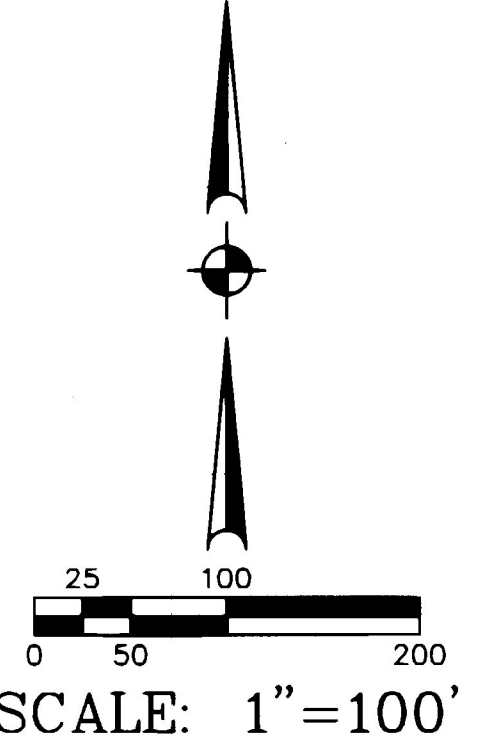
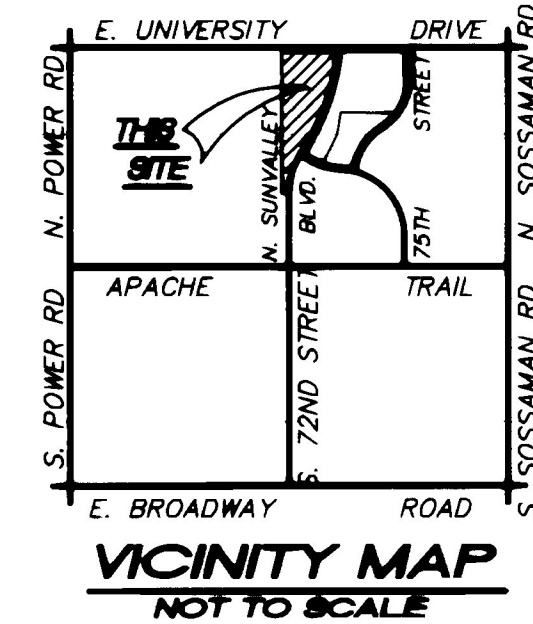


SUNVALLEY OFFICE PARK

OF
A PORTION OF THE NORTH HALF OF SECTION 19,
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA
AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA

LEGEND

- DENOTES FOUND BRASS CAP IN HANDHOLE
- DENOTES FOUND BRASS CAP FLUSH
- DENOTES SET BRASS CAP FLUSH
- DENOTES FOUND 1/2" REBAR
- B.S.L. DENOTES BUILDING SETBACK LINE
- P.U.E. DENOTES PUBLIC UTILITY EASEMENT
- P.U.F.E. DENOTES PUBLIC UTILITY AND FACILITY EASEMENT
- I.E.E./F.E. DENOTES INGRESS AND EGRESS EASEMENT/FIRELANE EASEMENT
- ⌋ DENOTES SUBDIVISION CORNER SET 1/2" REBAR WITH BRASS TAG STAMPED RLS22265
- C.V.A.E. DENOTES CONTROLLED VEHICULAR ACCESS EASEMENT



SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 SITE LAYOUT
SHEET 3 SITE LAYOUT

DEVELOPER

SUNVALLEY OFFICE PARK LLC,
22226 N. 23RD AVENUE, SUITE #B
PHOENIX, ARIZONA
(623) 434-1426

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 19; THENCE NORTH 89°48'27" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 22.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 22.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 00°21'33" WEST ALONG THE WEST LINE OF THE EAST 22.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 2.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 85°48'45" EAST ALONG NEW PROPOSED 65 FOOT SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE, A DISTANCE OF 477.91 FEET TO THE BEGINNING OF A CIRCULAR CURVE THE CENTER OF WHICH BEARS NORTH 04°11'15" EAST, A DISTANCE OF 11524.16 FEET THEREFROM; THENCE EASTERLY ALONG SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00°15'06", A DISTANCE OF 50.62 FEET; THENCE SOUTH 41°12'44" EAST, A DISTANCE OF 21.25 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD AS SHOWN ON SUNVALLEY RANCH APARTMENTS, A SUBDIVISION RECORDED IN BOOK 551 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE SOUTH 03°40'37" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD, A DISTANCE OF 172.25 FEET TO THE BEGINNING OF CIRCULAR CURVE THE CENTER OF WHICH BEARS NORTH 86°19'23" WEST, A DISTANCE OF 1100.94 FEET THEREFROM; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD THROUGH A CENTRAL ANGLE OF 26°10'08", A DISTANCE OF 502.84 FEET; THENCE SOUTH 29°50'45" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTH SUNVALLEY BOULEVARD, A DISTANCE OF 671.52 FEET TO THE BEGINNING OF A CIRCULAR CURVE THE CENTER OF WHICH BEARS SOUTH 60°09'15" EAST, A DISTANCE OF 735.00 FEET THEREFROM; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 16°05'24", A DISTANCE OF 206.41 FEET; THENCE NORTH 89°38'27" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 77.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 00°21'33" EAST ALONG THE WEST LINE OF THE EAST 77.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1283.29 FEET TO THE TRUE POINT OF BEGINNING.

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS THAT SUNVALLEY OFFICE PARK, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED AS A PLAT UNDER THE NAME OF "SUNVALLEY OFFICE PARK" WHICH IS LOCATED IN PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION, AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING THE SAME, AND THE LOTS, STREETS, AND EASEMENTS SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID PLAT, AND THAT SUNVALLEY OFFICE PARK, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC STREET (UNIVERSITY DRIVE) AND PUBLIC UTILITY AND FACILITY EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON. A PRIVATE INGRESS AND EGRESS EASEMENT, A REFUSE AND EMERGENCY VEHICLE INGRESS AND EGRESS EASEMENT, A PUBLIC UTILITY AND FACILITY EASEMENT (P.U.F.E.) AND A STORM DRAINAGE EASEMENT ARE HEREBY DEDICATED ACROSS THE ENTIRE AREA OF THE COMMON ELEMENTS. THERE HAS BEEN OR IS BEING RECORDED HERewith A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUNVALLEY OFFICE PARK WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT. THE COMMON ELEMENTS WILL BE OWNED AND MAINTAINED BY SUNVALLEY OFFICE PARK OWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF: SUNVALLEY OFFICE PARK, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER THERE TO DULY AUTHORIZED THIS 15TH DAY OF MARCH, 2002.

Mark P. Johnston NAME *Manning Mander* TITLE

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

THIS 15TH DAY OF March, 2002, *Mark Johnston* PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF SUN VALLEY OFFICE PARK, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT HE AS SUCH OFFICER, BEING DULY AUTHORIZED AS PRESIDENT, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

Joyce E. Ruetter *Aug 13 2004*
NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVALS

APPROVED BY THE MAYOR OF THE CITY OF MESA, ARIZONA
THIS 4TH DAY OF MARCH, 2002.

ATTEST:

Kenn Harker *Barbara Jones*
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.

Krista Natta *4-3-02*
CITY ENGINEER DATE

NOTES

- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN PUBLIC UTILITY EASEMENTS EXCEPT PAVING, NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF MESA SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OF PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND, EXCEPT FOR HIGH VOLTAGE POWER LINES ON UNIVERSITY DRIVE.
- ALL LOT TIES ARE PERPENDICULAR TO THE PROPERTY LINE FROM WHICH THEY ARE EXTENDED.
- THERE WILL BE RECORDED A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUNVALLEY OFFICE PARK WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT. "THE COMMON ELEMENTS" WILL BE OWNED AND MAINTAINED BY THE SUNVALLEY OFFICE PARK OWNERS ASSOCIATION.
- MEDICAL OFFICES USES ARE RESTRICTED TO A MAXIMUM 24,000 SQUARE FEET TOTAL FOR THE ENTIRE OFFICE PARK.

BASIS OF BEARINGS

BASIS OF BEARINGS: THE BEARING OF SOUTH 89°53'02" EAST AS SHOWN ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON "SUNVALLEY RANCH" A SUBDIVISION, RECORDED IN BOOK 272 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEYOR'S NOTES

- FOUND MONUMENTS ARE AS DESCRIBED HEREON.
- ALL MONUMENTS SET BY THIS SURVEYOR ARE IDENTIFIED AS BEING A 1/2 INCH X 18 INCH REBAR WITH BRASS TAG STAMPED RLS 22265 ATTACHED THERETO, UNLESS OTHERWISE NOTED HEREON.
- (M) = AS MEASURED BY THIS SURVEYOR.
- (R) = MEASUREMENTS PER DOCUMENTS RECORDED IN THE MARICOPA COUNTY, ARIZONA RECORDER'S OFFICE (M.C.R.)
- ALL MEASUREMENTS ARE RECORD AND MEASURED UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATION

"I, RUSSELL A. JOHNSON, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF 3 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING OCTOBER, 2000; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS, CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED

Russell A. Johnson
22265
RUSSELL A. JOHNSON
REGISTERED SURVEYOR
ARIZONA, U.S.A.

HESS - ROUNTREE, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
9831 SOUTH 61ST STREET, SUITE C110
PHOENIX, ARIZONA 85044 (480)496-0244

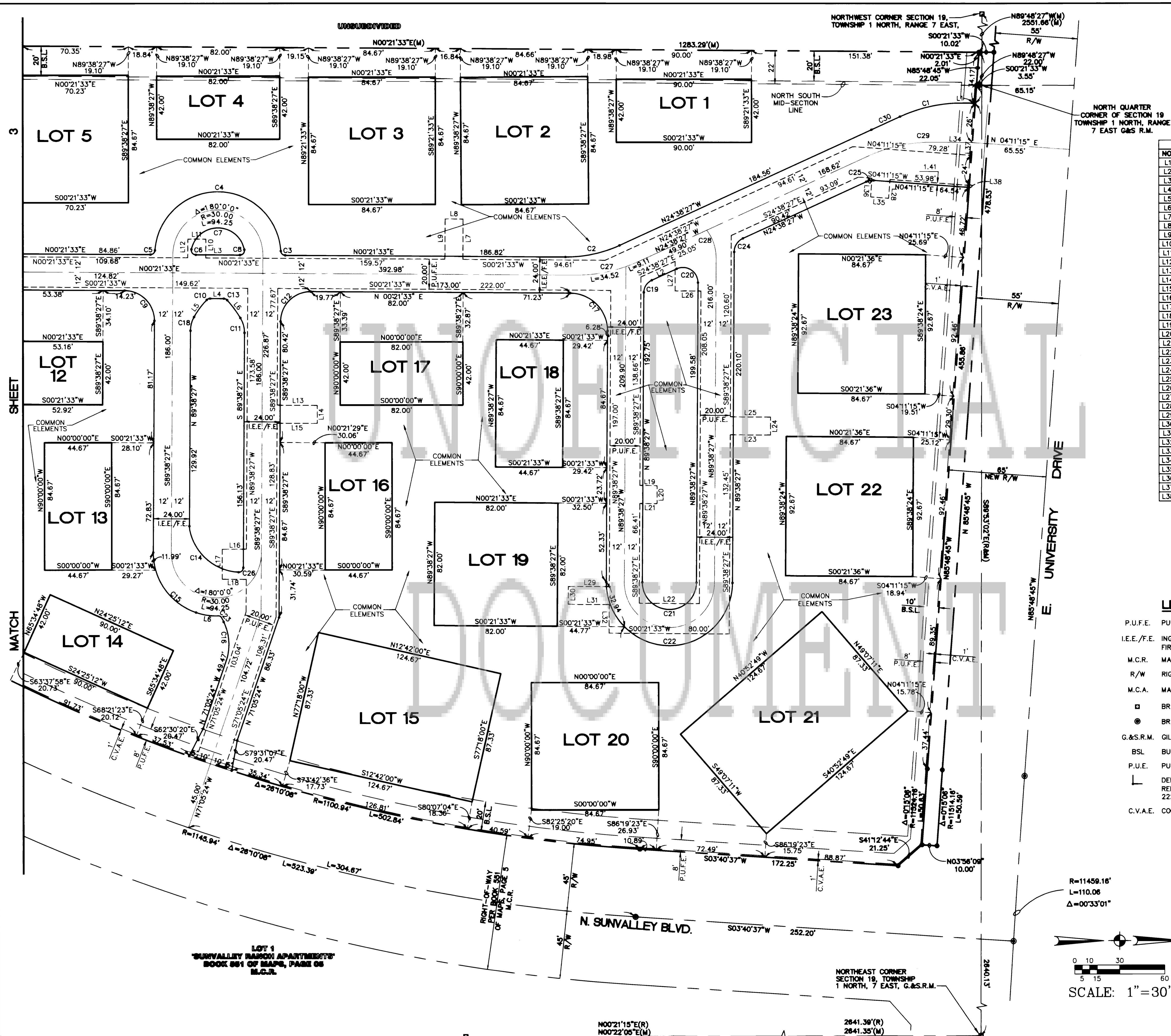
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589-44

3

SHEET

MATCH



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N04°11'15"E	3.05
L2	N24°38'27"W	18.29
L3	N00°21'33"E	29.39
L4	N00°21'33"E	9.21
L5	N53°21'33"W	14.17
L6	N53°25'44"E	14.84
L7	S89°38'27"E	26.80
L8	N00°21'33"E	12.00
L9	N89°38'27"E	26.80
L10	S89°38'27"E	16.46
L11	N00°21'33"E	12.00
L12	N89°38'27"E	16.46
L13	N00°21'33"E	26.76
L14	S89°38'27"E	12.00
L15	S00°21'33"W	26.76
L16	N00°21'33"E	16.00
L17	N89°38'27"W	20.00
L18	S00°21'33"W	16.00
L19	N00°21'33"E	11.53
L20	S89°38'27"E	12.00
L21	S00°21'33"W	11.53
L22	S00°21'33"W	40.00
L23	S00°21'33"W	26.79
L24	S89°38'27"E	12.00
L25	N00°21'33"E	26.80
L26	S00°21'33"W	17.30
L27	N89°38'27"W	19.61
L28	S89°38'27"E	12.51
L29	N00°21'33"E	27.24
L30	N89°38'27"W	12.00
L31	S00°21'33"W	27.24
L32	N89°38'27"W	19.00
L33	S53°21'22"E	14.17
L34	S00°21'33"E	26.21
L35	S04°11'15"W	12.00
L36	N85°48'45"W	12.51
L37	N85°48'45"W	8.59
L38	N85°48'45"W	1.41

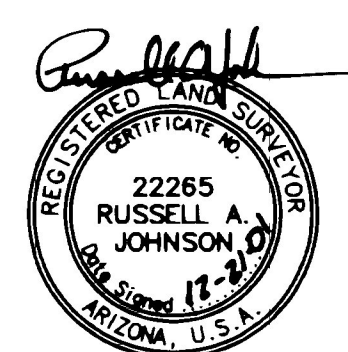
CURVE TABLE				
NO.	DELTA	RADIUS	TANGENT	LENGTH
C1	34°21'57"	100.00	30.92	50.98
C2	25°0'0"	85.00	18.84	37.09
C3	86°10'39"	3.00	2.81	4.51
C4	172°21'18"	42.00	628.60	126.34
C5	86°10'39"	3.00	2.81	4.51
C6	101°32'13"	3.00	3.67	5.32
C7	156°55'34"	18.00	88.18	49.30
C8	101°32'13"	3.00	3.67	5.32
C9	90°0'0"	20.00	20.00	31.42
C10	46°12'15"	3.00	1.28	2.42
C11	31°18'35"	19.00	5.33	10.38
C12	90°0'0"	20.00	20.00	31.42
C13	47°26'58"	3.00	1.32	2.48
C14	73°21'49"	35.25	26.25	45.13
C15	92°22'48"	42.00	43.78	67.72
C16	53°25'56"	35.00	17.62	32.64
C17	90°0'0"	25.00	25.00	39.27
C18	28°46'26"	19.00	19.00	9.54
C19	65°0'0"	9.00	5.73	10.21
C20	115°0'0"	10.00	15.70	20.07
C21	180°0'0"	18.00	N/A	56.55
C22	180°0'0"	42.00	N/A	131.95
C23	60°55'54"	2.00	1.18	2.13
C24	65°0'0"	10.00	6.37	11.35
C25	28°49'42"	7.00	7.20	3.52
C26	92°58'17"	3.00	3.16	4.87
C27	25°0'0"	100.00	22.17	43.63
C28	37°58'31"	30.00	10.32	19.88
C29	25°0'0"	100.00	22.17	43.65
C30	5°32'5"	100.00	4.84	9.66

LEGEND

- P.U.F.E. PUBLIC UTILITY AND FACILITY EASEMENT
- I.E.E./F.E. INGRESS AND EGRESS EASEMENT/ FIRELANE EASEMENT
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT-OF-WAY
- M.C.A. MARICOPA COUNTY ASSESSORS
- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH WITH PAVEMENT
- G.&S.R.M. GILA AND SALT RIVER MERIDIAN
- BSL BUILDING SETBACK LINES
- P.U.E. PUBLIC UTILITY EASEMENT
- REBAR WITH BRASS TAG STAMPED RLS 22265
- C.V.A.E. CONTROLLED VEHICULAR ACCESS EASEMENT

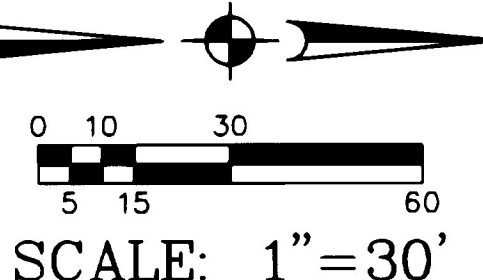
BOOK 589 PAGE 44
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
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SUN VALLEY OFFICE PARK

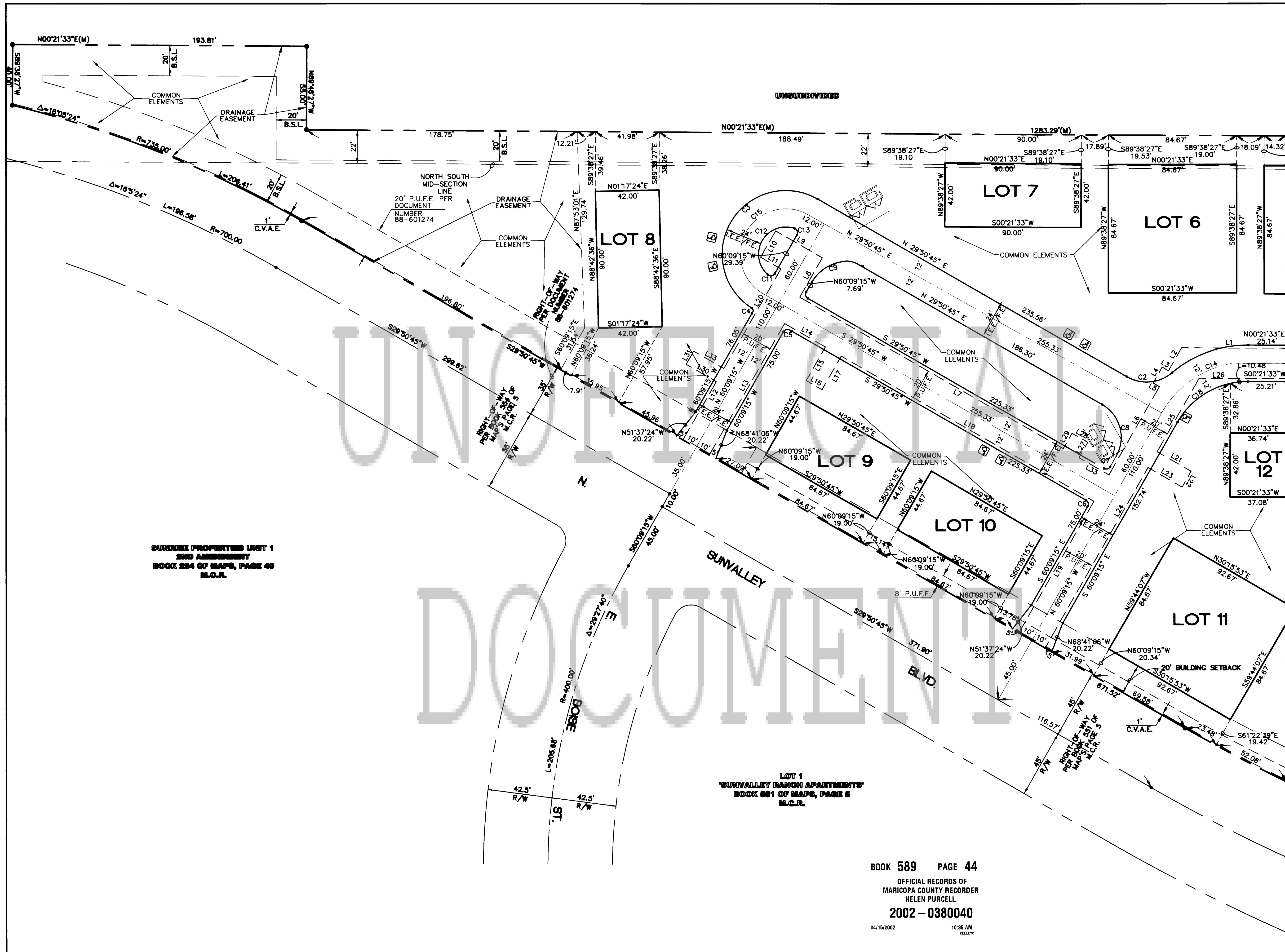


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PHOENIX, ARIZONA 85044 (480)496-0244
H-R #0009-03

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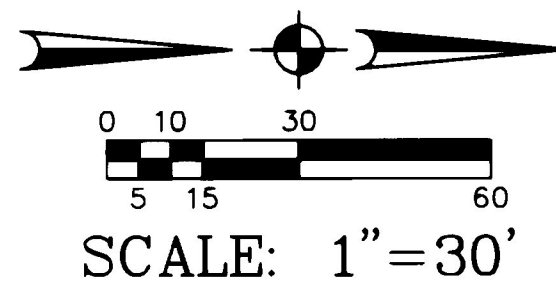
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SUNVALLEY PROPERTY UNIT 1
2000 AMENDMENT
BOOK 224 OF MAPS, PAGE 40
M.C.R.

LOT 1
SUNVALLEY RANCH APARTMENTS
BOOK 661 OF MAPS, PAGE 5
M.C.R.

BOOK 589 PAGE 44
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
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LEGEND

- P.U.F.E. PUBLIC UTILITY AND FACILITY EASEMENT
- I.E./F.E. INGRESS AND EGRESS EASEMENT/
FIRELANE EASEMENT
- M.C.R. MARICOPA COUNTY RECORDS
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- BSL BUILDING SETBACK LINES
- P.U.E. PUBLIC UTILITY EASEMENT
- Denotes SUBDIVISION CORNER SET 1/2"
REBAR WITH BRASS TAG STAMPED RLS
22265
- C.V.A.E. CONTROLLED VEHICULAR ACCESS
EASEMENT

CURVE DATA				
NO.	DELTA	RADIUS	TANGENT	LENGTH
C1	40°29'30"	77.00	28.40	54.42
C2	69°58'43"	26.00	18.20	31.76
C3	177°23'41"	42.00	1847.05	130.04
C4	87°23'41"	2.00	1.91	3.05
C5	90°0'00"	3.00	3.00	4.71
C6	90°0'00"	3.00	3.00	4.71
C7	90°0'00"	3.00	3.00	4.71
C8	90°0'00"	25.00	25.00	39.27
C9	46°34'03"	27.00	11.62	21.94
C10	90°0'00"	3.00	3.00	4.71
C11	101°32'13"	3.00	3.67	5.32
C12	156°55'34"	18.00	88.18	49.30
C13	101°32'13"	3.00	3.67	5.32
C14	60°30'48"	53.00	30.92	55.98
C15	180°0'00"	30.00	N/A	94.25
C16	43°25'27"	14.00	5.58	10.61
C17	60°30'48"	65.00	37.92	68.65

LINE DATA		
NO.	BEARING	LENGTH
L1	N00°21'33"E	68.83
L2	N60°09'15"W	17.42
L3	N29°50'45"E	4.85
L4	N60°09'15"W	12.00
L5	S29°50'45"W	4.85
L6	N60°09'15"W	67.07
L7	N29°50'45"E	200.50
L8	S60°09'15"E	30.00
L9	N29°50'45"E	35.50
L10	N60°09'15"W	20.00
L11	S29°50'45"W	15.50
L12	N60°09'15"W	44.33
L13	S60°09'15"E	100.00
L14	S29°50'45"W	31.00
L15	N60°09'15"W	25.49
L16	S29°50'45"W	12.00
L17	S60°09'15"E	25.49
L18	S29°50'45"W	192.33
L19	N60°09'15"W	100.00
L20	N60°09'15"W	75.67
L21	N29°50'45"E	25.92
L22	S60°09'15"E	12.00
L23	S29°50'45"W	25.92
L24	S60°09'15"E	137.01
L25	S60°09'15"E	55.81
L26	S00°21'33"W	57.29
L27	S60°09'15"E	11.68
L28	N29°50'45"E	12.00
L29	N60°09'15"W	11.68
L30	S29°50'45"W	23.00
L31	N60°09'15"W	10.00
L32	N29°50'45"E	23.00
L33	N29°50'45"E	22.83

SUN VALLEY OFFICE PARK



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