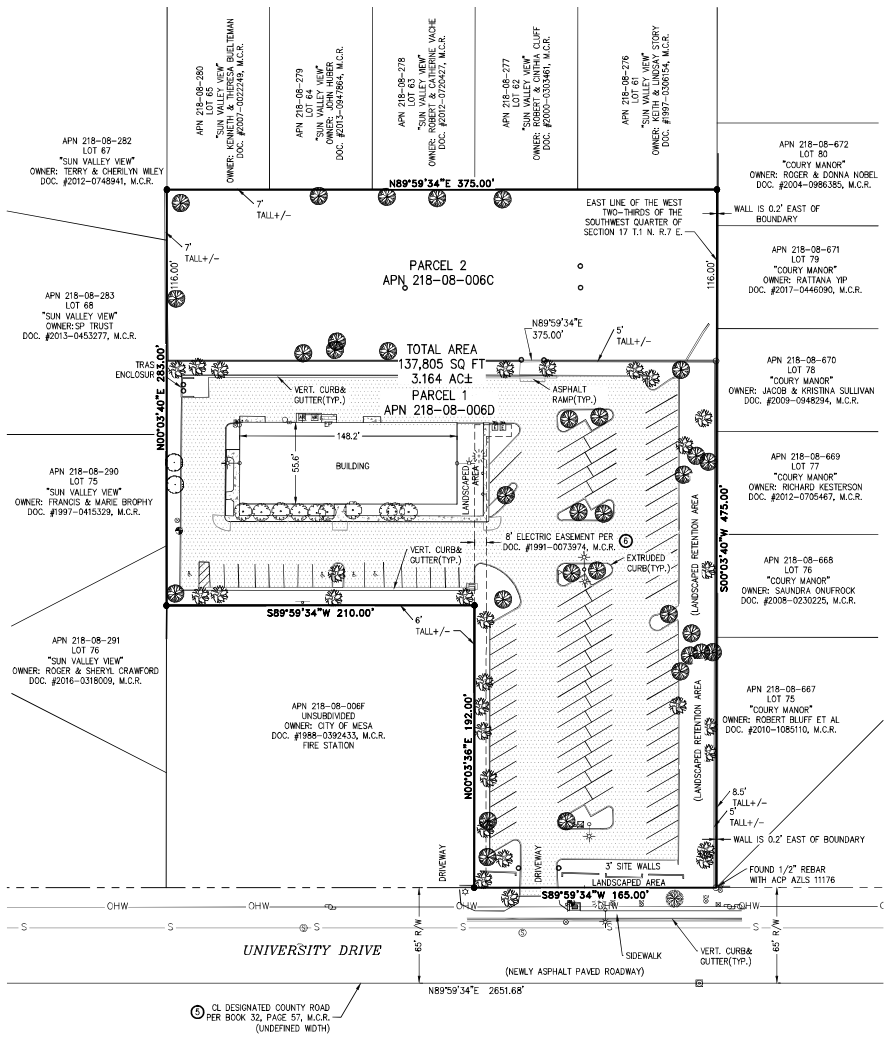
"A.L.T.A./N.S.P.S. LAND TITLE SURVEY"

OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

A.P.N. 218-08-006C & 006D
OWNER: CHURCH OF GOD PROPHECY
PROPERTY ADDRESS:
7830 E UNIVERSITY DRIVE
MESA, AZ 85207

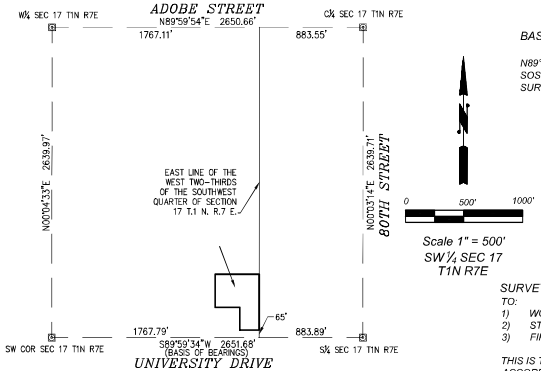
0 40' 80'

Scale 1" = 40'
SITE DETAIL



NOTES:

1. *THE SURVEY DEPICTED HEREON WAS CONSTRUCTED UTILIZING THE TITLE COMMITMENT FILE NO. 264-5896210 AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND DATED FEBRUARY 6, 2018.*
2. *THIS SURVEY WAS CONDUCTED ON THE GROUND OF THE PREMISES AS DEPICTED HEREON IN MARCH, 2018.*
3. *THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ADDITIONALLY, AS PER THE 2016 ALTA STANDARDS: WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY AND NO UTILITY INFORMATION WAS SUPPLIED BY THE CLIENT.*
4. *THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED WHILE CONDUCTING THE FIELD WORK.(ITEM 16)*
5. *PAINT STRIPES FAINT AND WORN AND WHAT IS SHOWN IS ONLY REPRESENTATIVE OF WHAT THE PARKING STALLS COULD LOOK LIKE.*



0 500' 1000'

Scale 1" = 500'
SW¼ SEC 17
T1N R7E

LEGEND

○	FOUND MONUMENT AS NOTED		CONCRETE
	FOUND BRASS CAP IN HAND HOLE		DETERIORATED ASPHALT PAVING
●	SET PK W/ TAG, AZLS 59124		BOUNDARY LINE
	UTILITY POLE		SECTION LINE
	ELECTRIC METER		RIGHT OF WAY
	ELECTRIC JUNCTION BOX		PARCEL LINE
	ELECTRIC TRANSFORMER		BLOCK WALL
	LIGHT POLE W/ARM	R/W	RIGHT-OF-WAY
	ELECTRIC PANEL	M.C.R.	MARICOPA COUNTY RECORDS
	LIGHT POLE	OHW	OVERHEAD WIRE
	SIGN	S	APPROX. UNDERGROUND SEWER LINE
	BOLLARD/ FENCE POST		MESQUITE TREE
	MAILBOX		OLEANDER BUSH
	AIR CONDITIONER UNIT		PALO VERDE TREE
	IRRIGATION CONTROL VALVE		TREE (UNKNOWN TYPE)
	FIRE HYDRANT		OCOTILLO CACTUS
	WATER VALVE		
	SANITARY SEWER MANHOLE		
	SEWER CLEAN OUT		

LEGAL DESCRIPTION:

PARCEL NO. 1:

THE SOUTH 424 FEET OF THE EAST 375 FEET OF THE EAST HALF OF THE WEST TWO-THIRDS OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 257 FEET OF THE WEST 210 FEET THEREOF; AND ALSO

EXCEPT THE SOUTH 65 FEET THEREOF.

PARCEL NO. 2:

THE NORTH 116 FEET OF THE SOUTH 540 FEET OF THE EAST 375 FEET OF THE EAST HALF OF THE WEST TWO-THIRDS OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SCHEDULE B EXCEPTIONS:

4. *AN EASEMENT FOR ELECTRIC LINES AND TELEPHONE LINES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 52 OF MISCELLANEOUS, PAGES 483 AND 485.*
   (AFFECTS ALL PARCELS)
   (THIS ITEM IS NOT LOCATED WITHIN OR ABUTTING THE SUBJECT PROPERTY)
5. *A PLAT RECORDED AS BOOK 32 OF MAPS, PAGE 57, PURPORTING TO SHOW A COUNTY ROADWAY.*
   (AFFECTS PARCEL NO. 1)
   (AS SHOWN ON SURVEY)
6. *AN EASEMENT FOR UNDERGROUND POWER AND INCIDENTAL PURPOSES, RECORDED AS 91-073974 OF OFFICIAL RECORDS.*
   (AFFECTS PARCEL NO. 1)
   (AS SHOWN ON SURVEY)

RECORD DOCUMENTS USED:

WARRANTY DEED FILED IN DOCUMENT NO. 2007-0980270, M.C.R.
AMENDED PLSS SUBDIVISION RECORD OF SURVEY FILED IN BOOK 932, PAGE 28, M.C.R.

BASIS OF BEARINGS:

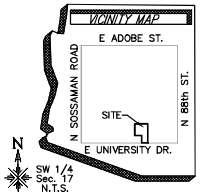
N89°59'34"E ALONG THE MONUMENTED CENTERLINE OF UNIVERSITY DRIVE BETWEEN SOSSAMAN ROAD AND 80TH STREET PER AMENDED PLSS SUBDIVISION RECORD OF SURVEY FILED IN BOOK 932, PAGE 28, M.C.R. AND AS SHOWN HEREON.

SURVEYOR'S CERTIFICATION:

TO:
1) *WOODGLEN OPPORTUNITIES INC.*
2) *STATE ASSOCIATION OF THE CHURCH OF GOD PROPHECY INC., AN ARIZONA CORPORATION*
3) *FIRST AMERICAN TITLE INSURANCE COMPANY*

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4 8, 10(A), 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MARCH, 2018.

VICINITY MAP



Global Land Surveying LLC
P.O. BOX 2132
PEORIA, ARIZONA 85380
623 330-6835

WOODGLEN INC.	DATE: 3/29/18
7830 E University Dr.	SCALE: AS SHOWN
Mesa, AZ 85207	SHEET 1 OF 1
SEC. 17 T 1N R 7E	JOB# 1802018