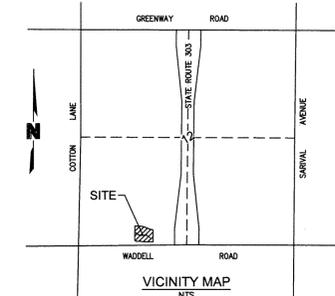


FINAL PLAT

FOR "PRASADA - PHASE 2A WEST, LOT 2", BEING LOT 2 OF "PRASADA - PHASE 2A WEST", A COMMERCIAL SUBDIVISION AS RECORDED IN BOOK 960, PAGE 16, LOCATED IN A PORTION OF THE WEST HALF OF SECTION 12, T3N, R2W, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA)
) SS
 COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT WESTCOR SURPRISE WCV LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER"), HAS SUBDIVIDED UNDER THE NAME "PRASADA-PHASE 2A WEST, LOT 2", A COMMERCIAL SUBDIVISION, BEING LOT 2 OF "PRASADA-PHASE 2A WEST", AS RECORDED IN BOOK 960, PAGE 16, AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 2008-0060184, RECORDS OF MARICOPA COUNTY, ARIZONA AND BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA, AS SHOWN AND PLATTED HEREON, AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "PRASADA-PHASE 2A WEST, LOT 2," AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

PURSUANT TO A.R.S. 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("CITY"), IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN EXCLUSIVE EASEMENT OVER, UPON AND ACROSS ALL SEWER LINES AND MANHOLES AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING THE SEWER LINES AND MANHOLES.

THE SEWER EASEMENT IS GRANTED SUBJECT TO THE CONDITION THAT THE CITY SHALL HOLD OWNER AND ITS SUCCESSORS AND ASSIGNS HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, LIABILITIES OR EXPENSES WHICH MAY RESULT FROM THE CITY'S USE OF THE SEWER EASEMENT. BY ACCEPTING THE SEWER EASEMENT, THE CITY AGREES TO EXERCISE REASONABLE CARE TO AVOID DAMAGE TO THE PREMISES AND ALL PROPERTY THAT MAY AT ANY TIME BE THEREON.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A CROSS ACCESS EASEMENT ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY AND TRASH COLLECTION VEHICLES.

THE CROSS ACCESS EASEMENT IS GRANTED SUBJECT TO THE CONDITION THAT THE CITY SHALL HOLD OWNER AND ITS SUCCESSORS AND ASSIGNS HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, LIABILITIES OR EXPENSES WHICH MAY RESULT FROM THE CITY'S USE OF THE CROSS ACCESS EASEMENT. BY ACCEPTING THE CROSS ACCESS EASEMENT, THE CITY AGREES TO EXERCISE REASONABLE CARE TO AVOID DAMAGE TO THE PREMISES AND ALL PROPERTY THAT MAY AT ANY TIME BE THEREON.

OWNER SHALL NOT ERECT, CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE WITHIN THE SEWER EASEMENT AREA; PROVIDED, HOWEVER, OWNER SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES WHICH ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID SEWER EASEMENT AREA IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH CITY'S ACCESS TO THE SEWER FACILITIES.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, PARKS AND PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BACK OF CURB, SHALL BE THE RESPONSIBILITY OF OWNER OR ITS SUCCESSORS, ASSIGNEES AND DESIGNEES.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE, SHALL BE DEEMED TO HAVE BEEN DEDICATED BY THE OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

OWNER HEREBY GRANTS TO THE ULTIMATE OWNERS OF EACH LOT A RECIPROCAL CROSS ACCESS EASEMENT FOR THE PURPOSES OF CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS BETWEEN THE LOTS.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER SUCH PROPERTY, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL, LUBRICANT, PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

ALL OF THE PROVISIONS SET FORTH HEREIN SHALL RUN WITH THE LAND AND BE BINDING UPON AND INURE TO THE BENEFIT OF OWNER, CITY AND USAF AND THEIR RESPECTIVE HEIRS, ASSIGNS, TRANSFEREES AND SUCCESSORS IN INTEREST.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER.

WESTCOR SURPRISE WCV LLC,
 AN ARIZONA LIMITED LIABILITY COMPANY

BY: WESTCOR 303 WCV LLC,
 AN ARIZONA LIMITED LIABILITY COMPANY
 ITS MANAGING MEMBER

BY: MACERICH MANAGEMENT COMPANY,
 A CALIFORNIA CORPORATION,
 ITS MANAGING MEMBER

BY: Don M. Foster DATE: 12/7/15

NAME: Don M. Foster

TITLE: SVP, Design & Construction

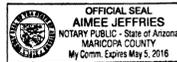
ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
 COUNTY OF MARICOPA)
 ON THIS 7th DAY OF December, 2015 BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED Don M. Foster, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Amie Jeffries 12/7/15
 NOTARY PUBLIC DATE
 MY COMMISSION EXPIRES: May 5, 2016



APPROVALS

IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN 2020.

DATA ON THIS PLAT REVIEWED AND APPROVED
 THIS 10th DAY OF December, 2015.

BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

[Signature]
 CITY ENGINEER

THIS PLAT APPROVED BY THE CITY OF SURPRISE PLANNING AND ZONING COMMISSION

THIS 11th DAY OF November, 2015.

N/A
 CHAIRPERSON

ATTEST:
N/A
 SECRETARY

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA,

THIS 1st DAY OF December, 2015.

[Signature]
 MAYOR

ATTEST:
Linda Stevens 12-11-2015
 CITY CLERK DATE

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 20150876737 12/11/2015 12:21
 BOOK 1252 PAGE 43
 ELECTRONIC RECORDING

PrasadaPh2ALot2West-2-1-1-M-sarabiam

RELEASE OF LIABILITY

EXCEPT AS FURTHER STATED IN THIS PARAGRAPH, WESTCOR SURPRISE WCV LLC, IN ITS CAPACITY AS OWNER OF LOT 2A AND LOT 2B, DOES HEREBY RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT ARISE WITH RESPECT TO LOT 2A AND LOT 2B IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS PARAGRAPH SHALL RUN WITH THE LAND AND BE BINDING UPON WESTCOR SURPRISE WCV LLC IN ITS CAPACITY AS OWNER OF LOT 2A AND LOT 2B AND ITS SUCCESSORS AND ASSIGNS. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSONS OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL AND LUBRICANT PARTICLES.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997 AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997 UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

IN LOCATIONS WHERE APPLICABLE, INCLUDING AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDERS' USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THIS IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THIS IGA.

NOTICE OF PRASADA PHASE 2A DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A PRASADA PHASE 2A DEVELOPMENT AGREEMENT DATED NOVEMBER 19, 2007 (AGREEMENT) WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON NOVEMBER 21, 2007, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCKET #07-1241466. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT 5 TRIAD CENTER, SUITE 325, SALT LAKE CITY, UT 84180, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS 9 DAY OF December, 2015.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD")
 BY: Christine Cain
 CHRISTINE CAIN

ATTEST:
 BY: Glen Vortherms
 GLEN VORTHERMS

ITS PROPERTY & CONTRACTS SUPERVISOR ITS ASSISTANT SECRETARY

WESTCOR SURPRISE WCV LLC,
 AN ARIZONA LIMITED LIABILITY COMPANY

BY: WESTCOR 303 WCV LLC,
 AN ARIZONA LIMITED LIABILITY COMPANY
 ITS MANAGING MEMBER

BY: MACERICH MANAGEMENT COMPANY,
 A CALIFORNIA CORPORATION,
 ITS MANAGING MEMBER

BY: Don M. Foster DATE: 12/7/15

NAME: Don M. Foster

TITLE: SVP, Design & Construction

OWNER

WESTCOR SURPRISE WCV LLC
 ONE EAST WASHINGTON STREET, SUITE 300
 PHOENIX, ARIZONA 85004
 PHONE: 480-556-7741
 CONTACT: SCOTT WAGNER

DEVELOPER

WESTCOR/SURPRISE, LLC
 ONE EAST WASHINGTON STREET, SUITE 300
 PHOENIX, ARIZONA 85004
 PHONE: 480-556-7741
 CONTACT: SCOTT WAGNER

SURVEYOR

OLSSON ASSOCIATES
 7250 NORTH 16TH STREET, SUITE 210
 PHOENIX, ARIZONA 85020
 PHONE: 602 748-1000
 CONTACT: R. REECE HENRY, RLS

NOTES

- PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
- IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
- THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

LEGAL DESCRIPTION

LOT 2 OF "PRASADA - PHASE 2A WEST", A COMMERCIAL SUBDIVISION AS RECORDED IN BOOK 960, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA

FLOOD ZONE CLASSIFICATION

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION 'ZONE X'; BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 04013C1660L, REVISED OCTOBER 16, 2013.

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITHIN DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID LINE BEARING N89°43'20"W AS MEASURED AND N89°43'15"W AS TAKEN FROM GDACS, RECORDED IN BOOK 661, PAGE 18, MARICOPA COUNTY RECORDS.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MAY 2015, THAT THE SURVEY IS COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

R. REECE HENRY RLS #49097, RLS



REV. NO.	DATE	REVISIONS DESCRIPTION

REV. NO.	DATE	REVISIONS DESCRIPTION

