County of Maricopa

KNOW ALL MEN BY THESE PRESENTS:

THAT PPOP, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS DEDICATED UNDER THE NAME OF "PINNACLE PEAK OFFICE PARK". A PORTION OF SECTION 11. TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA AND HEREBY PUBLISHES THIS CONDOMINIUM PLAT OF "PINNACLE PEAK OFFICE PARK" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCEL AND EASEMENTS CONSTITUTING SAME AND THAT EACH PARCEL SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT, AND THAT PPOP, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. SAID EASEMENTS ARE RESERVED FOR THE USES SHOWN HEREON:

- 1. TO THE CITY OF SCOTTSDALE, A 16-FOOT WIDE WATERLINE EASEMENT (W.L.E.) OVER, UNDER AND ACROSS THE PROPERTY DESIGNATED IN THIS PLAT (THE "PROPERTY") AS SHOWN HEREON, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, USING, MAINTAINING, REPAIRING AND REPLACING UNDERGROUND WATERLINES AND RELATED IMPROVEMENTS TO PROVIDE WATER SERVICE TO THE PROPERTY.
- 2. TO THE CITY OF SCOTTSDALE, A 12-FOOT WIDE SANITARY SEWER EASEMENT (S.S.E.) OVER, UNDER AND ACROSS THE PROPERTY AS SHOWN HEREON, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, USING, MAINTAINING, REPAIRING AND REPLACING UNDERGROUND SANITARY SEWER LINES AND RELATED IMPROVEMENTS NECESSARY TO PROVIDE SANITARY SEWER SERVICE TO THE PROPERTY.
- AN EASEMENT OVER AND ACROSS THE PROPERTY, AS "SIGHT DISTANCE EASEMENT" (S.D.E.), AS SHOWN HEREON, FOR THE PURPOSE OF PROHIBITING VISIBILITY OBSTRUCTIONS IN ACCORDANCE WITH APPLICABLE CITY OF SCOTTSDALE ORDINANCES, RULES AND REGULATIONS GOVERNING SUCH EASEMENTS.
- 4 TO THE CITY OF SCOTTSDALE, A PERPETUAL, NON-EXCLUSIVE EMERGENCY AND SERVICE-TYPE VEHICLES EASEMENT (E.S.V.A.E.) UPON, OVER, AND ACROSS TRACT "A" SHOWN HEREON. THE PURPOSE OF THIS EASEMENT IS TO PROVIDE ACCESS AND INCLUDES REFUSE COLLECTION VEHICLES.
- 5. TO THE CITY OF SCOTTSDALE, AN EASEMENT OVER AND ACROSS THE PROPERTY, AS "VEHICULAR NON ACCESS EASEMENT" (V.N.A.E.). AS SHOWN HEREON, FOR THE PURPOSE OF ACCESS RESTRICTION TO AND FROM THE
- 6. TO THE CITY OF SCOTTSDALE, AN EASEMENT OVER, UNDER AND ACROSS THE PROPERTY AS A PUBLIC UTILITY EASEMENT (P.U.E.), AS SHOWN HEREON, FOR THE PURPOSES OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REMOVAL, RELOCATION AND ACCESS AS IS NECESSARY TO PROVIDE PUBLIC UTILITIES. ALL UTILITY COMPANIES SHALL COORDINATE WITH AN ASSOCIATION OF OWNERS, OR THEIR REPRESENTATIVE, BEFORE THE INSTALLATION OF ANY ABOVE GROUND FACILITIES.
- 7. TO THE CITY OF SCOTTSDALE, AN EASEMENT OVER, AND ACROSS THE PROPERTY AS NATURAL AREA OPEN SPACE (N.A.O.S.), AS SHOWN HEREON. N.A.O.S. EASEMENTS ARE FOR THE PURPOSE OF PERMANENTLY PRESERVING SUCH LANDS IN ITS NATURAL DESERT STATE. THE N.A.O.S. EASEMENT SHALL NOT BE USED FOR ANY PURPOSE INCONSISTENT WITH THE PRESERVATION OF SAID LAND IN ITS NATURAL STATE AND NO GRADING, GRUBBING, EXCAVATING, OR CONSTRUCTION OF ANY STRUCTURE OR DEVELOPMENT OF ANY KIND SHALL BE PERMITTED ON OR WITHIN SAID EASEMENT EXCEPT AS ALLOWED UNDER CITY OF SCOTTSDALE ORDINANCES.
- 8. TO THE CITY OF SCOTTSDALE, A PERPETUAL, NON-EXCLUSIVE PUBLIC TRAIL EASEMENT (P.T.E.) UPON, OVER AND ACROSS TRACT "B" SHOWN HEREON. THE PURPOSE OF THIS EASEMENT IS FOR ALL FORMS OF NON-MOTORIZED TRANSPORTATION TOGETHER WITH MOTORIZED EMERGENCY, LAW ENFORCEMENT, AND SERVICE VEHICLES. AND FOR THE CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION, AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO.

OWNER WARRANTS AND REPRESENTS TO THE CITY OF SCOTTSDALE, TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES OR OTHER REAL PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO OR JOINED IN THIS PLAT. AS EVIDENCE BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

_Date: <u>MAY 3/</u>, 2005

IN WITNESS WHEREOF:

PPOP, L.L.C., an Arizona Limited Liability company, as owner, has hereunto caused its company name to be affixed to said plat and the same attested by the signature of the undersigned trustess, thereunto duly authorized this ____3/5/ __day of ___MtY_____, 2005.

PPOP, L.L.C. an Arizona limited liability company

Vista Bonita Office Park,L.L.C., Manager Edward J. Pospisil, Manager

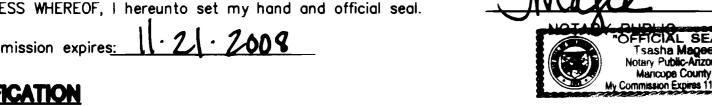
ACKNOWLEDGMENT

STATE OF ARIZONA County of Maricopa

On this 315t day of Man 2005, before me appeared Warz _, of PROP, L.L.C., an Arizona limited liability company, and further acknowledged that he being duly authorized so to do, executed the foregoing instrument for the purposes herein contained on behalf of the company.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires:



RATIFICATION

BANK OF OKLAHOMA N.A., as beneficiary under that certain Deed of Trust, recorded November 19, 2004, in under file No. 20041361935, official records of Maricopa County, Arizona and acting pursuant to the terms thereof and the authority therein granted by the trustors and beneficiaries hereby ratifies, approves, and acquiesces in this dedication as stated in this plat.

ACKNOWLEDGMENT

My commission expires:

STATE OF ARIZONA County of Maricopa
On this 315 day of

who acknowledged himself to be the Serior VILE PRESIDENT of BANK OF OKLAHOMA N.A., as lien holder, and further acknowledged that he, being duly authorized so to do, executed the foregoing instrument for the purposes herein contained on behalf of the company.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

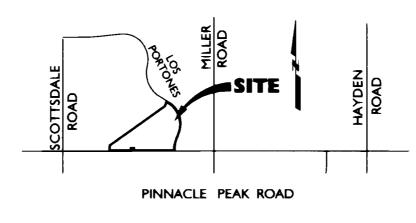


SHEET 5

SHEET 7

CONDOMINIUM PLAT PINNACLE PEAK OFFICE PARK

A CONDOMINIUM DEVELOPMENT OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 11. TOWNSHIP, 4 NORTH., RANGE 4 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN., MARICOPA COUNTY, ARIZONA



OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER

> **HELEN PURCELL** 2005 - 0768937 12:41 PM

VICINITY MAP

NOTE8

- THIS CONDOMINIUM IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER
- 2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- 3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN THE PUBLIC UTILITY EASEMENTS, EXCEPT WOOD, WIRE OR REMOVABLE SECTION-TYPE FENCING, AND MUST BE IN CONFORMANCE WITH THE CITY CODES, APPLICABLE C.C. & R.'S AND DESIGN GUIDELINES. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SCOTTSDALE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTINGS THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF CITY UTILITIES
- 4. THIS PROPERTY CONSISTS PRIVATELY OWNED UNITS AND COMMON AREAS.
- 5. THE VERTICAL BOUNDARIES OF EACH UNIT ARE THE EXTERIOR SURFACES OF THE PERIMETER BUILDING WALLS (AND THE EXTERIOR SURFACE OF ANY WINDOWS OR DOORS IN THE PERIMETER BUILDING WALLS) OF THE BUILDING IN WHICH THE UNIT IS LOCATED AND A VERTICAL PLANE RUNNING THROUGH THE CENTER OF ANY PARTY WALL SEPARATING THE UNIT FROM ANOTHER UNIT OR UTILITY ROOM.
- 6. THE UPPER HORIZONTAL BOUNDARY OF A TOP FLOOR UNIT IS THE BOTTOM SURFACE OF THE ROOF TRUSSES OF THE BUILDING IN WHICH THE UNIT IS LOCATED. AND THE UPPER HORIZONTAL BOUNDARY OF A LOWER FLOOR UNIT OS THE BOTTOM SURFACE OF THE UPPER FLOOR SUPPORT BEAMS.
- 7. THE LOWER HORIZONTAL BOUNDARY OF A UNIT IS THE TOP SURFACE OF THE FLOOR (OR SLAB) OF THE UNIT.
- 8. THE COMMON ELEMENTS CONSIST OF ALL PORTIONS OF THE CONDOMINIUM OTHER THAN THE UNITS
- THE EXTERIOR OF THE PERIMETER WALLS AND DRAINAGE WALLS SHALL BE MAINTAINED BY THE ASSOCIATION. ALL WALLS SHALL BE CONSISTENT WITH THE APPROVED MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN.
- 10. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
- ALL EASEMENT AND COMMON ELEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) AND TRACTS. SHALL BE MAINTAINED EITHER BY THE CONDOMINIUM ASSOCIATION OR BY THE ADMINISTRATIVE AGENT UNDER THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS (C.C. & R.'S) RECORDED SUBSEQUENT TO THE RECORDATION
- 12. THE SANITARY SEWER SYSTEM FOR THIS PROJECT IS PRIVATE. MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER OR AN ASSOCIATION OF OWNERS.

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COVER SHEET

SITE GEOMETRY

BUILDING 'A'

BUILDING 'B'

BUILDING 'C'

BUILDING 'D'

BUILDING 'E'

BUILDING 'F'

PARKING ASSIGNMENT KEY MAP

ELEVATIONS BLDGS 'A' & 'B'

SHEET 9

SHEET 8

EAST PINNACLE PEAK ROAD

- 13. IMPROVEMENT, MAINTENANCE AND USE OF THE PARKING AREAS, DRIVEWAYS AND PEDESTRIAN WALKWAYS WITHIN THE PROJECT SHALL ALSO BE GOVERNED BY A RESTRICTION AGREEMENT AND GRANT OF EASEMENTS ('RAGE"), WHICH WILL BE RECORDED BY OWNER SUBSEQUENT TO THE RECORDATION OF THIS PLAT. THE RAGE WILL ALSO GOVERN THE USE AND MAINTENANCE OF IMPROVEMENTS CONSTRUCTED ON THE CONTIGUOUS PARCEL OF REAL PROPERTY LOCATED SOUTHEAST OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS PLAT.
- 14. AREA WITHIN THE SIGHT DISTANCE EASEMENT (S.D.E.) SHALL BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT OF GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS A RE MEASURED FROM THE NEAREST STREET LINE ELEVATION.
- 15. LAND DESIGNATED AS NATURAL AREA OPEN SPACE (NAOS) SHALL BE PERMANENTLY MAINTAINED AS NATURAL DESERT SPACE PURSUANT TO THE CITY OF SCOTTSDALE'S ENVIRONMENTALLY SENSITIVE LAND ORDINANCE. THE NAOS SHALL BE PERMANENTLY MAINTAINED AS NAOS THROUGH EASEMENT(S) DEDICATED TO THE CITY OF SCOTTSDALE. THE PROPERTY OWNER'S ASSOCIATION SHALL MAINTAIN NAOS WITHIN TRACTS.
- 16. LIMITED COMMON ELEMENT (L.C.E.) MEANS A PORTION OF THE COMMON ELEMENTS SPECIFICALLY ALLOCATED FOR THE EXCLUSIVE USE OF ONE OR MORE BUT FEWER THAN ALL OF THE UNITS.
- 17. ZONIING: C-O ESL (COMMERCIAL OFFICE ENVIRONMENTALLY SENSITIVE LANDS)
- 18 AREA SUMMARY:

TRACT "A"	321,638.818	SQ. FT.	or 7.	384 AC.±
TRACT "B"	136,464.640	SQ. FT.	or 3.	133 AC.±
NOT A PART	41,419.997	SQ. FT.	or 0.	951 AC.±
TOTAL PLAT AREA:	499,523.454	SQ. FT.	or 11	.467 AC.±

- 19. NAOS AREA DEDICATED HEREON: 145,735.548 SQ. FT., OR 3.345 AC.±
- 20. THE LAND DIVISION RESULTING IN PINNACLE PEAK OFFICE PARK CONDOMINIUM, COMPLIES WITH THE DEVELOPMENT STANDARDS OF CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) APPROVAL AND ZONING APPROVAL AND ALL RELATED STIPULATIONS TO CASE 15-DR-2004. AND CASE 14-ZN-1985. ANY MATERIAL CHANGE (i.e. ALTERATION TO EXISTING STRUCTURES, PARKING, OPEN SPACE, LOT LINES, EXTERIOR COLORS, INTERIOR USE OF FLOOR SPACE, OR ANY OTHER DEVELOPMENT STANDARD OR REQUIREMENT PER DRB, (ZONING, ETC.) TO PROPERTY OF THIS LAND DIVISION WILL REQUIRE REVIEW BY CITY STAFF TO ASSURE DRB COMPLIANCE, AND MAY RESULT IN AN ADDITIONAL DRB APPROVAL AS DETERMINED BY CITY STAFF.

PROPERTY DESCRIPTION

That part of the Southwest quarter of Section 11, Township 4 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as

COMMENCING at the Southwest corner of said Southwest quarter;

THENCE along the South line of the said Section 11, South 89 degrees 59 minutes 18 seconds East. 900.00 feet to the TRUE POINT OF BEGINNING:

THENCE North 00 degrees 01 minutes 02 seconds West, 139.87 feet;

THENCE North 54 degrees 47 minutes 28 seconds East, 1087.65 feet; THENCE North 21 degrees 45 minutes 09 seconds East, 122.96 feet;

THENCE South 58 degrees 31 minutes 07 seconds East, 38.46 feet to the beginning of a tangent curve concave Southwesterly, said curve having a radius of 450.00 feet;

THENCE Southeasterly along the arc of said curve, through a central angle of 80 degrees 00 minutes 00 seconds, a distance of 628.32 feet to a point of tangency,

THENCE South 21 degrees 20 minutes 53 seconds West, 100.00 feet to the beginning of a tangent curve concave to the East, said curve having a radius of 450.00 feet; THENCE Southwesterly along the arc of said curve, through a central angle of 21

degrees 28 minutes 11 seconds, a distance of 168.62 feet to a point of tangency: THENCE South 00 degrees 00 minutes 42 seconds West, 55.00 feet to a point on the South line of said Section 11:

THENCE along said South line, North 89 degrees 59 minutes 18 seconds West, 1,082.85 feet to the TRUE POINT OF BEGINNING:

EXCEPT the West 50.00 feet of the East 1401.43 feet of the South 105.00 feet of the Southwest augreer of Section 11. Township 4 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and also

EXCEPT any portion lying within the following described property:

A strip of land 64.00 feet in width, lying 19.00 feet Northerly, Northeasterly and Easterly and 45.00 feet Southerly, Southwesterly and Westerly of the following described line:

COMMENCING at the Northwest corner of said Southwest guarter of Section 11; THENCE South 00 degrees 01 minutes 07 seconds East along the West line of said Southwest quarter of Section 11, said West line also being the centerline of Scottsdale Road, a distance of 660.00 feet to the TRUE POINT OF BEGINNING; THENCE departing said West line, North 89 degrees 58 minutes 53 seconds East, 412.32 feet to the beginning of a curve concave to the North and having a radius of 1000.00

THENCE Easterly along said curve, through a central angle of 05 degrees 45 minutes 00

seconds, an arc distance of 100.36 feet; THENCE North 84 degrees 13 minutes 53 seconds East, 503.63 feet to the beginning of a curve concave to the Southwest and having a radius of 450.00 feet; THENCE Easterly, Southeasterly and Southerly along said curve, through a central angle

of 104 degrees 45 minutes 00 seconds, an arc distance of 822.70 feet; THENCE South 08 degrees 58 minutes 53 seconds West, 100.51 feet to the beginning of

a curve concave to the Northeast and having a radius of 450.00 feet; THENCE Southerly and Southeasterly along said curve, through a central angle of 67 degrees 30 minutes 00 seconds, an arc distance of 530.14 feet;

THENCE South 58 degrees 31 minutes 07 seconds East, 199.99 feet to the beginning of a curve concave to the West and having a radius of 450.00 feet:

THENCE Southeasterly and Southerly along said curve, through central angle of 80 degrees 00 minutes 00 seconds, an arc distance of 628.32 feet:

THENCE South 21 degrees 28 minutes 53 seconds West, 100.00 feet to the beginning of a curve concave to the East and having a radius of 450.00 feet;

THENCE Southerly along said curve, through a central angle of 21 degrees 28 minutes 11 second, an arc distance of 168.62 feet; THENCE South 00 degrees 00 minutes 42 seconds West, 55.00 feet to the point of

terminus on the South line of said Southwest quarter of Section 11, said South line also being the centerline of Pinnacle Peak Road.

The side lines of said 64 foot easement to be extended or shortened to meet at angle points and to begin at the Easterly right—of—way line of Scottsdale Road and to terminate at the Northerly right-of-way line of Pinnacle Peak Road.

EXCEPT the South 55 feet for highway purposes.

BASIS OF BEARINGS

N 89°59'18" W ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 11. TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

LAND SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 2004; AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, AND THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

APPROVALS

I HEREBY CERTIFY THAT THIS REQUESTED LAND DIVISION IS REQUIRED TO CONFORM WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE 15-DR-2004, ZONING CASE 14-ZN-1985 AND ALL CASE RELATED STIPULATIONS. ANY MATERIAL CHANGE (I.E. ALTERATION TO STRUCTURES, PARKING, OPEN SPACE, LOT LINES, EXTERIOR COLORS, INTERIOR USE OF FLOOR SPACE, OR ANY OTHER REQUIREMENT PER DRB, AND THE DEVELOPMENT STANDARDS OF THE ABOVE REFERENCED UNDERLYING ZONING DISTRICT AND ANY ASSOCIATED ZONING ACTION ETC.) TO THE PROPERTY OF THIS LAND DIVISION WILL REQUIRE REVIEW BY CITY STAFF TO ASSURE DRB AND ZONING COMPLIANCE, AND MAY RESULT IN ADDITIONAL CITY APPROVALS AS DETERMINED BY CITY STAFF

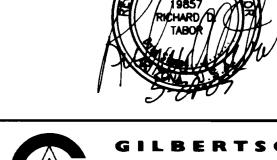
DATE

PROJECT COORDINATOR

I HEREBY CERTIFY THAT ALL ENGINEERING CONDITIONS AND

REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH

6-2-05



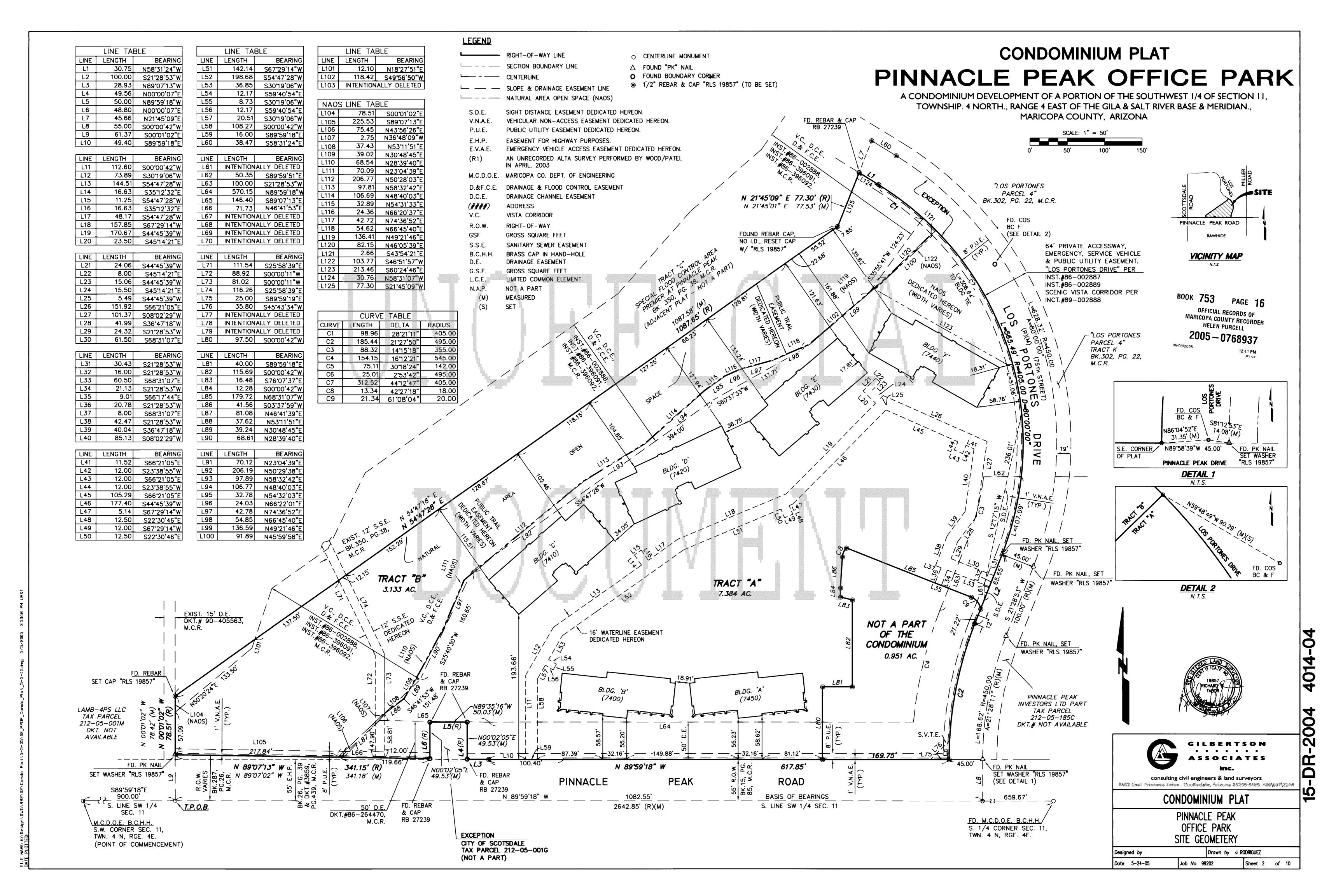


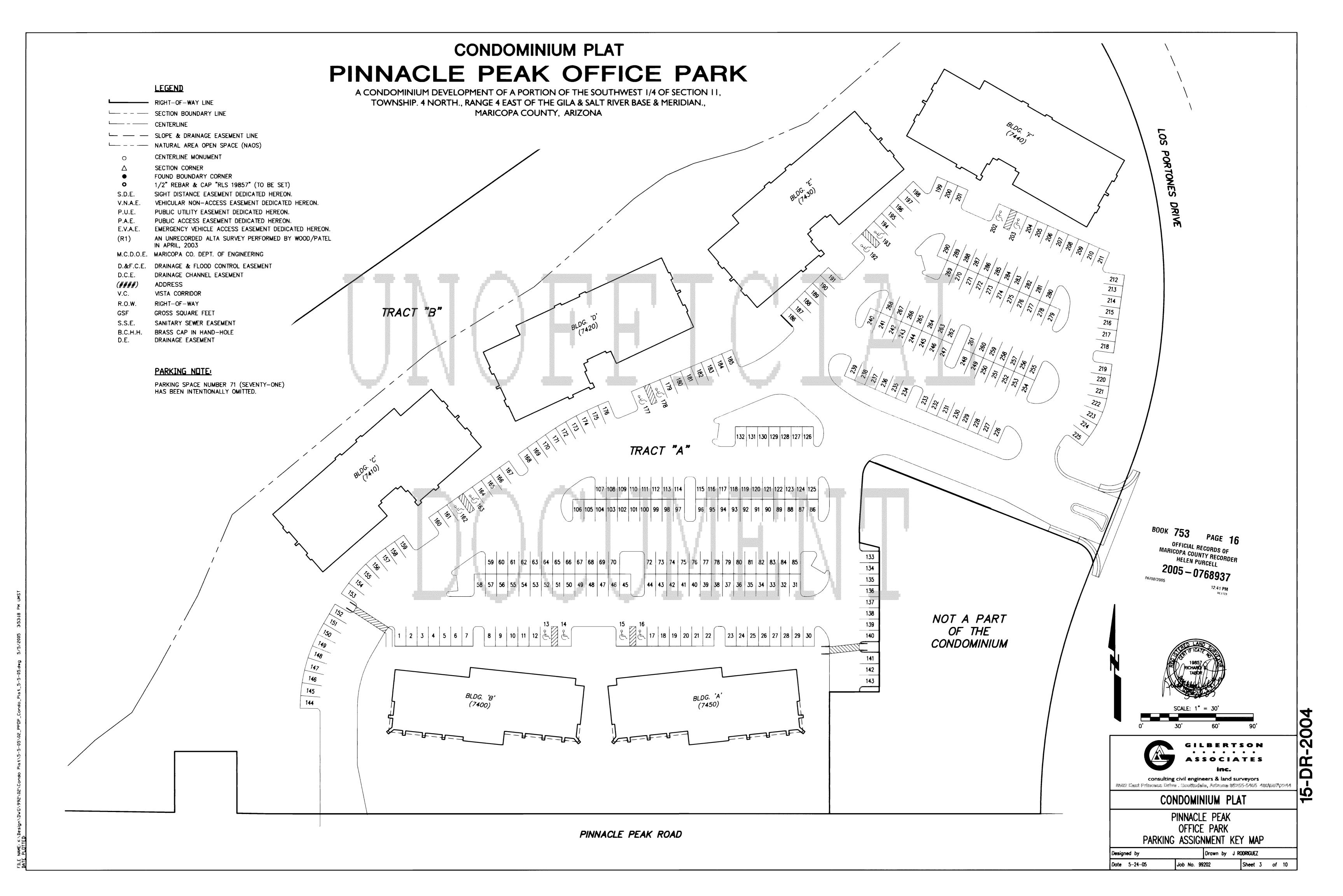
consulting civil engineers & land surveyors 8502 East Princess Drive . Scottsdale, Arizona 85255-5465 480\60/\2244

CONDOMINIUM PLAT

PINNACLE PEAK OFFICE PARK **COVER SHEET**

Drawn by J RODRIGUEZ Designed by Job No. 99202 Date 5-24-05 Sheet 1 of 10

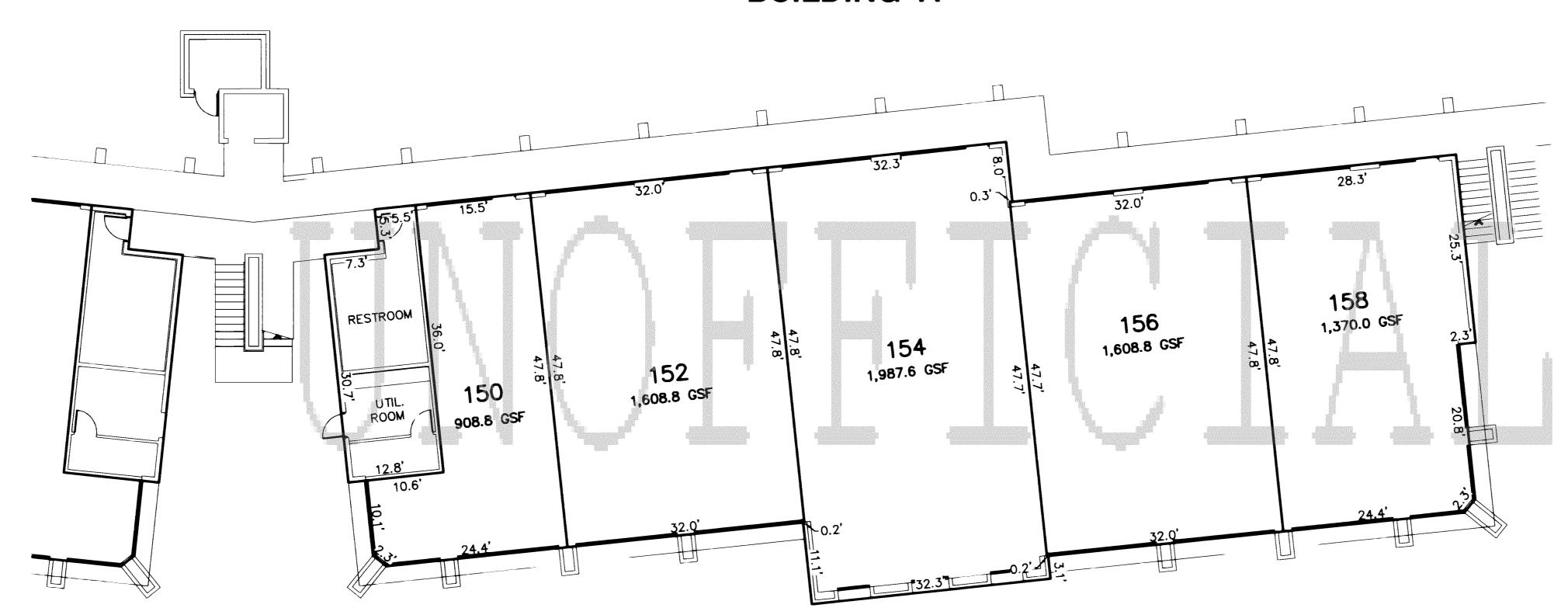




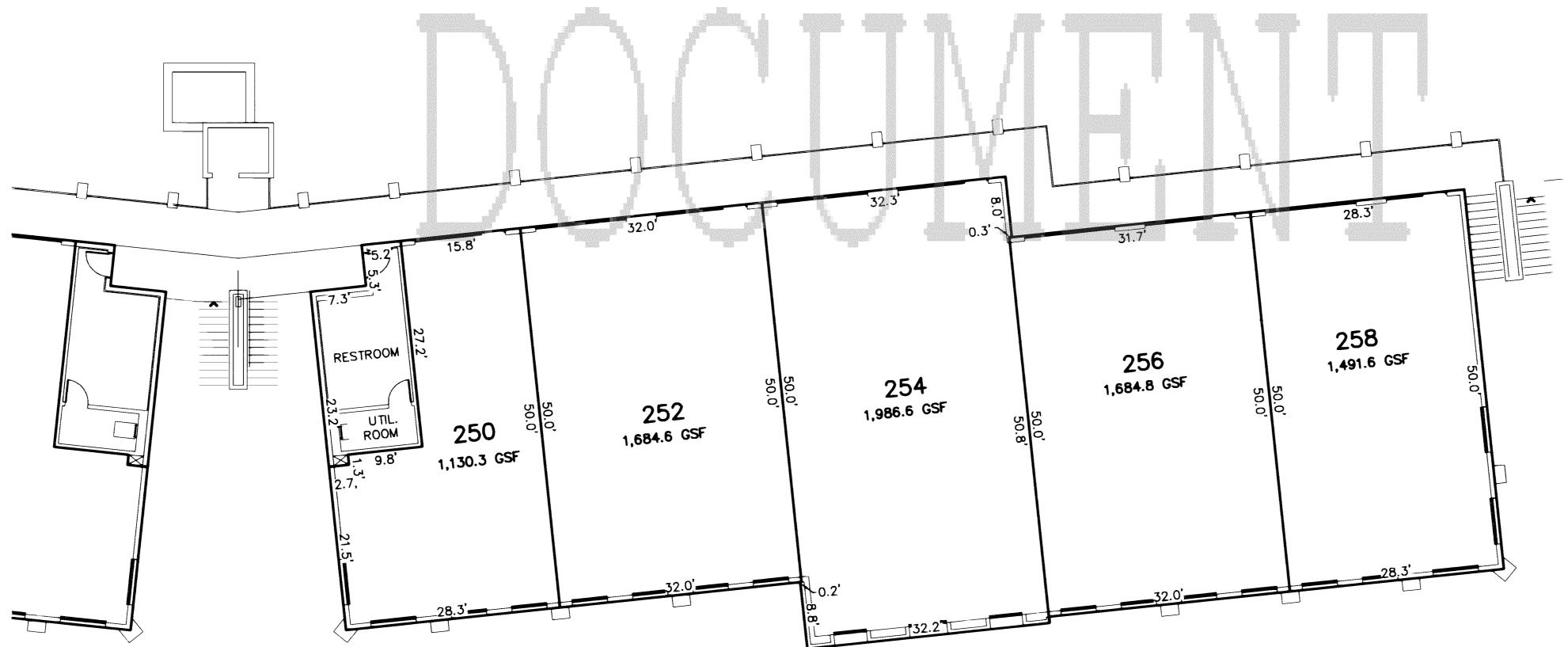
CONDOMINIUM PLAT PINNACLE PEAK OFFICE PARK

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP. 4 NORTH., RANGE 4 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN., MARICOPA COUNTY, ARIZONA CITY OF SCOTTSDALE, ARIZONA

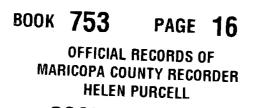
#7450 EAST PINNACLE PEAK ROAD BUILDING 'A'



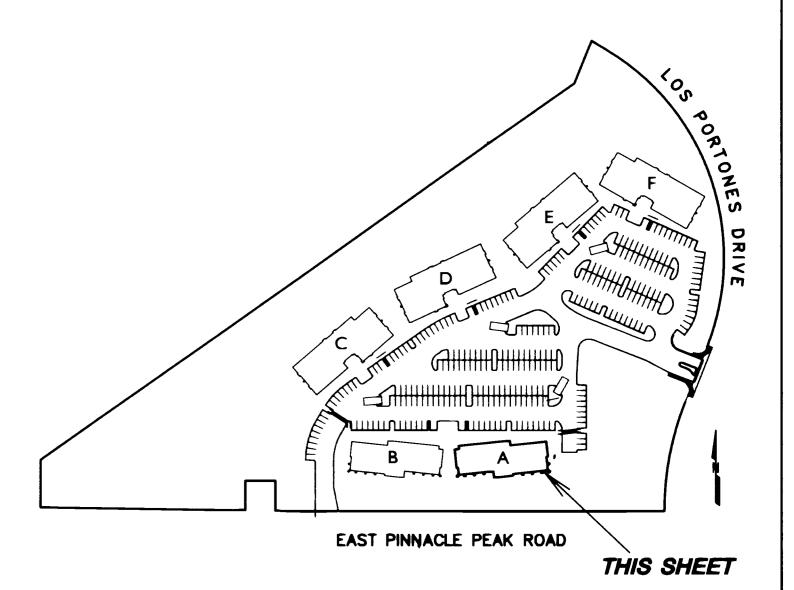
IST FLOOR - BUILDING 'A'



2ND FLOOR - BUILDING 'A'



2005 - 0768937



KEY MAP N.T.S.

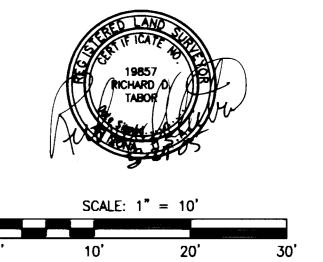
LEGEND

- RIGHT-OF-WAY LINE SECTION BOUNDARY LINE SLOPE & DRAINAGE EASEMENT LINE - NATURAL AREA OPEN SPACE (NAOS) CENTERLINE MONUMENT FOUND "PK" NAIL FOUND BOUNDARY CORNER 1/2" REBAR & CAP "RLS 19857" (TO BE SET) VEHICULAR NON-ACCESS EASEMENT DEDICATED HEREON. PUBLIC UTILITY EASEMENT DEDICATED HEREON. EMERGENCY VEHICLE ACCESS EASEMENT DEDICATED HEREON. E.V.A.E. AN UNRECORDED ALTA SURVEY PERFORMED BY WOOD/PATEL IN APRIL, 2003 M.C.D.O.E. MARICOPA CO. DEPT. OF ENGINEERING DRAINAGE & FLOOD CONTROL EASEMENT DRAINAGE CHANNEL EASEMENT

VISTA CORRIDOR RIGHT-OF-WAY GROSS SQUARE FEET SANITARY SEWER EASEMENT BRASS CAP IN HAND-HOLE DRAINAGE EASEMENT G.S.F. GROSS SQUARE FEET LIMITED COMMON ELEMENT LOWEST FLOOR ELEVATION

ADDRESS

(####)





-DR-2004

consulting civil engineers & land surveyors 8502 East Princess Drive . Scottsdale, Arizona 85255-5465 480\607\2244 CONDOMIMIUM PLAT

> PINNACLE PEAK OFFICE PARK #7450 EAST PINNACLE PEAK ROAD BUILDING 'A'

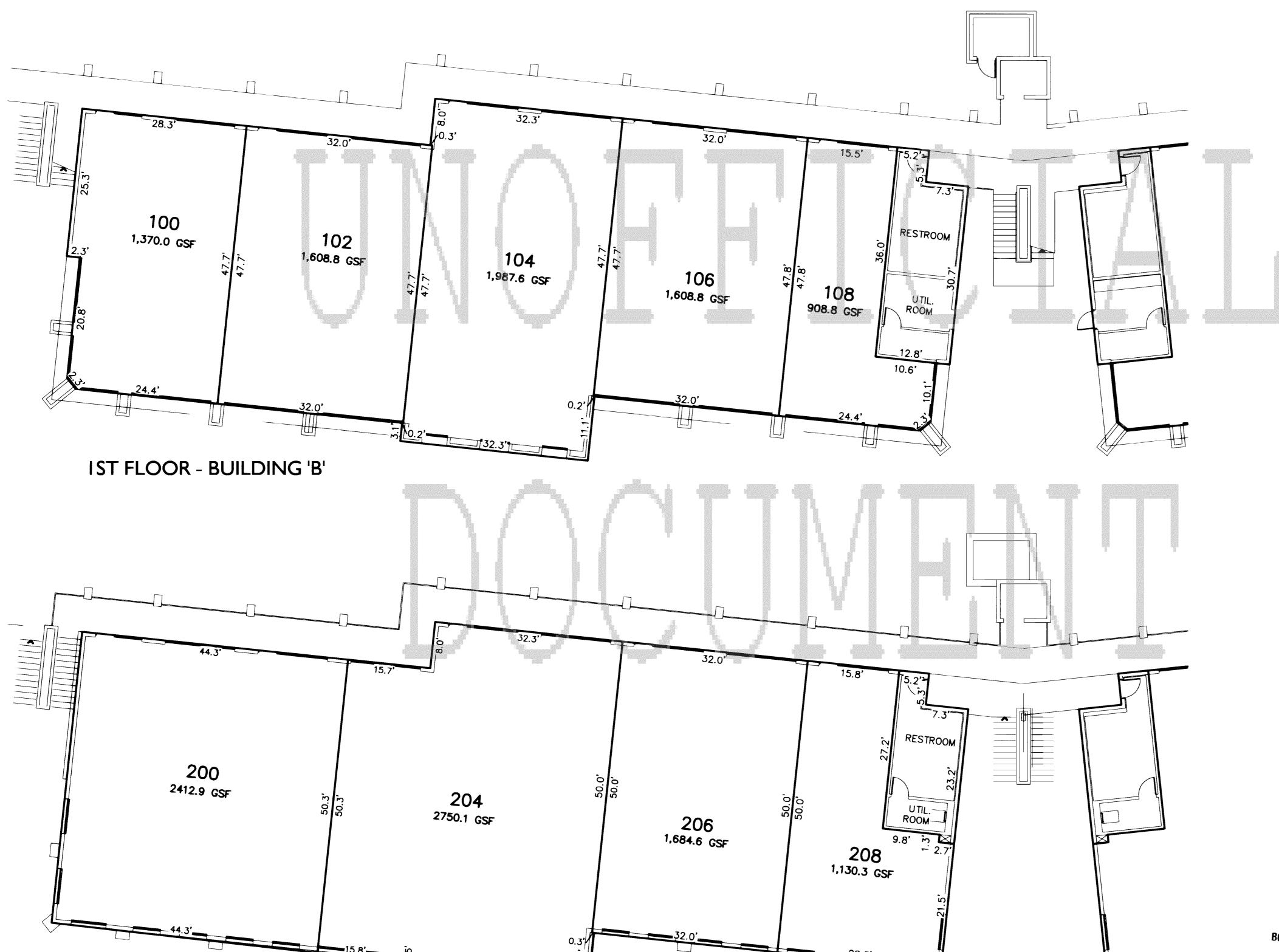
Drawn by J RODRIGUEZ Designed by Job No. 99202 Sheet 4 of 10

CONDOMINIUM PLAT

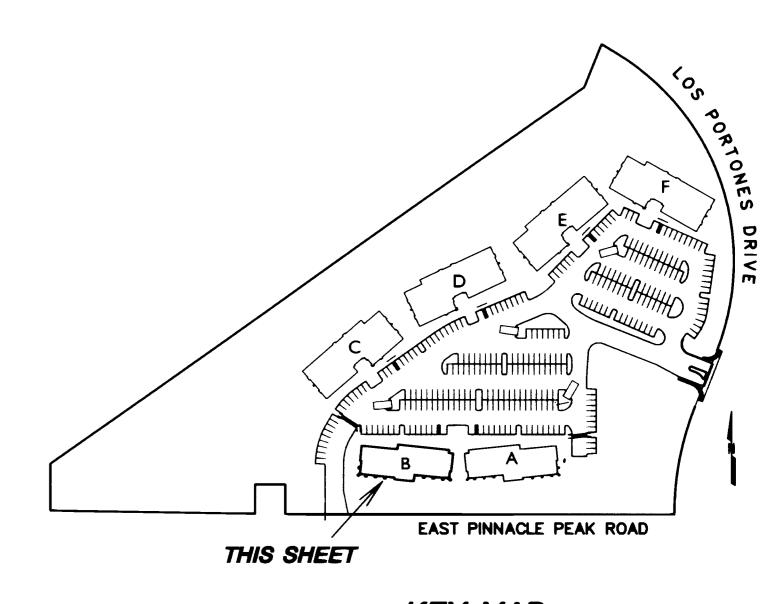
PINNACLE PEAK OFFICE PARK

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP. 4 NORTH., RANGE 4 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN., MARICOPA COUNTY, ARIZONA CITY OF SCOTTSDALE, ARIZONA

#7400 EAST PINNACLE PEAK ROAD BUILDING 'B'



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2005 - 0768937



KEY MAP N.T.S.

LEGEND

RIGHT-OF-WAY LINE

SECTION BOUNDARY LINE

CENTERLINE

SLOPE & DRAINAGE EASEMENT LINE

NATURAL AREA OPEN SPACE (NAOS)

CENTERLINE MONUMENT

DESCRIPTION OF THE SECTION OF TH

M.C.D.O.E. MARICOPA CO. DEPT. OF ENGINEERING

D.&F.C.E. DRAINAGE & FLOOD CONTROL EASEMENT

D.C.E. DRAINAGE CHANNEL EASEMENT

(####) ADDRESS

AN UNRECORDED ALTA SURVEY PERFORMED BY WOOD/PATEL

V.C. VISTA CORRIDOR

R.O.W. RIGHT-OF-WAY

GSF GROSS SQUARE FEET

S.S.E. SANITARY SEWER EASEMENT

B.C.H.H. BRASS CAP IN HAND-HOLE

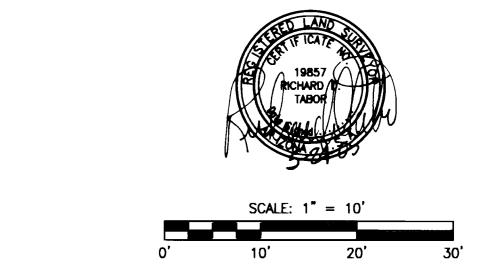
D.E. DRAINAGE EASEMENT

G.S.F. GROSS SQUARE FEET

L.C.E. LIMITED COMMON ELEMENT

LOWEST FLOOR ELEVATION

IN APRIL, 2003





4104-04

2004

consulting civil engineers & land surveyors 8502 East Princess Drive . Scottsdale, Artzona 85255-5465 480\607\2244

CONDOMIMIUM PLAT

PINNACLE PEAK OFFICE PARK #7400 EAST PINNACLE PEAK ROAD BUILDING 'B'

Designed by Drawn by J RODRIGUEZ

Date 5-24-05 Job No. 99202 Sheet 5 of 10

NAME:KNDesign/DVG/992/02/Condo Plat/99202_Condo_Plat_s4-s10.dwg 6/7/2005 12:45: PLOTTED:

2ND FLOOR - BUILDING 'B'

CONDOMINIUM PLAT PINNACLE PEAK OFFICE PARK A PORTION OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP. 4 NORTH., RANGE 4 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN., MARICOPA COUNTY, ARIZONA CITY OF SCOTTSDALE, ARIZONA BUILDINGS 'A' & 'B' - BLDG. HEIGHTS, VIEWS AND SECTION EAST PINNACLE PEAK ROAD KEY MAP BLDG. 'A' - FRONT VIEW NOT TO SCALE BLDG. 'A' LF = 1,870'BLDG. 'B' LF = 1,869' SECTION @ BLDG. 'A' & 'B' NOT TO SCALE BLDG. 'B' - FRONT VIEW NOT TO SCALE LEGEND RIGHT-OF-WAY LINE SECTION BOUNDARY LINE CENTERLINE - SLOPE & DRAINAGE EASEMENT LINE NATURAL AREA OPEN SPACE (NAOS) CENTERLINE MONUMENT FOUND "PK" NAIL FOUND BOUNDARY CORNER 1/2" REBAR & CAP "RLS 19857" (TO BE SET) 4104-04 SIGHT DISTANCE EASEMENT DEDICATED HEREON. BLDG. 'A' LF = 1.870'VEHICULAR NON-ACCESS EASEMENT DEDICATED HEREON. PUBLIC UTILITY EASEMENT DEDICATED HEREON. BLDG. 'A' - REAR VIEW EMERGENCY VEHICLE ACCESS EASEMENT DEDICATED HEREON. AN UNRECORDED ALTA SURVEY PERFORMED BY WOOD/PATEL NOT TO SCALE IN APRIL, 2003 M.C.D.O.E. MARICOPA CO. DEPT. OF ENGINEERING D.&F.C.E. DRAINAGE & FLOOD CONTROL EASEMENT DRAINAGE CHANNEL EASEMENT **ADDRESS** VISTA CORRIDOR RIGHT-OF-WAY **GROSS SQUARE FEET** ASSOCIATES SANITARY SEWER EASEMENT BRASS CAP IN HAND-HOLE consulting civil engineers & land surveyors 8502 Hast Princess Drive . Scottsdalle, Arizona 85255-5465 480\607\2244 PAGE 16 DRAINAGE EASEMENT OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL GROSS SQUARE FEET CONDOMIMIUM PLAT LIMITED COMMON ELEMENT LOWEST FLOOR ELEVATION PINNACLE PEAK OFFICE PARK 2005 - 0768937 #7440 EAST PINNACLE PEAK ROAD BLDG. 'B' - REAR VIEW

NOT TO SCALE

2004

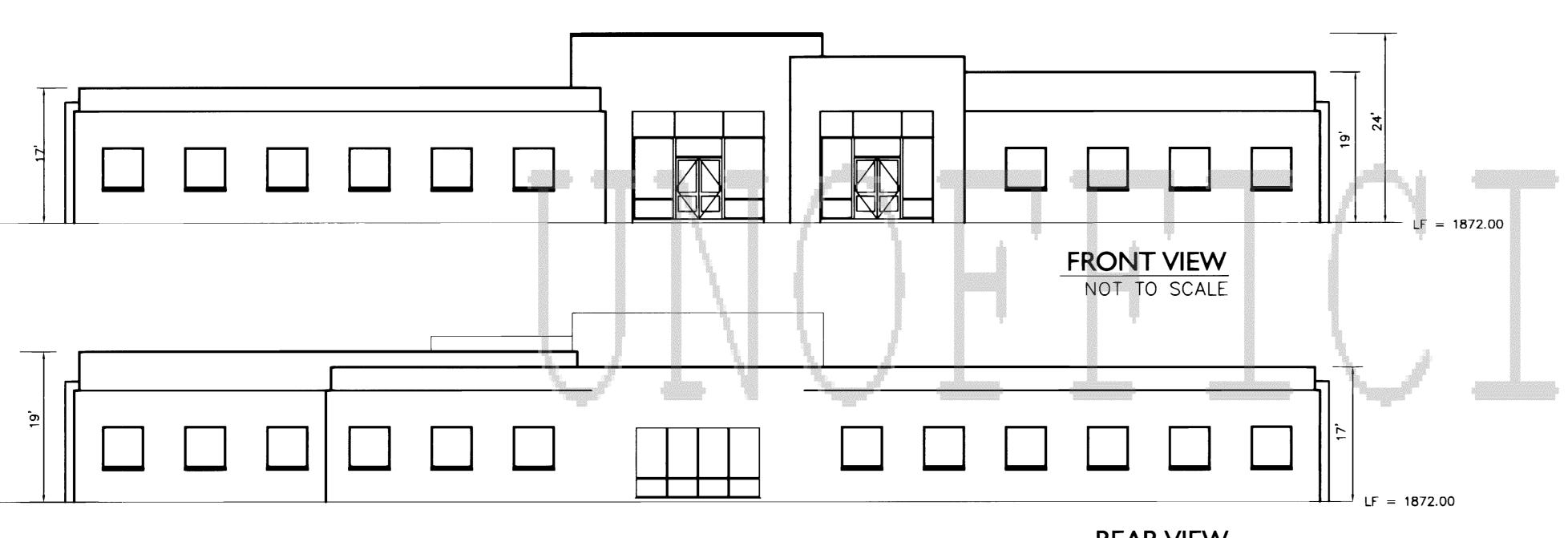
BLDG. A & B, HEIGHTS, VIEWS & SECTION

Drawn by J RODRIGUEZ Date 5-24-05 Sheet 6 of 10 Job No. 99202

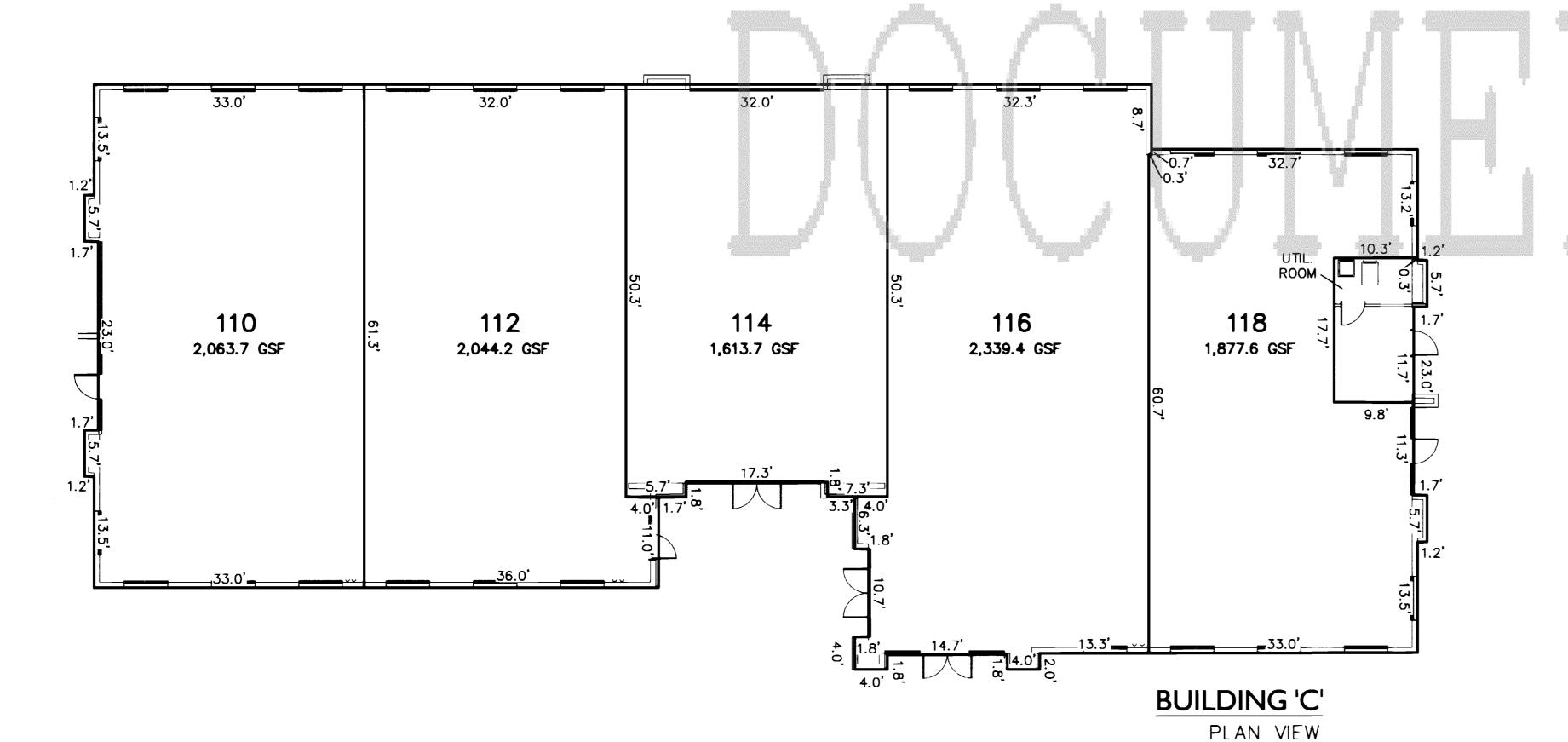
CONDOMINIUM PLAT PINNACLE PEAK OFFICE PARK

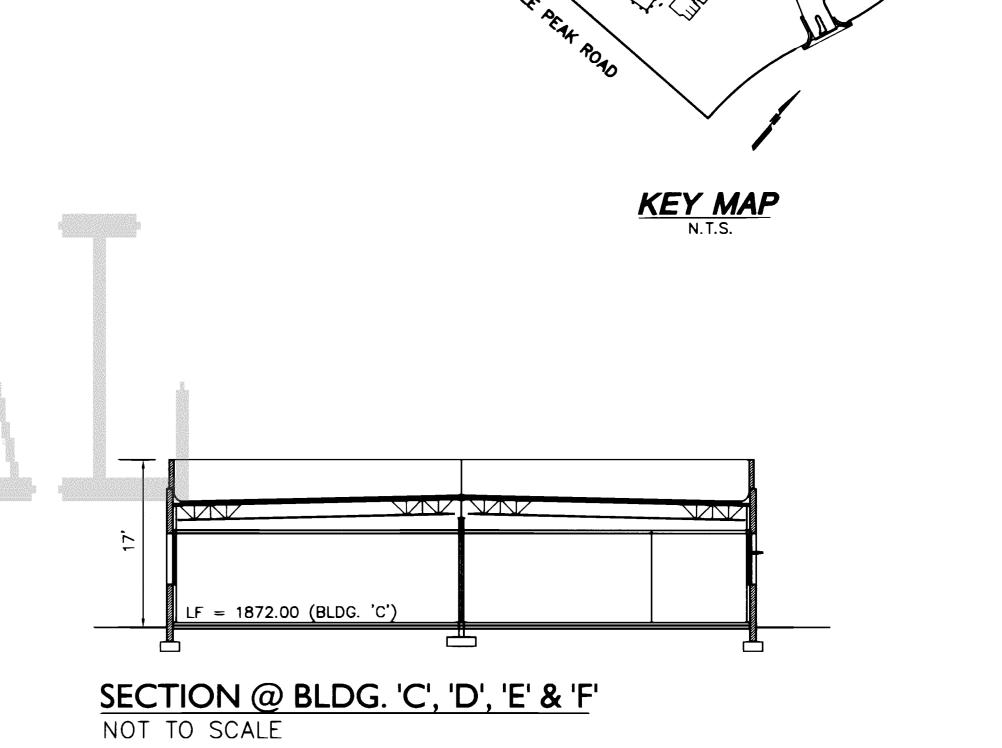
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP. 4 NORTH., RANGE 4 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN., MARICOPA COUNTY, ARIZONA CITY OF SCOTTSDALE, ARIZONA

#7410 EAST PINNACLE PEAK ROAD BUILDING 'C'

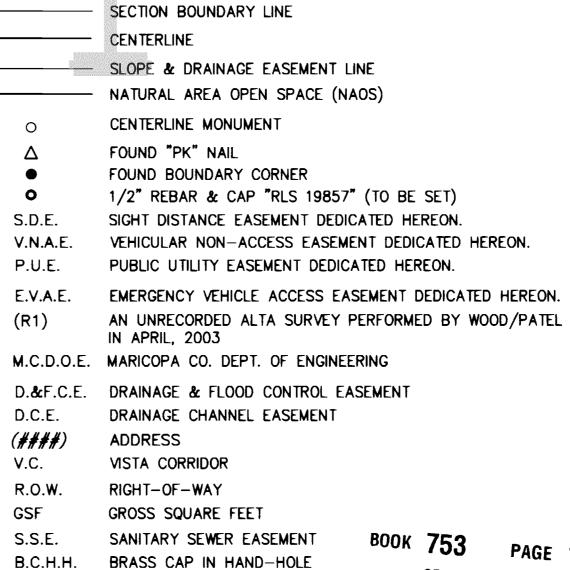


REAR VIEW
NOT TO SCALE





THIS SHEET



<u>L</u>EGEND

D.E.

G.S.F.

RIGHT-OF-WAY LINE

DRAINAGE EASEMENT

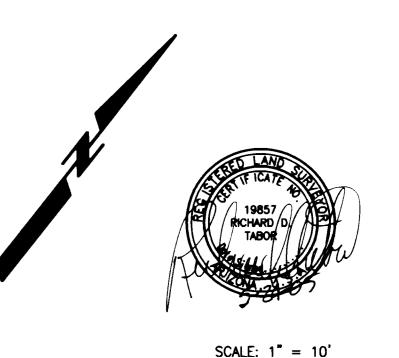
GROSS SQUARE FEET

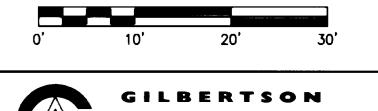
LIMITED COMMON ELEMENT

LOWEST FLOOR ELEVATION

BOOK 753 PAGE 16

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2005 — 0768937





4014-04



8502 East Princess Drive . Scottsdale, Arizona 85255-5465 480\607\2244

PINNACLE PEAK OFFICE PARK #7410 EAST PINNACLE PEAK ROAD BUILDING 'C'

Designed by

Drawn by J RODRIGUEZ

Date 5-24-05

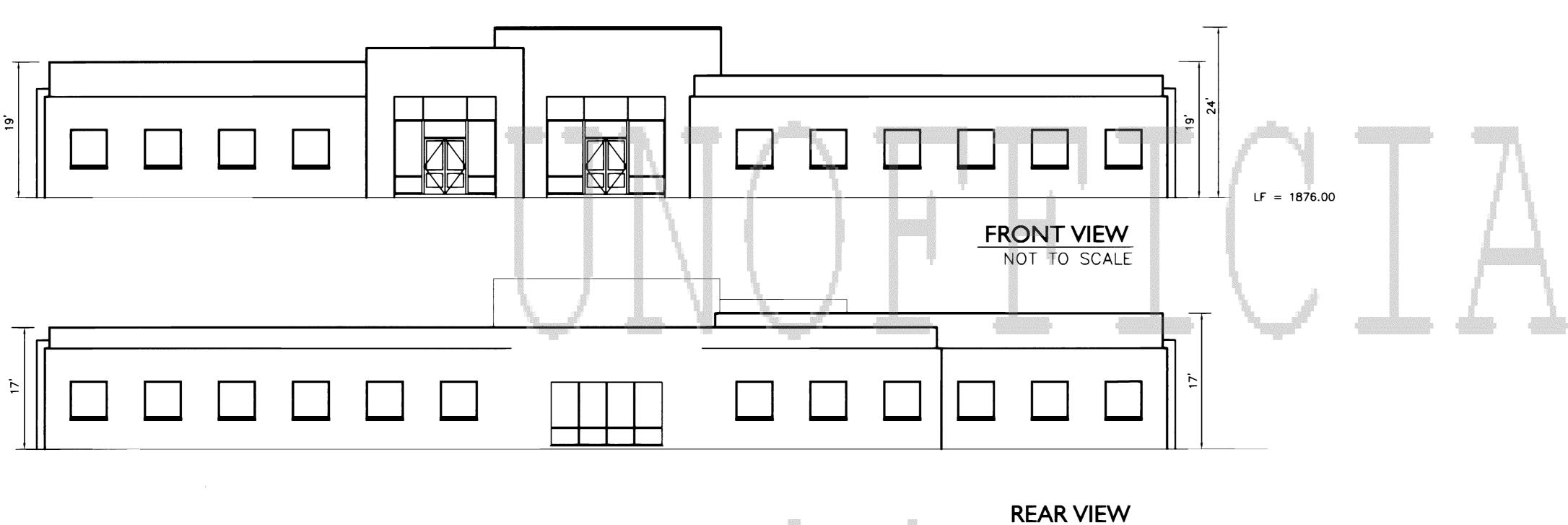
Job No. 99202

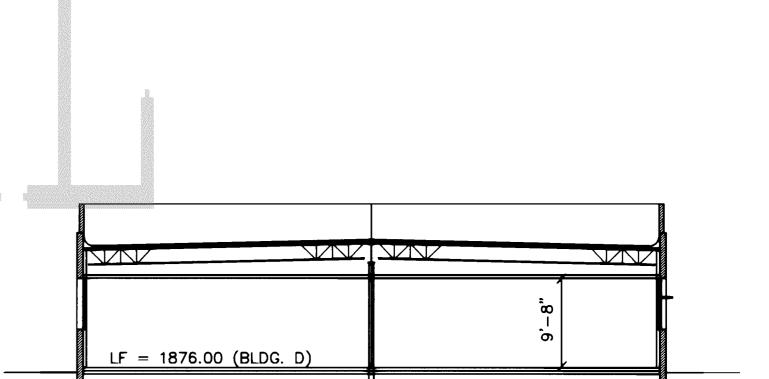
Sheet 7 of 10

CONDOMINIUM PLAT PINNACLE PEAK OFFICE PARK

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP. 4 NORTH., RANGE 4 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN., MARICOPA COUNTY, ARIZONA CITY OF SCOTTSDALE, ARIZONA

#7420 EAST PINNACLE PEAK ROAD BUILDING 'D'

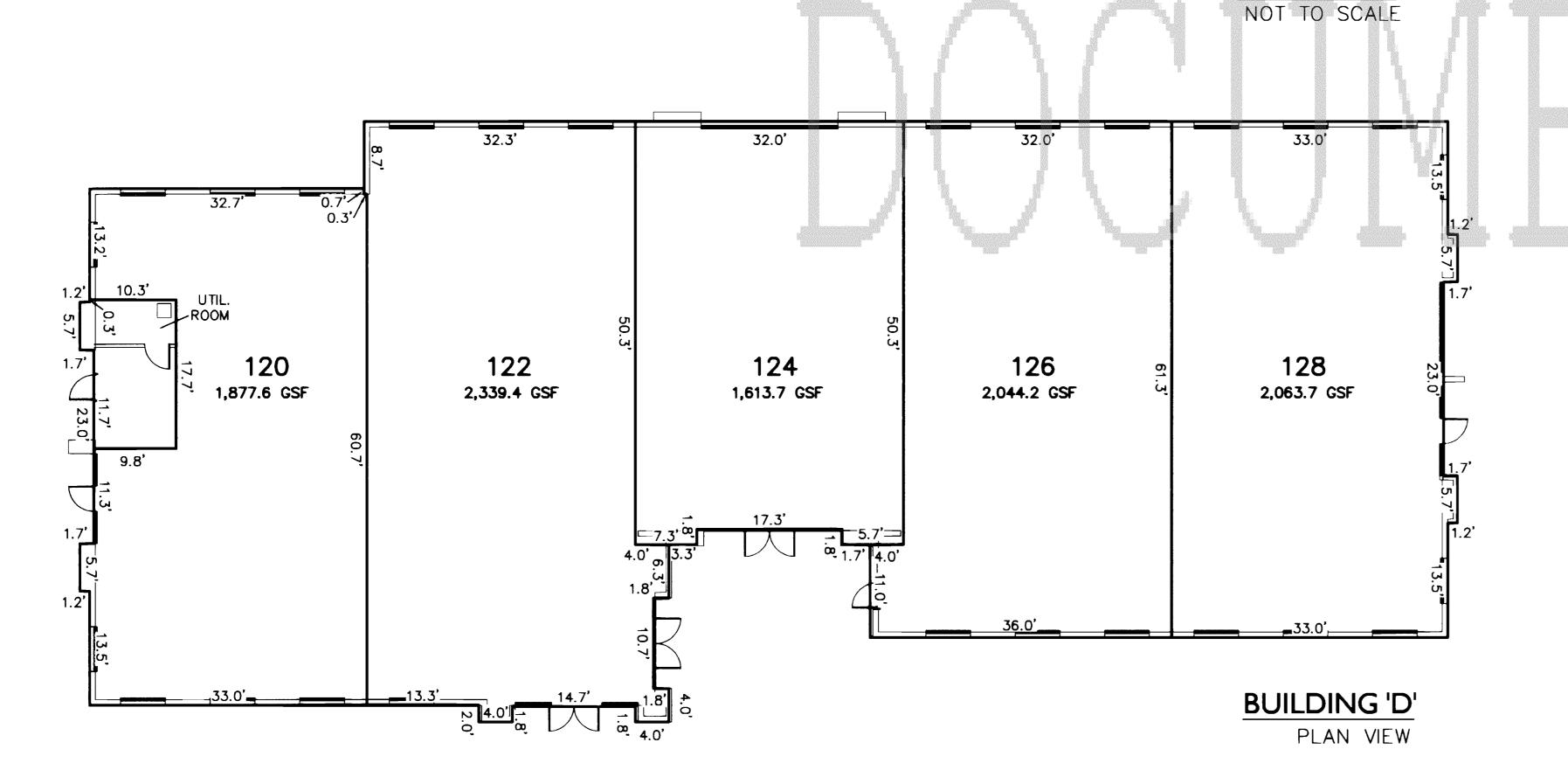




THIS SHEET

KEY MAP

SECTION @ BLDG. 'C', 'D', 'E' & 'F'
NOT TO SCALE



SLOPE & DRAINAGE EASEMENT LINE
NATURAL AREA OPEN SPACE (NAOS)

CENTERLINE MONUMENT

FOUND "PK" NAIL
FOUND BOUNDARY CORNER

1/2" REBAR & CAP "RLS 19857" (TO BE SET)

S.D.E. SIGHT DISTANCE EASEMENT DEDICATED HEREON.

V.N.A.E. VEHICULAR NON-ACCESS EASEMENT DEDICATED HEREON.

P.U.E. PUBLIC UTILITY EASEMENT DEDICATED HEREON.

E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT DEDICATED HEREON.

(R1) AN UNRECORDED ALTA SURVEY PERFORMED BY WOOD/PATEL IN APRIL, 2003

M.C.D.O.E. MARICOPA CO. DEPT. OF ENGINEERING

D.&F.C.E. DRAINAGE & FLOOD CONTROL EASEMENT
D.C.E. DRAINAGE CHANNEL EASEMENT
(####)
ADDRESS
V.C. VISTA CORRIDOR

R.O.W. RIGHT-OF-WAY
GSF GROSS SQUARE FEET
S.S.E. SANITARY SEWER EASEMENT
B.C.H.H. BRASS CAP IN HAND-HOLE
D.E. DRAINAGE EASEMENT
G.S.E. GROSS SQUARE FEET

LEGEND

CENTERLINE

RIGHT-OF-WAY LINE

SECTION BOUNDARY LINE

.S.F. GROSS SQUARE FEET
.C.E. LIMITED COMMON ELEMENT
LOWEST FLOOR ELEVATION

BOOK 753 PAGE 16

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

2005 — 0768937

12:41 PM



GILBERTSON

ASSOCIATES

inc.

consulting civil engineers & land surveyors

8502 East Princess Drive . Scottsdale, Arizona 85255-5465 480\507\2244

at Princess Drive . Scottsdale, Arizona 85255-5465 48

CONDOMIMIUM PLAT

PINNACLE PEAK OFFICE PARK #7420 EAST PINNACLE PEAK ROAD BUILDING 'D'

 Designed by
 Drawn by
 J RODRIGUEZ

 Date 5-24-05
 Job No. 99202
 Sheet 8 of 10

CONDOMINIUM PLAT PINNACLE PEAK OFFICE PARK THIS SHEET A PORTION OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP. 4 NORTH., RANGE 4 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN., MARICOPA COUNTY, ARIZONA CITY OF SCOTTSDALE, ARIZONA **#7430 EAST PINNACLE PEAK ROAD BUILDING 'E'** KEY MAP FRONT VIEW NOT TO SCALE LF = 1881.00**REAR VIEW** SECTION @ BLDG. 'E' NOT TO SCALE NOT TO SCALE 32.3' 32.0' 32.0' LEGEND RIGHT-OF-WAY LINE SECTION BOUNDARY LINE CENTERLINE SLOPE & DRAINAGE EASEMENT LINE NATURAL AREA OPEN SPACE (NAOS) CENTERLINE MONUMENT FOUND "PK" NAIL 130 132 134 136 FOUND BOUNDARY CORNER 2,044.2 GSF 2,063.4 GSF 1,613.7 GSF 2,339.4 GSF 1,877.9 GSF 1/2" REBAR & CAP "RLS 19857" (TO BE SET) SIGHT DISTANCE EASEMENT DEDICATED HEREON. VEHICULAR NON-ACCESS EASEMENT DEDICATED HEREON. PUBLIC UTILITY EASEMENT DEDICATED HEREON. EMERGENCY VEHICLE ACCESS EASEMENT DEDICATED HEREON. AN UNRECORDED ALTA SURVEY PERFORMED BY WOOD/PATEL IN APRIL, 2003 M.C.D.O.E. MARICOPA CO. DEPT. OF ENGINEERING DRAINAGE & FLOOD CONTROL EASEMENT DRAINAGE CHANNEL EASEMENT GILBERTSON **ADDRESS** ASSOCIATES VISTA CORRIDOR воок 753 RIGHT-OF-WAY PAGE 16 consulting civil engineers & land surveyors 8502 Fast Princess Drive . Scottsdale, Arizona 85255-5465 480\607\2244 GROSS SQUARE FEET OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER SANITARY SEWER EASEMENT CONDOMIMIUM PLAT HELEN PURCELL BRASS CAP IN HAND-HOLE **BUILDING 'E'** DRAINAGE EASEMENT 2005 - 0768937 PINNACLE PEAK OFFICE PARK GROSS SQUARE FEET PLAN VIEW L.C.E. LIMITED COMMON ELEMENT #7430 EAST PINNACLE PEAK ROAD BUILDING 'E' NOT TO SCALE

LOWEST FLOOR ELEVATION

Drawn by J RODRIGUEZ

Sheet 9 of 10

Job No. 99202

Designed by Date 5-24-05

