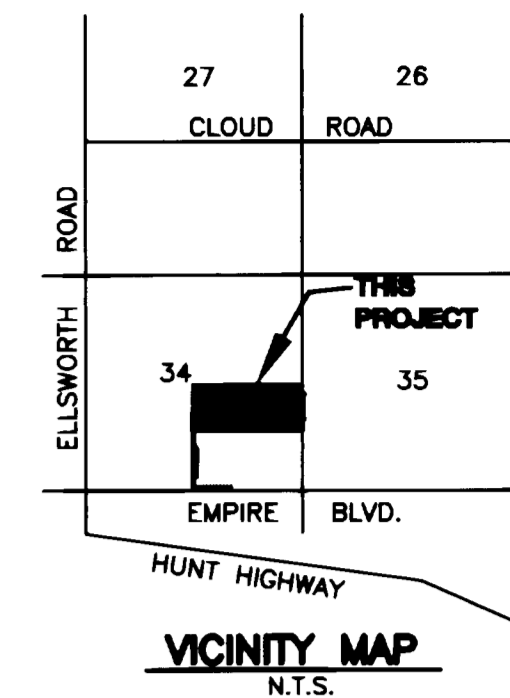


GENERAL NOTES

- 1. Construction within utility easements shall be limited to utilities, removable fences & drives.
2. No structures of any kind may be constructed, nor any vegetation planted or be allowed to grow, within drainage easements which would impede the flow of water through the easements.
3. The property subject to this plat lies within an area designated Zone "X" in the Community no. 040132 Panel no. 3080 dated Dec. 03, 1993 and is not within the limits of a 100 yr. flood plain.
4. Pegasus Airpark Unit One is served by Queen Creek Water Co. and has an assured water supply pursuant to ARS 45-576 and A.A.C. R-12-15-701 et. seq.
5. The Town of Queen Creek is not responsible for and will not accept maintenance of any private utilities, streets, facilities, or landscaped areas, etc., within this project.
6. The 33' easement for roadway per Document no. 1077, Page 550 M.C.R. is hereby abandoned with the recordation of this plat. The 20' easement for roadway per Document No. 88-497251, MCR is hereby abandoned with the recordation of this plat.
7. Lots 22 through 29 and 46 through 49 are subject to offsite drainage from the adjacent taxiway to the south, and shall be constructed accordingly.
8. Each lot shall provide for its storm water retention and the storm water retention of the half street adjacent to each lot in accordance with approved grading plans and drainage report. The lot owner shall be responsible to ensure that the retention requirements are provided at all times. Individual lots are required to retain a minimum of 12,000 cubic feet of storm water on-site.
9. Pegasus Airpark is subject to noise levels from aircraft based therein and may experience aircraft overflights and noise from a variety of aircraft due to its close proximity to Williams Gateway Airport. Each lot shall be subject to noise or sound attenuation measures satisfactory to the Town of Queen Creek and which are consistent with requirements for properties located in areas designated as Airport Overflight Area III.
10. Pegasus Airpark is subject to Special Use Permit for Pegasus Airpark, Queen Creek, Arizona (SU01-97), as it may be amended from time to time, the terms of which shall apply to Pegasus Airpark Unit One, its Owners, and occupants.
11. The Owners of all lots having runway access and all persons renting or leasing a tie-down from the Pegasus Airpark Flight Association, an Arizona nonprofit corporation (or owning a tie-down, if such are available for private ownership), shall be mandatory members of the Pegasus Airpark Flight Association (regardless of whether such Owner or person is an active pilot or aircraft owner), and shall be subject to all rules, regulations and assessments established or imposed by the Flight Association.
12. Each Owner shall have the responsibility of engineering, grading and otherwise preparing his Lot for the construction of any improvements thereon, including without limitation the obligation to pay all engineering fees and costs associated with site preparation, such as the removal and disposal of excess dirt or the purchase and placement of additional fill dirt.
13. The Association shall maintain and manage all Common Areas, which shall specifically include (i) the private roads within Pegasus Airpark, (ii) the equestrian trails or easements within Pegasus Airpark, (iii) the irrigation easements within Pegasus Airpark, (iv) the tracts or areas dedicated for landscaping along the entry road, and (v) landscape areas within open spaces, tracts, arterial streets and collector rights-of-way created or dedicated specifically for the benefit of Pegasus Airpark.
14. Landscaping within the major street and public right-of-way to the back of the curb shall be maintained by the Pegasus Airpark Homeowners Association. Owners of Lots numbered 14, 17, 18, 33, 34, 41 and 42 shall be responsible for the payment of all costs of construction and maintenance of the wall (or fencing) and the installation and maintenance of the landscaping adjacent to the street side yards of such Lots, respectively. Each wall (including the pillars thereof) shall be constructed in accordance with and pursuant to the design prepared therefore by pd/Saurey Associates.

A FINAL PLAT OF PEGASUS AIRPARK UNIT ONE

A PORTION OF THE SOUTH ONE HALF OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35 T. 2, S., R. 7, E., GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA COUNTY OF MARICOPA

Know all men by these presents: Circle G Pegasus, L.L.C., an Arizona Limited Liability Company, as owner, has subdivided under the name of Pegasus Airpark Unit One, a portion of the South One Half of Section 34, and the Southwest Quarter of Section 35, Township 2 South, Range 7 East of the Gila and Salt River Meridian, Maricopa County, Arizona, as shown platted hereon and hereby publishes this plat as and for the plat of Pegasus Airpark Unit One, and hereby declares that this plat sets forth the location and gives the dimensions of the lots, tracts, streets, and easements constituting the subdivision, and declares that each lot, tract, and street shall be known by the number, letter or name that is given to each such lot, tract, and street on this plat, respectively. Further, the owner hereby dedicates to the public (1) the public easements as depicted on this plat for the purposes shown, (2) the public rights-of-way for Empire Boulevard as shown hereon, (3) non-exclusive public drainage easements over Tracts B through D and O, (4) a public utility easement and ingress/egress easement over the entire area of Tracts A, B and O. All other streets and tracts are not dedicated to the public, but are reserved for the exclusive use of the owners of lots within Pegasus Airpark Unit One, Pegasus Airpark Homeowners Association (the "Association"), other associations to which the owner(s) belong by virtue of being owner(s) of lot(s) within Pegasus Airpark Unit One, the owner of the fixed base operation and the owners of lots within any additional properties (as such terms are defined in the Declaration of Covenants, Conditions, and Restrictions of Pegasus Airpark (Residential Property) to be recorded in the records of the Maricopa County Recorder's Office with the recordation of this plat) and their guests, invitees and licensees; such reservations and uses shall include, without limitation, the non-exclusive use of Tracts C & D as taxiways for the purpose of providing access to the lots by aircraft, and the non-exclusive use of Tract B for roadway purposes and for the establishment and maintenance of such equestrian trails as may be created from time to time by the Association.

In witness whereof Circle G Pegasus, L.L.C., an Arizona Limited Liability Company, as owner, has hereunto caused its name to be signed by the undersigned duly authorized representative this 24 day of January, 2001.

BY: [Signature] ITS: MEMBER

SUBORDINATION

Know all men by these presents that the undersigned, as Beneficiary of that certain Deed of Trust and Assignment of Rents recorded in the Official Records of the Maricopa County Recorder on November 15, 2000, as Document No. 2000-0873310, hereby ratifies, affirms and approves this plat, the Declaration of Covenants, Conditions and Restrictions for Pegasus Airpark (Residential Property) to be recorded concurrently herewith, and each and every dedication, covenant and condition contained herein and therein, and does hereby subordinate the above-described Deed of Trust and Assignment of Rents thereto.

In witness whereof the undersigned has signed its name hereon this 29th day of January, 2001.

Queen Creek Ten, Inc., a Texas Corporation

BY: [Signature] ITS: Vice President

ACKNOWLEDGEMENT

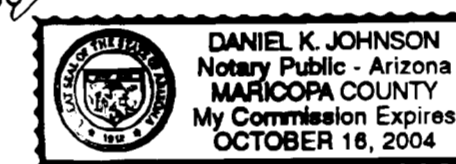
STATE OF ARIZONA COUNTY OF MARICOPA

On this 24th day of January, 2001, before me, the undersigned Notary Public, appeared [Signature] who acknowledged himself to be [Signature] of Circle G Pegasus, L.L.C., an Arizona Limited Liability Company, and that he executed this instrument for the purposes herein contained.

IN WITNESS WHEREOF: I hereunto set my hand and official seal. SEAL.

My Commission Expires: 10-16-04

BY: [Signature] Notary Public Date 1/24/01



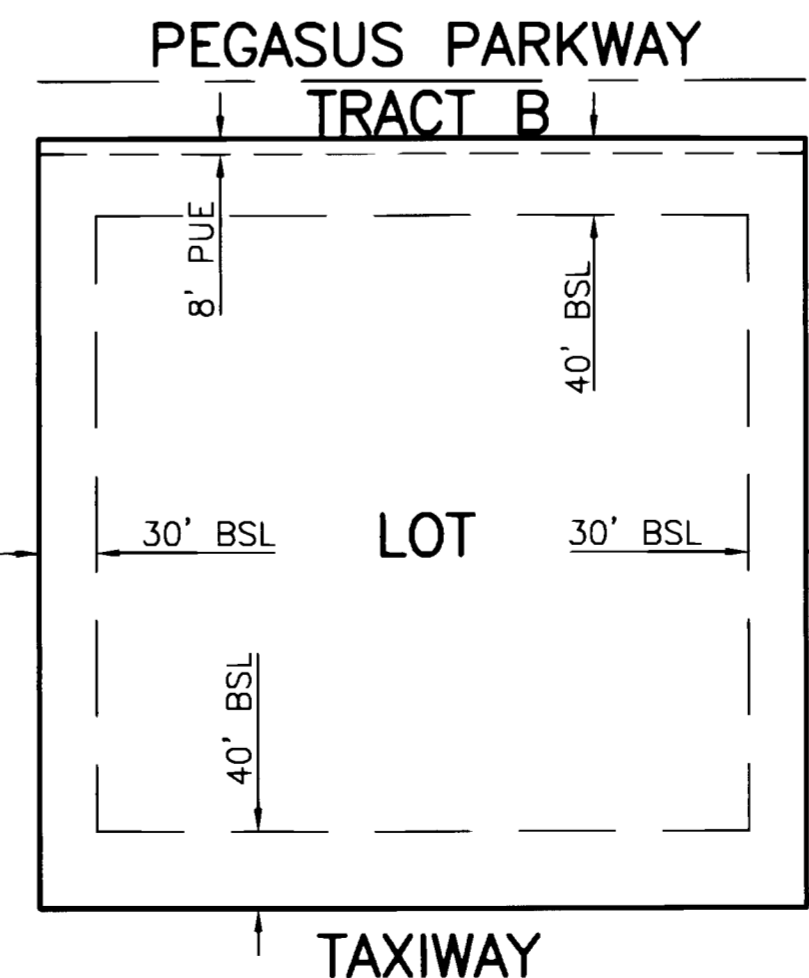
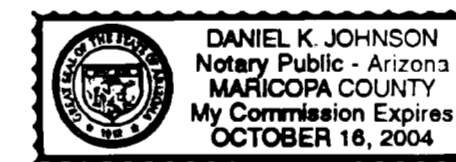
STATE OF ARIZONA COUNTY OF MARICOPA

On this 29th day of January, 2001, before me, the undersigned Notary Public, appeared [Signature] who acknowledged himself to be [Signature] of Queen Creek Ten, Inc., a Texas Corporation and that he executed this instrument for the purposes herein contained.

IN WITNESS WHEREOF: I hereunto set my hand and official seal. SEAL.

My Commission Expires: 10-16-04

BY: [Signature] Notary Public Date 1/29/01



TYPICAL BUILDING SETBACK N.T.S.

APPROVALS

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA THIS 20 DAY OF December, 1995

[Signature] Mayor Attest: [Signature] Town Clerk

[Signature] Town Engineer Date 2-15-01

[Signature] Town Planner Date 2-15-01

ASSURANCE STATEMENT

Assurance in the form of a bond, issued from [Signature] Developers Surety and Indemnity Co. in the amount of \$328,440.00 has been deposited with the Town Engineer to guarantee construction of the required subdivision improvements.

DEVELOPER / OWNER

CIRCLE G PEGASUS, L.L.C. 2220 S. Country Club, Suite 107 Mesa, AZ 85210 Phone: (480) 632-7272

CERTIFICATION

I, Gail A. Morgan, hereby certify that I am a Registered Land Surveyor in the State of Arizona; that this final plat correctly represents a survey done under my supervision during the month of July, 1997; that the survey is true and complete as shown; that the monuments shown actually exist as shown or will be set; that their positions are correct and accurate as shown; and that said monuments are sufficient to enable the survey to be retraced.

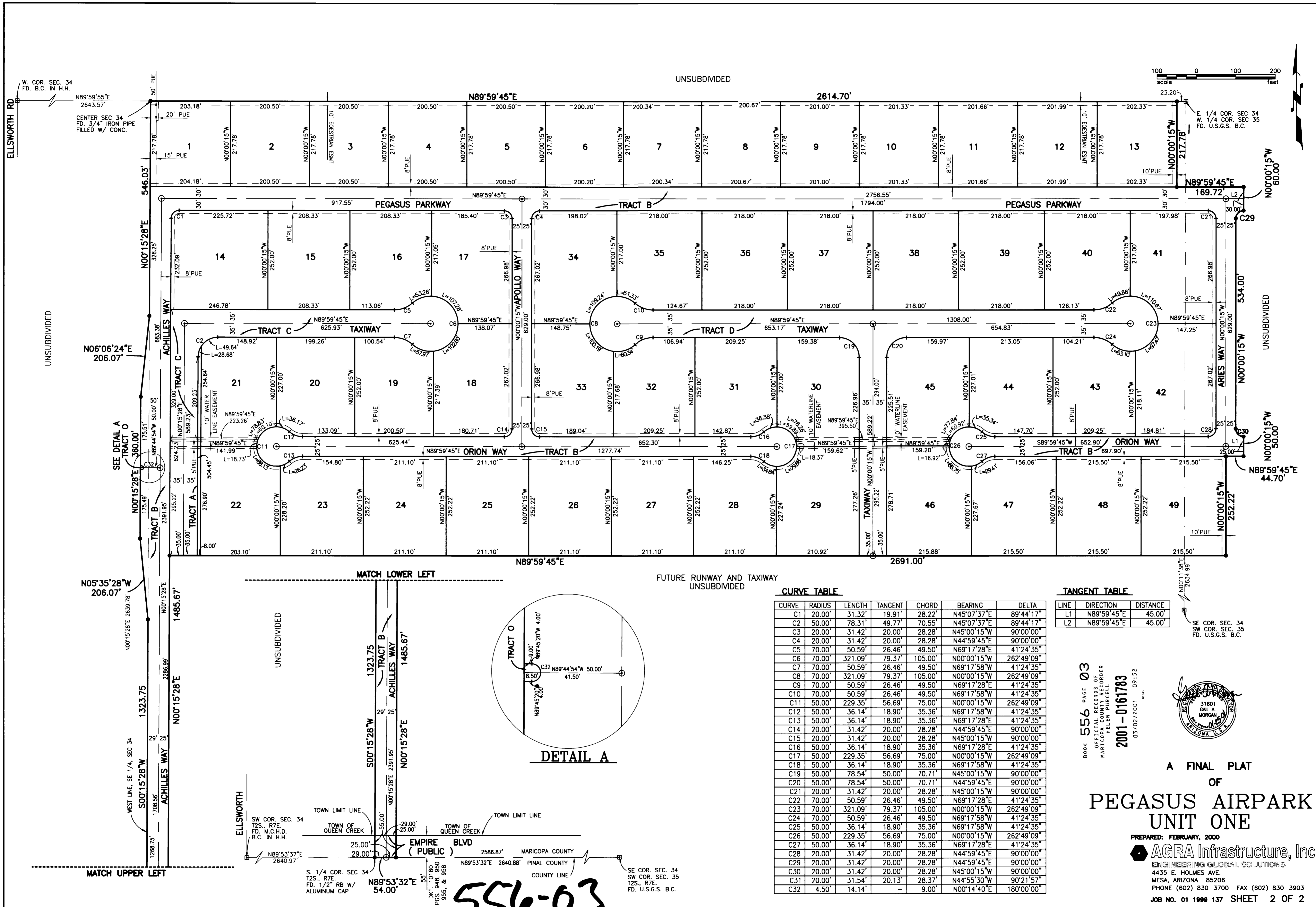


LOT AREAS

Table with 4 columns: Lot Number, Area (s.f.), Area (acres), and another Lot Number, Area (s.f.), Area (acres). Lists lots 1 through 29 and their respective areas.

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556-03



W. COR. SEC. 34
FD. B.C. IN H.H.
N89°59'55"E
2643.57'

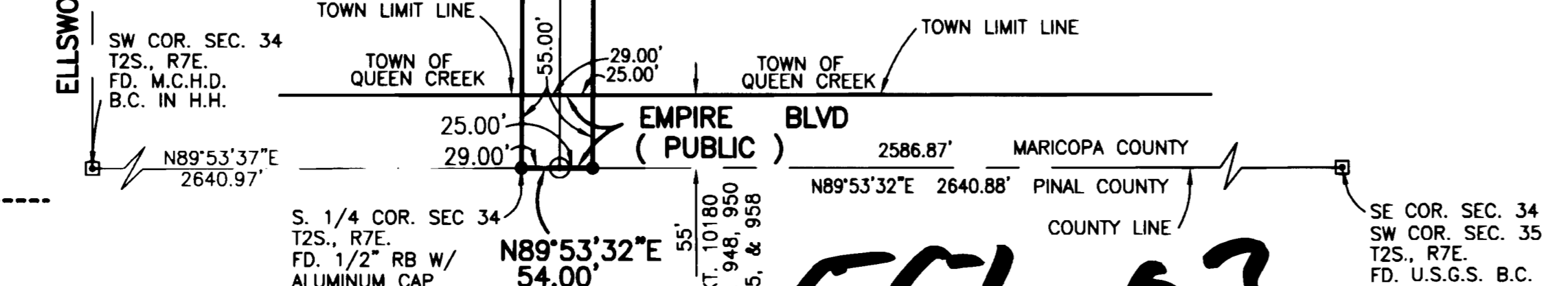
E. 1/4 COR. SEC 34
W. 1/4 COR. SEC 35
FD. U.S.G.S. B.C.

SEE DETAIL A
TRACT O
N00°15'28"E
360.00'

N05°35'28"W
206.07'

WEST LINE, SE 1/4, SEC 34
S00°15'28"W
1708.56'

S. 1/4 COR. SEC 34
T2S., R7E.
FD. 1/2" RB W/
ALUMINUM CAP
N89°53'32"E
54.00'



DETAIL A

FUTURE RUNWAY AND TAXIWAY
UNSUBDIVIDED

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.32'	19.91'	28.22'	N45°07'37"E	89°44'17"
C2	50.00'	78.31'	49.77'	70.55'	N45°07'37"E	89°44'17"
C3	20.00'	31.42'	20.00'	28.28'	N45°00'15"W	90°00'00"
C4	20.00'	31.42'	20.00'	28.28'	N44°59'45"E	90°00'00"
C5	70.00'	50.59'	26.46'	49.50'	N69°17'28"E	41°24'35"
C6	70.00'	321.09'	79.37'	105.00'	N00°00'15"W	262°49'09"
C7	70.00'	50.59'	26.46'	49.50'	N69°17'28"E	41°24'35"
C8	70.00'	321.09'	79.37'	105.00'	N00°00'15"W	262°49'09"
C9	70.00'	50.59'	26.46'	49.50'	N69°17'28"E	41°24'35"
C10	70.00'	50.59'	26.46'	49.50'	N69°17'28"E	41°24'35"
C11	50.00'	229.35'	56.69'	75.00'	N00°00'15"W	262°49'09"
C12	50.00'	36.14'	18.90'	35.36'	N69°17'28"E	41°24'35"
C13	50.00'	36.14'	18.90'	35.36'	N69°17'28"E	41°24'35"
C14	20.00'	31.42'	20.00'	28.28'	N44°59'45"E	90°00'00"
C15	20.00'	31.42'	20.00'	28.28'	N45°00'15"W	90°00'00"
C16	50.00'	36.14'	18.90'	35.36'	N69°17'28"E	41°24'35"
C17	50.00'	229.35'	56.69'	75.00'	N00°00'15"W	262°49'09"
C18	50.00'	36.14'	18.90'	35.36'	N69°17'28"E	41°24'35"
C19	50.00'	78.54'	50.00'	70.71'	N45°00'15"W	90°00'00"
C20	50.00'	78.54'	50.00'	70.71'	N44°59'45"E	90°00'00"
C21	20.00'	31.42'	20.00'	28.28'	N45°00'15"W	90°00'00"
C22	70.00'	50.59'	26.46'	49.50'	N69°17'28"E	41°24'35"
C23	70.00'	321.09'	79.37'	105.00'	N00°00'15"W	262°49'09"
C24	70.00'	50.59'	26.46'	49.50'	N69°17'28"E	41°24'35"
C25	50.00'	36.14'	18.90'	35.36'	N69°17'28"E	41°24'35"
C26	50.00'	229.35'	56.69'	75.00'	N00°00'15"W	262°49'09"
C27	50.00'	36.14'	18.90'	35.36'	N69°17'28"E	41°24'35"
C28	20.00'	31.42'	20.00'	28.28'	N44°59'45"E	90°00'00"
C29	20.00'	31.42'	20.00'	28.28'	N44°59'45"E	90°00'00"
C30	20.00'	31.42'	20.00'	28.28'	N45°00'15"W	90°00'00"
C31	20.00'	31.54'	20.13'	28.37'	N44°55'30"W	90°21'57"
C32	4.50'	14.14'	-	9.00'	N00°14'40"E	180°00'00"

TANGENT TABLE

LINE	DIRECTION	DISTANCE
L1	N89°59'45"E	45.00'
L2	N89°59'45"E	45.00'

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HELEN PURCELL
2001-0161783
03/02/2001 09:52



A FINAL PLAT
OF
PEGASUS AIRPARK
UNIT ONE

PREPARED: FEBRUARY, 2000
AGRA Infrastructure, Inc.
ENGINEERING GLOBAL SOLUTIONS
4435 E. HOLMES AVE.
MESA, ARIZONA 85206
PHONE (602) 830-3700 FAX (602) 830-3903
JOB NO. 01 1999 137 SHEET 2 OF 2

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