

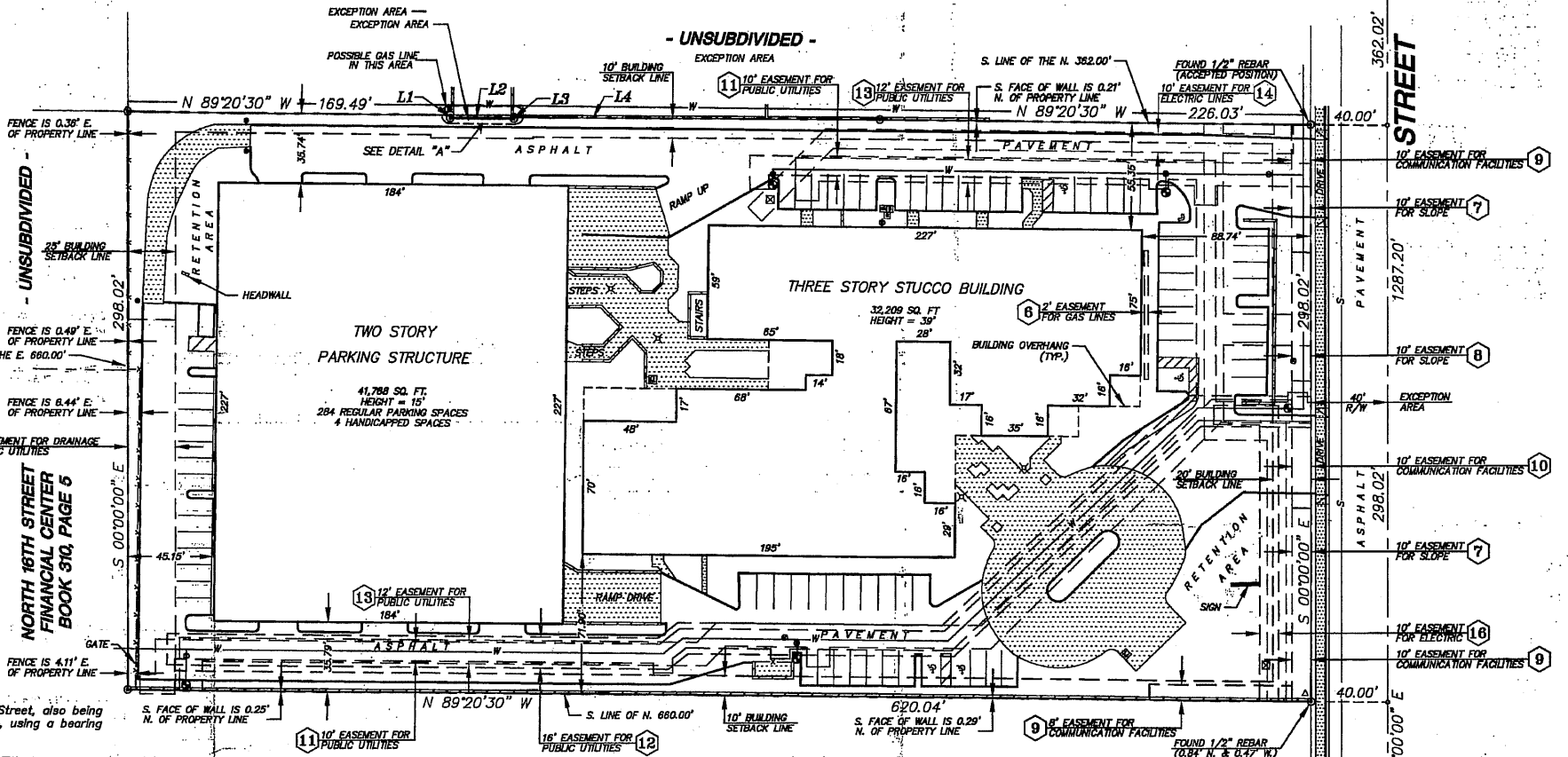
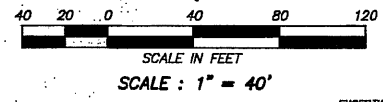
LINE	DIRECTION	DISTANCE
L1	N 00°39'30" E	1.63'
L2	N 89°23'40" W	33.39'
L3	N 00°39'30" E	0.67'
L4	S 89°37'13" E	191.13'

- LEGEND**
- SET 1/2" REBAR W/ CAP NO. 31020 (UNLESS OTHERWISE NOTED)
 - PROPERTY LINE
 - CONCRETE SURFACE
 - 24 INCH VERTICAL CURB & GUTTER
 - 6 INCH CONCRETE CURB
 - INDICATES DRIVEWAY (MEANS OF ACCESS)
 - BLOCK WALL
 - FENCE
 - UNDERGROUND WATER LINE
 - UNDERGROUND SEWER LINE
 - SCHEDULE B ITEM
 - SPRINKLER HOOK-UP (FIRE DEPARTMENT)
 - PRESSURE VACUUM BREAKER
 - ELECTRIC TRANSFORMER (CABINET)
 - FIRE HYDRANT
 - HANDICAPPED SPACE
 - LIGHT POLE
 - MAIL BOX
 - TELEPHONE RISER
 - WATER METER
 - WATER VALVE
 - INDICATES ACCESS TO PUBLIC WAY
 - GAS METER

- NOTES**
- The basis of bearing is the monument line of 16th Street, also being the East line of the Southeast quarter of Section 4, using a bearing of South 00 degrees 40 minutes 00 seconds East.
 - All title information is based on a Commitment for Title Insurance issued by First American Title Insurance Company, Commitment Number NCS-94381, dated May 20, 2004.
 - The number of striped parking spaces on the subject property are as follows:
Regular: 356
Handicapped: 8
Total: 364
 - 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 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 leaseable area of any building. The building offset distances shown are to actual building corners.
 - The underground utilities shown have been provided by the respective utility company records without verification by the surveyor; therefore, no guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. Please call "BLUE STAKE" at 263-1100 prior to any excavation.
 - According to FEMA Flood Insurance Rate Map, Map Number 04013C1670 E dated September 30, 1995, the subject property is located in Zone X. Zone X is defined as "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."
 - No attempt has been made to show on this map any future rights of way, future easements, or future dedications that any municipality or governmental agency may require.
 - Use of the information contained in this Instrument for other than the specific purpose for which it was intended and for other than the client for whom it was prepared is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc., and Superior Surveying Services, Inc. shall have no liability to any use of this information without their written consent.

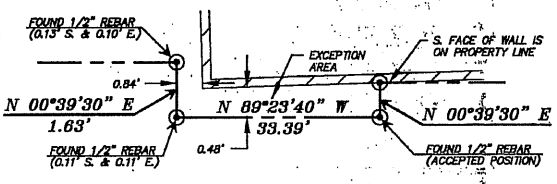
A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

OF
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



ZONING NOTES

- According to a letter dated September 29, 1999 from the City of Phoenix Planning Department the subject property is zoned C-0, Commercial Office. The setback information shown on this survey is based on the surveyors interpretation of the City of Phoenix Zoning Ordinance, and should be verified.
- No building on the property exceeds 40 feet in height. The maximum allowable is 56 feet.
- According to the aforementioned letter "there are no pending zoning violations, rezoning cases, zoning adjustments cases or General Plan amendment applications on file."



DETAIL 'A'
NOT TO SCALE

DESCRIPTION

THE NORTH 660 FEET OF THE EAST 660 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FOUR (4), TOWNSHIP TWO (2) NORTH, RANGE THREE (3) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 362 FEET; AND
EXCEPT THE EAST 40.00 FEET;

AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH (ASSUMED BEARING) ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 362.03 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 298 FEET OF THE NORTH 660 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 89 DEGREES 20 MINUTES 30 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 266.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 20 MINUTES 30 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 224.52 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 30 SECONDS WEST A DISTANCE OF 1.63 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 40 SECONDS EAST A DISTANCE OF 33.39 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 30 SECONDS EAST A DISTANCE OF 0.67 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 13 SECONDS EAST A DISTANCE OF 191.13 FEET TO THE TRUE POINT OF BEGINNING.

AREA = 4.2386 ACRES
184,631 SQ. FT.

SCHEDULE 'B' ITEMS

- Covenants, Conditions and Restrictions as set forth in document recorded in Docket 745, Page 261, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- An easement for gas lines and incidental purposes in the document recorded as Docket 6302, page 443 of Official Records.
- An easement for slope purposes and incidental purposes in the document recorded as 83-045384 of Official Records and as 83-045387 of Official Records.
- An easement for slope purposes and incidental purposes in the document recorded as 83-229588 of Official Records.
- An easement for communication lines and incidental purposes in the document recorded as 85-180168 of Official Records.
- An easement for communication, lines, and incidental purposes in the document recorded as 85-180169 of Official Records.
- An easement for underground utilities and incidental purposes in the document recorded as 85-147449 of Official Records.
- An easement for natural gas pipelines and incidental purposes in the document recorded as 85-228884 of Official Records.
- An easement for public utilities and incidental purposes in the document recorded as 85-433181 of Official Records.
- An easement for electric lines and incidental purposes in document recorded as 85-515544 of Official Records.
- An easement for drainage and public utilities and incidental purposes in the document recorded as 86-060784 of Official Records.
- An easement for electric lines and incidental purposes in the document recorded as 86-100523 of Official Records.

CERTIFICATION

To: DBSI Housing, Inc.; Meulman & Miller; Transwestern Investment Co., LLC; Bank of Oklahoma, NA 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 (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the ALTA, ACSM and NSPS in 1997, and includes Items 1-a, 6, 7(c), 7(d)(1), 7(c)(2), 9, 10, 11, and 13, 14, 15 (completed right of way only) and 16 of Table A thereof, and (2) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban," Survey.

June 18, 2004
G. Bryan Goetzberger
R.L.S. 31020



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