopa County, ARIZONA;
THENCE South 01 degree 04 minutes 25 seconds East 92.40 feet along said Northerly extension;
THENCE South 80 degrees 14 minutes 05 seconds West 293.02 feet;
THENCE North 89 degrees 04 minutes 55 seconds West 260.53 feet to the POINT OF BEGINNING,

Comprising 1.175 acres or 51,198 square feet, more or less, subject to all easements of record.





Option Property

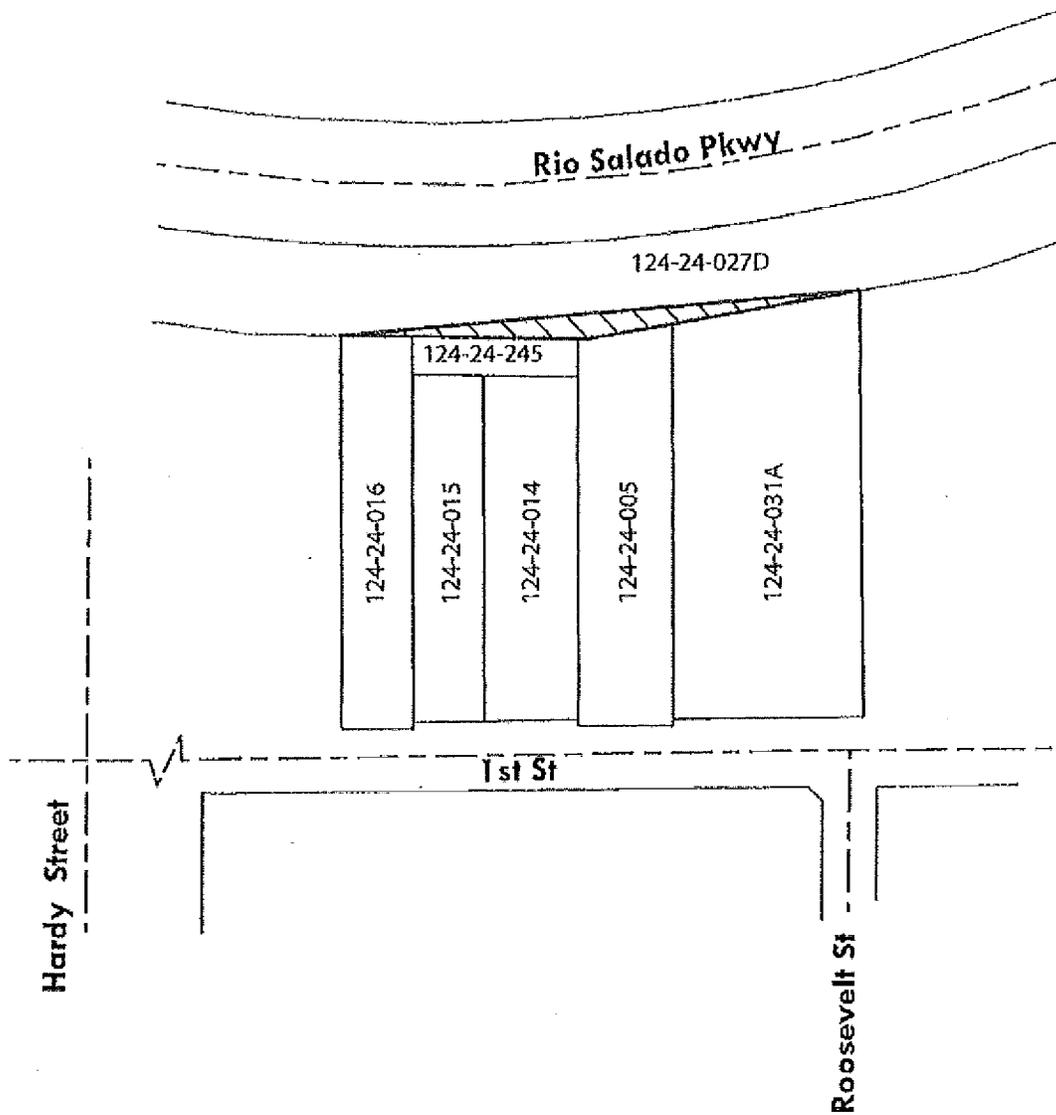
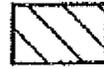


Exhibit "B3"
(The Option Property)