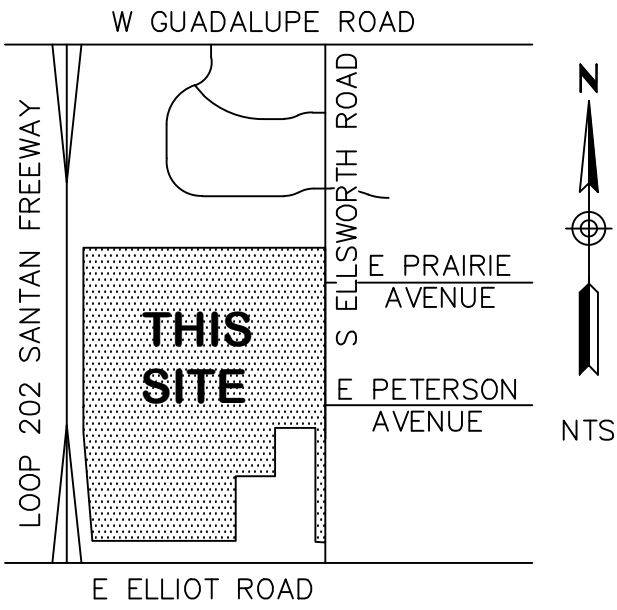


MAP OF DEDICATION
FOR
MESA TECHNOLOGY PARK

A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



DEDICATION:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS.

KNOW ALL MEN BY THESE PRESENTS:

THAT EL DORADO ELLIOT 128, L.L.C., A ARIZONA LIMITED LIABILITY COMPANY AND SUNBELT HOLDINGS, L.P., A DELAWARE LIMITED LIABILITY PARTNERSHIP, AS OWNERS, DO HEREBY PUBLISH THIS MAP OF DEDICATION FOR MESA TECHNOLOGY PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 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.

EL DORADO ELLIOT 128, L.L.C., A ARIZONA LIMITED LIABILITY COMPANY AND SUNBELT HOLDINGS, L.P., A DELAWARE LIMITED LIABILITY PARTNERSHIP 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 EL DORADO ELLIOT 128, L.L.C., A ARIZONA LIMITED LIABILITY COMPANY AND SUNBELT HOLDINGS, L.P., A DELAWARE LIMITED LIABILITY PARTNERSHIP 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 EL DORADO ELLIOT 128, L.L.C., A ARIZONA LIMITED LIABILITY COMPANY AND SUNBELT HOLDINGS, L.P., A DELAWARE LIMITED LIABILITY PARTNERSHIP OR THE SUCCESSORS OR ASSIGNS OF EL DORADO ELLIOT 128, L.L.C., A ARIZONA LIMITED LIABILITY COMPANY AND SUNBELT HOLDINGS, L.P., A DELAWARE LIMITED LIABILITY PARTNERSHIP AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY EL DORADO ELLIOT 128, L.L.C., A ARIZONA LIMITED LIABILITY COMPANY AND SUNBELT HOLDINGS, L.P., A DELAWARE LIMITED LIABILITY PARTNERSHIP OR THE SUCCESSORS OR ASSIGNS OF EL DORADO ELLIOT 128, L.L.C., A ARIZONA LIMITED LIABILITY COMPANY AND SUNBELT HOLDINGS, L.P., A DELAWARE LIMITED LIABILITY PARTNERSHIP 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.

DRAINAGE COVENANTS:

THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.

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.

EL DORADO ELLIOT 128, L.L.C., A ARIZONA LIMITED LIABILITY COMPANY AND SUNBELT HOLDINGS, L.P., A DELAWARE LIMITED LIABILITY PARTNERSHIP 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 EL DORADO ELLIOT 128, L.L.C., A ARIZONA LIMITED LIABILITY COMPANY AND SUNBELT HOLDINGS, L.P., A DELAWARE LIMITED LIABILITY PARTNERSHIP WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

EL DORADO ELLIOT 128, L.L.C., A ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 2019.

BY: _____
TITLE

SUNBELT HOLDINGS, L.P., A DELAWARE LIMITED LIABILITY PARTNERSHIP, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 2019.

SUNBELT HOLDINGS, L.P., A DELAWARE LIMITED LIABILITY PARTNERSHIP,

BY: _____
TITLE

DEVELOPER:

EL DORADO ELLIOT 128, L.L.C.
8501 NORTH SCOTTSDALE ROAD
SUITE 120
SCOTTSDALE, AZ 85253
ATTN: BRAD HINTON
PHONE: (602)955-2424

DEVELOPER:

SUNBELT INVESTMENT HOLDINGS INC.
8095 OHELLO AVENUE
SAN DIEGO, CA 92111
PHONE: (858)495-4905
CONTACT: DENNIS ONEIL
EMAIL: doneil@sunbeltinv.com

SURVEYOR:

HUNTER ENGINEERING INC.
10450 N. 74TH ST., STE. #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JIM BRUCCI, RLS
EMAIL: jbrucci@hunterengineeringpc.com

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS _____ DAY OF _____, 2019, BEFORE ME, THE

UNDERSIGNED PERSONALLY APPEARED _____

WHO ACKNOWLEDGED HIMSELF TO BE THE _____

OF EL DORADO ELLIOT 128, L.L.C., A ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE HE

AS OFFICER, BEING AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES

THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS _____ DAY OF _____, 2019, BEFORE ME, THE

UNDERSIGNED PERSONALLY APPEARED _____

WHO ACKNOWLEDGED HIMSELF TO BE THE _____

OF SUNBELT LAND HOLDINGS L.P., A DELAWARE LIMITED PARTNERSHIP AND ACKNOWLEDGED THE HE AS

OFFICER, BEING AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES

THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES

FLOOD ZONE INFORMATION:

THE CURRENT FEMA FLOOD INSURANCE RATE MAPS (FIRM) FOR THIS AREA, IS MAP NUMBER 04013C2760L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), THE PROPERTY WITHIN FLOOD HAZARD ZONE X

ZONE: X IS DEFINED AS AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE SHEET FLOW FLOODING WHERE THE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THESE ZONES.

BASIS OF BEARING:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°39'44" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF RESULTS OF SURVEY NWC ELLIOT RD AND ELLSWORTH RD PER BOOK 1264 OF MAPS, PAGE 9, MARICOPA COUNTY RECORDS, ARIZONA.

DEDICATED RIGHT OF WAY:

AREA: 2.632 ACRES± (114,650 SQ.FT.±)

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA ON

THIS _____ DAY OF _____, 2019,

APPROVED BY: _____ ATTEST: _____
MAYOR CITY CLERK

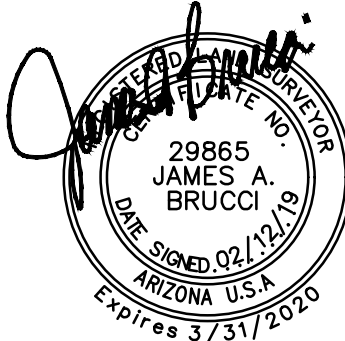
THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576

APPROVED: _____ DATE
CITY ENGINEER

CERTIFICATE OF SURVEY:

I, JAMES A. BRUCCI, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS FINAL PLAT CONSISTING OF THREE (3) SHEETS, CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY SUPERVISION DURING THE MONTH OF NOVEMBER 2017, AND REVISITED DURING THE MONTH OF NOVEMBER 2018, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JAMES A. BRUCCI
REGISTERED LAND SURVEYOR #29865



| BY | REVISION | NO. DATE |
|----|----------|----------|
| | | |
| | | |
| | | |
| | | |

DRAWN BY: JR
CHECKED BY: JAB

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

MAP OF DEDICATION
A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

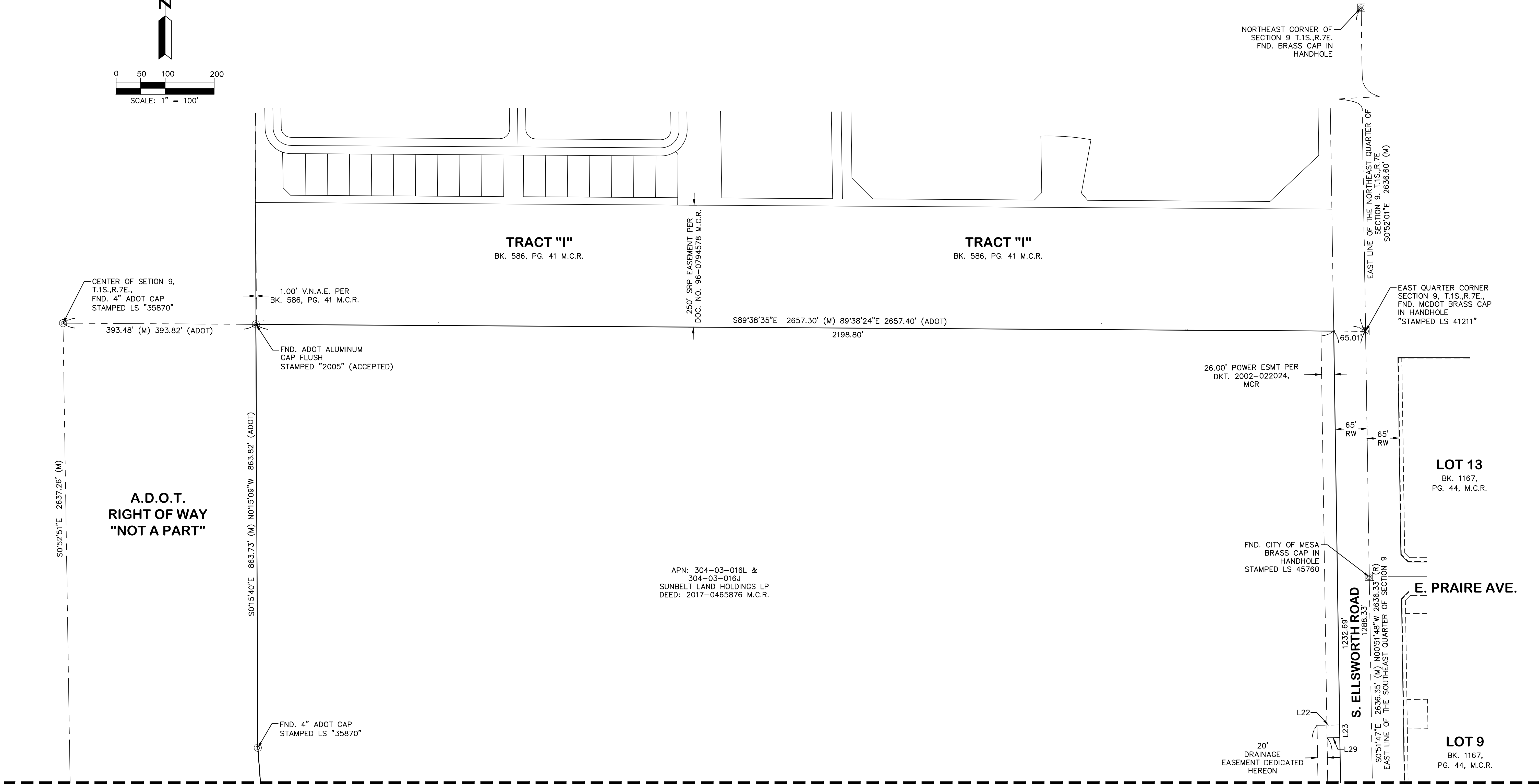
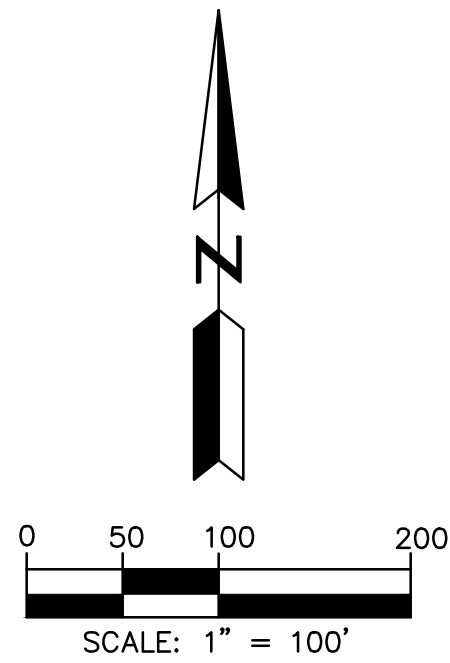
SECTION: 09
TWNSH: 1S
RANGE: 7E

JOB NO.:
BELT012-MD

SCALE
1"=100'

SHEET
1 OF 3





APN: 304-03-016L &
304-03-016J
SUNBELT LAND HOLDINGS LP
DEED: 2017-0465876 M.C.R.

| LINE TABLE | | |
|------------|--------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S44°44'33\"W | 21.89' |
| L2 | S00°20'52\"W | 90.28' |
| L3 | S89°39'08\"E | 85.72' |
| L4 | S00°51'47\"E | 90.30' |
| L5 | S00°20'52\"W | 94.39' |
| L6 | N89°39'08\"W | 90.44' |
| L7 | N00°20'52\"E | 94.39' |
| L8 | N00°20'52\"E | 39.69' |
| L9 | N44°39'08\"W | 167.76' |
| L10 | N89°39'08\"W | 31.58' |
| L11 | S00°20'52\"W | 123.83' |
| L12 | N46°44'09\"W | 34.30' |

| | | |
|-----|--------------|---------|
| L13 | N89°39'08\"W | 99.30' |
| L14 | S00°20'52\"W | 89.27' |
| L15 | S89°39'09\"E | 102.09' |
| L16 | S00°20'52\"W | 70.44' |
| L17 | S89°39'08\"E | 149.34' |
| L18 | N00°20'52\"E | 104.59' |
| L19 | N45°18'03\"W | 80.00' |
| L20 | N21°42'03\"W | 80.00' |
| L21 | N21°44'30\"E | 80.00' |
| L22 | N89°08'13\"E | 46.00' |
| L23 | S00°51'47\"E | 25.62' |
| L24 | S80°08'21\"E | 210.77' |
| L25 | S80°08'21\"E | 209.54' |
| L26 | S00°20'16\"W | 24.48' |

| | | |
|-----|--------------|--------|
| L27 | S00°20'16\"W | 43.92' |
| L28 | S45°15'27\"E | 21.11' |
| L29 | N89°08'13\"E | 26.00' |

MATCH LINE SEE SHEET 2

| CURVE TABLE | | | | | |
|-------------|-----------------|--------|---------|-----------------|--------------|
| CURVE | DELTA | RADIUS | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1 | Δ = 286°15'37\" | 80.00' | 399.69' | S00°20'51\"W | 96.00' |
| C2 | Δ = 53°07'48\" | 20.00' | 18.55' | S63°46'57\"W | 17.89' |
| C3 | Δ = 53°07'48\" | 20.00' | 18.55' | S63°05'15\"E | 17.89' |
| C4 | Δ = 165°01'58\" | 80.00' | 230.43' | S60°57'40\"W | 158.64' |
| C5 | Δ = 121°13'39\" | 80.00' | 169.27' | S82°10'08\"E | 139.41' |

LEGEND:

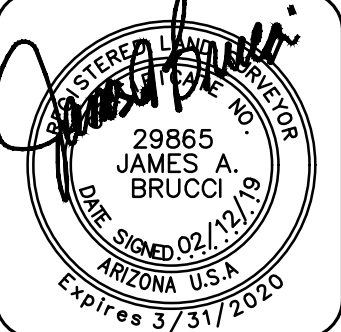
- IRON PIPE FOUND
- ✕ CHISELED X
- ☒ ALUMINIUM CAP IN HANDHOLE
- ☒ BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- ⊙ BRASS CAP FLUSH
- ⊙ ALUMINIUM CAP FLUSH
- — — MONUMENT LINE
- — — — — PROPERTY LINE
- - - - - EASEMENT LINE
- — — — — RIGHT-OF-WAY LINE

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |
| | | | |
| | | | |
| | | | |

PURPOSE:
MAP OF DEDICATION

DRAWN BY: JR
CHECKED BY: JAB

HUNTER
ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986
CIVIL AND SURVEY



MAP OF DEDICATION
A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 09
TWNSHP: 1S
RANGE: 7E

JOB NO.:
BELT012-MD

SCALE
1"=100'

SHEET
3 OF 3