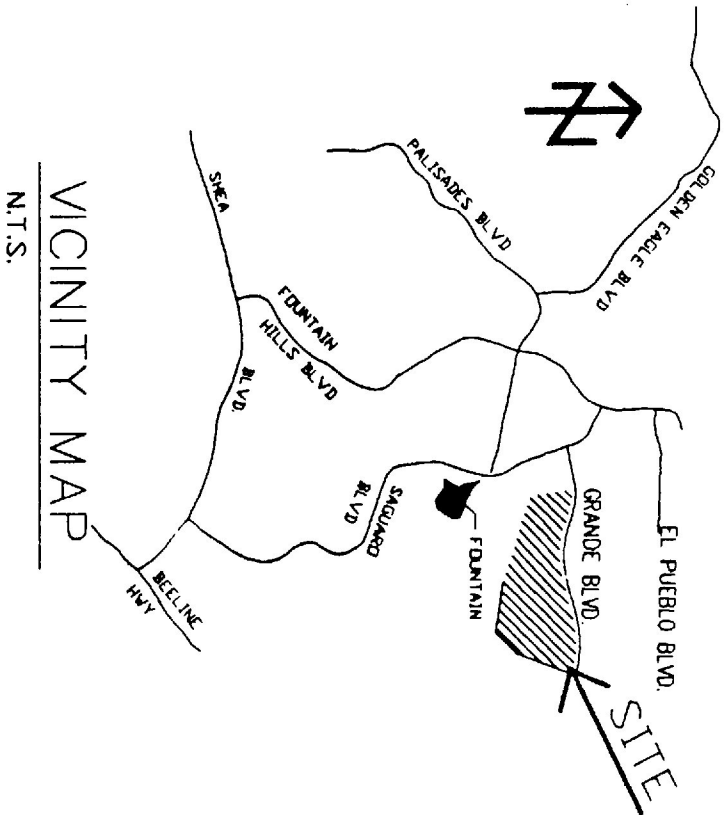


Notes:

- 1. THE CONDOMINIUM HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPED COMMON AREAS, DRIVEWAYS AND WALKS.
2. ALL WATER, SEWER AND DRAINWAYS IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE CHAPARRAL CITY WATER COMPANY, FOUNTAIN HILLS SANITARY DISTRICT AND TOWN OF FOUNTAIN HILLS STANDARD DETAILS AND SPECIFICATIONS.
3. THE DECLARANT HEREBY GRANTS TO THE PUBLIC UTILITY COMPANIES THE RIGHT TO INSTALL AND MAINTAIN UTILITIES NECESSARY FOR THIS SITE IN ALL COMMON ELEMENT AREAS AS DESIGNATED ON THIS PLAT.
4. THE DEPARTMENT OF WATER RESOURCES HAS DETERMINED THAT CHAPARRAL CITY WATER COMPANY HAS CONDITIONAL PRESUMPTION OF AN ASSURED WATER SUPPLY.
5. DRAINWAYS, PATIOS, COVERED AND/OR OPEN, WILL BE LIMITED TO COMMON ELEMENTS FOR THE EXCLUSIVE USE OF THE RESPECTIVE UNIT.
6. DRIVEWAY AREAS IMMEDIATELY ADJACENT TO GARAGE ENTRIES SHALL BE FOR THE EXCLUSIVE USE OF THE RESPECTIVE UNIT.
7. THE STREET ADDRESS WILL BE "17131 E. GRANDE BLVD. DRIVE".
8. THE BOUNDARIES OF EACH UNIT ARE THE INTERIOR FINISHED SURFACES OF THE THREE EXTERIOR PERIMETER WALLS, THE FLOOR AND CEILING OF THE UNIT AND THE INTERIOR PARTY WALL TO A DEPTH EQUAL TO ONE-HALF OF ITS WIDTH, ALL LATH, FLOORING, WALL BOARD, PLASTER BOARD, PLASTER, STUCCO, PAINTING, TILES, WALLPAPER, PAINT, FINISHED FLOORING AND ANY OTHER MATERIALS CONSTITUTING ANY PART OF THE INTERIOR FINISHED SURFACES ARE A PART OF THE UNIT.
9. IF ANY CHUTE, FUE, DUCT, WIRE, CONDUIT, BEARING WALL, BEARING COLUMN, HEATING OR AIR CONDITIONING UNIT OR APPARATUS OR OTHER FIXTURE LIES PARTIALLY WITHIN AND PARTIALLY OUTSIDE OF THE BOUNDARIES OF A UNIT, ANY PORTION SERVING ONLY THAT UNIT IS A LIMITED COMMON ELEMENT ALLOCATED SOLELY TO THAT UNIT AND ANY PORTION SERVING MORE THAN ONE UNIT IS A PART OF THE COMMON ELEMENTS.
10. SUBJECT TO THE PROVISIONS OF NOTES 8 AND 9 ABOVE, ALL SPACES, INTERIOR PARTITIONS AND OTHER FIXTURES AND IMPROVEMENTS WITHIN THE BOUNDARIES OF A UNIT ARE PART OF THE UNIT.
11. IF THE EXTERIOR UNFINISHED SURFACES OF PERIMETER WALLS, FLOORS, CEILING, DOORS AND WINDOWS OF A UNIT ARE NOT EXACTLY WHERE INDICATED ON THIS PLAT DUE TO SETTLING OR MINOR VARIANCES RESULTING FROM THE CONSTRUCTION OF THE UNITS, THE EXISTING PHYSICAL EXTERIOR FINISHED SURFACES OF THE PERIMETER WALLS, FLOORS, CEILING, DOORS AND WINDOWS OF THE UNIT SHALL BE DEEMED TO BE ITS ACTUAL BOUNDARIES RATHER THAN THE BOUNDARIES AS SHOWN ON THIS PLAT.
12. ALL AREAS OUTSIDE BUILDING UNITS ARE COMMON AREAS OR LIMITED COMMON ELEMENTS AS DESIGNATED HEREON.
13. THE TOWN OF FOUNTAIN HILLS IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE FOR ANY PRIVATE UTILITIES, STREETS, FACILITIES, LANDSCAPED AREAS, ETC. WITHIN THE PROJECT.
14. COVENANTS, CONDITIONS AND RESTRICTIONS FOR MIRAGE HEIGHTS CONDOMINIUMS ARE RECORDED IN INSTRUMENT #152817H, RECORDS OF MARICOPA COUNTY.

Assured Water Supply:

THE DEPARTMENT OF WATER RESOURCES HAS DETERMINED THAT CHAPARRAL CITY WATER COMPANY HAS A CONDITIONAL PRESUMPTION OF AN ASSURED WATER SUPPLY.



FINAL PLAT
MIRAGE HEIGHTS CONDOMINIUMS

Declaration of Condominium
Town of Fountain Hills, Arizona

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 11 AND A PORTION OF THE NORTH 1/2 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN MARICOPA COUNTY, ARIZONA

BOUNDARY LEGAL DESCRIPTION
A part of the South half of Section 11 and a part of the North half of Section 14, Township 3 North, Range 6 East of the Gila & Salt River Base and Meridian, Town of Fountain Hills, Maricopa County, Arizona and more particularly described as follows:

BEGINNING at the Northwest corner of Fountain Hills Arizona Final Plat No. 3003 as recorded in Maricopa County Records in Book 147, Page 4, said corner being also on the South right of way line of Grande Boulevard, thence South 20 degrees 30 minutes 00 seconds West along the western line of said Plat No. 3003, a distance of 542.03 feet to the most westerly corner of said Plat No. 3003, thence departing said plat, South 44 degrees 46 minutes 00 seconds East a distance of 129.78 feet, thence North 81 degrees 40 minutes 55 seconds West a distance of 467.59 feet, thence North 71 degrees 05 minutes 00 seconds West a distance of 808.97 feet, thence North 08 degrees 21 minutes 52 seconds West a distance of 373.54 feet to a point on the southerly right of way line of Grande Boulevard, said point being on a curve concrete southerly and having a radius of 558.00 feet, a radial line passing through said point bears North 04 degrees 05 minutes 21 seconds West, thence easterly along the arc of said curve and along Grande Boulevard through a central angle of 23 degrees 05 minutes 21 seconds to a central angle of 23 degrees 05 minutes 21 seconds to the beginning of a tangent curve concrete southerly and having a radius of 420.00 feet, thence North 15 degrees 15 minutes 00 seconds on an arc length of 430.60 feet to the most southerly corner of Fountain Hills Arizona, Final Plat No. 101-A as recorded in Book 150, Page 31 of the records of Maricopa County, thence North 75 degrees 45 minutes 00 seconds East along the southerly line of said plat a distance of 407.58 to the beginning of a longest curve concrete southerly and having a radius of 958.00 feet, thence along the arc of said curve and along the southerly line of said Plat 101-A and also along the southerly line of Fountain Hills Arizona Final Plat No. 101 as recorded in Book 139, Page 31 of the records of Maricopa County, through a central angle of 71 degrees 20 minutes 27 seconds on an arc length of 507.50 feet to the POINT OF BEGINNING.

Containing an area of 18.6269 acres, more or less.

Site Data:

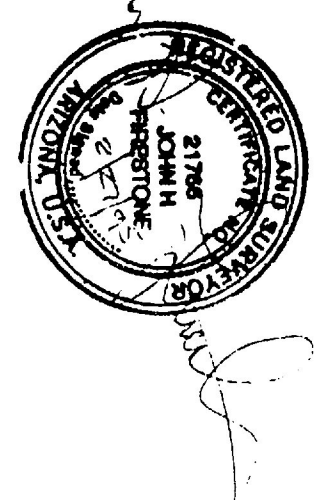
Total No. Units: 52
Total Area of Lot: 776,502 SF (17.83 ACRES)
Min. Livable Unit Size: 1158 SF
Max. Livable Unit Size: 1568 SF
Permitted: 104
Project Density: 2.92 D.U./ACRE

Lot Coverage:

Residential Building: 49,248 SF
Garage/Patio: 21,294 SF
Total Lot Coverage: 91,592 SF
Lot Coverage Permitted (Max): 50%

Certification:

This is to certify the survey and subdivision preparation were made and plotted hereon in accordance with the laws and regulations of JANUARY, 1995, that the plat is correct and accurate, that the monuments shown hereon have been located or established and lot corners permanently set.



John H. Pittsstone, Registered Land Surveyor, R.L.S. No. 217066

Developer:

SCOTT PROPERTIES, INC.
2001 West 10th Avenue
Fountain Hills, Arizona 85269
Phone: (602) 837-8700

Engineer:

Montgomery Engineering & Management
16844 Avenue of the Fountains
Suite 201
Fountain Hills, Arizona 85268
David R. Montgomery P.E.
Phone: (602) 837-1845

Approvals:

Approved by the Town Council of Fountain Hills, Arizona, this 15th day of March, 1995.
By: [Signature] Mayor
Attest: [Signature] Clerk
Approved by the Town Engineer and the Community Development Director:
[Signature] 3-21-95
[Signature] Town Engineer

Basis of Bearing:

SOUTH 89°50'58" EAST ALONG THE LINE BETWEEN SECTION 11 AND SECTION 14 FROM THE QUARTER CORNER (A USGL BRASS CAP) BETWEEN SAID SECTIONS AND FROM THE CLOSING CORNER (A USGL BRASS CAP) AT THE INTERSECTION OF THE SECTION LINE WITH THE FORT WOODWELL INDIAN RESERVATION.

Dedication:

STATE OF ARIZONA )
) SS
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS THAT SCOTT PROPERTIES, INC., AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF MIRAGE HEIGHTS CONDOMINIUMS, A DECLARATION OF CONDOMINIUM FINAL PLAT, A SUBDIVISION OF A PORTION OF SECTION 11 AND A PORTION OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN RELATED HEREON, AND HEREBY PUBLISHES SAID PLAT AS AND FOR THE PLAT OF SAID MIRAGE HEIGHTS CONDOMINIUMS. A DECLARATION OF CONDOMINIUM FINAL PLAT AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE BOUNDARY, CONSTITUTING THE SAME, AND THAT EACH UNIT, SHALL BE KNOWN BY THE NUMBER, GIVEN EACH, ON SAID PLAT.

COMMON AREAS ARE TO BE MAINTAINED BY MIRAGE HEIGHTS CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC. ALL OF SAID USES BEING MORE PARTICULAR SET FORTH IN THE CONDOMINIUM DECLARATION FOR MIRAGE HEIGHTS CONDOMINIUMS.
Owner hereby grants to the Town of Fountain Hills a perpetual easement upon, across, over and under all those areas designated as "Hillside Protection Easement" for the purpose of preserving the natural topography and vegetation of land area within the Final Plat of the MIRAGE HEIGHTS CONDOMINIUMS in conformance with the Hillside Development Standards of the Town of Fountain Hills. The owner or any of his heirs, successors, or assigns shall not perform, nor allow to be performed, any construction or cutting, filling, grading to the topography, nor any grubbing, burning, removal, or otherwise damage any vegetation, rock outcroppings, or other natural feature in the Hillside Protection Easement area without prior written consent of the Town of Fountain Hills Community Development Director. A roadway may be a permitted use if approved by the Town of Fountain Hills Community Development Director.

IN WITNESS WHEREOF, SCOTT PROPERTIES, INC., AN ARIZONA CORPORATION AS OWNER, HAS HEREBY CAUSED THESE CORPORATE INSTRUMENTS TO BE ATTACHED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER OF THE CORPORATION, HEREBY DULY AUTHORIZED THIS 15th day of March, 1995.

SCOTT PROPERTIES, INC.
[Signature]

Acknowledgement:

STATE OF ARIZONA )
) SS
COUNTY OF MARICOPA )

ON THIS 27th day of March, 1995, before me, the UNDERSIGNED OFFICER, David R. Montgomery, PERSONALLY APPEARED WHO ACKNOWLEDGED HIM/HERSELF TO BE AN OFFICER OF SCOTT PROPERTIES, INC., AN ARIZONA CORPORATION, AND THAT AS SUCH OFFICER BEING AUTHORIZED SO TO DO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, BY HIM/HERSELF, AS SUCH OFFICER.

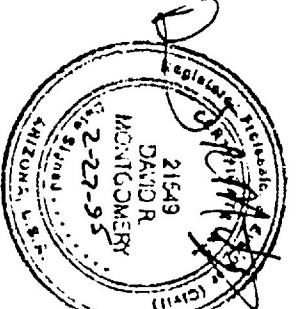


IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.
By: [Signature] Notary Public
My Commission Expires: 11-2-96

MONTGOMERY ENGINEERING & MANAGEMENT

16844 AVENUE OF THE FOUNTAINS, SUITE 201
FOUNTAIN HILLS, ARIZONA 85268
(602) 837-1845

BOOK 394 PAGE 21
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
95-0181698
04/03/95 11:09



394-21