

Exhibit A – “DEVELOPMENT LEGAL DESCRIPTION”

Exhibit A
Legal Description
for Lots, Tracts and Parcels within
Palm Valley Pavilions Development Guidelines Boundary

Palm Valley Pavilions Lot 1

Parcel 500-03-440

PARCEL NO. 1:

That part of the Northwest quarter of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying North of the North line of the Interstate Highway, as described in instruments recorded in Docket 12302, pages 1028, 1030 and 1044, records of Maricopa County, Arizona;

EXCEPT that part within the streets dedicated by the plat recorded in Book 360 of Maps, page 30, records of Maricopa County, Arizona; and also

EXCEPT COMMENCING at the North quarter corner of said Section 3;

Thence North 89 degrees 24 minutes 22 seconds West, 182.58 feet along the North line of said Section 3;

Thence South 00 degrees 35 minutes 38 seconds West. 55.00 feet to a point on the Southerly right of way line of "McDowell Road", said point being the POINT OF BEGINNING;

Thence continuing South 00 degrees 35 minutes 38 seconds West. 850.56 feet: Thence North 89 degrees 24 minutes 22 seconds West. 1280.33 feet:

Thence North 00 degrees 35 minutes 38 seconds East, 850. 56 feet to the Southerly right of way line of "McDowell Road";

Thence South 89 degrees 24 minutes 22 seconds East, 1280.33 feet along said right of way line to the POINT OF BEGINNING; and also

EXCEPT COMMENCING at the North quarter corner of said Section 3;

Thence North 89 degrees 24 minutes 22 seconds West, 12.58 feet along the North line of said Section 3;

Thence South 00 degrees 35 minutes 38 seconds West, 905.56 feet;

Thence North 89 degrees 24 minutes 22 seconds West, 170.00 feet to the POINT OF BEGINNING;

Thence South 00 degrees 35 minutes 38 seconds West 373.06 feet; Thence North 89 degrees 30 minutes 46 seconds West, 1280.33 feet; Thence North 00 degrees 35 minutes 38 seconds East, 375.44 feet;

Thence South 89 degrees 24 minutes 22 seconds East, 1280.33 feet to the POINT OF BEGINNING; and also

EXCEPT COMMENCING at the Northwest corner of said Section 3:

Thence South 00 degrees 19 minutes 08 seconds West along the West line of said Section 3 a distance of 1501.95 feet;

Thence South 89 degrees 44 minutes 47 seconds East, a distance of 65.00 feet to a point on the East right of way line of Litchfield Road, said point being the POINT OF BEGINNING:

Thence South 89 degrees 44 minutes 47 seconds East a distance of 290.02 feet; Thence South 00 degrees 19 minutes 12 seconds West a distance of 438.65 feet; Thence North 82 degrees 14 minutes 31 seconds West a distance of 32.27 feet: Thence South 00 degrees 19 minutes 12 seconds West a distance of 32.27 feet;

Thence North 82 degrees 14 minutes 31 seconds West a distance of 260.20 feet to a point on said East right of way line of Litchfield Road:

Thence North 00 degrees 19 minutes 08 seconds East along said right of way line a distance of 432.72 feet to the POINT OF BEGINNING; and also

EXCEPT COMMENCING at the Northwest corner of said Section 3;

Thence South 00 degrees 19 minutes 08 seconds West, along the West line of said Section 3, said line also being the monument line of Litchfield Road, a distance of 91.06 feet;

Thence South 89 degrees 40 minutes 52 seconds East, a distance of 80.00 feet to the POINT OF BEGINNING;

Thence North 45 degrees 20 minutes 23 seconds East, a distance of 28.47 feet;

Thence South 89 degrees 38 minutes 23 seconds East, parallel with and 80.00 feet Southerly of the North line of said Section 3, said line also being the monument line of McDowell Road, a distance of 100.55 feet;

Thence North 81 degrees 49 minutes 48 seconds East, a distance of 88.02 feet Thence South 00 degrees 19 minutes 08 seconds West, a distance of 221.06 feet: Thence North 89 degrees 38 minutes 23 seconds West, a distance of 209.96 feet; Thence North 04 degrees 53 minutes 34 seconds East, a distance of 27.69 feet;

Thence North 00 degrees 19 minutes 08 seconds East, parallel with and 80.00 feet Easterly of the West line of said Section 3, said line also being the monument line of Litchfield Road, a distance of 160.26 feet to the POINT OF BEGINNING; and also

EXCEPT COMMENCING at the Northwest corner of said Section 3;

Thence South 0 degrees 19 minutes 08 seconds West and along the West line of said Section 3, a distance of 1200.95 feet;

Thence South 89 degrees 44 minutes 47 seconds East, a distance of 65.00 feet to a point on the East right of way line of Litchfield Road and the POINT OF BEGINNING of the herein described parcel;

Thence continuing South 89 degrees 44 minutes 47 seconds East, a distance of 290.03 feet; Thence South 0 degrees 19 minutes 12 seconds West a distance of 301.00 feet;

Thence North 89 degrees 44 minutes 47 seconds West, a distance of 290.02 feet to a point on the East right of way line of said Litchfield Road;

Thence North 0 degrees 19 minutes 08 seconds East and along said East right of way line, a distance of 301.00 feet to the POINT OF BEGINNING; and also

EXCEPT COMMENCING at the Northwest corner of said Section 3;

Thence South 89 degrees 38 minutes 23 seconds East. along the North line of said Section 3, said line also being the monument line of McDowell Road, a distance of 1153.22 feet;

Thence South 00 degrees 21 minutes 37 seconds West a distance of 1281.00 feet to the TRUE POINT OF BEGINNING;

Thence South 89 degrees 44 minutes 47 seconds East, a distance of 1280.33 feet;

Thence South 00 degrees 21 minutes 37 seconds West. a distance of 60.00 feet; Thence North 89 degrees 44 minutes 47 seconds West, a distance of 1280.33 feet;

Thence North 00 degrees 21 minutes 37 seconds East, a distance of 60.00 feet to the TRUE POINT OF BEGINNING; and also

EXCEPT COMMENCING at the Northwest corner of said Section 3;

Thence South 89 degrees 38 minutes 23 seconds East. along the North line of said Section 3, said line also being the monument line of McDowell Road, a distance of 1153.22 feet;

Thence South 00 degrees 21 minutes 37 seconds West, a distance of 1039.67 feet to the TRUE

POINT OF BEGINNING;

Thence continuing South 00 degrees 21 minutes 37 seconds West. a distance of 301.33 feet;

Thence North 89 degrees 44 minutes 47 seconds West, a distance of 797.24 feet;

Thence North 00 degrees 19 minutes 12 seconds East, a distance of 142.19 feet;

Thence North 89 degrees 44 minutes 47 seconds West, a distance of 45.00 feet; Thence North 00 degrees 19 minutes 12 seconds East, a distance of 159.13 feet;

Thence South 89 degrees 44 minutes 47 seconds East, a distance of 842.54 feet to the TRUE POINT OF BEGINNING; and also

EXCEPT all ores and minerals and all oil, gas or other hydrocarbon substances as set forth in Deed recorded in Docket 5783, page 229.

PARCEL NO. 2:

That part of the Northwest quarter of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Northwest corner of said Section 3;

Thence South 00 degrees 19 minutes 08 seconds West along the West line of said Section 3 a distance of 1501.95 feet:

Thence South 89 degrees 44 minutes 47 seconds East. a distance of 65.00 feet to a point on the East right of way line of Litchfield Road, said line also being the POINT OF BEGINNING:

Thence South 89 degrees 44 minutes 47 seconds East a distance of 290.02 feet; Thence South 00 degrees 19 minutes 12 seconds West a distance of 438.65 feet; Thence North 82 degrees 14 minutes 31 seconds West a distance of 32.27 feet; Thence South 00 degrees 19 minutes 12 seconds West a distance of 32.27 feet;

Thence North 82 degrees 14 minutes 31 seconds West a distance of 260.20 feet to a point on said East right of way line of Litchfield Road;

Thence North 00 degrees 19 minutes 08 seconds East along said right of way line a distance of 432.72 feet to the POINT OF BEGINNING;

EXCEPT all ores and minerals and all oil, gas or other hydrocarbon substances as set forth in Deed recorded in Docket 5783, page 229.

PARCEL NO. 3:

That part of the Northwest quarter of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. described as follows:

Thence South 00 degrees 19 minutes 08 seconds West, along the West line of said Section 3, said line also being the monument line of Litchfield Road, a distance of 91.06 feet;

Thence South 89 degrees 40 minutes 52 seconds East, a distance of 80.00 feet to the POINT OF BEGINNING;

Thence North 45 degrees 20 minutes 23 seconds East, a distance of 28.47 feet:

Thence South 89 degrees 38 minutes 23 seconds East, parallel with and 80.00 feet Southerly of the North line of said Section 3, said line also being the monument line of McDowell Road, a distance of 100.55 feet

Thence North 81 degrees 49 minutes 48 seconds East, a distance of 88.02 feet; Thence South 00 degrees 19 minutes 08 seconds West, a distance of 221.06 feet; Thence North 89 degrees 38 minutes 23 seconds West, a distance of 209.96 feet; Thence North 04 degrees 53 minutes 34 seconds East, a distance of 27.69 feet;

Thence North 00 degrees 19 minutes 08 seconds East parallel with and 80.00 feet Easterly of the West line of said Section 3. said line also being the monument line of Litchfield Road, a distance of 160.26 feet to the POINT OF BEGINNING;

EXCEPT all ores and minerals and all oil, gas or other hydrocarbon substances as set forth in Deed recorded in Docket 5783, page 229, records of Maricopa County, Arizona.

PARCEL NO. 4:

That part of the Northwest quarter of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Northwest corner of said Section 3;

Thence South 0 degrees 19 minutes 08 seconds West and along the West line of said Section 3, a distance of 1200.95 feet;

Thence South 89 degrees 44 minutes 47 seconds East, a distance of 65.00 feet to a point on the East right of way line of Litchfield Road and the POINT OF BEGINNING of the herein described parcel;

Thence continuing South 89 degrees 44 minutes 47 seconds East, a distance of 290.03 feet; Thence South 0 degrees 19 minutes 12 seconds West a distance of 301.00 feet;

Thence North 89 degrees 44 minutes 47 seconds West, a distance of 290.02 feet to a point on the East right of way line of said Litchfield Road;

Thence North 0 degrees 19 minutes 08 seconds East and along said East right of way line, a distance of 301.00 feet to the POINT OF BEGINNING;

EXCEPT all ores and minerals and all oil, gas or other hydrocarbon substances as set forth in Deed recorded in Docket 5783, page 229.

PARCEL NO. 5:

That portion of the Northwest quarter of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Northwest corner of said Section 3;

Thence South 89 degrees 38 minutes 23 seconds East, along the North line of said Section 3, said line also being the monument line of McDowell Road. a distance of 1153.22 feet;

Thence South 00 degrees 21 minutes 37 seconds West. a distance of 1039.67 feet to the TRUE

POINT OF BEGINNING;

Thence continuing South 00 degrees 21 minutes 37 seconds West, a distance of 301.33 feet; Thence North 89 degrees 44 minutes 47 seconds West, a distance of 797.24 feet;

Thence North 00 degrees 19 minutes 12 seconds East, a distance of 142.19 feet;

Thence North 89 degrees 44 minutes 47 seconds West. a distance of 45.00 feet;

Thence North 00 degrees 19 minutes 12 seconds East, a distance of 159.13 feet;

Thence South 89 degrees 44 minutes 47 seconds East, a distance of 842.54 feet to the TRUE POINT OF BEGINNING;

Palm Valley Pavilions Lot 2

Parcel 500-03-441

Parcel No. 1:

SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND DESCRIBED AS FOLLOWS:

A portion of the Northwest quarter of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Northwest corner of said Section 3;

Thence South 0 degrees 19 minutes 08 seconds West and along the West line of said Section 3, a distance of 1200.95 feet;

Thence South 89 degrees 44 minutes 47 seconds East, a distance of 65.00 feet to a point on the East right-of-way line of Litchfield Road and the POINT OF BEGINNING of the herein described parcel;

Thence continuing South 89 degrees 44 minutes 47 seconds East, a distance of 290.03 feet;

Thence South 0 degrees 19 minutes 12 seconds West, a distance of 301.00 feet;

Thence North 89 degrees 44 minutes 47 seconds West, a distance of 290.02 feet to a point on the East right-of-way line of said Litchfield Road;

Thence North 0 degrees 19 minutes 08 seconds East and along said East right-of-way line, a distance of 301.00 feet to the POINT OF BEGINNING;

EXCEPT all ores and minerals and all oil, gas or other hydrocarbon substances as set forth in Deed recorded in Docket 5783, page 229.

Parcel No. 2:

TOGETHER WITH THE UNDMDED ONE-THIRD INTEREST IN SIGN PARCEL AND EASEMENT RIGHTS CONTAINED IN COMMON OWNERSHIP AGREEMENT AND GRANT OF ACCESS EASEMENT RECORDED NOVEMBER 9, 1995 NS 95-692508.

TOGETHER WITH THE 'UNDMDED ONE-THIRD INTEREST IN SIGN PARCEL AND EASEMENT RIGHTS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED DECEMBER 22, 1995 AS 95-789011.

Palm Valley Pavilions Lot 3

Parcel 500-03-442C

That portion of Lot 3, PALM VALLEY PAVILIONS, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 482 of Maps, page 47, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 3;

thence North 89 degrees 44 minutes 47 seconds West along the South line thereof, a distance of 245.02 feet to the Southwest corner of said Lot 3;

thence North 00 degrees 19 minutes 08 seconds East along the West line thereof, a distance of 20.88 feet to an angle point in said West Line;

thence North 06 degrees 01 minute 46 seconds East along said West line, a distance of 150.75 feet;

thence South 89 degrees 44 minutes 47 seconds East, a distance of 230.02 feet to the East line of said Lot 3;

thence South 00 degrees 19 minutes 12 seconds West along said East line, a distance of 170.86 feet to the POINT OF BEGINNING.

Parcel 500-03-442A

That part of Lot 3, PALM VALLEY PAVILLIONS, recorded in Book 482 of Maps, page 47, records of Maricopa County, Arizona described as follows:

A portion of the Northwest quarter of Section 3, Township 1 North, Range 1 West 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 Section 3;

Thence South 00 degrees 19 minutes 08 seconds West, along the West line of said Section 3, a distance of 730.86 feet;

Thence departing said West line, South 89 degrees 40 minutes 52 seconds East, a distance of 80.00 feet;

Thence South 89 degrees 44 minutes 47 seconds East, a distance of 130.00 feet;

Thence South 00 degrees 19 minutes 08 seconds West, a distance of 6.83 feet to the POINT OF BEGINNING;

Thence North 81 degrees 16 minutes 47 seconds East, a distance of 43.79 feet;

Thence South 89 degrees 44 minutes 47 seconds East, a distance of 56.79 feet;

Thence South 00 degrees 19 minutes 12 seconds West, a distance of 299.14 feet;

Thence North 89 degrees 44 minutes 47 seconds West, a distance of 230.02 feet to the Easterly right of way of Litchfield Road;

Thence North 00 degrees 19 minutes 08 seconds East along the East right of way of Litchfield Road, a distance of 164.15 feet;

Thence South 89 degrees 40 minutes 52 seconds East, a distance of 26.82 feet; Thence North 00 degrees 19 minutes 08 seconds East, a distance of 48.01 feet; Thence South 89 degrees 40 minutes 52 seconds East, a distance of 18.67 feet;

Thence North 00 degrees 19 minutes 08 seconds East, a distance of 9.81 feet to a point of tangency;

Thence along a curve to the right having a radius of 26.10 feet, a central angle of 88 degrees 53 minutes 36 seconds, and a curve length of 40.49 feet;

Thence North 00 degrees 19 minutes 08 seconds East, a distance of 18.57 feet;

Thence South 89 degrees 40 minutes 52 seconds East; a distance of 58.91 feet;

Thence North 00 degrees 19 minutes 08 seconds East, a distance of 25.82 feet to the POINT OF BEGINNING.

Palm Valley Pavilions Lot 4

Parcel 500-03-443A and Parcel 500-03-443C

Legal Description

PARCEL NO. 1:

That portion of Lot 4, PALM VALLEY PAVILIONS, according to Book 482 of Maps, Page 47, records of Maricopa County, Arizona, described as follows:

Beginning at the Southeast corner of said Lot 4;

Thence North 89 degrees 44 minutes 47 seconds West along the South line thereof, a distance of 79.43 feet;

Thence North 74 degrees 27 minutes 17 seconds West, a distance of 40.00 feet; Thence North 00 degrees 19 minutes 08 seconds East, a distance of 30.00 feet;

Thence North 87 degrees 26 minutes 58 seconds West, a distance of 33.85 feet to the beginning of a non-tangent curve to the right having a radius of 82.96 feet, the center of which bears North 15 degrees 32 minutes 43 seconds East;

Thence along said curve through a central angle of 56 degrees 55 minutes 47 seconds an arc length of 82.43 feet;

hence North 17 degrees 31 minutes 30 seconds West, a distance of 19.39 feet;

Thence North 89 degrees 44 minutes 47 seconds West, a distance of 26.45 feet to the West line of said Lot 4;

Thence North 00 degrees 19 minutes 08 seconds East along said West line, a distance of 155.36 feet to an angle point in said West line;

Thence North 04 degrees 53 minutes 34 seconds East along said West line a distance of 48.46 feet;

Thence South 89 degrees 38 minutes 23 seconds East, a distance of 237.57 feet to the East line of said Lot 4;

Thence South 00 degrees 19 minutes 12 seconds West along said East line, a distance of 318.28 feet to the Point of Beginning;

EXCEPT all ores and minerals and all oil, gas or other hydrocarbon substances beneath the surface, as reserved in instrument recorded in Docket 5783, Page 229, records of Maricopa County, Arizona.

PARCEL NO. 2:

Easements for vehicular and pedestrian ingress, egress and sign improvements as created by those documents recorded in 95-0692507 and 95-0789011

PARCEL NO. 3:

Easements for ingress, egress, parking, utilities, drainage, lateral and subjacent support, minor encroachments, signage, landscaping and incidental purposes as created by Document No 99-0252980

Palm Valley Pavilions Lot 5

Parcel 500-03-444

PARCEL 1:

Lot 5, Palm Valley Pavilions, according to Book 482 of Maps, Page 47, records of Maricopa County, Arizona;

Except all ores, minerals and all oil, gas and other hydrocarbon substances as reserved in Warranty Deed recorded October 29, 1965 in Docket 5783, Page 229, records of Maricopa County, Arizona.

PARCEL 2:

That portion of Lots 4 and 7, Palm Valley Pavilions, according to Book 482 of Maps, Page 47, records of Maricopa County, Arizona, described as follows:

Beginning at the Northeast corner of said Lot 4;

Thence South 00 degrees 19 minutes 12 seconds West, along the East line of said Lot 4, 74.09 feet;

Thence North 89 degrees 38 minutes 23 seconds West, 237.57 feet to the West line of said Lot 4;

Thence North 04 degrees 53 minutes 34 seconds East, along said West line, 74.33 feet to the Northwest corner of said Lot 4;

hence South 89 degrees 38 minutes 23 seconds East, along the North line, thereof, 209.96 feet to the West line of said Lot 7;

Thence North 00 degrees 19 minutes 08 seconds East, along said West line, 221. 06 feet to the Northwest corner of said Lot 7;

Thence North 81 degrees 49 minutes 48 seconds east, along the North line, thereof, 13 .10 feet to an angle point in said North line;

Thence South 89 degrees 38 minutes 23 seconds East, along said North line, 8.73 feet;

Thence South 00 degrees 19 minutes 12 seconds West, 223. 00 feet to the point of beginning;

Except all ores, minerals and all oil, gas and other hydrocarbon substances reserved in Warranty Deed recorded October 29, 1965 in Docket 5783, page 229, records of Maricopa County, Arizona.

PARCEL 3:

A non-exclusive easement, appurtenant to Parcels 3 and 4, herein, for ingress and egress and parking as created and set forth in Operation and Easement Agreement recorded March 17, 1999 in Recording No. I 999-252980, Records of Maricopa County, Arizona.

Palm Valley Pavilions Lot 6

Parcel 500-03-445

PARCEL NO. 1:

LOT 6, PALM VALLEY PAVILIONS, ACCORDING TO BOOK 482 OF MAPS, PAGE 47,
RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT ALL ORES AND MINERALS AND ALL OIL, GAS AND OTHER HYDROCARBON
SUBSTANCES BENEATH THE SURFACE OF THE LAND AS RESERVED IN DEED RECORDED IN
DOCKET 5783, PAGE 229, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

AN EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS CREATED IN
INSTRUMENT NO. 95-0692507 AND IN INSTRUMENT NO. 95-0789011, RECORDS OF
MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

AN EASEMENT FOR VEHICULAR and Pedestrian INGRESS, EGRESS AND PARKING
UTILITIES AND DRAINAGE, LATERAL AND SUBJACENT SUPPORT AND SIGNS AS CREATED
IN INSTRUMENT NO. 99-0252980 AND THEREAFTER AN ASSIGNMENT AND
ASSUMPTION RECORDED IN INSTRUMENT NO. 2002-1390656 AND RECORDED OCTOBER
02, 2013 AS 2013-0877864, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO.4

EASEMENT FOR INSTALLING, CONSTRUCTING, REPAIRING, MAINTAINING AND/OR
REPLACING SIGN IMPROVEMENTS AS SET FORTH IN COMMON OWNERSHIP
AGREEMENT AND GRANT OF ACCESS EASEMENT RECORDED NOVEMBER 9, 1995 AS 95-
0692508, RECORDS OF MARICOPA COUNTY, ARIZONA.

Palm Valley Pavilions Lot 7

Parcel 500-03-442E

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA,
STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1: (Tax Parcel No. 500-03-446E)

That portion of Lot 7, PALM VALLEY PAVILIONS, according to Book 482 of Maps, page
47, records of Maricopa County, Arizona, described as follows:

BEGINNING at the Southeast corner of said Lot 7;

thence North 89 degrees 44 minutes 47 seconds West along the South line of said Lot 7,
a distance of 842.45 feet to the Southwest corner thereof;

thence North 00 degrees 19 minutes 12 seconds East along the West line of said Lot 7, a
distance of 310.87 feet to the Northeast corner of Lot 3 of said PALM VALLEY
PAVILIONS;

thence North 01 degrees 04 minutes 01 seconds West, a distance of 25.01 feet;

thence South 89 degrees 38 minutes 23 seconds East, a distance of 390.62 feet;

thence North 03 degrees 14 minutes 48 seconds East, a distance of 89.95 feet;
thence South 89 degrees 38 minutes 23 seconds East, a distance of 39.47 feet;
thence South 00 degrees 43 minutes 17 seconds West, a distance of 4.00 feet;
thence South 89 degrees 38 minutes 23 seconds East, a distance of 10.00 feet;
thence North 00 degrees 43 minutes 17 seconds East, a distance of 4.00 feet;
thence South 89 degrees 38 minutes 23 seconds East, a distance of 200.47 feet;
thence South 00 degrees 21 minutes 37 seconds West, a distance of 8.01 feet;
thence South 89 degrees 38 minutes 23 seconds East, a distance of 198.20 feet to the
East line of said Lot 7;
thence South 00 degrees 21 minutes 37 seconds West along said East line, a distance of
416.13 feet to the point of beginning;

EXCEPT all ores and minerals and all oil, gas or other hydrocarbon substances beneath
the surface, as reserved in instrument recorded in Docket 5783, page 229, records of
Maricopa County, Arizona.

PARCEL NO. 2: (Tax Parcel No. 500-03-442E)

That portion of Lots 3, 4 and 7, PALM VALLEY PAVILIONS, according to Book 482 of
Maps, page 47, records of Maricopa County, Arizona, described as follows:

BEGINNING at the Northeast corner of said Lot 3;

thence North 89 degrees 44 minutes 47 seconds West along the North line of said Lot 3,
a distance of 56.79 feet;

thence South 81 degrees 16 minutes 47 seconds West, a distance of 43.79 feet; thence
South 00 degrees 19 minutes 08 seconds West, a distance of 25.82 feet; thence North
89 degrees 40 minutes 52 seconds West, a distance of 58.91 feet;

thence South 00 degrees 19 minutes 08 seconds West, a distance of 18.57 feet to the
beginning of a non-tangent curve concave to the South, the center of which bears South
00 degrees 47 minutes 16 seconds East, a distance of 26.10 feet;

thence Southerly along said curve, through a central angle of 88 degrees 53 minutes 36
seconds, an arc length of 40.49 feet to a point of tangency;

thence South 00 degrees 19 minutes 08 seconds West, a distance of 9.81 feet;

thence North 89 degrees 40 minutes 52 seconds West, a distance of 18.67 feet;

thence South 00 degrees 19 minutes 08 seconds West, a distance of 48.01 feet;

thence North 89 degrees 40 minutes 52 seconds West, a distance of 26.82 feet to the
West line of said Lot 3;

thence North 00 degrees 19 minutes 08 seconds East along the West line of said Lots 3 and 7, a distance of 161.57 feet to an angle point in said Lot 7;

thence North 89 degrees 40 minutes 52 seconds West, a distance of 12.00 feet to the West line of said Lot 7;

thence North 00 degrees 19 minutes 08 seconds East along the West line of said Lots 7 and 4, a distance of 138.47 feet;

thence South 89 degrees 44 minutes 47 seconds East, a distance of 26.45 feet;

thence South 17 degrees 31 minutes 30 seconds East, a distance of 19.39 feet to the beginning of a tangent curve concave to the North, having a radius of 82.96 feet;

thence Southerly along said curve, through a central angle of 56 degrees 55 minutes 47 seconds, an arc length Of 82.43 feet;

thence South 87 degrees 26 minutes 58 seconds East, a distance of 33.85 feet;

thence South 00 degrees 19 minutes 08 seconds West, a distance of 30.00 feet;

thence South 74 degrees 27 minutes 17 seconds East, a distance of 40.00 feet to the South line of said Lot 4;

thence South 89 degrees 44 minutes 47 seconds East along said South line, a distance of 79.43 feet to the Southeast corner of said Lot 4;

thence South 00 degrees 19 minutes 12 seconds West, a distance of 25.00 feet;

thence South 01 degrees 04 minutes 01 seconds East, a distance of 25.01 feet to the point of beginning;

EXCEPT all ores and minerals and all oil, gas or other hydrocarbon substances beneath the surface, as reserved in instrument recorded in Docket 5783, page 229, records of Maricopa County, Arizona,

PARCEL NO. 3: (Tax Parcel No. 500-03-5318)

That portion of the North half of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the North quarter corner of said Section 3, from which the Northwest corner thereof bears North 89 degrees 38 minutes 23 seconds West, a distance of 2616.23 feet;

thence South 00 degrees 24 minutes 27 seconds West along the North-South mid-section line of said Section 3, a distance of 55.00 feet to the South right-of-way line of McDowell Road, according to the Palm Valley Project - Phase One - Map of Dedication, as recorded in Book 360 of Maps, page 30, records of Maricopa County, Arizona;

thence South 89 degrees 35 minutes 33 seconds East along said South right-of-way line, a distance of 14.00 feet;

thence South 00 degrees 24 minutes 27 seconds West, 14.00 feet East of and parallel with said North-South midsection line, a distance of 2097.49 feet to the point of beginning;

thence South 00 degrees 24 minutes 27 seconds West along said parallel line, a distance of 35.84 feet;

thence South 89 degrees 09 minutes 02 seconds West, a distance of 14.00 feet to said North-South mid-section line;

thence North 89 degrees 34 minutes 33 seconds West, a distance of 13.72 feet;

thence North 00 degrees 24 minutes 27 seconds East, a distance of 35.53 feet;

thence North 89 degrees 09 minutes 02 seconds East, a distance of 27.73 feet to the point of beginning.

PARCEL NO. 4: (Tax Parcel No. 500-03-447)

An undivided interest in and to Tract 'A', PALM VALLEY PAVILIONS, according to Book 482 of Maps, page 47, records of Maricopa County, Arizona.

PARCEL NO. 5:

Non-exclusive easements for utilities, drainage, parking, vehicular and pedestrian ingress and egress, signage, landscaping and incidental purposes, over Lots 3, 4, 5, 6 and 7 of PALM VALLEY PAVILIONS, as recorded in Book 482 of Maps, page 47, records of Maricopa County, Arizona, as created by that certain Operation and Easement Agreement recorded March 17, 1999 in Recording No. 99-0252980, and assigned by that certain Assignment and Assumption of Operation and Easement Agreement recorded December 14, 2002 in Recording No. 20021390656 and recorded October 2, 2013 in Recording No. 20130877864, and as amended by that certain First Amendment of Operation and Easement Agreement recorded January 8, 2013 in Recording No. 20130022512.

PARCEL NO. 6:

Easements as created by Reciprocal Easement Agreement with Covenants and Restrictions Affecting Land, recorded November 9, 1995 in Recording No. 95-0692507 and in Common Ownership Agreement and Grant of Access Easement recorded November 9, 1995 in Recording No. 95-0692508 and in Reciprocal Easement Agreement with Covenants and Restrictions Affecting Land, recorded December 22, 1995 in Recording No. 95-0789011 and more particularly described therein.

PARCEL NO. 7:

An easement for ingress, egress, utilities and incidental purposes, as set forth in Results of Survey recorded April 24, 2006 in Book 832 of Maps, page 9, records of Maricopa County, Arizona, over that portion of the Northwest quarter of Section 3, Township 1

North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the North quarter corner of said Section 3, from which the Northwest corner thereof bears North 89 degrees 38 minutes 23 seconds West, a distance of 2616.23 feet;

thence South 00 degrees 24 minutes 27 seconds West along the North-South mid-section line of said Section 3, a distance of 55.00 feet to the South right-of-way line of McDowell Road, according to the Palm Valley Project - Phase One - Map of Dedication, as recorded in Book 360 of Maps, page 30, records of Maricopa County, Arizona, and the point of beginning;

thence South 89 degrees 35 minutes 33 seconds East along said South right-of-way line, a distance of 14.00 feet;

thence South 00 degrees 24 minutes 27 seconds West, 14.00 feet East of and parallel with said North-South midsection line, a distance of 2097.49 feet;

thence South 89 degrees 09 minutes 02 seconds West, a distance of 14.00 feet to said North-South mid-section line;

thence North 00 degrees 24 minutes 27 seconds East along said North-South mid-section line, a distance of 2097.80 feet to the point of beginning.

PARCEL NO. 8:

That certain beneficial portion of the Sixty Foot Yard Agreement recorded March 17, 1999 in Recording No. 99-0252981.

Parcel 500-03-446B

THAT PORTION OF LOT 7, PALM VALLEY PAVILIONS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 482 OF MAPS, PAGE 47, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7;

THENCE SOUTH 00 DEGREES 21 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 7 A DISTANCE OF 558.54 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 23 SECONDS WEST A DISTANCE OF 198.20 FEET;

THENCE NORTH 00 DEGREES 21 MINUTES 37 SECONDS EAST A DISTANCE OF 8.01 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 23 SECONDS WEST A DISTANCE OF 249.94 FEET;

THENCE SOUTH 03 DEGREES 14 MINUTES 48 SECONDS WEST A DISTANCE OF 89.95 FEET;

THENCE NORTH 89 DEGREES 38 minutes 23 SECONDS WEST A DISTANCE OF 390.62 FEET TO WEST LINE OF SAID LOT 7;

THENCE NORTH 00 DEGREES 19 MINUTES 12 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 376.89 FEET;

THENCE SOUTH 89 DEGREES 38 MINUTES 23 SECONDS EAST A DISTANCE OF 189.60 FEET;

THENCE NORTH 00 DEGREES 21 MINUTES 37 SECONDS EAST A DISTANCE OF 263.48 FEET TO THE NORTH LINE OF SAID LOT 7;

THENCE SOUTH 89 DEGREES 38 MINUTES 23 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 653.94 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 451,304 SQ. FT. (10.36 ACRES) MORE OF LESS.

PREPARED BY: CMX GROUP INC.

Parcel 500-03-446C

PARCEL NO. 1:

That portion of Lot 7, PALM VALLEY PAVILIONS, according to Book 482 of Maps, page 47, records of Maricopa County, Arizona, described as follows:

COMMENCING at Northwest corner of said Lot 7;

THENCE North 81 degrees 49 minutes 48 seconds East along the North line thereof, a distance of 13.10 feet to an angle point in said North line;

THENCE South 89 degrees 38 minutes 23 seconds East along said North line, a distance of 8.73 feet to the TRUE POINT OF BEGINNING;

THENCE South 89 degrees 38 minutes 23 seconds East along said North line, a distance of 189.79 feet;

THENCE South 00 degrees 21 minutes 37 seconds West, a distance of 263.48 feet;

THENCE North 89 degrees 38 minutes 23 seconds West, a distance of 189.60 feet to the West line of said Lot 7;

THENCE North 00 degrees 19 minutes 12 seconds East, a distance of 263.48 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

A Reciprocal Easement for ingress and egress as created in Operation and Easement Agreement recorded in Instrument No. 99-0252980 and First Amendment recorded in

Recording No. 20130022512 and then Assignment and Assumption recorded in Recording No. 20130877864, records of Maricopa County, Arizona.

Parcel 500-03-446E

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1: (Tax Parcel No. 500-03-446E)

That portion of Lot 7, PALM VALLEY PAVILIONS, according to Book 482 of Maps, page 47, records of Maricopa County, Arizona, described as follows:

BEGINNING at the Southeast corner of said Lot 7;

thence North 89 degrees 44 minutes 47 seconds West along the South line of said Lot 7, a distance of 842.45 feet to the Southwest corner thereof;

thence North 00 degrees 19 minutes 12 seconds East along the West line of said Lot 7, a distance of 310.87 feet to the Northeast corner of Lot 3 of said PALM VALLEY PAVILIONS;

thence North 01 degrees 04 minutes 01 seconds West, a distance of 25.01 feet;

thence South 89 degrees 38 minutes 23 seconds East, a distance of 390.62 feet;

thence North 03 degrees 14 minutes 48 seconds East, a distance of 89.95 feet;

thence South 89 degrees 38 minutes 23 seconds East, a distance of 39.47 feet;

thence South 00 degrees 43 minutes 17 seconds West, a distance of 4.00 feet;

thence South 89 degrees 38 minutes 23 seconds East, a distance of 10.00 feet;

thence North 00 degrees 43 minutes 17 seconds East, a distance of 4.00 feet;

thence South 89 degrees 38 minutes 23 seconds East, a distance of 200.47 feet;

thence South 00 degrees 21 minutes 37 seconds West, a distance of 8.01 feet;

thence South 89 degrees 38 minutes 23 seconds East, a distance of 198.20 feet to the East line of said Lot 7;

thence South 00 degrees 21 minutes 37 seconds West along said East line, a distance of 416.13 feet to the point of beginning;

EXCEPT all ores and minerals and all oil, gas or other hydrocarbon substances beneath the surface, as reserved in instrument recorded in Docket 5783, page 229, records of Maricopa County, Arizona.

PARCEL NO. 2: (Tax Parcel No. 500-03-442E)

That portion of Lots 3, 4 and 7, PALM VALLEY PAVILIONS, according to Book 482 of Maps, page 47, records of Maricopa County, Arizona, described as follows:

BEGINNING at the Northeast corner of said Lot 3;

thence North 89 degrees 44 minutes 47 seconds West along the North line of said Lot 3, a distance of 56.79 feet;

thence South 81 degrees 16 minutes 47 seconds West, a distance of 43.79 feet; thence South 00 degrees 19 minutes 08 seconds West, a distance of 25.82 feet; thence North 89 degrees 40 minutes 52 seconds West, a distance of 58.91 feet;

thence South 00 degrees 19 minutes 08 seconds West, a distance of 18.57 feet to the beginning of a non-tangent curve concave to the South, the center of which bears South 00 degrees 47 minutes 16 seconds East, a distance of 26.10 feet;

thence Southerly along said curve, through a central angle of 88 degrees 53 minutes 36 seconds, an arc length of 40.49 feet to a point of tangency;

thence South 00 degrees 19 minutes 08 seconds West, a distance of 9.81 feet;

thence North 89 degrees 40 minutes 52 seconds West, a distance of 18.67 feet;

thence South 00 degrees 19 minutes 08 seconds West, a distance of 48.01 feet;

thence North 89 degrees 40 minutes 52 seconds West, a distance of 26.82 feet to the West line of said Lot 3;

thence North 00 degrees 19 minutes 08 seconds East along the West line of said Lots 3 and 7, a distance of 161.57 feet to an angle point in said Lot 7;

thence North 89 degrees 40 minutes 52 seconds West, a distance of 12.00 feet to the West line of said Lot 7;

thence North 00 degrees 19 minutes 08 seconds East along the West line of said Lots 7 and 4, a distance of 138.47 feet;

thence South 89 degrees 44 minutes 47 seconds East, a distance of 26.45 feet;

thence South 17 degrees 31 minutes 30 seconds East, a distance of 19.39 feet to the beginning of a tangent curve concave to the North, having a radius of 82.96 feet;

thence Southerly along said curve, through a central angle of 56 degrees 55 minutes 47 seconds, an arc length Of 82.43 feet;

thence South 87 degrees 26 minutes 58 seconds East, a distance of 33.85 feet;

thence South 00 degrees 19 minutes 08 seconds West, a distance of 30.00 feet;

thence South 74 degrees 27 minutes 17 seconds East, a distance of 40.00 feet to the South line of said Lot 4;

thence South 89 degrees 44 minutes 47 seconds East along said South line, a distance of 79.43 feet to the Southeast corner of said Lot 4;

thence South 00 degrees 19 minutes 12 seconds West, a distance of 25.00 feet;

thence South 01 degrees 04 minutes 01 seconds East, a distance of 25.01 feet to the point of beginning;

EXCEPT all ores and minerals and all oil, gas or other hydrocarbon substances beneath the surface, as reserved in instrument recorded in Docket 5783, page 229, records of Maricopa County, Arizona,

PARCEL NO. 3: (Tax Parcel No. 500-03-5318)

That portion of the North half of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the North quarter corner of said Section 3, from which the Northwest corner thereof bears North 89 degrees 38 minutes 23 seconds West, a distance of 2616.23 feet;

thence South 00 degrees 24 minutes 27 seconds West along the North-South mid-section line of said Section 3, a distance of 55.00 feet to the South right-of-way line of McDowell Road, according to the Palm Valley Project - Phase One - Map of Dedication, as recorded in Book 360 of Maps, page 30, records of Maricopa County, Arizona;

thence South 89 degrees 35 minutes 33 seconds East along said South right-of-way line, a distance of 14.00 feet;

thence South 00 degrees 24 minutes 27 seconds West, 14.00 feet East of and parallel with said North-South midsection line, a distance of 2097.49 feet to the point of beginning;

thence South 00 degrees 24 minutes 27 seconds West along said parallel line, a distance of 35.84 feet;

thence South 89 degrees 09 minutes 02 seconds West, a distance of 14.00 feet to said North-South mid-section line;

thence North 89 degrees 34 minutes 33 seconds West, a distance of 13.72 feet;

thence North 00 degrees 24 minutes 27 seconds East, a distance of 35.53 feet;

thence North 89 degrees 09 minutes 02 seconds East, a distance of 27. 73 feet to the point of beginning.

PARCEL NO. 4: (Tax Parcel No. 500-03-447)

An undivided interest in and to Tract 'A', PALM VALLEY PAVILIONS, according to Book 482 of Maps, page 47, records of Maricopa County, Arizona.

PARCEL NO. 5:

Non-exclusive easements for utilities, drainage, parking, vehicular and pedestrian ingress and egress, signage, landscaping and incidental purposes, over Lots 3, 4, 5, 6 and 7 of PALM VALLEY PAVILIONS, as recorded in Book 482 of Maps, page 47, records of

Maricopa County, Arizona, as created by that certain Operation and Easement Agreement recorded March 17, 1999 in Recording No. 99-0252980, and assigned by that certain Assignment and Assumption of Operation and Easement Agreement recorded December 14, 2002 in Recording No. 20021390656 and recorded October 2, 2013 in Recording No. 20130877864, and as amended by that certain First Amendment of Operation and Easement Agreement recorded January 8, 2013 in Recording No. 20130022512.

PARCEL NO. 6:

Easements as created by Reciprocal Easement Agreement with Covenants and Restrictions Affecting Land, recorded November 9, 1995 in Recording No. 95-0692507 and in Common Ownership Agreement and Grant of Access Easement recorded November 9, 1995 in Recording No. 95-0692508 and in Reciprocal Easement Agreement with Covenants and Restrictions Affecting Land, recorded December 22, 1995 in Recording No. 95-0789011 and more particularly described therein.

PARCEL NO. 7:

An easement for ingress, egress, utilities and incidental purposes, as set forth in Results of Survey recorded April 24, 2006 in Book 832 of Maps, page 9, records of Maricopa County, Arizona, over that portion of the Northwest quarter of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the North quarter corner of said Section 3, from which the Northwest corner thereof bears North 89 degrees 38 minutes 23 seconds West, a distance of 2616.23 feet;

thence South 00 degrees 24 minutes 27 seconds West along the North-South mid-section line of said Section 3, a distance of 55.00 feet to the South right-of-way line of McDowell Road, according to the Palm Valley Project - Phase One - Map of Dedication, as recorded in Book 360 of Maps, page 30, records of Maricopa County, Arizona, and the point of beginning;

thence South 89 degrees 35 minutes 33 seconds East along said South right-of-way line, a distance of 14.00 feet;

thence South 00 degrees 24 minutes 27 seconds West, 14.00 feet East of and parallel with said North-South midsection line, a distance of 2097.49 feet;

thence South 89 degrees 09 minutes 02 seconds West, a distance of 14.00 feet to said North-South mid-section line;

thence North 00 degrees 24 minutes 27 seconds East along said North-South mid-section line, a distance of 2097.80 feet to the point of beginning.

PARCEL NO. 8:

That certain beneficial portion of the Sixty Foot Yard Agreement recorded March 17, 1999 in Recording No. 99-0252981.

Parcel 500-03-446G

THE TARGET BUILDING ENCROACHMENT AREA

PORTION OF LOT 7, PALM VALLEY PAVILIONS

That portion of Lot 7, Palm Valley Pavilions, according to the plat recorded in Book 482, page 47, records of Maricopa County, Arizona, described as follows:

Commencing at the Northeast corner of said Lot 7;

Thence South 00 degrees 21 minutes 37 seconds West along the East line of said Lot 7 a distance of 558.54 feet to the South line of the "Target Parcel";

Thence North 89 degrees 38 minutes 23 seconds West along said South line a distance of 198.20 feet;

Thence North 00 degrees 21 minutes 37 seconds East along said South line a distance of 8.01 feet;

Thence North 89 degrees 38 minutes 23 seconds West along said South line a distance of 200.47 feet to the TRUE POINT OF BEGINNING;

Thence South 00 degrees 43 minutes 17 seconds west a distance of 4.00 feet;

Thence North 89 degrees 38 minutes 23 seconds West a distance of 10.00 feet;

Thence North 00 degrees 43 minutes 17 seconds East a distance of 4.00 feet to said South line of the "Target Parcel";

Thence South 89 degrees 38 minutes 23 seconds East along said South line a distance of 10.00 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 40.0 Sq. Ft. more or less.

Palm Valley Pavilions Tract A

Parcel 500-03-447

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1: (Tax Parcel No. 500-03-446E)

That portion of Lot 7, PALM VALLEY PAVILIONS, according to Book 482 of Maps, page 47, records of Maricopa County, Arizona, described as follows:

BEGINNING at the Southeast corner of said Lot 7;

thence North 89 degrees 44 minutes 47 seconds West along the South line of said Lot 7, a distance of 842.45 feet to the Southwest corner thereof;

thence North 00 degrees 19 minutes 12 seconds East along the West line of said Lot 7, a distance of 310.87 feet to the Northeast corner of Lot 3 of said PALM VALLEY PAVILIONS;

thence North 01 degrees 04 minutes 01 seconds West, a distance of 25.01 feet;

thence South 89 degrees 38 minutes 23 seconds East, a distance of 390.62 feet;

thence North 03 degrees 14 minutes 48 seconds East, a distance of 89.95 feet;

thence South 89 degrees 38 minutes 23 seconds East, a distance of 39.47 feet;

thence South 00 degrees 43 minutes 17 seconds West, a distance of 4.00 feet;

thence South 89 degrees 38 minutes 23 seconds East, a distance of 10.00 feet;

thence North 00 degrees 43 minutes 17 seconds East, a distance of 4.00 feet;

thence South 89 degrees 38 minutes 23 seconds East, a distance of 200.47 feet;

thence South 00 degrees 21 minutes 37 seconds West, a distance of 8.01 feet;

thence South 89 degrees 38 minutes 23 seconds East, a distance of 198.20 feet to the East line of said Lot 7;

thence South 00 degrees 21 minutes 37 seconds West along said East line, a distance of 416.13 feet to the point of beginning;

EXCEPT all ores and minerals and all oil, gas or other hydrocarbon substances beneath the surface, as reserved in instrument recorded in Docket 5783, page 229, records of Maricopa County, Arizona.

PARCEL NO. 2: (Tax Parcel No. 500-03-442E)

That portion of Lots 3, 4 and 7, PALM VALLEY PAVILIONS, according to Book 482 of Maps, page 47, records of Maricopa County, Arizona, described as follows:

BEGINNING at the Northeast corner of said Lot 3;

thence North 89 degrees 44 minutes 47 seconds West along the North line of said Lot 3, a distance of 56.79 feet;

thence South 81 degrees 16 minutes 47 seconds West, a distance of 43.79 feet; thence South 00 degrees 19 minutes 08 seconds West, a distance of 25.82 feet; thence North 89 degrees 40 minutes 52 seconds West, a distance of 58.91 feet;

thence South 00 degrees 19 minutes 08 seconds West, a distance of 18.57 feet to the beginning of a non-tangent curve concave to the South, the center of which bears South 00 degrees 47 minutes 16 seconds East, a distance of 26.10 feet;

thence Southerly along said curve, through a central angle of 88 degrees 53 minutes 36 seconds, an arc length of 40.49 feet to a point of tangency;

thence South 00 degrees 19 minutes 08 seconds West, a distance of 9.81 feet;

thence North 89 degrees 40 minutes 52 seconds West, a distance of 18.67 feet;

thence South 00 degrees 19 minutes 08 seconds West, a distance of 48.01 feet;

thence North 89 degrees 40 minutes 52 seconds West, a distance of 26.82 feet to the West line of said Lot 3;

thence North 00 degrees 19 minutes 08 seconds East along the West line of said Lots 3 and 7, a distance of 161.57 feet to an angle point in said Lot 7;

thence North 89 degrees 40 minutes 52 seconds West, a distance of 12.00 feet to the West line of said Lot 7;

thence North 00 degrees 19 minutes 08 seconds East along the West line of said Lots 7 and 4, a distance of 138.47 feet;

thence South 89 degrees 44 minutes 47 seconds East, a distance of 26.45 feet;

thence South 17 degrees 31 minutes 30 seconds East, a distance of 19.39 feet to the beginning of a tangent curve concave to the North, having a radius of 82.96 feet;

thence Southerly along said curve, through a central angle of 56 degrees 55 minutes 47 seconds, an arc length Of 82.43 feet;

thence South 87 degrees 26 minutes 58 seconds East, a distance of 33.85 feet;

thence South 00 degrees 19 minutes 08 seconds West, a distance of 30.00 feet;

thence South 74 degrees 27 minutes 17 seconds East, a distance of 40.00 feet to the South line of said Lot 4;

thence South 89 degrees 44 minutes 47 seconds East along said South line, a distance of 79.43 feet to the Southeast corner of said Lot 4;

thence South 00 degrees 19 minutes 12 seconds West, a distance of 25.00 feet;

thence South 01 degrees 04 minutes 01 seconds East, a distance of 25.01 feet to the point of beginning;

EXCEPT all ores and minerals and all oil, gas or other hydrocarbon substances beneath the surface, as reserved in instrument recorded in Docket 5783, page 229, records of Maricopa County, Arizona,

PARCEL NO. 3: (Tax Parcel No. 500-03-5318)

That portion of the North half of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the North quarter corner of said Section 3, from which the Northwest corner thereof bears North 89 degrees 38 minutes 23 seconds West, a distance of 2616.23 feet;

thence South 00 degrees 24 minutes 27 seconds West along the North-South mid-section line of said Section 3, a distance of 55.00 feet to the South right-of-way line of McDowell Road, according to the Palm Valley Project - Phase One - Map of Dedication, as recorded in Book 360 of Maps, page 30, records of Maricopa County, Arizona;

thence South 89 degrees 35 minutes 33 seconds East along said South right-of-way line, a distance of 14.00 feet;

thence South 00 degrees 24 minutes 27 seconds West, 14.00 feet East of and parallel with said North-South midsection line, a distance of 2097.49 feet to the point of beginning;

thence South 00 degrees 24 minutes 27 seconds West along said parallel line, a distance of 35.84 feet;

thence South 89 degrees 09 minutes 02 seconds West, a distance of 14.00 feet to said North-South mid-section line;

thence North 89 degrees 34 minutes 33 seconds West, a distance of 13.72 feet;

thence North 00 degrees 24 minutes 27 seconds East, a distance of 35.53 feet;

thence North 89 degrees 09 minutes 02 seconds East, a distance of 27.73 feet to the point of beginning.

PARCEL NO. 4: (Tax Parcel No. 500-03-447)

An undivided interest in and to Tract 'A', PALM VALLEY PAVILIONS, according to Book 482 of Maps, page 47, records of Maricopa County, Arizona.

PARCEL NO. 5:

Non-exclusive easements for utilities, drainage, parking, vehicular and pedestrian ingress and egress, signage, landscaping and incidental purposes, over Lots 3, 4, 5, 6 and 7 of PALM VALLEY PAVILIONS, as recorded in Book 482 of Maps, page 47, records of Maricopa County, Arizona, as created by that certain Operation and Easement Agreement recorded March 17, 1999 in Recording No. 99-0252980, and assigned by that certain Assignment and Assumption of Operation and Easement Agreement recorded December 14, 2002 in Recording No. 20021390656 and recorded October 2, 2013 in Recording No. 20130877864, and as amended by that certain First Amendment of Operation and Easement Agreement recorded January 8, 2013 in Recording No. 20130022512.

PARCEL NO. 6:

Easements as created by Reciprocal Easement Agreement with Covenants and Restrictions Affecting Land, recorded November 9, 1995 in Recording No. 95-0692507 and in Common Ownership Agreement and Grant of Access Easement recorded November 9, 1995 in Recording No. 95-0692508 and in Reciprocal Easement Agreement

with Covenants and Restrictions Affecting Land, recorded December 22, 1995 in Recording No. 95-0789011 and more particularly described therein.

PARCEL NO. 7:

An easement for ingress, egress, utilities and incidental purposes, as set forth in Results of Survey recorded April 24, 2006 in Book 832 of Maps, page 9, records of Maricopa County, Arizona, over that portion of the Northwest quarter of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the North quarter corner of said Section 3, from which the Northwest corner thereof bears North 89 degrees 38 minutes 23 seconds West, a distance of 2616.23 feet;

thence South 00 degrees 24 minutes 27 seconds West along the North-South mid-section line of said Section 3, a distance of 55.00 feet to the South right-of-way line of McDowell Road, according to the Palm Valley Project - Phase One - Map of Dedication, as recorded in Book 360 of Maps, page 30, records of Maricopa County, Arizona, and the point of beginning;

thence South 89 degrees 35 minutes 33 seconds East along said South right-of-way line, a distance of 14.00 feet;

thence South 00 degrees 24 minutes 27 seconds West, 14.00 feet East of and parallel with said North-South midsection line, a distance of 2097.49 feet;

thence South 89 degrees 09 minutes 02 seconds West, a distance of 14.00 feet to said North-South mid-section line;

thence North 00 degrees 24 minutes 27 seconds East along said North-South mid-section line, a distance of 2097.80 feet to the point of beginning.

PARCEL NO. 8:

That certain beneficial portion of the Sixty Foot Yard Agreement recorded March 17, 1999 in Recording No. 99-0252981.

Freeway Pylon #2 (135th Avenue alignment and Interstate 10)

Parcel 500-03-531B

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1: (Tax Parcel No. 500-03-446E)

That portion of Lot 7, PALM VALLEY PAVILIONS, according to Book 482 of Maps, page 47, records of Maricopa County, Arizona, described as follows:

BEGINNING at the Southeast corner of said Lot 7;

thence North 89 degrees 44 minutes 47 seconds West along the South line of said Lot 7, a distance of 842.45 feet to the Southwest corner thereof;

thence North 00 degrees 19 minutes 12 seconds East along the West line of said Lot 7, a distance of 310.87 feet to the Northeast corner of Lot 3 of said PALM VALLEY PAVILIONS;

thence North 01 degrees 04 minutes 01 seconds West, a distance of 25.01 feet;

thence South 89 degrees 38 minutes 23 seconds East, a distance of 390.62 feet;

thence North 03 degrees 14 minutes 48 seconds East, a distance of 89.95 feet;

thence South 89 degrees 38 minutes 23 seconds East, a distance of 39.47 feet;

thence South 00 degrees 43 minutes 17 seconds West, a distance of 4.00 feet;

thence South 89 degrees 38 minutes 23 seconds East, a distance of 10.00 feet;

thence North 00 degrees 43 minutes 17 seconds East, a distance of 4.00 feet;

thence South 89 degrees 38 minutes 23 seconds East, a distance of 200.47 feet;

thence South 00 degrees 21 minutes 37 seconds West, a distance of 8.01 feet;

thence South 89 degrees 38 minutes 23 seconds East, a distance of 198.20 feet to the East line of said Lot 7;

thence South 00 degrees 21 minutes 37 seconds West along said East line, a distance of 416.13 feet to the point of beginning;

EXCEPT all ores and minerals and all oil, gas or other hydrocarbon substances beneath the surface, as reserved in instrument recorded in Docket 5783, page 229, records of Maricopa County, Arizona.

PARCEL NO. 2: (Tax Parcel No. 500-03-442E)

That portion of Lots 3, 4 and 7, PALM VALLEY PAVILIONS, according to Book 482 of Maps, page 47, records of Maricopa County, Arizona, described as follows:

BEGINNING at the Northeast corner of said Lot 3;

thence North 89 degrees 44 minutes 47 seconds West along the North line of said Lot 3, a distance of 56.79 feet;

thence South 81 degrees 16 minutes 47 seconds West, a distance of 43.79 feet; thence South 00 degrees 19 minutes 08 seconds West, a distance of 25.82 feet; thence North 89 degrees 40 minutes 52 seconds West, a distance of 58.91 feet;

thence South 00 degrees 19 minutes 08 seconds West, a distance of 18.57 feet to the beginning of a non-tangent curve concave to the South, the center of which bears South 00 degrees 47 minutes 16 seconds East, a distance of 26.10 feet;

thence Southerly along said curve, through a central angle of 88 degrees 53 minutes 36 seconds, an arc length of 40.49 feet to a point of tangency;

thence South 00 degrees 19 minutes 08 seconds West, a distance of 9.81 feet;

thence North 89 degrees 40 minutes 52 seconds West, a distance of 18.67 feet;

thence South 00 degrees 19 minutes 08 seconds West, a distance of 48.01 feet;

thence North 89 degrees 40 minutes 52 seconds West, a distance of 26.82 feet to the West line of said Lot 3;

thence North 00 degrees 19 minutes 08 seconds East along the West line of said Lots 3 and 7, a distance of 161.57 feet to an angle point in said Lot 7;

thence North 89 degrees 40 minutes 52 seconds West, a distance of 12.00 feet to the West line of said Lot 7;

thence North 00 degrees 19 minutes 08 seconds East along the West line of said Lots 7 and 4, a distance of 138.47 feet;

thence South 89 degrees 44 minutes 47 seconds East, a distance of 26.45 feet;

thence South 17 degrees 31 minutes 30 seconds East, a distance of 19.39 feet to the beginning of a tangent curve concave to the North, having a radius of 82.96 feet;

thence Southerly along said curve, through a central angle of 56 degrees 55 minutes 47 seconds, an arc length Of 82.43 feet;

thence South 87 degrees 26 minutes 58 seconds East, a distance of 33.85 feet;

thence South 00 degrees 19 minutes 08 seconds West, a distance of 30.00 feet;

thence South 74 degrees 27 minutes 17 seconds East, a distance of 40.00 feet to the South line of said Lot 4;

thence South 89 degrees 44 minutes 47 seconds East along said South line, a distance of 79.43 feet to the Southeast corner of said Lot 4;

thence South 00 degrees 19 minutes 12 seconds West, a distance of 25.00 feet;

thence South 01 degrees 04 minutes 01 seconds East, a distance of 25.01 feet to the point of beginning;

EXCEPT all ores and minerals and all oil, gas or other hydrocarbon substances beneath the surface, as reserved in instrument recorded in Docket 5783, page 229, records of Maricopa County, Arizona,

PARCEL NO. 3: (Tax Parcel No. 500-03-5318)

That portion of the North half of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the North quarter corner of said Section 3, from which the Northwest corner thereof bears North 89 degrees 38 minutes 23 seconds West, a distance of 2616.23 feet;

thence South 00 degrees 24 minutes 27 seconds West along the North-South mid-section line of said Section 3, a distance of 55.00 feet to the South right-of-way line of McDowell Road, according to the Palm Valley Project - Phase One - Map of Dedication, as recorded in Book 360 of Maps, page 30, records of Maricopa County, Arizona;

thence South 89 degrees 35 minutes 33 seconds East along said South right-of-way line, a distance of 14.00 feet;

thence South 00 degrees 24 minutes 27 seconds West, 14.00 feet East of and parallel with said North-South midsection line, a distance of 2097.49 feet to the point of beginning;

thence South 00 degrees 24 minutes 27 seconds West along said parallel line, a distance of 35.84 feet;

thence South 89 degrees 09 minutes 02 seconds West, a distance of 14.00 feet to said North-South mid-section line;

thence North 89 degrees 34 minutes 33 seconds West, a distance of 13.72 feet;

thence North 00 degrees 24 minutes 27 seconds East, a distance of 35.53 feet;

thence North 89 degrees 09 minutes 02 seconds East, a distance of 27. 73 feet to the point of beginning.

PARCEL NO. 4: (Tax Parcel No. 500-03-447)

An undivided interest in and to Tract 'A', PALM VALLEY PAVILIONS, according to Book 482 of Maps, page 47, records of Maricopa County, Arizona.

PARCEL NO. 5:

Non-exclusive easements for utilities, drainage, parking, vehicular and pedestrian ingress and egress, signage, landscaping and incidental purposes, over Lots 3, 4, 5, 6 and 7 of PALM VALLEY PAVILIONS, as recorded in Book 482 of Maps, page 47, records of Maricopa County, Arizona, as created by that certain Operation and Easement Agreement recorded March 17, 1999 in Recording No. 99-0252980, and assigned by that certain Assignment and Assumption of Operation and Easement Agreement recorded December 14, 2002 in Recording No. 20021390656 and recorded October 2, 2013 in Recording No. 20130877864, and as amended by that certain First Amendment of Operation and Easement Agreement recorded January 8, 2013 in Recording No. 20130022512.

PARCEL NO. 6:

Easements as created by Reciprocal Easement Agreement with Covenants and Restrictions Affecting Land, recorded November 9, 1995 in Recording No. 95-0692507

and in Common Ownership Agreement and Grant of Access Easement recorded November 9, 1995 in Recording No. 95-0692508 and in Reciprocal Easement Agreement with Covenants and Restrictions Affecting Land, recorded December 22, 1995 in Recording No. 95-0789011 and more particularly described therein.

PARCEL NO. 7:

An easement for ingress, egress, utilities and incidental purposes, as set forth in Results of Survey recorded April 24, 2006 in Book 832 of Maps, page 9, records of Maricopa County, Arizona, over that portion of the Northwest quarter of Section 3, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the North quarter corner of said Section 3, from which the Northwest corner thereof bears North 89 degrees 38 minutes 23 seconds West, a distance of 2616.23 feet;

thence South 00 degrees 24 minutes 27 seconds West along the North-South mid-section line of said Section 3, a distance of 55.00 feet to the South right-of-way line of McDowell Road, according to the Palm Valley Project - Phase One - Map of Dedication, as recorded in Book 360 of Maps, page 30, records of Maricopa County, Arizona, and the point of beginning;

thence South 89 degrees 35 minutes 33 seconds East along said South right-of-way line, a distance of 14.00 feet;

thence South 00 degrees 24 minutes 27 seconds West, 14.00 feet East of and parallel with said North-South midsection line, a distance of 2097.49 feet;

thence South 89 degrees 09 minutes 02 seconds West, a distance of 14.00 feet to said North-South mid-section line;

thence North 00 degrees 24 minutes 27 seconds East along said North-South mid-section line, a distance of 2097.80 feet to the point of beginning.

PARCEL NO. 8:

That certain beneficial portion of the Sixty Foot Yard Agreement recorded March 17, 1999 in Recording No. 99-0252981.

Wall Sign (NEC of McDowell Road and Litchfield Road)

Parcel 501-75-958

ENTRY SIGN MONUMENT PARCEL -N.E. CORNER LITCHFIELD RD. AND MCDOWELL RD.

A portion of PALM VALLEY PROJECT - PHASE ONE - MAP OF DEDICATION as recorded in Book 360 of Maps, Page 30, records of Maricopa County, Arizona and being situated in a portion of the Southwest quarter of Section 34, Township 2 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and more particularly described as follows

Commencing at the Southwest corner of said Section 34; thence South $89^{\circ} 24' 22''$ East and along the South line of said Section 34, a distance of 75.00 feet; thence North $0^{\circ} 15' 09''$ East and parallel to the West line of said Section 34, a distance of 105.16 feet to the POINT OF BEGINNING of the herein described parcel; thence continuing North $0^{\circ} 15' 09''$ East and parallel to the West line of said Section

34, a distance of 36.00 feet; thence South $89^{\circ} 44' 51''$ East, a distance of 40.00 feet; thence South $62^{\circ} 07' 11''$ East, a distance of 46.75 feet; thence South $0^{\circ} 35' 38''$ West, a distance of 40.00 feet

to a point 80.00 feet North of the South line of said Section 34; thence north $89^{\circ} 24' 22''$ West parallel to and 80.00 feet North of the South line of said Section 34, a distance of 56.00 feet; thence North $44^{\circ} 34' 37''$ West, a distance of 35.72 feet to the POINT OF BEGINNING.

SUBJECT to easement and Rights of Way of Record.

Said parcel contains 4,234 square feet or 0.0972 acres, more or less.

Exhibit B – “1996 SIGN STANDARDS”

VI. SIGN STANDARDS

The following standards are to be used to prepare a comprehensive sign program by each Owner/Occupant. These sign standards describe approaches to be used in developing a sign program for each Site. A comprehensive sign program including three copies of shop drawings which include elevations identifying lineal footage, location, materials, finishes and method of installation must be submitted to the Committee and approved before implementation. City of Goodyear approval is also required, and all signs shall conform to the Goodyear Sign Ordinance. Any sign which bears the Palm Valley Pavilions name and/or logo shall conform to the established logo standards which are also contained in Section VII.

Each Owner/Occupant will be responsible for construction, installation, and maintenance of its signage, and must submit for approval to the Committee three copies of shop drawings which indicate location, materials, finishes, and method of installation for all proposed signage. In addition, each Owner/Occupant will be responsible for submitting applications and obtaining permits as may be required by the City of Goodyear.

Signs are intended to allow a strong marketing image and to create a related community of buildings and facilities which will contribute to the vitality and value of the entire Property.

Each Owner/Occupant is responsible for site signs which shall be built, installed and maintained by the Owner/Occupant as a part of the Improvements.

Signs may not be placed in right of way.

Gateway and perimeter identification signs will also be provided which create a sense of entry to Palm Valley Pavilions.

A. Introduction

Each Owner/Occupant must submit a unified Sign program for review and approval by the Committee prior to implementation

These criteria have been established for the purpose of assuring an outstanding center for the mutual benefit of all Owners/Occupants. Conformance shall be strictly enforced, and any installed nonconforming or unapproved signs shall be brought into conformance at the sole expense of the Owner/Occupant.

Sign designs will be consistent with building features and colors to promote harmony and balance with the shopping center. Developer shall administer and interpret the criteria.

B. General Requirements

1. Painted lettering directly to the wall shall not be permitted.
2. Flashing or audible signs shall not be permitted.
3. All electrical signs and their installations must comply with all uniform building and electrical codes.
4. No exposed conduit, tubing, or transformers shall be permitted.

5. All letters, conductors, transformers, and other equipment shall be neatly concealed in a water tight condition.
6. Owner/Occupant or its representative must submit two copies of detailed sign drawings to the Landlord for approval fifteen (15) days prior to submitting for permits or manufacturing.
7. Exposed neon shall be permitted in compliance with Article 7 sign regulation of the "Zoning Ordinance of 1991 of the City of Goodyear."
8. All signs erected, re-erected, constructed or altered shall require permits in accord with Article 7, section III of the "Zoning Ordinance of 1991 of the city of Goodyear."

C. Construction Requirements

1. All exterior bolts, fastenings and clips shall be of hot dipped galvanized iron, and no black iron materials of any type shall be permitted.
2. Locations of all openings for conduit and sleeves in building walls shall be indicated by the sign contractor on drawings submitted for approval of Landlord's architect. The contractor shall install the same in accordance with the approved drawings.
3. No labels shall be permitted on the exposed surface of signs, except those required by ordinance, which shall be applied in an inconspicuous place.
4. All penetrations of the building structure required for sign installation shall be neatly sealed in a water tight condition.
5. Owner/Occupant and his contractor shall repair any damage caused during installation of signage.
6. Owner/Occupant shall be fully responsible for the operations of Owner's/Occupant's sign contractor.

D. Design Requirements for In-line Occupants and Pad Owners/Occupants

1. Identification signs shall be designed as an integral part of the storefront in a manner complementary to adjacent and facing storefronts and the overall design concept of the shopping center.
2. Owner/Occupant signs shall be allowed on all walls of their leased space. Owners/Occupants shall be allowed 2 1/2 square feet of sign per each foot of building wall upon which the sign is installed, except for walls backing or fronting McDowell Road. Their length shall not exceed 85% of the wall upon which it is placed.
3. Signage of walls backing or fronting McDowell Road shall be square foot of sign per each foot of building upon which the sign is installed. Their length shall not exceed 85% of the wall upon which it is placed.

4. Each Owner/Occupant must limit the area of their sign in accordance with the area allocated for signage. Maximum letter height and length varies according to storefront, but must not exceed the area allocated for signage. Each in-line Owner/Occupant shall have a minimum of one sign. Owners/Occupants with multiple walls may have one on each wall (i.e., front and rear sides).
5. All Owners/Occupants shall have wall signs fabricated from one of the following methods:
 - a. Reverse pan channel letters shall be fabricated with a 22 gauge paint-loc metal painted dark bronze.
 - b. Chain franchises and manufacturers shall be allowed to use their official color and logos for signage with landlord approvals.
 - c. In-line owners/occupants letters shall be 5" thick with a minimum 1/8" plexiglas face.
 - d. All illuminated letters must be illuminated by neon with 30 ma remote transformers.
 - e. Front mounted raceways shall be required for all signs.

E. Design Requirements for In-Line Owners/Occupants

1. All letters and raceways shall be installed in a water tight condition.
2. Owners/Occupants who have established letter styles may use them for their sign lettering.
3. All trimcap shall be dark bronze.

F. Freestanding Signs

There shall be three (3) different types of freestanding signs allowed for this center. They are listed as follows:

1. There shall be one low profile feature sign at the northeast corner of Litchfield Road and McDowell Road. There shall also be two (2) wall mounted signs located on the two entrance walls flanking the main drive. These signs shall be mounted on the screen wall having a maximum height of three (3) feet in a landscaped area and having a maximum sign area of 48 square feet.
2. There shall be one center identification sign located in the entrance island. This sign shall identify the center, each of the tenants, and each of the freestanding pad users located within the Palm Valley Pavilions shopping center. The total square footage of this sign shall be 100 square feet, and the total height to the top of this sign shall be 32 feet. Sign shall be constructed with a precast concrete based to match masonry detail common to Palm Valley Pavilions, a translucent acrylic copy area and painted cabinet. Signs will be internally illuminated.

3. There shall be one highway identification sign located immediately north of Interstate 10 and not closer to Litchfield Road than the southeast corner of said restaurant site. This sign is to be located to identify all the property within Palm Valley Pavilions from Interstate 10. This sign shall not exceed a height of 60 feet.

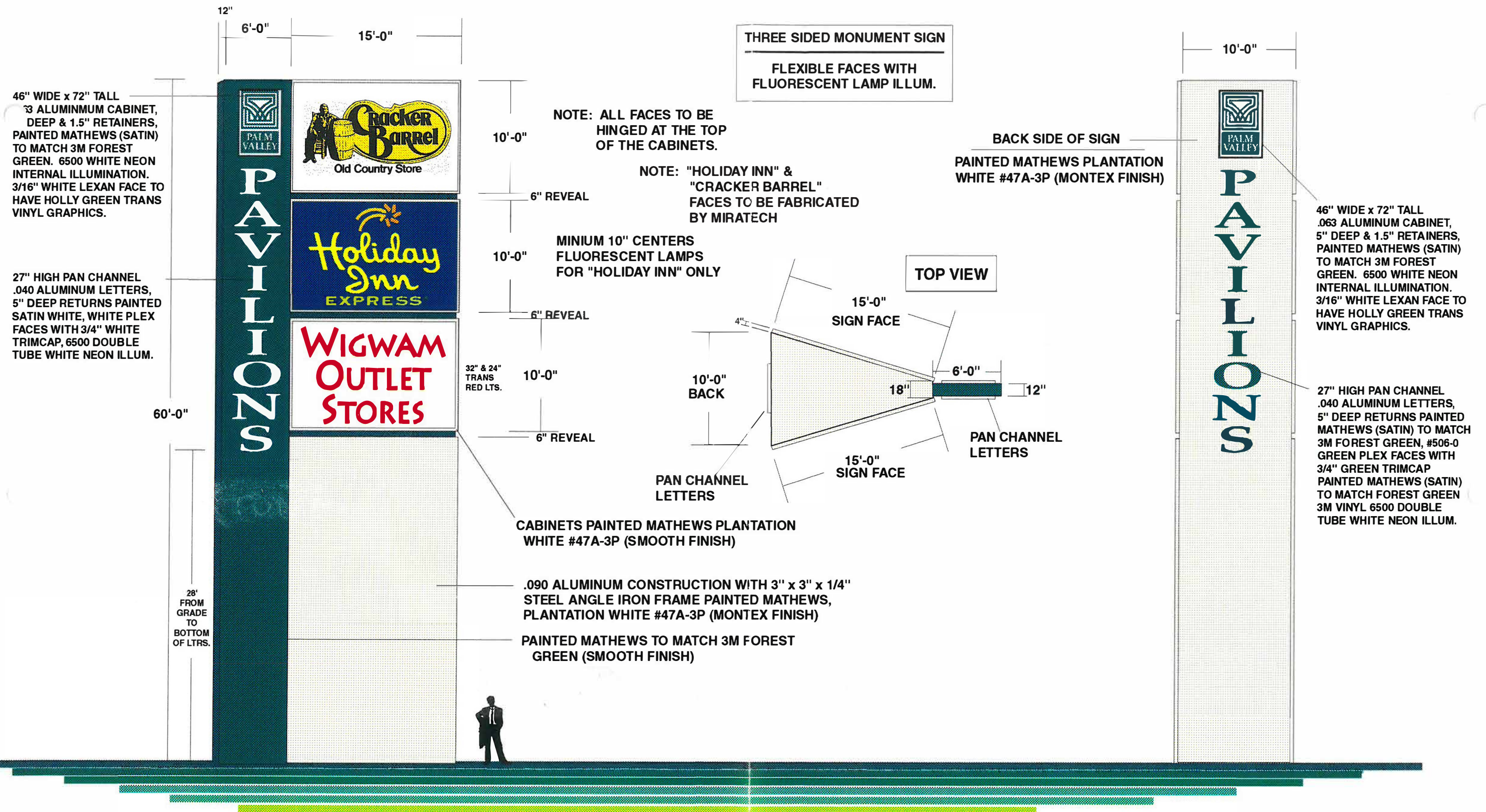


Exhibit C – “1998 TENANT SIGNAGE CRITERIA”



PALM VALLEY
PAVILIONS

TENANT SIGNAGE CRITERIA

NOVEMBER 9, 1998

PREPARED BY:

JRCDesign

6240 East Thomas Road, Suite 203

Scottsdale, Arizona 85251

602.946.3028 602.946.8915 (Fax)



PALM VALLEY PAVILIONS

Tenant Signage Criteria / Page I

The intent of these sign criteria is to establish and maintain guidelines consistent with the signage policies and ordinances of the City of Goodyear. Further, the purpose is to assure a standard conformance and quality for the design, size, placement and materials used for business identification at **Palm Valley Pavilions** and the adjacent pads. Performance shall be strictly enforced and any installed nonconforming signs shall be brought into conformance at Tenant's expense. In the best interest of all Tenants, SunCor Development Company (Landlord) has established the following signage criteria, which allow each Tenant room for creativity within the limits of its site. Any deviation from these approved tenant sign criteria shall require approval from the Landlord and the City of Goodyear.

TENANT DEFINITIONS:

Anchor and Major Tenants:

Tenants leasing 25,000 S.F. or more

Sub – Major Tenants:

Leasing between 8,000 & 24,999 S.F.

Minor Tenant:

Leasing between 500 & 7,999 S.F.

SIGNAGE DEFINITIONS:

The following is a list of Tenant Signage Criteria terms specifically for this center's tenants.

Aggregate Sign Area – The total area of all permitted signs pertaining to any one Tenant.

Building Storefront – The width of the occupancy equal in measure to the lineal footage of the storefront immediately adjacent to the common area (sidewalk) or the legal front of the freestanding pad as designated by the street address to which the front faces.

Can Signs – Metal fabricated boxes with acrylic, plexiglas or flex fabric faces.

Graphics – Lettering, symbols and logos used for signage at the storefront and or throughout the store interior.

Mall/Landlord's Bulkhead – Element above Tenant's storefront and below landlord's ceiling. Defines the maximum height of Tenant's storefront.

In-Line Tenant – Tenant's leased area where storefronts are all in line with one another in a contiguous structure separated by demising walls.

Pad Tenants – Those tenants who have freestanding structures on separate parcels of land, typically situated along the frontage road.

Sign Area – Sign area shall be calculated as the area contained within the smallest rectangle that encloses all elements of the sign copy and logos.

Sign Envelope – The overall location and dimension of a designated Tenant sign placement on the building elevation. Usually located in a designated sign band area. (Reference page 5 to these criteria.)

Under Canopy Sign – Supplemental signage installed perpendicular to the storefront for visibility to pedestrians along the covered walkway area. Under canopy sign to be provided by Landlord. Tenant shall reimburse Landlord for the cost of said sign and installation.

Storefront Sign – Signage installed on fascia areas for oriented and designed for vehicular identification visibility. (See page 5 for examples)

Window Graphics – Transparent portion of storefront used for merchandise display and includes suite identification, hours of business, and/or product displays.



PALM VALLEY PAVILIONS

Tenant Signage Criteria / Page 2

GENERAL REQUIREMENTS & APPROVAL PROCEDURES

1. Each Tenant will be supplied a copy of the Sign Criteria pursuant to the CC&R's.
2. The Tenant and/or Tenant's sign contractor shall secure all necessary approvals from the Landlord. No signage shall be installed prior to obtaining said approvals.

- All Tenants shall provide two (2) shop drawings of their proposed storefront signage, window graphics and under canopy sign requirements to the Landlord or the appointed agent.

Landlord: SunCor Development Company
3838 North Central Avenue
Suite 1500
Phoenix, Arizona 85012

"Landlord" may be subject to change in the future, with written notice to the Tenant.

- Drawings must include all elevations of the building frontage where signage is to be installed, to scale and dimensioned. One set must be in color and represent the colors as accurately as possible.
 - Typically approved sign criteria are shown on the drawings attached hereto.
 - The Landlord shall approve all copy, color, and logo design prior to the fabrication of any sign.
 - The Landlord shall approve the placement of all Tenant signage.
 - All signs and their installation must comply with all local building and electrical codes.
3. The Tenant and/or Tenant's sign contractor shall secure all required permits and inspections required by the City of Goodyear. No signage shall be installed prior to obtaining said permits.
 - A Sign Permit shall be made in writing upon forms provided by the Community Development office. The application shall contain the location by street and number of the proposed sign, as well as the name and address of the business owner and/or sign contractor.

Two (2) copies of plans and specifications shall be submitted with the application for each sign, one (1) copy being returned to the applicant at the time the Permit is issued. All plans shall show complete details, to include size, materials, method of support or attachments, name and address of the persons or firm designing said sign and plot plan showing location of sign on the premises.

- Before issuing any Sign Permit required by this Ordinance, the City shall collect a fee in accordance with a fee schedule established by the City Council. If work for which a Permit is required by this Ordinance is started before a Permit has been issued, the fees specified above shall be doubled. The payment of such double fee shall not relieve any persons from complying fully with the requirements of this Ordinance in the execution of the work or from any penalties prescribed herein.

- All signs for which a Permit is required shall be subject to the following inspections:

- Footing inspection on all free standing signs.
- All signs containing electrical wiring shall be subject to the current National Electrical Code, and the electrical components shall bear the label of an approved testing agency.
- Inspection of all braces, anchors, supports, and connections, including wall signs.
- Site inspections to ensure that the sign has been constructed according to approved application and a valid permit.

- All permanent signs regulated by this Ordinance shall be marked with the maker's name and the person or firm erecting the sign, the date of installation and the permit number. This identification shall be permanently attached to the exterior surface of the sign in a location where the information will be readily visible, legible, and accessible after installation of the sign.

Tenant

Landlord



PALM VALLEY PAVILIONS

Tenant Signage Criteria / Page 3

- Temporary signs shall be marked to show Permit number and expiration date.
 - Each sign shall be maintained in good order and repair at all times so that it constitutes no danger or hazard to public safety.
4. Signage installed without first obtaining said approvals will be subject to immediate removal at Tenant's expense. A penalty of 100% of the Landlord's cost to remove said signage shall be assessed to the Tenant in addition to the cost of the removal and any fees assessed by the City of Goodyear.
 5. All signage shall be installed and maintained by the Tenant, at Tenant's expense. Illumination outages, breakage, or other required sign maintenance requests by the Landlord, shall be repaired and restored to proper condition within five (5) working days of notification (written or verbal) from the Landlord. A penalty of 100% of the Landlord's cost to repair said signage, in addition to the cost of the repair, may be assessed to the Tenant should the Landlord be required to provide the necessary maintenance due to Tenant's noncompliance with the notification.
 6. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required shall be installed in an inconspicuous location.
 7. No advertising placards, sale signs, going out of business sales signs, pennants, portable, flashing, moving or audible signs shall be permitted. Banner signs may be used with written approval of the Landlord and upon obtaining a permit from the City of Goodyear and only during the designated time period as stipulated within the City of Goodyear's sign ordinance guidelines.
 8. No "can" signs will be allowed on building fascias unless approved by the Landlord to be unique in its design, construction and application.
 9. No exposed raceways, cross-overs, ballast, or transformer boxes are permitted.
 10. No individual user monument or freestanding signs are permitted on any pad.
 11. All individual pan channel letters and logos must be constructed with sheet metal returns. No "Channelume" or "Letteredge" or similar material will be allowed.
 12. All pan channel faces shall utilize a minimum of 1/8" thick plexiglas or acrylic.
 13. All Tenant wall signage shall be illuminated. PK housings shall be utilized when penetrating the building walls. All electrical connections and transformer boxes shall be installed in a workmanlike manner. All transformer(s) shall be properly housed, individually fused and wired with a proper disconnect switch at the primary connection. The Tenant shall be responsible to provide and pay for primary feed wires to the illuminated sign location in addition to all future cost of electrical power consumption.
 14. All signage shall be illuminated in such a manner to assure even lighting. Tenant shall be required to repair and/or replace any signage that does not meet this requirement.
 15. Tenant shall be fully responsible for the operation of Tenant's sign contractors and shall indemnify, defend and hold Landlord harmless for, from, and against damages or liabilities of account thereof.
 16. All sign contractors shall carry worker's compensation and commercial liability insurance against all damages suffered or done to any and all persons and/or property while engaged in the construction or installation of signs with a combined single limit in an amount not less than Three Million and No/100 Dollars (\$3,000,000.00) per occurrence. All sign contractors shall hold a current contractor's license in the State of Arizona. Landlord shall be named as additionally insured in the worker's compensation and commercial liability insurance.

PALM VALLEY PAVILIONS

Tenant Signage Criteria / Page 4

STORE FRONT SIGNAGE

Palm Valley Pavilions tenants shall be allowed their own building streetfront signage, located on leased frontage fascia area. These criteria is for both pad site tenants and in-line tenants.

Size: The maximum aggregate sign area permitted for each business establishment is based on the lineal feet of building storefront.

Litchfield Road Frontage Elevations:

For each one (1) lineal foot of storefront, two and one-half (2.5) square feet of signage are allowed, not to exceed 85% of leased frontage.

McDowell Road Frontage Elevations:

For each one (1) lineal foot of storefront, one and one-half (1.5) square feet of signage are allowed, not to exceed 85% of leased frontage.

Maximum Letter Heights:

Anchors: 6'-0"
Majors: 3'-0"
Pads/In-lines 2'-0"

Design: All tenant storefront/building signage and logos shall be fabricated of sheet aluminum, pan channel construction. Fully welded to ensure no light leaks at welded seams.

Theaters, hotels or gas stations may utilize change panel cabinets with approval of the Landlord.

No sign / letters shall be greater than 5" deep off the signage fascia area.

Those users who have documented corporate identity signage standards may use their logo and letter layouts in accordance with these criteria requirements and fascia proportions with Landlord's written consent.

Colors:

Faces:	Per individual corporate standards
Returns:	To match face color
Trim Caps:	To match face color
Neon:	White

Mounting: All letters will be mounted flush to background wall surface.

Locations: The following page of elevations illustrates typical layouts and locations for all signage opportunities. These maximize the store front square footages for sign areas based on each individual elevation. Any deviation from the storefront sign criteria shall require written approval from the Landlord.

*See page 5 for enlarged details of
tenant standards*



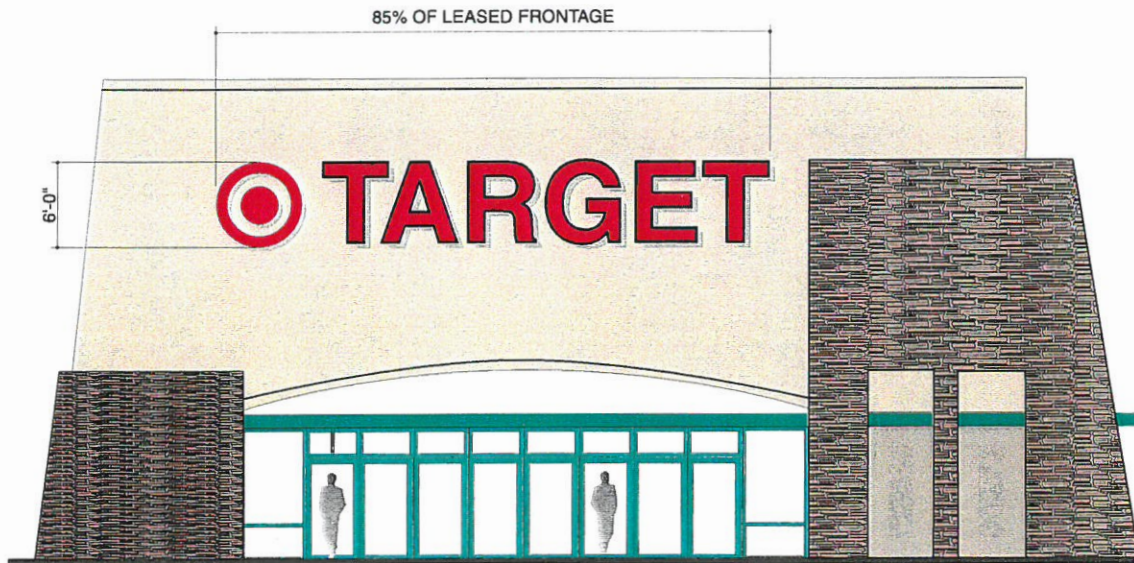
Tenant

Landlord

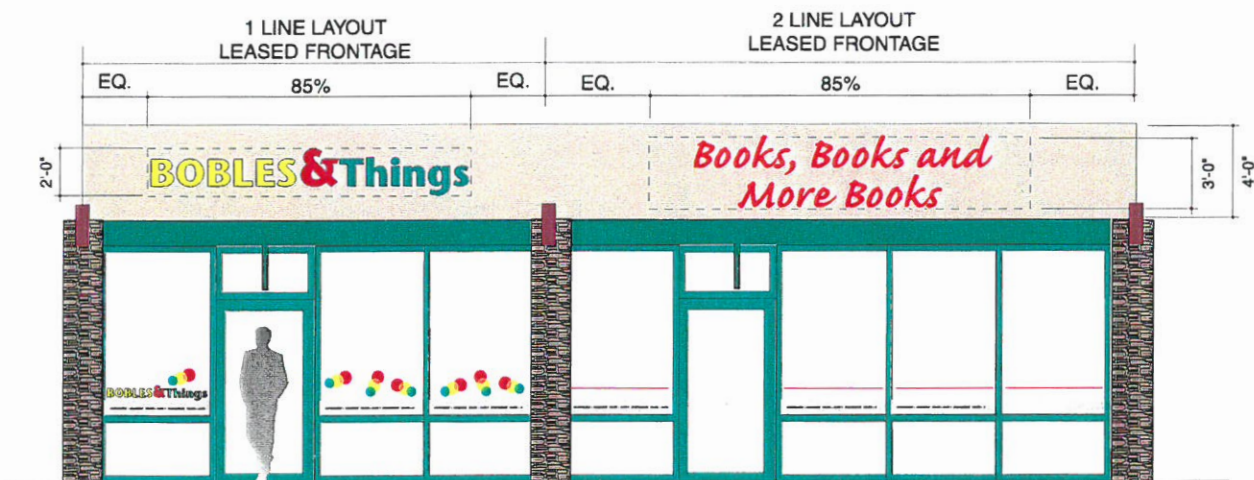
PALM VALLEY PAVILIONS

Tenant Signage Criteria / Page 5

TYPICAL ANCHOR TENANT SIGNAGE FORMAT – NTS



TYPICAL IN-LINE AND PAD TEN- ANT SIGNAGE FORMAT – NTS



Tenant Landlord



PALM VALLEY PAVILIONS

Tenant Signage Criteria / Page 6

WINDOW GRAPHICS

Size: The maximum aggregate sign area permitted for window graphics will be based on the lineal feet of building storefront and amount of glass area.

No more than 25% of front glass area may have signage/graphics, applied to, or behind the window area. This includes temporary signage applications for sales, promotions and/or any permanent identification signage.

Colors and Layouts:

All window graphic layouts shall be approved in writing by the Landlord for quality and consistency with the criteria package for **Palm Valley Pavilions**.

UNDER CANOPY SIGNS

Size: 1'-6" x 4'-0"

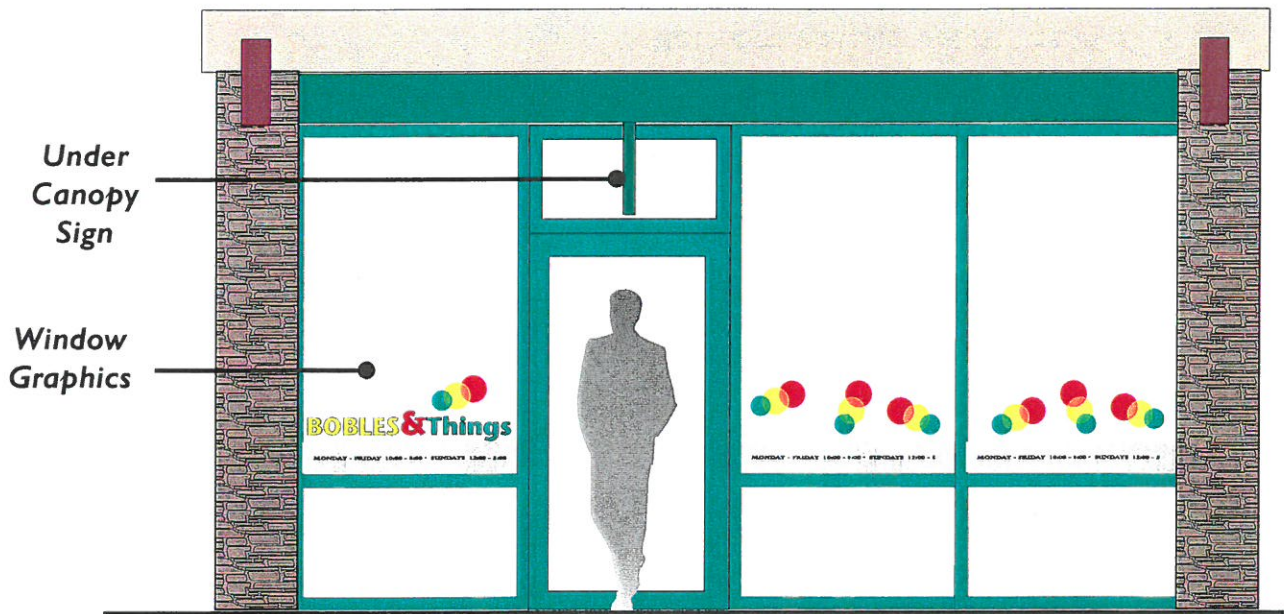
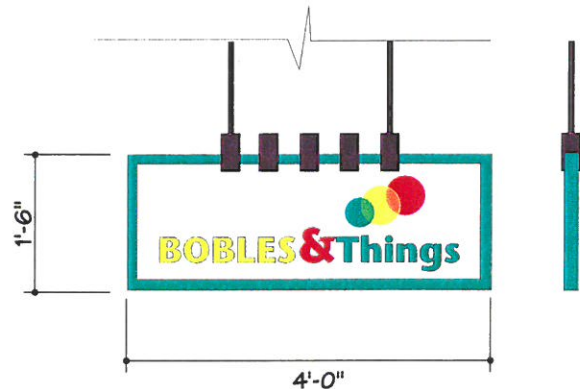
Construction :

Aluminum tube welded to create 2" deep, double sided frame.

Graphic panels to be provided by Landlord.

Colors and Layouts:

All colors and layouts shall be approved in writing by the Landlord for quality and consistency with the criteria package for **Palm Valley Pavilions**.



PALM VALLEY PAVILIONS

Tenant Signage Criteria / Page 7

32' IDENTIFICATION PYLON

Palm Valley Pavilions tenants shall be identified by two (2) double faced tower signs. The Anchor, In-line and Pad tenant pylons will each be located in the entry median on McDowell and along the frontage of Litchfield Road. Overall size of these two pylons will be 32 feet in height above grade as approved as part of the Planned Area Development guidelines. Pylon signs shall be placed a minimum of five feet (5') from property/right-of-way line and out of the site triangles of the proposed ingress/egress for the site.

These pylons have a total sign area of 294 square feet of signage area and will identify the anchor tenant and a maximum of five (5) tenants. Pad Tenants shall only be permitted on the McDowell Road Pylon. Tenants allowed on the pylons must occupy a minimum of 1,500 s.f. or have a chain store operation with more than five (5) locations. These tenants will be considered on an individual basis at Landlord's sole discretion. (for sign locations see sheet 10)

CONSTRUCTION:

Base: 8x8x16 masonry with stacked stone veneer.

Signage Area:

- Anchor:** (1) background element with individual pan channel letters.
- Majors:** (1) - 12'-0" x 2'-6" dimensional cabinets of routed aluminum with plexiglas backup graphics.
- In-line:** (4) - 12'-0" x 2'-6" dimensional cabinets of routed aluminum with plexiglas backup graphics.
- Address:** Reverse pan channels stud mounted to background surface
- Logo:** Reverse pan channel, stud mounted off stone background

COLORS:

- Base:** Stone – Stacked Stone
- Logo:** Teal – to match Teal Green by Berridge
- Address:** Teal – to match Teal Green by Berridge
- Cabinets:** Primary – to match building color and finish.

Majors and In-lines – to match building secondary color and finish.

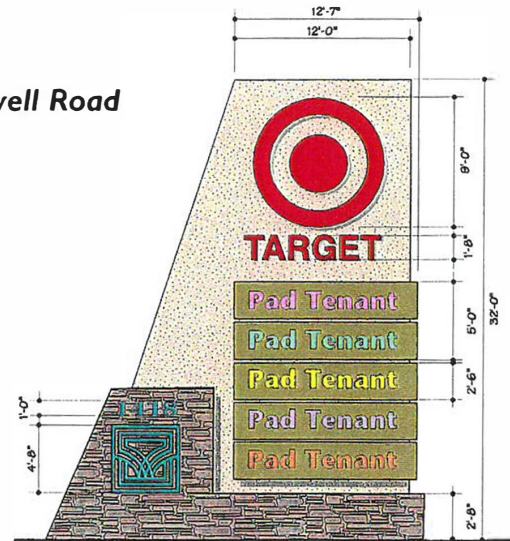
Letters: Tenant's corporate standards

ILLUMINATION:

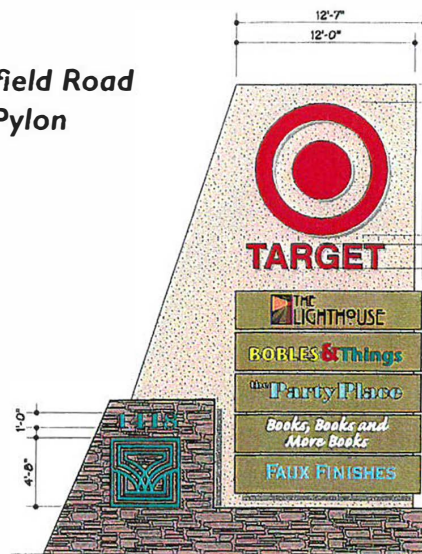
Cabinets: Internal fluorescent lamps

Structure: Ground mounted landscape fixtures

McDowell Road Pylon



Litchfield Road Pylon





PALM VALLEY PAVILIONS

Tenant Signage Criteria / Page 8

15' IDENTIFICATION PYLON

Palm Valley Pavilions secondary pylon sign for five (5) tenants shall have an overall size of 15 feet in height above grade.

Tenant signage area totals 100 square feet. This sign is located in the entry median on Litchfield Road

CONSTRUCTION:

Base: 8x8x16 masonry with stacked stone veneer.

Signage Area:

Tenants: (5) – 10'-0" x 1'-8" dimensional cabinets of routed aluminum with plexiglas back up graphics.

Address: Reverse pan channels stud mounted to background surface.

Logo: Reverse pan channel, stud mounted to stone background.

COLORS:

Base: Stone - Stacked Stone

Logo: Teal – to match Teal Green by Berridge

Address: Teal – to match Teal Green by Berridge

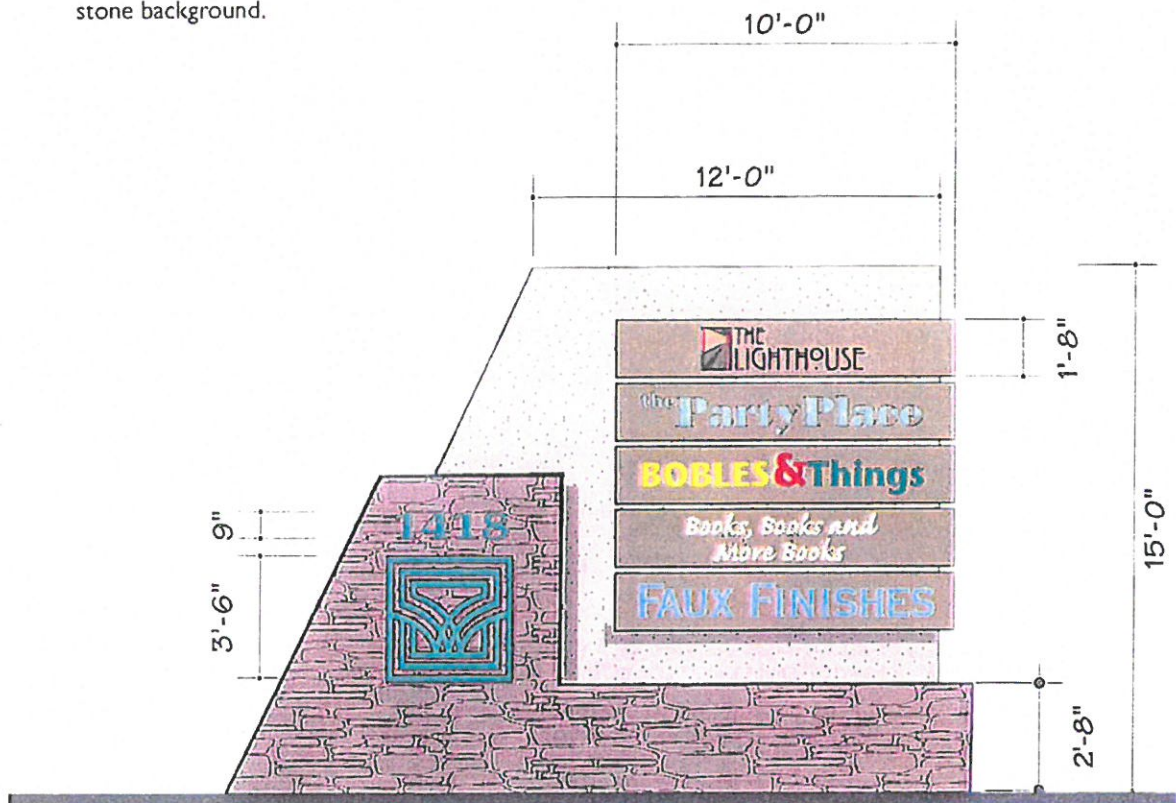
Cabinets: To match building secondary color and finish.

Letters: Per tenant corporate standards.

ILLUMINATION:

Cabinets: Internal fluorescent lamps

Structure: Ground mounted landscape fixtures



Tenant

Landlord

FREEWAY PYLON

The following freeway pylon provisions, once approved by the City of Goodyear City Council as a part of the **Palm Valley Pavilions** Tenant Signage Criteria, shall supercede the City of Goodyear Zoning Ordinance, Article 7 – Sign Regulations, Section C, Prohibited Signs, and Subsection o which states "Unless otherwise permitted by this article, signs which direct attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located."

The anchor of **Palm Valley Pavilions** and two (2) major tenants shall be identified on one (1) double faced pylon sign located along the freeway frontage.

Tenant signage area totals 432 square feet.

Overall size of this pylon will be 80 feet in height above grade.

CONSTRUCTION:

Base: 8x8x16 masonry with stucco finish

Signage Area:

Tenants: (3) 12'-0" x 12'-0" flex face panels with translucent vinyl graphics.

Lettering: Reverse pan channels with acrylic faces built into sign structure.

Logo: 18'-9" x 12'-0" steel structure and internally illuminated

COLORS:

Base: Stucco to match building primary color

Logo: Teal – to match Teal Green by Berridge

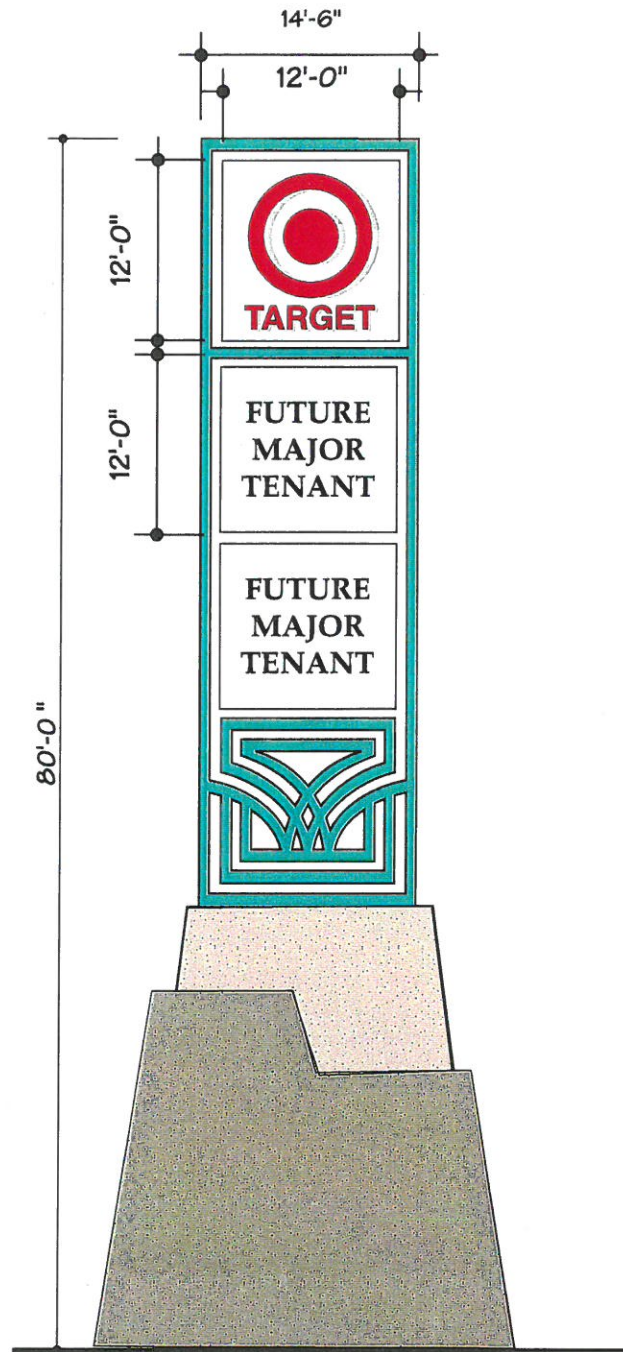
Cabinets: White channel with white flex fabric

Letters: to match corporate standards per tenant

ILLUMINATION:

Cabinets: Internal fluorescent lamps

Structure: None



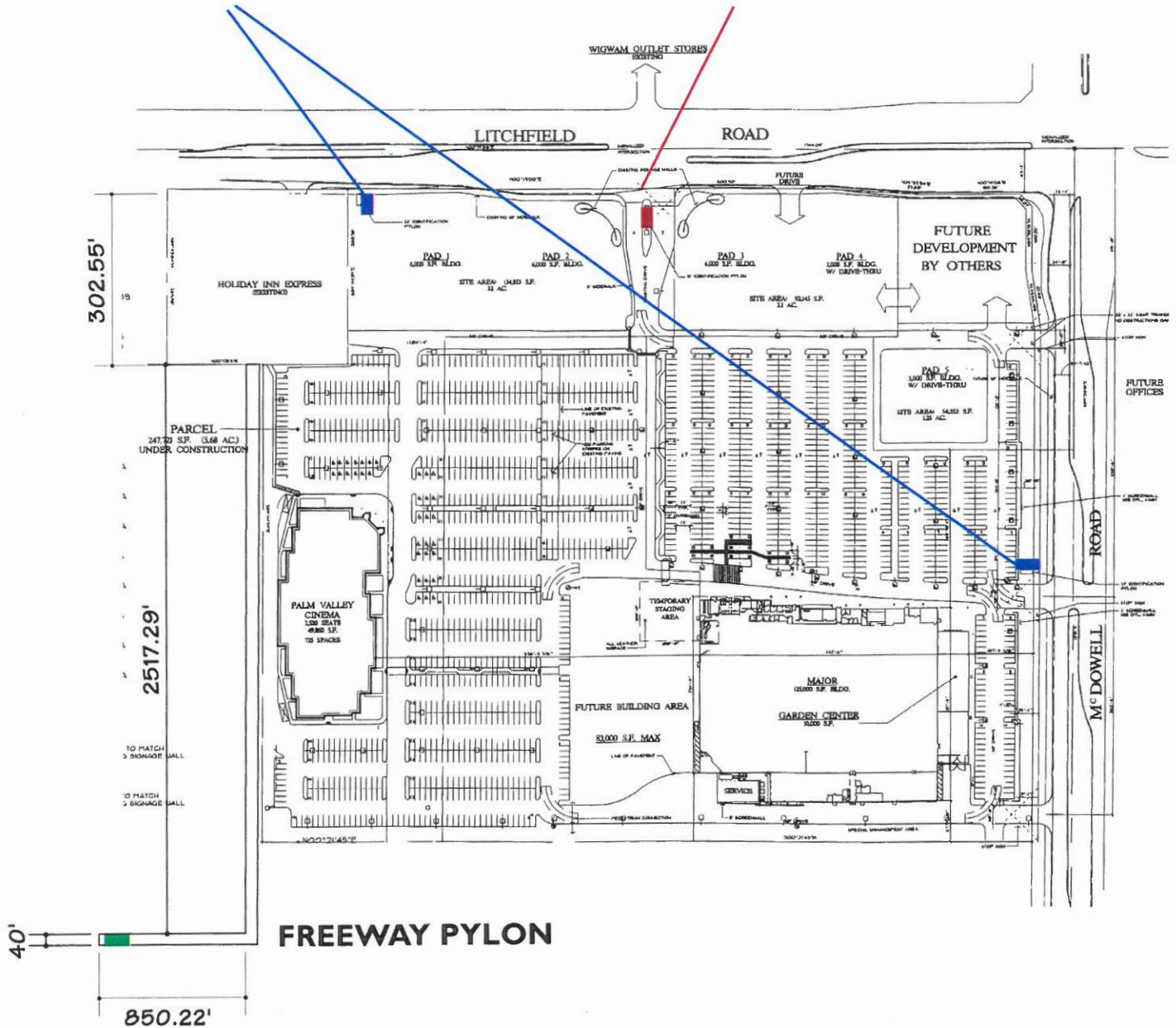


PALM VALLEY PAVILIONS

Tenant Signage Criteria / Page 10

32' IDENTIFICATION PYLON

15' IDENTIFICATION PYLON



Tenant

Landlord

Exhibit D – “GOODYEAR MEDICAL PLAZA AT PALM VALLEY
PAVILIONS AMENDMENT”

GOODYEAR
MEDICAL PLAZA



AT PALM VALLEY PAVILIONS

1325 N. LITCHFIELD RD | GOODYEAR, AZ 85338

PROJECT DESCRIPTION

PROJECT

GOODYEAR MEDICAL PLAZA
at Palm Valley Pavilions
SEC of Litchfield Rd & McDowell Rd
1325 N Litchfield Rd
Goodyear, AZ 85338

PARCEL INFORMATION

TENANT PARCEL NUMBER
500-03-445

MONUMENT LOCATION PARCEL NUMBER
500-03-442A

ZONE
PAD

BUILDING INFORMATION

GOODYEAR MEDICAL PLAZA
at Palm Valley Pavilions
1325 N Litchfield Rd

Goodyear, AZ 85338

LANDLORD INFORAMTION

PMB Palm Valley LLC
3394 Carmel Mountain Road; Ste 200
San Diego, CA 92121

Pietro Martinez
pmartinez@pmbllc.com

SIGNAGE CONSULTANT

Trademark Visual, Inc.
3825 S 36th Street
Phoenix, AZ 85040

Jim Bacher
jbacher@trademarkvisual.com

THEME STATEMENT

SUMMARY

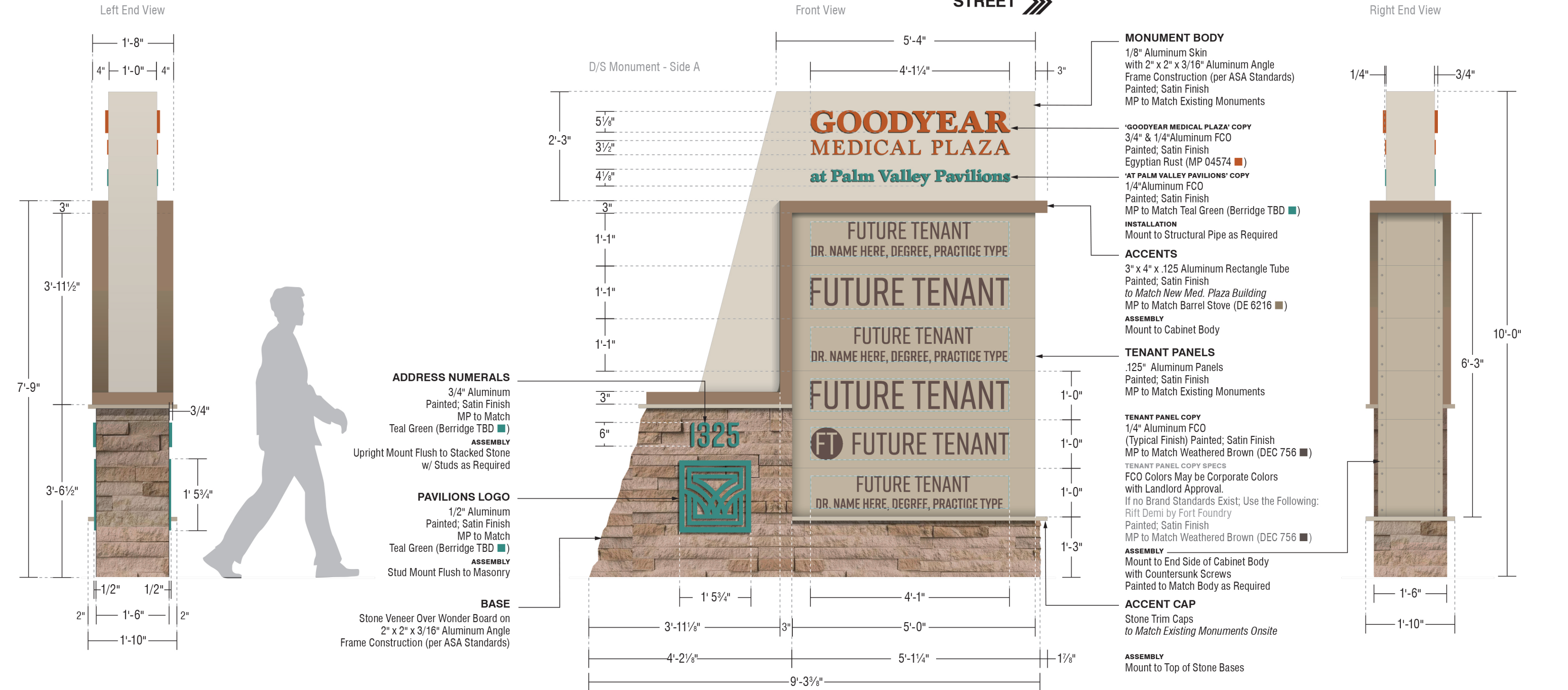
The intent of this sign criteria amendment is to establish and maintain guidelines consistent with the signage policies and ordinances of the City of Goodyear. Further, the purpose is to assure a standard conformance and quality for the design, size, placement, & materials used for business identification at Palm Valley Pavilions and the adjacent pads. Performance shall be strictly enforced, and any installed nonconforming signs shall be brought into conformance at Tenant’s expense. This is an addition to the original signage criteria, with a new monument that compliments the existing signage and allows each Tenant room for creativity within the limits of its site. Any deviation from this approved sign criteria shall require approval from the Landlord and the City of Goodyear.

SIZE & AESTHETICS

This monument has been designed and sized to incorporate the architectural elements associated with the nearby building designs and the existing monuments in the Palm Valley Pavilions Subdivision.

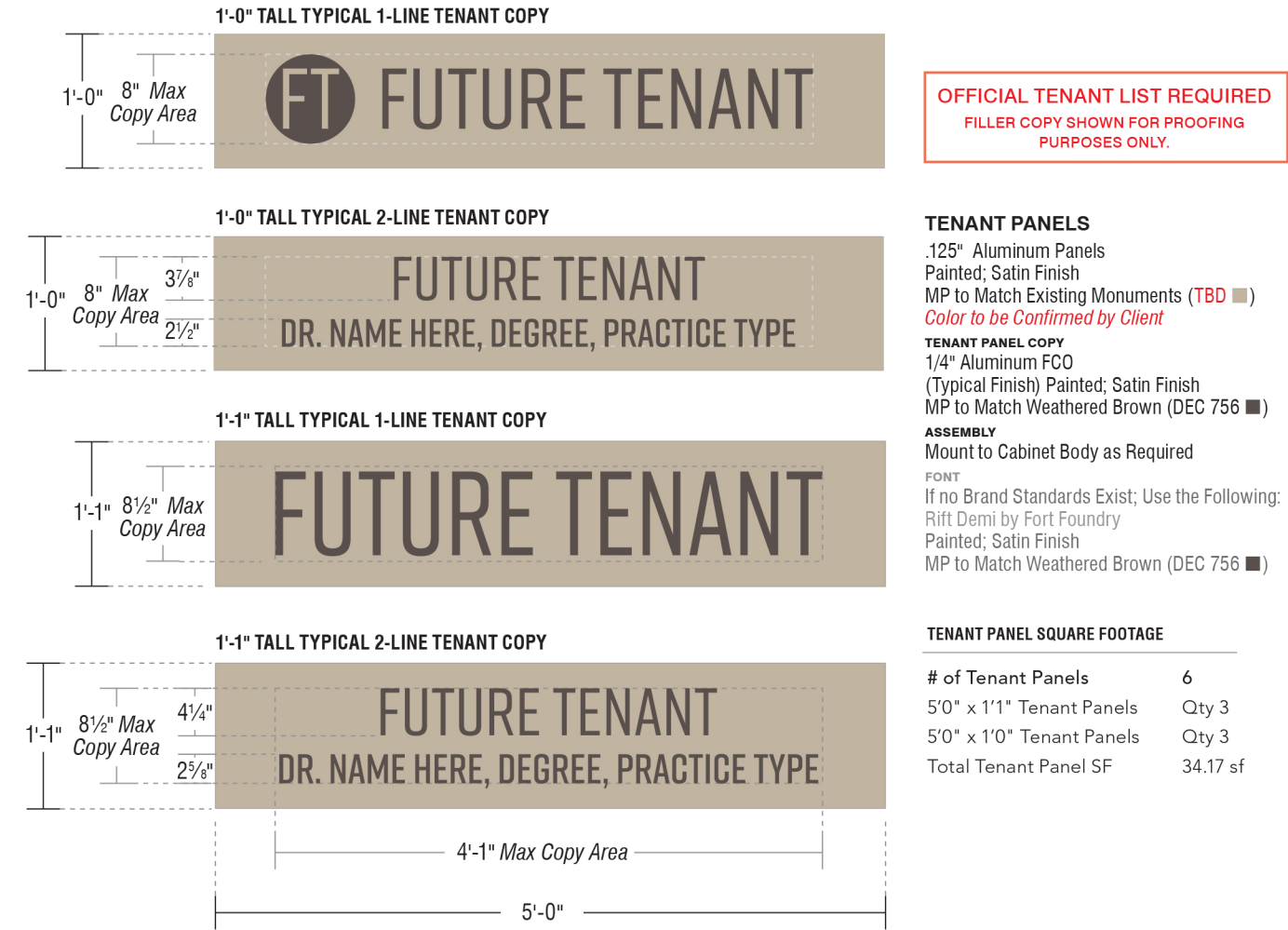
ILLUMINATION

The monument sign will be non-illuminated.



TRADEMARK	APPROVED	CLIENT SIGNATURE	DATE	COMPANY	PMB Palm Valley LLC	SR	JOB	100766
				SUB LOCAL		JB	DRAWING	0103bm
	APPROVED	LANDLORD SIGNATURE	DATE	ADDRESS	1325 N. Litchfield Rd	PM	DATE	12/04/19
				CITY STATE	Goodyear, AZ 85338	JB	SHEET	1.10

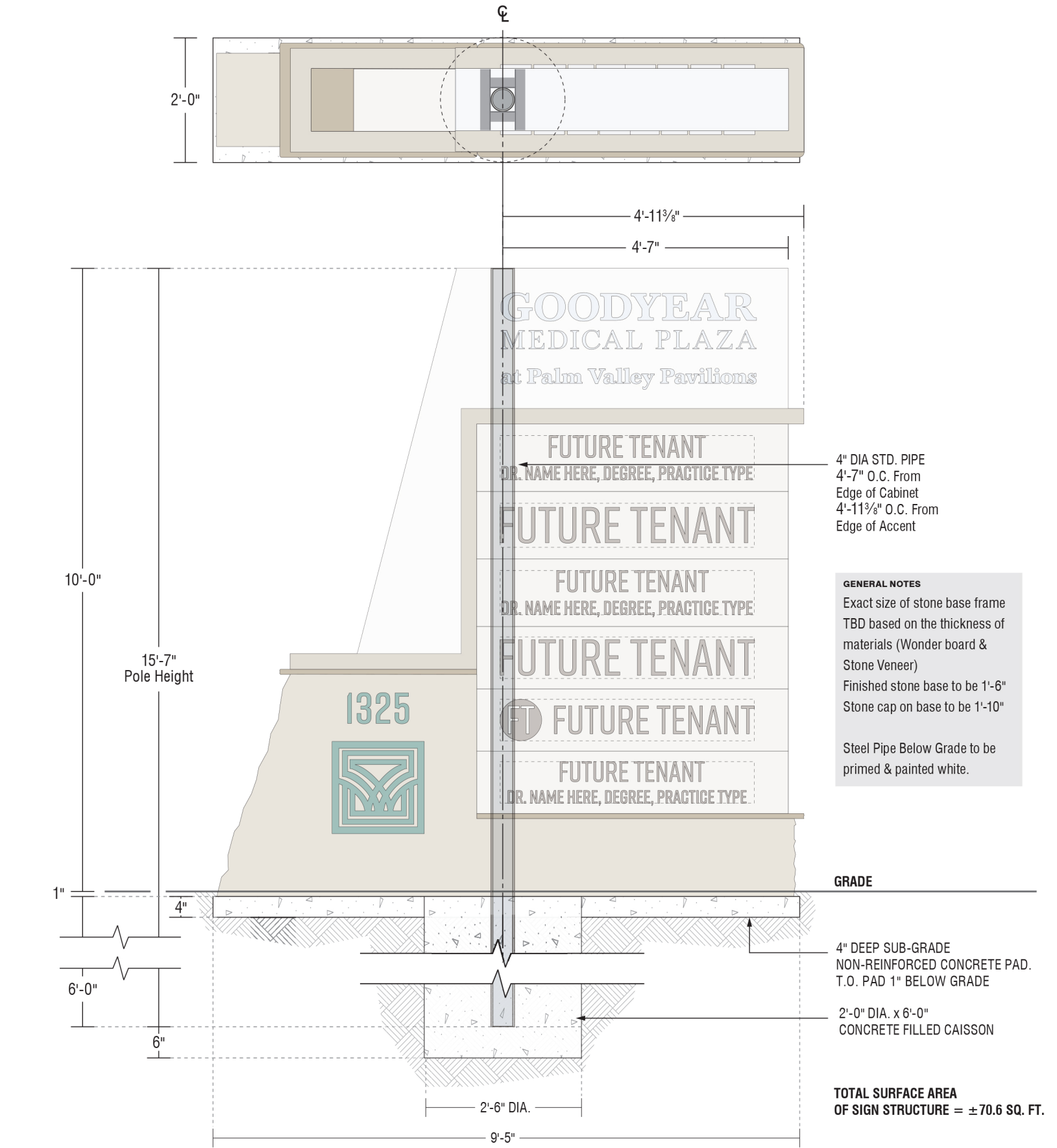
3825 S. 36th Street, Phoenix, AZ 85040 602 272 5055 trademarkvisual.com © 2019 Trademark Visual, Inc. ROC 204/49



A Tenant Panel Detail - Layout Options
SCALE 3/4" = 1'0"

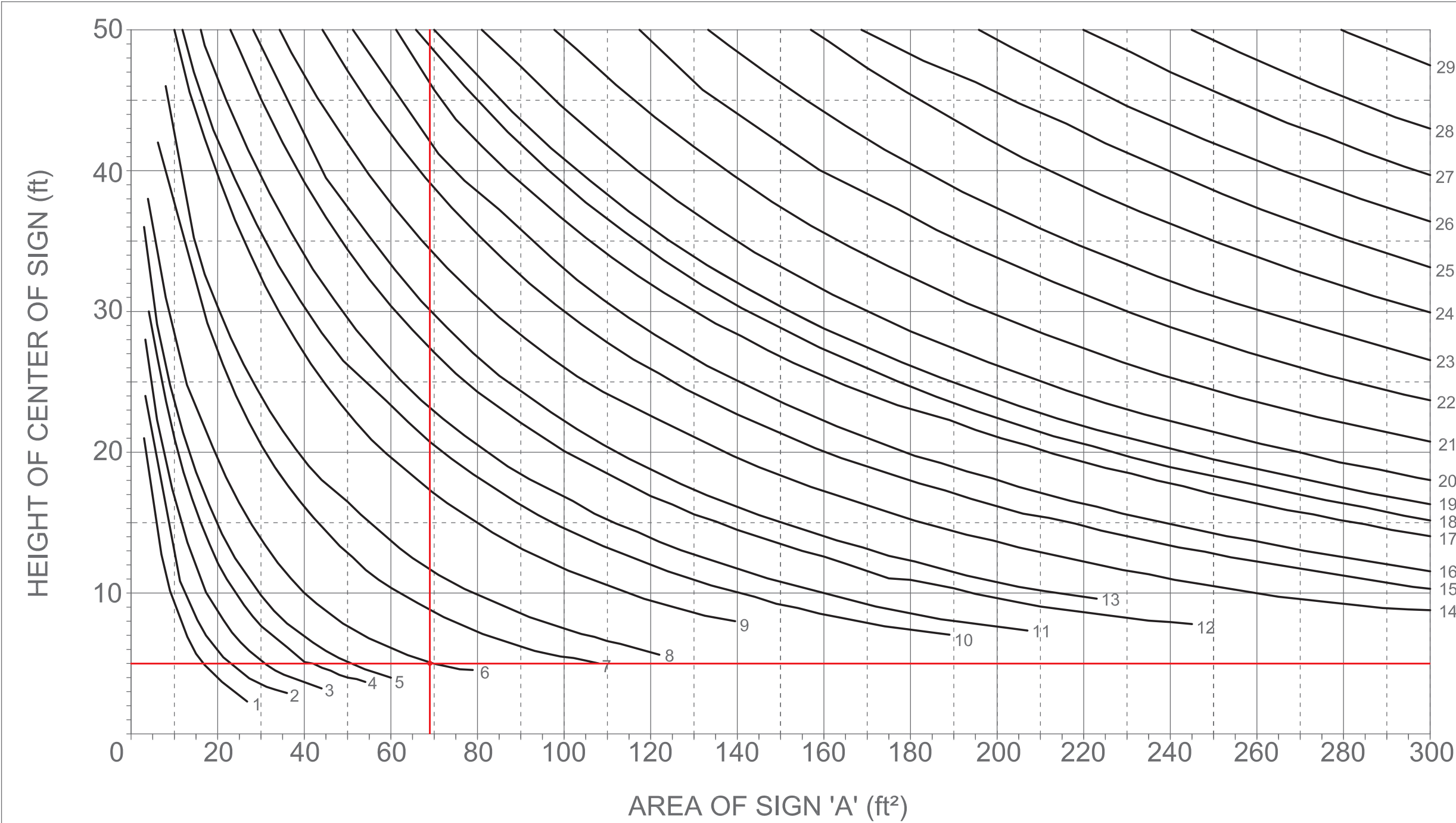


B Project Detail - Side B
SCALE 1/4" = 1'0"



TRADEMARK

APPROVED	CLIENT SIGNATURE	DATE	COMPANY	SR	JOB	100766
			SUB LOCAL	JB	DRAWING	0103bm
APPROVED	LANDLORD SIGNATURE	DATE	ADDRESS	PM	DATE	12/04/19
			CITY STATE	JB	SHEET	1.20
		PMB Palm Valley LLC				
		1325 N. Litchfield Rd Goodyear, AZ 85338				



PILE SIZE (DIAMETER AND DEPTH IN FT)								
#	DIA.	DEPTH	#	DIA.	DEPTH	#	DIA.	DEPTH
1	1.50	4.0	11	2.50	9.0	21	4.00	12.0
2	2.00	4.0	12	3.00	9.0	22	4.00	13.0
3	1.50	5.0	13	2.50	10.0	23	4.50	13.0
4	2.00	5.0	14	3.00	10.0	24	4.50	14.0
5	1.50	6.0	15	3.50	10.0	25	5.00	14.0
6	2.00	6.0	16	3.00	11.0	26	5.00	15.0
7	2.00	7.0	17	3.50	11.0	27	5.50	15.0
8	2.50	7.0	18	4.00	11.0	28	6.00	15.0
9	2.50	8.0	19	3.00	12.0	29	6.00	16.0
10	3.00	8.0	20	3.50	12.0			

AREA OF SIGN 'A' (ft²)

- NOTES
1. PLOT POINT AND CHOOSE THE CURVE ABOVE THE POINT



SULLAWAY
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www.sullawayeng.com

SIGN DESIGN
ENGINEERING
STANDARDS;
FOR THE STATE
OF ARIZONA

PROJECT NUMBER:
18147

DATE: 11-6-2018
SCALE: NO SCALE
DRAWN BY: MFS
DESIGNED BY: MFS

REVISIONS:
NO. DATE

1

2

3

4

5

THIS ELECTRONIC
SIGNATURE HAS BEEN
AUTHORIZED BY ME

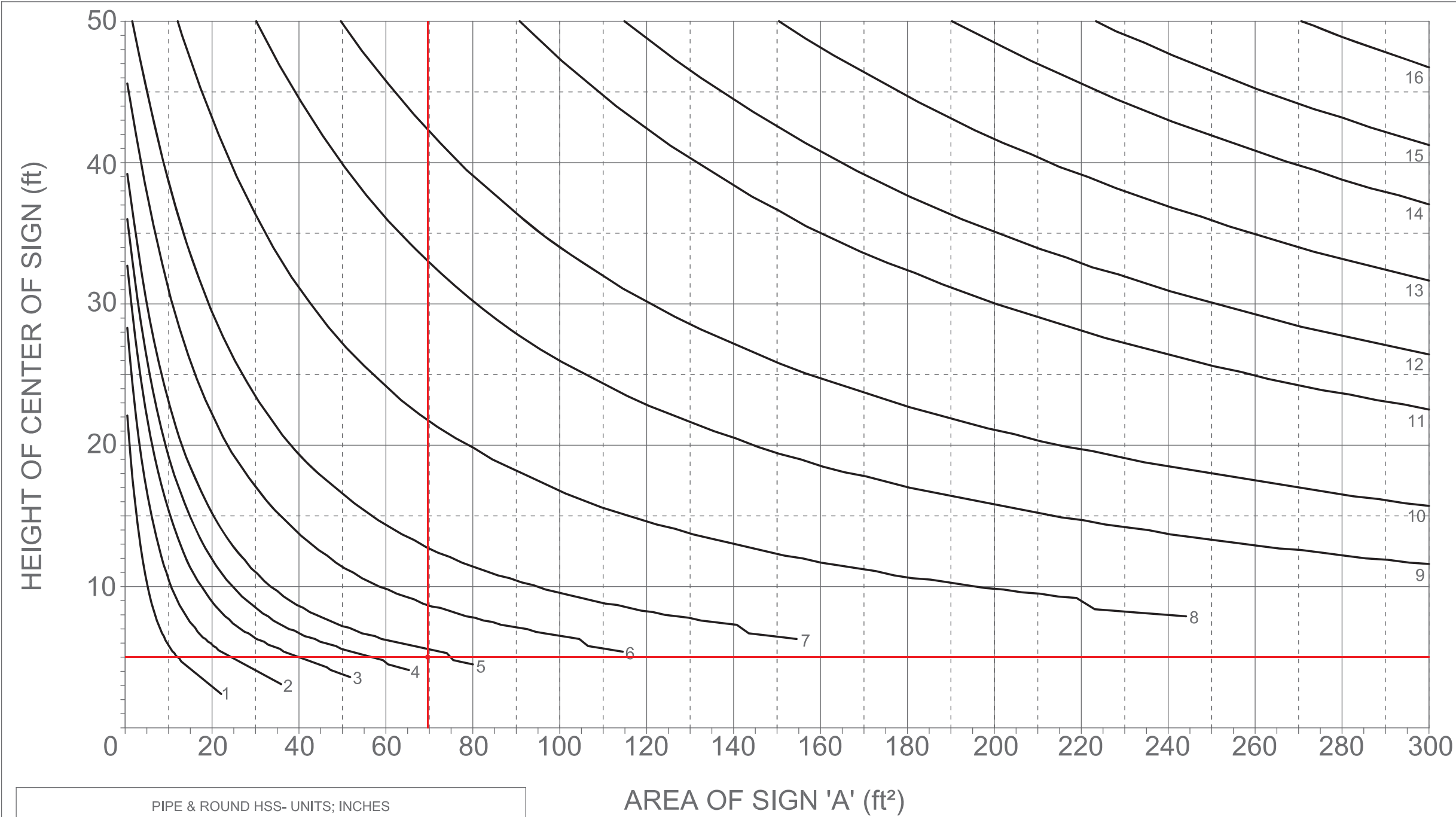


Expires: 06-30-2022

V = 105 MPH SHEET TITLE: SHEET:
SINGLE POLE - FOUNDATION S2

TRADEMARK


APPROVED	CLIENT SIGNATURE	DATE	COMPANY	PMB Palm Valley LLC	SR	JOB	100766
			SUB LOCAL		JB	DRAWING	0103bm
APPROVED	LANDLORD SIGNATURE	DATE	ADDRESS	1325 N. Litchfield Rd	PM	DATE	12/04/19
			CITY STATE	Goodyear, AZ 85338	JB	SHEET	1.30



PIPE & ROUND HSS- UNITS; INCHES					
#	DIA	t	#	DIA	t
1	2	0.154	9	10.0	0.365
2	2.5	0.203	10	12.0	0.375
3	3.0	0.216	11	14.0	0.375
4	3.5	0.226	12	16.0	0.375
5	4.0	0.237	13	18.0	0.375
6	5.0	0.258	14	20.0	0.375
7	6.0	0.280	15	22.0	0.375
8	8.0	0.322	16	24.0	0.375

- NOTES
1. PLOT POINT AND CHOOSE THE CURVE ABOVE THE POINT
 2. $F_y = 35$ KSI FOR DIAMETERS $< 12"$, $F_y = 42$ KSI FOR DIAMETERS $\geq 12"$

V = 105 MPH
SHEET TITLE: SINGLE POLE- PIPE & ROUND HSS
SHEET: S4



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SAN DIEGO, CA 92198
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SIGN DESIGN
ENGINEERING
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FOR THE STATE
OF ARIZONA

PROJECT NUMBER:
18147

DATE: 11-6-2018
SCALE: NO SCALE
DRAWN BY: MFS
DESIGNED BY: MFS

REVISIONS:
NO. DATE

1


2

3

4

5

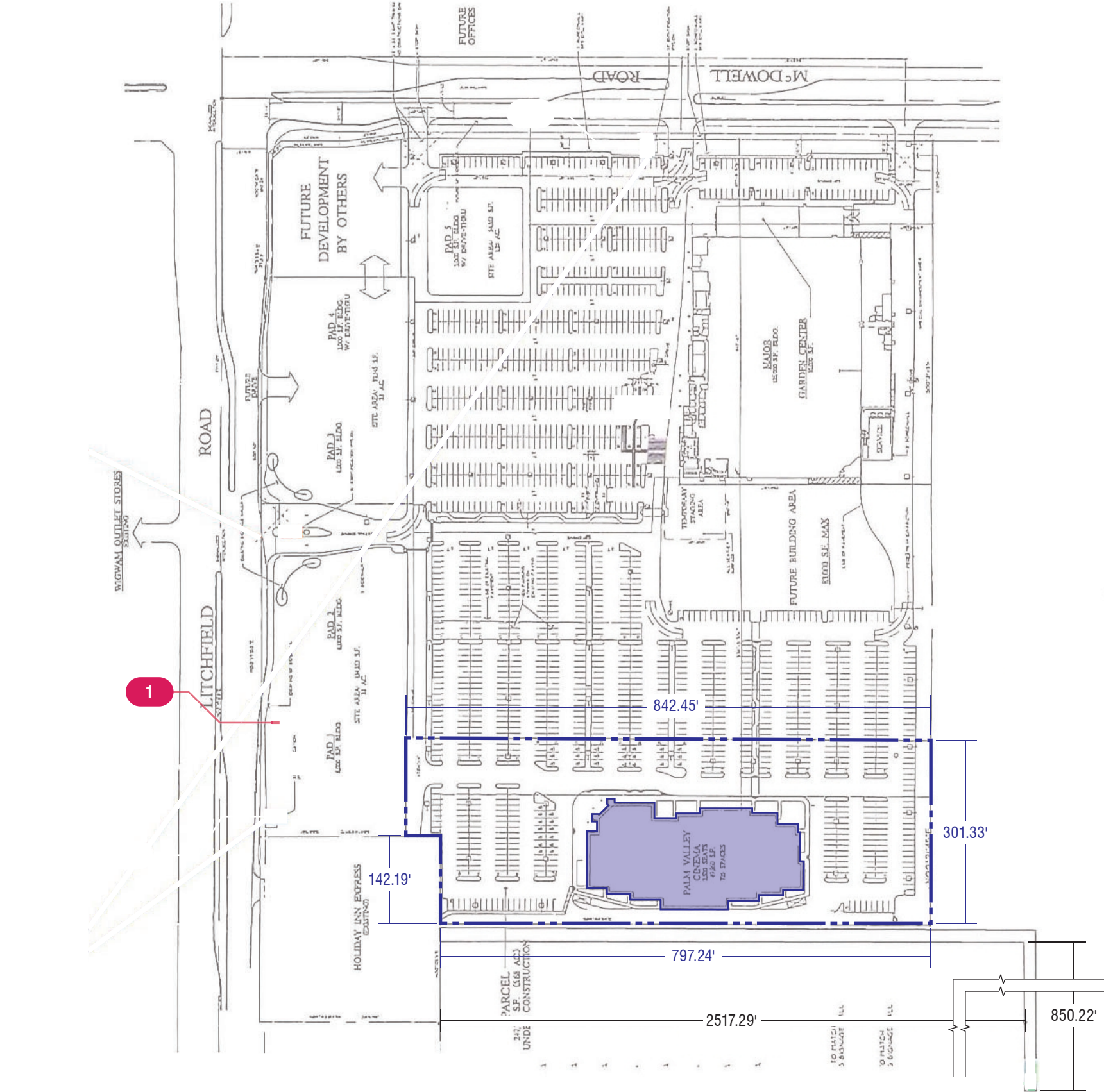
THIS ELECTRONIC
SIGNATURE HAS BEEN
AUTHORIZED BY ME



Expires: 06-30-2022

TRADEMARK

APPROVED	CLIENT SIGNATURE	DATE	COMPANY	PMB Palm Valley LLC	SR	JOB	100766
			SUB LOCAL		JB	DRAWING	0103bm
APPROVED	LANDLORD SIGNATURE	DATE	ADDRESS	1325 N. Litchfield Rd	PM	DATE	12/04/19
			CITY STATE	Goodyear, AZ 85338	JB	SHEET	1.40



SIGN LEGEND

SIGN TYPE

1

NEW Multi-Tenant Monument

(150' North of existing multi-tenant monument sign on Litchfield Road)

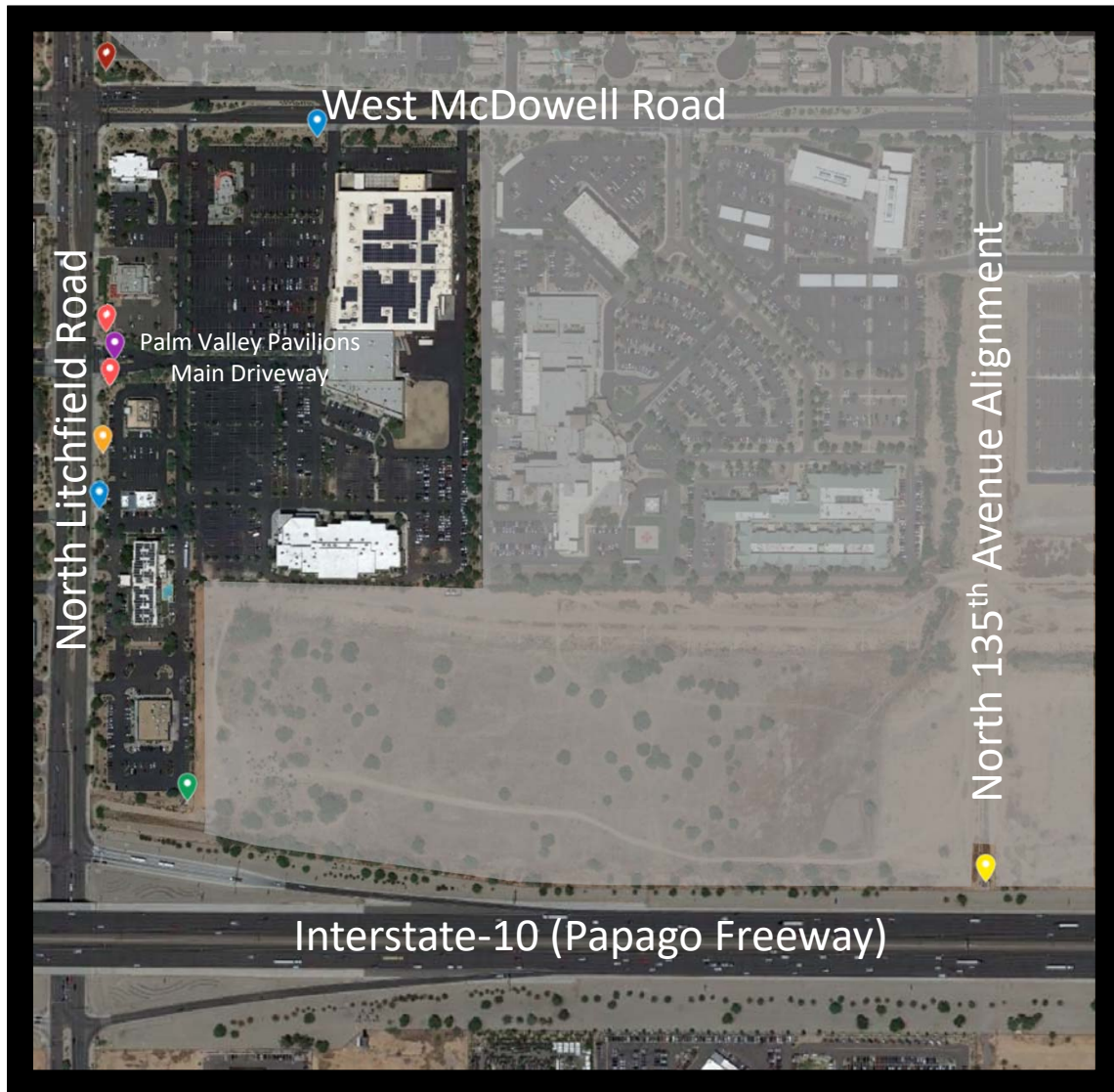
A Sign Location Plan
SCALE 1" = 200'0"

TRADEMARK

APPROVED	CLIENT SIGNATURE	DATE	COMPANY	PMB Palm Valley LLC	SR	JOB	100766
			SUB LOCAL		JB	DRAWING	0103bm
APPROVED	LANDLORD SIGNATURE	DATE	ADDRESS	1325 N. Litchfield Rd	PM	DATE	12/04/19
			CITY STATE	Goodyear, AZ 85338	JB	SHEET	1.50

Exhibit E – “COMPREHENSIVE SIGN PACKAGE FOR PALM VALLEY
PAVILIONS (EAST) MAP”

Comprehensive Sign Package For Palm Valley Pavilions (East) Map



-  [Litchfield Road Pylon 32'](#)
-  [McDowell Road Pylon 32'](#)
-  [15' Identification Pylon](#)
-  [Goodyear Medical Plaza 10' Pylon](#)
-  [1996 60' Freeway Pylon](#)
-  [1998 80' Freeway Pylon](#)
-  [Palm Valley Wall Sign](#)
-  [Palm Valley Pavilions Wall Sign](#)
-  [Palm Valley Pavilions Wall Sign](#)