

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS:

GILBERT CARE LLC, A NEVADA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "MELROSE PROFESSIONAL PARK CONDOMINIUMS", A CONDOMINIUM IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS CONDOMINIUM PLAT OF SAID "MELROSE PROFESSIONAL PARK CONDOMINIUMS". SAID CONDOMINIUM PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, BUILDINGS, UNITS AND EASEMENTS CONSTITUTING THE SAME. EACH LOT, TRACT, BUILDING, UNIT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID CONDOMINIUM PLAT. GILBERT CARE LLC, A NEVADA LIMITED LIABILITY COMPANY, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE RIGHT OF WAY FOR PUBLIC STREETS AND PUBLIC UTILITIES.

GILBERT CARE LLC, A NEVADA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT TO THE MELROSE PROFESSIONAL PARK CONDOMINIUM PROPERTY OWNERS ASSOCIATION THE FOLLOWING:

- TRACT A SHALL BE OWNED AND MAINTAINED BY THE MELROSE PROFESSIONAL PARK CONDOMINIUMS OWNERS ASSOCIATION.

A PERPETUAL, EXCLUSIVE WATERLINE EASEMENT UPON, OVER, UNDER AND ACROSS THE PARCEL OF LAND IS DEDICATED TO THE TOWN OF GILBERT AS SHOWN HEREON. THE PURPOSE OF THE EASEMENT IS FOR UNDERGROUND WATER PIPES, ABOVE GROUND APPURTENANCES AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION, AND REPLACEMENT FROM TIME TO TIME OF PIPES AND MANHOLES, VALVES, ACCESS VAULTS, AND FACILITIES RELATED THERETO.

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

IN WITNESS WHEREOF:

GILBERT CARE LLC, A NEVADA LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED ITS NAME TD BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

GILBERT CARE LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT:

STATE OF ARIZONA }

COUNTY OF MARICOPA }

BEFORE ME THIS _____ DAY OF _____, 2026, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE MANAGER OF GILBERT CARE LLC, A NEVADA LIMITED LIABILITY COMPANY, A LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE AS MANAGER, BEING AUTHORIZED TO DO SO ON BEHALF OF THE COMPANY, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHHEROF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ EXPIRES _____

OWNER STATEMENT - NO LENDER

THE UNDERSIGNED OWNER REPRESENTS AND WARRANTS THAT THE PROPERTY IDENTIFIED AS PUBLIC STREETS IN THIS PLAT IS FREE AND CLEAR OF ALL MONETARY, LIENS AND PUBLIC STREETS ARE NOT BEING USED FOR SECURITY OR OTHER COLLATERAL FOR ANY DEBT OF OWNER. FURTHER, THE UNDERSIGNED CONSENTS TO THE DRAINAGE, RETENTION, UTILITY AND OTHER EASEMENTS FOR PUBLIC PURPOSES DESCRIBED ON THIS PLAT.

DATED THIS _____ DAY OF _____, 2026.

OWNER _____

BY: _____

ITS: _____

BASIS OF BEARING:

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, USING A BEARING OF SOUTH 89 DEGREES 58 MINUTES 49 SECONDS WEST, AS SHOWN ON RECORD OF SURVEY, RECORDED IN BOOK 589, PAGE 47, MARICOPA COUNTY RECORDS.

BENCHMARK:

BENCHMARK IS A TOWN OF GILBERT BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF GERMANN ROAD AND GREENFIELD ROAD.

ELEVATION: 1294.13' NAVD 88

FLOOD ZONE

AT THE TIME OF THIS SURVEY, SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (SHADED) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 04013C2744M, DATED NOVEMBER 4, 2015. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SHEET INDEX

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CONDOMINIUM PLAT MELROSE PROFESSIONAL PARK CONDOMINIUMS

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 2 SOUTH, RANGE 6 EAST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

GENERAL NOTES

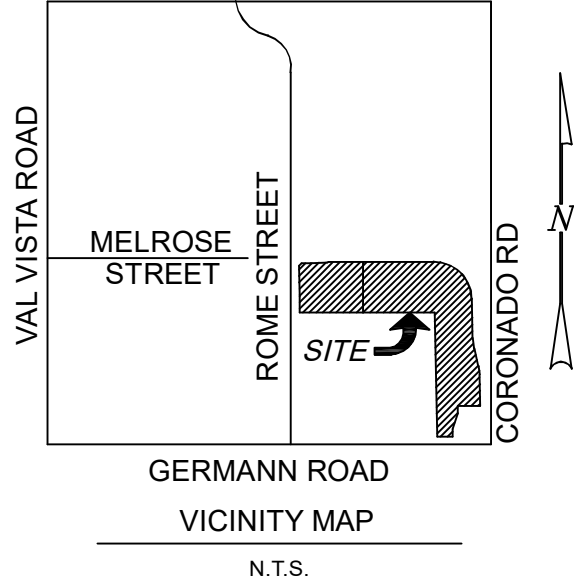
- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, UNLESS APPROVED BY THE TOWN OF GILBERT.
- ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
- ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE TOWN OF GILBERT.
- ALL COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE TOWN OF GILBERT.
- A PROPERTY OWNERS ASSOCIATION SHALL MAINTAIN PRIVATE UTILITIES, PRIVATE FACILITIES, COMMON AREA LANDSCAPING AND LANDSCAPING IN THE RIGHT-OF-WAY ADJACENT TO THE PROJECT. THE TOWN OF GILBERT IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF SUCH AREAS.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE TOWN OF GILBERT.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 50-YEAR 24 HOUR STORM WITHIN 36 HOURS. OWNER(S) OF ANY EXISTING BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
- ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE ASSOCIATION AND ARE TO BE REPLACED BY THE ASSOCIATION WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36 HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.

CONDOMINIUM NOTES

- ALL BEARINGS AND DISTANCES FOR BOUNDARY LINES AND MONUMENT LINES SHOWN HEREON, ARE AS MEASURED, UNLESS NOTED OTHERWISE.
- ALL PORTIONS OF THIS CONDOMINIUM OTHER THAN THE UNITS SHALL BE COMMON ELEMENTS OR LIMITED COMMON ELEMENTS AS SET FORTH IN THE DECLARATION.
- THE ACCESSWAYS ARE PRIVATE ACCESSWAYS TO BE OWNED AND MAINTAINED BY THE MELROSE CONDOMINIUM ASSOCIATION.
- PARCEL A CONSISTS OF ALL PORTIONS OF THIS CONDOMINIUM OTHER THAN THE UNITS.
- THE UPPER VERTICAL BOUNDARY IS ALL AIR SPACE UNDER THE ROOF DECKING AS IT MAY APPLY. THE LOWER VERTICAL BOUNDARY IS THE TOP OF CONCRETE SLAB BEING THE UNIT'S FLOOR. THE UNIT'S FLOOR AND CEILING ELEVATIONS ARE SHOWN HEREON. CEILING ELEVATIONS WITHIN UNITS MAY VARY IN ACCORDANCE WITH THE ARCHITECTURAL PLANS.
- IN INTERPRETING ANY DEED, THE DECLARATION AND THIS PLAT, THE EXISTING PHYSICAL BOUNDARIES OF A UNIT, OR OF A UNIT RECONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE ORIGINAL PLAN, SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES, RATHER THAN THE DESCRIPTION EXPRESSED IN THE DEED, DECLARATION, OR THIS CONDOMINIUM PLAT, REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES SHOWN ON THE CONDOMINIUM PLAT OR IN ANY DEED OR THE DECLARATION AND THOSE OF THE BUILDING, AND REGARDLESS OF SETTling OR LATERAL MOVEMENT OF THE BUILDING.
- NO IMPROVEMENTS ENCROACH ON THIS CONDOMINIUM AND NO PART OF THIS CONDOMINIUM (AS DEPICTED) ENCROACHES ON ADJOINING PROPERTY.
- ALL OF PARCEL A, TO BE MAINTAINED BY "MELROSE CONDOMINIUM ASSOCIATION".
- THIS PLAT CONTAINS ALL OF THE INFORMATION REQUIRED TO BE SET FORTH ON THIS PLAT BY SECTION 33-1219 OF ARS.
- TOWN OF GILBERT IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPE AREAS, ETC., WITHIN THE PROJECT. PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE "MELROSE CONDOMINIUM ASSOCIATION".

SITE DATA

	Sq. Ft.	Acres
PARCEL A	515,882	11.84
BUILDINGS	114,140	2.62
TOTAL	630,022	14.46



OWNER

GILBERT CARE LLC,
A NEVADA LIMITED LIABILITY COMPANY
8475 S EASTERN AVE UNIT 105
LAS VEGAS, NEVADA 89123
CONTACT: BROCK METZKA
PH: 702-665-6989 OFFICE
FAX: 702-675-6319

ENGINEER

PREFLING ENGINEERING, LLC
4435 E CHANDLER BOULEVARD, STE 200
PHOENIX, ARIZONA 85048
PH: 480-625-9795
CONTACT: MIKE PREFLING

SURVEYOR

AW LAND SURVEYING, LLC
2081 E FLINTLOCK WAY
CHANDLER, AZ 85286
PH: 480-244-7630
CONTACT: DANIEL D. ARMUJO
EMAIL: DARMUJO@AWLANDSURVEY.COM

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

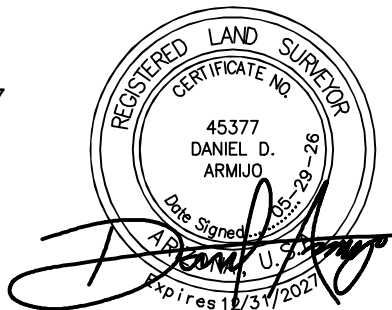
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 4, MONUMENTED WITH A BRASS CAP IN HANDHOLE, WHICH BEARS NORTH 89 DEGREES 58 MINUTES 04 SECONDS EAST 2644.79 FEET FROM THE SOUTH WEST CORNER OF SAID SECTION 4, MONUMENTED WITH A BRASS CAP IN HANDHOLE;
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, SOUTH 89 DEGREES 58 MINUTES 04 SECONDS WEST 336.76 FEET;
THENCE NORTH 01 DEGREES 15 MINUTES 34 SECONDS WEST 70.02 FEET TO A POINT ON A LINE 70.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, SAID POINT BEING THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2017-0555586, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID PARCEL OF LAND, NORTH 01 DEGREES 15 MINUTES 34 SECONDS WEST 869.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND;
THENCE ALONG THE NORTH LINE OF SAID PARCEL OF LAND, SOUTH 89 DEGREES 58 MINUTES 04 SECONDS WEST 945.28 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF N. ROME STREET WHICH WAS DEDICATED ON THE MAP OF DEDICATION, TOWN OF GILBERT IMPROVEMENT DISTRICT NO. 20, RECORDED IN BOOK 1017 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 01 DEGREES 14 MINUTES 18 SECONDS WEST 328.64 FEET;
THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 44 DEGREES 17 MINUTES 43 SECONDS EAST 28.02 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF E. MELROSE STREET, DEDICATED ON SAID MAP OF DEDICATION;
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 89 DEGREES 49 MINUTES 45 SECONDS EAST 60.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 87 DEGREES 39 MINUTES 44 SECONDS EAST 185.13 FEET;
THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 49 MINUTES 45 SECONDS EAST 680.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THE CENTER OF WHICH BEARS SOUTH 00 DEGREES 10 MINUTES 07 SECONDS EAST 267.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 88 DEGREES 53 MINUTES 33 SECONDS AN ARC LENGTH OF 414.24 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF S. CORONADO ROAD, DEDICATED ON SAID MAP OF DEDICATION;
THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 01 DEGREES 16 MINUTES 06 SECONDS EAST 274.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THE CENTER OF WHICH BEARS NORTH 88 DEGREES 46 MINUTES 39 SECONDS EAST 333.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12 DEGREES 59 MINUTES 30 SECONDS AN ARC LENGTH OF 75.51 FEET;
THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 14 DEGREES 15 MINUTES 30 SECONDS EAST 127.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THE CENTER OF WHICH BEARS SOUTH 75 DEGREES 41 MINUTES 54 SECONDS WEST 267.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13 DEGREES 00 MINUTES 35 SECONDS AN ARC LENGTH OF 60.63 FEET;
THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 01 DEGREES 15 MINUTES 36 SECONDS EAST 221.38 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN DOCUMENT NO. 2005-0659820, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 58 MINUTES 04 SECONDS WEST 160.88 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND;
THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND SOUTH 03 DEGREES 44 MINUTES 49 SECONDS EAST 53.39 FEET;
THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 20 DEGREES 38 MINUTES 49 SECONDS WEST 112.52 FEET;
THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 01 DEGREES 16 MINUTES 21 SECONDS EAST 54.46 FEET TO A POINT ON A LINE 70.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;
THENCE ALONG SAID PARALLEL LINE, SOUTH 89 DEGREES 58 MINUTES 04 SECONDS WEST 106.21 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR WILL BE SET AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DANIEL D. ARMUJO, RLS #45377
AW LAND SURVEYING, LLC
P.O. BOX 2170
CHANDLER, AZ 85244
(480) 244-7630



MELROSE PROFESSIONAL PARK CONDOMINIUMS

CONDOMINIUM PLAT

AW LAND SURVEYING, LLC
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 EMAIL: DARMUJO@AWLANDSURVEY.COM

ORIGINAL PLAN DATE

LATEST REVISION DATE

JOB NUMBER

SHEET NUMBER

1 OF 7

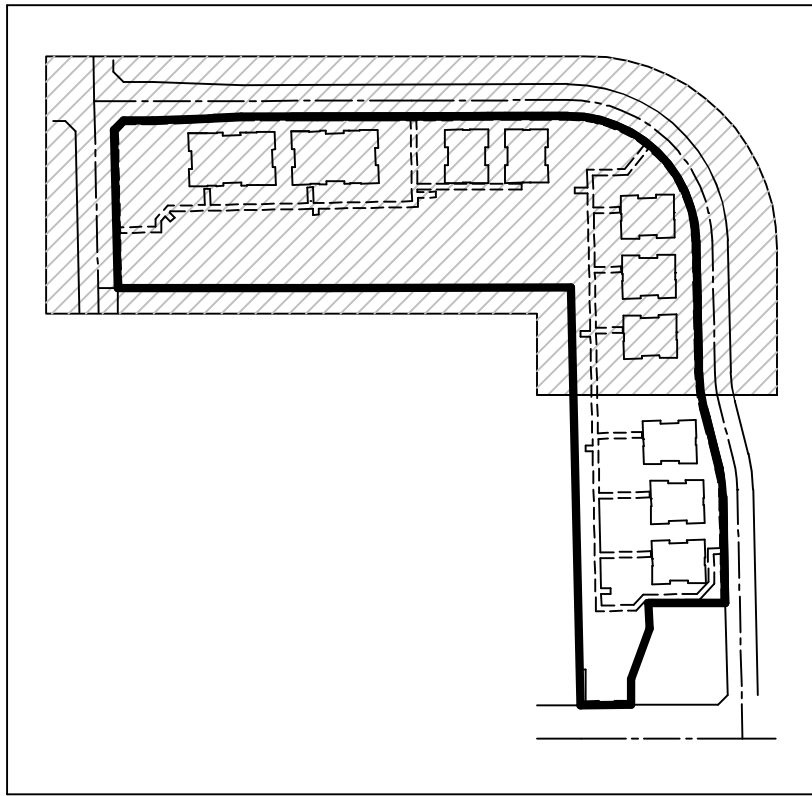
BUILDING "TIE" CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
BC1	267.00'	303.20'	65°03'50"	S 57°38'20" E	287.17'
BC2	267.00'	101.21'	21°43'09"	N 14°14'51" W	100.61'
BC3	267.00'	9.83'	2°06'34"	N 02°19'59" W	9.83'
BC4	267.00'	19.01'	4°04'49"	S 12°11'51" E	19.01'
BC5	267.00'	41.61'	8°55'46"	S 05°41'34" E	41.57'

BUILDING "TIE" LINE TABLE		
LINE	BEARING	DISTANCE
BL1	N 87°39'44" E	73.90'
BL2	S 02°20'16" E	29.68'
BL3	N 89°49'45" E	69.95'
BL4	S 00°10'15" E	31.21'
BL5	N 89°49'45" E	35.00'
BL6	S 00°10'15" E	30.70'
BL7	N 89°49'45" E	179.98'
BL8	S 00°10'15" E	28.04'
BL9	N 89°49'45" E	139.64'
BL10	S 00°10'15" E	28.01'
BL11	N 89°49'45" E	90.00'
BL12	S 00°10'15" E	28.00'
BL13	N 89°49'45" E	35.00'
BL14	S 00°10'15" E	28.00'
BL15	N 89°49'45" E	90.00'
BL16	S 00°10'15" E	28.00'

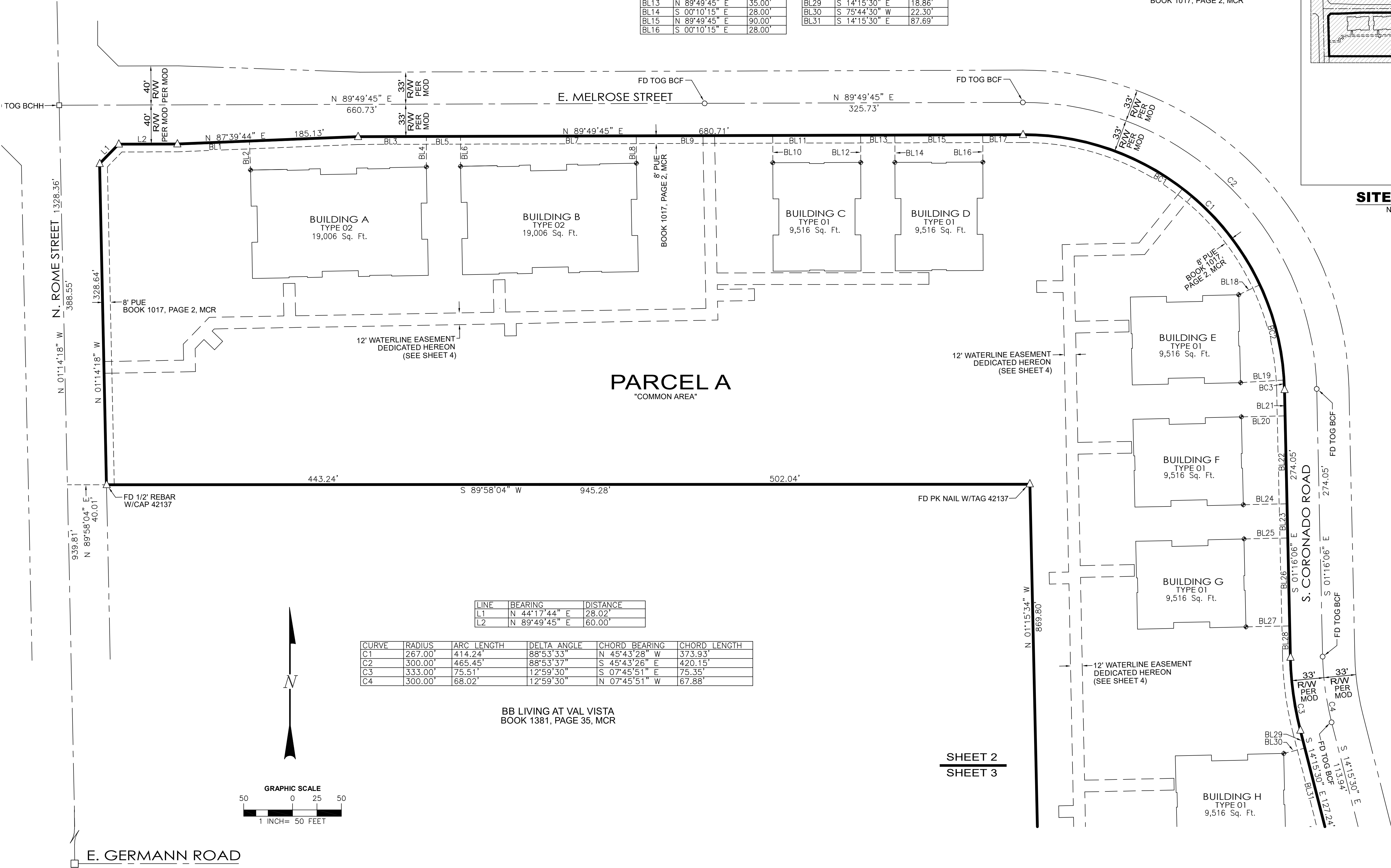
BUILDING "TIE" LINE TABLE		
LINE	BEARING	DISTANCE
BL17	N 89°49'45" E	41.13'
BL18	S 64°53'35" W	23.96'
BL19	S 86°36'44" W	44.56'
BL20	S 88°43'54" W	44.72'
BL21	S 01°16'06" E	28.86'
BL22	S 01°16'06" E	90.00'
BL23	S 01°16'06" E	35.00'
BL24	S 88°43'54" W	44.74'
BL25	S 88°43'54" W	44.74'
BL26	S 01°16'06" E	90.00'
BL27	S 88°43'54" W	44.75'
BL28	N 01°16'06" W	32.19'
BL29	S 14°15'30" E	18.86'
BL30	S 75°44'30" W	22.30'
BL31	S 14°15'30" E	87.69'

LEGEND

MCR	MARICOPA COUNTY RECORDS	—	PROPERTY LINE
APN	ASSESSOR PARCEL NUMBER	- - - -	ADJOINER LINE
R/W	RIGHT-OF-WAY	- - - -	CENTER LINE
PUE	PUBLIC UTILITY EASEMENT	- - - -	EASEMENT LINE AS NOTED
FD	FOUND	△	PROPERTY CORNER FD 1/2" REBAR W/CAP 31020 UNLESS OTHERWISE NOTED
TOG	TOWN OF GILBERT		
BCHH	BRASS CAP IN HANDHOLE	○	FOUND BRASS CAP FLUSH UNLESS OTHERWISE NOTED
BCF	BRASS CAP FLUSH		
MOD	MAP OF DEDICATION TOWN OF GILBERT IMPROVEMENT DISTRICT NO. 20 BOOK 1017, PAGE 2, MCR		



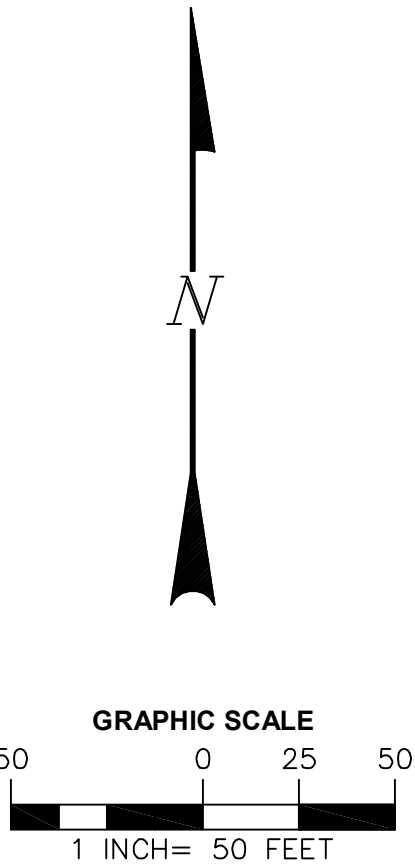
SITE KEY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N 44°17'44" E	28.02'
L2	N 89°49'45" E	60.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	267.00'	414.24'	88°53'33"	N 45°43'28" W	373.93'
C2	300.00'	465.45'	88°53'37"	S 45°43'26" E	420.15'
C3	333.00'	75.51'	12°59'30"	S 07°45'51" E	75.35'
C4	300.00'	68.02'	12°59'30"	N 07°45'51" W	67.88'

BB LIVING AT VAL VISTA
BOOK 1381, PAGE 35, MCR

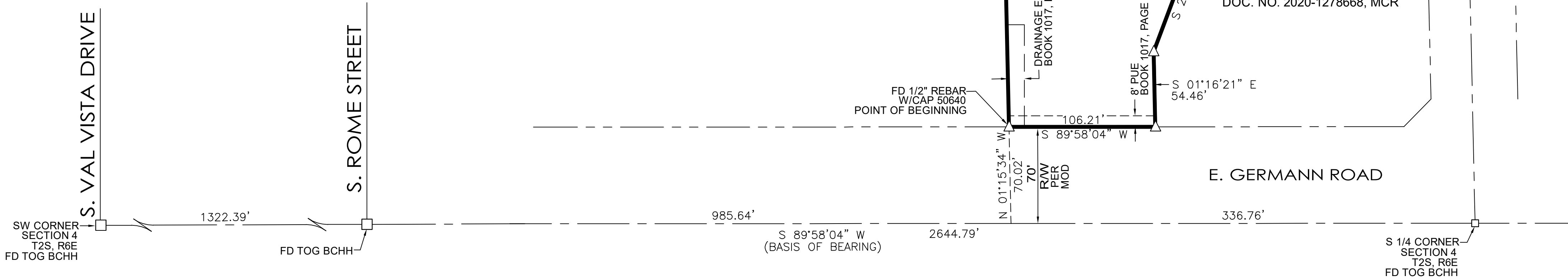


SHEET 2
SHEET 3

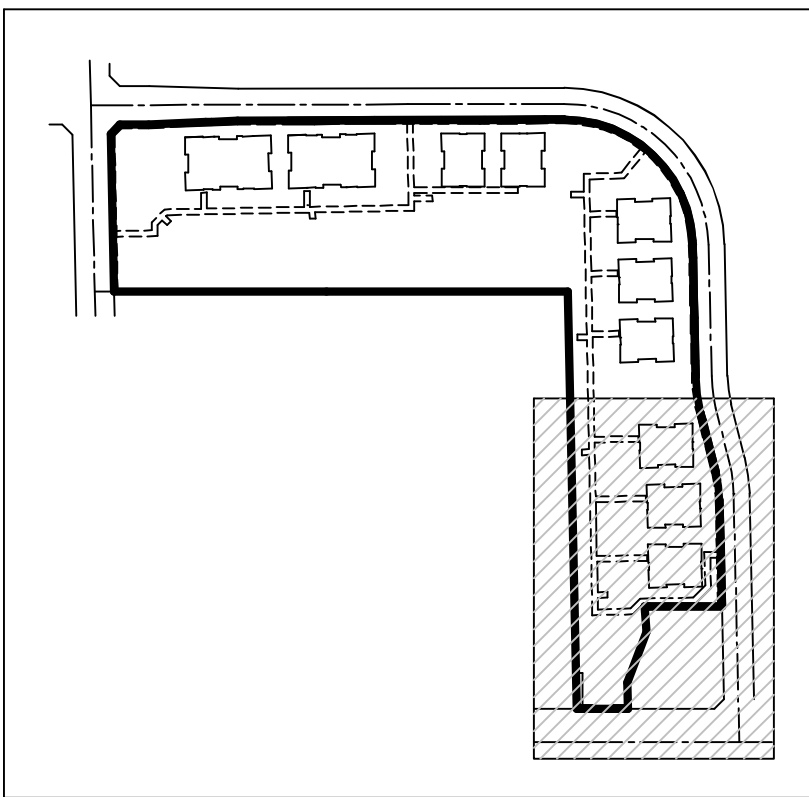
SHEET 2
SHEET 3

BUILDING "TIE" LINE TABLE		
LINE	BEARING	DISTANCE
BL29	S 14°15'30" E	18.86'
BL30	S 75°44'30" W	22.30'
BL31	S 14°15'30" E	87.69'
BL32	S 75°44'30" W	42.54'
BL33	S 14°15'30" E	20.69'
BL34	S 79°50'33" W	37.16'
BL35	S 88°44'24" W	39.93'
BL36	S 01°15'36" E	54.30'
BL37	N 01°15'36" W	35.00'
BL38	S 88°44'24" W	39.93'
BL39	N 00°01'56" W	38.84'
BL40	N 89°58'04" E	9.09'

BB LIVING AT VAL VISTA
BOOK 1381, PAGE 35, MCR



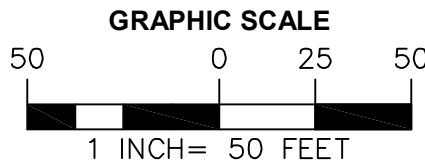
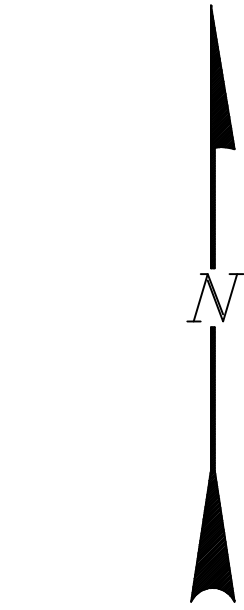
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C5	267.00'	60.63'	13°00'35"	N 07°43'58" W	60.50'
C6	300.00'	68.09'	13°00'12"	N 07°43'52" W	67.94'



SITE KEY MAP
NOT TO SCALE

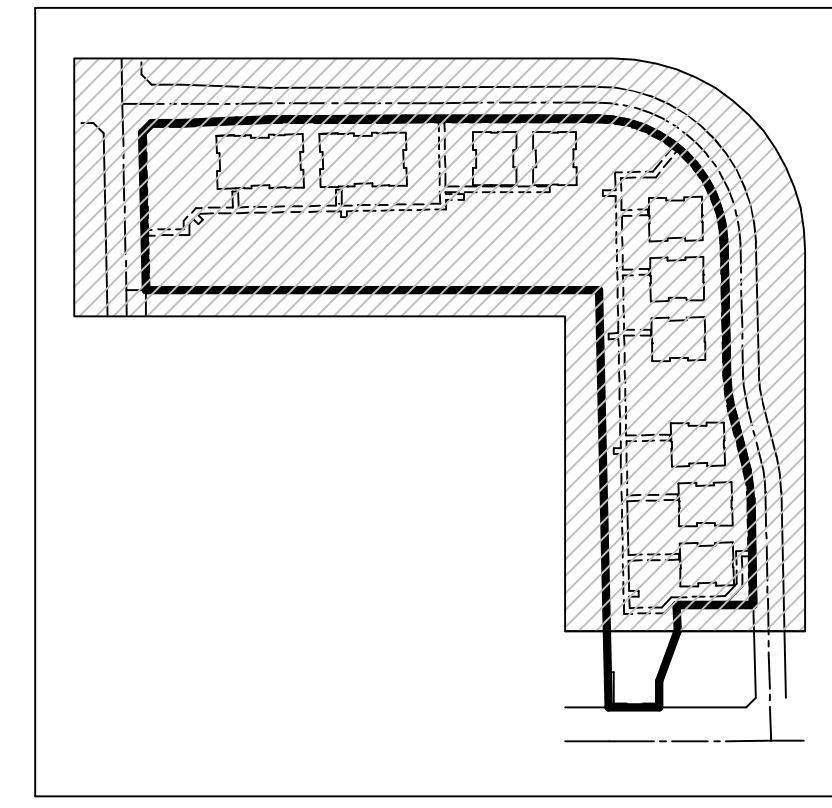
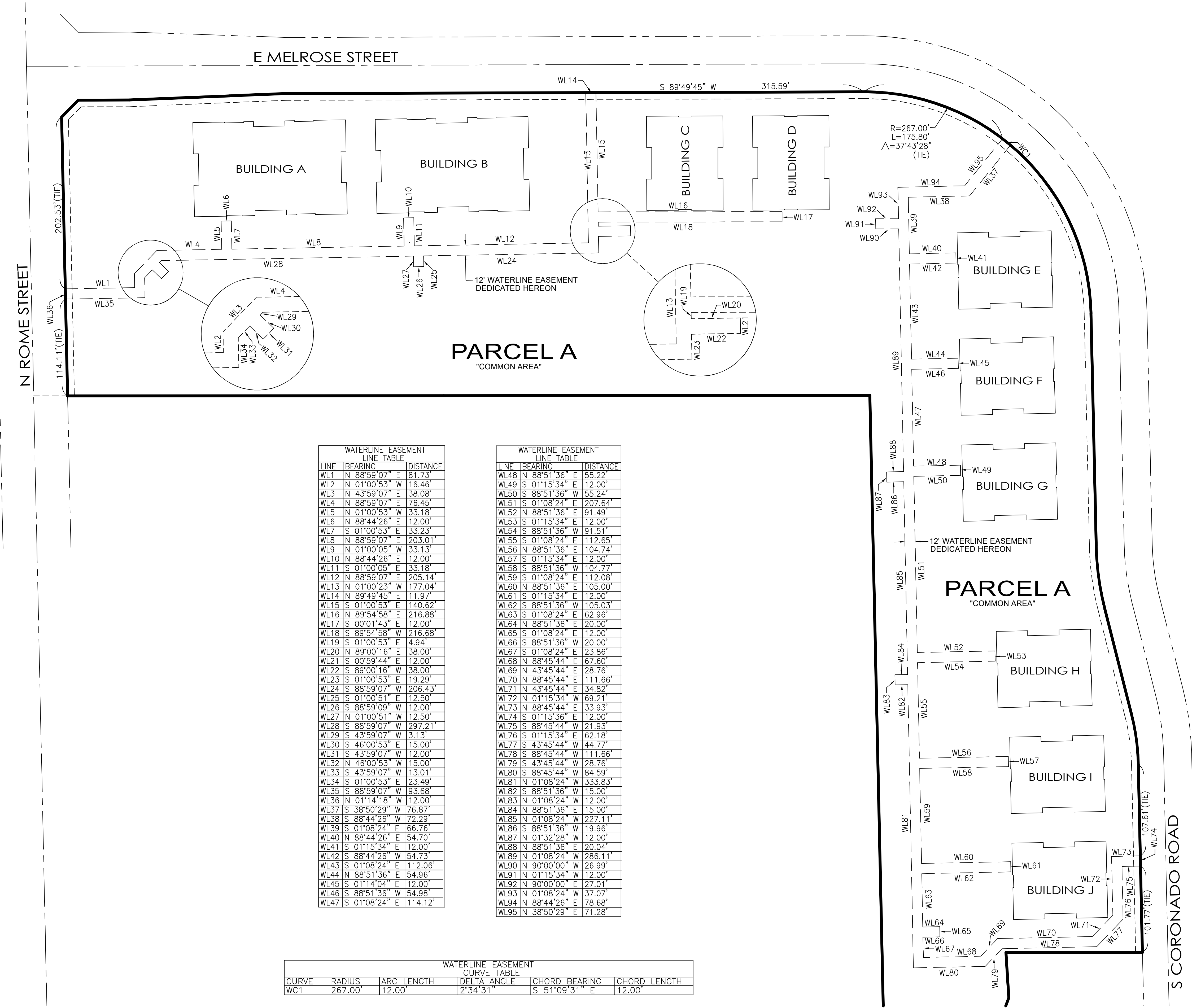
LEGEND

- MCR MARICOPA COUNTY RECORDS
- APN ASSESSOR PARCEL NUMBER
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- FD FOUND
- TOG TOWN OF GILBERT
- BCHH BRASS CAP IN HANDHOLE
- BCF BRASS CAP FLUSH
- MOD MAP OF DEDICATION
TOWN OF GILBERT
IMPROVEMENT DISTRICT NO. 20
BOOK 1017, PAGE 2, MCR
- PROPERTY LINE
- ADJOINER LINE
- CENTER LINE
- EASEMENT LINE AS NOTED
- PROPERTY CORNER
FD 1/2" REBAR
W/CAP 31020
UNLESS OTHERWISE NOTED
- FOUND BRASS CAP FLUSH
UNLESS OTHERWISE NOTED



SHEET 2
SHEET 3

SHEET 2
SHEET 3

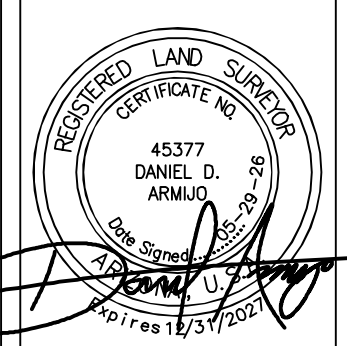


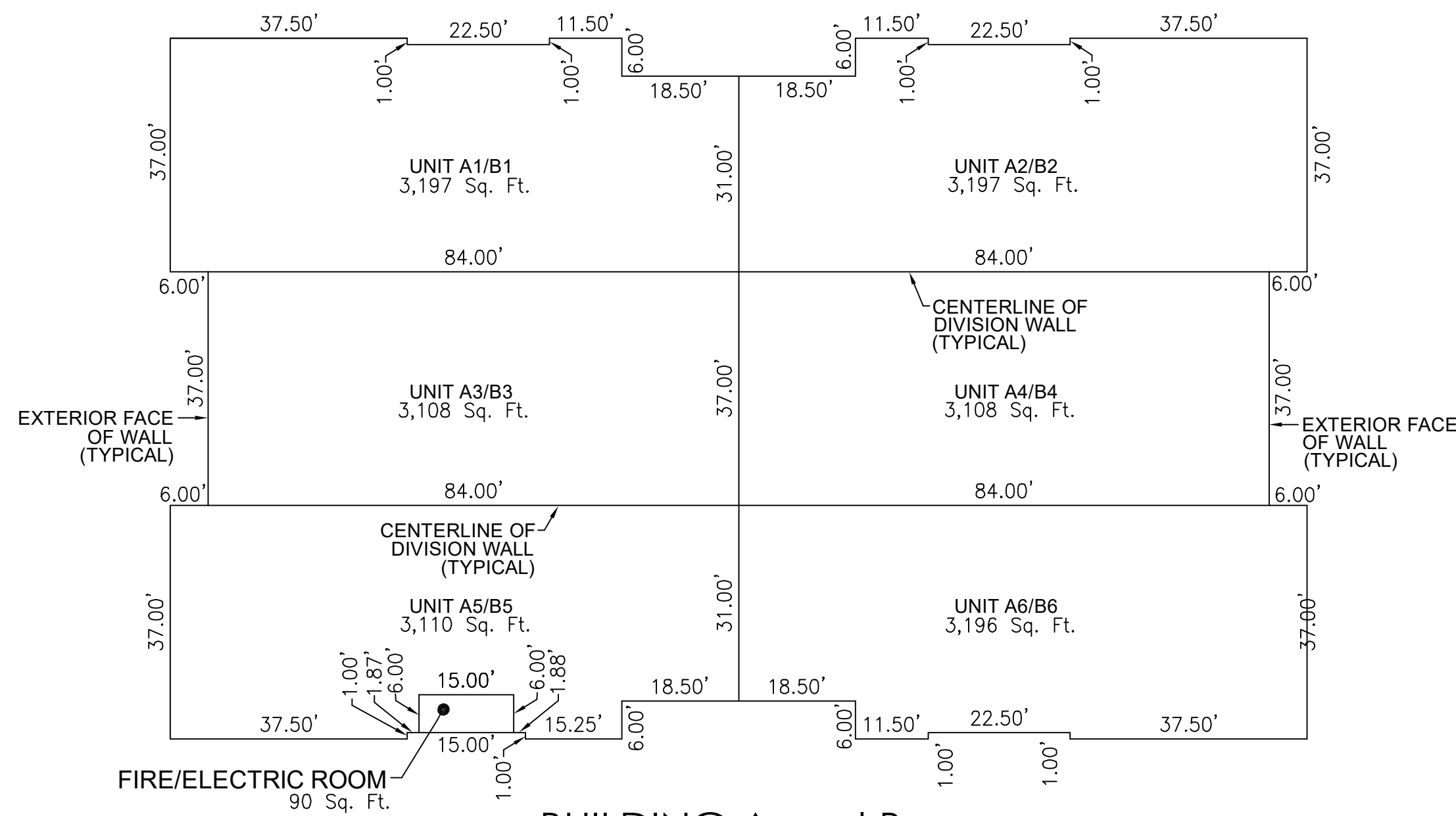
SITE KEY MAP
NOT TO SCALE

WATERLINE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WL1	N 88°59'07" E	81.73'
WL2	N 01°00'53" W	16.46'
WL3	N 43°59'07" E	38.08'
WL4	N 88°59'07" E	76.45'
WL5	N 01°00'53" W	33.18'
WL6	N 88°44'26" E	12.00'
WL7	S 01°00'53" E	33.23'
WL8	N 88°59'07" E	203.01'
WL9	N 01°00'05" W	33.13'
WL10	N 88°44'26" E	12.00'
WL11	S 01°00'05" E	33.18'
WL12	N 88°59'07" E	205.14'
WL13	N 01°00'23" W	177.04'
WL14	N 89°49'45" E	11.97'
WL15	S 01°00'53" E	140.62'
WL16	N 89°54'58" E	216.88'
WL17	S 00°01'43" E	12.00'
WL18	S 89°54'58" W	216.68'
WL19	S 01°00'53" E	4.94'
WL20	N 89°00'16" E	38.00'
WL21	S 00°59'44" E	12.00'
WL22	S 89°00'16" W	38.00'
WL23	S 01°00'53" E	19.29'
WL24	S 88°59'07" W	206.43'
WL25	S 01°00'51" E	12.50'
WL26	S 88°59'09" W	12.00'
WL27	S 01°00'51" W	12.50'
WL28	S 88°59'07" W	297.21'
WL29	S 43°59'07" W	3.13'
WL30	S 46°00'53" E	15.00'
WL31	S 43°59'07" W	12.00'
WL32	S 46°00'53" W	15.00'
WL33	S 43°59'07" W	13.01'
WL34	S 01°00'53" E	23.49'
WL35	S 88°59'07" W	93.68'
WL36	N 01°14'18" W	12.00'
WL37	S 38°50'29" W	76.87'
WL38	S 88°44'26" W	72.29'
WL39	S 01°08'24" E	66.76'
WL40	N 88°44'26" E	54.70'
WL41	S 01°15'34" E	12.00'
WL42	S 88°44'26" W	54.73'
WL43	S 01°08'24" E	112.06'
WL44	N 88°51'36" E	54.96'
WL45	S 01°14'04" E	12.00'
WL46	S 88°51'36" W	54.98'
WL47	S 01°08'24" E	114.12'

WATERLINE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WL48	N 88°51'36" E	55.22'
WL49	S 01°15'34" E	12.00'
WL50	S 88°51'36" W	55.24'
WL51	S 01°08'24" E	207.64'
WL52	N 88°51'36" E	91.49'
WL53	S 01°15'34" E	12.00'
WL54	S 88°51'36" W	91.51'
WL55	S 01°08'24" E	112.65'
WL56	N 88°51'36" E	104.74'
WL57	S 01°15'34" E	12.00'
WL58	S 88°51'36" W	104.77'
WL59	S 01°08'24" E	112.08'
WL60	N 88°51'36" E	105.00'
WL61	S 01°15'34" E	12.00'
WL62	S 88°51'36" W	105.03'
WL63	S 01°08'24" E	62.96'
WL64	N 88°51'36" E	20.00'
WL65	S 01°08'24" E	12.00'
WL66	S 88°51'36" W	20.00'
WL67	S 01°08'24" E	23.86'
WL68	N 88°45'44" E	67.60'
WL69	N 43°45'44" E	28.76'
WL70	N 88°45'44" E	111.66'
WL71	N 43°45'44" E	34.82'
WL72	N 01°15'34" W	69.21'
WL73	N 88°45'44" E	33.93'
WL74	S 01°15'36" E	12.00'
WL75	S 88°45'44" W	21.93'
WL76	S 01°15'34" E	62.18'
WL77	S 43°45'44" W	44.77'
WL78	S 88°45'44" W	111.66'
WL79	S 43°45'44" W	28.76'
WL80	S 88°45'44" W	84.59'
WL81	N 01°08'24" W	333.83'
WL82	S 88°51'36" W	15.00'
WL83	N 01°08'24" W	12.00'
WL84	N 88°51'36" E	15.00'
WL85	N 01°08'24" W	227.11'
WL86	S 88°51'36" W	19.96'
WL87	N 01°32'28" W	12.00'
WL88	N 88°51'36" E	20.04'
WL89	N 01°08'24" W	286.11'
WL90	N 90°00'00" W	26.99'
WL91	N 01°15'34" W	12.00'
WL92	N 90°00'00" E	27.01'
WL93	N 01°08'24" W	37.07'
WL94	N 88°44'26" E	78.68'
WL95	N 38°50'29" E	71.28'

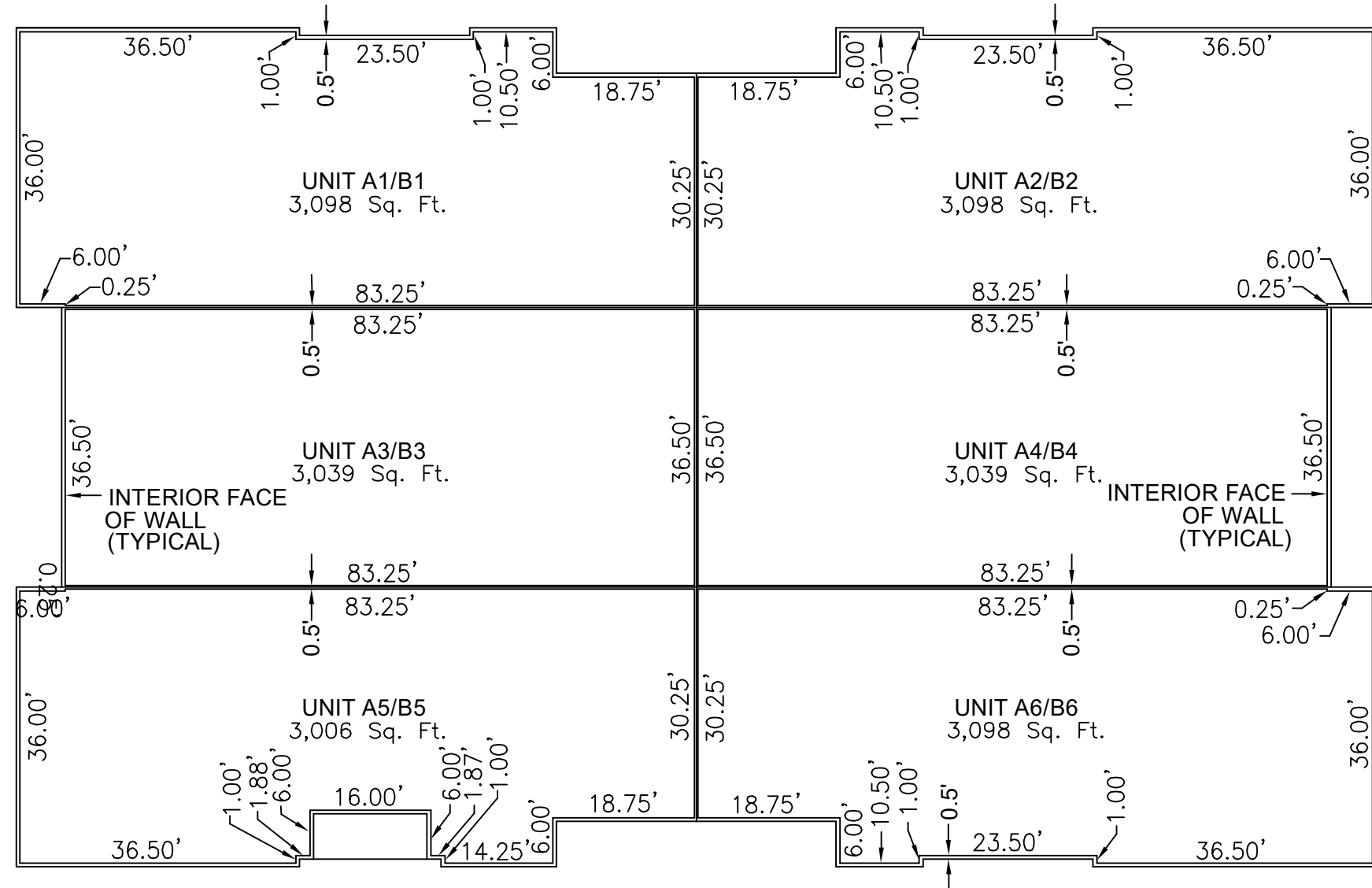
WATERLINE EASEMENT CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
WL1	267.00'	12.00'	2°34'31"	S 51°09'31" E





BUILDING A and B
TYPE 02

SCALE: 1" = 20'



BUILDING A and B
TYPE 02

SCALE: 1" = 20'

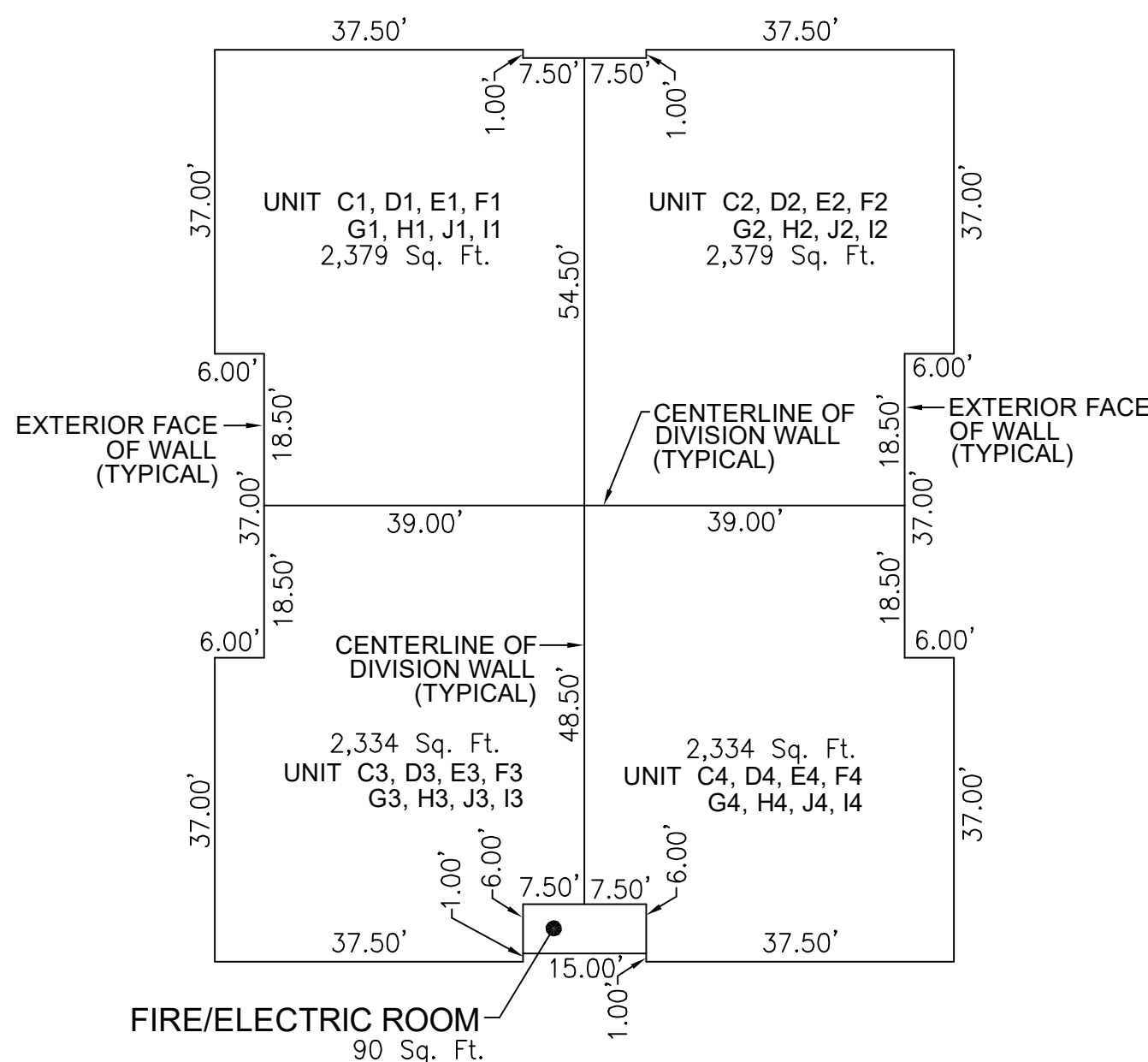
AREA TABLE

BUILDING	Square Feet
A	19,006
B	19,006

AREA TABLE

UNIT	Square Feet (Gross)	Square Feet (Net)
A1	3,197	3,098
A2	3,197	3,098
A3	3,108	3,039
A4	3,108	3,039
A5	3,110	3,006
A6	3,196	3,098
FIRE/ELECTRIC	90	

UNIT	Square Feet (Gross)	Square Feet (Net)
B1	3,197	3,098
B2	3,197	3,098
B3	3,108	3,039
B4	3,108	3,039
B5	3,110	3,006
B6	3,196	3,098
FIRE/ELECTRIC	90	



BUILDING C, D, E, F, G, H, I and J
TYPE 01

SCALE: 1" = 20'

AREA TABLE

BUILDING	Square Feet
C	9,516
D	9,516
E	9,516
F	9,516
G	9,516
H	9,516
I	9,516
J	9,516

AREA TABLE

UNIT	Square Feet (Gross)	Square Feet (Net)
C1	2,379	2,302
C2	2,379	2,302
C3	2,334	2,256
C4	2,334	2,256
FIRE/ELECTRIC	90	

UNIT	Square Feet (Gross)	Square Feet (Net)
D1	2,379	2,302
D2	2,379	2,302
D3	2,334	2,256
D4	2,334	2,256
FIRE/ELECTRIC	90	

UNIT	Square Feet (Gross)	Square Feet (Net)
E1	2,379	2,302
E2	2,379	2,302
E3	2,334	2,256
E4	2,334	2,256
FIRE/ELECTRIC	90	

UNIT	Square Feet (Gross)	Square Feet (Net)
F1	2,379	2,302
F2	2,379	2,302
F3	2,334	2,256
F4	2,334	2,256
FIRE/ELECTRIC	90	

UNIT	Square Feet (Gross)	Square Feet (Net)
G1	2,379	2,302
G2	2,379	2,302
G3	2,334	2,256
G4	2,334	2,256
FIRE/ELECTRIC	90	

UNIT	Square Feet (Gross)	Square Feet (Net)
H1	2,379	2,302
H2	2,379	2,302
H3	2,334	2,256
H4	2,334	2,256
FIRE/ELECTRIC	90	

UNIT	Square Feet (Gross)	Square Feet (Net)
I1	2,379	2,302
I2	2,379	2,302
I3	2,334	2,256
I4	2,334	2,256
FIRE/ELECTRIC	90	

UNIT	Square Feet (Gross)	Square Feet (Net)
J1	2,379	2,302
J2	2,379	2,302
J3	2,334	2,256
J4	2,334	2,256
FIRE/ELECTRIC	90	

NOTE

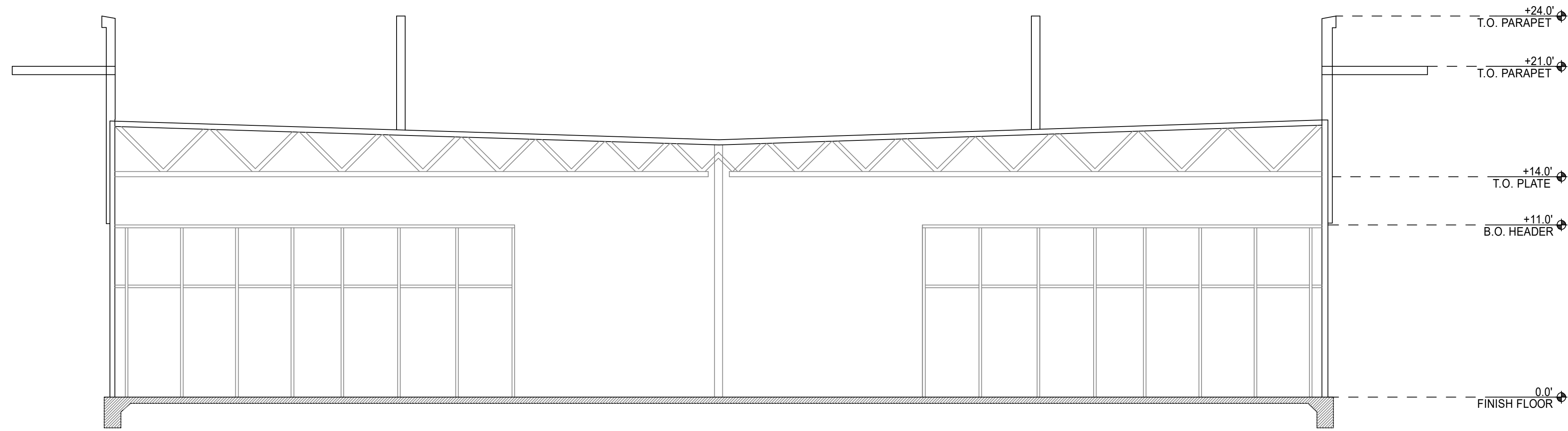
GROSS AREA IS THE INTERIOR HORIZONTAL BOUNDARIES AT THE CENTELINE OF THE INTERIOR WALLS, AND TO THE OUTSIDE UNFINISHED FACE OF THE EXTERIOR WALLS.

NET AREA IS THE INTERIOR HORONTAL BOUNARIES AT THE VERTICAL PLANES COINCIDING WITH THE EXTERIOR SHEATHING OF THE WOOD OR STEEL STUD WALLS OF THE BUILDING IN WHICH THE UNIT IS LOCATED.

BUILDING ELEVATION - BUILDING TYPE 01

SCALE: 1" = 5'

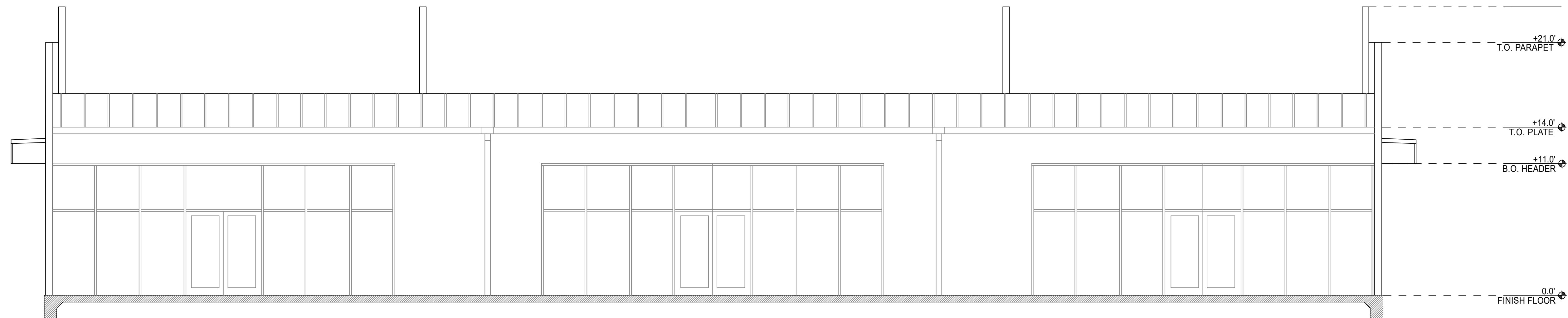
BUILDING C, D, E, F, G, H, I and J



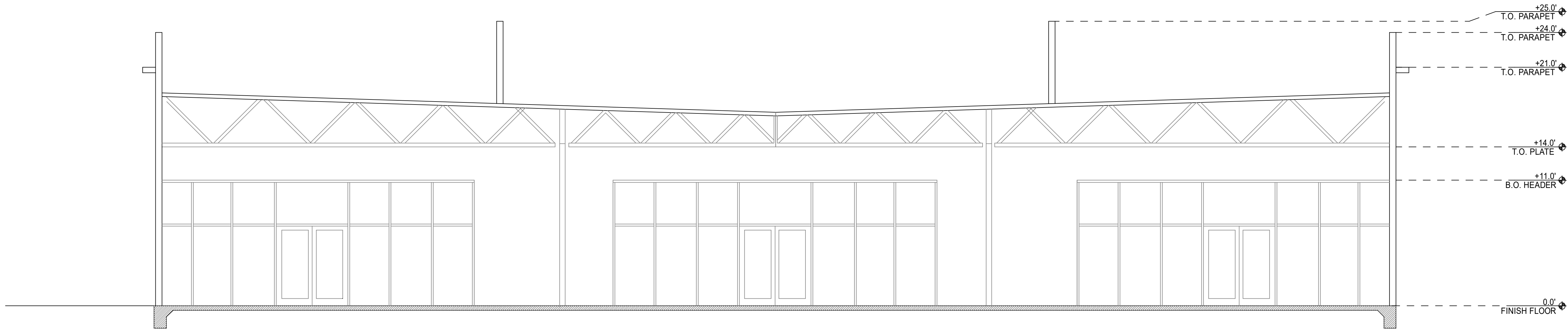
BUILDING ELEVATION - BUILDING TYPE 01

SCALE: 1" = 5'

BUILDING C, D, E, F, G, H, I and J



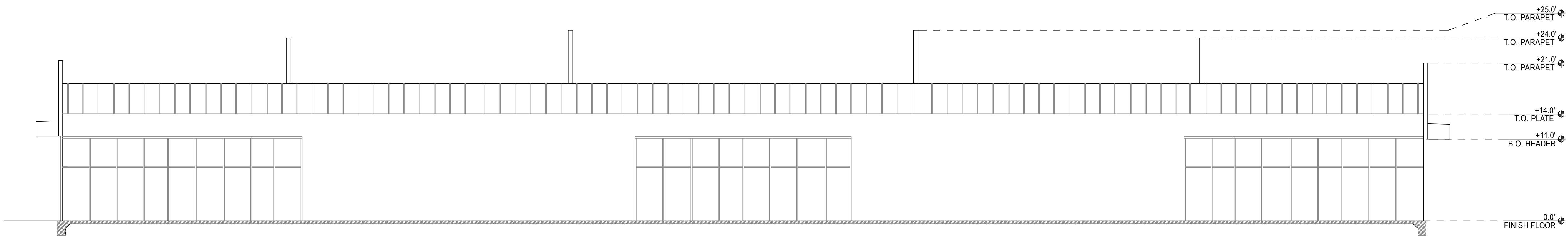
VERTICAL BOUNDARY



BUILDING ELEVATION - BUILDING TYPE 0

SCALE: 1" =

BUILDING A and



BUILDING ELEVATION - BUILDING TYPE 0

SCALE: 1" =

BUILDING A and

