

Cortessa

Exclusively Listed

Location:

NWC of Olive Ave & Citrus Rd,
Maricopa County, AZ

Description:

107 Total Lots

38 Lots- 53'x115' - Parcel 11

33 Lots- 58'x115' - Parcel 8

36 Lots- 68'x125' - Parcel 7

Side Yard Setbacks: 5' & 5'

Subdivision Status:

All Lots are Fully Improved.

Impact Fees:

\$4,863/Unit (1")

\$3,853/Unit (3/4")

HOA Dues: \$7,100.52 Total

\$66.36/Month/Lot

2010 Taxes: \$55,221.98 Total

\$466.90/Lot - 53'x115' - Parcel 11

\$514.26/Lot - 58'x115' - Parcel 8

\$569.70/Lot - 68'x125' - Parcel 7

Utilities/Services:

Water - Arizona American Water Company

Sewer - City of Surprise

Electric - Arizona Public Services

Gas - Southwest Gas

Telephone - Qwest

Cable - Cox Communications

Refuse Disposal - Paradise Waste Service

Police Protection - Maricopa Sheriff's Office

Fire Protection - Rural Metro

Elementary School - Dysart USD

High School School - Dysart USD

Offer Guidelines:

Terms - All Cash at Closing

Purchase Agreement - Purchase Agreement to be executed within five (5) days after Buyer is notified of its selection. Buyer understands the property is being sold out of receivership and the sales process will require compliance with the order and court approval.

Initial Deposit shall be five (5) percent of purchase price deposited into escrow within two (2) business days of mutual execution of the Purchase Agreement.

Feasibility - Buyer shall have Thirty (30) calendar days from mutual execution of PSA to investigate the property. Upon written approval of feasibility, buyer shall deposit an additional five (5) percent into escrow (a total of 10% of the purchase price) which is non-refundable and immediately released to seller.




Closing - The close of escrow shall occur on the latter of five (5) business days following the approval of feasibility or five (5) business days following the issuance of the Court's Approval Order.

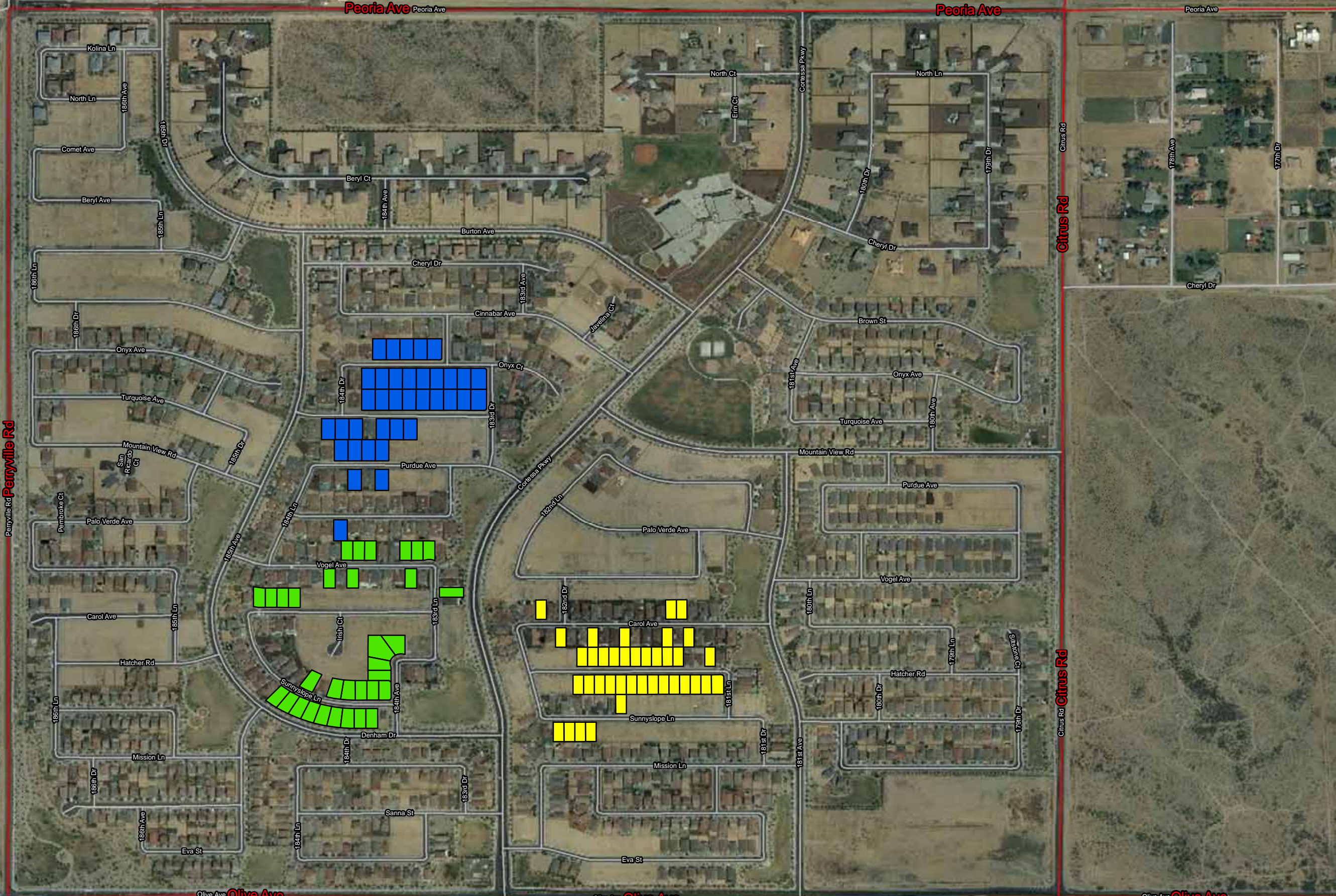
Offer Submission - All offers are due by 5:00 pm PST on September 13th, 2011.

Offers must be submitted via the on-line offer form at
<http://www.landinterestsinc.com/lii/property/cortessa>

DISCLAIMER

The information contained herein has either been given to us by the owner of the property 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 special listing conditions, imposed by our principals.

-  38 Lots - 53'x115'
-  33 Lots - 58'x115'
-  36 Lots - 68'x125'



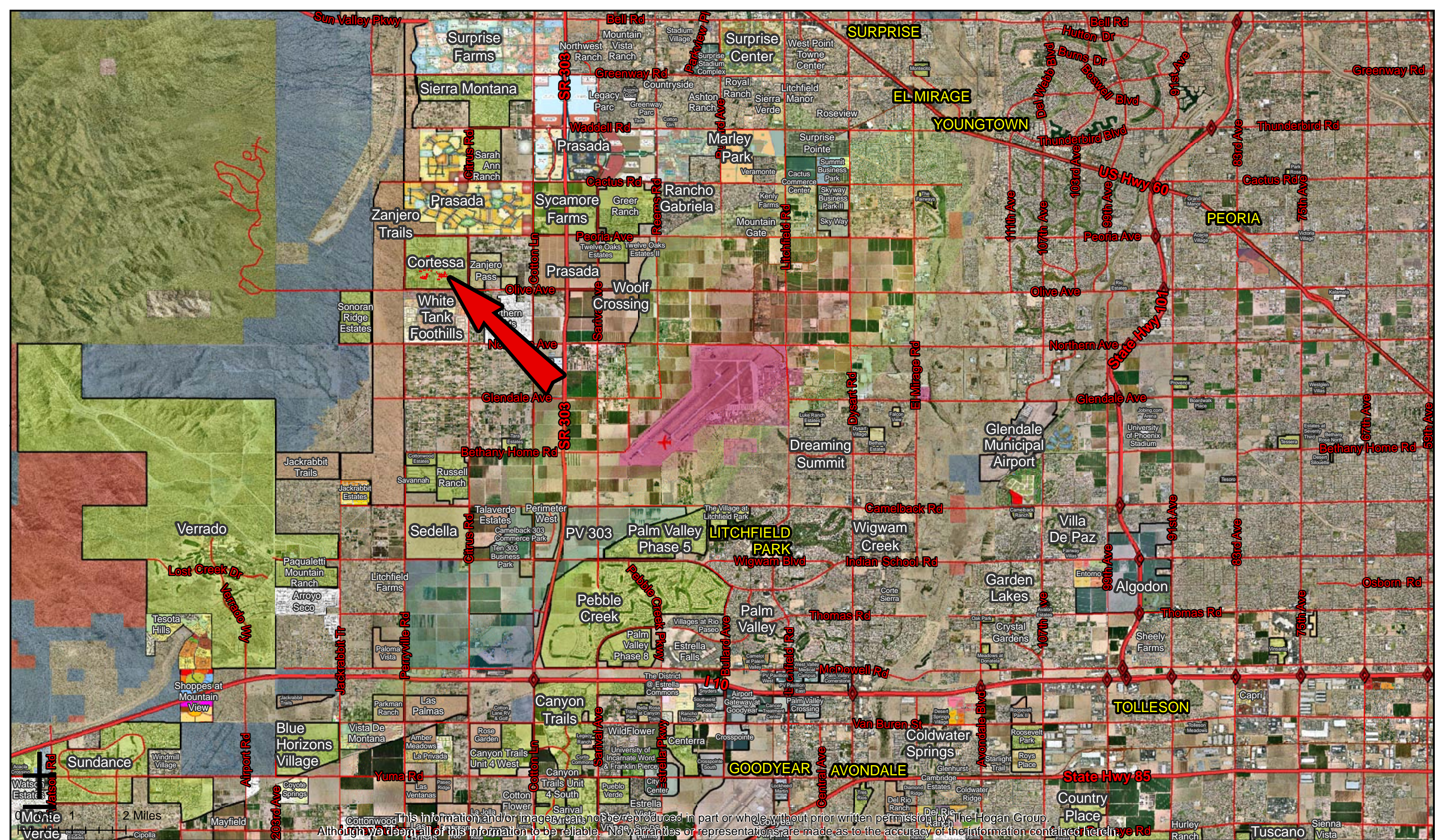
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Cortessa

107 Lots - NWC of Olive Ave & Citrus Rd, Maricopa County, AZ

The Hogan Group
 7114 E Stetson Dr, Ste 400
 (602) 553-4117 | Main
 (480) 634-4479 | Fax



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Cortessa

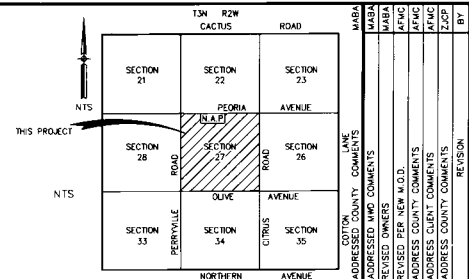
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FINAL PLAT FOR CORTESSA

A RESUBDIVISION OF A PORTION OF UNIT 32 OF ROMOLA OF ARIZONA GRAPEFRUIT UNIT AS RECORDED IN BOOK 19, PAGE 20, OFFICIAL RECORDS OF MARICOPA COUNTY, A PORTION OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

COUNTY SUBDIVISION CASE NO. S2004036 PRELIMINARY PLAT NO. S2003062 DMP 2003-009 ZONING CASE NO. Z2003087



VICINITY MAP NOT TO SCALE

BOOK 730 PAGE 11 OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURSELL 2005-0209328

DEDICATION

STATE OF ARIZONA COUNTY OF MARICOPA KNOW ALL MEN BY THESE PRESENTS THAT CORTESSA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, STARJOST DEVELOPMENT, INC., AN ARIZONA CORPORATION, CORTESSA II, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, STANDARD PACIFIC OF ARIZONA, INC., A DELAWARE CORPORATION, HOMELIFE COMMUNITIES GROUP OF ARIZONA, INC., A GEORGIA CORPORATION, TARO PROPERTIES ARIZONA I, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, TREND HOMES, INC., AN ARIZONA CORPORATION, PULTE HOME CORPORATION, A MICHIGAN CORPORATION, AND APEXCAPITAL FUND I, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF CORTESSA, A PORTION OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN PLATTED HEREON AND HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH, RESPECTIVELY, ON SAID PLAT AND THAT CORTESSA L.L.C., STARJOST DEVELOPMENT, INC., CORTESSA II, L.L.C., STANDARD PACIFIC OF ARIZONA, INC., HOMELIFE COMMUNITIES GROUP OF ARIZONA, INC., TARO PROPERTIES ARIZONA I, L.L.C., TREND HOMES, INC., PULTE HOME CORPORATION, AND APEXCAPITAL FUND I, L.L.C., HEREBY DEDICATE TO MARICOPA COUNTY FOR USE AS SUCH THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES, SUBJECT TO THE EASEMENTS DESCRIBED HEREON.

EXCEPTING TRACTS 1, 2, 3, 11, AND 11, ALL TRACTS SHOWN HEREON SHALL BE CONVEYED TO THE CORTESSA COMMUNITY ASSOCIATION PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR CORTESSA, RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY ON JUNE 18, 2004, AS DOCUMENT NO. 2004-0694832 THE MAINTENANCE OF LANDSCAPING WITHIN THE STREETS TO THE BACK OF THE CURB SHALL BE THE RESPONSIBILITY OF THE CORTESSA COMMUNITY ASSOCIATION OR THE ADJACENT PROPERTY OWNER.

THE VEHICULAR NON-ACCESS EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO MARICOPA COUNTY TO PREVENT VEHICULAR ACCESS TO ADJACENT STREETS ACROSS SUCH VEHICULAR NON-ACCESS EASEMENTS.

THE SEWER EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE CITY OF SURPRISE AND ITS SUCCESSORS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT OF SEWER FACILITIES. THE STREETS SHOWN HEREON ARE HEREBY MADE SUBJECT TO AN EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT OF UNDERGROUND SEWER FACILITIES.

NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION PLANTED OR BE ALLOWED TO GROW, WITHIN DRAINAGE TRACTS THAT WOULD IMPEDE THE FLOW OF WATER UNDER OR THROUGH THE TRACTS. ALL OTHER EASEMENTS DEDICATED HEREON ARE SUBORDINATE TO THE DRAINAGE TRACTS. NO STRUCTURE SHALL BE CONSTRUCTED NOR VEGETATION PLANTED, THAT WOULD PROHIBIT ACCESS BY THE CORTESSA COMMUNITY ASSOCIATION FOR THE PURPOSE OF MAINTENANCE AND INSPECTION OF SAID FACILITIES. THE DRAINAGE TRACTS DESCRIBED HEREON AS BEING USED FOR THE PURPOSES OF PROVIDING DRAINAGE AND DIVERSION OF STORM WATER RUNOFF GENERATED FROM THE CORTESSA PROJECT IN ACCORDANCE WITH THE FINAL DRAINAGE REPORT APPROVED BY THE COUNTY.

THE TRACTS DESCRIBED HEREON AS BEING USED FOR PRIVATE AND EMERGENCY ACCESS ARE HEREBY MADE SUBJECT TO AN EASEMENT FOR PURPOSES OF PEDESTRIAN AND VEHICULAR ACCESS IN FAVOR OF LOTS 1656 THROUGH 1732 AND FOR EMERGENCY ACCESS BY EMERGENCY AND SERVICE VEHICLES AND PERSONNEL.

THE MULTIUSE TRAIL EASEMENTS SHOWN HEREON ARE HEREBY IN FAVOR OF THE PUBLIC FOR USE AS AN UNPAVED TRAIL FOR PEDESTRIAN, EQUESTRIAN AND NONMOTORIZED VEHICLE USE, SUBJECT TO PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENT FOR CORTESSA RECORDED AS DOCUMENT NO. 2004-0694832.

NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, IN NO EVENT SHALL THE PROPERTY SUBDIVIDED BY THAT CERTAIN EASEMENT RECORDED ON DECEMBER 2, 2004, AT DOCUMENT NO. 2004-1417871 IN THE OFFICIAL RECORDER OF MARICOPA COUNTY, ARIZONA, BE USED FOR DRAINAGE PURPOSES, NOR SHALL ANY DRAINAGE IMPROVEMENTS OR LANDSCAPING BE PLACED IN SUCH EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF THE MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE.

IN WITNESS WHEREOF:

STARJOST DEVELOPMENT, INC., AN ARIZONA CORPORATION AS OWNER HAS HERETO CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER HERELIQUO DULY AUTHORIZED THIS 7th DAY OF January, 2005.

BY: Chris Heister, President

ACKNOWLEDGMENT

STATE OF ARIZONA COUNTY OF MARICOPA ON THIS 7th DAY OF January, 2005, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Chris Heister who acknowledged himself to be the President of STARJOST DEVELOPMENT, INC. AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE COMPANY, Starjost Development, Inc. BY HIMSELF AS SUCH OFFICER.

IN WITNESS WHEREOF:

I HEREBY SET MY NAME AND OFFICIAL SEAL BY: Rhonda Rigg, Notary Public, My Commission Expires 11/1/06

IN WITNESS WHEREOF:

CORTESSA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS HERETO CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER HERELIQUO DULY AUTHORIZED THIS 7th DAY OF January, 2005.

BY: Chris Heister, President

ACKNOWLEDGMENT

STATE OF ARIZONA COUNTY OF MARICOPA ON THIS 7th DAY OF January, 2005, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Chris Heister who acknowledged himself to be the President of CORTESSA, L.L.C. AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE COMPANY, Cortessa, L.L.C. BY HIMSELF AS SUCH OFFICER.

IN WITNESS WHEREOF:

I HEREBY SET MY NAME AND OFFICIAL SEAL BY: Rhonda Rigg, Notary Public, My Commission Expires 11/1/06

CERTIFICATE OF ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS ISSUED THE FOLLOWING CERTIFICATES FOR ASSURED WATER SUPPLY FOR CORTESSA.

- CORTESSA PARCEL 1 - DWR NO. 27-401321
CORTESSA PARCEL 2 - DWR NO. 27-401322
CORTESSA PARCEL 3 - DWR NO. 27-401323
CORTESSA PARCEL 4 - DWR NO. 27-401324
CORTESSA PARCEL 7 - DWR NO. 27-401326
CORTESSA PARCEL 8 - DWR NO. 27-401327
CORTESSA PARCEL 9 - DWR NO. 27-401328
CORTESSA PARCEL 10 - DWR NO. 27-401329
CORTESSA PARCEL 11 - DWR NO. 27-401330
CORTESSA PARCEL 16 - DWR NO. 27-401331
CORTESSA PARCEL 17 - DWR NO. 27-401332
CORTESSA PARCEL 5,6,9,12,13,14 & 15 - DWR NO. 27-401325

NOTICE OF CORTESSA DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A CORTESSA DEVELOPMENT AGREEMENT DATED JUNE 4, 2004 ('AGREEMENT') WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ('MWD') FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON JUNE 19, 2004, AT THE MARICOPA COUNTY RECORDERS' OFFICE AT DOCKET NO. 04-0694843, AN AMENDMENT TO THE AGREEMENT DATED JUNE 24, 2004 WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE WAS RECORDED ON JUNE 24, 2004, AT THE MARICOPA COUNTY RECORDERS' OFFICE AT DOCKET NO. 04-0720763. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT CORTESSA, L.L.C., 6730 N. SCOTTSDALE ROAD, #230, SCOTTSDALE, AZ 85255, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS 12th DAY OF January, 2005.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ATTEST: Cathy L. Saracco, Administrative Manager

CORTESSA L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY ATTEST: Chris B. Heister, President

STARJOST DEVELOPMENT, INC., AN ARIZONA CORPORATION ATTEST: Chris B. Heister, President

PULTE HOME CORPORATION, A MICHIGAN CORPORATION ATTEST: Chris B. Heister, President

HOMELIFE COMMUNITIES GROUP OF ARIZONA, INC., A GEORGIA CORPORATION ATTEST: Chris B. Heister, President

STANDARD PACIFIC OF ARIZONA, INC., A DELAWARE CORPORATION ATTEST: Chris B. Heister, President

TREND HOMES, INC., AN ARIZONA CORPORATION ATTEST: Chris B. Heister, President

CERTIFICATE OF ASSURANCE

SATISFACTORY ASSURANCE IN THE FORM OF AN 'ASSURANCE OF SUBDIVISION IMPROVEMENTS' FROM LEXON INSURANCE COMPANY, A TEXAS CORPORATION IN THE AMOUNT OF \$18,528,910 HAS BEEN PROVIDED TO GUARANTEE PAVEMENT, DRAINAGE, WATER AND SEWER SERVICES IN THIS SUBDIVISION. ELECTRIC SERVICE HAS BEEN ASSURED BY ARIZONA PUBLIC SERVICE.

ATTEST: Donald Toscano, County Engineer, Date 2/2/05

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED AS A DEPUTY COUNTY TREASURER, MARICOPA COUNTY, ARIZONA, DO HEREBY CERTIFY THAT AS OF THIS DATE, THE RECORDS OF THIS OFFICE REFLECT THAT THERE ARE NO TAX LIENS ON ANY OF THE PARCELS COMPRISING THE PLAT, AS LISTED IN THE ASSESSOR'S CERTIFICATION, WITH THE FOLLOWING EXCEPTIONS:

ATTEST: Deputy County Treasurer, Date 2/2/05

CERTIFICATE OF COUNTY ASSESSOR

I, THE UNDERSIGNED AS A DEPUTY COUNTY ASSESSOR, MARICOPA COUNTY, ARIZONA, DO HEREBY CERTIFY THAT AS OF THIS DATE, THE RECORDS OF THIS OFFICE REFLECT THAT AS DESCRIBED ON THIS PLAT IS OWNER OF THE PROPERTY AS SHOWN ON THE PLAT AND MORE PARTICULARLY DESCRIBED AS ASSESSOR'S PARCEL NUMBER'S 302-04-033-1, 4, 11, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35.

ATTEST: Brad Kelly, Deputy County Assessor, Date 2-8-05

BOARD OF SUPERVISORS APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA ON THE 17th DAY OF February, 2005.

ATTEST: Chairwoman of the Board, Clerk of the Board

BASIS OF BEARINGS

BEARINGS FOR THIS SURVEY ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 2 WEST, BEING S89°31'02"W.

CERTIFICATION

I, MICHAEL A. BANTA, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS DESCRIBED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPEATED. ALL LOT CORNERS HAVE BEEN OR WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.

ATTEST: Michael A. Banta, Registered Land Surveyor No. 38175

Table with columns: DRAWN BY (EAA), CHECKED BY (08/27/04), DATE (07/2004), REVISION, and other administrative fields.

Seal of David Evans and Associates Inc., Professional Engineers, 214 East Highland Avenue, Suite 200, Phoenix, Arizona 85016. Includes signature of Michael A. Banta.

FINAL PLAT FOR CORTESSA MARICOPA COUNTY, AZ. SCALE: 1" = 60'. SHEET 1 OF 27. JOB NO: STAR0114.

P:\STAR0000-0114\Star0114-1\eng\SWA\STAR0114-SWP001.dwg MABA, Jan 06, 2005, 9:07:06am

IN WITNESS WHEREOF:

CORTESSA II, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER,
HAS HERETO CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED
OFFICER HERETO DULY

AUTHORIZED THIS 7th DAY OF January, 2005.

BY: Chris Hecker

ITS: Manager

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS THE 7th DAY OF January, 2005,
BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

Chris Hecker WHO ACKNOWLEDGED HIMSELF TO BE
Manager OF CORTESSA II, L.L.C.
AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING
DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT
FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE
COMPANY Cortessa II, L.L.C. BY HIMSELF
AS SUCH OFFICER.

IN WITNESS WHEREOF:

I HERETO SET MY NAME AND OFFICIAL SEAL.

BY: Rhonda Rego (NOTARY PUBLIC)
11-7-06
MY COMMISSION EXPIRES



IN WITNESS WHEREOF:

HOMELIFE COMMUNITIES GROUP OF ARIZONA, INC., A GEORGIA CORPORATION AS OWNER,
HAS HERETO CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED
OFFICER HERETO DULY

AUTHORIZED THIS 7th DAY OF January, 2005.

BY: [Signature]

ITS: Division President

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS THE 7th DAY OF January, 2005,
BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

Steve Somo WHO ACKNOWLEDGED HIMSELF TO BE
Division President OF HOMELIFE COMMUNITIES GROUP OF ARIZONA, INC.
AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING
DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT
FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE
COMPANY Homelife Communities BY HIMSELF
AS SUCH OFFICER.

IN WITNESS WHEREOF:

I HERETO SET MY NAME AND OFFICIAL SEAL.

BY: Rhonda Rego (NOTARY PUBLIC)
11-7-2006
MY COMMISSION EXPIRES



IN WITNESS WHEREOF:

TARO PROPERTIES ARIZONA, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER,
HAS HERETO CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED
OFFICER HERETO DULY

AUTHORIZED THIS 7th DAY OF January, 2005.

BY: [Signature]

ITS: Member member

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS THE 7th DAY OF January, 2005,
BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

Lawrence Cox WHO ACKNOWLEDGED HIMSELF TO BE
Member member OF TARO PROPERTIES, LLC
AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING
DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT
FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE
COMPANY Taro Properties I, LLC BY HIMSELF
AS SUCH OFFICER.

IN WITNESS WHEREOF:

I HERETO SET MY NAME AND OFFICIAL SEAL.

BY: Rhonda Rego (NOTARY PUBLIC)
11-7-06
MY COMMISSION EXPIRES



FINAL PLAT FOR CORTESSA

A RESUBDIVISION OF A PORTION OF UNIT 32 OF ROMOLA OF ARIZONA GRAPEFRUIT UNIT
AS RECORDED IN BOOK 19, PAGE 20, OFFICIAL RECORDS OF MARICOPA COUNTY,
A PORTION OF SECTION 27, TOWNSHIP 3 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.

COUNTY SUBDIVISION CASE NO. S2004036
PRELIMINARY PLAT NO. S2003062
DMP 2003-009
ZONING CASE NO. Z2003087

IN WITNESS WHEREOF:

HAS HERETO CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE
ATTESTED BY APEXCAPITAL MANAGEMENT I, LLC, AN ARIZONA LIMITED LIABILITY
COMPANY, MANAGING MEMBER, BY THE SIGNATURE OF STEPHEN J. KIEFER, ITS
MANAGER, THEREUNTO DULY AUTHORIZED.

APEXCAPITAL MANAGEMENT I, LLC

THIS 11th DAY OF January, 2005.

BY: [Signature]

STEPHEN J. KIEFER, ITS MANAGER

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS THE 11th DAY OF January, 2005,
BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

Stephen J. Kiefer WHO ACKNOWLEDGED HIMSELF TO BE
Manager OF APEXCAPITAL MANAGEMENT I, LLC
AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING
DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT
FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE
COMPANY Apex Capital Management, LLC BY HIMSELF
AS SUCH OFFICER.

IN WITNESS WHEREOF:

I HERETO SET MY NAME AND OFFICIAL SEAL.

BY: [Signature] (NOTARY PUBLIC)
7-13-06
MY COMMISSION EXPIRES



IN WITNESS WHEREOF:

TREND HOMES, INC., AN ARIZONA CORPORATION AS OWNER,
HAS HERETO CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED
OFFICER HERETO DULY

AUTHORIZED THIS 10th DAY OF January, 2005.

BY: [Signature]

ITS: President

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

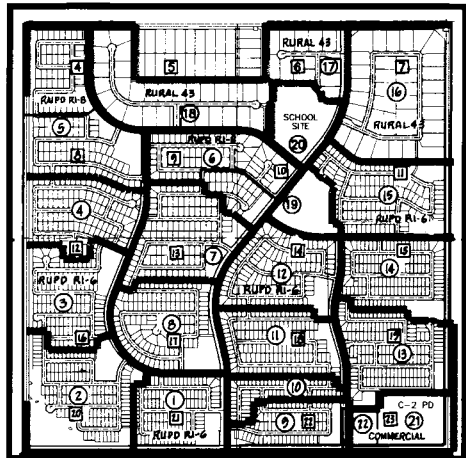
ON THIS THE 10th DAY OF January, 2005,
BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

Reed Retzer WHO ACKNOWLEDGED HIMSELF TO BE
President OF TREND HOMES, INC.
AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING
DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT
FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE
COMPANY Trend Homes BY HIMSELF
AS SUCH OFFICER.

IN WITNESS WHEREOF:

I HERETO SET MY NAME AND OFFICIAL SEAL.

BY: [Signature] (NOTARY PUBLIC)
October 21, 2008
MY COMMISSION EXPIRES



ZONING PARCEL INDEX MAP

- (3) ZONING PARCEL NO.
- (5) MAP SHEET
- PARCEL BOUNDARY LINE
- ZONE BOUNDARY

IN WITNESS WHEREOF:

PULTE HOME CORPORATION, A MICHIGAN CORPORATION AS OWNER,
HAS HERETO CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED
OFFICER HERETO DULY

AUTHORIZED THIS 7th DAY OF January, 2005.

BY: [Signature]

ITS: Assistant Manager

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS THE 7th DAY OF January, 2005,
BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

Michael Fritz WHO ACKNOWLEDGED HIMSELF TO BE
Assistant Manager OF PULTE HOME CORPORATION
AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING
DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT
FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE
COMPANY Pulte Home Corporation BY HIMSELF
AS SUCH OFFICER.

IN WITNESS WHEREOF:

I HERETO SET MY NAME AND OFFICIAL SEAL.

BY: [Signature] (NOTARY PUBLIC)
11/16/05
MY COMMISSION EXPIRES



IN WITNESS WHEREOF:

STANDARD PACIFIC OF ARIZONA, INC., A DELAWARE CORPORATION AS OWNER,
HAS HERETO CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED
OFFICER HERETO DULY

AUTHORIZED THIS 6th DAY OF January, 2005.

BY: [Signature]

ITS: Vice President

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS THE 6th DAY OF January, 2005,
BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

Carol Grunley WHO ACKNOWLEDGED HIMSELF TO BE
Vice President OF STANDARD PACIFIC OF ARIZONA, INC.
AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BEING
DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT
FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE
COMPANY Standard Pacific of Arizona BY HIMSELF
AS SUCH OFFICER.

IN WITNESS WHEREOF:

I HERETO SET MY NAME AND OFFICIAL SEAL.

BY: [Signature] (NOTARY PUBLIC)
11-7-06
MY COMMISSION EXPIRES



MABA 12/20/04 12/27/04 01/26/04 03/12/04 06/04/04 DATE	ADRESSED COUNTY COMMENTS ADRESSED MND COMMENTS REVISED PER NEW M.O.D. ADRESSED COUNTY COMMENTS ADRESSED COUNTY COMMENTS ADRESSED COUNTY COMMENTS REVISION	DRAWN BY: EAA CHECKED BY: DATE: 07/2004	SCALE: NTS SECTION: 27 TOWNSHIP: 3N RANGE: 2W SHEET OF 27 JOB NO.: STAR0114
BOOK 730 PAGE 11 OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL 2005-0209328 02/22/05 09:22 AM			

UTILITIES/SERVICES

WATER	ARIZONA AMERICAN WATER COMPANY
SANITARY SEWER	CITY OF SURPRISE
ELECTRIC	ARIZONA PUBLIC SERVICES
GAS	SOUTHWEST GAS
TELEPHONE	QWEST
CABLE	COMCAST
REFUSE DISPOSAL	CH2M HILL WASTE SERVICES
FIRE PROTECTION	MARICOPA COUNTY SHERIFF'S OFFICE
ELEMENTARY SCHOOL	DISART U.S.D.
HIGH SCHOOL DISTRICT	DISART U.S.D.

FINAL PLAT FOR CORTESSA

A RESUBDIVISION OF A PORTION OF UNIT 32 OF ROMOLA OF ARIZONA GRAPEFRUIT UNIT AS RECORDED IN BOOK 19, PAGE 20, OFFICIAL RECORDS OF MARICOPA COUNTY, A PORTION OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

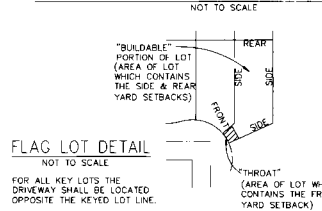
COUNTY SUBDIVISION CASE NO. S2004036
PRELIMINARY PLAT NO. S2003052
DMP 2003-009
ZONING CASE NO. Z2003087

NOTES

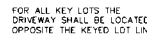
- CONSTRUCTION WITHIN EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES AND WOOD WIRE, OR REMOVABLE SECTION TYPE FENCING.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- IT IS HEREBY STATED THAT THIS FINAL PLAT IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PRELIMINARY PLAT S2003052.
- THE PROVISIONS OF ARTICLE 1112 OF THE MARICOPA COUNTY ZONING ORDINANCE (OUTDOOR LIGHTING) WILL BE ADHERED TO.
- IMPROVEMENT, GRADING AND PAVING PLANS FOR CORTESSA WERE PREPARED UNDER THE DIRECTION OF RENE A. TERAN REGISTRATION NO. 23267, AND HE HAS CERTIFIED THAT ALL FINISHED FLOOR ELEVATIONS ARE FREE FROM INUNDATION DURING THE 100-YEAR PEAK RAINFALL EVENT.
- THIS SUBDIVISION IS LOCATED WITHIN THE STATE-DEFINED TERRITORY IN THE VICINITY OF A MILITARY AIRPORT AND MAY BE SUBJECT TO LOUD NOISE AND OVER FLIGHTS FROM MILITARY AIRCRAFT.
- ALL HABITABLE BUILDINGS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO ATTAIN A NOISE REDUCTION LEVEL AS PER ARS 28-8402(B).
- FIRE PROTECTION PROVIDED BY RURAL METRO, APPROXIMATELY 202 FIRE HYDRANTS WILL BE PROVIDED FOR FIRE PROTECTION FOR THIS SITE.
- THIS SITE MAY BE SUBJECT TO EARTH FISSIONS. (THIS IS A MARICOPA COUNTY STANDARD STIPULATION)



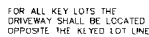
FLAG LOT DETAIL ADJACENT TO OPEN SPACE



FLAG LOT DETAIL



FLAG LOT DETAIL



TRACT TABLE

TRACT NO.	DESCRIPTION	AREA	SQ. FT.
TRACT 1	SCHOOL SITE	13,783 AC	600,371 SQ. FT.
TRACT 2	COMMERCIAL	12,696 AC	553,041 SQ. FT.
TRACT 3	COMMERCIAL	4,111 AC	179,095 SQ. FT.
TRACT A	LANDSCAPE, OPEN SPACE, DRAINAGE, RETENTION AND MULTI-USE EASEMENT	18,083 AC	787,674 SQ. FT.
TRACT B	LANDSCAPE, OPEN SPACE, RETENTION	2,512 AC	109,413 SQ. FT.
TRACT C	LANDSCAPE, OPEN SPACE, RETENTION	3,455 AC	150,498 SQ. FT.
TRACT D	LANDSCAPE, OPEN SPACE	0,403 AC	17,556 SQ. FT.
TRACT E	LANDSCAPE, OPEN SPACE, RETENTION	3,187 AC	138,877 SQ. FT.
TRACT F	LANDSCAPE, OPEN SPACE, RETENTION	3,489 AC	151,721 SQ. FT.
TRACT G	LANDSCAPE, OPEN SPACE, RETENTION	0,812 AC	35,369 SQ. FT.
TRACT H	LANDSCAPE, OPEN SPACE	0,362 AC	15,754 SQ. FT.
TRACT I	LANDSCAPE, OPEN SPACE, RETENTION	6,269 AC	273,076 SQ. FT.
TRACT J	LANDSCAPE, OPEN SPACE	0,548 AC	23,889 SQ. FT.
TRACT K	LANDSCAPE, OPEN SPACE	0,414 AC	18,044 SQ. FT.
TRACT L	LANDSCAPE, OPEN SPACE	0,339 AC	14,750 SQ. FT.
TRACT M	LANDSCAPE, OPEN SPACE, RETENTION	1,717 AC	74,922 SQ. FT.
TRACT N	LANDSCAPE, OPEN SPACE, RETENTION	3,116 AC	135,724 SQ. FT.
TRACT O	LANDSCAPE, OPEN SPACE, PARK	9,782 AC	426,092 SQ. FT.
TRACT P	LANDSCAPE, OPEN SPACE	0,950 AC	41,364 SQ. FT.
TRACT Q	LANDSCAPE, OPEN SPACE	0,837 AC	40,817 SQ. FT.
TRACT R	LANDSCAPE, OPEN SPACE, RETENTION	0,808 AC	35,210 SQ. FT.
TRACT S	LANDSCAPE, OPEN SPACE	0,270 AC	11,751 SQ. FT.
TRACT T	LANDSCAPE, OPEN SPACE, RETENTION	7,982 AC	348,824 SQ. FT.
TRACT U	LANDSCAPE, OPEN SPACE	0,245 AC	10,692 SQ. FT.
TRACT V	LANDSCAPE, OPEN SPACE	0,081 AC	3,521 SQ. FT.
TRACT W	LANDSCAPE, OPEN SPACE	0,202 AC	8,786 SQ. FT.
TRACT X	LANDSCAPE, OPEN SPACE, RETENTION	0,969 AC	42,769 SQ. FT.
TRACT Y	LANDSCAPE, OPEN SPACE, RETENTION	7,108 AC	309,830 SQ. FT.
TRACT Z	LANDSCAPE, OPEN SPACE, RETENTION	0,536 AC	23,343 SQ. FT.
TRACT AA	LANDSCAPE, OPEN SPACE	3,426 AC	149,238 SQ. FT.
TRACT BB	LANDSCAPE, OPEN SPACE, RETENTION	1,025 AC	44,626 SQ. FT.
TRACT CC	LANDSCAPE, OPEN SPACE, RETENTION	2,705 AC	117,809 SQ. FT.
TRACT DD	LANDSCAPE, OPEN SPACE, RETENTION	2,000 AC	87,117 SQ. FT.
TRACT EE	PRIVATE AND EMERGENCY ACCESS, PUBLIC UTILITIES	4,232 AC	183,899 SQ. FT.
TRACT FF	PRIVATE AND EMERGENCY ACCESS, PUBLIC UTILITIES	1,832 AC	79,088 SQ. FT.
TRACT GG	PRIVATE AND EMERGENCY ACCESS, PUBLIC UTILITIES	3,398 AC	148,020 SQ. FT.
TRACT HH	DRAINAGE, OPEN SPACE	0,043 AC	1,871 SQ. FT.
TRACT II	WELL SITE	0,358 AC	15,600 SQ. FT.
TRACT JJ	WELL SITE	0,358 AC	15,625 SQ. FT.
TRACT KK	OPEN SPACE	0,002 AC	88 SQ. FT.
TRACT LL	OPEN SPACE	0,014 AC	763 SQ. FT.
TRACT LL	OPEN SPACE	123,635 AC	5,385,949 SQ. FT.

RUPD CHART Z2003087

	APPROVED ZONING	APPROVED ZONING	APPROVED ZONING
	LOTS: 1-515,635-1655 R1-8 RUPD (PARCEL 11-15, 19)	LOTS: 516-634 RURAL-43 (PARCEL 16,17,18)	LOTS: 1656-1732 RURAL-43 (PARCEL 16,17,18)
MINIMUM LOT WIDTH	48 FT.	70 FT.	145 FT.
MINIMUM LOT AREA	5450 SQ. FT.	7650 SQ. FT.	43560 SQ. FT.
AVERAGE LOT AREA/D.U.	6000	8000	1 ACRE
MINIMUM SIDE YARD CORNER LOT	13 FT. OR 8 FT. IF ADJACENT TO TRACT	10 FT. OR 8 FT. IF ADJACENT TO TRACT	20 FT.
MINIMUM SIDE YARD	5 FT.	5 FT.	30 FT.
MINIMUM REAR YARD	15 FT.	15 FT.	40 FT.
MINIMUM DISTANCE BETWEEN STRUCTURES ON LOT	15 FT.	15 FT.	15 FT.
MAXIMUM LOT COVERAGE	47%	47%	20%
MAXIMUM BUILDING HEIGHT	30 FT. & 2 STORES	30 FT. & 2 STORES	30 FT. & 2 STORES
MINIMUM FRONT YARD—FRONT ENTRY GARAGE (1) (2)	15 FT.	15 FT.	40 FT.
MINIMUM FRONT YARD—SIDE ENTRY OR FORWARD LIVING AREA (1) (2)	10 FT.	10 FT.	40 FT.
SIGHT TRIANGLES—KEY LOTS (3)	10 FT. X 10 FT.	10 FT. X 10 FT.	10 FT. X 10 FT.
REQUIRED PARKING SPACES	2	2	2

(1) ALL GARAGES EXCEPT SIDE-LOADING UNITS, WILL OBSERVE A FRONT SETBACK SO THAT THEY ARE AT LEAST 18' FROM THE BACK OF THE SIDEWALK.
(2) FLAG LOTS SHALL HAVE A MINIMUM WIDTH OF 30' AT THE FRONT SETBACK LINE.
(3) KEY LOTS TO HAVE A 10' X 10' VISIBILITY TRIANGLE.

TYPICAL SETBACK DETAIL

R1-8 RUPD NTS

TYPICAL SETBACK DETAIL

R1-6 RUPD NTS

TYPICAL SETBACK DETAIL

RURAL-43 NTS

SITE SUMMARY TABLE

PARCEL	ZONING	TYPICAL LOT SIZE	GROSS AREA (AC.)	NET AREA (±/- AC.)	GROSS YIELD (D.U./AC)	Avg. AREA (SF (2, 5))	PROJECTED PER D.U. POPULATION	
1,2,9,10,13 & 14	R1-6 RUPD	48 X 115'	160,874	117,052	4.07	855	7,784	1638
3 & 11	R1-6 RUPD	53 X 115'	57,813	43,535	4.22	244	7,772	610
8, 12 & 15	R1-6 RUPD	36 X 115'	98,117	74,357	3.54	346	9,361	865
4	R1-6 RUPD	63 X 115'	27,543	20,277	3.59	99	8,921	248
7	R1-6 RUPD	68 X 125'	32,354	24,838	3.12	101	10,713	253
5 & 6	R1-6 RUPD	70 X 125'	34,925	26,922	2.61	91	12,840	278
5 & 6	R1-6 RUPD	70 X 125'	44,643	32,013	2.67	119	11,718	298
16, 17 & 18	RURAL 43	1 ACRE	110,785	89,304	0.70	77	50,520	193
19 (3)	R1-6 RUPD	N/A	11,370	9,781	N/A	N/A	N/A	N/A
20 (4)	R1-6 RUPD	N/A	15,032	13,782	N/A	N/A	N/A	N/A
21	C-2 PD	N/A	15,160	12,694	N/A	N/A	N/A	N/A
22	C-2 PD	N/A	5,100	4,112	N/A	N/A	N/A	N/A
TOTAL			613,320	468,570	1737			4330

(1) NET AREA IS GROSS AREA LESS ALL EXISTING AND PROPOSED STREETS
(2) NET AREA (ITEM 1 ABOVE) DIVIDED BY YIELD
(3) PROPOSED PARK
(4) SCHOOL SITE
(5) NO MORE THAN 10% OF THE LOTS WITHIN A LOT CATEGORY MAY BE SMALLER THAN THE TYPICAL MINIMUM LOT AREA FOR THAT CATEGORY.

BOOK 730 PAGE 11
OFFICIAL RECORDS OF MARICOPA COUNTY REGORDER HELEN PURCELL
2005 - 0209328
02/22/2005 02:22 AM

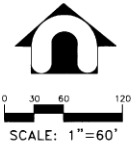
DAVID EVANS AND ASSOCIATES, INC.
211 East Highland Avenue, Suite 200
Phoenix, AZ 85016
PH: 602.659.5451



FINAL PLAT FOR CORTESSA MARICOPA COUNTY, AZ

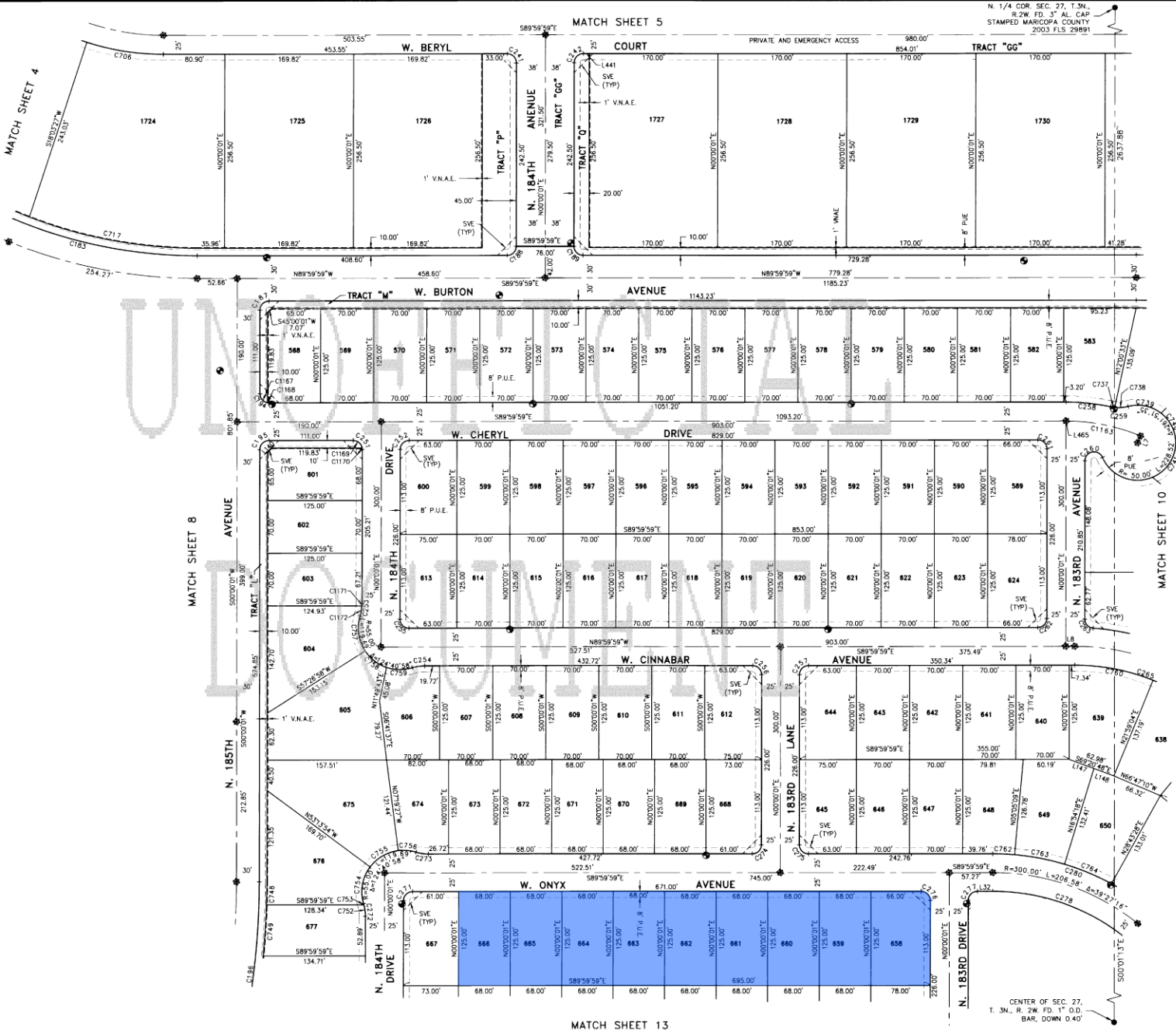
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TOWNSHIP: 3N
RANGE: 2W
SHEET 3 OF 27
JOB NO.: STAR0714

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BOOK 730 PAGE 11
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2005-0209328
02220206 09 23 AM '05

- LEGEND**
- INDICATES BRASS CAP TO BE SET (MAG 120-1 TYPE B)
 - INDICATES SUBDIVISION BOUNDARY CORNER, SET 1/2" REBAR WITH CAP "DEA 38175", UNLESS OTHERWISE NOTED
 - INDICATES FOUND BRASS CAP FLUSH
 - INDICATES FOUND BRASS CAP IN HANDHOLE
 - INDICATES FOUND CORNER AS NOTED
 - EASEMENT LINE
 - MONUMENT LINE
 - PROPERTY LINE
 - PUBLIC UTILITIES EASEMENT
 - VEHICULAR NON ACCESS EASEMENT
 - 25'X25' SIGHT VISIBILITY EASEMENT
 - FIRE HYDRANT



N. 1/4 COR. SEC. 27, T. 3N.,
R. 2W. FD. 3, AL CAP
STAMPED MARICOPA COUNTY
2003 FLS 2969H

12/20/04	ADDRESS COUNTY COMMENTS	12/20/04	ADDRESS MWD COMMENTS
11/17/04	REVISOR OWNERS	11/17/04	REVISOR NEW M.O.D.
09/27/04	ADDRESS COUNTY COMMENTS	09/27/04	ADDRESS COUNTY COMMENTS
09/24/04	ADDRESS COUNTY COMMENTS	09/24/04	ADDRESS COUNTY COMMENTS
07/2004	DATE	07/2004	DATE

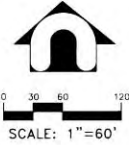
DRAWN BY: EAA
CHECKED BY: DAVID EVANS INC.
DATE: 07/2004

DAVID EVANS INC.
AND ASSOCIATES INC.
2141 East Highland Avenue, Suite 200
Phoenix, Arizona 85016
Phone: 604-028-1935

SCALE: 1"=60'
SECTION: 27
TOWNSHIP: 3N
RANGE: 2W
SHEET 9 OF 27
JOB NO: STAR0114



FINAL PLAT FOR CORTESIA
MARICOPA COUNTY, ARIZONA



BOOK 730 PAGE 11
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2005-0209328
 02/22/2005 10:22 AM

MATCH SHEET 9



N. 1/4 COR. SEC. 27, T.3N.,
 R.2W. FD. 3rd AL. CAP.
 STAMPED MARICOPA COUNTY
 2003 RLS 29861

W. 1/4 COR. SEC. 27,
 T.3N., R.2W. FD. 2nd AL. CAP.
 STAMPED MC DOT

DATE	BY	REVISION
12/20/04	EAA	ADDRESS COUNTY COMMENTS
12/9/04	EAA	ADDRESS M/D COMMENTS
11/1/04	EAA	REVISED OWNERS
10/26/04	AFAC	REVISED PER NEW M.O.D.
08/27/04	AFAC	ADDRESS COUNTY COMMENTS
08/17/04	AFAC	ADDRESS CLIENT COMMENTS
06/04	Z.P.	ADDRESS COUNTY COMMENTS
07/20/04	Z.P.	REVISION

DRAWN BY: EAA
 CHECKED BY:
 DATE: 07/20/04

**DAVID EVANS
 AND ASSOCIATES INC.**
 214 East McDowell Avenue, Suite 200
 Phoenix, AZ 85004
 PHONE: 480.428.1511



**FINAL PLAT
 FOR
 CORTESSA**
 MARICOPA COUNTY, ARIZONA

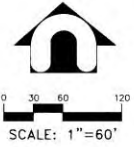
SCALE: 1"=60'
 SECTION: 27
 TWP: 3N
 RANGE: 2W
 SHEET
 13 OF 27
 JOB NO.
 STAR0114

LEGEND

- INDICATES BRASS CAP TO BE SET (MAG 1/2" - 1" TYPE B)
- INDICATES SUBDIVISION BOUNDARY CORNER, SET 1/2" REBAR WITH CAP (2" DIA. 30" HGT), UNLESS OTHERWISE NOTED
- INDICATES FOUND BRASS CAP FLUSH
- INDICATES FOUND BRASS CAP IN HANDHOLE
- INDICATES FOUND CORNER AS NOTED
- EASEMENT LINE
- MONUMENT LINE
- PROPERTY LINE
- P.U.E. PUBLIC UTILITIES EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- S.V.E. 25'X25' SIGHT VISIBILITY EASEMENT
- FIRE HYDRANT

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MATCH SHEET 17



BOOK 730 PAGE 11
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2005-0209328

LEGEND

- INDICATES BRASS CAP TO BE SET (TAG 120-1 TYPE B)
- INDICATES SUBMISSION BOUNDARY CORNER, SET 1/2" REBAR WITH CAP (DEA 38175), UNLESS OTHERWISE NOTED
- INDICATES FOUND BRASS CAP FLUSH
- INDICATES FOUND BRASS CAP IN HANDS
- INDICATES FOUND CORNER AS NOTED
- EASEMENT LINE
- MONUMENT LINE
- PROPERTY LINE
- PUE PUBLIC UTILITIES EASEMENT
- VNAE VEHICULAR NON ACCESS EASEMENT
- SVE 25'X25' SIGHT VISIBILITY EASEMENT
- FIRE HYDRANT

MATCH SHEET 18

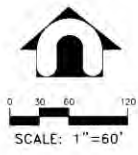
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MABA	11/7/04	REVISED OWNERS	
AFAC	10/26/04	REVISED PER NEW M.O.D.	
AFAC	08/22/04	ADDRESS COUNTY COMMENTS	
AFAC	08/12/04	ADDRESS CLIENT COMMENTS	
ZAP	06/04	ADDRESS COUNTY COMMENTS	
DATE	07/2004		

DRAWN BY: EAA
CHECKED BY:
DATE: 07/2004

DAVID EVANS & ASSOCIATES, INC.
214 West Main Street, Suite 206
Phoenix, Arizona 85001
Phone: 602.258.3515

FINAL PLAT FOR MARICOPA COUNTY, ARIZONA

SCALE: 1"=60'
SECTION: 27
TOWNSHIP: 3N
RANGE: 2W
SHEET 17 OF 27
JOB NO.: STAR0114



LEGEND

- INDICATES BRASS CAP TO BE SET (MAG 120-1 TYPE B)
- INDICATES SUBMISSION BOUNDARY CORNER SET 1/2" REBAR WITH CAP OR A 3/16" DIA. UNLESS OTHERWISE NOTED
- INDICATES FOUND BRASS CAP FLUSH
- INDICATES FOUND BRASS CAP IN HANDHOLE
- INDICATES FOUND CORNER AS NOTED
- EASEMENT LINE
- MONUMENT LINE
- PROPERTY LINE
- PUBLIC UTILITIES EASEMENT
- VEHICULAR NON ACCESS EASEMENT
- 25'x25' SIGHT VISIBILITY EASEMENT
- FIRE HYDRANT

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S. 1/4 COR. SEC. 27, T.3N., R.7W. FD. 27 A. CAP IN POT HOLE STAMPED MARICOPA COUNTY 2003 RLS 29891

EA#	12/22/04	ADDRESS COUNTY COMMENTS
EA#	12/29/04	ADDRESS M/L COMMENTS
EA#	11/17/04	REVISED OWNERS
EA#	10/25/04	REVISED PER NEW M.O.D.
EA#	08/27/04	ADDRESS COUNTY COMMENTS
EA#	08/17/04	ADDRESS CLIENT COMMENTS
EA#	08/12/04	ADDRESS COUNTY COMMENTS
EA#	08/04	ADDRESS COUNTY COMMENTS
EA#	07/20/04	DATE
REVISION	DATE	BY

DRAWN BY:	FAA
CHECKED BY:	
DATE:	07/20/04

DAVID EVANS INC. & ASSOCIATES INC.
 214 East McDowell Avenue, Suite 200
 Phoenix, AZ 85004-5451
 Phone: 480.938.5451

FINAL PLAT FOR CORTESSA MARICOPA COUNTY, ARIZONA

SCALE: 1"=60'
 SECTION: 27
 TOWNSHIP: 3N
 RANGE: 7W

SHEET 18 OF 27
 JOB NO.: STAR014

Table with columns: LOT NO., AREA IN SQUARE FEET, FRONT FEET. Rows 1-148.

Table with columns: LOT NO., AREA IN SQUARE FEET, FRONT FEET. Rows 149-298.

Table with columns: LOT NO., AREA IN SQUARE FEET, FRONT FEET. Rows 299-448.

Table with columns: LOT NO., AREA IN SQUARE FEET, FRONT FEET. Rows 449-598.

Table with columns: LOT NO., AREA IN SQUARE FEET, FRONT FEET. Rows 599-748.

Table with columns: LOT NO., AREA IN SQUARE FEET, FRONT FEET. Rows 749-898.

Table with columns: LOT NO., AREA IN SQUARE FEET, FRONT FEET. Rows 899-1048.

Table with columns: LOT NO., AREA IN SQUARE FEET, FRONT FEET. Rows 1049-1198.

Table with columns: LOT NO., AREA IN SQUARE FEET, FRONT FEET. Rows 1199-1348.

Table with columns: LOT NO., AREA IN SQUARE FEET, FRONT FEET. Rows 1349-1498.

Vertical text on the left margin: RUPD R1-6, PAR 2 END, PAR 2 BEGIN, RUPD R1-6, etc.

Vertical text on the right margin: RUPD R1-6, PAR 10 BEGIN, RUPD R1-6, etc.

BOOK 730 PAGE 11
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
JELLY PORCELL
2005 - 0209328



FINAL PLAT FOR CORTESA MARICOPA COUNTY, AZ.

SCALE: NTS
SECTION: 27
TOWNSHIP: 3N
RANGE: 2W
SHEET OF 2/
JOB NO. STAR0114

LOT WIDTH MEASURED AT FRONT SETBACK AS PER MARICOPA COUNTY ZONING ORDINANCE
* FLAG LOTS
X X INDICATES LOT IN LOT FROM PRELIMINARY PLAT
FINAL PLAT LOT NUMBERS MATCH PRELIMINARY PLAT

RUPD R1-6
PAR 11 END
PAR 12 BEGON
RUPD R1-6

Table with columns: LOT NO, AREA IN, FRONT, SQUARE FEET. Contains lot data for the first column, including lot numbers like 1035, 1036, 1037, etc.

Table with columns: LOT NO, AREA IN, FRONT, SQUARE FEET. Contains lot data for the second column, including lot numbers like 1168, 1169, 1170, etc.

RUPD R1-6
PAR 13 END
PAR 14 X X
RUPD R1-6

Table with columns: LOT NO, AREA IN, FRONT, SQUARE FEET. Contains lot data for the third column, including lot numbers like 1317, 1318, 1319, etc.

RUPD R1-6
PAR 14 END
PAR 15
RUPD R1-6

Table with columns: LOT NO, AREA IN, FRONT, SQUARE FEET. Contains lot data for the fourth column, including lot numbers like 1466, 1467, 1468, etc.

RUPD R1-6
PAR 15 END
PAR 16 X X
RUPD R1-6

Table with columns: LOT NO, AREA IN, FRONT, SQUARE FEET. Contains lot data for the fifth column, including lot numbers like 1615, 1616, 1617, etc.

RURAL-43
PAR 18
END

LOT WIDTH MEASURED AT FRONT SETBACK AS PER MARICOPA COUNTY ZONING ORDINANCE
* FLAG LOTS
X X INDICATES CHANGE IN LOT FROM PRELIMINARY PLAT
FINAL PLAT LOT NUMBERS MATCH PRELIMINARY PLAT LOT NUMBERS

Administrative and legal information including: EAA, DAVID EVANS AND ASSOCIATES INC., MARICOPA COUNTY RECORDER, HEELE PURRELL, MICHAEL A. BANTA, FINAL PLAT FOR CORTESIA MARICOPA COUNTY, AZ, STAR0114, SCALE: N/T/S, SHEET 25 OF 27, JOB NO: STAR0114.

BOOK 730 PAGE 11
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HEELE PURRELL
2005-0209328
02/22/2005 09:22 AM

Main table containing 12 columns of curve data. Each column has a header 'CURVE TABLE' and sub-headers 'CURVE', 'RADIUS', 'LENGTH', 'DELTA'. The data rows contain numerical values for these parameters across various curve identifiers.

Administrative and project information section. Includes 'EAA' logo, 'DRAWN BY: EAA', 'CHECKED BY: DAVID EVANS', 'DATE: 07/20/04', 'SCALE: NTS', 'SECTION: 27', 'RANGE: 3W', 'SHEET: 26 OF 27', 'JOB NO: STAR0114', and 'MARCOPOL COUNTY, ARIZONA'.

BOOK 730 PAGE 11
OFFICIAL RECORDS OF
MARCOPOL COUNTY RECORDER
HELEN FURZELL
2005-0029328

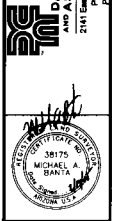


Table with 4 columns: CURVE TABLE, CURVE TABLE, CURVE TABLE, CURVE TABLE. Each column contains a list of curve data points with columns for CURVE, RADIUS, LENGTH, and DELTA.

BOOK 730 PAGE 11
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2005-0209328

Final Plat for Cortezta, Maricopa County, Arizona. Includes fields for E.A.A., DRAWN BY, CHECKED BY, DATE, and a signature block for David Evans and Associates, Inc.

SECTION: 27
TWP/SHRP: 3N
RANGE: 42W
SHEET
27 OF 27
JOB NO.
STAR0114