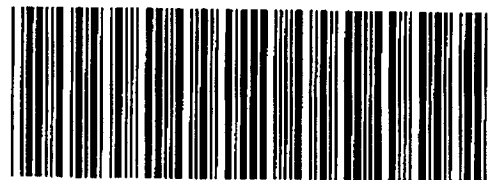


Handwritten initials/signature



When recorded, return to:

GeoDimensions, Inc.
3030 E. Camelback Road, Suite 260
Phoenix, AZ 85016

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

98-0243206 03/30/98 10:28

TORV 1 OF 1

INGRESS - EGRESS AND UTILITY EASEMENT

In consideration of One Dollar (\$1.00) and other good and valuable consideration paid to CRM Holdings, L.L.C., hereinafter referred to as GRANTOR, by GeoDimensions, Inc., an Arizona Corporation, hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, transfer, and convey unto the GRANTEE, its successor and assigns, a perpetual non-exclusive easement over and upon that portion of the GRANTOR parcel described as Parcel 3 in recorded Document No. 96-0045792, records of Maricopa County, Arizona, hereinafter referred to as the CRM parcel, and by this reference incorporated herein, for vehicular and pedestrian ingress and egress to and from that portion of land described in Exhibit "A" attached hereto, hereinafter referred to as the GDI parcel; and for the construction, installation, maintenance and repair of utilities to serve the GDI parcel including, but without limitation, gas, electric, telephone, cable TV, water, storm drainage and sanitary sewer, and the pipes, lines, conduits and other facilities utilized in connection with such utilities.

The easement being of variable width and situated in Maricopa County, Arizona, and is described in Exhibit "B" attached hereto.

The consideration hereinabove recited shall constitute payment in full for any damages to the land of the GRANTOR, his successors and assigns, by reason of the installation, operation, and maintenance of the structures or improvements referred to herein. The GRANTEE covenants to maintain the easements in good repair so that no unreasonable damage will result from its use to the adjacent land of the GRANTOR, his successors and assigns.

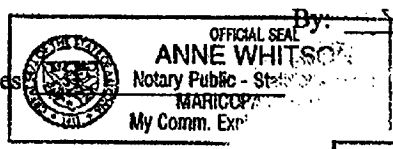
The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, CRM HOLDINGS, AN ARIZONA LIMITED LIABILITY COMPANY, has caused its corporate name to be signed and its corporate seal to be affixed by the undersigned officer thereunto duly authorized this 16th day of March, 1998.

By: [Signature]

IN WITNESS WHEREOF, the GRANTORS have executed this instrument this 16th day of March, 1998.

My Commission Expires: [Signature]
By: [Signature]
Notary Public



notes/ingr-egr.crt



4350 E. Camelback Road
Suite 240E
Phoenix, AZ 85018
Phone (602) 952-8788
Fax (602) 952-9905

May 7, 1996
Las Sendas - Northeast
Portion of Parcel 7
GDI Project No. 94502
Page 1 of 2

LEGAL DESCRIPTION
OF A
PARCEL OF LAND

That portion of the Northeast Quarter of Section 30, Township 2 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 30, from which the East Quarter corner bears S 00°02'36" E, a distance of 2641.80 feet;
THENCE S 20°47'05" W, a distance of 1632.04 feet to the Northeasterly corner of a parcel of land, this being the TRUE POINT OF BEGINNING;

THENCE S 00°41'58" W, a distance of 315.63 feet;
THENCE N 89°18'02" W, a distance of 60.57 feet to the beginning of a non-tangent curve, the center of which bears S 73°58'20" W, a distance of 164.00 feet;
THENCE northwesterly along the arc of said curve, a distance of 98.89 feet through a central angle of 34°33'01";
THENCE N 50°34'41" W, a distance of 195.26 feet to the beginning of a tangent curve concave northeasterly, having a radius of 141.00 feet;
THENCE northerly along the arc of said curve, a distance of 27.19 feet through a central angle of 11°03'00" to the beginning of a tangent curve concave easterly, having a radius of 48.00 feet; -
THENCE northerly along the arc of said curve, a distance of 30.88 feet through a central angle of 36°51'18";
THENCE N 02°40'23" W, a distance of 32.21 feet to the beginning of a tangent curve concave westerly, having a radius of 52.00 feet;
THENCE northerly along the arc of said curve, a distance of 6.98 feet through a central angle of 07°41'46" to the beginning of a tangent curve concave easterly, having a radius of 124.00 feet;

gdi-jobs\94502\neportio.lgl

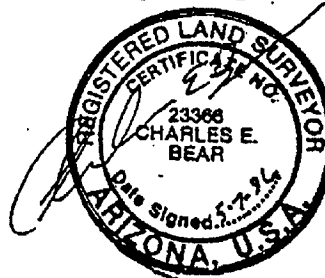


EXHIBIT A

GeoDimensions

4350 E. Camelback Road
Suite 240E
Phoenix, AZ 85018
Phone (602) 952-8788
Fax (602) 952-9905

May 7, 1996
Las Sendas - Northeast
Portion of Parcel 7
GDI Project No. 94502
Page 2 of 2

THENCE northerly along the arc of said curve, a distance of 31.19 feet through a central angle of 14°24'38";

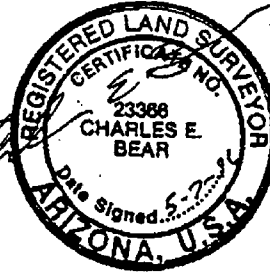
THENCE N 04°02'29" E, a distance of 11.56 feet to the beginning of a non-tangent curve whose center bears S 25°57'31" E, a distance of 12.00 feet;

THENCE northerly along the arc of said curve, a distance of 6.28 feet through a central angle of 30°00'00";

THENCE S 85°57'31" E, a distance of 296.71 feet to the TRUE POINT OF BEGINNING.

Said Parcel contains 65,908 square feet or 1.51 acres, more or less.

Subject to: Existing rights-of-way and easements.

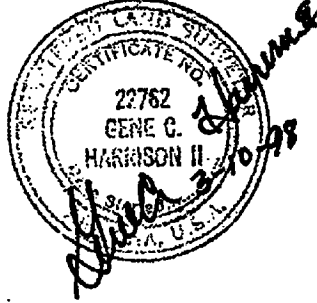


gdi-jobs\94502\neportio.lgl

GeoDimensions

3030 E. Camelback Road
Suite 260
Phoenix, AZ 85016
Phone (602) 952-8788
Fax (602) 952-9905

EXHIBIT "B"



March 10, 1998
Las Sendas - Northeast
Portion of Parcel 7
GDI Project No. 94502
Page 1 of 3

LEGAL DESCRIPTION
OF A
INGRESS/EGRESS AND UTILITY EASEMENT

That portion of the Section 30, Township 2 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the northeast corner of said Section 30, from which the east quarter corner bears South 00°02'36" East, a distance of 2641.80 feet;
THENCE South 20°47'05" West, a distance of 1632.04 feet;
THENCE South 00°41'58" West, a distance of 315.63 feet;
THENCE North 89°18'02" West, a distance of 60.56 feet to the beginning of a non-tangent curve concave southwesterly, the center of which bears South 73°58'20" West, a distance of 164.00 feet, said point being the TRUE POINT OF BEGINNING;

THENCE northwesterly along the arc of said curve through a central angle of 34°33'01", a distance of 98.89 feet;
THENCE North 50°34'41" West, a distance of 195.26 feet to the beginning of a tangent curve concave northeasterly, the center of which bears North 39°25'19" East, a distance of 141.00 feet;
THENCE northerly along the arc of said curve through a central angle of 11°03'00", a distance of 27.19 feet to the beginning of a tangent compound curve concave northeasterly, the center of which bears North 50°28'19" East, a distance of 48.00 feet;
THENCE northerly along the arc of said curve through a central angle of 36°51'18", a distance of 30.88 feet;
THENCE North 02°40'23" West, a distance of 32.21 feet to the beginning of a tangent curve concave westerly, the center of which bears South 87°19'37" West, a distance of 52.00 feet;

gdi-jobs\94502\esmt-lgl.wpd

3030 E. Camelback Road
Suite 260
Phoenix, AZ 85016
Phone (602) 952-8788
Fax (602) 952-9905



March 10, 1998
Las Sendas - Northeast
Portion of Parcel 7
GDI Project No. 94502
Page 2 of 3

THENCE northerly along the arc of said curve through a central angle of $07^{\circ}41'46''$, a distance of 6.98 feet to the beginning of a tangent reverse curve concave easterly, the center of which bears North $79^{\circ}37'51''$ East, a distance of 124.00 feet;
THENCE northerly along the arc of said curve through a central angle of $14^{\circ}24'38''$, a distance of 31.19 feet;
THENCE North $04^{\circ}02'29''$ East, a distance of 11.56 feet to the beginning of a non-tangent curve concave southeasterly, the center of which bears South $25^{\circ}57'31''$ East, a distance of 12.00 feet;
THENCE southerly along the arc of said curve through a central angle of $60^{\circ}00'00''$, a distance of 12.57 feet;
THENCE North $85^{\circ}57'31''$ West, a distance of 50.00 feet to the beginning of a tangent curve concave southwesterly, the center of which bears North $85^{\circ}57'31''$ West, a distance of 12.00 feet;
THENCE northerly along the arc of said curve through a central angle of $33^{\circ}33'26''$, a distance of 7.03 feet;
THENCE South $04^{\circ}02'29''$ West, a distance of 7.80 feet to the beginning of a non-tangent curve concave easterly, the center of which bears South $85^{\circ}57'33''$ East, a distance of 182.00 feet;
THENCE southerly along the arc of said curve through a central angle of $12^{\circ}49'43''$, a distance of 40.75 feet to the beginning of a tangent compound curve, the center of which bears North $81^{\circ}12'44''$ East, a distance of 42.00 feet;
THENCE southeasterly along the arc of said curve through a central angle of $24^{\circ}56'38''$, a distance of 18.28 feet;
THENCE South $33^{\circ}43'54''$ East, a distance of 59.24 feet to the beginning of a tangent curve concave northeasterly, the center of which bears North $56^{\circ}16'06''$ East, a distance of 169.00 feet;
THENCE southeasterly along the arc of said curve through a central angle of $16^{\circ}50'47''$, a distance of 49.69 feet;

gdi-jobs\94502\esmt-1gl.wpd

GeoDimensions

3030 E. Camelback Road
Suite 260
Phoenix, AZ 85016
Phone (602) 952-8788
Fax (602) 952-9905



March 10, 1998
Las Sendas - Northeast
Portion of Parcel 7
GDI Project No. 94502
Page 3 of 3

THENCE South 50°34'41" East, a distance of 195.05 feet to the beginning of a tangent curve concave southwesterly, the center of which bears South 39°25'19" West, a distance of 136.00 feet;

THENCE southerly along the arc of said curve through a central angle of 34°33'01", a distance of 82.01 feet;

THENCE North 73°58'20" East, a distance of 28.00 feet to the TRUE POINT OF BEGINNING.

Said Parcel contains 14,304 square feet or 0.33 acres, more or less.

Subject to: Existing rights-of-way and easements.

gdi-jobs\94502\esmt-lgl.wpd

PARCEL 2

LINE TABLE EXHIBIT "B"

NE COR. SEC. 30
T.2N., R.7E.,

LINE	DIRECTION	DISTANCE
L1	N89°18'02"W	60.56'
L2	N02°40'23"W	32.21'
L3	N04°02'29"E	11.56'
L4	N85°57'31"W	50.00'
L5	S04°02'29"W	7.80'
L6	S33°43'54"E	59.24'
L7	N73°58'20"E	28.00'

PARCEL 3

S20°47'05"W
1632.04'

2641.80'
500°02'36"E

$\Delta = 12°49'43"$
R = 182.00'
L = 40.75'

$\Delta = 24°56'38"$
R = 42.00'
L = 18.28'

$\Delta = 16°50'47"$
R = 169.00'
L = 49.69'

$\Delta = 34°33'01"$
R = 136.00'
L = 82.01'

PART OF
PARCEL 7

N85°57'31"W 296.71'

N50°34'41"W 195.26'

S50°34'41"E 195.05'

315.63'

S00°41'58"W

T.P.O.B.

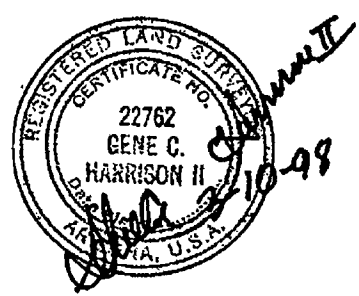
SCALE: 1"=150'

OPEN
SPACE

E. 1/4 COR. SEC. 30
T.2N., R.7E.,

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	164.00'	98.89'	34°33'01"
C2	141.00'	27.19'	11°03'00"
C3	48.00'	30.88'	36°51'18"
C4	52.00'	6.98'	07°41'46"
C5	124.00'	31.19'	14°24'38"
C6	12.00'	12.57'	60°00'00"
C7	12.00'	7.03'	33°33'26"
C8	12.00'	6.28'	29°58'03"



PROJ. NO. 94802 DWG. NO. 8490221 SHEET NO. 1	INGRESS/EGRESS AND UTILITY EASEMENT CITY OF MESA ARIZONA	GeoDimensions 3030 E Camelback Road Suite 260 Phoenix, Arizona 85016 Phone (602) 952-8788 Fax 952-9905 Civil Engineering-Land Surveying-Construction Services	DATE 03/98
--	---	---	----------------------