

LAND DESCRIPTION

That part of the Southwest Quarter of Section 11, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southwest corner of said Section 11 Monumented by a Brass Cap Flush, Bearing South 00 degrees 01 minutes 01 seconds West, a distance of 2644.66 feet from the West Quarter corner of said Section 11, monumented by a Brass Cap in Handhole;

THENCE North 00 degrees 01 minutes 01 seconds East, along the West line of said Section 11, a distance of 100.00 feet to the North right of way line of Western Avenue according to AVONDALE INDUSTRIAL PARK, Book 234 of Maps, Page 22, records of Maricopa County, Arizona;

THENCE North 89 degrees 43 minutes 39 seconds East, along said right of way line, a distance of 127.80 feet;

THENCE continuing along said right of way line, North 74 degrees 51 minutes 06 seconds East, a distance of 385.66 feet;

THENCE continuing along said right of way line, North 89 degrees 43 minutes 39 seconds East, a distance of 623.50 feet to the POINT OF BEGINNING;

THENCE North 45 degrees 07 minutes 40 seconds West, a distance of 28.21 feet;

THENCE North 00 degrees 01 minutes 01 seconds East, a distance of 1044.38 feet;

THENCE North 45 degrees 06 minutes 23 seconds East, a distance of 28.24 feet;

THENCE South 89 degrees 48 minutes 14 seconds East, along a line parallel to and 30.00 feet South of the North line of said Southwest Quarter of Section 11, a distance of 380.66 feet;

THENCE South 00 degrees 01 minutes 01 seconds West, a distance of 1081.10 feet;

THENCE South 89 degrees 43 minutes 39 seconds West, along a line parallel to and 100.00 feet North of the South line of said Section 11, being the North right of way line of Western Avenue a distance of 380.66 feet to the POINT OF BEGINNING.

NOTES

- All landscaping within the local, and collector street right of way is to be maintained by the adjacent owners.
- All utility and public service easements, including any limitations of easements; and construction within such easements shall be limited to utilities, landscaping and wood, wire, or removable section type fences.
- All utilities shall be installed underground.
- All electric and communication lines to be constructed underground as required by the Arizona Corporation Commission.
- No alterations shall be made to the storm water retention areas that are a part of these premises without written approval by the City of Avondale.
- 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 subdivision without written authorization by the City of Avondale.
- All retention basins must drain any storm event up to and including 100-year, 2 hour storm within 36 hours. Owner must take corrective actions to bring the basin into compliance.

LOT TABLE

LOT NO.	AREA
1	144,469 S.F.
2	144,469 S.F.
3	144,469 S.F.

APPROVED BY THE COUNCIL OF THE CITY OF AVONDALE, AZ.

This 15th Day of Oct., 2007,
 By: Marie Lopez Rogers 10/16/2007
 Mayor Date:
 Attest: Heidi M. Pappas 10/16/2007
 City Clerk Date:
 By: Daniel L. Giffey Oct 16, 2007
 City Engineer Date:

DEVELOPER/OWNER

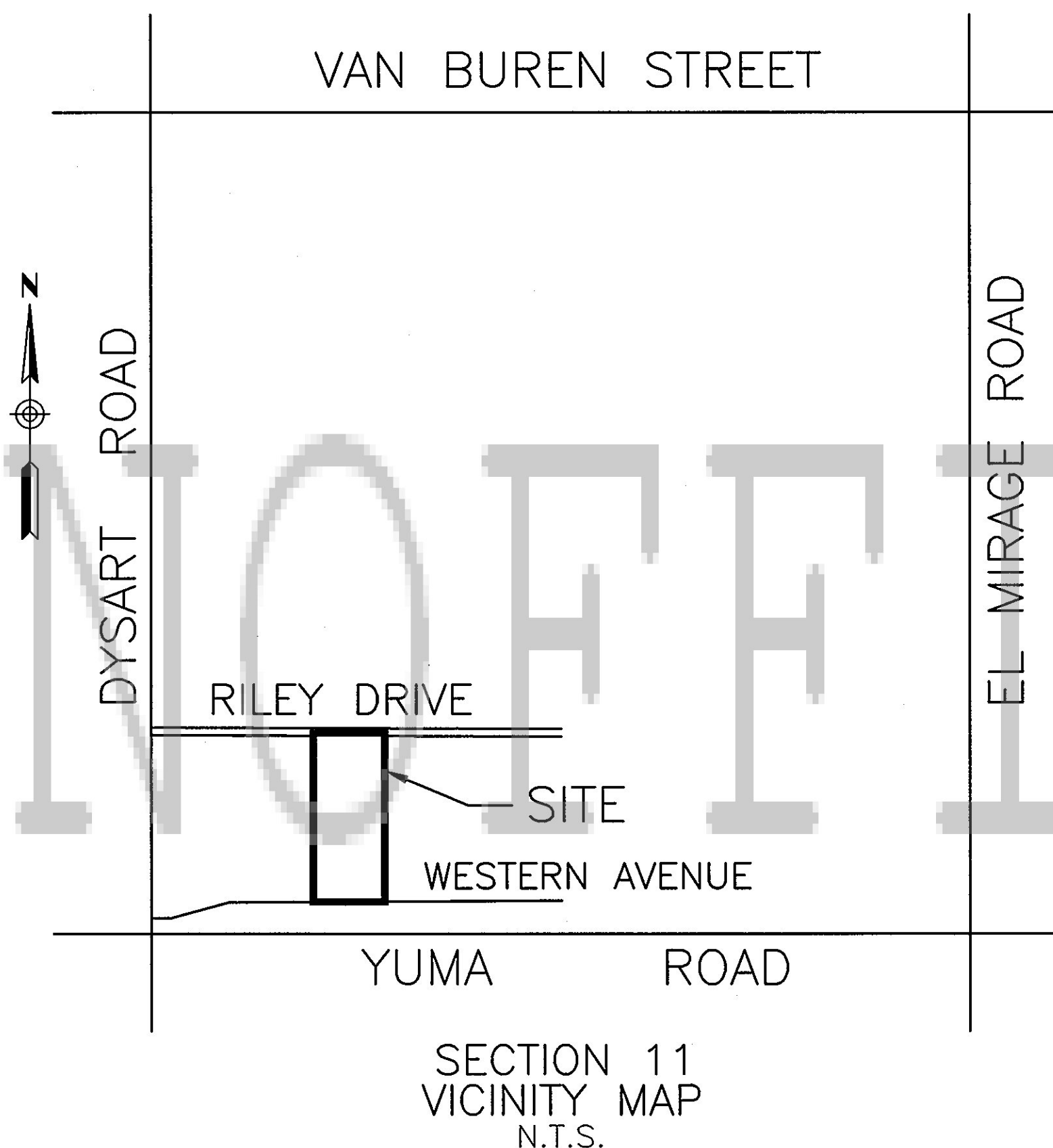
City of Avondale
 11465 W Civic Center Drive
 Suite 110
 Phone: 623-333-2400
 Fax: 623-333-0240
 Contact: Christopher Reams

SURVEYOR

Dibble Engineering
 7500 North Dreamy Draw Drive, Ste. 200
 Phoenix, Arizona 85020
 Phone: 602-957-1155
 Fax: 602-957-2838
 Contact: Randy Bilyeu

FINAL PLAT OF
 "RILEY PROPERTY"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION

State of Arizona }
 County of Maricopa } SS

Know all men by these presents: The City of Avondale, an Arizona Municipal Corporation, as owner, has subdivided under the name of "Riley Property", a three lot commercial subdivision located in a portion of the Southwest Quarter of Section 11, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as shown and platted hereon, hereby publishes this plat as and for the plat of said "Riley Property", a Commercial Subdivision, and hereby declares that said plat sets forth the location and gives the dimensions of the lots, streets and easements constituting same, and that the lots and streets shall be known by the number or name given each respectively on said plat. The City of Avondale, an Arizona Municipal Corporation, as owner, hereby dedicates to the public, for use as such, the streets and easements as shown on said plat and included in the above described premises.

In witness whereof:

The City of Avondale, an Arizona Municipal Corporation, as owner, has hereunder caused its name to be signed and the same to be attested by the signature of Marie Lopez Rogers, its Mayor, thereunto duly authorized this 16th day of October, 2007.

Marie Lopez Rogers
 Owner/Authorized Signer

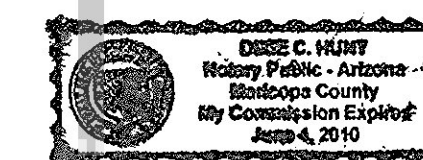
ACKNOWLEDGMENT

State of Arizona }
 County of Maricopa } SS

Before me this 16th day of October, 2007, Marie Lopez Rogers personally appeared before me, the undersigned notary public, who acknowledged himself to be Mayor of The City of Avondale, an Arizona Municipal Corporation, the legal owner of the property platted hereon and acknowledged that Marie Lopez Rogers as Mayor, executed this instrument for the purposes herein contained.

In witness whereof, I hereunto set my hand and official seal.

Randy Bilyeu
 Notary Public

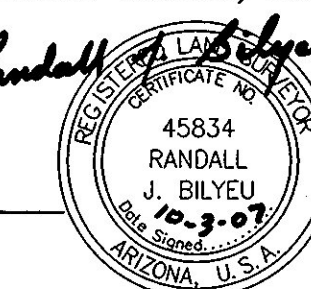


CERTIFICATION

This Plat is only valid if it bears the original seal and inked signature of the certifying Professional Land Surveyor.

I hereby certify that the plat of Riley Property, a commercial subdivision is based on an actual survey made on the ground by me or under my direct supervision during the month of July 2007 and that said plat meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey. The monuments shown actually exist or will be set as shown, their positions are correctly shown and said monuments are sufficient to enable the survey to be retraced. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying and all platting of subdivisions as established by the Arizona Board for Architects, Professional Engineers and Professional Land Surveyors to the best of my professional abilities, knowledge and beliefs.

Randall J. Bilyeu 10/03/07
 Randall J. Bilyeu, RLS #45834 Date



BOOK 955 PAGE 25
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2007-1162307
 10/26/2007 12:25 PM

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 Phoenix, AZ 85020
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Dibble
 Engineering

FINAL PLAT
 OF
 "RILEY PROPERTY"

D.E. JOB NO: 10-0658.1	DATE: Oct. 03 07	REVIEWED: JLD	REVIEWED: RJB
SURVEYED: JULY 07	DRAWN: GDS		
PROJECT: RILEY PROPERTY			
DWG NO. 1	SH 1 OF 2		

