

COPPER LEAF

± 155 Finished Attached Pads

NWC of Southern Ave & 24th Street ♦ Phoenix, Arizona 85040

~Exclusively Listed~



HIGHLIGHTS

LOCATION ♦ NWC Southern Avenue & 24th Street
Phoenix, Arizona 85040

PRICE ♦ Submit

DESCRIPTION ♦ Currently platted for 155 Condo Lots
Unit 4, Lots 1-118, 134-154, 177-192

LOT STATUS ♦ All lots are currently Fully Improved

UTILITIES ♦

- Water: City of Phoenix
- Sewer: City of Phoenix
- Electric: APS
- Gas: Southwest Gas

COMMENTS ♦

- No Impact Fees
- Conceptual Site Plans allow for 2 scenarios:
 1. 79 Lots – 30' x 60-75' minimum
 2. 100 Townhome Units
(30 2-story Units & 70 3-Story Units)

PLEASE CONTACT:

Joe Hogan

(602) 553-4158 | Office

(602) 527-6211 | Mobile

jhogan@hogangroupaz.com

Kevin Hogan

(602) 553-4115 | Office

(480) 310-4999 | Mobile

khogan@hogangroupaz.com

DISCLAIMER : The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

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SITE HIGHLIGHTS

- Close proximity to I-10 and Loop 202 freeways, Downtown Phoenix, Sky Harbor, and ASU.
- Community is located in the City of Phoenix's Economic Impact Area which does not have impact fees.
- Located less than one mile from South Mountain Community College.
- Located one mile away from abundant retail including, but not limited to, Lowes, Fry's, Walgreens, Target, Ross, and a multitude of restaurants.
- Located near numerous golf courses including The Raven & Legacy Golf Club.
- Zero affordable new home competition in the submarket.
- City of Phoenix stated that the balance of the community can be developed as rentals as long as product conforms to community's standards.
- Qualifies for Down Payment Assistance Programs through the City of Phoenix.

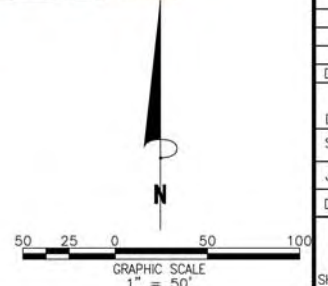
EXISTING UNIT BREAKDOWN

Unit Type	Unit Mix	# of Units	SF	Total SF
1101	2 Bdrm	28	1,044	29,232
1102	2 Bdrm	28	1,020	28,560
1103	2 Bdrm + Bonus	54	1,066	57,564
1104	3 Bdrm + Bonus	45	1,253	56,385
Total/Avg.		155	1,108	171,741

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Conceptual Site Plan for 79 SFD Lots



PROJECT NUMBER

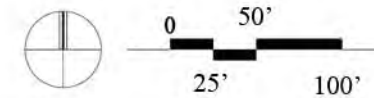
PLAN STATUS

DATE	DESCRIPTION	
JAS	JAS	DTP
DESIGN	DRAWN	CHKD
SCALE	H:	V:
JOB No. 9709		
DATE :		

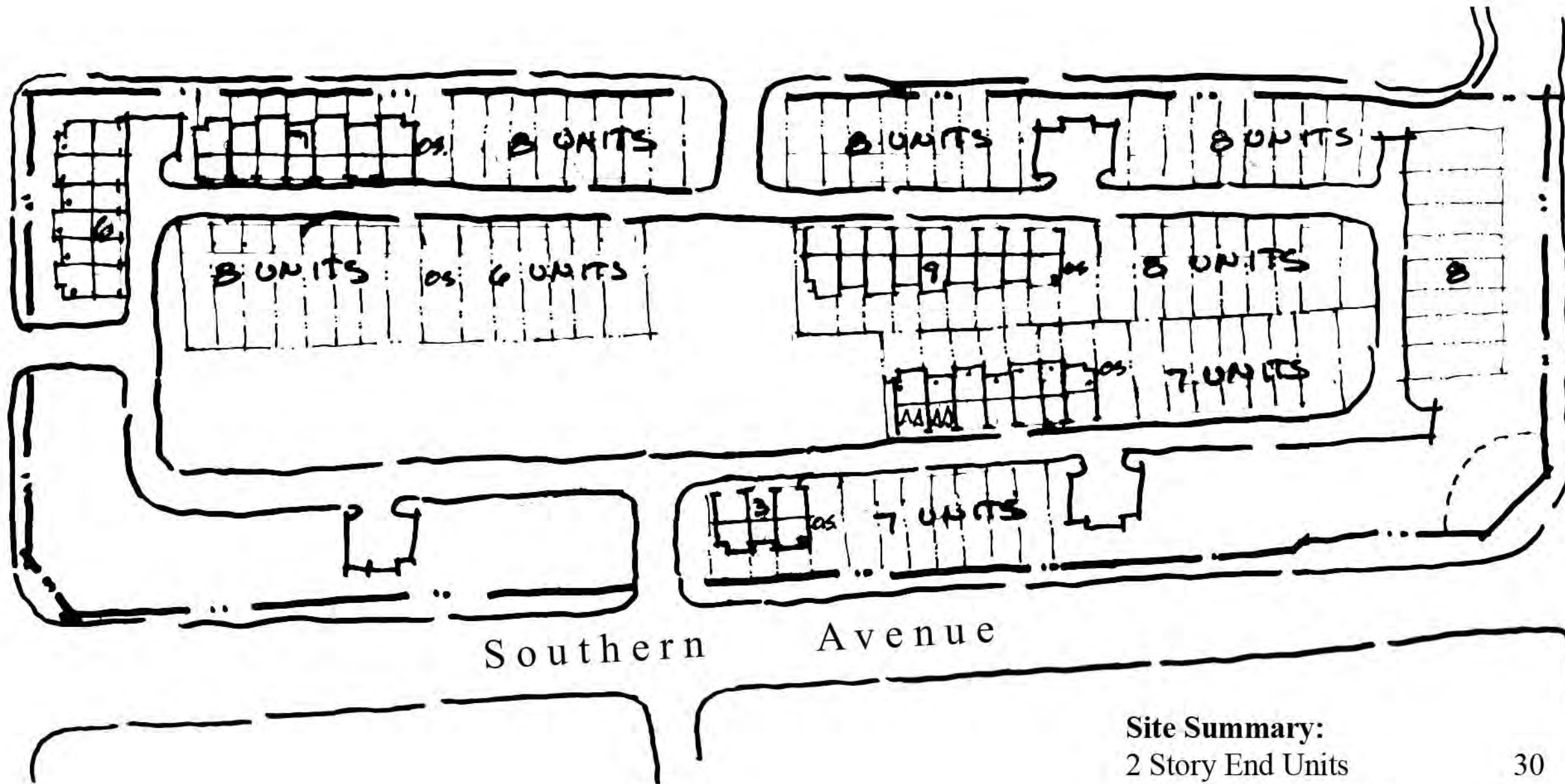


Conceptual Single Family Detached Elevation
Copperleaf Infill

Phoenix, Arizona



Project No. 2012-035
08.03.2012



Site Summary:

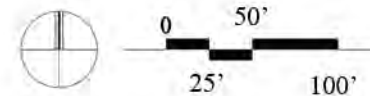
2 Story End Units	30
3 Story Interior Units	70
Total Lots	100

4 floor Plans ranging from 1,640 to 2,100 Sq. Ft.

Conceptual Site Plan - Townhomes (2 and 3 Story)

Copperleaf Infill

Phoenix, Arizona





Front Elevation



Right Side Elevation



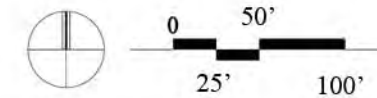
Left Side Elevation



Rear Elevation

Conceptual Townhome Elevation
Copperleaf Infill

Phoenix, Arizona



DECLARATION AND DEDICATION OF CONDOMINIUM PLAN

STATE OF ARIZONA } 55
 COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS: THAT TREND HOMES, INC., AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "COPPER LEAF, DEVELOPMENT UNIT 4", A PLANNED RESIDENTIAL DEVELOPMENT, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS CONDOMINIUM PLAN FOR THE PURPOSE OF SUPPLEMENTING SAID PLAN BY SETTING FORTH THE LOCATION AND BOUNDARIES OF THE UNITS AND COMMON ELEMENTS AND TO SET FORTH THE PLAN FOR THE COPPER LEAF UNIT 4 CONDOMINIUM. THIS CONDOMINIUM PLAN SUPPLEMENTS AND CONSTITUTES PART OF THE FINAL PLAT FOR COPPER LEAF DEVELOPMENT UNIT 4 (THE "PLAT"). COPPER LEAF UNIT 4 IS PART OF A MASTER PLANNED COMMUNITY KNOWN AS COPPER LEAF, WHICH IS COVERED BY THE COPPER LEAF COMMUNITY ASSOCIATION ("MASTER ASSOCIATION").

TRACT "A" IS HEREBY DECLARED AS LANDSCAPE, PARKING AND RECREATION FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE MASTER ASSOCIATION. THIS TRACT IS TO BE OWNED AND MAINTAINED BY THE MASTER ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 04-1158047 ON OCTOBER 1, 2004 AND FURTHER AMENDED IN DOCUMENT NO. 05-0818214 ON JUNE 16, 2005. DWELLING UNITS SHALL NOT BE CONSTRUCTED ON SAID TRACT. IN ADDITION, THE MASTER ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING ALL COMMON AREAS INCLUDING, WITHOUT LIMITATION, THE PRIVATE STREETS AND STREET LIGHTS AND ALL PARKING SPACES SHOWN ON THE CONDOMINIUM PLAN.

THE COPPER LEAF, PARCEL 4 CONDOMINIUM ASSOCIATION SHALL, AS AND WHEN PROVIDED FOR IN THE DECLARATION OF CONDOMINIUM FOR COPPER LEAF, PARCEL 4 CONDOMINIUM (THE "CONDOMINIUM DECLARATION") CONSIST OF LOT 1 AS SHOWN ON PAGE 1 ON THIS CONDOMINIUM PLAN (THE "LOT") AND BLOCKS 1 THROUGH 10 AS SHOWN ON PAGES 2 AND 3 OF THIS CONDOMINIUM PLAN (EACH A "BLOCK") AND COLLECTIVELY THE "BLOCKS". EACH SUCH BLOCK SHALL CONSIST OF THE UNITS SHOWN ON PAGE 4 (THE "UNITS"). EACH UNIT SHALL BE LOCATED AND SHALL HAVE THE APPROXIMATE DIMENSIONS AND BOUNDARIES AS SHOWN AND DESCRIBED ON PAGES 4 THROUGH 17 OF THIS CONDOMINIUM PLAN. EACH UNIT AND STREET SHALL BE KNOWN BY THE NUMBER AND NAME SPECIFIED HEREIN. THE DESCRIPTION, DIMENSIONS AND BOUNDARIES OF EACH UNIT SHALL BE MORE SPECIFICALLY DESCRIBED IN THE CONDOMINIUM DECLARATION. ALL OTHER PORTIONS OF EACH BLOCK WHICH DO NOT CONSTITUTE UNITS OR COMMON AREAS SHALL CONSTITUTE COMMON ELEMENTS (THE "COMMON ELEMENTS"), WHICH ARE TO BE FOR THE EXCLUSIVE BENEFIT OF OWNERS AND OCCUPANTS OF THE UNITS WITHIN COPPER LEAF DEVELOPMENT UNIT 4 AND THEIR GUESTS AND INVITES THE COMMON ELEMENTS SHALL BE MAINTAINED BY THE COPPER LEAF PARCEL 4 CONDOMINIUM ASSOCIATION.

IN WITNESS WHEREOF, TREND HOMES, INC., AN ARIZONA CORPORATION, AS OWNER, HAS HERETOFORE CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF REED PORTER, ITS DULY AUTHORIZED REPRESENTATIVE THIS DAY OF NOVEMBER 2006.

TREND HOMES, INC., AN ARIZONA CORPORATION

BY: Reed Porter
 ITS: PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA } 55
 COUNTY OF MARICOPA }

BEFORE ME THIS 22 DAY OF November 2006, REED PORTER PERSONALLY, APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF TREND HOMES, INC., AN ARIZONA CORPORATION, THE LEGAL OWNER OF THE PROPERTY DEDICATED AND OR PLATTED HEREON, AND ACKNOWLEDGES THAT HE BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: Madeline K. Voigt 11/22/06
 NOTARY PUBLIC DATE
 MY COMMISSION EXPIRES: 4/30/10



LEGEND

- MONUMENT LINE
- SUBDIVISION BOUNDARY
- CENTER LINE
- - - MATCH LINE
- PUE PUBLIC UTILITY EASEMENT
- SWE SIDEWALK EASEMENT
- W/S WATER & SEWER
- FND FUND
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- RCE REFUSE COLLECTION EASEMENT
- EVE EMERGENCY VEHICLE EASEMENT
- MCR MARICOPA COUNTY RECORDS
- PK NAIL
- ◆ SECTION QUARTER CORNER, AS NOTED
- CENTERLINE MONUMENT (BRASS CAP FLUSH; M.A.G. DTL 120, TYPE B)
- ▲ CORNER OF SUBDIVISION (AS NOTED)

BASIS OF BEARING

SOUTH 07°10'56" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 27, T1N, R3E, OF THE G&S R.B.M. AS DEPICTED ON A UNRECORDED A.L.T.A. SURVEY BY JAY N. VAUGHN, RLS #14216

SITE DATA

CROSS ACREAGE 13.89 AC.
 UNITS 206

TRACT TABLE

TRACT	AREA (ACRES)	DESCRIPTION OF USE
A	0.28	LANDSCAPE / PARKING / RECREATION
TOTAL	0.28	

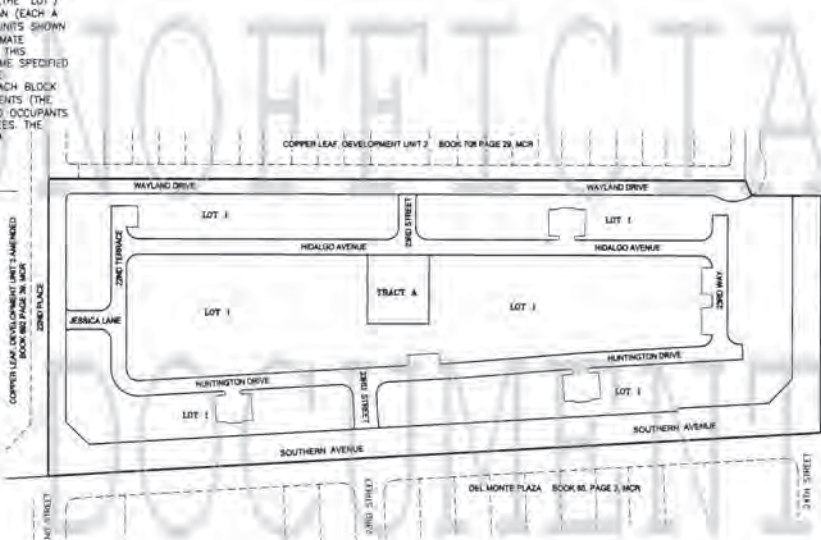
NOTE: NOT ALL OF THE USES LISTED IN THE TRACT TABLE ENCOMPASS THE ENTIRE TRACT

CONDOMINIUM PLAN FOR

"COPPER LEAF, DEVELOPMENT UNIT 4 CONDOMINIUM"

DESCRIBED AS "COPPER LEAF, DEVELOPMENT UNIT 4" AS RECORDED IN BOOK 877, PAGE 35, M.C.R.

A CONDOMINIUM LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



KEY MAP

SCALE: 1"=100'

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY 2006, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT S. UNGER, RLS #33308



ENGINEER / SURVEYOR

M2 GROUP, INC.
 4854 E. BASELINE
 SUITE 104
 MESA, AZ 85209
 PH: (480) 538-7497
 FAX: (480) 538-2810
 CONTACT: PHIL ALLRED

OWNER / DEVELOPER

TREND HOMES, INC.
 880 N. ELLIOT RD.
 SUITE 110
 GILBERT, ARIZONA 85233
 PH: (480) 821-8000
 FAX: (480) 821-8000
 CONTACT: REED PORTER



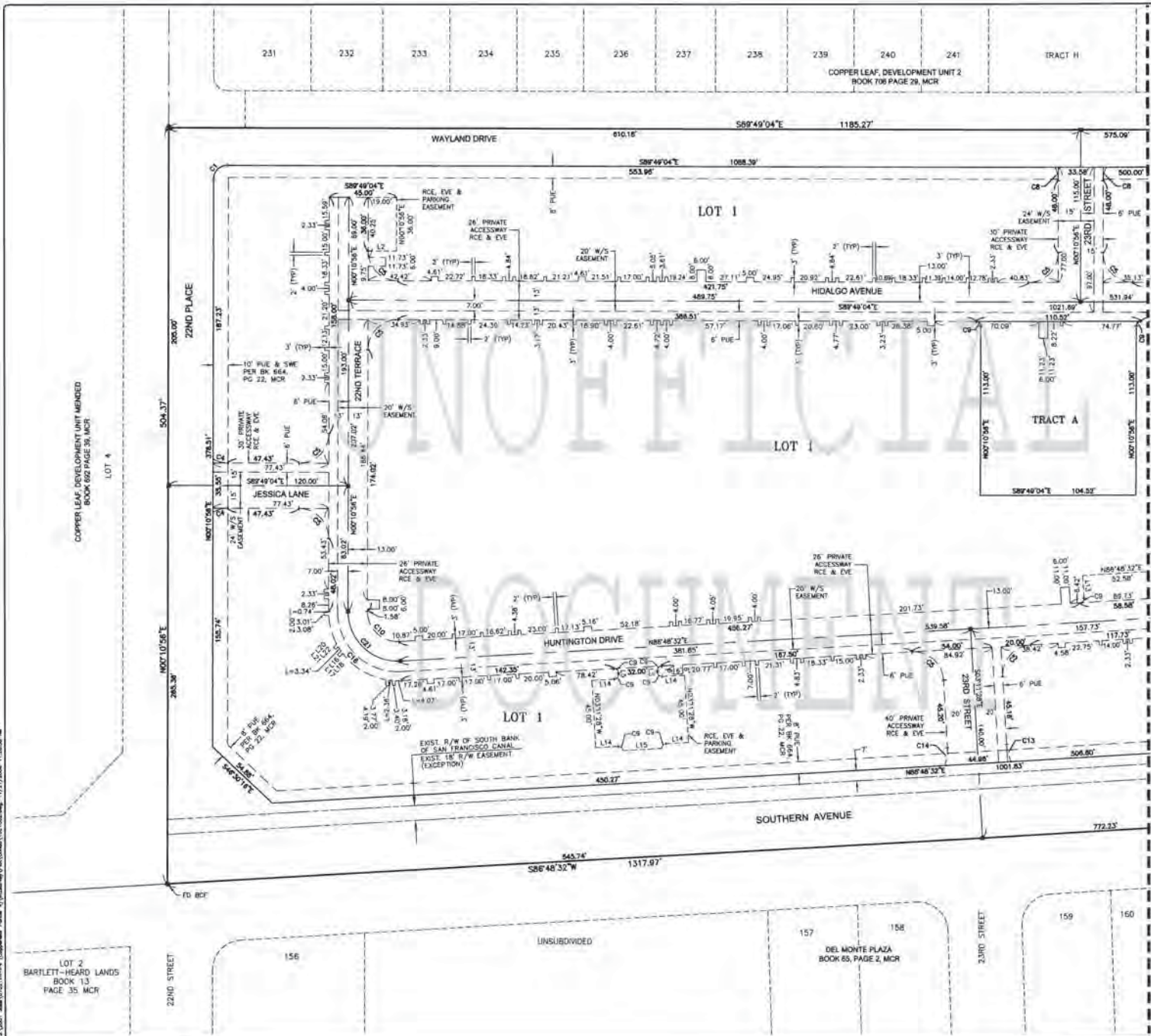
NOTES

- STRUCTURES AND LANDSCAPING AT INTERSECTION OF PUBLIC STREETS AND PRIVATE ACCESSWAYS WITHIN A TRIANGLE MEASURING 35' ALONG THE PUBLIC STREET AND 15' ALONG THE PRIVATE ACCESSWAY RIGHT-OF-WAY LINES, WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES AND LANDSCAPING AT "T" TYPE PRIVATE ACCESSWAY INTERSECTIONS AND AT FOUR-WAY PRIVATE ACCESSWAY INTERSECTIONS CONTROLLED WITH STOP SIGNS WITHIN A 33' X 15' TRIANGLE WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (I.E. SETBACKS, WALL ELEVATIONS) ARE LOCATED ON THE APPROVED PRELIMINARY SITE PLAN.
- NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED NOR ANY VEGETATION BE PLANTED ON OR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPERE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT. THE CITY OF PHOENIX MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE EASEMENTS OR TRACTS HAVING AN ASSURED WATER SUPPLY.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
- THIS CONDOMINIUM PLAN SHALL SUPPLEMENT THE DECLARATION OF CONDOMINIUM FOR COPPER LEAF, UNIT 4 CONDOMINIUM RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AS DOCUMENT NO. 04-1158047 ON OCTOBER 1, 2004 AND FURTHER AMENDED IN DOCUMENT NO. 05-0818214 ON JUNE 16, 2005 (THE "CONDOMINIUM DECLARATION"). THE UNITS ARE SHOWN ON PAGES 5 THROUGH 17 OF THIS PLAN (THE "UNITS") AND EACH SUCH UNIT SHALL BE SITUATED AND SHALL HAVE THE APPROXIMATE DIMENSIONS SHOWN ON PAGES 4 THROUGH 17 OF THIS PLAN. THE DESCRIPTION AND BOUNDARIES OF EACH UNIT ARE MORE PARTICULARLY DESCRIBED IN THE CONDOMINIUM DECLARATION.
- THE COPPER LEAF COMMUNITY ASSOCIATION (MASTER ASSOCIATION) SHALL BE RESPONSIBLE FOR MAINTAINING ALL COMMON AREAS AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR COPPER LEAF DEVELOPMENT UNIT 4, AS DOCUMENT NO. 04-1158047, INCLUDING "TRACT A" (SAID COMMON AREAS INCLUDE STREETS, AMENITIES, LANDSCAPED AREAS AND DRAINAGE FACILITIES SECURED THEREON) IN ACCORDANCE WITH THE APPROVED PLANS.
- THIS PROJECT HAS ADDITIONAL CONDITIONS OF APPROVAL (DESCRIBED IN A DEVELOPMENT AGREEMENT AND/OR DESIGN REVIEW OVERSIGHT EXHIBIT ON FILE WITH THE CITY OF PHOENIX DEVELOPMENT SERVICES DEPARTMENT) WHICH MUST BE SATISFIED PRIOR TO INDIVIDUAL BUILDING PERMIT RELEASE.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE PRIVATE DRIVE ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC UTILITY EASEMENTS EXCEPT UTILITY INSTALLATIONS, WOODEN WIRE OR REMOVABLE SECTION TYPE FENCING OR PAVING. THE TRUNKS OF LARGE LANDSCAPING PLANTS SUCH AS PALM VERDE AND MESQUITE TREES SHALL BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM THE OUTSIDE EDGE OF THE SANITARY SEWER PIPE. NO VEGETATION SHALL BE PLANTED WITHIN THE EASEMENT EXCEPT GRASS AND/OR GROUND COVER APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT LANDSCAPE ARCHITECT. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, RECONSTRUCTION OR REPAIR.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE SANITARY SEWER EASEMENT EXCEPT PUBLIC SANITARY SEWER MAINS, PAVING, WOODEN WIRE OR REMOVABLE SECTION TYPE FENCING. THE TRUNKS OF LARGE LANDSCAPING PLANTS SUCH AS PALM VERDE AND MESQUITE TREES SHALL BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM THE OUTSIDE EDGE OF THE SANITARY SEWER PIPE. NO VEGETATION SHALL BE PLANTED WITHIN THE EASEMENT EXCEPT GRASS AND/OR GROUND COVER APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT LANDSCAPE ARCHITECT. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, RECONSTRUCTION OR REPAIR.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE WATER EASEMENT EXCEPT PUBLIC WATER MAINS, PAVING, WOODEN WIRE OR REMOVABLE SECTION TYPE FENCING. THE WATER SERVICES DEPARTMENT "DESIGN STANDARDS FOR WATER DISTRIBUTION MAIN" (W-3 REVISED 6/12/92) REQUIRES THAT THE PIPE MATERIAL ON PRIVATE PROPERTY IN EASEMENTS SHALL BE DUCTILE IRON. NO VEGETATION SHALL BE PLANTED WITHIN THE EASEMENT EXCEPT GRASS AND/OR GROUND COVER APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT LANDSCAPE ARCHITECT. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, RECONSTRUCTION OR REPAIR.
- THE PLAT AS SUPPLEMENTED BY THIS CONDOMINIUM PLAN COMPLIES WITH ALL REQUIREMENTS CONTAINED IN A.R.S. 33-1219.

BOOK 883 PAGE 46
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN FURCELL
 2006 - 1560168
 11/22/06 2:54 PM

M2 Group, Inc. 102101.0WG
 PROJECT: COPPER LEAF, DEVELOPMENT UNIT 4 CONDOMINIUM
 SHEET NO. 1
 1 OF 17
 JOB NO. 01021TH
 102101.0WG
 SHEET NO. 1
 1 OF 17

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CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	14.14'	9.00'	80°00'00"
C2	8.00'	17.00'	20°00'00"
C3	43.84'	58.00'	83°20'58"
C4	10.50'	18.42'	30°58'35"
C5	31.42'	20.00'	80°00'00"
C6	5.24'	3.00'	100°09'51"
C7	24.80'	887.00'	1°28'44"
C8	9.38'	18.42'	27°56'53"
C9	4.71'	3.00'	80°00'00"
C10	32.86'	20.00'	83°22'24"
C11	4.72'	3.00'	81°45'11"
C12	4.72'	3.00'	80°43'01"
C13	12.18'	28.42'	23°43'44"
C14	12.14'	28.42'	27°30'00"
C15	25.28'	1013.00'	1°28'44"
C16	74.88'	48.00'	83°22'24"
C17	4.24'	3.00'	100°09'51"
C18	30.24'	20.00'	80°27'36"
C19	24.80'	887.00'	1°28'44"
C20	25.23'	1000.00'	1°28'44"
C21	53.78'	33.00'	83°22'24"

LINE TABLE

LINE	LENGTH	BEARING
L1	28.00'	S68°11'28"W
L2	18.00'	S88°48'04"W
L3	5.00'	N88°43'21"E
L4	3.00'	S00°10'46"W
L5	1.00'	N03°11'28"W
L6	28.00'	N88°48'04"W
L7	15.00'	N88°48'04"W
L8	3.00'	N04°35'49"W
L9	18.00'	S88°48'04"W
L10	2.73'	N64°35'49"W
L11	15.00'	S88°24'11"W
L12	28.00'	S88°24'11"W
L13	15.02'	S03°11'28"E
L14	15.00'	N88°48'32"E
L15	28.00'	N88°48'32"E
L16	3.36'	S43°20'44"W
L17	2.01'	S42°03'52"E
L18	3.12'	N64°29'44"E
L19	3.00'	S88°24'11"W
L20	3.01'	N63°20'44"E
L21	2.00'	S48°20'18"E
L22	2.38'	N63°20'44"E

BOOK 883 PAGE 46
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 KELLY PURCELL
 2006-1560168



M2 Group, Inc.
 4500 E. Broadway Road
 Suite 104
 Mesa, AZ 85206
 Tel: (480) 530-2510
 Fax: (480) 530-2510

m2 group

CONDOMINIUM PLAN
 PROJECT:
 COPPER LEAF DEVELOPMENT UNIT 4 CONDOMINIUM
 PHOENIX, ARIZONA

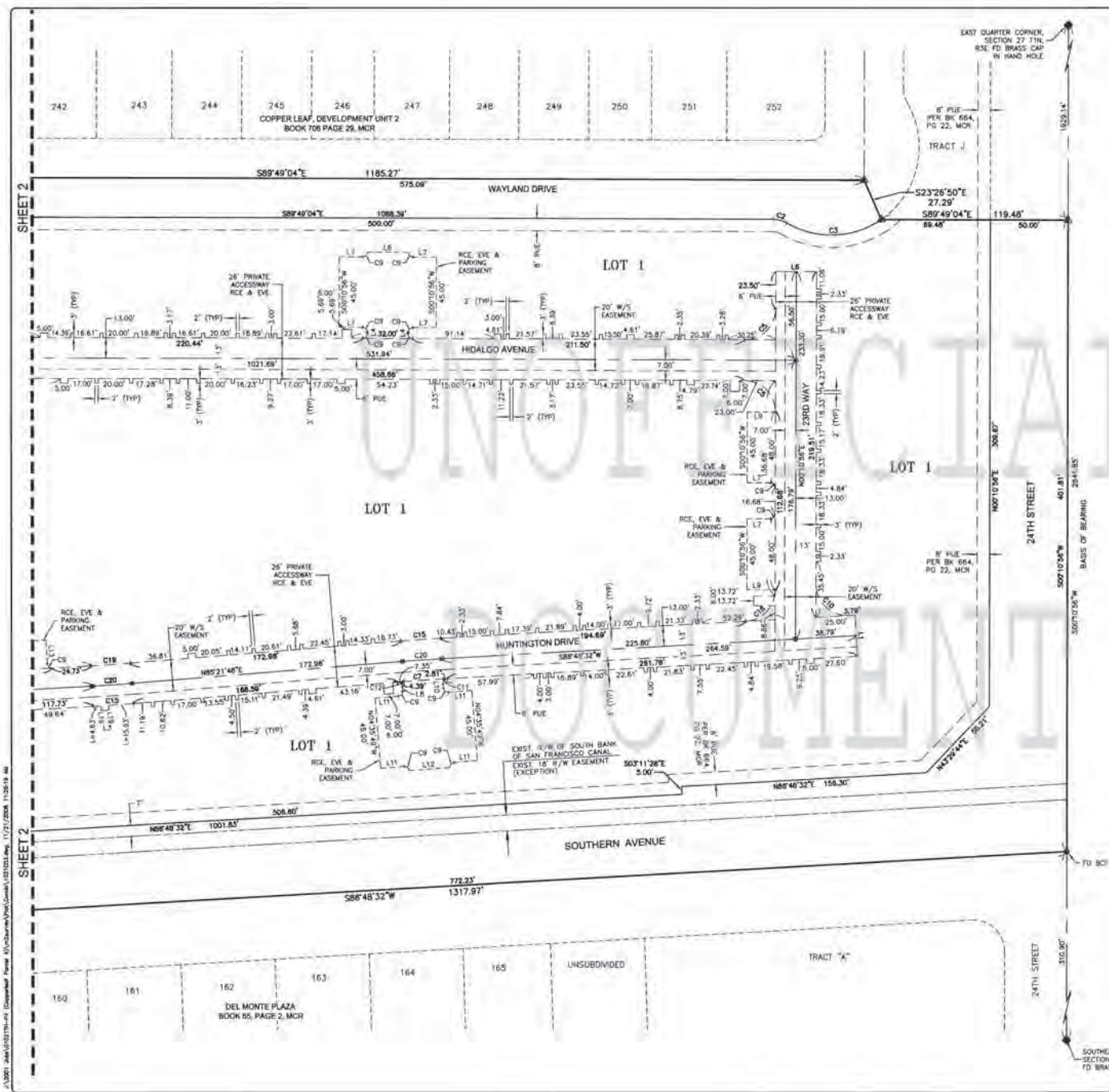
BOOK 883 PAGE 46
 OFFICIAL RECORDS OF
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 KELLY PURCELL
 2006-1560168

(480) 233-1100
 1-800-STAMP-11
 (Professional Seal)

BLUE PRINTED AND
 RECORDED IN
 MARICOPA COUNTY
 RECORDS
 BOOK 883 PAGE 46

JOB NO.
 10121TH
 102102.DWG
 SHEET NO.
2
 2 OF 17

GS 17-33 KVAW 01-22-17 SIDEVIEW 0400037 CSPPR 0801250 PLAT# 050095



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	14.14	9.00	90°00'00"
C2	9.00	12.00	30°00'30"
C3	63.84	24.00	89°28'55"
C4	10.50	18.42	32°58'33"
C5	31.42	20.00	90°00'00"
C6	9.42	3.00	100°00'21"
C7	24.80	887.00	1°28'44"
C8	9.35	18.42	27°36'33"
C9	4.71	3.00	90°00'00"
C10	32.26	20.00	82°22'43"
C11	4.19	3.00	81°24'21"
C12	4.23	3.00	92°23'01"
C13	12.18	28.42	23°43'44"
C14	12.14	28.42	23°38'06"
C15	25.28	1013.00	1°28'44"
C16	74.86	48.00	93°22'24"
C17	9.24	3.00	100°00'21"
C18	30.24	20.00	80°21'28"
C19	24.80	887.00	1°28'44"
C20	23.23	1000.00	1°28'44"
C21	53.78	33.00	93°22'24"

LINE TABLE

LINE	LENGTH	BEARING
L1	28.00	S02°11'28"E
L2	19.00	S87°49'04"E
L3	3.00	N86°24'21"E
L4	1.00	S00°10'26"W
L5	1.00	N02°11'28"W
L6	28.00	N87°49'04"E
L7	13.00	N87°49'04"E
L8	3.00	N64°30'48"W
L9	18.00	S87°48'04"E
L10	2.73	N02°30'49"W
L11	18.00	S87°24'11"W
L12	28.00	S85°24'11"W
L13	15.00	S03°11'28"E
L14	12.00	N85°46'32"E
L15	28.00	N85°46'32"E
L16	3.35	S43°22'44"W
L17	2.01	S47°03'52"E
L18	3.15	N43°29'44"E
L19	3.00	S02°36'12"E
L20	3.01	N43°29'44"E
L21	2.00	S46°30'18"E
L22	2.39	N43°29'44"E

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 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2006-1560168



M2 Group, Inc.
 4504 E. Baseline Road
 Mesa, Arizona 85206
 Tel: (480) 530-7407
 Fax: (480) 530-2810

group

FINAL PLAT
 PROJECT: COPPER LEAF, DEVELOPMENT UNIT 4 CONDOMINIUM
 PHOENIX, ARIZONA

SDEW# 0400037 CSPPR 0501280 PLATE 050095

JOB NO.
 010211H
 1021C03.DWG
 SHEET NO.
3
 3 OF 17

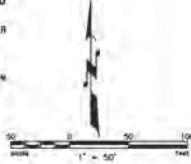
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CURVE	LENGTH	RADIUS	DELTA
C1	14.14	9.00	90°00'00"
C2	9.00	17.00	30°20'38"
C3	83.84	98.00	85°38'35"
C4	19.50	18.52	30°34'36"
C5	31.42	20.00	90°00'00"
C6	5.24	3.00	100°09'31"
C7	24.90	892.00	1°20'44"
C8	9.38	18.42	27°36'33"
C9	4.71	3.00	90°00'00"
C10	32.39	20.00	92°22'24"
C11	4.72	3.00	81°23'21"
C12	4.72	3.00	90°23'01"
C13	12.18	28.42	22°53'44"
C14	12.14	28.42	22°39'06"
C15	28.56	1013.00	1°20'44"
C16	74.98	46.00	93°22'24"
C17	5.24	3.00	100°09'31"
C18	30.24	20.00	98°37'39"
C19	24.90	892.00	1°20'44"
C20	25.23	1000.00	1°26'44"
C21	53.78	33.00	92°22'24"

LINE	LENGTH	BEARING
L1	28.00	S0°11'20"E
L2	18.00	S89°49'04"E
L3	5.00	N88°24'21"E
L4	1.00	S60°10'26"W
L5	1.00	N03°11'30"W
L6	28.00	N89°49'04"W
L7	15.00	N82°49'04"W
L8	3.00	N04°35'48"W
L9	18.00	S89°49'04"E
L10	2.72	N04°35'48"W
L11	15.00	S88°24'11"W
L12	28.00	S85°24'11"W
L13	15.00	S0°11'20"E
L14	15.00	N88°48'32"E
L15	28.00	N88°48'32"E
L16	3.30	S42°29'44"W
L17	2.01	S42°03'52"E
L18	3.15	N63°29'44"E
L19	3.00	S24°38'12"E
L20	3.01	N63°29'44"E
L21	2.00	S46°30'18"E
L22	2.39	N63°29'44"E

BOOK 883 PAGE 46
 OFFICIAL RECORDS BY
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2006 - 1560168



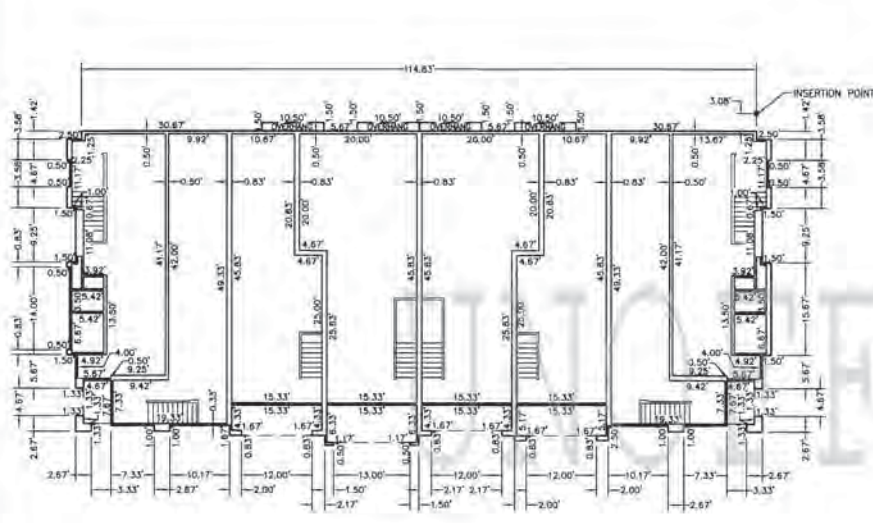
UNIT LAYOUT
 PROJECT: COPPER LEAF, DEVELOPMENT UNIT 4 CONDOMINIUM
 PHOENIX, ARIZONA

M2 Group, Inc.
 4554 E. Broadway Road
 Suite 104
 Phoenix, AZ 85044
 Tel: (602) 558-2910

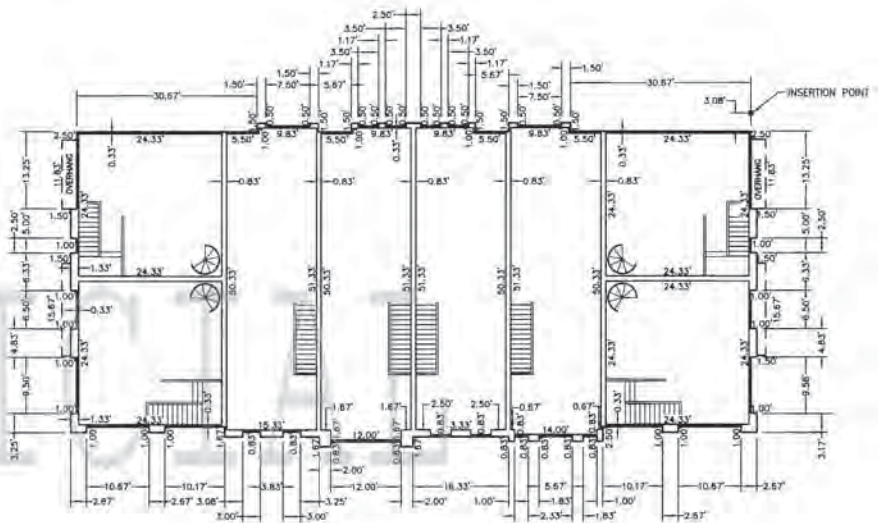
group

1021004.DWG
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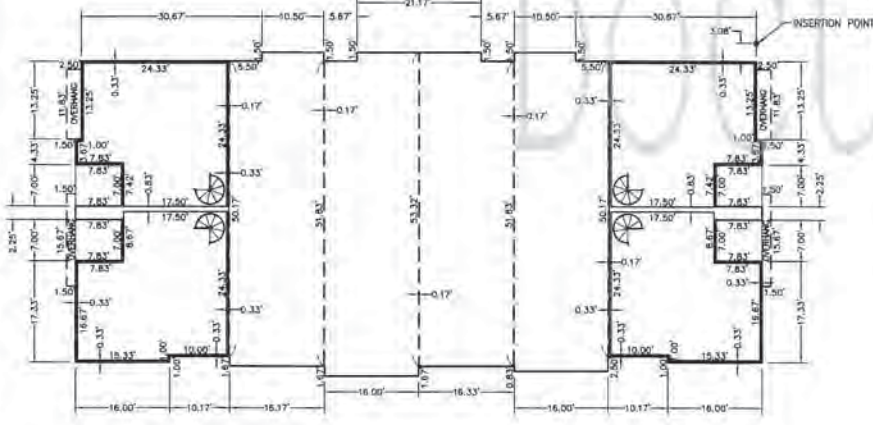
COPPER LEAF 8 UNIT BUILDING



FLOOR ONE
8-UNIT BUILDING
SCALE: 1" = 10'



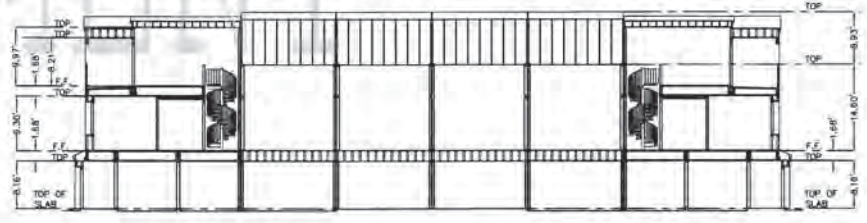
FLOOR TWO
8-UNIT BUILDING
SCALE: 1" = 10'



FLOOR THREE
8-UNIT BUILDING
SCALE: 1" = 10'

NOTE

THE LOCATION OF EACH UNIT IS TO BE AS SHOWN ON PAGE 4 OF THIS PLAN. THE CONDOMINIUM DECLARATION FURTHER DESCRIBES THE BOUNDARIES OF EACH UNIT.



PROFILE VIEW
8-UNIT BUILDING
SCALE: 1" = 10'

BOOK 883 PAGE 46
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2006-1560168
1/19/2006 04:04 PM

M2 Group, Inc.
1000 N. 10th Avenue, Suite 104
Phoenix, Arizona 85006
Tel: 1-800-538-2110

m2 group

CONDOMINIUM PLAN
PROJECT: COPPER LEAF DEVELOPMENT UNIT 4 CONDOMINIUM
PHOENIX, ARIZONA

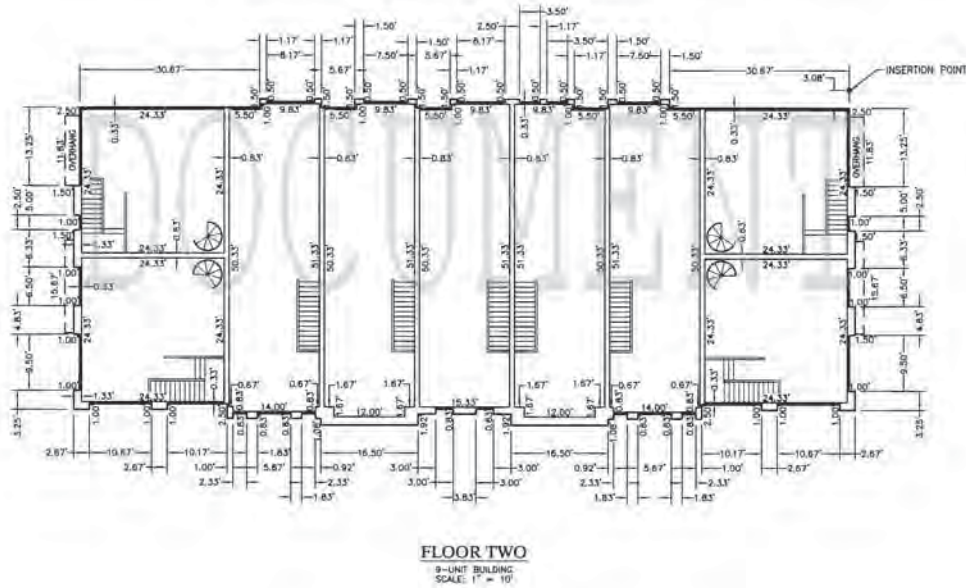
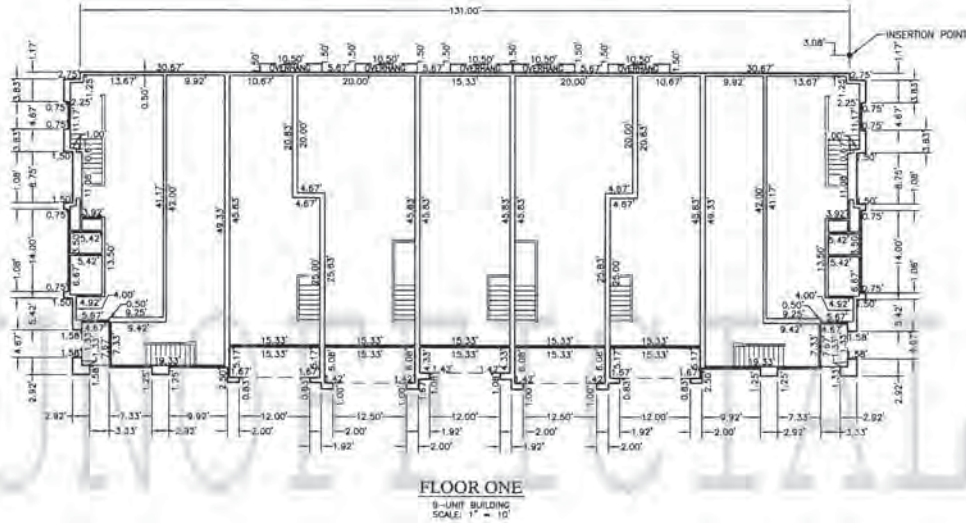
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COUNTY OF MARICOPA
RECORDS & CLERK
RECEIVED
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J
JAMES J. HARRIS
REGISTERED PROFESSIONAL ARCHITECT
NO. 10000
PHOENIX, ARIZONA

JOB NO. 010211H
1021C07.DWG
SHEET NO. 7
7 OF 17

OS 17-33 KIVAP 01-2247 SDEV 0400307 CSFR 0501290 PLAT 050005



COPPER LEAF 9 UNIT BUILDING



NOTE

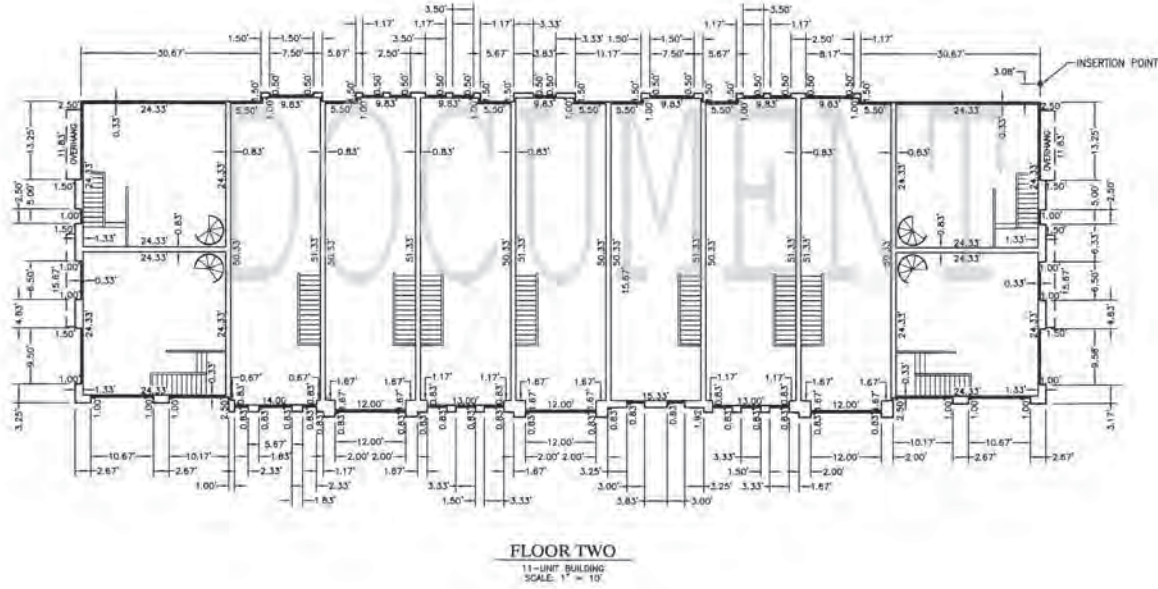
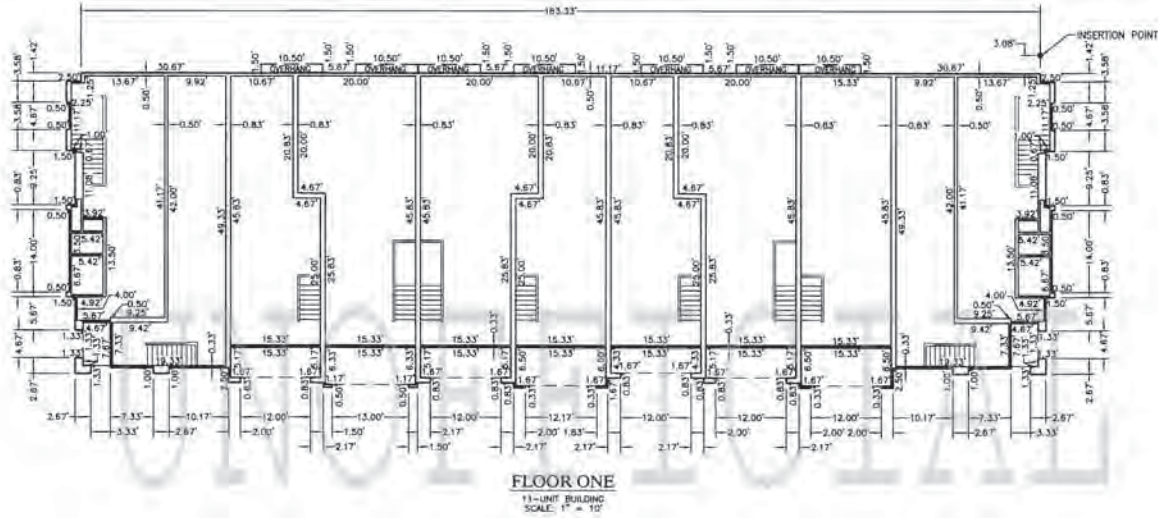
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 group
M2 Group, Inc. 4054 E. Main Street Suite 104 Mesa, Arizona 85206 Tel: (480) 338-2310
CONDOMINIUM PLAN PROJECT: COPPER LEAF, DEVELOPMENT UNIT 4 CONDOMINIUM PHOENIX, ARIZONA
 HELEN PURCELL REGISTERED PROFESSIONAL ENGINEER NO. 13546 ARIZONA
BOOK 883 PAGE 46 OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL 2006-1560168 04 24 PM
JOB NO. 01021TH 1021C06.DWG SHEET NO. 8 OF 17

OS 17-33 KVAF 01-22417 SDEV 04/06/07 CSFR 05/01/09 PLAN 05/09/05

COPPER LEAF 11 UNIT BUILDING

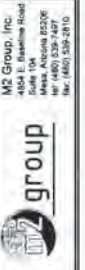


NOTE

THE LOCATION OF EACH UNIT IS TO BE AS SHOWN ON PAGE 4 OF THIS PLAT. THE CONDOMINIUM DECLARATION FURTHER DESCRIBES THE BOUNDARIES OF EACH UNIT.

BOOK 883 PAGE 46
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2006-1560168

CONDOMINIUM PLAN
 PROJECT:
 COPPER LEAF DEVELOPMENT UNIT 4 CONDOMINIUM
 PHOENIX, ARIZONA



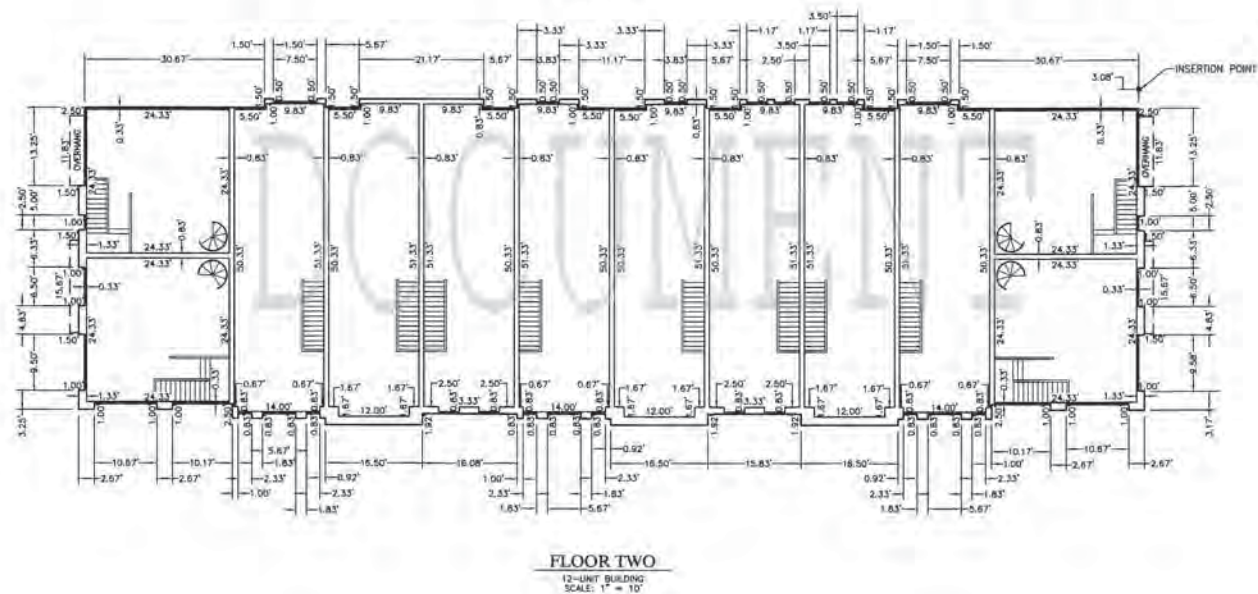
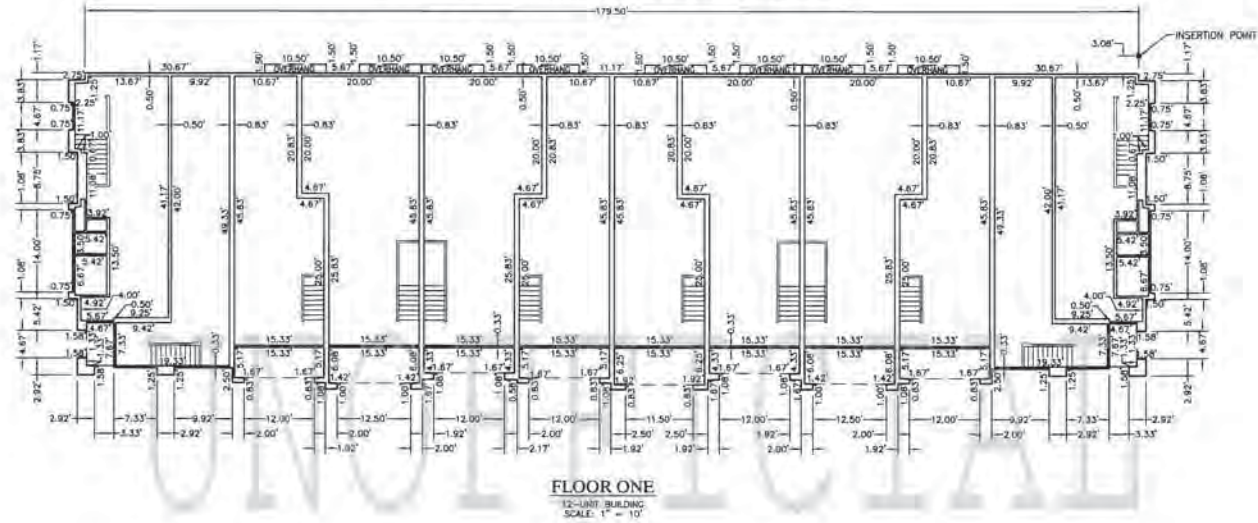
M2 Group, Inc.
 4004 E. Baseline Road
 Suite 104
 Phoenix, AZ 85042
 Tel: (480) 538-2810
 Fax: (480) 538-2810



J
 PROJECT NO. 01021TH
 SHEET NO. 10

DATE: 01-22-17
 10 OF 17

COPPER LEAF 12 UNIT BUILDING



NOTE

THE LOCATION OF EACH UNIT IS TO BE AS SHOWN ON PAGE 4 OF THIS PLAN. THE CONDOMINIUM DECLARATION FURTHER DESCRIBES THE BOUNDARIES OF EACH UNIT.

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PROJECT

M2 Group, Inc.
4254 E. Shimmer Road
Suite 104
Phoenix, AZ 85020
Tel: (480) 335-7400
Fax: (480) 535-2810



CONDOMINIUM PLAN

PROJECT:
COPPER LEAF DEVELOPMENT UNIT 4 CONDOMINIUM
PHOENIX, ARIZONA

PHOENIX, ARIZONA
 (602) 325-1100
 11217M-24 PLAT-IT
 (WWW.M2GROUP.COM)



JOB NO.
01021TH

1021C012.DWG

BOOK 883 PAGE 46
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURELL

2006-1560168

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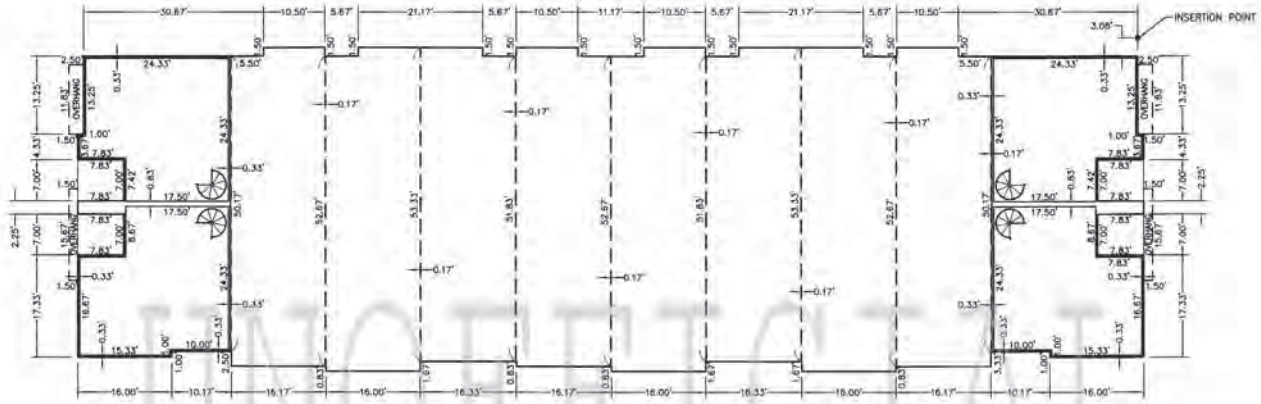
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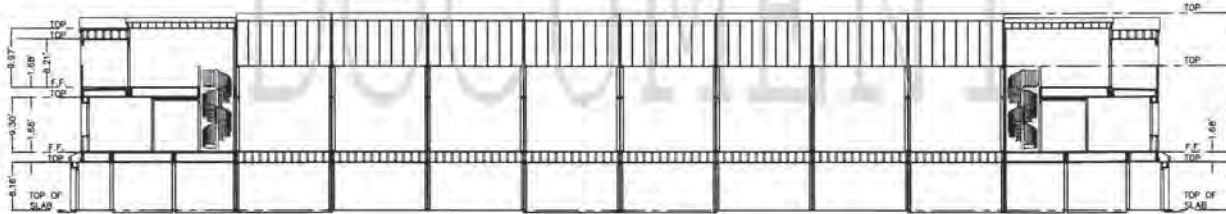
12 OF 17

OS 17-33 KVA4 01-22417 SDEWH 0400037 CSPPR 0501290 PLAT# 0500055

COPPER LEAF 12 UNIT BUILDING



FLOOR THREE
12-UNIT BUILDING
SCALE: 1" = 10'



PROFILE VIEW
12-UNIT BUILDING
SCALE: 1" = 10'

NOTE

THE LOCATION OF EACH UNIT IS TO BE AS SHOWN ON PAGE 4 OF THIS PLAT. THE CONDOMINIUM DECLARATION FURTHER DESCRIBES THE BOUNDARIES OF EACH UNIT.

800K 883 PAGE 46
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2006-1560166

1/19/2006

48.00 1/8"

REVISIONS

M2 Group, Inc.
4554 E. Mainline Road
Suite 104
Mesa, Arizona 85206
Tel: (480) 532-2810



CONDOMINIUM PLAN
PROJECT:
COPPER LEAF DEVELOPMENT UNIT 4 CONDOMINIUM
PHOENIX, ARIZONA

PLAT: 050095

DATE: 06/11/06
BY: [Signature]
PROJECT: 0501290
DRAWING: 1560166



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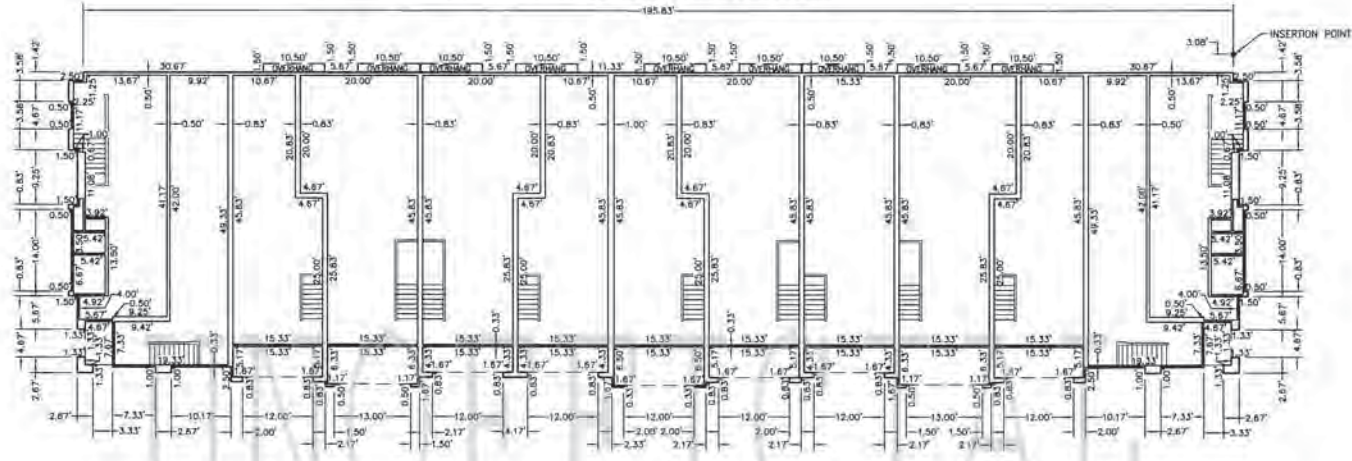
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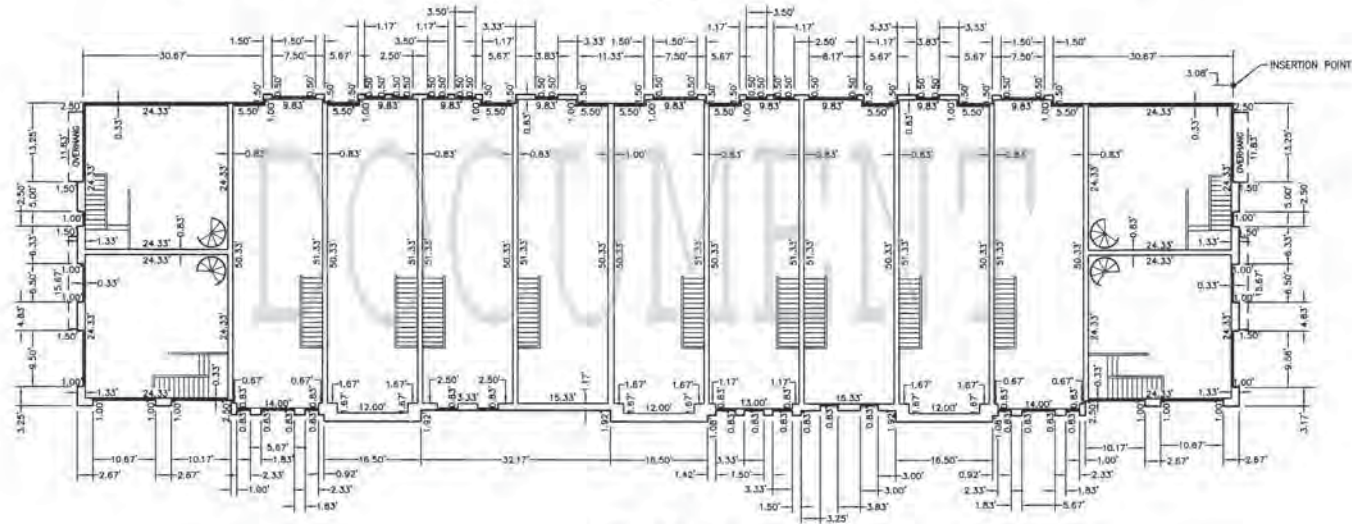
13

13 OF 17

COPPER LEAF 13 UNIT BUILDING



FLOOR ONE
13-UNIT BUILDING
SCALE: 1" = 10'



FLOOR TWO
13-UNIT BUILDING
SCALE: 1" = 10'

NOTE

THE LOCATION OF EACH UNIT IS TO BE AS SHOWN ON PAGE 4 OF THIS PLAT. THE CONDOMINIUM DECLARATION FURTHER DESCRIBES THE BOUNDARIES OF EACH UNIT.

BOOK 883 PAGE 46
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2006 - 1560168
14 OF 17

MZ Group, Inc.
 4054 E. Skunk Creek Road
 Suite 104
 Mesa, Arizona 85206
 Tel: (480) 524-2510

group

CONDOMINIUM PLAN
 PROJECT: COPPER LEAF DEVELOPMENT UNIT 4 CONDOMINIUM
 PHOENIX, ARIZONA

JOB NO. 01021TH
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 14 OF 17

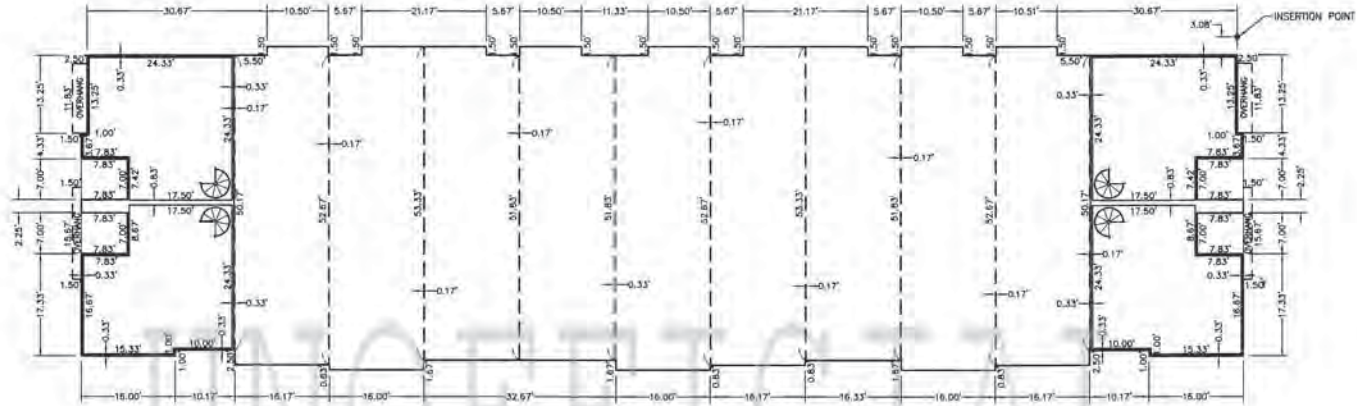
DATE: 01/18/07
 (602) 263-1100
 1-800-STAKE-IT
 (Arizona, Colorado, Texas)

REGISTERED LAND SURVEYOR
 ROBERT S. ENGER
 ARIZONA 0000000000

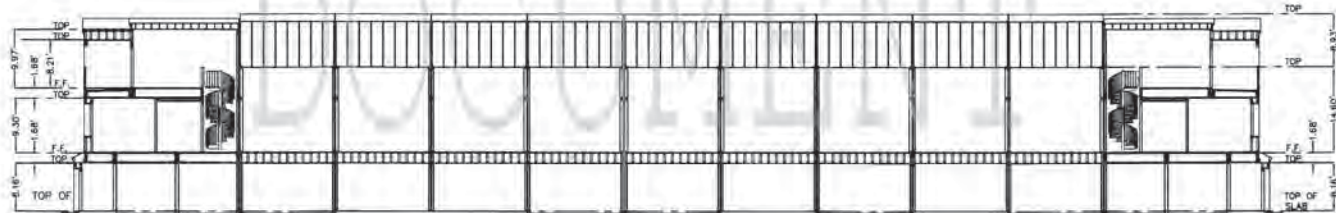
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COPPER LEAF 13 UNIT BUILDING



FLOOR THREE
13-UNIT BUILDING
SCALE: 1" = 10'



PROFILE VIEW
13-UNIT BUILDING
SCALE: 1" = 10'

NOTE

THE LOCATION OF EACH UNIT IS TO BE AS SHOWN ON PAGE 4 OF THIS PLAT. THE CONDOMINIUM DECLARATION FURTHER DESCRIBES THE BOUNDARIES OF EACH UNIT.

BOOK 883 PAGE 46
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2006-1560168

M2 Group, Inc.
 4500 E. McDowell Road
 Suite 104
 Mesa, Arizona 85206
 Tel: (480) 535-2810

group
 M2

CONDOMINIUM PLAN
 PROJECT: COPPER LEAF DEVELOPMENT UNIT 4 CONDOMINIUM
 PHOENIX, ARIZONA

(602) 263-1100
 (800)-STAKE-IT
(Public - contact 602-263-1100)

SEAL OF THE RECORDER
 HELEN PURCELL
 RECORDER & CLERK
 MARICOPA COUNTY
 ARIZONA

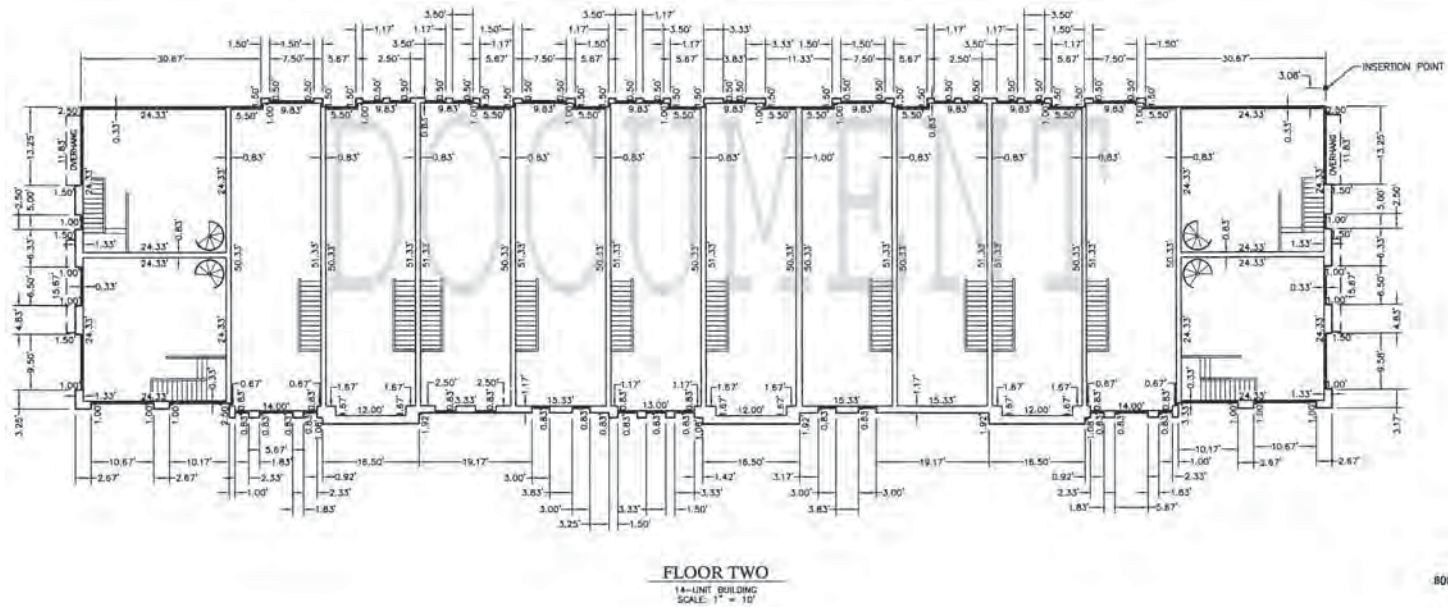
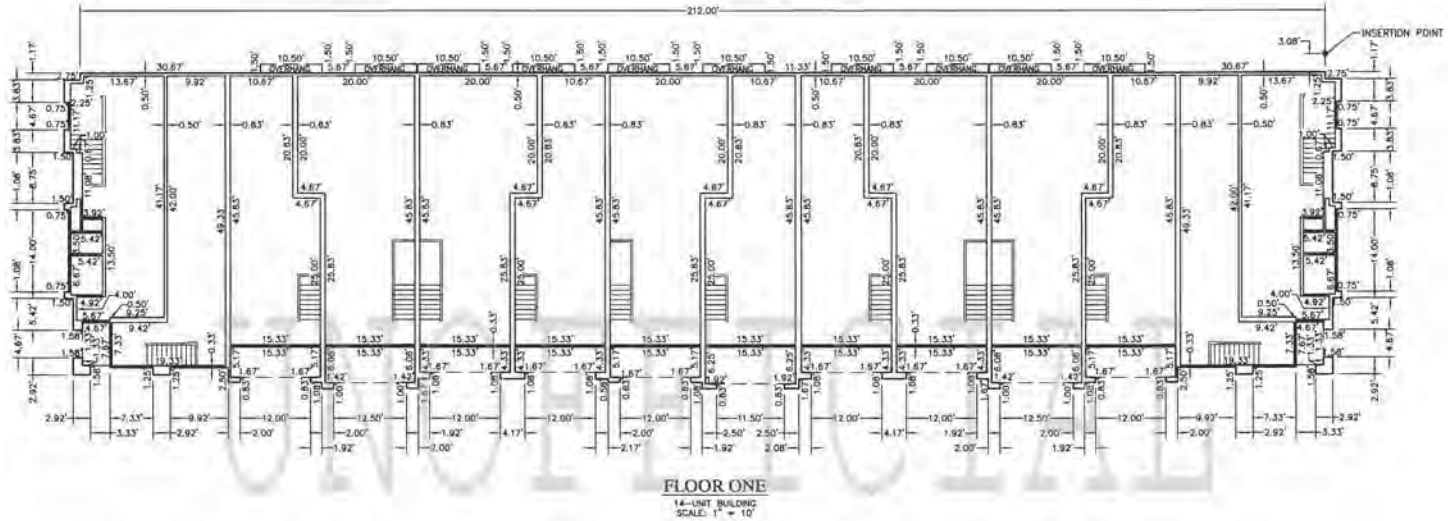
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 15 OF 17

QS 17-33 KIVAN 01-22417 SIDEW 0400037 CSPP 0501200 PLAT# 050095

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COPPER LEAF 14 UNIT BUILDING



NOTE

THE LOCATION OF EACH UNIT IS TO BE AS SHOWN ON PAGE 4 OF THIS PLAN. THE CONDOMINIUM DECLARATION FURTHER DESCRIBES THE BOUNDARIES OF EACH UNIT.

BOOK 883 PAGE 46
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PINNELL
2006-1560168
1/26/2006 10:44 PM

CONDOMINIUM PLAN
PROJECT:
COPPER LEAF DEVELOPMENT UNIT 4 CONDOMINIUM
PHOENIX, ARIZONA



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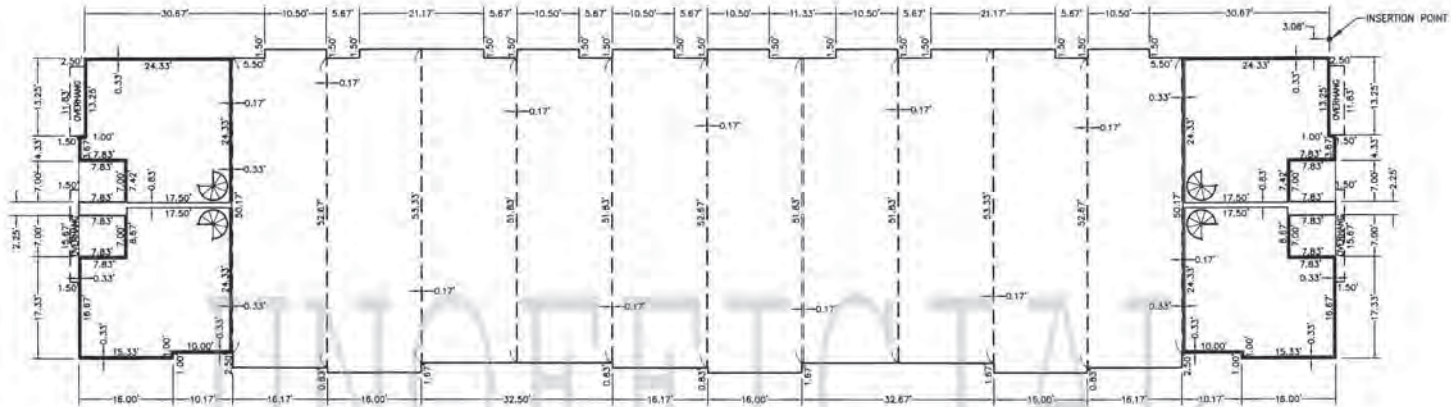
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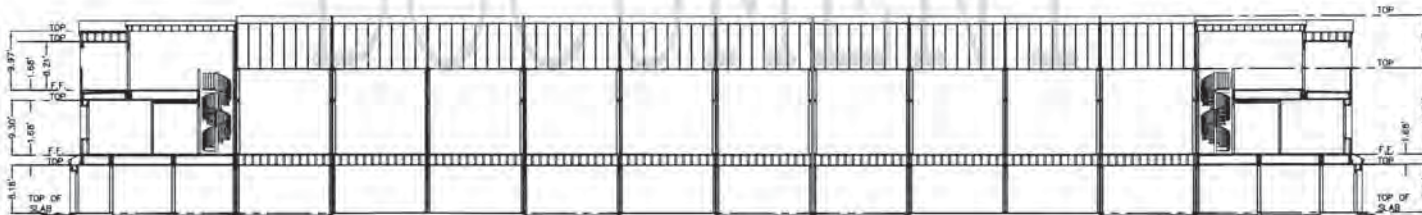
M2 Group, Inc.
4554 E. Baseline Road
Suite 104
Phoenix, AZ 85046
Tel: (480) 535-2487
Fax: (480) 535-2910



COPPER LEAF 14 UNIT BUILDING



FLOOR THREE
14-UNIT BUILDING
SCALE: 1" = 10'



PROFILE VIEW
14-UNIT BUILDING
SCALE: 1" = 10'

NOTE

THE LOCATION OF EACH UNIT IS TO BE AS SHOWN ON PAGE 4 OF THIS PLAT. THE CONDOMINIUM DECLARATION FURTHER DESCRIBES THE BOUNDARIES OF EACH UNIT.

BOOK 883 PAGE 46
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2006-1560168

CONDOMINIUM PLAN

PROJECT:
COPPER LEAF DEVELOPMENT UNIT 4 CONDOMINIUM
PHOENIX, ARIZONA

M2 Group, Inc.
4504 E. Indian School Road
Suite 104
Mesa, Arizona 85206
Tel: (480) 555-2510



THE STATE OF ARIZONA
(602) 263-1100
1-800-STAKE-IT
(Outside Arizona's borders)



JOB NO.
010211H

1021C017.DWG

SHEET NO.

17

17 OF 17