

ALTA / ACSM LAND TITLE SURVEY

OF
A PORTION OF THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 18 SOUTH, RANGE 13 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, PIMA COUNTY,
ARIZONA

NOTES

- 1) The basis of bearing is the monument line of Continental Road, using a bearing of South 65 degrees 20 minutes 05 seconds East, per the Subdivision Plat of GREEN VALLEY ACRES, recorded in Book 17 of Maps, Page 2, records of Pima County, Arizona.
- 2) The Benchmark used for this survey is the Stainless Steel Rod in Sleeve, stamped Z 431 1980, PID-C60857 having an elevation of 2906.19 (feet), NAVD 88 datum.
- 3) All title information and the description shown is based on a Second Amended Commitment for Title Insurance issued by First American Title Insurance Company, Number NCS-717437-PHX1, dated March 30, 2015.
- 4) There are no striped parking spaces on the subject property.
- 5) There are no buildings on the subject property.
- 6) According to FEMA Flood Insurance Rate Map, Map Number 04003C2161F, dated August 28, 2008, the subject property is located in Zone X (not shaded). Zone X (not shaded) is defined as "Areas determined to be outside to 0.2% annual chance floodplain."
- 7) The surveyor was not provided with zoning information by the insurer pursuant to Table A item 6(b). According to City of Green Valley Zoning, the subject property is zoned CB-2, Single Residence.
- 8) The underground utilities shown are based on information obtained from plans and markings, combined with observed evidence. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. If this site is to be improved, the utilities and their locations shown on this survey should be verified. Please call an underground utility locator or "BLUE STAKE" at 263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- 9) Use of the information contained in this instrument for other than the specific purpose for which it was intended is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. Superior Surveying Services, Inc. shall have no liability for any such unauthorized use of this information without their written consent.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

PLAT OF "GREEN VALLEY FOOTHILLS" RECORDED IN BOOK 16 OF MAPS, PAGE 82, PIMA COUNTY RECORDS

SUBDIVISION OF "GREEN VALLEY ACRES" RECORDED IN BOOK 17 OF MAPS, PAGE 2, PIMA COUNTY RECORDS

SUBDIVISION OF "GREEN VALLEY ACRES NO. 2" RECORDED IN BOOK 19 OF MAPS, PAGE 64, PIMA COUNTY RECORDS

PLAT OF "CONTINENTAL VISTAS" RECORDED IN BOOK 26 OF MAPS, PAGE 92, PIMA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 40 OF MAPS, PAGE 67, PIMA COUNTY RECORDS

DESCRIPTION

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

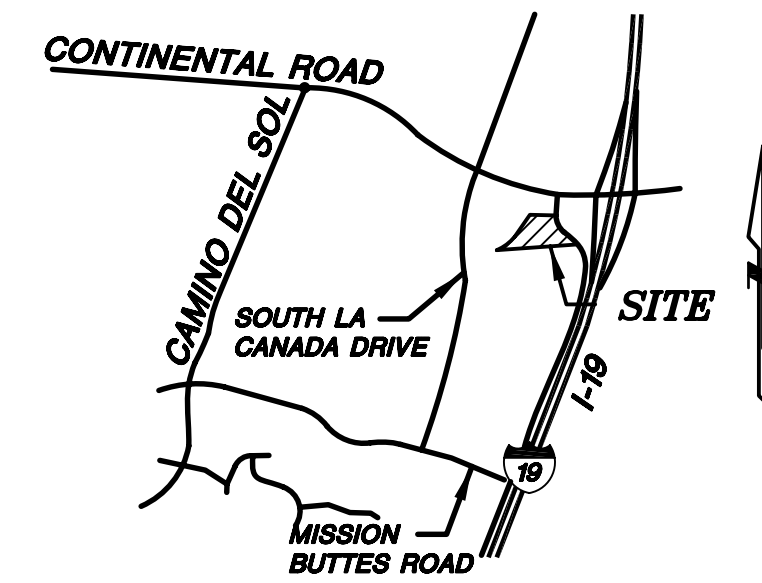
ALL OF THAT PART OF BLOCK 1 AND A 20 FOOT WIDE ABANDONED ALLEY TOGETHER WITH A PORTION OF A 45 FOOT WIDE DRAINAGEWAY AS SHOWN ON THE SUBDIVISION PLAT OF GREEN VALLEY ACRES, A SUBDIVISION OF RECORD IN THE OFFICE OF THE PIMA COUNTY, ARIZONA RECORDER AS SHOWN IN BOOK 17 AT PAGE 2 OF MAPS AND PLATS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT THE CENTERLINE INTERSECTION OF LA CANADA ROAD AND CONTINENTAL ROAD AS SHOWN ON SAID SUBDIVISION PLAT;
THENCE SOUTH 65 DEGREES 20 MINUTES 05 SECONDS EAST A DISTANCE OF 359.42 FEET TO A POINT OF CURVATURE;
THENCE SOUTH 24 DEGREES 39 MINUTES 55 SECONDS WEST ALONG A RADIAL PROLONGATION A DISTANCE OF 75.00 FEET TO A POINT OF CURVATURE ON THE SOUTH RIGHT OF WAY LINE OF CONTINENTAL ROAD AS SHOWN ON SAID PLAT;
THENCE EASTERLY ALONG A CIRCULAR CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 0 DEGREES 36 MINUTES 03 SECONDS, A RADIUS OF 2075.00 FEET, AN ARC DISTANCE OF 21.76 FEET TO A POINT OF REVERSE CURVATURE;
THENCE SOUTHERLY ALONG A CIRCULAR CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 79 DEGREES 05 MINUTES 40 SECONDS, A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 34.51 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 13 DEGREES 09 MINUTES 32 SECONDS WEST A DISTANCE OF 186.54 FEET;
THENCE NORTH 72 DEGREES 10 MINUTES 15 SECONDS WEST A DISTANCE OF 341.14 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF LA CANADA ROAD AS SHOWN ON SAID SUBDIVISION PLAT, SAID POINT BEING ON A CURVE FROM WHICH THE RADIUS POINT BEARS SOUTH 75 DEGREES 22 MINUTES 48 SECONDS EAST A DISTANCE OF 1925.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 5 DEGREES 33 MINUTES 45 SECONDS, AN ARC DISTANCE OF 186.88, TO A POINT ON THE WEST LINE OF SAID BLOCK 1;
THENCE NORTH 86 DEGREES 17 MINUTES 04 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK 1 TO A POINT OF INTERSECTION WITH THE EAST LINE OF THAT CERTAIN PROPERTY SHOWN AS A DRAINAGEWAY EASEMENT IN DOCKET 2386 AT PAGE 291 IN SAID RECORDER'S OFFICE;
THENCE SOUTH 36 DEGREES 14 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF SAID DRAINAGEWAY EASEMENT TO A POINT OF INTERSECTION WITH A LINE THAT IS 32.51 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 1;
THENCE NORTH 86 DEGREES 17 MINUTES 04 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 994.50 FEET TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY OF THAT CERTAIN PARCEL DESCRIBED IN DOCKET 3741 AT PAGE 253 IN SAID RECORDER'S OFFICE;
THENCE NORTH 37 DEGREES 17 MINUTES 49 SECONDS WEST A DISTANCE OF 39.00 FEET TO THE SOUTHERNMOST SOUTHEAST CORNER OF SAID BLOCK 1;
THENCE NORTH 8 DEGREES 49 MINUTES 26 SECONDS WEST ALONG THAT CERTAIN PARCEL DESCRIBED IN DOCKET 3741 AT PAGE 253 IN SAID RECORDER'S OFFICE, A DISTANCE OF 317.79 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCKET 7462 AT PAGE 1425-1429 IN SAID RECORDER'S OFFICE;
THENCE SOUTH 89 DEGREES 32 MINUTES 21 SECONDS WEST A DISTANCE OF 270.45 FEET TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 81 DEGREES 24 MINUTES 17 SECONDS WEST A DISTANCE OF 140.00 FEET;
THENCE NORTHERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 3 DEGREES 30 MINUTES 25 SECONDS, AN ARC DISTANCE OF 8.57 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED AS AN INGRESS/EGRESS AND UTILITY EASEMENT IN DOCKET 6794 AT PAGE 457 IN SAID RECORDER'S OFFICE;
THENCE NORTH 84 DEGREES 41 MINUTES 27 SECONDS WEST A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCKET 6547 AT PAGE 556 IN SAID RECORDER'S OFFICE;
THENCE NORTH 84 DEGREES 41 MINUTES 27 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID PARCEL A DISTANCE OF 275.18 FEET TO A POINT ON THE EAST LINE OF A DRAINAGEWAY EASEMENT RECORDED IN DOCKET 2386 AT PAGE 291 IN SAID RECORDER'S OFFICE;
THENCE NORTH 36 DEGREES 14 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF SAID DRAINAGEWAY EASEMENT A DISTANCE OF 218.52 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID CONTINENTAL ROAD AS SHOWN ON SAID PLAT, SAID POINT BEING ON A CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 8 DEGREES 46 MINUTES 58 SECONDS EAST A DISTANCE OF 2075 FEET;
THENCE WESTERLY ALONG SAID CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 15 DEGREES 16 MINUTES 54 SECONDS, AN ARC DISTANCE OF 553.43 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THOSE PORTIONS DESCRIBED IN THE FOLLOWING DOCUMENTS OF RECORD:

- A. PARCEL 1 OF THAT DEED TO SUN COUNTRY LEASING CORPORATION, AN ARIZONA CORPORATION RECORDED IN DOCKET 9948 AT PAGE 1631
- B. DEED TO FHP, INC., A CALIFORNIA CORPORATION RECORDED IN DOCKET 9559 AT PAGE 457
- C. DEED TO PIMA COUNTY, ARIZONA RECORDED IN DOCKET 10732 AT PAGE 1460
- D. DEED TO PIMA COUNTY, ARIZONA RECORDED IN DOCKET 10732 AT PAGE 1464
- E. DEED TO AOR REAL ESTATE, INC., A DELAWARE CORPORATION RECORDED IN DOCKET 10444 AT PAGE 2188

NOTE: EXACT LEGAL TO BE PROVIDED PRIOR TO CLOSE OF ESCROW.



VICINITY MAP

NOT TO SCALE

SCHEDULE "B" ITEMS

- 3) Covenants, Conditions and Restrictions as set forth in document recorded in Docket 4166, Page 248 and recorded in Docket 4305, Page 834, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). All liens, charges and assessments due and payable are paid. (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 4) Covenants, Conditions and Restrictions as set forth in document recorded in Docket 4167, Page 617, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 360(c). (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 7) An easement for electric transmission and incidental purposes in the document recorded as Docket 4320, Page 188. The exact location of the herein-above described easement cannot be determined because of an incomplete legal description. (DOCUMENT REFERS TO AN ATTACHED DRAWING "74-07-0011-02-2" AS DEPICTING THE LOCATION OF SAID EASEMENT. NO DRAWING WAS ATTACHED TO THE DOCUMENT OR PROVIDED TO THE SURVEYOR. UNABLE TO DETERMINE EXACT LOCATION OF THIS EASEMENT - NOT PLOTTABLE)
- 8) Easements reserved in Resolution and Order No. 1981-14, recorded as Docket 6457, Page 617 of Official Records. (PLOTTED HEREON)

CERTIFICATION

To: AKDHC, LLC, an Arizona limited liability company; CONTINENTAL ROAD 2, L.L.C., an Arizona limited liability company; BANK OF AMERICA; AKDHC REAL ESTATE HOLDINGS, LLC; AKDH GREEN VALLEY REAL ESTATE HOLDINGS, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 13, and 14 of Table A thereof. The field work was completed on April 2, 2015.

Date of Plat or Map: April 10, 2015
Last revised on: April 29, 2015

David S. Klein
R.L.S. 42137

**-PRELIMINARY-
NOT FOR
CONSTRUCTION
OR RECORDING**



EXPIRES 3/31/17

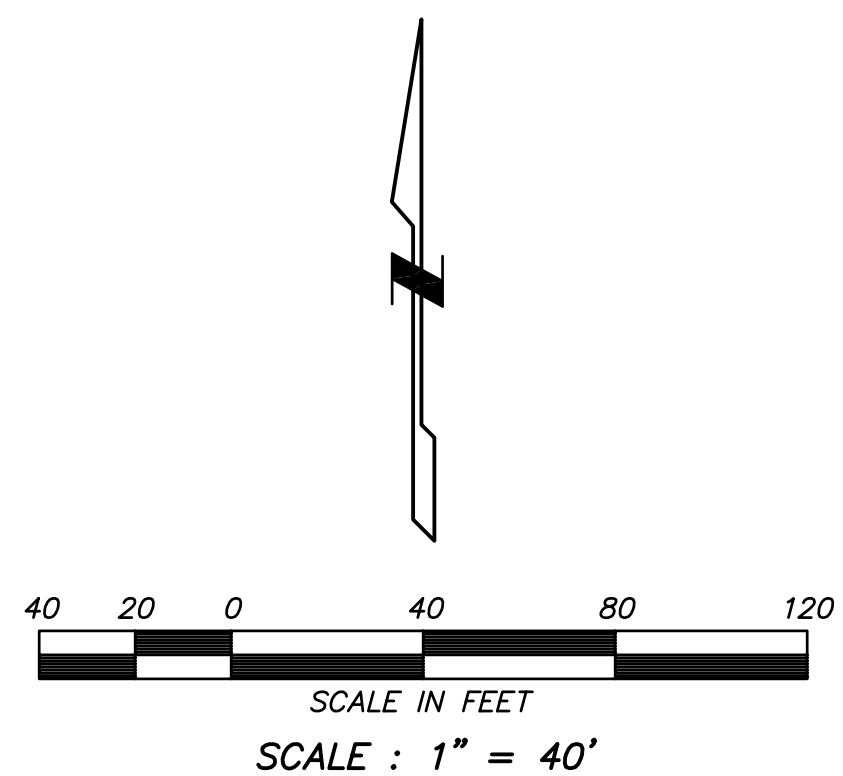
REVISIONS
DATE 4/29/15
DESCRIPTION revised to 2nd Amended Title Commitment

ALTA / ACSM LAND TITLE SURVEY
LA CANADA DRIVE & CONTINENTAL ROAD
GREEN VALLEY, AZ 85622

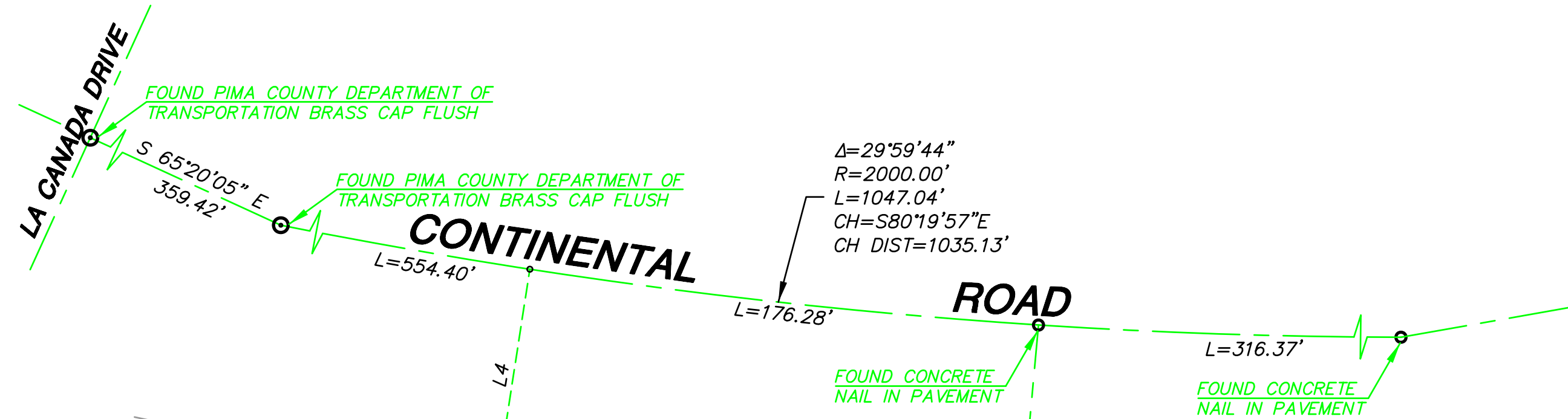
21415 N. 23rd Avenue, Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN:ELR CHK:DK
SHEET 1 OF 2
DATE: 4/10/15
JOB NO.: 150335



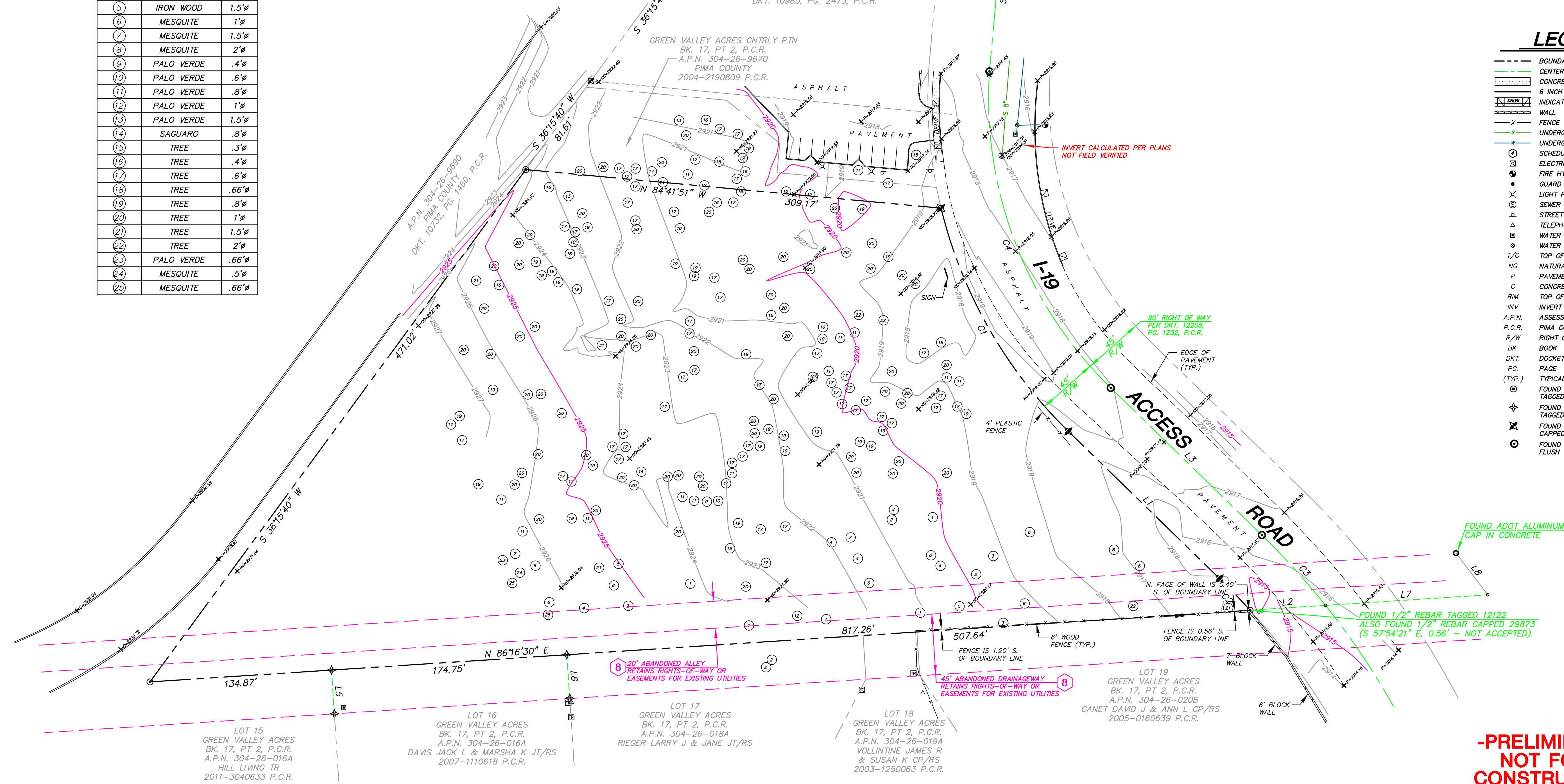
TREE NO.	TREE TYPE	SIZE
1	IRON WOOD	.33'
2	IRON WOOD	.50'
3	IRON WOOD	.66'
4	IRON WOOD	1'
5	IRON WOOD	1.5'
6	MESQUITE	1'
7	MESQUITE	1.5'
8	MESQUITE	2'
9	PALO VERDE	.4'
10	PALO VERDE	.6'
11	PALO VERDE	.8'
12	PALO VERDE	1'
13	PALO VERDE	1.5'
14	SAGUARO	.8'
15	TREE	.3'
16	TREE	.4'
17	TREE	.6'
18	TREE	.66'
19	TREE	.8'
20	TREE	1'
21	TREE	1.5'
22	TREE	2'
23	PALO VERDE	.66'
24	MESQUITE	.5'
25	MESQUITE	.66'



LINE	BEARINGS	LENGTH
L1	N 45°44'57" W	156.36'
L2	N 86°16'30" E	56.04'
L3	N 45°44'57" W	156.36'
L4	N 08°46'58" E	75.00'
L5	S 03°43'26" E	32.42'
L6	N 03°56'59" W	32.38'
L7	N 86°16'30" E	120.51'
L8	N 37°17'43" W	38.88'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	345.00'	32°03'08"	193.00'	S29°42'18"E	190.49'
C2	516.00'	3°37'54"	32.71'	N43°56'00"W	32.70'
C3	561.00'	7°11'18"	70.38'	N42°09'18"W	70.34'
C4	300.00'	49°30'39"	259.24'	S20°58'33"E	251.25'

- ### LEGEND
- BOUNDARY LINE
 - - - CENTER LINE OR MONUMENT LINE
 - ▨ CONCRETE SURFACE
 - ▨ 6 INCH CONCRETE CURB
 - ▨ INDICATES DRIVEWAY (MEANS OF ACCESS)
 - ▨ WALL
 - X FENCE
 - S UNDERGROUND SEWER LINE
 - W UNDERGROUND WATER LINE
 - ⊙ SCHEDULE B ITEM
 - ⊙ ELECTRIC CABINET
 - ⊙ FIRE HYDRANT
 - ⊙ GUARD POST OR GATE POST
 - ⊙ LIGHT POLE
 - ⊙ SEWER MANHOLE
 - ⊙ STREET SIGN
 - ⊙ TELEPHONE RISER
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - T/C TOP OF CURB
 - NG NATURAL GROUND
 - P PAVEMENT
 - C CONCRETE
 - RIM TOP OF RIM
 - INV INVERT ELEVATION
 - A.P.N. ASSESSORS PARCEL NUMBER
 - P.C.R. PIMA COUNTY RECORDS
 - R/W RIGHT OF WAY
 - BK. BOOK
 - DKT. DOCKET
 - PG. PAGE
 - (TYP.) TYPICAL
 - ⊙ FOUND 1/2" REBAR TAGGED 12122
 - ⊙ FOUND 1/2" REBAR TAGGED 26932
 - ⊙ FOUND 1/2" REBAR CAPPED 29873
 - ⊙ FOUND BRASS CAP FLUSH



LOT 15
GREEN VALLEY ACRES
BK. 17, PT 2, P.C.R.
A.P.N. 304-26-016A
HILL LIVING TR
2011-3040633 P.C.R.

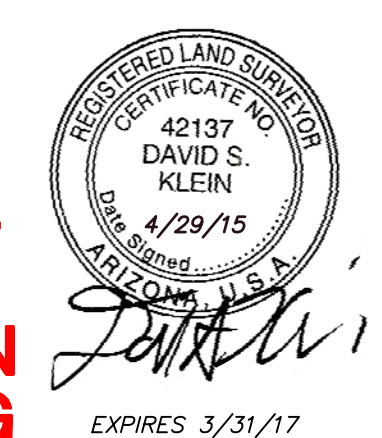
LOT 16
GREEN VALLEY ACRES
BK. 17, PT 2, P.C.R.
A.P.N. 304-26-016A
DAVIS JACK L & MARSHA K JT/RS
2007-1110618 P.C.R.

LOT 17
GREEN VALLEY ACRES
BK. 17, PT 2, P.C.R.
A.P.N. 304-26-018A
RIEGER LARRY J & JANE JT/RS

LOT 18
GREEN VALLEY ACRES
BK. 17, PT 2, P.C.R.
A.P.N. 304-26-019A
VOLLINTINE JAMES R
& SUSAN K CP/RS
2003-1250063 P.C.R.

LOT 19
GREEN VALLEY ACRES
BK. 17, PT 2, P.C.R.
A.P.N. 304-26-020B
CANET DAVID J & ANN L CP/RS
2005-0160639 P.C.R.

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REVISIONS	DATE	DESCRIPTION
1	4/29/15	revised to 2nd Amended Title Commitment

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