

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT RED MOUNTAIN ASSET FUND I, LLC A DELAWARE LIMITED LIABILITY COMPANY, AND RED MOUNTAIN ASSET FUND II, LLC A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, DOES HEREBY PUBLISH THIS FINAL PLAT FOR NORTHEAST CORNER OF MAIN STREET AND LINDSAY ROAD, LOCATED IN SECTION 20, TOWNSHIP 1 NORTH, RANGE 6 EAST, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS, TRACTS AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

RED MOUNTAIN ASSET FUND I, LLC A DELAWARE LIMITED LIABILITY COMPANY, AND RED MOUNTAIN ASSET FUND II, LLC A DELAWARE LIMITED LIABILITY COMPANY HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "R/W" FOR USE AS PUBLIC RIGHT-OF-WAY.

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS PLAT IS A DEDICATION TO THE CITY OF MESA, IN FEE, FOR THE CITY'S USE AS PUBLIC RIGHT-OF-WAY. THE DEDICATION OF REAL PROPERTY MARKED AS PUBLIC UTILITY AND FACILITIES EASEMENTS IS A DEDICATION OF A PUBLIC UTILITY AND FACILITIES EASEMENT TO THE CITY, WITH SUCH DEDICATION INCLUDING THE FOLLOWING USES: TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, GAS, ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAVEMENT, CURBS, GUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS, PUBLIC TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL, AND ALL APPURTENANCES TO ALL OF THE FOREGOING, AND ALL SIMILAR AND RELATED PURPOSES TO THE FOREGOING, TOGETHER WITH THE RIGHT TO ALTER GROUND LEVEL BY CUT OR FILL (PROVIDED THAT GROUND LEVEL SHALL NOT BE ALTERED IN A MANNER THAT CONFLICTS WITH THE OPERATION, MAINTENANCE, OR REPAIR OF EXISTING UTILITY OR PUBLIC IMPROVEMENTS) AND THE UNRESTRICTED RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO, FROM, AND ACROSS THE EASEMENT PROPERTY. ADDITIONALLY, THE CITY IS AUTHORIZED TO PERMIT OTHERS TO USE THE PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN, UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT RED MOUNTAIN ASSET FUND I, LLC A DELAWARE LIMITED LIABILITY COMPANY, AND RED MOUNTAIN ASSET FUND II, LLC A DELAWARE LIMITED LIABILITY COMPANY OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, NOR ANY PART OF SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY RED MOUNTAIN ASSET FUND I, LLC A DELAWARE LIMITED LIABILITY COMPANY, AND RED MOUNTAIN ASSET FUND II, LLC A DELAWARE LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF RED MOUNTAIN ASSET FUND I, LLC A DELAWARE LIMITED LIABILITY COMPANY, AND RED MOUNTAIN ASSET FUND II, LLC A DELAWARE LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY RED MOUNTAIN ASSET FUND I, LLC A DELAWARE LIMITED LIABILITY COMPANY, AND RED MOUNTAIN ASSET FUND II, LLC A DELAWARE LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF RED MOUNTAIN ASSET FUND I, LLC A DELAWARE LIMITED LIABILITY COMPANY, AND RED MOUNTAIN ASSET FUND II, LLC A DELAWARE LIMITED LIABILITY COMPANY WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS OF THE CITY OF MESA SHALL BE CONSTRUED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

RED MOUNTAIN ASSET FUND I, LLC A DELAWARE LIMITED LIABILITY COMPANY, AND RED MOUNTAIN ASSET FUND II, LLC A DELAWARE LIMITED LIABILITY COMPANY HEREBY GRANTS TO THE CITY OF MESA A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS, UNDER AND UPON ALL AREAS DESIGNATED ON THIS PLAT AS "SIGHT VISIBILITY EASEMENT" OR "SVE" FOR PURPOSES OF ESTABLISHING AREAS WITHIN WHICH NO LANDSCAPING OTHER THAN GROUND COVER, FLOWERS AND GRANITE LESS THAN 2-FEET (MATURE) IN HEIGHT, AND/OR TREES WITH BRANCHES NOT LESS THAN 8- FEET ABOVE GROUND, WHICH TREES, IF ANY, MUST BE SPACED NOT LESS THAN 8 FEET APART.

DRAINAGE COVENANTS:

THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER, HIS SUCCESSORS AND ASSIGNS AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM SAID PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA;

THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND AND, UPON RECORDING, SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID PARCEL; AND

THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS, ANY PERSON OR PERSONS OF THE CITY OF MESA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

RED MOUNTAIN ASSET FUND I, LLC A DELAWARE LIMITED LIABILITY COMPANY, AND RED MOUNTAIN ASSET FUND II, LLC A DELAWARE LIMITED LIABILITY COMPANY WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH RED MOUNTAIN ASSET FUND I, LLC A DELAWARE LIMITED LIABILITY COMPANY, AND RED MOUNTAIN ASSET FUND II, LLC A DELAWARE LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

RED MOUNTAIN ASSET FUND I, LLC A DELAWARE LIMITED LIABILITY COMPANY, AND RED MOUNTAIN ASSET FUND II, LLC A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 2017.

RED MOUNTAIN ASSET FUND I, LLC A DELAWARE LIMITED LIABILITY COMPANY, AND RED MOUNTAIN ASSET FUND II, LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: TIM DOLLANDER

OWNER/AUTHORIZED SIGNER

IN WITNESS WHEREOF, RED MOUNTAIN ASSET FUND II, LLC A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____, ITS _____, THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 20____.

OWNER/AUTHORIZED SIGNER

ACKNOWLEDGMENT CERTIFICATE

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF _____

ON THIS ____ OF _____, 20____, BEFORE ME, _____, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ (NAME OF DOCUMENT SIGNER) PROVED TO ME THROUGH SATISFACTORY EVIDENCE OF IDENTIFICATION, WHICH WERE _____ TO BE THE PERSON WHOSE NAME IS SIGNED ON THE PRECEDING OR ATTACHED DOCUMENT, AND ACKNOWLEDGED TO ME THAT (HE) (SHE) SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

(AS PARTNER FOR _____, A PARTNERSHIP)

(AS _____ FOR _____, A CORPORATION)

(AS ATTORNEY IN FACT FOR _____, THE PRINCIPAL)

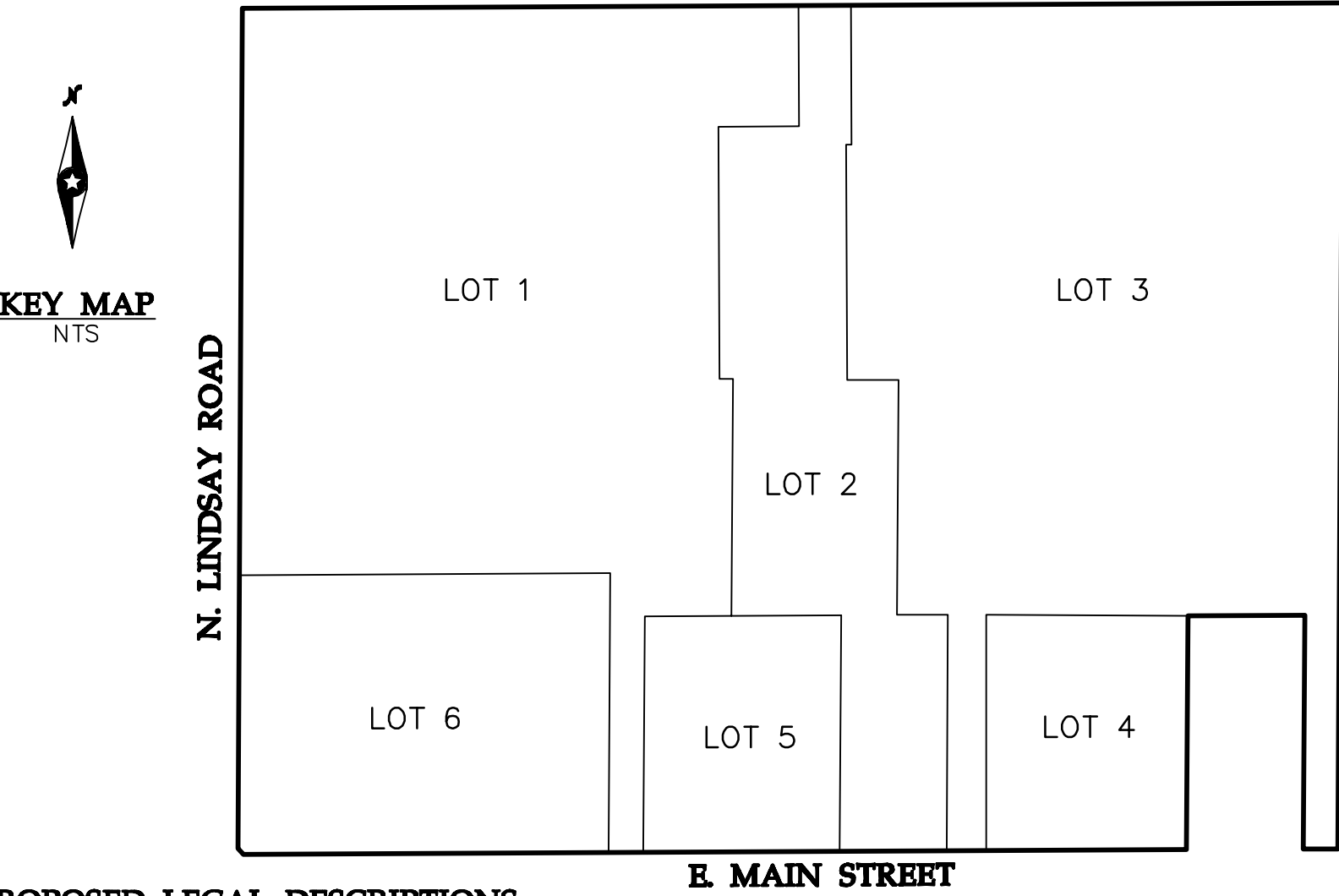
(AS _____ FOR _____, (A) (THE) _____)

NOTARY PUBLIC SIGNATURE

FINAL PLAT
OF
NORTHEAST CORNER OF
MAIN STREET AND
LINDSAY ROAD

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER: RED MOUNTAIN ASSET FUND I, LLC
AND RED MOUNTAIN ASSET FUND II, LLC



PROPOSED LEGAL DESCRIPTIONS

LOT 1
THAT PORTION OF PARCEL 3, ACCORDING TO THE AMENDED MINOR LAND DIVISION, AS RECORDED IN BOOK 1070, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 6 EAST 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 PARCEL 3;
THENCE NORTH 89 DEGREES 42 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL 3, A DISTANCE OF 475.52 FEET;
THENCE SOUTH 00 DEGREES 18 MINUTES 20 SECONDS EAST, A DISTANCE OF 103.28 FEET;
THENCE SOUTH 89 DEGREES 41 MINUTES 13 SECONDS WEST, A DISTANCE OF 69.08 FEET;
THENCE SOUTH 00 DEGREES 18 MINUTES 20 SECONDS EAST, A DISTANCE OF 215.81 FEET;
THENCE NORTH 89 DEGREES 58 MINUTES 52 SECONDS EAST, A DISTANCE OF 11.43 FEET;
THENCE SOUTH 00 DEGREES 19 MINUTES 48 SECONDS WEST, A DISTANCE OF 202.72 FEET;
THENCE SOUTH 89 DEGREES 42 MINUTES 38 SECONDS WEST, A DISTANCE OF 74.25 FEET;
THENCE SOUTH 00 DEGREES 19 MINUTES 48 SECONDS WEST, A DISTANCE OF 202.01 FEET;
THENCE SOUTH 89 DEGREES 42 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL 3, ALSO BEING THE NORTH RIGHT OF WAY LINE OF EAST MAIN STREET, A DISTANCE OF 29.82 FEET;
THENCE NORTH 00 DEGREES 19 MINUTES 48 SECONDS EAST, A DISTANCE OF 239.12 FEET;
THENCE SOUTH 89 DEGREES 42 MINUTES 38 SECONDS WEST, A DISTANCE OF 317.34 FEET;
THENCE NORTH 00 DEGREES 19 MINUTES 48 SECONDS EAST ALONG THE WEST LINE OF SAID PARCEL 3, ALSO BEING THE EAST RIGHT OF WAY LINE OF NORTH LINDSAY ROAD, A DISTANCE OF 484.81 TO THE POINT OF BEGINNING.

LOT 2
THOSE PORTIONS OF PARCEL 2 AND 3, ACCORDING TO THE AMENDED MINOR LAND DIVISION, AS RECORDED IN BOOK 1070, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 2;

THENCE SOUTH 89° 42' 38" WEST ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 420.94 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 17 MINUTES 57 SECONDS EAST, A DISTANCE OF 118.96 FEET;
THENCE SOUTH 89 DEGREES 42 MINUTES 03 SECONDS WEST, A DISTANCE OF 5.00 FEET;
THENCE SOUTH 00 DEGREES 17 MINUTES 06 SECONDS EAST, A DISTANCE OF 201.55 FEET;
THENCE SOUTH 89 DEGREES 58 MINUTES 52 SECONDS EAST, A DISTANCE OF 43.95 FEET;
THENCE SOUTH 00 DEGREES 19 MINUTES 48 SECONDS WEST, A DISTANCE OF 200.74 FEET;
THENCE SOUTH 89 DEGREES 42 MINUTES 38 SECONDS EAST, A DISTANCE OF 43.63 FEET;
THENCE SOUTH 00 DEGREES 19 MINUTES 48 SECONDS WEST, A DISTANCE OF 202.00 FEET;
THENCE SOUTH 89 DEGREES 42 MINUTES 38 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF EAST MAIN STREET, A DISTANCE OF 91.42 FEET;
THENCE NORTH 00 DEGREES 19 MINUTES 48 SECONDS EAST, A DISTANCE OF 202.01 FEET;
THENCE SOUTH 89 DEGREES 42 MINUTES 38 SECONDS WEST, A DISTANCE OF 93.83 FEET;
THENCE NORTH 00 DEGREES 19 MINUTES 48 SECONDS EAST, A DISTANCE OF 202.72 FEET;
THENCE SOUTH 89 DEGREES 58 MINUTES 52 SECONDS WEST, A DISTANCE OF 11.43 FEET;
THENCE NORTH 00 DEGREES 18 MINUTES 20 SECONDS WEST, A DISTANCE OF 215.81 FEET;
THENCE NORTH 89 DEGREES 41 MINUTES 13 SECONDS EAST, A DISTANCE OF 69.08 FEET;
THENCE NORTH 00 DEGREES 18 MINUTES 20 SECONDS WEST, A DISTANCE OF 103.28 FEET;
THENCE NORTH 89 DEGREES 42 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL 3, A DISTANCE OF 45.09 TO THE POINT OF BEGINNING.

LOT 3
THOSE PORTIONS OF PARCEL 2 AND 3, ACCORDING TO THE AMENDED MINOR LAND DIVISION, AS RECORDED IN BOOK 1070, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2;
THENCE SOUTH 00 DEGREES 19 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 723.93 FEET;
THENCE SOUTH 89 DEGREES 42 MINUTES 38 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF EAST MAIN STREET, A DISTANCE OF 29.60 FEET;
THENCE NORTH 00 DEGREES 19 MINUTES 48 SECONDS EAST, A DISTANCE OF 200.00 FEET;
THENCE SOUTH 89 DEGREES 42 MINUTES 38 SECONDS WEST, A DISTANCE OF 100.00 FEET;
THENCE NORTH 89 DEGREES 43 MINUTES 48 SECONDS WEST, A DISTANCE OF 172.48 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 201.67 FEET;
THENCE SOUTH 89 DEGREES 42 MINUTES 38 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF EAST MAIN STREET, A DISTANCE OF 33.96 FEET;
THENCE NORTH 00 DEGREES 19 MINUTES 48 SECONDS EAST, A DISTANCE OF 202.00 FEET;
THENCE NORTH 89 DEGREES 42 MINUTES 38 SECONDS WEST, A DISTANCE OF 43.63 FEET;
THENCE NORTH 00 DEGREES 19 MINUTES 48 SECONDS EAST, A DISTANCE OF 200.74 FEET;
THENCE SOUTH 89 DEGREES 58 MINUTES 52 SECONDS WEST, A DISTANCE OF 43.95 FEET;
THENCE NORTH 00 DEGREES 17 MINUTES 06 SECONDS WEST, A DISTANCE OF 201.55 FEET;
THENCE NORTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, A DISTANCE OF 5.00 FEET;
THENCE NORTH 00 DEGREES 17 MINUTES 57 SECONDS WEST, A DISTANCE OF 118.96 FEET;
THENCE NORTH 89 DEGREES 42 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 420.94 TO THE POINT OF BEGINNING.

LAND SURVEYOR

WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY,
SUITE 250
SCOTTSDALE, ARIZONA 85254
CONTACT: BENJAMIN J. BLIXT
PHONE: (480) 747-6558
FAX: (480) 367-8025

SHEET INDEX

FP01 COVER SHEET, DEDICATION, & NOTES
FP02 FINAL PLAT

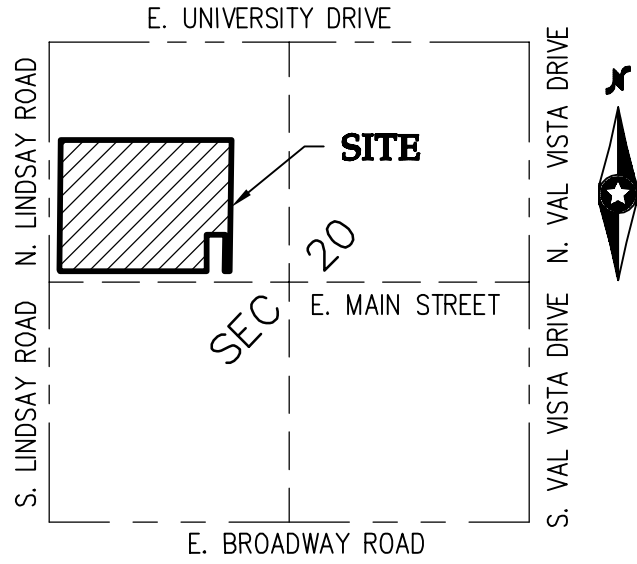
BASIS OF BEARING

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BEING: NORTH 89°42'38" EAST

PROJECT OWNERS

RED MOUNTAIN ASSET FUND I, LLC
1234 EAST 17TH STREET
SANTA ANA, CALIFORNIA 92701
CONTACT: TIM DOLLANDER
TELE: (714) 460-1533

RED MOUNTAIN ASSET FUND II, LLC
1234 EAST 17TH STREET
SANTA ANA, CALIFORNIA 92701
CONTACT: TIM DOLLANDER
TELE: (714) 460-1533



VICINITY MAP

NTS

PROPOSED LEGAL DESCRIPTIONS CONT.

LOT 4
THAT PORTION OF PARCEL 1, ACCORDING TO THE AMENDED MINOR LAND DIVISION, AS RECORDED IN BOOK 1070, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 1;
THENCE SOUTH 89 DEGREES 42 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL 1, ALSO BEING THE NORTH RIGHT OF WAY LINE OF EAST MAIN STREET, A DISTANCE OF 171.32 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 201.67 FEET;
THENCE SOUTH 89 DEGREES 43 MINUTES 48 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 172.48 FEET;
THENCE SOUTH 00 DEGREES 19 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID PARCEL 1, A DISTANCE OF 200.00 TO THE POINT OF BEGINNING.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA
THIS _____ DAY OF _____, 2017

BY: _____ DATE _____
MAYOR

BY: _____ DATE _____
CITY CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

BY: _____ DATE _____
CITY ENGINEER

CONSENT OF LIENHOLDER

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, IN ITS CAPACITY AS COLLATERAL AGENT, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED _____ AS INSTRUMENT NO. _____ OF THE OFFICAL RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY CONSENTS TO THAT CERTAIN FINAL PLAT FOR "____", AND AGREES THAT SUCH PLAT AND THE EASEMENTS SHOWN THEREON AND DEDICATED AS SUCH SHALL BE SUPERIOR TO, AND HAVE PRIORITY OVER, THE ABOVE DESCRIBED DEED OF TRUST.

JOHN HANCOCK LIFE INSURANCE COMPANY (U.S.A.), A MICHIGAN CORPORATION

BY: _____

NAME: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT (CIVIL CODE 1189)

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON _____, 20____, BEFORE ME, _____ NOTARY PUBLIC, PERSONALLY

APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.


WITNESS MY HAND AND OFFICIAL SEAL.

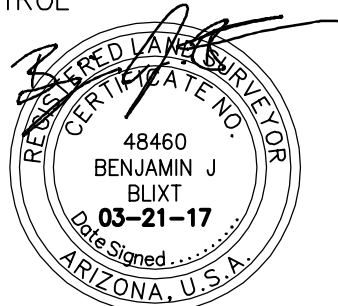
SIGNATURE _____

MY COMMISSION EXPIRES _____

LAND SURVEY CERTIFICATION

I, BEN BLIXT, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF TWO SHEETS IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT TIME OF CONSTRUCTION.


REGISTERED LAND SURVEYOR #48460 03/21/17
DATE



EXPIRES 08/30/17

Westwood

Westwood Professional Services, Inc.
6909 East Greenway Parkway, Suite 250
Scottsdale, AZ 85254

Phone (480) 747-6558
Fax (480) 376-8025

westwoodps.com

Designed: WPS
Checked: BJB
Drawn: KWD
Project Number: 0010428.00

Prepared for:

Red Mountain
Asset Fund I, LLC
1234 East 17th Street
Santa Ana, California 92701

Red Mountain
Asset Fund II, LLC
1234 East 17th Street
Santa Ana, California 92701

Final Plat
"Northeast Corner
of Main Street
and Lindsay Road"

Mesa, Arizona

Final Plat

Date: 03/21/2017

Drawing No: FP01

Sheet No: 1 of 2

0010428FPF01.dwg

PROPOSED LEGAL DESCRIPTIONS CONT.

LOT 5

THAT PORTION OF PARCEL 3, ACCORDING TO THE AMENDED MINOR LAND DIVISION, AS RECORDED IN BOOK 1070, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE SOUTH 89° 42' 38" WEST ALONG THE SOUTH LINE OF SAID PARCEL 3, ALSO BEING THE NORTH RIGHT OF WAY LINE OF EAST MAIN STREET, A DISTANCE OF 168.08 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL 3, ALSO BEING THE NORTH RIGHT OF WAY LINE OF EAST MAIN STREET, A DISTANCE OF 168.08 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 48 SECONDS EAST, A DISTANCE OF 202.01 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 38 SECONDS EAST, A DISTANCE OF 168.08 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 48 SECONDS WEST, A DISTANCE OF 202.01 TO THE POINT OF BEGINNING.

LOT 6

THAT PORTION OF PARCEL 3, ACCORDING TO THE AMENDED MINOR LAND DIVISION, AS RECORDED IN BOOK 1070, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 6 EAST 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 PARCEL 3; THENCE SOUTH 00° 19' 48" WEST ALONG THE WEST LINE OF SAID PARCEL 3, ALSO BEING THE EAST RIGHT OF WAY LINE OF NORTH LINDSAY ROAD, A DISTANCE OF 484.81 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 42 MINUTES 38 SECONDS EAST, A DISTANCE OF 317.34 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 48 SECONDS WEST, A DISTANCE OF 239.12 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL 3, A DISTANCE OF 312.34 FEET; THENCE NORTH 44 DEGREES 58 MINUTES 47 SECONDS WEST, A DISTANCE OF 7.03 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 48 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 234.12 TO THE POINT OF BEGINNING.

NOTES

- CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES, WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF MESA.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT OR LANDSCAPING WITHIN THE RIGHTS-OF-WAY ALONG HARRIS DRIVE.
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.
- NO TREES ARE TO BE PLANTED WITHIN THE PUBLIC UTILITY AND FACILITIES EASEMENT AS SHOW HEREON.
- THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL TYPE SURFACE MATERIAL SUCH AS BUT NOT LIMITED TO PAVEMENT CONCRETE, COLORED STAMPED PAVEMENT OR CONCRETE OR BRICKS, AS NOTED WITHIN THE PROJECT'S CONSTRUCTION DOCUMENTS. SHOULD REMOVAL OF THE SPECIAL TYPE OF SURFACE MATERIAL BE REQUIRED BY THE CITY OF MESA FOR MAINTENANCE OF THE CITY'S FACILITIES SUCH AS THE CITY'S UTILITY SYSTEMS, THE CITY WILL ONLY BE REQUIRED TO BACKFILL AND PROVIDE CITY OF MESA ACCEPTED TEMPORARY SURFACE MATERIAL OVER THE SAID UTILITY OR OTHER AREA DISTURBED. RECONSTRUCTION OF THE SPECIAL TYPE OF SURFACE MATERIAL SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR PROPERTY OWNERS.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.

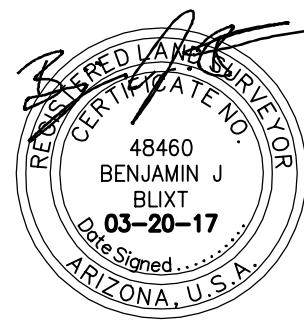
NOTES CONT.

- ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
- ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.
- ALL COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION.
- A PROPERTY OWNERS ASSOCIATION SHALL MAINTAIN PRIVATE UTILITIES, PRIVATE FACILITIES, COMMON AREA LANDSCAPING AND LANDSCAPING IN THE RIGHT-OF-WAY ADJACENT TO THE PROJECT. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE FOR SUCH AREAS.
- PUBLIC UTILITY AND FACILITY EASEMENTS WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS FOR THE RELOCATION OF SRP FACILITIES IN PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. 9-1-1 INCLUDES THE PUFES ON THIS PLAT. THE TERM "PUBLIC EASEMENT" IN M.C.C. 9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. 9-1-5(A).
- FUTURE SITE PLAN REVIEW BY THE PLANNING AND ZONING BOARD IS REQUIRED FOR LOTS 5 AND 6.
- DEDICATION OF RIGHT-OF-WAY IN ACCORDANCE WITH THE RECORDED DEVELOPMENT AGREEMENT ENTERED INTO BY THE PROPERTY OWNER(S) AND THE CITY OF MESA.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°42'38"W	29.60'
L2	N44°58'47"W	7.03'
L3	S89°42'03"W	5.00'
L4	N89°58'52"E	43.95'
L5	S89°42'38"E	43.63'
L6	S89°58'52"W	11.43'
L7	N89°41'13"E	69.08'
L8	N0°18'20"W	103.28'
L9	N89°42'38"E	55.00'
L10	N0°19'48"E	62.47'
L11	N0°19'48"E	62.47'

LEGEND & ABBREVIATIONS

	SET CORNER OF THIS PLAT WITH 1/2" REBAR MARKED RLS 48460 UNLESS OTHERWISE NOTED
	SET BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
	SET LOT CORNER W/ 1/2" REBAR MARKED RLS 48460, UNLESS OTHERWISE NOTED.
	EXISTING BRASS CAP, AS NOTED
	EXISTING MONUMENT, AS NOTED
	SECTION LINE
	PARCEL BOUNDARY
	RIGHT-OF-WAY LINE
	EX. RIGHT-OF-WAY LINE
	LOT/TRACT LINE
	CENTER LINE
	ADJACENT PARCEL LINE
	EASEMENT LINE
	LINE TABLE NUMBER
	CURVE TABLE NUMBER
	MARICOPA COUNTY RECORDS
	PUBLIC UTILITY EASEMENT
	PUBLIC UTILITY & FACILITIES EASEMENT
	RECORD INFORMATION PER BOOK 1070, PAGE 27, M.C.R.
	EXISTING
	RIGHT-OF-WAY



Final Plat
"Northeast Corner
of Main Street
and Lindsay Road"
Mesa, Arizona

Final Plat

Date: 03/21/2017

Drawing No: FP02

Sheet No: 2 of 2

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