FCD PARCELS: FP-057EX, -049EX, -053EX, -055EX
APN: 209-04-070B, -070D, -070F, -070G
CONTINUED:
Thence North 32°55'05" East a distance of 60 feet to the Point of Beginning.

Excepting an undivided 1/16 of all oil, gases and other hydrocarbon substance, coal or stone, metals, fossils and fertilizer of every name and description, together with all uranium, thorium or any other materials which is or may be determined by the laws of the United States, the State of Arizona or decisions of courts to be peculiarly essential to the production of fissionable materials, whether or not of commercial value as provided in Chapter 108, Laws of 1954

The above described parcel contains 9,670 square feet or 0.2219 Acres more or less.
Parcel No. 209-04-070F  
Project No. FP  
FLOODPRONE PROPERTIES ACQUISITION PROGRAM  
Item No. FP-053  

EXHIBIT "A"  

LEGAL DESCRIPTION  

All of that certain parcel described in Document Number 2000-0153942, Recorder’s Office, Maricopa County, Arizona. Said parcel is described as follows:

That portion of the North half of the Northwest quarter of the Southwest quarter of Section 13, Township 4 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:  

Beginning at the West quarter corner of said Section 13, Township 4 North, Range 2 East:  

Thence South 89 degrees 58 minutes 17 seconds East, a distance of 867.59 feet to the Northeasterly corner of the property described in Certificate of Purchase dated December 14, 1956, recorded November 7, 1963 in Docket 4800, page 295, records of Maricopa County, Arizona;  

Thence South and West along the Easterly line of the property described in said Certificate of Purchase the following courses and distances:  

South 0 degrees 01 minutes 43 seconds West a distance of 77.00 feet;  

Thence continuing South and West along said Easterly line being a curve to the right having a radius of 143.36 feet, a distance of 82.29 feet to a point;  

Thence continuing South and West along said Easterly line, South 32 degrees 55 minutes 05 seconds West, a distance of 126.06 feet to a point;  

Thence continuing along said Easterly line along a curve to the right said curve having a radius of 392.76 feet; a distance of 34.97 feet to the most Southerly corner of the property described in Docket 8342, Page 599, records of Maricopa County, Arizona, said corner being the TRUE POINT OF BEGINNING of the parcel herein described;  

Thence North 53 degrees 36 minutes 24 seconds West a distance of 140.94 feet to a point;  

GRANTOR [Signature]  
DATE 01/05/2009  
Page 1 of 2  
EXHIBIT “A”
Parcel No. 209-04-070F  
Project No. FP  
FLOODPRONE PROPERTIES AQUISITION PROGRAM  
Item No. FP-053

CONTINUED:

Thence South 19 degrees 29 minutes 56 seconds West a distance of 57.08 feet to a point on the Southwesterly line of the property described in aforesaid Certificate of Purchase,

Thence South and East along said Southwesterly line South 39 degrees 42 minutes 36 seconds East, a distance of 116.56 feet to the most Southerly corner of the property described in said Certificate of Purchase, being the most Southerly corner of the parcel herein described;

Thence North and East along the Easterly line of the property set forth in the above described Certificate of Purchase, along a curve to the left having a radius of 392.76 feet a distance of 83.52 feet to the POINT OF BEGINNING:

Except all oil, gases and other hydrocarbon substances, coal or stone, metals, fossils, and fertilizer of every name and description together with all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of the fissionable materials, whether or not of commercial value as set forth in Patent issued on said land and Arizona Revised Statutes 37-231.

The above described parcel contains 8,803 square feet or 0.2021 Acres more or less.
FLOODPRONE PROPERTIES

SQ FT  ACRES
FP-53   8,803  0.2021

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION
Parcel No. 209-04-070G  
Project No. FP  
FLOODPRONE PROPERTIES AQUISITION PROGRAM  
Item No. FP-055  

EXHIBIT "A"

LEGAL DESCRIPTION

All of that certain parcel described in Document Number 1996-292677, Recorder's Office, Maricopa County, Arizona. Said parcel is described as follows:

That portion of the North half of the Northeast quarter of the Southwest quarter of Section 13, Township 4 North, Range 2 East of the Gila and Salt River Base and Meridian, described as follows:

Beginning at the West quarter corner of said Section 13, Township 4 North, Range 2 East;

Thence South 89 degrees 58 minutes 17 seconds East, a distance of 679.74 feet to the Northeast corner of the property described in Agreement recorded in Docket 8343, Page 371, records of Maricopa County, Arizona;

Thence South 100.00 feet to the most Northerly corner of the property described in Agreement recorded in Docket 8334, Page 378, records of Maricopa County, Arizona;

Thence South 19 degrees 29 minutes 56 seconds West 10.61 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 19 degrees 29 minutes 56 seconds West 158.49 feet to a point;

Thence North 39 degrees 42 minutes 38 seconds West a distance of 160.00 feet to a point;

Thence North 00 degrees 32 minutes 18 seconds West to a point which lies South 00 degrees 32 minutes 18 seconds East 110.01 feet from the North line of the Northwest quarter of the Southwest quarter;

Thence South 89 degrees 58 minutes 17 seconds East 155.375 feet to the PONT OF BEGINNING;

EXCEPT 1/16 of all oil, gases, and other hydrocarbon substances, coal, stone, metals, minerals, fossils and fertilizers of every name and description and except

[Signature]

DATE 1/8/69

GRANTOR

Page 1 of 2
EXHIBIT "A"
Parcel No. 209-04-070G  
Project No. FP  
FLOODPRONE PROPERTIES ACQUISITION PROGRAM  
Item No. FP-055

CONTINUED:

all materials which may be essential to production of fissionable material as reserved in Arizona Revised Statutes.

The above described parcel contains 12,942 square feet or 0.2971 Acres more or less.
LEGAL DESCRIPTION

All of that certain parcel described in Document Number 2008-0859006, Recorder’s Office, Maricopa County, Arizona. Said parcel is described as follows:

That portion of the North half of the Northwest Quarter of the Southwest Quarter of Section 13, Township 4 North, Range 2 East of the Gila and Salt River Base and Meridian, described as follows:

**COMENCING** at the West Quarter Corner of said Section 13; thence South 89°58'17" East a distance of 679.74 feet to the **TRUE POINT OF BEGINNING**; thence South 100.00 feet to the most Northerly corner of the property described in Docket 8334, Page 378, Maricopa County Records; thence South 19°29'56" West a distance of 10.61 feet to a point; thence North 89°58'17" West a distance of 76.46 feet to a point; thence North 110.00 feet to a point which lies North 89°58'17" West, 80.00 feet from the point of beginning; thence South 89°58'17" East 80.00 feet to the **POINT OF BEGINNING**.

**EXCEPT**: 1/16 of all gas, oil, metals and mineral rights as reserved in the Patent from the State of Arizona.

The above described parcel contains 130,897 square feet or 3.0050 Acres more or less.
Parcel No. 209-04-070D  
Project No. FP  
FLOODPRONE PROPERTIES ACQUISITION PROGRAM  
Item No. FP-049  

EXHIBIT “A”  

LEGAL DESCRIPTION

All of that certain parcel described in Document Number 1983-179133, Recorder’s Office, Maricopa County, Arizona. Said parcel is described as follows:

That portion of the North half of the Northwest quarter of the Southwest quarter of Section 13, Township 4 North, Range 2 East of the Gila and Salt River Base and Meridian, described as follows:

BEGINNING at the West quarter corner of Section 13, Township 4 North, Range 2 East;

Thence South 89°58'17” East a distance of 867.59 feet to the Northeasterly corner of the property described in Certificate of Purchase dated December 14, 1956, recorded November 7, 1963 in Docket 4800, page 295;

Thence South and West along the Easterly line of the property described in said Certificate of Purchase the following courses and distances;

South 0°01‘43” West a distance of 77.00 feet;

Thence continuing South and West along said Easterly line being a curve to the right having a radius of 143.36 feet a distance of 82.29 feet to a point;

Thence continuing South and West along said Easterly line South 32°55'05” West a distance of 31.00 feet to the true point of beginning;

Thence leaving said Easterly line North 58°32'26” West 149.04 feet;

Thence North 81°22'01” West a distance of 21.101 feet;

Thence South 19°29'56” West a distance of 52.94 feet, as shown in Record of Survey in Book 132 of Maps, Page 26 (erroneously described in two courses of the same direction having distances of 10.61 feet and 52.94 feet in the Joint Tenancy Deed, Document Number 1983-179133);

Thence South 58°32'26” East a distance of 156.00 feet to a point on the Southeasterly line of the property described in Certificate of Purchase recorded in Docket 4800, Page 295;

GRANTOR  

DATE 12/30/68  

EXHIBIT “A”
FLOODPLAIN DETERMINATION

Date: November 26, 2019   Property or APN (required for apartments & condos): 209-04-070DB
QS # Q 43-23   Elevation Certificate on file:  Y/N Y
Property Address: 22451 N. 27TH AVE.   City: PHOENIX   Zip: 85027-1805
Legal or APN (required for apartments & condos): 209-04-070DB
Requested by: John Gaffney   Phone: (602) 506-8304   Fax: (602) 506-8780
Company Name & Address: MARICOPA COUNTY FLOOD CONTROL DISTRICT / 2801 W DURANGO ST PHOENIX AZ 85009-6356

FIRM COMMUNITY NUMBER: 040051   MAP NUMBER & SUFFIX: 04013C
PANEL NUMBER & SUFFIX: 1280 L   EFFECTIVE DATE OF FIRM: 01/29/2015
SPECIAL FLOOD RELATED HAZARD (ie Mudslides): _____________
TYPE OF HAZARD: N/A
FLOOD STUDY AVAILABLE  Y/N __

The property is located on the Flood Insurance Rate Map (FIRM) in ZONE _______.
In Zones Shaded X and Unshaded X, properties are outside the delineated 100-year floodplain. However, the property may still be subject to local drainage problems or other unmapped flood hazard. Flood insurance from the National Flood Insurance Program (NFIP) is available at non-floodplain rates. A flood insurance policy can still be required by a lender.

The property is located within a SPECIAL FLOOD HAZARD AREA (SFHA) in ZONE ____________.
FEDERAL LAW REQUIRES MANDATORY FLOOD INSURANCE AS A CONDITION OF A FEDERALLY INSURED LOAN OR MORTGAGE SECURED BY BUILDINGS WITHIN SPECIAL FLOOD HAZARD AREA (SFHA) ZONES.

Letter of Map Change is on file for the __property/___structure Case #:

NOTE: This determination is based on the most current edition of the Flood Insurance Rate Map (FIRM) of the Federal Emergency Management Agency. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property in a Special Flood Hazard Area (SFHA) may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. A filed LOMC may not remove the entire property, or all buildings on the property, from the SFHA. Future improvements on a property are subject to the most current applicable regulations. FEMA maps are updated regularly, and a parcel's zone designation or flood depth can change at any time. This letter does not create liability on the part of the City of Phoenix, or any officer or employee thereof, for any damage that may result from reliance on this determination.

***THIS DETERMINATION IS NOT A FLOODPLAIN CLEARANCE TO BUILD AND/OR CONSTRUCT***

RUDY RANGEL
Floodplain Management
Date: 11/27/2019

Revised: June 2019
FLOODPLAIN DETERMINATION

Date: November 26, 2019  QS # Q 43-23  Elevation Certificate on file: Y/N X
Property Address: 22455 N. 27TH AVE.  City: PHOENIX  Zip: 85027-1805
Legal or APN (required for apartments & condos): 209-04-070D
Requested by: John Gaffney  Phone: (602) 506-8304  Fax: (602) 506-8780
Company Name & Address: MARICOPA COUNTY FLOOD CONTROL DISTRICT / 2801 W DURANGO ST PHOENIX AZ 85009-6356

FIRM COMMUNITY NUMBER: 040051  MAP NUMBER & SUFFIX: 04013C
PANEL NUMBER & SUFFIX: 1280 L  EFFECTIVE DATE OF FIRM: 01/29/2015
SPECIAL FLOOD RELATED HAZARD (ie Mudslides): ____________
TYPE OF HAZARD: N/A
FLOOD STUDY AVAILABLE: X Y/N

The property is located on the Flood Insurance Rate Map (FIRM) in ZONE ________________________
In Zones Shaded X and Unshaded X, properties are outside the delineated 100-year floodplain. However, the property may still be subject to local drainage problems or other unmapped flood hazard. Flood insurance from the National Flood Insurance Program (NFIP) is available at non-floodplain rates. A flood insurance policy can still be required by a lender.

X The property is located within a SPECIAL FLOOD HAZARD AREA (SFHA) in ZONE AE-FLOODWAY
FEDERAL LAW REQUIRES MANDATORY FLOOD INSURANCE AS A CONDITION OF A FEDERALLY INSURED LOAN OR MORTGAGE SECURED BY BUILDINGS WITHIN SPECIAL FLOOD HAZARD AREA (SFHA) ZONES.

NOTE: This determination is based on the most current edition of the Flood Insurance Rate Map (FIRM) of the Federal Emergency Management Agency. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property in a Special Flood Hazard Area (SFHA) may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. A filed LOMC may not remove the entire property, or all buildings on the property, from the SFHA. Future improvements on a property are subject to the most current applicable regulations. FEMA maps are updated regularly, and a parcel’s zone designation or flood depth can change at any time. This letter does not create liability on the part of the City of Phoenix, or any officer or employee thereof, for any damage that may result from reliance on this determination.

**THIS DETERMINATION IS NOT A FLOODPLAIN CLEARANCE TO BUILD AND/OR CONSTRUCT**

RUDY RANGEL  11/27/2019
Floodplain Management  Date

Revised: June 2019
FLOODPLAIN DETERMINATION

Date: November 26, 2019  QS # Q 43-23  Elevation Certificate on file: Y/N X

Property Address: 22459 N. 27TH AVE.  City: PHOENIX  Zip: 85027-1805

Legal or APN (required for apartments & condos): 209-04-070F

Requested by: John Gaffney  Phone: (602) 506-8304  Fax: (602) 506-8780

Company Name & Address: MARICOPA COUNTY FLOOD CONTROL DISTRICT / 2801 W DURANGO ST PHOENIX AZ 85009-6356

FIRM COMMUNITY NUMBER: 040051  MAP NUMBER & SUFFIX: 04013C

PANEL NUMBER & SUFFIX: 1280 L  EFFECTIVE DATE OF FIRM: 01/29/2015

SPECIAL FLOOD RELATED HAZARD (ie Mudslides): N/A

TYPE OF HAZARD: N/A

FLOOD STUDY AVAILABLE X Y/N

The property is located on the Flood Insurance Rate Map (FIRM) in ZONE

In Zones Shaded X and Unshaded X, properties are outside the delineated 100-year floodplain. However, the property may still be subject to local drainage problems or other unmapped flood hazard. Flood insurance from the National Flood Insurance Program (NFIP) is available at non-floodplain rates. A flood insurance policy can still be required by a lender.

The property is located within a SPECIAL FLOOD HAZARD AREA (SFHA) in ZONE

FEDERAL LAW REQUIRES MANDATORY FLOOD INSURANCE AS A CONDITION OF A FEDERALLY INSURED LOAN OR MORTGAGE SECURED BY BUILDINGS WITHIN SPECIAL FLOOD HAZARD AREA (SFHA) ZONES.

Letter of Map Change is on file for the property/structure Case #:

NOTE: This determination is based on the most current edition of the Flood Insurance Rate Map (FIRM) of the Federal Emergency Management Agency. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property in a Special Flood Hazard Area (SFHA) may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. A filed LOMC may not remove the entire property, or all buildings on the property, from the SFHA. Future improvements on a property are subject to the most current applicable regulations. FEMA maps are updated regularly, and a parcel’s zone designation or flood depth can change at any time. This letter does not create liability on the part of the City of Phoenix, or any officer or employee thereof, for any damage that may result from reliance on this determination.

**THIS DETERMINATION IS NOT A FLOODPLAIN CLEARANCE TO BUILD AND/OR CONSTRUCT**

RUDY RANGEL  11/27/2019
Floodplain Management  Date

Revised: June 2019
City of Phoenix

FLOODPLAIN MANAGEMENT
200 WEST WASHINGTON STREET, 5th floor, PHOENIX, AZ 85003-1611
PHONE: (602) 262-4960  FAX: (602) 262-7322
Email: floodplain@phoenix.gov

FLOODPLAIN DETERMINATION

Date: November 26, 2019  QS #  Q 43-23  Elevation Certificate on file: Y/N X
Property Address: 22461 N. 27TH AVE.  City: PHOENIX  Zip: 85027-1805
Legal or APN (required for apartments & condos): 209-04-070G
Requested by: John Gaffney  Phone: (602) 506-8304  Fax: (602) 506-8780
Company Name & Address: MARICOPA COUNTY FLOOD CONTROL DISTRICT / 2801 W DURANGO ST PHOENIX AZ 85009-6356

FIRM COMMUNITY NUMBER: 040051  MAP NUMBER & SUFFIX: 04013C
PANEL NUMBER & SUFFIX: 1280 L  EFFECTIVE DATE OF FIRM: 01/29/2015
SPECIAL FLOOD RELATED HAZARD (ie Mudslides): N/A
TYPE OF HAZARD: N/A
FLOOD STUDY AVAILABLE: X Y/N

The property is located on the Flood Insurance Rate Map (FIRM) in ZONE
In Zones Shaded X and Unshaded X, properties are outside the delineated 100-year floodplain. However, the property may still be subject to local drainage problems or other unmapped flood hazard. Flood insurance from the National Flood Insurance Program (NFIP) is available at non-floodplain rates. A flood insurance policy can still be required by a lender.

The property is located within a SPECIAL FLOOD HAZARD AREA (SFHA) in ZONE AE-FLOODWAY
FEDERAL LAW REQUIRES MANDATORY FLOOD INSURANCE AS A CONDITION OF A FEDERALLY INSURED LOAN OR MORTGAGE SECURED BY BUILDINGS WITHIN SPECIAL FLOOD HAZARD AREA (SFHA) ZONES.

Letter of Map Change is on file for the ___property/___structure Case #:

NOTE: This determination is based on the most current edition of the Flood Insurance Rate Map (FIRM) of the Federal Emergency Management Agency. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property in a Special Flood Hazard Area (SFHA) may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. A filed LOMC may not remove the entire property, or all buildings on the property, from the SFHA. Future improvements on a property are subject to the most current applicable regulations. FEMA maps are updated regularly, and a parcel’s zone designation or flood depth can change at any time. This letter does not create liability on the part of the City of Phoenix, or any officer or employee thereof, for any damage that may result from reliance on this determination.

**THIS DETERMINATION IS NOT A FLOODPLAIN CLEARANCE TO BUILD AND/OR CONSTRUCT**

RUDY RANGEL  11/27/2019
Floodplain Management  Date

Revised: June 2019
Please note that this property was purchased as part of the Flood Control District of Maricopa County’s Floodprone Properties Acquisition Program (or similar) and will have the following deed restriction attached:

**GRANTOR** acquired this parcel as a flood prone property. No habitable structure of any kind may be placed, erected or maintained on any portion of this parcel that is within the boundary of a FEMA designated regulatory floodway. Any other kind of development within the boundary of the FEMA designated regulatory floodway, and any development in the FEMA regulatory floodplain, will require approval of the local floodplain regulatory body. This restriction shall run with the land and every part thereof within the floodplain and floodway. The terms regulatory floodway and regulatory floodplain shall mean those areas so designated by FEMA on the date any application for development is filed.

**GRANTOR** reserves the right to enforce this deed restriction at its sole option. Enforcement shall be by proceedings at law or in equity against any person violating or attempting to violate the aforesaid.

**NOTE:** The above is not the entire deed language; only the portion that pertains to the floodplain and floodway limitations. If you have questions regarding these restrictions please contact the Flood District of Maricopa County Engineering & Permitting Division at 602.506.2419.

2801 West Durango Street
Phoenix, AZ 85009
Email: pollyhart@mail.maricopa.gov
Phone: 602-506-8304