SUNSET RANCH 2

PLANNED AREA DEVELOPMENT (P.A.D.)

STANDARDS AND GUIDELINE REPORT

East of Lake Pleasant Parkway and North of Williams Road
Peoria, Arizona

53± Acres

156Lots

August 25, 2005
Revised Jan. 9, 2005
Amended July 24, 2006 (Major Amendment Z 05-25A.1)
Amended May 10, 2010 (Minor Amendment Z-05-25A.2)
Amendment submittal June 7, 2012 (Major Amendment Z-05-25A.3)

Applicant:

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Submitted To:

CITY OF PEORIA
Planning Department
8401 W. Monroe St.
Peoria, AZ 85345
Tel: (623) 773-7209

Exhibit F

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I. INTRODUCTION

This application is in support of a proposed MAJOR AMENDMENT to the existing P.A.D. zoning of approximately 33 acres of land located north of the northeast corner of Williams Road and Lake Pleasant Parkway in the City of Peoria, to be known as **SUNSET RANCH 2.** The original layout of the Sunset Ranch 2 property was an assemblage of 7 parcels.

This Major Amendment (Z05-25A.3) is necessary to accommodate the addition of 5 parcels of land totalling approximately 19.72 acres located immediately adjacent to the existing Sunset Ranch II PAD property and update to standards to be in compliance with the City of Peoria Zoning Ordinance Article 14-5.

Existing Parcels A through E (APN 200-10-018, 025A, 038, 046D, 047A, 047B, 048A-C, and 053A-C) are owned by Woodside Encore at Sunset Ranch, L.L.C. Additional Property consists of Parcels E (revised) through G (APN 200-10-025A, 200-10-024, 200-10-007A, 200-10-025A and 200-10-037A-C) and is also owned by Woodside Encore at Sunset Ranch, L.L.C. and David F. Salinas and Pauline M. Salinas, trustee of the 2000 SALINAS RECOVABLE TRUST *(See the attached Vicinity Map-Exhibit 1 and Entity Ownership Exhibit 2)*

SUNSET RANCH 2 is a detached single-family residential subdivision that is complimentary, in both density and proposed product, to the goals of the City of Peoria and will be enhancing the utilization of land according to the established guidelines in Article 14-33 of the City's zoning ordinance. The proposed architectural style for this subdivision will be compatible and complimentary to the existing subdivisions in the developing areas of Northern Peoria including but not limited to the recorded subdivision directly abutting this project, SUNSET RANCH, and Ironwood. The previously approved portions of **SUNSET RANCH 2** are already in development and the newly acquired parcels will be developed in accordance to the Development Plan (Exhibit 4A).

SUNSET RANCH 2 will be designed to promote the desirability of the residential development by adopting the following design criteria:

- The house plans will meet City of Peoria's design criteria including but not limited to desert themed exterior colors, use of exterior stone and complimentary hardscape. Plans will be submitted and approved by the City of Peoria Planning Department.

- Roof lines will vary from homes on adjacent lots and directly across the street from each other.

II. CONSISTENCY WITH GENERAL PLAN

The development goal for the **SUNSET RANCH 2** P.A.D. is to provide uses and residential densities that are compatible with the long range goals of the City of Peoria's General Plan.

The current zoning designation for the newly acquired parcels within this project is General Agricultural (AG) and R1-6 zoning on "Umbria Estates" (APN 200-10-007A). This Major PAD Amendment is accompanied by a companion Minor General Plan Amendment (GPA12-0006) that is requesting an alteration of the land use for Parcel E from Estate Density Residential (0-2 du/ac, target of 1 du/ac) to Low Density Residential (2-5 du/ac, target of 3 du/ac). With approval of the Minor GPA, the proposed rezoning of all project parcels will be consistent with the Peoria General Plan allowing for a density range of 2-5 du/ac, with a target of 3 du/ac. As proposed, the overall Sunset Ranch 2 project density is **2.94 du/ac**. .

III. GENERAL SITE INFORMATION AND EXISITING CONDITIONS

The site is a relatively flat, partially developed and vacant, natural desert terrain and is within the developing area in Northern Peoria. The gross acreage is 53± acres. The net acreage will be 34.76 ± acres. On the east side of Lake Pleasant Parkway, this proposed development would abut the northerly and easterly boundary of the recorded **Sunset Ranch** subdivision (zoned P.A.D., Z00-27), and on the west side of Lake Pleasant Parkway, the development would abut the Ironwood subdivision (zoned PAD, Z96-19).

IV. SURROUNDING LAND USES AND CONDITIONS

The Ironwood development is located just west of **Sunset Ranch 2** on the west side of Lake Pleasant Parkway. On the east side of Lake Pleasant Parkway, and to the south and west is the Sunset Ranch development. To the east of 99th Avenue, the Meadows master planned community is fully entitled with varying sizes of residential lots. Construction has not yet commenced on this project.
As part of the Sunset Ranch 2 development, several of the parcels that were previously zoned have already been built-out. At this time, additional lots are being sold and developed.

To the west, on Lake Pleasant Parkway, approximately 500' from Sunset Ranch 2 is the Pinnacle Peak Public Safety Facility.

Primary transportation corridors in the area include Lake Pleasant Parkway running north-south, and Pinnacle Peak Road, Deer Valley Road and Williams Road running east-west. The proposed site

access would be off of Williams Road was constructed by Sunset Ranch. Regional transportation includes the Agua Fria Freeway (Loop 101) to the south and Happy Valley Road to the north.

Lake Pleasant Road is the major access road to the Lake Pleasant recreational areas. The project will have access to Lake Pleasant Parkway at the Williams Road intersection. Williams Road, east of Lake Pleasant Parkway constructed with the Sunset Ranch subdivision, will ultimately extend easterly and connect to 91st Avenue.

Schools: *Parkridge Elementary (K-8),* located at 9970 W. Beardsley, is approximately 1.86 miles, *Zuni Hills Elementary* (K-8) located at 10851 West Williams Road is approximately 1.05 miles, and *Liberty High School* (9-12), located at 9621 West Speckled Gecko Drive is approximately 1.89 miles.

Shopping Facilities: *Albertson's Food and Drug Store* located at 8240 West Deer Valley Road is approximately .40 miles south. *Fry' Food and Drug* located at 8375 West Deer Valley Road is approximately 2.25 miles south. *Arrowhead Towne Center Shopping Mall* located at 7700 West Arrowhead Towne Center, Glendale is approximately 6.55 miles south. Camino A Lago Marketplace located at 21471 Lake Pleasant Parkway is approximately .66 miles to the north. All four corners of Lake Pleasant Parkway and Happy Valley Road (approximately 1 mile to the north) have all been developed as community serving commercial.

Public Recreation: *Parkridge Park* located at 9734 West Beardsley Road is approximately 2.79 miles south. *Deer Village Park* located at 21217 N. 88th Lane is approximately 3.38 miles southeast. *The Sunrise Mountain Branch Public Library* is located at Lake Pleasant Parkway and 98th Avenue, approximately 1.5 miles south. *Lake Pleasant Regional Park* - boating, skiing, camping and general lake recreation, located approximately 14 miles north.

Aerial photographs of the project area together with several photographs of the site from different directions depicting the site and area conditions are included herewith. *(See Exhibits 2 & 3)*

V. PRELIMINARY DEVELOPMENT PLAN

SUNSET RANCH 2 is a previously approved development with a total gross area of 33± acres with 88 dwelling units. The proposed PAD amendment will add an additional 20± acres and 69 dwelling units.

Sunset Ranch 2 will be developed in multiple phases, with several of the phases already completed via the previous entitlement. (See Development Plan – Exhibit #4)

The proposed use of the subject site is entirely single-family detached residential. The project is planned for 156 dwelling units with an ***overall*** project density of ***2.94*** du/ac. (The original P.A.D. density was 2.67).

Lots 1 through 14 within Umbria Estates (APN 200-10-007A) will retain the R1-6 zoning designation with an average lot area of 8,056 sf and a minimum lot size of 7,882 sf exceeding standards for this classification. The average lot area within the remainder of the Sunset Ranch 2 community shall be 10,074 sq.ft with a minimum lot size of 8,785 sq.ft.. The typical lots are maintaining a minimum width of 70 feet. This project will conform to the City of Peoria's staggered setback guidelines.

Circulation within the site will follow a loop configuration with all-weather ingress/egress access at 101st Avenue and Williams Road completed with the Sunset Ranch IIB Phase. All interior streets shall be PUBLIC. Secondary access is provided by the completed half street improvements and 33' conveyed ROW and public utilities Easements at 100th Avenue at Williams Road, 99th Avenue north to Pinnacle Peak Road and 99th Avenue south to Williams Road as indicated on the enclosed Preliminary Plat and the ALTA Survey (Exhibits 8 and 5 respectively). The majority of the lots within the site will be oriented in a north/south direction. A 50' access easement has been indicated off the west end of Jessie Lane to facilitate APN 200-10-049A.

VI. LAND USE SUMMARY

Table 1, below, is a Land Use Summary. The table reflects the use, the acreage, and the total number of units. The residential land use noted to describe the project is that which most closely corresponds with a City of Peoria zoning designation and is in character with the adjacent project known as Sunset Ranch. However, some standards within the P.A.D. may vary from the City of Peoria zoning designation as noted. In those instances, the standards within this P.A.D. shall govern.

TABLE 1
LAND USE SUMMARY

PARCELS	USE	ACRES	LOTS	DU/AC	PERCENT
Umbria	Residential R1-6	4.95±	14	2.84	10%
2-7 & EFG	Residential R1-8	48.10±	142	2.67	90%

VII. PROJECT DEVELOPMENT AND PHASING STANDARDS

Unless otherwise specified herein, all properties within **SUNSET RANCH 2** shall conform to all City of Peoria governing codes, ordinances and regulations for single-family residential districts. R1-8 standards that vary from the R1-8 zoning designation are noted with an asterisk. Table 2 below, represents the minimum development standards for single-family residential lots in **SUNSET RANCH 2.**

TABLE 2
PROJECT DEVELOPMENT STANDARDS SUMMARY

Development Standard	P.A.D. Project Standards
Total Area	±53 Gross Acres
Percent of Total Site	100%
Average Lot Size	R1-8 10,074 Sq.Ft. R1-6 8,056 Sq.Ft
Minimum Lot Width	70'
Minimum Lot Depth	R1-8 125' [117' on Lots1 thru 8 backing up to Williams Road] R1-6 112'
Minimum Front Yard Setback	18' to living and 20' to face of garage from back of sidewalk to front face of garage door per Design Review approval. Where front-facing garages are present, a 10-foot front setback shall apply to the livable portion of the home provided that not more 60% of the total front-facing elevation occurs at the 10-foot setback. 10' to side entry garage. Not more than 60% of the total front-facing elevation shall occur at the 10-foot setback. *May be decreased by 10' at cul- de sac and knuckle lots
Minimum Rear Setback	15'
Minimum Side Setback	5'
Corner Lot, Street Side Setback	Minimum 10' If a 10-foot tract is adjacent, the lot shall be considered an interior lot with minimum side setback of 5-feet
Total Side Setback	15'
Maximum Structure Height	30'
Maximum % Lot Coverage	45%
Number of Lots	**TOTAL OF 156 LOTS**
Du/Ac	2.94 **du/ac**

Open Space: This project is designed with active open space access that will exceed the minimum requirements of **9%** for single family residential lots. The active open space areas will contain multiuse elements that provide retention basin storage combined with public use improvements such as a multi-use trail abutting Lake Pleasant Parkway and various bench locations with an emphasis on vegetative shade thereby promoting leisurely usage and enjoyment of the passive open spaces. The homeowners association will be responsible for the maintenance of all open space / retention tracts. The City of Peoria will be granted a 20' drainage easement along Lake Pleasant Parkway as necessary to regulate and maintain the flow of storm water through the site to govern the regional storm water discharge system. An 8' PUE adjacent to and along Williams Road back of right-of-way within Tract A has been added. Installation of trees will not be permitted within this area.

Building Heights: The project will allow for both one- and two-story homes with a maximum 30' in height.

Lighting: Lighting within the project shall conform to the applicable section of the Peoria Zoning Ordinance governing exterior lighting.

Screening, Fencing and Walls: The standards for fencing and walls shall be as per the Peoria Zoning Ordinance including wall undulation and noise abatement. Top of wall elevation adjacent to Lake Pleasant Parkway will be a minimum of 8 feet above the adjacent Lake Pleasant Parkway top of curb elevation via berming with the wall or an overall wall height. *(See Conceptual Landscape and Wall Detail plans-Exhibits 6, 6A & 7).*

Roadway Standards: Arterial and local streets will be developed consistent with City of Peoria street standards.

Parking: Parking requirements for the project shall conform to the parking standards for single-family residential use as per the Peoria Zoning Ordinance.

Design Review Standards: Sunset Ranch 2 subdivision shall follow the detached single-family residential guidelines within the Peoria Design Review Manual.

VIII. CONCEPTUAL LANDSCAPE PLAN/ STANDARDS

The project landscaping will be consistent with the Peoria Zoning Ordinance and the Specific Plan. The Final Landscape Plan will be submitted to the Planning Division. A Planting Data

Sheet is a part of the Conceptual Landscape Plan (*The Conceptual Landscape Plan is shown in Exhibit 6*)

On-Site Landscaped Areas- all open space areas will be landscaped to meet the City of Peoria's landscaping requirements.

Street Frontages- Landscaping will be provided within the ROW per the City of Peoria's Landscaping requirements.

Perimeter Walls/Wall Details- To comply with the City of Peoria's design specifications. Details to be reviewed with Final Landscape plans. Top of wall elevation adjacent to lake pleasant parkway will be a minimum of 8 feet above the adjacent lake pleasant parkway top of curb elevation via berming with the wall or an overall wall height. *(See Conceptual Wall Detail on Exhibit 7)*

Signage- Project signage will be processed as a separate application and will be consistent with the Peoria Zoning Ordinance..

IX. INFRASTRUCTURE/UTILITIES

1. Sewer

Sewer service will be provided by the City of Peoria. An 8-inch sanitary sewer line is completed in Williams Road with the development of SUNSET RANCH. Extension of sewer from the Sunset Ranch project to **SUNSET RANCH 2** is completed

2. Natural Gas

Natural Gas is available in Williams Road from a Southwest Gas line will be extended from the Ironwood project, west of Lake Pleasant Parkway to the Sunset Ranch project east of Lake Pleasant Parkway.

3. Water

Water service will be provided by the City of Peoria. A 16 inch water line exists along the westerly side of Lake Pleasant Parkway, adjacent to the Sunset Ranch project and south of **SUNSET RANCH 2.** This 16 inch water line is tied into the City of Peoria water system and is fed by a nearby City well located adjacent to the Ironwood Project. 16 inch water line in 99th Avenue to the northern boundary of Sunset Ranch II B and a 12" within Williams Road were

installed and accepted with the Sunset Ranch II B improvements. Water is proposed to be extended from the Sunset Ranch project to **SUNSET RANCH 2** and looping at Patrick Lane and Lake Pleasant Parkway.

4. Telephone

Century Link Communications will be supplying the telephone services to the area. Facilities exist at the Ironwood Project and are being brought up to SUNSET RANCH whereby **SUNSET RANCH 2** will be serviced accordingly. The Sunrise central switching office is located on 83rd Avenue just north of Deer Valley Road.

5. Electric Power

Electric power will be supplied by Arizona Public Service and are currently being installed for SUNSET RANCH whereby **SUNSET RANCH 2** will be serviced accordingly. All overhead lines less than 69 KV will be installed underground.

IX. LEGAL DESCRIPTION OF PROPERTY AND PARCELS

LEGAL DESCRIPTION OF SUNSET RANCH II

PARCEL NO. 1:

The South half of the Southwest quarter of the Northeast quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT all that part of the South half of the Southwest quarter of the Northeast quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, which lies within a strip of land 130 feet in width, being fifty-five feet wide on the Northwesterly side and 75 feet wide on the Southeasterly side (both measured at right angles) of the applicable part of the following described centerline:

BEGINNING at a point which lies South 89 degrees 43 minutes 48 seconds West (assumed bearing), 2260.00 feet from the Southeast corner of Section 20, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence North 0 degrees 10 minutes 23 seconds East, 5303.31 feet to a point on the North line of said Section 20, which lies South 89 degrees 54 minutes 47 seconds West, 2279.95 feet from the Northeast corner of said Section 20; thence continuing North 0 degrees 10 minutes 23 seconds East, 1250.72 feet to the point of curve of a 1 degree 15 minute 00 second curve concave Easterly having a central angle of 24 degrees 08 minutes 32 seconds and a tangent of 980.23 feet;

thence Northerly 1931.38 feet along the arc of said curve to the point of tangency thereof; thence North 24 degrees 18 minutes 55 seconds East, 2360.53 feet to a point on the North line of Section 17 of said Township and Range, which point lies North 89 degrees 34 minutes 17 seconds West, 843.59 feet from the Northeast corner of said Section 17;

thence continuing North 24 degrees 18 minutes 55 seconds East, 1693.32 feet to the point of curve of a 04 degree 00 minute curve concave Westerly having a central angle of 24 degrees 49 minutes 47 seconds and a tangent of 315.32 feet;

thence Northerly 620.74 feet along the arc of said curve to the point of tangency thereof, said point being on the East line of Section 8 of said Township and Range;

thence North 00 degrees 30 minutes 52 seconds West, 3126.67 feet along said East line of said Section 8 to the Northeast corner of said Section 8, as set forth in Final Decree in Condemnation recorded in Docket 10495, page 87.

EXCEPT all oil, gas and other mineral deposits as reserved in the Patent.

PARCEL NO. 2:

The North half of the Southeast quarter of the Southeast quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPTING and reserving all oil, gas and other mineral deposits, as reserved unto the Untied States in the Patent of said land.

PARCEL NO. 3:

The South half of the Southeast quarter of the Southeast quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; EXCEPTING and reserving all oil, gas and other mineral deposits, as reserved unto the Untied States in the Patent of said land.

PARCEL NO. 4:

The South half of the Northeast quarter of the Southwest quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT all oil, gas and other mineral deposits as reserved to the United States in the Patent to said land recorded in Docket 3460, page 283; and

EXCEPT all that part of the South half of the Northeast quarter of the Southwest quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, which lies within a strip of land 130 feet in width, being 55 feet wide on the Northwesterly side and 75 feet wide on the Southeasterly side (both measured at right angles) of the applicable part of the following described centerline:

BEGINNING at a point which lies South 89 degrees 43 minutes 48 seconds West (assumed bearing) 2260.00 feet from the Southeast corner of Section 20, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence North 0 degrees 10 minutes 23 seconds East 5303.31 feet to a point on the North line of Section 20, which lies South 89 degrees 54 minutes 47 seconds West 2279.95 feet from the Northeast corner of said Section 20;

thence continuing North 0 degrees 10 minutes 23 seconds East 1250.72 feet to the point of curve of a 1 degree 15 minute 00 second curve concave Easterly having a central angle of 24 degrees 08 minutes 32 seconds and a tangent of 980.23 feet; thence Northerly 1931.38 feet along the arc of said curve to the point of tangency thereof;

thence North 24 degrees 18 minutes 55 seconds East 2360.53 feet to a point on the North line of Section 17 of said Township and Range, which point lies North 89 degrees 34 minutes 17 seconds West 843.59 feet from the Northeast corner of said Section 17;

thence continuing North 24 degrees 18 minutes 55 seconds East 1693.32 feet to the point of curve of a 04 degree 00 minute curve concave Westerly having a central angle of 24 degrees 49 minutes 47 seconds and a tangent of 315.32 feet;

thence Northerly 620.74 feet along the arc of said curve to the point of tangency thereof, said point being on the East line of Section 8 of said Township and Range; thence North 00 degrees 30 minutes 52 seconds West 3126.67 feet along said East line of said Section 8 to the Northeast corner of said Section 8, as set forth in Deed recorded in Docket 10079, page 185; and

EXCEPT that portion of the parcel described in the Maricopa County Recorders Office Document No. 2002-0382001, located in Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being 20 feet wide and lying Northwesterly to the 55 foot right of way line, per Docket 10079, page 185, and Southeasterly to the following described right of way line:

LINE DESCRIPTION:

COMMENCING at a rebar marking the center of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, from which a stone, as per GLO notes, marking the North quarter corner of said Section 17, bears North 00 degrees 33 minutes 00 seconds East, 2645.16 feet;
thence South 89 degrees 23 minutes East, 590.47 feet to a non-tangent curve on the existing right of way centerline of Lake Pleasant Road as shown on the Record of Survey, for the City of Peoria, "Lake Pleasant Parkway", recorded in Book 662 of Maps, page 37 in the Maricopa County Recorders Office, together with the Certificate of Correction in the Maricopa County Recorders Office Document No. 2004-0306665;

thence Northeasterly 517.22 feet along said non-tangent curve concave Southeasterly and having a radius of
4,583.66 feet, and a central angle of 6 degrees 27 minutes 55 seconds, whose radius bear South 71 degrees 41 minutes 56 seconds East;
thence North 24 degrees 45 minutes 59 seconds East, 194.31 feet along said right of way centerline to the North line of the final plat of IRONWOOD-PHASE 1A, recorded in Book 483 of Maps, page 20 in the Maricopa County Recorders Office;

thence North 89 degrees 20 minutes 19 seconds West, 82.16 feet along said North line to a line parallel with and 75.00 feet measured perpendicular Westerly from the said existing right of way centerline of Lake Pleasant Road, and the POINT OF BEGINNING;

thence North 24 degrees 45 minutes 59 East, 2166.55 feet along said parallel line to the North line of Section 17, and the POINT OF TERMINATION, from which a stone marking the North quarter corner of Section 17, bears North 89 degrees 06 minutes 45 seconds West, 1661.84 feet.

EXCEPT all oil, gas and other mineral deposits as reserved in the Patent.

PARCEL NO. 5:

The North half of the Northeast quarter of the Southeast quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT all oil, gas and other mineral deposits as reserved in the Patent from the United States of America.

PARCEL NO. 6:
The South half of the Northwest quarter of the Southeast quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT all oil, gas and other mineral deposits as reserved in the Patent from the United States of America

PARCEL NO. 7:
The North half of the Northwest quarter of the Southeast quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Additional Property

SALINAS ESTATES (APN'S 200-10-037A, 037B, 037C)

The South half of the Northeast quarter of the Southeast quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and meridian, Maricopa County, Arizona;

Except all oil, gas and other mineral deposits as reserved to the United States in patent of said land.

ONG 1 (APN #200-10-024)

The South half of the Northwest quarter of the Southwest quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and meridian, Maricopa County, Arizona;

Except that portion described as follows, as conveyed to the City of Peoria in instrument recorded in document no. 2012-204614:

A parcel of land located within the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southeast corner of the Northwest quarter of the Southwest quarter of the Northeast quarter of said Section 17 from which the northeast corner of the south half of the northwest quarter of the southwest quarter of the northeast quarter of said section 17 bears north 00 degrees 22 minutes 47 seconds east, a distance of 330.29 feet;

Thence north 89 degrees 19 minutes 29 seconds west along the south line of the northwest quarter of the southwest quarter of the northeast quarter of said section 17, a distance of 5.03 feet to the **point of beginning** of the parcel of land herein described;

Thence north 89 degrees 19 minutes 29 seconds west, continuing along said south line, a distance of 54.77 feet;

Thence north 24 degrees 46 minutes 10 seconds east, departing said south line, a distance of 51.85 feet to the beginning of a curve to the left, having a radius of 150.00 feet;

Thence northerly along the arc of said curve, through a central angle of 24 degrees 23 minutes 23 seconds, an arc distance of 63.85 feet to a point being 25.00 feet west of and parallel with the east line of the northwest quarter of the southwest quarter of the northeast quarter of said section 17;

Thence north 00 degrees 22 minutes 47 seconds east, along said parallel line, a distance of 220.96 feet to a point on the north line of the south half the northwest quarter of the southwest quarter of the northeast quarter of said section 17;

Thence south 89 degrees 17 minutes 27 seconds east, along said north line, a distance of 25.00 feet to the northeast corner of the south half of the northwest quarter of the southwest quarter of the northeast quarter of section 17;

Thence south 00 degrees 22 minutes 47 seconds east along the east line of the northwest quarter of the southwest quarter of the northeast quarter of said section 17, a distance of 319.17 feet;

Thence south 24 degrees 46 minutes 10 seconds west, departing said east line, a distance of 12.17 feet to the **point of beginning** of the parcel of land herein described.

AGENTER (APN 200-10-052D)

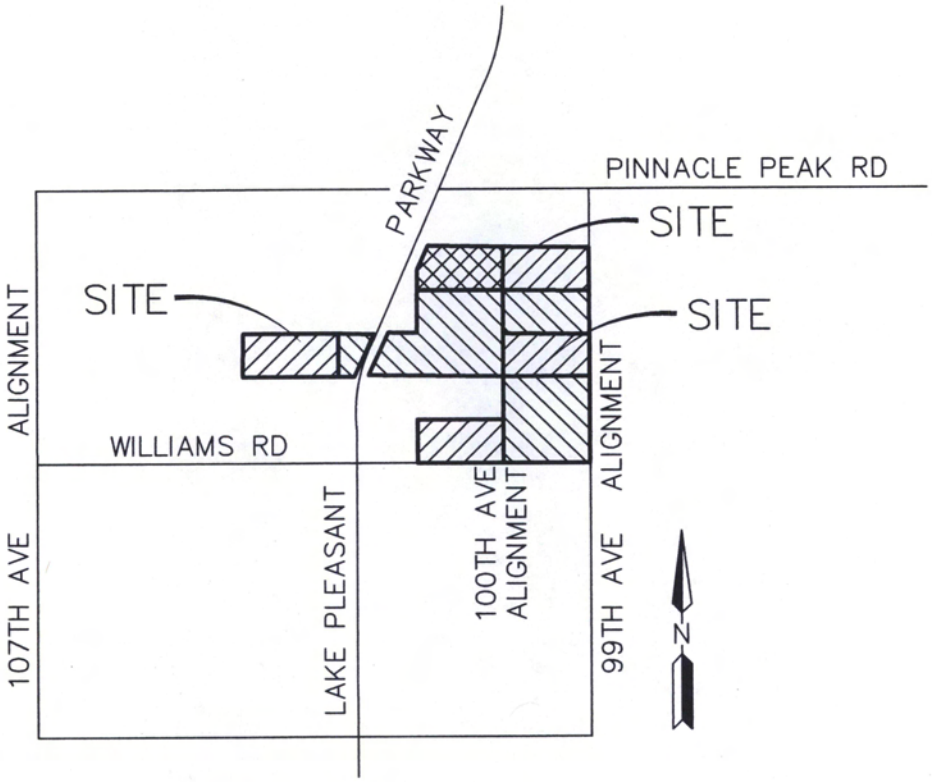
The South half of the Southeast quarter of the Northeast quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

UMBRIA ESTATES (APN'S 200-10-007A)

The land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

The South half of the Southwest quarter of the Southeast quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and meridian, Maricopa county, Arizona;

Except all oil, gas and other mineral deposits as reserved to the United States in patent of said land.



VICINITY MAP

NOT TO SCALE

EXISTING SUNSET RANCH II DEVELOPMENT Z05-25

NEW SUNSET RANCH II DEVELOPMENT Z05-25A.3

BOTH EXISTING AND NEW SUNSET RANCH II DEVELOPMENT (Z05-25 & Z05-25A.3)

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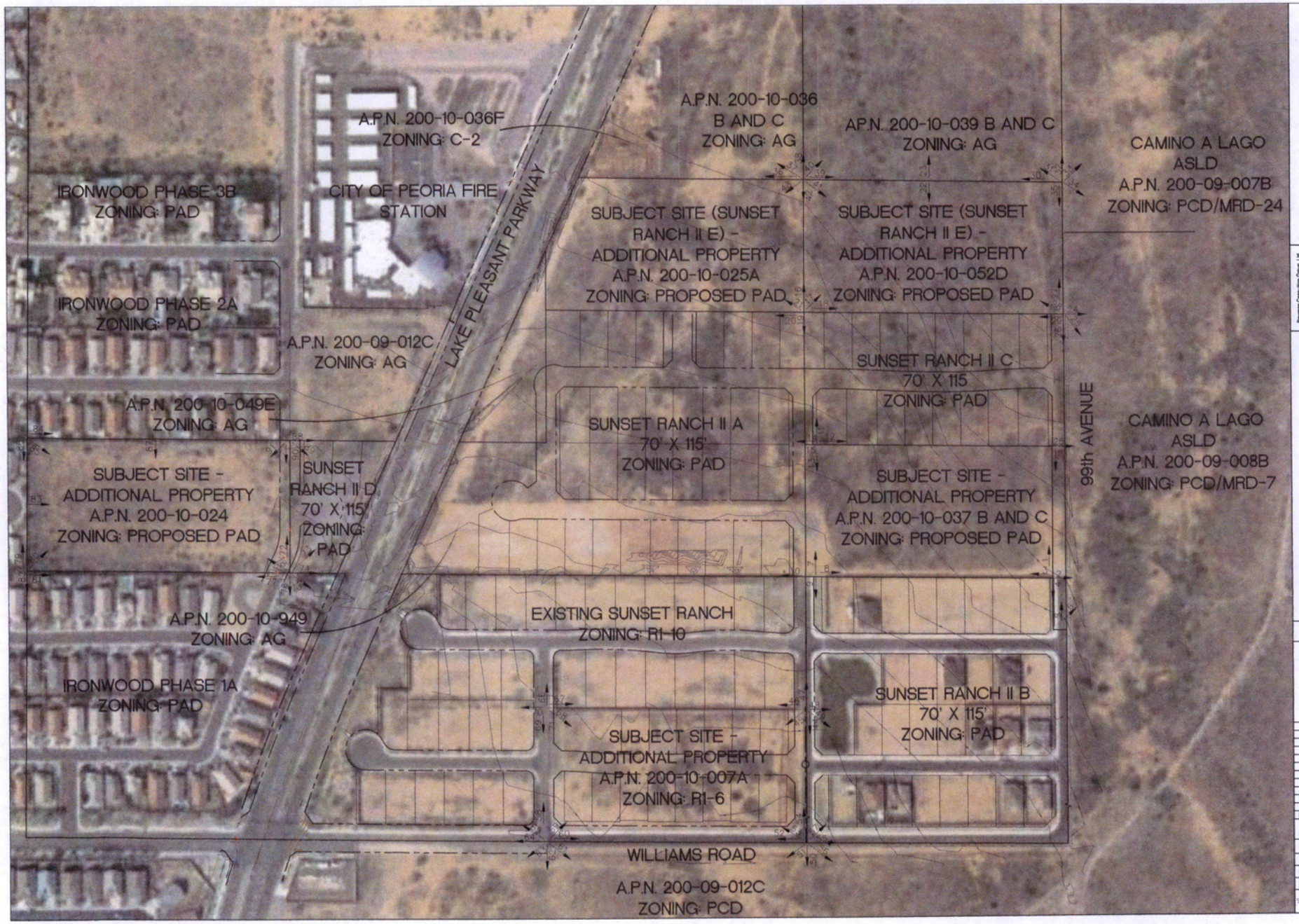
SUNSET RANCH II

PEORIA, ARIZONA

VICINITY MAP

JOB #	9620
DATE	7/31/2012
SCALE	N.T.S.
DRAWN	CRS
SHT 1 OF 1	

CAD FILE NAME: P:\9620 - Sunset Ranch II\9620-01-001 (ENG)\Engineering\Exhibits\9620-8x11 Vicinity Map.dwg



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PRE-APP CONTEXT PLAN

SUNSET RANCH II

MARICOPA

PEORIA

PLAN STATUS

DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
	CRS	

SCALE H: N.T.S. V: N.T.S.

JOB No. 9620

DATE MAY 2012

FILE No. 1

SHEET 1 OF 5

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3010 South Priest Drive
Suite 101
Tempe, Arizona 85282
Phone: (480) 629-8830
www.bowmanconsulting.com
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PRE-APP CONTEXT PLAN

SUNSET RANCH II

PEORIA MARICOPA

PLAN STATUS

DATE	DESCRIPTION
DESIGN	CRS DRAWN CHKD
SCALE	H: N.T.S. V: N.T.S.
JOB No.	9620
DATE	MAY 2012
FILE No.	2
SHEET	2 OF 5

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PRE-APP CONTEXT PLAN

SUNSET RANCH II

MARICOPA

PEORIA

FLAN STATUS	
DATE	DESCRIPTION

DESIGN	DRAWN: CRS	CHK'D
SCALE	H: N.T.S. V: N.T.S.	

JOB No. 9620

DATE MAY 2012

FILE No. 3

SHEET 3 OF 5

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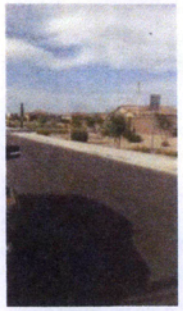
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PRE-APP CONTEXT PLAN

SUNSET RANCH II

MARICOPA

PEORIA

PLAN STATUS	
DATE	DESCRIPTION

DESIGN	DRAWN: CRS	CHKD
SCALE	H: N.T.S. V: N.T.S.	
JOB No	9620	
DATE	MAY 2012	
FILE No.	4	
SHEET	4 OF 5	

CAD FILE NAME: P:\9620 - Sunset Ranch II\9620-01-001 (ENG)\Engineering\Exhibits\9620-Pre-app Context Plan.dwg

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PRE-APP CONTEXT PLAN

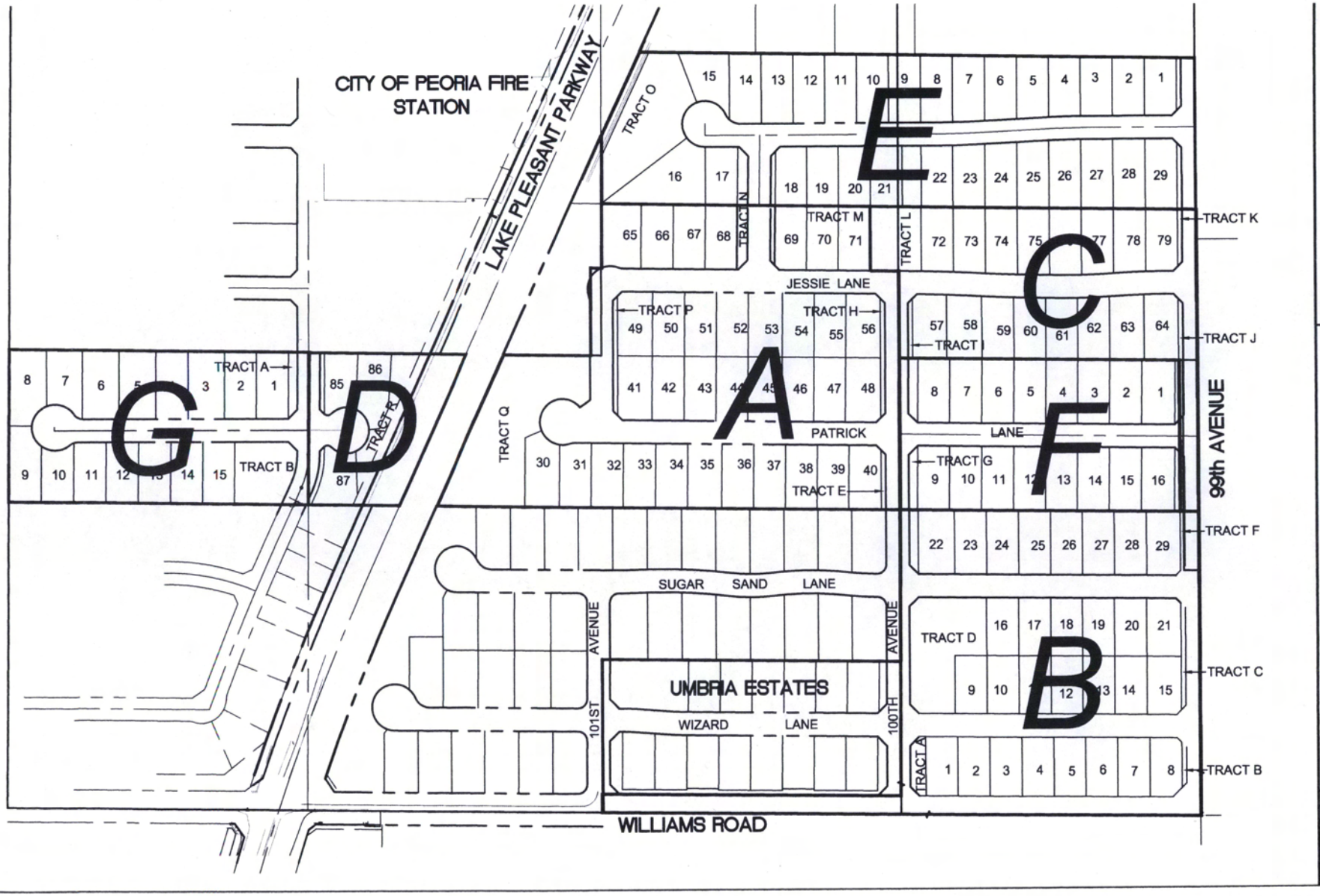
SUNSET RANCH II

PEORIA MARICOPA

PLAN STATUS

DATE	DESCRIPTION	
DESIGN	CRS DRAWN	CHKD
SCALE	H: N.T.S. V: N.T.S.	
JOB No.	9620	
DATE	MAY 2012	
FILE No.	5	
SHEET	5 OF 5	

CAD FILE NAME: P:\9620 - Sunset Ranch II\9620-01-001 (ENG)\Engineering\Exhibits\9620-Pre-app Context Plan.dwg



Sunset Ranch II

Peoria, Arizona

DEVELOPMENT PLAN

Bowman CONSULTING
3010 South Priest Drive Ste 101
Tempe, Arizona 85282
Phone: (480) 629-8830
www.bowmanconsulting.com

JOB #	9620
DATE	5/11/12
SCALE	N.T.S.
DRAWN	skf

SHT 1 OF 1

CAD FILE NAME: P:\9620 – Sunset Ranch II\9620-01-001 (ENG)\Engineering\Exhibits\9620-Development Plan.dwg

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN

LEGAL DESCRIPTION

PARCEL NO. 1

The South half of the Southeast quarter of the Northeast quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT all that part of the South half of the Southeast quarter of the Northeast quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, which lies within a strip of land 130 feet in width, being fifty-five feet wide on the Northwesterly side and 75 feet wide on the Southeasterly side (both measured at right angles) of the applicable part of the following described centerline:

BEGINNING at a point which lies South 89 degrees 43 minutes 48 seconds West (assumed bearing), 2,280.00 feet from the Southeast corner of Section 20, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

THENCE North 00 degrees 10 minutes 23 seconds East, 5,303.31 feet to a point on the North line of said Section 20, which lies South 89 degrees 54 minutes 47 seconds West, 2,279.95 feet from the Northeast corner of said Section 20;

THENCE continuing North 00 degrees 10 minutes 23 seconds East, 1,250.72 feet to the point of curve of a 01 degree 15 minute 00 second curve concave Easterly having a central angle of 24 degrees 08 minutes 32 seconds and a tangent of 980.23 feet;

THENCE Northerly 1,931.38 feet along the arc of said curve to the point of tangency thereof;

THENCE North 24 degrees 18 minutes 55 seconds East 2,360.53 feet to a point on the North line of Section 17 of said Township and Range, which point lies North 89 degrees 34 minutes 17 seconds West, 843.59 feet from the Northeast corner of said Section 17;

THENCE continuing North 24 degrees 18 minutes 55 seconds East, 1,693.32 feet to the point of curve of a 04 degree 00 minute curve concave Westerly having a central angle of 24 degrees 49 minutes 47 seconds and a tangent of 315.32 feet;

THENCE Northerly 620.74 feet along the arc of said curve to the point of tangency thereof, said point being on the East line of Section 8 of said Township and Range;

THENCE North 00 degrees 30 minutes 52 seconds West, 3,126.87 feet along said East line of said Section 8 to the Northeast corner of said Section 8, as set forth in Final Decree in Condemnation recorded in Docket 10495, page 87.

EXCEPT all oil, gas and other mineral deposits as reserved in the Patent.

PARCEL NO. 2

The North half of the Southeast quarter of the Southeast quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPTING AND RESERVING all oil, gas and other mineral deposits as reserved unto the United States in Patent of said land.

PARCEL NO. 3

The South half of the Southeast quarter of the Southeast quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPTING AND RESERVING all oil, gas and other mineral deposits as reserved unto the United States in Patent of said land.

PARCEL NO. 4

The South half of the Northeast quarter of the Southeast quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT all oil, gas and other mineral deposits as reserved to the United States in Patent to said land recorded in Docket 3460, Page 283; and

EXCEPT all of that part of the South half of the Northeast quarter of the Southeast quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, which lies within a strip of land 130 feet in width, being 55 feet wide on the Northwesterly side and 75 feet wide on the Southeasterly side (both measured at right angles) of the applicable part of the following described centerline:

BEGINNING at a point which lies South 89 degrees 43 minutes 48 seconds West (assumed bearing), 2,280.00 feet from the Southeast corner of Section 20, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

THENCE North 00 degrees 10 minutes 23 seconds East, 5,303.31 feet to a point on the North line of said Section 20, which lies South 89 degrees 54 minutes 47 seconds West, 2,279.95 feet from the Northeast corner of said Section 20;

THENCE continuing North 00 degrees 10 minutes 23 seconds East, 1,250.72 feet to the point of curve of a 01 degree 15 minute 00 seconds curve concave Easterly having a central angle of 24 degrees 08 minutes 32 seconds and a tangent of 980.23 feet;

THENCE Northerly 1,931.38 feet along the arc of said curve to the point of tangency thereof;

THENCE North 24 degrees 18 minutes 55 seconds East 2,360.53 feet to a point on the North line of Section 17 of said Township and Range, which point lies North 89 degrees 34 minutes 17 seconds West, 843.59 feet from the Northeast corner of said Section 17;

THENCE continuing North 24 degrees 18 minutes 55 seconds East, 1,693.32 feet to the point of curve of a 04 degrees 00 minute curve concave Westerly having a central angle of 24 degrees 49 minutes 47 seconds and a tangent of 315.32 feet;

THENCE Northerly 620.74 feet along the arc of said curve to the point of tangency thereof, said point being on the East line of Section 8 of said Township and Range;

THENCE North 00 degrees 30 minutes 52 seconds West, 3,126.87 feet along said East line of said Section 8 to the Northeast corner of said Section 8, as set forth in Deed recorded in Docket 10079, page 185, and

EXCEPT that portion of the parcel described in the Maricopa County Recorders Office Document No. 2002-0382001, located in Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being 30 feet wide and lying Northwesterly to the 55 foot right of way line, per Docket 10079, page 185, and Southeasterly to the following described RIGHT OF WAY line

LINE DESCRIPTION

COMMENCING at a rebar marking the center of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, from which a stone, as per GLO notes, marking the North quarter corner of said Section 17, bears North 00 degrees 33 minutes 00 seconds East, 2645.16 feet; thence South 89 degrees 23 minutes East, 590.47 feet to a non-tangent curve on the existing right of way centerline of Lake Pleasant Road as shown on the Record of Survey, for the City of Peoria, "Lake Pleasant Parkway", recorded in Book 662 of Maps, page 37 in the Maricopa County Recorders Office, together with the Certificate of Correction in the Maricopa County Recorders Office Document No. 2004-0306685; thence Northeasterly 517.22 feet along said non-tangent curve concave Southeasterly and having a radius of 4,583.66 feet, and a central angle of 6 degrees 27 minutes 55 seconds, whose radius bear South 71 degrees 41 minutes 56 seconds East; thence North 24 degrees 43 minutes 59 seconds East, 194.31 feet along said right of way centerline to the North line of the final plat of IRONWOOD-PHASE 1A, recorded in Book 483 of Maps, page 20 in the Maricopa County Recorders Office; thence North 89 degrees 20 minutes 19 seconds West, 82.18 feet along said North line to a line parallel with and 75.00 feet measured perpendicular Westerly from the said existing right of way centerline of Lake Pleasant Road, and the POINT OF BEGINNING; thence North 24 degrees 43 minutes 59 East, 2166.55 feet along said parallel line to the North line of Section 17, and the POINT OF TERMINATION, from which a stone marking the North quarter corner of Section 17, bears North 89 degrees 06 minutes 45 seconds West, 1661.84 feet.

EXCEPT all oil, gas and other mineral deposits as reserved in the Patent

PARCEL NO. 5

The North half of the Northeast quarter of the Southeast quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT all oil, gas and other mineral deposits as reserved in the Patent from the United States of America.

PARCEL NO. 6

The South half of the Northeast quarter of the Southeast quarter of Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County Arizona;

EXCEPT all oil, gas and other mineral deposits as reserved in Patent from the United States of America.

PARCEL NO. 7

The North half of the Northeast quarter of the Southeast quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT all oil, gas and other mineral deposits as reserved in the Patent from the United States of America.

SCHEDULE "B" – EXCEPTIONS

(K) Easement for roadway and public utilities, and rights incidental thereto as set forth in Docket 2784, page 386

(L) Easement for roadway and public utilities, and rights incidental thereto as set forth in Docket 2974, page 12

(M) Easement for roadway and public utilities, and rights incidental thereto as set forth in Docket 3310, Page 142.

(N) Easement for roadway and public utilities, and rights incident thereto as set forth in Docket 3447, Page 78.

(O) Easement for roadway and public utilities, and rights incident thereto as set forth in Docket 3446, Page 444.

(P) Easement for roadway and public utilities, and rights incidental thereto as set forth in Docket 3457, Page 498.

(Q) Easement for road and public utility, and rights incident thereto as set forth in Docket 3460, page 283.

(R) Easement for slope/drainage, and rights incident thereto as set forth in Document No. 2003-1719029.

(S) Easement for drainage facilities, slopes or public utilities, and rights incident thereto as set forth in Document No. 2005-0548018.

(T) Easement for drainage, and rights incident thereto as set forth in Document No. 2005-0873638.

(U) All matters set forth in instrument recorded in Document No. 2005-0424779.

(V) Any action that may be taken by the Arizona Department of Transportation to acquire right of way and access for State Highway, as disclosed by Resolution of Establishment recorded in Document No. 2004-1134367.

(W) Any action that might be taken by the Flood Control District of Maricopa County for the acquisition of land for Flood Control as set forth in Document No. 2002-0541312. DOES NOT APPEAR TO DIRECTLY AFFECT SUBJECT PROPERTY.

(X) Matters contained in that certain document entitled Resolution No. 03-095 as set forth in Document No. 2003-0975494.

(Y) Matters contained in that certain document entitled Developer Assistance Agreement as set forth in Document No. 2006-0150522. MAY AFFECT SUBJECT PARCELS.

(Z) Matters contained in that certain document entitled Ordinance No. 06-03 as set forth in Document No. 2006-0200034. AFFECTS SUBJECT PARCELS.

(AA) Matters contained in that certain document entitled Drainage and Maintenance Easement Agreement as set forth in Document No. 2006-0150522 and re-recorded in Document No. 2008-1098148.

(AB) Matters contained in that certain document entitled Ordinance No. 07-05 as set forth in Document No. 2009-0877025. AFFECTS SUBJECT PARCELS.

NOTES

1. THIS SURVEY IS BASED SOLELY ON COMMITMENTS FOR TITLE INSURANCE ISSUED BY SECURITY TITLE AGENCY, ORDER NO. ST10002047, DATED MARCH 20 2010.

2. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

3. WITH REGARD TO THE TABLE "A" OPTIONAL RESPONSIBILITIES AND SPECIFICATIONS 18,17a18. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING OR CONSTRUCTION AT THE TIME OF THIS SURVEY UNLESS OTHERWISE SHOWN HEREON. THERE IS NO CHANGES IN STREET RIGHTS-OF WAY THAT THE SURVEYOR HAS BEEN MADE AWARE OF AND THERE WAS NO VISIBLE EVIDENCE OF WASTE DUMPING ON THESE SITES AT THE TIME OF THIS SURVEY.

SURVEYOR'S CERTIFICATION

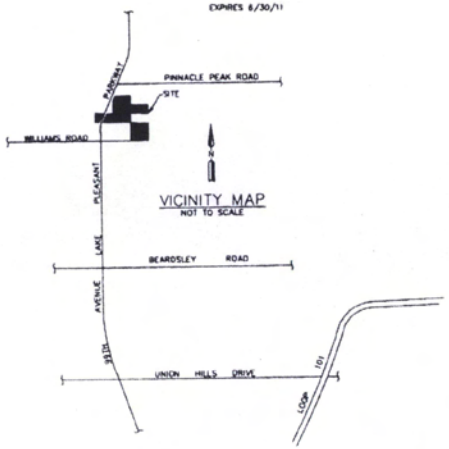
TO: Woodside Encore at Sunset Ranch, LLC, Danville Land Investments, LLC and Security Title Agency

This is to certify that this map or plat and the survey upon which it is based were made (1) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 2005, and includes items 1,2,4,8,10,11a,16,17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Arizona, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

JAMES C. ELLIS
RLS# 27233

REGISTERED LAND SURVEYOR
JAMES C. ELLIS
27233
ARIZONA, U.S.A.

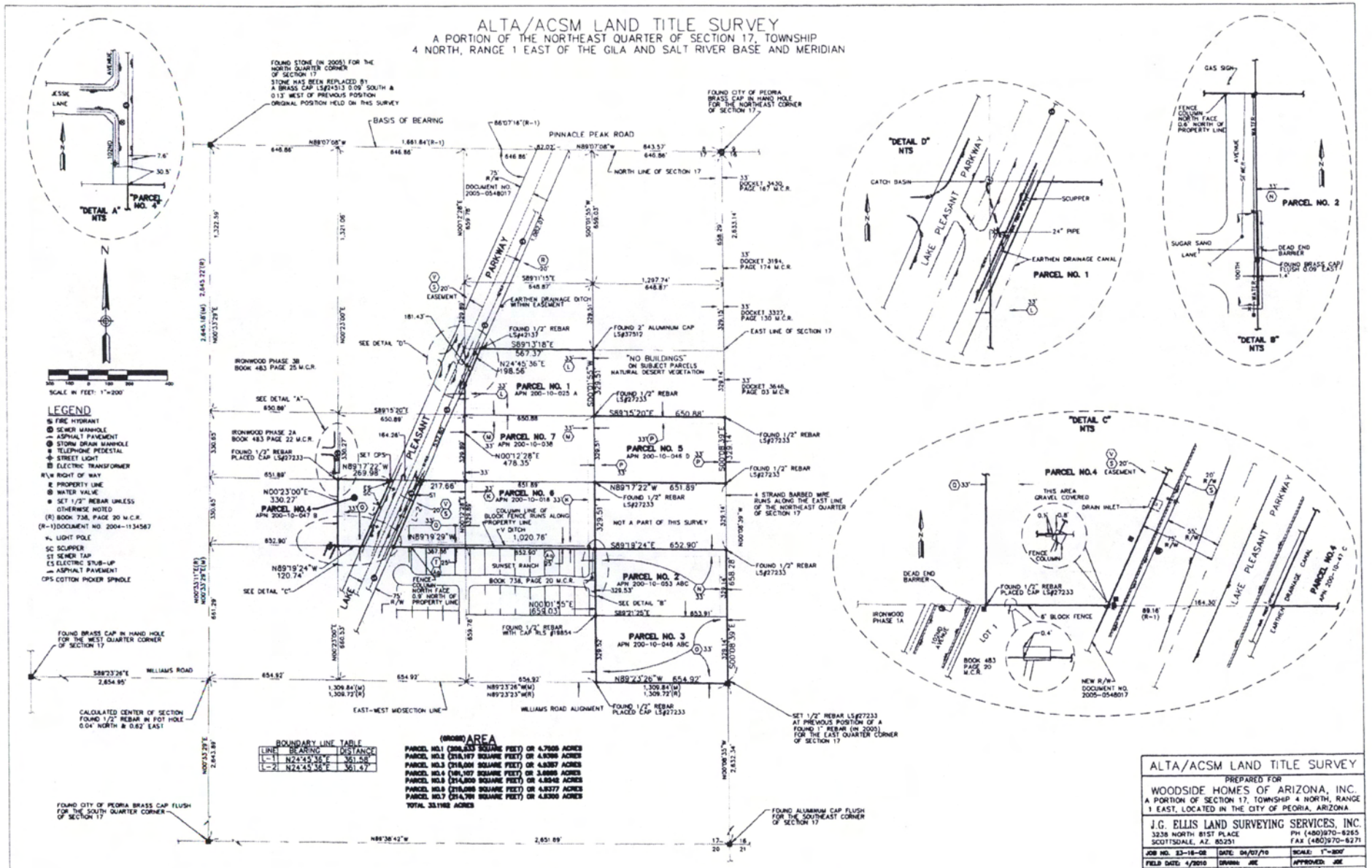
EXPIRES 6/30/11



ALTA/ACSM LAND TITLE SURVEY		
PREPARED FOR WOODSIDE HOMES OF ARIZONA, INC. A PORTION OF SECTION 17, TOWNSHIP 4 NORTH, RANGE EAST, LOCATED IN THE CITY OF PEORIA, ARIZONA.		
J.G. ELLIS LAND SURVEYING SERVICES, INC. 3238 81ST PLACE SCOTTSDALE, AZ. 85251		PH: (480)970-6265 FAX (480)970-6271
JOB NO. S3-10-02	DATE: 04/07/07	SCALE: N/A
FIELD DATE: 4/2010	DRAWN: JGE	APPROVED: JGE
REV.		DWG. NO. 1 OF 2

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN



ALTA/ACSM LAND TITLE SURVEY

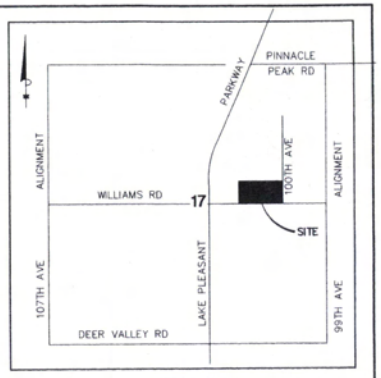
PREPARED FOR

WOODSIDE HOMES OF ARIZONA, INC.

A PORTION OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, LOCATED IN THE CITY OF PEORIA, ARIZONA

J.G. ELLIS LAND SURVEYING SERVICES, INC.
3238 NORTH 81ST PLACE
SCOTTSDALE, AZ. 85251
PH (480)970-6265
FAX (480)970-6271

JOB NO. 23-16-02	DATE: 04/07/10	SCALE: 1"=200'
FIELD DATE: 4/2010	DRAWN: JBE	APPROVED: JBE
REV.		DWG. NO. 2 OF 2



VICINITY MAP
NTS

NOTES

1. THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

2. THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECORD INFORMATION PROVIDED TO THE SURVEYOR BY LOCAL AGENCIES OF JURISDICTION AND ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.

AT THE TIME OF THIS SURVEY, AGENCY MAPS WERE UNAVAILABLE.

3. PURSUANT TO TABLE "A", ITEM 16, AND TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF EARTH MOVING WORK OR SITE CONSTRUCTION UNDERWAY OR RECENTLY COMPLETED (EXCEPT AS SHOWN HEREON.) THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.

4. PURSUANT TO TABLE "A", ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY BY TITLE INFORMATION OR CLIENT KNOWLEDGE ON WHICH THIS SURVEY IS BASED. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION. THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.

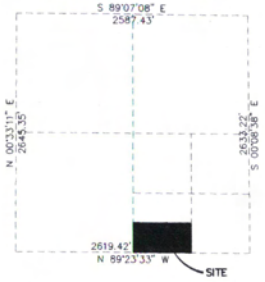
5. PURSUANT TO TABLE "A", ITEM 20(b), THE SUBJECT PROPERTY HAS NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND THAT ARE OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

6. PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.

7. ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.

8. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.

NORTHEAST 1/4 SECTION 17 BREAKDOWN



TITLE COMMITMENT SCHEDULE B – SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY FILE NO. 55110649-055-GW, EFFECTIVE DATE: AUGUST 30, 2011 AT 7:50 A.M. AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B – SECTION II OF THE TITLE INSURANCE COMMITMENT WITH RESPECT TO THE SURVEYED PROPERTY.

(a) THE FOLLOWING ITEMS LISTED AS EXCEPTIONS PERTAIN TO THE SURVEYED PROPERTY HOWEVER, ARE NOT SURVEY RELATED MATTERS: ITEMS 1–6.

(b) ITEM 3 REFERS TO THE RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, NO PATENT DOCUMENTS HAVE BEEN PROVIDED BY THE INSURER. AS THE SURVEYOR HAS NOT PERFORMED AN INDEPENDENT INVESTIGATION IN MATTERS OF TITLE OR EASEMENT, NO REVIEW OF THIS DOCUMENT HAS BEEN POSSIBLE AND MAY AFFECT THE PROPERTY UNBEKNOWNST TO THE SURVEYOR AND THEREFORE NOT SHOWN ON THE MAP HEREOF.

(c) THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

(d) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY OR UNLESS OTHERWISE EXPLAINED AS HOW THEY AFFECT THE SURVEYED PROPERTY.

ITEM 7 PROPERTY IS SUBJECT TO ALL MATTERS PERTAINING TO RIGHT(S) OF WAY FOR CANALS, DITCHES, ROADWAYS, AND PUBLIC UTILITIES AS SET FORTH IN DOCKET 2672, PAGE 228. (ITEM IS BLANKET IN NATURE AND IS NOT SHOWN)

ITEM 8 PROPERTY IS SUBJECT TO ANY ACTION THAT MAY BE TAKEN BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL AS DISCLOSED BY RESOLUTION FCD 2001R012, AS SET FORTH IN DOCUMENT 2002-0541312. (ITEM IS BLANKET IN NATURE AND IS NOT SHOWN)

ITEM 9 PROPERTY IS SUBJECT TO ALL MATTERS AS SET FORTH IN THAT CERTAIN INSTRUMENT ENTITLED "DEVELOPER ASSISTANCE AGREEMENT BETWEEN PEORIA UNIFIED SCHOOL DISTRICT NO. 11 AND J.W. ANDERSON REALESTATE INVESTMENTS, LLC" AS RECORDED IN DOCUMENT 2005-1515005. (ITEM IS BLANKET IN NATURE AND IS NOT SHOWN)

ITEM 10 PROPERTY IS SUBJECT TO ALL MATTERS PERTAINING TO ORDINANCE NO. 05-74 AS RECORDED IN DOCUMENT 2005-1915581. (ITEM IS BLANKET IN NATURE AND IS NOT SHOWN)

(11) ITEM 11 PROPERTY IS SUBJECT TO ALL MATTERS PERTAINING TO EASEMENTS FOR DRAINAGE BASIN, AS SET FORTH IN DOCUMENT 2010-0449042. (ITEM IS SHOWN HEREON)

(12) ITEM 12 PROPERTY IS SUBJECT TO ALL MATTERS PERTAINING TO EASEMENTS FOR PUBLIC ROADWAYS AND UTILITIES AS SET FORTH IN THE FOLLOWING DOCUMENTS:
2010-0667279; AND THEREAFTER THE EFFECT OF RESOLUTION NO 2010-87;
2010-0896401; AND THEREAFTER THE EFFECT OF RESOLUTION NO 2010-86;
2010-0898426. (ITEM IS SHOWN HEREON)

(13) ITEM 13 PROPERTY IS SUBJECT TO ALL MATTERS PERTAINING TO EASEMENTS FOR PUBLIC UTILITIES AND STORM DRAIN AS SET FORTH IN THE FOLLOWING DOCUMENTS:
2010-0667287; AND THEREAFTER THE EFFECT OF RESOLUTION NO. 2010-87;
2010-0896401. (ITEM IS SHOWN HEREON)

CURRENT RECORD DESCRIPTION OF THE THE SURVEYED PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND.

BASIS OF BEARING

BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

SOUTH 00 DEGREES 08 MINUTES 38 SECONDS EAST

SHEET INDEX

1 COVER, NOTES, SCHEDULE 'B' ITEMS
2 SITE DETAIL & EASEMENTS

SURVEYOR'S CERTIFICATE

TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY
SECURITY TITLE AGENCY
SOUTHWEST HOMEBUILDERS, INC, AN ARIZONA CORPORATION
WOODSIDE ENCORE AT SUNSET RANCH, LLC

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 IN, AND INCLUDES ITEMS 1, 8, 11(b), 16, 17, and 20(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/23/12.

JASON R. KACK R.L.S. #33315 04/04/2012
jkack@bowmancg.com DATE

ALTA/ACSM LAND TITLE SURVEY
OF

UMBRIA ESTATES
LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PHOENIX, ARIZONA

SCALE: N.T.S. DATE: APRIL 04, 2012

REVISION	

Bowman CONSULTING

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Tempe, Arizona 85282

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Fax (480) 629-8841
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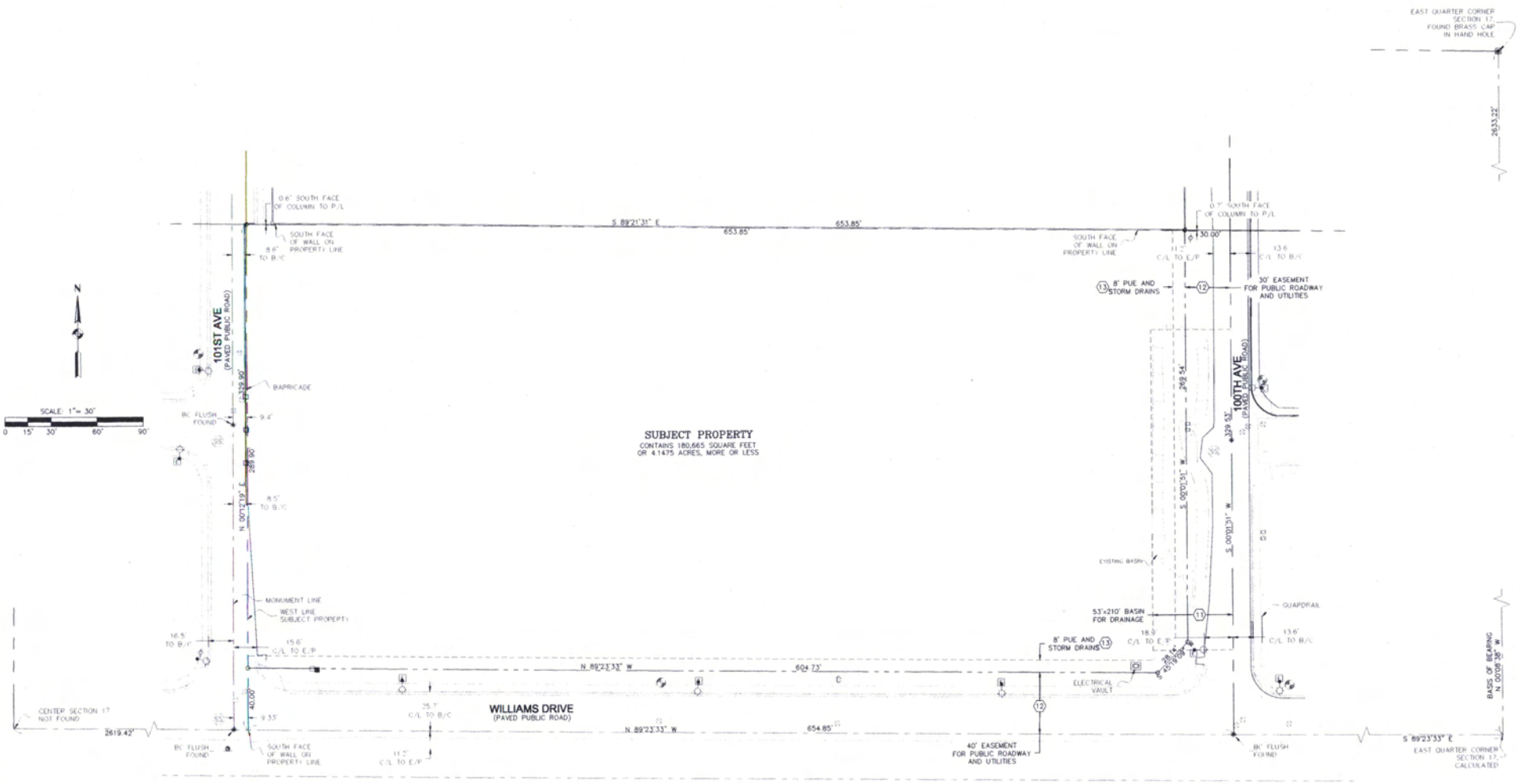
DWG.P:\9575 - Umbria\9575-01-002 (SURV)\Survey\Dwg\9575-01-002-ALTA.dwg	BY: LB	CHK: CH	QC:
BCG PROJECT NO: 9575-01-002	TASK: 002	COUNTY REF NO:	SHEET 1 OF 2

9575-01-02-ALTA.dwg



LEGEND

- SET REBAR, LS# 33315
- BRASS CAP
- REBAR FOUND
- FIRE HYDRANT
- WATER VALVE
- ELECTRICAL CABINET
- LIGHT POLE
- WATER METER
- SEWER MANHOLE
- GAS MARKER
- SIGN
- TELEPHONE RISER
- CABLE TV RISER

P/L PROPERTY LINE
C/L CENTER LINE
M/L MONUMENT LINE
B/C BACK OF CURB
E/P EDGE OF PAVEMENT
PUE PUBLIC UTILITY EASEMENT
BC BRASS CAP

ALTA/ACSM LAND TITLE SURVEY OF

UMBRIA ESTATES

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PHOENIX, ARIZONA

SCALE: N.T.S. DATE: APRIL 04, 2012

REVISION	

Bowman CONSULTING

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DWG.P:\9575 - Umbria\9575-01-002 (SURV)\Survey\Dwg\9575-01-002-ALTA.dwg	BY: LB	CHK: CH	QC:
BCG PROJECT NO: 9575-01-002	TASK: 002	COUNTY REF NO:	SHEET 2 OF 2

9575-01-02-ALTA.dwg

NOTES

1. THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

2. THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECORD INFORMATION PROVIDED TO THE SURVEYOR BY LOCAL AGENCIES OF JURISDICTION AND ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.

AT THE TIME OF THIS SURVEY, AGENCY MAPS WERE UNAVAILABLE.

3. PURSUANT TO TABLE "A", ITEM 16, AND TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF EARTH MOVING WORK OR SITE CONSTRUCTION UNDERWAY OR RECENTLY COMPLETED (EXCEPT AS SHOWN HEREON.) THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.

4. PURSUANT TO TABLE "A", ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY BY TITLE INFORMATION OR CLIENT KNOWLEDGE ON WHICH THIS SURVEY IS BASED. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION. THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.

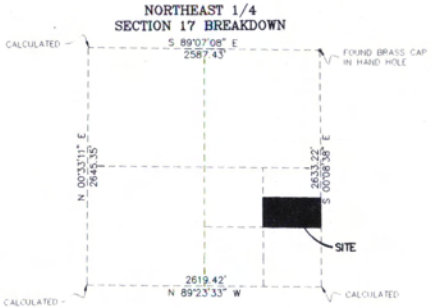
5. PURSUANT TO TABLE "A", ITEM 20(b), THE SUBJECT PROPERTY HAS NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND THAT ARE OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

6. PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.

7. ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.

8. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.

NORTHEAST 1/4 SECTION 17 BREAKDOWN



TITLE COMMITMENT SCHEDULE B – SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY FILE NO. 62110197-062-RK, EFFECTIVE DATE: MARCH 12, 2012 AT 7:30 A.M., AMENDMENT NO.: 2, AMENDMENT DATE: MARCH 20, 2012, AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B – SECTION II OF THE TITLE INSURANCE COMMITMENT WITH RESPECT TO THE SURVEYED PROPERTY.

(a) THE FOLLOWING ITEMS LISTED AS EXCEPTIONS PERTAIN TO THE SURVEYED PROPERTY HOWEVER, ARE NOT SURVEY RELATED MATTERS: ITEMS 1–6.

(b) ITEM 3 REFERS TO THE RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, NO PATENT DOCUMENTS HAVE BEEN PROVIDED BY THE INSURER. AS THE SURVEYOR HAS NOT PERFORMED AN INDEPENDENT INVESTIGATION IN MATTERS OF TITLE OR EASEMENT, NO REVIEW OF THIS DOCUMENT HAS BEEN POSSIBLE AND MAY AFFECT THE PROPERTY UNBEKNOWNST TO THE SURVEYOR AND THEREFORE NOT SHOWN ON THE MAP HEREOF.

(c) THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

(d) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY OR UNLESS OTHERWISE EXPLAINED AS HOW THEY AFFECT THE SURVEYED PROPERTY:

(4) ITEM 4 PROPERTY IS SUBJECT TO ALL MATTERS PERTAINING TO PATENT FROM THE UNITED STATES OF AMERICA, DOCKET 3324, PAGE 299. (ITEM IS SHOWN HEREON)

ITEM 5 PROPERTY IS SUBJECT TO ANY ACTION THAT MAY BE TAKEN BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL AS DISCLOSED BY RESOLUTION FCD 2001R012, AS SET FORTH IN DOCUMENT 2002-0541312. (ITEM IS BLANKET IN NATURE AND IS NOT SHOWN)

(6) ITEM 6 PROPERTY IS SUBJECT TO ALL MATTERS PERTAINING TO PUBLIC UTILITY EASEMENT AS SET FORTH IN DOCUMENT 2012-204599. (ITEM IS SHOWN HEREON)

(7) ITEM 7 PROPERTY IS SUBJECT TO ALL MATTERS PERTAINING TO DEDICATION OF PUBLIC ROADWAY AS SET FORTH IN DOCUMENT 2012-204600. (ITEM IS SHOWN HEREON)

(8) ITEM 8 PROPERTY IS SUBJECT TO ALL MATTERS PERTAINING TO TEMPORARY STORM WATER DRAINAGE EASEMENT AS SET FORTH IN DOCUMENT 2012-204601. (ITEM IS SHOWN HEREON)

CURRENT RECORD DESCRIPTION OF THE THE SURVEYED PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT ALL OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED TO THE UNITED STATES IN PATENT OF SAID LAND.

BASIS OF BEARING

BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

SOUTH 00 DEGREES 08 MINUTES 38 SECONDS EAST

SHEET INDEX

1 COVER, NOTES, SCHEDULE 'B' ITEMS
2 SITE DETAIL & EASEMENTS

SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY
SECURITY TITLE AGENCY
WOODSIDE ENCORE AT SUNSET RANCH, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
SALINAS REVOCABLE TRUST U/D/T

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 IN, AND INCLUDES ITEMS 1, 8, 11(b), 16, 17, and 20(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/23/12.

JASON R. KACK R.L.S. #33315 04/04/2012
jkack@bowmancg.com DATE

VICINITY MAP
NTS

ALTA/ACSM LAND TITLE SURVEY
OF

SALINAS ESTATES
LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SCALE: N.T.S. PHOENIX, ARIZONA DATE: APRIL 04, 2012

REVISION	

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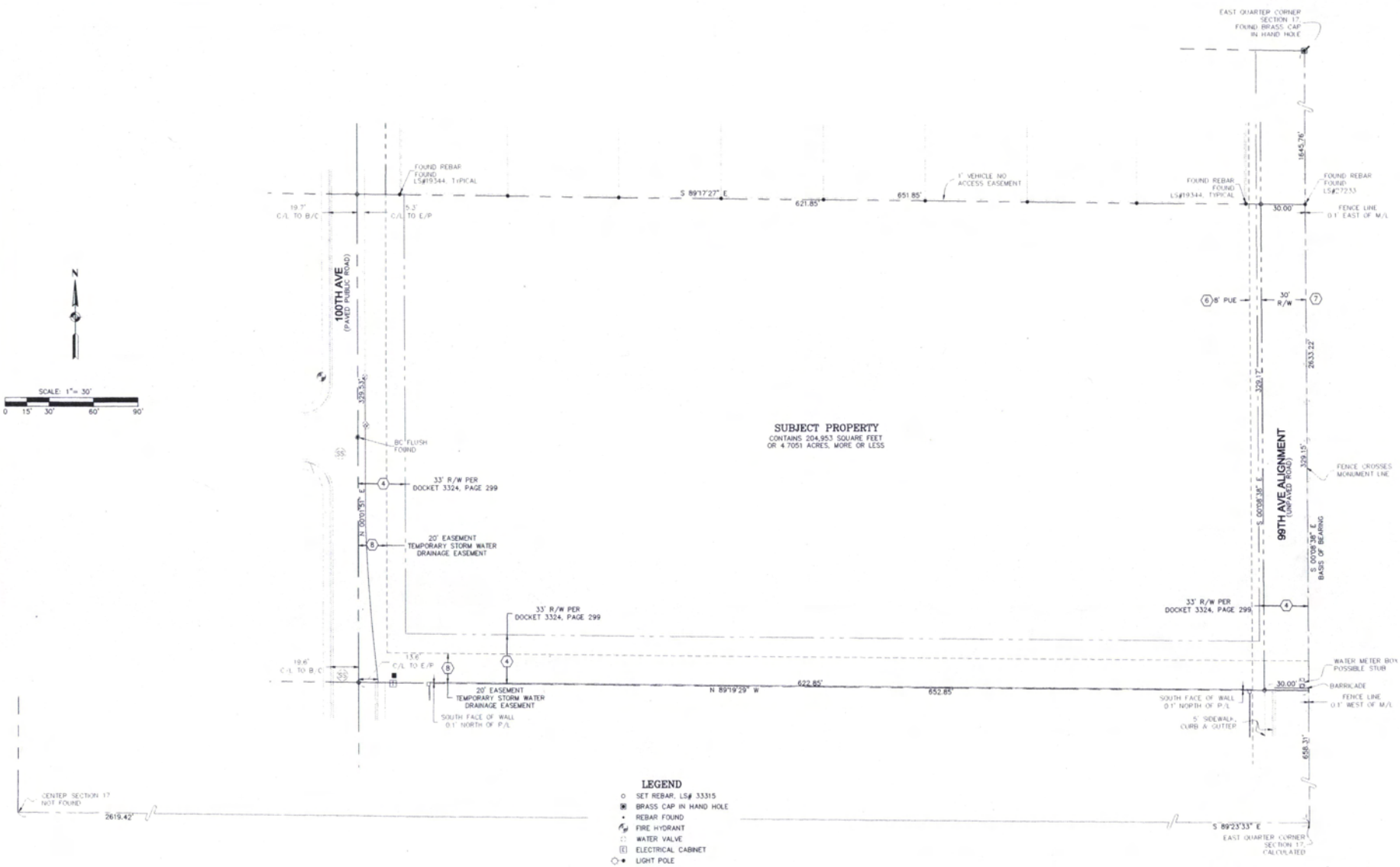
DWG: P:\9620 - Salinas\9620-01-001 (SURV)\Survey\Dwg\9620-01-001-ALTA.dwg | BY: LB | CHK: CH | QC:

BCG PROJECT NO: 9620-01-001 | TASK: 001 | COUNTY REF NO: | SHEET 1 OF 2

9620-01-001-ALTA.dwg



LEGEND

- SET REBAR, LS# 33315
- BRASS CAP IN HAND HOLE
- REBAR FOUND
- FIRE HYDRANT
- WATER VALVE
- ELECTRICAL CABINET
- LIGHT POLE
- WATER METER
- SEWER MANHOLE
- GAS MARKER
- SIGN
- TELEPHONE RISER
- CABLE TV RISER

P/L PROPERTY LINE
C/L CENTER LINE
M/L MONUMENT LINE
B/C BACK OF CURB
E/P EDGE OF PAVEMENT
PUE PUBLIC UTILITY EASEMENT
BC BRASS CAP

ALTA/ACSM LAND TITLE SURVEY
OF

SALINAS ESTATES
LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SCALE: N.T.S. PHOENIX, ARIZONA DATE: APRIL 04, 2012

REVISION	

Bowman CONSULTING

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Tempe, Arizona 85282
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Fax: (480) 629-8841
www.bowmanconsulting.com

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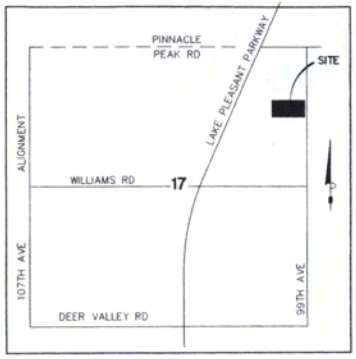
DWG:P:\9620 - Salinas\9620-01-001 (SUR)\Survey\Dwg\9620-01-001-ALTA.dwg | BY: LB | CHK: CH | QC:

BCG PROJECT NO: 9620-01-001 | TASK: 001 | COUNTY REF NO: | SHEET 2 OF 2

9620-01-001-ALTA.dwg



VICINITY MAP
NTS

TITLE COMMITMENT SCHEDULE B – SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY FILE NO.55120654-055-GW, EFFECTIVE DATE: APRIL 17, 2012 AT 7:50 AM, AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B – SECTION II OF THE TITLE INSURANCE COMMITMENT WITH RESPECT TO THE SURVEYED PROPERTY.

(a) THE FOLLOWING ITEMS LISTED IN THE TITLE REPORT AS EXCEPTIONS PERTAIN TO THE SURVEYED PROPERTY, HOWEVER, ARE NOT SURVEY RELATED MATTERS:
ITEMS 1–4 AND 9–11.

(b) THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

(c) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY OR UNLESS OTHERWISE EXPLAINED AS HOW THEY AFFECT THE SURVEYED PROPERTY.

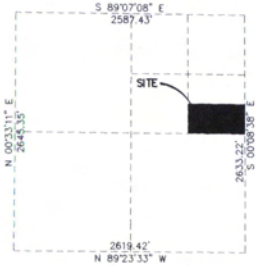
(5) ITEM 5 PROPERTY IS SUBJECT TO ALL MATTERS PERTAINING TO RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITY PURPOSES AS SET FORTH IN MCR DOCKET 3646, PAGE 3. (ITEM IS SHOWN HEREON).

ITEM 6 PROPERTY MAY BE SUBJECT TO ANY ACTION THAT MAY BE TAKEN BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL AS DISCLOSED BY RESOLUTION FCD 2001R012 AS RECORDED IN MCR DOCUMENT 2002-0541312 (ITEM IS BLANKET IN NATURE AND IS NOT SHOWN HEREON)

ITEM 7 PROPERTY MAY BE SUBJECT TO ALL MATTERS CONTAINED IN THAT CERTAIN INSTRUMENT ENTITLED "REPAYMENT ZONE-LAKE PLEASANT PARKWAY (TOWNSHIPS 4 & 5 NORTH, RANGE 1 EAST, G&SRB&M, MARICOPA COUNTY, ARIZONA)" WHICH AMONG OTHER THINGS, MAY PROVIDE FOR COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIABILITIES, AND OBLIGATIONS AS SET FORTH IN MCR DOCUMENT 2005-0424779 (ITEM IS BLANKET IN NATURE AND IS NOT SHOWN HEREON)

ITEM 8 PROPERTY MAY BE SUBJECT TO ALL MATTERS CONTAINED IN THAT CERTAIN INSTRUMENT ENTITLED "LAKE PLEASANT PARKWAY STREET REPAYMENT ZONE RZ P04-0080" WHICH AMONG OTHER THINGS, MAY PROVIDE FOR COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIABILITES, AND OBLIGATIONS AS SET FORTH IN MCR DOCUMENT 2010-0967231 (ITEM DOES NOT AFFECT SUBJECT PARCEL AND IS NOT SHOWN HEREON)

NORTHEAST 1/4
SECTION 17 BREAKDOWN



NOTES

1. THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

2. THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECORD INFORMATION PROVIDED TO THE SURVEYOR BY LOCAL AGENCIES OF JURISDICTION AND ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.

AT THE TIME OF THIS SURVEY, AGENCY MAPS WERE UNAVAILABLE.

3. PURSUANT TO TABLE "A", ITEM 16, AND TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK OR SITE CONSTRUCTION UNDERWAY OR RECENTLY COMPLETED (EXCEPT AS SHOWN HEREON.) THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.

4. PURSUANT TO TABLE "A", ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY BY TITLE INFORMATION OR CLIENT KNOWLEDGE ON WHICH THIS SURVEY IS BASED. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION. THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.

5. PURSUANT TO TABLE "A", ITEM 20(a), THE SUBJECT PROPERTY HAS NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND THAT ARE OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

6. PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.

7. ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.

8. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.

CURRENT RECORD DESCRIPTION OF THE THE SURVEYED PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

SAID PARCEL CONTAINS 214,166 SQUARE FEET OR 4.9166 ACRES, MORE OR LESS.

SHEET INDEX

1 COVER, NOTES, SCHEDULE "B" ITEMS
2 SITE DETAIL & EASEMENTS

BASIS OF BEARING

BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

SOUTH 00 DEGREES 08 MINUTES 38 SECONDS EAST

ADDRESS

ADDRESS OF SUBJECT PROPERTY IS NOT KNOWN.

SURVEYOR'S CERTIFICATE

TO: COMMONWEALTH LAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION
WOODSIDE ENCORE AT SUNSET RANCH, LLC
BRUCE AGENTER, TRUSTEE OF A & B INVESTMENTS, INC. DEFINED BENEFIT PLAN AND TRUST
HAMMER HOMES, INC., AN ARIZONA CORPORATION
SECURITY TITLE AGENCY, INC., AN ARIZONA CORPORATION

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 IN, AND INCLUDES ITEMS 1, 2, 4, 8, 10, 11(a), 11(b), 13, 16, 17, and 20(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 3, 2012.

JASON R. KACK — R.L.S. #33315 — 05-07-2012 DATE
jkack@bowmancg.com

ALTA/ACSM LAND TITLE SURVEY
OF

AGENTER PARCEL
LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PHOENIX, ARIZONA

SCALE: N.T.S. DATE: MAY 07, 2012

REVISION	
5/7/12	CLIENT COMMENTS

Bowman CONSULTING
Bowman Consulting Group, Ltd.
3010 S. Priest Dr. Suite 101
Tempe, Arizona 85282
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanconsulting.com

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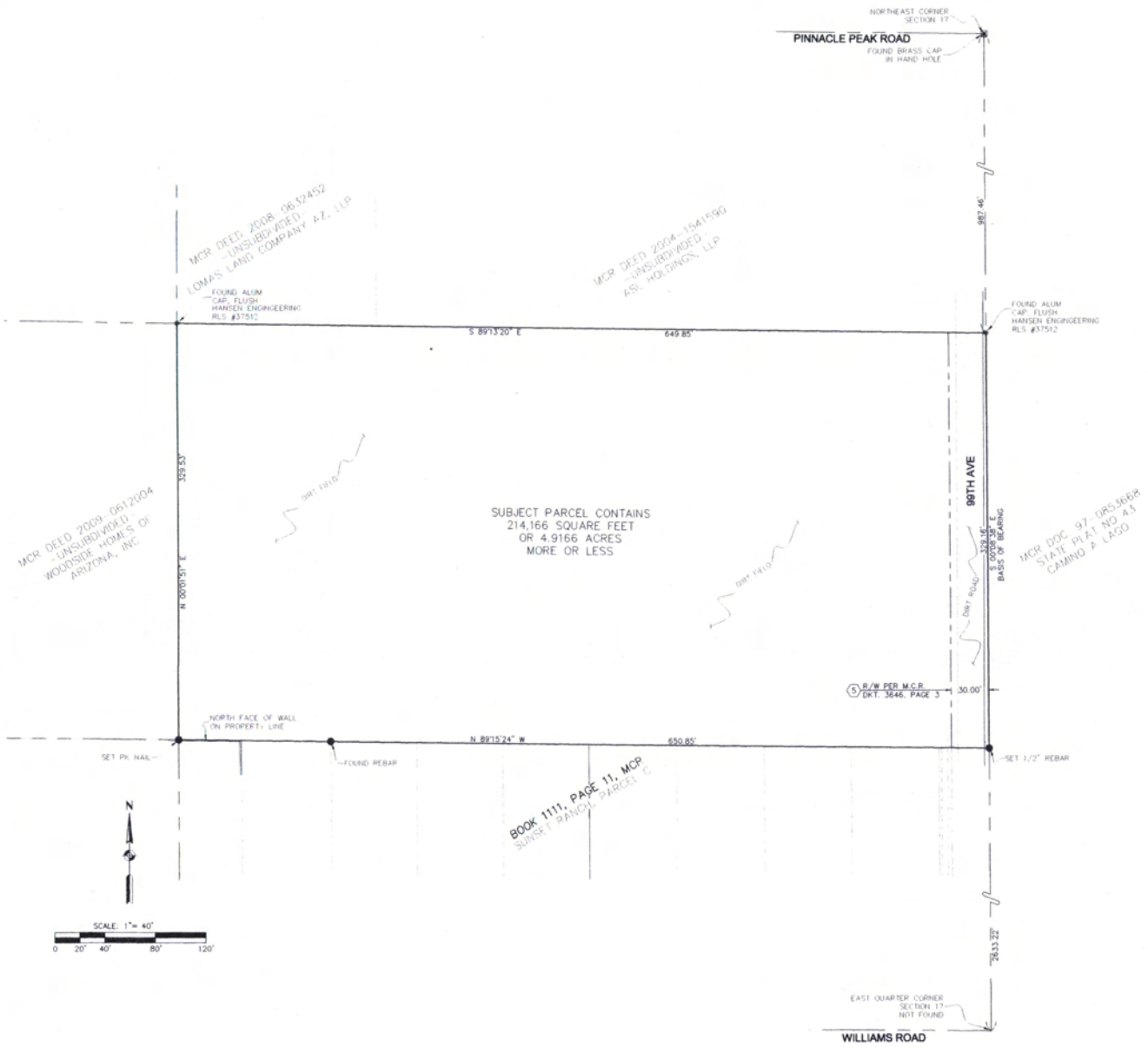
DWG: BY: LB CHK: CK QC:
BCG PROJECT NO: 9620-01 TASK: 002 COUNTY REF NO: SHEET 1 OF 2

9620-01-002 Agenter ALTA_v2.dwg



LEGEND

- ◆ FOUND ALUMINUM CAP, FLUSH
- ● FOUND REBAR
- ◉ SET PK NAIL

S/W SIDEWALK
P/L PROPERTY LINE
R/W RIGHT-OF-WAY
ALUM ALUMINUM
DKT. MCR DOCKET
MCR MARCIOPA COUNTY RECORDER
PUE PUBLIC UTILITY EASEMENT

ALTA/ACSM LAND TITLE SURVEY
OF
AGENTER
LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PHOENIX, ARIZONA

SCALE: N.T.S. DATE: MAY 07, 2012

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BCG PROJECT NO: 9620-01 TASK: 002 COUNTY REF NO: SHEET 1 OF 2

9620-01-002 Agenter ALTA_v2.dwg

CURRENT RECORD DESCRIPTION OF THE THE SURVEYED PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS, AS CONVEYED TO THE CITY OF PEORIA IN INSTRUMENT RECORDED IN DOCUMENT NO. 2012-204614:

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17 FROM WHICH THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17 BEARS NORTH 00 DEGREES 22 MINUTES 47 SECONDS EAST, A DISTANCE OF 330.29 FEET;

THENCE NORTH 89 DEGREES 19 MINUTES 29 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 5.03 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE NORTH 89 DEGREES 19 MINUTES 29 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 54.77 FEET;

THENCE NORTH 24 DEGREES 46 MINUTES 10 SECONDS EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 51.85 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24 DEGREES 23 MINUTES 23 SECONDS, AN ARC DISTANCE OF 63.85 FEET TO A POINT BEING 25.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE NORTH 00 DEGREES 22 MINUTES 47 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 220.96 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE SOUTH 89 DEGREES 17 MINUTES 27 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17;

THENCE SOUTH 00 DEGREES 22 MINUTES 47 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 319.17 FEET;

THENCE SOUTH 24 DEGREES 46 MINUTES 10 SECONDS WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 12.17 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED.

SAID PARCEL CONTAINS 205,913 SQUARE FEET OR 4.7271 ACRES, MORE OR LESS

TITLE COMMITMENT SCHEDULE B – SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED PROVIDED BY STEWARD TITLE GUARANTY COMPANY FILE NO.12210364, AMEND NO. 4, EFFECTIVE DATE: APRIL 19, 2012 AT 5:00 PM. AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B – SECTION II OF THE TITLE INSURANCE COMMITMENT WITH RESPECT TO THE SURVEYED PROPERTY:

(a) THE FOLLOWING ITEMS LISTED AS EXCEPTIONS PERTAIN TO THE SURVEYED PROPERTY HOWEVER, ARE NOT SURVEY RELATED MATTERS: ITEMS 1–6, AND 8.

(b) ITEM 3 REFERS TO THE RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, NO PATENT DOCUMENTS HAVE BEEN PROVIDED BY THE INSURER. AS THE SURVEYOR HAS NOT PERFORMED AN INDEPENDENT INVESTIGATION IN MATTERS OF TITLE OR EASEMENT, NO REVIEW OF THIS DOCUMENT HAS BEEN POSSIBLE AND MAY AFFECT THE PROPERTY UNBEKNOWNST TO THE SURVEYOR AND THEREFORE NOT SHOWN ON THE MAP HEREOF.

(c) THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

(d) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY OR UNLESS OTHERWISE EXPLAINED AS HOW THEY AFFECT THE SURVEYED PROPERTY:

(7) ITEM 7 PROPERTY IS SUBJECT TO ALL MATTERS PERTAINING TO AN EASEMENT FOR PUBLIC UTILITIES AND STORM DRAIN FACILITIES AND RIGHTS INCIDENT THERETO AS SET FORTH IN DOCUMENT 2012-204612. (ITEM IS SHOWN HEREON)

ITEM 9 PROPERTY MAY BE SUBJECT TO RIGHT OF WAY FOR 102ND AVENUE (NO DOCUMENTATION PROVIDED BY INSURER)

NOTES

1. THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

2. THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECORD INFORMATION PROVIDED TO THE SURVEYOR BY LOCAL AGENCIES OF JURISDICTION AND ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.

AT THE TIME OF THIS SURVEY, AGENCY MAPS WERE UNAVAILABLE.

3. PURSUANT TO TABLE "A", ITEM 16, AND TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK OR SITE CONSTRUCTION UNDERWAY OR RECENTLY COMPLETED (EXCEPT AS SHOWN HEREON.) THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.

4. PURSUANT TO TABLE "A", ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY BY TITLE INFORMATION OR CLIENT KNOWLEDGE ON WHICH THIS SURVEY IS BASED. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION. THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.

5. PURSUANT TO TABLE "A", ITEM 20(b), THE SUBJECT PROPERTY HAS NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND THAT ARE OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

6. PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.

7. ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.

8. NO BUILDING'S EXISTING ON THE SURVEYED PROPERTY.

VICINITY MAP
NTS

SHEET INDEX

1 COVER, NOTES, SCHEDULE "B" ITEMS
2 SITE DETAIL & EASEMENTS

BASIS OF BEARING

BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

SOUTH 00 DEGREES 08 MINUTES 38 SECONDS EAST

ADDRESS

ADDRESS OF SUBJECT PROPERTY IS NOT KNOWN.

SURVEYOR'S CERTIFICATE

TO: STEWART TITLE GUARANTY COMPANY, A TEXAS CORPORATION
STEWART TITLE & TRUST OF PHOENIX, INC
WOODSIDE AT SUNSET RANCH, LLC
DANIEL G. ONG, SUCCESSOR TRUSTEE OF THE HARRY ONG FAMILY TRUST (10/02/2001)

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 IN, AND INCLUDES ITEMS 1, 2, 4, 6, 10, 11(a), 11(b), 13, 16, 17, and 20(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 30, 2012

JASON R. KACK R.L.S. #33315 — 05-03-2012
jkack@bowmancg.com — DATE

ALTA/ACSM LAND TITLE SURVEY
OF
ONG SOUTH PARCEL
LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PHOENIX, ARIZONA

SCALE: N.T.S. DATE: MAY 08, 2012

REVISION	
05.08.12	CLIENT COMMENTS

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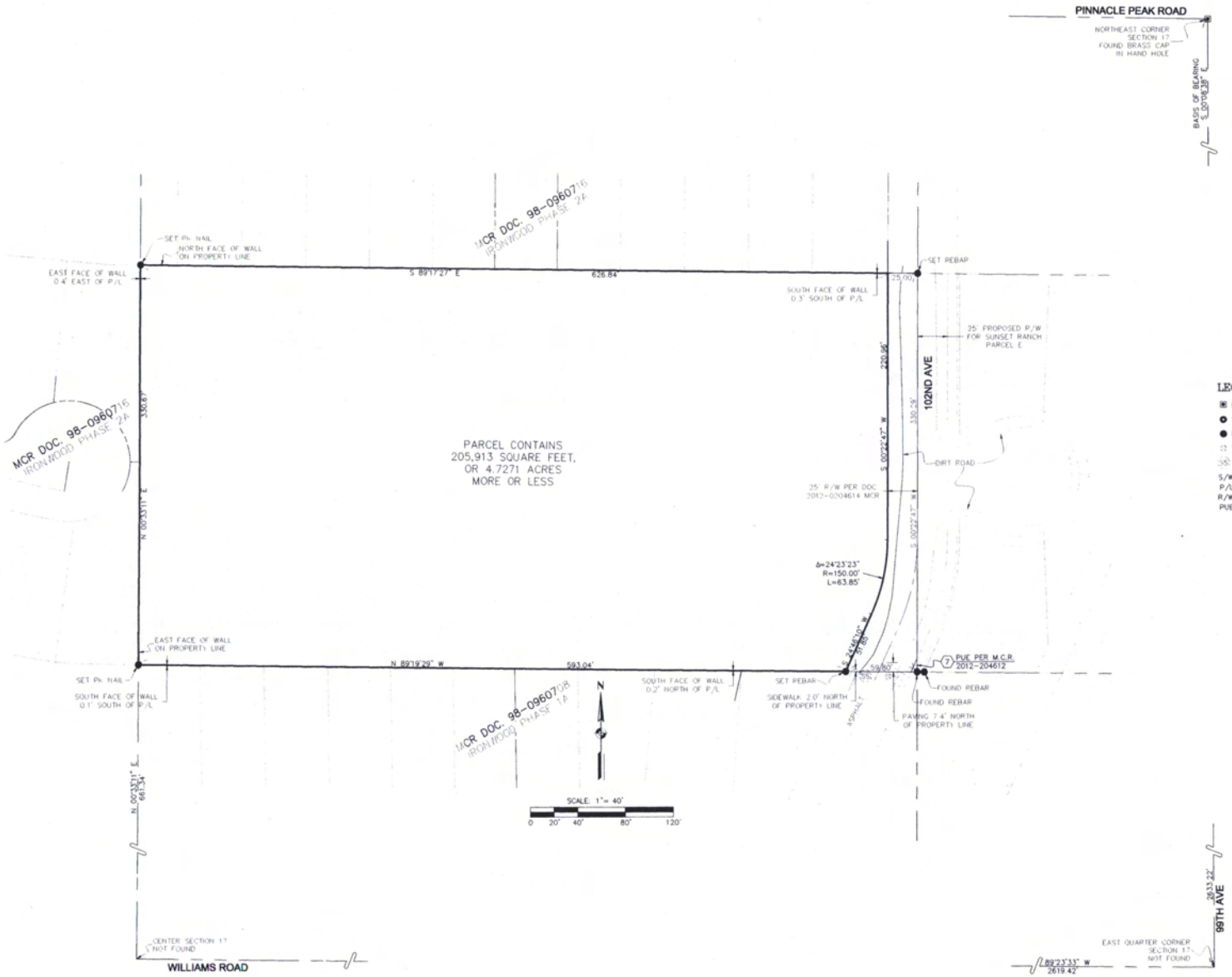
DWG: BY: LB CHK: CH QC:
BCG PROJECT NO: 9620-01 TASK: 003 COUNTY REF NO: SHEET 1 OF 2

9620-01-003 ALTA_v2.dwg



LEGEND

- BRASS CAP IN HAND HOLE
- SET REBAR
- FOUND REBAR
- WATER VALVE
- SEWER MANHOLE
- S/W SIDEWALK
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT

ALTA/ACSM LAND TITLE SURVEY
OF
ONG SOUTH PARCEL
LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PHOENIX, ARIZONA

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BCG PROJECT NO: 9620-01	TASK: 003	COUNTY REF NO:	SHEET 1 OF 2	

9620-01-003 ALTA_v2.dwg

SUNSET RANCH 2

CONCEPTUAL
LANDSCAPE
PLANS

REVISED 11/13/05

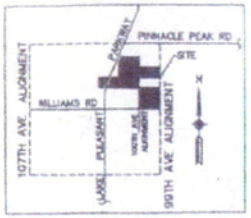
CITY NOTES

LANDSCAPE AND IRRIGATION

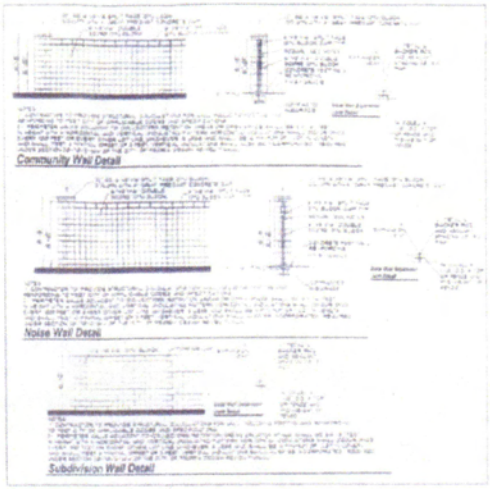
1. All landscape and irrigation installed within the public right-of-way or other City maintained areas shall be installed per the approved plans. All landscaping approved as a part of the site plan process shall be installed per the approved plans. Any deviations to the approved plans require City approval.
2. Permits are required for electrical connections, including electric meter installation, backflow preventers, and work within the City right-of-way or City dedicated property. The Contractor is responsible for obtaining these permits prior to the commencement of any work.
3. All landscape projects requiring City maintenance or within the City right-of-way must be inspected for the following:
   - A. Plant locations: these locations shall be staked in the field with identification as to trees or shrubs; or notes for the plant materials may be flag with identification of plant type. Use of this method does not relieve the Contractor of any plant relocations made by the City.
   - B. Irrigation installation: inspections shall be made at the point the irrigation system is installed. Inspections of the pipe depth, automatic valve installation and emitter/spray installations will be made.
   - C. Substantial Completion: An inspection at completion of the landscape and irrigation installation will be made. Any deficiencies in the installation will be noted and corrected by the Contractor during the maintenance period.
   - D. Final Acceptance: A final inspection is required prior to City acceptance of the landscape and irrigation improvements.

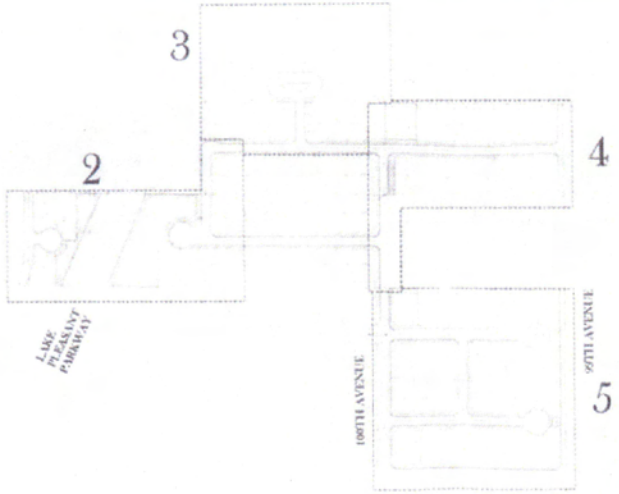
The above inspections require a minimum of 48-hours prior notification to the City. Call the Peoria Community Development Department at (623) 773-7260 and leave a message including the subdivision, location and type of inspection to arrange for these inspections.

4. Separate inspections are required for the backflow preventer and electrical connections. Please call (623) 773-7299 a minimum of 24 hours prior to arrange for these inspections.
5. Landscape and irrigation, which is installed on private property in conjunction with a City approved site plan will be inspected by the Community Development Department for conformance to the approved site plan prior to issuance of a certificate of occupancy.
6. The landscape and irrigation for this project will be maintained by the Homeowners Association per the approved plans.
7. All City maintained projects require a 90-day maintenance period to begin at the date of substantial completion as determined by the City.
8. Right-of-way and City maintenance areas require separate water meter connections. Right-of-way areas designated for maintenance by the adjacent property owners for commercial, industrial and multi-family developments shall have the right-of-way irrigation isolated or separated from the on-site irrigation system.
9. The Contractor shall be responsible for installation, cost and required permit fees for the water meter(s) designated to serve the irrigation system.
10. All plantings at maturity shall maintain a minimum 8'-0" clearance around all fire hydrants and fire suppression devices.
11. Plantings shall not interfere with any traffic control signs and shall maintain a maximum height of 2'-6" within any sight distance triangles.
12. Installation of the landscape and irrigation system including addition of ground plant materials shall not impede the flow of designed drainage facilities nor decrease the design volume of any desert/retention basins.
13. The Contractor is responsible for the location and protection of all underground utilities during the landscape and irrigation installation.
14. All trees shall maintain a minimum of 6'-0" clearance from any City water or sewer line. All plantings shall maintain a sufficient distance to any sanitary and storm sewer manholes to allow access by maintenance vehicles.
15. A swale a minimum of 6" in depth shall be provided in all landscape areas within the City right-of-way per City design to promote water harvesting.
16. All planting areas (except turf areas) to be maintained by the City shall be treated with a pre-emergent herbicide by a licensed applicator prior to and after the placement of the decomposed granite, river rock etc. Application documentation will be required prior to acceptance of the landscaping by the City.
17. As built drawings of the landscape and irrigation system are required prior to acceptance by the City and for projects within the City right-of-way or City owned property. The as-built drawings shall be 4-mil photo Mylar showing the locations of all plantings and the dimensions to fixed points of all irrigation equipment, piping etc.



WALL PLANS





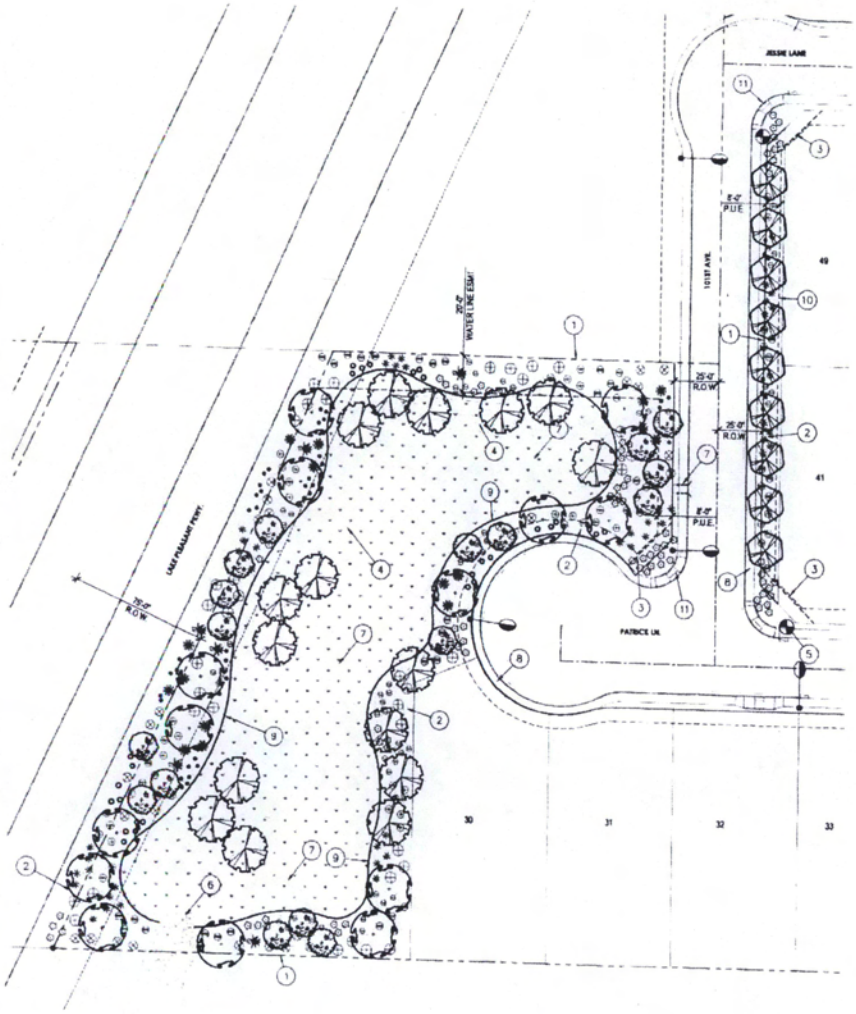
N.T.S.

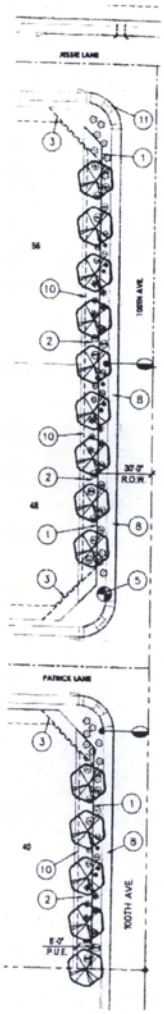
PLANTING

GENERAL NOTES:

- SIGNAGE SUBJECT TO SEPARATE PERMIT.
- ALL NON-TURF AREAS TO BE ON AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- DECOMPOSED GRANITE SHALL BE 'DESERT GOLD' TYPE A 6" MINIMUM.

COVER





PLANTING KEY NOTES

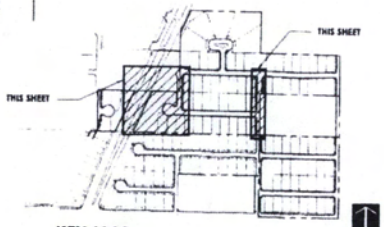
1. PROPERTY LINE / RIGHT OF WAY LINE
2. DECOMPOSED GRANITE IN ALL PLANTING AREAS
3. SIGHT DISTANCE LINE PER CITY REQUIREMENTS
4. STORMWATER RETENTION. SEE CIVIL ENG. PLANS
5. FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'
6. RIP RAP. SEE CIVIL ENG. PLANS.
7. DRAINAGE STRUCTURE. SEE CIVIL ENG. PLANS.
8. SIDEWALK
9. CONCRETE HEADER. SEE SHEET L-9, DETAIL H
10. P.U.E. SEE CIVIL ENG. PLANS.
11. ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS
12. RETAINING WALL. REFER TO CIVIL ENG. PLANS

NOTE: NOT ALL KEYNOTES USED ON THIS SHEET

PLANT LEGEND

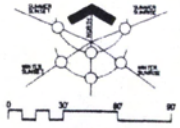
SYMBOL	BOTANICAL NAME	COMMON NAME
	TREES	
	ACACIA SALICINA	WILLOW ACACIA
	CERCIDIUM PRAECOX	PALO BREA
	DALBERGIA SISSOO	SISSOO TREE
	OLNEYA TESOTA	IRONWOOD
	SHRUBS	
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
	JUSTICIA CALIFORNICA	CHUPAROSA
	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD
	ENCELIA FARINOSA	BRITTLEBUSH
	RUELLIA PENINSULARIS	BAJA RUELLIA
	ACCENTS	
	AGAVE AMERICANA	CENTURY PLANT
	FOUQUERIA SPLENDENS	OCOTILLO
	HESPERALOE FUNIFERA	GIANT HESPERALOE
	GROUNDCOVER	
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
	BAILEYA MULTIRADIATA	DESERT MARIGOLD
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
	RUELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA
	TURF	HYDROSEED
	INERT GROUNDCOVER	
2	DECOMPOSED GRANITE	TO BE SELECTED
	CONCRETE HEADER	PLAIN CONCRETE

NOTES:
1. CONTRACTOR TO VERIFY ALL QUANTITIES.
2. CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
3. MAINTAIN 3' TO 5' TREE AND SHRUB CLEARANCE FROM WALLS. UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER.
4. MAINTAIN 1' TO 2' TREE AND SHRUB CLEARANCE FROM SIDEWALKS.
5. ALL TREES LOCATED IN TURF AREAS SHALL HAVE A TREE GUARD.
6. TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6'-8"
7. ALL MATURE TREES AND PALM CANOPIES MUST BE A MINIMUM OF 5' FROM ANY BUILDING WALLS OR BUILDING WINDOWS.



KEY MAP

NORTH
NOT TO SCALE



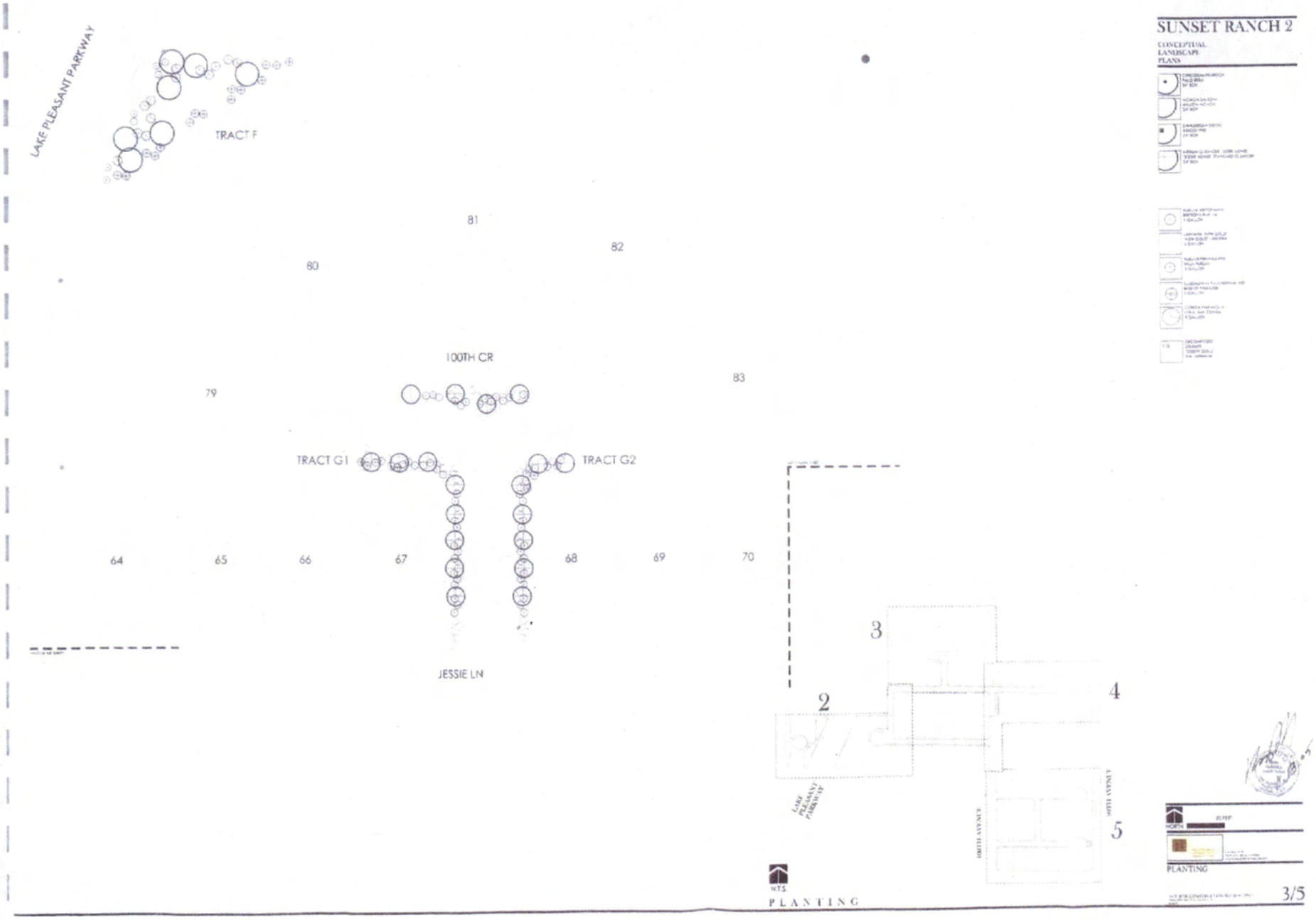
SCALE: 1" = 30'-0"

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PINNACLE DESIGN, INC
1040 N. 44th Street
Suite 200 • Phoenix, AZ 85008
Tel: (602) 952-0085 • Fax: 952-0086

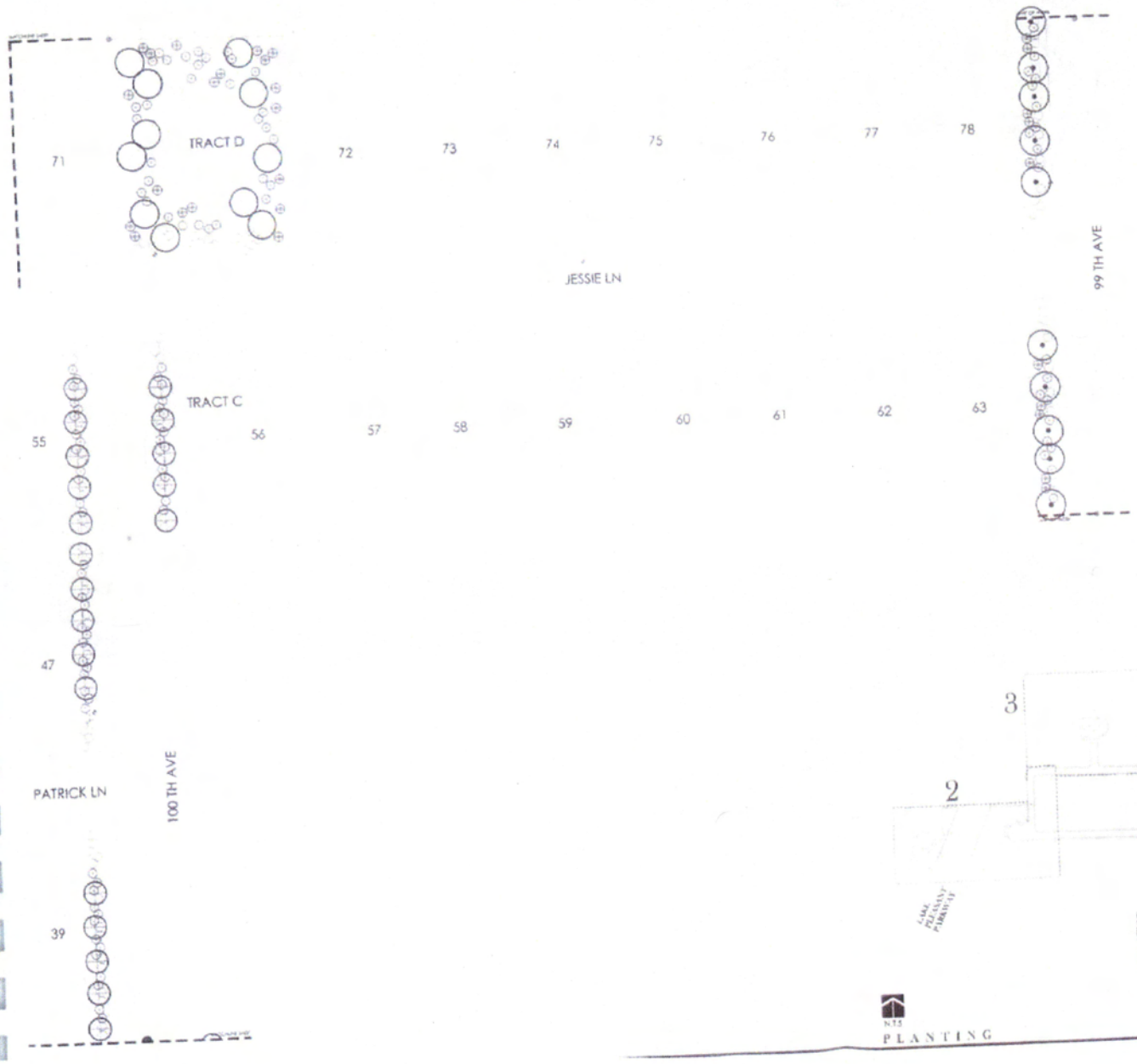
Drawn By:	BTF
Job No:	09046
Date:	12.08.09

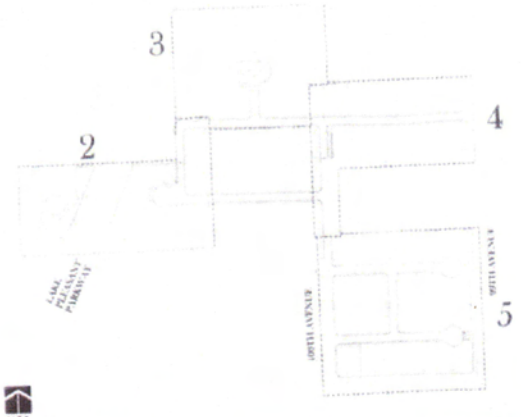
2 OF 5

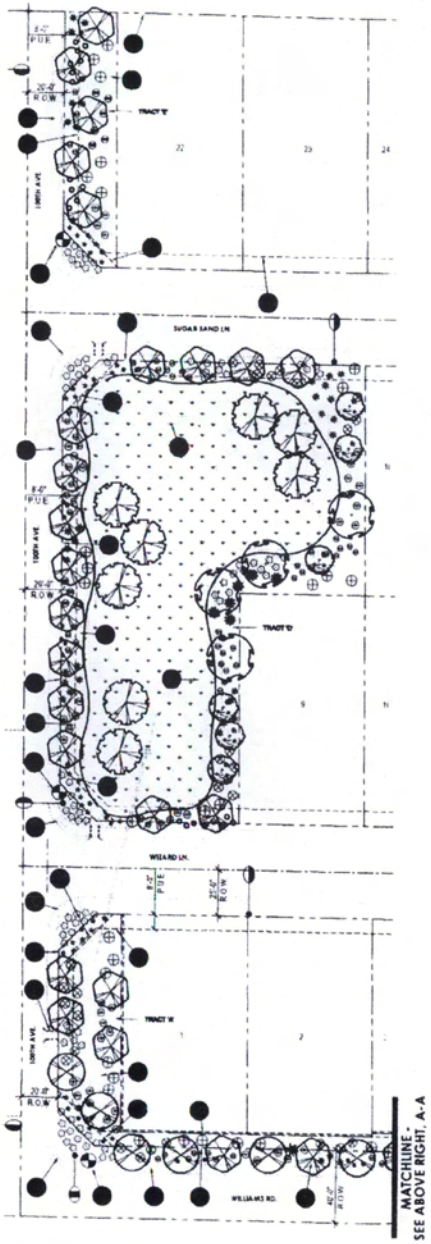

SUNSET RANCH 2
CONCEPTUAL LANDSCAPE PLANS
LAKE PLEASANT PARKWAY
TRACT F
81
82
80
100TH CR
83
79
TRACT G1
TRACT G2
64
65
66
67
68
69
70
JESSIE LN
3
2
4
5
LAKE PLEASANT PARKWAY
NORTH
PLANTING
3/5

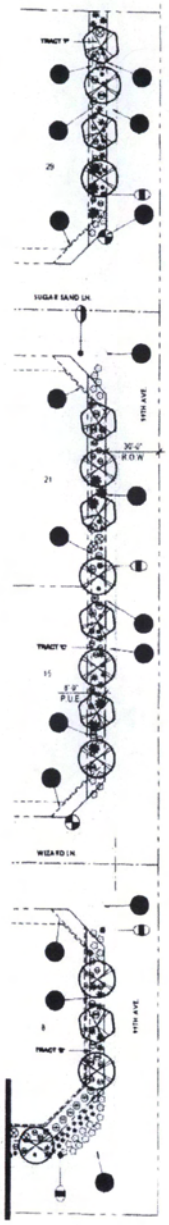
SUNSET RANCH 2

CONCEPTUAL
LANDSCAPE
PLANS





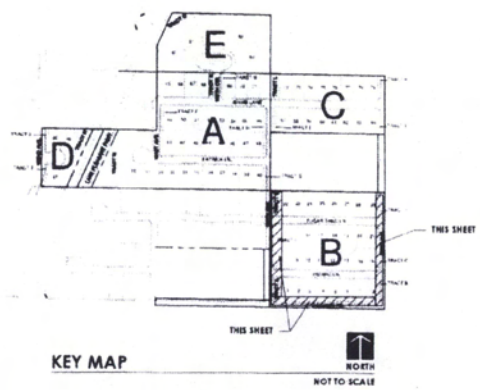




PLANTING KEY NOTES

- PROPERTY LINE / RIGHT OF WAY LINE
- DECOMPOSED GRANITE IN ALL PLANTING AREAS
- SIGHT DISTANCE LINE PER CITY REQUIREMENTS
- STORMWATER RETENTION. SEE CIVIL ENG. PLANS
- FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'
- RIP RAP. SEE CIVIL ENG. PLANS
- DRAINAGE STRUCTURE. SEE CIVIL ENG. PLANS
- SIDEWALK
- CONCRETE HEADER. SEE SHEET L-9 DETAIL H
- P.U.E. SEE CIVIL ENG. PLANS
- ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS
- RETAINING WALL. REFER TO CIVIL ENG. PLANS

NOTE: NOT ALL KEYNOTES USED ON THIS SHEET



KEY MAP

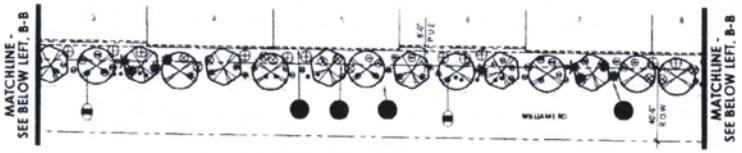
NOTE:
TURF MUST BE FULLY ESTABLISHED PRIOR TO RELEASE OF WARRANTY BY ENGINEER

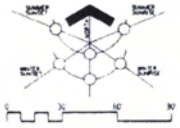
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	TREES	
	ACACIA SALICINA	WILLOW ACACIA
	CERCIDIUM PRAECOX	PALO BREA
	CERCIDIUM PRAECOX	PALO BREA
	DALBERGIA SISSOO	SISSOO TREE
	OLNEYA TESOTA	IRONWOOD
	SHRUBS	
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
	JUSTICIA CALIFORNICA	CHUPAROSA
	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD
	ENCELIA FARINOSA	BRITTLEBUSH
	RUELLIA PENINSULARIS	BAJA RUELLIA
	ACCENTS	
	AGAVE AMERICANA	CENTURY PLANT
	AGAVE GEMINAFLORA	TWIN-FLOWERED AGAVE
	FOUQUIERIA SPLENDENS	OCOTILLO
	HESPERALOE FUNIFERA	GIANT HESPERALOE
	GROUNDCOVER	
	LANTANA "NEW GOLD"	NEW GOLD LANTANA
	BAILEYA MULTIRADIATA	DESERT MARIGOLD
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
	RUELLIA BRITTONIANA KATIE'	KATIE RUELLIA
	TURF	HYDROSEED - BERMUDA
	INERT GROUNDCOVER	
	DECOMPOSED GRANITE	TO BE SELECTED
	CONCRETE HEADER	PLAIN CONCRETE

NOTES:

1. CONTRACTOR TO VERIFY ALL QUANTITIES.
2. CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
3. MAINTAIN 3' TO 5' TREE AND SHRUB CLEARANCE FROM WALLS, UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER.
4. MAINTAIN 1' TO 2' TREE AND SHRUB CLEARANCE FROM SIDEWALKS.
5. ALL TREES LOCATED IN TURF AREAS SHALL HAVE A TREE GUARD.
6. TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6'-8".
7. ALL MATURE TREES AND PALM CANOPIES MUST BE A MINIMUM OF 5' FROM ANY BUILDING WALLS OR BUILDING WINDOWS.





602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PINNACLE DESIGN, INC

1048 N. 44th Street
Suite 200 • Phoenix, AZ 85008
Ph: (602)952-8580 • Fax: 952-8666

RELEVANT CASE #'S: ZONING: Z05-25A.1; PREPLAT P06-06; ENG R0900057

PLANTING PLAN

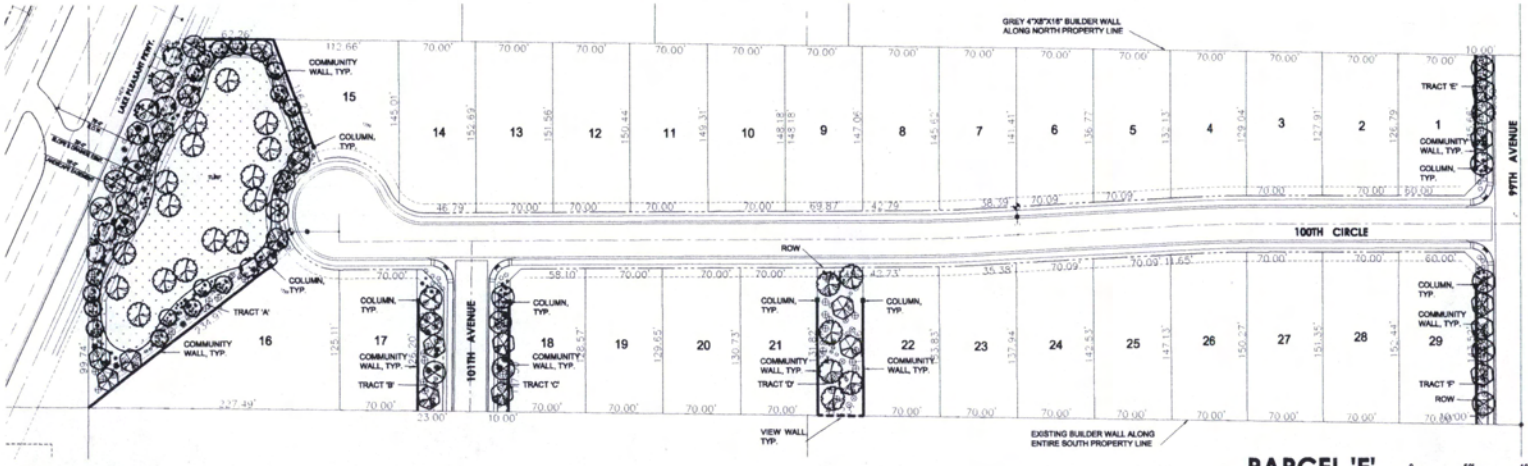
SUNSET RANCH IIB

N.W.C. WILLIAMS RD. & 99TH AVE. ALIGN.

PEORIA, AZ

Drawn By: BTP
Job No: 09055
Date: 02.10.10

5 OF 5



PARCEL 'E'

SCALE: 1" = 50'

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY (E,F,G)
	TREES			
	ACACIA SALICINA	WILLOW ACACIA	15 GAL.	23
	DALBERGIA SISSOO	SISSOO TREE	24" BOX	29
	OLNEYA TESOTA	IRONWOOD	24" BOX	6
	PARKINSONIA PRAECOX	PALO BREA	15 GAL.	42
	PARKINSONIA PRAECOX	PALO BREA	24" BOX	42
	SHRUBS			
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.	108
	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL.	88
	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD	5 GAL.	171
	MALEPHORA LUTEA	VALENTINE BUSH	5 GAL.	120
	RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL.	69
	ACCENTS			
	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL.	50
	AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	5 GAL.	39
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	76
	GROUNDCOVER			
	BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL.	50
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL.	11
	LANTANA "NEW GOLD"	NEW GOLD LANTANA	1 GAL.	66
	RUELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA	1 GAL.	11
	BERMUDA GRASS	HYDROSEED		
	INERT GROUNDCOVER			
2	DECOMPOSED GRANITE	MADISON GOLD	3/4" MINUS	
	CONCRETE HEADER	6" WIDE		

PRELIMINARY LANDSCAPE NOTES

PLANTING

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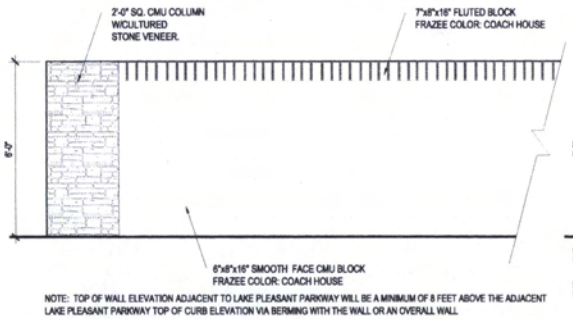
IRRIGATION

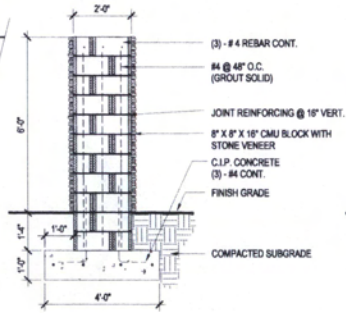
THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.

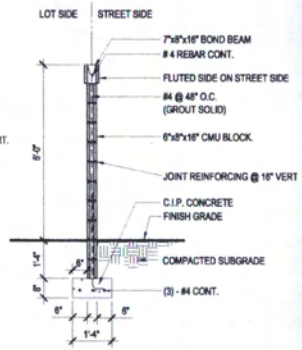


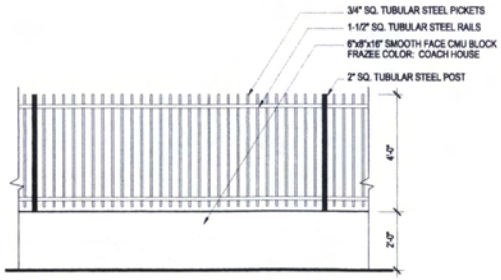
NOTE: TOP OF WALL ELEVATION ADJACENT TO LAKE PLEASANT PARKWAY WILL BE A MINIMUM OF 8 FEET ABOVE THE ADJACENT LAKE PLEASANT PARKWAY TOP OF CURB ELEVATION VIA BERMING WITH THE WALL OR AN OVERALL WALL.

(A) COMMUNITY WALL ELEVATION

SCALE: 1/2" = 1'-0"







(B) VIEW WALL ELEVATION

SCALE: 1/2" = 1'-0"

SITE DATA:

GROSS AREA: 19.55 AC / 851,475 SF

NET AREA: 15.77 AC / 686,823 SF

ZONING: R1-8

ZONING CASE: PAD-Z05-25A.3

PEORIA GENERAL PLAN: LOW DENSITY 2 - 5 DU/AC

APPROVED DENSITY: 3.23 DU/AC

PROPOSED DENSITY: 60 LOTS / 3.07 ACRES

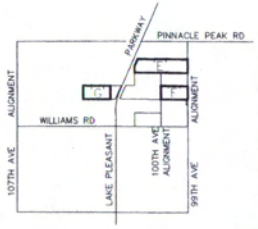
TOTAL OPEN SPACE AREA: 1.89 AC / 82,252 SF

OPEN SPACE E,F- 62,477 S.F., 17.19% / G- 19,776, 9.17%

TOTAL USABLE OPEN SPACE AREA: 1.88 AC / 82,252 SF

OPEN SPACE REQUIRED: 9%

OPEN SPACE PROVIDED: 9.66%



VICINITY MAP

NOT TO SCALE

PINNACLE DESIGN, INC
1048 N. 44th Street
Suite 200 ▲ Phoenix, AZ 85008
Ofc:(602)952-8585 ▲ Fax:952-8666

PRELIMINARY LANDSCAPE AND WALL PLAN:

Peoria, Arizona

SUNSET RANCH II PARCELS E,F,G

THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS

Drawn By:	EL
Job No:	12030
Date:	5.31.12

PLOTTED: ELCHRON ON 06/14/2012 AT 11:21 AM
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PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	TREES		
	ACACIA SALICINA	WILLOW ACACIA	15 GAL.
	DALBERGIA SISSOO	SISSOO TREE	24" BOX
	OLNEYA TESOTA	IRONWOOD	24" BOX
	PARKINSONIA PRAECOX	PALO BREA	15 GAL.
	PARKINSONIA PRAECOX	PALO BREA	24" BOX
	SHRUBS		
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.
	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL.
	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD	5 GAL.
	MALEPHORA LUTEA	VALENTINE BUSH	5 GAL.
	RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL.
	ACCENTS		
	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL.
	AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	5 GAL.
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.
	GROUNDCOVER		
	BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL.
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL.
	LANTANA "NEW GOLD"	NEW GOLD LANTANA	1 GAL.
	RUELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA	1 GAL.
	BERMUDA GRASS	HYDROSEED	
	INERT GROUNDCOVER		
2	DECOMPOSED GRANITE	MADISON GOLD	3/4" MINUS
	CONCRETE HEADER	6" WIDE	

PRELIMINARY LANDSCAPE NOTES

PLANTING

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF PEORIA STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

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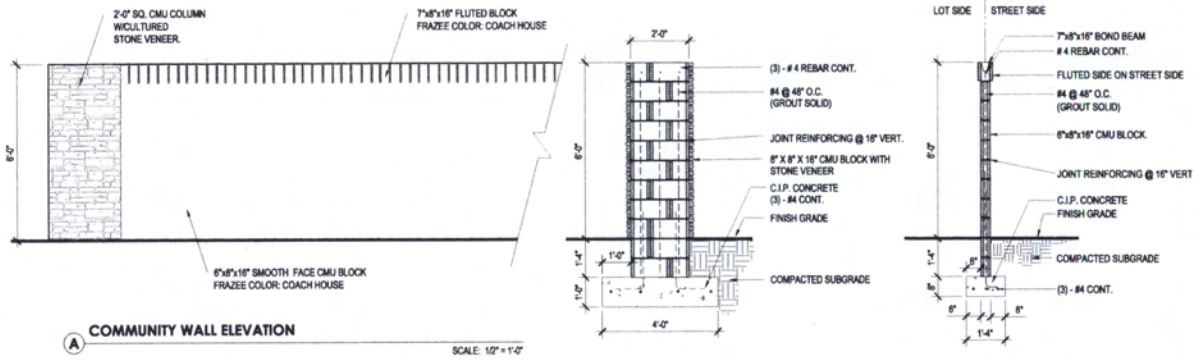
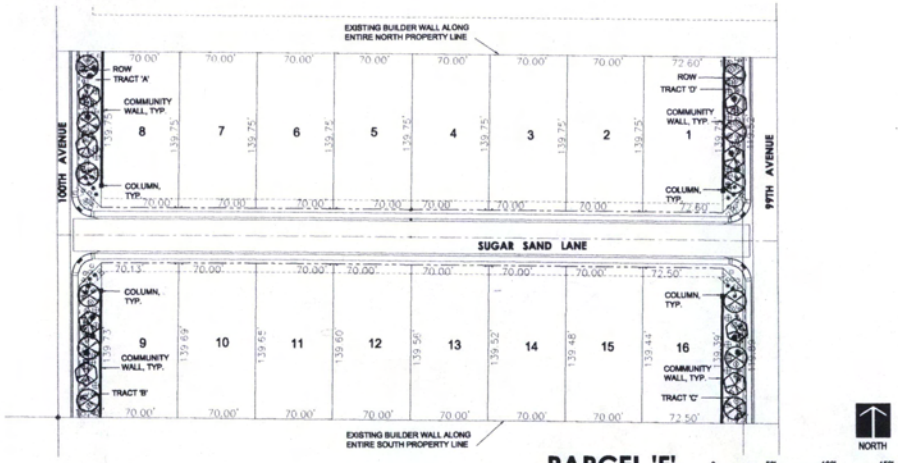
IRRIGATION

THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE. -



A COMMUNITY WALL ELEVATION

SCALE: 1/2" = 1'-0"



PARCEL 'F'

SCALE: 1" = 50'

SINGLE - FAMILY PRELIMINARY PLAT PLANTING DATA SHEET

	REQUIRED	PROVIDED
A. ON-SITE LANDSCAPE AREAS [14-36-4.A.1]		
1. ADJACENT TO ARTERIAL STREETS (10 FEET)	2,000 S.F.	3,000 S.F.
2. ADJACENT TO COLLECTOR STREETS (8 FEET)**	3,804 S.F.	4,842 S.F.
3. ADJACENT TO LOCAL STREETS (8 FEET)*	7,600 S.F.	13,760 S.F.
**REQUIREMENT APPLIED ALONG LOT SIDE AND REAR FRONTAGE AREAS		
B. REQUIRED DRAINAGE RETENTION / DETENTION AREAS [14-36-4.A.4]	51,500 S.F.	51,500 S.F.
C. USEABLE OPEN SPACE AREAS [DESIGN REVIEW MANUAL 20-70-13.C; > 30 LOTS]		
1. LOTS LESS THAN 10,000 SQUARE FEET (9% OF GROSS PROJECT AREA)	76,633 S.F.	82,252 S.F.
2. LOTS 10,000 - 18,000 SQUARE FEET (7% OF GROSS PROJECT AREA)	N/A	N/A
2. LOTS GREATER THAN 18,000 SQUARE FEET (5% OF GROSS PROJECT AREA)	N/A	N/A

PLANT QUANTITIES	REQUIRED	PROVIDED
STREET FRONTAGE LANDSCAPE AREAS [14-36-4.A.3]		
D. TREES: 1 PER 25 LIN. FT. OF STREET FRONTAGE (8' OR 10' BUFFER + ROW)	66 TREES	66 TREES
E. SHRUBS: 5 PER 25 LIN. FT. OF STREET FRONTAGE (8' OR 10' BUFFER + ROW)	328 SHRUBS	328 SHRUBS
DRAINAGE RETENTION / DETENTION + USEABLE OPEN SPACE AREAS [14-36-4-A.1]		
F. TREES: 1 PER 1000 SQ. FT.	77 TREES	77 TREES
G. SHRUBS: 5 PER 1000 SQ. FT.	386 SHRUBS	386 SHRUBS
NOTE: USEABLE OPEN SPACE AREAS MAY OCCUPY THE SAME AREAS AS DRAINAGE (I.E. IMPROVED RETENTION BASINS)		
SPECIAL PLANTING REQUIREMENTS (PAD, ZONING, ETC)	N/A	N/A

TOTALS	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREAS (A + B + C)	90,057 S.F.	103,654 S.F.
TOTAL USEABLE OPEN SPACE PERCENT	9%	9.88%
TOTAL TREES (D + F)	142 TREES	142 TREES
TOTAL 24" BOX TREES (50% OF TOTAL REQUIRED TREES)	71 TREES	77 TREES
TOTAL SHRUBS (E + G)	710 SHRUBS	710 SHRUBS

GENERAL NOTES

1. TURF (LAWN) IS LIMITED TO A MAXIMUM OF 20% OF THE SITE AREA.
2. A DEVELOPMENT MAY SUBSTITUTE A 36" BOX OR LARGER TREE IN PLACE OF A 15 GALLON TREE AT A SUBSTITUTION RATE OF 1.5 TREES FOR EVERY REQUIRED (15) GALLON TREE.
3. ALL LANDSCAPED AREAS SHALL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM WHICH MAY BE SPRAY, FLOOD OR DRIP SYSTEM.
4. PLANT MATERIALS UTILIZED IN LANDSCAPED AREAS IN THE ROW MUST BE INCLUDED ON THE MOST RECENT EDITION OF THE PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE/DROUGHT TOLERANT PLANT LIST.
5. THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY (LANDSCAPING WITHIN ROW WILL COUNT TOWARDS STREET FRONTAGE BUFFER PLANTING REQUIREMENTS).
6. A 3 FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS SHALL BE INSTALLED THAT WILL ENCROACH WHEN MATURE.

PINNACLE DESIGN, INC
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Ph:(602)952-8580 Fax:952-8586

PRELIMINARY LANDSCAPE AND WALL PLAN:

Peoria, Arizona

SUNSET RANCH II PARCELS E,F,G

THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS

Drawn By:	EL
Job No:	12030
Date:	5.31.12

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PRELIMINARY LANDSCAPE NOTES

PLANTING

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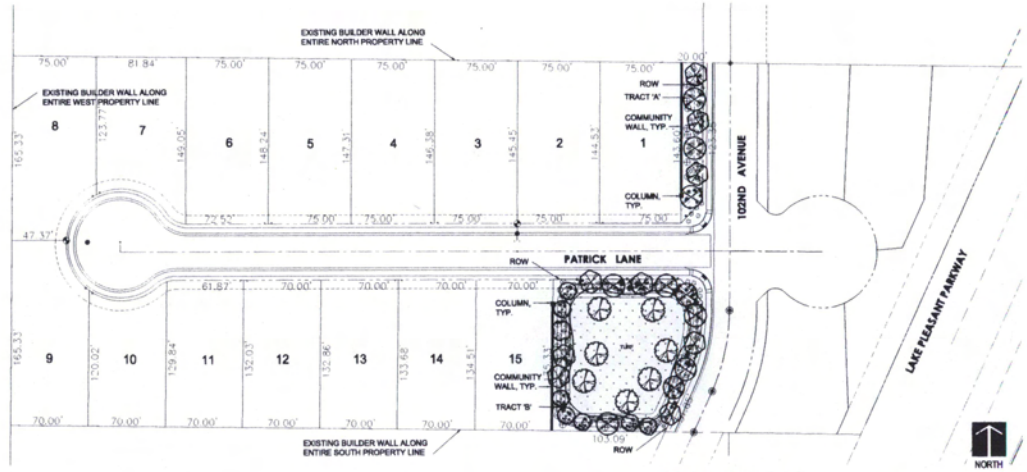
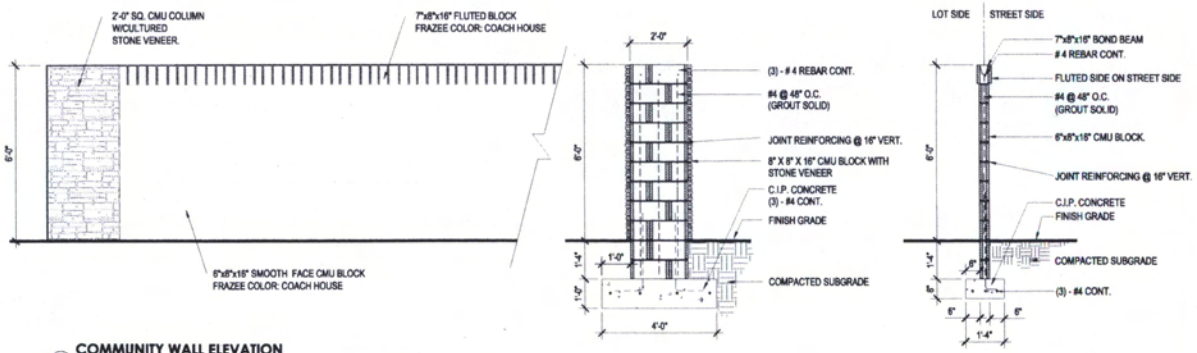


PARCEL 'G'

SCALE: 1" = 50'



A COMMUNITY WALL ELEVATION

SCALE: 1/2" = 1'-0"

PINNACLE DESIGN, INC

1048 N. 44th Street
Suite 200 ▲ Phoenix, AZ 85008
Ph:(602)952-8585 ▲ Fax:952-8686

PRELIMINARY LANDSCAPE AND WALL PLAN:

Peoria, Arizona

SUNSET RANCH II PARCELS E,F,G

THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS

Drawn By:	EL
Job No:	12030
Date:	5.31.12

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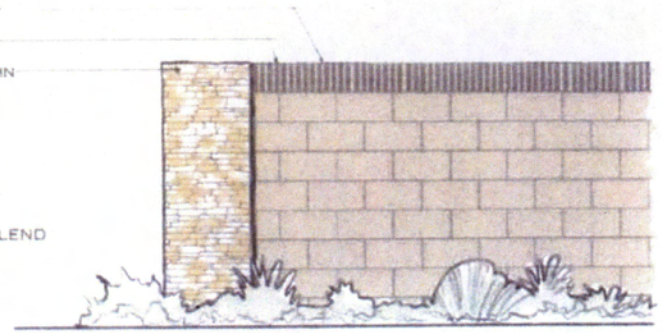
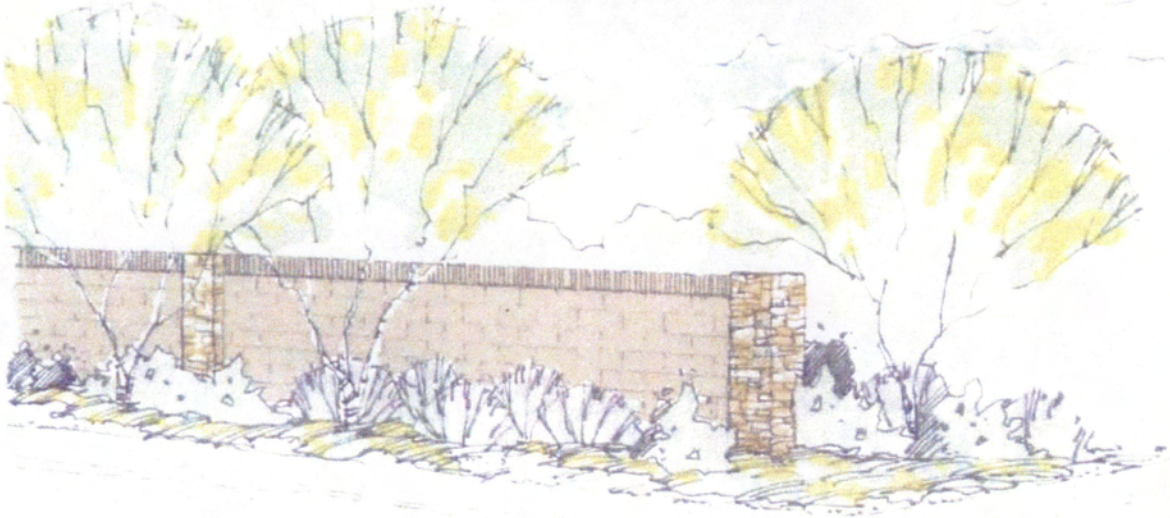
FLUTED WALL CAP

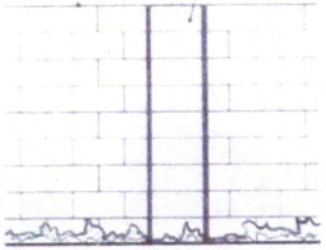
4"x 8"x16" CMU BLOCK UNITS

CULTURED STONE
CAST-N-STONE
COLOR/CORAL 80/20 BLEND



COMMUNITY WALL/SOUND WALL
N.T.S.



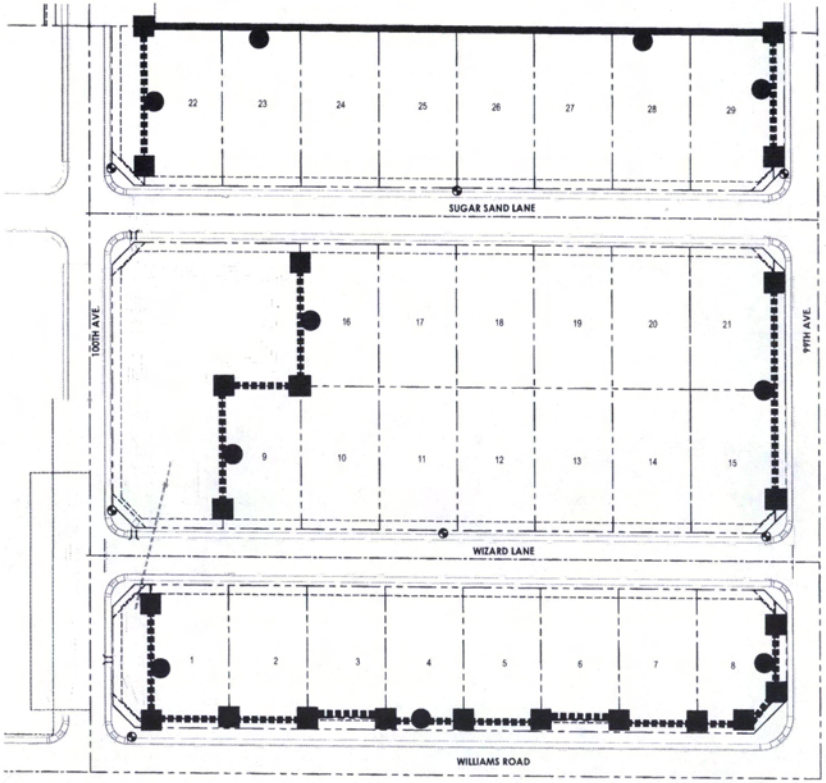


SUBDIVISION WALL
N.T.S.

WALL PAINT COLOR
FRAZEE "COACH HOUSE"
8725A

SUNSET RANCH

PROPOSED COMMUNITY/SOUND WALL DETAIL



WALL KEY NOTES

- COMMUNITY WALL, 6' CMU WALL. SEE SHEET L-7, DETAIL 'B' & 'C'
  QTY: 1,415 L.F.
- SUBDIVISION WALL, 6' CMU WALL. SEE SHEET L-7, DETAIL 'E' & 'F'
  QTY: 550 L.F.
- 2' X 2' CMU BLOCK COLUMN. SEE WALL DETAILS.
  QTY: 22

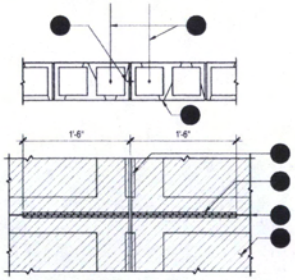
NOTES:

1.) ALL PERIMETER AND INTERIOR WALLS NOT NOTED ABOVE SHALL BE STANDARD 4" X 8" X 16" CMU FENCE BLOCK UNLESS SPECIFIED OTHERWISE BY OWNER. OWNER TO SELECT PAINT COLOR.

2.) PERIMETER WALLS TO STAGGER APPROX. 16" INCHES AT EVERY OTHER LOT LINE.

3.) ALL WALL MATERIALS AND FINISHES TO MATCH EXISTING.

PLAN SECTION



ELEVATION

KEYNOTES

- CONTROL JOINT PER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS
- CMU WALL
- CONTINUOUS BOND BEAM BARS
- ONE VERTICAL BAR EACH SIDE OF JOINT IN SOLID GROUTED CELLS TO MATCH VERTICAL WALL REINFORCING
- WRAP REINFORCING WITH MASTIC FOR BOND BREAK

NOTE:
BOND BEAM BARS CANNOT BE LAPPED WITHIN 8'-0" ON THE CONTROL JOINT

(A) CONTROL JOINT IN CMU WALL

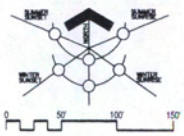
1" = 1'-0"

GENERAL MASONRY NOTES

1. THESE NOTES ARE GENERAL AND MAY BE SUPERSEDED BY EITHER THE SPECIFICATIONS OR LOCAL TRADE PRACTICES.
2. MASONRY UNITS: SHALL BE GRADE "N" TYPE I CONFORMING TO LATEST ASTM STANDARD SPECIFICATION C-90 AND MANUFACTURED IN ACCORDANCE WITH "CONCRETE MASONRY ASSOCIATION" STANDARDS. SPECIFICALLY BLOCK SHALL BE AS NOTED ON PLANTS.
3. MORTAR: SHALL BE TYPE S, CONFORMING TO ASTM C270, WITH A 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI.
4. GROUT: FRESHLY PREPARED AND UNIFORMLY MIXED. GROUT SHALL BE COMPOSED BY VOLUME OF 1 PART PORTLAND CEMENT AND 2 1/4 TO 3 PARTS SAND, TO WHICH MAY BE ADDED NOT MORE THAN ONE-TENTH PART LIME. WATER SHALL BE ADDED TO PRODUCE CONSISTENCY OF POURING WITHOUT SEGREGATION OF THE CONSTITUENTS. GROUT SHALL ATTAIN A COMPRESSIV STRENGTH OF 2000 PSI AT 28 DAYS.
5. PORTLAND CEMENT: SHALL BE TYPE II AND CONFORM TO LATEST ASTM STANDARDS SPECIFICATION C-150.

WALL NOTES

1. THESE NOTES ARE GENERAL AND MAY BE SUPERSEDED BY EITHER THE SPECIFICATIONS OR LOCAL TRADE PRACTICES. ALL WALLS, FENCES AND STRUCTURES SHALL CONFORM TO APPLICABLE JURISDICTIONAL REGULATIONS.
2. ALL WALLS AND FENCES SHALL CONFORM TO APPLICABLE POOL FENCING ORDINANCES.
3. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. REQUIRED SHOP DRAWINGS SHALL INCLUDE BUT NOT LIMITED TO WALL, COLUMNS, ENTRY GATES, POOL FENCE, AND WATER FEATURES. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY ITEMS REQUIRING SHOP DRAWING UNLESS THE LANDSCAPE ARCHITECT HAS REVIEWED AND APPROVED THE SHOP DRAWINGS.
4. ALL VIEW FENCING SHALL BE POWDER COATED.
5. FOOTINGS SHALL BEAR IN UNDISTURBED NATIVE SOIL OR COMPACTED FILL.
6. THE EXPOSED UPPERMOST SOIL TO RECEIVE FILL SHALL BE SCARIFIED 6" DEEP, MOISTURE CONDITIONED TO 3% ± OF OPTIMUM DENSITY CURVE FOR EACH TYPE OF SOIL ENCOUNTERED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-2922 OR D-3017.
7. FILL MATERIAL SHALL BE PREDOMINANTLY GRANULAR, NON-EXPANSIVE, CLEAN OF ALL ORGANIC OR DETRITUS SUBSTANCES, AND HAVE A PLASTICITY INDEX LESS THAN SEVEN (7). BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY IN HORIZONTAL 8" LIFTS.
8. EXCAVATIONS FOR FOUNDATIONS SHALL BE NEAT TO BE REMOVED FROM SURFACE TO RECEIVE CONCRETE.
9. ALLOWABLE SOIL BEARING PRESSURES AT FOOTING ON COMPACTED SOIL: 1500 PSI.
10. CONCRETE MIX DESIGN SHALL BE MAG CLASS "B" (2500 PSI), UNLESS OTHERWISE NOTED ON DRAWINGS. SUBMIT TEST REPORTS FOR CONCRETE MIX DESIGNS TO LANDSCAPE ARCHITECT FOR REVIEW.
11. NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
12. CONCRETE FOOTINGS SHALL BE CONTINUOUS POUR TO GREATEST EXTENT PRACTICAL. STEP FOOTINGS IN EVEN BLOCK INCREMENTS.
13. IF STRUCTURAL DRAWINGS ARE NOT PROVIDED BY THE LANDSCAPE ARCHITECT, THEN THE WALL CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL CALCULATIONS FOR THE WALLS. SUCH ENGINEERING SHALL CONFORM TO APPLICABLE JURISDICTIONAL REGULATIONS.
14. WATERPROOF ALL WALLS TO HIGH GRADE, IF APPLICABLE. GROUT SOLID ALL C.M.U. CELLS AND VOIDS BELOW GRADE AND/OR CONTAINING REBAR.
15. ALL IRON/STEEL WORK TO BE OF HIGHEST QUALITY WITH WELDS GROUND SMOOTH. ALL IRON WORK, EXCEPT WHERE NOTED, TO BE PRIMED AND PAINTED. PAINT COLOR TO BE SELECTED BY OWNER AND/OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL PROVIDE A 1 YEAR RUST WARRANTY ON IRON/STEEL WORK.
16. VERIFY HEIGHTS AND SLOPES AND TURNDOWNS BEFORE POURING FOOTING!
17. NEW WALL FINISHES SHALL MATCH EXISTING SURFACES, UNLESS OTHERWISE NOTED ON DRAWINGS.
18. ALL PERIMETER AND INTERIOR WALLS NOT NOTED ABOVE SHALL BE STANDARD 4" X 8" X 16" CMU FENCE BLOCK UNLESS SPECIFIED OTHERWISE B' OWNER. OWNER TO SELECT PAINT COLOR.



SCALE: 1" = 50'-0"

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PINNACLE DESIGN, INC
1049 N. 44th Street
Suite 300 • Phoenix, AZ 85008
Ph:(602)966-6565 • Fax:602-966

RELEVANT CASE #'S : ZONING: Z05-25A.1; PREPLAT P04-06; ENG R090057

WALL KEY MAP

SUNSET RANCH IIB

N.W.C. WILLIAMS RD. & 99TH AVE. ALIGN.

PEORIA, AZ

Drawn By:	BTP
Job No:	09055
Date:	02.10.10

PLOTTED: AUGUSLAR ON 04/26/2010 AT 10:34 AM
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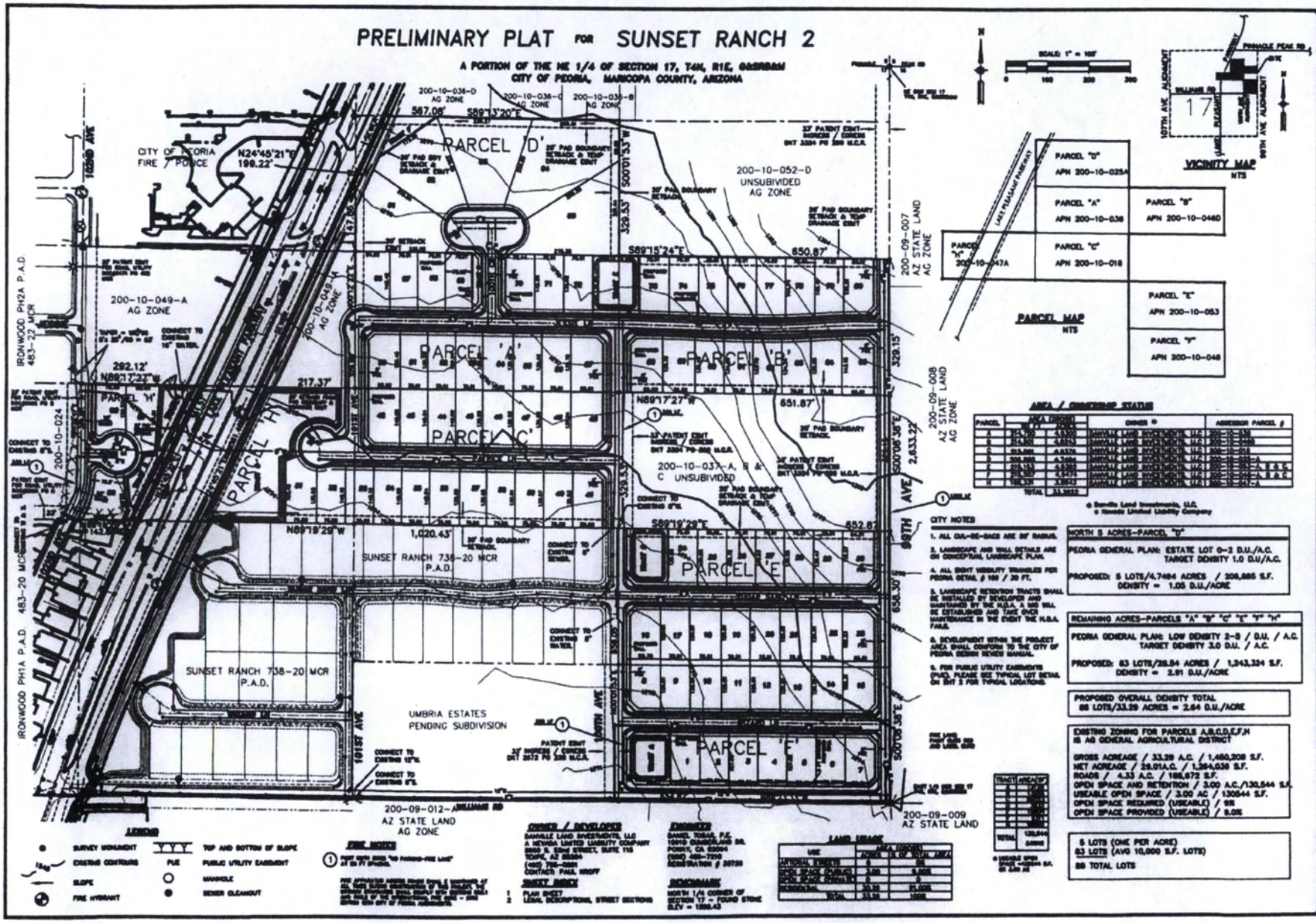
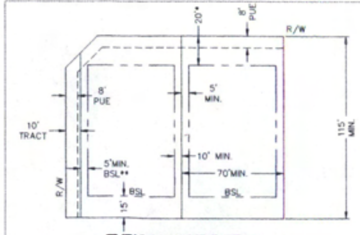
PRELIMINARY PLAT FOR SUNSET RANCH 2

A PORTION OF THE NE 1/4 OF SECTION 17, T4N, R1E, G&SRB&M
CITY OF PEORIA, MARICOPA COUNTY, ARIZONA



SUNSET RANCH II - PARCELS E, F, AND G
PRELIMINARY PLAT
LAKE PLEASANT PARKWAY AND WILLIAMS ROAD
PEORIA, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



TYPICAL LOT DETAIL
NOT TO SCALE

*20' FRONT SETBACK MAY BE DECREASED BY 10' AT CUL-DE-SAC AND KNUCKLE LOTS

**CORNER LOT, STREET SIDE SETBACK = 10 FT MIN. IF A 10 FT TRACT IS SHOWN AS ABOVE, THE LOT SHALL BE CONSIDERED AN INTERIOR LOT, WITH MINIMUM SIDE SETBACK = 5 FT. (15 FT TOTAL).

***WHERE FRONT-FACING GARAGES ARE PRESENT, A 10-FOOT SETBACK SHALL APPLY TO THE LIVABLE PORTION OF THE HOME PROVIDED THAT NOT MORE THAN 60% OF THE TOTAL FRONT-FACING ELEVATION OCCURS AT THE 10-FOOT SETBACK AND A 10-FOOT SETBACK SHALL APPLY TO SIDE-ENTRY GARAGES WHEN NOT MORE THAN 60% OF THE TOTAL FRONT-FACING ELEVATION OCCURS AT THE 10-FOOT SETBACK.

AVERAGE LOT AREA = 10,074 SF

CIVIL ENGINEER
BOWMAN CONSULTING GROUP, LTD.
13111 NORTH 94TH DRIVE
SUITE A
PEORIA, ARIZONA 85381
PHONE: 602.679.4438
CONTACT: SHELBY DUPLESSIS

DEVELOPER
C/O WOODSIDE HOME ARIZONA, LLC
WOODSIDE ENCORE AT SUNSET RANCH, LLC
1811 SOUTH ALMA SCHOOL ROAD, #190
MESA, ARIZONA 85210
PHONE: 480.755.0801
CONTACT: PAUL KROFF

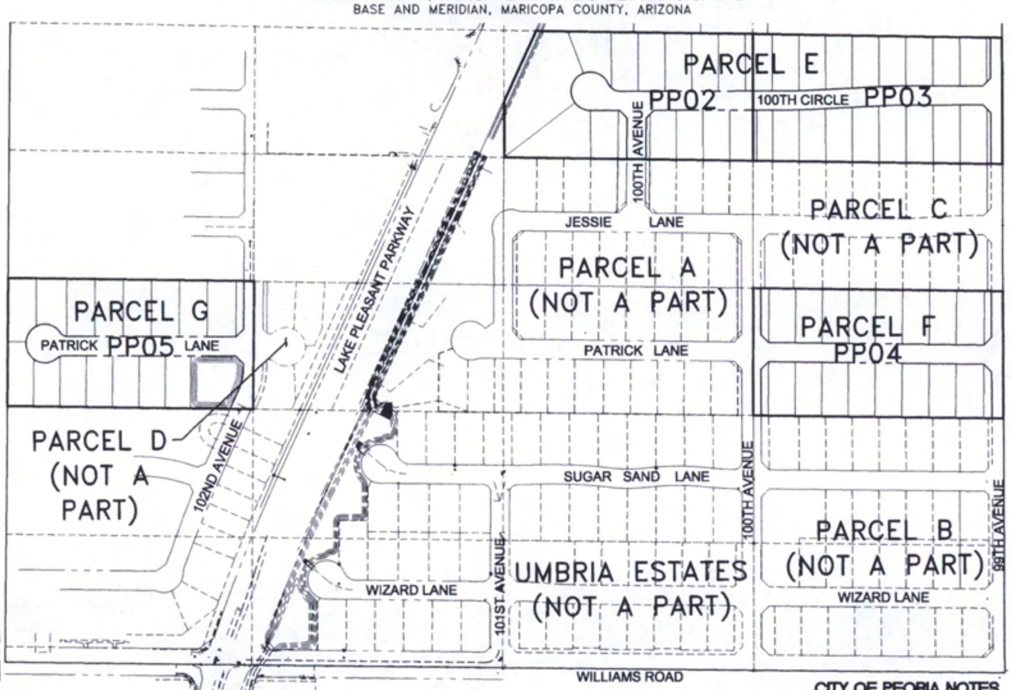
SHEET INDEX
PP01	COVER SHEET - DETAILS AND NOTES
PP02-PP03	PARCEL E PRELIMINARY PLAT
PP04	PARCEL F PRELIMINARY PLAT
PP05	PARCEL G PRELIMINARY PLAT

BASIS OF BEARING
BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

SOUTH 00 DEGREES 08 MINUTES 38 SECONDS EAST

BENCHMARK
NORTHEAST CORNER OF SECTION 17, T4N, R1E
FOUND MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN A HAND HOLE
AT THE INTERSECTION OF PINNACLE PEAK ROAD AND 99TH AVENUE
ELEVATION= 1313.05 (NAVD 88 DATUM, CITY OF PEORIA DATA)

ZONING
EXISTING: PAD/AG
PROPOSED: PAD



KEY MAP
N.T.S.

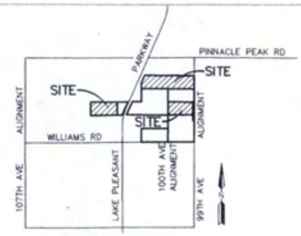
LEGEND
— - —	CENTER LINE
———	RIGHT-OF-WAY
- - - -	PUE
—○—	SEWER MANHOLE
●	FIRE HYDRANT
→	DRAINAGE FLOW
—1291—	EXISTING CONTOUR

LAND USE TABLE

Parcel Name	Lot Area	Street Area	Open Space Area	Total Gross Area Acres	Total Gross Area SF	Total Net Area Acres	Total Net Area SF	% Open Space
Parcel E	293,648 SF	75,264 SF	52,146 SF	9.67	421,058	7.94	345,794	12.38%
Parcel F	157,131 SF	47,372 SF	10,331 SF	4.93	214,834	3.84	167,462	4.81%
Parcel G	153,791 SF	42,016 SF	19,776 SF	4.95	215,583	3.98	173,567	9.17%
Sub Totals	**604,570 SF**	**164,652 SF**	**82,253 SF**	**19.55**	**851,475**	**15.77**	**686,823**	**9.66%**
Parcel A			12,740 SF	9.87	429,831			2.96%
Parcel B			26,784 SF	9.89	430,660			6.22%
Parcel C			10,736 SF	4.92	214,501			5.01%
Parcel D (East of LPP)*			58,023 SF	1.73	75,387			76.97%
Parcel D (West of LPP)*			19,218 SF	2.13	92,944			20.68%
Umbria Estates			31,612 SF	4.95	215,743			14.65%
Totals	**604,570 SF**	**164,652 SF**	**241,366 SF**	**53.04**	**2,310,541**			**10.45%**

* PER ORIGINAL APPROVED PRELIMINARY PLAT

CITY OF PEORIA NOTES
1. ALL CUL-DE-SACS ARE 50' RADIUS.
2. LANDSCAPE AND WALL DETAILS ARE ON CONCEPTUAL LANDSCAPE PLAN.
3. ALL SIGHT VISIBILITY TRIANGLES PER PEORIA DETAIL #159 / 30 FT.
4. LANDSCAPE RETENTION TRACTS SHALL BE INSTALLED BY DEVELOPER AND MAINTAINED BY THE H.O.A. A MID WILL BE ESTABLISHED AND TAKE OVER MAINTENANCE IN THE EVENT THE H.O.A. FAILS.
5. DEVELOPMENT WITHIN THE PROJECT AREA SHALL CONFORM TO THE CITY OF PEORIA DESIGN REVIEW MANUAL.
6. FOR PUBLIC UTILITY EASEMENTS (PUE), PLEASE SEE TYPICAL LOT DETAIL ON THIS SHEET FOR TYPICAL LOCATIONS.

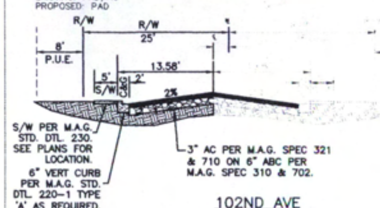


VICINITY MAP
NOT TO SCALE

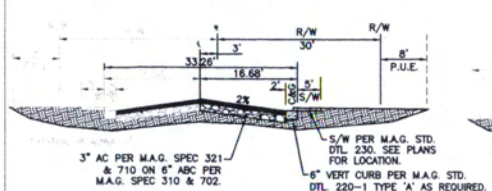
DEVELOPMENT NOTES
1. THE BOUNDARY AND TOPOGRAPHY SHOWN HEREON ARE BASED ON ALTA SURVEYS PREPARED BY BOWMAN CONSULTING, 3010 SOUTH PRIEST DRIVE SUITE 101 TEMPE, AZ 85282, PHONE 480.559.8357
2. ALL STREETS (ONSITE AND OFFSITE) ARE TO BE PUBLIC.
3. ALL SEWER AND WATER IMPROVEMENTS ARE TO BE PUBLIC
4. THE SITE IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP PANELS 1160 OF 4350, DATED SEPTEMBER 30, 2005. A PORTION OF THIS MAP HAS BEEN INCLUDED IN A PRELIMINARY DRAINAGE REPORT PREPARED FOR THIS PROJECT BY BOWMAN CONSULTING, DATED MARCH 27, 2012.
5. THE PAVEMENT SECTIONS SHOWN HEREON ARE MINIMUM SECTIONS ONLY. THE SOILS ENGINEER SHALL CALCULATE THE REQUIRED PAVEMENT SECTIONS BASED ON SOIL TESTS TAKEN ON THE SUBGRADE. THE SOILS ENGINEER'S FINAL PAVEMENT SECTIONS SHALL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
6. THE DEVELOPER WILL CREATE A HOMEOWNERS ASSOCIATION FOR THIS PROJECT TO INCLUDE ALL PROPERTY OWNERS AND WILL DRAFT CC&RS FOR RECORDATION CONCURRENTLY WITH THE FINAL PLAT. THE HOMEOWNERS ASSOCIATION WILL BE DEEDED THE OPEN SPACE TRACTS AND SHALL BE RESPONSIBLE FOR ALL REQUIRED MAINTENANCE OF THE LANDSCAPE IMPROVEMENTS, DRAINAGE AND RETENTION IMPROVEMENTS WITHIN THESE TRACTS AS WELL AS THAT FOR ANY RECREATIONAL AMENITIES PROVIDED BY THE DEVELOPER.
7. THE SITE HAS BEEN CULTIVATED AS CROP AND/OR PASTURE LAND AND IRRIGATED FOR AGRICULTURAL PRODUCTION FOR MANY YEARS. WE DO NOT ANTICIPATE THAT ANY OF THE SITE VEGETATION WILL BE SALVAGED OR PROTECTED IN PLACE. NO PLANT INVENTORY, SALVAGE PLAN, PLANT NURSERY, OR OTHER SIMILAR OR RELATED FACILITIES ARE PROPOSED.
8. THE IMPROVEMENT PLANS FOR "SUNSET RANCH II" HAVE BEEN APPROVED AND THE FINAL PLAT HAS BEEN RECORDED. WE UNDERSTAND ALL IMPROVEMENTS ADJACENT TO UMBRIA HAVE BEEN COMPLETED PER THESE APPROVED PLANS.
9. ONSITE IMPROVEMENTS AS SHOWN HEREON SHALL INCLUDE RETENTION BASINS SUFFICIENT TO CONTAIN THE 100-YEAR, 2-HOUR RAINFALL EVENT. THE DEVELOPER SHALL PROVIDE THE CITY OF PEORIA DRAINAGE/RETENTION EASEMENTS OVER THESE BASINS TO ENSURE THAT THE CITY CAN MAINTAIN THESE FACILITIES SHOULD THE HOMEOWNERS ASSOCIATION FAIL TO PROVIDE ADEQUATE MAINTENANCE.
10. ALL FINISHED FLOORS SHALL BE ADEQUATELY PROTECTED FROM THE 100-YEAR RAINFALL EVENT AS REQUIRED BY CITY AND COUNTY ORDINANCES.
11. ALL LIGHTING SHALL COMPLY WITH THE CITY'S LIGHTING ORDINANCE.
12. A MODIFIED PRELIMINARY LANDSCAPE PLAN FOR THIS PROJECT HAS BEEN PREPARED BY PINNACLE DESIGN, INC., 1048 NORTH 44TH STREET, SUITE 200, PHOENIX, AZ 85008 602.952.8585.
13. BASED ON THE EXTREMELY SMALL PEAK SEWER AND WATER FLOWS FOR THE SITE FOR AS SHOWN IN THE PROJECT DESIGN REPORTS (HEREBY MADE A PART OF THIS PRELIMINARY PLAT) IT IS NOT ANTICIPATED THAT THIS SITE ALONE WILL HAVE ANY MEANINGFUL IMPACT ON THE CITY'S INFRASTRUCTURE.

SITE DATA

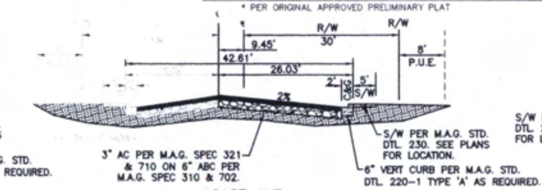
SITE DATA (SUNSET RANCH PARCELS E, F & G:		
Gross Area:	851,475 SF	19.55 AC
Net Area:	686,823 SF	15.77 AC
Zoning:	R1-8	
Zoning Case:	PAD 205-25A.3	
Peoria General Plan:	Low Density 2 - 5 DU/AC	
Approved Density:	3.23 DU/AC	
Proposed Density:	60 LOTS	3.07 du/ac
Total Open Space Area:	82,253 SF	1.89 AC
Open Space Required:	9%	
Total Open Space Provided:	9.66%	
SITE DATA (WITH SUNSET RANCH PARCELS A, B, C, D, E, F & G AND UMBRIA ESTATES):		
Gross Area:	2,310,541 SF	53.04 AC
Proposed Density:	156 LOTS	2.94 du/ac
Total Open Space Area:	241,366 SF	5.54 AC
Total Usable Open Space Area:	208,839 SF	4.79 AC
Open Space Required:	9%	
Total Open Space Provided:	10.45%	
Usable Open Space Provided:	9.04%	



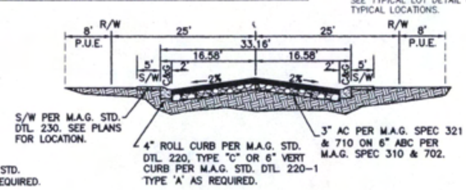
102ND AVE
N.T.S.
LOOKING NORTH



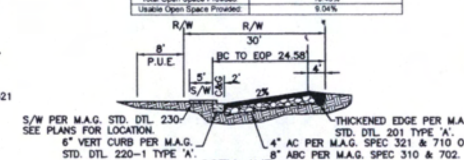
100TH AVE
N.T.S.
LOOKING NORTH



101ST AVE
N.T.S.
LOOKING NORTH



TYPICAL LOCAL STREET
N.T.S.



99TH AVE
N.T.S.
LOOKING NORTH

Bowman
CONSULTING
Bowman Consulting Group, Ltd.
3010 South Priest Drive
Suite 101
Tempe, Arizona 85282
Phone: (480) 629-8830
www.bowmanconsulting.com

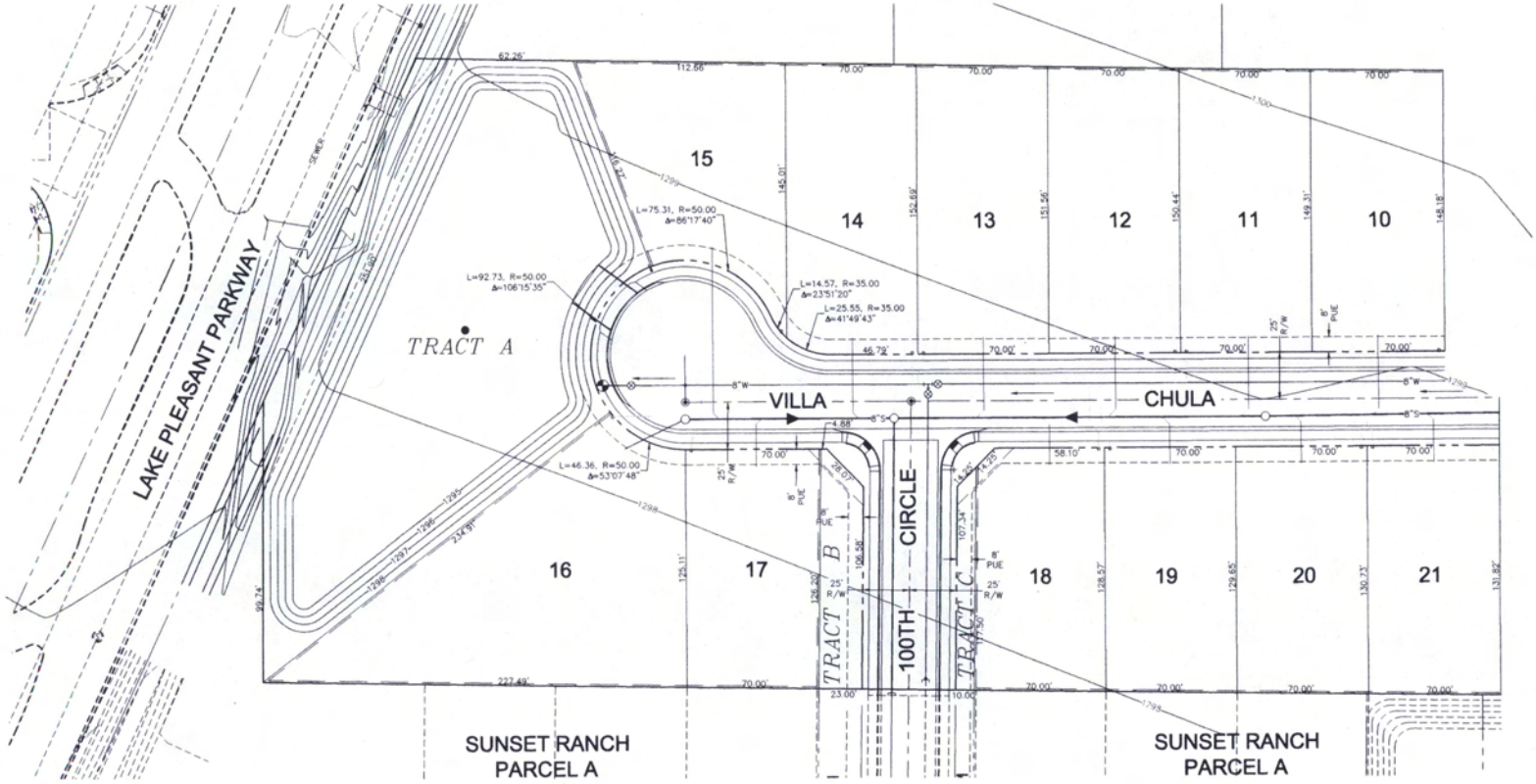
© Bowman Consulting Group, Ltd.

PRELIMINARY PLAT
SUNSET RANCH II - PARCELS E, F, G
PEORIA ARIZONA

PLAN STATUS

DATE	DESCRIPTION	
JS	CRS	SJD
DESIGN	DRAWN	CHKD
SCALE	H: V:	
JOB No.	9620-01-001	
DATE :	08/09/12	
FILE No.	PP01	
SHEET	1 OF 5	

CAD FILE NAME: P:\9620 - Sunset Ranch II\9620-01-001 (ENG)\Engineering\Engineering Plans\Preliminary Plat\9620 - PP01.dwg



LOT AREAS

LOT NO.	AREA	WIDTH
1	8,785	70
2	8,914	70
3	8,993	70
4	9,118	70
5	9,411	70
6	9,736	70
7	10,096	70
8	10,251	70
9	10,323	70
10	10,412	70
11	10,490	70
12	10,569	70
13	10,646	70
14	10,663	70
15	10,422	112.66
16	18,776	227.49
17	8,795	70
18	8,790	70
19	9,037	70
20	9,113	70
21	9,189	70
22	9,274	70
23	9,500	70
24	9,816	70
25	10,138	70
26	10,469	70
27	10,556	70
28	10,632	70
29	10,658	70

TRACT AREAS

LOT	LAND USAGE	AREA(SF)	ACRES
Tract A	Landscape, Open Space, Retention, PUE	40,381	0.93
Tract B	Landscape, Open Space, PUE	2,626	0.06
Tract C	Landscape, Open Space, PUE	1,124	0.03
Tract D	Landscape, Open Space, PUE	5,445	0.13
Tract E	Landscape, Open Space, PUE	1,106	0.03
Tract F	Landscape, Open Space, PUE	1,386	0.03
Totals		52,268	1.21

30 0 30 60
SCALE FEET

Bowman CONSULTING

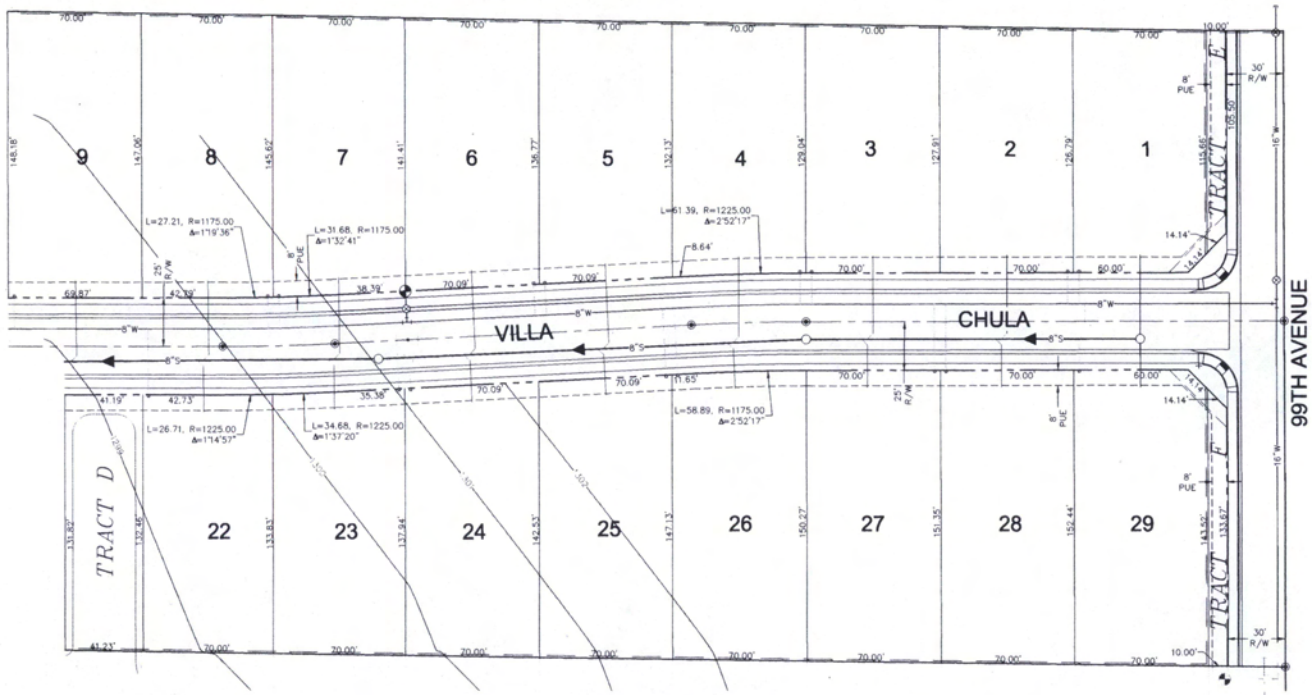
Bowman Consulting Group, Ltd.
3010 South Priest Drive
Suite 101
Tempe, Arizona 85282
Phone: (480) 929-8830
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

PRELIMINARY PLAT
SUNSET RANCH II - PARCELS E, F, G
PEORIA ARIZONA

36638
SHELBY J.M. DUPLESSIS
ARIZONA U.S.A.
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

PLAN STATUS		
DATE	DESCRIPTION	
JS DESIGN	CRS DRAWN	SJD CHKD
SCALE	H: V:	
JOB No. 9620-01-001		
DATE : 08/09/12		
FILE No. PP02		
SHEET 2 OF 5		

CAD FILE NAME: P:\9620 - Sunset Ranch II\9620-01-001 (ENG)\Engineering\Engineering Plans\Preliminary Plat\9620 - PP02.dwg



SUNSET RANCH
PARCEL C

TRACT L 72 73 74 75 76 77 78 79

LOT AREAS

LOT NO.	AREA	WIDTH
1	8,785	70
2	8,914	70
3	8,993	70
4	9,118	70
5	9,411	70
6	9,736	70
7	10,056	70
8	10,251	70
9	10,323	70
10	10,412	70
11	10,490	70
12	10,569	70
13	10,648	70
14	10,663	70
15	10,422	112.66
16	18,776	227.49
17	8,795	70
18	8,790	70
19	9,037	70
20	9,113	70
21	9,189	70
22	9,274	70
23	9,500	70
24	9,816	70
25	10,138	70
26	10,469	70
27	10,556	70
28	10,632	70
29	10,658	70

TRACT AREAS

LOT	LAND USAGE	AREA(SF)	ACRES
Tract A	Landscape, Open Space, Retention, PUE	40,381	0.93
Tract B	Landscape, Open Space, PUE	2,826	0.06
Tract C	Landscape, Open Space, PUE	1,124	0.03
Tract D	Landscape, Open Space, PUE	5,445	0.13
Tract E	Landscape, Open Space, PUE	1,106	0.03
Tract F	Landscape, Open Space, PUE	1,386	0.03
Totals		52,268	1.21

N

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SCALE FEET

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PRELIMINARY PLAT

SUNSET RANCH II - PARCELS E, F, G

PEORIA ARIZONA

36639 SHELBY J.M. DUPLESSIS

PLAN STATUS

DATE	DESCRIPTION	
JS DESIGN	CRS DRAWN	SJD CHKD
SCALE	H: V:	
JOB No.	9620-01-001	
DATE :	08/09/12	
FILE No.	PP03	
SHEET	3 OF 5	

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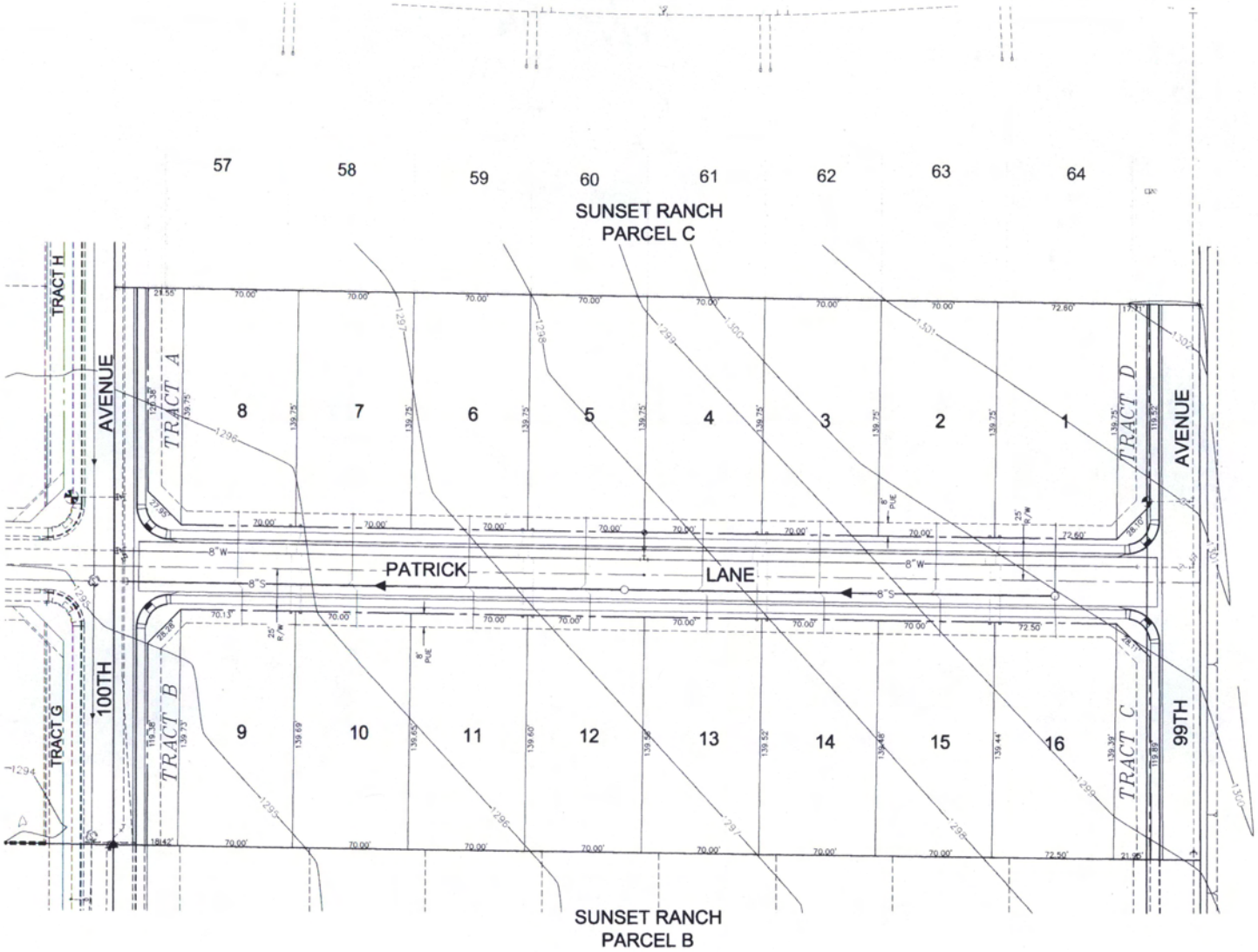

LOT AREAS

LOT NO.	AREA	WIDTH
1	10,146	72.6
2	9,783	70
3	9,783	70
4	9,783	70
5	9,783	70
6	9,783	70
7	9,783	70
8	9,782	70
9	9,780	70
10	9,777	70
11	9,774	70
12	9,771	70
13	9,768	70
14	9,765	70
15	9,762	70
16	10,108	72.5

TRACT AREAS

LOT	LAND USAGE	AREA(SF)	ACRES
Tract A	Landscape, Open Space, PUE	2,703	0.06
Tract B	Landscape, Open Space, PUE	2,481	0.06
Tract C	Landscape, Open Space, PUE	2,726	0.06
Tract D	Landscape, Open Space, PUE	2,421	0.06
Totals		10,331	0.24

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SUNSET RANCH II - PARCELS E, F, G

PEORIA ARIZONA

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ARIZONA U.S.A.

PLAN STATUS

DATE	DESCRIPTION	
JS DESIGN	CRS DRAWN	SJD CHKD
SCALE	H: V:	
JOB No.	9620-01-001	
DATE :	08/09/12	
FILE No.	PP04	
SHEET	4 OF 5	

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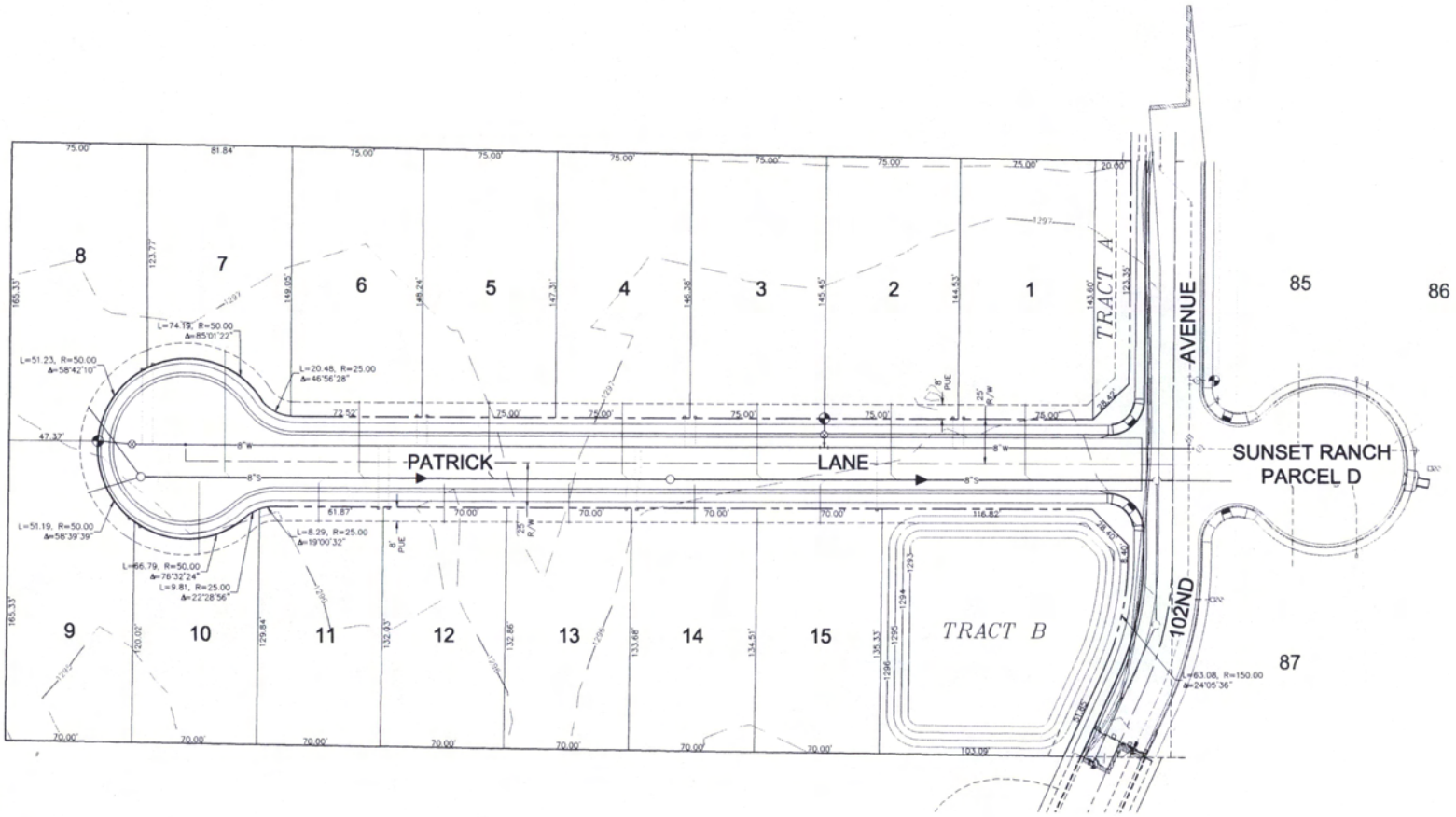

LOT AREAS

LOT NO.	AREA	WIDTH
1	10,804	75
2	10,874	75
3	10,944	75
4	11,013	75
5	11,083	75
6	11,148	75
7	10,405	81.84
8	11,726	75
9	10,931	70
10	8,223	70
11	9,209	70
12	9,271	70
13	9,329	70
14	9,387	70
15	9,444	70

TRACT AREAS

LOT	LAND USAGE	AREA(SF)	ACRES
Tract A	Landscape, Open Space, PUE	2,673	0.06
Tract B	Landscape, Open Space, Retention, PUE	17,103	0.39
Totals		19,776	0.45

N

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PRELIMINARY PLAT

SUNSET RANCH II - PARCELS E, F, G

PEORIA ARIZONA

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PLAN STATUS

DATE	DESCRIPTION	
JS DESIGN	CRS DRAWN	SJD CHKD

SCALE H: V:

JOB No. 9620-01-001

DATE : 08/09/12

FILE No. PP05

SHEET 5 OF 5

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